

Kalutara Development Plan 2021–2030



Urban Development Authority
Ministry of Urban Development & Housing



Kalutara Development Plan

2021–2030



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Kalutara Development Plan 2021–2030 mainly consists of three parts as Part I, II and III. The Part I consists of the background study, preliminary studies, the need of the plan, the planning framework, the SWOT analysis and the plan. The Part II consists of the Planning and Building Guidelines and Zoning Guidelines pertaining to the planning boundary for the period of 2021–2030. The part III consists of the zoning boundaries with the coordinates and all the annexures.

Kalutara Development Plan 2021–2030 has been prepared by the Kalutara District Office/Western Province Division.

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Supportive divisions of the UDA

Strategic Planning Division – UDA (Supervision, monitoring and gazetting)

Environment and Landscape Division – UDA (Preparation of the PORS, DRR, Conservation, Cultural & Heritage Plans)

GIS Division – UDA (Providing Arc GIS Spatial data layer & technical assistants)

Research and Development Division – UDA (Conduct awareness programs to introduce new techniques)

Acknowledgement

The Western Province Division has taken the lead to provide the supervision for the preparation of the Kalutara Development Plan 2021–2030. The objective of this plan is to develop Kalutara area as the prime caesura of the south west coast. The vision of Kalutara Development Plan 2021–2030 is in line with the 'Vistas of Prosperity and splendour' the government policy direction of the His Excellency the President Gotabaya Rajapaksa.

It is our proud privilege to Honourable Mahinda Rajapaksa subject Minister of Urban Development & Housing for approving the Kalutara Development Plan 2021–2030 under the provision of Urban Development Authority Act No. 41 of 1978 as amended by the Act No. 04 of 1982. Further, it is our privilege to Dr. Nalaka Godahewa, State Minister of Urban Development, Coast Conservation, Waste Disposal and Community Cleanliness and Mr. Sirinimal Perera, Secretary to Ministry of Urban Development & Housing for their guidance and supports in this process.

Special gratitude offered on behalf of the planning team and the UDA, to the Chairman (Kalutara Urban Council and Kalutara Pradeshiya Sabha) members of the UC, PS and the staff. Secretary, Kalutara Divisional Secretariat and the staff for their generous support given for the successful completion of this development plan.

Also, special appreciation on behalf of the UDA offered to all stakeholders both government and private sector and the public for giving data and directives required for the preparation of this plan.

Appreciatively thankful to Chairman of UDA Archt. Harshan De Silva, Director General of UDA Plnr. N.P.K. Ranaweera, Additional Director General of UDA Plnr. H.A. Dayananda, Deputy Director General (Planning) of UDA Plnr. M.P.Ranatunga , Director (Planning)- Western Province of UDA, Plnr. N.A.S.N. Nissanka , Consultant (Legal) of UDA Attorney at Law C. Jayawardena, Director (Strategic Planning) of UDA Plnr. Priyani Nawarathne on behalf of the planning team for their incomparable courage, guidance and welcoming support.

In the end, Director – Environment & Landscape division L.Arct. C.K.E. Kalupahana and the staff of the division and Director – Geographical Information System & ITS Plnr. J.P.S. Somasekara and the staff of the division and Director – Research and Development Plnr. Janak Ranaweera and the staff of the division and Assistant director (Planning)- Kalutara district office Plnr. A.H.M. Ruwan Udaya Kumara and staff members are gratefully appreciated on behalf of the planning team for their support to the successful completion of this task.

Hon. Minister's Message



The Urban Development Authority was established under the Urban Development Authority Act No. 41 of 1978, for the systematic planned urban development in the declared urban areas and continue to actively contribute towards it.

Steps have been taken to formulate comprehensive development plans for each urban development area, based on the efficient and effective use of physical space so that all areas of Sri Lanka make an equal contribution to the development process of the country.

The Kalutara town provides services to a large population. Accordingly, Kalutara Divisional Secretariat Division Planning Area has the potential to become a town that continues to provide commercial, administrative and residential services. This potential is further enhanced by the natural ecosystem of the surrounding area and the locations of archeological sites of value. These development plans aim to develop the Kalutara area, by utilizing the potential of the area.

For the realization of His Excellency the president's vision "Vistas of Prosperity" the new Re-urbanization Programme has been formulated in wide consultation with Professionals, Specialists, Stakeholders & communities with strategies having an excellent technological methodology and innovative approach.

Accordingly, I commend the Chairman of the Urban Development Authority, the Director General, the planning teams and all the officers of the Urban Development Authority who assisted in making this work a success. Further, I also appreciate and believe through the support and contribution of the relevant Local Government Institutions, Public and Private Sector Institutions and the general public, Kalutara Development plan would be successfully implemented.

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

Hon. State Minister's forward



As a pioneer in Sri Lanka in achieving modern sustainable development goals, the Urban Development Authority has a great responsibility. Accordingly, it is essential to prepare development plans for the Urban Development Areas declared by the Hon. Minister in charge of the subject in terms of the Urban Development Authority Amendment Act No. 04 of 1982 (Part II, Section 8A (1)).

The development plans thus formulated are primarily aimed at building a productive citizen, a happy family, a dignified society and a prosperous nation, which are the core aspirations of the vistas of prosperity. I also believe that these development plans will go a long way in achieving the objectives of urban development and regulation through a formal reurbanization plan that will bring economic stability to the urban population.

Therefore, I would like to express my heartfelt gratitude to the planning team and to all those who have played a very responsible role in preparing this plan and I hope that you will all contribute to the expectations of the vision of prosperity.

Dr. Nalaka Godahewa (M.P)
*State Minister of Urban Development, Coast Conservation,
Waste Disposal and Community Cleanliness*

Hon. Chairman's forward – Urban Development Authority



Throughout the last four decades, Urban Development Authority has been serving as the apex planning authority in Sri Lanka having the statutory powers to prepare and enforce urban development plans.

Urban Development Plans cover a number of fields including optimum, effective and efficient use of land and managing the quality of its environment. These development plans are prepared for the promotion and regulation of public well-being in urban areas and the people.

According to the present government's manifesto, it is compulsory to prepare development plans for areas which have been declared as urban development areas by the subject minister as per section 8 A (1) under part II of Urban Development Authority Act No. 04 of 1982 (Amendment).

The Development Plan for Kalutara Divisional Secretariat Division area has been prepared for the period 2021–2030 considering the physical, economic, social and environmental factors, while successfully overcoming the challenges in preparing the development plan through tools and methodologies with which the Urban Development Authority is equipped.

Therefore, I extend my heartfelt gratitude to the planning teams who dedicatedly worked for ensuring successful completion of this plan and to those who contributed in numerous ways. At the same time I also expect that all parties who contributed for the preparation of this plan will also effectively contribute in future as well for successful implementation of the plan.

Archt. Harshan De Silva
Chairman
Urban Development Authority

The Message of the Local Authority Heads



It is with great pleasure we record our sincere appreciation for the Urban Development Authority of the Ministry of Urban Development & Housing for preparing an integrated development plan for the Kalutara Urban Council and Pradesheeya Sabha area.

The Kalutara Divisional Secretariat area is a landmass with full of scenic beauty. The wider estuary of Kalu Ganga flowing from Sri pada hills and the nearby white color great stupa have created a unique landmark for the town. The Kalutara town has been developed with modern urban features from the ancient time. And now it is turning to achieve a fast development.

By taking into account the commercial development taking place in and around Kalutara town and the resident population growth in the Kalutara Pradesheeya Sabha area, it has become necessary to achieve a rapid development in the Kalutara Divisional Secretariat area. We have identified the requirement of managing the said development in a sustainable manner.

The UDA is expected to carry out the urban development activities in the entire Divisional Secretariat area of Kalutara in a sustainable manner by preparing this plan for 2019 -2030. It is a great pleasure to see that some strategic projects have been identified through this plan to accomplish the objectives of this plan. This would pave the way for the resident population of the Kalutara urban area and all others to have better services through these projects in the future.

Finally, on behalf of the political representatives of the Kalutara urban council and Pradesheeya Sabha and also the general public in the area, we express our sincere appreciation for all the officials of UDA for taking initiative to prepare this plan.

Ameer Nazeer
Chairman
Kalutara Urban Council

Sanjeewa Ariyaratne
Chairman
Kalutara Pradesheeya Sabha

Preface

The entire Kalutara UC and PS area has been declared under the UDA Act No.41 of 1978 by a special gazette bearing no. Kalutara UC 38/16 dated 1979.06.01, Kalutara PS 1239/27 dated 2020.06.07 and 1393/6 dated 2005.05.18 by the Minister incharge of the subject of Urban Development as an urban area. Accordingly, attention was drawn to prepare a new development plan for the Kalutara area on the need of updating the Kalutara Development Plan of 2005–2020, prepared for the entire Kalutara DSD area.

The basis for the preparation of development plan can be identified as the data collection in relation to the years 2001–2019 and the data collected from the field surveys carried out. And analysis of collected data by using the scientific methods of analyzing and coming to the conclusions upon them. Accordingly, the new development plan for Kalutara DSD area has been prepared for the 2021–2030 period, by utilizing the results and the decisions have been taken at various times in the development planning process and with the practical process and mixing of the same with the practical aspects of the Kalutara DSD area.

Kalutara Development Plan 2021–2030 consists of three main parts such as part I, part II, and part III. The part I consists of the Background Study, Preliminary Studies, Need of The Plan, The Planning Framework, the SWOT Analysis and The Plan. Part II consists of the Planning and Building Regulations and Zoning Regulations pertaining to the planning boundary for the period of 2021–2030. The Part III consist of the zoning boundaries with the coordinates and all the annexures.

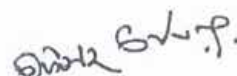
Part I - Chapter 1 of the plan detailed out the meaning of the term development plan, its legal context, the stakeholders of the plan, its context and the planning process followed. Chapter 2 & Chapter 3 respectively include the planning area, history of the area, boundary delineation of the area and need of the plan in detail. Chapter 4 consists of Vision, Goals and Objectives and strategic Plans while Chapter 5 Include the detailed description on the baseline SWOT analysis for each Goal. Further, Chapter 6 of the plan describe the conceptual plan and proposed land use development plan. Under that the main strategic plans of the Kalutara Development Plan such as Infrastructure Development, Economic Development, Sustainable Environmental Management, Cultural Heritage Management and Project Implementation has been detailed out as sub sections.

Similarly, Part II - Chapter 7 has been dedicated to describe planning & Building regulations and in chapter 8 described the identified zones and zoning regulations and Chapter 9 included proposed road width, building line and reservations.

Thus, the intention of this authority and the Government of Sri Lanka is to implement the Kalutara Development Plan 2021–2030 in near future.

**APPROVAL OF THE DEVELOPMENT PLAN FOR THE KALUTHARA URBAN COUNCIL
AND KALUTHARA PRADESHIYA SABHA AREAS**

I, Mahinda Rajapaksa, Minister of Urban Development and Housing do hereby approve the development plan for the Kaluthara Urban Council and Kaluthara Pradeshiya Sabha Areas, having considered the recommendation made by the Board of Management of the Urban Development Authority on 24th September, 2020 by virtue of the powers vested in me under section 8 “F” of the Urban Development Authority (Amendment) Act No.4 of 1982.



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

Ministry of Urban Development and Housing,
17th and 18th Floors,
“Suhurupaya”,
Sri Subhuthipura Road,
Battaramulla.

Date: 30th March, 2021.



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EXTRAORDINARY

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PART I : SECTION (I) — GENERAL

Government Notifications

**APPROVAL OF THE DEVELOPMENT PLAN FOR THE KALUTHARA URBAN COUNCIL
AND KALUTHARA PRADESHIYA SABHA AREAS**

I, Mahinda Rajapaksa, Minister of Urban Development and Housing do hereby approve the development plan for the Kaluthara Urban Council and Kaluthara Pradeshiya Sabha Areas, having considered the recommendation made by the Board of Management of the Urban Development Authority on 24th September, 2020 by virtue of the powers vested in me under Section 8 “F” of the Urban Development Authority (Amendment) Act, No. 4 of 1982.

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

Ministry of Urban Development and Housing,
17th and 18th Floors,
“Suhurupaya”,
Sri Subhuthipura Road,
Battaramulla,
30th March, 2021.

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PART I: SEC. (I) - GAZETTE EXTRAORDINARY OF THE DEMOCRATIC SOCIALIST REPUBLIC OF SRI LANKA - 13.07.2021

NOTICE OF APPROVAL OF THE DEVELOPMENT PLAN FOR THE URBAN COUNCIL OF KALUTHARA AND THE PRADESHIYA SABHA LIMIT OF KALUTHARA

NOTICE is hereby given to the General Public of the Democratic Socialist Republic of Sri Lanka under Section 8(G) of the Urban Development Authority Law No. 41 of 1978 as amended by the Act, No. 4 of 1982 that I, Mahinda Rajapaksa, the Minister in charge of the subject of Urban Development & Housing by virtue of the powers vested in me under Section 8(F) of the said Act, have approved the Development Plan for the Urban Council of Kaluthara and the Pradeshiya Sabha Limit of Kaluthara, prepared under Section 8(A) of the said Act, on the 30th day of March, 2021.

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

Ministry of Urban Development & Housing,
17th and 18th Floors,
“Suhurupaya”,
Subhuthipura Road,
Battaramulla,
12th July, 2021.

07 - 587/2

APPROVAL OF THE DEVELOPMENT PLAN FOR THE URBAN COUNCIL OF KALUTHARA AND THE PRADESHIYA SABHA LIMIT OF KALUTHARA

PUBLIC are hereby informed that the Development Plan prepared for the Urban Council of Kaluthara and the Pradeshiya Sabha Limit of Kaluthara under Section 8(A) of the Urban Development Authority Law No. 41 of 1978 as amended by the Act, No. 4 of 1982, has been approved on 30th March 2021, by Hon. Mahinda Rajapaksa, Minister of Urban Development & Housing by virtue of powers vested on him under Section 8(F) of the said Act.

Arch. HARSHAN DE SILVA,
Chairman,
Urban Development Authority.

12th July, 2021.

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Part I

Chapter **01**

Background of the Study

1.1. Introduction

Urban Development Authority (UDA) was set up by the Act No 41 of 1978 as the key agency responsible for urban development in the country. With an amendment Act bears No 4 of 1982, it was empowered to prepare development plans for the areas declared by the authority as “urban development areas” with a view to make balance development by taking into account the physical, socio economic and environmental aspects of such areas and it was the main responsibility of the UDA. The requirement of updating the present development plan (2005–2020) of the Kalutara area was identified due to expiry of its validity period by the year 2020 and also to incorporate the newly added areas into the planning jurisdiction by taking into account the physical, economical, social and environmental changes that have taken place recently in the area.

Thus, the region covered as the “planning area” in preparation of this plan (2019–2030) is the Divisional Secretariat area of Kalutara which includes both the Urban Council area and the Pradesheeya Shabha area. The legal background in declaration of the planning area, Under UDA law as “urban development area” is recorded as the Kalutara Urban Council area by the Gazette (Extra Ordinary) bearing No. 38/16, dated 01.06.1979, a part of the Kalutara Pradesheeya Sabha area by Gazette (Extra Ordinary) bearing No.1239/27 dated 07.06.2002, the remaining area by Gazette (Extra Ordinary) bearing No. 1393/06 dated 18.05.2005 and the 1 Km area from the beach line by the Gazette (Extra Ordinary) bearing No. 223/16 dated 17.12.1982.

The objective of this plan is to convert the Kalutara town as the most comfortable place for the inhabitants, commuters who come for daily needs and pilgrims without any hassles in 2030. And also it is expected to take strategic measures to mitigate the disastrous threats of flooding and landslides prevalent in the town to make it an attractive place for both locals and foreigners by taking into account the socio economic and physical conditions of the town based on the values of environmental, cultural, archeological and transport sectors. Accordingly, Kalutara Development plan has been prepared for 11 years as regional level.

1.2. Stakeholders of the Plan

When preparing the urban development plan for Kalutara Divisional Secretariat area for a period of eleven years; 2019- 2030, a stakeholders meeting was held on 04.12.2017 which was attended by the following officials representing all relevant sections and institutions of the planning area in addition to the staff of the Urban Development Authority, for identification of problems and potentials in the planning area.

Main stakeholder agencies

1. *Kalutara Urban Council*
2. *Kalutara Pradesheeya Sabha*

Other Stakeholder agencies

1. *District Secretariat – Kalutara*
2. *Divisional Secretariat – Kalutara*
3. *Disaster Management Centre*
4. *Central Environmental authority*
5. *Sri Lanka Land Reclamation and Development Corporation*
6. *Coast Conservation Department*
7. *Provincial Road Development Authority*
8. *Provincial Irrigation Department*
9. *Kalutara Bodhi Trust*
10. *Local Government Assistant Commissioner's office*
11. *Road Development Authority*
12. *"Mihisaru" Project office – Kalutara*
13. *National Water Supply and Drainage Board*
14. *National Community Water Supply Department*
15. *District Oceanic Environmental Authority – Kalutara*
16. *Airforce camp Katukurunda*
17. *MOH Office*
18. *Deputy Inspector General's Office*
19. *Police Station Kalutara North*
20. *Police Station Kalutara South*
21. *Police Station Kalutara (Traffic section)*
22. *Ceylon Electricity Board*
23. *Geological and Mines bureau*
24. *Lanka Electricity Company Pvt Ltd*
25. *Road Passenger Transport Authority*
26. *Sri Lanka Telecom*
27. *Regional Engineers Office – Kalutara*
28. *Ceylon Transport Board*

Chapter 01

**Background of
the Study**

Stakeholders of the Plan

Scope of the
Development Plan

29. *Postmaster General's office*
30. *National Housing Development Authority*
31. *Agrarian services Assistant Commissioner's office*
32. *Project officers' office of Export Agriculture project*
33. *Industrial Development Board*
34. *District Valuer's office*
35. *District Fisheries office*
36. *Superintendent of Surveyors' office*
37. *Department of Railway (CGR)*
38. *Coconut Development Board*
39. *Distilleries Company of Sri Lanka PLC – Kalutara*
40. *"Pulerton" industrial zonal office – Kalutara*
41. *National Teachers Training School – Pasdunrata*
42. *National Health Institute*
43. *Sri Lanka Police Training Collage*
44. *Provincial Education office*
45. *Technical Collage Kalutara*
46. *National Youth Council*
47. *Navy camp - Kalutara*
48. *STF Training School – Kalutara*
49. *Trade Association – Kalutara*

Resource Persons

*Prof. Rangika Umesh Halwathura (Faculty of Civil Engineering –
University of Moratuwa)*

1.3. Scope of the Development Plan

The Kalutara town situated closer to the estuary of Kalu Ganga is a central location on the Colombo Galle (A2) Road.

As per the National Physical Plan for 2018-2040, the Kalutara town falls within the economic zone and was identified as a coastal town situated in a coastal environmentally sensitive zone.

According to the Western province structure plan prepared by the UDA (2018 - 2030), the Kalutara town is falling within the tourism zone earmarked from Aluthgama to Negombo.

Based on these national level plans, the entire Kalutara district was taken into account as the study area. But due to practical difficulties in preparing a plan covering the entire district and due to inadequacy of the area belonging to the Urban council limit, and also

considering the fact that the Pradesheeya Sabha area is falling adjoining to the Urban council boundary having direct link, it was decided to cover the area of Kalutara Divisional Secretariat comprising the Urban Council and Pradesheeya Sabha areas as planning jurisdiction.

In preparation of this development plan, all other sectoral plans such as the, strategic plan for Economic development (Console Caesura), Strategic plan for infrastructure development (Conjoined Caesura), strategic plan for Sustainable environment development (Cyan Caesura), strategic plan for housing density and distribution(Cushy Caesura) and Strategic plan for Cultural, religious and heritage management etc are also to be prepared to make proposals to uplift the physical, social, Economic and environmental aspects of the area to achieve the expected development for 2030.

Thus, under the strategic plan for lands and buildings, the Kalutara Divisional Secretariat area has been divided into 13 planning sub zones. When preparing the zoning plan, on the said planning sub zone, the existing land use pattern and the population density were considered. Accordingly, it is expected to promote the zones where the development activities required to be encouraged and to discourage the developments in environmentally sensitive and disastrous areas and also to regulate the developments in the manner that the population distribution to take place in inequitable manner.

The Strategic plan for economic development includes two sections such as Economic development plan and Tourism development plan. Under the tourism development plan, it is expected to develop the tourism areas and also the potential areas for the tourism promotions and thereby to gain the maximum contribution to the economy of the Divisional Secretariat area by integrating those tourism zones. It has aimed to develop the tourist attraction locations such as Kalutara Bodhiya, Kelidor beach, Richmond Castle etc to extract increasing revenue to the area. Through the administrative and Health promotional program of the Economic development plan, it is expected to improve the facilities for the commuters who mainly come to get 02 main requirements fulfilled such as the administrative and health and thereby to improve the economic conditions of the town. By developing the administrative and health sectors, it is expected to achieve an agglomerated economic development in the area.

In addition, under the Strategic plan for infrastructure development the existing main roads by roads and other infrastructure facilities are to be developed in line with the proposed development to open up the avenues for further development of the area. In this context, it is proposed to develop the Kalutara town as a multimodal transport hub by integrating railway station and the bus terminal. This would facilitate to improve the public utilities for the pilgrims, daily commuters, and the inhabitants of the area. This would also pave the way to approach investors to Kalutara town from other main commercial centers. The requirement of water, electricity lines, waste management and sewerage system etc for the targeted population by the year 2030 will also be looked into by this plan.

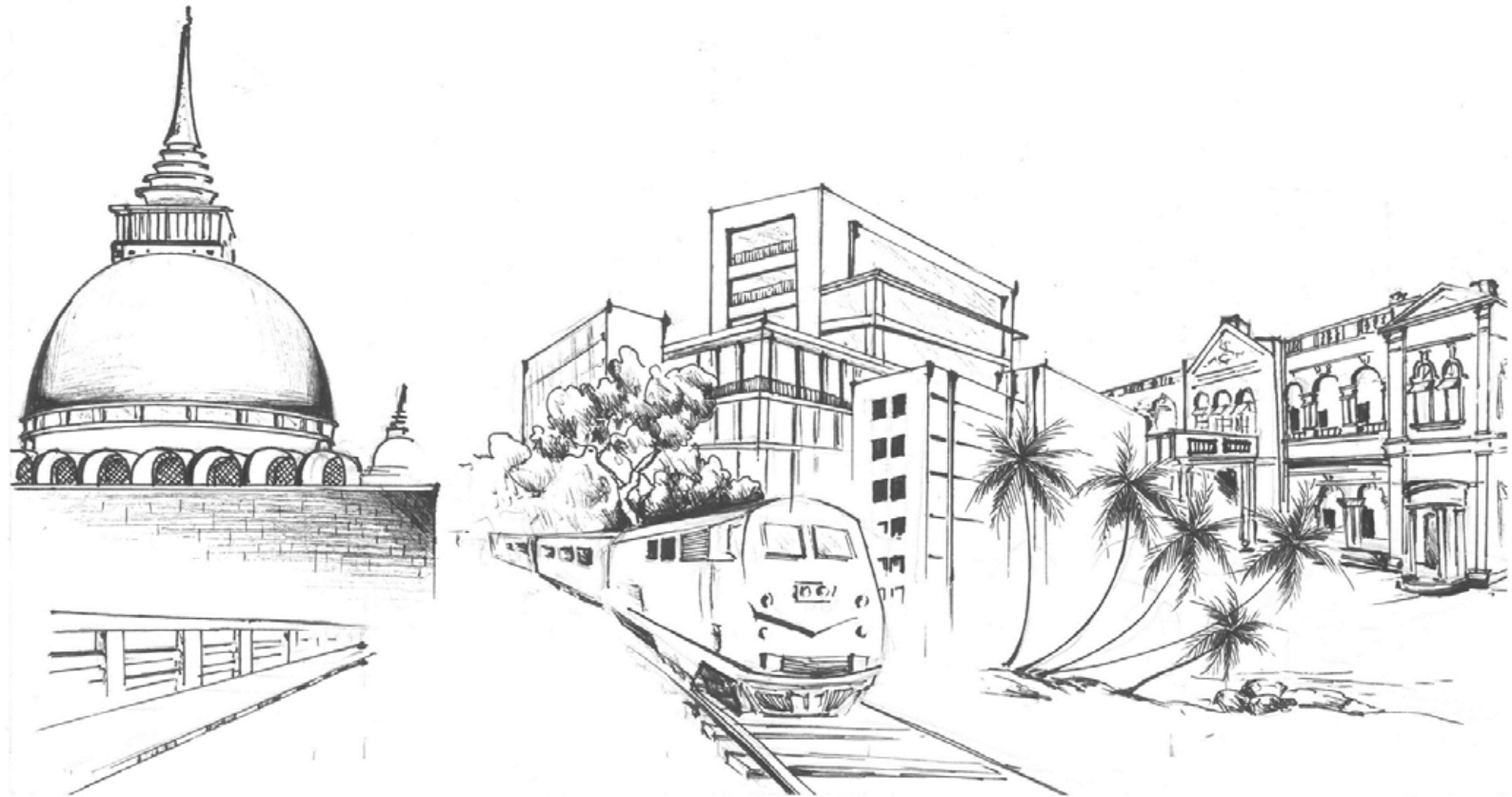
Chapter 01 Background of the Study

Scope of the Development Plan

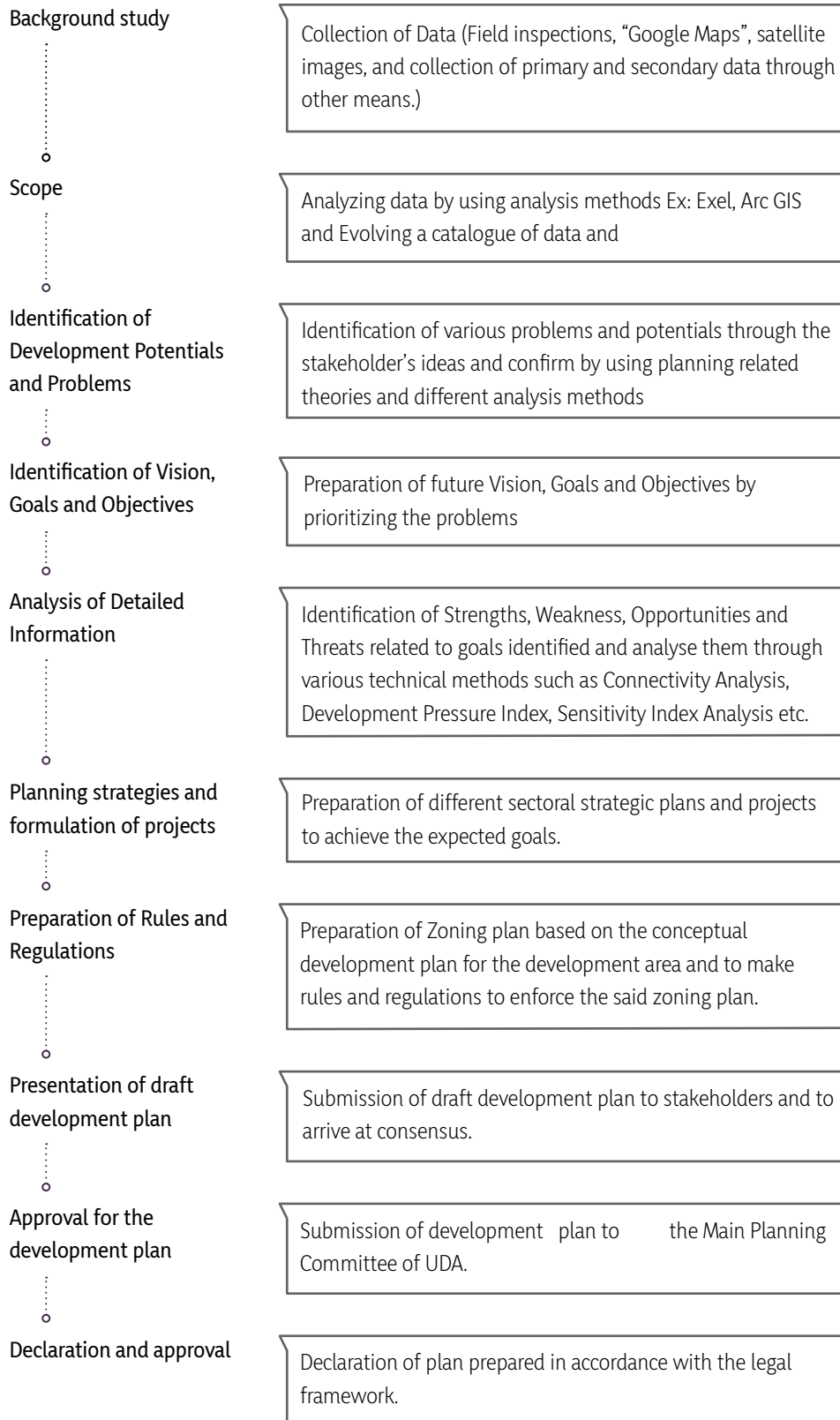
By the strategic plan for housing density and distribution, it is expected to control the residential density in the areas vulnerable for inundations, landslides, coastal erosion and to create only dispersed settlement patterns in those areas while increasing the residential density in other areas through introducing new regulations.

Through the strategic plan for sustainable environment development, it is expected to formulate guidelines for waste management, wetland conservation and coastal protection etc. The planning proposals for open spaces, a leisure area etc for the targeted population by the year 2030 is also described.

The objective of this plan is to achieve a balance development in Socio economic, physical and environmental sectors in the planning area. Although some of the problems identified through the development plan could not be directly addressed by the UDA and therefore the planning limitations were identified. The mixing of salt to the drinking water is an issue faced by over 56% of the population of the area was identified as a main issue in this plan but that cannot be resolved directly by the UDA. At the same time, the erosion of Kelido beach line was also identified as a planning limitation. In addition, some proposals were made to construct water retention ponds to minimize the inundations, but there is practical difficulty in implementing such proposals and also it was pointed out some shortcomings in the feasibility studies of certain projects which were found to be some of the planning limitations.



1.4. Planning Process



Chapter 01 Background of the Study

Planning Process

Background Study

Scope

Identification of
Problems and Potentials

1.4.1. Background Study

At the initial stage in preparation of the Kalutara Development plan for Kalutara Divisional Secretariat area, a different method was used in collecting information and data through various sources. Mainly the data was collected through primary and secondary sources.

Accordingly, the status of Kalutara town and its potentials was identified compared to national level, Provincial level, and district level etc. The primary data was also collected through field investigations. It was also paid attention to the development plans prepared for the Kalutara town by the UDA and other organizations and accordingly the Colombo Master Plan Project 1998, Colombo Metropolitan Regional Structure Plan -1998, (CMRSP-1998), Colombo Megapolis Plan -CESMA-2004, National Physical Plan 2011-2030, Kalutara development plan prepared by the UDA 2005-2020, National Physical Plan 2018-2050, Proposed Western Region Structure Plan 2018-2030 prepared by the UDA etc.

Further, the secondary data was collected from the government and non-government organizations. Some of such organizations include, Kalutara Divisional Secretariat, Disaster Management Centre, Central Environment Authority, Department of Irrigation, Road Development Authority, National Water Supply and Drainage Board and Department of Coast Conservation etc. By using this information, a preliminary study was carried out with regard to the history of the area, location, landuses, road network, infrastructure facilities, economy, socio cultural background etc to determine the present status of the area.

1.4.2. Scope

The data that was collected through the primary and secondary sources were put into different analysis and prepared a data profile for the convenience. By evaluating the aforesaid data, the physical, social, economic and environmental aspects were further studied, and based on which a geographical map was prepared.

1.4.3. Identification of Problems and Potentials

A meeting was held on 04.12.2017 in participation with different stakeholder agencies, State and private sector institutions and relevant unions and societies where the stakeholders were categorized into three groups

1. *The Group represents Environmental Industrial and commercial fields*
2. *The Group represents administrative fields*
3. *The Group represents infrastructure field*

By taking into account the analysis and ideas expressed therein, the problems and development potentials were identified and the priorities were set according to the sequential order of those problems and development potentials. Accordingly, the requirement of a plan was identified and the sectors that need much attention were identified.

1.4.4. Formulation of Vision, Targets and Objectives

By taking into account the problems identified by sequential order, the Vision statement was prepared for future development of the Kalutara town. And also, conceptual plan was prepared with a view to resolve the problems identified therein.

Further, in relation to the Vision, three goals were identified and under each goal, the objectives were formulated. Its prime objective was to focus the Kalutara development plan to a correct order and thereby to achieve the UDA's Vision through the Kalutara development plan by orienting its development "towards a planned, sustainable and adored urbanization".

1.4.5. Detailed Analysis

A detailed analysis was done for each three goals through which strengths to reach the goals, weakness to be faced with and the opportunities and threats were identified separately. In order to confirm such findings a detailed analysis was carried out. In order to evaluate the identified targets, a detailed analysis was carried out by using following technological tools.

1. *Development Pressure*
2. *Environmental sensitivity analysis*
3. *Connectivity analysis*
4. *Space syntax*
5. *Node analysis*

Finally, each parameter: strengths, weakness, opportunities and threats were scientifically analyzed.

1.4.6. Formulation of Planning Strategies and Projects

The main purpose was to formulate Planning strategies and projects to achieve the goals and objectives which were identified in this development plan using the available resources in the area by minimizing the problems and constrain that were noted in this study. Accordingly, five sub sectoral plans were formulated ie;

Accordingly, five sub sectoral plans were formulated ie;

1. *Strategic plan for infrastructure development*
 - *Service management plan (Health and Education facilities)*
 - *Road and Transport plan*
 - *Road development plan*
 - *Transport development plan*
 - *Water supply plan*
 - *Electricity supply plan*
 - *Swage and drainage management plan*
 - *Solid waste management plan*

<p>Chapter 01 Background of the Study</p> <p>Planning Process</p> <p>Formulation of Planning Strategies and Projects</p> <p>Preparation of Rules and Regulations</p> <p>Approval for Draft Development Plan</p> <p>Submission of Plan to the Planning Committee</p> <p>Approval and Declaration of the Plan</p>	<ol style="list-style-type: none"> 2. <i>Strategic plan for economic development</i> <ul style="list-style-type: none"> - <i>Economic development plan</i> - <i>Tourism development plan</i> 3. <i>Strategic plan for sustainable environmental development</i> <ul style="list-style-type: none"> - <i>Environmental conservation plan</i> - <i>Landscape management plan</i> - <i>Disaster management plan</i> - <i>Common open space and recreational activities plan</i> - <i>Agricultural plan</i> 4. <i>Strategic plan for settlement distribution</i> 5. <i>Strategic plan for cultural and heritage management plan</i> <p>The suitable projects were identified by studying the feasibility reports and different analysis.</p>
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1.4.7. Preparation of Rules and Regulations

The main objective was to formulate a legal framework and a set rules and regulations pertaining to all building constructions and all other landuses with a view to enforce the development plan and also to address and minimize the issues prevailing at present and the issues that may arise when implementing the plan to achieve the vision and goals therein.

A conceptual plan was drawn and based on which a zoning plan was prepared by demarcating few zones in the area identified to be developed. Thereafter the building regulations were formulated pertaining to each zone in order to guide and regulate all future development activities in the area.

1.4.8. Approval for Draft Development Plan

After preparation of the draft development plan, it is expected to get views and comments from the stakeholders and to arrive at consensus to proceed with further.

1.4.9. Submission of Plan to the Planning Committee

The Draft development plan will be submitted to the UDA main planning committee to obtain its views and advice for further amendments at this stage.

1.4.10. Approval and Declaration of the Plan

After obtaining the views of stakeholders and the main Planning Committee, the amended plan will be submitted for the approval of the subject Minister and thereafter declared in public for implementation of the same.

Chapter **02**

Preliminary Study

Chapter 02
Preliminary Study

Study Area

Planning and
Situational Context

2.1. Study Area

The area of jurisdiction pertaining to this development plan is the Divisional Secretariat area of Kalutara of which the boundaries have been demarcated adding two local authority areas such as Kalutara Urban Council and Pradesheeya Sabha areas. The Kalutara Urban Council Area comprised with 7.85 Sq Km and the Pradesheeya Sabha area comprised with 63.85 Sq Km and total land area includes in the entire Divisional Secretariat area is 71.7Sq Km.

As shown in Map No. 2.1, it is bounded from the North by the Panadura Divisional Secretariat area, from the East by Bandaragama and Dodangoda Divisional Secretariat areas, from the South by the Beruwela Divisional Secretariat area and from West by the Indian Ocean and is situated on the Colombo Galle main road, Coastal railway line and bordering the scenic view of Kalu Ganga.

2.2. Planning and Situational Context

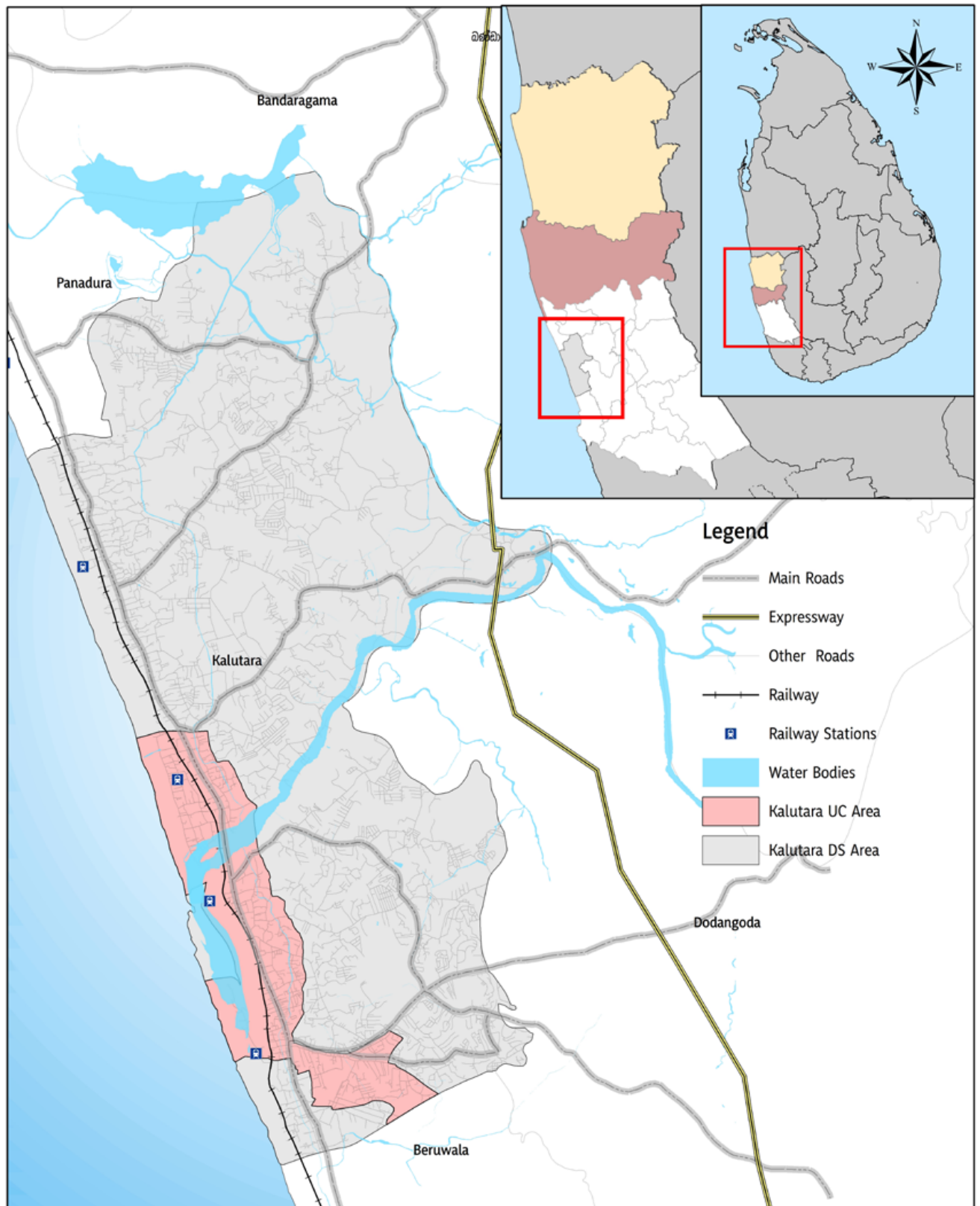
When preparing the Kalutara development plan, the regional and national linkages and the previous plans that were drawn up connected to the Kalutara area were considered. Accordingly, the attention was drawn to the Colombo Master Plan Project 1978, Colombo Metropolitan Regional Structure Plan -1998, (CMRSP-1998) ,Colombo Megapolis Plan -CESMA-2004, National Physical Plan 2011–2030, Kalutara development plan prepared by the UDA 2005–2020, National Physical Plan 2018–2050, Proposed Western Region Structure Plan 2018 prepared by the UDA etc. Based on which the priority sectors were identified for development of Kalutara region and proposals made therein are indicated as follows.

When demarcating the planning area of Colombo Master Plan 1978 (Annexure 01), Colombo district, Gampaha district and part of Kalutara district have been included. The total planning area had been divided into two zones such as central sub region and outer region and accordingly, the Kalutara town falls into Outer region.

As per the Colombo metropolitan Regional structure plan -1998 (Annexure 02), the hierarchy of the towns in the western province has been determined where the Kalutara town has been identified as a second order town with potential for tourist attraction, regional center and denoted as an area subjected to coastal erosions.

The Western Megapolis plan- CESMA-2004 (Annexure 03) prepared with the concepts: ie Decentralization concept, Garden city concept & Green finger Concept, Live, Play and work concept. In addition to that it has identified the Kalauthara town as the Outer Ring Township and also as a regional center.

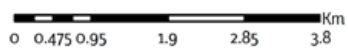
Map 2.1 : Kalutara Divisional Secretariat jurisdiction (2018)



Location

Kalutara DS Division

Source: Urban Development Authority



Urban Development Authority
December 2020

Chapter 02 Preliminary Study

Planning and Situational Context

According to the National Physical planning policy (2011–2030) (Annexure 04) declared by the gazette notification no 1729/15 dated 07th October 2011, the proposed urban metro regions of the entire country has been earmarked and out of which the Kalutara town has been identified as one of the main towns in the western metro region. Based on the nearby scenic beach and the ocean, an environmental sensitive development could be done in the area. The Katukurunda airport was also identified as a developable area. However, the coastal area has been identified as one of the most sensitive areas subjected to coastal erosion.

The plan prepared for Kalutara urban council area with 9 zones by the UDA for the period 2005–2020 (Annexure 05) was to create a balance development in economic social, physical and environmental sectors but its enforceable period is nearing expiry and therefore it has become necessary to amend the plan taking into account the present conditions and requirements of the town.

The national physical plan prepared by the National Physical Planning department for 2018–2050 (Annexure 06) has identified that Kalutara town falls within the economic zone closer to environmentally sensitive coastal area.

As per the Western region structure plan 2018 (Annexure 07), the Kalutara has been identified as a town falls within the tourism development zone from Aluthgama to Negombo. Based on the potential for tourism development, the requirement to promote that industry has been identified.

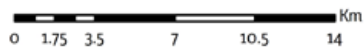
As shown in the Map No 2.2, the regional linkages of the Kalutara town are such that it is located on the Colombo - Wellawaya main road within a distance of 40km to the capital city of Colombo. And also, the distance to other secondary towns such as Panadura, Bandaragama, Horana, Neboda, Mathugama and Beruwela is 15Km, 17.5Km, 28Km, 20Km, 23km and 14Km respectively. In addition to that Kalutara town is connected to Colombo - Wellawaya road by proper road network such as Kalutara-Horana, Kalutara-Bandaragama, Kalutara-Mathugama and Kalutara-Nebada road. The linkages to other regions are further enhanced due to connectivity to Gelanigama interchange of Southern Highway from Kalutara with a short distance of 18Km and Dodangoda interchange with a distance of 13 Km. In addition, the Kalutara railway station situated on the coastal railway line from Maradana to Beliaththa operates for express trains which gain significant status to the Kalutara town in terms of transport facilities in the town. Thus, the Kalutara town as the main city in the district is provides much better services in terms of commercial, administrative, educational and cultural sectors.

Map 2.2 : National and regional linkages of Kalutara Divisional Secretariat Area (2018)



**National & Regional Connection
Kalutara DS Division**

Source : Urban Development Authority



Urban Development Authority
December 2020

Chapter 02 Preliminary Study

Planning and Situational Context

As stated in the resource profile 2018, maintains in the Kalutara Divisional Secretariat, sailing ships have arrived in this area from ancient time up to 18th century. Because of that reason it has been denoted as “Kalathitha” and later it has been converted as Kalutara.

The sacred *Bo tree* in the upper compound of Kalutara is believed to be a branch of the Sri Mahabodhi in Anuradhapura. In the country's old map drawn by the Ptolemy in 2nd century BC, the place denoted as “Nukharatha” is believed as the area of Kalutara. In the inscription belonging to 5th century BC written in Brahme letters closer to Palunugala in the middle of Kalu Ganga which is presently conserved by the Archeological department reveals that the people had lived there at that time engaged in agricultural activities as their main livelihood. It revealed that at the time of 5th century BC, the people have lived there engaging in agricultural and commercial activities with religious background. At that time there had been two small fishery villages in the area of north and south of the Kalutara lagoon and foot paths were also created. It is said that some traders in Beruwala has exchanged goods from Sabaragamuwa area across the Kalu Ganga.

Kalutara area has been under the colonial rule for hundreds of years. During the Portuguese period (1505–1655) in 1505, Portuguese has built a fortress in Kalutara due to its natural protective location and a church was said to be built for religious activities. Thereafter during Dutch period (1655–1796) in 1655, it is said that they have put up a gravel road to Colombo having its width just sufficient for 8 soldiers to march with guns as a horizontal line parallel to the coastal line. Also, the canals have been used for exchange of goods internally.

Prior to English era 1796–1877, the administrative functions were said to be spread near the fortress area while commercial activities had been spread in linear shape in the vicinity of the harbor. Subsequently in the post English era (1877–1948) in 1887, a new bridge has been constructed across the Kalu Ganga through which some trade and service activities have taken place in the area. At the same time, administrative functions have been decentralized, an indigenous health board established in year 1878, Government agents post established in 1915, Urban Council set up in year 1923, electricity supply and water supply in years 1933 and 1940 respectively were some of the progress taken place in the area in subsequent years. Further when considered about the distribution of urban centers, some sub centers were developed in and around Kalutara North, South and Katukurunda area and the middle-class people have chosen the Kalutara North as their homeland.

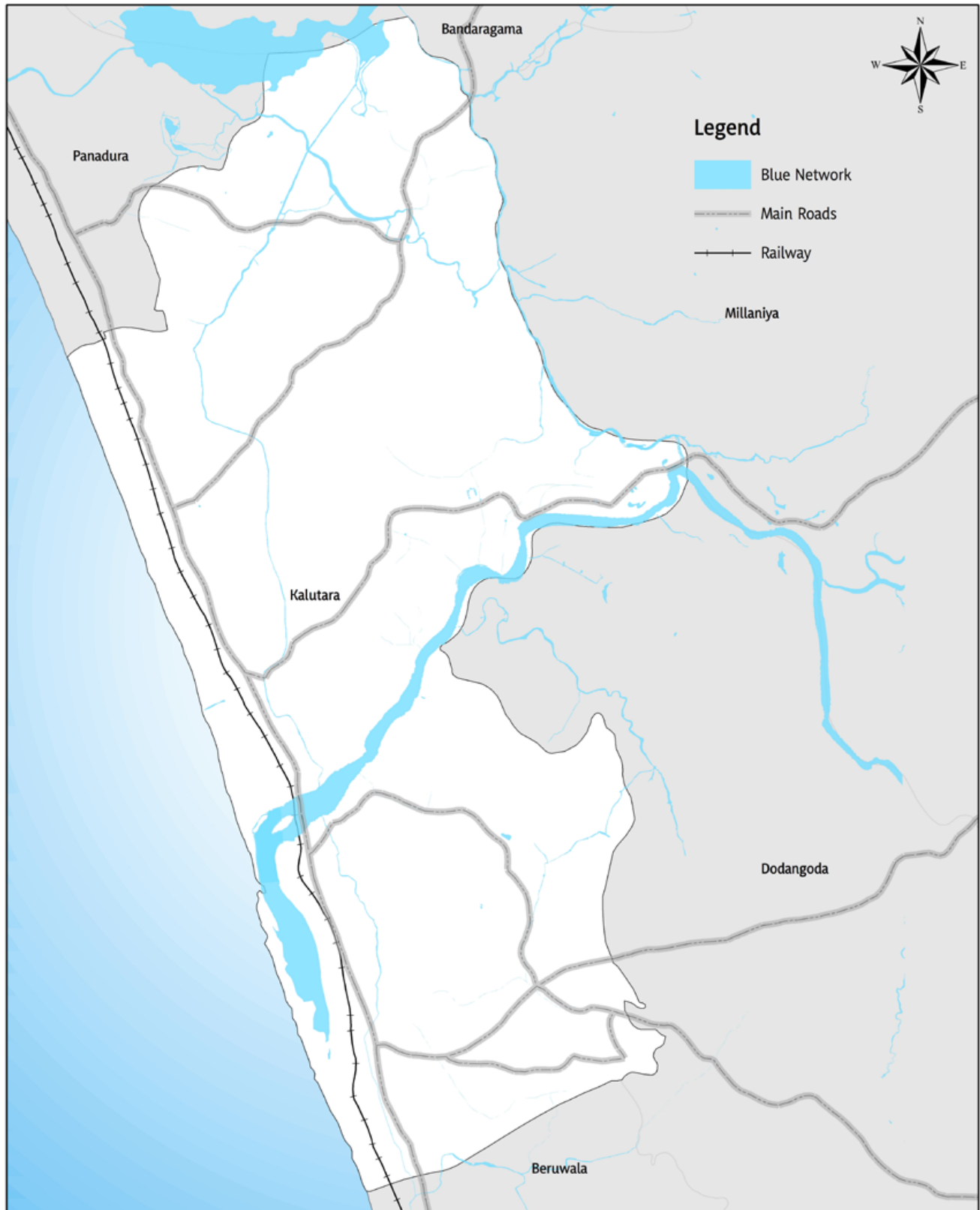
After independence, (19th and 20th century) the struggle for protecting the Bodhiya in 1910, and erection of stupa in year 1980, created a renaissance in Buddhist religion. Also, having constructed the new bridge an internal road network like a grid was said to be created in the Kalutara North and south up to internal canal system in year 1990. Some of the old images pertaining to the historical evolution of the Kalutara town can be identified in Figure 2.2. In addition, the historical evolution of the Kalurata is shown in the Map in annexure 08.

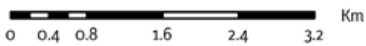

Thereafter, Kalutara UC area has been declared by a gazette notification number 38/16, dated 01.06.1979, as an urban development area by the UDA and part of that area has been declared as a sacred area by the Town and Country planning department on 29.01.1988. A part of the Kalutara Pradesheeya Sabha area has been declared by the gazette (Extra Ordinary) bearing number 1239/27 dated 07.06.2002 and the remaining part has been declared by the Gazette (Extra Ordinery) bearing No 1393/06 dated 18.05.2005. The 1 Km area from beach line has been declared by a gazette notification number 223/16 dated 17.12.1982 and thus the Kalutara Divisional Secratariat area has been declared as an urban development area and is functioning to date. Some of the pictures showing the present and historical condition of the Kalutara town is given in Figure 2.2 and 2.3 (Page 24 and 25).

When considered about climatic condition and topography of the Kalutara area, it is falling within the low country wet zone. The average rainfall is 2500mm-3000mm and dally average temperature is 24-26° c and relative humidity is 80-85%. Sun light prevails constantly throughout the year but there is no heavy windy season.

As identified through the Map No 2.3, the main water source in the entire Kalutara Divisional Secretariat area is the Kalu Ganga flowing across the area which has originated from the top of the Samanala Kanda (Adam's Peak) with small waterfalls and springs added it to its way through and becoming a river and flowing to the sea from the Kalutara estuary. A large number of water canals are flowing across this area connected to the Kalu Ganga. The Heenatiyangala canal, Moren ela at southern boundary and the new canal at northern boundary are the main canals within the planning boundary. In addition, a part of the Bolgoda Lake is falling within the northern boundary of the planning area and because of that the entire northern side is filled with water throughout the year. Since this planning area generally remains as flat terrain with marshy lands, it has a balance climatic condition throughout the year.

Map 2.3 : Natural water flowing system in the Kalutara Divisional Secretariat Area (2018)



<p>Blue Network Kalutara DS Division Source: Survey Department</p>		 <p>Urban Development Authority December 2020</p>
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As per the census carried out by the department of census and statistics, a gradual decrease in population and the population growth rate can be identified compared to the years 2001 and 2011. The population in this urban area in year 2001 was 37,946 and in the year 2011, it was 31,987 this number has gradually decreased to 29,626 in the year 2017. During the period 2001 to 2011 the population growth rate has fallen to -1.69%. But when compared to the Kalutara Pradesheeya Sabha area, the population growth rate as per the census carried out during the period from 2001 to 2011, it was 2.0%. The population growth rate in the Kalutara Divisional Secretariat area during the same period was 1.13%. The population growth is seen towards hinterland from the coastal area which is shown in annexure 09. Accordingly, the population growth in the Kalutara Urban Council area and the Pradesheeya Sabha area can be summarised and shown in table 2.1.

Table 2.1 : Population Growth in the Kalutara Divisional Secretariat area 2001-2030

Area	2001	2011	Population growth rate 2001-2011	2019	Forecast for 2030
Urban Council	37,946	31,987	-1.69	27,959	26,214
Pradesheeya Sabha	104,740	127,710	2.0	151,518	173,640
Div. Sec	142,686	159,697	1.13	179,477	199,854

Source : Department of Census and Statistics (2001 - 2011)

As per above, the GN Divisions where the highest population growth can be seen are the Pulartan West 7.7%, and Kithulawa 6.3%, Thekkawaththa 3.3%. The reason to record higher growth was found to be due to relocation of people affected from Tsunami disaster and sub divisions of lands. According to the data published by the department of census and statistics, the housing stock in the Kalutara Divisional Secretariat area, in the years 2001, 2011, and 2017 were 34,391, 39,876 and 43,591 respectively. The gradual increase of the number of housing units has occurred corresponding to the population growth. The maximum population density in year 2017 was recorded as 18,722 persons per sq Km in Mahawaththa GN division and the minimum density was 487 per sq Km in Kuda Gonaduwa GN Division. The difference in population density in years 2001 and 2030 could be identified in annexure 10.

As per the census report in year 2011, 52% of the total population were female and 48% represents male population. According to the age group 0-14 years represent 24% and 15-59 group represents 63% over 60 represents 13%. Thus, the labor force in Kalutara Divisional Secretariat area is little high which is 63% of the total population. The population composition is such that the majority is Sinhalese and it is 91%.

The Kalutara town is the capital city of Kalutara district which is acting as the administrative center of the district. At the same time, it has acquired a significant place in terms of religious, cultural, environment and transport sectors. Because of this reason, the commuter population has also been increased.

Chapter 02 Preliminary Study

Planning and Situational Context

As per the data of department of Railway that it is recorded that around 6500 numbers of daily commuters are coming to the Kalutara due to the railway station permitted for stopping express trains. As per the data gathered from Kalutara educational division and from the trade association, 20,000 and 25,000 persons are coming for educational and commercial purposes respectively. As per the data collected from Nagoda hospital, around 5800 commuters are coming for health services and over 5000 persons are also coming for administrative purposes. Further data collected from Bodhi trust and public trustee, a considerable number of persons are coming as daily travelers to the town to visit Kalutara Bodhiya, Calido beach and Richmond castle building. This number is changing periodically during the year. Mainly, the population attract for the town because of the Kalutara Bodhiya which is as follows table 2.2.

Table 2.2 : Population attracted for Kalutara Bodhi premises

Normal days	1000 - 1500
Normal Poya days	3500 - 4000
Special poya days	Over 8000 or more

Source : Bodhi Trust (2018)

The commuter population is also depending on the availability of number of hotel facilities. As per the resource profile data in 2018, 5 hotels are available in the area at star grade and 50 numbers of normal hotels are available. The number of hotel rooms available in the area is 900 which are mainly concentrated in the coastal area. The 5-star hotels are identified as Tangerin, Avani, Anantara, Turyaa and Citrus.

It has been revealed that around 80,000 commuters are daily concentrated in the commercial area of the Kalutara town center.

From the ancient period, the economic background of the Kalutara area constituted predominantly with agricultural and commercial activities but according to the resource profile in 2018, service sector contributes 70% to the economy of the area. The contribution from private sector for service sector in the Divisional Secretariat area is recorded as 39% of higher figure. The contribution from fisheries sector to the economy in the planning area is only a 7% of a low figure.

The Bio degradable solid waste generated per day in the Divisional Secretariat area is recorded as 26 Metric tons and Non-Bio degradable solid waste quantity is 4 metric tons. The solid waste collection and disposal is carried out daily by the urban council and the Pradesheeya Sabha based on a plan. It is revealed that there is no proper sewage disposal mechanism in the entire Divisional Secretariat area and as a result of that lot of environmental the health issues have arisen and as such the requirement to have a proper sewage disposal system especially for the urban council area has been identified.

As per the resource Profile 2018, the pipe borne water is distributed in the area by the National Water Supply and Drainage Board and its main source is from the Kalu Ganga. Around 99% of families in the urban council area obtain pipe borne water. In addition, the number of families and the water sources from where they obtain water in the Pradesheeya Sabha area is given in table 2.3.

Table 2.3 : *Drinking water sources*

<i>Water source</i>	<i>Number of families</i>
<i>Pipe borne water</i>	24,274
<i>Tube wells</i>	2510
<i>Shallow wells</i>	9992
<i>Water stream and river</i>	49

Source : Resource profile –(2018)

The government schools available in the entire Divisional Secretariat area are recorded as 34 and the total students as at year 2017 was 37,310. The main schools in the area are the Kalutara Maha Vidyalaya, Kalutara Ladies' School, Thissa Central School, Gnanodaya Maha Vidyalaya and Kalutara Muslims Collage. In addition to the government schools, there are few private educational institutions such as Nur Private School, Vidura collage, and two other schools run by the Cardinals fund of Sirikurusa Vidyalaya and Holy family convent. In addition to these schools, there are few high educational institutions such as national collage of education at Pasdunrata and a branch of Open University is available in the area.

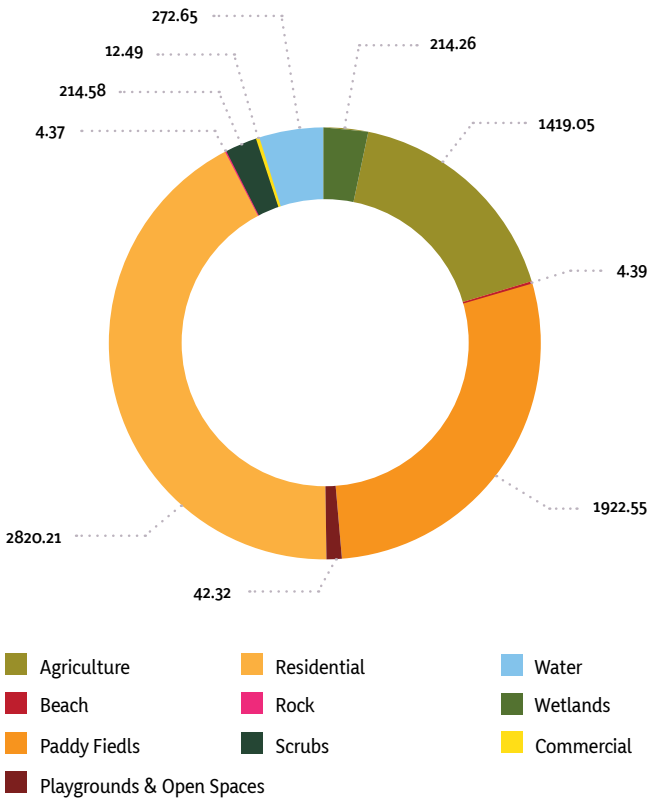
In addition to above, the national level defense educational training institutions such as, Police training collage, STF training Centre, Navy training camp, Airforce training camp located within the planning area. And also vocational training institutions also located in this area such as technical college, Nurses training school and institutions connected to Marin University etc.

The Nagoda base hospital is the main health Centre of the planning area where 1,865 numbers of staff including 258 doctors are working in this hospital. The number of daily patients attended in OPD is recorded as 1,900 and clinical patients per week are around 6,980. The number of beds in the hospital is 859. In addition, 02 private hospitals, 01 midwives' office including its primary healthcare units of 08 numbers are available in the area.

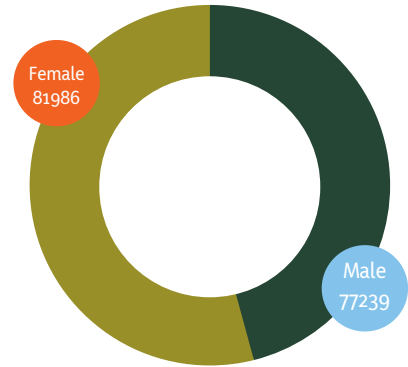
In addition to the details described in this planning and situational context section, some important data connected to the planning area is given in summery form in figure 2.1.

Figure 2.1 : Summary of data related to planning area

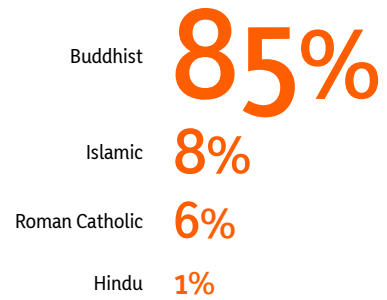
Landuse



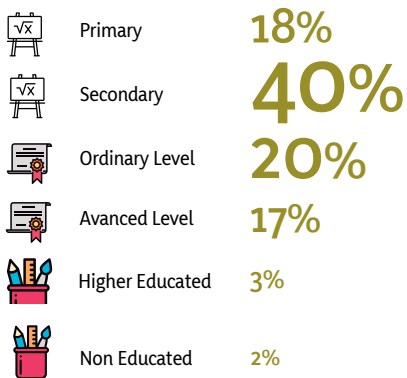
Female / Male Population



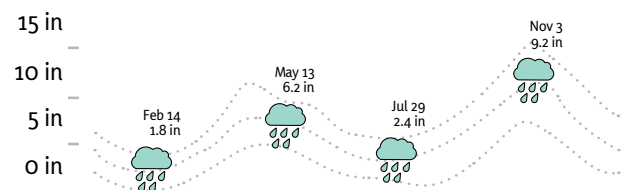
Religiou Composition



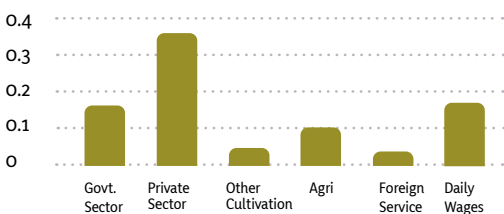
Educational Composition



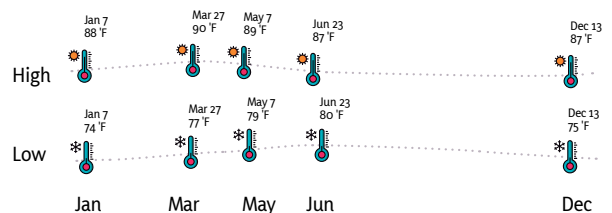
Average Monthly Rainfall



Economic Contribution of the Population



Average Maximum and Minimum Temperature



2.3. Delineation of Planning Boundary

Three factors were considered in delineation of the planning boundary for preparation of Kalutara urban development plan.

2.3.1. Functional Region

Kalutara town is the main commercial center and service provider in the area. The town area is expanded around the bus stand and various other services such as religious administrative, health, educational institutions at national level are concentrated along the main roads.

Although the faculties for tourists (hotels and restaurants etc) are located closer to the coastal area, the tourist attraction places are situated all over the area.

When overlays both, the Development pressure and Sensitivity index together, it can clearly be identified the increasing trend of Sensitivity index flowing through the main roads towards hinterland. It was the reason why the present administrative boundary of the Divisional Secretariat area of functional region was taken as the base in delineating the planning area with a view to protect the sensitive areas.

2.3.2. Geographic Region

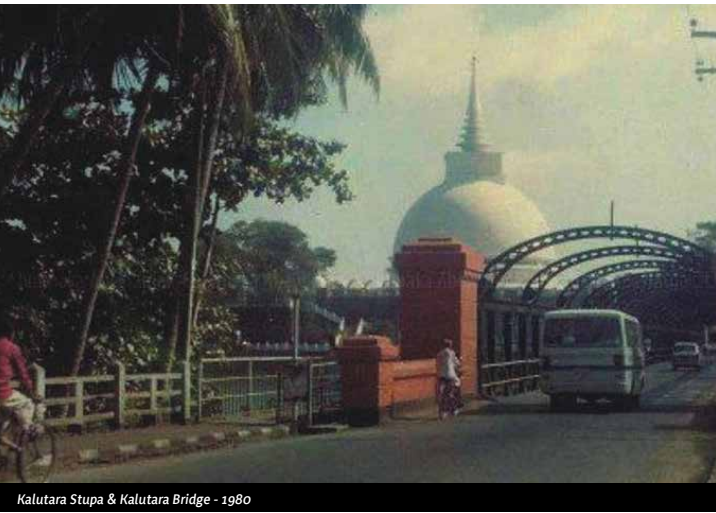
Kalutara town located closer to the most largest estuary of Kalu Ganga is bounded by the sea. At the same time the all the branches of Kalu Ganga are spread in a vast area of the Kalutara Divisional Secretariat limit. Thus, the geographical factors such as marshy lands, water streams and environmentally sensitive areas were taken into account in delineation of boundaries of the planning area including entire Divisional Secretariat jurisdiction.

2.3.3. Administrative Boundaries

The Kalutara Divisional Secretariat area include two administrative zones. Such as;

- *Kalutara Urban Council area*
- *Kalutara Pradesheeya Sabha area.*

Since these two areas are declared as “urban development areas” by the UDA, these two zones a were included in delineating the planning jurisdiction.



Kalutara Stupa & Kalutara Bridge - 1980



Statue of the British King (Around in year 1930)



Scout team of Kalutara Vidyalaya while in sea scouting - 1950



Kalutara South Railway Station - 1910



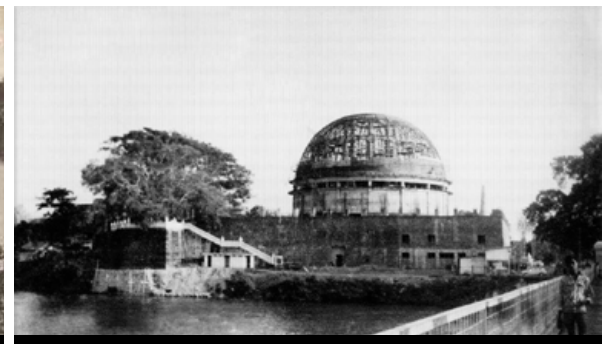
The fort of Kalutara during the Dutch period - 1700



Nuga tree on either side of Galle Road at Wettumankada Junction - 1870



Kalutara Bridge (Around in year 1840)



While constructing the Kalutara Stupa (Around in year 1970)



The fort of Kalutara during the Dutch period - 1700



Kalutara Police Station - 1915



Kalutara Bridge



A Buddhist religious festival in Kalutara - 1950



Wearing pinnacle of the Kalutara stupa

Figure 2.3 : Present Kalutara Town

Source : google.com



Chapter **03**

Need of the Development Plan

Chapter 03 Need of the Development Plan

Problem 01 :
Existence of inappropriate
uses in and around the
highly populated areas

When preparing this development plan for Kalutara Divisional Secretariat area, the data collected from the preliminary study and the data collected through the stakeholders meeting held on 04.12.2017 were analyzed by using various planning related analytical methods, and those problems and potentials were prioritised based with those analysis outputs, the problems and potentials were identified. Thus, the based on those problems and the potentials, the requirement for a development plan was identified mainly based on the 05 factors and those can be prioritized as follows.

3.1 Problem 01 : Existence of inappropriate landuses in and around the highly populated areas

As a town adjoining to a main river bay with an attractive scenic beauty is acted as a center of interchange having attraction for tourism industry connected to hotel industry which is more conducive for local pilgrims and tourists.

The landuses in the areas attractive for commuters are found to be inappropriate and are not fulfilling the requirement of the people and are not making income generation in the economy of the Kalutara area. The mainly three such places were considered such as Kalutara Bodiya and place of interchange (around Kalutara bus stand and railway station), the road leading to Calido beach and the parallel road to Calido beach upto tanjerin hotel.

When considered the landuses in 20 meters zone from the main road around the Kalutara Bodhi premises and place of interchange (around Kalutara bus stand and railway station), it was found that a 24% of the lands are used for public institutions, 26% for commercial uses, 15% for religious places and 06% for flower stalls and 19% for transport sector purposes and balance 10% is presently being used for various constructions. Although the highest landuse is meant for public institutions, these landuses are not compatible for the area. Also 10-meter zone from the center line of the road leading to Calido beach and the parallel road of Calido beach line upto Tangerine Hotel are utilized 78% and 60% respectively for residential purposes which are not appropriate uses. These inappropriate landuses are obstacle to promote tourism sector development.

Because of these inappropriate landuses in and around the prominent places it has become an obstacle to develop for tourist attraction and also to provide facilities and thereby to enhance the economy of the area. This has become an issue to attract people into these areas and to slow down the development and therefore the there is a requirement of a plan to address those issues

3.2 problem 02 :

Environmental degradation prevailing in the Kalutara area

As a solution to the environmental degradation, the requirement of preparing a plan was recognized. Accordingly, the main environmental degradation factors can be identified as follows.

- *Adding of salt to the Kalu Ganga during the dry season (January, February, March, August, and September) has affected 56% of the total population who use the pipe born water in the area and has been identified as the most crucial issue as per the data collected by the National Water Supply and Drainage Board.*
- *Gradual deterioration of most attractive scenic Calido beach for many local and overseas tourists.*
- *Identification of vulnerable areas for flooding and landslides areas.*

The mixing of salt into the Kalu Ganga during the dry season has become an acute problem for 56% of the people in Kalutara Divisional Secretariat area and 99% of the urban council area. The Kalu Ganga is the main source of drinking water in this area. The electrical conductivity in the water during this period remains at 750 ms/cm and if this figure increased beyond 750 ms/cm, it would not be suitable for drinking purpose as disclosed by the National Water Supply and Drainage Board. Although the National Water Supply and Drainage Board use to deploy water bousers for distribution of drinking water to the people during the time of mixing salt water to the Kalu Ganga, which is not sufficiently hapanning.

Therefore, mixing of salt water to the Kalu Ganga as the main water source of the planning area, has been identified as an acute problem to be addressed .This issue has also become a reason to prepare a development plan for the Kalutara Divisional Secretariat area.

The Calido beach area the most attractive location for local and foreign travelers is subjected to deterioration has been identified as a problem and it has become a threat to the scenic environment in the area affecting the bio diversity of the Kalu Ganga and its sand extraction. It would also aggravate the drinking water issue prevailing at present because of the Kalu Ganga is connected to the sea at the same level. The Kalutara town was protected from the "Tsunami" occurred in in year 2004 due to existence of Calido beach and its sand dune. And therefore the deterioration of this beach line and its sand dune have become a threat to the Kalutara town from disasters like Tsunami. This Calido beach line and changes of its sand dune could be identified in Figure 3.1 In order to resolve these issues prevailing over the years and to maintain an environmental balance, some rules and regulations needs to be enforced as preventive measures for which a necessity has arisen to have a development plan.

Problem 02 :
Environmental
degradation prevailing
in the Kalutara area

Chapter 03
Need of the
Development Plan

Problem 02 :
 Environmental
 degradation prevailing
 in the Kalutara area

The flood that occurs almost annually is a major threat to the livelihood of the area. As per the data collected from the Irrigation department at Kalutara, it has been disclosed that there is a danger of occurring minor flood annually and major flood almost once a five years in the planning area. When the river level rises to 2.5 figure, it can cause a minor flood and if it rises over level 5, there will be a major flood. As per the prevailing records, the major floods in the Kalutara area have occurred as in year 2003 (6.2 feet) in 2008, (7.1 feet) and 2017 (6.8 feet). The record from Disaster management center reveals that 11,854 families in 43 numbers of GN divisions have been affected in the Kalutara Divisional Secretariat area due to the flood that occurred in year 2017.

The National Building Research Organization has identified that a small land mass in Kithulawa GN division and Bolgoda areas are vulnerable for landslide. But these landslides can be identified as small scale earthslips by this National Building Research Organization. These issues may directly affect the livelihood of the people more frequently and if a proper solution has not been given the entire town area of Kalutara town may undergo a disastrous situation. Therefore, the necessity to prepare a development plan for Kalutara Divisional Secretariat area was identified with a view to make a comfortable place for the inhabitants to live without any environmental issues.

Figure 3.1 : Change of sand dune in Calido beach



Source : Google images

3.3. Problem 03 :

Non availability of linkages to travel between tourist attraction sites spread in the entire town area.

It has been identified that there is a potential to create a linkage of travelling path connecting all the tourist attraction points such as Kalutara Bo tree, Calido beach, Diyagama Pelunugala and Richmond castle building etc. It has been revealed that there is no such an environment created with required facilities for the tourists and lack of information and route map for travelers and lack of popularity has become an obstacle for development of tourism industry. Even at today, the travelers for other locations except for the Kalutara Bo tree, are very few and this issue needs to be addressed through a development plan.

3.4. Problem 04 :

Diminishing of threshold population of the Kalutara town due to development of peripheral areas

It has been revealed that the threshold population of the Kalutara town has gone down due to development of surrounding areas. For example, the development of Horana Industrial estate Mathugama urban forest development and southern expressway development etc have created a potential for development of outer regions and it has made an avenue to reduce the threshold population of the Kalutara town. This development trend may course to attract more people into those areas creating a threat to the Kalutara town. In order to control such situations, it has become necessary to make strategic plans and required rules and regulations through a development plan for the Kalutara Divisional Secretariat area.

3.5. Problem 05 :

The tendency of spreading the development intensity into the environmental sensitive areas out side the existing planning jurisdiction

The existing development plan (2005-2020) is confined only to the urban council area. As per the evaluation carried out regarding development pressure as shown in the map no 3.1, the development pressure flowing along the main roads towards hinterland in the Pradesheeya Sabha area. Also, as per the evaluation done regarding environmental sensitivity as shown in map 3.2 the development is flowing towards the environmentally sensitive areas. At the same time, when considered about the landuse in year 2018, 54% is covered with coconut cultivation, paddy, rubber, wetland, water bodies and scrub jungles and the landuse pattern of the planning area is shown in Annexure no 11.

Chapter 03

Need of the Development Plan

Problem 03 :
Non availability of linkages to travel between tourist attraction sites spread in the entire town area

Problem 04 :
Diminishing of threshold population of the Kalutara town due to development of surrounding areas

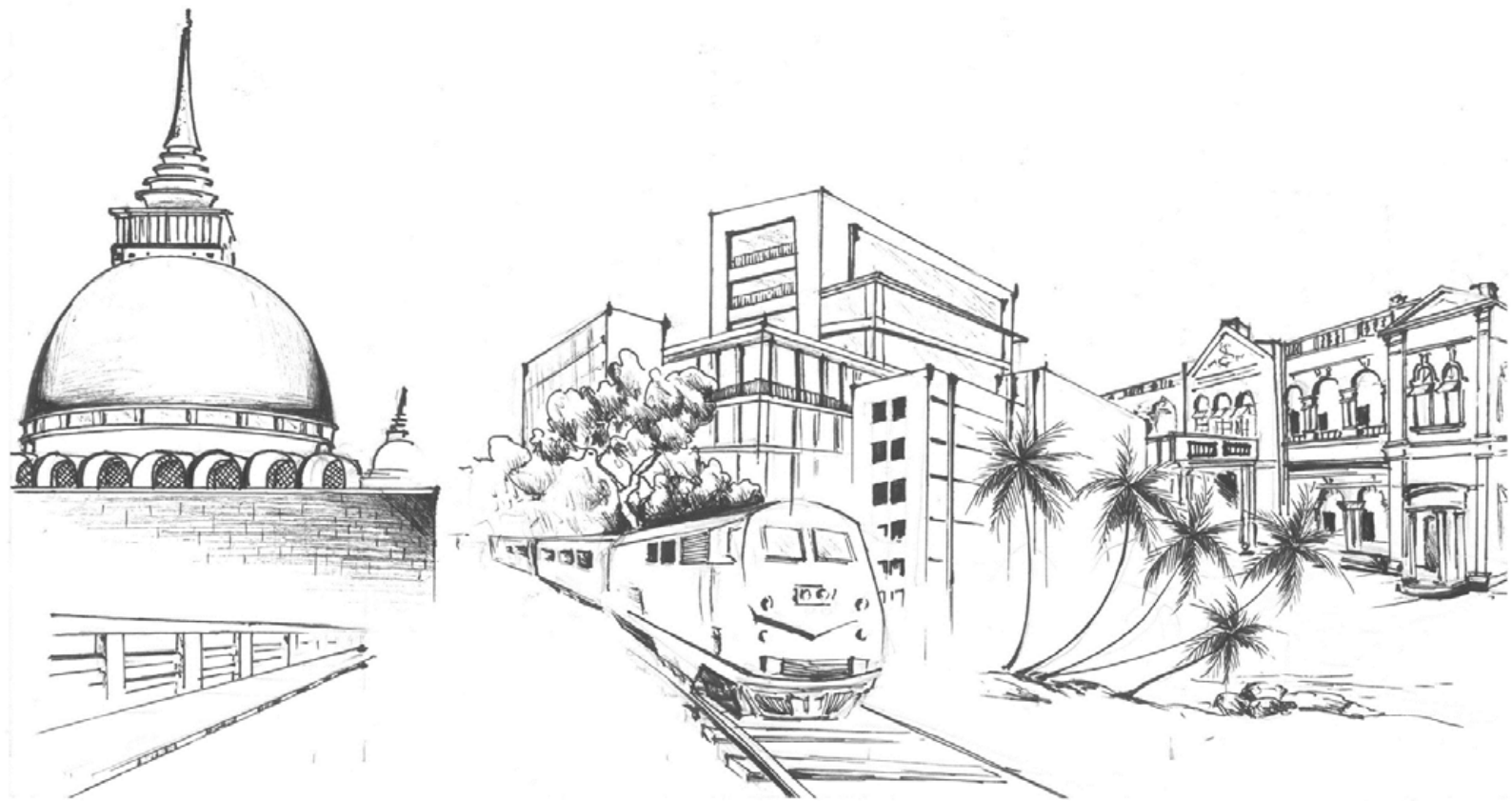
Problem 05 :
The trend of moving the development pressure towards the environmental sensitive

Chapter 03 Need of the Development Plan

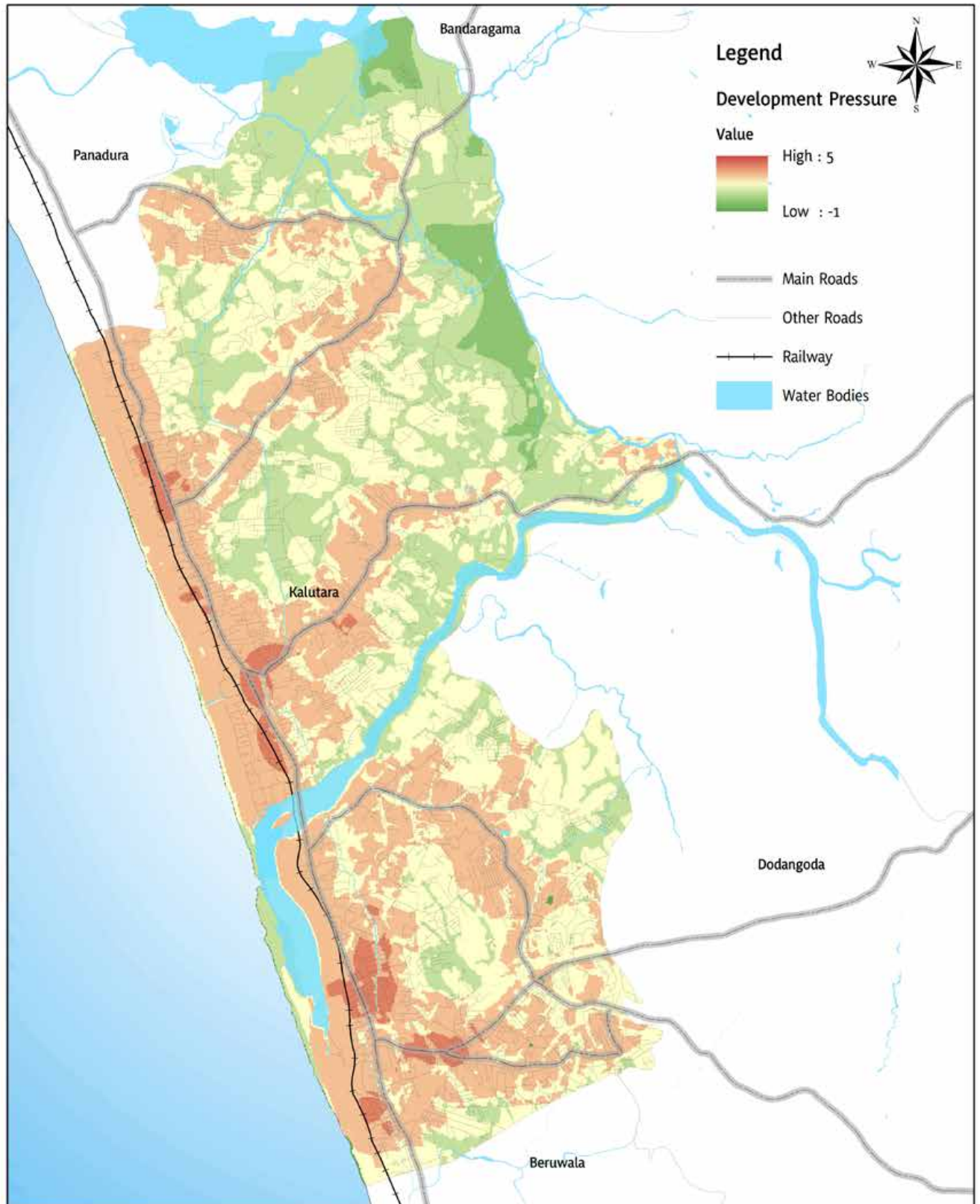
Problem 05 :
The trend of moving the
development pressure
towards the environmental
sensitive

According to the population forecast for 2030, the GN divisions having a high population growth rate is found in Thekkawaththa (3.3%), Kithulawa (6.3%), Pulartan West (7.7%) and Delduwa (6.5%) and out of which Thekkawaththa and Kithulawa GN divisions are subjected to inundation and the Kithulawa is subjected to landslides as reported by the Disaster Management Center and the National Building Research Organization. Also, it has been revealed that there is a tendency for occupying people towards the hinterland areas due to land value. The higher land values are prevailing in coastal areas and towards either side of Galle road and comparatively low land values are recorded in hinterlands. The land value of this area is shown in Annexure 12.

Thus, the development of the area is moving beyond the planning boundary of existing plan towards the environmentally sensitive areas and flood and landslide prone areas towards Pradesheeya Sabha area. Because of this reason, the requirement of having a development plan for the entire Divisional Secretariat area comprising of both the Urban Council and the Pradesheeya Sabha areas.



Map 3.1 : Development Pressure (2018)

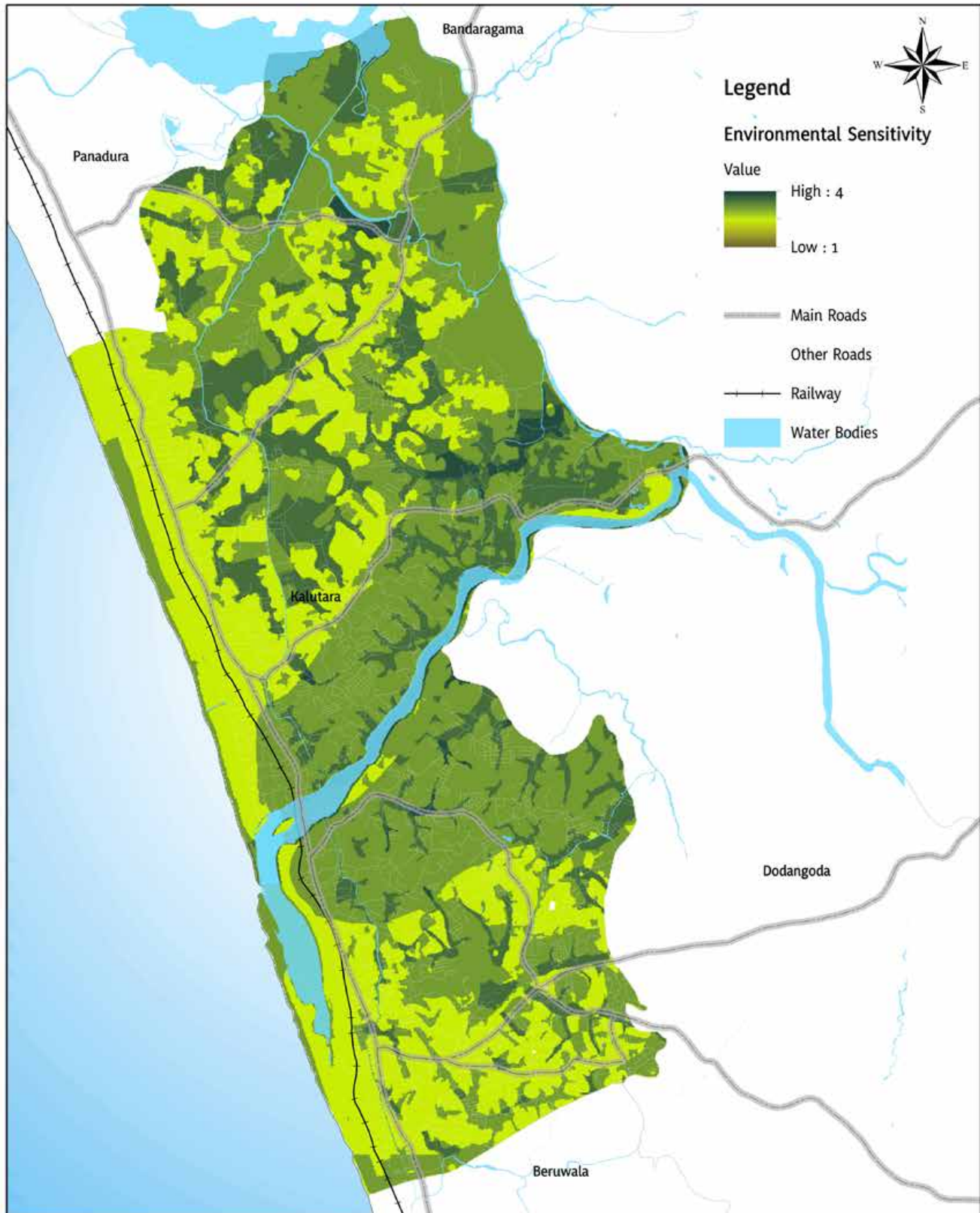


Development Pressure (2018)
 Kalutara DS Division
 Source : Urban Development Authority



Urban Development Authority
 December 2020

Map 3.2 : Environment Sensitivity (2018)



Environmental Sensitivity (2018)

Kalutara DS Division

Source:Urban Development Authority



Urban Development Authority
December 2020

Chapter **04**

Framework of the Development Plan

Chapter 04
Framework of the
development plan

Vision of the
Development Plan

Vision Statement

4.1. Vision of the Development Plan

“The prime caesura of south west coast”

An enshrined autarchic city rising by the estuary of Kalu Ganga as a midway haven for all journeyers

4.2. Vision Statement

Kalutara town with a distinctive landscape is located between the vast Indian Ocean and the Kalu Ganga flowing with gushing waters from venerated Adams Peak. Kalutara is a sacred city blessed by the prominent landmark of gigantic chaitya and the sacred Bo tree. The sanctity of the town is thus depicted by the term “enshrined”

Kalutara town contained with full of physical, social and economic resources. The backbone of the city's economy is the service sector which is sustained by the daily commuter population of over 81,700 persons. The reason for attracting such a large commuter population is due to existence of administrative, educational, tourism, religious and transport facilities concentrated in the town. Since these settings have become a reason for its sustainability and self-sufficiency and is depicted by the term “Autarchic city”.

The Kalutara town is located with a short distance of about 43km to the capital city of Colombo on the Colombo -Wellawaya (A2) road. It is also a main station of the Maradana - Mathara railway line. Since this railway station and the bus stand are located close by, which act as a multi model transport center (TOD Center) and acquired a prominent status in the Sri Lanka's transport system and because of that identity, the term “Midway haven” is denoted.

Because of it is located at the Kalu Ganga estuary an as a river-based town, it has acquired a distinct geographic identity attracting a large number of commuter population. The population of such four categories; local and foreign travelers, pilgrims, pedestrians and residents are denoted by the term “All Journeyers”.

Accordingly, the main goal of this plan is to create town with a full of facilities for the public by eliminating the disaster threat to make it as the “Prime caesura of south west coast” by utilizing the physical, social, economic and environmental resources in a fruitful manner.

4.3. Goals of the Development Plan

Goal 01

To Make the Kalutara town situated in South Western beach line abutting estuary of Kalu Ganga as the best destination for pilgrims as well as tourists.

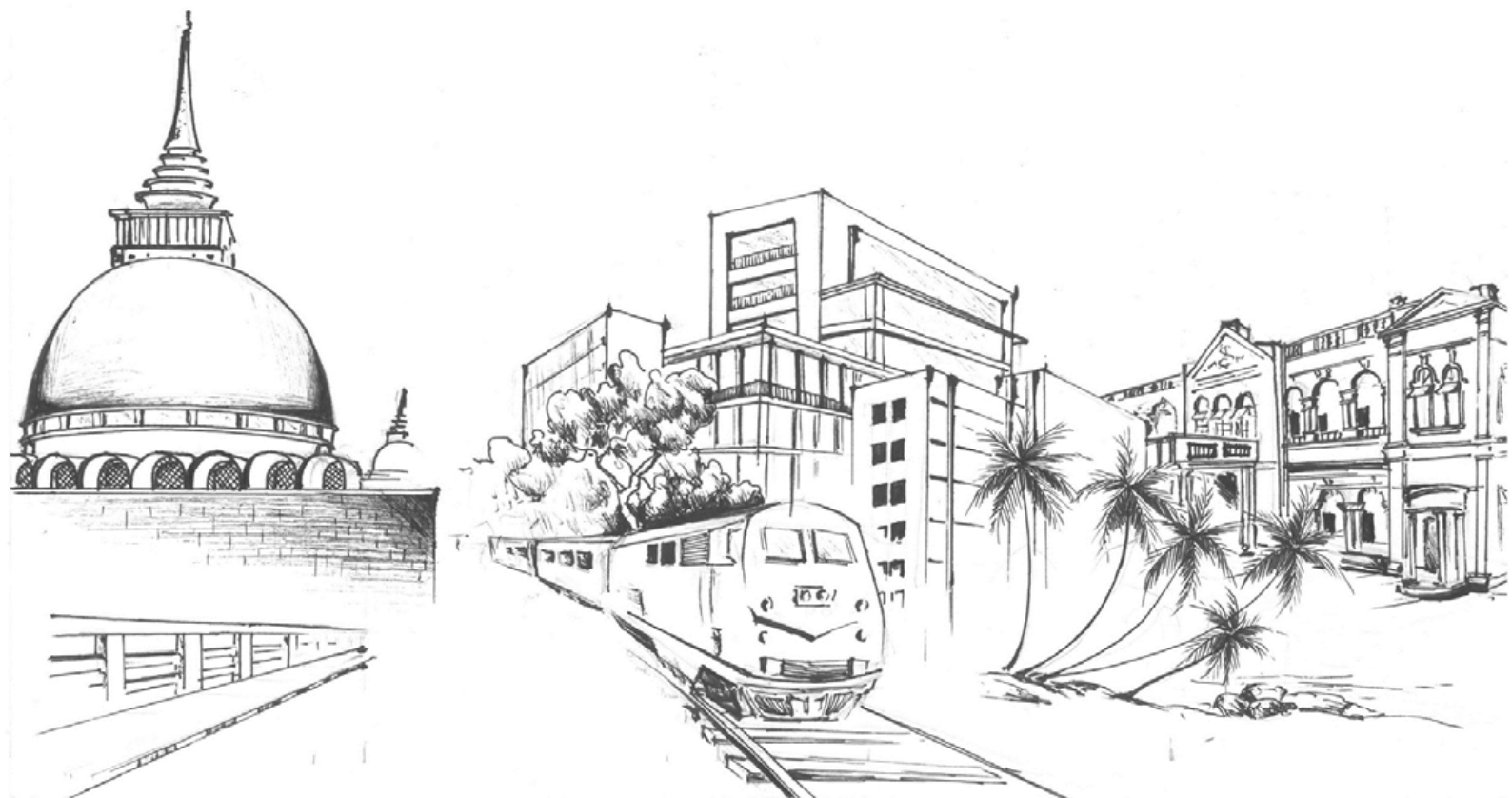
Goal 02

To make a comfortable and convenient town livable for the residents occupying in permanent and temporary houses near the Kalu Ganga.

Goal 03

To make a conducive service center for the commuters of the Kalutara town situated at Kalu Ganga estuary

Goals of the
Development Plan



Chapter 04
Framework of the
development plan

Objectives of the
Development Plan

4.4 Objectives of the Development Plan

Goal 01



Objectives

To Make the Kalutara town situated in South Western beach line abutting estuary of Kalu Ganga as the best destination for tourist as well as pilgrims.

1. Diversification of the tourism industry based on ancient heritage, beach line and green eco systems by the year 2030.
2. Making a link interconnecting Kalutara Bo tree, Calido beach and Richmond castle building for comfortable journey by the year 2030

Goal 02



Objectives

To make a comfortable and convenient town livable for the residents occupying in permanent and temporary houses near the Kalu Ganga.

1. Provision of 100% cleaned and hygienic drinking water for the entire planning area by the year 2030.
2. To minimize the coastal erosion in the beach line of about 13km from the Dhreerakanda Mawatha at the western boundary of the planning area up to Payagala south by the year 2030.
3. Creation of an environment conducive for living by controlling the vulnerability threat for flooding of 21 GN divisions through the management of 1925 ha. Of environmental sensitive areas.
4. Creation of 04 residential zones in different densities by providing required urban services and transport facilities having 02 residential nodes, 01 Health promotion node and 06 neighborhood nodes by the year 2030.

Goal 03



Objectives

To make a conducive service center for the commuters of the Kalutara town situated at Kalu Ganga estuary

1. To develop some road sections identified in the central area of the Kalutara town (2.3 Km) for the pedestrian to be able to walk safely.
2. Aiming to bring economic benefits to the town by establishing all the administrative functions in a one location, it is planned to setup 80% of the administrative services within 200 m radius from the Kalutara District Secretariat building by the year 2030.
3. To provide 80% of the secondary and tertiary level health services with a 1km distance surrounding the Kalutara general hospital by the year 2030.

Chapter **05**

Strengths, Weaknesses, Opportunities and Threats Analysis (SWOT Analysis)

5.1. SWOT analysis summery

Goal 01

To Make the Kalutara town situated in South Western beach line abutting estuary of Kalu Ganga as the best destination for tourist as well as pilgrims.

S

- Existence of large number of tourists and pilgrim's attraction places (Kalutara Bo tree, Richmond castle, Calido beach and tourist hotels)
- Existence of all the tourism sites in close proximity to each other (within 1 – 3 km)
- Location of tourist destinations Closer to main road network (RDA roads such as Kalutara-Horana, Kalutara -Bandaragama and Kalutara -Mathugama)
- When compared to the development taken place within 1km distance from river basins of many major towns that are located in river valleys, Kalutara comes to first place



W

- Existence of inappropriate landuse patterns surrounding the main attractive places (area surrounding the Bo Tree, Abru road leading to Calido beach (Only the section parallel to the calido beach up to Tanjerin hotel -2km) and beach Road (Calido Road - 600m)
- Disintegration of main tourism places



O

- Coastal development projects carried out along the calido beach line from Tangerine hotel to calido beach (within 2 km distance).
- Identification of the planning area as tourism zone under the Proposed Western Province Structure plan 2018 prepared by Urban Development Authority (The identified tourism area is from Aluthgama to Negombo)
- As per the National physical planning policy prepared for 2040, the Kalutara town belonging to Economic corridor.
- Identification of Kalutara as Regional center, place which has tourist attraction and also as a second order town considering the hierarchical order of the towns in western province by the Colombo Metropolitan Regional Structure plan (1998).
- Declaration of 10 Acre land around the Kalutara Bo Tree by Gazette notification dated 29.01.1988 by the Department of Town and Country Planning



T

- Destruction of Calido beach
- Difficulty to attract population in to Kalutara town due to development taking place in peripheral areas of Kalutara



Goal **02**

To make comfortable and convenient town livable for the residents occupying in permanent and temporary houses near the Kalu Ganga.

S

- Functioning as the main town providing Administrative and Health service in the Kalutara district.
- Usefulness of having low-lying land containing 55% of the total land area for flood control purpose.
- Having a high population growth rate (2%) in Pradesheeya Sabha area within the area of planning jurisdiction.
- Having a strong interconnection with the commercial hub of Colombo through multi transport mode of railway and highways.
- Identification of Kalutara Divisional Secretariat area as the place where most of the national level training institutions in the Kalutara district are located.



W

- Existence of higher population growth rate in flood prone areas (Thekkawaththa, Kitulawa, Pulertan west).
- 56% of the population in the planning area face with the drinking water problem due to mixing of salt water into river during the dry season (January, February, March, August and September)



O

- Ability to reduce travel time from the commercial capital of Colombo to Kalutara due to commencement of electrified railway from Colombo to Panadura.
- Proposal to erect a salinity barrier in Kalu Ganga to prevent salt mixing to river by the department of Irrigation in Kalutara district.



T

- Sea erosion in the coastal line of about 13 km from the location closer to Dhirakkanda road in the western border of the planning area up to Payagala south.
- Sea level rises as identified by the Disaster management center in their forecast for 2025.



Goal **03**

To make a conducive service center for the commuters of the Kalutara town situated at Kalu Ganga estuary

S

- Existence of the Kalutara as express railway station.
- Existence of Kalutara south railway station closer to main bus stand (100m)
- Having a proper road linkage with peripheral areas with main roads.



W

- Non-availability of pedestrian walkways in the roads (2.3km) in the middle of the town



O

- Proposal already been made to electrify the railway from Colombo to Panadura and the Potential to extend the same to Kalutara.
- Proposal made to setup a new road interchange of Southern express way at Pelpola and the possibility to have a connection to Kalutara - Horana road.



T

- Possibility to create problems to attract threshold population to the Kalutara town due to development taken place in pheripharyl areas with the construction of Southern express way.



5.2. Detailed SWOT Analysis

Goal 01

To Make the Kalutara town situated in South Western beach line abutting estuary of Kalu Ganga as the best destination for tourists as well as pilgrims.



Strengths | Goal 01

Availability of many places which are much attractive for tourists and pilgrims (Kalutara Bodiya, Richmond Castle, Calido beach, Tourist Hotels)

Availability of many places that are much attractive to tourists and pilgrims is an important strength to the Kalutara town. Due to the existence of the Kalutara Bo-tree, Richmond building, Calido beach, and tourist hotels as shown in picture 5.1, that tourist attraction has taken place to the Kalutara town. Among them a large number of pilgrims are coming to the Kalutara Bo Tree. The fluctuations of the number of visitors in different time range are as follows.

- *In normal days* - 1000-1500
- *Normal Poya days* - 3500-4000
- *Special Poya days* - 7000-8000

As per the annual Report in 2016 of Tourism Development Authority, 40,993 numbers of local tourists and 371,104 numbers of foreign tourists are coming to the Kalutara town. The Richmond castle building at Palathota road is also an attractive place for both local and foreign travelers. It is also used as scenic site for photography of wedding events and earning revenue of around Rs.4.5 lacks per month.

Existence of all tourism sites near each other (within 1km – 3km)

All tourist sites are located around the Kalutara town is a strength (within 1-3 km area). As shown in picture 5.1 Kalutara Bo Tree, Richmond Castle building, Diyagama Palunu rock, Calido Beach and tourist hotels are located close by which make an opportune to arrange an integrated urban tour.

Location of tourism destinations closer to main road network (RDA roads such as Kalutara-Horana, Kalutara -Bandaragama and Kalutara -Mathugama)

Existence of tourist destinations closer to main road network such as Colombo Wellawaya (A2), Kalutara – Horana, Kalutara -Bandaragama, Kalutara -Mathugama and Kalutara - Palathota has increased the attraction of both local pilgrims and the foreign travelers.

When compared to the development taken place within 1km buffer /distance from river basins of many major towns that are located in river valleys, Kalutara comes to first place

As the town developed in river basins, Trincomalee town closer to Mahaweli River, Colombo closer to Kelani River, Ambalangoda closer to Walawe River and Kalutara closer to Kalu Ganga can be identified. The functional activities within 1 km distance in these towns are given in Table 5.1.

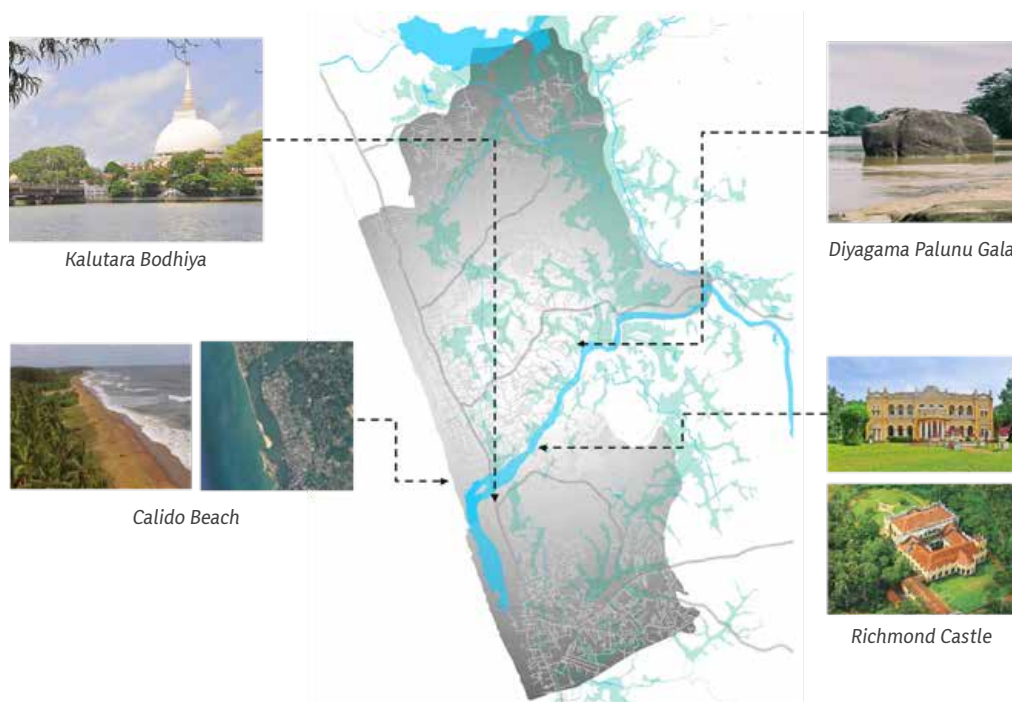
Table 5.1 : Developments closer to main river basins

River basin	Town	Activities
Mahaweli river	Trincomalee	Commercial, Agriculture
Kelani ganga	Colombo	Educational, Commercial, Agriculture
Walawe ganga	Ambalanthota	Educational, Commercial, Agriculture
Kalu Ganga	Kalutara	Institutional, educational, commercial, agricultural tourism

Source : Urban development authority 2018

Thus, when compared to the developments taken place in the towns located closer to river basins, the Kalutara town comes to first and which will have an impact to increase the attraction of tourists and pilgrims.

Figure 5.1 : Locations of tourist attraction sites in Kalutara



Source : Urban Development Authority (2018)

Chapter 05 SWOT Analysis



Weakness | Goal 01

Detailed SWOT Analysis

Existence of inappropriate landuse patterns surrounding the main attractive places (The area surrounding the Bo Tree, Abru road leading to Calido beach, (Only from the Tangerin hotel up to the edge of the Calido beach line - 2km and beach road, (Calido Road -600m)

Kalutara is a scenic town contained with many attractive features. But landuse patterns around these locations are inappropriate and it has become a constraint for the economic development of the town.

As shown in Figure 5.2, number 3 shows that out of total land extent, 24% of the lands around the Kalutara Bo- Tree are used for administrative functions. It is only limited space of about 6% is occupied for religious and connected commercial uses. Therefore, it has become an obstacle in promoting of tourism activities.

Also, as shown in Figure 5.2., number 01 and 02 shows that the access road leading to Calido beach (Only from the Tangerine hotel up to the edge of the Calido beach line -2km) and beach road, (calido Road -600m). From the centerline of those roads, either side 50m distance was considered for this analysis. And the output shows that the most of the lands are used for residential uses such as 78% and 60% respectively while the tourism industry and related uses are in a limited space that is around 10% and 28% and that is also an obstacle for promotion of tourism activities.

Figure 5.2 : Distribution of inappropriate landuse patterns



Source : Images of "Open Street" (2018)

Disintegration of main tourism areas

There is no inter-connection between all tourism attraction sites and also the signboards or even road maps are not available. Because of this reason these sites are not unveiled to the travelers and it has become a constraint for the development of the area and also to the tourism industry.



Opportunities | Goal 01

Coastal development projects carried out along the calido beach line from Tangerine hotel to calido beach (within 2 km distance)

Projects already commenced and proposed to be commenced are the opportunities available for upliftment of the Kalutara town. For example, Calido beach development project under which summer huts, walking paths, boat jetties, sport grounds, beach football grounds, balling grounds walkways to parks of pine trees, leisure huts along the beach, toilets, security huts are proposed for upliftment of tourism sector.

Identification of the planning area as tourism zone under the Proposed Western Province Structure plan 2018 prepared by Urban Development Authority (The identified tourism area is from Aluthgama to Negombo) as shown in Figure 5.3

As per the national physical planning policy prepared for 2040, as shown in Figure 5.4, Kalutara is belonging to Kalutara economic corridor

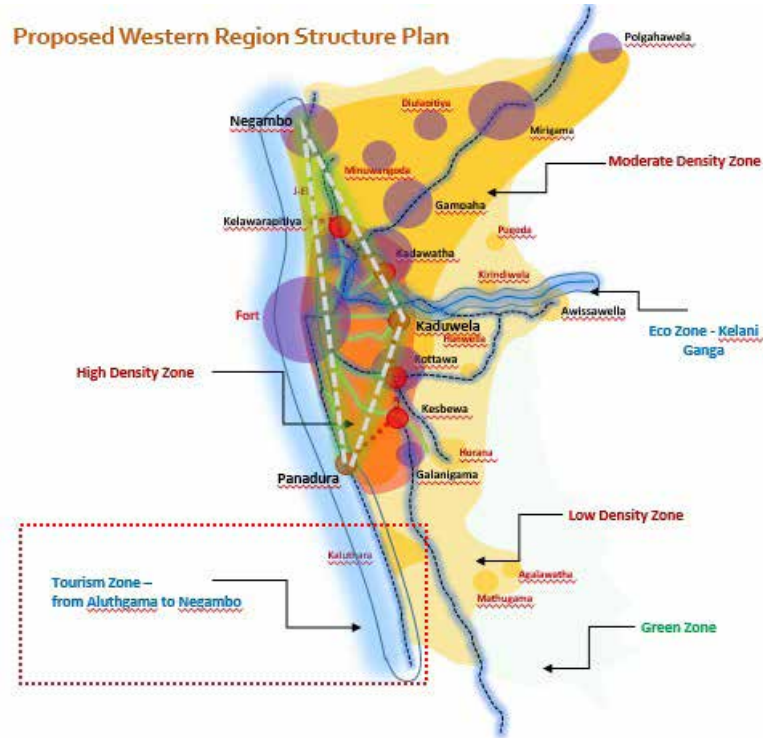
As per the Colombo Metropolitan Structure plan -1998, Kalutara has been identified as an attractive place for tourism, regional service center and also as a second order town compared to the western province urban hierarchy as shown in Figure 5.5.

Declaration of 10-acre area closer to Kalutara Bodhi premises has been declared as a sacred area by the Town and Country Planning department on 1988.01.29.

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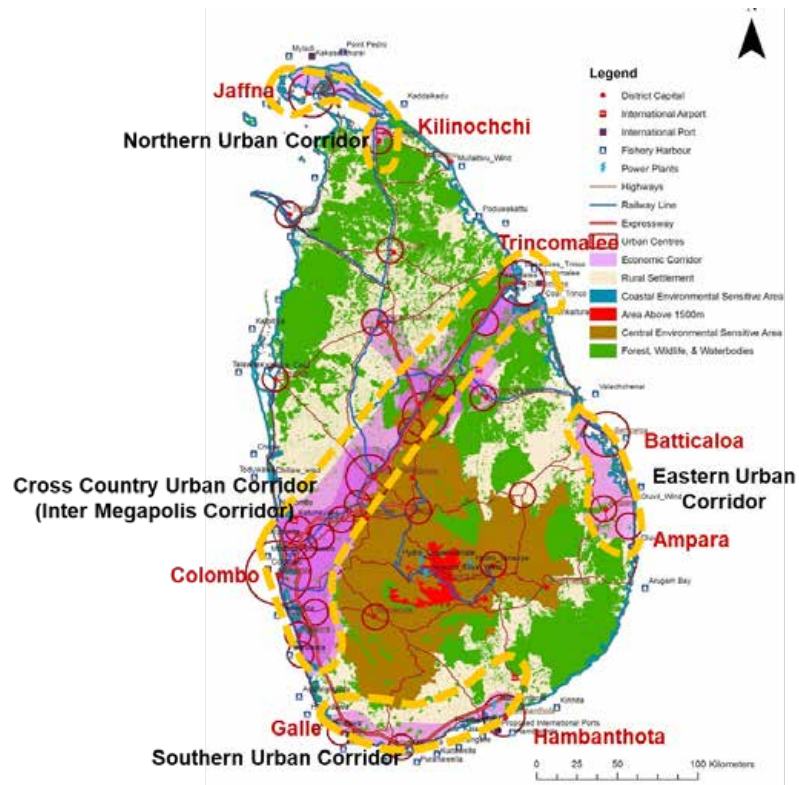
Detailed SWOT Analysis

Figure 5.3 : Proposed structure plan for western province



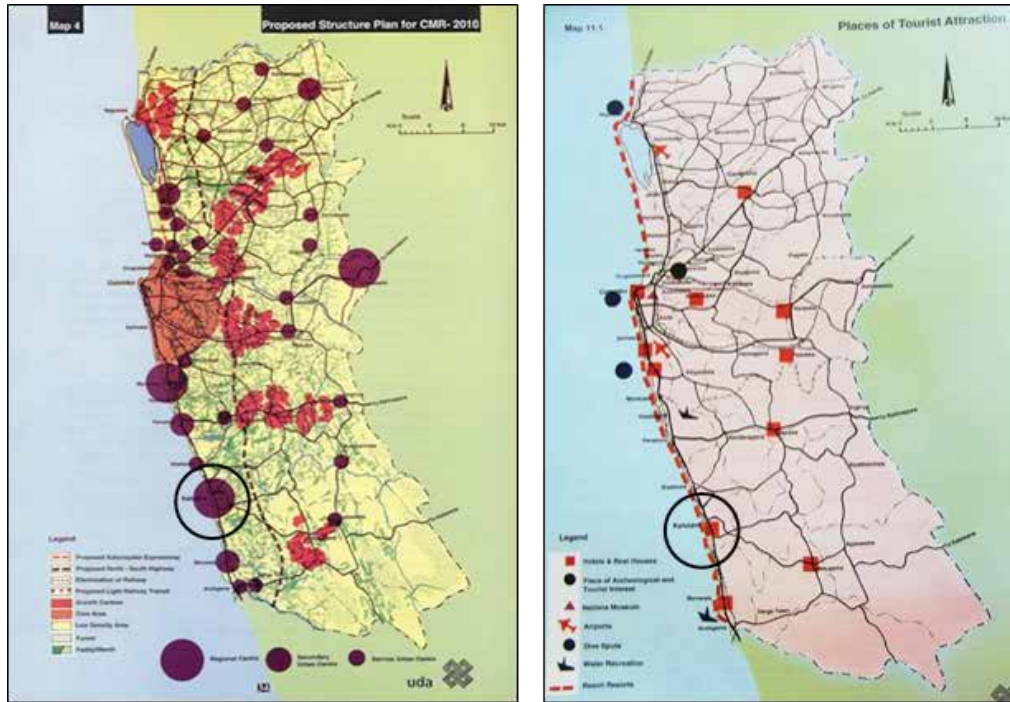
Source : Urban Development Authority (2018)

Figure 5.4 : National physical planning policy -2040



Source : National Physical Planning Department (2018)

Figure 5.5 : Colombo Metropolitan Structure plan -1998



Source : Urban Development Authority (2018)



Threats | Goal 01

Destruction of Calido beach

The sea erosion in the area is the main constraint to make the Kalutara town as the best place for tourists and the pilgrims. Presently the Calido beach is subjected adverse destruction. As shown in satellite images of 2005 and 2018 in Figure 5.6 and the Figure in 5.7, this destruction can be identified. This destruction is a major problem for the scenic beauty of the town and for the development of the tourism industry.

Difficulty to attract population into Kalutara town due to development taking place in peripheral areas of Kalutara.

With the new development activities taking place around Kalutara town, there is a tendency to decrease the threshold population in the town area. For example, after the development of the southern highway, integration of the roads in the town area has got reduced and that may cause to slow down the development in the town area. The reason is that, all development activities in the Kalutara area were mainly based on railway and the road system and after development of southern highway and its interchanges in high distance to the Kalutara town, the development trend shifted to the peripheral areas.

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Thus, Development of industrial zones around the Kalutara town, and development of Mathugama town, and electrification of railway up to Panadura etc would reduce the threshold population in the Kalutara town.

Figure 5.6 : Previous condition of Calido beach (2005)



Source : Images of Google Earth (2018)

Figure 5.7 : Present condition (2018) of Calido beach



Source : Images of Google Earth (2018)

Goal 02

To make a comfortable and convenient town livable for the residents occupying in permanent and temporary houses near the Kalu Ganga.



Strengths | Goal 02

Functioning as the main town providing Administrative and Health services in the Kalutara district

The main service providing institutions in the Kalutara district are located in the Kalutara Divisional Secretariat area and out of which Administrative and health institutions are the main institutions. Daily population coming to the Divisional Secretariat area to get these services is estimated to about 80,000 people. As shown in map No 5.1 Kalutara district office and many other administrative institutions are concentrated in this location. It is acted as the administrative hub of the Kalutara district. The base hospital is also located within the Divisional Secretariat area.

Usefulness of having low-lying land containing 55% of the total land area for control flood control purpose.

The paddy field, marshy lands and wetlands located in the planning area are acting as water retention areas for controlling of the flood. Due to low gradient in the land terrain, the storm water discharge is somewhat problematic in this area. However, these low-lying lands are useful for water retention purposes.

The distribution of low-lying lands in the Divisional Secretariat area is shown in the Map No 5.3 and its extent is given in table 5.2.

Table 5.2 : Classification of low-lying lands

Landuse	Land extent (Ha)
Paddy cultivated area	471.72
Normal wetland conservation areas	1484.74
Wetland reserves	75.87

Source : Urban development Authority -2018

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Having a high population growth rate (2%) in Pradesheeya Sabha area within the area of planning jurisdiction

Specially, the population growth rate is some GN divisions such as 3.3% in Thekkawaththa, 6.3% in Kithulawa, 7.7% in Pulertan West and 6.5% in Delduwa which are shown in map No. 5.2. As per this trend the Kalutara town can grow as live and functional town Because of this increasing population, employment avenues will also get increased.

Having a strong interconnection with the commercial hub of Colombo through multi transport mode of Railway and highways

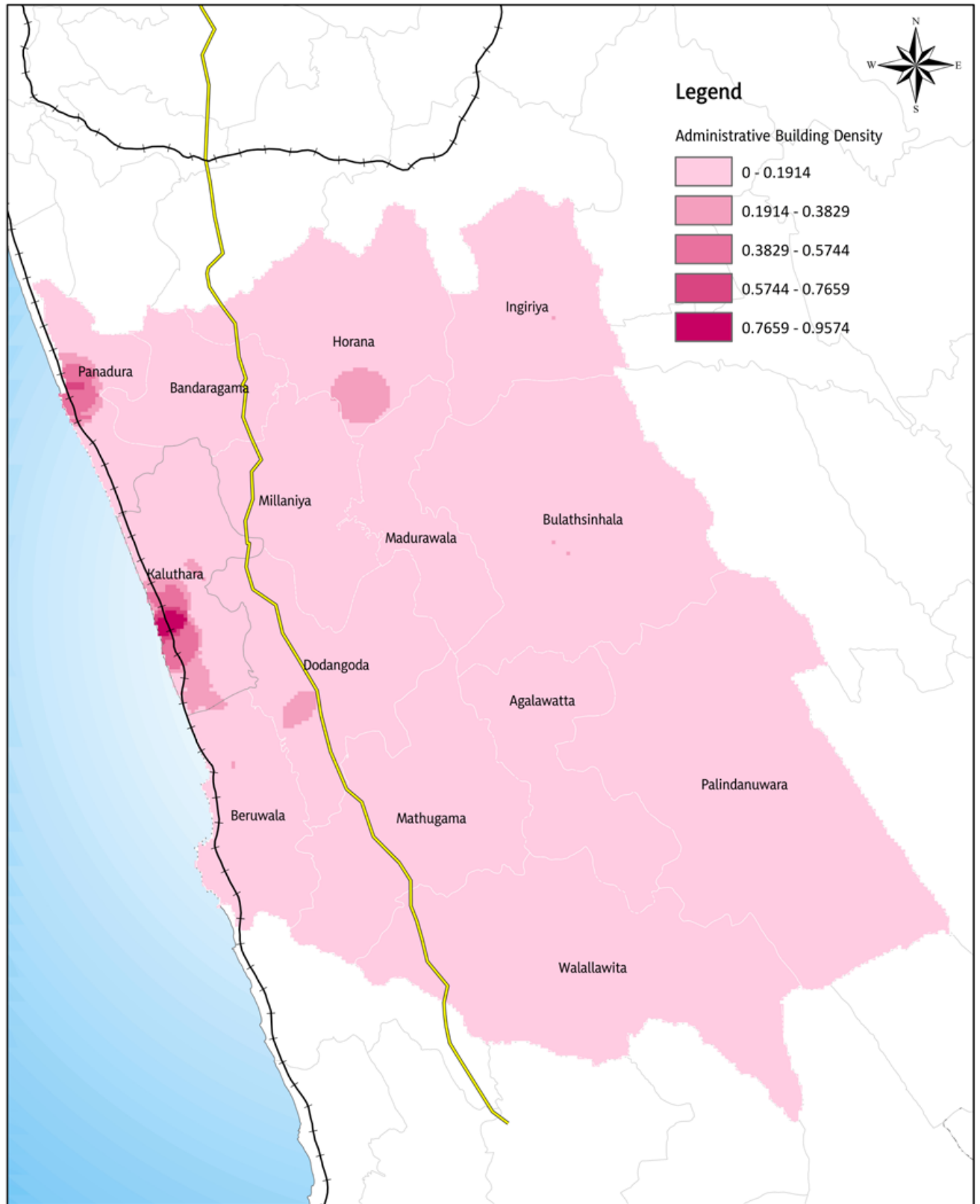
The country's commercial hub of Colombo is located in short distance of 43km having connection with railway and number of other roads. Also, in close proximity to Kalutara Divisional Secretariat area, there some entry points to Southern highway such as Galanigama(14km), Dodangoda (18km) and proposed Palpola entrance 15km. Thus, the Kalutara town is connected with the city of Colombo through the southern highway.

Identification of Kalutara Divisional Secretariat area as the place where most of the national level training institutions in the Kalutara district are located

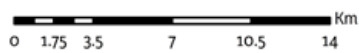
When compared with other Divisional Secretariat areas, the most important feature is that a number of national level training institutions are located within the Kalutara Divisional Secretariat division which is as follows.

- *National Nurses Training School*
- *National Teachers Training Institute*
- *Paddy Research Institute*
- *Internal Airforce Camp*
- *STF Training Institute*
- *Police Training College*

Map 5.1 : Administrative building density (2018)

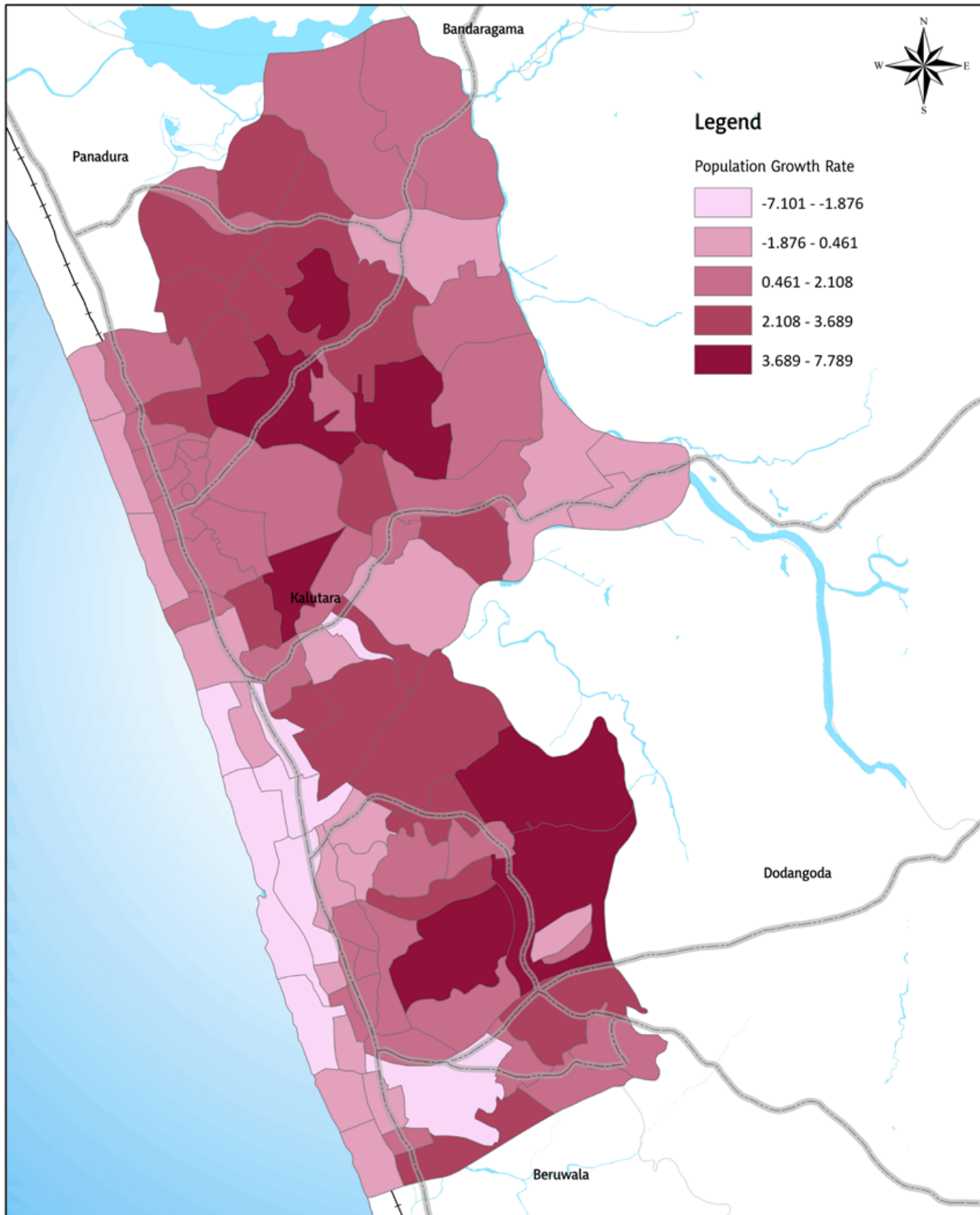


Administrative Building Density
Kalutara DS Division
 Source:Urban Development Authority



Urban Development Authority
 December 2020

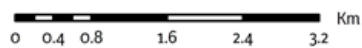
Map 5.2 : Population growth rate (2011–2019)



Population Growth (2011-2019)

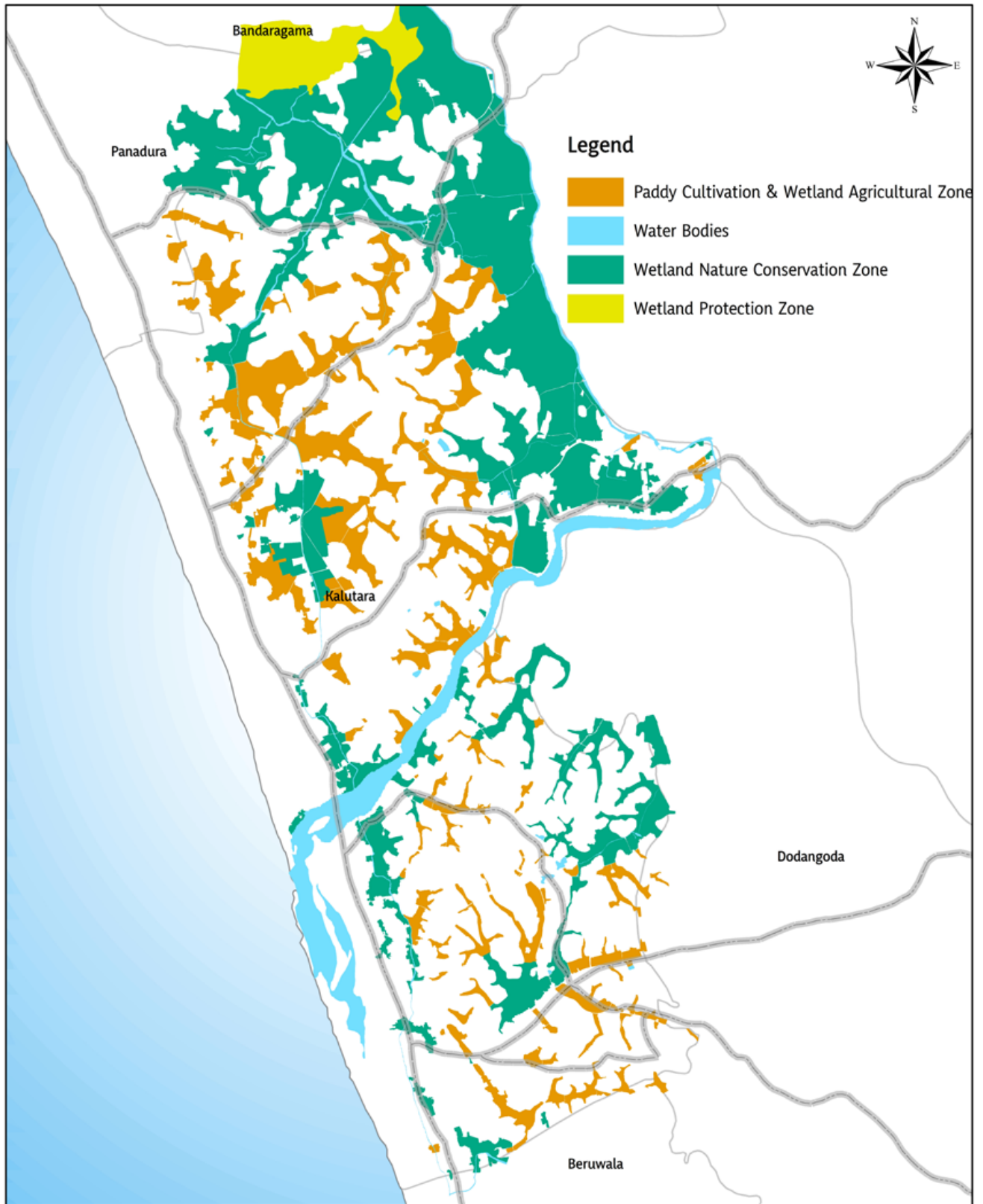
Kalutara DS Division

Source: Census & Statistics Department



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Map 5.3 : Distribution of Low-lying lands (2018)



<p>Wetland Distribution (2018) Kalutara DS Division Source : Western Province Environmental Sensitive Wetlands and Field surveys</p>		<p>Urban Development Authority December 2020</p>
Western Province Division	Kalutara Development Plan (2021–2030)	Prepared By: Environmental & Landscape Division

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Weakness | Goal 02

Detailed SWOT Analysis

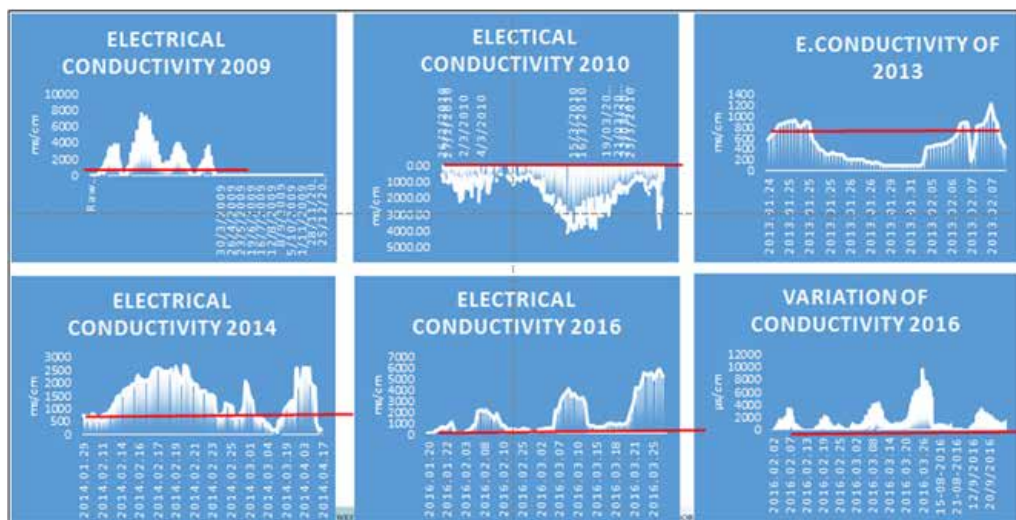
Existence of higher population growth rate in flood prone areas (Thekkawaththa, Kitulawa, Pulartan west)

Kalutara town is subjected to flooding mostly in the months of May, September, and October. The GN divisions where the high population growth rate is found such as Thekkawaththa, Kitulawa and Pulartan west are highly vulnerable for flood and as such there is a risk of affecting a large number of people due to floods and that would cause to jeopardize the development activities of the entire planning area.

56% of the population in the planning area to face with drinking water problem due to mixing of salt water into river during the dry season (January, February, March, August and September)

Kalu Ganga is the main drinking water source in the planning area and therefore increase of salty level of the Kalu Ganga would create drinking water issue in the entire area. Since 100% of the people in UC area use pipe borne water and 56% of the people in Divisional Secretariat area use pipe borne water and as such the entire families are to face with the impact of drinking water issue. When the water level goes down in dry season especially in January, February, March, August and September the salt water flowing in to river through the lagoon and salty level rises in the river. As shown Figure 5.8, the high rate of electrical conductivity is found in water during dry season which reflects the high salty level of the water. This would affect the environmental sensitive eco system and specially damaging the food chain and systems affecting fauna. This would cause to reduce the biodiversity and break its balance.

Figure 5.8 : Electrical conductivity in water in dry season



Source : National Water Supply and Drainage Board (2018)



Opportunities | Goal 02

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Ability to reduce travel time from Commercial Capital of Colombo to Kalutara due to commencement of electrified railway from Colombo to Panadura

Detailed SWOT Analysis

Transport facilities will increase with the implementation of proposed electrification of the railway from Colombo and it is expected to attract 80,000 of daily commuter population by the year 2030 and they would fulfill their transport requirements efficiently without much hazel. Further it would facilitate for the people from the Kalutara Divisional Secretariat area to go for daily work in the commercial capital of Colombo to reach the destinations easily.

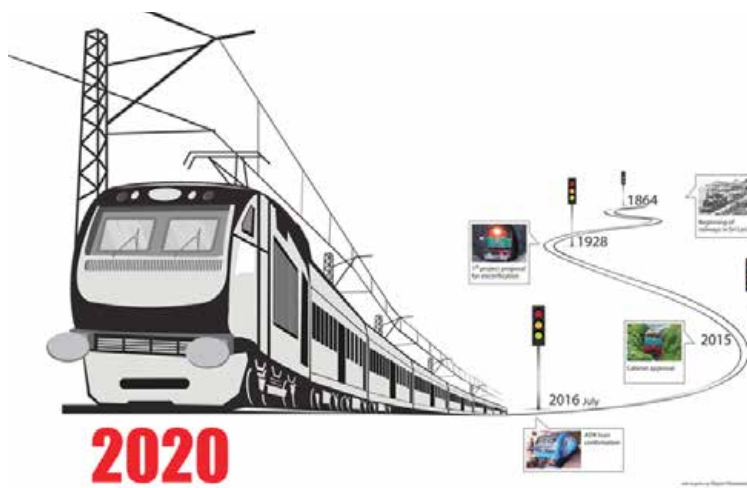
This new transport system will also increase the interconnection from the Commercial capital of Colombo with other main urban centers. Presently it takes about ½ hour to reach to Kalutara from Colombo by express train and 1 ½ hours from a normal train. There is a possibility to extend electrified railway up to Kalutara and therefore this travel time may further get reduced as shown in Figure 5.9.

Proposal to erect a salinity barrier in Kalu Ganga to prevent salt mixing to river by the department of Irrigation in Kalutara district

The Kalutara district Irrigation department has decided to erect a barrier closer Kalutara bridge to prevent salt water flowing towards the upper stream of the land side. It is estimated at Rs 300 million and a feasibility study is being carried out on the same.

The Kalutara district Irrigation department has decided to erect a salinity barrier closer to Kalutara bridge to prevent salt water flowing towards the upper stream of the land side. It is estimated at Rs 300 million and feasibility study is being carried out on the same. This is also an important project to make the Kalutara town comfortable for the inhabitants

Figure 5.9 : Proposed electrified railway up to Panadura



Source : Urban Development Authority

Chapter 05 SWOT Analysis



Threats | Goal 02

Detailed SWOT Analysis

Sea erosion in the coastal line of about 13 km from the location closer to Dhirakkanada road in the western border of the planning area up to Payagala South.

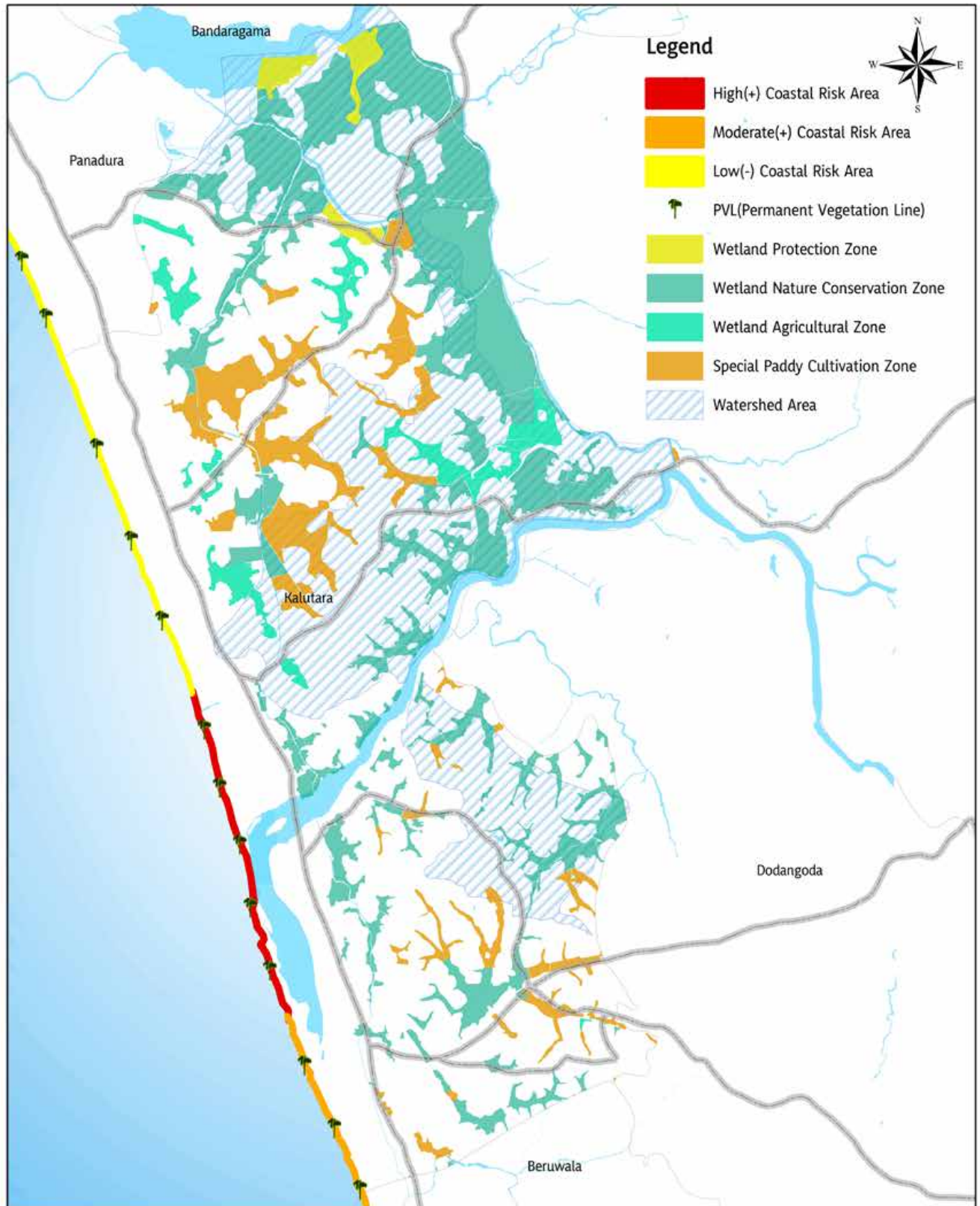
Sea erosion is the main barrier for the development of the Kalutara town among all other constraints. Calido beach has already been subjected to devastation. The destruction of most attractive Calido beach will badly reduce the tourist attraction and the scenic value. It also will affect to the coastal eco system. As shown in the Map No 5.4 the Coastal Conservation Department by taking into accounts the risk levels and has categorized the Kalutara beach coastal area into three zones.

- I. *High risk Zone*
From the Tangerine hotel up to Avani hotel
- II. *Medium risk zone*
From Avani hotel up to Payagala South
- III. *Less risk zone*
From Pinwaththa railway station up to Tangerine hotel

Sea level rises as identified by the Disaster management center in their forecast for 2025.

Sea level rises and its impact to the Kalutara district and its risk level as per the study carried out by the Disaster Management Center can be identified in Map No 5.5.

Map 5.4 : Vulnerable zones in Kalutara coast line (2018)

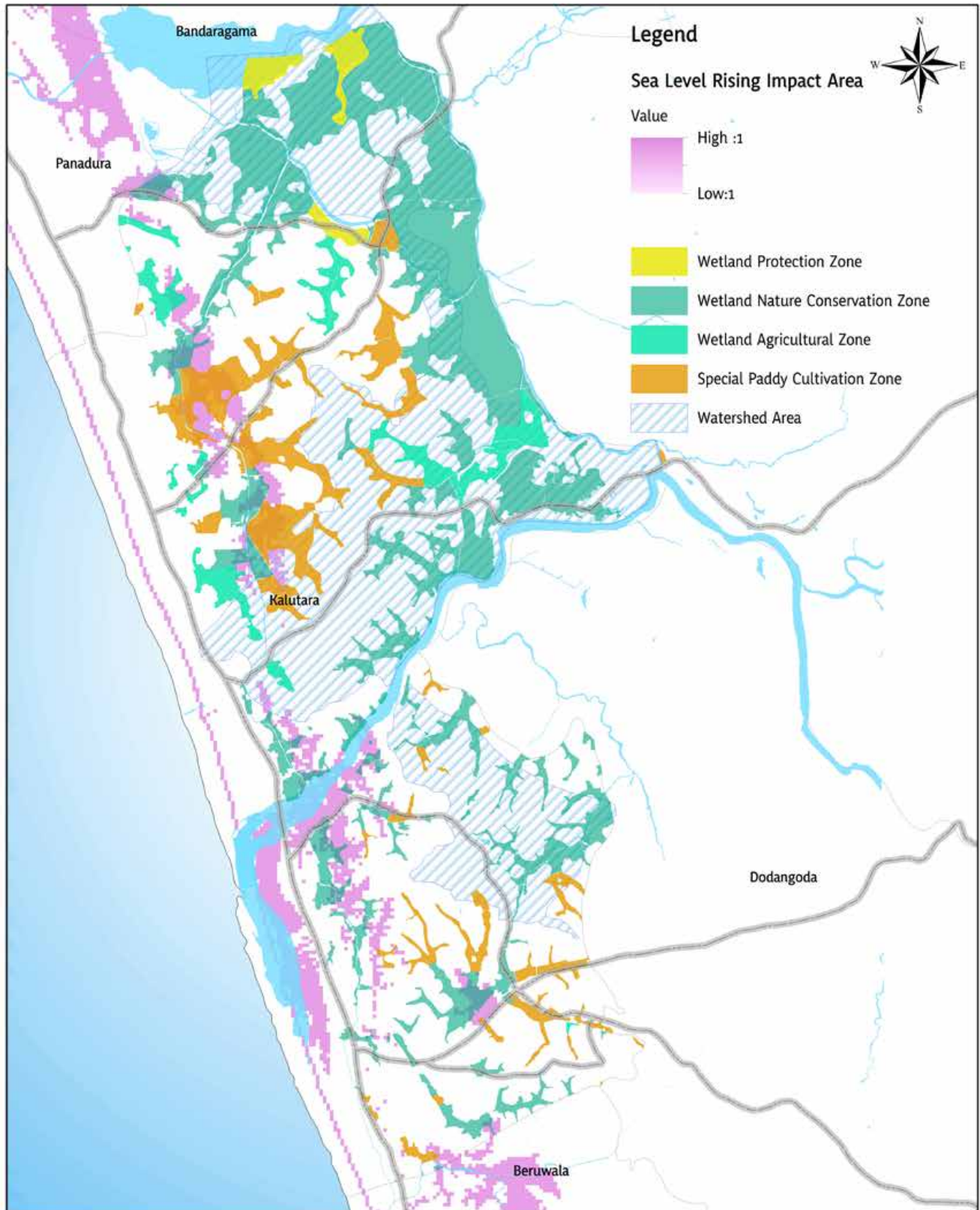


Coastal Risk Areas(2018)
 Kalutara DS Division
 Source:Coast Conservation Department

0 0.45 0.9 1.8 2.7 3.6 Km

Urban Development Authority
 December 2020

Map 5.5 : Danger zones in sea level rises (2025)



Sea Level Rising Impact Area (2025)
 Kalutara DS Division
 Source: Disaster Management Center

0 0.45 0.9 1.8 2.7 3.6 Km

Urban Development Authority
 December 2020

Western Province Division Kalutara Development Plan (2021–2030) Prepared By: Kalutara District Office

Goal 03

To make a conducive service center for the commuters of the Kalutara town situated at Kalu Ganga estuary



Strength | Goal 03

Remaining the Kalutara as an express railway station

Kalutara is one of the main railway stations in Sri Lanka, Both the express and normal speed trains are stopped in the Kalutara station and it has become a facility for the passengers who travel in Colombo south railway line. It is also a double line railway station.

As shown in Figure No 5.11, 6500 passengers are daily coming to Kalutara town as stated in the annual data of CGR. Also, there are four stations located within the Kalutara Divisional Secretariat area. Such as Station No 01, Kalutara North, Kalutara South, and Katukurunda.

The people living in the Kalutara Divisional Secretariat area could fulfill their transport requirements easily is strength for development of the Kalutara town as the transit point.

Existence of Kalutara south railway station closer to main Bus stand (100m)

As shown in the Figure 5.10, Kalutara South Railway station and bus stand are located closer to each other and as such people can get their transport facilities conveniently and efficiently. Because of this potential, there is a possibility to set up a Transport oriented development hub based on the transport facility.

Having a proper road linkage with peripheral areas with main roads.

As shown in the Map No. 5.6, the Kalutara town has a strong connection with peripheral areas through the main road linkages such as Kalutara - Bandaragama, Kalutara - Horana and Kalutara - Mathugama.

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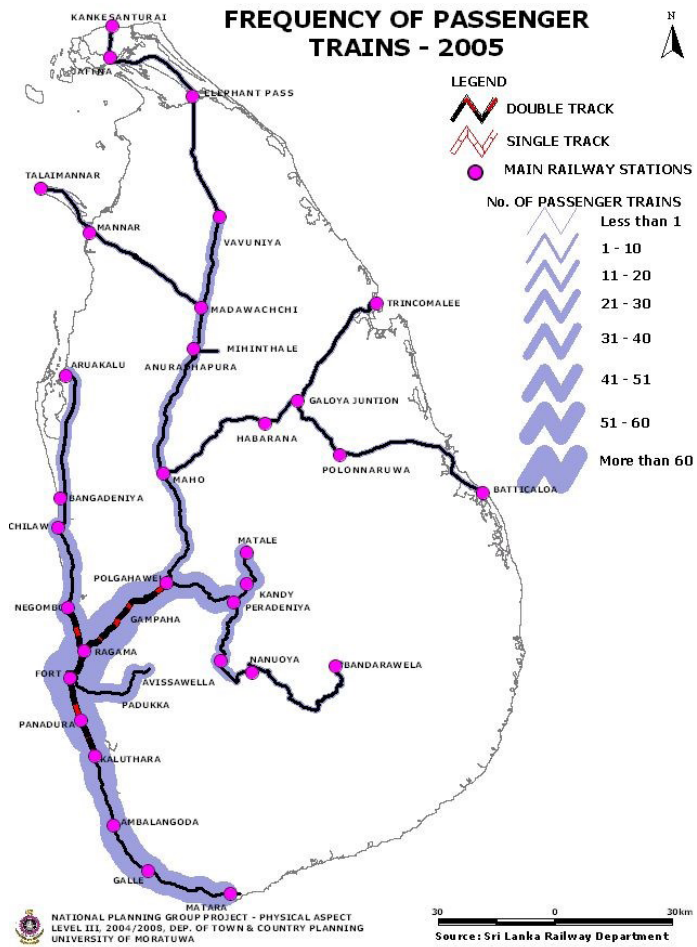
Detailed SWOT Analysis

Figure 5.10 : Location of Railway Station and Bus stand in Kalutara



Source : Images of "Open Street" (2018)

Figure 5.11 : Details about Trains



Source : Department of Town and Country planning, University of Moratuwa (2005)

Map 5.6 : Distribution of Railway and road sytem (2018)



Road Network
Kalutara DS Division
Source: Survey Department



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Weakness | Goal 03

Detailed SWOT Analysis

Non availability of pedestrian walkways in the roads in the middle of the town (2.3km)

Due to haphazard landuse pattern in the town area and non availability of pedestrian walkways in the central area of the town, there is no any conducive environment for the walkability. The roads that were identified are given in the Figure No 5.12 and are as follows.

<i>From Kalutara Clock towere to Three way junction</i>	- 853 m
<i>Station road</i>	- 180 m
<i>Goodshed road</i>	- 338 m
<i>Sarananda road</i>	- 270 m
<i>Chamli Gunawardena Mawatha</i>	- 190 m
<i>Gnanodaya Mawatha</i>	- 180 m
<i>Gregory road</i>	- 348 m

Figure 5.12 : Roads which are not having pedestrian walkways



Source : Images of "Open Street" (2018)



Opportunities | Goal 03

Proposal already been made to electrify the railway from Colombo to Panadura and the Potential to extend the same to Kalutara

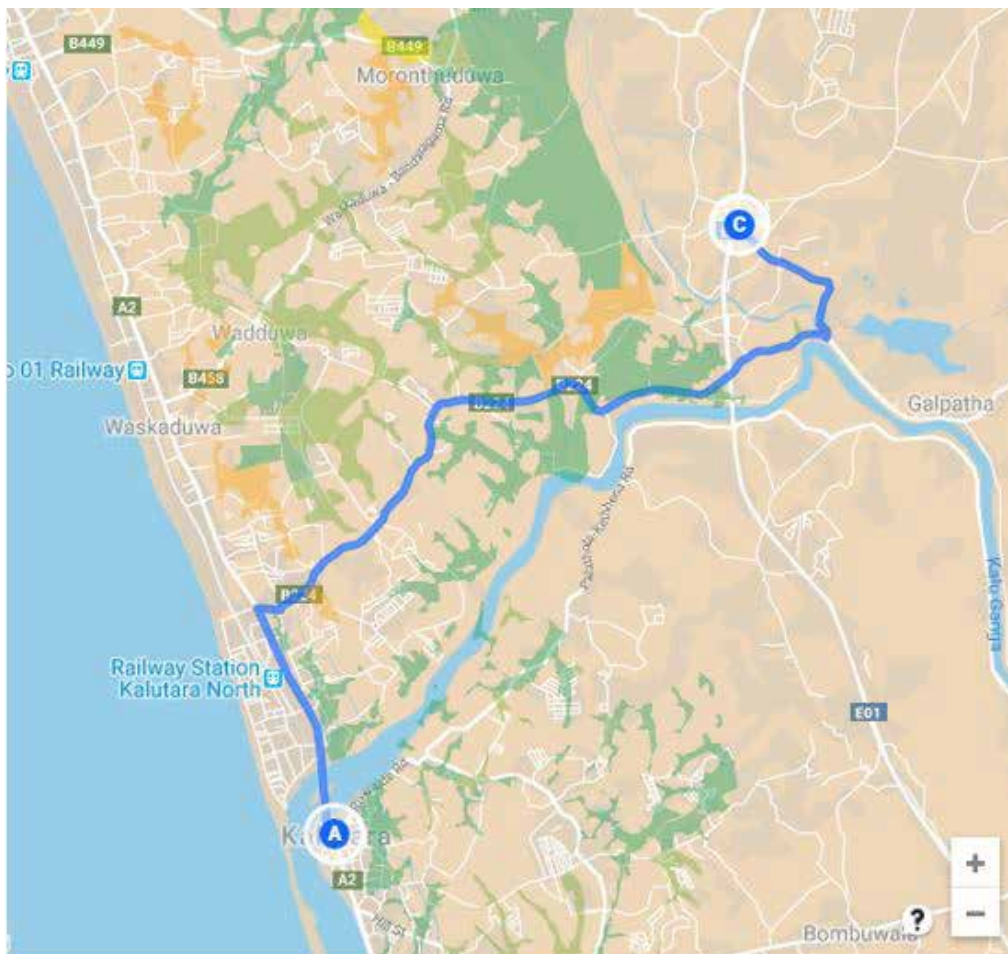
Detailed SWOT Analysis

The proposed electrification of railway up to Panadura town can be made use to develop Kalutara town as people friendly town.

Proposal made to setup a new road interchange of Southern express way at Pelpola and the possibility to have a connection to Kalutara - Horana road.

As per the figure 5.13, there is potential to make new road linkage to the Kalutara town via new road interchange of southern expressway at pelpola and Kalutara-Horana road.

Figure 5.13 : Connection of Pelpola road interchange with Kalutara town through Kalutara-Horana road



Source : Images of "Google" (2018)

Chapter 05 SWOT Analysis



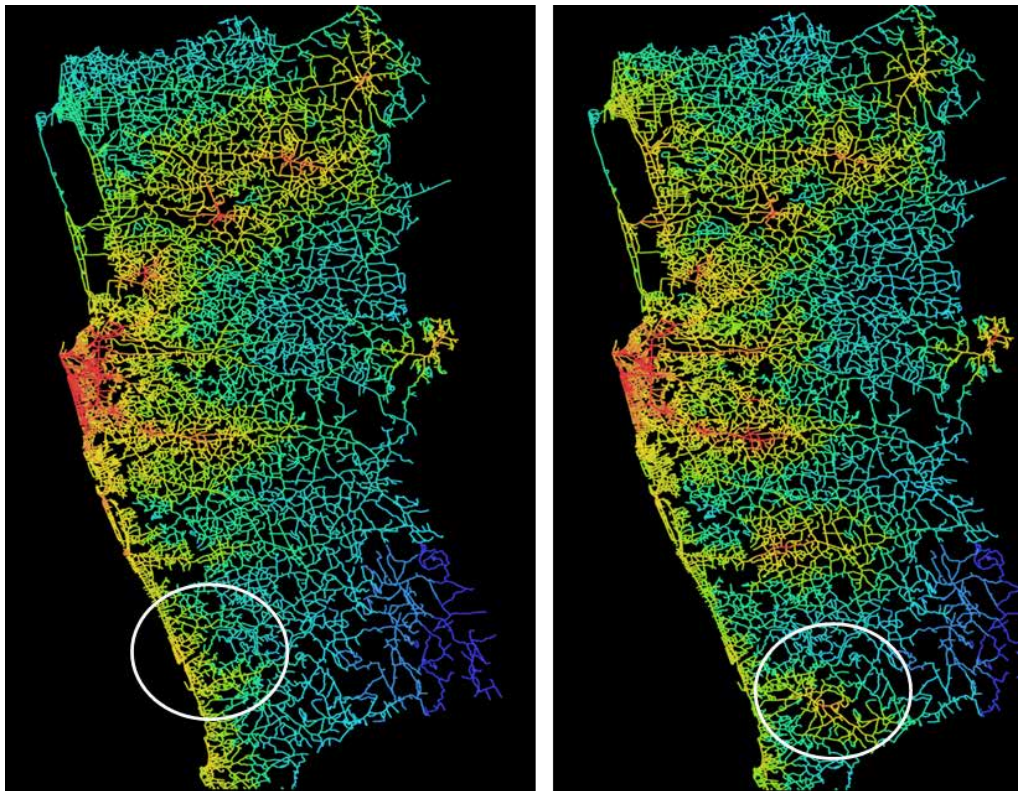
Threats | Goal 03

Detailed SWOT Analysis

Possibility to create problems to attract threshold population to the Kalutara town due to development taken place in peripheral areas with the construction of Southern express way

Because of the Southern expressway, a rapid development has taken place in the peripheral areas of the Kalutara town. As shown in the Figure no 5.14, as a result of Gelanigama and Dodangoda road interchanges, those areas are being developed with high concentration of population and because of that Kalutara town may lose the threshold population required for the proper functioning of the town.

Figure 5.14 : Changes taken place in spatial integration after construction of Southern Highway



Source : Urban Development Authority (2018)

Chapter **06**

The Plan

Chapter 06 The Plan

Conceptual Plan

6.1. Conceptual Plan

Under the conceptual plan, a basic figurative analysis is done with a view to determine the future development scenario of the planning area. Accordingly, a planning concept was developed to achieve a sustainable development in the planning area by resolving the problems identified through the analysis done for the plan prepared for the year 2030.

Based on the conceptual plan, it is expected to develop the area by developing basically 05 sectors to reach to the vision of the plan. Those sectors include the development of diversified zones, revival of tourism industry based on the opportunity of facing the western boundary of the planning area to the sea. Creation of environmental friendly tourism industry by making use of the potential of facing a northern part of the planning area to the Bolgoda Lake. Based on the historically important heritage sites with the natural setting of the Kalu Ganga, it is expected to develop the tourism industry while developing the Nagoda area as health promotion zone.

In addition, it is proposed to develop 04 residential zones with different densities making the environment comfortable and safe living by minimizing the disasters through protection of the environmental sensitive areas.

To provide services to these 04 residential zones, it has been proposed to develop a main commercial hub in the middle of the town, 06 neighborhood nodes, 02 residential nodes, and another node for providing health services. It is proposed to develop the Kalutara town as the main commercial node of the town. The Palathota, Kolaniya, Malwaththa, Uggalbada, Millagas junction and Elamodara are proposed to be developed as the neighborhood nodes. The Central junction and Moronthuduwa are to be developed as residential nodes. The Nagoda junction was identified as the health promotion node ultimately; all these nodes are to be connected into the central business area through the road system.

By taking into account the divers of activities in the middle of the town closer to Kalu Ganga, that area is to be developed as Central Business District (CBD). These divers of activities include four types of functions such as administrative, religious, commercial, and transport.

Also, three sub urban centers such as Waskaduwa, Nagas junction and Katukurunda are to be connected to the central business area through Galle road.

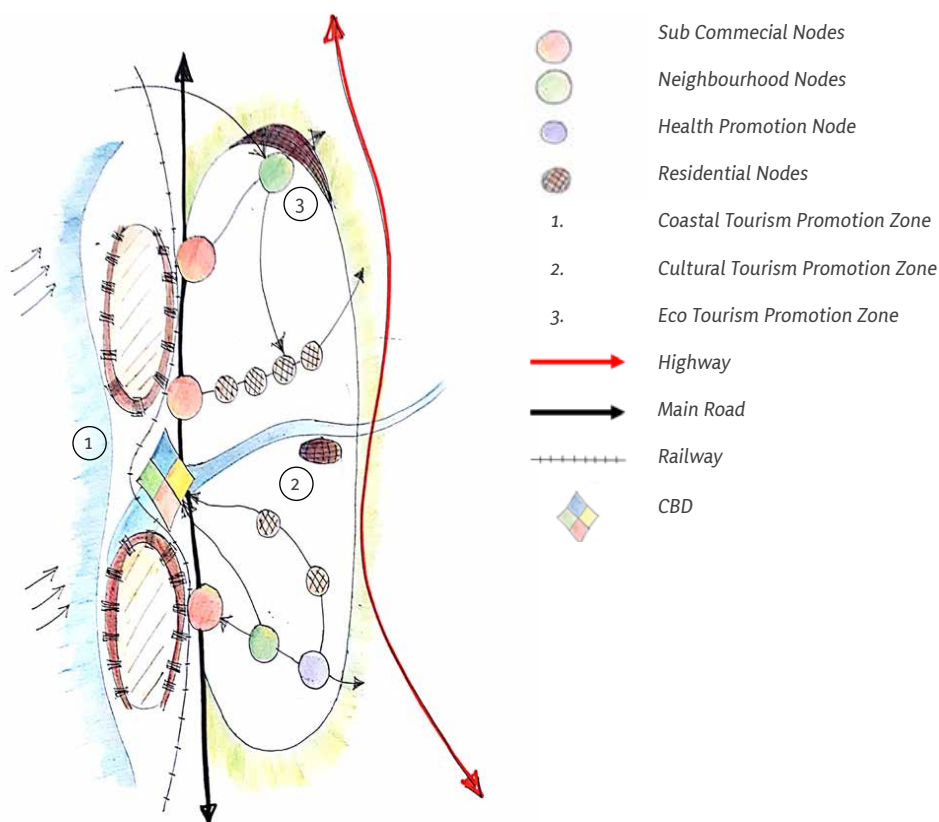
Upliftment of tourism sector is one of the strategies to develop the economic condition of the planning area. Accordingly, it is proposed to develop the western coast line as high-density tourism Zone without letting it to cause any environmental damage and also to develop the Bolgoda environmental friendly tourism promotion zone in a sustainable manner by protecting its environmental sensitivity. Based on the natural setting of the Kalu Ganga and the area where the historical and heritage sites are located

is proposed to convert as a tourism promotion zone focusing with Kalutara Bo tree, Richmond castle building. The development of health sector is also proposed with a view to facilitate for the public for which the Nagoda area was identified as high density health zone considering the availability of existing hospital with other facilities.

In addition, the roads and other infrastructure development is also proposed under this conceptual plan to facilitate for tourists, commuters who are coming for various services, and the residents of the area. The conceptual plan was thus prepared based on all the above mentioned factors which includes the strategic plan for economic development (Console Caesura) ,strategic plan for Infrastructure development (Conjoined Caesura), strategic plan for Housing density and distribution (Cushy Caesura), strategic plan for sustainable environment Development (Cyan Caesura) and finally strategic plan for cultural,Religious and heritage management.

Thus, the ultimate out come which is expected is to make the town 'as the prime caesura" of south west coast by providing all facilities through implementation of above mentioned strategic plans ensuring disaster free comfortable environment for the inhabitants, commuters, tourists and pilgrims. This conceptual plan is given in figure.6.1

Figure 6.1 : Conceptual plan



Source : Urban Development Authority (2018)

Chapter 06 The Plan

Proposed Landuse Plan

6.2. Proposed Landuse Plan

It is the expectation of this plan to develop the planning area as “the prime caesura” of south west coast by achieving the vision, goals and objectives of this plan through the zoning plan for Kalutara Divisional Secretariat area. The identical character of the area will have to be preserved as it is when implementation of this plan.

The urban form of the Kalutara Divisional Secretariat area is expected to be maintained with different perspectives with different densities and different building heights to maintain its attractiveness. In addition, it is proposed to create a scenic and divers of urban design perspective through development of open spaces, roads and all other identified sectors. What is stressed here is to ensure the compatibility of the building density and shapes with the natural environment in introducing proposed landuse plan in the spatial setting of the area.

The Kalutara town which is located at the Kalu Ganga estuary is identified in this plan as a special node town on the Colombo - Wellawaya road and Maradana -Mathara railway line. In addition, its central area contained with various activities such as religious, administrative, and transport activities. Kalu Ganga estuary point where the Kalu Ganga connected to Indian Ocean is also an identical character inherited to this town with divers of landuses, with buildings and with different height ranges.

When considered about the landuse in Kalutara planning area, 55% of the land or half of the total land area was identified as greeneries mixed with the water bodies such as Kalu Ganga, lagoon and other natural water areas bringing a high natural beauty with full of scenic views.

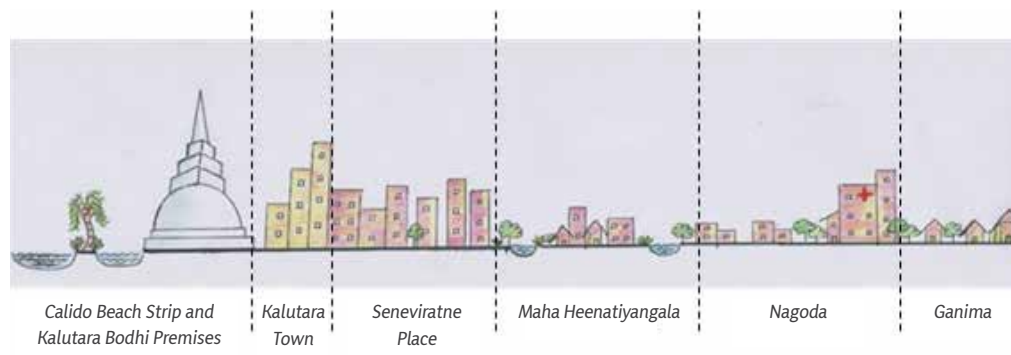
Despite all these potentials, there are some constrains for extracting those potentials to town development.

Although the commercial, administrative, religious and educational activities are concentrated in the, commercial area in the middle of the town and religious zone at the estuary point of Kalu Ganga, those activities are not properly planned out making a way to get maximum contribution to the city economy. A proper linkage is also not seen among scenic beach, kalu lagoon, historical places (Kalutara Bodhi premises, Richmond castle building), Bolgoda environmental zone which are attractive for tourists. Due to existence of flat terrain and lower elevation, the area is subjected to inundation all most in every year. The population density in those areas is increased as predicted for 2030. Therefore, the proposed landuse strategy was identified to create an environment conducive for the inhabitants, commuters and tourists by resolving all the constraints to achieve the vision of the plan the “prime caesura” of south west coast. Accordingly, while protecting the natural environment, the proposed landuse distribution pattern was identified as follows.

As the western part of the planning area is bounded to the sea and existence of Kalutara Bo -tree and Kalu Ganga estuary, is an identical feature to attract tourists. By protecting and developing linkages with central business area, it was proposed to be developed as Religious zone.

As per the cross section shown in Figure 6.2, if a traveler starts his journey at Calido beach could see the natural river and nearby Bo tree and from that point onwards, high density commercial zone can be seen where within a radius of 300 meters from Kalutara bo-tree, the building heights are to be maintained less than the height of Kalutara stupa. After this zone moderate density commercial zone I, wetland protection zone and thereafter high-density residential zone and again high density health zone can be identified. Thus, it is proposed to develop the area as different functional zones in different densities as follows.

Figure 6.2 : Cross Section 1 (A-A)



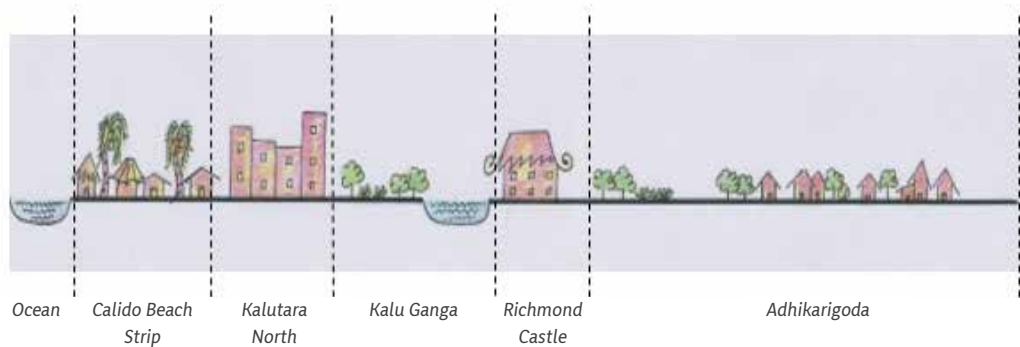
Source : Urban Development Authority (2018)

In order to create some diversified urban landuses, regulations parameters like zoning factor and plot coverage are identified to be used. The regulations have to be enforced to achieve different density areas. By using the advantage of falling the western boundary into coastal line of the sea, the area starting from Tangerine hotel towards the calido beach is identified as high density tourism zone 1 and from there onwards was identified as moderate density commercial zone 1. The next zone, high density residential zone is to be maintained by controlling the building heights strategically making the conserved reservations of the Kalu Ganga to be visible for the people. The next zone is to be maintained as low density residential zone by considering the overflow of Kalu Ganga. This development zones can be identified by cross section Figure No 6.3 .

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The Plan

Proposed Landuse Plan

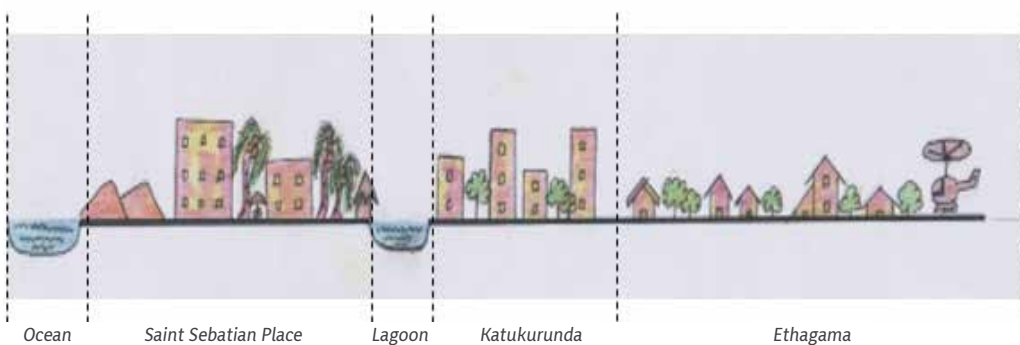
Figure 6.3 : Cross Section 2 (B–B)



Source : Urban Development Authority (2018)

Since district level institutions such as Pasdunrata Teachers’ Training School, Nurses’ Training School, Police Training School, STF Training Camp, District Branch of Open University, Katukurunda airport etc, this area has become attractive for the people. The existence of motor race track has become much popular attraction and is strength to the area. Accordingly, it is proposed to develop the surroundings of this internal airport area as high density height controlled residential zone. When considered about the cross section of the development in this area, firstly, the observer can identify the Kalu Ganga lagoon as starting point and secondly moderate density commercial zone 1 and thereafter he could identify the height controlled high density residential cluster. The cross section of this zone is given in Figure 6.4.

Figure 6.4 : Cross Section 3 (C–C)

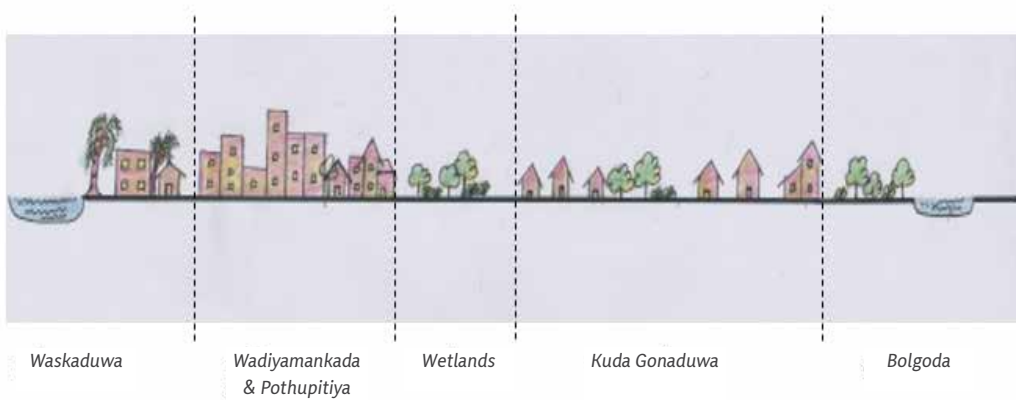


Source : Urban Development Authority (2018)

The Moronthuduwa area is proposed to be developed as residential node. The Moronthuduwa area is accessible from Wadduwa – Moronthuduwa and Kalutara – Bandaragama road and is located within a short distance of 8 km to Galanigama highway interchange and that high potential is to be utilized for its developments.

When paying attention to the development of Moronthuduwa residential node, an observer can first witness the environmentally protected high density tourism zone II, moderate density Commercial zone 1, wetland protection zone, Moderate density residential zone, low density residential zone and finally, low density tourism zone in environmental friendly Bolgoda area can be seen. The cross section relevant to this is given as Figure No. 6.5.

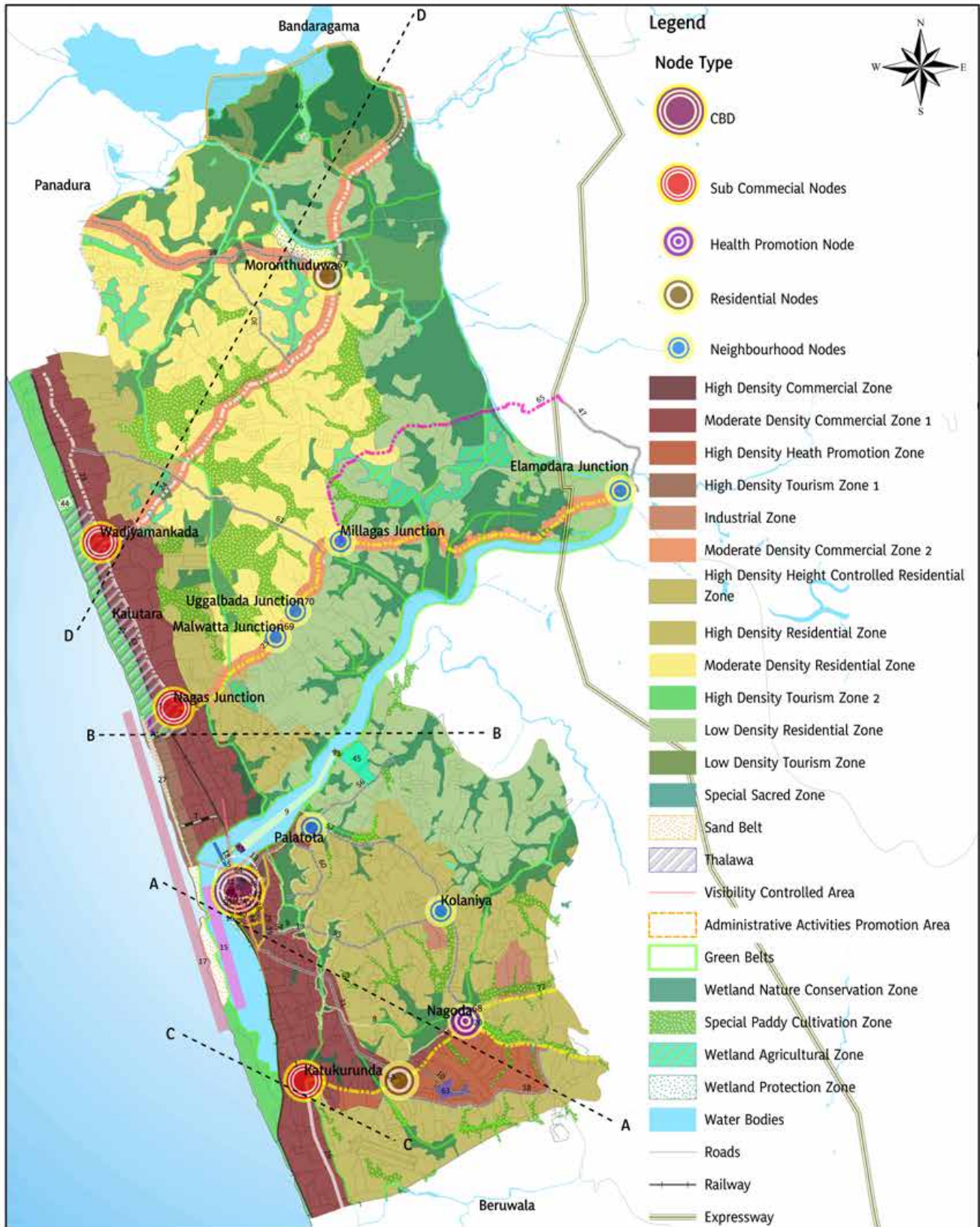
Figure 6.5 : Cross Section 4 (D–D)



Source : Urban Development Authority (2018)

Thus, the future basic landuse scenario and the urban design perspective in the planning area is described in this chapter which is given in Map No 6.1 and thereby it is the final goal to be achieved as to develop the town the “prime caesura” of south west coast by introducing different activities spread in the area through proposed landuse plan representing urban design layout and economic development strategies,

Map 6.1 : Proposed Landuse Plan (2030)



Proposed Landuse Plan
 Kalutara DS Division
 Source : Urban Development Authority



Urban Development Authority
 December 2020

6.3. Strategic Plan for Infrastructure Development

Provision of all physical, social and infrastructure facilities required for the expected residential population and commuter population in the planning area is described in detail as follows.

6.3.1. Service management plan

When considered about the service facilities connected to planning area, it is important to identify the availability of health facilities, hospital facilities, educational and also school facilities etc.

6.3.1.1. Health facilities

Kalutara area is presently having health facilities at a higher standard. The Kalutara base hospital is the main hospital in the district and presently about 1900 peoples are daily receiving services from this hospital. The number of persons coming to the hospital such as hospitalized patients, visitors those who are coming for clinical treatments are estimated to around 5767 persons per day. At the same time, some clinical services and sub clinical services are provided by the MOH office. Two private hospitals are also available in the area (Philip, Family Care). In addition, two dispensaries and 5 other medical centers under the district hospital are in operation in the area. Nurses' training school is also located in the area. One of the main medical facility centers presently under construction is the childcare and maternity hospital (400 Beds) and ENT hospital which could be identified as the main facility among the proposed projects.

Thus, the medical facilities presently available in the planning area are found to be adequate to cater to the present population as well as future increasing population as well.

The details about hospitals available in the planning area and considering the maximum walkability distance as 500m, an analysis has been done to see whether the health service is adequate for the planning area and found that the facilities are distributed in the planning area in the manner which is sufficient to meet the requirement and is given in annexure 13.

Therefore, there is no much requirement to further increase the institutions for health services but need only the improvement of the present health facilities.

6.3.1.2. Education facilities

When considered about the education facilities in the planning area, identification of schools belongs to Kalutara educational division is important. Accordingly, Category 1AB schools 08 numbers, 1C schools 06 numbers, T2 (6-11) schools 17 numbers and T3 schools 03 numbers can be identified. Also there are 03 schools having special educational sections (Thissa Vidyalaya, Delduwa Vidyalaya and Welapura Central colladge) are available in the area.

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Service management plan

Health facilities

Education facilities

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Education facilities

Roads and transport
development plan

When considered about the education facilities to identify the schools, an analysis was done taking into account the availability of schools in the area with a maximum walkability distance as 500m and found that the educational facilities are also adequately available to fulfill the educational requirements of the entire planning area. Distribution of these schools can be identified in annexre 14.

This aducational facility fulfills the present educational requirement and it will be sufficient for the future edicational requirements as well. Therefore, it is worth while to improve the facilities of these schools with available infrastructure and maintain the same for future rather than constructing new schools.

6.3.2. Roads and transport development plan.

Kalutara town provides an important service as a transport center in the district. Specially the passengers who use public transport facilities to travel to Colombo not only within the Divisional Secretariat area but also from the divisional secretary areas of Mathugama and Walallawita are also have to go through the Kalutara town. The main factor for the passengers to travel across the Kalutara town is the availability of transport facilities through the Colombo- Galle- Wellawaya road (A2) and the Railway from Maradana to Mathara. Attraction of passengers to the Kalutara town has been increased especially due to usage of Kalutara south station as an express train operating point. The location of Kalutara bus stand closer to the Kalutara South railway station has become convenient for the peoples to fulfill their transport facilities. Transport oriented development (TOD) taking place at present at this location.

It is expected to provide transport facilities to the high-density residential Zones through the development of roads that were identified in the Divisional Secretariat area under this plan. It would further improve the direct linkages between Kalutara town and identified residential Zones. Under the proposed transport plan, it is also proposed to develop pedestrian walkways within the town area.

As stated in the Volume one of this plan, the daily commuters to the town is estimated to over 80,000 people and high percentage of these people are moving from the location of Clock tower in the town center and the area up to three - way junction on the Galle road in order to fulfill their transport, administrative and commercial requirements. Under the proposed plan for 2030, the pavements of the roads in the middle area of the town are to be developed to facilitate the daily commuter population. By implementing the transport plan, following objectives are to be achieved.

1. *To develop some road sections identified in the central area of the Kalutara town (2.3km) for the pedestrian to be able to walk with safety.*
2. *Creation of 04 residential zones in different densities by providing required urban services and transport facilities having 02 residential nodes, 01 Health promotion node and 06 neighborhood nodes by the year 2030.*

In order to achieve these objectives, there is a requirement to implement a transport plan. In this plan it is expected to improve the linkages between the residential zones identified under the strategic plan for Housing density and distribution and the development of urban centers in the Kalutara south area while improving the linkages with other towns at regional level. Accordingly, the proposed transport plan comprised with two sectors.

1. *Road development plan*
2. *Transport development plan*

01. Road development plan

The spatial form of the Kalutara planning area could be built up through the road development plan identified under the Kalutara development plan 2019 - 2030. Accordingly, the area falling between Indian Ocean from left side and Kalutara Palathota road (Gangabada road) and from there onwards up to Nagoda junction in southern side has been identified to be developed as development promotional zone. From that point onwards Galle road, Kalutara -Bandaragama road, Kalutara -Horana road, Kalutara-Mathugama road have been identified as development corridors. Accordingly, it is expected to develop the road system in such a way that it could promote the high density commercial zone and development corridors and also to improve the linkages between the zones identified under the strategic plan for Housing density and distribution and with the Kalutara central area. Under the road development plan, 03 main actions need to be taken as follows.

I. *Widening of identified roads.*

Under this, it is proposed to increase of the traffic lanes and to introduce facility providing lanes.

II. *Making linkages between roads.*

Making linkages between roads that were identified after analyzing through Space syntax. (Roads that are not connected at present) It is expected to build up spatial configuration. This strategy is to be adopted specially in development of promotional zone.

III. *Creation of pedestrian walkways in some identified roads.*

Pedestrian walkways in some identified roads under road development plan are to be developed under which central area of the town is proposed to be covered.

The roads developable under this plan are described under the Strategic plan for project implementation

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development plan

Water supply plan

02. Transport Development Plan

The interconnection between Kalutara town and residential nodes are to be improved under which following two actions are to be taken.

- I. *Development of passenger bus terminals*
- II. *Introduction of new passenger routes*

It is proposed to develop the linkage between residential zones identified under strategic plan for housing density and distribution with the Kalutara town and also to develop passenger bus terminals in the residential zones. In addition to that, Requirement of developing bus terminals in the identified road junctions in the residential zones were identified under the identified nodes development projects.

Also, in addition to the existing bus routes, some new bus routes have been identified through which the linkage to the Kalutara town (Kalutara south) from residential areas identified under this plan will be improved. The new bus routes thus identified include:

- *Bus service between Kalutara and Neboda via Hill Street.
(In addition to the Kalutara Neboda existing bus service)*
- *Kalutara- Bus service at the Duwa temple junction
(From Kalutara town to Duwa Temple road junction via
Duwa temple road)*
- *Kalutara – pelpola bus service up to proposed new
highway interchange*

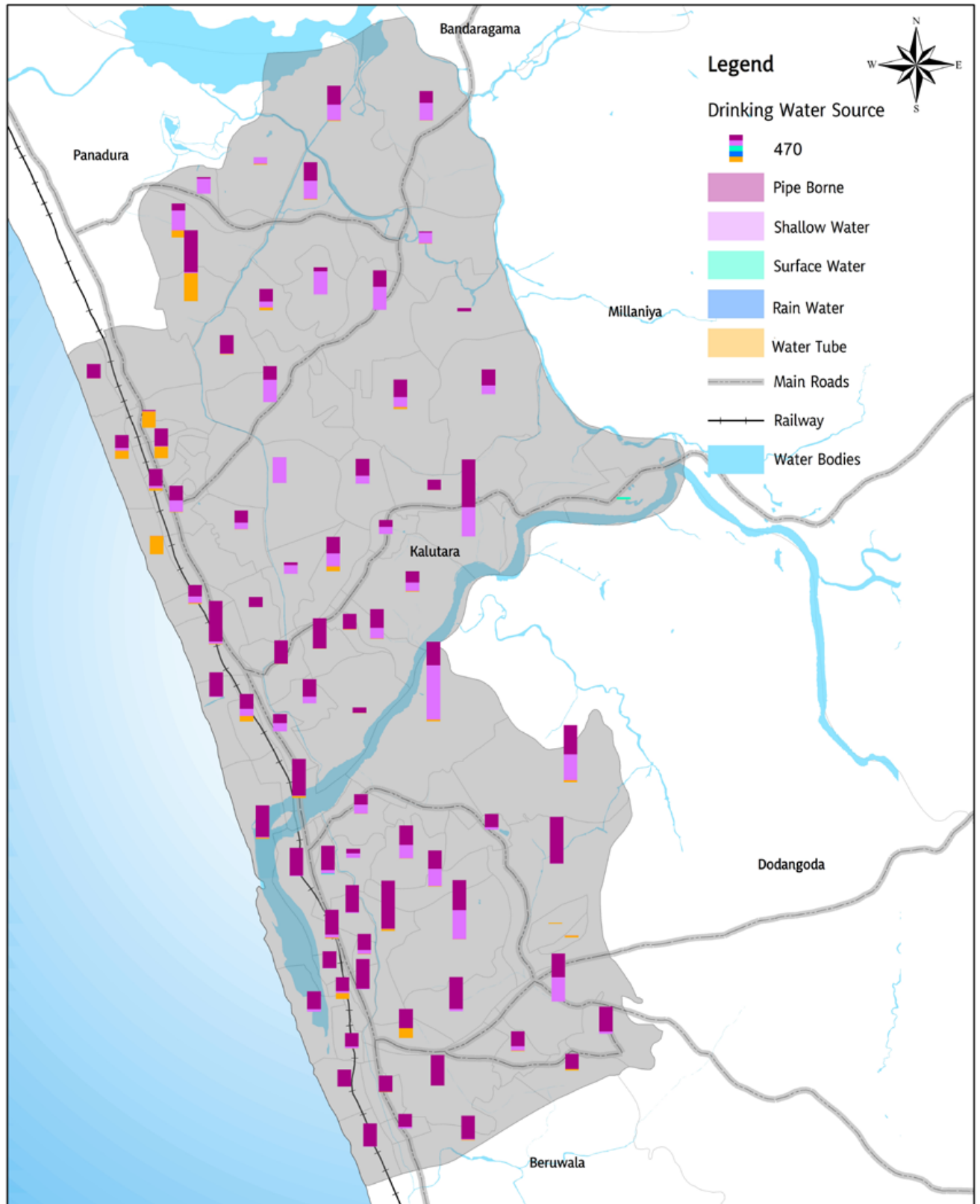
6.3.3. Water supply plan

The population forecasted by the National Water Supply and Drainage Board for Kalutara Divisional Secretariat area is 196,556. This number is almost similar to the forecasted population used for the preparation of this Kalutara development plan 2019–2030. (Forecasted population by the UDA is 199,000)

According to the National Water Supply and Drainage Board, they have the capacity to provide water for 93% of the population in the Kalutara Divisional Secretariat area by the year 2030. The balance 7% could be managed with other sources such as tube wells and wells. As identified in the map No 6.2 different water sources are used for obtaining water to the planning area. The National Water Supply and Drainage Board has the capacity to provide water to the newly identified high density residential zones. The main issue connected to the drinking water in the Kalutara area is the mixing of salt water to the main source of Kalu Ganga during few months in every year. This issue has been identified under the detailed analysis of weaknesses in objective 02.


As a solution, a salinity water barrier is proposed by the National Water Supply and Drainage Board along with Irrigation department for which feasibility study is being carried out. A detail about this project is given under the Strategic plan for sustainable environment development.

Map 6.2 : Water sources in the planning area (2018)



Drinking Water Source (2018)
Kalutara DS Division
 Source: Urban Development Authority

0 0.4 0.8 1.6 2.4 3.2 Km



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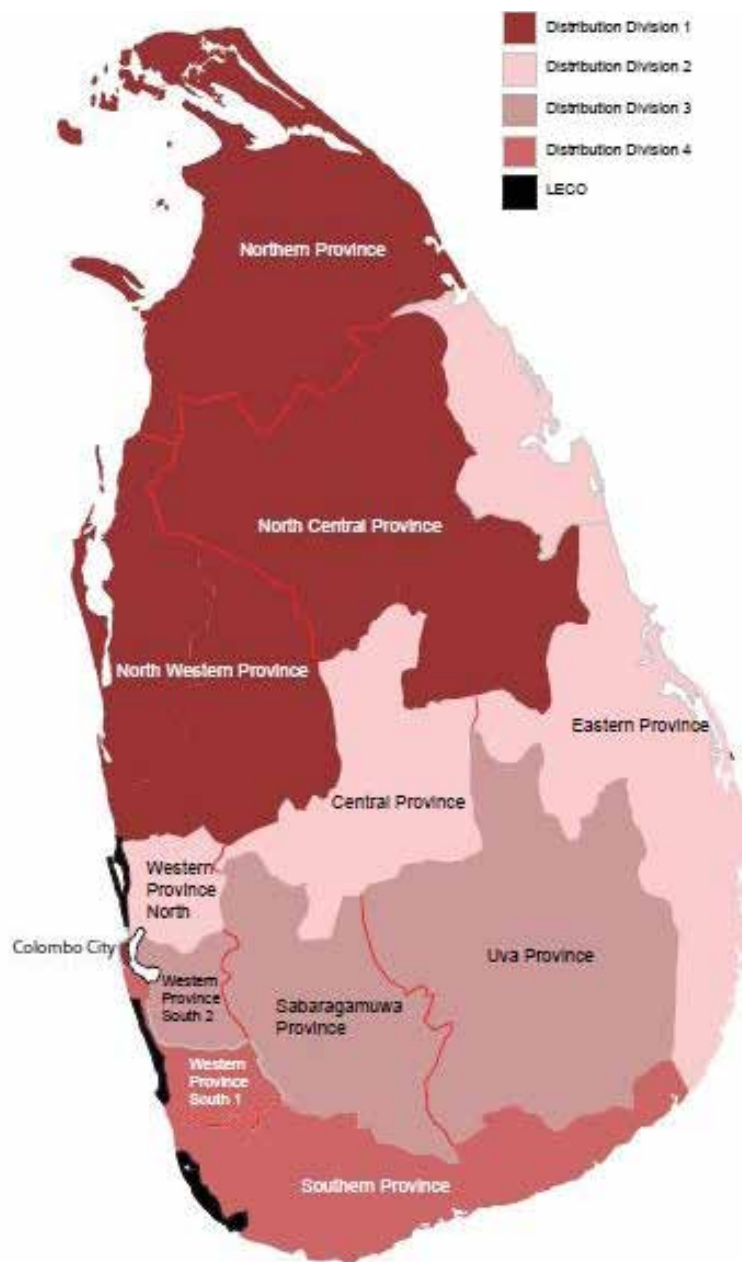
Strategic Plan for
Infrastructure Development

Electricity supply plan

6.3.4. Electricity supply plan

Electricity for the Kalutara Divisional Secretariat area is provided by both, the Ceylon Electricity Board as well as Lanka Electricity Company Ltd. Electricity for the Kalutara urban area is provided by the Electricity Company while other areas are provided by the Ceylon Electricity Board which is shown in Figure no 6.6. 100% electricity supply is available in the Divisional Secretariat area. These two institutions have the capacity to provide forecasted population of 199,000 by the year 2030.

Figure 6.6 : Areas covered for supplying electricity by the CEB and LECO in Sri Lanka



Source : Electricity Board (2018)

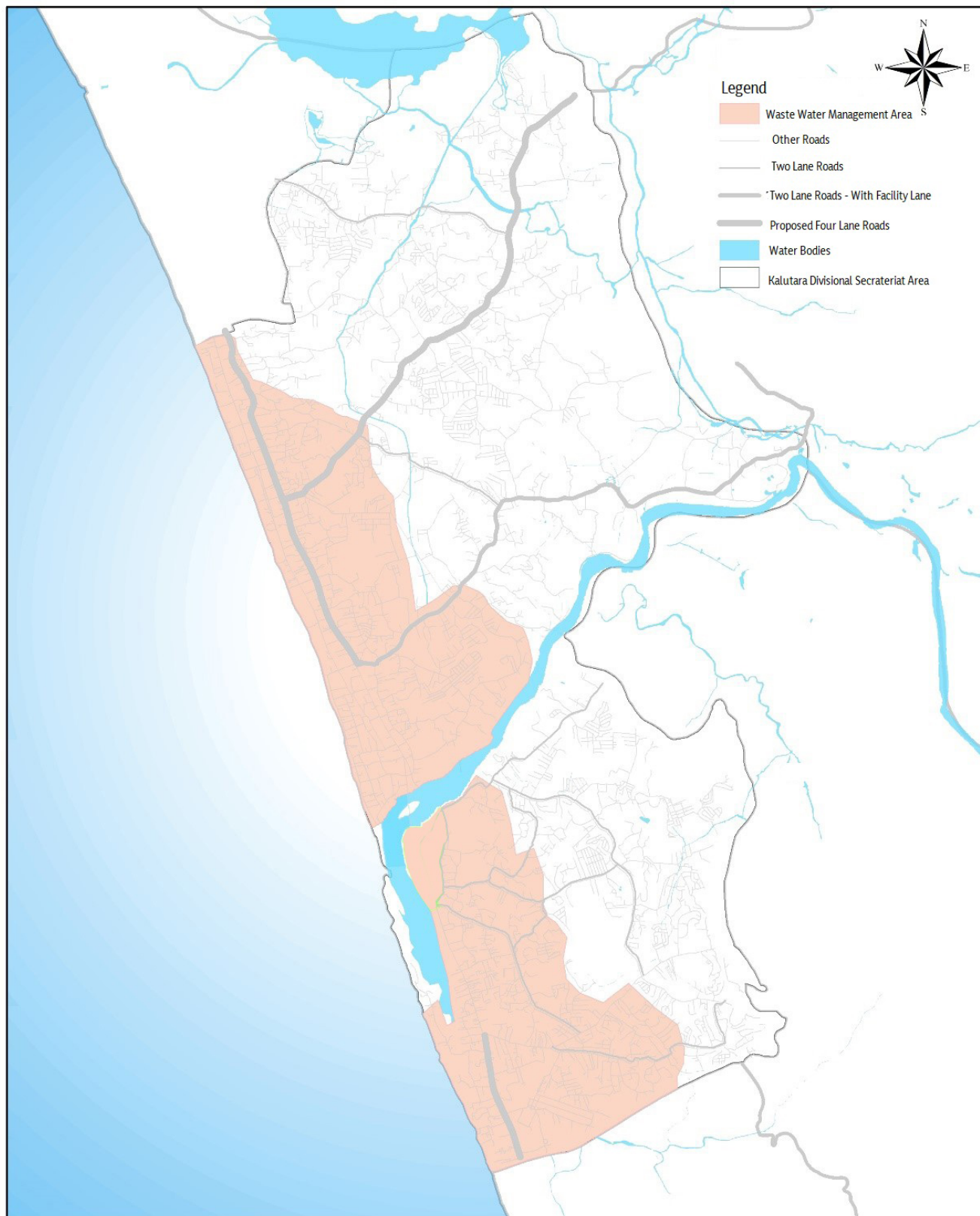
6.3.5. Waste water management plan

Because of the development pressure in the Kalutara urban area, land sub divisions are increased tremendously. Due to high building density in the areas of Kalutara north and south, present swage system of using septic tanks would no longer hygienic for the area. Using of septic tanks for sewerage disposal is not practical and therefore as shown in Map No:6.3, the National Water Supply and Drainage Board has a proposal for the Kalutara urban area and for some selected GN divisions in the Pradesheeya Sabha area to

implement a waste water project for which the identified GN divisions are as follows.

- | | |
|-------------------------|-------------------------|
| 1. Kalutara North | 23. Kudawaskaduwa North |
| 2. Deshastra | 24. Kudawaskaduwa West |
| 3. Deshastra West | 25. Kudawaskaduwa East |
| 4. Vidyasara | 26. Kudawaskaduwa South |
| 5. Thotupola | 27. Mahawaskaduwa North |
| 6. Kalutara South | 28. Dediawela |
| 7. Kalutara South- A | 29. Mahawaskaduwa South |
| 8. Welapura | 30. Wilegoda North |
| 9. Mahawaththa | 31. Malwaththa |
| 10. Kudaheenetiayangala | 32. Botnicwaththa |
| 11. Kurunduwaththa | 33. Jawaththa |
| 12. Akkaragoda | 34. Ethanamadala |
| 13. Nagoda West | 35. palathota |
| 14. Wettumankada | 36. Vilegoda South |
| 15. Kalapuwa | 37. Illukwaththa |
| 16. Katukurunda | 38. Atawila |
| 17. Pohaddaramulla West | 39. Waththamulla |
| 18. Pohaddaramulla East | 40. Mahaheenetiayangala |
| 19. Pothupityya North | 41. Alubogahalanda |
| 20. Pothupitiya South | 42. Kajuduwaththa |
| 21. Pothupitiya West | 43. Kalamulla North |
| 22. Meda Pothupitiya | 44. Kalamulla East |
| | 45. Kalamulla South |
| | 46. Ethanamadala East |
| | 47. Ethenamadala West |
| | 48. Uswaththa |


Map 6.3 : Areas covered by the waste water management plan (2018)



Waste Water Management Area
Kalutara Divisional Secretariat Area

Source : Urban Development Authority

0 0.4 0.8 1.6 2.4 3.2 KM



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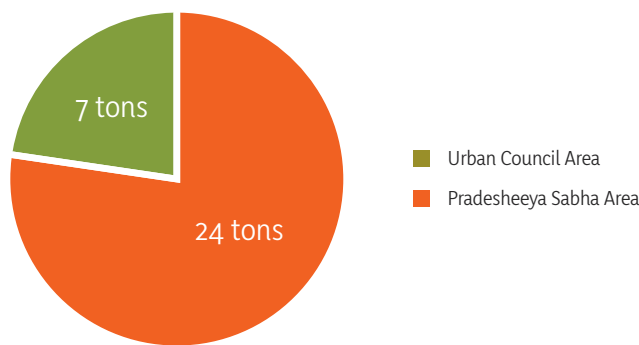
6.3.6. Solid waste management plan

The non-liquid material which is generated from the various human activities such as domestic, trade, commercial, industrial, agriculture and other common activities are defined as solid waste. Food related waste, left out packing waste such as papers, metallic, plastic, glass, cloths, left out material from home gardens industrial waste etc are the type of waste identified. Solid waste generations, storage, collection, transport and disposal etc are the activities involved in management of solid waste.

Present condition in the Kalutara urban council area.

The Kalutara planning area is comprised with Kalutara urban council area and Kalutara Pradesiya Sabha area. As shown in the figure 6.7, the daily generation of solid waste in Kalutara planning area is around 30 Tons.

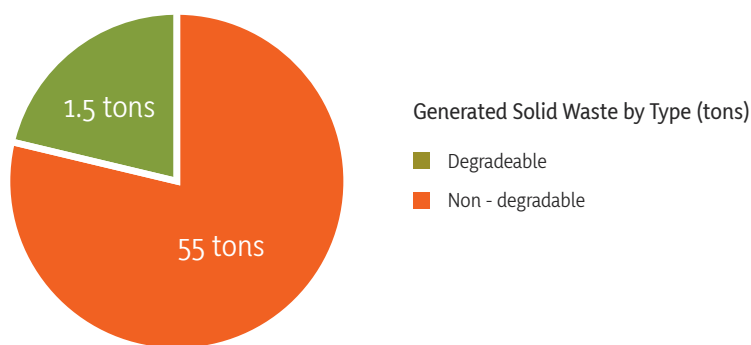
Figure 6.7 : Daily Generation of Solid Waste



Source : Kalutara Urban Council and Pradesheeya Sabha (2018)

Out of the above quantity, the degradable solid waste generated in urban council area per day is estimated to around 21 tons and non-degradable waste is around 3 tons. In Kalutara Praseshiya Sabha area, the daily generated solid waste quantity is around 7 tons and out of which 5.5 tons are degradable waste and 1.5 tons are non-degradable waste. It is shown in figure 6.8.

Figure 6.8 : Generated Solid Waste



Source : Kalutara Pradesheeya Sabha (2018)

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Strategic Plan for Infrastructure Development

Solid waste management plan

The waste generated from this area is disposed into Pohorawaththa dumping yard. The western province waste management authority is running this Pohorawaththa waste management center in an area of 6 acres belonging to the Kalutara Urban Council. This solid waste management center has been started in year 2011 where 5 to 6 tons of compost production is taking place daily and it is 150–160 tons per month.

One Kg of compost is sold at Rs 11 and it earns a revenue of Rs 8 lacks per month. In this Pohorawaththa Resource Management Center, a bio gas unit has also been set up and bio gas generated there, are used for the requirement of this center. The Pohorawaththa solid waste disposal yard is shown in Map No 6.4. As per the forecasted residential population for 2030, the population growth in the urban council are shows a minus figure and as such generation of solid waste quantity may go down and it may be around 21 Tons in the year 2030. According to the residential population in the planning area by the year 2030, the quantity of solid waste that could be forecasted to about 30 Tons per day.

According to the forecasted commuter population in the urban council area, the waste that could be generated is estimated to 84 tons and in Pradesheeya Sabha area around 7 tons can be forecasted by the year 2030. As per this estimation, forecasted quantity of waste in Kalutara planning area by the year 2030 would be around 121 Tons per day. The planning strategies to reduce the generation of this quantity in coordination with the urban council, Pradesheeya Sabha as the responsible agencies and with participation of public are as follows.

Strategies for Solid waste management

Strategy 01 – Minimizing the generation of solid waste

- I. *Introduction of methods to encourage people in domestic, trade, industrial sectors to minimize the solid waste generation.*

Conducting of awareness program and educational program in public places, school etc and also to introduce "10R" systems, a concept of minimizing the generation of waste. ie; preveting from usage, refusing, reduction, reusing, repairing, converting, recycling, re- thinking, remembering, repeting.

Strategy 02 – Separation of waste at the points where it generates.

- I. *Conducting of awareness programs in residential and commercial areas through the local authority.*
- *Conducting of educational and awareness programs to enlighten the public not to mix up the Non-degradable bio waste with degradable waste and also to inform the public that non separated waste would not be collected by introducing "No separation-No collection" policy to motivate the people about the importance of separation.*

Example - to maintain separate waste dustbins for different waste types generated as domestic, institutional, trade and industrial origins.

(a) Compost	-	Green colour
(b) Papers	-	Blue colour
(c) Plastic	-	Orange colour
(d) Metal	-	Brown colour
(e) Glass	-	Red colour

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Solid waste
management plan

Strategy 03 – Promotion of making compost through degradable waste and motivation of people, introduction of profitable market to sell compost.

- I. *To make compost through degradable waste at the location where it generates like residential and institutional premises. Example: Compost bin, compost pit, Bio- tank, etc.*
- II. *To make available space from the compost yards managed by the local authority for the large-scale degradable waste generators to make compost by using simple methods.*

Example - Making of compost by using simple technical methods in an area managed by the local authority for the hotels, hospitals and the residential areas where the normal composting is not done,

- III. *To encourage every house holder to maintain a compost bin by using easy technology and to motivate them to use it for cultivation of organic vegetables and fruits and to promote the market for organic vegetables.*

Strategy 04 – Setting up of bio gas units in state organizations, hospitals

- I. *Food waste and agricultural waste can easily be converted into bio gas which can be used for cooking and lighting etc.*

Strategy 05 – Arranging a program to use degradable food wastes for piggery farms

- I. *Provision of biodegradable food waste for piggery farms as animal food*

Strategy 06 – Usage of suitable technology for recycling of non-degradable waste.

- I. *Organizing of workshop in schools and institutions to change attitudes regarding reuse of the waste material*
- II. *Setting up of purchasing centers of reusable waste, (glass, papers, metal) motivation of people, introducing markets and entrepreneurs to collect such material*
- III. *Registration of buyers who are ready to purchase recyclable waste from local authorities and keeping contact with them and providing information to the public*

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IV. *Introduction of waste fairs to sell reusable metal, plastics, discarded electrical parts etc collected from solid waste yards.*

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Strategy 07 – Setting up of institutional structure to prevent discharging of clinical waste from hospitals.

Solid waste
management plan

- I. *Making compulsory for separation of clinical waste*
- II. *Making compulsory to ensure that the clinical waste is not infective before disposing the same.*
- III. *Setting up of a suitable system within the hospital premises to dispose the clinical solid waste.*

Strategy 08 – Making an efficiency system for collection and transport of solid waste.

- I. *Implementation of door to door collection*
- II. *Introduction of dates and the type of solid waste collected in those dates (Plastics, Coconut Shells ,glass) by relavant local authority*
- III. *Ringing a bell when waste collecting trucks are coming*
- IV. *Provision of equipment and facilities to the compost yards run by the local authorities*
- V. *Keeping separate compartments for solid waste in collecting trucks*
- VI. *To collect waste by using hand carts in the places where collation trucks cannot move in.*

Strategy 09 – Setting up of sanitary filling sites.

- I. *The non degradable material and non recyclable material are suitable for filling of lands. Setting up of a sanitary filling site by a single local authority is financially not practical and therefore to do it collectively by few local authorities.*

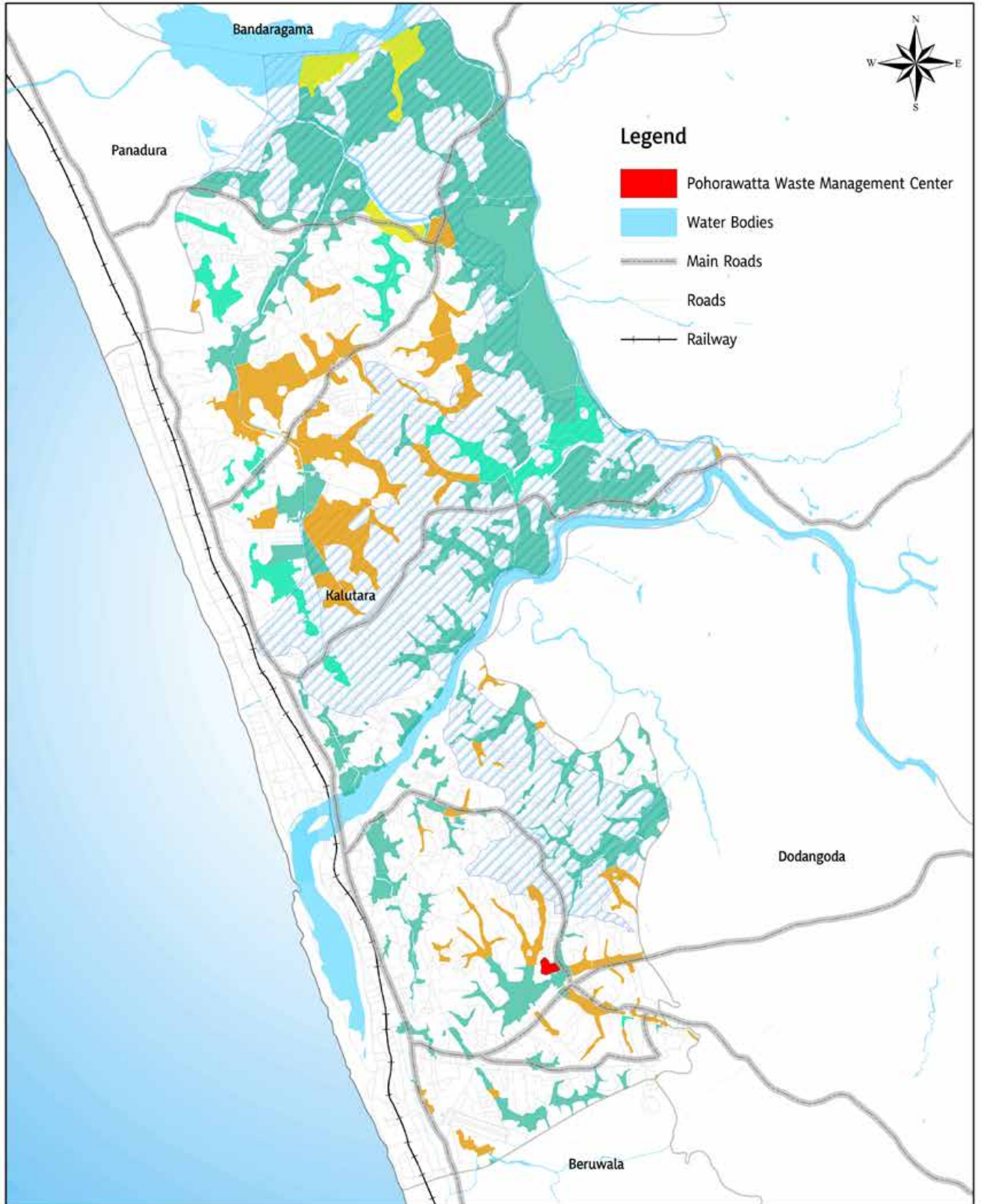
Strategy 10 – Setting up of an electronics waste (E – Waste) management center.

Discarded computers, keyboards, televisions, mobile phones etc should not be disposed together with other urban solid wastes and those material to be kept separately to hand over to the buyers registered in the CEA.

Strategy 11 – Appointment of follow-up committee

To make follow up action through setting up of a committee representing relevant institutions.

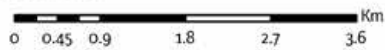
Map 6.4 : Location of Pohorawatta solid waste management center (2018)



Location of Pohorawatta Waste Management Center

Kalutara DS Division

Source : Urban Development Authority



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Strategic Plan for Economic Development

Economic development plan

6.4. Strategic Plan for Economic Development

Under this plan strategies have been worked out to uplift the economic condition of the area by making use of the potentials and this plan comprised with two parts such as tourism development and health promotion plan.

6.4.1. Economic development plan

It is important to pay attention regarding various sectors in development of economic condition of the Kalutara Divisional Secretariat area. Basically, commercial activities are concentrated around the Kalutara town and commercial nodes are located in Moronthuduwa, Uggalboda junction and Palathota junction. The service sector is the main contributor in the economic composition of the Divisional Secretariat area. Kalutara being the main administrative center in the district, a large number of population attracted to the town for commercial, transport and other purposes.

As described in chapter one, around 80,000 people are daily coming to the Kalutara town for administrative, educational, health and various other purposes. The religious importance and tourism industry connected to Kalutara town are the main reason to attract many people to the town. This commuter population makes a positive impact to the economic activities of the town. However, with the construction of southern highway and various other national level investments around other areas in the district make negative effects to the commuter population to the town.

Accordingly, by taking into account strength, weaknesses opportunities and threats, this economic plan was prepared. The objectives to be achieved through the economic development plan are as follows.

1. *Aiming to bring economic benefits to the town by establishing all the administrative functions in a one location, it is planned to setup 80% of the administrative services within 200 m radius from the Kalutara District Secretariat building by the year 2030.*
2. *To provide 80% of the secondary and tertiary level health services with a 1km distance surrounding the Kalutara general hospital by the year 2030*

In order to reach to this target, two strategies are to be adopted.

1. *District level administrative functions spread all over in the Divisional Secretariat area to be setup within the District Secretariat premises.*
2. *Increase of interconnection between tertiary level health institutions establish within and around the Kalutara base hospital premises.*

In order to achieve this target administrative and health development plan has been prepared.

6.4.1.1 Administrative and health zone development plan.

Out of the commuter population who come to Kalutara town, the majorities are coming for administrative and health services because of the fact that the Kalutara is the main administrative center of the Kalutara district and the base hospital to be one of main hospital in the western province. As per the main development presently taking place, the number of people seeking treatment will also be increased in future. To facilitate for all those who are coming to the town and also to uplift the economic condition of the town, the plan for administrative and health services zones have been prepared through which it is expected to achieve an agglomeration economic benefit to the town. Thus, the objectives O2 and O3 of the economic plan can be achieved. It is described under Strategic plan for project implementation.

6.4.2. Tourism Development Plan

As explained above Kalutara town is an attractive place for pilgrims and tourists. Because of the tourist attraction the private sector has moved into construct tourist hotels related to tourism sector in the area. Accordingly, a tourism development plan has been prepared to improve the contribution of the tourism sector to the economy of Divisional Secretariat area by taking into account potentials and constraints. Arrival of pilgrims to the town is seen throughout the year and as most of them are local travelers, they also contribute to the economy of the Kalutara town. The places of tourist attraction are proposed to be developed by recognizing the potentials. Tourism development plan as shown in the Map no.6.5 has been prepared by improving the linkages between such places.

Accordingly, the most attractive location of Kalutara Bo tree premises and surrounding area is proposed to be developed as heritage tourism for which a separate zone is identified. A Richmond castle premise is also to be developed as heritage tourism zone. The area abutting Kalu Ganga between Kalutara Bo-Tree and Richman castle premises is to be developed as River front tourism promenade. The area abutting Calido beach is to be developed as sea front tourism promenade. Also, the area like Moronthuduwa, Gonaduwa is proposed to be developed as low density tourism zone for which the area where the Keppu ela connecting point to Kalu Ganga and Bolgoda lake can be developed in traveling in water ways to improve the tourist attraction. According to these strategies, the tourism activities in the Kalutara area are proposed to be diversified. Thus, cultural tourism activities, environmental tourism activities, and beach related tourism activities can be promoted, and tourists have the opportunity get different experience within a short distance. This would help to attract both local and foreign travelers to this area. As per above the tourism development plan its objectives and strategies can be identified as follows.

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Economic Development

Economic
development plan

Tourism
Development Plan

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Strategic Plan for
Economic Development

Tourism
Development Plan

Objectives

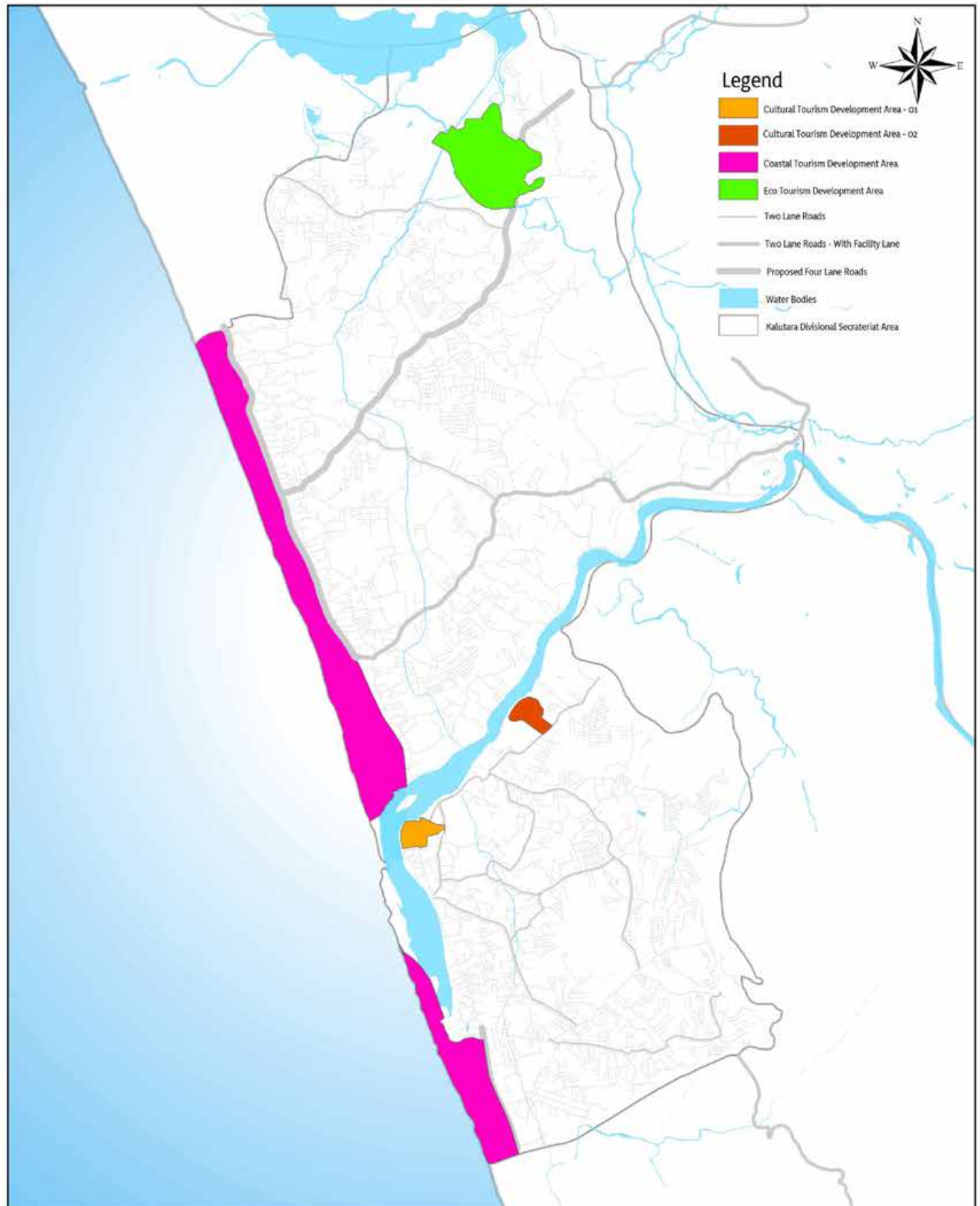
01. *Making a link interconnecting Kalutara Bo tree, Calido beach and Richmond castle building for comfortable journey by the year 2030*

Strategies

- I. *To create a cultural tourism zones based on both the Kalutara Bo Tree premises and Richmond Castle premises.*
- II. *Creation of two tourism zones based on Kalu Ganga and Calido beach line*

The development projects to take place under this plan are described under Strategic plan for project implementation.

Map 6.5 : Tourism Development Plan



Tourism Development Plan
 Kalutara Divisional Secretariat Area
 Source: Urban Development Authority



 Urban Development Authority
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Strategic Plan for Sustainable Environment Development

Environmental conservation plan

6.5. Strategic Plan for Sustainable Environment Development

In Kalutara planning area is having a several distinct environmental features inherited to that area. The environmental setting of the Kalutara planning area is determined due to integration of the factors such as location of the town closer to Kalu Ganga estuary, remaining of 55% of the land area as wetlands and locating the town abutting to sea etc. At the same time, this area is subjected to disaster at national level and by taking into above factors the sustainable environmental development strategies mentioned in this chapter are adopted in order to create a sustainable environmental condition in this area. Accordingly, it is expected to achieve following objectives through Strategic plan for sustainable environment development.

- a. *Provision of 100% cleaned and hygienic drinking water for the entire planning area by the year 2030.*
- b. *To minimize the coastal erosion in the beach line of about 13km from the Dhreerakanda Mawatha at western boundary of the planning area up to Payagala south by the year 2030.*
- c. *Creation of an environment conducive for living by controlling the vulnerability threat for flooding of 21 GN divisions through the management of 1925 ha. Of environmental sensitive areas*

6.5.1. Environmental conservation plan

The main objective of the environmental conservation strategy is to protect the wetlands and environmentally sensitive areas located in the planning area, protection of blue network and coastal environmental system, management of salty level of water, and management of disasters. By protecting the wetland, water retention capacity can be increased while preventing the flood risk level and that will protect the bio diversity.

6.5.1.1. Strategy for protection of wetland and environmental sensitive areas

To protect the wetland and environmental sensitive areas, mainly it has been identified a wetland zoning under the wetland and sensitive areas protection strategies. According to the western province wetland management plan it is described as follows. Since the main canals and sub canal are not properly maintained, drainage system is not functioning properly. Also, due to growing of invasive plants, the free flow of water is disturbed. Also due to unauthorized constructions in low-lying areas in haphazard manner and all these issues are to be addressed under the above strategy. Accordingly, the wetlands identified in the Kalutara planning area can be zoned in the following manner.

Wetlands, located in Kalutara DSD area can be classified into three categories as mentioned below.

- I. *Wetland Protection zone*
- II. *Wetland Nature Conservation Zone*
- III. *Paddy Cultivation and Wetland Agricultural Zone*

1. Wetland Protection zone

Bolgoda Lake - Environmental Protection zone

Bolgoda Lake is located in the form of a semi-closed lagoon between the Kalu and Kelani river valleys. It consists of two interconnected tank systems (North and South) as well as the Weras River, Bolgoda River, Panape Canal, Rambana Canal, Maha Oya and Thalpititiya Canal. The Bolgoda Lake area is rich in biodiversity and is threatened by industrial effluent disposal, unplanned development activities, unauthorized land acquisition and the spread of invasive plants. The Authority has gazetted this area as an environment protection area under No. 1634/23 dated 30.12.2009. (Source: Environmentally Sensitive Zones in Sri Lanka - Central Environmental Authority)

Among the vertebrates recorded in the southern part of Bolgoda Lake are 45 species of fish, 16 species of amphibians, 40 species of reptiles, 97 species of birds and 31 species of mammals. (Source: National Wetland Directory of Sri Lanka by CEA - 2006)

There are two Grama Niladhari Divisions in the southern part of Bolgoda Wewa which belong to the Kalutara Municipal Area and they are Maha Gonaduwa and Kuda Gonaduwa Grama Niladhari Divisions.

2. Wetland Nature Conservation Zone

There is a system of canals such as Aluth Ela, Heenatiyangala Ela and Keppu Ela along the Kalu Ganga and Bolgoda Lake which are the main sources of water flowing through the area and the adjoining lowland wetlands belong to the Natural Conservation Zone.

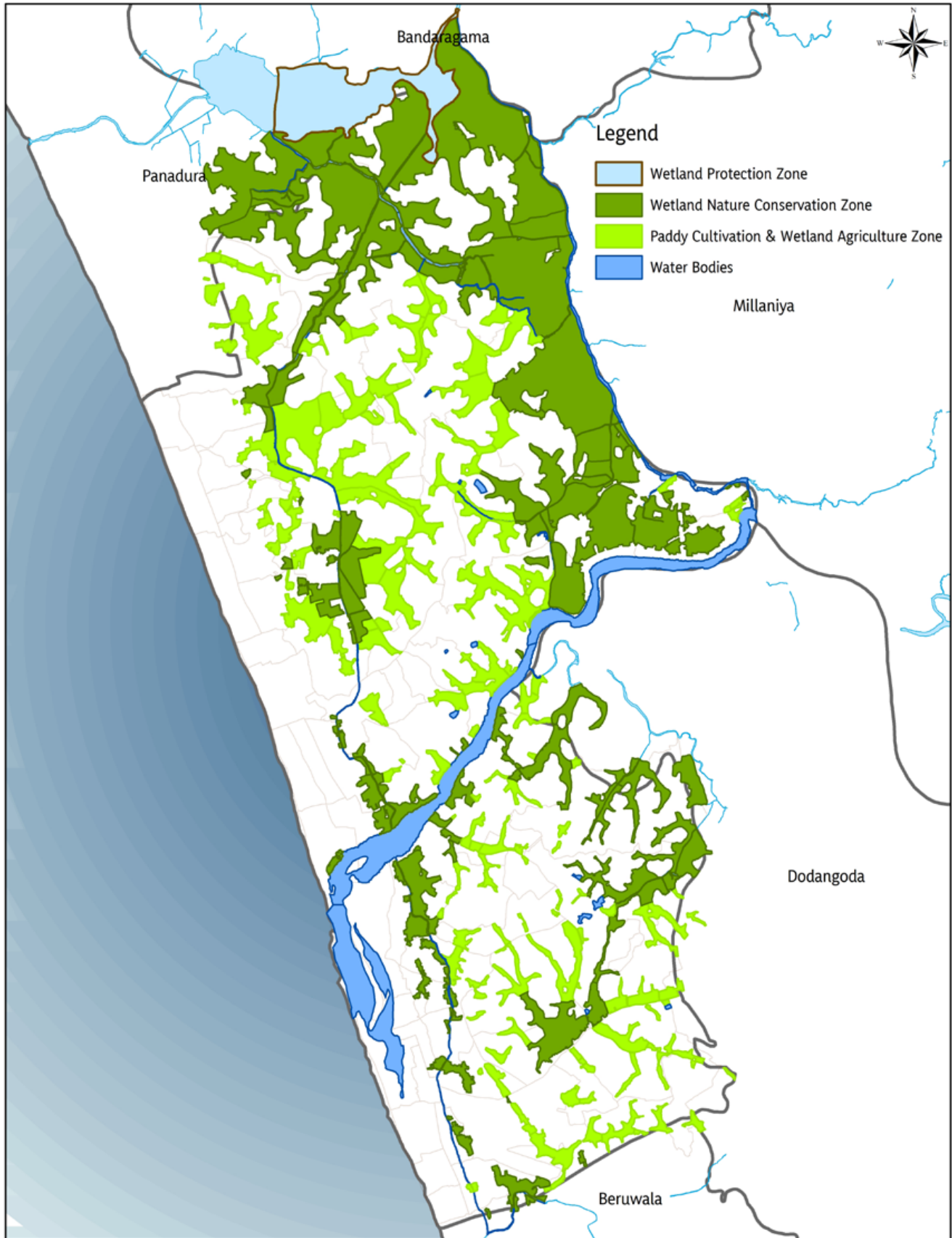
3. Paddy Cultivation and Wetland Agricultural Zone

Active paddy lands, abandoned paddy lands as well as other important areas related to agriculture and related areas such as Deniya and Ovita within the Kalutara Municipal Area fall under this zone. These areas should be maintained as water retention and drainage areas.

Identified Problems

- (a) Water flowing is not Main canals and tributaries are not properly maintained and drainage is blocked due to the presence of invasive plants.
- (b) Illegal unauthorized construction and reclamation in lowland areas.

Map 6.6 : Wetland Zoning Plan (2019–2030)



Wetlands Zoning Plan (2019-2030)
Kalutara Divisional Secretariat Division
Source - Field Visit Data



Urban Development Authority
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6.5.1.2. Strategy for protection of existing Natural Water Flowing system

Under this, existing water sources spread in the planning area of 444.78 ha is to be protected for which actions to be taken are given below.

Action 01

Introduction of environmental protection zone.

Under the Kalutara development plan for 2005-2020 declared by the Gazette notification dated 7th Jun 2005, reservation zone identified for the canals and the river are given in table 6.1 and same reservations are included into this plan as well. Details regarding this are stated in regulation in Volume II.

Table 6.1 : reservations for the river, canals and other water streams in the planning area

Name of the water way	Width of the reservation (meter)	In feet
Kalu Ganga	20 m from the bank	66 feet
Bolgoda lake	12 m from the bank	40 Feet
Heenetiyangala ela and aluth ela	06 m from the bank	20 feet

Source : UDA (2018)

In addition to the above, the reservations declared by the Sri Lanka Land Reclamation and Development Corporation by the Gazette notification bearing no 1662/17 dated 14.07.2016 are expected to be used for other canals in the Divisional Secretariat area.

6.5.1.3. Coastal environmental management strategy

The sea erosion is one of the main constrains for development of Kalutara town. Already the Calido beach line is subjected to devastations. Destruction of this most attractive beach is much detrimental to its scenic beauty and to reduce the tourist attraction. Also, it has caused wear damage to the coastal environmental system. To minimize the damages the actions identified in this plan are as follows.

Action 01

Rules and regulations introduced as per the coastal conservation and coastal resources management Act for regulating the coastal development activities are proposed to be adopted as it is.

Protection of coastal areas and coastal resource management is regulated by using the gazette notification bearing no 58 of 1981. It is proposed to use the same regulation under this Kalutara development plan as well. The Coastal area of Kalutara DS division has been classified as three risk categories according to the risk ranging trend. That is,

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I. *High Coastal Risk Area (from Tangerine hotel up to Avani hotel)*

55m from the boundary where the permanent plants are grown is included as a reservation into this zone.

- In the region up to 20 m from the boundary of permanent plants is not allowed for any development
- From there, permission for limited developments will be allowed up to 35 meters.

II. *Moderate Coastal Risk Area (from Avani hotel -Payagala South)*

50m from the boundary where the permanent plants are grown is included as a reservation into this zone.

- Of which 20 m closer to sea is not allowed for any development activity. And from that point onwards up to 30m development activities are limited.

III. *Low Coastal Risk Area (from Pinwaththa railway station - Tangerine hotel)*

35m from the boundary where the permanent plants are grown is included as a reservation into this zone.

- Of which 10 m closer to sea is not allowed for any development activity. And from that point onwards up to 25m development activities are controlled.

Action 02

To re erect the sand dune remains in the area.

Following issues have been identified due to devastation of sand dune

- *As a result of mixing salt water in to river, drinking water issue has arisen*
- *Damages caused to the bio diversity in the eco system of the river as it would break its eco balance*
- *Direct impact caused to sand extraction in Kalu Ganga*
- *Creation of a vulnerability for natural disaster like Tsunami*

As a solution to these issues, the sand dune which was there in 1.7 km coastal line is proposed to be re erected by nourishment method and to make it as permanent sand dune by the year 2030.

Action 03

Mangrove planting project for identified areas.

It is proposed to plant mangrove plants in an area of about 10 acres in the area between railway station and lagoon and thereby to minimize the sea erosion and wind distraction.

Action 04

Implementation of a project to plant some bushes plants in High Coastal Risk Area for a distance of 2 km from Tangerine hotel to Calido beach

It is expected to protect the coastal line without any damages to the scenery and expected to maintain as a natural environment maintaining the scenery.

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Environmental
conservation plan

Landscape plan

6.5.2 Landscape plan

Since the Kalutara planning area is situated in the landmass of Kalu Ganga basin, it has an identical landscape inherited from the ancient time blending with Kalu Ganga, sea, Calido beach, internal canal system and wetland areas. It is expected to implement the strategic developments in the identified locations to create the landscape scenario of the planning area with a view to achieve the vision of the development plan for 2019–2030 “The prime caesura of south west coast”. Those locations are as follows.

The projects that were identified in order to enhance the aesthetic value in some of the locations in Kalutara planning area include;

1. *Landscape development in Nagoda Junction*
2. *Landscape developement in the Richmond building premises*
3. *Landscaping in front of the court complex premises*
4. *Landscape developement in Calido Beach*
5. *Setting up of a leaner park based on the part of the Kuda Heenetiayangala canal in the high density residential zone.*
6. *Landscape improvements in front of the Child and maternity hospital premises*
7. *Landscaping at the Moronthuduwa Junction*
8. *Development of urban park*
9. *Landscape developement in Children Park*
10. *Landscaping in the land strip (Thalawa) between railway line and Galle road located in the middle part of twin bridges at Kalutara.*

Further details are given under the Tourism Development plan, Strategic plan for sustainable environment development and strategic plan for project implementation.

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Disaster management plan

6.5.3. Disaster management plan

Identification of disaster prone areas and actions to be taken to minimize those disasters are described under this plan.

Existing disaster situation

The disaster types in Kalutara planning area include:

- I. *Flood*
- II. *Drinking water issue*
- III. *Existence of vulnerable places for Landslide*
- IV. *Tsunami*
- V. *Storm water discharge*

i. Flood

Kalutara planning area is subjected to major floods almost in every five years. The flood level is measured at the Palathota measurement point. GN divisional areas on either side of the Kalu Ganga area basically subjected to flooding. In addition, inundation is also taking place due to overflow of drainage lines during heavy rainy days. Flood situation in years 2014–2018 is given in table 6.2.

Table 6.2 : Details about the disaster condition due to floods in the Kalutara Divisional Secretariat area during the years 2014-2018

Year	Number of families affected	Number of persons affected
From 02.06.2014 to 06.06.2014	1224	4054
2015.09.29	160	689
2015.11.15	178	809
From 16.05.2016 to 28.05.2016	241	993
26.05.2017 to 24.06.2017	2942	11854

Source : National disaster resilient center disaster incidents report -Kalutara district (2018)

ii. Drinking water issue

Kalu Ganga is the main drinking water resource in the Kalutara planning area. Due to mixing of salt water into Kalu Ganga during the dry season (January, February, March, August and September) the people who are using pipe borne water are affected. Water distribution is carried out by the Kethhena water purification plant. In dry season electrical conductivity of the water is increased and if the figure increased beyond 750ms/c, the water is not suitable for drinking purpose as stated by the National Water Supply and Drainage Board.

Table 6.3 : Details about the drinking water issue in the Kalutara Divisional Secretariat area during the period from 2014 to 2018

Year	No of families affected	No of persons affected
17.03.2016 to 28.03.2016	1978	8383
29.09.2015 to 13.02.2017	17,332	75,017

Source : National disaster resilient center disaster incidents report -Kalutara district (2018)

56% of the population in the Kalutara Divisional Secretariat area 99% of the population in urban council area is faced with this issue. During the period of this issue, the drinking water is distributed but it is said to be not adequate. To resolve this issue, short-term and long-term solutions to be found.

As a short-term solution, it has been planned out to pump the water from Kuda Ganga into Kethhena purification plant at Polathumodara and to distribute for the area. As long-term solution, it has been proposed to erect a salinity water barrier in the Kalu Ganga.

iii. Areas vulnerable for landslides

Data related to landslide disasters were obtained from National Building Research Organization. As per the land slide Hazard Zoning mapping report 2012, the GN divisions identified as vulnerable are given below.

- a. Mahagonaduwa (701)
- b. Kithulawa (723)
- c. Pulerton West (729C)

iv. Tsunami

During the 2002 Tsunami disaster, 8491 families affected in the Kalutara planning area and house damages reported as 1891. The affected GN divisions were :

- | | |
|-----------------------------------|----------------------------------|
| IV. Deshstra Kalutara west (717D) | XII. Kudawaskaduwa West (710B) |
| V. Ethagama West (732A) | XIII. Maha waskaduwa North(714A) |
| VI. Kalamulla North (731) | XIV. Maha waskaduwa South (714) |
| VII. Kalamulla South (731A) | XV. Pohoddaramulla West (707A) |
| VIII. Kalapuwa(730A) | XVI. Pothupitiya West (708C) |
| IX. Kalutara North (717) | XVII. Thotupola (717B) |
| X. Kalutara South (725) | XVIII. Vidyasara (717C) |
| XI. Kalutara South A (725A) | XIX. Wettumakada (730) |

Source : preliminary report-2, 2004 census on persons and buildings affected due to Tsunami, Kalutara Divisional Secretariat Division, Kalutara District- Department of Census and Statistics - 2005.

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Disaster management plan

v. Storm water issue

Kudawaskaduwa and Maha waskaduwa areas have been identified under the Storm water drainage management plan. Storm water drainage project has been worked out covering an area of 1.15 Sq km and is proposed to be constructed between railway line and Gale road. The Sri Lanka land Reclamation and Development Corporation has already prepared a plan which is given in annexure No 15.

6.5.3.1 Zoning under the disaster management plan

As per the disaster condition of the Kalutara urban area, basically this area can be categorized into three zones

- I. *Green belt zone*
- II. *Low density residential zone*
- III. *Coastal protection zone*

i. Green belt zone

Kalu Ganga reservation (20meters), Heenetiyangala reservation (20 Meters), Aluth ela reservation (20Meters),

Bolgoda lake reservation (20Meters) Keppu ela reservation (20Meters) is included into this zone and is incorporated in to the various zones under the zoning plan. These green belts are to be reserved for water retention purpose and as open spaces

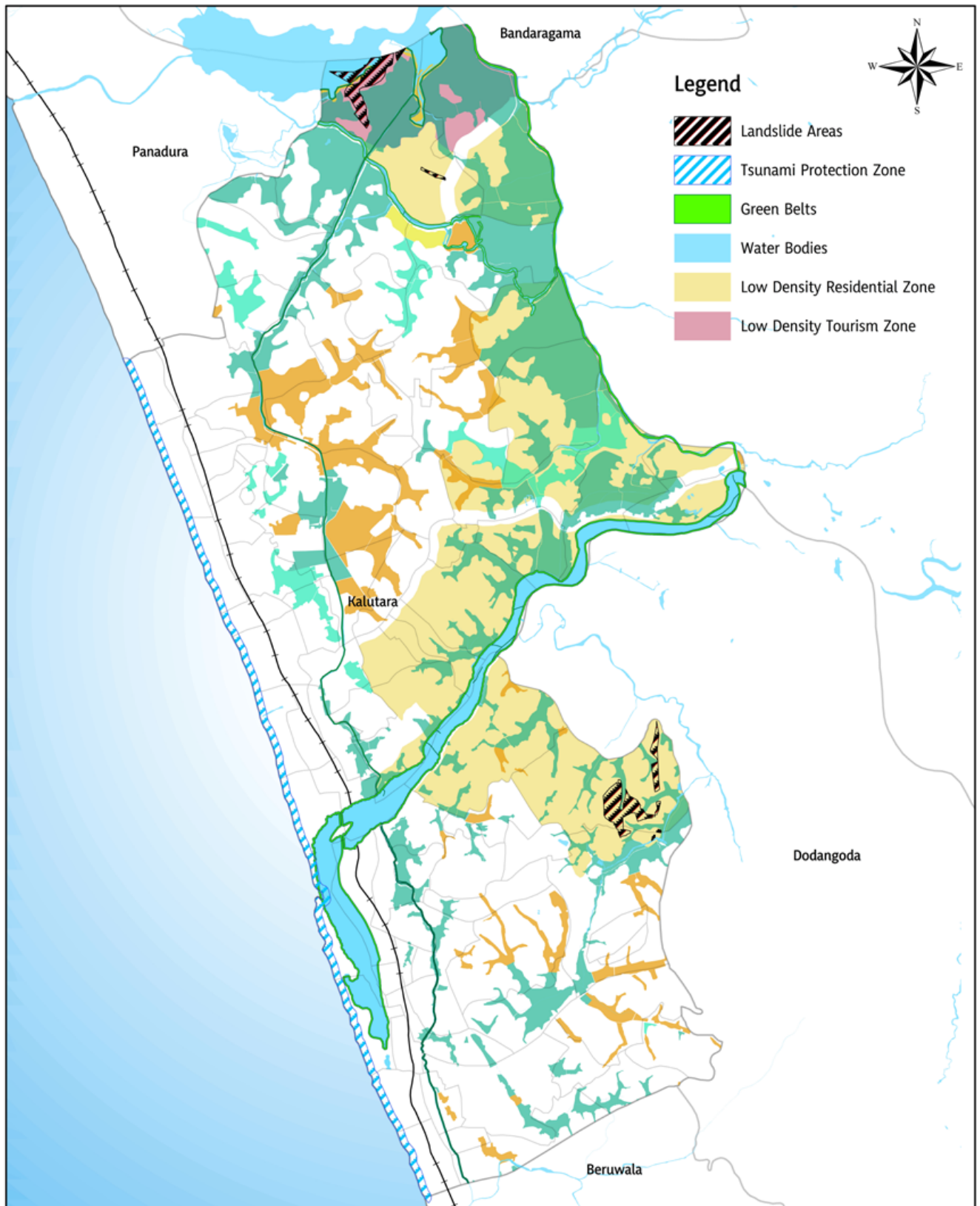
ii. Low density residential zone

The GN divisions affected due to floods and the vulnerable areas for landslides as identified by the NBRO are included into this zone. This zone has been incorporated into low density residential zone and low density tourism zone in the zoning plan. All marshy lands, paddy lands and low-lying areas are to be protected to minimize the flood and the existing forest cover needs to be protected to minimize the landslides.

iii. Coastal protection zone

Keeping 100 meters of beach line as a conservation zone. (As per the Coast conservation amended Act No 49 of 2011), Mangrove planting, seating arrangements, recreational and leisure activities can be set up in this zone. The zoning map identified under the disaster management plan is given in Map No. 6.7 and related rules and regulations are given in Volume II.

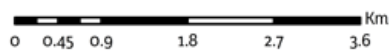
Map 6.7 : Disaster Mitigation Zoning Plan for Kalutara Planning Area (2019 - 2030)



Disaster Management Plan (2019-2030)

Kalutara DS Division

Source: Disaster Risk Report
National Building & Research Organization



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Strategic Plan for
Sustainable Environment
Development

Spatial plan for public
open spaces and
recreational activities

6.5.4. Spatial plan for public open spaces and recreational activities

Assessment of open space requirements for the projected population in the planning area is described under this plan. Accordingly, the existing land area available for the active and passive recreational activities and future requirements were assessed while paying attention its' environmental beauty.

As per the UDA planning standard, 1Ha per every 1000 population has to be provided as public open spaces in the development plan. As recorded in the census report, the population in the planning jurisdiction of the Kalutara in the year 2017 was 170,835. As per the analysis of data in the development plan, forecasted population for the year 2030 would be 199,854. Accordingly, a minimum of 200 Ha of land area needs to be provided as public open spaces and for recreational facilities.

Active and passive recreational facilities presently available in the Kalutara planning area.

The recreational facilities in the Kalutara planning area is considered under two types such as active and passive recreational facilities. Under the active recreational facilities there should be facilities for the public to get actively involved such as

- *Sports*
- *Swimming*
- *Athletics*
- *Walking*
- *Boating*
- *Traditional fishing*

The facilities for fulfilling above mentioned requirements in the Kalutara planning area is limited and is described in Table 6.4. The rules and regulation/guidelines connected to same is given in volume II of this Kalutara development plan.

Table 6.4 : Direct recreational areas in the Kalutara Urban area

Ser.No	Park type	Extent (Ha)
1.	<i>Smallest parks (poket parks (EPP))</i>	1.06
2.	<i>Small parks (Mini Parks ELP)</i>	18.54
3.	<i>Middle level parks (Local parks (ELP))</i>	1.45
4.	<i>Beach parks (EBP)</i>	19.47
	Total	40.52

Source : Urban Development Authority (2018)

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Strategic Plan for
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Development

Spatial plan for public
open spaces and
recreational activities

As per the information given in table 6.4, 40.52 ha. of land extent is available as open areas in the Kalutara planning area. For the existing population of 170,835 an area of 170 Ha. is required to be kept as open spaces. But the available open space in the Kalutara planning area as shown in Table 6.4, is not adequate for the existing population and also the facilities in the existing open areas is also not adequate.

The recreational areas and places for knowledge improvements are as follows.

1. *Public libraries - 6*
 - a. *No of libraries belonging to Pradesheeya Sabha -3*
 - b. *No of libraries belonging to Urban Council -2*
 - c. *No of Libraries belonging to Kalutara Bodhi Trust - 1*
2. *Town hall - 1*
3. *Cinema halls - 4*
 - a. *Prisco*
 - b. *Chithra*
 - c. *New Minarwa*
 - d. *Don Plaza*
4. *Reading room - 3*
5. *Community hall - 37*

Forecasted population for the year 2030 is 199,854. To cater for this population a minimum of 200 ha needs to be provided as open spaces. Further details about the Spatial Plan for Public Outdoor Recreational Space in the Kalutara planning area is given in Map No 6.8, Table No 6.5 and annexure 16 & 17.

Table No 6.5 : *Spatial plan for proposed recreational and open areas in the Kalutara planning area by 2019-2030*

<i>Ser.no</i>	<i>Park type</i>	<i>Extent (Ha)</i>
1.	<i>Proposed local parks</i>	1.08
2.	<i>Proposed linear parks</i>	118
3.	<i>Beach parks</i>	45.01
	<i>Total</i>	164.28
4.	<i>Existing Public Open & Recreation Space</i>	40.51
	<i>Grand Total</i>	204.79

Source : *Urban Development Authority (2018)*

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Strategic Plan for
Sustainable Environment
Development

Spatial plan for public
open spaces and
recreational activities

6.5.4.1. Strategies for proposed Public Outdoor Recreational Space plan

Attention will be paid to the following factors

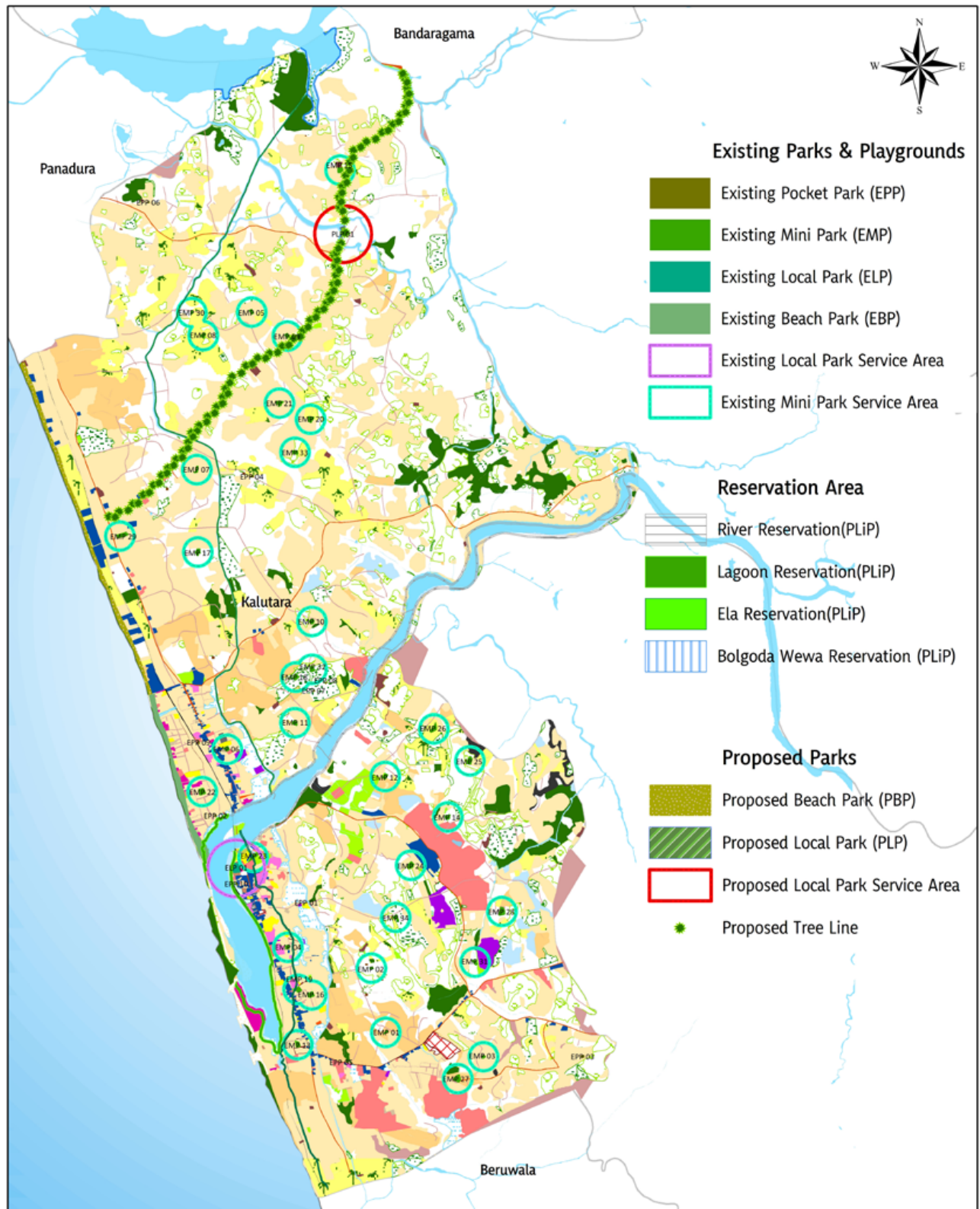
- *Using, rehabilitating and classifying of all existing playgrounds and other vacant areas usable as open space and recreational purposes in maximum possible level.*
- *Rehabilitation of all existing playgrounds with facilities*
- *Development of existing open spaces and vacant land areas as parks and playgrounds in an environmentally friendly manner.*
- *Controlling of unauthorized construction through enforcement of rules and regulations related to open spaces*
- *Improvement of the mechanism of maintenance and management of existing playgrounds and parks*
- *Enhancing the landscape quality through tree planting stretches*
 - *Suitable plant types can be used to suit with the available space. Trees may be selected to bring an identical feature to the town.*
 - *Landscaping and tree planting to be done in road development activities as per the planning concept*
- *Establishment of high-end sport societies, holiday homes, bungalows, tourist hotels etc suitable for fulfilling the requirements of the local and foreign tourists as a social and recreational facilities.*

6.5.4.2. Strategies for reducing the temperature by the year 2030

- All government and semi government buildings are to be built according to the standard of Green Building Council of Sri Lanka.
- When constructing offices and residential buildings proposed to introduce Green roof with water sprinklers
- To direct the house builders to apply light colors in painting of buildings
- Introduction of green parking concept for all proposed parking areas and rehabilitation of existing car parks as green parking areas.
- Interlock paving to be allowed if the water absorption capability is ensured and allowed only light colour material.
- To do maintenance of existing playgrounds, parks, open spaces and proposed open spaces to be planned out and implemented according to the green concept

Detail about existing open spaces are given in annexure 17.

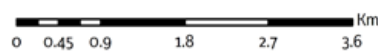
Map 6.8 : Public Outdoor Recreational Space Plan in the Kalutara Planning Area (2019 - 2030)



Public Outdoor Recreational Space Plan (2018)

Kalutara DS Division

Source : Western Province Environmental Sensitive Wetlands and Field surveys



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Chapter 06 The Plan

Strategic Plan for
Sustainable Environment
Development

Agriculture plan

6.5.5. Agriculture plan

As per the data of Nagoda agrarian service center, the main agricultural activities in the planning area include paddy, rubber, coconut and Cinnamon. Out of the total land extent of the planning area the extent of land utilized for Rubber - 10.5%, Coconut- 5.22%, Cinnamon -0.4 % and paddy -30.7%.

The contribution from agricultural sector to the entire economy of the Kalutara Divisional Secretariat area is very low and is recorded as 4.59% and it is proposed to protect the existing low-lying areas and to maintain its contribution to the economy. Further details are described in wetland agriculture zone under the environmental conservation plan and the relevant regulations are given in volume II.

Rubber cultivation is mainly spread in Kithulawa GN division and is 10.5% of the total land extent. According to the Rubber development authority data, the numbers of small rubber land holders are 85. The main issues connected to rubber cultivation are as follows.

1. *Using of rubber lands for industrial uses*
2. *Price dropping in rubber market converting rubber land for cultivation of another crops*
3. *Shortage of trained labors*
4. *Using of rubber land for residential purposes through sub division of rubber lands*

To improve the productivity, the proposal made by the rubber Research institute at Agalawaththa and Rubber development department is required to be implemented. According to that the proposals of rubber development department are as follows.

1. *Taking action to encourage the tenants of state lands and private land owners to cultivate rubber plantation as natural forest cover in order to prevent soil erosion and landslides in watershed areas.*
2. *Recommending to increase rubber subsidy amount making it dabble for small rubber land holders.*
3. *Encouraging of farmers through agricultural extension programs by introducing intercrops in certain intervals with rubber plantation as well as putting rain covers to increase the productivity.*

The coconut cultivation is basically spread in Waththamulla GN division and is 5.2% of the total land extent. The Coconut development board has given some subsidies and it is proposed under this plan to continue the said program.

6.6. Strategic plan for Cultural, Religious and Heritage Management

Since the Kalutara planning area is having a diver of cultural features, the cultural heritage is proposed to be managed by protecting its identity.

The strategy is to take appropriate action to protect the areas of cultural importance in the Divisional Secretariat area.

Accordingly, the area around the Kalutara Bodhi premises has been declared as sacred area and special regulations to control the developments such as height of the buildings, building front colour, and permissible uses etc within a distance of 300m from Bo Tree are introduced in regulations specified in volume ii.

Kalutara Divisional Secretariat area is a mix cultured area and as such different religious and cultural heritage feature can be seen.

Among religious places majority are the Buddhist centers as the majority of the population is belonging to Buddhist.

6.6.1. Buddhist religious centers in the area

1. *Historical Kalutara Bodhi premises*
2. *Ashokarama Maha Viharaya Kalutara North*
3. *Sri Sudharmakara Purana Viharaya*
4. *Valukarama Maha Viharaya*
5. *Maheegarjanarama Purana Sri maha Viharaya*
6. *Pulinathalarama Maha Viharaya*
7. *Kande Purana Viharaya*
8. *Sri Negrodarama Maha Viharaya*
9. *Rajguru Sri subhuthi Maha Viharaya*
10. *Purana Vivekarama vajrakothe Viharaya*
11. *Ganewaththa Purana Viharaya*
12. *Mal Asne Rajamaha Viharaya*

6.6.2 Cultural events

Numerous cultural events are held based on these temples. Mihindu Maha Perahera is a main event. Out of the above temples, Kalapugama Sri Sumangalaramaya, Uggalboda Malasne Rajamaha Viharaya, Ethagama Wijayarama Viharaya are mainly conducting a procession of Mihindu Perahera. In addition to the following cultural events enhance the cultural heritage in the area.

Chapter 06 The Plan

Strategic plan for
Cultural, Religious and
Heritage Management

Cultural events

Conservation areas

1. *Henawaththa Munasinghe Vijayaraja Viharaya- Annual Binara Maha Perahera*
2. *Kalutara south Deeparama viharaya- Sambuddha jayanthi Maha Perahera.*
3. *Kithulawa Mihikathawaththa Sri Sambodhi Viharaya- Annual Esala Perahera*

In addition to above mentioned Buddhist temples, other religious places are in existence in the Kalutara Divisional Secretariat area.

Muslim religious centers

1. *Mosque at De Silva road Kalutara south*
2. *Mosque at Wettumakada road Kalutara south*
3. *Nakkhandia Mosque Kalutara south*
4. *Mosque at Maha heenetiyanigala Eladoru Pathul Hasanya Mosque*
5. *Aldoru Pathul Hasanya Mosque, John street, Kalutara*
6. *Mosque, No 269, Galle road, Kalutara*

Catholic Churches

1. *Deva Sabhawa, Thotupla road, Kalutara North*
2. *St. Johns church, Thotupola road, Kalutara North*
3. *Most Eden church, Thekkawaththa, Kalutara south*
4. *Sirikurusa Church, Kalutara south*
5. *Methodist church, No 220, Galle road, Kalutara*
6. *St. Winaya Agradhutha Church, STF road, Nagoda*
7. *Phillip Nery church, No 17, Phillip Neri road, Karukurunda, Kalutara*
8. *St. Anthony's church, Kalamulla, Kalutara*
9. *Infant Jesus church, Kalamulla, Kalutara*
10. *St. Mary's Church (Gallen Church) Kalamulla Road, Kalutara*
11. *St. Sabastian Church*

Others

1. *Kalutara Sri Amman Kovil*
2. *Old Katharagama Devalaya*
3. *St. Yohana Church*
4. *Uggalboda Maha Devalaya*

Out of these religious places, Annual Weal perahera in Kalutara Amman Kovil, annual perahera in Katukurunda old katharagama devalaya are identified as another two main cultural events. In addition, annual processions are held in almost all the churches.

6.6.3 Conservation areas

In addition to above, some culturally or historically important places are located in the planning areas which are given in table 6.6.

Table 6.6 : *Historically and culturally important places in Kalutara planning area*

<i>Cultural</i>	<i>Historical</i>
<ol style="list-style-type: none"> 1. <i>Richmond Castle building</i> 2. <i>Diyagama Pelunugala</i> 	<ol style="list-style-type: none"> 1. <i>Urban council building</i> 2. <i>Gnanodaya Vidyalyaya</i> 3. <i>Office of the Supd. of Police</i> 4. <i>District court building</i> 5. <i>Kalutara clock tower</i>

Source : *Urban Development Authority (2017)*

The measures to be taken for conservation of these places are described under the tourism development plan and related regulations are given in volume ii.

Special cultural area has not been proposed under this plan to protect the said cultural places and events. Also, a separate plan for cultural and heritage has also not been prepared but necessary strategic actions to protect and conserve those important sites have been considered. Further conservation sites are monitored by the Archeological department.

6.7. Strategic Plan for Housing Density and Distribution

The residential zones to be developed by the 2030, residential promotional nodes and density and distribution area described under this plan.

Based on the vision of the plan, the Kalutara town to be developed as a disaster free town comfortable for the inhabitants and this plan was prepared for achieving of this vision.

The reason for preparing this Strategic plan for Housing density and distribution was to disperse the population due to the fact that the Divisional Secretariat area is vulnerable for natural disasters and having environmental sensitive areas and therefore concentration in one place may cause issues in providing facilities. Therefore, it is proposed to provide services in disperse manner. Accordingly, the way that the distribution of increasing population by the year 2030 was analyzed through Residential compatibility analyses to determine the dense areas and lesser dense areas. Annexure 18.

Accordingly, the target which needs is to be achieved under this plan is to set up 4 residential zones comprising with 06 neighbourhood nodes, 02 residential nodes and a health service node.

Chapter 06 The Plan

Strategic Plan for Housing Density and Distribution

To reach to this objective two strategies to be adopted.

1. *Controlling the population in disaster prone areas and environmental sensitive areas subjected to water retention by using zoning regulations.*
2. *Creation of four residential zones in different densities by providing urban facilities and infrastructure in a disperse manner and also by using zoning regulations.*

To provide services for dispersing the population, the easy accessibility to the services, road linkages to Nodes and vision of the plan was considered in identifying Nodes for providing service to the settlement zones. Firstly, the existing services and the accessibility to those services was analyzed by using "easiness to achieve services" method as shown in annexure 19. Secondly the weightage for each node based on the road linkages was identified through "nodal point priority analysis" as shown in annexure 20. Base on above analysis outputs, developable residential nodes were identified as follows.

- *Residential Nodes – Central Junction, Moronthuduwa*
- *Neighborhood Nodes- Palathota, kolaniya, Malwaththa, Uggalboda, Millagas junction, Elamodara*
- *Health Promotion Nodes – Nagoda*

Thus, the distribution of 199,854 numbers of people as forecasted for 2030 among different density zones is as follows.

It was assumed that the forecasted population in commercial area will remain unchanged and is 29626. Accordingly balance forecasted population to be distributed in other areas is 170228 which is to be distributed among four residential zones in three densities. For this purpose, existing densities in Kalutara Divisional Secretariat the maximum and minimum were considered. It was done so because of the fact that those densities remained unchanged even in present development conditions and there is a probability to remain that density with future development conditions as well.

The maximum residential density in Kalutara Divisional Secretariat area is 21426.6 persons per Sq. Km. This density was applied for high density residential zone and high-density height control zone. The minimum density of 903.88 persons per sq.km was applied to the low-density residential zone. The medium value of above two was applied to moderate density residential zone. Thus, the maximum population that can be distributed among these four zones was calculated.

Maximum population = maximum population density x land area

Chapter 06 The Plan

Strategic Plan for Housing
Density and Distribution

As per maximum population ratio, the balance population (170,228) was distributed among four residential zones thereby the suitable population for those zones were counted.

Balance population density ratio = proposed population related to zone.

Thus, the population distribution in residential zones identified in different densities are given in table 6.7.

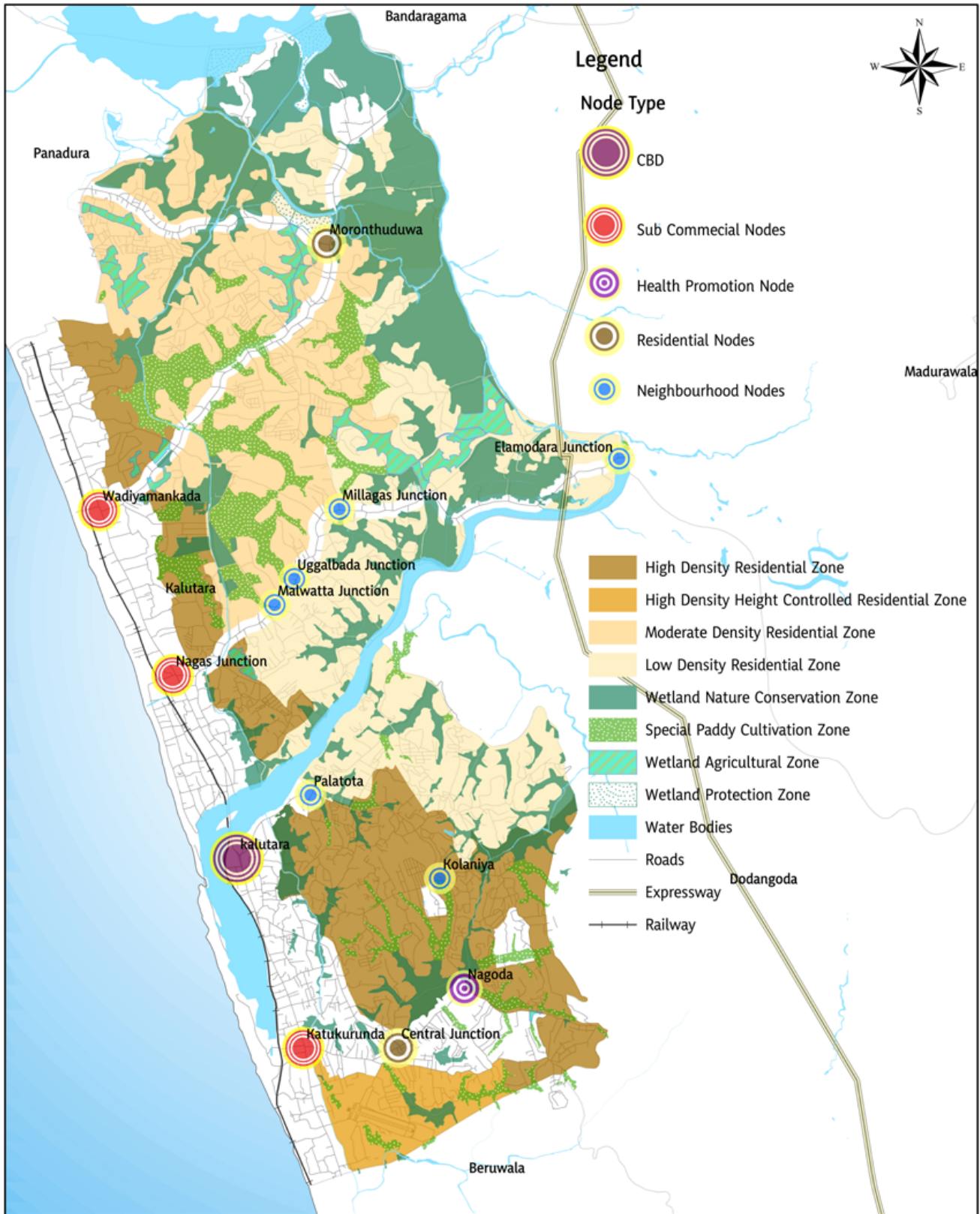
Table 6.7 : The population distribution in residential zones identified in different densities

<i>Residential zone</i>	<i>Population</i>	<i>Proposed density</i>
<i>High density residential zone</i>	91568	6324.61
<i>High density height control residential zone</i>	15895	6297.27
<i>Moderate density residential zone</i>	57599	3281.40
<i>Low density residential zone</i>	5166	3281.90
<i>Total population</i>	170228	265.62

Source: : Urban Development Authority (2018)

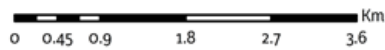
The forecasted population in the planning area under the residential plan thus distributed among four residential zones is shown in map No.6.9.

Map 6.9 : Housing Density and Distribution in Kalutara Planning Area (2019 - 2030)



Proposed Settlement Plan
Kalutara DS Division

Source : Urban Development Authority



Urban Development Authority
December 2020

6.8. Strategic Plan for Project Implementation

Five strategic plans have been identified to reach to the vision and objectives of the development plan prepared for Kalutara Divisional Secretariat area. As explained above, these 05 plans include Strategic plan for infrastructure development, Strategic plan for economic development, Strategic plan for sustainable environment development, Strategic plan for cultural and heritage management plan, strategic plan for housing density and distribution plan under which 72 projects have been identified. The Prioritized list of these 72 projects are described under this implementation plan.

Prioritizing of strategic projects

As first step in prioritizing these projects, the importance to reach to the vision was taken into account as the base and also the social and environmental impacts were considered. Thus, fair wise comparison was done. Thereafter, based on the possibility to reach to the target through these prioritized projects, were lined up under 03 Goals of this plan under the weighted check list method. The projects thus worked out and the implementing agencies are given as follows.

The time duration for implementation of these projects in years starting from 2019 is given with the details as follows. In addition to that the projects which are identified under this Kalutara Development plan (2019–2030) can be identified in annexure 21.

	<i>Strategic project</i>	<i>Project fall under</i>	<i>Implementing agency</i>	<i>In 5 years</i>	<i>In 10 years</i>
1.	<i>Relocation of Court complex to "Saralawatta" land at Vettumakada area in Galle road, Kalutara south</i>	<i>Tourism Development Plan</i>	<i>Ministry of Justice</i>		
2.	<i>Old bungalow use as officials residence of GA closer to court complex in Kalutara south to be converted as "Laksala"</i>	<i>-do-</i>	<i>UDA.</i>		
3.	<i>Existing court complex premises to be converted as luxury commercial complex</i>	<i>-do-</i>	<i>UDA</i>		
4.	<i>Implementation of waste water drainage plan for selected GN divisions in Div. Sec. area</i>	<i>Sewage And Waste Water Management Plan</i>	<i>NWS &DB</i>		
5.	<i>Landscaping of land area between Galle Road and Railway line at the location of Kalutara twin bridge</i>	<i>Tourism Development Plan</i>	<i>Kalutara UC, UDA</i>		

	Strategic project	Project fall under	Implementing agency	In 5 years	In 10 years
6.	Tree planting in either side of road in Palathota Rd from clock tower to Ayurvedic center of the Kalutara UC, up to Kalutara town hall and up to the connecting point of Gregory road.	-do-	Kalutara UC, UDA		
7.	Development of Abru Mawatha and Sri Sumanjala Mawatha -South as access Rd to Calido beach	Road and Transport Plan	Kalutara UC, PRDA.		
8.	Development of a leaner park in the area identified in either side of Heenetiyangala canal	Tourism Development Plan	Kalutara UC, UDA		
9.	Erection of floating trade stalls in identified locations in Kalu Ganga	Tourism Development Plan	Kalutara UC, UDA		
10.	Development of new road project to incorporate Child care and Maternity hospital with Kalutara base hospital	Road and Transport Plan	Kalutara UC, UDA, SLLR&DC		
11	Refurbishment of flower stalls line belonging to Kalutara Bo-Tree premises	Tourism Development Plan	Kalutara Bodhi Trust		
12.	Rehabilitation of Drainage system for flood controlling in Kalutara Divisional Secretariat Division.	Road and Transport Plan	Kalutara UC,UDA		
13.	Controlling of building heights and colors in frontages in an area of 300 meters from the Kalutara stupa	Tourism Development Plan	UDA, Kalutara UC, Kalutara PS		
14.	Protection water stream reservation	Environmental Conservation Plan	UDA, Kalutara UC, Kalutara PS, Irrigation Department		
15.	Creation of a permanent estuary for Kalu Ganga and conservation of sand bar	Environmental Conservation Plan	C.C.D., Department of Irrigation, Coastal project section of Mega police project		
16	Planting of Mangrove in Kalu Ganga reservation	Environmental Conservation Plan	C.E.A., Dept of Irrigation		
17	Erection of breakwaters in Calido Beach in Kalutara south	Environmental Conservation Plan and Water Supply Plan	C.C.D., Irrigation Dept., Coastal project section of Mega police project		

	Strategic project	Project fall under	Implementing agency	In 5 years	In 10 years
18	Errection of salinity barrier for in Kalu Ganga	strategic plan for Sustainable environment development and water supply plan	Department of Irrigation, NWS&DB		
19	Flood management project- Duwa temple Road, Kalutara south	Environmental conservation plan	Department of Irrigation		
20	Flood management project- Nagoda junction Kalutara south	Environmental Conservation Plan	Department of Irrigation		
21	Conservation of areas vulnerable for landslide in Kalutara planning area	Environmental Conservation Plan	NBRO		
22	Waskaduwa -Storm water drainage Management plan	Disaster Management Plan	Department of Irrigation		
23	Development of Nagas handiya- Wadduwa road as a 4 lane road	Road And Transport Plan	RDA		
24	Development of Wadiyamankada- Bandaragamaroad as a 4 lane road	Road And Transport Plan	RDA		
25	Development of Kalutara-Horana road as a 2 lane road with service facility lane.	Road And Transport Plan	RDA		
26	Development of Katukurunda- Daluwaththa road as a 4 lane road	Road And Transport Plan	RDA		
27	Calido beach development project - Kalutara south	Tourism Development Plan	UDA		
28	project for planting of bushes towards suthern side about 02 km distance along the Calido beach from the Tanjerin hotel	strategic plan for Sustainable environment development and water supply plan	Kalutara UC,		
29	U.D.A .	Road and transport plan	RDA		
30	Development of Old road (Sir, Siril de Soysa Mawatha) as a 2 lane road	Road and Transport Plan	RDA		
31	Development of hilweediya as a 2 lane road	Road and Transport Plan	RDA		
32	Development of user-friendly pedestrian walkways in Galle Road	Road and Transport Plan	RDA		

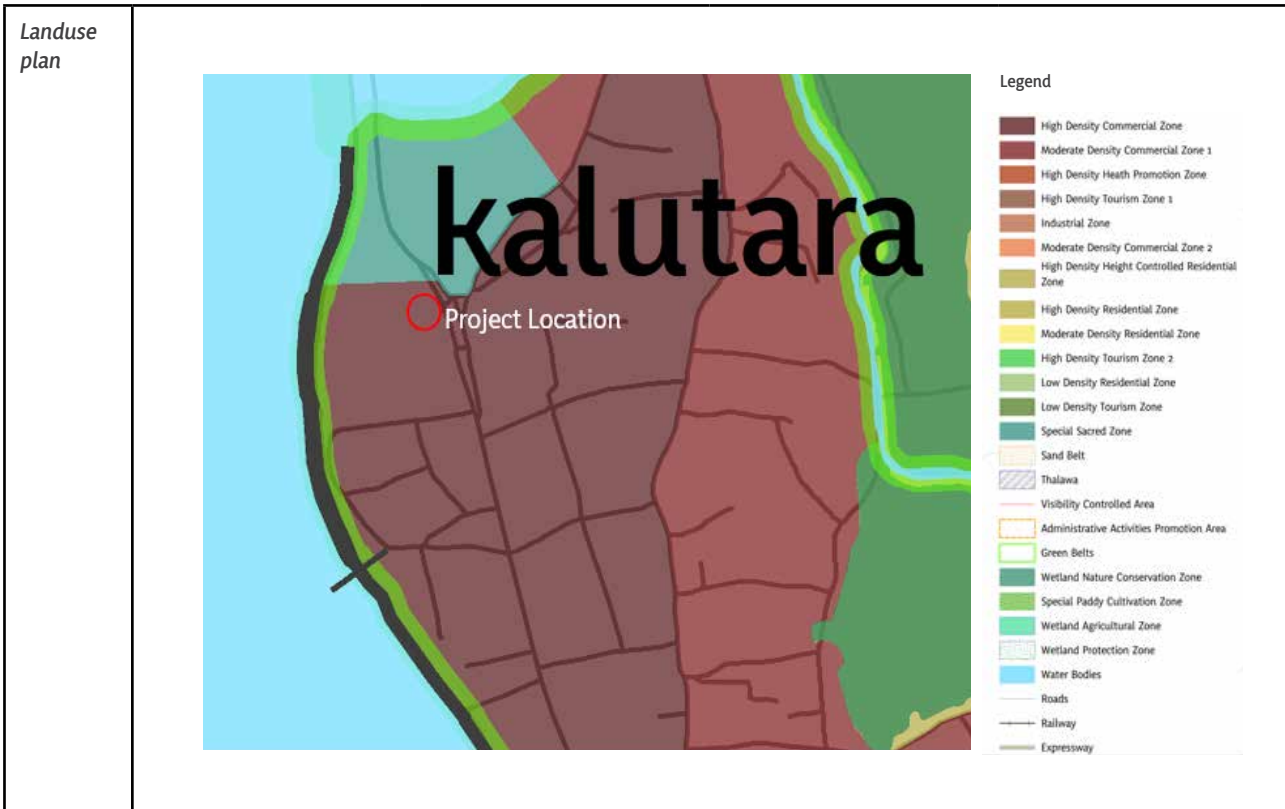
	Strategic project	Project fall under	Implementing agency	In 5 years	In 10 years
33	Development of user-friendly pedestrian walkways in Station Road	Road and Transport Plan	RDA		
34	Development of user-friendly pedestrian walkways in Good shed road	Road and Transport Plan	RDA		
35	Development of user-friendly pedestrian walkways in Sarananda road	Road and Transport Plan	RDA		
36	Development of user-friendly pedestrian walkways in Chamli Gunawardena road	Road and Transport Plan	RDA		
37	Development of user-friendly pedestrian walkways in Gnanodaya Mawatha	Road and Transport Plan	RDA		
38	Development of user-friendly pedestrian walkways in Gregory road	Road and Transport Plan	RDA		
39	Development of user-friendly pedestrian walkways in Old road	Road and Transport Plan	RDA		
40	Construction of Market complex and Multistoried car park in Good shed road	Road and Transport Plan	UDA		
41	Construction of underground Pedestrian walk way near Clock tower in Kalutara town	Road and Transport Plan	RDA		
42	Construction of administrative complex at Sarananda Mawatha, Kalutara South	Economic Development plan	UDA		
43	Development of Beach parallel road as access Road to star class hotels	Road and Transport Plan	Kalutara PS		
44	Pohoddaramulla Beach park development project - Kalutara North	Tourism Development Plan	UDA, Kalutara PS		
45	Landscaping in Richmon castle building premises – Kalutara South	Tourism Development Plan	Ministry of Justice		
46	Development of Gonaduwa Eco tourism zone	Tourism Development Plan	Sri lanka Tourism Development Authority,UDA		
47	Development of road from Elamodara junction up to Pelpola interchange as 02 lane road together with a service providing lane	Road and Transport Plan	RDA		

	Strategic project	Project fall under	Implementing agency	In 5 years	In 10 years
48	Rehabilitation of Kalutara urban park including Kalutara UC, Playground, Urban council auditorium	Tourism Development plan	Kalutara UC		
49	Development of Kalutara public playground	Tourism Development plan	Kalutara UC, Ministry of Sports		
50	Development of Kalutara south Railway station	Tourism Development plan	C.G.R., S.L.T.D.A.		
51	Rehabilitation of Kalutara Bus stand	Tourism Development plan	Kalutara UC, UDA		
52	Construction of Proposed Carpark near Saranada road, Kalutara South	Tourism Development plan	Kalutara UC ,UDA		
53	Development of Katukurunda-Mathugama road from Nagoda junction up to ganima as O2 land road together with a service providing lane.	Road and Transport Plan	Kalutara UC ,UDA		
54	Development of Duwa temple road up to Gemunu mawatha as 2 lane road - Kalutara south	Road and Transport Plan	RDA		
55	Development of Gemunu Mawatha up to kolaniya junction as a 2 lane road - Kalutara south	Road and Transport Plan	RDA		
56	Development of Gangabada road from Kalutara south Clock tower up to panwila junction as a 2 lane road	Road and Transport Plan	RDA		
57	Development of police training collage road from Kalutara south Palathota Junction up to Nagoda junction as a 2 lane road	Road and Transport Plan	RDA		
58	Development of Kalutara south Gallassa road (Upali Sahabandu Mawatha) as 2 lane road	Road and Transport Plan	RDA		
59	Development of Wadduwa-Moronthuwa road as a 2 lane road	Road and Transport Plan	RDA		
60	Development of Kalutara south Wilegoda road together with New road as a 2 lane road	Road and Transport Plan	RDA		

	Strategic project	Project fall under	Implementing agency	In 5 years	In 10 years
61	Development of Pothupitiya -Panapitiya road as a 2 lane road	Road and Transport Plan	Kalutara PS		
62	Development of Atawila road as a 2 lane road	Road and Transport Plan	Kalutara PS		
63	Kalutara base hospital square Development project	Economic Development plan	SLLR&DC		
64	Erection of a Seema malakaya adjoining Kalutara Bo-Tree in the Kalu Ganga	Tourism Development Plan	Kalutara Bodhi Trust		
65	Development of alternative road for proposed Pelpola Interchange as a 2 lane road (Starting point-Millagas junction)	Road and Transport Plan	RDA		
66	Protection of View of the Kalutara Stupa	Tourism Development Plan	Kalutara UC,UDA		
67	Development of Moronthuduwa junction	Strategic plan for Housing Density and Distribution	UDA		
68	Development of nagoda junction	Strategic plan for Housing Density and Distribution	UDA		
69	Development of Commercial center at Malwaththa junction in Kalutara -Horana road	Strategic plan for Housing Density and Distribution	UDA		
70	Development of public building with libry and commercial complex at Uggalboda at Kalutara -Horana road	Strategic plan for Housing Density and Distribution	Kalutara PS		
71	Erection of two Boat yards closer to Richmond Building premises and the Car park premises belonging to Kalutara Bodhi trust	Tourism Development Plan	SLTDA		
72	Development of Nagoda Bombuwala road as a two-lane road with service facility lane	Road and Transport Plan	RDA		

6.8.1. Strategic projects

Identification of project				
Project Heading	Luxury Commercial complex - Kalutara			
Project	Redevelopment of existing Court complex as luxury Commercial complex			
Project proposal	<p>The Vision of the Kalutara development plan 2019-2030 is the “prime caesura of south west coast” This plan has recognized the requirement of providing services to the inhabitants, commuters, tourists and the travelers passing across the town. As per the tourism development plan prepared under the Kalutara development plan for 2019-2030, it is expected to develop the Kalutara Bo-Tree area as a cultural tourism zone.</p> <p>Also, Kalutara Railway station and bus stand are also located in this locality. All these landuses are concentrated in central part of the town. There is a high commercial value and demand for lands in the area closer Kalutara Bo-Tree premises on the Colombo Galle road area, Railway station and bus stand area, But some incompatible landuses can be seen in this area like court complex. Therefore, such lands need to be utilized for competitive commercial uses to uplift the economy of the town. Therefore, it is proposed to relocate the existing court complex to the identified alternative land at Sarawak waththa at Katukurunda area. The existing two court complex buildings are proposed to be refurbished to use as luxury shopping promenade.</p>			
Location of the project				
Location	Province	Western	District	Kalutara
	Div.Sec area	Kalutara	Local Authority	Kalutara UC
Boundaries	North	East	South	West
	Town club road	Colombo Galle Rd	Kalutara Bus stand	Kalutara public playground
Access	Colombo Galle road (A2)			
Location map				



Justification of the Project


Nature of the Project	New	√	To be developed		To be dispersed		Only to develop the land	
Project Category	Conservation	Commercial	Landscaping	Heritage	Residential	Reestablishment	Others	
		√						
Targets of the Project	Environmental			Economical		√	Social	
Project target	<ol style="list-style-type: none"> Obtaining of investments for luxury commercial activities Development status of commercial activities to be used for tourism developments Establishment of common public space in the middle of the town area Beatification of the town dur to landscaping of the project area Relief to the parking issue in the town due to provision of parking facilities in the project site 							
Rationale of the project	<p>Kalutara being the main town in the district, around 80,000 people daily come to the town for various purposes such as administrative, health, transport etc. Further due to existence of tourist attraction sites and 5 star hotels, a considerable number of travelers local and foreign are attracted to the town. Also, being a town located on the Colombo Galle main road a large number of commuters are daily crossing across the town.</p> <p>This project would enable the them to fulfill their commercial requirements while increasing the attraction of tourist to the town. This project was identified aiming on the vision of the Kalutara development plan for 2019-2030. Accordingly, the Kalutara Bo-tree area was identified under the tourism development plan as a Cultural tourism zone. Tourist attraction will increase in this area and the proposed luxury commercial complex is a requirement to cater to the increasing population. Further, the existence of Railway station and Bus stand in the near by area and that would facilitate this project to become success.</p>							

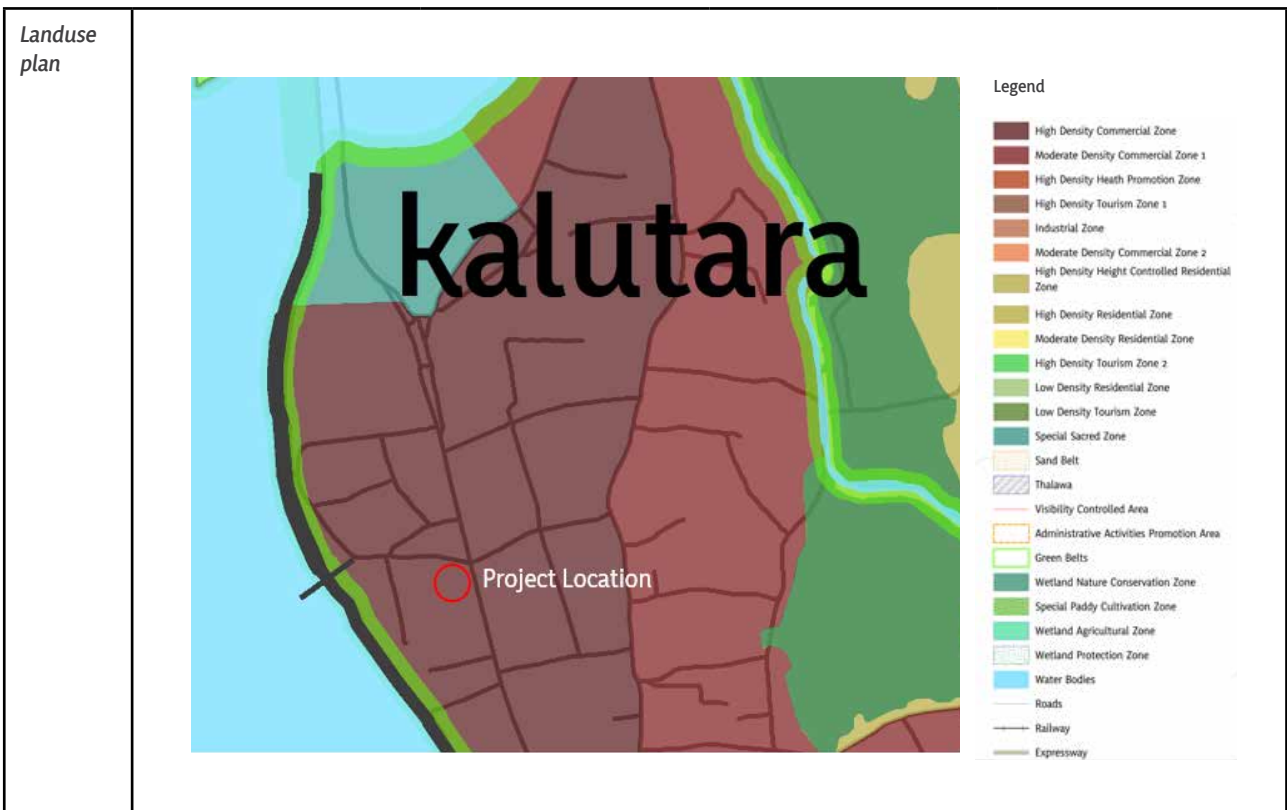
Details about the land						
Land owned by	UDA		Private		State	√ other
Present status of the land	Where the Kalutara high court exists		Description about relocation			
land ownership	Land belongs to the Judiciary Service Commission					
Survey plan	No	Surveyor	Date	Land extent		
				Acres	Rood	Perch.

Project Implementation					
Implementation method	By the UDA	Institutions responsible	UDA	Funding source	Treasury funds thro. UDA
Zone	High density commercial zone		Zoning compatible	Yes	

Layout Plan



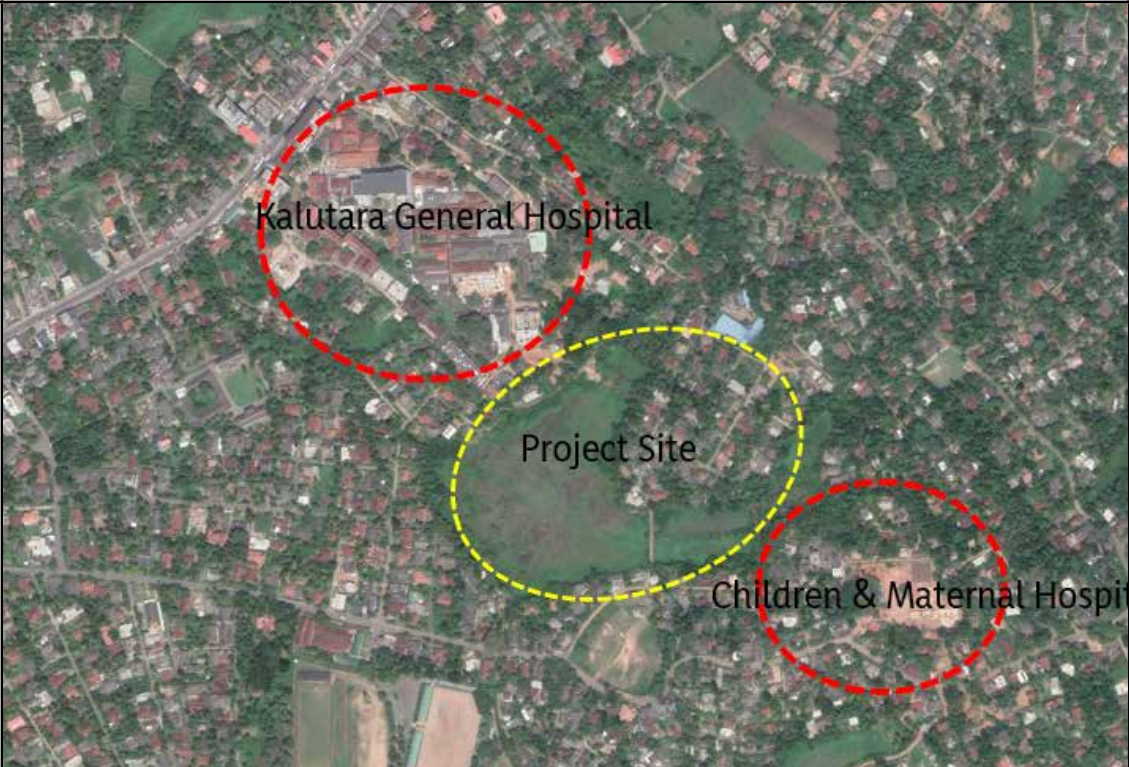
Identification of project				
Project heading	Commercial complex Stage II			
Project	Construction of Commercial complex and Multistoried car park			
Project proposal	<p>Shopping complex at Good shed road belongs to UC has been constructed about decade ago. Building constructed to suit with the economic condition prevailed at that time is now at dilapidated condition. There is a possibility to develop this for much valuable use than today's use which is located in the town center. This building comprised with ground floor and upper floor is situated facing Galle road and good shed road. Due to congestion in these two roads parking facilities are not adequate for its customers. By considering all these facts it was decided to construct new commercial building with multistoried carpark in lieu of existing building.</p> <p>Because of this building, parking facilities would be available for all commuters who come to the town for various requirements. Since this is located closer to District Secretariat those vehicles also could be parked in this new remises and it would also facilitate for the existing customers to park their vehicles</p>			
Project location				
Location	Province	Western	District	Kalutara
	Div. Secretariat	Kalutara	Local authority	Kalutara UC
Boundaries	North	East	South	West
	Goodshed road	Galle road	Private shops	New commercial complex of UC
Access	Colombo Galle road (A2)			
Location Map				



Justification

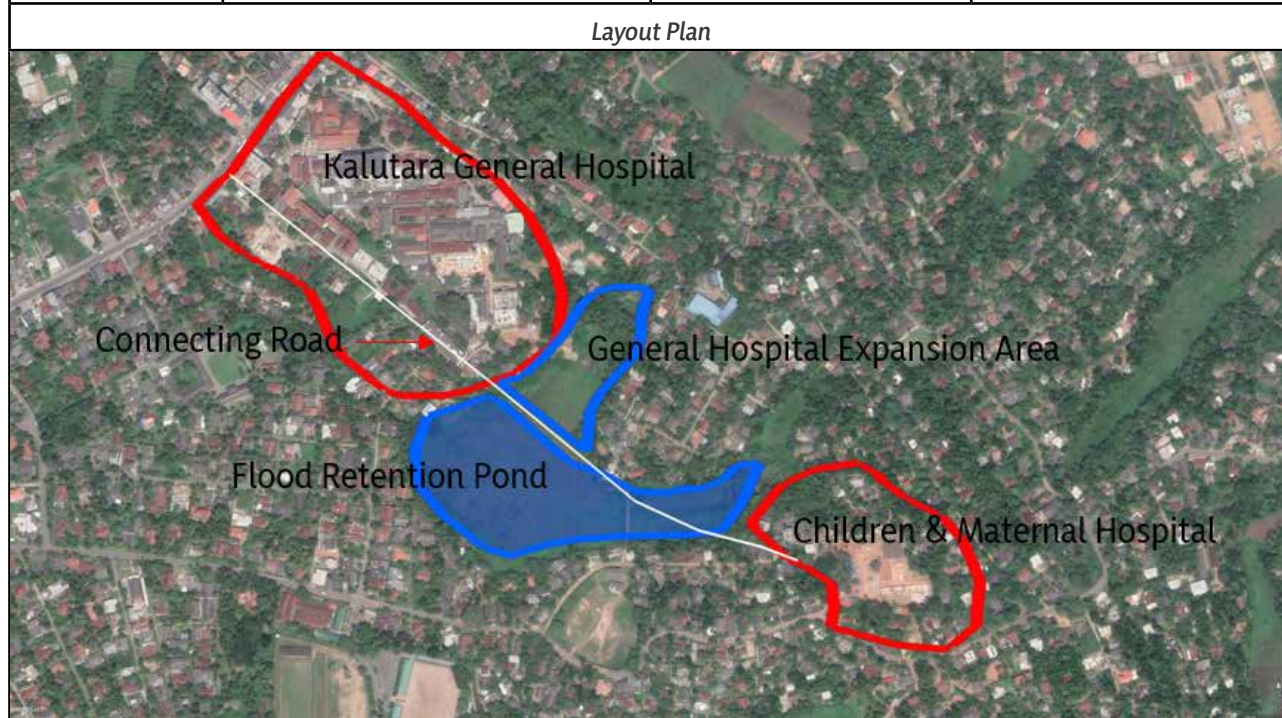
Nature of the Project	New	√	Developable		To disperse		Land development only
Project Category	Conservation	Commercial	Landscaping	Heritage	Residential	Re erection	Others
		√					
Project Targets	Environmental			Economical		√	Social
Project target	<ol style="list-style-type: none"> To solve the parking issue in the town To make commercial development through the project 						
Rationale of the project	<p>Market complex belonging to Kalutara UC located at Good shed road in Kalutara south presently remain at dilapidated condition. This premise closer to Galle road is having a high commercial value at present. But existing building comprised with only ground floor and upper floor only. The maximum potential has not been extracted. Therefore, it is appropriate to use this premises for construction of commercial complex with multistoried car par.</p> <p>The way that the Galle road is existence in Kalutara town (middle road,) the customers who come by private vehicles are facing with inconvenience. Because of this project it would facilitate to provide parking facilities for those customers and they could park private vehicles and do the marketing in the town.</p> <p>This project is connected with pedestrian walkways plan. It is expected to provide pedestrian walkways in either side of Galle road with tree planting and therefore the people could park their vehicles in this car park in the middle of the town and fullfil there requirements. Because of the tree planting along pedestrian walkways, people can walk into their destinations easily.</p> <p>With the implementation of this project, the traffic congestion in the town may get resolved to considerable extent while adding a New shopping complex to the town.</p>						

Details about the land						
Land owned by	UDA		Private		State	√ Other
Present status of the land	Old market building owned by Kalutara UC		Description about relocation			
Land ownership	Land belongs to Kalutara UC					
Survey plan	No	Surveyor	Date	Land extent		
				Acres	Óz.	Perch.
Project Implementation						
Implementation method	By the UDA	Institutions responsible	UDA	Funding source	Treasury funds thro. UDA	
Zone	High density commercial zone		Zoning compatible	Yes		
Layout Plan						
<p>The image is an aerial photograph of an urban area. Two specific buildings are highlighted with red dashed rectangular boxes. The box on the left is labeled 'Commercial Complex Stage 01' and the box on the right is labeled 'Commercial Complex Stage 02'. The surrounding area shows a mix of commercial buildings, parking lots, and streets.</p>						

Identification of project				
Project heading	Kalutara Hospital Square development project			
Project	New project to incorporate Child care and Maternity hospital with Kalutara base hospital			
Project proposal	<p>One of the main reasons to attract commuter population to the town is to get health services. The existence of Nagoda hospital as the main government hospital of the Kalutara district, is the reason for coming to the commuter population. Presently a major investment on health sector is taking place around Kalutara base hospital. The child care hospital and Maternity hospital presently under construction at Nagoda hospital premises can be cited as example. Under this project, the Kalutara base hospital premises is expected to be developed as hospital square project. This health square project would facilitate the public to get their health requirements fulfilled from the required places. The sub projects to be implemented under this program are as follows.</p> <ol style="list-style-type: none"> 1. Construction of new road connecting base hospital premises and Child care and Maternity hospital premises 2. Expansion of the Kalutara hospital premises under the low-lying developments. 3. Implementation of flood management project under the low-lying developments. 			
Project location				
Location	Province	Western	District	Kalutara
	Div. Secretariat	Kalutara	Local authority	Kalutara UC
Boundaries	North	East	South	West
	Private land	Private land	Sarananda Mawatha	Private land
Access				
Location Map	 <p>The map shows an aerial view of a residential and commercial area. A large red dashed circle highlights the Kalutara General Hospital complex. A yellow dashed circle highlights a large open area labeled 'Project Site'. Another red dashed circle highlights a smaller area labeled 'Children & Maternal Hospital'.</p>			

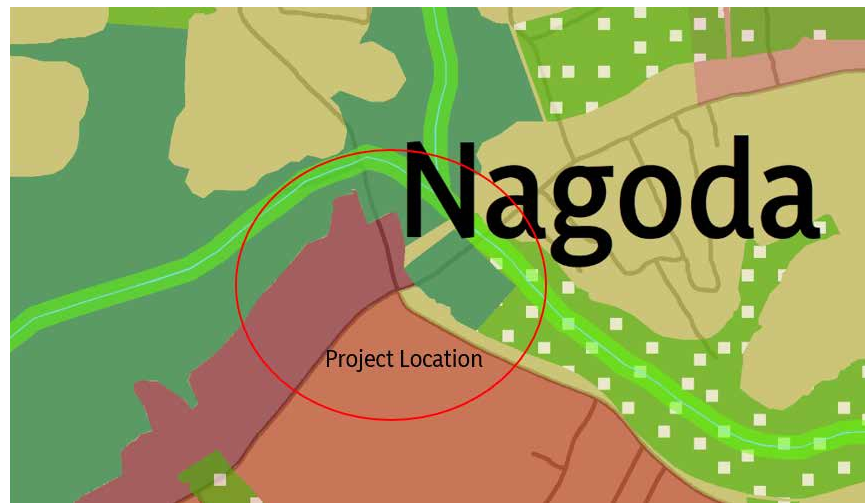
<p>Landuse plan</p>	<p>Central Junction</p> <p>Project Location</p> <p>Legend</p> <ul style="list-style-type: none"> High Density Commercial Zone Moderate Density Commercial Zone 1 High Density Health Promotion Zone High Density Tourism Zone 1 Industrial Zone Moderate Density Commercial Zone 2 High Density Height Controlled Residential Zone High Density Residential Zone Moderate Density Residential Zone High Density Tourism Zone 2 Low Density Residential Zone Low Density Tourism Zone Special Sacred Zone Sand Belt Thalawa Visibility Controlled Area Administrative Activities Promotion Area Green Belts Wetland Nature Conservation Zone Special Paddy Cultivation Zone Wetland Agricultural Zone Wetland Protection Zone Water Bodies Roads Railway Expressway 						
<p>Justification</p>							
<p>Nature of the Project</p>	<p>New</p>	<p>Developable</p>	<p>To disperse</p>	<p>Land development only</p>	<p>✓</p>		
<p>Project Category</p>	<p>Conservation</p>	<p>Commercial</p>	<p>Landscaping</p>	<p>Heritage</p>	<p>Residential</p>	<p>Re erection</p>	<p>Others</p>
<p>Project Targets</p>	<p>Environmental</p>		<p>Economical</p>		<p>Social</p>		<p>✓</p>
<p>Project target</p>	<ol style="list-style-type: none"> 1. Creation of a compacted economy based on health focusing with base hospital child care and maternity hospital 2. People who come for obtaining health service could also be able to reach to child care and maternity hospital as well. 3. Creation of an opportunity to expand the hospital premises 4. Ability to make solution for flood situation 						
<p>Rationale of the project</p>	<p>Kalutara town is one of the main health service providing centers in the Kalutara district as well as in the entire western region. Nagoda hospital is one such main hospital. Presently a rapid development is taking place in health sector because of the big investment made for this area.</p> <p>Out of the commuter population, a considerable number is coming for health service and with the large investment made in this section this population may further increased. The development that is taking place can be made use in fruitful manner for economic development which was identified under the administrative and health sector development in the Kalutara development plan for 2019-2030. Thus, 1km area focusing on hospital premises has been proposed to set up tertiary level health facilities.</p> <p>Obtaining the benefit of agglomerated economy was the very reason as to why this proposal was made. When all services connected to health sector is concentrated into one location there should be a threshold population and thereby an opportunity would be created to extract the economic benefit to the town.</p> <p>The hospital premises development in Kalutara is one such projects. A new road connecting hospital premises and Child care and Maternity hospital is to be constructed. Further the low-lying area between hospital and the road is to be developed. Under this low-lying area development, it is expected to expand the hospital premises, medical hostel and retention lake for flood control etc.</p>						

Details about the land						
Land owned by	UDA		Private		State	√ Other
Present status of the land	Abundant paddy field		Description about relocation			
Land ownership						
Survey plan	No	Surveyor	Date	Land extent		
				Acres	Óz.	Perch
Project Implementation						
Implementation method	By the UDA	Institutions responsible	SLLR & DC /Health Ministry	Funding source	SLLR & DC /Health Ministry	
Zone	High density Health promotion zone		Zoning compatible	Yes		



Identification of project				
Project heading	Nagoda junction development project			
Project	Development of infrastructure facilities at Nagoda junction			
Project proposal	<p>As per the Kalutara development plan 2019-2030, it is expected to develop the Nagoda junction as health service nodes. With the development of health service, the commuter population to get health service will also increase and in order to provide the facilities for the increasing population this location needs to be developed. The requirement to reduce traffic congestion, land availability and the requirement of developing infrastructure have been identified.</p> <p>Further the people living in surrounding areas are getting their basic needs fulfilled from this junction. Population is also increasing around this area and therefore there is a threshold population for the expected development of its sustainability. Accordingly, the projects to be implemented at this location are as follows.</p> <ol style="list-style-type: none"> 1. Proposed pedestrian walkways and drainage improvements 2. Development of alternative roads. 3. Bus stand development 4. Circular road development (Planned by RDA) 5. Canal development 6. Walkways for physical exercise 			
Project location				
Location	Province	Western	District	Kalutara
	Div. Secretariat	Kalutara	Local authority	Kalutara PS
Boundaries	North	East	South	West
	Private land	Private land	Sarananda Mawatha	Private land
Access				
Location Map				

Landuse plan



Legend


High Density Commercial Zone	High Density Residential Zone	Thalawa	Wetland Protection Zone
Moderate Density Commercial Zone 1	Moderate Density Residential Zone	Visibility Controlled Area	Water Bodies
High Density Health Promotion Zone	High Density Tourism Zone 2	Administrative Activities Promotion Area	Roads
High Density Tourism Zone 1	Low Density Residential Zone	Green Belts	Railway
Industrial Zone	Low Density Tourism Zone	Wetland Nature Conservation Zone	Expressway
Moderate Density Commercial Zone 2	Special Sacred Zone	Special Paddy Cultivation Zone	
High Density Height Controlled Residential Zone	Sand Belt	Wetland Agricultural Zone	

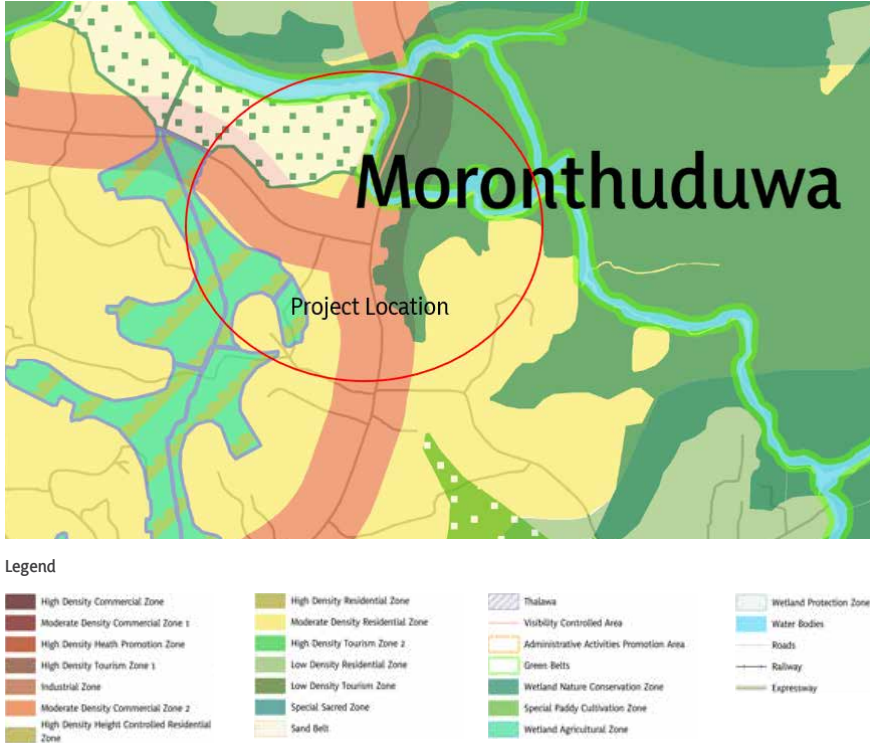
Justification

Project Category	Conservation	Commercial	Landscaping	Heritage	Residential	Re erection	Others
		√					
Project Targets	Environmental			Economical			Social
Project target	<ol style="list-style-type: none"> 1. Development of Nagoda junction as most active junction 2. Creation of Nagoda junction as a facility center for the people coming to Nagoda hospital 3. To solve the traffic problem in the Nagoda junction area. 						
Rationale of the project	<p>All government institutions, district level institutions and administrative institutions and also the public utility providing agencies like health, and education etc are located within the town limit, the daily commuter population is recorded as 80,000. A large number of commuter population is seen in Nagoda junction but infrastructure facilities are still at a poor state. Since the nagoda is a four way junction, RDA has proposed to provide a roundabout. The Nagoda area is some what highly populated residential zone, this plan has proposed to develop it as health promotion zone. Because of this development there will be high population and in order to cater to them a bus stand, pavements and drainage improvements needs to be done.</p> <p>As common facilities for the public, a community hall is expected to be set up and in order to ease the traffic congestion necessity has arisen to construct a by road. In terms of health facilities Kalutara town has already been come to a satisfactory state and it is proposed under this development plan to develop the Nagoda as health promotion zone. At the same time, it is expected to develop as high-density residential zone and as such there will high demand for health service due to population increase. Since Nagoda junction is at low elevation in mean sea level due to existence of large number of low-lying areas, the area is some what vulnerable for flooding and therefore necessity has arisen to rehabilitate the storm water canals enabling to enhance the environmental conditions. There is also possibility to create urban parks in some low-lying areas along with walking paths.</p>						

Details about the land						
Land owned by	UDA		Private		State	√ Other
Present status of the land	Abundant paddy field		Description about relocation			
Land ownership						
Survey plan	No	Surveyor	Date	Land extent		
				Acres	ó.	Perch.
Project Implementation						
Implementation method	By the UDA	Institutions responsible	SLLR & DC /Kalutara PS	Funding source	SLLR & DC Kalutara PS	
Zone	High density Health promotion zone		Zoning compatible	Yes		
Layout Plan						



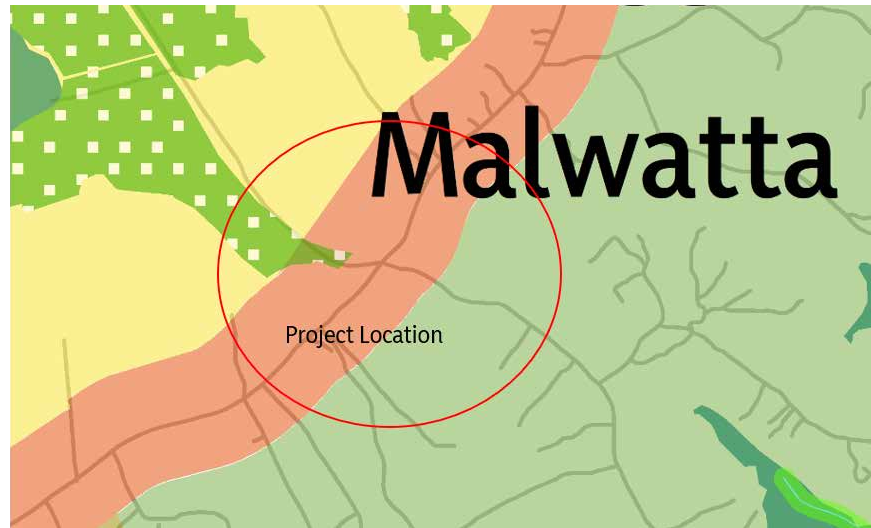
Identification of project				
Project heading	Moronthuduwa junction development project			
Project	Development of infrastructure facilities at Moronthuduwa junction			
Project proposal	<p>Under the Kalutara development plan 2019-2030, Moronthuduwa junction is proposed to be developed as a residential node. The Moronthuduwa junction is having direct linkage with Kalutara town as well as Wadduwa and Bandaragama town. Because of it is located on the Kalutara Bandatagama road, a rapid development is taking place. Since the Kalutara-Bandaragama road is being used as an access road to get into Southern high way and as it is used for reaching to Sri Jayawardenpura capital a rapid development is seen. Because of this population increase, it can reach to the threshold level to activate its economic activities. Accordingly, it has become necessary to develop the Moronthuduwa junction to suit with the present and future socio-economic conditions of the area under which following sub projects are to be implemented.</p> <ol style="list-style-type: none"> 1. Development of Bus stand, commercial building and community building 2. Recreational zone 			
Project location				
Location	Province	Western	District	Kalutara
	Div. Secretariat	Kalutara	Local authority	Kalutara PS
Boundaries	North	East	South	West
Access				
Location Map				

<p>Landuse plan</p>	 <p>Moronthuduwa</p> <p>Project Location</p> <p>Legend</p> <ul style="list-style-type: none"> High Density Commercial Zone Moderate Density Commercial Zone 1 High Density Health Promotion Zone High Density Tourism Zone 1 Industrial Zone Moderate Density Commercial Zone 2 High Density Height Controlled Residential Zone High Density Residential Zone Moderate Density Residential Zone High Density Tourism Zone 2 Low Density Residential Zone Low Density Tourism Zone Special Sacred Zone Sand Belt Thalawa Visibility Controlled Area Administrative Activities Promotion Area Green Belts Wetland Nature Conservation Zone Special Paddy Cultivation Zone Wetland Agricultural Zone Wetland Protection Zone Water Bodies Roads Railway Expressway 						
<p>Justification</p>							
<p>Project Category</p>	<p>Conservation</p>	<p>Commercial</p>	<p>Landscaping</p>	<p>Heritage</p>	<p>Residential</p>	<p>Re erection</p>	<p>Others</p>
<p>Project Targets</p>	<p>Environmental</p>			<p>Economical</p>		<p>✓</p>	<p>Social</p>
<p>Project target</p>	<p>1. Development of Moronthuduwa junction as residential zone by providing basic facilities</p>						
<p>Rationale of the project</p>	<p>The infrastructure development presently taking place and proposed to take place as residential zone of the Moronthuduwa can be introduced as most attractive residential area in future. For these increasing population the existing commercial development may not adequate and as such a necessity has arisen to set up a new commercial canter. Also, there is a requirement to build a community center. It is also important to provide walkways recreational and leisure areas and it will improve the environmental conditions of the area while minimizing the threat of flooding the area.</p> <p>The because of the developemnts proposed under the development plan and the developement of infrastructure of the area (its proximity to Galanigama interchange within 8km, and the development taking place along the Wadduwa -Morronthuduwa road and due to proposed commercial complex, there will be high concentration of population to this area. For the population who come for commercial requirements and for other purposes, parking facilities have to be provided with enhancing the scenic beauty of the location. Transport facilities with proper bus halts are to be provided. Because of these infrastructure developments along with bus stand and other development this location can be congested and to address that issue, it may require a byroad to be constructed.</p> <p>Due to infrastructure and other development activities, and the proposal to develop a residential zone, it has been proposed to construct a commercial center and a community hall. It is also necessary to reduce the threat of flooding while developing the parks with walkways for beautification as proposed.</p> <p>For the increasing population and also for the customers come to this location a car park and a bus stand to fulfill transport facilities, and to avoid the congestion it is proposed to construct a by road.</p>						

Details about the land						
Land owned by	UDA	Private	√	State	Other	
Present status of the land	Abundant paddy field	Description about relocation				
Land ownership						
Survey plan	No	Surveyor	Date	Land extent		
				Acres	ó.	Perch.
Project Implementation						
Implementation method	By the UDA	Institutions responsible	SLLR & DC /Kalutara PS	Funding source	SLLR & DC Kalutara PS	
Zone	Moderate density commercial zone ii	Zoning compatible		Yes		
Layout Plan						
<p>1 - Proposed bus stand, commercial development & community hall</p> <p>2 - Proposed By Pass Road</p> <p>3- Proposed Park with Recreation Facilities</p>						

Identification of project				
Project heading	Malwaththa junction development project			
Project	Development of infrastructure facilities around Malwaththa junction			
Project proposal	<p>Malwaththa junction is located on the Kalutara - Horana road is 4.6 km distance from Kalutara town. This junction is used to get access to Kalutara -hoarana road from the areas such as Wijerathna waththa, Jawaththa and Ethnamadala areas. With the land developments taken place in Jawaththa and Ethnamadala area, there is high population growth in this area and as such by taking into these facts, a project proposal was worked out to develop the Malwaththa junction under the Kalutara development plan 2029-2030 and accordingly the following sub projects have been identified.</p> <ol style="list-style-type: none"> 1. Construction of commercial building 2. Widening of Malwaththa road as 30ft wide road 3. Widening of Adirikele road as 30ft wide road 			
Project location				
Location	Province	Western	District	Kalutara
	Div. Secretariat	Kalutara	Local authority	Kalutara PS
Boundaries	North	East	South	West
Access				
Location Map				

Landuse plan



Legend

High Density Commercial Zone	High Density Residential Zone	Thalawa	Wetland Protection Zone
Moderate Density Commercial Zone 1	Moderate Density Residential Zone	Visibility Controlled Area	Water Bodies
High Density Health Promotion Zone	High Density Tourism Zone 2	Administrative Activities Promotion Area	Roads
High Density Tourism Zone 1	Low Density Residential Zone	Green Belts	Railway
Industrial Zone	Low Density Tourism Zone	Wetland Nature Conservation Zone	Expressway
Moderate Density Commercial Zone 2	Special Sacred Zone	Special Paddy Cultivation Zone	
High Density Height Controlled Residential Zone	Sand Belt	Wetland Agricultural Zone	


Justification

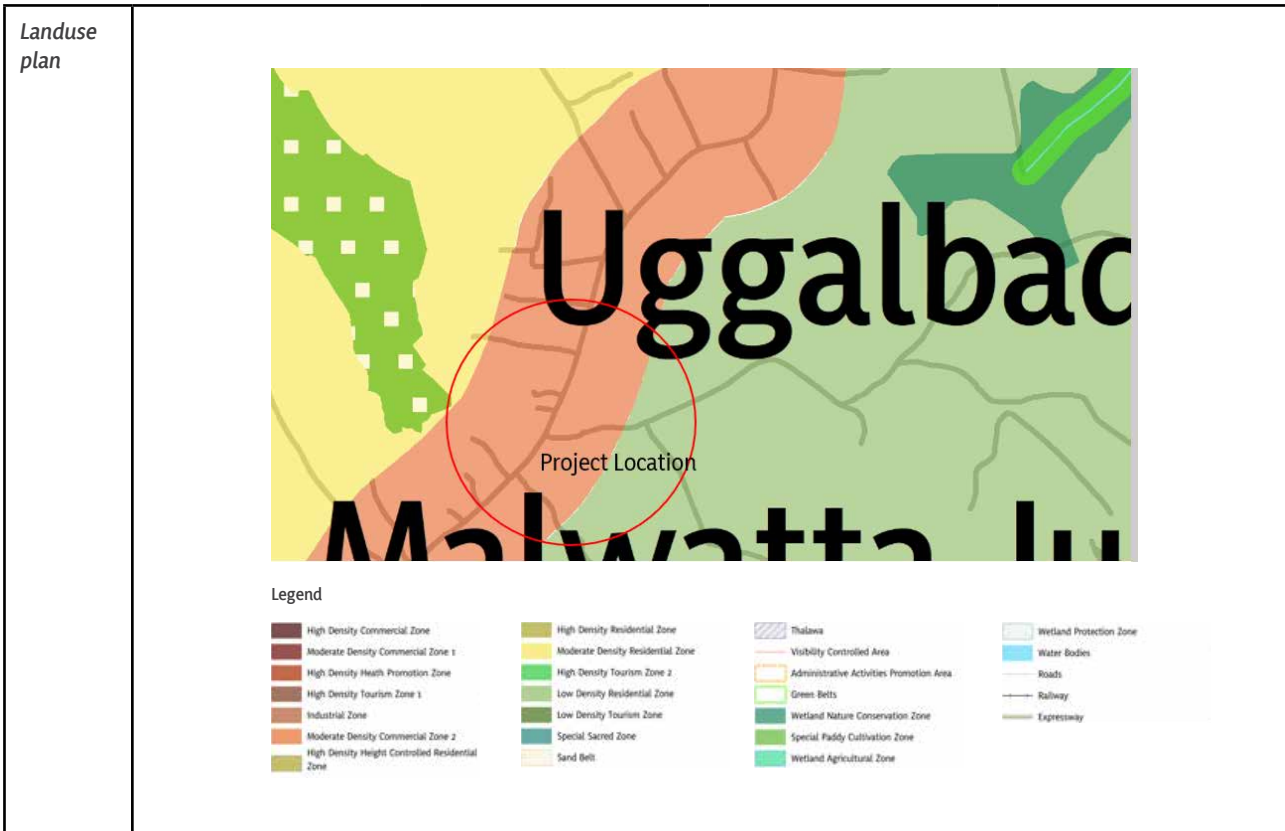
Project Category	Conservation	Commercial	Landscaping	Heritage	Residential	Re erection	Others
		√					
Project Targets	Environmental			Economical	√	Social	
Project target	<ol style="list-style-type: none"> Construction of Commercial complex at Malwaththa junction located on the Kalutara- Horana road Solution for the parking issue that may require in future at the Malwaththa junction located on the Kalutara- Horana road 						
Rationale of the project	<p>Kalutara -Horana road is a "A" grad road. The proposed Pelpola interchange is to be linked in to Kalutara Horana road and this will become an access road to Highway. Therefore, it is proposed to develop the Kalutara Horana road as two-lane road under the Kalutara development plan for 2019-2030. Presently lot of land sales are going on along this road and there is a tendency to develop new residential zones along the Kalutara Horna road. By taking into account these factors, the Malwaththa junction was identified to be developed under this plan.</p> <p>Under this New commercial building is to be developed to fulfill the needs of the public along with development of roads in this area.</p>						

Details about the land

Land owned by	UDA		Private	√	State	√	Other
Present status of the land	Abundant paddy field		Description about relocation				
land ownership							

Survey plan	No	Surveyor	Date	Land extent		
				Acres	ඊ.	Perch.
Project Implementation						
Implementation method	By the UDA	Institutions responsible	UDA /Kalutara PS	Funding source	SLLR & DC Kalutara PS	
Zone	Moderate density commercial zone ii	Zoning compatible		Yes		
Layout Plan						
<div style="background-color: #4a697d; color: white; padding: 5px;"> <p>1 - Proposed commercial complex</p> <p>2 - Malwatta road widening up to 30'</p> <p>3 - Andirikele road widening up to 30'</p> <p>4 - Horana Road widening up to 50'</p> </div>						

Identification of project				
Project heading	Uggalboda junction development project			
Project	Development of infrastructure facilities around Uggalboda junction			
Project proposal	<p>Under the neighborhood plan, the Uggalboda junction has been identified to be developed as Neighborhood Node. The residents living in the surrounding areas of Uggalboda junction get their commercial requirements fulfilled from the Uggalboda junction which is located on the Kalutara Horana road. Due to rapid land development taking place around this junction there is tendency to increase the population into the threshold level.</p> <p>Accordingly, under the Uggalboda junction development project following sub projects have been identified for implementation.</p> <ol style="list-style-type: none"> 1. Construction of a Community hall including a library 2. Construction of Commercial building 			
Project location				
Location	Province	Western	District	Kalutara
	Div. Secretariat	Kalutara	Local authority	Kalutara PS
Boundaries	North	East	South	West
Access				
Location Map				



Justification

Project Category	Conservation	Commercial	Landscaping	Heritage	Residential	Re erection	Others
							√

Project Targets	Environmental	Economical	Social
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Project target	<ol style="list-style-type: none"> 1. Construction of Commercial complex at Uggalboda junction located on the Kalutara- Horana road with basic facilities for the people 2. Construction of Community hall with a library as social infrastructure for the people living in the area.
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Rationale of the project

Under the neighborhood plan, the Uggalboda junction has been identified to be developed as Neighborhood Node. Kalutara -Horana road is a "A" grade road and which is to be linked into the proposed Pelpola interchange.

Accordingly, Kalutara -Horana road will be an access road to Southern highway in near future . Therefore, under the Kalutara urban development plan 2019-2030, Kalutara-Horana road was proposed to be developed as 2 lane road with service walkways.

Presently a lot of land sales are taking place around the Kalutara Horana road and therefore new neighborhood zones are being developed.

Considering all these factors, Uggalboda junction was identified for development under which social infrastructure development to be provided which include a Community hall and commercial complex.

Details about the land

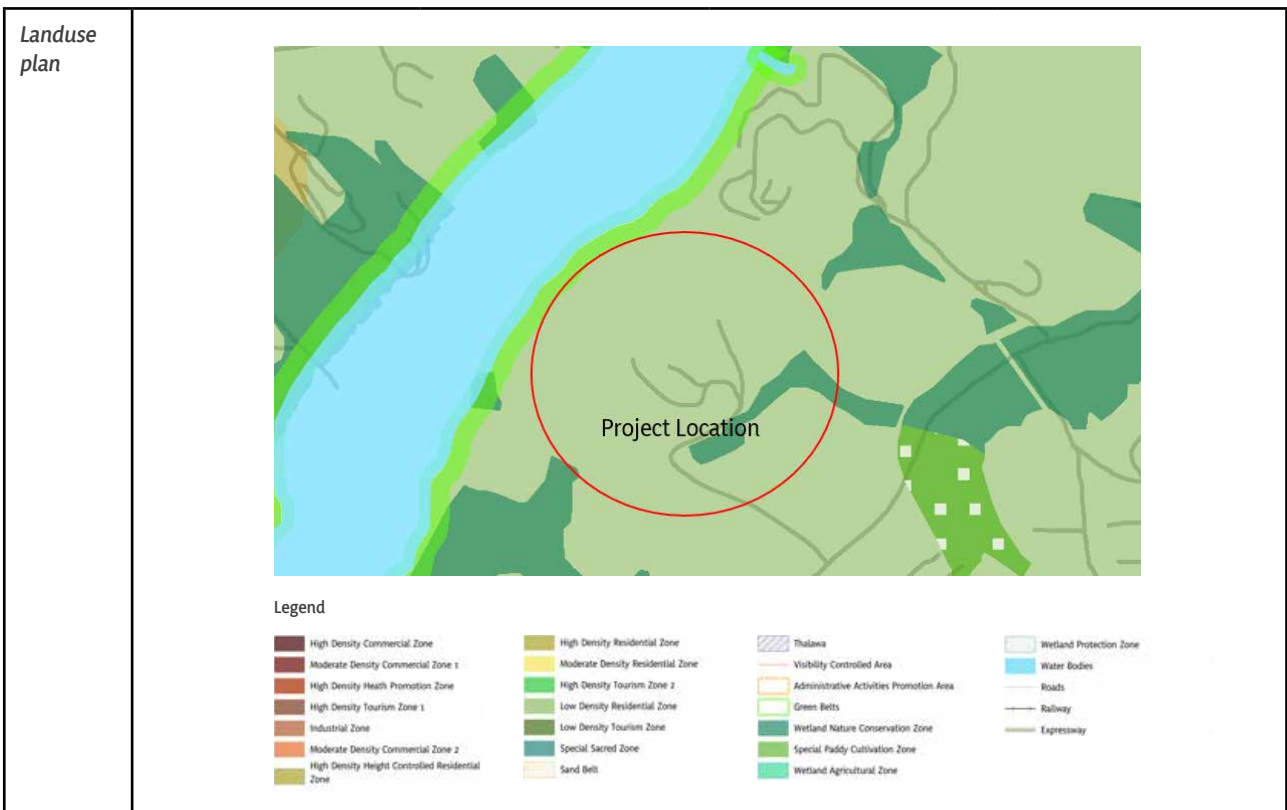
Land owned by	UDA	Private	√	State	√	Other
Present status of the land	Abundant paddy field	Description about relocation				

land ownership						
Survey plan	No	Surveyor	Date	Land extent		
				Acres	ó.	Perch.
Project Implementation						
Implementation method	By the UDA	Institutions responsible	UDA /Kalutara PS	Funding source	SLLR & DC Kalutara PS	
Zone	Moderate density commercial zone ii	Zoning compatible		Yes		

Layout Plan



Identification of project				
Project heading	Richmond castle premises development project			
Project	Development of a botanical garden in the Richmond castle premises			
Project proposal	Richmond castle building premises presently in the custody of public Trustee is one of the most tourist attraction sites located at Palathota road Kalutara. This building has been constructed in a land area of 42 acres abutting to Kalu Ganga and presently around 100- 150 travelers are visiting the site daily. Under the Kalutara urban development plan for 2019- 2030, a tourism development plan was prepared for the area covering Richmond Castle building premises, Kalutara Bo-tree and Calido beach. Accordingly, Richmond castle building is to be developed as tourist attraction site under which 8 acres of land is proposed to be landscaped from the car park at Kalutara Bo Tree up to Richmond castle building. it is expected to operate a boat service in the Kalu Ganga.			
Project location				
Location	Province	Western	District	Kalutara
	Div. Secretariat	Kalutara	Local authority	Kalutara PS
Boundaries	North	East	South	West
	Kalu Ganga	Private land	Kalutara Kethhena road	Land belonging all Ceylon Buddhist Society
Access	Kalutara -Kethhena road			
Location Map				



Justification of the project

Project Category	Conservation	Commercial	Landscaping	Heritage	Residential	Re erection	Others
			√				

Project Targets	Environmental	Economical	Social
			√

Project target

1. establishment of Cultural tourism zone in and around Richmond castle building premises.
2. To make Commercial development around Richmond castle building premises (Specially at Palathota junction, around the area at Kalutara-Palathota road)

Rationale of the project

Under the Tourism development plan of Kalutara urban development plan 2019-2030, it was identified to diversify the tourism activities in the Kalutara Divisional Secretariat area. Accordingly, in the areas surrounding the Kalutara Bo-Tree and at the Richmond castle building, it has been proposed to setup two tourism cultural tourism zones.

Richmond castle building is situated within 3 km distance from the Kalutara town on the Thekkawaththa road. The building is presently in the custody of Public Trustee. About 100 visitors are coming daily to visit the building. Under the tourism development plan of the Kalutara development plan for 2019-2030, it is expected to set up cultural tourism zone around Richmond castle building and it is expected to develop the premises targeting to attract 500 to 800 tourist per day. Around 1000 to 1500 travelers are coming to Kalutara Bo-tree premises and it is expected to attract the same travelers to this premises as well. Thus, it would create an opportunity to for the tourist to visit all these site within one day stay at Kalutara town


Details about the land

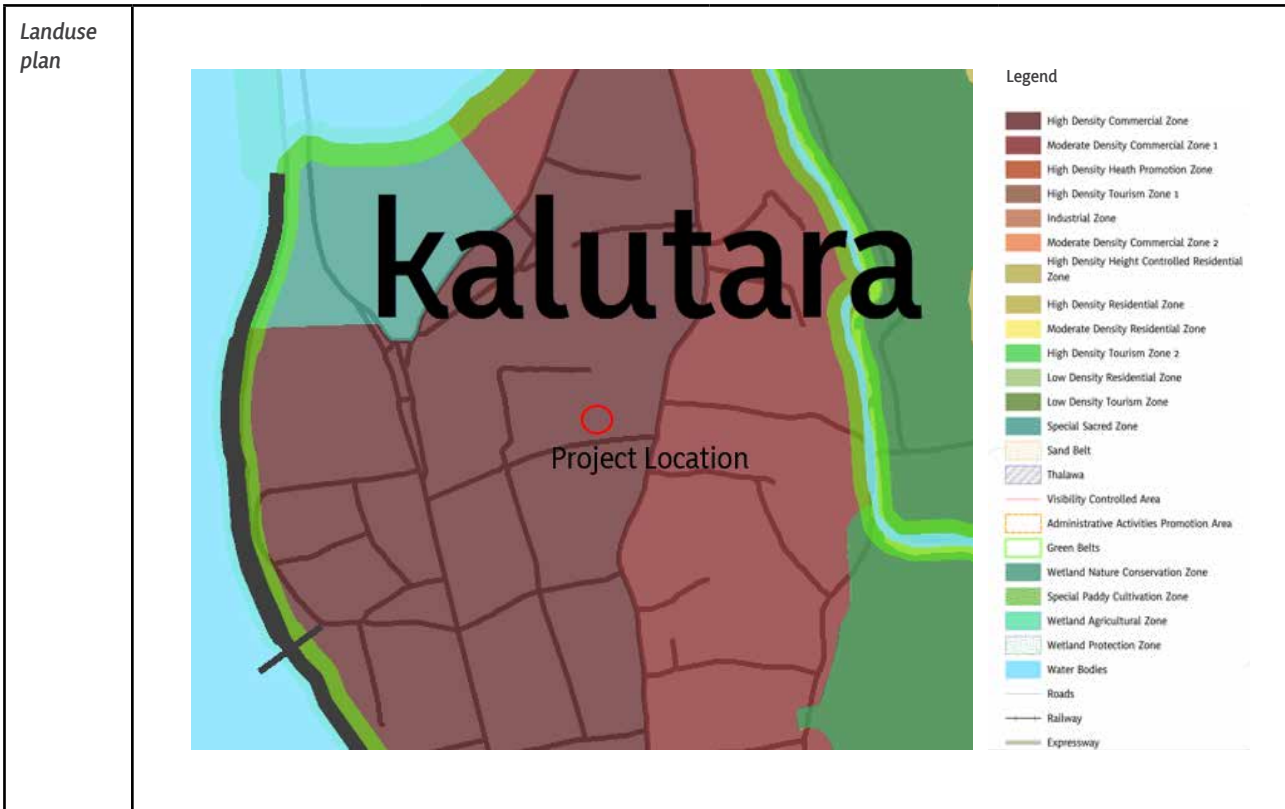
Land owned by	Under the custody of Public Trustee	Private	State	√	Other
Present status of the land	Tourism attraction site	Description about relocation			

Survey plan	No	Surveyor	Date	Land extent		
						Acres
Project Implementation						
Implementation method	By the UDA	Institutions responsible	UDA /Kalutara PS	Funding source	SLLR & DC Kalutara PS	
Zone	Moderate density commercial zone ii		Zoning compatible	Yes		

Layout Plan



Identification of project				
Project heading	Kalutara New Administrative complex			
Project	Proposed new administrative complex at Sarananda Mawatha Kalutara			
Project proposal	<p>Kalutara is the main administrative center of the Kalutara district. The most of the government institutions in the district are located in Kalutara town. Presently these administrative institutions are scattered in the town. Out of daily commuters, a considerable number is coming for administrative purposes. The main administrative centre of the town is the District Secretariat where a new administrative building is under construction at present. In addition, a new administrative building is being constructed on Gregory road in Kalutara south. These new buildings are to be used to relocate all government institutions.</p> <p>These new buildings are not adequate to house all the government institutions. Due to inadequacy of parking facilities in these administrative complexes, a parking issue has arisen at the district Secretariat area.</p> <p>Due to existence of administrative institutions in isolation, it has caused inconvenience to the public and specially the district labor office, land registry, department of valuation, and inland revenue department can be cited as examples. The location of the department of Agriculture and Excise department at Nagoda area is also cited as examples. By taking into all these factors, the plan prepared as administrative and health zone developments under the Kalutara development plan 2019-2030 has identified the necessity of deriving the benefit of having compacted economy. Therefore, as identified under the Kalutara development plan 2019-2030, all administrative functions at district level need to be setup within 500 distance from District Secretariat. The proposed project can be introduced as one such project formulated to achieve the above mentioned objective.</p>			
Project location				
Location	Province	Western	District	Kalutara
	Div. Secretariat	Kalutara	Local authority	Kalutara UC
Boundaries	North	East	South	West
	Private land	Private land	Sarananda Mawatha	Private land
Access	Sarananda Mawatha			
Location Map				



Justification

Nature of the Project	New	√	Developable		To disperse		Land development only	
Project Category	Conservation	Commercial	Landscaping	Heritage	Residential	Re erection	Others	√
Project Targets	Environmental			Economical		√	Social	
Project target	<ol style="list-style-type: none"> There will be an economic benefit to the town due to concentration of all administrative functions in one location (Compacted economy) The project would facilitate the people to fulfill their administrative requirements conveniently 							
Rationale of the project	<p>The main administrative functions in the Kalutara district are located in the Kalutara town in dispersed manner. By concentrating all these institutions into one location, it would facilitate the people to get their services done conveniently and it would help to uplift the economy of the town. Due to concentration of administrative activities in one location, it would gain benefit to the town because of the agglomeration of activities.</p> <p>The main theme of the Health and administrative zones development proposed under the economic development plan of the Kalutara Urban development plan for 2019-2030 was to extract the benefits from compacted economy by concentrating administrative and health services into one location. As per the economic development plan, all administrative functions at district level to be setup within 500 distance from District Secretariat.</p> <p>This is one of the projects at Sarananda Mawatha at Kalutara south to achieve the above mentioned objectives. This project to be implemented at the Building material corporation site at Sarananda Mawathaa. It is proposed to construct this administrative complex with multistoried car park. This would also facilitate to ease the traffic congestion at this location.</p>							

<i>Details about the land</i>							
<i>Land owned by</i>	UDA		Private		State	√	Other
<i>Present status of the land</i>	Building material corporation in Kalutara is presently in cooperation		Description about relocation				
<i>Land ownership</i>	Building material corporation						
<i>Survey plan</i>	No	Surveyor		Date	Land extent		
					Acres	Óz.	Perch.
<i>Project Implementation</i>							
<i>Implementation method</i>	By the UDA	<i>Institutions responsible</i>	UDA	<i>Funding source</i>	<i>Treasury funds thro. UDA</i>		
<i>Zone</i>	High density commercial zone		<i>Zoning compatible</i>		Yes		

6.8.2. Institutional Setting

No.	Main Plan	Sub plan	Sub plan and the project	Relevant Agency	Responsibility of each agency
01.	Strategic plan for Infrastructure development	Road and Transport Development plan	<p>Construction of 04 lane road between Nagas Handiya and Wadduwa</p> <p>Construction of 04 lane road between Wadiyamankada and Bandaragama</p> <p>Development of by road connecting Nagoda base hospital premises and Child care and maternity hospital presently under construction</p> <p>Construction of 02 lane road with a service lane between Horana and Elamodara</p> <p>Construction of 04 lane road Katukurunda – Daluwatta</p> <p>Development of old road (Sir.Sinyl de Soysa Mawatha) as a 02 lane road</p> <p>Development of Mawala- Maharekma road as 02 lane road</p> <p>Development of Hill street as 02 lane road</p> <p>Development of user friendly pedestrian way along Station road</p> <p>Development of user friendly pedestrian ways along Galle road</p> <p>Development of user friendly pedestrian way along Goodshed road</p>	<ul style="list-style-type: none"> RDA RDA Kalutara UC UDA Ministry of health. Div.Sec. Office SLLR & DC RDA RDA Kalutara UC Kalutara PS PRDA RDA Kalutara UC RDA Kalutara UC RDA Kalutara UC RDA Kalutara UC RDA Kalutara UC 	<ul style="list-style-type: none"> Proj.implementation Proj.implementation Feasibility study Funding arrangement Proj.implementation Proj.implementation Proj.implementation Proj.implementation Proj.implementation Proj.implementation Proj.implementation Plan preparation Proj.implementation Proj.implementation Plan preparation Proj.implementation Plan preparation Proj.implementation

No.	Main Plan	Sub plan	Sub plan and the project	Relevant Agency	Responsibility of each agency
01	Strategic plan for Infrastructure development	Road and Transport Development plan	Development of user friendly pedestrian way along Sarananda road	Kalutara UC	<ul style="list-style-type: none"> • Plan preparation • Proj.implementation
			Development of user friendly pedestrian way along Chamli Gunawardena Mawatha	Kalutara UC	<ul style="list-style-type: none"> • Plan preparation • Proj.implementation
			Development of user friendly pedestrian way along Gnanodaya Mawatha	Kalutara UC RDA	<ul style="list-style-type: none"> • Plan preparation • Proj.Implementation
			Development of user friendly pedestrian way along Gregory road	Kalutara UC R.D.A	<ul style="list-style-type: none"> • Plan preparation • Proj.Implementation
			Development of user friendly pedestrian way along old road	Kalutara UC R.D.A	<ul style="list-style-type: none"> • Plan preparation • Proj.Implementation
			Pedestrian underpass near Kalutara Clock tower	RDA	<ul style="list-style-type: none"> • Feasibility study • Plan preparation • Funding arrangement • Proj.implementation
			Development of Beach parallel road as 02 lane road	RDA	<ul style="list-style-type: none"> • Plan preparation • Funding arrangement • Proj.implementation
			Development of by-road as 02 lane road between Elamodara junction -Pelpola highway interchange	RDA	<ul style="list-style-type: none"> • Funding arrangement • Proj.implementation
			Development of Duwa temple road at Kalutara south as 02 lane road	RDA	<ul style="list-style-type: none"> • Funding arrangement • Proj.implementation
			Development of Gemunu Mawatha in Kalutara south as 02 lane road	RDA	<ul style="list-style-type: none"> • Funding arrangement • Proj.implementation
			Development of Gangabada Road from Clock tower at Kalutara south to Panwila Junction as 02 lane road	RDA	<ul style="list-style-type: none"> • Funding arrangement • Proj.implementation

No.	Main Plan	Sub plan	Sub plan and the project	Relevant Agency	Responsibility of each agency
01	Strategic plan for Infrastructure development	Road and Transport Development plan	<p>Development of road between from Palatota Junction at Kalutara south and Nagoda Junction (Police training college road) as O2 lane road</p> <p>Development of Gallassa road (Upali Sahabandu Mawatha) as O2 lane road</p> <p>Development of road between wadduwa at Kalutara south and Moronthuduwa as O2 lane road</p> <p>Development of Willegoda road at Kalutara with Aluth para as O2 lane road</p> <p>Development of Pothupitiya- panapitiya road as O2 lane road</p> <p>Development of Etavila road as O2 lane road</p> <p>Development of Alternative road to Pelpola highway interchange as O2 lane road (From Millagas Junction)</p> <p>Development of O2 lane road from Nagoda junction to Bombuwala with a service lane</p>	<ul style="list-style-type: none"> RDA RDA RDA RDA RDA RDA RDA RDA 	<ul style="list-style-type: none"> Funding arrangement Proj.implementation Funding arrangement Proj.implementation Funding arrangement Proj.implementation Funding arrangement Proj.implementation Funding arrangement Proj.implementation Funding arrangement Proj.implementation Land acquisition for sewage plants Feasibility study Funding arrangement Proj.implementation Proj.implementation Proj.implementation
		Sewage and Waste water Management plan	Implementation of waste water management plans for some selected GN divisions in Kalutara Divisional Secretariat area	<ul style="list-style-type: none"> NWS&DB Kalutara UC Div.Sec. Kalutara PS 	
		Solid waste management plan	Minimizing of solid waste generation	<ul style="list-style-type: none"> Kalutara UC Kalutara PS 	<ul style="list-style-type: none"> Proj.implementation
			Separation of Solid waste at the generation point itself	<ul style="list-style-type: none"> Kalutara UC Kalutara PS 	<ul style="list-style-type: none"> Proj.implementation

No.	Main Plan	Sub plan	Sub plan and the project	Relevant Agency	Responsibility of each agency
01	Strategic plan for Infrastructure development	Solid waste management plan	<p>Promotion of compost making from fast bio degradable solid waste and motivations of public for the same by introducing profitable markets</p> <p>Establishing bio-gas making plants at the hospital and government office premises.</p> <p>Make arrangements to provide bio-degradable food wastes to piggy farms.</p> <p>Introduction of suitable technical methods for recycling of non-bio-degradable solid waste</p> <p>Establishment of institutional setup to prevent mixing of hospital clinical waste with other waste collected in urban areas.</p> <p>Making an efficient mechanism for collection and transport of solid waste.</p> <p>Setting up of Sanitary land filling sites</p> <p>Establishment of Electronic waste management yard</p> <p>Setting up of a monitoring committee</p>	<ul style="list-style-type: none"> Kalutara UC Kalutara PS Kalutara UC Kalutara PS Kalutara UC Kalutara PS Kalutara UC Kalutara PS Kalutara UC Kalutara PS Kalutara UC Kalutara PS Kalutara UC Kalutara PS 	<ul style="list-style-type: none"> Proj.implementation Proj.implementation Proj.implementation Proj.implementation Proj.implementation Proj.implementation Proj.implementation Proj.implementation Proj.implementation Proj.implementation Proj.implementation Proj.implementation Proj.implementation Proj.implementation
02.	Strategic plan for economic development	Economic development plan	<p>Relocation of Court complex to Saralakwatta land in Wettumakada area at Galle road Kalutara south</p>	<ul style="list-style-type: none"> Judicial Service Commission Kalutara Div.Sec Kalutara UC UDA 	<ul style="list-style-type: none"> Funding arrangement Land acquisition Proj.implementation

No.	Main Plan	Sub plan	Sub plan and the project	Relevant Agency	Responsibility of each agency		
02.	Strategic plan for economic development	Economic development plan	Redevelopment of old GA's bungalow located near Court complex at Kalutara south for a "Laksala" sale out let	<ul style="list-style-type: none"> Judicial Service Commission Archy. dept UDA Div.sec/Kalutara 	<ul style="list-style-type: none"> Obtaining recommendation from Arch.dept Funding arrangement Land acquisition Proj. implementation 		
			Redevelopment of existing court complex premises for luxury Commercial complex	<ul style="list-style-type: none"> Bodhi Trust UDA 	<ul style="list-style-type: none"> Land acquisition Plan preparation Funding arrangement Proj.implementation 		
			Construction of Commercial complex with multistoried car park at Good shed road, Kalutara south	<ul style="list-style-type: none"> Kalutara UC UDA 	<ul style="list-style-type: none"> Land acquisition Plan preparation Funding arrangement Proj.implementation 		
			Construction of administrative complex at Sarananda Mawatha, Kalutara South	<ul style="list-style-type: none"> UDA 	<ul style="list-style-type: none"> Land acquisition Plan preparation Funding arrangement Proj.implementation 		
			Redevelopment of Kalutara public playground	<ul style="list-style-type: none"> Kalutara UC Sport My. UDA 	<ul style="list-style-type: none"> Plan preparation Funding arrangement Supply of consultancy service Proj.implementation 		
			Redevelopment of Kalutara Bus stand	<ul style="list-style-type: none"> Kalutara UC UDA 	<ul style="list-style-type: none"> Plan preparation Funding arrangement Proj.implementation 		
			Redevelopment of railway station in Kalutara South	<ul style="list-style-type: none"> C.G.R. Tourism dev.Authority 	<ul style="list-style-type: none"> Plan preparation Funding arrangement Proj.implementation 		
			Construction of Vehicular park at Sarananda Mawatha	<ul style="list-style-type: none"> Kalutara UC UDA 	<ul style="list-style-type: none"> Proj.implementation 		
				Strategic plan for economic development			

No.	Main Plan	Sub plan	Sub plan and the project	Relevant Agency	Responsibility of each agency
02.	Strategic plan for economic development	Tourism development plan	Erection of twin boat yards at the Vehicular park belonging to Kalutara Bodhi trust and near the Richmond castle building premises bordering Kalu Ganga Development of Abru Mawatha and South Sri Sumangala road as access road to Calido beach Erection of floating trade stalls in selected locations in Kalu Ganga Redevelopment of flower stalls at Kalutara Bodhi premises Calido Beach Development project in Kalutara south Development project of Pohoddala beach at Kalutara south Development of landscaping work at Richmond castle building premises	<ul style="list-style-type: none"> • Tourism Dev.Authority • Dep. Of Irrigation Service • UDA <ul style="list-style-type: none"> • Kalutara UC • UDA <ul style="list-style-type: none"> • Kalutara UC • UDA • Irrigation Department <ul style="list-style-type: none"> • Kalutara UC • UDA • Bodhi Trust <ul style="list-style-type: none"> • UDA • Coast cons. dept • Tourism dev. Authority • Kalutara UC <ul style="list-style-type: none"> • Coast cons. dept • UDA • Kalutara PS <ul style="list-style-type: none"> • Justice ministry • Kalutara PS 	<ul style="list-style-type: none"> • Plan preparation • Feasibility study • Funding arrangement • Proj.implementation <ul style="list-style-type: none"> • Proj.implementation <ul style="list-style-type: none"> • Feasibility study • Proj.implementation <ul style="list-style-type: none"> • Proj.implementation <ul style="list-style-type: none"> • Feasibility study • Proj.implementation <ul style="list-style-type: none"> • Land acquisition • Plan preparation • Funding arrangement • Proj.implementation <ul style="list-style-type: none"> • Plan preparation • Funding arrangement • Proj.implementation
02	Strategic plan for economic development	Tourism development plan	Development of Gonaduwa eco-tourism zone	<ul style="list-style-type: none"> • Tourism dev. authority • UDA • Irrigation dept • Kalutara PS • SLLR&DC 	<ul style="list-style-type: none"> • Plan preparation • Funding arrangement • Feasibility study • Proj.implementation

No.	Main Plan	Sub plan	Sub plan and the project	Relevant Agency	Responsibility of each agency
02	Strategic plan for economic development	Tourism development plan	Erecting of Seemamalakaya in Kalu Ganga at the Kalutara Bodhi premises	<ul style="list-style-type: none"> Kalutara Bodhi Trust SLLR&DC Irrigation dept UDA 	<ul style="list-style-type: none"> Plan preparation Funding arrangement Feasibility study Proj.implementation
03	Strategic plan for sustainable environment development plan	Environmental conservation plan	Development of linear park in the identified land strip in either side of Kuda heenetyangala canal	<ul style="list-style-type: none"> Kalutara UC UDA Department of Agrarian Service SLLR&DC 	<ul style="list-style-type: none"> Feasibility study Plan preparation Funding arrangement Proj.implementation
			Wetland conservation	<ul style="list-style-type: none"> UDA SLLR&DC Kalutara UC Department of Agrarian Service Kalutara PS 	<ul style="list-style-type: none"> Enforcement of zoning regulations pertaining to Wet lands
			Protection of reservations of water ways	<ul style="list-style-type: none"> UDA Kalutara UC Department of Agrarian Service Kalutara PS 	<ul style="list-style-type: none"> Enforcement of zoning regulations pertaining to river and canal reservations
			project for planting of bushes towards southern side about 02 km distance along the Calido beach from the Tanjerin hotel	<ul style="list-style-type: none"> Kalutara UC UDA Coast conservation dept. Tourism dev. authority 	<ul style="list-style-type: none"> Plan preparation Funding arrangement Feasibility study Proj. implementation
	Strategic plan for sustainable environment development plan	Landscape management Plan	Landscaping in the land strip between railway line and Galle road falling in the middle of Kalutara twin bridges.	<ul style="list-style-type: none"> CGR Kalutara UC UDA RDA Bodhi Trust 	<ul style="list-style-type: none"> Feasibility study Plan preparation Funding arrangement Proj.implementation
			Tree planting in either side of road in Palathota Rd from clock tower to Ayurvedic center of the Kalutara UC, up to Kalutara kaluthara town hall and up to the connecting point of Gregory road.	<ul style="list-style-type: none"> Kalutara UC RDA UDA 	<ul style="list-style-type: none"> Enforcement of zoning regulations pertaining to Wet lands

No.	Main Plan	Sub plan	Sub plan and the project	Relevant Agency	Responsibility of each agency
03	Strategic plan for sustainable environment development plan	Landscape management Plan	Rehabilitation of Kalutara urban park including Kalutara UC, Park Playground, Urban council auditorium	<ul style="list-style-type: none"> • Kalutara UC • UDA • Irrigation dept 	<ul style="list-style-type: none"> • Enforcement of zoning regulations pertaining to river and canal reservations
			Rehabilitation of drainage system for controlling floods	<ul style="list-style-type: none"> • Kalutara UC • Disaster Management center 	<ul style="list-style-type: none"> • Plan preparation • Funding arrangement • Feasibility study • Proj. implementation
			Conservation of sand dune and making a permanent estuary	<ul style="list-style-type: none"> • Coast conservation dept. • Irrigation dept • Cost conservation section of Megapolis ministry 	<ul style="list-style-type: none"> • Proj. implementation
			Planting of mangrove in the Kalutara lagoon reservation	<ul style="list-style-type: none"> • C.E.A. • Irrigation dept • Coast conservation dept 	<ul style="list-style-type: none"> • Proj. implementation
			Planting of mangrove along the beach line	<ul style="list-style-type: none"> • Coast conservation dept 	<ul style="list-style-type: none"> • Plan preparation • Funding arrangement • Consultance service • Proj. implementation
			Construction of break water wall in the Calido beach at Kalutara south	<ul style="list-style-type: none"> • Coast conservation dept • Cost conservation section of Megapolis ministry 	<ul style="list-style-type: none"> • Feasibility study • Funding arrangement • Proj. implementation
			Construction of Salinity barrier in the Kalu Ganga	<ul style="list-style-type: none"> • Irrigation dept • NWS & DB 	<ul style="list-style-type: none"> • Feasibility study • Funding arrangement • Proj. implementation
			Flood control near Duwa temple road Kalutara south	<ul style="list-style-type: none"> • Irrigation dept • Disaster mgt center • Department of Agrarian Service • SLLR&DC 	<ul style="list-style-type: none"> • Feasibility study • Funding arrangement • Proj. implementation

No.	Main Plan	Sub plan	Sub plan and the project	Relevant Agency	Responsibility of each agency
03	Strategic plan for sustainable environment development plan	Landscape management Plan	Flood control at Nagoda junction at Kalutara south	<ul style="list-style-type: none"> Irrigation dept Dissaster mgt center Department of Agrarian Service SLLR&DC 	<ul style="list-style-type: none"> Feasibility study Funding arrangement Proj.implementation
			Conservation of areas vulnerable for landslides in planning area	<ul style="list-style-type: none"> NBRO 	<ul style="list-style-type: none"> Enforcement of regulations pertaining to land slide areas
04	strategic plan for Housing density and distribution plan		Waskaduwa Storm water drainage project	<ul style="list-style-type: none"> SLLR&DC Coast conservation dept C.G.R. Irrigation dept 	<ul style="list-style-type: none"> Proj.implementation
		Public Outdoor Recreational Space plan			
04	strategic plan for Housing density and distribution plan		Development of Moronthuduwa Junction	<ul style="list-style-type: none"> UDA Kalutara PS SLLR&Dc Irrigation dept 	<ul style="list-style-type: none"> Plan preparation Feasibility study Funding arrangement Proj.implementation
			Development of Nagoda Junction	<ul style="list-style-type: none"> UDA Kalutara PS SLLR&DC Irrigation dept. 	<ul style="list-style-type: none"> Plan preparation Feasibility study Funding arrangement Proj.implementation
04	strategic plan for Housing density and distribution plan		Development of Commercial center at Malwatta junction at Kalutara Horana road	<ul style="list-style-type: none"> UDA Kalutara PS 	<ul style="list-style-type: none"> Plan preparation Feasibility study Funding arrangement Proj.implementation
			Development of public building at Uggalboda at Kalutara Horana road	<ul style="list-style-type: none"> UDA Kalutara PS 	<ul style="list-style-type: none"> Plan preparation Feasibility study Funding arrangement Proj.implementation
05	strategic plan for Cultural, religious and heritage management plan		Protection of viewing paths of Kalutara Sthupa	<ul style="list-style-type: none"> UDA Kalutara PS 	<ul style="list-style-type: none"> Enforcement of regulations pertaining to protection of viewing paths of Kalutara Stupa



Part II

Land & Building Development Strategic Plan

Chapter **07**

Development Zones & Zoning Guidelines

Chapter 07 Development Zones & Zoning Guidelines

Introduction

Development Zones

7.1. Introduction

The Kalutara Town Development Plan (2021–2030) is a development plan based on the development vision of *"The Prime Caesura of South West Coast."* In order to achieve the vision of this development plan prepared for the next 10 years, the objectives and goals have been introduced and five strategic plans have been introduced for implementation within area. Zoning is a key factor in the implementation of the Strategic Plan and it is the legal basis for the development of the Regional Regulation Plan.

The plan opens the way for a predominantly density-based development and aims to create a proposed city model.

The development zones and zoning guidelines set out in this chapter have been analyzed and mainly include the development zones, zoning factor, boundary coordinates of the development zones, the applied uses of the development zones and the general guidelines applicable to them.

The preparation of the Zoning plan and its limitations can be attributed to several specific analyzes. This is mainly based on the design concept of the Kalutara Development Plan (2021–2030), livability analysis, spatial feasibility analysis, sensitivity analysis and development intensity analysis and determination of distance from major cities, infrastructure Distribution

Accordingly, the Zoning Plan will accomplish the proper planning of the city by consolidating the applicable uses and providing the necessary infrastructure for such uses.

According to the Urban Development Plan of Kalutara, 54% of the environmentally sensitive areas are densely populated and the densities of vulnerable areas will be increased. These Planning Guidelines aim to ensure sustainable development by ensuring that environmental equality is achieved by 2030 as much as possible.

7.2. Development Zones

According to the vision of the Kalutara Development Plan, new guidelines will be introduced through a new *building specification equation* with the aim of directing the development of the area towards that vision.

In this development plan, new guidelines for encouraging practices will be relaxed and the use of permissions for these 13 zones has been introduced. Accordingly, these 13 zones and 3 environmentally sensitive zones are as follows.

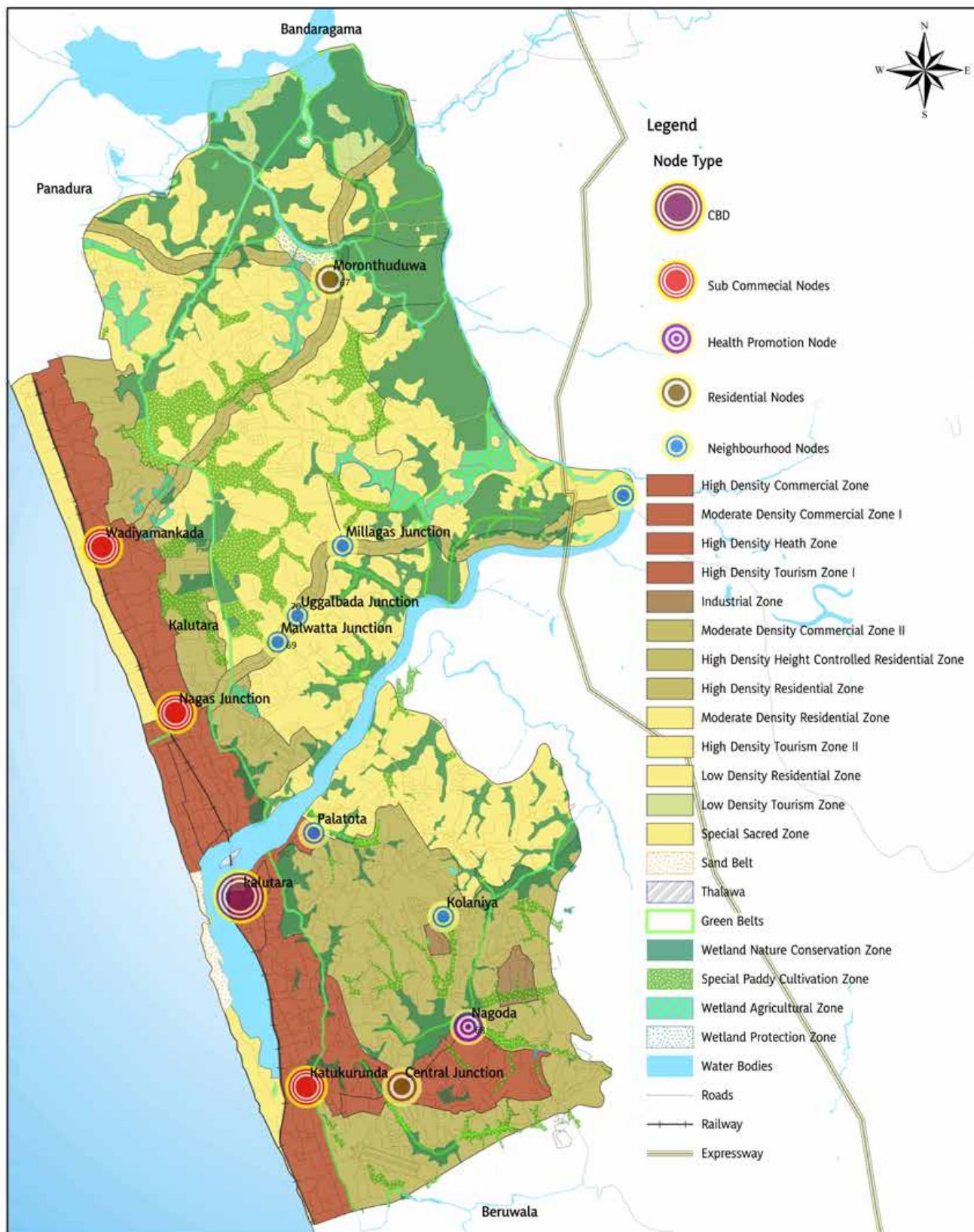
The proposed zoning plan is shown in Map No. 7.1

1. *High Density Commercial Zone*
2. *Moderate Density Commercial Zone I*
3. *High Density Health Promotion Zone*
4. *High Density Tourism Zone*
5. *Industrial Zone*
6. *Moderate Density Commercial Zone II*
7. *High Density Height Controlled Residential Zone*
8. *High Density Residential Zone*
9. *Moderate Density Residential Zone*
10. *High Density Tourism Zone II*
11. *Low Density Residential Zone*
12. *Low Density Tourism Zone*
13. *Special Sacred Zone*
14. *Wetland Protection Zone*
15. *Wetland Nature Conservation Zone*
16. *Paddy Cultivation and Wetland Agricultural Zone*

Chapter 07 Development Zones & Zoning Guidelines

Development Zones

Map 7.1 : Proposed Zoning Map



Proposed Zoning Plan
 Kalutara DS Division
 Source : Urban Development Authority



Urban Development Authority
 December 2020

7.2.1. Proposed Zoning Plan

The main consideration here is the zoning of the overall planning area. The zones are allocated to the zones based on analysis of land use patterns in the area.

"Regional density refers to areas where development control is restricted to land use intensity by legislative and legal systems."

The following analyzes are based on the determination of this density.

1. Development pressure

Development pressure Analysis is used to determine the orientation of development in the area using the existing road density, building density, population growth rate and land use pattern in the area.

2. Road integration

The analysis is based on the relationship between the road density and the road connection across the design area.

3. Sensitive Analysis

The key is to identify areas where development should be restricted throughout the region. Environmentally sensitive areas such as water sources, sensitive green areas such as paddy fields, marshes, forests, areas that are prone to disasters, religious, historical and archaeological sites. The end result of this analysis is the identification of protected areas that should be restricted to development within the Plan area. Version 5.7 of Volume 1 shows the sensitivity analysis in the Planning area.

4. Serviceability Analysis

When considering service delivery, it was analyzed whether there are sufficient network facilities in the area to provide the basic needs of the people such as health, education and other services. The analysis also considered the maximum distance a person can travel to obtain services. A detailed analysis of this is included in part 1 of the Residential Development Plan.

5. Land use Pattern

Zoning of land use patterns in the design area was considered.

Chapter 07 Development Zones & Zoning Guidelines

Development Zones

Proposed Zoning Plan

Zoning Factor

6. Existing and proposed tourism activities

The proposed tourism activities for the year 2030 are considered based on coastal areas. After carefully analyzing all the above criteria and analysis, the Kalutara Planning Zone was divided into 17 major regions. As shown in Table 6.2.1, these regions were categorized as high, medium and low based on the priority of each analysis.

7.3. Zoning Factor

The Zoning Factor is the primary factor that determines the maximum level of development possible in a given area. In addition, the sensitivity of the land, the likelihood of living in the area, development potential and development trends are also factors. Some landowners may have to dedicate a certain amount of land for open space access, which is not used for development purposes, for road and public space relative to the size of their land. According to the Fare Share concept, the amount of space calculated relative to the amount of dedicated land is added to the total amount of land that can be developed.

The Urban Form, which can be seen in the future in terms of the objectives and goals set out in the development plan, are the main factors limiting future development. Environmental sensitivity, Development potential, Development trends, Eligibility for living in the area.

Thus, the zoning factor is computed to give the desired development space in accordance with the proposed densities of each of the density zones within the proposed zoning plan of the development plan. The Zoning factor basically varies from 2.0 to the highest. However, in the case of very high densities in the region, this value varies from as high as 2.0. For example, if the zoning factor is greater than 2.0, this means that the region may be able to move towards higher density development. A value of 0 to 1.0 enables minimal or / or similar development and a moderate density development of 1.5 to 2.0. The zoning factor of the Kalutara development plan is shown in Table 7.1.

Determination of Permissible Floor area for developments According to the Form 'A' 'B' in Schedule 6 to Part IV of the Extraordinary Gazette Notification No. 2235/54 dated Thursday 08th July 2021, the coefficients applicable to the Kalutara Development Plan indicated by form "A" and form "B".

In determining the open space of the building pertaining to the said permissible floor area, the form 'E' of the above Gazette is indicated and it is specified in the Kalutara Development Plan form "E"

Schedule 01, schedule 02 and schedule 03 prepared according to the zone factor are as follows.

Schedule 01

Form A - Permissible Floor Area Ratio																									
Land extent (Sq.M)	Zone factor = 0.50 - 0.74			Zone factor = 0.75-0.99			Zone factor = 1.00-1.24			Zone factor = 1.25-1.49			Zone factor = 1.50-1.74			Zone factor = 1.75-1.99									
	Minimum Road Width			Minimum Road Width			Minimum Road Width			Minimum Road Width			Minimum Road Width			Minimum Road Width									
	**6m	9m	12m	15m or above	**6m	9m	12m	15m or above	**6m	9m	12m	15m or above	**6m	9m	12m	15m or above	**6m	9m	12m	15m or above					
150 less than 250	0.8	0.9	0.9	0.9	1.3	1.3	1.4	1.4	1.6	1.7	1.8	1.9	2.0	2.2	2.3	2.4	2.4	2.6	2.7	2.8	2.8	3.0	3.2	3.3	
250 less than 375	0.9	1.0	1.2	1.3	1.3	1.6	1.8	2.0	1.8	2.2	2.4	2.7	2.2	2.7	3.0	3.3	3.3	2.6	3.2	3.6	4.0	3.0	3.4	4.3	4.7
375 less than 500	0.9	1.0	1.2	1.4	1.3	1.6	1.9	2.1	1.9	2.2	2.5	2.8	2.3	2.8	3.2	3.4	3.4	2.7	3.3	3.8	4.2	3.2	3.5	4.5	5.0
500 less than 750	1.0	1.1	1.3	1.5	1.4	1.7	2.0	2.2	2.0	2.3	2.7	3.0	2.4	3.0	3.4	3.5	3.5	2.8	3.4	4.0	4.5	3.4	3.6	4.7	5.5
750 less than 1000	1.0	1.2	1.4	1.7	1.5	1.8	2.2	2.5	2.1	2.4	2.9	3.3	2.6	3.0	3.6	4.0	4.0	3.1	3.6	4.3	5.0	3.5	3.8	5.1	6.0
1000 less than 1500	1.1	1.3	1.5	1.8	1.6	1.9	2.3	2.7	2.2	2.5	3.0	3.6	2.7	3.1	3.8	4.5	4.5	3.2	3.8	4.6	5.5	3.6	4.0	5.4	6.5
1500 less than 2000	1.1	1.4	1.7	2.0	1.7	2.1	2.5	3.0	2.3	2.7	3.4	4.0	2.9	3.4	4.2	5.0	5.0	3.4	4.0	5.0	6.0	3.7	4.2	5.8	7.0
2000 less than 2500	1.2	1.5	1.8	2.1	1.8	2.3	2.7	3.1	2.4	2.8	3.5	4.2	3.0	3.5	4.4	5.4	5.4	3.5	4.2	5.2	6.5	3.8	4.4	6.2	7.5
2500 less than 3000	1.2	1.6	2.0	2.4	1.9	2.4	3.0	3.6	2.5	3.2	4.0	4.7	3.1	3.8	4.7	5.8	5.8	3.6	4.4	5.5	7.0	3.9	4.6	6.5	8.0
3000 less than 3500	1.3	1.7	2.1	2.5	2.0	2.5	3.1	3.7	2.6	3.4	4.2	5.0	3.2	4.0	5.0	6.2	6.2	3.7	4.6	6.0	7.5	4.0	4.8	6.9	8.5
3500 less than 4000	1.4	1.8	2.2	2.6	2.2	2.6	3.3	3.9	2.8	3.6	4.3	5.3	3.3	4.3	5.5	6.6	6.6	3.8	4.8	6.3	7.7	4.0	5.0	7.3	9.0
More than 4000	1.5	1.9	2.3	2.8	2.5	2.8	3.5	4.0	3.0	3.8	4.5	5.5	3.5	4.5	6.0	7.0	7.0	4.0	5.0	6.5	8.0	4.0	5.2	7.5	9.5

Form A - Permissible Floor Area Ratio

Land extent (Sq.M)	Zone factor = 2.00-2.24				Zone factor = 2.25-2.49				Zone factor = 2.50-2.74				Zone factor = 2.75-2.99				Zone factor = 3.00-3.24				Zone factor = 3.25-3.49			
	Minimum Road Width				Minimum Road Width				Minimum Road Width				Minimum Road Width				Minimum Road Width							
	**6m	9m	12m	15m or above	**6m	9m	12m	15m or above	**6m	9m	12m	15m or above	**6m	9m	12m	15m or above	**6m	9m	12m	15m or above	**6m	9m	12m	15m or above
150 less than 250	3.0	3.4	3.6	3.8	3.0	3.4	3.6	4.0	3.0	3.4	3.6	4.0	3.0	3.4	3.6	4.0	3.0	3.4	3.6	4.0	3.0	3.4	3.6	4.0
250 less than 375	3.2	3.6	4.5	4.5	3.5	3.8	4.5	5.0	3.5	4.0	5.0	5.5	3.5	4.2	5.0	5.5	3.5	4.4	5.0	5.5	3.5	4.6	5.0	5.5
375 less than 500	3.4	3.7	4.8	5.2	3.6	4.5	4.7	5.5	3.6	4.6	5.2	6.0	3.6	4.7	5.2	6.0	3.6	4.8	5.2	6.0	3.6	4.9	5.2	6.0
500 less than 750	3.5	4.0	5.0	6.0	3.7	5.0	5.0	6.0	3.7	5.1	5.5	6.5	3.7	5.2	5.5	6.5	3.7	5.3	5.5	6.5	3.8	5.4	5.5	6.5
750 less than 1000	3.6	4.5	5.7	6.5	3.8	5.1	6.0	6.5	3.8	5.2	6.5	7.0	3.8	5.3	7.0	7.5	3.8	5.4	7.0	7.5	4.0	5.5	7.5	8.0
1000 less than 1500	3.7	5.0	6.1	8.0	3.9	5.3	6.5	8.5	3.9	5.4	7.0	9.0	3.9	5.5	7.5	9.0	3.9	5.6	7.5	9.0	4.0	5.7	8.0	9.0
1500 less than 2000	3.8	5.1	6.7	9.0	4.0	5.4	7.0	*10	4.0	5.5	7.5	*10.5	4.0	5.6	7.5	*10.5	4.0	5.7	8.0	*10.5	4.0	5.8	8.0	*11
2000 less than 2500	3.9	5.2	7.1	*10	4.0	5.5	7.5	*10.5	4.0	5.6	7.5	*11	4.0	5.7	8.0	*11	4.0	5.8	8.0	*11	4.0	5.9	8.0	*11.5
2500 less than 3000	4.0	5.3	7.4	*10.5	4.0	5.6	7.5	*11	4.0	5.7	8.0	*11.5	4.0	5.8	8.0	*11.5	4.0	5.9	8.0	*11.5	4.0	6.0	8.0	*12
3000 less than 3500	4.0	5.4	7.6	*11	4.0	5.7	8.0	*11.5	4.0	5.8	8.0	*12	4.0	5.9	8.0	*12	4.0	6.0	8.0	*12	4.0	6.0	8.0	*12
3500 less than 4000	4.0	5.5	7.8	*11.5	4.0	5.8	8.0	*12	4.0	5.9	8.0	*12	4.0	6.0	8.0	*12	4.0	6.0	8.0	*12	4.0	6.0	8.0	*12
More than 4000	4.0	5.6	8.0	*12	4.0	5.9	8.0	*UL	4.0	6.0	8.0	*UL	4.0	6.0	8.0	*UL	4.0	6.0	8.0	*UL	4.0	6.0	8.0	*UL

UL - Unlimited

Floor area allocated for parking facilities are not calculated for FAR

Above Floor Area Ratio shall not be applicable for the zones where number of floors or FAR indicated under the zoning regulations

Above Permissible FAR may be restricted under the development plan based on the slope of the land

Clearance shall be taken from National Building Research Organization for the lands having slope more than 110

* FAR more than or equal to 10.0 shall be permitted only for the roads having minimum of 12m (from road center) Building Line, if not maximum FAR shall be limited to 9.0

**Minimum road width of 7m shall be considered for the roads identified as 7m wide road in the particular development Plan

Schedule 02

Form B - Number of Floors for 3.0m & 4.5m wide Roads						
Minimum Road Width	Minimum Site Frontage	Plot Coverage*	Maximum Number of Floors			
			Zone Factor 0.5 - 0.74	Zone Factor 0.75 - 1.24	Zone Factor 1.25 - 3.49	Zone Factor 3.50 - 4.00
3.0m	6m	65%	1 (G)	2 (G+1)	3 (G+2)	3 (G+2)
4.5m	6m	65%	1 (G)	2 (G+1)	3 (G+2)	4 (G+3)

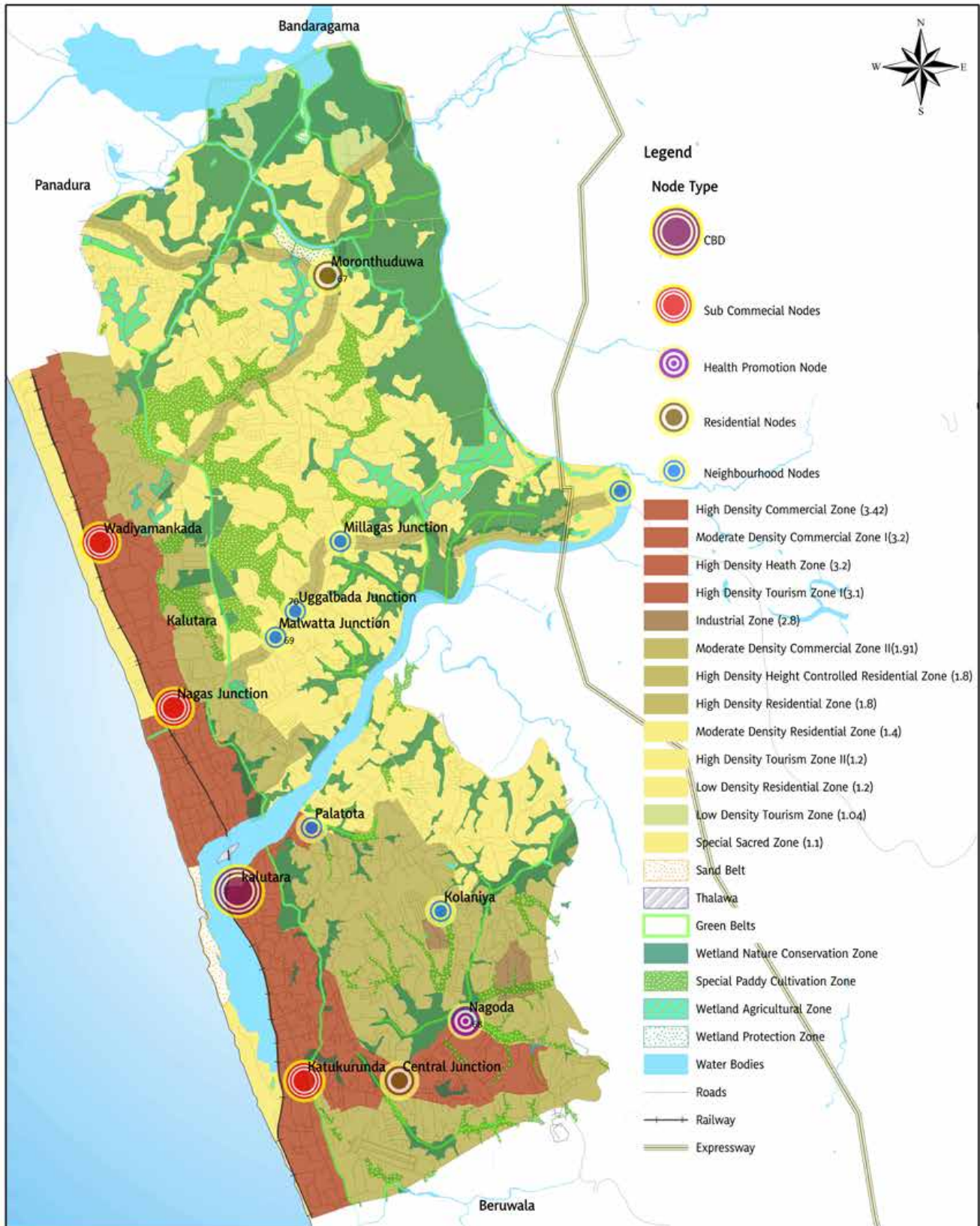
Number of floors are indicated including parking areas
 Number of units allowed for each road shall not be changed
 * Where no plot coverage specified under the zoning regulations

Schedule 03

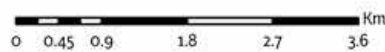
Form E - Setbacks & Open Spaces										
Building Category	Building Height (m)	Minimum Site Frontage (m)	Plot Coverage*		Rear Space (m)		Side Space (m)		Light Well for NLV	
			Non Residential	Residential	When no NLV is taking this end	When NLV is taking this end	When no NLV is taking this end	When NLV is taking this end	Minimum width	Minimum Area
Low Rise	less than 7	6	80%**	65%	2.3m	2.3m	-	2.3m	2.3m	5 Sq.m
	7 less than 15	6	65%	65%	3.0m	3.0m	-	3.0m	3.0m	9 Sq.m
Inter Mediate Rise	15 less than 30	12	65%	65%	4.0m	4.0m	1.0m and 3.0m	4.0m	4.0m	16 Sq.m
Middle Rise	30 less than 50	20	65%	65%	4.0m	5.0m	3.0m both side	5.0m	5.0m	25 Sq.m
High Rise	50 less than 75	30	50%***	50%***	5.0m	6.0m	4.0m both side	6.0m	6.0m	36 Sq.m
	75 and above	Above 40m	50%***	50%***	5.0m	6.0m	5.0m both side	6.0m	6.0m	****

NLV - Natural Light & Ventilation
 Building Height - Height between access road level to roof top or roof level (Including parking floors)
 * Where no Plot Coverage specified under the zoning regulations
 ** The entire development is for non-residential activities
 *** 65% plot coverage can be allowed only for the podium level not exceeding 20% of the tower height or 12 floors which ever is less
 **** Minimum area shall be increased by 1 Sq.m for every additional 3m height

Map 7.2 : Zone Factor Map



Zoning Factor Plan
 Kalutara DS Division
 Source : Urban Development Authority



Urban Development Authority
 December 2020

Table 7.1 : Zone factor table

Number	Zone	Factor	Extent Km ²
1.	High Density Commercial Zone	3.42	0.47
2.	Moderate Density Commercial Zone I	3.2	8.88
3.	High Density Health Promotion Zone	3.2	1.72
4.	High Density Tourism Zone	3.1	3.14
5.	Industrial Zone	2.8	0.35
6.	Moderate Density Commercial Zone II	1.91	3.70
7.	High Density Height Controlled Residential Zone	1.8	2.52
8.	High Density Residential Zone	1.8	14.35
9.	Moderate Density Residential Zone	1.4	17.27
10.	High Density Tourism Zone II	1.2	1.81
11.	Low Density Residential Zone	1.2	19.44
12.	Low Density Tourism Zone	1.04	3.14
13.	Special Sacred Zone	1.1	0.09

According to these figures, the highest zoning Factor of 3.42 has been assigned for the purpose of attracting the highest development for commercial expansion in Kalutara and its high density commercial zone. Parallel to this, high-density commercial zone I was assigned a higher zoning Factor, ie 3.2, centered on the combined urban centers (Wadiyamankada Junction, Nagas Junction, Katukurunda and Nagoda Junction). In the High Density Health Promotion Zone, the zoning Factor is 3.2 in the High Density Health Zone and 3.1 in the High Density Tourism Zone, centered around and around the Nagoda main hospital premises.

In addition to these zones, the industrial zone Pullerton-based region has a zoning Factor of 2.8.

In addition to these four zones, the zoning factor was 1.8 in the high density residential zone, 1.8 in the high density residential zone ie Katukurunda airport and 1.4 in the moderate density residential zone. In the low-density residential area, which includes sensitive areas, the zoning factor is given as 1.2.

The zoning Factor is given as 1.1, especially in the Kalutara sacred area. Height control in the identified areas, according to the visual analysis of the region. The zoning Factor is given as 1.04 in the low density tourist zone including the Bolgoda River and its associated areas.

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Zoning Factor

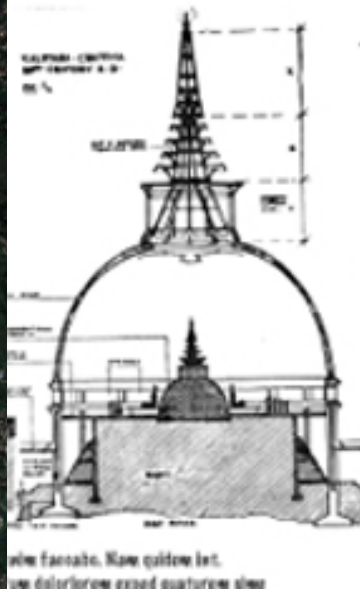
Height limitations for
preserving the vision of
the Kalutara Stupa

7.3.1. Height limitations for preserving the vision of the Kalutara Stupa

The Kalutara Stupa is visible on both sides of the Galle Road, from the coast of Calido, to the North of Kalutara, Kalutara Vidyalaya, Katukurunda and many more. Plans and building guidelines will be developed to protect the scenery by limiting the building height of the sights identified by the visual analysis. Accordingly, the height of the building should be limited to a height of 300 m from the height of the chaitya and the color of the buildings should be used in a range of shades of white to suit the chaitya.



According to visibility analysis:
The height of the stupa is 61m with
the base of the 2/3 of the stupa



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Zoning Factor

Height limitations for
preserving the vision of
the Kalutara Stupa



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Zoning Factor

Height limitations for
preserving the vision of
the Kalutara Stupa

Table 7.2 : Visibility points

Visiting point	Latitude	Longitude
P1	6°35'46.68"N	79°57'31.82"E
P2	6°35'36.13"N	79°57'33.31"E
P3	6°35'23.02"N	79°57'48.33"E
P4	6°35'19.96"N	79°57'44.75"E
P5	6°35'12.63"N	79°57'39.62"E
P6	6°35'12.68"N	79°57'41.02"E
P7	6°35'12.44"N	79°57'42.20"E
P8	6°35'17.73"N	79°57'20.04"E
P9	6°35'18.16"N	79°57'18.53"E
P10	6°35'9.41"N	79°57'34.96"E
P11	6°35'3.20"N	79°57'32.93"E
P12	6°35'2.51"N	79°57'32.63"E
P13	6°35'6.68"N	79°57'38.25"E
P14	6°35'2.32"N	79°57'39.35"E
P15	6°34'49.61"N	79°57'43.47"E
P16	6°34'37.24"N	79°57'46.98"E
P17	6°34'22.87"N	79°57'51.87"E

7.4. General Guidelines for Development Zones

This chapter describes the general guidelines applicable to all those zones, in addition to the practices and guidelines introduced for each zone in the proposed zoning plan.

- I. *These guidelines apply to the entire area within the administrative limits of the Kalutara Divisional Secretariat area which has been declared as an Urban Development Area in the Extraordinary Gazette Notification No. 1983/31 and 09.09.2016 under Section 3 of the Urban Development Authority Act No. 41 of 1978.*
- II. *In addition to the provisions of this zoning plan, the Planning and Development Guidelines applicable to any development work is regulated by the Gazette Notification No 2236/25 dated 13th of July 2021. The said legalized Planning and Development Guidelines also apply to Kalutara Divisional Secretariat area.*
- III. *When approving building plans under development, a formula has been introduced to determine the maximum floor area allowed in each area. It is mentioned in Chapter 2 of the Planning and Building Guidelines. The Urban Development Authority (UDA) has the final decision in determining the total area of the land to be approved for development. These guidelines do not apply to areas where development is controlled.*
- IV. *When approving a block of land for a particular development project, the minimum floor area of a plot of land should be 150 square meters, unless the minimum area is specified in the zoning guidelines. However, if there is no pipe-borne water in those areas, there should be at least 250 square meters for approval. Identified special guidelines for controlling development based on site specificities*
- V. *All lowlands and paddy fields, water retention and water control areas in the Kalutara Wetland Zoning Plan (excluding the areas identified by the UDA for projects) must comply with that plan*
- VI. *Wastewater management plans must be submitted with the recommendation of the CEA for non-residential constructions exceeding 371.612 sq.ft. Also, the UDA can request that the building plans be submitted with a landscape plan.*
- VII. *In the case of development near to water source, building plans should be to suit the surrounding environment. Here the color of the building, the materials used for the building (non-reflective materials) should be used. In the case of water source development, Preliminary plan clearance must be taken from the UDA.*
- VIII. *Where a particular plot of land and property is reserved for a specific use, it should only be used for that purpose.*
- IX. *For a plot of land within the boundary separating the two zones within the Kalutara Plan, each plot can be applied to the use of the adjacent zone to the*

Chapter 07 Development Zones & Zoning Guidelines

General Guidelines for Development Zones

owner's discretion and to the zoning factor. It should be limited to 50 meters. If there is any remaining plot of land, it should be in accordance with the existing zoning. This Does not apply to the zones where development is controlled.

- X. *The authority has the power to decide on the number of people to be represented in the construction of a new religious building should obtain the approval of the relevant Ministry of Religious Affairs and the Divisional Secretary. Religious exhibitions should also be organized with the approval of the Divisional Secretary. The construction of religious monuments, crosses and other signs within the boundaries and the reserves of the roads in the design area is not permitted. When constructing a religious building, 66% of the people within a radius of 0.5 km from the ground of such a building do not oppose the development work. The consent of the people of the area should be obtained by the Grama Niladhari of the area and certified by the Divisional Secretary.*
- XI. *After Goda Vali excavation Clay ball excavation should be filled with soil so that it can be re-developed. In the absence of such a project report should be submitted for approval for the proposed development. Unless otherwise specified by the Geological Survey and Mines Bureau, deforestation should be limited to ground level.*
- XII. *If the building is equipped with solar panels or other eco-friendly means of energy, 5% additional floor area will be considered for such development. If these conditions are not met at the time of issuing the Certificate of Conformity, an additional service charge will be levied at twice the service charge for the unauthorized construction.*
- XIII. *Where the Authority deems appropriate, any area within a development area may be declared a Special Project Area, Reconstruction Area, Special Housing Project Area, Central Commercial Area, Visionary Area, Conservation Area, Cultural Area or Other. The guidelines and guidelines introduced in those areas will be enforced in the said areas. The authority may use, restrict or prohibit the use of the land for the construction of any particular building in such area, ease the prohibitions imposed by these bylaws, or impose any other bylaws for the purposes of the area and for the purpose thereof.*
- XIV. *In the case of a boundary change, the physical boundary of the zone must be taken in the event that the boundaries shown in the zoning plan are defined by both the geographical coordinates of the Google Earth.*
- XV. *The issuance of guidelines, gazette notifications and circulars issued by other government agencies will continue to take effect in the development of these design zones.*
- XVI. *Roads owned by Local Authorities, Road Development Authority and Provincial Road Development Authority in these areas are not permitted to construct boundary walls within the boundaries of the building. Approval will be considered for plans that are designed with a transparent mesh or some other means of*

replacing the boundary walls with minimal space required to widen access.

- XVII. *Where a given area is shown to fall into two zones, the area that falls within that area is determined by the region from which the main access is to that land.*
- XVIII. *If a plot of land falls between two local government areas, this area is considered to belong to the local government that has access to it.*
- XIX. *Also, if any plot of land is accessed by means of two local government areas, This block of land belongs to the main road. If both routes have the same width, the high frontage access road The local government road, which covers most of the land, should be applied.*
- XX. *Religious sites and schools must be located at least 500 meters away from liquor shops for issue the permit*
- XXI. *Excluding areas identified for control of development activities Public Leisure and Recreation Spaces Plan (PORS) or the Zoning Plan, when approving the low lands, marshy lands, paddy fields or other lands in other zones, the UDA's preliminary planning clearance must be taken.*
- XXII. *The designated area for public outdoor parks, sports and recreation space (PORS) should be used only for that purpose.*

7.4.1. Special Development Guidelines for Wetlands in Kalutara Urban Development Area

- I. This zoning is valid for all the wetlands in Kalutara DSD.
- II. Flood storage capacity shall be maintained as specified by the Sri Lanka Land Development Corporation (SLLDC) in co-ordination with the other relevant agencies mentioned in appendix 01. Increased storm water run-off owing to increase in built-up areas and expected extreme climatic events as a result of global warming and climate change shall be taken into account.
- III. Clearance, shall be obtained from the agencies of No. 01, 03, 04, 06 and 10 mentioned in appendix 01, prior to development of low-lying lands/ abandoned paddy lands and paddy lands. Where necessary clearance or approval of the other relevant agencies mentioned in appendix 01 shall also be obtained when the ownership of wetland is delegated to them by an act.
- IV. For any development which effects wetland environment the environmental clearance or Environmental Protection License (EPL) shall be obtained from no.03, 06 agencies of the appendix 01.This shall be renewed annually.

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General Guidelines for Development Zones

Special Development Guidelines for Wetlands in Kalutara Urban Development Area

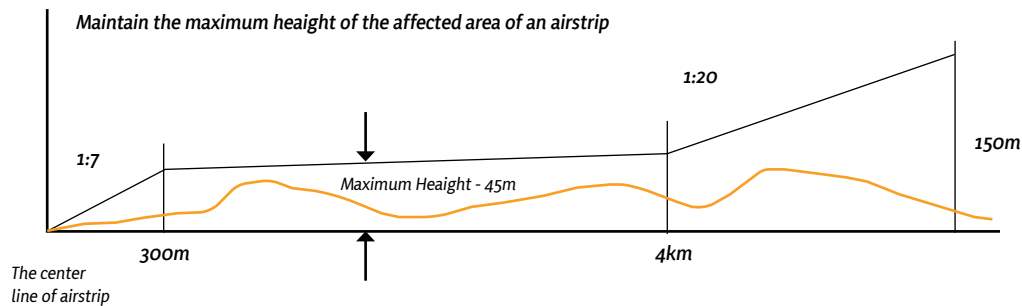
- V. As per the decision of the UDA Planning Committee, a recommendation / Approval (final clearance certificate) shall be taken from No. 01 agency of appendix 01, shall be annually renewed.
- VI. Recommendation / Approval / Permit should be obtained from No. 05, 12 agencies of appendix 01 before development of any low-lying lands within the "Costal Zone".
- VII. Canal reservation of no.1662/17 published by the gazette notification dated 14.07.2010 of the agency No.01 and reservation of reservoirs of agency No.02 at the appendix 01 shall be maintained
- VIII. In general, there shall not be any construction within water bodies and waterways which will disturb the water retention and water flow. But exceptions may be made for focal features/buildings on stilts, piers, picnic shelters, cabanas on stilts, fishing decks, boardwalks, etc. in keeping with a project master plan or design guide plan approved by the UDA, they not compromise with drainage or flood detention capacity. Recommendation and Approval shall be obtained from relevant agencies of No. 01 & 02–22 of the appendix 01.
- IX. Areas of special ecological interest shall be preserved and in such areas no vegetation or animals except invasive species of plants and animals shall be removed.
- X. All permitted buildings shall be designed according to the Green Building Concept.
- XI. Alternative water retention areas shall be established if the approved development would decrease the flood storage capacity and make other impacts for environmental services when practicing Permitted uses in wetland where flood storage capacity is important. Approval shall be obtained from the relevant agencies of the appendix 01.
- XII. Except traditional fishing activities, Motor boats, fishing vessels, fuel or other gears shall not be used in fishery or other aquatic animal catching process. In places where motor boats are permitted approval shall be obtained from the No. 03, 05, 06, 12, 21, 22 agencies of the appendix 01 for the use of fishing gear and fuel in above said places where motor boats are permitted.
- XIII. In any wetland area owned by the No. 01 agency mentioned in appendix 01 are recommended for filling, sustainable storm water drainage systems should be used. Approval shall be obtained from the CEA for materials to be used for filling the wetland.
- XIV. Areas of outstanding landscape/cultural/historical and biodiversity value shall be conserved

- XV. Public footpaths and public bathing wells which are legally approved shall be preserved or replaced in Suitable nearby locations.
- XVI. The services of relevant qualified professionals shall be obtained by developers for planning, design and supervision, as necessary
- XVII. All areas where fish and other aquatic animals breed shall be preserved.
- XVIII. Waste dumping (Residential, Institutional, Commercial, Industrial, E-waste and Clinical waste) shall not be permitted in to wetlands.
- XIX. Release of waste water to wetlands is not allowed. Treated water shall only be permitted to release to the wetland areas with the approval of CEA.

7.4.2. Areas affected by Katukurunda internal aircraft landing

From the center line of the runway, these guidelines are applicable to a limit of six km.

Figure 7.1 : Maintain the maximum height of the affected area of an airstrip



All construction work within a distance of 300 m from the center line of the runway should obtain clearance from the Civil Aviation Authority.

For "A" type buildings constructed between 300 km and 4 km from the center line of the runway and for all constructions exceeding the maximum height of 45 meters of the building, relative to the ground level of the runway, clearance certificates must be obtained from the Civil Aviation Authority. (Figure 1)

High-rise buildings constructed between the boundaries of the 4 km to 6 km range from the center line of the runway can be maintained at a slope of 1:20 with a maximum height of 150 m. If the Planning Committee determines to exceed these values, such high-rise buildings should obtain a clear certificate from the Civil Aviation Authority.

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Coastal zones and
coastal reservations

7.4.3 Coastal zones and coastal reservations

No. 2072/58 Dated 2018-05-25 Coastal Conservation and Coastal Resources Management Act No 57 of 1981, the Sri Lanka Coastal Zone and Coastal Resource Management Plan 2018, prepared under Section 12. And also, should practice according to the table number 1.3

Table 7.3 : Coastal reservation

No	Area	Coastal Reservation (m)
1	The northern boundary of the Calido Valley, Kalutara from the Pinwatta Thalpitiya estuary	40
2	Katukurunda Avani Hotel from proposed northern boundary of Calido Valley, Kalutara (proposed Calido Valley Range of Conservation Area, Kalutara South))	The restricted zone
3	Katukurunda Avani Hotel (Kalu Ganga estuary South Limit to South Payagala Railway Crossing)	50

7.4.3.1 Development activities that should be permitted in the coastal zone

The following are the permissible practices under the Coast Conservation and Coastal Resources Management Act.

- *Condominium property, apartments, apartment complexes and other dwellings and boundary walls and associated structures.*
- *Industry and other commercial construction*
- *Travel, recreational swimming pools and waterfront construction. Ports and Fisheries Ports and Construction*
- *Highways, Bridges, Railways and Tunnels*
- *Public or religious construction*
 - *Shoreline protection constructions by individuals or groups.*
- *Wastewater disposal, sewage treatment facilities and ocean discharges*
 - *Aquaculture facilities*
 - *Solid waste disposal (on both sides of the water table)*
- *Excavation, filling, unloading and sand blasting.*
- *Coastal park development and landscaping*
- *Excavation and diversion of minerals.*
- *Power generation.*
- *Removal of sand, shellfish, seaweed.*
- *Creating reclamation islands and building additional security structures.*
- *Construction of carriageways.*

7.4.4. Rules and Guidelines for Canals

1. Without the written consent of the CEO of Sri Lanka Land Reclamation and Development Corporation No buildings or structures shall be erected or (or) reclaimed within protected areas declared as a canal reservoir.
2. Without any approval of the Corporation, within these declared canal reservations should not disposal any pollutant or industrial waste or should not be made to do so.
3. the canal reservation may be used as an access road only when there is no alternate route; If it is used as a legal means, Must submit the written permission of the relevant institutions to which the reservation area belongs. And also doo't Asphalt or concrete or lay any stone on the road.
4. In the reservations of such a canal Giving lease for residential or any other purpose Shall not be made by an individual, association, institution or local authority.
5. Land lots shall not be used for parking areas within the area declared as canal reservoirs.

Other Factors

In any case above reservoir / building limits Commercial use is not permitted. Considering the construction of a boundary fence, mesh gate (without foundations) for the protection of the above reservation.

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Standards for
hostel facilities

7.4.5 Standards for hostel facilities

It recommends minimum requirements for accommodations of three or more persons.

Table 7.4 : Standards for hostels

Bedrooms	-	The minimum floor area for every three residents should be 8 square meters. There should be a minimum of 2.4 meters on each side. There should be sleeping facilities and personal clothing shelves.
Common room	-	Should not be less than 10 square meters. one in every nine people should have guest accommodation, Facilities for laundry, leisure, writing and reading facilities should be provided. In addition, if the kitchen does not provide dining facilities, it should also be allowed.
Kitchen	-	There should be space for cooking and storage of cooking Equipment's. It should also facilitate the preparation and consuming of food.
Toilets and	-	One toilet and bathing facilities should be provided for 06 members.
Bathroom facilities	-	<ul style="list-style-type: none"> • Electricity - Provide sufficient electricity to every residential building. • Water - If drinking water and drinking water is not provided through a main pipeline, the place where the water is obtained must be approved by the Municipal Council. • All building construction shall Complied with the guidelines of the UDA.

50% of the space required for light and ventilation should be fixed windows and glass.

Chapter **08**

Proposed Zoning Guidelines of Development Zones

Chapter 08
Proposed Zoning
Guidelines of
Development Zones

Guidelines affecting
proposed development
zones

Zoning guidelines
for specific zones

High Density
Commercial Zone
(Downtown Kalutara)

8.1. Guidelines affecting proposed development zones

The zoning plan of the Kalutara Urban Development Plan has been divided into 17 zones and the development guidelines applicable to each zone are as follows.

8.2. Zoning guidelines for specific zones

8.2.1. High Density Commercial Zone (Downtown Kalutara)

This region includes the core city of Kalutara district and the core areas of the main transport hub. Priority for commercial development is given in this region. The urban form is aimed at obtaining the desired urban form through developments that depend on the road and its width.

The coordinate boundaries for the physical boundaries of this region are given below.

8.2.1.2. Guidelines and practices applicable to a high density commercial zone

Guidelines and Practices in the High Density Commercial Zone of the Kalutara Zoning Plan the Following Table 8.1. And 8.2.

Table 8.1 : Guidelines of High Density Commercial Zone

Zone boundaries (coordinates)	Noted under annexure 6
Zoning factor	3.42
Approved height limit	The new building specification is determined by the equation.
Approved maximum plot area	Residential - 65% Non residential - 80 %
Other matters pertaining to the region	<ol style="list-style-type: none"> 1. 10 meter reserve for the lagoon should be maintained 2. The height of the building should be subject to the height limit identified by the analysis of the scenery carried out in accordance with the Kalutara Chaithya. The boundaries shall be in accordance with the respective O2 numbers of the coordinates. 3. Building height should conform to the Kalutara Chaitya Height Limitation Guidelines 4. If the reservoir is used in some another uses, the recommendation of the Department of Railways should be obtained. 5. Recommendation of the Coast Conservation Department to obtain for development work within the 300m zone of the Coast Conservation Department. 6. According to the Gazette Notification No. 1662/17 dated 14.07.2010 issued by the Sri Lanka Land Reclamation and Development Corporation for Canals, the building limits shall be maintained in accordance with Table 9.5.1 and 9.5.2. <ul style="list-style-type: none"> • Proposed expansion Roads <ol style="list-style-type: none"> I. Old Road (Sir Cyril de Zoysa Mawatha) (Proposed Width 9m) II. Gangabada Road (Proposed Width 9m)

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High Density
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Table 8.2 : Guidelines of High Density Commercial Zone

Serial No	Permissible uses	Minimum Size of the Land (sq.m.)
<i>commercial</i>		
1.	Shop	150
2.	Supermarkets	1000
3.	Shopping complex	500
4.	Restaurants	250
5.	Open stores	1000
6.	Pharmacies	150
7.	Laboratory Services and Collection Centers	150
8	Wholesale stores	375
9	Customer Service Centers	150
10	Meat and fish outlets	150
11	Liquor outlets	300
12	Building Materials Sales	375
13	Fuel stations	1000 (The frontage of the land should be 30 meters.)
14.	Filling stations and malls	2,000
15.	Gas stations and electric charging stations	500
16.	Communication towers on buildings	Compliance certificate must be obtained for the building and certified by a structural engineer.
17.	Communication towers	250
18.	Multi-storey parking	500
19.	Open car park	250
20.	Vehicle Showrooms	500
<i>Residential</i>		
1.	Housing units	150
2.	Apartment complexes	500

Serial No	Permissible uses	Minimum Size of the Land (sq.m.)
3.	Hostels	500
4.	Quarters / quarters	250
5.	Adult / Disabled Homes	500
6.	Child Care Centers	250
Health		
1.	Medical treatment centers	250
2.	Medical Consulting Service Centers	500
3.	Child and Maternity Clinics	375
4.	Animal Clinics and Treatment Centers	250
5.	Ayurvedic Treatment Centers	250
Educational		
1.	Early Childhood Development Centers	250
2.	Private tuition classes (up to 50 students) More than 50 students	500 1000 (width of the access road should be 7m)
3.	Other Education Centers (Kalayatana / Theater)	500
4.	Primary Education Institutions	4000
5.	Secondary Education Institutions	
6.	Tertiary Education Institutions	
Institutions		
1.	Offices	250
2.	Office complex	1000
3.	Professional Offices	150
4.	Bank Insurance and Financial Institutions	500
5.	Automated Transaction Centers	150
Social services and public amenities		
1.	Community Development Centers	500
2.	Social and cultural centers	500

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High Density
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<i>Serial No</i>	<i>Permissible uses</i>	<i>Minimum Size of the Land (sq.m.)</i>
3.	<i>Auditoriums and conference rooms</i>	1000
4.	<i>Library</i>	250
5.	<i>Rehabilitation centers(Children’s homes, Elder’s homes)</i>	1000
<i>Tourism</i>		
1.	<i>Resorts</i>	375
2.	<i>Guest houses</i>	250
3.	<i>Lodgings</i>	500
4.	<i>Urban hotels</i>	500
5.	<i>Travel Information Centers</i>	150
6.	<i>Ayurvedic Panchakarma Center</i>	500
<i>Service industries</i>		
1	<i>Vehicle Service Centers</i>	1000
2	<i>Vehicle Repair Centers / Spray Painting Centers</i>	
3.	<i>Motor bicycle and three wheeler service centers</i>	500
4.	<i>Taxi Service Centers</i>	250
5.	<i>Laundry / Clothing Cleaning Centers</i>	150
6.	<i>Electronics repair centers</i>	
7.	<i>‘Liyawanapattal’ and welding workshops</i>	250
<i>Utility Services</i>		
1	<i>Rail and bus terminal</i>	1000
<i>Leisure and recreation</i>		
1.	<i>cinema</i>	1000
2.	<i>Night club</i>	500
3.	<i>Art Museums / Museum</i>	
4.	<i>Outdoor Theater</i>	1000

Serial No	Permissible uses	Minimum Size of the Land (sq.m.)
5.	<i>Poket gardens</i>	<i>Depends on the project proposal.</i>
6.	<i>Mini gardens</i>	
7.	<i>Linear gardens</i>	
8.	<i>Boat jetties / anchors / ferry lodging</i>	

Please note - in the case of any request for permissible use, the UDA will have the final decision on permitting according to the zoning plan.

8.2.2. Moderate Density Commercial zone I (Wadiya Mankada, Nagas Junction, Katukurunda, Central Junction)

This is a moderately dense zone combined with the secondary urban centers - Wadiyamankada, Nagashandiya, Katukurunda, Central Junction and Nagoda Junction. It aims to provide affordable commercial and service facilities in downtown areas that are less accessible and less dense. It is aimed at obtaining the expected urban form through a balanced development based on Road and zoning factor. The coordinate boundaries corresponding to the physical boundaries of this region are given below.

8.2.2.1 Guidelines and practices applicable to a Moderate Density Commercial Zone I

Guidelines and Practices in the Moderate Density Commercial Zone I of the Kalutara Zoning Plan the Following Table 8.3. And 8.4.

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Moderate Density
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Zoning guidelines
for specific zones

Moderate Density
Commercial zone I
(wadiya mankada,
Nagas Junction,
Katukurunda,
Central Junction)

Table 8.3 : Guidelines of Moderate Density Commercial Zone I

Zone boundaries (coordinates)	Noted under annexure 7
Zoning factor	3.2
Approved height limit	The new building specification is determined by the equation.
Approved plots of land	Residential - 65% Non Residential - 70% Schools and Hospitals - 50%
General Terms Related to the Zone	<ol style="list-style-type: none"> 1. Recommendations of the Irrigation Department for lands affected by the flood this zone should be obtained. 2. The height of the building should be subject to the height limit identified by the visibility analysis carried out in accordance with the Kalutara Chaithya. 3. The Kalu Ganga reserve should be maintained at 20 m. It should be maintained as a green belt. 4. Existing wetlands, paddy fields and low lying areas should not be reclaimed. 5. According to the Gazette Notification No. 1662/17 dated 14.07.2010 issued by the Sri Lanka Land Reclamation and Development Corporation for Canals, the building limits shall be maintained in accordance with Table 9.5.1 and 9.5.2. 6. If the railway track is used on a railway line or any other way, the recommendation of the Department of Railways should be obtained 7. General guidelines applicable to the development periods specified in 7.4 apply. <ul style="list-style-type: none"> • Proposed Roads <ol style="list-style-type: none"> I. 04 lane of Galle Road II. (Pothupitiya - Panapitiya road (up to 9.0 m) III. Hill Street (up to 9 meters) IV. Attawila road (up to 09 meters)

Table 8.4 : Zoning practices of Moderate Density Commercial Zone I

No	Permissible uses	Minimum extent of the land (sqm)
commercial		
1.	Shop	150
2.	Supermarkets	1000
4.	Shopping malls	500
5.	Restaurants	250
6.	Open stores	1000
7.	Pharmacies	150
8.	Laboratory Services and Collection Centers	150
9.	Wholesale stores	375
10.	Customer Service Centers	150
11.	Meat and fish outlets	150
12.	Liquor outlets	300
13.	Funeral hall	500
14.	With funeral parlors	1000
15.	Fuel stations	1000
16.	Filling stations and vehicle service centers	2000
17.	Filling stations and malls	2000
18.	Gas stations and electric charging stations	500
19.	Communication towers on buildings	The building should have a Certificate of Compliance and the recommendation of a Structural Engineer.
20.	Multi-storey parking	500
21.	Open car park	250
22.	Vehicle Showrooms	500
23.	Communication towers	250
24.	Building material outlets	500

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Central Junction)

No	Permissible uses	Minimum extent of the land (sqm)
<i>Residential</i>		
1.	Housing units	150
2.	Apartment complexes	500
3.	Hostels	500
4.	Quarters / quarters	250
5.	Adult / Disabled Homes	250
6.	Children's Homes	1000
7.	Child Care Centers	250
<i>health</i>		
1.	Hospitals	2000
2.	Medical treatment centers	250
3.	Medical Consulting Service Centers	500
4.	Child and Maternity Clinics	375
6.	Animal Clinics and Treatment Centers	250
7.	Ayurvedic Treatment Centers	250
<i>Tourism</i>		
1.	Resorts	375
2.	Guest houses	250
3.	Lodgings	500
4.	Travel Information Centers	150
5.	Ayurvedic Panchakarma Center	250
6.	Tourist hotels	1000
<i>Educational</i>		
1.	Early Childhood Development Centers	500
2.	Primary Education Institutions	1000
3.	Secondary Education Institutions	
4.	Tertiary Education Institutions	
5.	Technical Schools / Vocational Training Centers	
6.	Research and Development Centers	

No	Permissible uses	Minimum extent of the land (sqm)
7.	Private tuition classes (50 students) More than 50 students	500 1000 (Width of the access road must be 7m)
8.	Other Education Centers (Kalayatana and Theater)	250
<i>Institutions</i>		
1.	Offices	250
2.	Office complex	1000
3.	Professional Offices	150
4.	Bank Insurance and Financial Institutions	500
5.	Automated Transaction Centers	150
<i>Manufacturing industry</i>		
1	Natural fiber based industries	1000
2.	Textile, Clothing and Leather Industries	1000
<i>Domestic Industries</i>		
1.	Dairy products	500
2.	Ornamental fish	
3.	Production of candles	
4.	Joss stick	
5.	Ornaments	
6.	Food products	
7.	Natural fiber manufacturing industries	
8.	Textiles, Clothing and Leather Products	
9.	Clay Products	
10.	Non-alcoholic beverage products	
<i>Service industries</i>		
1.	Vehicle Service Centers	1000
2.	Vehicle Repair Centers / Spray Painting Centers	1000
3.	Taxi Service Centers	150
4..	Motor Cycles and Three Wheeler Repair Centers	500

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No	Permissible uses	Minimum extent of the land (sqm)
5.	Laundry / Clothing Cleaning Centers	150
6.	Mills / vimol	250
7.	Writing screws / welding workshops	250
8.	Electronic Equipment Repair Centers	150
<i>Social services and public amenities</i>		
1.	Community Development Centers	250
2.	Religious centers	1000
3.	Library	250
4.	Cemetery /Crematoriums	1000
6.	Rehabilitation centers	
7.	Auditoriums and conference rooms	
8.	Social and cultural Centers	250
<i>Leisure and recreation</i>		
1	Mini gardens	Depends on the project proposal
2	Linear gardens	
3	Indoor Sports Centers	500
4	Film Halls	1000
5	Clubs	500
6	Art Museums / Museum	1000
7	Informal recreation facilities	150
8	Forest	
9	Parks and dry weather grounds	Depends on the project proposal
<i>Agriculture</i>		
1.	Ornamental Floriculture and Sales Centers	150

Please note - in the case of any request for permissible use, the UDA will have the final decision on permitting according to the zoning plan.

8.2.3 High Density Health Promotion Zone

As part of the development plan of the Kalutara Development Plan (2019 - 2030), priority has been given to the Nagoda main hospital area and to the Central Junction Zone, Health Education Institute and new hospital research institutes. It is aimed at obtaining the expected urban form through a balanced development based on road width and Zoning factor.

The coordinate boundaries corresponding to the physical boundaries of this region are given below.

8.2.3.1 Guidelines and practices applicable to the High Density Health Promotion Zone

Tables 8.5 and 8.6 show the guidelines and practices applicable in the High Density Health Promotion Zone of the Kalutara Urban Development Plan.

Table 8.5 : Guidelines of High Density Health Promotion Zone

Zone boundaries (coordinates)	Noted under annexure 8
Zoning factor	3.2
Approved height limit	The new building specification is determined by the equation.
Approved plots of land	Non Resident - 70% Residential - 65% Hospitals / Schools - 60%
General Terms Related to the Zone	<ol style="list-style-type: none"> 1. Ecosystems of paddy lands and low lying areas should be maintained in the same manner. 2. Recommendation of the Irrigation Department for lands affected by floods in this region. 3. According to the Gazette Notification No. 1662/17 dated 14.07.2010 issued by the Sri Lanka Land Reclamation and Development Corporation for Canals, the building boundaries should be maintained in accordance with Table 9.5.1 and 9.5.2. 4. General guidelines applicable to development zones in addition to 7.4 apply. 5. Must comply with 7.4.5 when constructing hostels.

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Table 8.6 : Zoning Practices of High Density Health Promotion Zone

No	Permissible uses	Minimum extent of the land (sqm)
<i>Health</i>		
1.	Hospitals	1000
2.	Medical treatment centers	250
3.	Medical Consulting Service Centers	500
4.	Ayurvedic Hospitals	1000
5.	Child and Maternity Clinics	375
6.	Animal Clinics and Treatment Centers	250
7.	Animal Hospital	500
8.	Ayurvedic Treatment Centers	150
<i>Residential</i>		
1.	Housing units	150
2.	Apartment complexes	500
3.	Hostels	500
4.	Quarters / Employee Homes	250
5.	Adult / Disabled Homes	500
6.	Children's Homes	1000
7.	Child Care Centers	250
<i>commercial</i>		
1	Shop	150
2	Supermarkets	1000
3	Shopping malls	500
4	Restaurants	250
5	Open stores	1000
6	Pharmacies	150
7	Laboratory Services and Collection Centers	150
8	Wholesale (zone appropriate)	500
9	Customer Service Centers	150
10	Meat and fish outlets	150

No	Permissible uses	Minimum extent of the land (sqm)
11.	Fuel stations	1000
12.	Multi-storey parking	500
13.	Open car park	250
14.	Gas stations and electric charging stations	500
<i>Educational</i>		
1	Early Childhood Development Centers	500
2	Primary Education Centers	1000
3	Secondary Education Centers	
4	Tertiary Education Centers	
5	Technical Schools / Vocational Training Centers	
6	Research and Development Centers	
7	Private tuition classes	500
8.	Other Education Centers (Kalayatana / Theater	250
<i>Institution</i>		
1	Offices	250
2	Office Complex	1000
3	Professional Offices	150
4	Bank Insurance and Financial Institutions	500
5	Automated Transaction Centers	150
<i>Social services and public amenities</i>		
1.	Community Development Centers	500
2.	Social and cultural centers	500
3.	Religious centers	1000
4.	Auditoriums and conference rooms	1000
5.	Library	375
6.	Rehabilitation centers	1000
<i>Tourism</i>		
1.	Resorts	375
2.	Guest houses	250

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No	Permissible uses	Minimum extent of the land (sqm)
3.	Lodgings	500
4.	Ayurvedic Panchakarma Center	250
<i>Service industries</i>		
1.	Taxi Service Centers	150
2.	Laundry / Clothing Cleaning Centers	150
3.	Electronic Equipment Repair Centers	150
<i>Leisure and recreation</i>		
1	Mini gardens	Depends on the project proposal
2	Linear gardens	
3	Indoor Sports Centers	500

Please note - in the case of any request for permissible use, the UDA will have the final decision on permitting according to the zoning plan

8.2.4. High Density Tourism Zone I

Calido Beach, a popular beach among local and foreign tourists in the Kalutara District, promoting tourism in the region and contributing to the city's essential open spaces

The objective of the proposed city model is to achieve a coherent development based on the zoning Factor of the width and zones of the existing roadways for leisure and recreation, to protect the coastline and to be open to the public.

The coordinate boundaries corresponding to the physical boundaries of this region are given below.

8.2.4.1. Guidelines and practices applicable to the High Density Tourism Zone 1

Tables 8.7 and 8.8 show the guidelines and practices applicable to the High Density Tourism Zone 1 of the Kalutara Urban Development Plan.

Table 8.7 : Guidelines of High Density Tourism zone I

Zone boundaries (coordinates)	Referred to annexure 9
Zoning factor	3.1
Approved height limit	The new building specification must be in accordance with the equation.
Approved plots of land	Residential - 65% Non Resident - 80%
General Terms Related to the Zone	<ol style="list-style-type: none"> 1. According to the Gazette Notification No. 1662/17 dated 14.07.2010 issued by the Sri Lanka Land Reclamation and Development Corporation for Canals, the building limits shall be maintained in accordance with the Table 9.5.1 and the Building Limits Water Reserve Table 9.5.2. 2. Recommendation of the Irrigation Department for lands affected by floods in this zone. 3. Recommendation of the Coast Conservation Department for coastal development within 300 m of the coastal area. 4. Must comply with 7.4.5 when constructing hostels.

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Table 8.8 : Zoning Practices of High Density Tourism Zone I

No	Permissible uses	Minimum extent of the land (sqm)
<i>Tourism</i>		
1	Resorts	250
2	Guest houses	250
3	Lodgings	250
4	Tourist hotels	1000
5	Urban hotels	250
6	Travel Information Centers	150
7	Ayurvedic Panchakarma Center	250
8	Cabana hotels	500
<i>Residential</i>		
1	Housing units	150
2	Hostels	250
3	Quarters / quarters	250
<i>Health</i>		
1.	Medical treatment centers	250
<i>Institutions</i>		
1	Banks, Insurance and Financial Institutions	500
2	Automated Transaction Centers	150
<i>commercial</i>		
1	Shop	250
2	Supermarkets	1000
4	Restaurants	250
5	Pharmacies	150
6	Customer Service Centers	150
7	Meat and fish outlets	150
8	Liquor outlets	300

No	Permissible uses	Minimum extent of the land (sqm)
9	Multi-storey parking	(Non-mechanical (500) (Mechanical - 250)
10	Open car park	250
11	Gas stations and electric charging stations	500
<i>Service industries</i>		
1.	Taxi Service Centers	250
2.	Laundry / Clothing Cleaning Centers	150
3.	Boat repair equipment repair centers	500
4.	Grinding Mills, Vimol	500
5.	Writing racks, welding workshops	250
6.	Electronic Repair Center	150
7.	Motor Cycles and Three Wheel Repair Centers	150
<i>Leisure and recreation</i>		
1	Beach gardens	<i>Depends on the project proposal</i>
2	Linear gardens	
3	Night club	500
4	Boat anchors, ferries / ferry accommodations	<i>Depends on the project proposal</i>
5	Indoor playgrounds	500
6	mini gardens	<i>Depends on the project proposal</i>

Please note - in the case of any request for permissible use, the UDA will have the final decision on permitting according to the zoning plan

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Industrial Zone

8.2.5. Industrial Zone

Priority has been given for the development of new technology based industries in the Pullerton Industrial Area. The development of the existing road width and Zoning factor will be based on the development of the proposed urban form through a balanced development. The coordinate boundaries corresponding to the physical boundaries of this region are given below.

8.2.5.1 Guidelines and practices applicable to the industrial zone

Tables 8.9 and 8.10 show the guidelines and practices applicable to the industrial zone in the Kalutara Urban Development Plan.

Table 8.9 : Guidelines of Industrial Zone

Zone boundaries (coordinates)	Referred to under annexure 10
Zoning factor	2.8
Approved height limit	The new building specification must be in accordance with the equation.
Approved maximum plot area	Residential - 65% Non Resident - 80%
Other matters pertaining to the region	<ol style="list-style-type: none"> 1. The UDA and Central Environmental Authority (CEA) have to obtain preliminary plans for construction of new industries. 2. Ecosystems of paddy lands and low lying areas should be maintained in the same manner. 3. General guidelines applicable to development zones in addition to 7.4 apply. 4. According to the Gazette Notification No. 1662/17 dated 14.07.2010 issued by the Sri Lanka Land Reclamation and Development Corporation for Canals, the building limits shall be maintained in accordance with the Table 9.5.1 and the Building Limits Water Reserve Table 9.5.2. 5. Must comply with 7.4.5 when constructing hostels.

Table 8.10 : Zoning Practices of Industrial Zone

No	Permissible uses	Minimum extent of the land (sqm)
<i>Manufacturing industry</i>		
1	Clay Products Industry	1000
2	Natural fiber based industries	
3	Textiles, Clothing and Leather Products	
4	Electrical and Electronics related industries	
5	Wood / Wood Products & Furniture Manufacturing Industries	
6	Food and non-alcoholic beverage industries	
7	Alcohol / local pharmaceuticals, spirits and extracts	
8	Cabana hotels	1000
<i>Service industries</i>		
1.	Vehicle Service Centers	1000
2.	Vehicle Repair Centers / Spray Painting Centers	
3.	Three Wheeler Repair Centers	500
4.	Taxi Service Centers	150
5.	Electronics repair centers	
6.	Writing racks, welding workshops	
<i>Residential</i>		
1.	Hostels	500
<i>Health</i>		
1	Medical treatment centers	150
<i>Institutions</i>		
1	Automated Transaction Centers	150
2	Bank Insurance and Financial Institutions	500
3	Offices	250

Please note - in the case of any request for permissible use, the UDA will have the final decision on permitting according to the zoning plan

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8.2.6. Moderate Density Commercial Zone II

The 100-meter zone is from Kalutara to Horana, Wadiyamankada - Bandaragama and Wadduwa - Morontuduwa. In particular, the 100-meter zone will be developed linear and the proposed urban model will be achieved through a balanced development based on the width and the zoning factor of the existing roads, while protecting environmentally sensitive areas such as wetlands with green cover. The coordinate boundaries corresponding to the physical boundaries of this region are given below.

8.2.6.1 Guidelines for Moderate Density Commercial Zone II

Tables 8.11 and 8.12 show the guidelines and practices applicable to Moderate Commercial Zone II of the Kalutara Urban Development Plan.

Table 8.11 : Guidelines of Moderate Density Commercial Zone II

Zone boundaries (coordinates)	Noted under annexure 11
Zoning factor	1.91
Approved height limit	The new building specification is determined by the equation.
Approved plots of land	Residential 65% 80% non-resident 50% Schools and Hospitals
General Terms Related to the Zone	<ol style="list-style-type: none"> 1. To comply with the Southern Expressway Planning and Development Guidelines. The Urban Development Authority's preliminary plans must be met in other consolidated development activities. 2. The minimum floor area for a resident is 10 perches. 3. The Kalu Ganga reserve should be maintained at 20 m. These areas should be maintained as a green screen to increase flood retention capacity and provide public open space. 4. Ecosystems of paddy lands and low lying areas should be maintained in the same manner. <ul style="list-style-type: none"> • Proposed Roads <ol style="list-style-type: none"> I. Bandaragama - Kalutara road (up to 22.0 meters) II. Horana - Kalutara road (up to 12.0 m) III. Wadduwa - Morontuduwa Road (up to 09.0 m) IV. Mawala - Maharakma Road (up to 9.0 m)

	<ul style="list-style-type: none"> • General guidelines applicable to development zones in addition to 7.4 apply. • • A 1.5 meter reserve should be maintained for water drainage. • • Must comply with 7.4.3 when constructing hostels.
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Table 8.12 : Zoning Practices of Moderate Density Commercial Zone II

No	Permissible uses	Minimum extent of the land (sqm)
Commercial		
1	Shop	250
2	Supermarkets	1000
3	Shopping malls	500
4	Restaurants	250
5	Open Market (Weekly)	1000
6	Pharmacies	150
7	Laboratory Services and Collection Centers	150
8	Wholesale stores	375
9	Customer Service Centers	150
10	Meat and fish outlets	150
11	Liquor outlets	300
12	Funeral Home	250
13	Funeral Home with funeral parlors	1000
14	Fuel stations	1000 (The frontage of the land should be 30 m)
15	Filling stations and vehicle service centers	2000
16	Filling stations and malls	2000
17	Gas stations and electric charging stations	500
18	Communication towers on buildings	The building should have a Certificate of Compliance and the recommendation of a Structural Engineer.
19	Communication towers	250

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No	Permissible uses	Minimum extent of the land (sqm)
20	Multi-storey parking	250
21	Open car park	250
22	Vehicle Showrooms	250
<i>Residential</i>		
1	Housing units	250
2	Apartment complexes	500
3	Hostels	500
4	Quarters / quarters	250
5	Adult / Disabled Homes	500
6	Children's Homes	1000
7	Child Care Centers	250
<i>Health</i>		
1	Medical treatment centers	250
2	Medical Consulting Service Centers	500
3	Child and Maternity Clinics	375
4	Veterinary Clinics and Treatment Centers	250
5	Ayurvedic Treatment Centers	250
<i>Educational</i>		
1	Early Childhood Development Centers	500
2	Private tuition classes	500
3	Other Education Centers (Kalayatana / Theater)	250
<i>Institutions</i>		
1	Offices	250
2	Professional Offices	150
3	Bank Insurance and Financial Institutions	500
4	Automated Transaction Centers	150
<i>Social services and public amenities</i>		
1	Community Development Centers	500
2	Social and cultural centers	500

No	Permissible uses	Minimum extent of the land (sqm)
3	Library	375
4	Rehabilitation centers	1000
<i>Tourism</i>		
1	Resorts	375
2	Guest houses	250
3	Lodgings	500
4	Ayurvedic Panchakarma Center	250
<i>Service industries</i>		
1	Vehicle Service Centers	1000
2	Vehicle Repair Centers / Spray Painting Centers	1000
3	Taxi Service Centers	150
4.	Motor Bikes / Three Wheelers Repair Center	500
5	Laundry / clothes cleaning places	150
6	Mills	250
7	Writing racks, welding workshops	250
8	Electronics repair centers	150
<i>Manufacturing Industries</i>		
1.	Natural fiber related manufacturing industries	1000
2.	Textile, clothing and leather industries	1000
<i>Domestic Industries</i>		
1.	Dairy products	500
2.	Ornamental fish	
3.	Production of candles	
4.	Joss stick	
5.	Ornaments	
6.	Food products	
7.	Natural fiber manufacturing industries	
8.	Textiles, Clothing and Leather Products	

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Commercial Zone II

High Density Height
Controlled Residential
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No	Permissible uses	Minimum extent of the land (sqm)
<i>Leisure and recreation</i>		
1.	<i>Pocket gardens</i>	<i>Depends on the project proposal</i>
2.	<i>Mini gardens</i>	
3.	<i>Linear gardens</i>	
<i>Agriculture</i>		
1	<i>Ornamental Floriculture and Sales Centers</i>	150

Please note - in the case of any request for permissible use, the UDA will have the final decision on permitting according to the zoning plan

8.2.7. High Density Height Controlled Residential Zone (Around Katukurunda Airport)

This includes the area around the Katukurunda airport. The Urban Form is aimed at encouraging high-density horizontal residential developments and for achieving residential urban development in the Health Promotion Zone based on the width and zoning Factor of existing roads.

8.2.7.1. Guidelines and Practices

Tables 8.13 and 8.14 show the guidelines and practices applicable in the High Density Controlled Residential Area of the Kalutara Urban Development Plan's Zoning Plan.

Table 8.13 : Guidelines of High Density Height Controlled Residential Zone

Zone boundaries (coordinates)	Provided under annexure 12
Zoning factor	1.8
Approved height limit	The new building specification is determined by the equation.
Approved plots of land	Residential - 65% Non Resident - 70% Schools / Hospitals - 50%
General Terms Related to the Zone	<ol style="list-style-type: none"> 1. Conditions pertaining to the Katukurunda runway should be as per 7.4.2. 2. Minimum floor area is 10 perches. 3. Ecosystems of paddy lands and low lying areas should be maintained in the same manner. 4. must be take recommendation of the Irrigation Department for lands affected by floods in this zone. 5. The foundation level should be above the normal flood level in building construction. 6. According to the Gazette Notification No. 1662/17 dated 14.07.2010 issued by the Sri Lanka Land Reclamation and Development Corporation for Canals, the building limits shall be maintained in accordance with the Table 9.5.1 and the Building Limits Water Reserve Table 9.5.2. 7. General guidelines applicable to the development zones shown in Section 7.4 apply. 8. Must comply with 7.4.5 when constructing hostels.

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Controlled Residential
Zone (Around
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Table 8.14 : Zoning practice of High Density Height Controlled Residential Zone

No	Permissible uses	Minimum extent of the land (sqm)
<i>Residential</i>		
1	Housing units	250
2	Apartment complexes	500
3	Hostels	250
4	Quarters / Employee homes	250
5	Adult / Disabled Homes	500
6	Children's Homes	1000
7	Child Care Centers	250
<i>health</i>		
1	Medical treatment centers	250
2	Medical Consulting Service Centers	500
3	Child and Maternity Clinics	375
4	Veterinary Clinics and Treatment Centers	250
5	Ayurvedic Treatment Centers	250
<i>Educational</i>		
1	Early Childhood Development Centers	500
2	Primary Education Centers	2000
3	Private tuition classes	500
4	Technical Schools / Vocational Training Centers	2000
5	Other Education Centers (Kalayatana / Theater)	250
<i>Institutions</i>		
1	Offices	250
2.	Professional Offices	150
3.	Bank Insurance and Financial Institutions	500
4.	Automated Transaction Centers	150
<i>Social services and public amenities</i>		
1	Community Development Centers	500

No	Permissible uses	Minimum extent of the land (sqm)
2	Social and cultural centers	500
3	Religious centers	1000
4	Library	375
5	Cemetery/Crematorium	1000
Commercial		
1	Shop	250
2	Super markets	1000
3	Shopping malls	500
4	Restaurants	250
5	Open stores	1000
6	Pharmacies	150
7	Laboratory Services and Collection Centers	150
8	Customer Service Centers	150
9	Meat and fish outlets	150
10	Vehicle Showrooms	500
11	Gas stations and electric charging stations	500
Tourism		
1	Resorts	375
2	Lodgings	500
3	Guest houses	250
4	Ayurvedic Panchakarma Center	250
Domestic Industries		
1.	Dairy products	500
2	Ornamental fish	
3.	Production of candles	
4.	Joss stick	
5.	Ornaments	
6.	Food products	
7.	Natural fiber manufacturing industries	

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High Density Height
Controlled Residential
Zone (Around
Katukurunda Airport)

High Density
Residential Zone
(Pothupitiya, Waskaduwa,
Pohaddaramulla,
Wilegoda and Nagoda)

No	Permissible uses	Minimum extent of the land (sqm)
8.	Textiles, Clothing and Leather Products	500
9.	Clay Products	
10.	Production of non-alcoholic beverages	
<i>Service industries</i>		
1	Taxi Service Centers	150
2	Laundry / Clothing Cleaning Centers	150
3	Mills / vimōl	300
4	Electronic Equipments	150
5	Vehicle Service Centers	1000
6	Vehicle Repair / Spray Painting Centers	1000
7.	Motor Cycles and Three Wheel Repair Centers	500
<i>Leisure and recreation</i>		
1.	Community parks	Depends on the project proposal
2.	Linear gardens	
3.	Indoor Sports Centers	500
<i>Agriculture</i>		
1.	Ornamental Floriculture and Sales Centers	150

Please note - in the case of any request for permissible use, the UDA will have the final decision on permitting according to the zoning plan

8.2.8. High Density Residential Zone (Pothupitiya, Waskaduwa, Pohaddaramulla, Wilegoda and Nagoda)

Priority has been given for the development of the Wetland, Paddy fields and canals in the areas such as Pothupitiya, Waskaduwa, Pohodaramulla, Wilegoda and Nagoda. The urban form is aimed at obtaining the expected urban form through a balanced development based on the width and zoning Factor of existing roads.

The coordinate boundaries corresponding to the physical boundaries of this region are given below.

8.2.8.1 Guidelines and Practices of High Density Residential Zone

Tables 8.15 and 8.16 show the guidelines and practices applicable in the High Density Residential Area of the Kalutara Regional Management Plan.

Table 8.15 : Guidelines of High Density Residential Zone

Zone boundaries (coordinates)	Noted under annexure 13
zoning Factor	1.8
Approved height limit	The new building specification is determined by the equation.
Approved plots of land	Residential - 65% Non Resident - 80% Schools and Hospitals - 50%
General Terms Related to the Zone	<ol style="list-style-type: none"> 1. Soil and sand and 'Ball clay' mining industries are permitted based on location. 2. Kalu Ganga reserve should be maintained at 20 m. These areas should be made a green belt to increase and increase flood retention capacity and provide public open space. 3. According to the Gazette Notification No. 1662/17 dated 14.07.2010 issued by the Sri Lanka Land Reclamation and Development Corporation for Canals, the building limits shall be maintained in accordance with the Table 9.5.1 and the Building Limits Water Reserve Table 9.5.2. 4. Must be take recommendation of the Irrigation Department for lands affected by floods in this zone. 5. Ecosystems of paddy lands and low lying areas should be maintained in the same manner. 6. General guidelines applicable to development zones in addition to 7.4 apply. <ul style="list-style-type: none"> • Proposed roads <ol style="list-style-type: none"> I. Pothupitiya - Panapitiya road (up to 09.0 m) II. Heenatyangala road (up to 9.0 m) III. Gangabada Road (9.0 m) IV. Wilegoda Road (9.0 m)

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High Density
Residential Zone
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High Density
Residential Zone
(Pothupitiya, Waskaduwa,
Pohaddaramulla,
Wilegoda and Nagoda)

Table 8.16 : Zoning practices of High Density Residential Zone

No	Permissible Uses	Minimum Land Extent M ²
<i>Residential</i>		
1	Housing units	250
2	Apartment complexes	500
3	Quarters / Employee Homes	250
4	Adult / Disabled Homes	500
5	Children's Homes	1000
6	Child Care Centers	250
<i>health</i>		
1	Medical treatment centers	250
2	Child and Maternity Clinics	300
3	Medical Consulting Service Centers	500
4	Veterinary Clinics and Treatment Centers	250
5	Ayurvedic Treatment Centers	150
<i>Educational</i>		
1	Early Childhood Development Centers	300
2	Primary Education Centers	2000
3	Secondary Education Centers	
4	Tertiary Education Centers	
5	Technical Schools / Vocational Training Centers	
6	Private tuition classes	500
7	Other Education Centers	500
<i>Institutions</i>		
1	Offices	250
2	Professional Offices	150
3	Bank Insurance and Financial Institutions	500
<i>Social services and public amenities</i>		
1	Community Development Centers	500

No	Permissible Uses	Minimum Land Extent M ²
2	Social and cultural centers	500
3	Religious centers	1000
4	Library	250
5	Cemeteries/ Crematoriums	1000
Commercial		
1	Shop	250
2	Supermarkets	1000
3	Shopping malls	500
4	Restaurants	250
5	Pharmacies	150
6	Laboratory Services and Collection Centers	150
7	Customer Service Centers	150
8	Meat and fish outlets	150
9	Communication towers	250
10	Open stores	1000
11	Gas stations and electric charging stations	500
Tourism		
1	Resorts	375
2	Lodgings	500
3	Guest houses	250
4	Ayurvedic Panchakarma Center	250
Domestic Industries		
1.	Dairy products	500
2	Ornamental fish	
3.	Production of candles	
4.	Joss stick	
5.	Ornaments	
6.	Food products	
7.	Natural fiber manufacturing industries	

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Residential Zone
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Pohaddaramulla,
Wilegoda and Nagoda)

Moderate Density
Residential Zone
(Morontuduwa, Gonaduwa,
Poddaramulla)

No	Permissible Uses	Minimum Land Extent M ²
8.	Textiles, Clothing and Leather Products	500
9.	Clay Products	
10.	Production of non-alcoholic beverages	
<i>Service industries</i>		
1	Taxi Service Centers	250
2	Laundry / Attendance Cleaning Centers	150
3	Grinding mill / pad mol	250
4	Electronic Repair Center	150
<i>Leisure and recreation</i>		
1	Community parks	Depends on the project proposal.
2	Linear gardens	
3	Outdoor Theater	1000
<i>Agriculture</i>		
	Ornamental Floriculture and Sales Centers	150

Please note - in the case of any request for permissible use, the UDA will have the final decision on permitting according to the zoning plan

8.2.9. Moderate density residential zone (Morontuduwa, Gonaduwa, Poddaramulla)

This is the largest residential area in Kalutara. It is aimed at obtaining the expected urban form through a balanced development based on the width and zoning factor of existing roads and Residential developments have been given high priority in this region.

The physical boundaries and coordinates of this character are given below.

8.2.9.1 Guidelines and Practices of Moderate Density Residential Zone

Tables 8.17 and 8.18 show the guidelines and practices applicable to the moderate density residential zone of the Kalutara Urban Development Plan's zoning plan.

Table 8.17 : Guidelines of Moderate Density Residential Zone

Zone boundaries (coordinates)	Are provided under annexure 14
Zoning factor	1.4
Approved height limit	The new building specification is determined by the equation.
Approved plots of land	Residential - 65% Non Resident - 80%
General Terms Related to the Zone	<ol style="list-style-type: none"> 1. Minimum floor area of 10 perches 2. Recommendations must be taken of the Irrigation Department for lands affected by floods in this zone should be obtained. 3. Soil and sand and Ball clay mining industries are permitted based on location. 4. According to the Gazette Notification No. 1662/17 dated 14.07.2010 issued by the Sri Lanka Land Reclamation and Development Corporation for Canals, the building limits shall be maintained in accordance with the Table 9.5.1 and the Building Limits Water Reserve Table 9.5.2. 5. Ecosystems of paddy lands and low lying areas should be maintained in the same manner. 6. General guidelines applicable to development zones in addition to 7.4 apply. 7. Must comply with 7.4.5 when constructing hostels. <ul style="list-style-type: none"> • Proposed roads <ol style="list-style-type: none"> I. Pothupitiya - Panapitiya road (up to 9.0 m) II. Mawala - Maharakma road (up to 9.0 m)

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Moderate Density
Residential Zone
(Morontuduwa, Gonaduwa,
Poddaramulla)

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Residential Zone
(Morontuduwa, Gonaduwa,
Poddaramulla)

Table 8.18 : Zoning practices of Moderate Density Residential Zone

No	Permissible Uses	Minimum Land Extent M ²
<i>Residential</i>		
1	Housing units	250
2	Apartment complexes	250
3	Hostels	500
4	Quarters / Employee Homes	250
5	Adult Homes / Disabled Homes	250
6	Children's Homes	1000
7	Child Care Centers	250
<i>health</i>		
1	Medical treatment centers	250
2	Medical Consulting Service Centers	1000
3	Child and Maternity Clinics	375
4	Veterinary Clinics and Treatment Centers	250
5	Ayurvedic Treatment Centers	250
<i>Educational</i>		
1	Early Childhood Development Centers	500
2	Primary Education Centers	2000
3	Private tuition classes (50 students) More than 50 students	500 1000 (Width of the access road must be 7m)
4	Other Education Centers (Kalayatana / Theater)	250
<i>Institutions</i>		
1	Offices	250
2	Professional Offices	150
3	Banks, Insurance and Financial Institutions	500
<i>Social services and public amenities</i>		
1	Community Development Centers	500
2	Social and cultural centers	500

No	Permissible Uses	Minimum Land Extent M ²
3	Religious centers	1000
4	Library	250
5	Cemetery / Crematorium	1000
<i>commercial</i>		
1	Shop	250
2	Supermarkets	1000
3	Shopping malls	500
4	Restaurants	250
5	Open stores	1000
6	Pharmacies	150
7	Laboratory Services and Collection Centers	150
8	Wholesale stores	500
9	Customer Service Centers	150
10	Meat and fish outlets	150
11	Fuel stations	1000
12	Vehicle Showrooms	500
13	Open car park	250
14	Gas stations and electric charging stations	250
15.	Building material outlets	500
<i>Tourism</i>		
1	Resorts	375
2	Guest houses	250
3	Lodgings	500
4	Ayurvedic Panchakarma Center	150
5	Cabana hotels	1000
<i>Domestic Industries</i>		
1.	Dairy products	500
2	Ornamental fish	
3.	Production of candles	

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*Moderate Density
Residential Zone
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Residential Zone
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Poddaramulla)

No	Permissible Uses	Minimum Land Extent M ²
4.	Joss stick	500
5.	Ornaments	
6.	Food products	
7.	Natural fiber manufacturing industries	
8.	Textiles, Clothing and Leather Products	
9.	Clay Products	
10.	Production of non-alcoholic beverages	
Service industries		
1	Taxi Service Centers	250
2	Grinding mill / pad mol	375
3	Laundry / Clothing Cleaning Centers	150
4	Vehicle repair centers / painting centers	1000
5.	Repair of motorbikes and three wheelers	500
6	Writing screws / welding workshops	250
Leisure and recreation		
1	Community parks	Depends on the project proposal.
2	Linear gardens	
3	mini gardens	
4	Indoor Sports Centers	500
Agriculture		
1	Livestock / farm farms with construction	1000
2	Ornamental floriculture	150

Please note - in the case of any request for permissible use, the UDA will have the final decision on permitting according to the zoning plan

8.2.10. High Density Tourist Zone-II (from Tangerine Hotel to Pothupitiya and Ethagama, Kalutara)

Nagas Junction, Tangerine Hotel, Pothupitiya Sehona Road to the South and Avani Hotel in Kalutara South to Ithagama. To promote tourism while preserving an extensive coastline and to contribute to open spaces and It aims to obtain the expected city model through a balanced development based on the width and zoning factor of roads that are open to the public for leisure and recreation.

The coordinate boundaries corresponding to the physical boundaries of this region are given below.

8.2.10.1 Guidelines and Practices of High Density Tourism Zone II

High Density Tourism Zone II - Effective Guidelines and Practices are shown in Tables 8.19 and 8.20

Table 8.19 : Guidelines of High Density Tourism Zone II

Zone boundaries (coordinates)	Are provided under annexure 15
Zoning factor	1.2
Approved height limit	The new building specification is determined by the equation.
Approved plots of land	Non Residential - 80% Residential - 65%
General Terms Related to the Zone	<ol style="list-style-type: none"> 1. Should be obtained Recommendations of the Coast Conservation Department when doing construction within a 1.0 km zone for coastal development. 2. According to the Gazette Notification No. 1662/17 dated 14.07.2010 issued by the Sri Lanka Land Reclamation and Development Corporation for Canals, the building limits shall be maintained in accordance with the Table 9.5.1 and the Building Limits Water Reserve Table 9.5.2. 3. General guidelines applicable to zones in addition to 7.4 apply.

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High Density Tourist Zone-II
(from Tangerine Hotel
to Pothupitiya and
Ethagama, Kalutara)

Table 8.20 : Zoning practices of High Density Tourism Zone II

No	Permissible Uses	Minimum Land Extent m ²
<i>Tourism</i>		
1	Resorts	375
2	Guest houses	150
3	Lodgings	150
4	Tourist hotels	1000
5	Urban hotels	500
6	Cabana	250
7	Travel Information Center,	150
8	Ayurvedic Panchakarma Center	150
<i>Residential</i>		
1	Housing units	250
2	Apartment complexes	500
3	Quarters / Employee Homes	500
<i>Health</i>		
1	Medical treatment centers	150
2	Ayurvedic Treatment Centers	250
<i>Commercial</i>		
1	Shop	250
2	Supermarkets	1000
3	Shopping malls	500
4	Restaurants	250
5	Pharmacies	150
6	Laboratory Services and Collection Centers	150
7	Customer Service Centers	150
<i>Institutions</i>		
1	Automated Transaction Centers	150

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High Density Tourist Zone-II
(from Tangerine Hotel
to Pothupitiya and
Ethagama, Kalutara)

Low Density
Residential Zone
(Uggalbada, Elamodara,
Malwatta junction,
Millagas junction)

No	Permissible Uses	Minimum Land Extent m ²
<i>Educational</i>		
1	<i>Hotel schools</i>	500
<i>Service industries</i>		
1	<i>Taxi Service Centers</i>	150
2	<i>Laundry / Clothing Cleaning Centers</i>	150
<i>Leisure and recreation</i>		
1	<i>Linear gardens</i>	<i>Depends on the project proposal.</i>
2	<i>Mini gardens</i>	
3	<i>Beach gardens</i>	
4	<i>Indoor Sports Centers</i>	500
5	<i>Nightclub</i>	500
6	<i>Boat jetties / anchors / ferry lodging</i>	<i>Depends on the project proposal.</i>

Please note - in the case of any request for permissible use, the UDA will have the final decision on permitting according to the zoning plan

8.2.11 Low density residential zone (Uggalbada, Elamodara, Malwatta junction, Millagas junction)

Residential development has been given priority in these areas, which are located in the Fourth Level Junctions at Malwatta, Uggalboda, Ela Modara and Millagas Junction. The urban form is aimed at obtaining the expected urban form through a balanced development based on the width and Zoning Factor of the existing roads. The coordinate boundaries corresponding to the physical boundaries of this region are given below.

8.2.11.1 Guidelines and Practices of low density residential zon

The guidelines and practices applicable to the Low Density Residential Area of the Kalutara Regionalization Plan are given in Tables 8.21 and 8.22.

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Low Density
Residential Zone
(Uggalbada, Elamodara,
Malwatta junction,
Millagas junction)

Table 8.21 : Guidelines of Low Density Residential Zone

Zone boundaries (coordinates)	Have noted under annexure 16
Zoning factor	1.2
Approved height limit	The new building specification is determined by the equation.
Approved plots of land	60% for all uses
General Terms Related to the Zone	<ol style="list-style-type: none"> 1. Minimum floor area is 10 perches. 2. Comply with Southern Highway Planning and Development Guidelines. Soil excavation for commercial purposes with changing the landscape in the 100m zone on either side of that road, Sand mining, stone cutting and Related industries are not permitted. In other consolidated development activities, the UDA needs to obtain preliminary planning clearance. 3. According to the Gazette Notification No. 1662/17 dated 14.07.2010 issued by the Sri Lanka Land Reclamation and Development Corporation for Canals, the building limits shall be maintained in accordance with the Table 9.5.1 and the Building Limits Water Reserve Table 9.5.2. 4. Minimizing construction activities in lowland areas and should be developed system of rain water drainage. 5. Ecosystems of paddy lands and low lying areas should be maintained in the same manner. 6. General guidelines applicable to development zones in addition to 7.4 apply. 7. 1.5 meter reserve should be maintained for water drainage. 8. Must comply with 7.4.5 when constructing hostels.

Table 8.22 : Zoning Practice of Low Density Residential Zone

No	Permissible Uses	Minimum Land Extent m ²
<i>Residential</i>		
1	Housing units	250
2	Hostels	500
3	Adult / Disabled Homes	250
4	Children's Homes	1000
5	Child Care Centers	250
<i>Health</i>		
1	Medical treatment centers	250
2	Medical Consulting Service Centers	500
3	Animal Clinics and Treatment Centers	250
4	Child and Maternity Clinics	375
5	Ayurvedic Treatment Centers	250
<i>Educational</i>		
1.	Early Childhood Development Centers	500
2.	Private tuition classes (50 students) More than 50 students	500 1000 (Width of the access road must be 7m)
3	Other Educational Institutions (Kalayatana / Theater Arts)	250
<i>Institutions</i>		
1	Offices	250
2	Professional Offices	150
3	Bank Insurance and Financial Institutions	500
<i>Social services and public amenities</i>		
1	Community Development Centers	500
2	Social and cultural centers	500
3	Religious centers	1000
4	Library	250

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Low Density
Residential Zone
(Uggalbada, Elamodara,
Malwatta junction,
Millagas junction)

No	Permissible Uses	Minimum Land Extent m ²
5	Cemetery / crematorium	1000
<i>Commercial</i>		
1	Shop	250
2	Supermarkets	1000
3	Shopping malls	500
4	Pharmacies	250
5	Fair	1000
6	Restaurants	250
7	Meat and fish stalls	150
8	Customer Service Centers	150
9	Communication towers On roof (The building should have a Certificate of Compliance)	250 150
10	Gas stations and electric charging stations	500
<i>Tourism</i>		
1	Resorts	375
2	Guest houses	250
3	Lodgings	500
4	Ayurvedic Panchakarma Center	150
5	Cabana hotels	1000
<i>Domestic Industries</i>		
1.	Dairy products	
2.	Ornamental fish	
3.	Production of candles	
4.	Joss stick	
5.	Ornaments	
6.	Food products	
7.	Natural fiber manufacturing industries	
8.	Textiles, Clothing and Leather Products	
9.	Clay Products	

No	Permissible Uses	Minimum Land Extent m ²
10.	Production of non-alcoholic beverages	
<i>Service industries</i>		
1.	Vehicle repair centers	500
2.	Motor bicycle and three-wheeler repair centers	500
3.	Taxi Service Centers	250
4.	Laundry / Clothing Cleaning Centers	150
5.	Mills	300
6.	Writing board, welding workshops	250
7.	Electronics repair centers	150
<i>Leisure and recreation</i>		
1.	Linear gardens	<i>Depends on the project proposal</i>
2	Small gardens	
3	Parks nearby	
4	Indoor Sports Centers	500
5	Community parks	<i>Depends on the project proposal</i>
6	Boat jetties, / anchors / ferries / ferry accommodation	
<i>Agriculture</i>		
1.	Livestock / farm farms with construction	1000
2.	Ornamental Floriculture Gardens and Sales Centers	150
3.	Fish business centers	150

Please note - in the case of any request for permissible use, the UDA will have the final decision on permitting according to the zoning plan

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Residential Zone
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Millagas junction)

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Low Density
Tourism Zone

8.2.12 Low Density Tourism Zone

These areas, which are located around the environmentally sensitive areas of the country, have been given priority for low density tourism development with a focus on the Kuda Gonaduwa, Maha Gonaduwa and Bolgoda environmental protection zones. It aims to obtain the expected urban form through a balanced development based on the existing road width and zoning Factor

The coordinate boundaries corresponding to the physical boundaries of this region are given below

8.2.12.1 Guidelines and Practices of Low Density Tourism Zone

Tables 8.23 and 8.24 show the guidelines and practices applicable in the Low Density Tourism Zone of the Zoning Plan of the Black Town Development Plan.

Table 8.23 : Guidelines of Low Density Tourism Zone

Zone boundaries (coordinates)	Have noted under annexure 17
Zoning factor	1.04
Approved height limit	The new building specification is determined by the equation.
Approved plots of land	Non Residential - 60% Residential - 60%
Other matters pertaining to the region	<ol style="list-style-type: none"> 1. Minimum floor area is 10 perches. 2. To comply with the approved procedures in the Gazette Notification No. 1634/23 dated 30.12.2009 relating to Bolgoda Environmental Protection Zone. Compliance with Bolgoda River Development Guidelines No. 9.3.1 3. According to the Gazette Notification No. 1662/17 dated 14.07.2010 issued by the Sri Lanka Land Reclamation and Development Corporation for Canals, the building limits shall be maintained in accordance with the Table 9.5.1 and the Building Limits Water Reserve Table 9.5.2. 4. If construction work is done in landslide hazardous areas of this area, approval of Building Research Organization should be obtained. 5. Recommendations must be obtained of the Irrigation Department and Govijana sewa for lands affected by floods in this region.

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	<p>6. <i>Ecosystems of paddy lands and low lying areas should be maintained in the same manner.</i></p> <p>7. <i>General guidelines applicable to development zones in addition to 7.4 apply.</i></p> <p>8. <i>Must comply with 7.4.5 when constructing hostels.</i></p>
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Table 8.24 : Zoning practices of Low Density Tourism Zone

No	Permissible Uses	Minimum Land Extent m ²
<i>Tourism</i>		
1	Resorts	500
2	Guest houses	250
3	Lodgings	250
4	Tourist hotels	1000
5	Travel Information Centers	150
6	Ayurvedic Panchakarma Center	150
7	Cabana hotels	250
<i>Residential</i>		
1	Housing units	250
2	Hostels	500
3	Quarters / quarters	250
4	Child Care Centers	250
<i>Health</i>		
1	Medical treatment centers	250
2	Ayurvedic Treatment Centers	250
3	Veterinary Clinics and Treatment Centers	250
<i>Institutions</i>		
1	Automated Transaction Centers	150
2	Bank Insurance and Financial Institutions	500
<i>Commercial</i>		
1	Supermarkets	1000

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Tourism Zone

No	Permissible Uses	Minimum Land Extent m ²
2	Restaurants	250
3	Shop	250
4	Customer Service Centers	150
5	Liquor outlets	300
6	Open car park	250
7	Meat and fish outlets	150
8	Gas stations and electric charging stations	1000
9	Communication towers on roof (The building should have a Certificate of Compliance)	250 150
<i>Educational</i>		
1	Early Childhood Development Centers	500
2	Hotel schools	500
<i>Service industries</i>		
1	Laundry / Clothing Cleaning Centers	150
2	Electronics repair centers	150
3	Taxi Service Centers	150
<i>Leisure and recreation</i>		
1	Linear gardens	Depends on the project proposal.
2	Small gardens	
3	Very small gardens	
4	Nightclub	500
5	Boat jetties / anchors / ferry lodging	Depends on the project proposal.
6	Indoor Sports Centers	500
<i>Agriculture</i>		
1	Farms without construction	1000
2	Ornamental Floriculture Gardens and Sales Centers	150
3.	Fishing business	150

Please note - in the case of any request for permissible use, the UDA will have the final decision on permitting according to the zoning plan

8.2.13. Special Sacred Zone

This includes the area around Kalutara Bodhi which is a unique feature of Kalutara city. The main objective of this is to grant permission for development activities which are not harmful to the identity of the Bodhi Tree in Kalutara and to provide facilities for the local foreign devotees who visit the Bo Tree. The coordinate boundaries corresponding to the physical boundaries of this region are given below.

8.2.13.1 Guidelines and Practices

Tables 8.25 and 8.26 below show the guidelines and practices applicable to the Special Sacred Area of the Regional Plan of the Kalutara Urban Development Plan.

Table 8.25 : Guidelines of Special Sacred Zone

Zone boundaries (coordinates)	Have noted under annexure 18
Zoning factor	1.1
Approved height limit	The new building specification is determined by the equation.
Approved plots of land	50% non-resident
General Terms Related to the Zone	<ol style="list-style-type: none"> 1. 1. Developments in this area must comply with the Guidelines Plan set out in the Special Guidelines. 2. 2. Non-compliant uses other than existing practices in the Sacred Area are not permitted. 3. 3. Must be obtain The Urban Development Authority Preliminary Planning Clearance for all development work in this area. 4. 4. Kalu Ganga reserve should be maintained at 20 m. These areas should be maintained as a green screen to meet the flood retention capacity and to provide public open space. 5. 5. Nagas should be placed on either side of the roads belonging to the sacred area. <ul style="list-style-type: none"> • Proposed Roads <ol style="list-style-type: none"> 1. Gangabada Road (up to 9.0 m).

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Tourism Zone

Table 8.26 : Zoning practices of Special Sacred Zone

No	Permissible Uses	Minimum Land Extent m ²
<i>Commercial</i>		
1	<i>Pooja outlets</i>	150
2	<i>Ornamental outlets</i>	150
3	<i>Shop</i>	150
4	<i>Restaurants</i>	150
5	<i>Flower stalls</i>	150
<i>Social services and public amenities</i>		
1	<i>Library</i>	500
2	<i>Art galleries / museums</i>	1000
3	<i>Religious centers</i>	1000
4	<i>Meditation Centers</i>	1000
5	<i>Social and cultural centers</i>	500
6	<i>Auditorium and Conference Seminars</i>	1000
<i>Leisure and recreation</i>		
1	<i>Linear gardens</i>	<i>Depends on the project proposal</i>
2	<i>pocket gardens</i>	
3	<i>mini gardens</i>	
<i>Utility Services</i>		
1	<i>Bus terminal</i>	150

Please note - in the case of any request for permissible use, the UDA will have the final decision on permitting according to the zoning plan

8.3. Permitted Uses in Wetland Zones

8.3.1. Wetland Protection Zone - Permitted Uses

Only the approved uses Mentioned in the gazette notification which published for Bolgoda lake as an Environmental Protection Area (Gazette No. 1634/23 dated 30.12.2009) can be proceed.

Conditions subject to implementation of approved uses

No	Zone specific development conditions	Wetland Protection Zone
1.	Flood retention capacity	Development conditions applicable only for permissible uses as stated in the Gazette Notification which published for Bolgoda Lake as an Environmental Protection Area (Gazette Notification No. 1634/23 dated 30.12.2009)
2.	Minimum plot size of land for construction of buildings	
3.	Ground limits allowed for maximum filling	
4.	Maximum plot Coverage (Areas covered by building)	
5.	Permitted maximum Infrastructure Projects (Electricity, Water Supply, Telephone, Highways etc.)	
6.	Maximum ground floor size approved for separate buildings	
7.	Maximum building height allowed	
8.	Building type	
9.	Sub-division	
10.	Boundary demarcation	
11.	Relaxation of above conditions in exceptional cases	

Chapter 08
Proposed Zoning
Guidelines of
Development Zones

Permitted Uses in
Wetland Zones

Wetland Nature
Conservation Zone
Permitted uses

8.3.2. Wetland Nature Conservation Zone - Permitted Uses

- a. *Wetlands Nature Parks*
- b. *Eco-friendly Restaurants- 1200 sq.ft.(on stilts)*
- c. *Mini Conference Centers –
(on stilts) –1500 sq.ft.
Seating Capacity – 75,
Stage – 30'x 50'*
- d. *Outdoor fitness/exercise facilities*
- e. *Wetland museums – sq.ft. 1000 (on stilts)*
- f. *Cabanas – (on stilts)*
- g. *Dry weather Playgrounds*
- h. *Traditional Fishing*
- i. *Flower collection*
- j. *Water-transport*
- k. *National infrastructure projects*
- l. *New Irrigation constructions /flood protection structures.*
- m. *Educational & Research activities.*

Development conditions for Permitted Uses

No	Zone specific development conditions	Wetland Protection Zone
1.	Flood storage capacity	shall be maintained in accordance with a Master Plan approved by the SLLR & DC and where relevant, the ID as well Bolgoda lake should be in accordance with the plans of the Irrigation Department.
2.	Minimum plot size for the purpose of any building construction.	4 ha (10 acres) In smaller plots the permitted uses are the same but no buildings shall be allowed.
3.	Maximum area where filling permitted.	2% of the site area (if needed for roads, vehicle parking, toilets and sewage disposal/treatment required for site management).
4.	Maximum plot coverage (area covered by buildings).	1% of the total project area; all buildings on stilts excepting toilets, which may be on filled land.
5.	Maximum area permitted for project infrastructure, i.e. Electricity/Water Supply/ Telecommunication/Roads.	4% of the total project area.
6.	Maximum permitted ground floor area of an individual building.	100 sq. m.

**Chapter 08
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Permitted Uses in
Wetland Zones

Wetland Nature
Conservation Zone
Permitted uses

No	Zone specific development conditions	Wetland Protection Zone
7.	<i>Maximum permitted building height.</i>	<i>7 m from the natural ground level (except in the case of a few look-out posts/observation towers/ tower hides which are compatible with the overall concept)</i>
8.	<i>Building type</i>	<i>All buildings except toilets shall be on stilts in wetland (not filled area). They shall be isolated or in aesthetically pleasing clusters, with visually compatible, attractive “roof-scapes”. They shall not block views of the open area from adjoining public roads and other public areas and they should be environmentally friendly.</i>
9.	<i>Sub-divisions</i>	<i>Not permitted</i>
10.	<i>Boundary demarcation.</i>	<i>Boundary walls not permitted. Visually compatible boundary fencing which does not hamper storm water flow may be permitted only along the boundary with adjoining existing high land. Any other boundaries may be demarcated only by visually compatible boundary markers at minimum intervals of 10m. Both the above will be subject to approval of the UDA, on a site specific basis.</i>
11.	<i>Relaxation of above conditions in exceptional cases.</i>	<i>In the rare event of having to accommodate a vital public infrastructure project, the above conditions may be relaxed.</i>

**All buildings shall be on stilts in wetlands
All other activities prohibited**

Chapter 08
Proposed Zoning
Guidelines of
Development Zones

Permitted Uses in
Wetland Zones

Paddy Cultivation &
Wetland Agricultural Zone
Permitted uses

8.3.3. Paddy Cultivation and Wetland Agricultural Zone - Permitted Uses

- *Only approved uses in accordance with the Agrarian Development Act can be made in existing cultivated paddy fields, abandoned paddy fields and the adjoining areas such as Deniyaya and Ovita.*
- *Wetland related agriculture*
- *Arboriculture*
- *Mining Subject to irregular site rehabilitation (Clay Pits and Soil mining) in accordance with (GS & MB) and CEA guidelines, conditions and guidelines,*
- *Environment friendly aquaculture ponds*

All other activities & any other construction are prohibited

Conditions subject to the implementation of approved uses in the above zones

- a. *In the rare case where it is necessary to implement an important common infrastructure project, the above conditions can be relaxed. (Maximum Permitted Infrastructure Projects - Electricity, Water Supply, Telephone, Highways, and Railways etc.)*
- b. *Approval for the proposed development work subject to the recommendations of the organization mentioned in the schedule, before obtaining clear certificates for other development activities. The pattern of land use in the wetlands may change according to the new program of re-cultivation of abandoned paddy lands under the new program of creating a people centered economy in the "Vision of Prosperity" policy statement for the year 2019.*
- c. *Survey Plan should be considered to determine the boundaries before approving the proposed development activities in the vicinity of a wetland or in the presence of highland areas in a wetland.*
- d. *According to wetland zoning, a distance of about 20m from the identified boundary of a wetland zone belongs to the adjacent wetland zone, and the relevant laws, guidelines and approved practices in that zone must be implemented (to avoid existing erroneous conditions in determining location according to the geographical location system).*

N.B.

In the case of "prescribed" projects under the Environment Act, additional site – specific conditions shall be imposed by the Central Environmental Authority, Sri Lanka Land Development Corporation, Urban Development Authority, Agrarian Services Department, Department of Coast Conservation and Coastal Resource Management and Department of Irrigation.

In case of any violation of the above conditions during the development of any wetland, legal action will be taken under the powers of the Central Environmental Authority, Agrarian Services Department, Sri Lanka Land Development Corporation, Department of Coast Conservation and Coastal Resource Management and Urban Development Authority.

Chapter 08 Proposed Zoning Guidelines of Development Zones

Guidelines for Wetland Zones

- I. *This zoning is valid for all the wetlands in Kalutara DSD.*
- II. *Flood storage capacity shall be maintained as specified by the Sri Lanka Land Development Corporation (SLLDC) in co-ordination with the other relevant agencies mentioned in appendix 01. Increased storm water run-off owing to increase in built-up areas and expected extreme climatic events as a result of global warming and climate change shall be taken into account.*
- III. *Clearance, shall be obtained from the agencies of No. 01, 03, 04, 06 and 10 mentioned in appendix 01, prior to development of low-lying lands/ abandoned paddy lands and paddy lands. Where necessary clearance or approval of the other relevant agencies mentioned in appendix 01 shall also be obtained when the ownership of wetland is delegated to them by an act.*
- IV. *For any development which effects wetland environment the environmental clearance or Environmental Protection License (EPL) shall be obtained from no.03, 06 agencies of the appendix 01. This shall be renewed annually.*
- V. *As per the decision of the UDA Planning Committee, a recommendation / Approval (final clearance certificate) shall be taken from No. 01 agency of appendix 01, shall be annually renewed.*
- VI. *Recommendation / Approval / Permit should be obtained from No. 05, 12 agencies of appendix 01 before development of any low-lying lands within the "Costal Zone".*
- VII. *Canal reservation of no.1662/17 published by the gazette notification dated 14.07.2010 of the agency No.01 and reservation of reservoirs of agency No.02 at the appendix 01 shall be maintained*
- VIII. *In general, there shall not be any construction within water bodies and waterways which will disturb the water retention and water flow. But exceptions may be made for focal features/buildings on stilts, piers, picnic shelters, cabanas on stilts, fishing decks, boardwalks, etc. in keeping with a project master plan or design guide plan approved by the UDA, they not compromise with drainage or flood detention capacity. Recommendation and Approval shall be obtained from relevant agencies of No. 01 & 02-22 of the appendix 01.*
- IX. *Areas of special ecological interest shall be preserved and in such areas no vegetation or animals except invasive species of plants and animals shall be removed.*

Permitted Uses in
Wetland Zones

Paddy Cultivation &
Wetland Agricultural Zone
Permitted uses

Chapter 08
Proposed Zoning
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Permitted Uses in
Wetland Zones

Paddy Cultivation &
Wetland Agricultural Zone
Permitted uses

- X. *All permitted buildings shall be designed according to the Green Building Concept.*
- XI. *Alternative water retention areas shall be established if the approved development would decrease the flood storage capacity and make other impacts for environmental services when practicing Permitted uses in wetland where flood storage capacity is important. Approval shall be obtained from the relevant agencies of the appendix 01.*
- XII. *Except traditional fishing activities, Motor boats, fishing vessels, fuel or other gears shall not be used in fishery or other aquatic animal catching process. In places where motor boats are permitted approval shall be obtained from the No. 03, 05, 06, 12, 21, 22 agencies of the appendix 01 for the use of fishing gear and fuel in above said places where motor boats are permitted.*
- XIII. *In any wetland area owned by the No. 01 agency mentioned in appendix 01 are recommended for filling; sustainable storm water drainage systems should be used. Approval shall be obtained from the CEA for materials to be used for filling the wetland.*
- XIV. *Areas of outstanding landscape/cultural/historical and biodiversity value shall be conserved*
- XV. *Public footpaths and public bathing wells which are legally approved shall be preserved or replaced in Suitable nearby locations.*
- XVI. *The services of relevant qualified professionals shall be obtained by developers for planning, design and supervision, as necessary*
- XVII. *All areas where fish and other aquatic animals breed shall be preserved.*
- XVIII. *Waste dumping (Residential, Institutional, Commercial, Industrial, E-waste and Clinical waste) shall not be permitted in to wetlands.*
- XIX. *Release of waste water to wetlands is not allowed. Treated water shall only be permitted to release to the wetland areas with the approval of CEA.*

When carrying out development activities in the wetland areas these guidelines should be included as conditions in the licensing of the institutions mentioned in the schedule and the violation of those conditions will lead to the revocation or imposition of penalties.

Schedule no – 01

1. *Sri Lanka Land Development Cooperation*
2. *Department of Irrigation*
3. *Central Environmental Authority*
4. *Urban Development Authority*
5. *Department of Coast Conservation and Coastal Resource Management*
6. *Kalutara Pradeshiya sabhawa, Kalutara Urban Council*
7. *Department of Forest Conservation*
8. *Department of Wildlife Conservation*
9. *National Building Research Organization*
10. *Department of Agrarian Development*
11. *Department of Archaeology*
12. *Marine Environment Protection Authority*
13. *National Aquatic Resources Research and Development Agency*
14. *Geological Survey and Mines Bureau*
15. *Western Provincial Council*
16. *National Water Supply & Drainage Board*
17. *National Aquaculture Development Authority*
18. *Ceylon Electricity Board of Sri Lanka*
19. *Building Department of Sri Lanka*
20. *Road Development Authority*
21. *Department of Fisheries and Aquatic Resources*
22. *Sri Lanka Navy*
23. *District Secretary/Divisional Secretary*

Chapter 08 Proposed Zoning Guidelines of Development Zones

Permitted Uses in
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Paddy Cultivation &
Wetland Agricultural Zone
Permitted uses

Chapter 09

Proposed Road Width / Building Limits and Reserves (Canal, Rivers)

Chapter 09 Proposed Road Width / Building Limits and Reserves (Canal, Rivers)

Proposed road widening

Expanded Category A
Road with 4 lanes

Type B roads with
double lanes and
service lanes

Five strategic plans have been identified to achieve the “Vision” and the objective of the Development Plan prepared for the Kalutara Divisional Secretariat. Under the Strategic Plan for Infrastructure Development. The proposed road width has been given to the proposed expansion roads which have been identified on priority basis. Introduction of building restrictions for other roads has been introduced. Similarly, the Gazette Notification No. 1662/17 dated 14.07.2017 by the Sri Lanka Land Reclamation and Development Corporation applies to canals, rivers, rivers and tanks. Introduced by table no 9.5.1 and 9.5.2

9.1. Proposed Road Widening

9.1.1. Expanded Category A Road with 4 Lanes (Map No. 9.1)

No	Proposed road to expansion	Proposed section to expand		The proposed width (m)	Additional space in front (m)	Building line (m)
		from	To			
1.	Galle Road	Nagas Junction	wadduwa	22.0	04.0	15
2.	Bandaragama - Kalutara road	Wadiyamankada	Bandaragama	22.0	04.0	15
3.	Galle Road	Katukurunda	Daluwatta	22.0	04.0	15

9.1.2. Type B Roads with Double Lanes and Service Lanes

No	Proposed road to expansion	Proposed section to expand		The proposed width (m)	Additional space in front (m)	Building line (m)
		from	To			
1.	Kalutara - Horana road	Nagas Junction	Horana	12	9.5	15
2.	Katukurunda - Matugama	Nagoda junction	Gan ima	12	9.5	15
3.	Naboda road	Nagoda	Bombuwala Junction	12	9.5	15
4.	Pelpola interchange route	elamodara Junction	Pelpola exchange centers	12	9.0	6

9.1.3. C Type Road with Proposed Double Lane

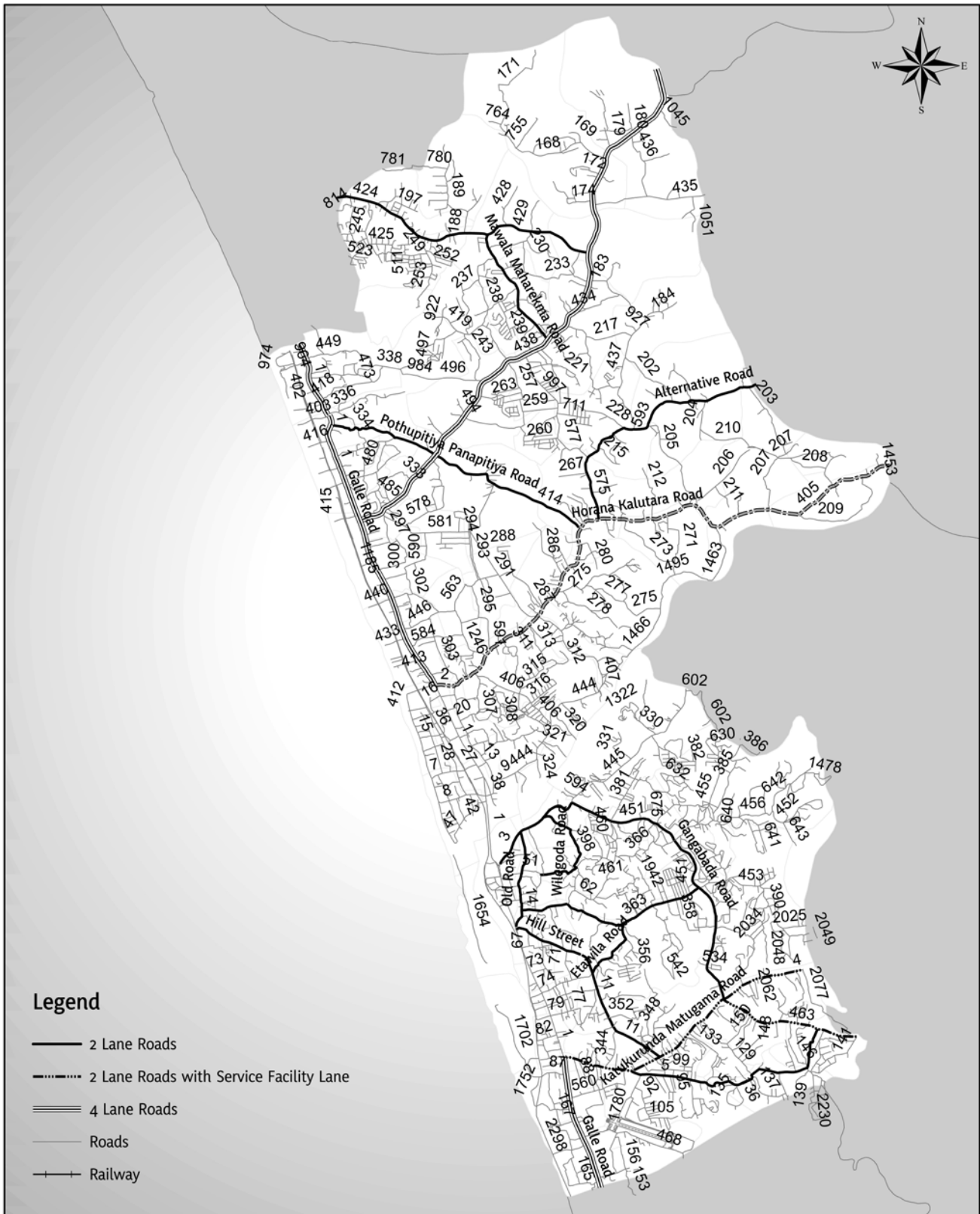
No	Proposed road to expansion	Proposed section to expand		The proposed width (m)	Building line (m)
		from	To		
1.	Old Road (Cyril de Zoysa Mawatha)	Gangabada Road	Galle Road	09	9
2.	Hill Street	Galle Road	Central junction	09	9
3.	Duwa Temple Road	Old road	Gemunu Mawatha	09	9
4.	Heenatiyangala Road	Gemunu Mawatha	Colony Junction	09	6
5.	Gagabada Road	From the clock tower at Kalutara South	Panvila Junction	09	15
6.	Palathota Road	Palathota Junction	Nagoda junction	09	9
7.	Gallessa Road	Institute of Health Sciences - Gallessapura Junction		09	15
8.	Wadduwa - Morontuduwa road	Morontuduwa Junction	Wadduwa	09	15
9.	Maharakma Road, Mawala	Mawala Junction	Kurunda Junction	09	9
10	Combined development of Wilegoda road and new road	Seneviratne Place	Gangabada Road	09	6
11.	Pothupitiya - Panapitiya	Waskaduwa	Diyadiyala junction	09	9
12.	Attawila road	Heenatiyangala Junction	Police Training College	09	9
13.	Interchange of Palpola interchange	Millagas Junction	Up to Pelpola	09	6

Chapter 09 Proposed Road Width / Building Limits and Reserves (Canal, Rivers)

Proposed road widening

C Type Road with
Proposed Double Lane

Map 9.1: Road network

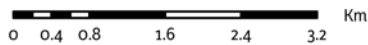


Legend

- 2 Lane Roads
- - - 2 Lane Roads with Service Facility Lane
- ==== 4 Lane Roads
- Roads
- + + + Railway

**Road Network
Kalutara DS Division**

Source: Urban Development Authority



Urban Development Authority
December 2020

9.1.4. Roads where the building limits are operating

Under the strategic plan to develop the infrastructure of the Kalutara Urban Development Plan, building restrictions have been introduced for existing roads in addition to the identified roads to be developed on priority basis. Accordingly, building limits will be imposed for the following roads.

1. The following boundary lines belonging to the Provincial Road Development Authority which are not included in the Category B road should be placed 9 meters from the center of the road.

1. *District Engineer's Office Road*
2. *District Court House Road*
3. *Kalutara Hospital Road*
4. *South of the station and the Goodshed Road*
5. *Kalutara North Railway Station Road*
6. *Katukurunda Railway Station Road*
7. *Railway Station 01 Access Road*
8. *Sri Sumangala (South) Road*
9. *Sri Sumangala (North) Road*
10. *Dheerakanda Road*
11. *Diyagama - Gangabada Road*
12. *Ethanamadala Jawatta Road*
13. *Godewaththa Nelligasmulla Road*
14. *Gonaduwa Kawatayagoda Road*
15. *Kalapugama Hidiyawatta Road*
16. *Kalapugama Paraduwa Road*
17. *Pitagoliya Road in Kalutara*
18. *Kandepansala Road*
19. *Kithulawa Colony Road*
20. *Molligoda Korosduwa Road*
21. *Kudu Gonaduwa Thuduwamulla Road*
22. *Malwatta Jawatta Road*
23. *Mastia Road*
24. *Palathota Sri Gangarama Road*
25. *Kethena Road, Palathota*
26. *Panapitiya Morontuduwa Road*
27. *Pothupitiya roundabout*
28. *Thalarukkarama Road - Waskaduwa*
29. *Uggalbada - Kuda Duwegama Road (Uggalbada - Kuda Gonaduwa)*
30. *Wilegoda - Jawatta Road*
31. *Waskaduwa - Dediyaawala Road*
32. *Waskaduwa Managala Mawatha*

2. The building limits for C and D roads or other roads belonging to the local government authority should be kept at least 6 meters. (Should be as Annexure 02)

Chapter 09
Proposed Road
Width / Building
Limits and Reserves
(Canal, Rivers)

Proposed road widening

Roads where the
building limits are
operating

9.1.4.1. Maintain building limits for private roads

Maintaining Building Limits for Private Roads It is not necessary to maintain building limits when private roads are present and a building limit of 1.5 meters from the boundary of the road should be maintained.

9.1.4.2. Road Width open for development

When considering the proposed road width for development, the access to the development site shall be 6 meters or more in width of the surrounding road and in the case of an approved proposed road width, the land allocated by the developer to extend the proposed road by a deed without obtaining funds from the relevant local authority. Road Development Authority or Provincial Road Development Authority If released. The Authority is considering the development by replacing the proposed width of the proposed road with the physical width under consideration. For the A, B, C and D types of roads Procedures are as follows.

1. *A and B type roads*

When developing a plot of land mainly facing A and B roads it is not necessary to leave the plot of width of the proposed road to the developer. but if it is developing in the high density commercial zone and moderate density commercial zone No. 1, The width of the proposed road should be kept open from the middle of the road to the road without any obstruction.

if at any time you want to take advantage of the proposed road width, the portion of the development land from the center of the road should be transferred to the relevant institution by a gift deed.

If you want to take advantage of the size of the proposed road width from the plots facing the A and B road in other zones, the portion of the development land from the center of the road should be handed over to the relevant institution by a gift deed.

2. *C type roads*

When developing a block facing a C type road, the width of the proposed road is not required to be omitted from the plot and Only if there is a non-residential development in the moderate density commercial zone I and moderate density residential zone, the width of the proposed road should be transferred from the center of the road to the development site at no additional cost to the relevant institution.

Proposed road widening

Roads where the
building limits are
operating

Railway reservation

Canal Reservation and
Building Limits

Even if residential development is done, the width of the road from the center of the road to the extent of the development land should be allocated for the widening of the road. However, when a block facing a C route belongs to other zones. The minimum width of the access road should be 7 meters and the land should be allotted to the relevant institution at no additional cost.

3. D type roads

In the case of development of a land facing a D type road, the space required to be at least 7 meters in width of the road should be allocated from the center of the access road to widen the access road.

9.2. Railway reservation

The proposed new railway line and existing railway line will be decided according to the recommendations of the relevant railway reservation of railway department.

9.3. Canal Reservation and Building Limits

In addition to Table 9.5.1 of the Kalutara Town Development Plan is specially mentioned the reservation for canals, streams, rivers and tanks. For canals, drains or rain gutters in the area Canal reservation / building boundaries should be kept at a distance from either side of the bank as shown in the table below.

Table 9.5.1 : Canal Reservation and Building Limits

Canal Surface Width (m)	Reservetion from the edge of the canal bank	
	For open canal (m)	Surface covered canal (m)
1.0 – 1.2	1.0	0.3
1.3 – 3.0	2.0	1.0
3.1 – 4.5	2.75	1.0
4.6 – 6.0	3.5	1.5
6.1 – 9.0	4.5	1.5
More than 9.0	6.5	2.0

Source : Sri Lanka Land Reclamation & Development Corporation.

Chapter 09
Proposed Road
Width / Building
Limits and Reserves
(Canal, Rivers)

Canal Reservation and
 Building Limits

1. *The distance stated by the Irrigation Department, Central Environmental Authority, Mahaweli Authority, Agrarian Services Department and Local Government Institutions in relation to the above reservations. In case of increase in reservation amount of the said statement, the reservations declared by the institution should be kept.*
2. *In case of a reservation for water drains less than 1 meter in addition to the above reservation Place a reservation / building limit of 0.5 m from the boundary of the drain.*
3. *Table 9.5.2 especially the rivers, streams and lagoons where building boundaries / water reserves should be maintained.*

Table 9.5.2 : Rivers, streams and lagoons where building boundaries / water reserves should be maintained

No	Name of the canal	Reserve (from the bank)
1	The Kalu River	20m
2	Bolgoda River	12m
3	Heenatiyangala Canal	6.10m
4	Wilegoda Ela	6.10m
5	Lagoon of Kalutara	12 m
6	Dummalamodara Ela	15.0 m
7	Aluth Ela	6.5m
8	The capu canal	10.0m
9	Hein Canal	6m

9.3.1. Special guidelines to be followed in approving land subdivisions and building plans along the Bolgoda River

When implementing development projects in this area this environment needs special attention therefore When approving development applications and issuing licenses please follow the following facts.

40 ft stretch of river from the Bolgoda should be maintained as a river reservation without construction. Natural vegetation should be protected. This 40ft. reservation boundary should be marked in the relevant Survey Plan when approving the land.

- *The boundary wall is not permitted to be built facing the river. A wire mesh fence or a fence of such finish is permitted. Its maximum height should not exceed 2 meters.*
- *The following development work done within 40-120 ft from the bank of the river, should obtain a preliminary planning clearance from the UDA before approving the land subdivision or building plans.*
 - *Applications for land subdivision more than one (1) letter*
 - *Applications for all industries*
 - *Applications for Development of Paddy and Low Lands*
 - *Applications for Tourism Industry*
 - *Residential and other building applications exceeding 3000 square feet*

The land area and the height of the building shall be Permitted within 40-120 feet from the bank of the river as follows

Building height

From the edge of the bank	From the floor at the maximum height of the building
Up to 40 feet	Not allowed
40 to 80 feet	<p>There are two height levels that can be maintained within this limit.</p> <ol style="list-style-type: none"> 1. Height 17 feet - When the river reserve is allocated from its land, other guidelines and requirements for construction on the outer part of the reserve will not be affected by the minimum restrictions on open space. 2. Height 27 feet - If the building guidelines and other requirements are fulfilled and the land is parallel to the Bolgoda river, 1/3 of the width of the land boundary shall be constructed on the one side of the land so it not to disturb the view of the Bolgoda river
To 80-120 feet	27 ft
More than 120 feet	The UDA's general guidelines are in effect.

Chapter 09
Proposed Road
Width / Building
Limits and Reserves
(Canal, Rivers)

Canal Reservation and
 Building Limits

Special regulations to
 be followed in approving
 land subdivisions and
 building plans along the
 Bolgoda River

In these cases, the planning committee has the ability to control the height, considering the physical condition of the site.

Floor are of the Lots

<i>lot</i>	<i>Minimum Land Area (Perches)</i>
<i>First and second lots facing the river</i>	15
<i>The third block of land facing the river</i>	10
<i>For other Lots</i>	<i>Should practice guidelines of the relevant Local Authority.</i>

- *In accordance with the recommendations of the relevant Local Authorities for the disposal of garbage and waste, a proper procedure should be followed and should not be dumped into the river or river reserves*
- *land filling or excavation should not be made in the ground and the building should be designed in accordance with the existing topography.*
- *All development work on site must comply with the UDA's planning guidelines.*
- *Except for residential developments of less than 3000 sq. Ft., Done between 40–120 by the river bank.*

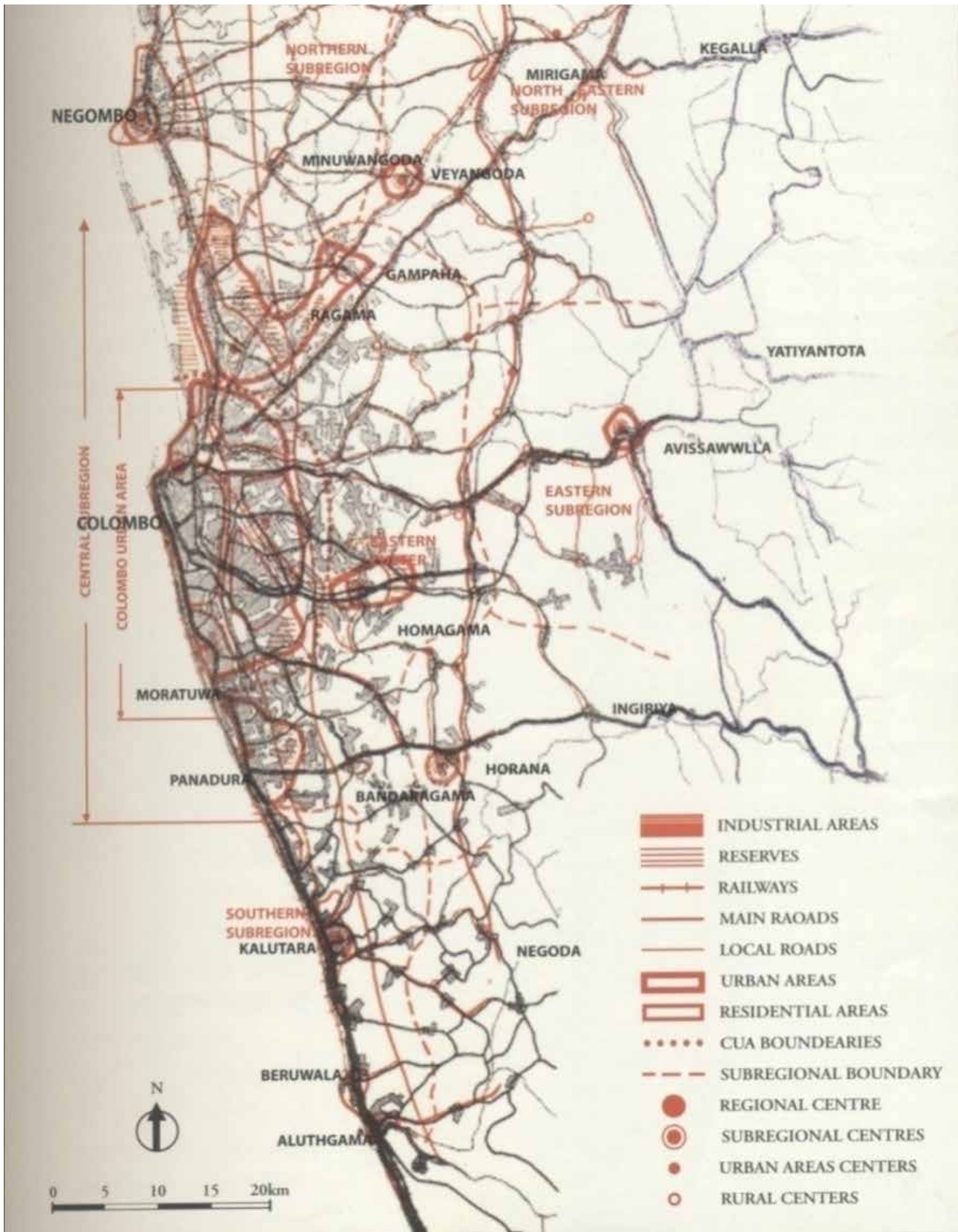


Part III

Annexures

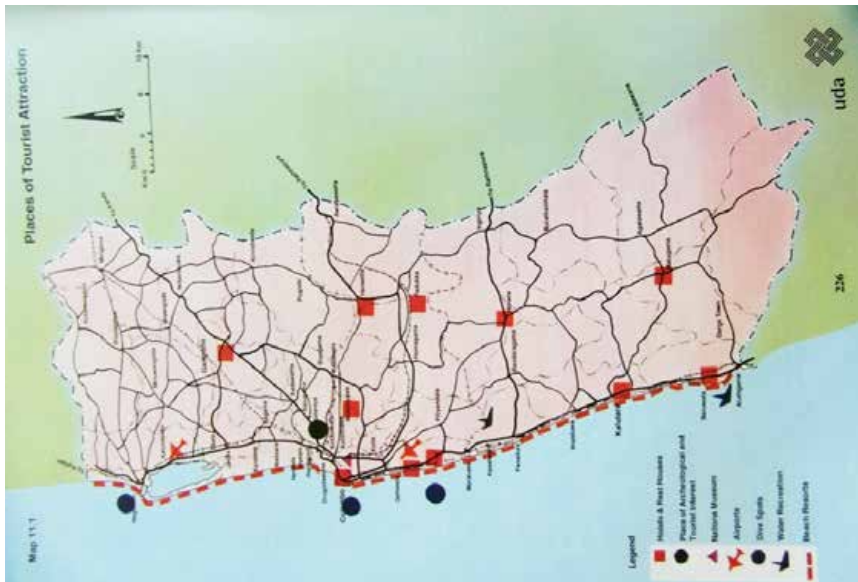
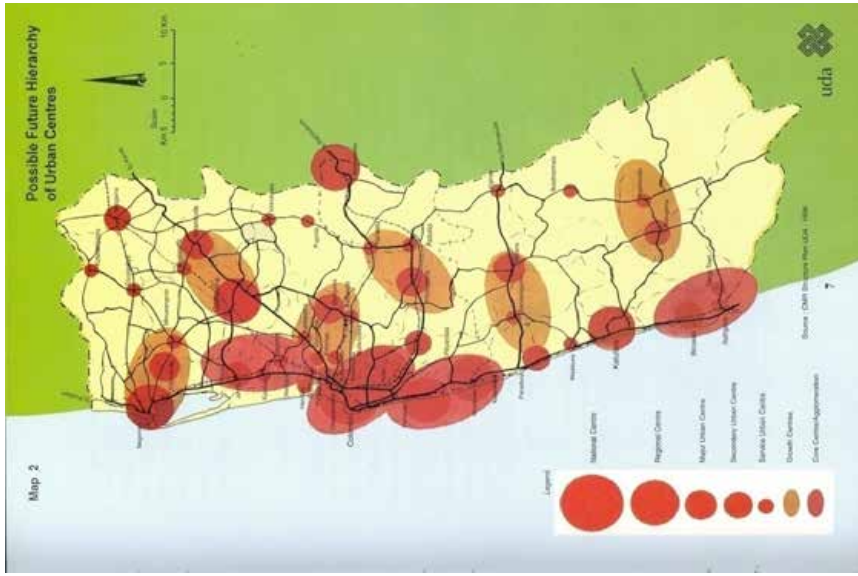
Annexures -Part I

Annexure 01: Colombo Master plan (1978)



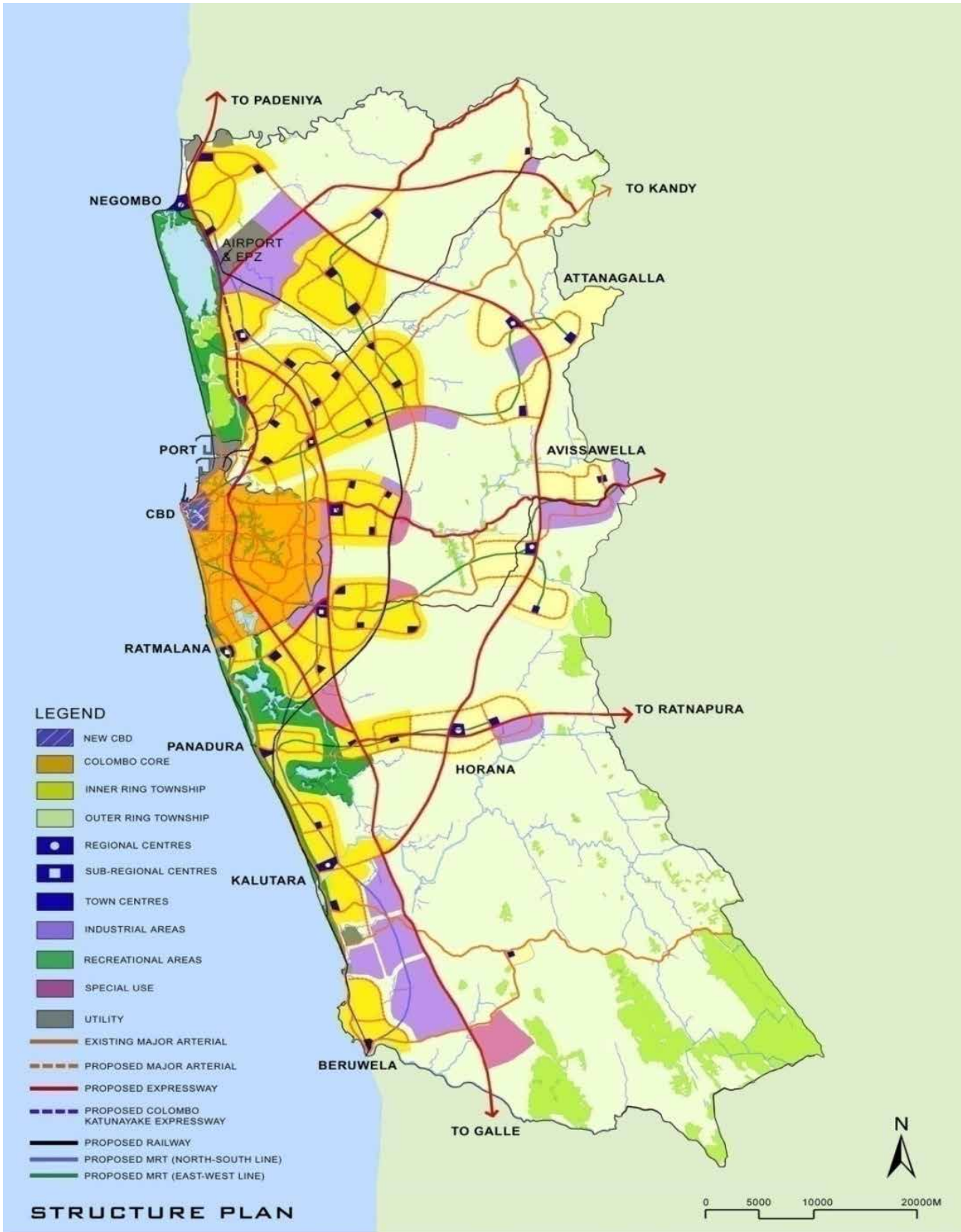
Source : Urban Development Authority (1978)

Annexure 02: Colombo Metropolitan Regional Structure plan (1998)



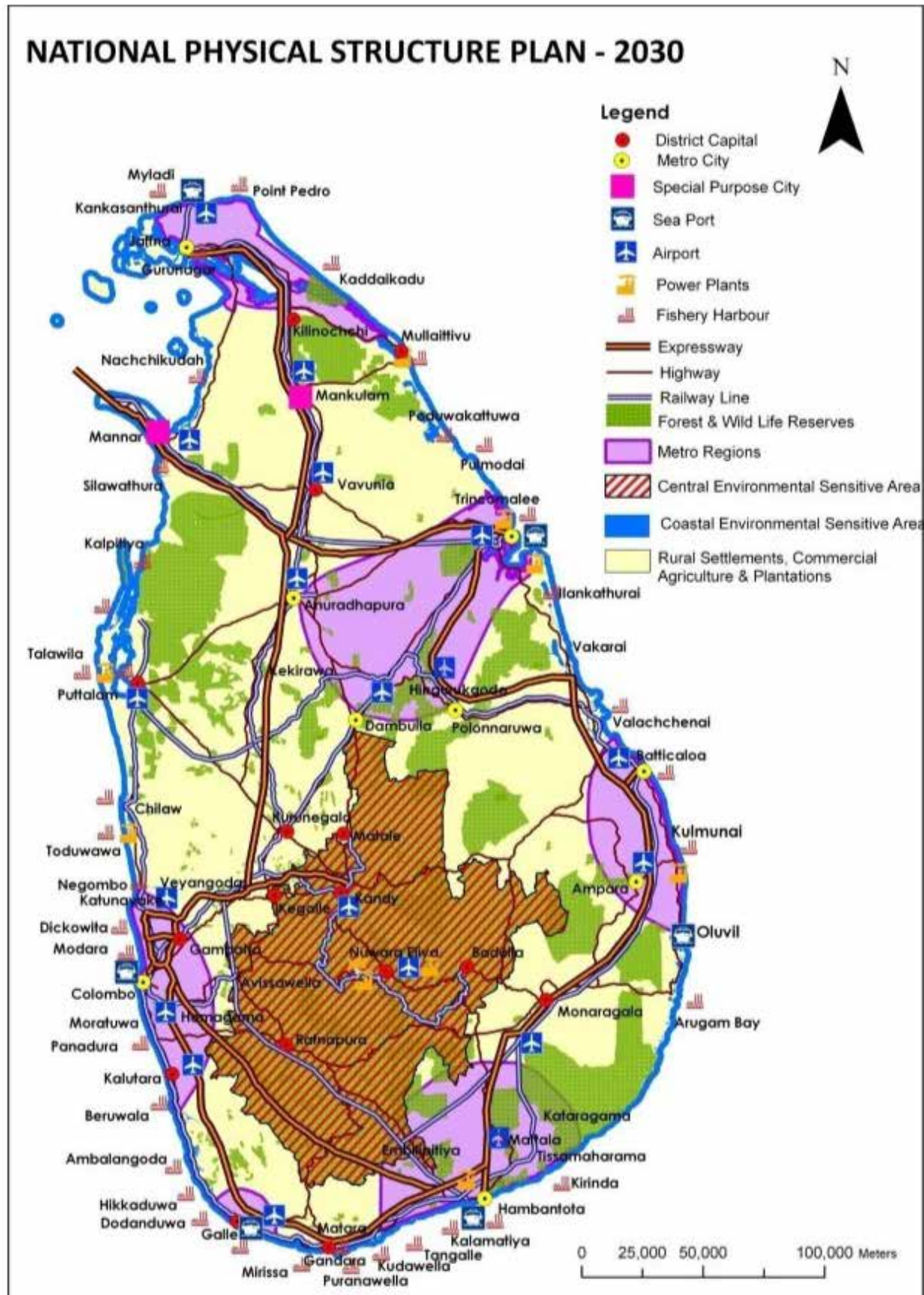
Source :Urban Development Authority (1998)

Annexure 03: Colombo Megapolice Plan (CESMA) - (2004)



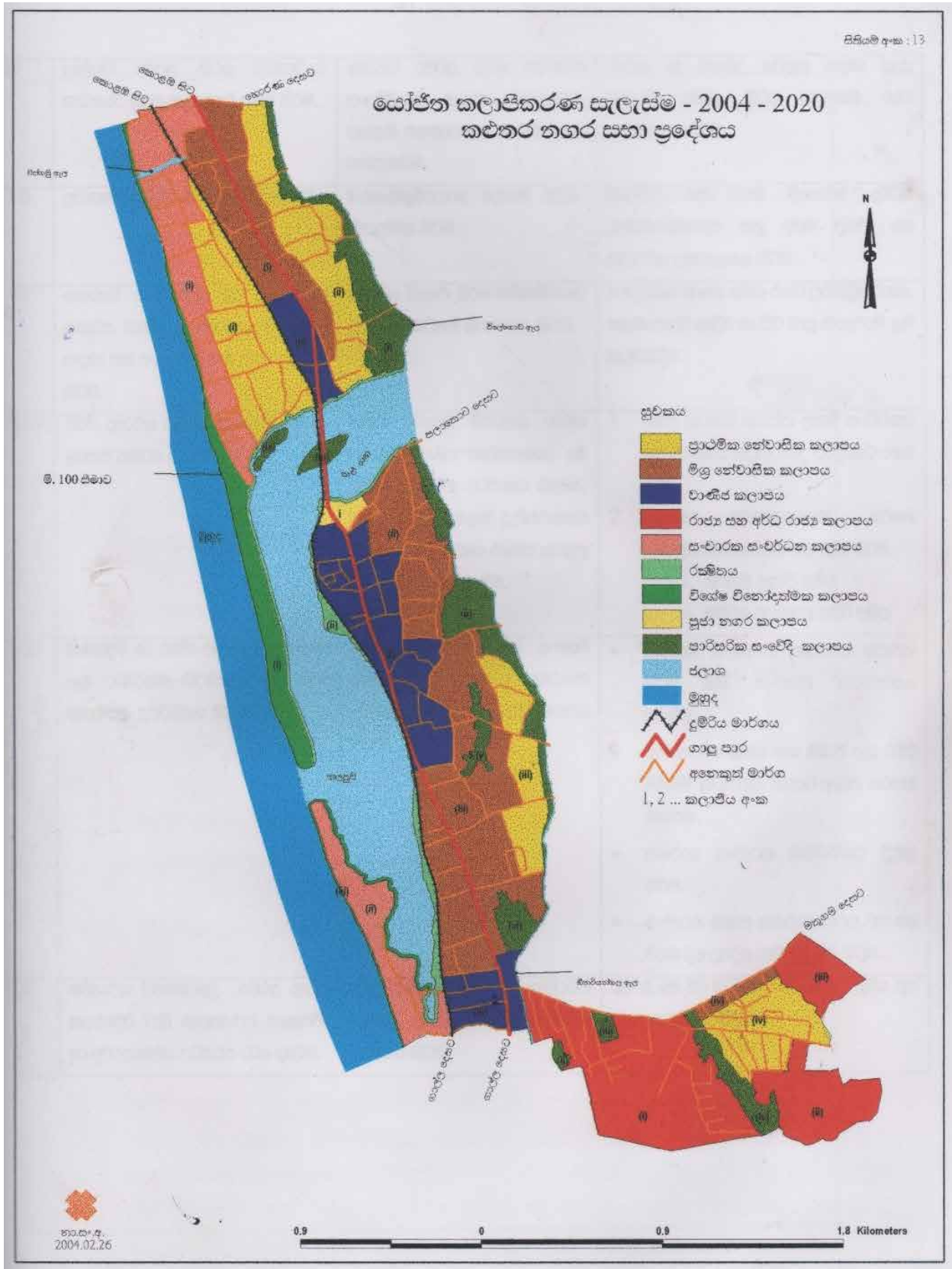
Source : Urban development Authority (2004)

Annexure 04: National Physical planning policy (2011-2030)



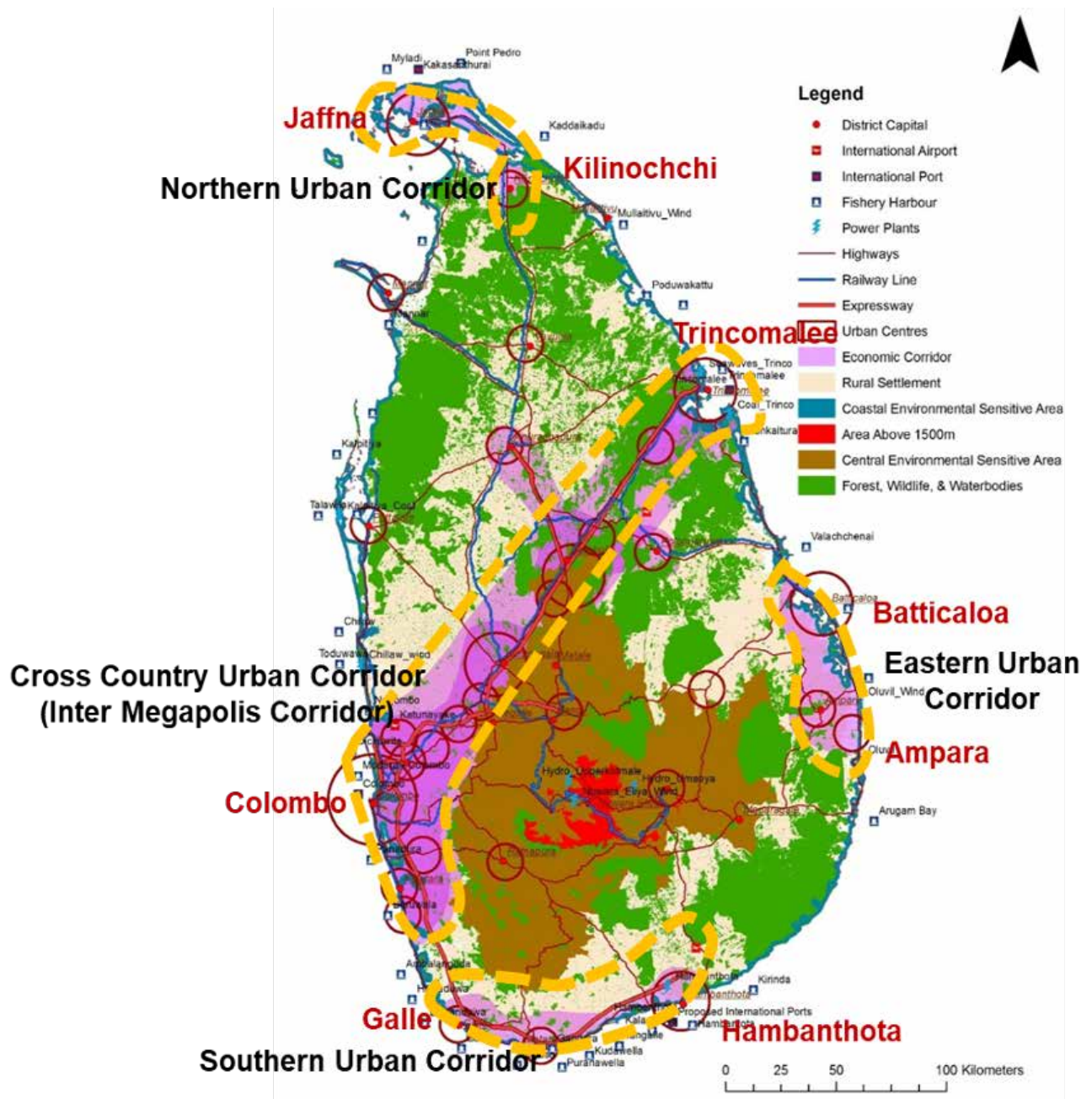
Source : National Physical Planning Department (2011)

Annexure 05: Kalutara Development Plan (2005-2020)
prepared by the UDA



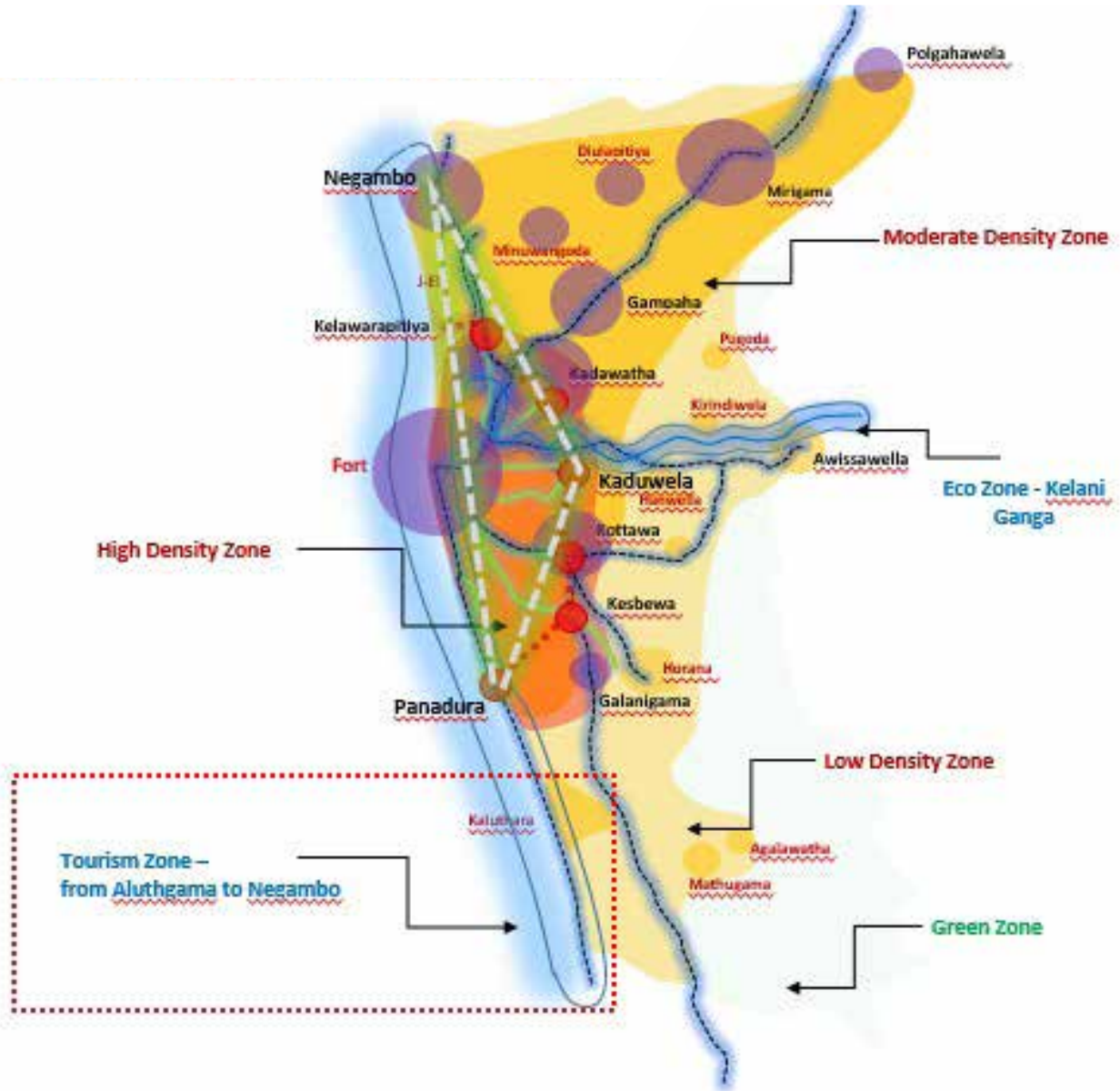
Source : Urban Development Authority (2005)

Annexure O6: Plan prepared by the National Physical Planning Department (2018-2050)



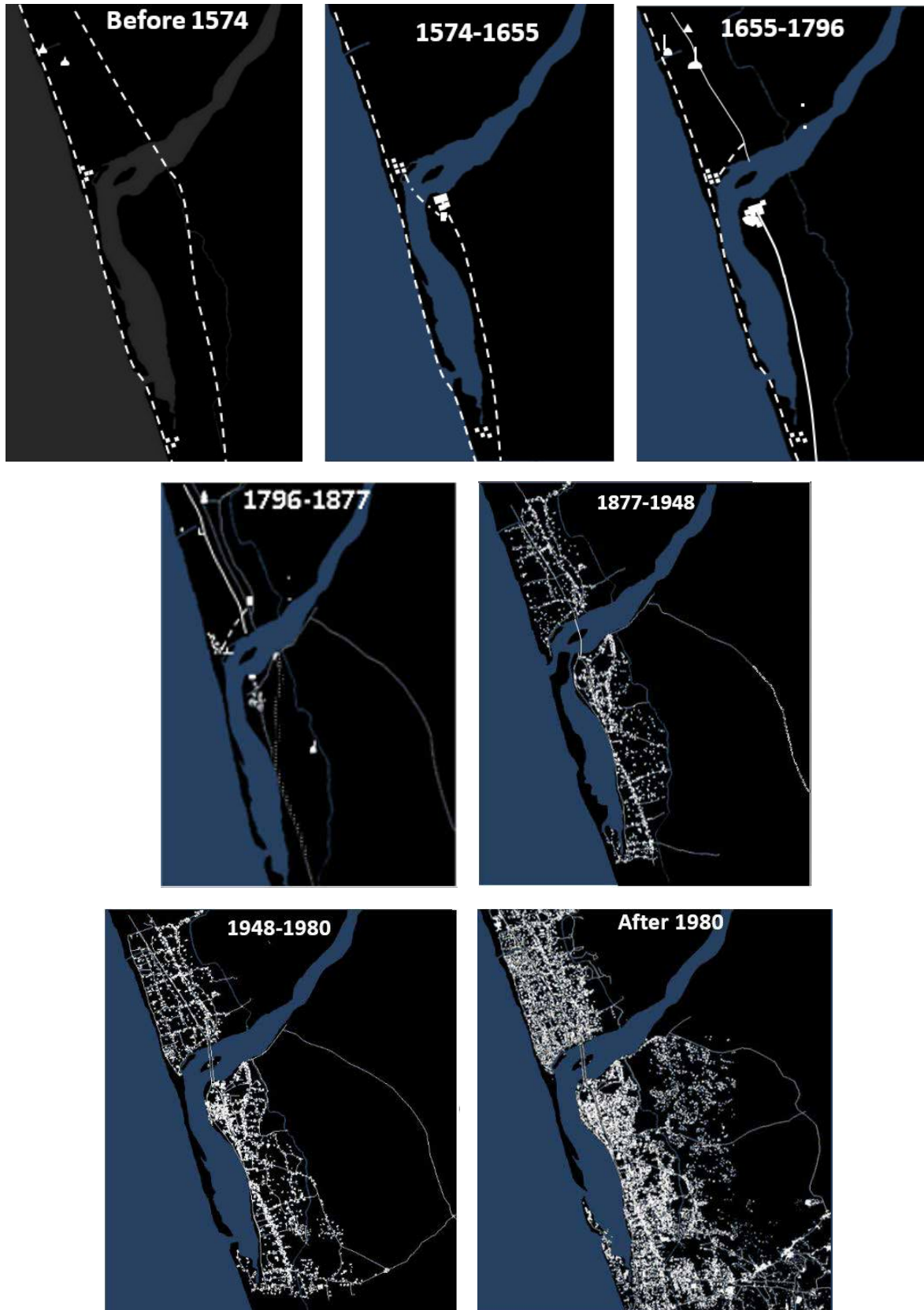
Source : National Physical Planning Department (2018)

Annexure 07: Proposed Western Region Structure Plan - 2018



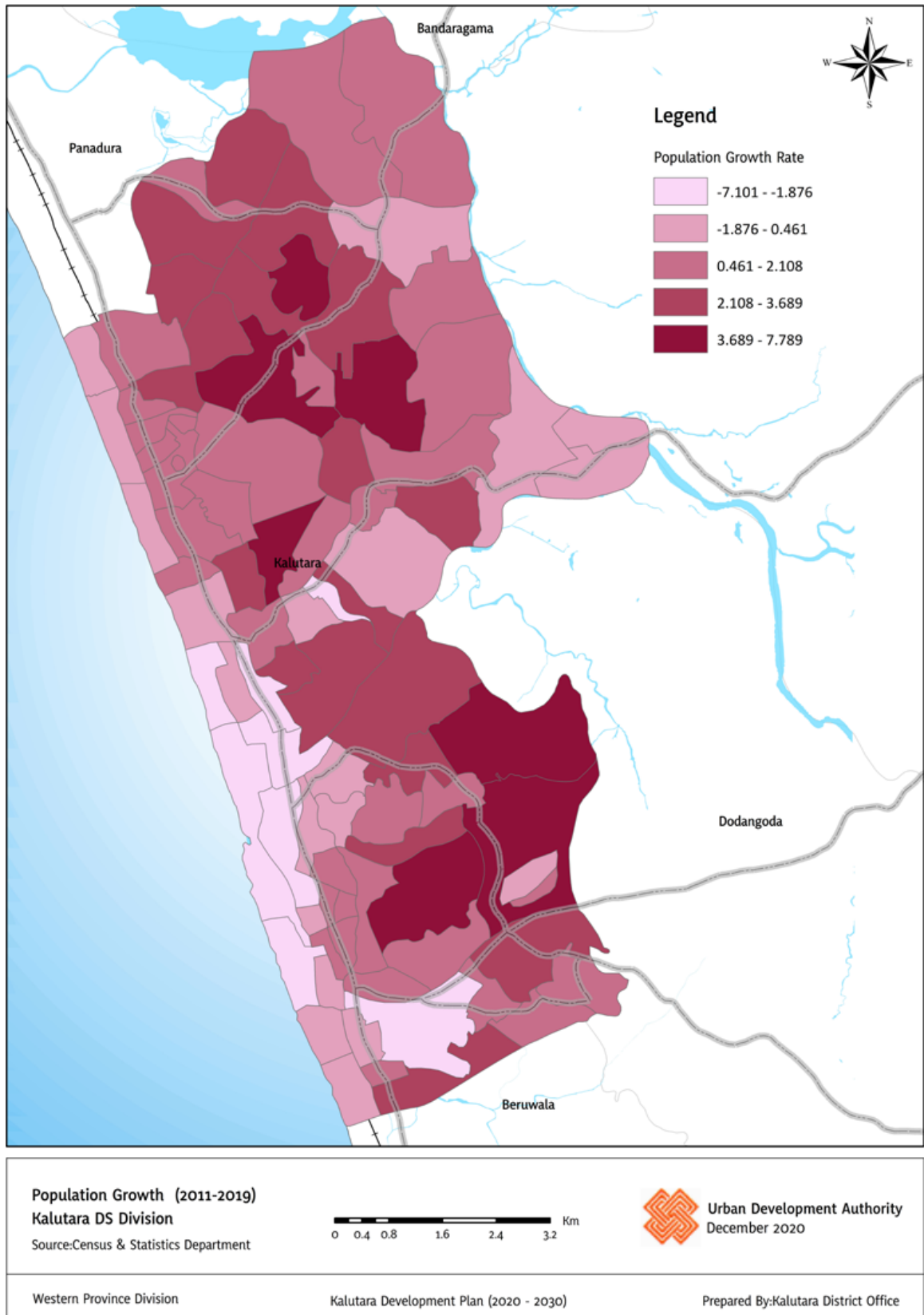
Source : Urban Development Authority (2018)

Annexure o8: Historical evolution of Kalutara town

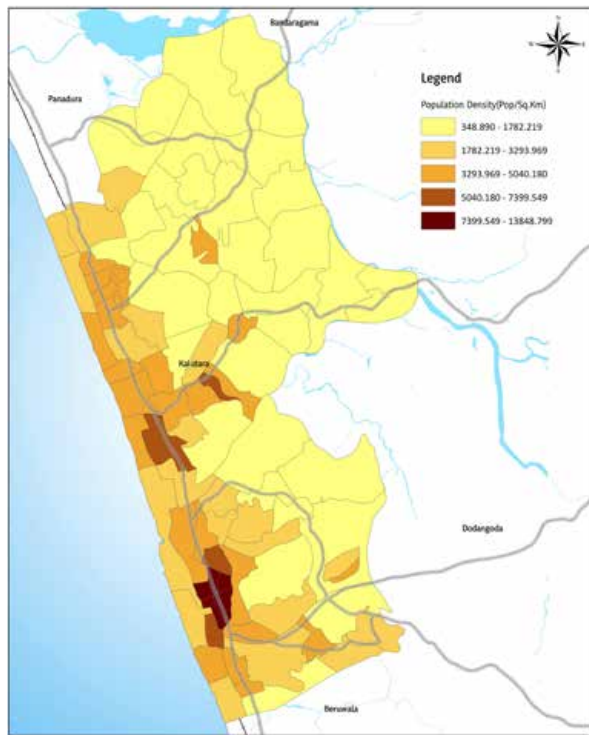


Source : Evolutionary process of Kalutara by Chethika Abenayake (2005)

Annexure 09: Population growth in Kalutara Divisional Secretariat area (2011-2019)



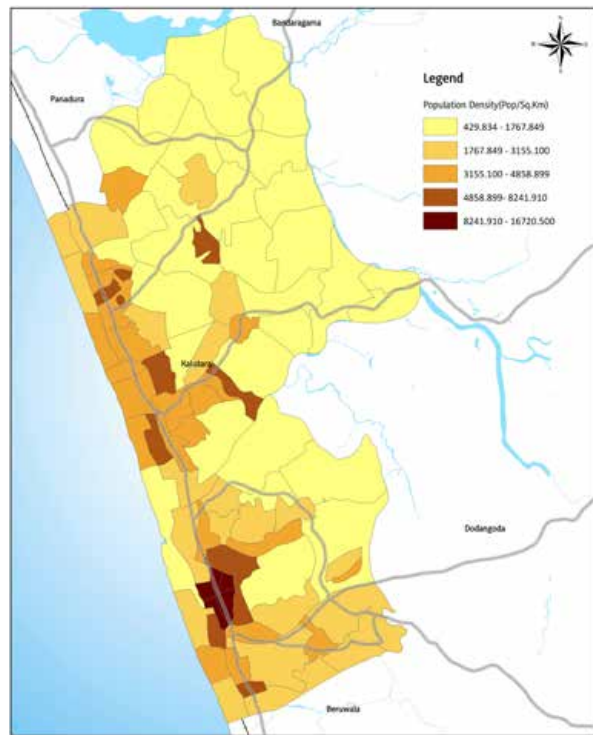
Annexure 10: Population density change in planning area from 2001 to 2030



Population Density (2001)
Kalutara DS Division
Source: Census & Statistics Department

Urban Development Authority
December 2020

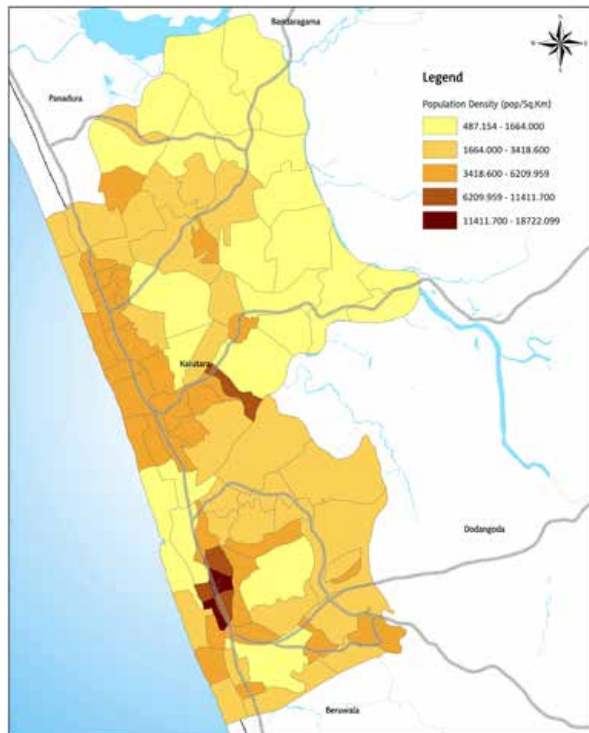
Western Province Division Kalutara Development Plan (2021-2030) Prepared By: Kalutara District Office



Population Density (2012)
Kalutara DS Division
Source: Census & Statistics Department

Urban Development Authority
December 2020

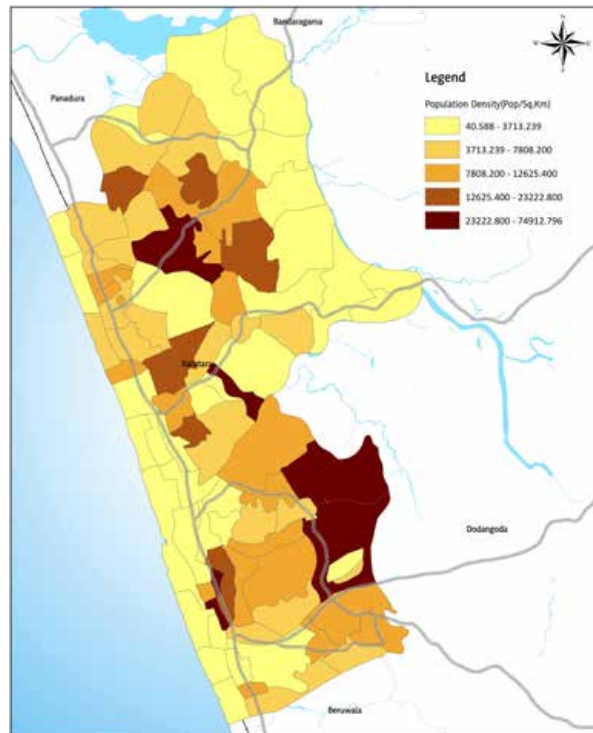
Western Province Division Kalutara Development Plan (2021-2030) Prepared By: Kalutara District Office



Population Density (2017)
Kalutara DS Division
Source: Census & Statistics Department

Urban Development Authority
December 2020

Western Province Division Kalutara Development Plan (2021-2030) Prepared By: Kalutara District Office

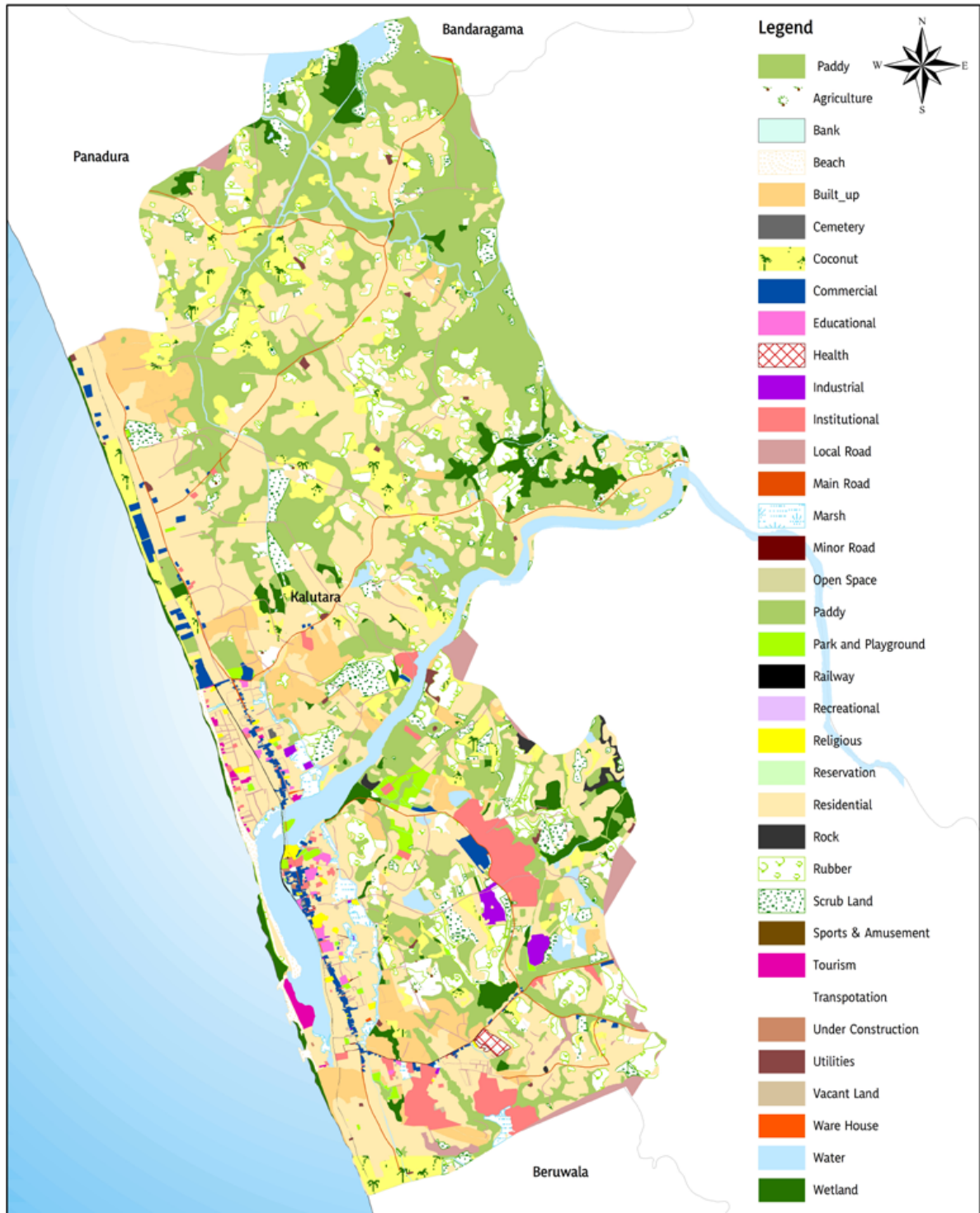


Population Density (2030)
Kalutara DS Division
Source: Census & Statistics Department

Urban Development Authority
December 2020


Western Province Division Kalutara Development Plan (2021-2030) Prepared By: Kalutara District Office

Annexure 11: Landuse (2018)



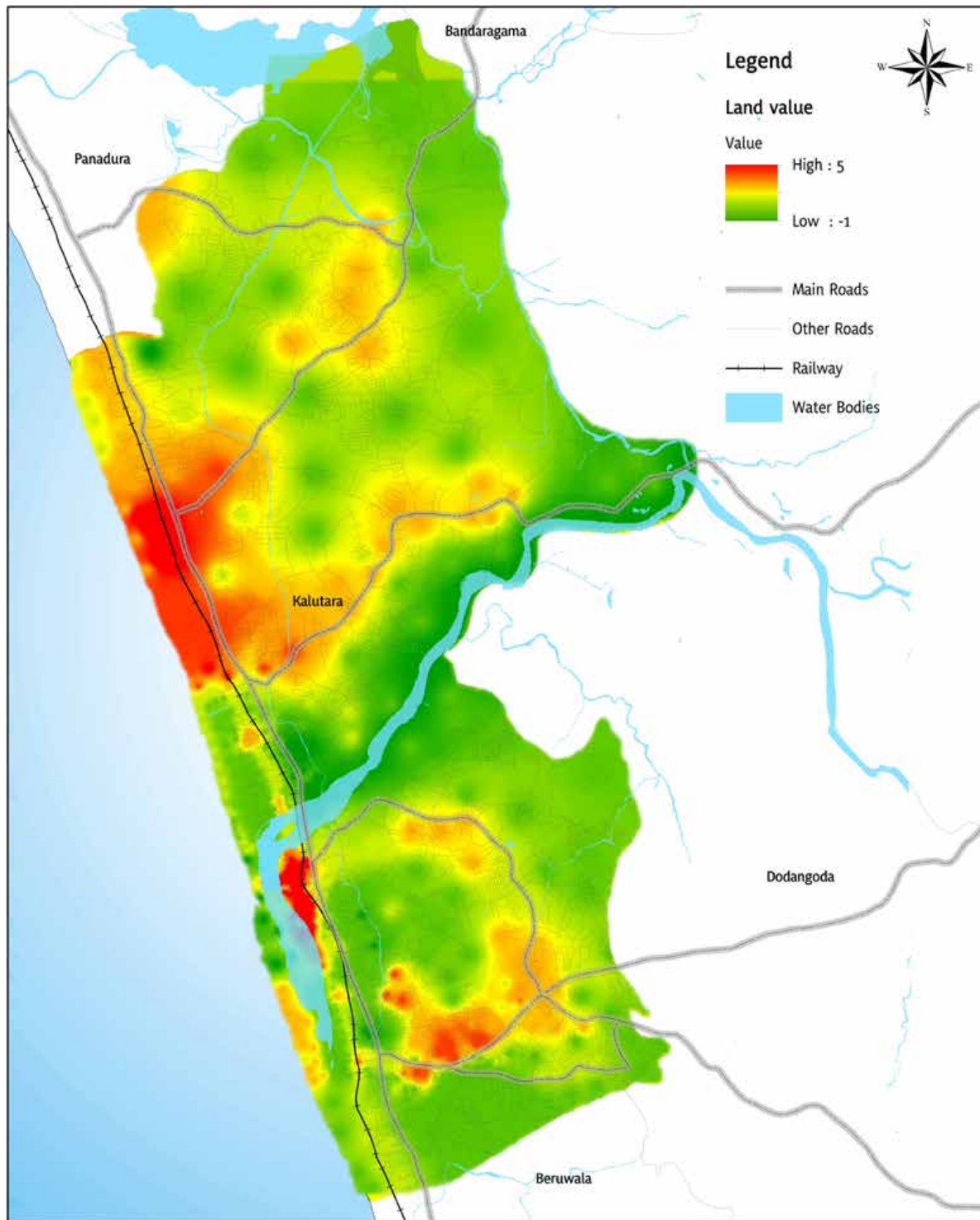
Land Use (2018)
Kalutara DS Division
 Source : Urban Development Authority

0 0.4 0.8 1.6 2.4 3.2 Km


Urban Development Authority
 December 2020

Western Province Division Kalutara Development Plan (2021–2030) Prepared By:Kalutara District Office

Annexure 12: Land value in planning area (2018)



Land Value (2018)
Kalutara DS Division
Source: Valuation Department

0 0.4 0.8 1.6 2.4 3.2 Km



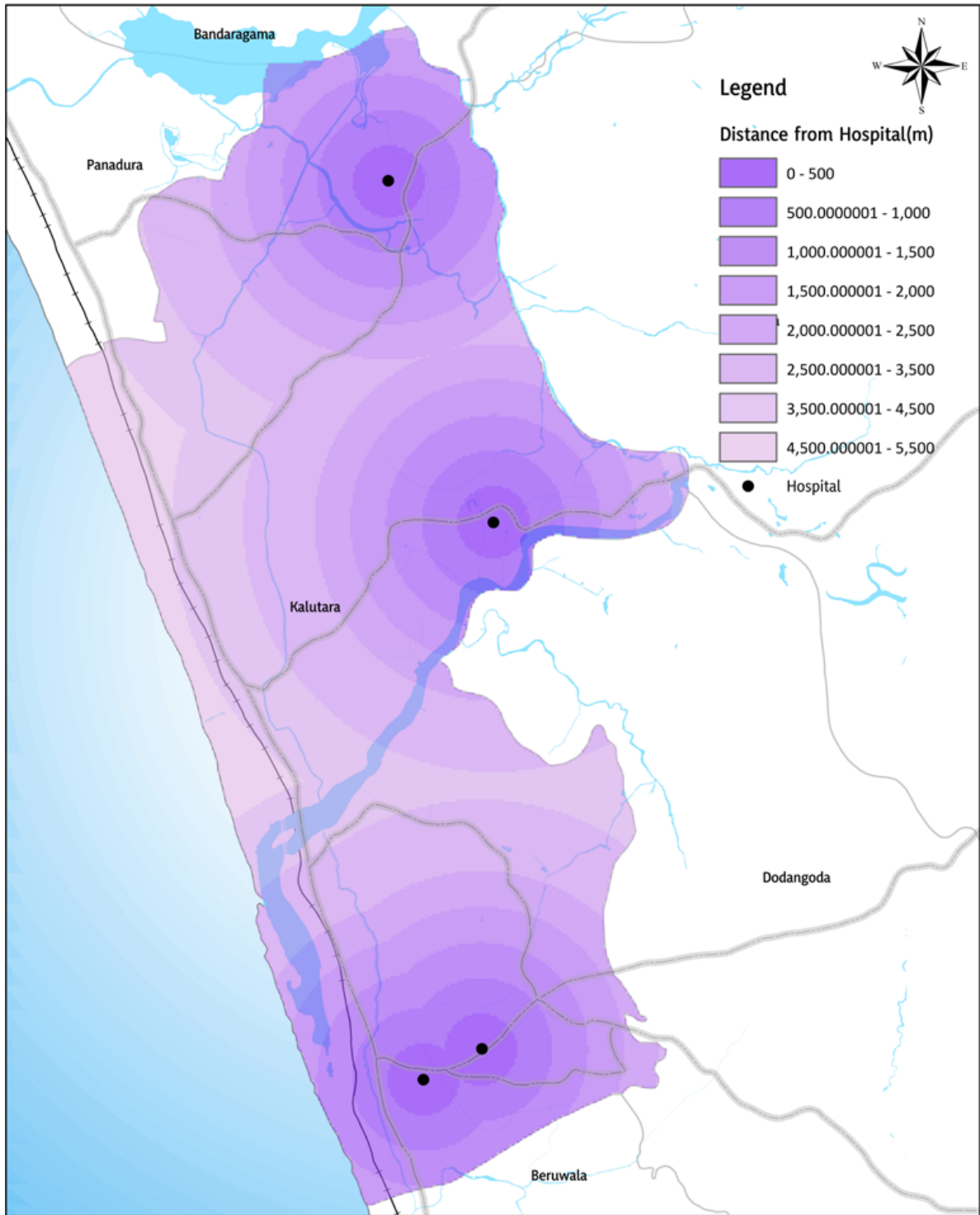
Urban Development Authority
December 2020

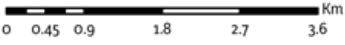

Western Province Division

Kalutara Development Plan (2021–2030)

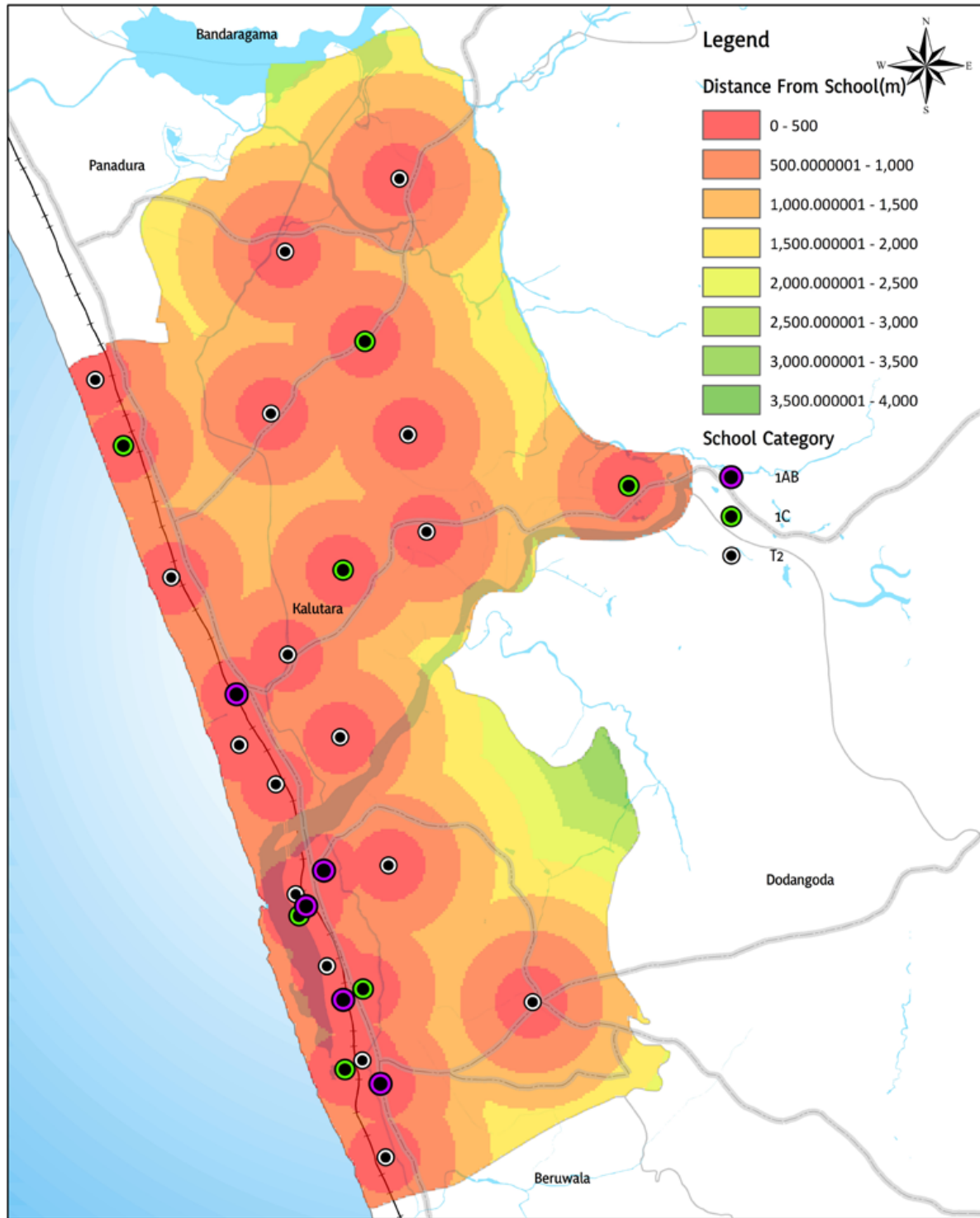
Prepared By: Kalutara District Office

Annexure 13: Distribution of Health facilities (2018)

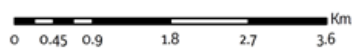


<p>Serviciability(Health Services) Kalutara DS Division Source: Urban Development Authority</p>	 <p>0 0.45 0.9 1.8 2.7 3.6 Km</p>	 <p>Urban Development Authority December 2020</p>
Western Province Division	Kalutara Development Plan (2021–2030)	Prepared By:Kalutara District Office

Annexure 14: Distribution of educational facilities (2018)

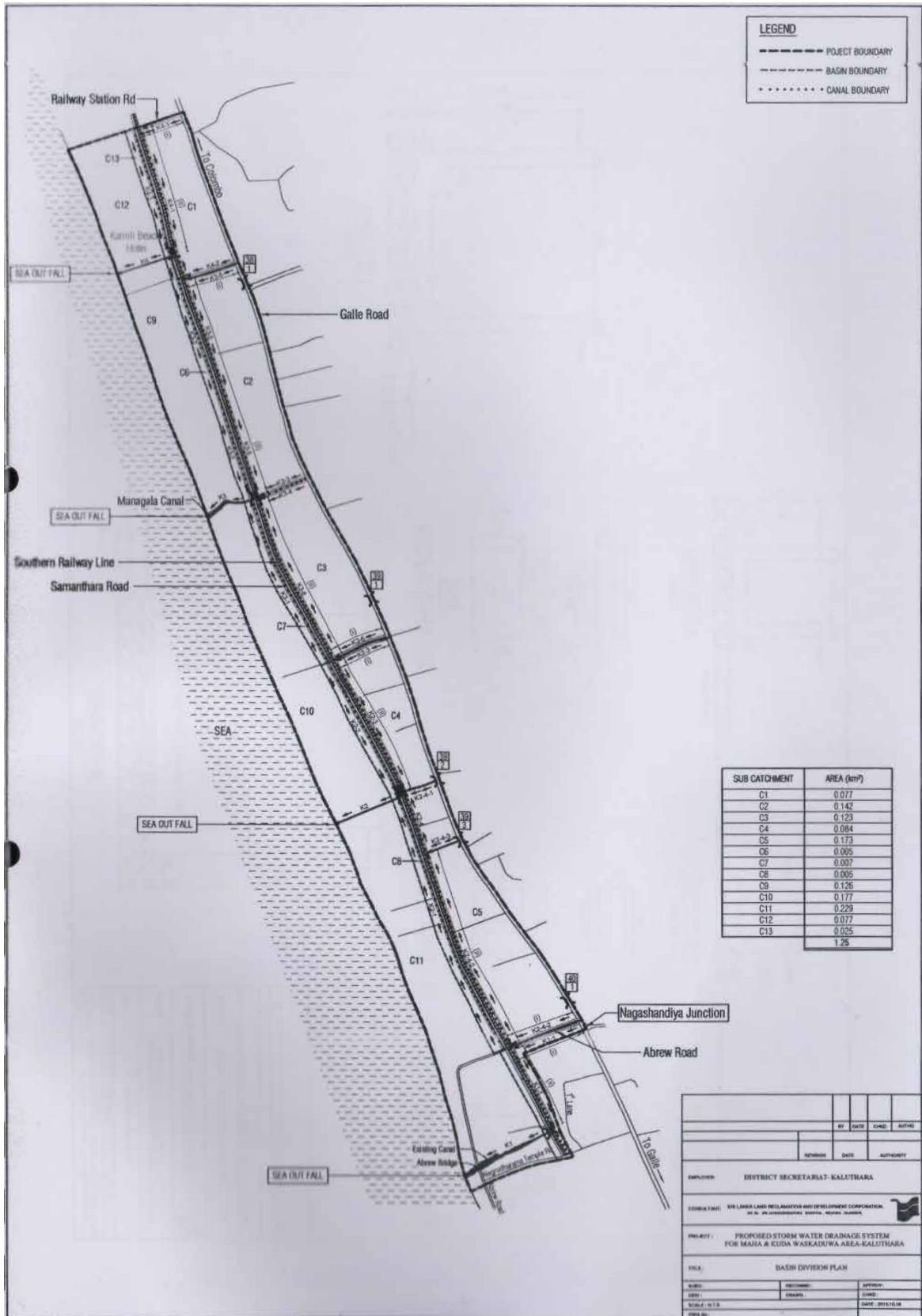


Serviciability (Educational Services)
 Kalutara DS Division
 Source:Urban Development Authority



 Urban Development Authority
 December 2020

Annexure 15: Waste water Management plan for Kuda Waskaduwa and Maha Waskaduwa (2015)



Source : Sri Lanka land reclamation and development corporation (2015 October)

Annexure 16: Direct and indirect recreational facilities plan for Kalutara Divisional Secretariat area (2019-2030)

Serno	Type	Existing use	Extent (Ha)	Proposed use	GN.division
01	<i>Proposed Community Parks(PCP)</i>				
	PCP	Marshy land	1.08	Middle level lower grade	Moronthuduwa North
02	<i>Proposed Beach Parks (PBP)</i>				
	PBP 01	Beach	2.23	Beach park	Maha Waskaduwa South, Maha waskaduwa North, Kuda waskaduwa west, pothupitiya West, Pohoddramulla South
	PBP 02	Beach	1.08	Beach park	Lagoon, kalamulla North, Kalamulla South
03	<i>Proposed linear parks (PLiP)</i>				
	PLiP 01 Kalu Ganga reservation 20m		36.07	linear park	
	PLiP 02 Heenetiyangala canal reservation		6.87	linear park	
	PLiP 03 Aluth ela reservation		14.33	linear park	
	PLiP 04 Bolgoda reservation		5.35	linear park	
	PLiP 05 Keppu Ela reservation		20.96	linear park	
	PLiP 06 Ela reservation 20m		8.48	linear park	
	PLiP 07 Kalu Ganga lagoon reservation		25.94	linear park	
	Total 204.79 Hac.				

Source : Environmental and landscape Division- UDA (2018)

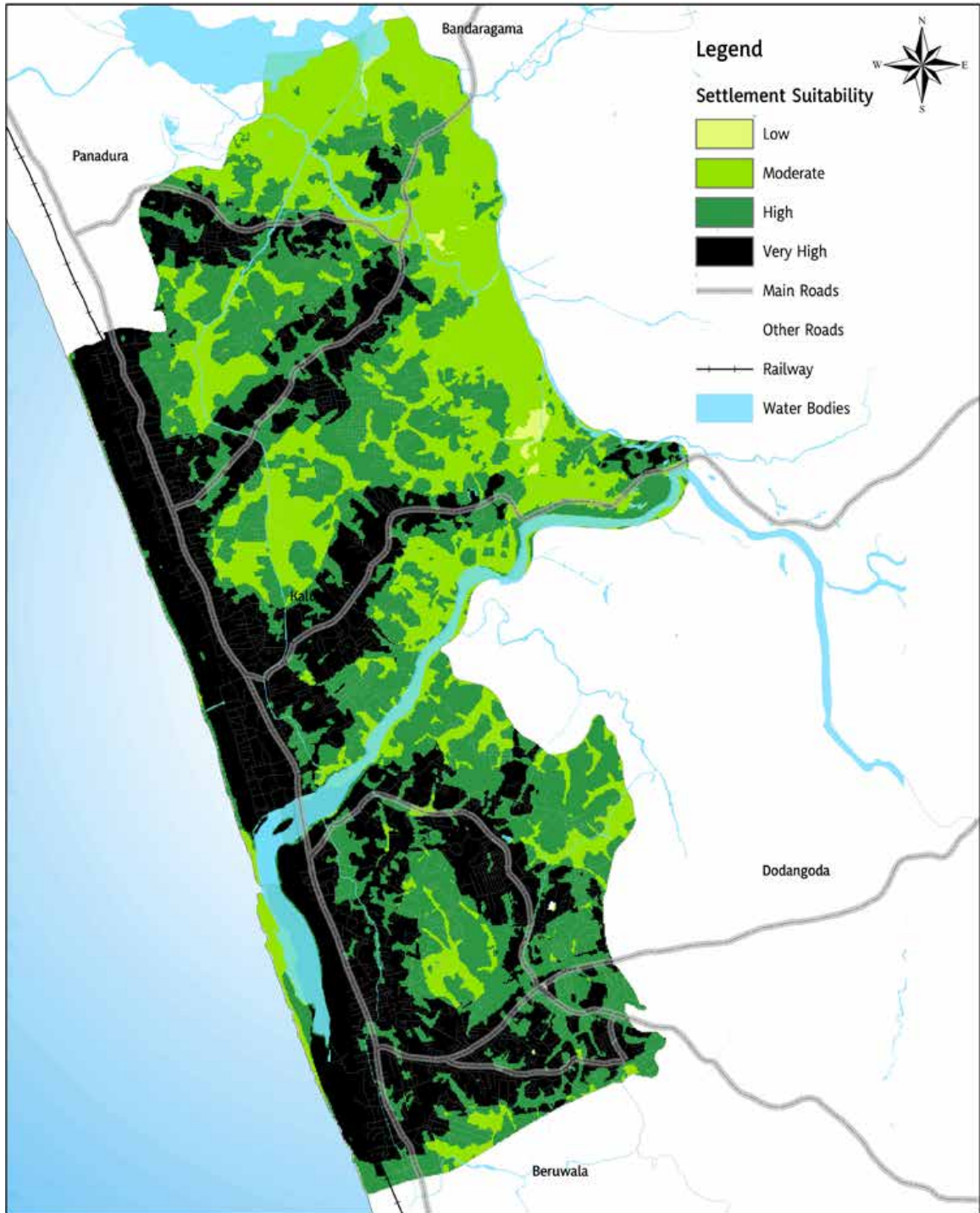
Annexure 17: Details about existing open spaces in Kalutara Divisional Secretariat area

Ser No	Type	Open space	Extent (Ha)	GN Division
01	Playgrounds			
	EPP 02	Tennis ground	0.13	Kalutara North
	EPP 03	Weniwelketiya playground	0.18	Weniwelketiya
	EPP 04	Mananduwa Estate playground	0.18	Nugagoda
	EPP 06	Melagama Uthurakanda udawaththa playground	0.08	Melagama North
	EPP 07	Blumountant land sale	0.11	Ethanamadala
	EPP 08	Blumountant land sale Blumountant land sale	0.08	Ethanamadala
	EPP 09	Open space near Kalutara North railway station	0.16	Widyasara
	EPP 10	Kalutara UC open space	0.08	Kalutara South
	EMP 01	Alubogahalanda Playground	0.21	Alubogahalanda
	EMP 02	Nimthere aspuwa playground	0.24	Waththamulla
	EMP 03	Katulowigaha playground	0.25	Kajuduwawaththa
	EMP 04	Bothuwawththa playground	0.3	Kalutara South
	EMP 05	Mawella Sithumsevena Playground	0.36	Maharekma
	EMP 06	Jubili Playground	0.4	Deshathra
	EMP 07	Nugagoda Playground	0.43	Nugagoda
	EMP 08	Galvuwaththa Playground	0.45	Pothupitiya East
	EMP 09	Kurunda Playground	0.46	Maharekma
	EMP 10	Malwaththa Galwaththa Playground	0.48	Wijeratnewaththa
	EMP 11	Ethanamadala school Playground	0.48	Botnicwaththa
	EMP 12	Wijayagama Playground	0.5	Thekkawaththa
	EMP 13	Renjas Playground	0.53	Katukurunda
	EMP 14	Kithulawa Playground	0.54	Kithulawa
	EMP 15	Gonaduwa Playground	0.56	Maha Gonaduwa
	EMP 16	Kaleel Place Playground	0.58	Kurunduwaththa
	EMP 17	Samagipura Playground	0.63	Kudawaskaduwa East
	EMP 18	Ethanamadala Playground	0.63	Ethanamadala
	EMP 19	Keththerama Playground	0.66	Wettumakada
	EMP 20	Delduwawaththa Playground	0.67	Kalpugama West
	EMP 21	Ariyagama Playground	0.68	Ariyagama
	EMP 22	Kaluganwila Playground	0.7	Kalutara North
	EMP 24	Isuruuyana Playground	0.73	Alwiswaththa
	EMP 25	Mihikathawaththa Playground	0.78	Kithulawa
	EMP 26	Panwila Ternce Playground	0.79	Thekkawaththa
	EMP 27	Luwis silva Playground	0.88	Galassa
	EMP 28	Rajawaththa Playground	0.91	Pulerton west

	EMP 29	Wadiyawaththa Playground	0.92	Kudawaskaduwa North
	EMP 30	Winros land sale	0.21	Mawala South
	EMP 31	Pulerton land sale	0.43	Pilerton West
	EMP 32	Blumounthen land sale	0.47	Ethnamadala
	EMP 33	Isuruuyana land sale	0.48	Ariyagama
	EMP 34	Matlife land sale	0.50	Waththamulla
	ELP 01	Kalutara UC Playground	1.45	Kalutara West
02	Children Parks			
	EPP 01	Children park near Doowa temple	0.04	Kuda Henetiyangala
	EPP 05	Karukurunda Children park	0.02	Uswaththa
	EMP 23	Kalutara UC Children park	0.7	Kalutara South
03	Beach parks			
	EBP 01	Celido beach	19.47	Deshathra west, Kalutara North
				Total - 40.52 Hac.


Source : Environmental and landscape Division-UDA (2018)

Annexure 18: Analysis of Residential compatibility in Kalutara Divisional Secretariat area

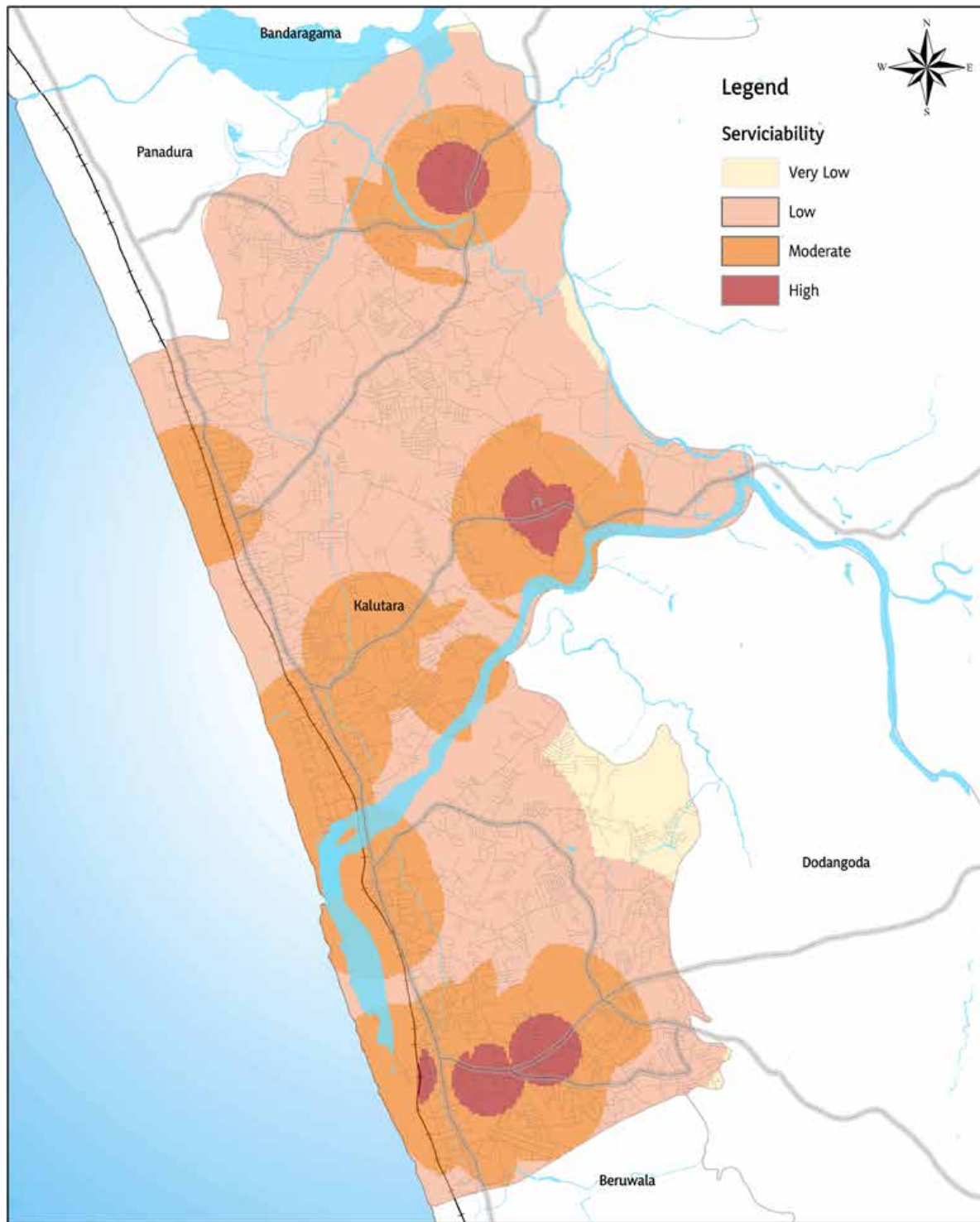


Settlement Suitability (2018)
Kalutara DS Division
 Source: Urban Development Authority

0 0.4 0.8 1.6 2.4 3.2 Km

 Urban Development Authority
 December 2020

Annexure 19 : Analysis of Service facilities



Serviciability
 Kalutara DS Division
 Source:Urban Development Authority



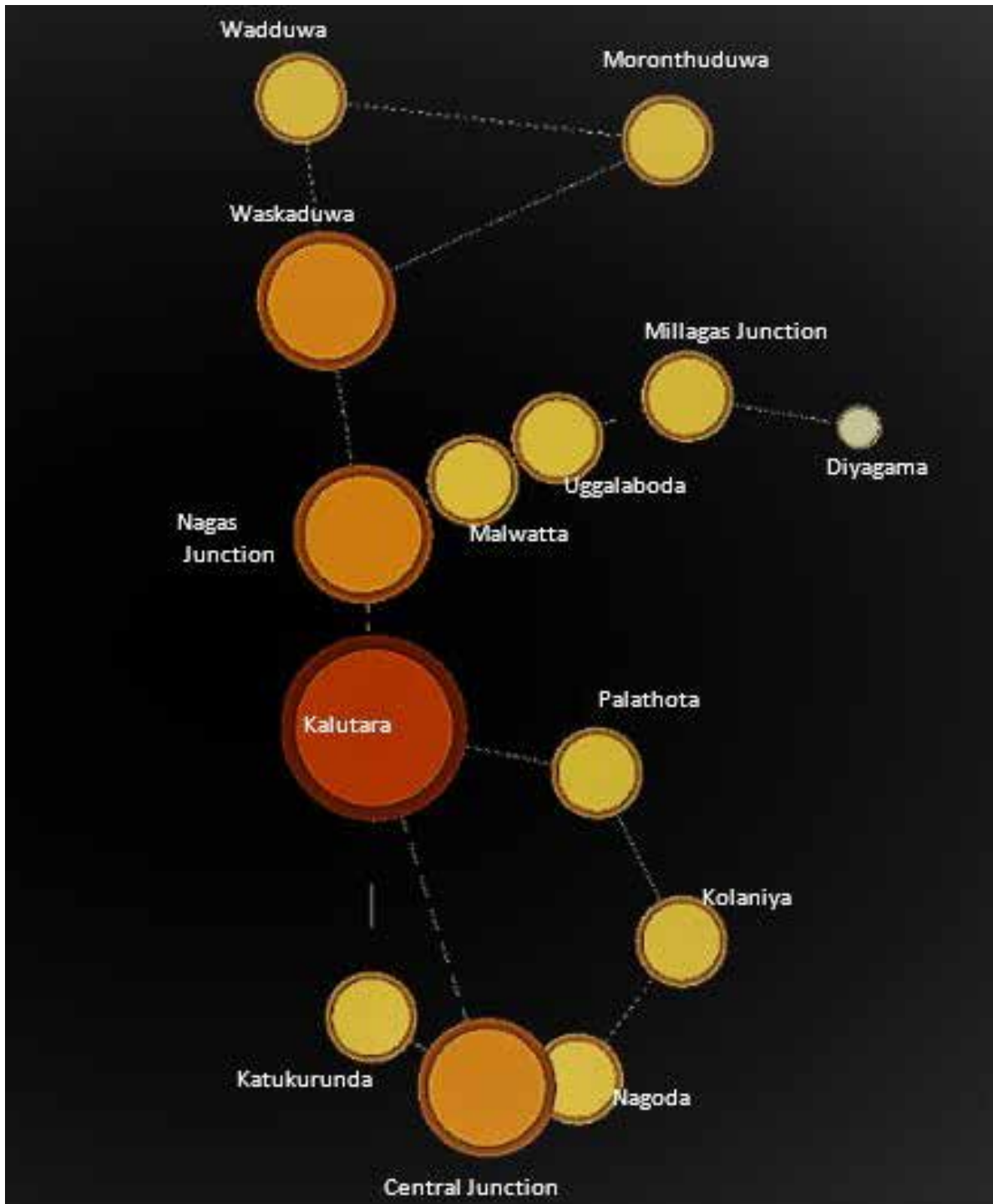

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Western Province Division

Kalutara Development Plan (2021–2030)

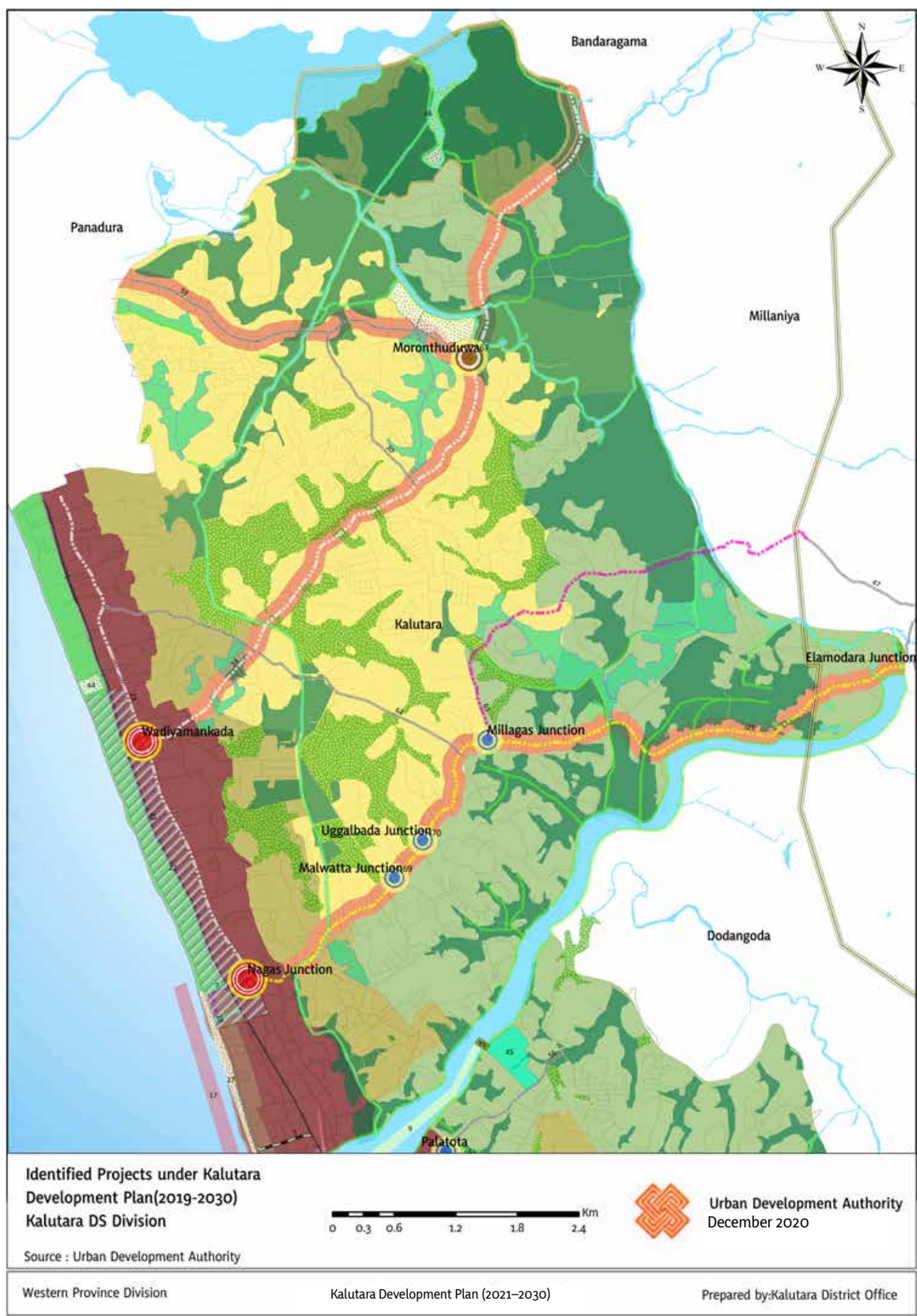
Prepared By:Kalutara District Office

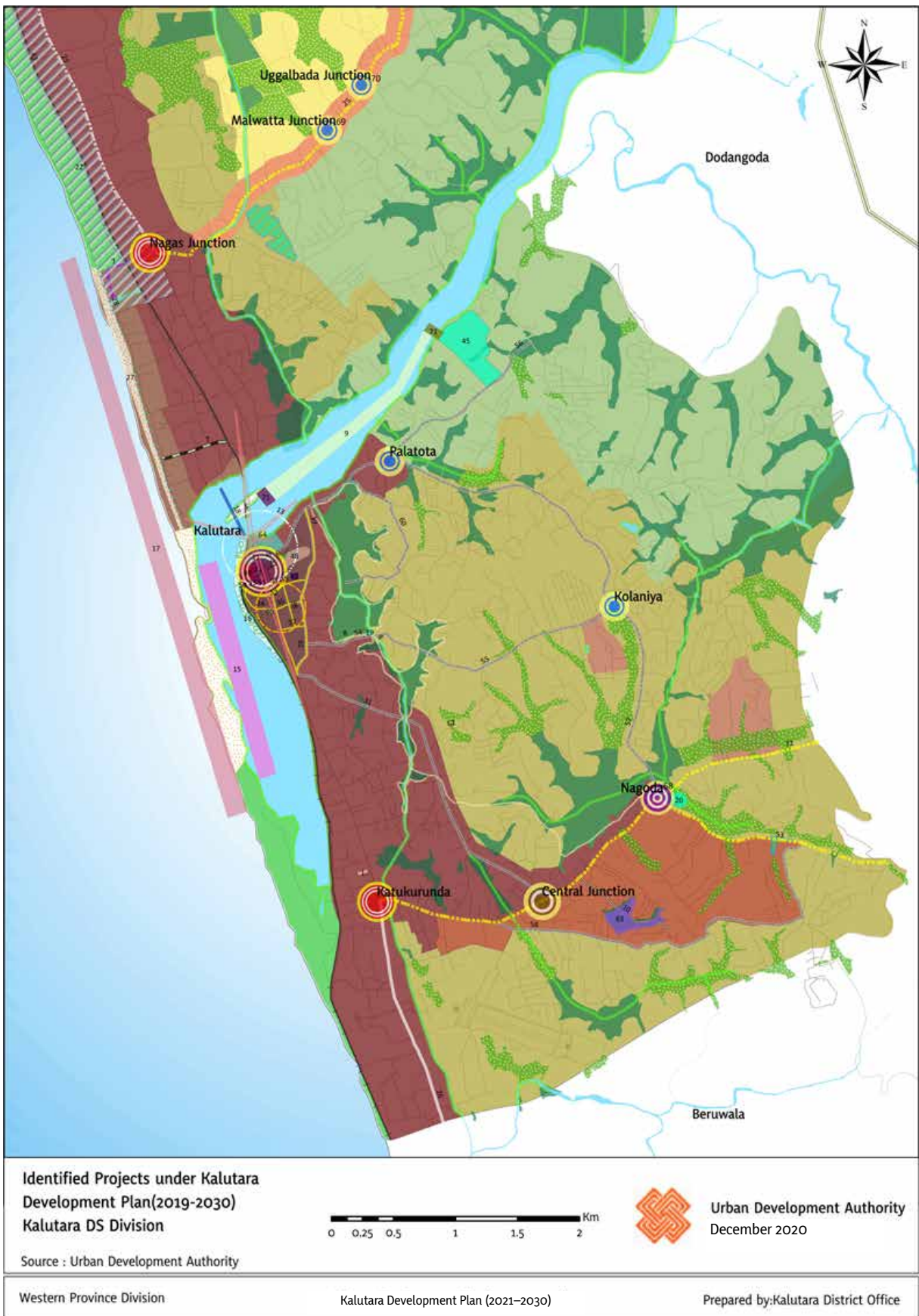
Annexure 20: Analysis of Noddle priorities

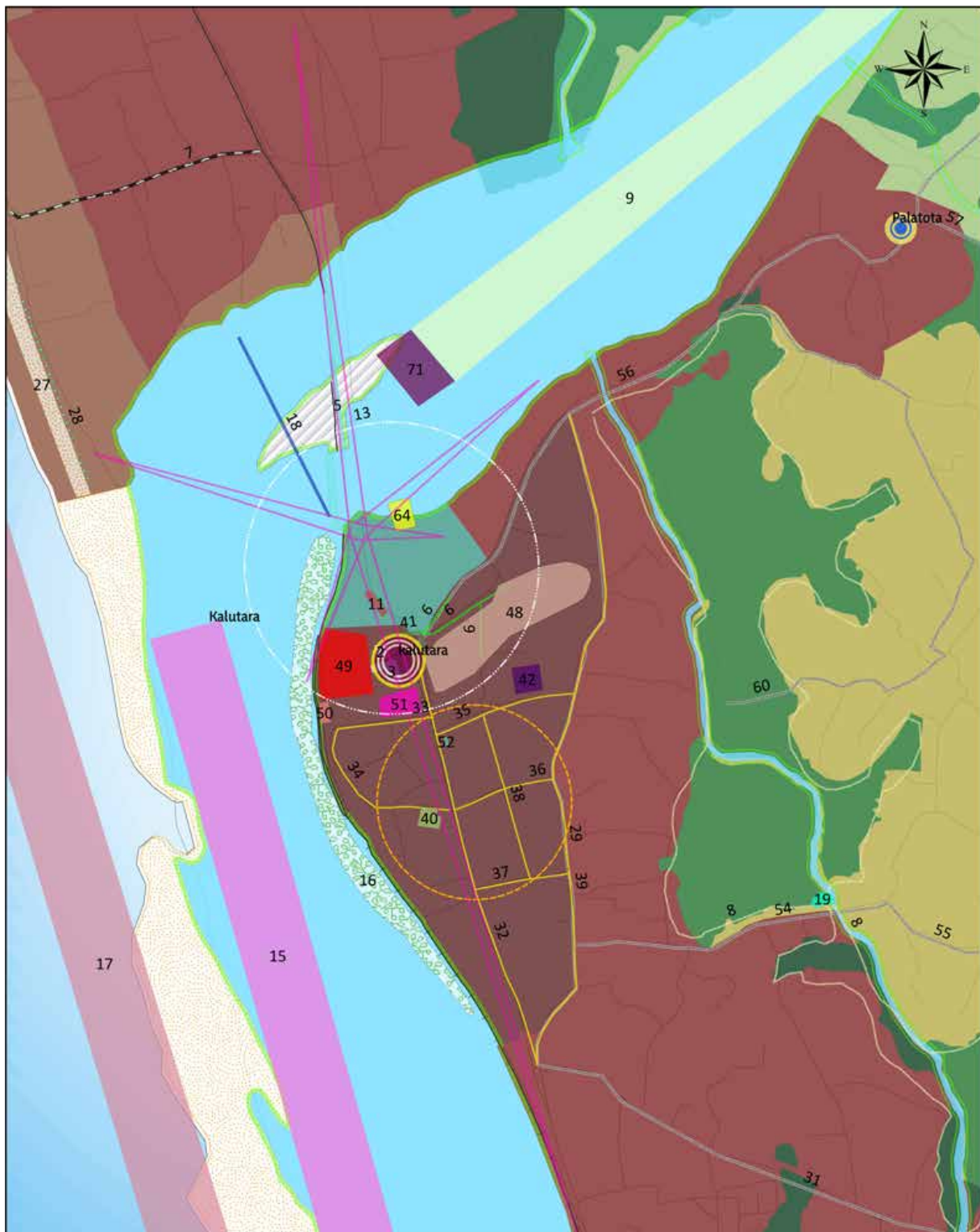


Source : Urban Development Authority (2018)

Annexure 21 : Projects which are identified under the Kalutara Development plan (2019-2030)







**Identified Projects under Kalutara
Development Plan(2019-2030)
Kalutara DS Division**

Source : Urban Development Authority



Urban Development Authority
December 2020

Annexures - Part II

Annexure 01: How to calculate the zoning factor?

- How to calculate the zoning factor?
- Step 1 - Identify the areas that are expected to be reached through the development plan and the areas that will be promoted.
- Identifying the zoning areas that are expected to be reached through the development plan and the density that will be promote mainly consider factors such as ease of living, environmental sensitivity, level of potential.

No	Density	Propose development use	zone
1	high	Commerce	high density commercial zone
2	Moderate	Commerce	Moderate density commercial zone I
3	high	Health Initiatives	High Density Health Promotion Zone
4	high	Tourism	High Density Tourism Zone I
5	high	Industries	Industry zone
6	Moderate	Commerce	Moderate Density Commerce Zone II
7	high	Residential	High density height controlled residential zone
8	high	Residential	High density residential zone
9	Moderate	Residential	Moderate density residential zone
10	high	Tourism	High Density Tourism Zone II
11	Under	Residential	Low density residential zone
12	Under	Tourism	Low density tourist zone
13	Under	Religious Affairs	Special sacred area

Step 2- Calculation of Developed and Developable Lands by the Present (2019)

take the sum of the possible land uses for any improvement identified by the land use pattern. and it Multiplying the percentage of land cover currently practically in the design area. from that present (2019), the developed and developed land area in the planning area was calculated.

No	Zone	commercial (Sq. m.)	tourism (Sq. m.)	residential (Sq. m.)	Institutional (Sq. m.)	Industry (Sq. m.)	Religious (Sq. m.)	Bare land (Sq. m.)	Total land extent (Sq. m.)	Percentage of land cover	Total Developed and Developable Lands by Present (2019) (Sq. M.)
1	High density commercial zone	13384603.83	136101.4335	12342455.71	12027478.11	0	419970.1377	575514.6332	38886123.86	0.8	32405103.22
2	Moderate density commercial zone I	1555429.89	12803.643	4599813.331	200201.987	33221.753	107513.116	25149.538	6534133.258	0.8	5227306.606
3	Moderate Density Commerce Zone II	59172.527	0	1800306.737	88166.103	0	0	9550.02	1957195.387	0.8	1565756.31
4	High density residential zone	1734647.572	4632.66	4769515.331	689085.299	219521.069	9524.25	12540.45	7439466.631	0.65	4835653.31
5	Moderate density residential zone	322017.269	0	6128134.978	2411.29	0	6200.25	5426.32	6464190.107	0.65	4201723.57
6	Low density residential zone	614414.892	0	5259892.85	241583.697	0	6534.02	4052.35	6126477.809	0.65	3982210.576
7	High density height controlled residential zone	211419.963	0	878237.929	600922.016	966.162	281.521	8530.79	1700358.381	0.65	1105232.948
8	High Density Tourism Zone II	128748.356	392503.328	922360.555	3033.368	0	8524.25	18520.04	1473689.897	0.8	1178951.918
9	High Density Tourism Zone I	3743.751	46681.89	277404.745	16542.681	0	6595.38	5256.065	356224.512	0.65	231545.9328
10	Low density tourist zone	0	0	201892.175	0	0	0	1825.35	203717.525	0.65	132416.3913
11	High Density Health Promotion Zone	73696.88	0	929204.753	149698.615	2045.69	3951.942	2802.113	1161399.993	0.8	929119.9944
12	Special sacred area	2738.669	0	402.207	1117.584	0	31896.039	1092.569	37247.068	0.65	24210.5942
13	Industry zone	9305.27	0	0	0	33775.499	0	14526.52	57607.289	0.8	46085.8312

Step 3- Identify the percentage of land use patterns prevailing in Kalutara Planning Area by the year 2019 and its change by 2030.

Based on the vertical and horizontal by 2030, the percentage change in the total land area that can be used for development in the Kalutara design area was calculated..

- Use and density expected to be promoted by the future (2030)
- Trends changers in land use patterns
- Vertical and horizontal development that is occurred and ability to occur in the area according to the current land transformation pattern
- Environmental sensitivity

No	Region	Proposed development	commercial	2030	tourism	2030	Residential	2030	Insitutinal	2030	Industry	2030	Religious	2030
1.	High density commercial zone	Commerce	34.42	40.57	0.35	31.74	23.00	30.93	35.00	0.00	0.00	1.08	1.08	
2.	Moderate density commercial zone I	Commerce	23.80	42.64	0.2	70.40	50.00	3.06	5.00	0.51	0.51	1.65	1.65	
3.	Moderate Density Commerce Zone II	Commerce	3.02	30.00	0.21	91.98	59.79	4.50	10.00	0.00	0.00	0.00	0	
4.	High density residential zone	Residential	23.32	24.81	0.06	64.11	70.00	9.26	4.00	2.95	1.00	0.13	0.13	
5.	Moderate density residential zone	Residential	4.98	5.00	0	94.80	94.86	0.04	0.04	0.00	0.00	0.10	0.1	
6.	Low density residential zone	Residential	10.03	10.09	0	85.86	85.86	3.94	3.94	0.00	0.00	0.11	0.11	
7.	High density height controlled residential zone	Residential	12.43	14.92	0	51.65	65.00	35.34	20.00	0.06	0.06	0.02	0.02	

No	Region	Proposed development	commercial	2030	tourism	2030	Residential	2030	Instititunal	2030	Industy	2030	Religious	2030
8.	High Density Tourism Zone II	Tourism	8.74	10.00	26.63	47	62.59	42.31	0.21	0.11	0.00	0.00	0.58	0.58
9.	High Density Tourism Zone I	Tourism	1.05	2.00	13.10	30	77.87	62.90	4.64	3.25	0.00	0.00	1.85	1.85
10.		Tourism	0.00	2.00	0.00	19	99.10	79.00	0.00	0.00	0.00	0.00	0.00	0
11.	Low density tourist zone	Health Initiatives	6.35	14.43	0.00	0	80.01	50.19	12.89	35.00	0.18	0.04	0.34	0.34
12.	High Density Health Promotion Zone	Religious Affairs	7.35	0.00	0.00	0	1.08	0.00	3.00	2.00	0.00	0.00	85.63	98
13.		Indust	16.15	0.00	0.00	0	0.00	0.00	0.00	0.00	58.63	100.00	0.00	0

Step 4- Calculate the total amount of land that can be allocated for each use separately, based on the percentage improvement of each land use for the year 2030.

Here the proposed land use pattern calculated for the year 2030 in step III above is calculated separately for each use based on the percentage improvement identified for each land use. Accordingly, The total amount of land that could be allocated for each use was calculated for each of the density zones.

No	Region	Commercial % 2030	Inad extent for Commercial (Sq. m.)	Tourism % 2030	land extent for Tourism (Sq. m.)	Residential % 2030	land extent for Residential (Sq. m.)	Insitution % 2030	land extent for institutions (Sq. m.)	Industry % 2030	land extent for industry (Sq. m.)	Religious % 2030	land extent for religious (Sq. m.)	Total land extent (Sq. m.)	Percentage of land cover	Total land area excluding land cover percentage (Sq. m.)
1	High density commercial zone	40.57	16433437.97	0.35	141772.3266	23.00	9316467.176	35.00	14177232.66	0.00	0	1.08	437468.8935	40506379.03	0.8	32405103.22
2	Moderate density commercial zone I	42.64	2786154.421	0.2	130682.6652	50.00	3267066.629	5.00	3267066.629	0.51	33324.07962	1.65	107813.1988	6534133.258	0.8	5227306.606
3	Moderate Density Commerce Zone II	30.00	587158.6161	0.21	4110.110313	59.79	1170207.122	10.00	195719.5387	0.00	0	0	0	1957195.387	0.8	1565756.31
4	High density residential zone	24.81	1845731.671	0.06	4463.679979	70.00	5207626.642	4.00	297578.6652	1.00	74394.66631	0.13	9671.30662	7439466.631	0.65	4835653.31
5	Moderate density residential zone	5.00	323209.5054	0	0	94.86	6131930.736	0.04	2585.676043	0.00	0	0.1	6464.191017	6464190.107	0.65	4201723.57
6	Low density residential zone	10.09	618161.6109	0	0	85.86	5260193.847	3.94	241383.2257	0.00	0	0.11	6739.12559	6126477.809	0.5	3063238.905
7	High density height controlled residential zone	14.92	253693.4704	0	0	65.00	1105232.948	20.00	340071.6762	0.06	1020.215029	0.02	340.0716762	1700358.381	0.65	1105232.948
8	High Density Tourism Zone II	10.00	147368.9897	47	692634.2516	42.31	623518.1954	0.11	1621.058887	0.00	0	0.58	8547.401403	1473689.897	0.8	1178951.918
9	High Density Tourism Zone I	2.00	7124.49024	30	106867.3536	62.90	224065.218	3.25	11577.29664	0.00	0	1.85	6590.153472	356224.512	0.8	284979.6096
10	Low density tourist zone	2.00	4074.3505	19	38706.32975	79.00	160936.8448	0.00	0	0.00	0	0	0	203717.525	0.5	101858.7625

No	Region	Commercial % 2030	land extent for Commercial (Sq. m.)	Tourism % 2030	land extent for tourism (Sq. m.)	Residential % 2030	land extent for Residential (Sq. m.)	Insitution % 2030	land extent for institutions (Sq. m.)	Industry % 2030	land extent for industry (Sq. m.)	Religious % 2030	land extent for religious (Sq. m.)	Total land extent (Sq. m.)	Percentage of land cover	Total land area excluding land cover percentage (Sq. m.)
11	High Density Health Promotion Zone	14.43	167,566,791	0	0	50.19	582,906,656	35.00	406,489,997	0.04	464,559,972	0.34	39,487,599	11,613,767	0.8	92,910,141
12	Special sacred area	0.00	0	0	0	0.00	0	2.00	744,941	0.00	0	98	365,021,266	372,470,668	0.5	186,233,534
13	Industry zone	0.00	0	0	0	0.00	0	0.00	0	100.00	576,072,89	0	0	576,072,89	0.7	403,251,023

Step 5 - Estimating the total area of land that can be used for vertical and horizontal development in the planning area by 2030

Here based the following assumptions

- Vertical and horizontal development that is occupied and ability to occur in the area according to the current land transformation pattern
- Percentage improvement for each site use in the proposed land use pattern calculated for the year 2030
- Use and density expected to be promoted by the future (2030)
- Environmental sensitivity

No	Zone	Developed and developable land extent (sq.m) in present (2019)	Single story (%) in present (2019)	Single story (%) by 2030	2-4 story (%) in present (2019)	2-4 story (%) by 2030	4-10 story (%) in present (2019)	4-10 story (%) by 2030	Total Land Extent(sq.m) by 2030
1	High density commercial zone	32405103,22	0.05	0.02	0.85	0.9	0.06	0.1	110,825,453.02
2	Moderate density commercial zone I	5227306.606	0.2	0.1	0.75	0.8	0.05	0.1	16,727,381.14
3	Moderate Density Commerce Zone II	1565756.31	0.6	0.49	0.4	0.45	0	0.01	2,990,594.55
4	High density residential zone	4835653.31	0.9	0.6	0.1	0.4	0	0	8,704,175.96
5	Moderate density residential zone	4201723.57	0.95	0.8	0.05	0.2	0	0	5,882,413.00
6	Low density residential zone	3982210.576	0.98	0.9	0.02	0.1	0	0	4,778,652.69
7	High density height controlled residential zone	110532.948	0.4	0.6	0.6	0.4	0	0	1,989,419.31
8	High Density Tourism Zone II	1178951.918	0.05	0.02	0.94	0.98	0.01	0.02	3,654,750.94
9	High Density Tourism Zone I	231545.9328	0.8	0.9	0.2	0.1	0	0	277,855.12
10	Low density tourist zone	132416.3913	0.5	0.98	0.02	0.02	0	0	137,713.05
11	High Density Health Promotion Zone	929119.9944	0.3	0.1	0.67	0.8	0.03	0.1	2,973,183.98
12	Special sacred area	24210.5942	0.99	0.95	0.01	0.05	0	0	26,631.65
13	Industry zone	46085.8312	0.9	0.3	0.1	0.6	0	0.1	129,040.33

Step 6 - Calculate the zoning Factor

No	Zone	Developed and Developable Lands (Sq. M.) Present (2019).	Total land area to be developed by 2030 (Sq. M.)	Zoning factor
1	High density commercial zone	32405103.22	110,825,453.02	3.42
2	Moderate density commercial zone I	5227306.606	16,727,381.14	3.2
3	Moderate Density Commerce Zone II	1565756.31	2,990,594.55	1.91
4	High density residential zone	4835653.31	8,704,175.96	1.8
5	Moderate density residential zone	4201723.57	5,882,413.00	1.4
6	Low density residential zone	3982210.576	4,778,652.69	1.2
7	High density height controlled residential zone	1105232.948	1,989,419.31	1.8
8	High Density Tourism Zone II	1178951.918	3,654,750.94	3.1
9	High Density Tourism Zone I	231545.9328	277,855.12	1.2
10	Low density tourist zone	132416.3913	137,713.05	1.04
11	High Density Health Promotion Zone	929119.9944	2,973,183.98	3.2
12	Special sacred area	24210.5942	26,631.65	1.1
13	Industry zone	46085.8312	129,040.33	2.8

Annexure 02: Road list

No	Name of the Road	Proposed Road Width (m)
1	* Galle Road	The proposed road width is in effect
2	* Horana Road, Kalutara (Tissa Vidyalaya Road)	The proposed road width is in effect
3	* Gangabada Road	The proposed road width is in effect
4	* Katukurunda - Neboda Road	The proposed road width is in effect
5	* Gallessa Colony Road	The proposed road width is in effect
6	Railway Station Kalutara North	9
7	North of Sri Sumangala Mawatha	9
8	South of Sri Sumangala Mawatha	9
9	Leslie Perera Mawatha	9
10	South Station Road	9
11	Hill Street	9
12	Katukurunda Railway Station Road	9
13	Temple Road	9
14	Old road	9
15	The Abrew Road	9
16	First road	6.15
17	Nigrodarama Road	6.15
19	Welfare Road	6.15
20	Wijemanna Mawatha	6.15
21	Railway road	6.15
22	Major Emil Bandula Mawatha	6.15
23	elabadawatta Road	6.15
24	tharunaweera Mawatha	6.15
25	Pemananda Mawatha	6.15

No	Name of the Road	Proposed Road Width (m)
26	New Nigrodarama Road	6.15
27	Kumaratunga Mawatha	6.15
28	Sri Niwasa Mawatha	6.15
29	Gnanavilasa Road	6.15
30	Gemunu Mawatha	6.15
31	vivekarama Road	6.15
32	Asokarama Road	6.15
34	Abeysekera Road / Second Cross Street	6.15
35	Fonseka Road	6.15
36	Fonseka Road	6.15
37	Daham Mawatha	6.15
38	Thotuola road	6.15
39	Kiyanawaththa Road	6.15
40	First Cross Road	6.15
41	Mangala Road	6.15
42	Gangarama Road	6.15
43	Peiris Avenue	6.15
44	Deewara para	6.15
45	Deewra mawatha	6.15
46	sagara Road	6.15
47	Beach Road	6.15
48	Park Road	6.15
49	Sarananda Mawatha	6.15
50	C Vipulasiri Road	6.15
51	Seneviratne Road	6.15
52	Dharmavijaya Pirivena	6.15
53	Wijesekara Mawatha	6.15
54	Gregory's Road	6.15
55	Hospital Road	6.15

No	Name of the Road	Proposed Road Width (m)
56	Cross roads	6.15
57	The Silva Road	6.15
58	Goodshed Road	9
59	Welapura Road	6.15
60	Gnanodaya Mawatha	6.15
61	The Zoysa Road	6.15
62	Dua Temple Road	9
63	Saddharmarama Mawatha	6.15
64	The Alwis Place	6.15
65	Marikkar Street	6.15
66	Mupur Crescent	6.15
67	Samaranayake Mawatha	6.15
68	College Road	6.15
69	Galey Road	6.15
70	Wickremasinghe Place	6.15
71	Moore Street	6.15
72	Kettarama Road	6.15
73	Jeffrey Maulana Avenue	6.15
74	Church Road	6.15
75	Hijra Mawatha	6.15
76	Cooray Road	6.15
77	Khalil Place	6.15
78	Sebastian Road	6.15
79	Dharmaraja Mawatha	6.15
80	Sheikh Noordin Road	6.15
81	Patrick Peris Avenue	6.15
82	Lake Road	6.15
83	Wijeratne Road	6.15
84	Cardinal Cooray Road	6.15

No	Name of the Road	Proposed Road Width (m)
85	<i>Rengers Road</i>	6.15
86	<i>Philip Neri Road</i>	6.15
87	<i>St. Sebastian's Road</i>	6.15
88	<i>First lane</i>	6.15
89	<i>Second Lane</i>	6.15
90	<i>Third Avenue</i>	6.15
91	<i>Fourth Lane</i>	6.15
92	<i>Airport Road</i>	6.15
93	<i>Daham Mawatha</i>	6.15
94	<i>Sixth Lane</i>	6.15
95	<i>Seventh Lane</i>	6.15
96	<i>Eighth Lane</i>	6.15
97	<i>Ninth Lane</i>	6.15
98	<i>Major Ruwanjith Maddumage</i>	6.15
99	<i>Fifth Avenue</i>	6.15
100	<i>Parakum Mawatha</i>	6.15
101	<i>Suradutha Convent Road</i>	6.15
102	<i>People's Lane</i>	6.15
103	<i>Dharmapala College Road</i>	6.15
104	<i>Bodhiyawatta Road</i>	6.15
105	<i>Airway Road</i>	6.15
106	<i>Naripalam Road</i>	6.15
107	<i>Urban Council 01</i>	6.15
108	<i>02 Municipal Councils</i>	6.15
109	<i>03 Urban Councils</i>	6.15
110	<i>04 Urban Councils</i>	6.15
111	<i>05 Municipal Councils</i>	6.15
112	<i>06 Urban Councils</i>	6.15
113	<i>07 Municipal Councils</i>	6.15

No	Name of the Road	Proposed Road Width (m)
114	08 Municipal Council	6.15
115	09 Municipal Councils	6.15
116	10 Municipal Councils	6.15
117	Municipal Council 11	6.15
118	Municipal Council 12	6.15
119	13 Municipalities	6.15
120	Municipal Council 14	6.15
121	Municipal Council 15	6.15
122	16 Municipalities	6.15
123	Pathanarama Road	6.15
124	Estate Road	6.15
125	PULINTHARARAMA ROAD	6.15
127	Basket Hall Road	6.15
128	Jayasundara Mawatha	6.15
129	Vijitha Mawatha	6.15
130	By pass road 01	6.15
131	Zoysa Avenue	6.15
132	Intersection 02 / Wickramarachchi Mawatha	6.15
133	Kajuduwawatta Road	6.15
134	Lower IDH Road	6.15
135	Cemetery Road	6.15
136	Namal Mawatha	6.15
137	By pass road 03	6.15
138	By pass road 04	6.15
139	By pass road 05	6.15
140	Interchange 06	6.15
141	Weniwelketiya Road	6.15
142	By-pass 07	6.15
143	Suhada mawatha	6.15

No	Name of the Road	Proposed Road Width (m)
144	Weniwelketiya by road	6.15
145	Gunathilakawatta 01	6.15
146	Gunathilakawatta 02	6.15
147	Gunathilakawatta 03	6.15
148	The path of reconciliation	6.15
149	Jayawardene Road	6.15
150	Vijitha Mawatha by road	6.15
151	Ranaviru Mawatha	6.15
152	The auction house	6.15
153	Suwajati Mulla Road	6.15
154	School Road	6.15
155	Temple Road	6.15
156	Temple Road by road	6.15
157	Technical Road	6.15
158	Jayawardene Road	6.15
159	Sri Sudharshanarama Road	6.15
160	Janapraboda Mawatha	6.15
161	Janapraboda Mawatha by road 01	6.15
162	Dahampura Road	6.15
163	LC Vergil Anton Road	6.15
164	Convent Road	6.15
165	Cemetery Road	6.15
166	St. Mary's Road	6.15
167	Ridi Road	6.15
168	Sri Sangakichi Thero Mawatha	6.15
169	Uswatta Road	6.15
170	Kawatayagoda Road	6.15
171	Kiriwallagahawatta Road	6.15
172	Tikiriwatta Mawatha	6.15

No	Name of the Road	Proposed Road Width (m)
173	Nagahawatta Road	6.15
174	Ambagahaowita Road	6.15
175	Road near the hospital	6.15
176	Ambagahahota Road	6.15
177	Wimalapala Hathurusinghe Mawatha	6.15
178	Cemetery Road	6.15
179	Kudaduwa Temple Road	6.15
180	Thalaheenthuduwa Road	6.15
181	Malagahawatta Road	6.15
182	Verulugas Ovita Road	6.15
183	Nirmala way	6.15
184	Sri Sudharshanarama Road	6.15
185	Ganga road	6.15
186	LC Nuwan Dhananjaya Road	6.15
187	Mirikaduwa Road	6.15
188	Temple Road	6.15
189	Delgahawatta Road	6.15
190	Wendesi edama Road	6.15
191	Pihimbiyawatta Road	6.15
192	thotupola road	6.15
193	Great Mastia Road	9
194	Mahawatta Road	6.15
195	By pass road 08	6.15
196	By pass road 09	6.15
197	Kandewatta by road	6.15
198	Kandewatte Circular Road	6.15
199	Kandewatta Temple Road	6.15
200	By pass road 10	6.15
201	Kosmade Road	6.15

No	Name of the Road	Proposed Road Width (m)
202	New road	6.15
203	Gunagoda road	6.15
204	Kapumulla road	6.15
205	Kajuduwa watta road	6.15
206	Wella road	6.15
207	Paraduwa road	6.15
208	Dodammulla road	6.15
209	Gangabada road	6.15
210	Wella by pass road O1	6.15
211	Wella by pass road O2	6.15
212	Karadahena road	6.15
213	Gamunu Mawatha	6.15
214	Hediyawaththa mullegedara road	6.15
215	L.C Sampath madushanka Mawatha	6.15
216	Moronthuduwa kanaththa road	6.15
217	Waththemulla road /thihibiriya road	6.15
218	Badahena road	6.15
219	Chamlipura road	6.15
220	Waskaduwa bandaragama by pass road	6.15
221	Tharunasewa Mawatha 1st lane	6.15
222	Tharunaseswamawatha 2nd lane	6.15
223	Tharunaseswamawatha 3rd lane	6.15
224	Tharunaseswamawatha 4th lane	6.15
225	Tharunaseswamawatha 5th lane	6.15
226	Tharunaseswamawatha 6th lane	6.15
227	Delduwa watta road	6.15
228	Delduwa watta road O2	6.15
229	Mawala temple road	6.15
230	Eluk katiya road	6.15

No	Name of the Road	Proposed Road Width (m)
231	<i>Kurunduwaththa by pass road</i>	6.15
232	<i>Sohona para</i>	6.15
233	<i>Kurunduwaththa road</i>	6.15
234	<i>Old temple road</i>	6.15
235	<i>By pass road 12</i>	6.15
236	<i>Maha watta road</i>	6.15
237	<i>Veniwalgaha road</i>	6.15
238	<i>By pass road 14</i>	6.15
239	<i>Sikum sewana wendesi edam road</i>	6.15
240	<i>By pass road 15</i>	6.15
241	<i>By pass road 16</i>	6.15
242	<i>By pass road 17</i>	6.15
243	<i>Navinna by pass road 01</i>	6.15
244	<i>By pass road 18</i>	6.15
245	<i>Melagoda temple road</i>	6.15
246	<i>K.D sirinath Mawatha</i>	6.15
247	<i>Bypass road 19</i>	6.15
248	<i>Garment road</i>	6.15
249	<i>Jayathilaka watta road</i>	6.15
250	<i>Mahawaththa road</i>	6.15
251	<i>Kakunagathuduwe road</i>	6.15
252	<i>Bypass road 20</i>	6.15
253	<i>By pass road 21 (koongaswatta road)</i>	6.15
254	<i>Bypass road 22</i>	6.15
255	<i>Bypass road 23</i>	6.15
256	<i>Namal uyana road</i>	6.15
257	<i>By pass road (kopiawatta road)</i>	6.15
258	<i>Kopiawatta road</i>	6.15
259	<i>Bypass road 25</i>	6.15

No	Name of the Road	Proposed Road Width (m)
260	Ariyagama road	6.15
261	Bypass road 26	6.15
262	Bypass road 27	6.15
263	Bypass road 28	6.15
264	Bypass road 29	6.15
265	Usgodallawatta wendesi edam road	6.15
266	Kethsiri Mawatha	6.15
267	Sooriyapura wendesi edam road	6.15
268	Wendesi edam road	6.15
269	Central city landsale road	6.15
270	Usgodallawatta road	6.15
271	Sudarshanarama vihara road	6.15
272	Goldern gate land sale park	6.15
273	Waddegoda road(wella road)	6.15
274	By pass road 31	6.15
275	Janajaya Mawatha	6.15
276	By pass road 32	6.15
277	Duwegama road	6.15
278	Galkade road	6.15
279	Sandun pedesa road	6.15
280	Ranhungala road (by pass road 33)	6.15
281	By pass ros 34(grama sanwardena road	6.15
282	Paha Mawatha	6.15
283	Ranaviru prasad Mawatha	6.15
284	Light road	6.15
285	Bypass road 35	6.15
286	Athurupara 36(uggalboda pagala road)	6.15
287	Kapuhena road	6.15
288	Sahana land sale road	6.15

No	Name of the Road	Proposed Road Width (m)
289	Primrose garden road	6.15
290	Randiya land sale road	6.15
291	Adirikale road	6.15
292	By pass road 37	6.15
293	Bypass road 38	6.15
294	Kurunduwatta land sale road	6.15
295	Ibbangala road	6.15
296	Bypass road 39	6.15
297	Koboduwa road	6.15
298	Cyril Mawatha	6.15
299	Wele temple road	6.15
300	Rathnajothi Mawatha	6.15
301	Sri subuthi Mawatha	6.15
302	Thala rukkarama road	6.15
303	Waskaduwa road	6.15
304	Sri deerananda Mawatha	6.15
305	Kanda pansal road	9
306	Kandekuruduwatta road	6.15
307	Temple road	6.15
308	Rosawatta Road	6.15
309	By pass Road 40	6.15
310	By pass Road 41	6.15
311	By pass Road 42	6.15
312	Ranaviru Dhammika Thushara Mawatha	6.15
313	By pass Road 43 (Jawatta Road)	6.15
314	Ranaviru Dhammika Thushara Mawatha	6.15
315	By pass Road 44	6.15
316	Sandhidapura Landsale Road	6.15
317	Gorakagahawatta Landsale Road	6.15

No	Name of the Road	Proposed Road Width (m)
318	<i>Bluewater Paradise Road</i>	6.15
319	<i>Riverview Landesale Road</i>	6.15
320	<i>Gunaratne Mawatha</i>	6.15
321	<i>Leslie Perera Mawatha</i>	6.15
322	<i>Miriswatta Road</i>	6.15
323	<i>Pond Road</i>	6.15
324	<i>Kumbukgaha thotupola road</i>	6.15
325	<i>Leisure Road</i>	6.15
326	<i>The road behind the school</i>	6.15
327	<i>Kajuduwa Watta Road</i>	6.15
328	<i>Millagahawatta Road</i>	6.15
329	<i>Kongahawatta Road</i>	6.15
330	<i>Side road 45</i>	6.15
331	<i>Richmond Castle Road</i>	6.15
332	<i>Kandewatta Road</i>	6.15
333	<i>Quarry land road</i>	6.15
334	<i>Wataraum Road</i>	6.15
335	<i>By pass Road 46</i>	6.15
336	<i>Pushparama Road</i>	6.15
337	<i>Samanala Mawatha</i>	6.15
338	<i>Dheerakanda Mawatha</i>	9
339	<i>By pass Road 47 (1st lane)</i>	6.15
340	<i>Samanthara road</i>	6.15
341	<i>Uswatta Road</i>	6.15
342	<i>Aruna Mawatha</i>	6.15
343	<i>Suhada mawatha</i>	6.15
344	<i>Cinnamon Gardens Road</i>	6.15
345	<i>Cinnamon Garden Road</i>	6.15
346	<i>ranaviru Supun Sadisha Mawatha</i>	6.15

No	Name of the Road	Proposed Road Width (m)
347	Sri Sobhitharama Mawatha	6.15
348	Sri Sobhitharama Road	6.15
349	Ketawila Road	6.15
350	Pragathi mawatha	6.15
351	Kekunagahathuduwa road	6.15
352	Isuru Uyana Road	6.15
353	Wendesi watta Road	6.15
354	Wattamulla Road	6.15
355	First lane	6.15
356	Namal Uyana Road / Mayura Place	6.15
357	Emerald Park Road	6.15
358	Sisila uyana road	6.15
359	Kochchikade Road	6.15
360	Mosque Road	6.15
361	Polwatta Road	6.15
362	Suwaseva Mawatha	6.15
363	Gemunu Mawatha / Heenatiyangala Road	6.15
364	Saumaya road	6.15
365	Thekka watta Road	6.15
366	Kithsiri Mawatha	6.15
367	Sooriyapura wendesi Land Road	6.15
368	Wendesi edama Road A	6.15
369	Alwiswatta Road	6.15
370	Temple Road	6.15
371	Jaya Mawatha	6.15
372	Wendesi edama Road 01 / Isuru Uyana Road 07	6.15
373	Wendesi edama Road 02 / Isuru Uyana 06	6.15
374	Wendesi edama Road 03	6.15
375	Wendesi edama Road 04	6.15

No	Name of the Road	Proposed Road Width (m)
376	Wendesi edama Road 05	6.15
377	Wendesi edama Road 06 / Isuru Uyana 02	6.15
378	Wendesi edama Road 07 / Isuru Uyana 01	6.15
379	By pass road 50	6.15
380	By pass road 51	6.15
381	Sarath mawatha	6.15
382	Panwila Henawatta Road	6.15
383	Sayanwaththa Road	6.15
384	Lagos Estate Road	6.15
385	Mihikathawatta Road	6.15
386	Sambodhivihara Road	6.15
387	By pass road 52	6.15
388	Sethsiri uyana road	6.15
389	Pomrockwatta road	6.15
390	Pilatan main street – pain factory road	6.15
391	Pulatan street/ by road	6.15
392	Kanaththa road	6.15
393	Rajawaththa sama vihara road	6.15
394	Sama vihara by pass road 01	6.15
395	Bhikkshu Nikethanaya Road	6.15
396	Pathmarama Road	6.15
397	Richmond Estate Road	6.15
398	New road	6.15
399	By pass road 53	6.15
400	New Vijaya Road	6.15
401	Palathotawatta main road	6.15
402	Beach Road	6.15
403	Sri Sangananda Road	6.15
404	Railroad	6.15

No	Name of the Road	Proposed Road Width (m)
406	Jawatta Road	9
407	Malwatta Road	9
408	Sandun pedesa road	6.15
409	Silva road	6.15
410	Town club road	6.15
411	Mahendra road	6.15
412	Abbru road	9
413	Kahatagahawatta road	6.15
414	* Pothupitiya panapitiya road	9
415	Station road	6.15
416	M.H.D Sugathasada Mawatha	6.15
417	Saju Mawatha	6.15
418	Maha pansala road	6.15
419	Piriwena road/ molligoda road/kande kade road	6.15
420	Grama sanwardena road	6.15
421	Vijaya road	6.15
422	Upasikarama road	6.15
423	Mahavihara road	6.15
424	* moronthuduwa wadduwa road	15
425	Habaralagaslanda road	6.15
426	Sandakalum Mawatha	6.15
427	* mawala maharakma road	9
428	Miri kaduwa road	6.15
429	Nuwan dhananjaya road	6.15
430	Elukketiya road	6.15
431	Kurunduwatta road	6.15
432	Pradeshiya Sabha Road 01	6.15
433	Real Garden Avenue	6.15
434	Morontuduwa Cemetery Road	6.15

No	Name of the Road	Proposed Road Width (m)
435	Morontuduwa sohana Road	15
436	Thuduwe road	6.15
437	Kalapugama Morontuduwa Road	9
438	* Waskaduwa Bandaragama Road	22
439	vivekarama Road	6.15
440	Sea Beach Road	6.15
441	Wijemanna Mawatha	6.15
442	Pradeshiya Sabha Road 02	6.15
443	Gunaratana Road	6.15
444	Prison Road	6.15
445	* Kethena Road in the province	The proposed road width is in effect
446	Dediyawala Road	9
448	Playground Road	6.15
449	Saranathissa Mawatha	6.15
450	Fonseka watta Road	6.15
451	* Nagoda Road, Kalutara	The proposed road width is in effect
452	sayanwatta road	6.15
453	Gamagoda Road	6.15
454	* Attawila Road	The proposed road width is in effect
455	Mihikatha Road	6.15
456	Dhananjayapura Road	6.15
458	Karmanthapura Road	6.15
459	Samagi mawatha	6.15
460	Palathotawatta Road	6.15
461	Tholkawaththa Road	6.15
462	Richmond watta road	6.15
463	Nagoda / Kalawellawa / Ballapitiya Road	6.15

No	Name of the Road	Proposed Road Width (m)
464	Second Lane	6.15
465	Cemetery Road	6.15
466	Jayaratne Road	6.15
467	Sethsiri Uyana Road	6.15
468	Airport Road	6.15
469	Railway Station No. 01	9
470	Pradeshiya Sabha Road 03	6.15
471	Molligoda Samagi Mawatha	6.15
472	2nd Street	6.15
473	Third Street	6.15
474	Dheerakanda Mawatha, first road	6.15
475	Vallukarama Road	6.15
476	Ranjith Rupasinghe Mawatha	6.15
477	Panapitiya by road 01	6.15
478	Panapitiya by road 02	6.15
479	Panapitiya by road 03	6.15
480	Panapitiya by road 04	6.15
481	Katuwangoda Road	6.15
482	Panapitiya by road 05	6.15
483	Karadagaha Road	6.15
484	Ranaviru Tudor Karunaratne Mawatha	6.15
485	Gorakagahawatta Road	6.15
486	Gorakagahawatta by road 01	6.15
487	Gorakagahawatta by road 02	6.15
488	Gorakagahawatta by road 03	6.15
489	Gorakagahawaththa by Road 04	6.15
490	Gorakagahawatta by road 05	6.15
491	Ranaviru Chandana Gunasekara Mawatha	6.15
492	Pushpa Kumara Fonseka Mawatha	6.15

No	Name of the Road	Proposed Road Width (m)
493	Waskaduwa Bandaragama by-road 01	6.15
494	Waskaduwa Bandaragama by-road 02	6.15
495	Waskaduwa Bandaragama by-road 03	6.15
496	Navinna Road	6.15
497	Corosduwa Road	9
498	Wataraum Road	6.15
499	First lane	6.15
500	Second Lane	6.15
501	Fourth Lane	6.15
502	Third lane	6.15
503	Sapumal Gardens Road	6.15
504	Sepali Park Road	6.15
505	Kurunda Road	6.15
506	Wendesie edam road	6.15
507	Sunil Park Road	6.15
508	Mawala vidyala Road	6.15
509	Salmaal Mawatha	6.15
510	Second Lane	6.15
511	Third Lane	6.15
512	Fourth Lane	6.15
513	Fifth Lane	6.15
514	Sixth Lane	6.15
515	Praja shalawa Road	6.15
516	Third lane	6.15
517	Sirimal Estate Road	6.15
518	First lane	6.15
519	Second Lane	6.15
520	Sirimalwatta Road	6.15
521	sarabhumi	6.15

No	Name of the Road	Proposed Road Width (m)
522	Gunathilakawatta Second Lane	6.15
523	Gunatillekawatta First Lane	6.15
524	Abdul Saleem Mawatha	6.15
525	Sri Dharmarama Road	6.15
526	Cinnamon Gardens Central Road	6.15
527	Sri Sobhitha Mawatha	6.15
528	Heenatiyangala Mawatha	9
529	family Care Road	6.15
530	valaw watta Road	6.15
531	Nagoda Kalawellawa by road 01	6.15
532	Kandewatta Road	6.15
533	Sadaham Mawatha	6.15
534	Nagoda Ambagaha Road	6.15
535	Bhikkshu Nikethanaya Road	6.15
536	Pulaton Estate Road	6.15
537	CEAT Road	6.15
538	Karmanthashala Road	6.15
539	Karmanthashala by-road	6.15
540	Araliya Uyana Jaya Mawatha	6.15
541	Sisil uyana by road	6.15
542	MetLife wendesi edama Road	6.15
543	Sama uyana Road	6.15
544	Nagoda Katukurunda by road 02	6.15
545	Nagoda Katukurunda by road 03	6.15
546	Guwangama road	6.15
547	Third lane	6.15
548	Fourth Lane	6.15
549	Third Lane / Fonseka Mawatha	6.15
550	Suhada Mawatha	6.15

No	Name of the Road	Proposed Road Width (m)
551	Ranaviru Sujith Fernando Mawatha	6.15
552	Kosala Mawatha	6.15
553	Shiva Mawatha	6.15
554	Gallessa Vidyalaya Mawatha	6.15
555	Super City Road	6.15
556	Gayana watta Road	6.15
557	Asiri Mawatha	6.15
558	Weniwelketiyagama Road	6.15
559	Nihal Jayantha Ranaviru Mawatha	6.15
560	Sri Sudharshanarama Road	6.15
561	St. Anthony's Road	6.15
562	St meris Avenue	6.15
563	vidyala Road	6.15
564	kanaththa Road	6.15
565	Nāmal pedesa	6.15
566	Cinnamon Gardens Road	6.15
567	Jawatte by road 01	6.15
568	wendesi land road	6.15
569	Randiya Uyana Road	6.15
570	Kalutara Horana by-road 01	6.15
571	Third Avenue	6.15
572	Uggalbada Wimalasiri Road	6.15
573	Silva Range Road	6.15
574	Usgodellawatta Vidyalaya Mawatha	6.15
575	Kalapugama Road	6.15
576	Panapitiya Technical College Road	6.15
577	Tharuna sewa Road	6.15
578	Nugagadawatta Road	6.15
579	Mahawatta Road 02	6.15

No	Name of the Road	Proposed Road Width (m)
580	Mahawatta Road	6.15
581	Samagipura Road	6.15
582	Wadiyawatta Road	6.15
583	Dheerananda Mawatha	6.15
584	Kanda Temple Road	6.15
585	S .A Eden de Silva Mawatha	6.15
586	Weerawardenarama Road	6.15
587	Temple Road	6.15
588	Fourth Lane	6.15
589	Dediyawala Road	6.15
590	Ramya Temple Road	6.15
591	Sri Sudharshanarama Road	6.15
593	Pelpola Kalapugama Road	6.15
594	Thekka Bangalawatta Road	6.15
595	Temple Road	6.15
596	Palathota Kethena by road 01	6.15
597	Sanstha Road	6.15
598	Panwilahenawatta Road	6.15
599	Pelothota Kethena by road 02	6.15
600	Godakelewatta Road	6.15
601	Hill View Road	6.15
602	Adhirigoda Road	6.15
604	Lanciyawatta Road	6.15
605	Panvila Terrace Road	6.15
606	Panvila Terrace 1st Stage	6.15
607	Panvila Terrace 1st Phase First Lane	6.15
608	Panvila Terrace Phase 2	6.15
609	Third Avenue	6.15
610	Fourth Lane	6.15

No	Name of the Road	Proposed Road Width (m)
611	Vijayagama By Road 01	6.15
612	Wijeyagama by road 02	6.15
613	Wijeyagama by Road 03	6.15
614	Wijeyagama by Road 04	6.15
615	Kitulawala Road	6.15
616	Paradise Gate First Lane	6.15
617	Paradise Gate Second Lane	6.15
618	Paradise Gate Third Avenue	6.15
619	Nalandagama (Lagoswatta 01)	6.15
620	Lagos Estate 02	6.15
621	Janajapura Estate Road	6.15
622	Mihikathawatta by road 01	6.15
623	Mihikathawatta by road 02	6.15
625	Arogya Wedamadura Road	6.15
626	First lane	6.15
627	Second Lane	6.15
628	Third Avenue	6.15
629	Fourth Lane	6.15
630	Fifth Avenue	6.15
631	Sixth Lane	6.15
632	Rubber Estate Road	6.15
633	Illukwatta Road	6.15
634	First lane	6.15
635	Wendesi land Road	6.15
636	Udumulla First Lane	6.15
637	Second Lane, Udumulla	6.15
638	Wanamaliwatta Road	6.15
639	Dhananjayapura First Lane	6.15
640	Minarethenna Kithulawa Road	6.15

No	Name of the Road	Proposed Road Width (m)
641	Jayanandana Road	6.15
642	Horaduwwatta Gamagoda by road 01	6.15
643	Horaduwwatta Gamagoda by road 02	6.15
644	Horaduwa Watta Gamagoda by road 03	6.15
645	Ranaviru Ruwan Saranga Perera Mawatha	6.15
646	Temple Road by road 01	6.15
647	Rosawatta Road 01	6.15
648	Rosawatta by road 02	6.15
649	Roswaththa by road 03	6.15
650	Road near Rosawatte Stadium	6.15
651	Near Rosawatte Stadium by road 01	6.15
652	Rosawatte Stadium by road 02	6.15
653	Fifth Avenue	6.15
654	Moragahakanda Temple Road	6.15
655	Moragahakandagala Road	6.15
656	Botnikwatte Fourth Lane	6.15
657	Botnikwatte Third Lane	6.15
658	Botnikwatte Second Lane	6.15
659	Botnikwatte First Lane	6.15
662	Sindhupura wendesiwatta By Road 02	6.15
663	Sandhidapura wendesiwatta By Road 03	6.15
664	Sandhidapura wendesiwatta By Road 04	6.15
665	Sandhidapura wendesiwatta By Road 05	6.15
666	Sandhidapura wendesiwatta By Road 06	6.15
667	Sandhidapura wendesiwatta By Road 07	6.15
668	Sandhidapura wendesiwatta By Road 01	6.15
669	Park by-pass road	6.15
670	Temple Road	6.15
671	Pahala Thotawatta main road - by road 01	6.15

No	Name of the Road	Proposed Road Width (m)
672	<i>Pahala Thotawatta main road - by road 02</i>	6.15
673	<i>Pahala Thotawatte main road - by road 03</i>	6.15
674	<i>Linton Estate Road</i>	6.15
675	<i>Godaparagaha Henepara</i>	6.15
676	<i>Godaparagaha Heena by road 01</i>	6.15
677	<i>Godaparagaha Heena by road</i>	6.15
678	<i>Godaparagaha Helena by Road 03</i>	6.15
679	<i>Godaparagaha Heena by road 04</i>	6.15
680	<i>Godaparagaha Heena by road 05</i>	6.15
681	<i>Isuru Uyana 2nd Lane</i>	6.15
682	<i>Police Training College Road</i>	6.15
683	<i>Gamagoda by road 01</i>	6.15
684	<i>Gamagoda by road 02</i>	6.15
685	<i>Gamagoda by road 03</i>	6.15
686	<i>Gamagoda by road 04</i>	6.15
687	<i>Gamagoda by road 05</i>	6.15
688 -2297	<i>By-road 01 -1648</i>	4.5
2298	<i>Railway</i>	-

*** Is indicated by the sign, This paths are shown in Table 1.6.1.**

Annexure 03: Permissible uses

USE		(Kalutara town center) High Density Commercial Cluster	(Katukurunda, Central Junction) Moderate density commercial cluster I	Highdensity Health Promotion Cluster	High Density Tourism Zone I	Industrial Zone	Moderate Density Commerce Zone II	High Density High Control Residential Zone	Highdensity Residential Zone	Moderate Density Residential Zone	Highdensity Tourism Zone	Low Density Residential Zone	Low Density Tourism Zone	Special Secred Zone
Residential	Housing units	√	√	√	√		√	√	√	√	√	√	√	√
	Apartment complexes	√	√	√			√	√	√	√	√			
	Hostels	√	√	√	√	√	√	√		√		√	√	
	Quarters / quarters	√	√	√	√		√	√	√	√	√		√	
	Adult / Disabled Homes	√	√	√			√	√	√	√		√		
	Children's Homes		√	√			√	√	√	√		√		
	Child Care Centers	√	√	√			√	√	√	√		√	√	
Health	Medical treatment centers	√	√	√	√	√	√	√	√	√	√	√	√	
	Medical Consulting Service Centers	√	√	√			√	√	√	√		√		
	Child and Maternity Clinics	√	√	√			√	√	√	√		√		
	Hospitals		√	√										
	Animal Clinics and Treatment Centers	√	√	√			√	√	√	√		√	√	
	Ayurvedic Treatment Centers	√	√	√			√	√	√	√	√	√	√	
	Ayurvedic Hospitals			√										
	Animal Hospital			√										
Educational	Early Childhood Development Centers	√	√	√			√	√	√	√		√	√	
	Private tuition classes	√	√	√			√	√	√	√		√		
	Other Education Centers (Kalayatana / Theater Theater)	√	√	√			√	√	√	√		√		
	Primary Education Institutions	√	√	√				√	√	√				
	Secondary Education Institutions	√	√	√					√					
	Tertiary Education Institutions	√	√	√					√					

USE		(Kaltara town center) High Density Commercial Cluster	(Katukurunda, Central Junction) Moderate density commercial cluster I	Highdensity Health Promotion Cluster	High Density Tourism Zone I	Industrial Zone	Moderate Density Commerce Zone II	High Density High Control Residential Zone	Highdensity Residential Zone	Moderate Density Residential Zone	Highdensity Tourism Zone	Low Density Residential Zone	Low Density Tourism Zone	Special Secred Zone
Educational	Technical Schools / Vocational Training Centers		√	√				√	√					
	Research and Development Centers		√	√										
	Hotel schools										√		√	
Institutions	Offices	√	√	√		√	√	√	√	√		√		
	Office complex	√	√	√										
	Professional Offices	√	√	√			√	√	√	√		√		
	Bank Insurance and Financial Institutions	√	√	√	√	√	√	√	√	√		√	√	
	Automated Transaction Center	√	√	√	√	√	√	√			√		√	
Social services	Community Development Centers	√	√	√			√		√	√		√		
	Social and cultural centers	√	√	√			√		√	√		√		√
	Auditoriums and conference rooms	√	√	√										√
	Library	√	√	√			√		√	√		√		√
	Religious centers		√	√					√	√		√		√
	Rehabilitation centers	√	√	√			√							
	Cemeteries and crematoriums								√	√		√		
	Art galleries / museums													√
Meditation Centers													√	
Leisure and recreation	Film hall	√	√											
	Nightclub	√	√		√						√		√	
	Art Museums / Museum	√	√	√										
	Outdoor Theater	√							√					
	Pocket i gardens	√	√	√			√				√		√	√
	Mini gardens	√				√	√			√		√	√	√
	Linear gardens	√	√	√	√		√	√	√	√	√	√	√	√

USE		(Kalutara town center) High Density Commercial Cluster	(Katukurunda, Central Junction) Moderate density commercial cluster I	Highdensity Health Promotion Cluster	High Density Tourism Zone I	Industrial Zone	Moderate Density Commerce Zone II	High Density High Control Residential Zone	Highdensity Residential Zone	Moderate Density Residential Zone	Highdensity Tourism Zone	Low Density Residential Zone	Low Density Tourism Zone	Special Secred Zone
Leisure and recreation	Community parks							√	√	√		√		
	Boat anchors, ferries / ferry accommodations	√									√	√	√	
	Beach gardens				√						√			
	Indoor Sports Centers		√	√		√		√		√	√	√	√	
	Parks and dry weather grounds		√											
	Informal recreation facilities		√											
	Parks nearby											√		
Commercial	Shop	√	√		√		√	√	√	√	√	√	√	√
	Supermarkets	√	√		√		√	√	√	√	√	√	√	
	Shopping complex	√	√				√	√	√	√	√	√		
	Restaurants	√	√		√		√	√	√	√	√	√	√	√
	Open Market (Sathi Pola)	√	√				√	√		√		√		
	Pharmacies	√	√		√		√	√	√	√	√	√		
	Laboratory Services and Collection Centers	√	√				√	√	√	√	√			
	Wholesale stores	√	√				√			√				
	Customer Service Centers	√	√		√		√	√	√	√	√	√	√	
	Meat and fish stalls	√	√		√		√	√	√	√		√	√	
	Liquor outlets	√	√		√		√						√	
	Building Materials Sales	√	√											
	Fuel stations	√	√				√			√				
	Filling stations and malls	√	√				√							
	Gas stations and electric charging stations	√	√		√		√	√	√	√		√	√	
	Communication towers on buildings	√	√				√							
Communication towers	√	√				√		√			√	√		
Multi-storey parking	√	√		√		√								

USE		(Kalutara town center) High Density Commercial Cluster	(Katukurunda, Central Junction) Moderate density commercial cluster I	Highdensity Health Promotion Cluster	High Density Tourism Zone I	Industrial Zone	Moderate Density Commerce Zone II	High Density High Control Residential Zone	Highdensity Residential Zone	Moderate Density Residential Zone	Highdensity Tourism Zone	Low Density Residential Zone	Low Density Tourism Zone	Special Secred Zone
Commercial	Open car park	√	√		√		√			√			√	
	Vehicle Showrooms	√	√				√	√		√				
	florist		√				√							
	Funeral rooms with ceremony halls		√				√							
	Filling stations and vehicle service centers		√				√							
	Flower Selling Centers													√
	Pooja outlets													√
Tourism	Resorts	√	√		√		√	√	√	√	√	√	√	
	Guest houses	√	√		√		√	√	√	√	√	√	√	
	Lodgings	√	√		√		√	√	√	√	√	√	√	
	Urban hotels	√			√						√			
	Travel Information Centers	√	√		√						√		√	
	Cabanas				√					√	√	√	√	
	Ayurvedic Panchakarma centers	√	√		√		√	√	√	√	√	√	√	
	Tourist hotels				√						√		√	
Utility Services	Rail and bus yard parking areas	√	√						√	√		√		√
Manufacturing industry	Natural fiber based industries		√			√								
	Textile / Textile & Leather Industries		√			√								
	Clay Products Industry					√								
	Electrical and Electronics related industries					√								
	Woodworking & Furniture Manufacturing Industrie					√								

USE		(Kalutara town center) High Density Commercial Cluster	(Katukurunda, Central Junction) Moderate density commercial cluster I	Highdensity Health Promotion Cluster	High Density Tourism Zone I	Industrial Zone	Moderate Density Commerce Zone II	High Density High Control Residential Zone	Highdensity Residential Zone	Moderate Density Residential Zone	Highdensity Tourism Zone	Low Density Residential Zone	Low Density Tourism Zone	Special Secred Zone
Manufacturing industry	Food and non-alcoholic beverage industries					√								
	Alcohol / local pharmaceutical spirits and essence based manufacturing industries					√								
	Industry friendly with recycling activities					√								
Domestic Industries	Dairy products		√				√	√	√	√		√		
	Ornamental fish		√				√	√	√	√		√		
	Production of candles		√				√	√	√	√		√		
	Joss stick		√				√	√	√	√		√		
	Ornaments		√				√	√	√	√		√		
	Food products		√				√	√	√	√		√		
	Natural fiber manufacturing industries		√				√	√	√	√		√		
	Textile Clothing and Leather Products		√				√	√	√	√		√		
	Clay Products		√				√	√	√	√		√		
	Non-alcoholic beverage products		√				√	√	√	√		√		
Agriculture	Ornamental Floriculture and Sales Centers		√				√	√	√	√		√	√	
	Medicinal plantations								√					
	Livestock / farm farms with construction									√		√		
	Fish Business Centers											√	√	
	Farms without construction												√	

Annexure 04: Coordinating Agencies

1. *Sri Lanka Land Reclamation and Development Corporation*
2. *Department of Irrigation*
3. *Central Environmental Authority*
4. *Urban Development Authority*
5. *Coast Conservation and Coastal Resources Conservation Department*
6. *Relevant Local Authority / Institutions*
7. *Department of Forest Conservation*
8. *Department of Wildlife Conservation*
9. *National Building Research Institute*
10. *Department of Agrarian Development*
11. *Department of Archeology*
12. *Marine Environment Protection Authority*
13. *National Aquatic Resources Research and Development Authority*
14. *Geological Survey and Mines Bureau*
15. *Western Provincial Council*
16. *Water Resources Board*
17. *Aquaculture Development Authority*
18. *Ceylon Electricity Board*
19. *Department of Buildings of Sri Lanka*
20. *Road Development Authority*
21. *Department of Fisheries*
22. *Navy*
23. *District Secretary and Divisional Secretary*
24. *Tourism Development Board*

Annexure 05: Definitions

Uses		Definition
Residential	Housing units	Sleeping, Cooking and Sanitary Complete Unit for Independent Residence, A building or part of a building that contains a room or room cluster
	Apartment complexes	Buildings with a horizontal or vertical extension of a unit or unit of residence in a permanently occupied area
	Hostels	Vertical or horizontal extension buildings that provide residential facilities for a limited time
	Quarters / quarters	Vertical or horizontal extension buildings that provide residential accommodation to a particular workplace
	Adult / Disabled Homes	Horizontal or vertical extension buildings with basic residential facilities for the care of the aged and disabled.
	Children's Homes	Buildings with horizontal or vertical extension with basic residential facilities for children under 18 years
	Child Care Centers	Buildings with temporary residential care for children (less than 24 hours)
Health	Hospitals	Laboratories, pharmacies, nursing care, rehabilitation, surgical services, outpatient and internal patient care, training centers, administrative and staffing facilities, with all or several buildings providing treatment for out patient and inpatient
	Medical treatment centers	At least one physician serving a pharmacist and an outpatient center
		Buildings to provide specialized consultancy services
	Medical Consulting Service Centers	Centers that provide basic health care and counseling services for children and pregnant mothers
	Child and Maternity Clinics	Veterinary Service Centers that conduct outpatient and inpatient treatment / clinics
	Animal Hospital	OPD care and veterinary service centers
	Veterinary Clinics and Treatment Centers	Centers served by a registered doctor or a few doctors in the Government Ayurvedic Medical Council who treat traditional indigenous medicine.
Educational	Early Childhood Development Centers	Buildings to provide a formal education including early childhood development activities before admitting children to grade one
	Primary Education Centers	School buildings with facilities to provide a formal education from grade one to grade five
	Secondary Education Centers	School buildings with facilities to provide formal education from grade one to grade thirteenth and sixth to thirteenth
	Tertiary Education Centers	Higher Education Facilities, Any Universities, Open Universities and Higher Education Centers recognized by Government, Semi-Governmental, Private or International

Uses		Definition
Educational	Technical Schools / Vocational Training Centers	Centers to provide vocational / technical training based on employment
	Research and Development Centers	Centers to conduct research and development work in various fields using modern techniques
	Private tuition classes	Buildings with teaching facilities for individual or group of children by one teacher or group of teachers
	Institutions / Rangayathanaya	Buildings for study purposes with a view to providing aesthetics
Institutions	Offices	Centers with utilities and administrative services
	Office complex	two buildings with utility and administrative service facilities Or Buildings with allied facilities for more
	Professional Offices	Career Based Service Centers
	Banks, Insurance and Financial Institutions	Insurance and Financial Institutions
	Automated Money Transfer Centers	Centers for machine trading without a person
Social services and public amenities	Community Development Centers	Centers to facilitate community gatherings, community and development activities in general
	Social and cultural centers	Centers for public and cultural activities
	Religious centers	Places used for religious purposes
	Auditoriums and conference rooms	Buildings used for events, seminars or meetings
	Library	Buildings used for reading and related studies
	Rehabilitation centers	Centers for reintegration of persons engaged in anti-social activities
	Crematoriums	Buildings in a cemetery with a gas or electric fountain to burn dead bodies run by a local authority
	Cemeteries	Places used for burial and cremation
Commercial	Shop	Places where retail or wholesale goods are sold
	Supermarkets	A self-contained large scale building with one roof for selling consumer goods
	Shopping malls	Large Sales Centers with a wide variety of goods and services
	Bōjanāgāra	Places to buy and consume food with minimal facilities
	Open stores	Places where consumer goods are generally sold with or without cover
	Pharmacies	Pharmacies registered under State Pharmaceutical Corporation

Uses		Definition
Commercial	Laboratory Services and Collection Centers	Centers that run chemical service facilities affiliated to a hospital
	Wholesale stores	Places where merchandise or business is in bulk storage
	Warehousing	It is a building or part of a building that is mainly used for storing raw materials, commodities or merchandise for sale locally or overseas using containers.
	Customer Service Centers	Centers for systematic acquisition of customer service needs by competent persons
	Meat and fish stalls	-
	Liquor outlets	-
	Funeral halls	Centers for funeral arrangements
	Funeral halls with ceremony halls	-
	Building Materials Sales	-
	Fuel stations	Buildings with facilities For sale in Petrol, Fuel, Lubricant and Liquid Petroleum Gas Retail
	Filling stations and vehicle service centers	Facilities for retail sale of petrol, fuel, lubricant and liquefied petroleum gas for automobiles, Buildings such as vehicle service garages etc
	Filling stations and malls	Buildings with luxury trading facilities for retail sale of petrol, fuel, lubricant and liquefied petroleum gas for automobiles
	Gas stations and electric charging stations	Gas stations for vehicles and electricity charging stations
	Communication towers on buildings	Towers erected on buildings for communication under the approval of the Telecommunications Regulatory Commission
	Communication towers	communication tower build Under the approval of the Telecommunications Regulatory Commission
	Multi-storey parking	Two floors or buildings to accommodate more parking
	Open car park	-
	Vehicle Showrooms	Buildings for sale in vehicles
	Resorts	Locations, restaurants, sports and recreational activities for tourists to relax or enjoy as a vacation destination.
	Guest houses	A building or part of it that accommodates guests is covered under this.
Lodgings	Rent amenities	

Uses		Definition
Tourism	Tourist hotels	All-inclusive accommodation for travelers
	Urban hotels	Locations used for business services that facilitate short stay in urban areas
	Travel Information Centers	Information centers for the convenience of tourists
	Ayurvedic Panchakarma Center	Ayurvedic Councils Registered Local Ayurvedic Medical Centers
	Cabana hotels	For tourism and leisure activities for tourists temporarily or Small-sized unit with lodging room and sanitary ware using permanent materials
Manufacturing industry	Mining & Mining Extraction Industries	Buildings that support mining and mining-related industries, primarily for activated carbon powder or carbon powder / coal / block stone or fabrication industries (flooring, blasting, fragmentation, polishing) / stone grinding or processing industries.
	Metal Products and Casting Extraction Industries	Iron and steel, Foundry Foundry Industries, Secondary processes, Non-ferrous metal processing industries with melting and metal retrieval, Metal processing industries, electroplating And metal or plastic surface treatment industries, including galvanizing, or powder coating, Machinery, Machinery Parts, Buildings that facilitate the manufacture of metal products and tools
	Oil refineries and petroleum-based chemicals and distilleries	Manufacturing or combining oil refineries (petroleum or petroleum), fuel, lubricant, grease and petroleum-based chemicals (basic or intermediate products), material petroleum gas products, industrial gas production or processing or refueling industries, Asphalt processing plants, pigments and pigment intermediate products Pādanaya or combination of industry, paints (emulsion and enamel) Paints, varnishes, dyes, polish building facilities for the manufacture of, or in combination with the industry
	Chemicals, polythene, plastics, rubber and glass based industries	Manufacture, synthesis or re-packaging of chemicals, soaps, detergents, softeners or other cleaning agents, industrial rubber, natural rubber manufacture or fabrication or rubber based industries, chemical fertilizer manufacturing or amalgamation Processing, processing or re-packing industries Fabrics, insecticides, fungicides and herbicides, manufacturing or combining or re-packing industries, polymeric (polymer) manufacturing or polymeric (polymer) industries, all types of fiber glass raw materials, all types of tires, Tube making or tire refueling, asbestos fiber raw materials, batteries Facilitate the manufacturing or reforming industries, the manufacture or extraction of Western pharmaceuticals or cosmetics, including the intermediate effects of the drug, the batik industry, the manufacture of combustible materials, the furnace and explosive industries. Buildings and buildings using wax Neither the industry.

Uses	Definition
Cement, concrete and ceramic based products	Cement industries (cleanser grinding or manufacturing or re-packing), cement block making industries, concrete pre-mixing plants, glass or glass based manufacturing industries, limestone, ceramic manufacturing industries, non-metallic minerals (limestone, Dolomite, apatite, rockphosphate, sandstone, peldspar, quartz, ilmenite, Utayil, zircon, mica, graphite talatu, ceramics, etc.), grinding or processing industries, concrete tire industry, plaster of Paris production industry, ceramic building facilities for the production of industrial goods
Clay Products Industry	Buildings for tile, clay brick and clay related industries
Natural fiber based manufacturing industries	Fiber based industries using natural materials
Textile, Clothing and Leather Products	Apparel industries, textile processing (including bleaching, coloring, printing) or garment washing or sand-based textile processing, handloom textile or weaving or embroidery industries, high power toiletries and call-in processes, Leather Finishing Industries, Leather Industries, Flax Fabrics Building facilities for the industry
Electrical and Electronics related industries	Electrical or electronic goods and equipment manufacturing or assembly industries
Heavy Machinery and Assembly Industries	Container Terminals for the Car or Bicycle Manufacturing and Assembly Industry
Paper Products and Printing Industries	Pulp and Paper Manufacturing Industries, Corrugated Cardboard Manufacturing Industries, Lead Heat Printing or Newspaper Printing or Wastewater Generating Printing Activities or Color Processing Centers, Printing and Fabric Printing Facilities and Facilities for Industries
Wood / Wood Products & Furniture Manufacturing Industries	Materials other than wood mills, boron treatment, chemical treatment and protection industries, multifamily carpentry industries
Food and non-alcoholic beverage industries	Buildings for Facilities of Food manufacturing, processing and packaging industries, instant tea or coffee processing industries, including bakery and confectionery industries, non-alcoholic beverages, sugar cane industries, ice factories, tea factories, desiccated coconut processing industries or coconut processing industries.
Alcohol / local pharmaceuticals, spirits and extracts	Engaged in the manufacture or extraction or amalgamation of alcoholic fermentation industries (breweries, breweries) or bottling industries with alcoholic beverage bottling and bottling operations, tobacco smoking, sugar production and sugar refining industries, ayurvedic, local pharmaceuticals Industry, coconut oil extraction or cinnamon oil extraction industry Cinnamon smoke (sulfur emission) legit industry, plants and animal oil / fats building facilities for the extraction industries
Recycling activities related industries	Solid waste recycling / recycling / recycling industries, toxic and hazardous / hazardous / hazardous waste recycling / recycling / recycling industries, municipal and other solid waste manufacturing centers

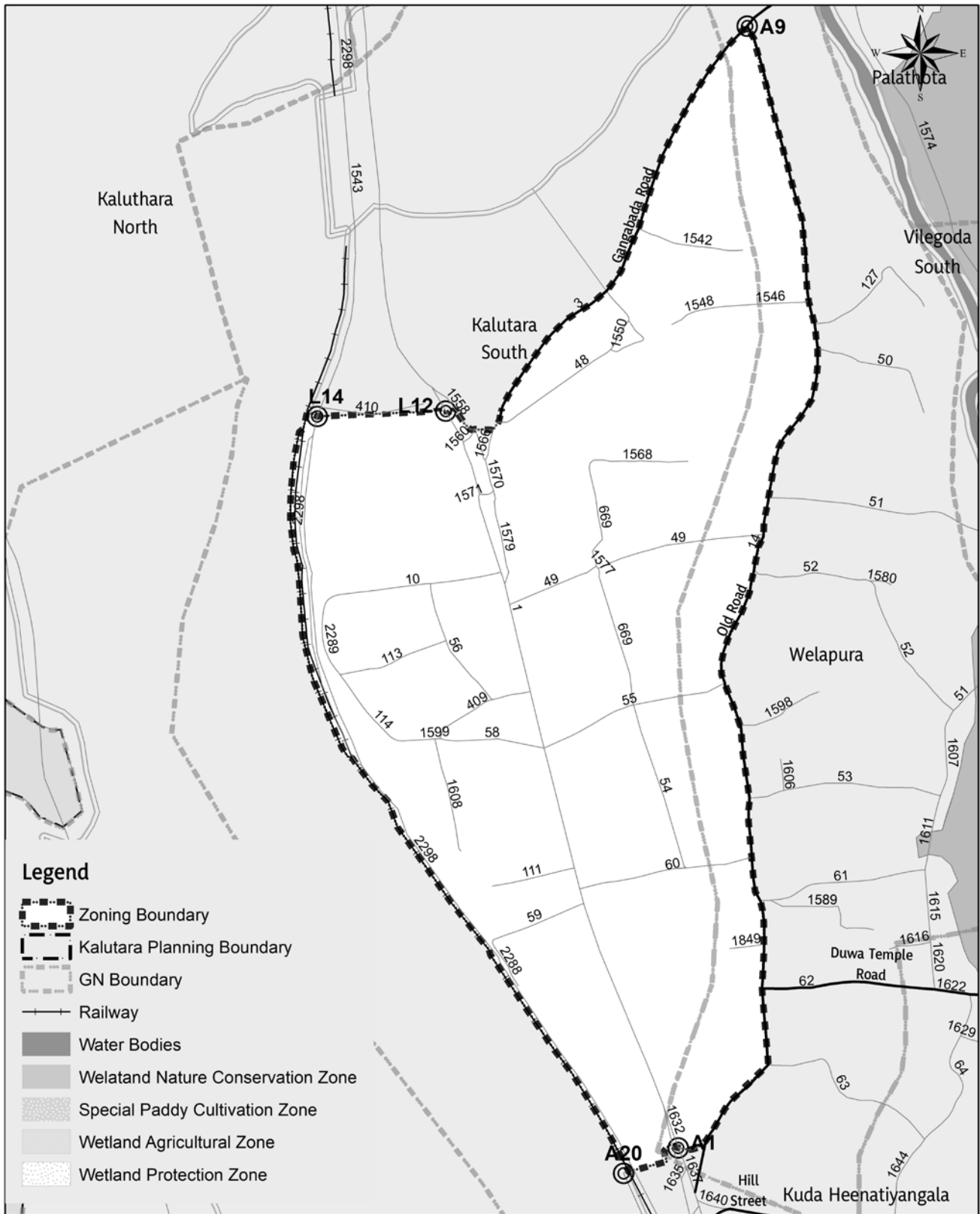
Uses		Definition
Manufacturing industry	Industrial Infrastructure Facilities Centers	Electricity generating units, high-capacity water treatment plants, high-input-capacity burners, buildings with facilities for high-efficiency (industrial or dead) refineries, except those used only in hydro or solar or wind power plants and in general power outages. And construction
	Home Industries	Handicrafts and non-traditional industries
Service industries	Vehicle Service Centers	Places of service provided for vehicle maintenance
	Vehicle Repair Centers / Spray Painting Centers	Accidental / Impaired vehicles are repaired
	Taxi Service Centers	Places where the Owned or Leased Vehicles are hired for the needs of others
	Laundry / clothes cleaning places	Locations for machine washing, drying and processing
	Grinding mill / pad mill	Places where machine grinding and grinding is done
	Writing racks, welding workshops	Locations for machining iron sharpening, cutting and grafting
	Electronic Equipment Repair Centers	-
Utility Services	Railway and bus terminals	-
Leisure and recreation	Pocket Park	The areas of high density residential development, popular industrial and commercial development areas are covered by small areas, leisure areas and park areas where there is no proper maintenance or administration.
	Mini Park	It covers a small sports area, a rest area and a garden area with minimum accessibility of about 2 1/2 minutes walking distance to a residential community of 200 meters.
	Local Park	These include a small sports area (senior or junior soccer pitch, irregular running training grounds, leisure areas, cricket turf, and park areas) within a 400-meter area, within a five-minute walk of the residential community
	Community Park	These include a wide range of Active & Passive play areas, ie turf fields and playgrounds, with a variety of facilities, within a 10-minute walk distance to the residential community of 800m. For example, a 2 hectare soccer field with athletics and running training tracks, a small cricket field between 1.0 hectares, a handball of 0.25-0.5 hectares, a netball or a basketball court, and a special children's field of about 0.25 ha. Play areas, ornamental gardens, ha. Natural environments for leisure and study of about 0.5

Uses		Definition
Leisure and recreation	Town Park	Multiple variations accessible by public and private vehicles covering a community of over 1600 meters, with a wide range of Active & Passive play areas, a variety of sports, combined with separate play area and playgrounds.
	Central Urban Park/City Park	These include public recreational and recreational areas spread over nearly 100 hectares which are accessible by public and private vehicles such as international level stadiums, tournaments, swimming pools, nature parks, small zoos.
	Regional Park	These include public recreational and recreational areas with all facilities or special activities, special natural environment.
	Linear Park	Depending on the existing river / stream / canal reserves, linear parks will be decided. This includes mainly walking lanes, exercise lanes, bicycle lanes and parallel lanes.
	Beach Park	Coastal Recreation Parks
	Indoor Sports Centers	Playing areas within a building with facilities for play
	Theaters	Buildings with auditorium facilities for watching movies for entertainment
	Clubs	Other social amenities with local and foreign liquor outlets for entertainment
	Art galleries / museums	A building where a large number of interesting and valuable objects, such as works of art or artefacts, are kept, studied and displayed to the public.
	Outdoor Theater	Seats with open platform
	Boat jetty / ferry accommodation	lease is a permanent or temporary built-in platform connected to a landfill built for landing, evacuation and other services when the boat is parked in the water
Agriculture	Livestock / farm farms with construction	Places used for cultivating crops or raising animals for human consumption within or outside buildings erected on a particular site
	The Seaport Port	Fisheries Harbor is an area designated by the fishermen within the Sri Lankan territorial waters and is one of the most designated fishing areas within the Sri Lankan waters.
	Fishing ports	This is often a naturally built place and stops both traditional and small boats for landing and launching into the water.
	Lellama	lellama is Fish auction, Selling Landing And permanent buildings adjacent to the water screen for collection.

Annexure o6: High Density Commercial Zone -Zoning Boundaries

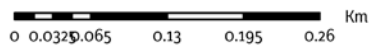
- North : From the starting point railway boundary point at L 14 (6.5857040 – 79.9589380) a line drawn eastward along the Railway Station Cross Road until it meets New Galle Road point at L 12 (6.5856500 – 79.9603550), thence, a line drawn until it meets the Gangabada Road, thence, a line drawn along the Gangabada Road until it meets the junction at Cyril De Zoysa Road point at coordinates A9(X-6.5897750 – Y-79.9634400).
- East : From the last mentioned point at coordinate A9 (6.5897750 – 79.9634400) a line drawn southward along the Cyril De Zoysa Mawatha point at A 1 (6.5777270 – 79.9628800) of same road.
- South : From the last mentioned point a line drawn westward until it meets the point at A 20 (6.5775670 – 79.96246100).
- West : From the last mentioned point a line drawn northward along the landward side of railway reservation until it meets the starting point at railway station cross road.The boundary map described above shows the number.

Map 6 : High Density Commercial Zone



Zoning Plan - High Density Commercial Zone
Kalutara DS Division

Source: Urban Development Authority



Urban Development Authority
December 2020

Annexure 07: Moderate density commercial zone I - Zoning boundaries

Part I

North : From the starting point where Northern boundary of Kalutara Divisional Secretariat Division intersect parallel road I 71 (6.6506300 – 79.9341360) a line drawn northeastward until it meets point of first cross road D 152 (6.6523740 – 79.9371530).

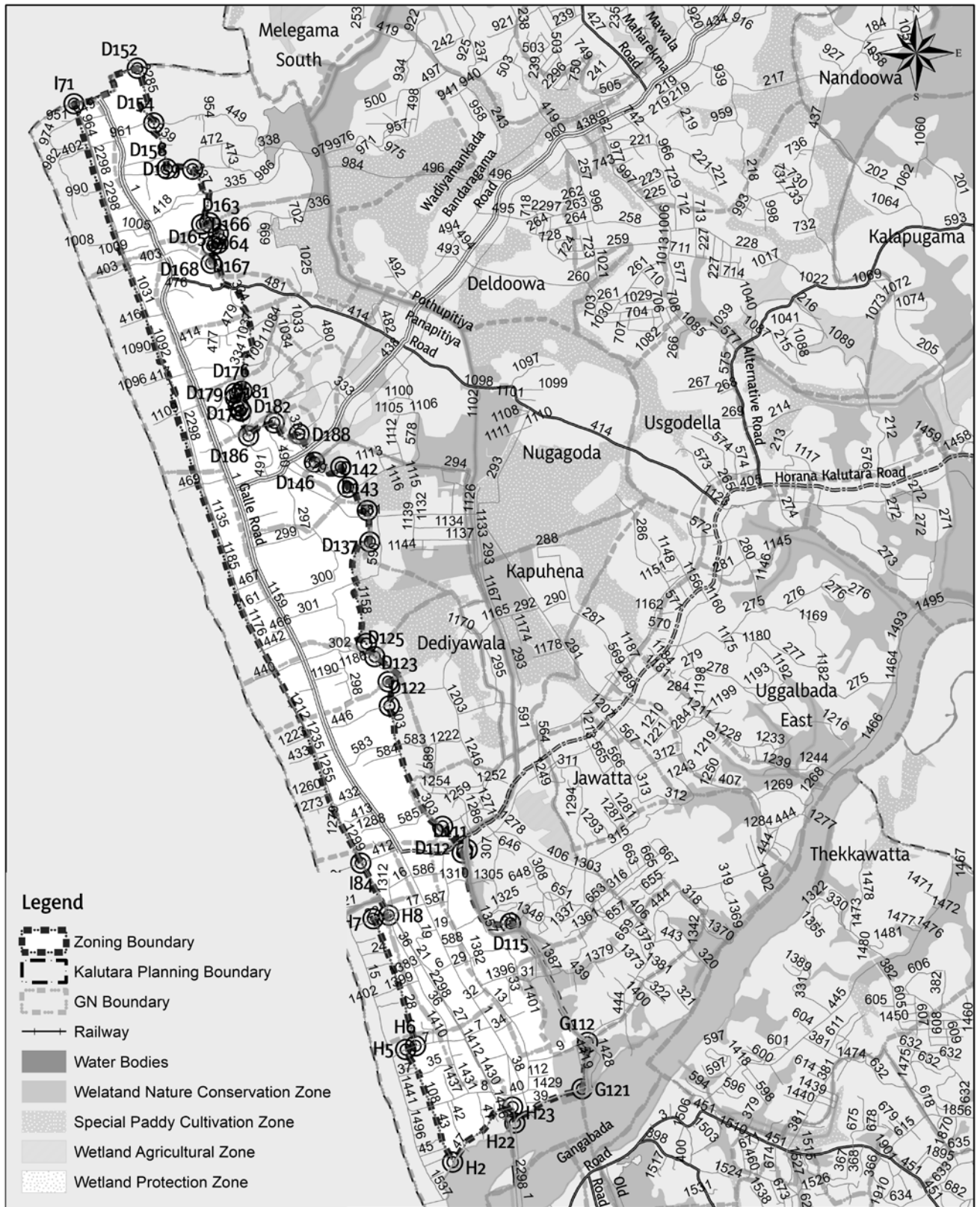
East : From the last mentioned point a line drawn southward along the First Cross Road until it meets Saranathissa Road point at D 154 (6.6500720 – 79.9377860), thence, a line drawn southward along same road until it meet point at D 158 (6.6475170 – 79.9391750), thence, a line drawn eastward to point at D 159 (6.6474760 – 79.9407090), thence a line drawn southward along Pushparama Mawatha until it meet point at D 163 (6.6446240 – 79.9414220), and point at D 164 (6.644660 – 79.9418660), thence, a line drawn southward until it meet Pothupitiya Road point at D 165 (79.9424510 –), thence, a line drawn along points, D166 (6.431630 – 79.9424510), D 167 (6.6429510 – 79.9418230), D 168 (6.6420380 – 79.9419090) until it meet Circular Road, thence, a line drawn southward along Circular road passing Walukarama Road, Ranjith Shantha Rupasinghe Road, Panapitiya Road and Karandagaha Road until it meet point at D 176 (6.6348040 – 79.9436760), thence, a line drawn westward until meet point at D 178 (6.6347490 – 79.94346610), thence, a line drawn southward until it meet point at D 179 (6.6341620 – 79.94333860), thence, a line drawn southward until it meet point at D 180 (6.633337600 – 79.9434160), thence, a line drawn again southward until it meet point at D 181 (6.6334540 – 79.943520), thence, a line drawn southeastward until it meet point at D 182 (6.6334480 – 79.9436670), thence, a line drawn southward until it meet point at D 186 (6.6322120 – 79.94339470), thence, a line drawn eastward until it meet point at D 187 (6.6330520 – 79.9454180), thence, a line drawn southward point at north 100 m distance to Waskaduwa – Bandaragama parallel to same road to the point D 188 (6.6317730 – 79.9461750), thence, a line drawn southward until it meet point at 100 m distance to Waskaduwa – Bandaragama Road parallel to same road, point at P 146 (6.6301650 – 79.9481140), thence, a line drawn southward along boundary of Wetland Agriculture Zone until it meet boundary of Special Paddy Cultivation Zone point at D 142 (6.6290940 – 79.9499320), thence, a line drawn along Special Paddy Cultivation Zone until it meet Northern boundary of Kuda-Waskaduwa Grama Niladhari Division point at D 139 (6.6276550 – 79.9510050), thence, a line drawn southward along boundary of same Grama Niladhari Division until it meet boundary of Special Paddy Cultivation Zone point at D 126 (6.6200480 – 79.9508990), thence, a line drawn southward along boundary of Special Paddy Cultivation Zone until it meet boundary of Maha-Waskaduwa Grama Niladhari Division point at D 125 (6.6189450 – 79.9516490), thence, a line drawn southward

and westward along Eastern boundary of Maha-Waskaduwa Grama Niladhari Division until it meet point at D 123 (6.6169520 - 79.9517060), thence, a line drawn southward until it meet point at D 122 (6.6166350 - 79.9519190), thence, a line drawn southward along Kandy Temple Road until it meet point at 100 m north parallel to Kalutara - Horana Road point at D 120 (6.6097120 - 79.9552450), thence, a line drawn southward point at 100 m distance parallel to Horana - Kalutara Road point at D 111 (6.6084440 - 79.9567020), thence, a line drawn southwestward until it meet Eastern boundary Deshasthra Grama Niladhari Division point at D 112 (6.6078480 - 79.9566590), thence, a line drawn southward southeastward along the Eastern boundary of until it meet point at D 115 (6.6136240 - 79.9595060), thence, a line drawn along the centre line of Wilegoda Ela until meet Eastern boundary of Ferry Grama Niladhari Division point at G 112 (6.5968120 - 79.9638880), thence, a line drawn until it meet Northern boundary of Green Strip Zone of Kalu Ganga reservation (66' from river edge) point at G 12 (6.5941900 - 79.9635880).

South : From the last mentioned point a line drawn westward along the Green Strip of Kaluganga Reservation 66' from Kaluganga Edge until it meets intersecting point of Galle Road point at, H 22 (6.5921010 - 79.9592820) thence, a line drawn northward along boundary of Galle Road until it meet Kalido Beach Road point at H 23 (6.5931410 - 79.9591730), thence, a line drawn southwest ward along the Kalido Beach Road until it meet Peiris Mawatha point at H 2 (6.5901150 - 79.95593300).

West : From the last mentioned point a line drawn northward along the Peiris Mawatha until it meet the South Sri Sumangala Mawatha, thence, a line drawn northward along the Peiris Mawatha until it meets the point at H 5 (6.5968710 - 79.953020) and North Sri Sumangala Mawatha, thence, a line drawn eastward along the North Sri Sumangala Mawatha until it meets point at H 6 (6.5971080 - 79.9536100), thence, a line drawn northward along the Negrodharama Temple Road point to H 7 (6.6044580 - 79.9511210), thence, a line drawn eastward along Negrodharama Temple Road until it meets the point at H 8 (6.6046390 - 79.9520310), thence, a line drawn northward along same point and Fonseka Piyasa Road until it meet point at 184 (6.6077100 - 79.9503770), thence, a line drawn along parallel road until it meets the starting point at 171 (6.6506300 - 79.9341360).

Map 7(A) : Moderate Density Commercial Zone I (Part 1)



Legend

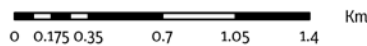
-  Zoning Boundary
-  Kalutara Planning Boundary
-  GN Boundary
-  Railway
-  Water Bodies
-  Wetland Nature Conservation Zone
-  Special Paddy Cultivation Zone
-  Wetland Agricultural Zone
-  Wetland Protection Zone

Zoning Plan - Moderate Density Commercial Zone - I

Part 1

Kalutara DS Division

Source: Urban Development Authority



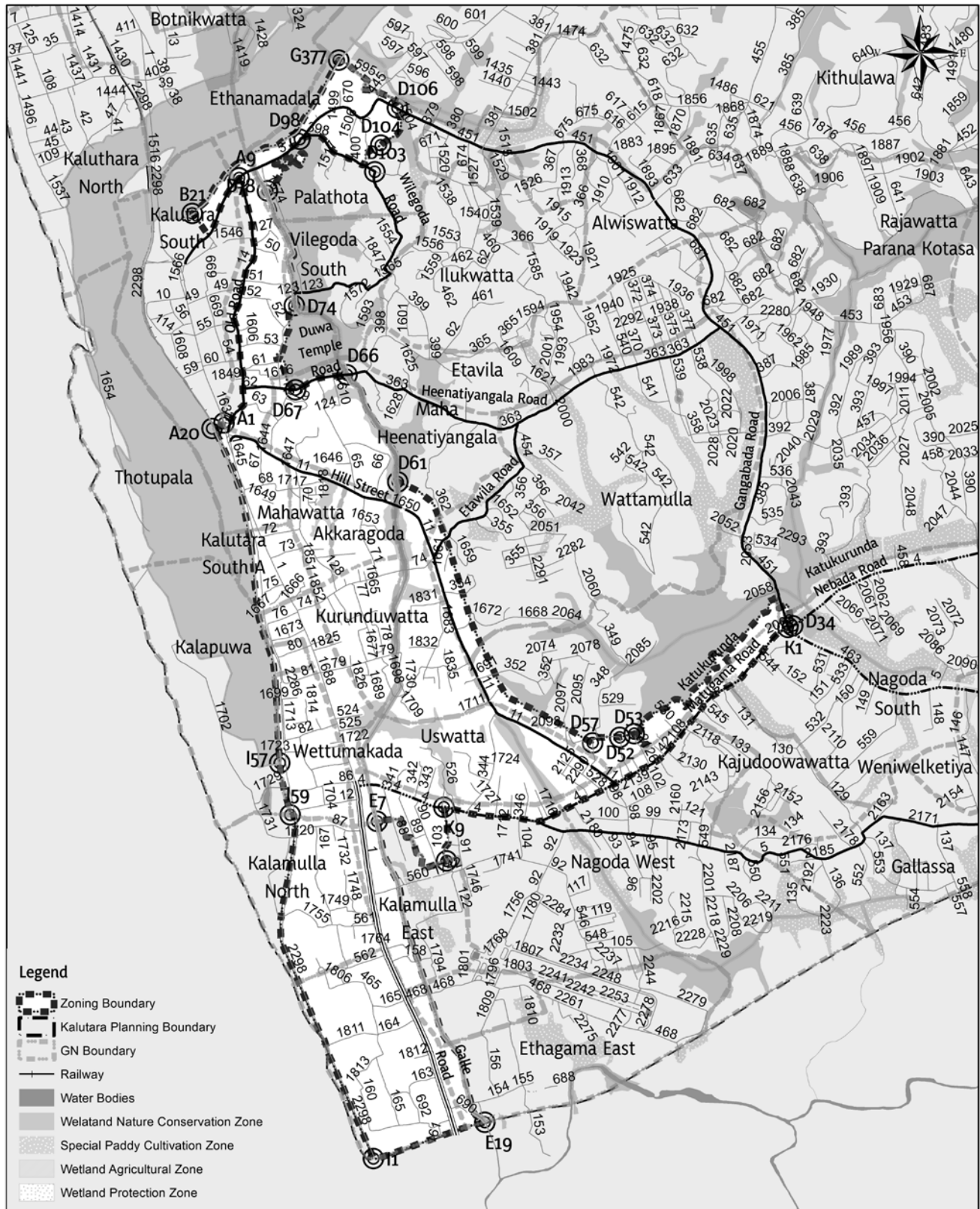
Urban Development Authority
December 2020

Part II

- North** : From the starting point at 20 m distance parallel to Kalu Ganga Southern half of Green Strip Zone B 21 (6.5877180 - 79.9613260), a line drawn northeastward along south half of Green Strip Zone until it meets the Eastern boundary of Palatota Grama Niladhari Division to point at G 377 (6.5949230 - 79.9682430).
- East** : From the last mentioned point a line drawn eastward along the Eastern boundary Palatota Grama Niladhari Division until it meet Wetland Conservation Zone point at D 106 (6.5928600 - 79.9712080), thence, a line drawn along the Wetland Nature Conservation Zone until it meet point at D 104 (6.5910640 - 79.9703000), thence, a line drawn southward until it meets the New Road point at D 103 (6.5900640 - 79.9698120), thence, a line drawn northwestward until it meet boundary of Wetland Nature Conservation Zone point at D 98 (6.5913370 - 79.96644960), thence, a line drawn along Wetland Conservation Zone boundary point at D 78 (6.5887980 - 79.9649100), thence, again line drawn southward along the Wetland Nature Conservation Zone until it meets the Duwa - Temple Road point at D 67 (6.5798450 - 79.9660500), thence, a line drawn eastward along Duwa - Temple Road until it meets the Heenatiyangala Ela point at D 66 (6.5806580 - 79.9685190), thence, a line drawn southward along the boundary of Heenatiyangala Ela until it meets the point at 100 m distant parallel to Hill Street point at D 61 (6.5752110 - 79.5711880), thence, a line drawn southward from the eastern boundary 100 m parallel to Hill Street until it meeting point of Pragathi Mawatha point at D 57 (6.5632250 - 79.9800460), thence, a line drawn eastward along the Pragathi Mawatha until it meets the point at D 53 (6.5635690 - 79.9815730), thence, a line drawn eastward until it meets the boundary of Wetland Nature Conservation Zone point at D 52 (6.5635010 - 79.9822470), thence, a line drawn eastward along the Southern boundary of Wetland Nature Conservation Zone until it meets the Nagoda Junction meet the point at Kalutara - Naboda Road point at D 34 (6.5687350 - 79.9895170), thence, a line drawn westward until it meets the point at K 1 (6.5686910 - 79.9891840), thence, a line drawn westward passing Central Junction along the Matugama Road until it meets Dharmapala Vidyala Mawatha point to K 9 (6.5602360 - 79.9730840), thence, a line drawn southward along the Dharmapala Mawatha until it meets the eastern boundary of Kalamulla East Grama Niladhari Division point at K 13 (6.5567170 - 79.9725170), thence, a line drawn westward along the Northern boundary of Kalamulla East Grama Niladhari Division until it meets the Heenatiyangala Ela point at E 7 (6.5589330 - 79.9703180), thence, a line drawn southward along the Heenatiyangala Ela until it meets the Southern boundary of Kalutara Divisional Secretary Division.

- South : From the last mentioned point a line drawn westward along the Southern boundary of Kalutara Divisional Secretary Division until it meets the railway line point at I 1 (6.5431290 - 79.9701140).
- West : From the last mentioned point a line drawn northward along the Eastern boundary of railway line until it meets the Northern boundary of Kalamulla North Grama Niladhari Division point at 159 (6.5592680 - 79.9658800), thence, a line drawn along the Western boundary of Katukurunda Grama Niladhari Division until it meets the end point of Northern boundary of Katukurunda Grama Niladhari Division, thence, a line drawn northward along the reservation of lagoon until it meets the railway line point at A 20 (6.5775670 - 79.9624610), thence, a line drawn eastward until it meets the Galle Road point at A 1 (6.5777270 - 79.9628800), thence, a line drawn northward along the Cyril De Silva Mawatha until it meets the Gangabada Road at point A 9 (6.5897750 - 79.9634400), thence, a line drawn southwestward along the same road and thence northward until it meets the starting point.

Map 7(B) : Moderate Density Commercial Zone I (Part 2)

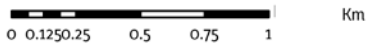


Zoning Plan - Moderate Density Commercial Zone - I

Part 2

Kalutara DS Division

Source: Urban Development Authority

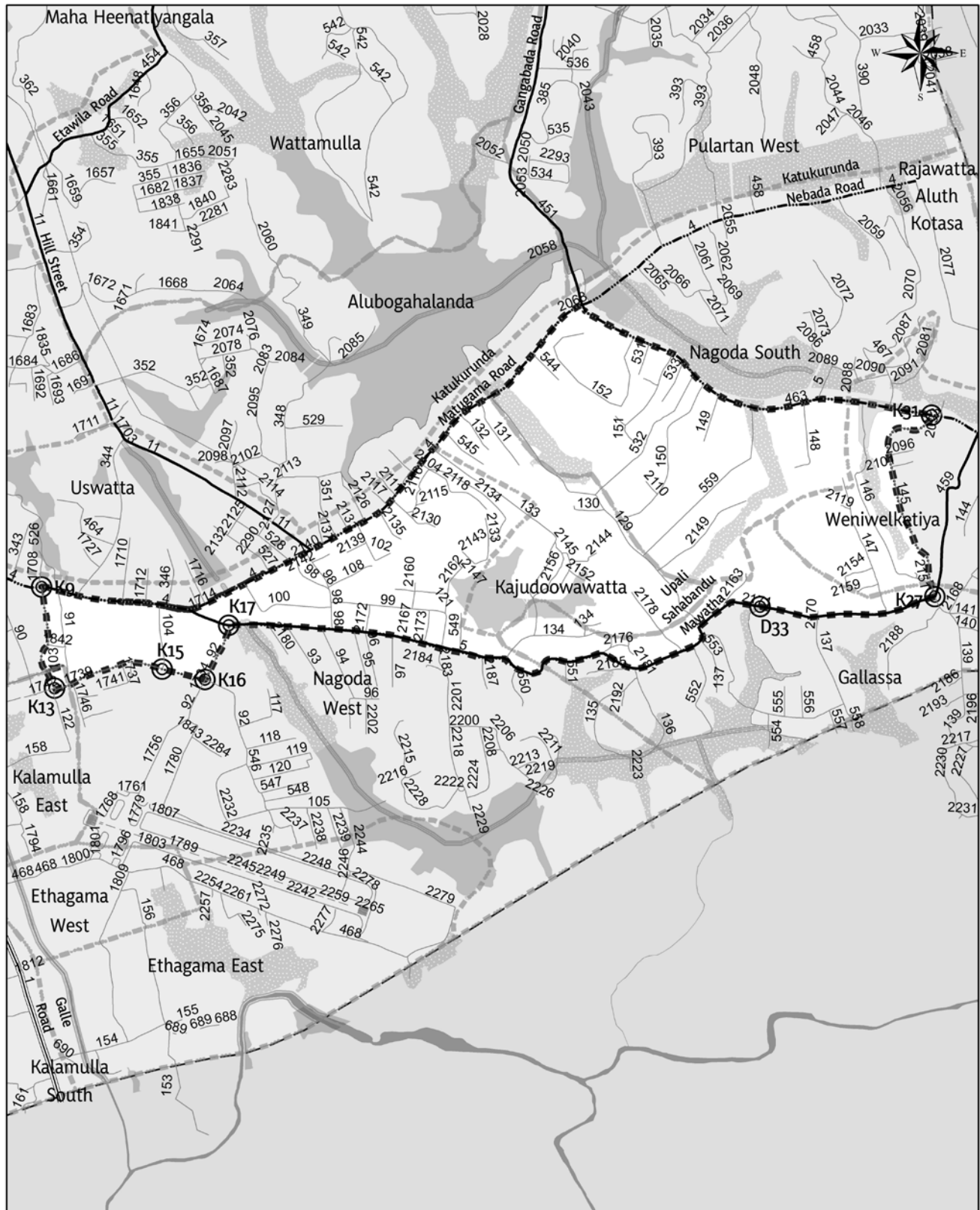


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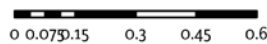
Annexure 08: High Density Health Promotion Zone - Zoning Boundaries

- North : From the starting point where Dharmapala Mawatha intersecting Katukurunda - Matugama Road, a line drawn eastward along the Matugama Road passing Central Junction and Nagoda Junction until it meets the Gallassa Colony Road point at K 31 (6.5653870 - 79.9996400).
- East : From the last mentioned point a line drawn southward along the Gallassa Colony Road until it meets the point at K 27 (6.5653870 - 79.9997470).
- South : From the last mentioned point westward along the Gallassa Colony Road until it meets the Air Port Road point at K 17 (6.5591020 - 79.9786730), thence, a line drawn southward along the Air Port point at K 16 (6.5574890 - 79.9780210), thence, a line drawn westward point at K 15 (6.5577970 - 79.9767120), thence, a line drawn along Bodhiyawatta Road until it meets the Dharmapala Mawatha point at K 13 (6.3571820 - 79.9735030).
- West : From the last mentioned point a line drawn northward along the Dharmapala Vidyalaya Mawatha Road until it meets the starting point at K 9 on Katukurunda - Matugama Road.

Map 8 : High Density Health Promotion Zone



Zoning Plan - High Density Health Zone
Kalutara DS Division



Km



Urban Development Authority
December 2020

Source:Urban Development Authority

Western Province Division

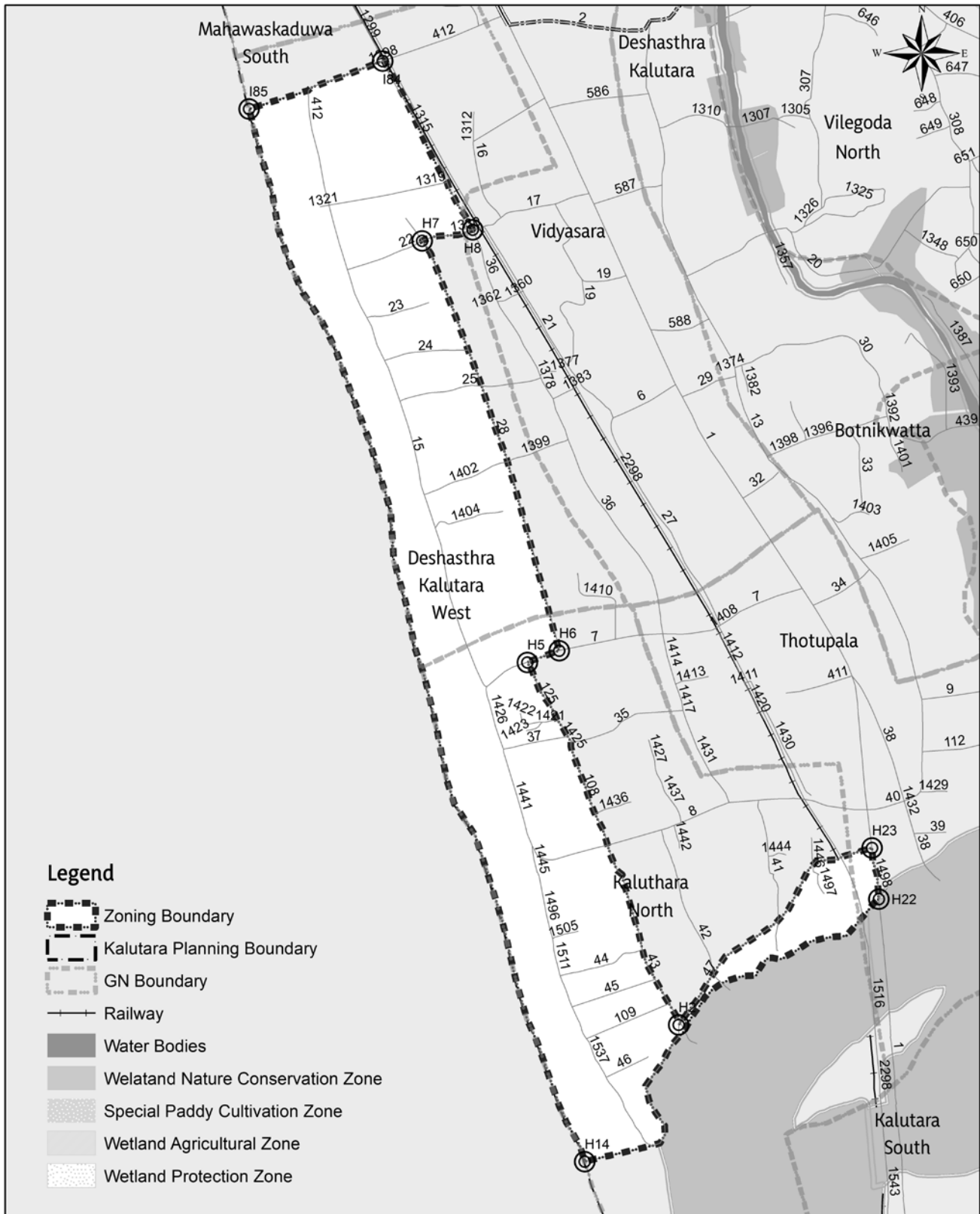
Kalutara Development Plan (2021–2030)

Prepared By:Kalutara District Office

Annexure 09: High Density Tourism Zone - Zoning boundaries

- North** : From the starting point where Western boundary of Kalutara Divisional Secretary Division intersect the Abroo Mawatha point at 185 (6.6072090 - 79.949483910), a line drawn along Abroo Mawatha until it meets the railway line point at 184 (6.6077100 - 79.9503770).
- East** : From the last mentioned point a line drawn southward along the Fonseka Mawatha until it meets Negrodharama Mawatha point at H 8 (6.6046390 - 79.9520310), thence, a line drawn westward along the Negrodharama Mawatha until it meets the Sri Niwasa Mawatha, thence, a line drawn southward along the Siri Niwasa Mawatha until it meets the Sri Sumangala Mawatha until it meets the Siri Niwasa Mawatha point at H 6 (6.5971080 - 79.9536100), thence, a line drawn westward along Siri Niwasa Mawatha until it meets the Peiris Mawatha, thence, a line drawn southward until it meets the Sri Sumangala South Road, thence, a line drawn along the same road until it meets the Peiris Mawatha, thence, a line drawn southward along the Peiris Mawatha until it meets the Kalido Beach Road point at H 2 (6.5901150 - 79.9559330), thence, a line drawn northeastward along Kalido Beach Road until it meets the Galle Road point at H 23 (6.5931410 - 79.9591730), thence, a line drawn southward along the Galle Road until it meets the Kalu Ganga Green Belt point at H 22 (6.5921010 - 79.9592820).
- South** : From the last mentioned point a line drawn westward along the Kalu Ganga Green Belt until it meets the Western boundary of Kalutara Divisional Secretary Division point at H 14 (6.5869240 - 79.9546700).
- West** : From the last mentioned point a line drawn northward until it meets the starting point at Western boundary of Kalutara Divisional Secretary Division.

Map 9 : High Density Tourism Zone I



Zoning Plan - High Density Tourism Zone - I
Kalutara DS Division

Source:Urban Development Authority



Urban Development Authority
December 2020

Annexure 10: Industrial Zone - Zoning boundaries

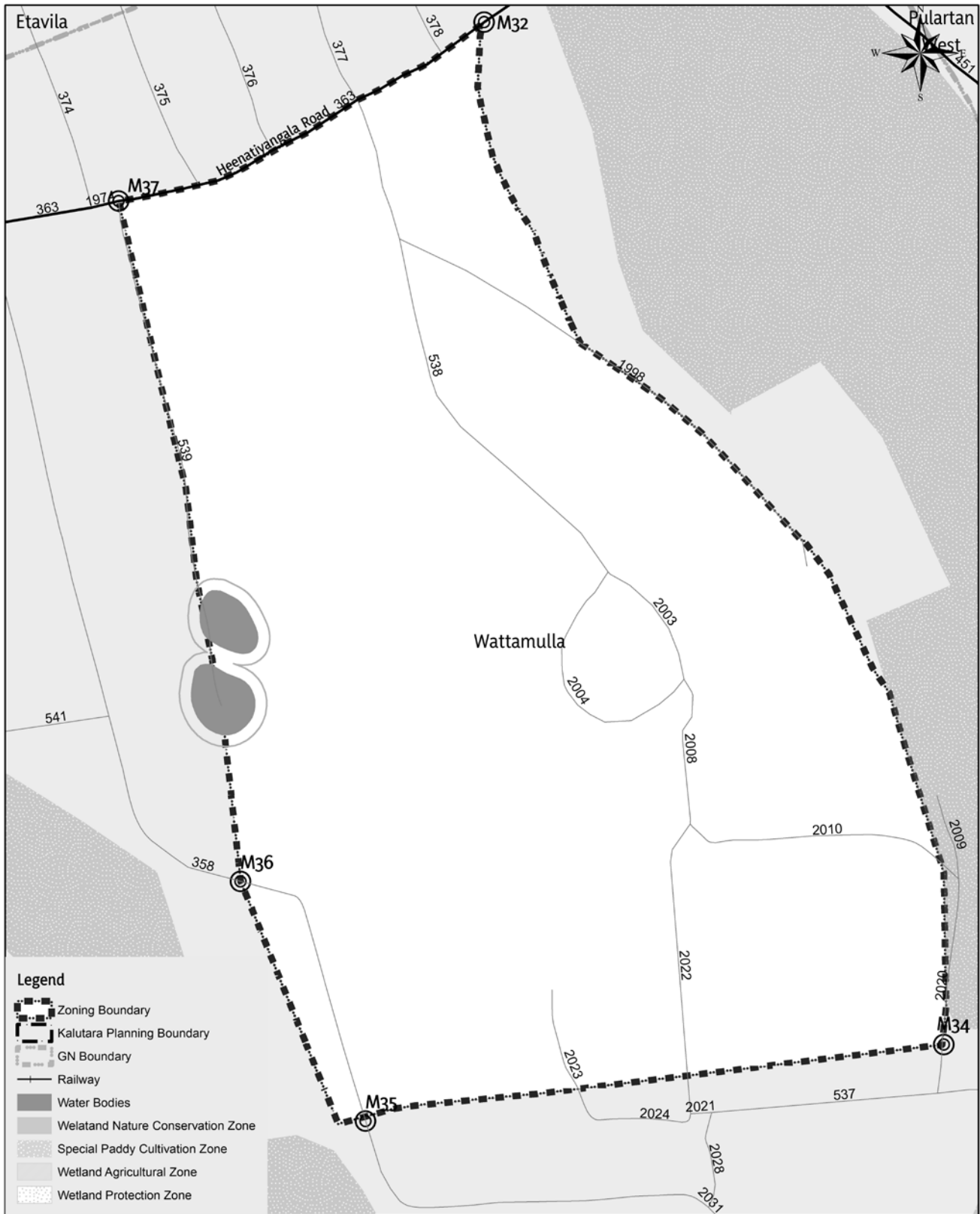
Part I

- North** : From the starting point located at Rajawatta Sama Vihara Mawatha coordinates M 8 (6.5754160 - 79.99295100), a line drawn along coordinates M 9 (6.57598400 - 79.9930510), M 10 (6.57628900 - 79.99332800), M 11 (6.57598400 - 79.9930510), M 12 (6.5762130 - 79.99417800), M 13 (6.57778200 - 79.99458400), M 14 (6.57853700 - 79.9946910), M 15 (6.5787960 - 79.9947900), M 16 (6.5788400 - 79.9946910), M 17 (6.5789980 - 79.9946660), M 18 (6.5793310 - 79.99465560), up to M 19 (6.5795050 - 79.9947960).
- East** : From the last mentioned point a line drawn until it meets where Pulatanwatta Main Road intersect Cemetery Road point at M 22 (6.57920100 - 79.99564500), thence, a line drawn southward crossing Pulatanwatta Main Road until it meets the intersecting point of Naboda Road point at M 1 (6.5713960 - 79.9980940).
- South** : From the last mentioned point a line drawn westward along Katukurunda - Naboda Road until it meets the point at same road M 1 (6.5713960 - 79.99370900).
- West** : From the last mentioned point a line drawn northward along coordinate M 2 (6.57276600 - 79.9935100), M 3 (6.57361800 - 79.99311900), M 4 (6.57389800 - 79.99328100), M 6 (6.57459200 - 79.99306200), up to M 7 (6.5752320 - 79.993990).

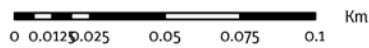
Part II

- North : From the starting point at Gamunu Mawatha point at M 37 (6.5813540 - 79.9836710), a line drawn eastward along Gamunu Mawatha up to the point at M 32 (6.5821200 - 79.9851820).
- East : From the last mentioned point a line drawn southward until it meets the point at M 34 (6.5778530 - 79.98450500).
- South : From the last mentioned point a line drawn westward until it meets the point at M 35 (6.57734100 - 79.98450500).
- West : From the last mentioned point a line drawn northward to the through point at M 36 (6.5786810 - 79.98401500) to starting point at M 37.

Map 10(B) : Industrial Zone (Part 2)



Zoning Plan - Industrial Zone
 Part 2
 Kalutara DS Division
 Source:Urban Development Authority



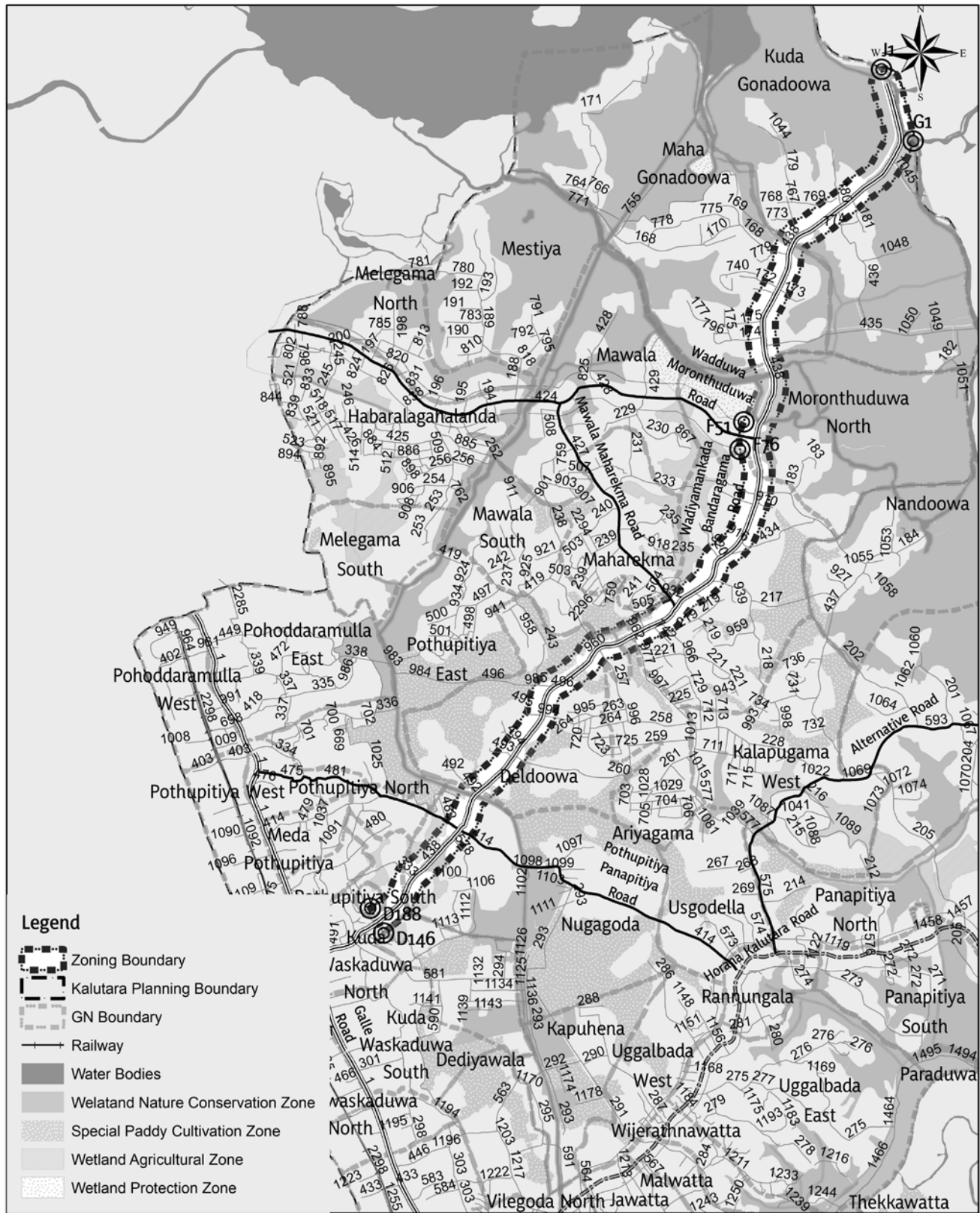
 Urban Development Authority
 December 2020

Annexure 11: Moderate Density Commercial Zone II - Zoning Boundaries

Part I

- North : From the starting point where intersecting point of Galle Road and Waskaduwa - Bandaragama Road 100 m distance northward parallels to same road point at P 188 (6.6317730 - 79.9461750), a line drawn northeastward to a point 100 m distance southward parallel to starting point of Wadduwa - Morantuduwa Road point at F 76 (6.6623130 - 79.9710240), thence, a line drawn northward passing point at F 51 (6.6641120 - 79.9713200), until it meets the Eastern boundary of Kalutara Divisional Secretary Division point at J 1 (6.6871130 - 79.9794510) 100 m distance parallel to Waskaduwa - Bandaragama Road.
- East : From the last mentioned point a line drawn southward along Eastern boundary of Kalutara Divisional Secretary Division point at G 1 (6.6824490 - 79.9823370).
- South : From the last mentioned point 100 m distance southward parallel to Waskaduwa - Bandaragama Road a line drawn southeastward point at D 146 (6.6305280 - 79.9475980).
- West : From the last mentioned point a line drawn starting point at 100 m distance northward to centre line of Waskaduwa - Bandaragama Road point at D 188.

Map 11(a) : Moderate Density Commercial Zone II (Part 1)



Legend

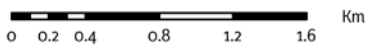
- Zoning Boundary
- Kalutara Planning Boundary
- GN Boundary
- Railway
- Water Bodies
- Wetland Nature Conservation Zone
- Special Paddy Cultivation Zone
- Wetland Agricultural Zone
- Wetland Protection Zone

Zoning Plan - Moderate Density Commercial Zone - II

Part 1

Kalutara DS Division

Source:Urban Development Authority

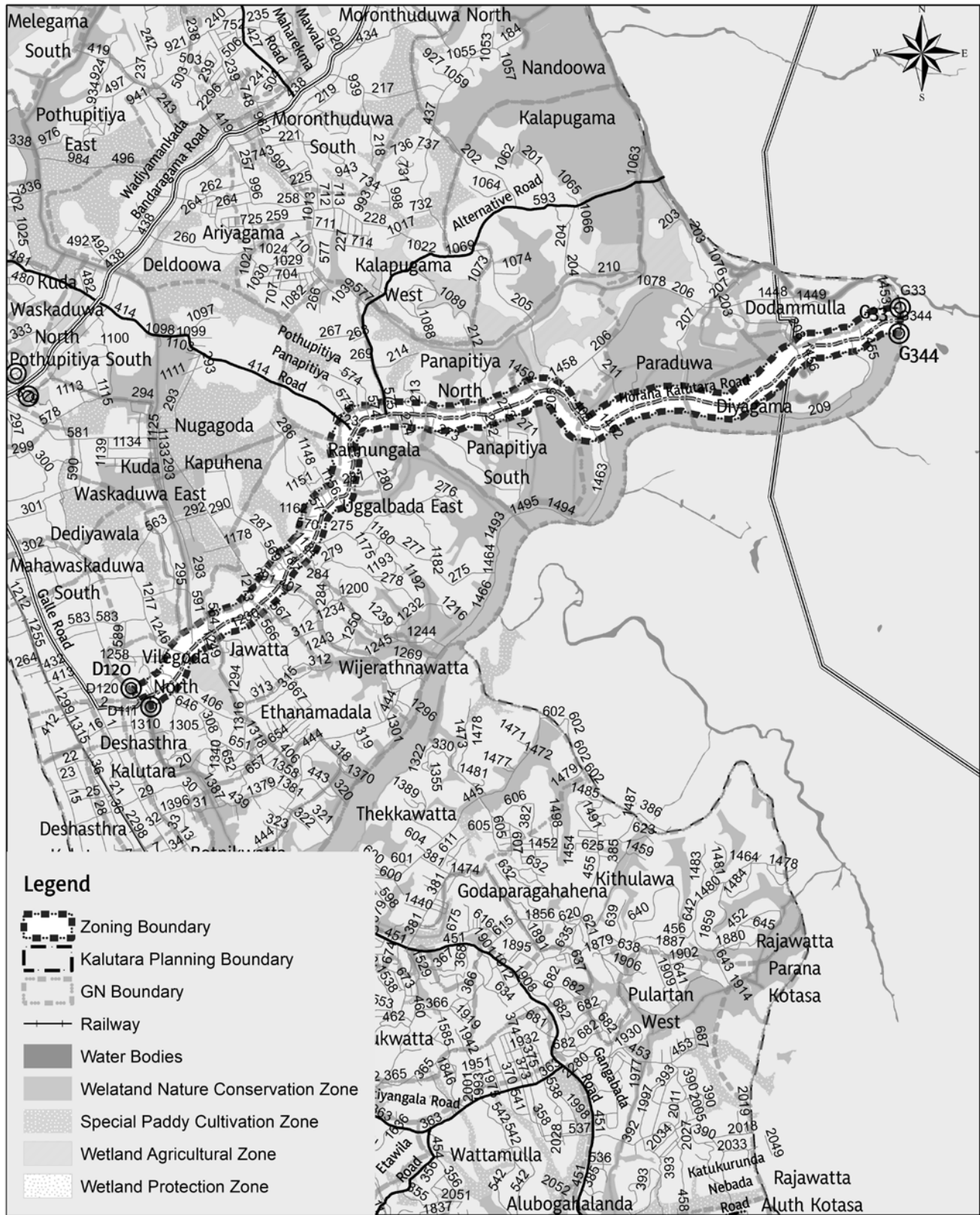


Urban Development Authority
December 2020

Part II

- North : From the starting point 100 m distance northward parallel to from the intersecting point of Kalutara - Horana Road and Kanda Temple Road point at D 120 (6.6097120 - 79.9532430), a line drawn northeastward passing Southern Expressway parallel to Kalutara - Horana Road until it meets the Eastern boundary of Kalutara Divisional Secretary Division point at G 33 (6.6369570 - 80.0104700).
- East : From the last mentioned point a line drawn southward from point 100 m distance parallel point at G 344 (6.6352720 - 80.0105510).
- South : From the last mentioned point a line drawn southward to point at 100 m parallel distance to centre line of Kalutara - Horana Road point at D 111 (6.6084440 - 79.9567020).
- West : From the last mentioned point a line drawn northward until it meets the Kalutara - Horana Road and thence, a line drawn westward and northward along same road until it meets the starting point.

Map 11(B) : Moderate Density Commercial Zone II (Part 2)

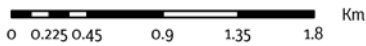


Zoning Plan - Moderate Density Commercial Zone - II

Part 2

Kalutara DS Division

Source:Urban Development Authority

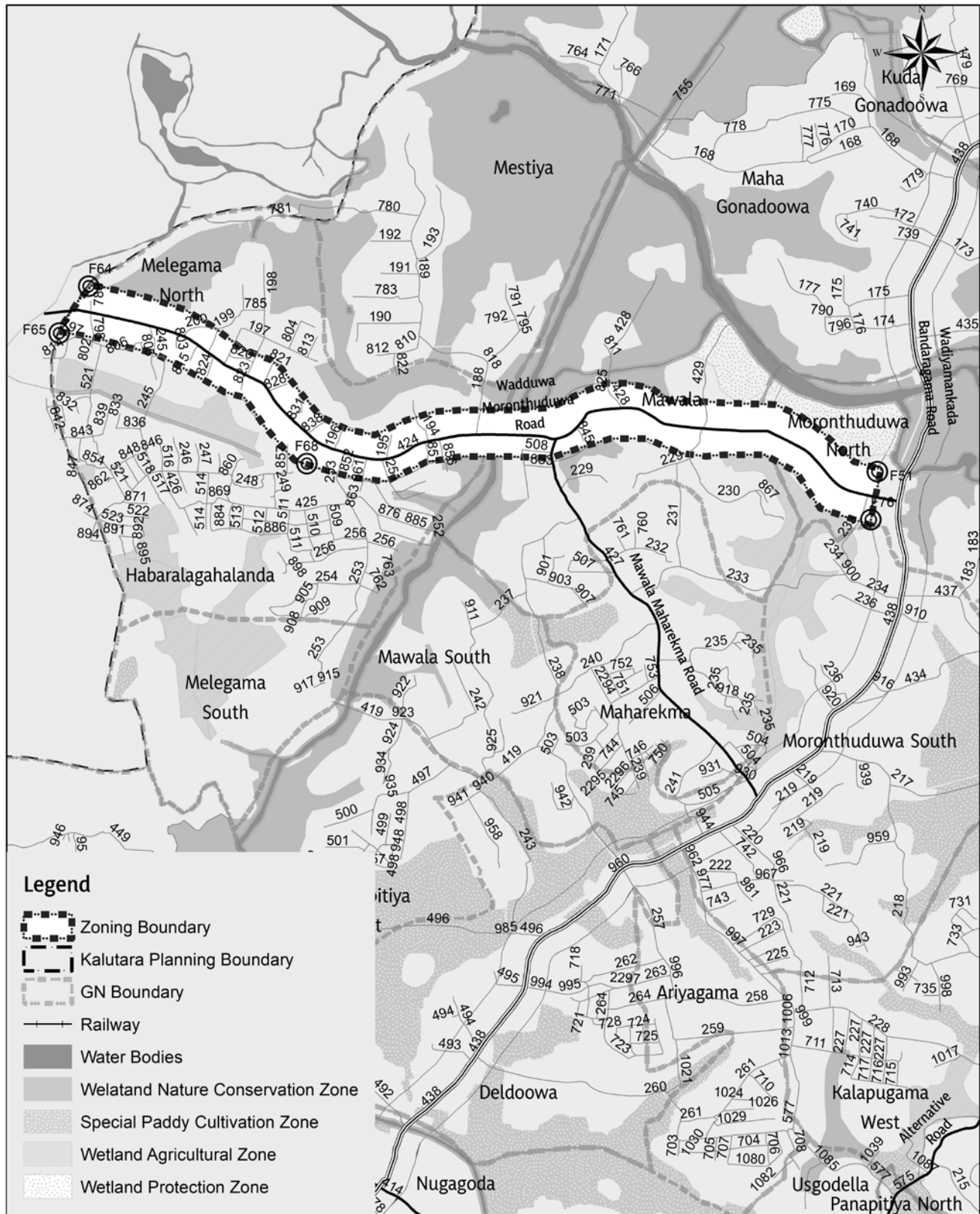


Urban Development Authority
December 2020

Part III

- North : From the starting point 100 m northward of Wadduwa - Morathuduwa Road point at F 64 (6.67086300 - 79.94455800), a line drawn southeastward until it meets the point 100 m distance parallel to Waskaduwa - Bandaragama Road point at F 51 (6.6641120 - 79.9713200).
- East : From the last mentioned point a line drawn 100 m southward parallel to Waskaduwa - Bandaragama Road point at F 76 (6.66231300 - 79.97102400).
- South : The line drawn to the midpoint of the F65(6.6692560-79.9414490) from the last point parallel to the Wadduwa-Morontuduwa road, 100 meters parallel to the center point of the Waskaduwa-Bandaragama road.
- West : From the last mentioned point a line drawn northeastward along the Northern boundary of Kalutara Divisional Secretary Division until it meets the starting point (F 64).

Map 11(C) : Moderate Density Commercial Zone II (Part 3)

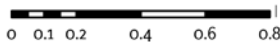


Zoning Plan - Moderate Density Commercial Zone - II

Part 3

Kalutara DS Division

Source: Urban Development Authority



Km

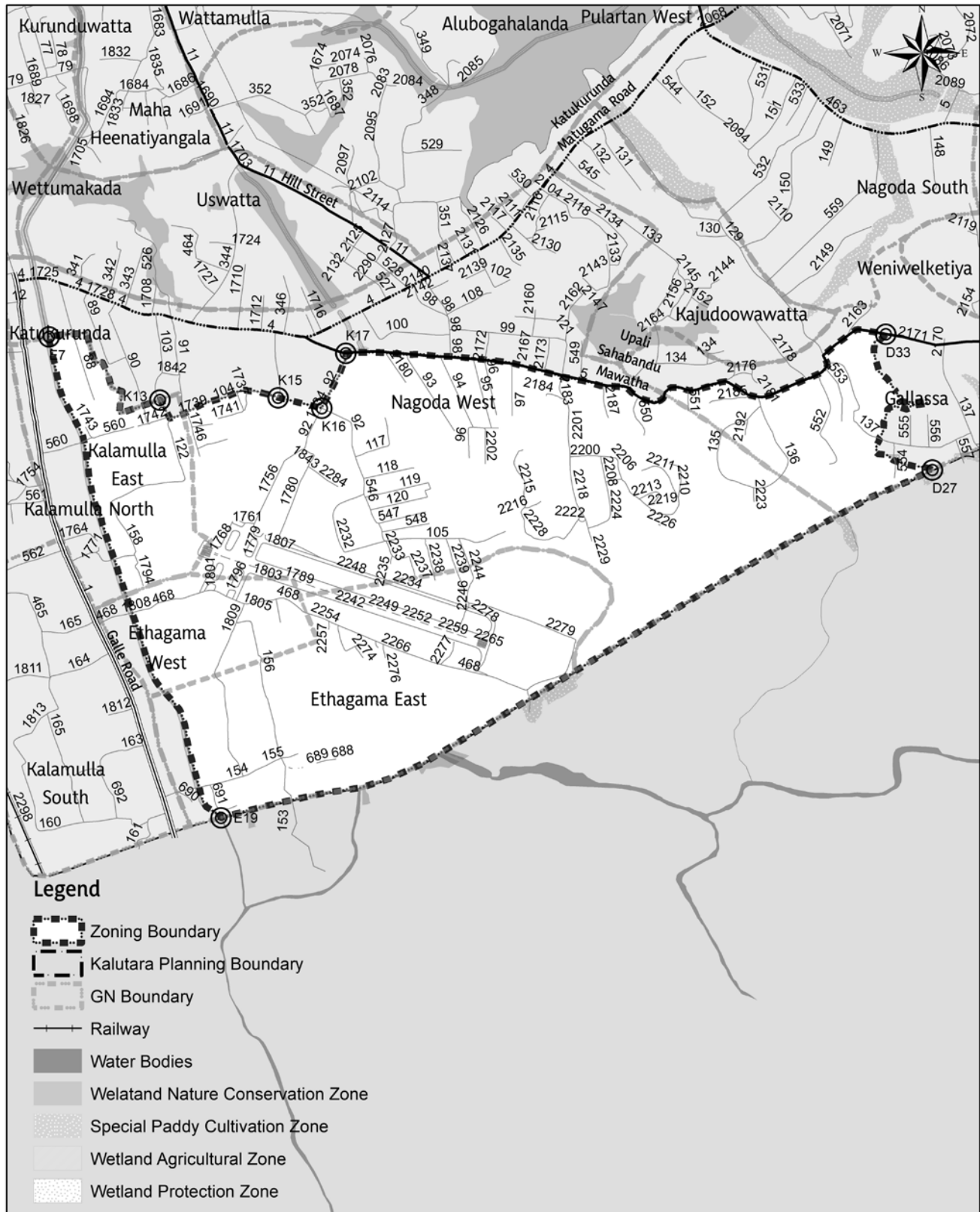


Urban Development Authority
December 2020

Annexure 12: High Density Height Controlled Residential Zone - Zoning Boundaries

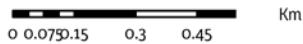
- North : From the starting point at where Upali Sahabandu Mawatha intersect Kalutara Domestic Air Port point at R 17 (6.5591020 - 79.9786730) a line drawn eastward along the Upali Sahabandu Mawatha until it meets the Eastern boundary of Special Paddy Cultivation Zone point at D 27 (6.5551870 - 79.9966900).
- East : From the last mentioned point a line drawn southward along the Eastern boundary of Special Paddy Cultivation Zone until it meets the Southern boundary of Kalutara Divisional Secretary Division point at D 27 (6.5551870 - 79.9966900).
- South : From the last mentioned point a line drawn westward along the Southern boundary of Kalutara Divisional Secretary Division until it meets the Western boundary of Dummalamodara Ela point at E 19 (6.5447250 - 79.9751460).
- West : From the last mentioned point a line drawn northwards along the Western boundary of Dummalamodara Ela until it meets the Northern boundary of Kalamulla East Grama Niladhari Division point at E 16 (6.5589330 - 79.9703180), thence, a line drawn southward along the Eastern boundary of Kalamulla East Grama Niladhari Division until it meets the Dharmapala Vidyalaya Road point at K 13 (6.5571820 - 79.9735030), thence, a line drawn southward along the Dharmapala Vidyalaya Mawatha until it meets the Bodhiyawatta Road, thence, a line drawn eastward along Bodhiyawatta Road point at K 15 and further until it meets the point at K 16 (6.5574890 - 79.9780210), thence, a line drawn along the Air Port Road until it meets the starting point.

Map 12 : High Density Height Controlled Residential Zone



**Zoning Plan - High Density Height Controlled Residential Cluster
Kalutara DS Division**

Source: Urban Development Authority



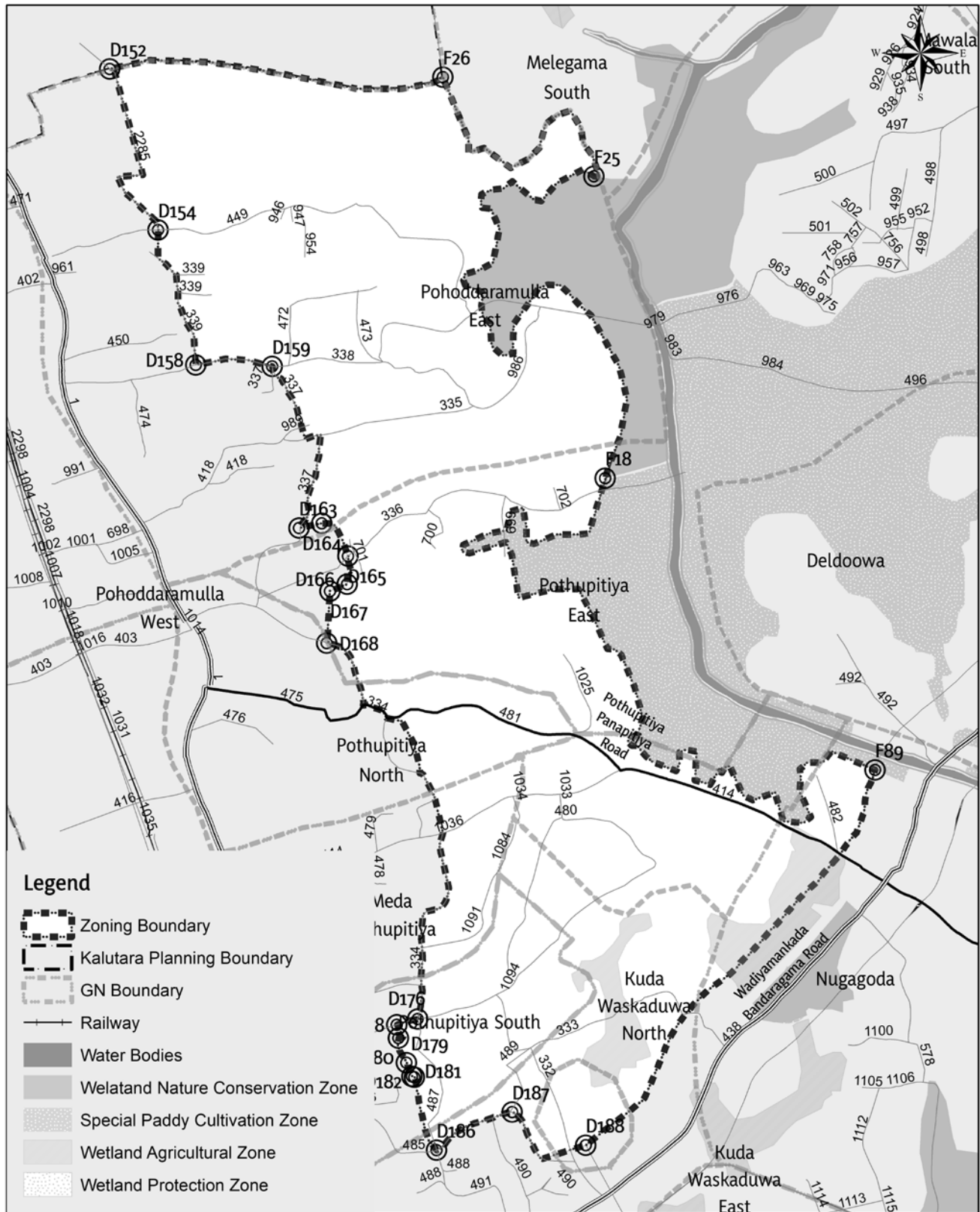
Urban Development Authority
December 2020

Annexure 13: High Density Residential Zone - Zoning Boundaries

Part I

- North** : From the starting point where Northern boundary of Kalutara Divisional Secretary Division intersect the 1st Cross Road point at D 152 (6.6523740 - 79.9371530), a line drawn eastward along the Northern boundary of Kalutara Divisional Secretary Division until it meets the coordinates point at F 26 (6.6525680 - 79.9444640).
- East** : From the last mentioned point a line drawn southward along the Eastern boundary of Pohoddaramulla Grama Niladhari Division until it meets the Wetland Nature Conservation Zone until it meets the Special Paddy Cultivation Zone point at F 18 (6.6451450 - 79.9474270), thence, a line drawn southward along Western boundary of Special Paddy Farming Zone until it meets the point at 100 m distance northward parallel to Waskaduwa - Bandaragama Road point at F 89 (6.3948380 - 79.9526700).
- South** : From the last mentioned point a line drawn southwestward to the point 100 m distant parallel to Waskaduwa - Bandaragama Road.
- West** : From the last mentioned point a line drawn westward point at D 187 (6.63302500 - 79.94511800), thence, eastward up to point D 186 (6.6322120 - 79.9439470), thence, northward passing point D 182 (6.6334480 - 79.9436670), D 181 (6.6334540 - 79.943520), D 180 (6.6337600 - 79.9434160), D 179 (6.6341620 - 79.9433860), D 178 (6.6347490 - 79.9434660), D 176 (6.6348040 - 79.9436760) line drawn northward along Circular Road passing Karandagaha Road, Panapitiya Road, Ranjith Shantha Rupasinghe Road, Valukarama Road D 168 (6.6420830 - 79.9419090), D 167 (6.6429510 - 79.9418230), D 166 (6.6431630 - 79.9424510), again northward passing Pothupitiya Road point at D 164 (6.6446660 - 79.9418660) and westward until it meets point at D 163 (6.6446240 - 79.9414220), thence, a line drawn northward along Pushparama Road point at D 159 (6.6474760 - 79.9414220), thence, a line drawn westward along 1st Cross Road to the point at D 158 (6.6475170 - 79.9391750), thence, a line drawn northward along the same 1st Cross Road passing point at D 154 (6.6500720 - 79.9377860) until it meets the starting point.

Map 13(A) : High Density Residential Zone (part 1)

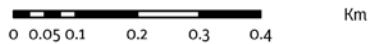


Zoning Plan - High Density Residential Zone

Part 1

Kalutara DS Division

Source: Urban Development Authority

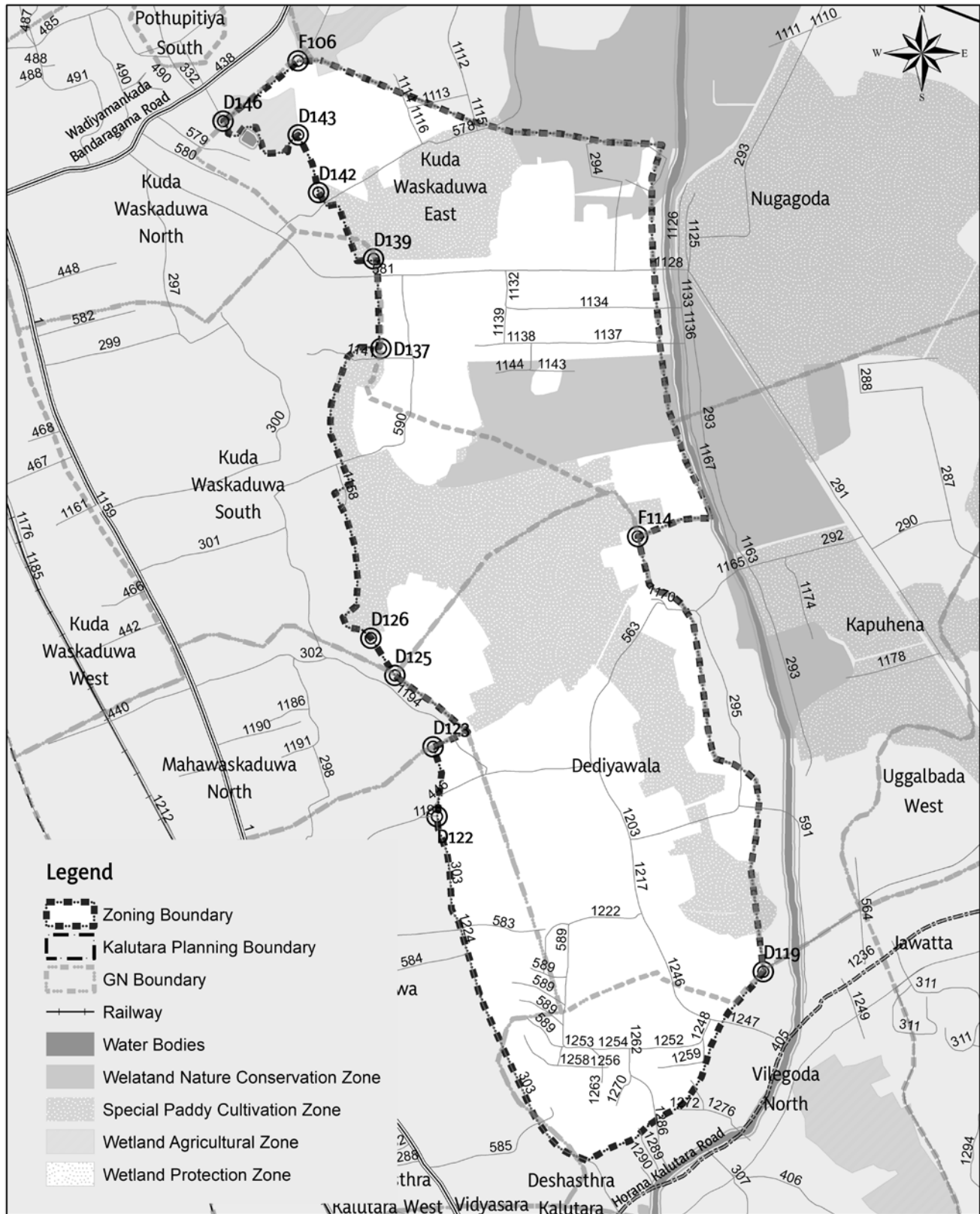


Urban Development Authority
December 2020

Part II

- North : From the starting point 100 m distance south where Galle Road and Waskaduwa - Bandaragama Road intersect, a line drawn 100 m distance parallel to same road to boundary of Kuda - Waskaduwa East Grama Niladhari Division until it meets the point at F 106 (6.6321390 - 79.9495760).
- East : From the last mentioned point a line drawn southward along the Eastern boundary of Kuda Waskaduwa Grama Niladhari Division until it meets the boundary of Dediawala Grama Niladhari Division point at F 114 (6.6217600 - 79.9565280), thence, a line drawn along same boundary until it meets the point at 100 m parallel to Kalutara - Horana Road point at D 119 (6.6126040 - 79.9579130).
- South : From the last mentioned point a line drawn 100 m distance parallel to Kalutara - Horana Road point at D 120 (6.6097120 - 79.9579130).
- West : From the last mentioned point a line drawn northward along the Kanda Temple Road passing point at D 122 (6.166350 - 79.9519190) again northward until it meets the Southern boundary of Maha - Waskaduwa North Grama Niladhari Division point at D 123 (6.6169520 - 79.9514060), thence, a line drawn eastward and northwestward along the Southern boundary of Waskaduwa North Grama Niladhari Division until it meets the Southern boundary of Kuda - Waskaduwa Grama Niladhari Division point at D 125 (6.6189450 - 79.9516490), thence, a line drawn northward until it meets the boundary of Special Paddy Cultivation Zone point at D 126 (6.6200480 - 79.9508990), thence, a line drawn northward along wetlands until it meets the Eastern boundary of Kuda - Waskaduwa Grama Niladhari Division point at D 137 (6.6258680 - 79.9513460), thence, a line drawn northward along the Eastern boundary of same Grama Niladhari Division until it meets the boundary of Special Paddy Cultivation Zone point at D 139 (6.6276550 - 79.9510050), thence, a line drawn along Special Paddy Cultivation Zone point at D 142 (6.6290940 - 79.9499230), to point at D 143 (6.6297800 - 79.9493040), thence, a line drawn northwestward along Wetland Agriculture Zone until it meets starting point.

Map 13(B) : High Density Residential Zone (part 2)

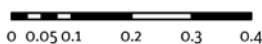


Zoning Plan - High Density Residential Zone

Part 2

Kalutara DS Division

Source: Urban Development Authority



Km

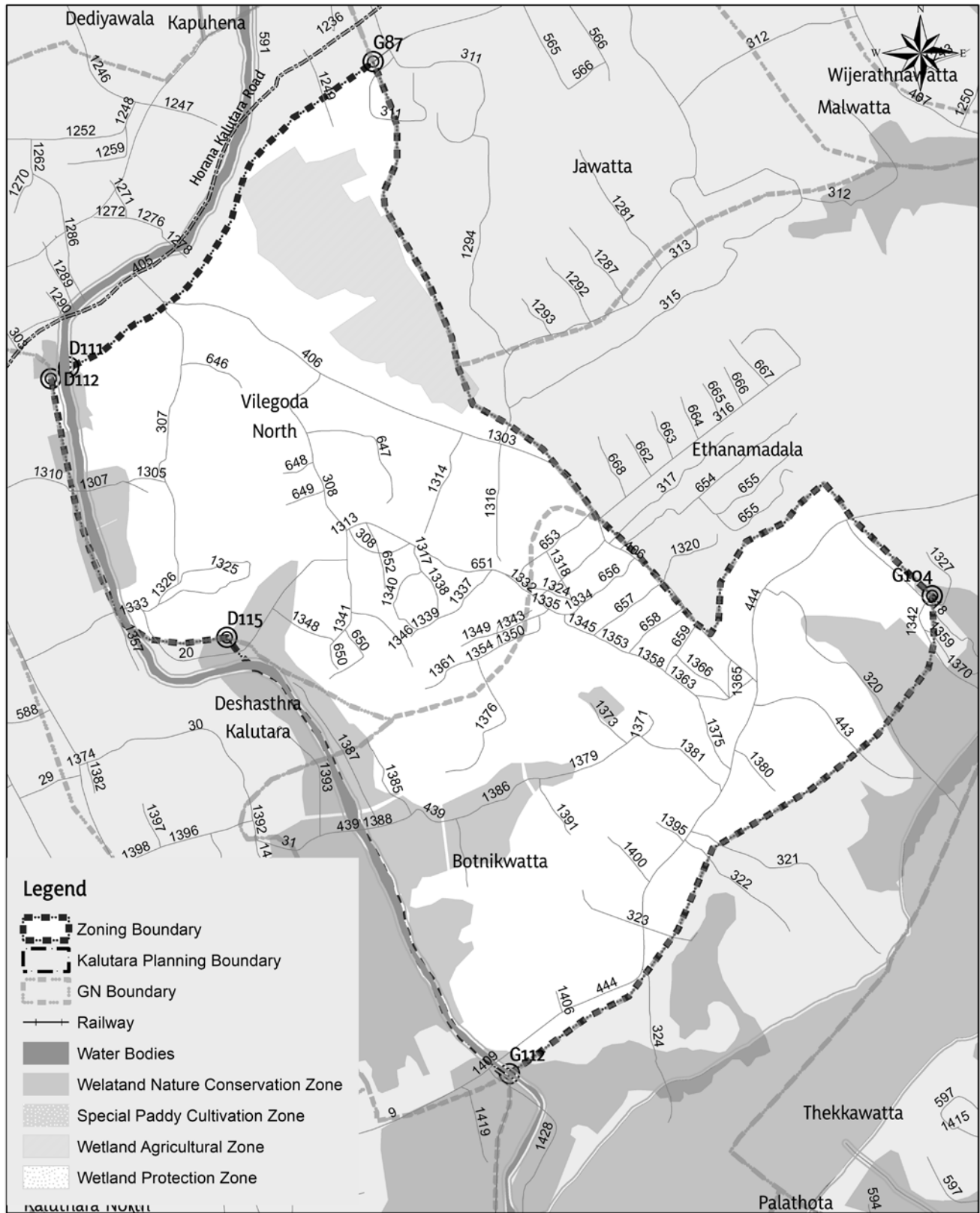


Urban Development Authority
December 2020

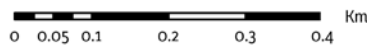
Part III

- North : From the starting point 100 m distance southward parallel to Kalutara - Horana Road point at D 111 (6.6084400 - 79.9567020), a line drawn northeastward until it meets the point at G 87 (6.613700 - 79.9620400).
- East : From the last mentioned point a line drawn southward along the Eastern boundary of Vilegoda North Grama Niladhari Division until it meets the Eastern boundary of Botanikawatta Grama Niladhari Division, thence, a line drawn along the Eastern boundary of Botanikawatta Grama Niladhari Division until it meets the point at G 104 (6.6043120 - 79.9704950).
- South : From the last mentioned point a line drawn southwestward along the Southern boundary of Botanikawatta Grama Niladhari Division point at G 112 (6.5968120 - 79.9633880).
- West : From the last mentioned point a line drawn northward along the centre line of Vilegoda Ela until it meets the Eastern boundary of Deshasthra Grama Niladhari Division point at (6.60362400 - 79.95950600), thence, a line drawn northward along the Eastern boundary of Deshasthra Grama Niladhari Division point at D 112 (6.60784800 - 79.95665900), thence, a line drawn northeastward until it meets the starting point.

Map 13(C) : High Density Residential Zone (part 3)



Zoning Plan - High Density Residential Zone
 Part 3
 Kalutara DS Division
 Source:Urban Development Authority



Urban Development Authority
 December 2020

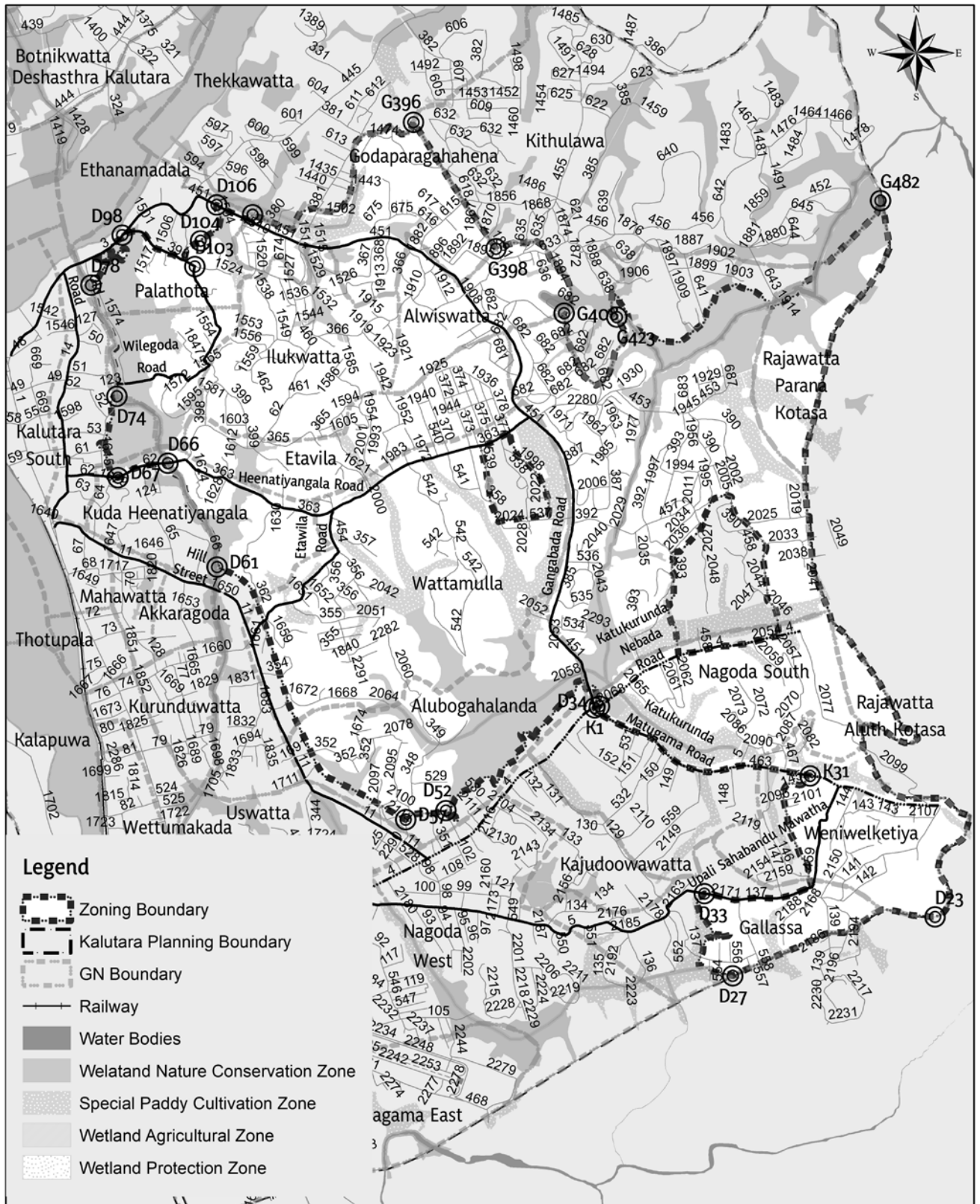
Part IV

- North** : From the starting point meeting point of boundary of Wetland Nature Conservation Zone and Heenatiyangala Ela point at D 78 (6.5887980 - 79.9649100), a line drawn northeastward along the boundary of Wetland Nature Conservation Zone until it meets the New Road point at D 98 (6.5914180 - 79.9665260), thence, a line drawn southeastward along the New Road until it meets the boundary of Nature Conservation Zone point at D 104 (6.5910640 - 79.9703000), thence, a line drawn boundary of same zone until it meets the Nagoda - Palatota Road, thence, a line drawn southward along the Nagoda - Palatota Road until it meets the Western boundary of Godaparagashena Grama Niladhari Division point at D 107 (6.5919800 - 79.9730800), thence, a line drawn along the Northern boundary of Godaparagashena Grama Niladhari Division until it meets the Western boundary of Kitulawa Grama Niladhari Division point at G 396 (6.5964530 - 79.9848990).
- East** : From the last mentioned point a line drawn along the Western boundary of Kitulawa Grama Niladhari Division until it meets Eastern boundary of Alwiswatta Grama Niladhari Division point at G 398 (6.5903630 - 79.9848990), thence, a line drawn southward along the Eastern boundary of Alwiswatta Grama Niladhari Division until it meets the Eastern boundary of Pulaton West Grama Niladhari Division point at (6.5871920 - 79.9881740) G 408 (6.5871920 - 79.9881740), thence, a line drawn southward along the Eastern boundary of Pulaton West Grama Niladhari Division until it meets the Eastern boundary of Wetland Nature Conservation Zone point at 408 (6.5871920 - 79.9881740), thence, a line drawn along Eastern boundary of Wetland Nature Conservation Zone point at G 423 (6.59030000 - 79.99002300), thence, a line drawn along zone boundary until it meets the Eastern boundary of Kalutara Pradeshiya Sabha point at G 482 (6.5932280 - 80.0034890).
- South** : From the last mentioned point a line drawn southward along the Eastern boundary of Kalutara Pradeshiya Sabha point at D 23 (6.5586040 - 80.0064320).
- West** : From the last mentioned point a line drawn along the Southern boundary of Kalutara Pradeshiya Sabha until it meets the boundary of Special Paddy Cultivation Zone point at D 27 (6.55518700 - 79.99669000), thence, a line drawn northward along same Special Paddy Cultivation Zone until it meets the Gallassa Road point at D 33, thence, a line drawn along the Gallassa Road until it meets the Katukurunda - Matugama Road point at K 31, thence, a line drawn northward along Katukurunda - Matugama Road, until Nagoda Junction point at K 1, again to the point meets the Wetland Nature Conservation Zone D 34, thence, up to north point at

(6.5698080 - 79.988820250), thence, westward end of Southern boundary Special Paddy Cultivation Zone point at D 57 (6.56495760 - 79.97704500), thence, a line drawn northward 100 m parallel to Hill Street until it meets the boundary Wetland Nature Conservation Zone point at D 61 (6.57521100 - 79.97118800), thence, a line drawn along Heenatiyangala Ela until it meets the Duwa Pansala Road point at D 66 (6.58056900 - 79.96859000), thence, a line drawn westward along the Duwa Pansala Road until it meets the boundary of Wetland Nature Conservation Zone point at D 67 (6.57984500 - 79.96605000), thence, a line drawn northward along the Wetland Zone until it meets the Heenatiyagala Ela, thence, a line drawn northward along Heenatiyagala Ela until it meets starting point at D 75 (6.58352400 - 79.9662560). (It is being mentioned that Industrial Zone separated from this zone)

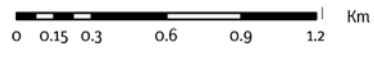
Please note that the area under the Industrial Zone denotes this

Map 13(D) : High Density Residential Zone (part 4)



- Legend**
- Zoning Boundary
 - Kalutara Planning Boundary
 - GN Boundary
 - Railway
 - Water Bodies
 - Welatand Nature Conservation Zone
 - Special Paddy Cultivation Zone
 - Wetland Agricultural Zone
 - Wetland Protection Zone

Zoning Plan - High Density Residential Zone
 Part 4
 Kalutara DS Division
 Source: Urban Development Authority



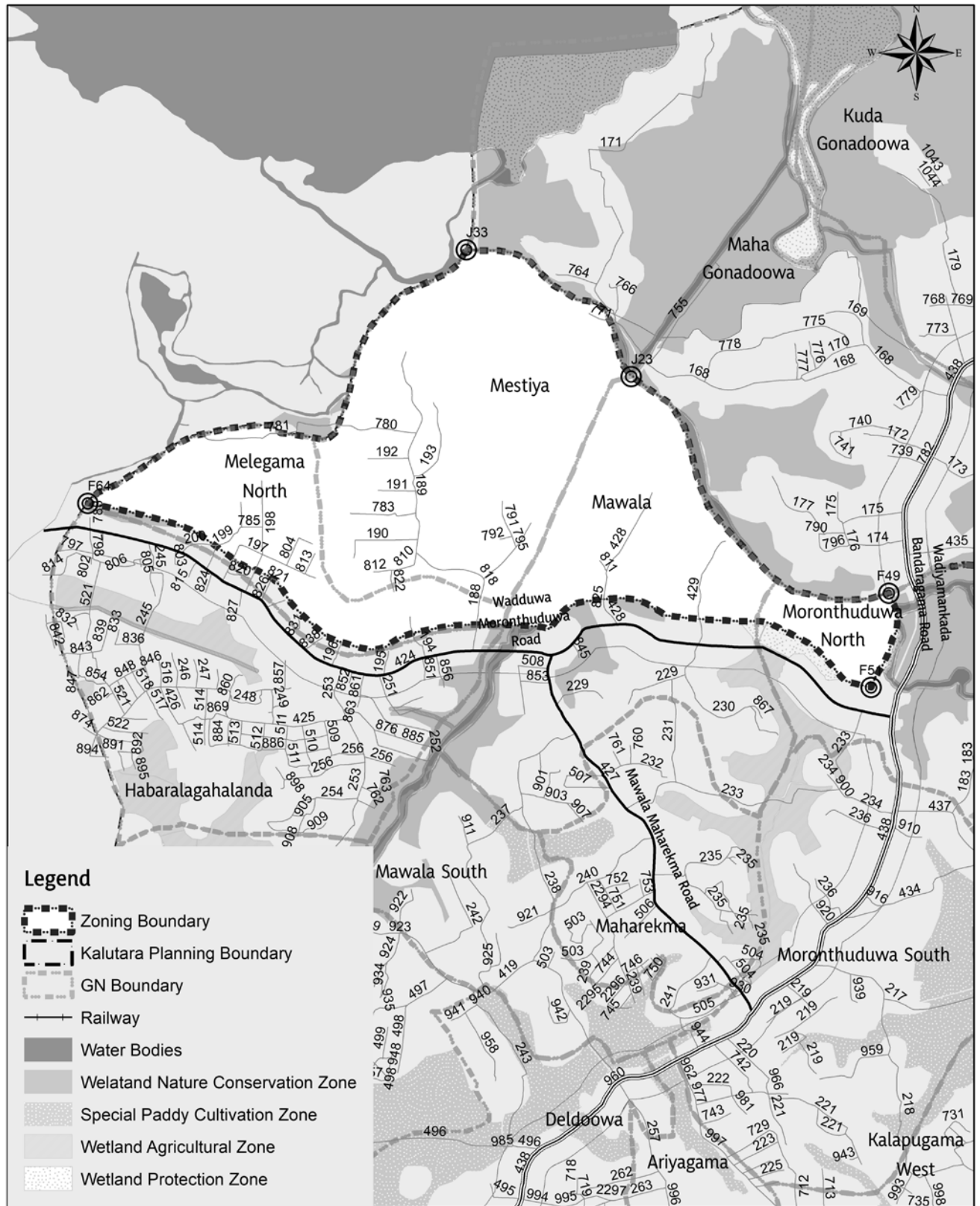
Urban Development Authority
 December 2020

Annexure 14: Moderate density residential zone - Zoning boundaries

Part I

- North** : From the starting point where Western boundary of Kalutara Divisional Secretary Division meeting the Northern boundary of Mastiya Grama Niladhari division point at J 38 (6.6800050 - 79.9564190), a line drawn southeastward along Mastiya Grama Niladhari Division until it meets point at J 23 (6.6756280 - 79.9623420).
- East** : From the last mentioned point a line drawn until it meets the boundary of Mawala Grama Niladhari Division, thence, a line drawn southeastward along the same Grama Niladhari Division until it meets the Northern boundary of Moronthuduwa Grama Niladhari Division, thence, a line drawn Northern boundary of Moronthuduwa Grama Niladhari Division until it meets the Eastern boundary of same Grama Niladhari Division until it meets the point at 100 m distance parallel to Waskaduwa - Bandaragama Road point at F 49 (6.6671010 - 79.9722010).
- South** : From the last mentioned point a line drawn southwestward point at 100 m distance parallel to Waskaduwa - Bandaragama Road point at F 51 (6.6441120 - 79.9713200), thence, a line drawn westward parallel to Wadduwa - Moronthuduwa Road until it meets the Northern boundary of Kalutara Divisional Secretary point at F 64 (6.6708630 - 79.9425580).
- West** : From the last mentioned point a line drawn northeastward until it meets the starting point located at Northern half of Kalutara Divisional Secretary Division.

Map 14(A) : Moderate Density Residential Zone (part 1)

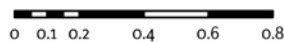


Zoning Plan - Moderate Density Residential Zone

Part 1

Kalutara DS Division

Source: Urban Development Authority



Km

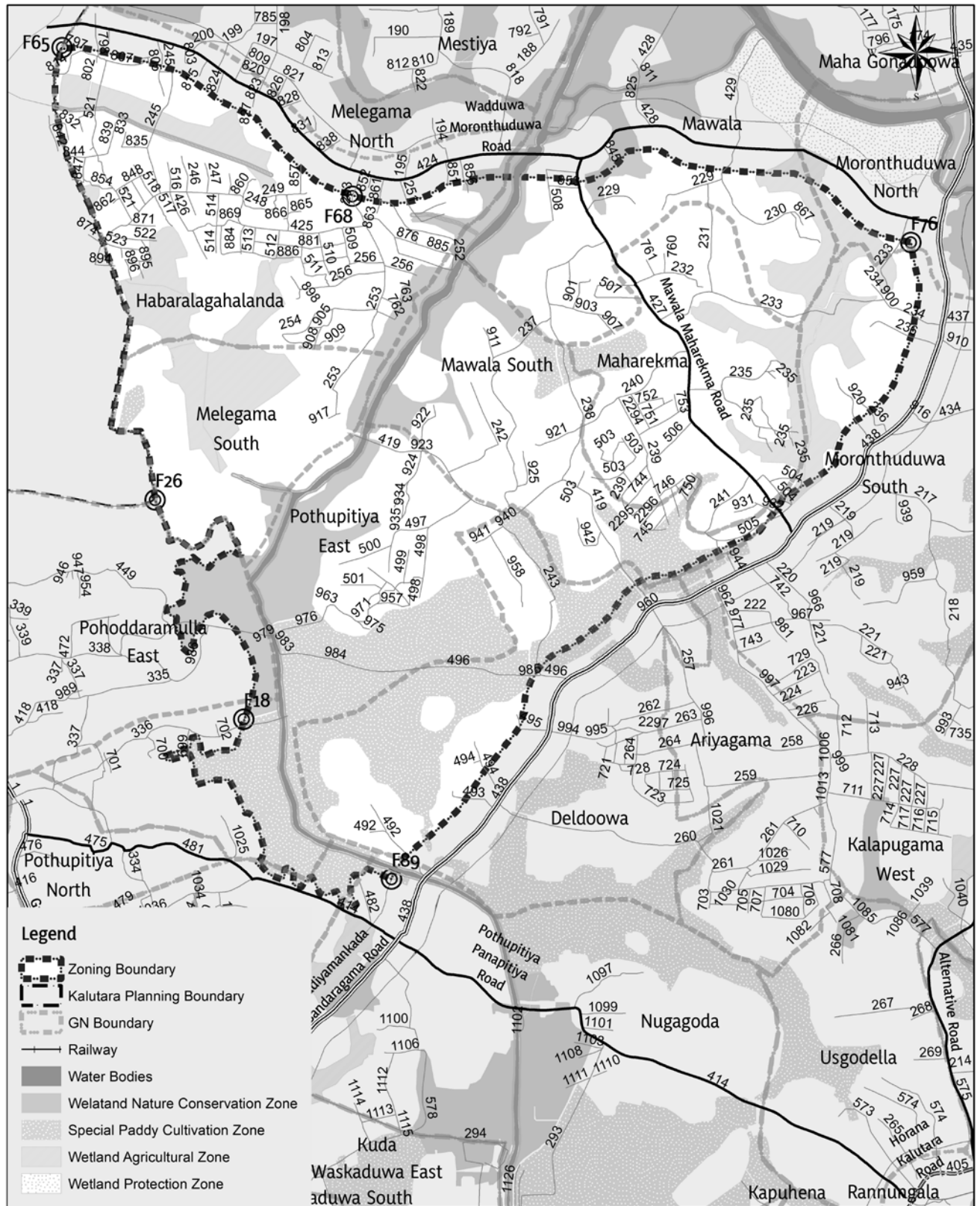


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Part II

- North** : From the starting point parallel to Wadduwa - Moronthuduwa Road lower half of Kalutara Divisional Secretary Division point at F 65 (6.66692560 - 79.4114490), a line drawn southward 100 m parallel to Wadduwa - Moronthuduwa Road until it meets the Habaralagaslanda Road point at F 68 (6.6640700 - 79.9510860).
- East** : From the last mentioned point a line drawn 100 m parallel to southward of Wadduwa - Moronthuduwa Road until it meet point at 100 m parallel to Wadduwa - Moronthuduwa Road point at F 76 (6.6623130 - 79.9710240).
- South** : From the last mentioned point a line drawn southeastward 100 m parallel to Wadduwa - Moronthuduwa Road point at F 89 (6.6394830 - 79.9524670).
- West** : From the last mentioned point a line drawn northward along the boundary of Special Paddy Cultivation Zone until it meets the boundary of Wetland Nature Conservation Zone point at F 18 (6.64514500 - 79.94742700), thence, a line drawn northward boundary of Wetland Nature Conservation Zone until it meets the Eastern boundary of Ponoddaramulla East Grama Niladhari Division point at F 25 (6.5098100 - 79.94740000), thence, a line drawn northward along the Eastern boundary of Ponoddaramulla East Grama Niladhari Division until it meets the Northern boundary of Kalutara Divisional Secretary Division point at F 26 (6.6525680 - 79.944640), thence, a line drawn northward along the boundary of Kalutara Divisional Secretary Division until it meets the starting point.

Map 14(B) : Moderate Density Residential Zone (part 2)



Zoning Plan - Moderate Density Residential Zone

Part 2

Kalutara DS Division

Source: Urban Development Authority

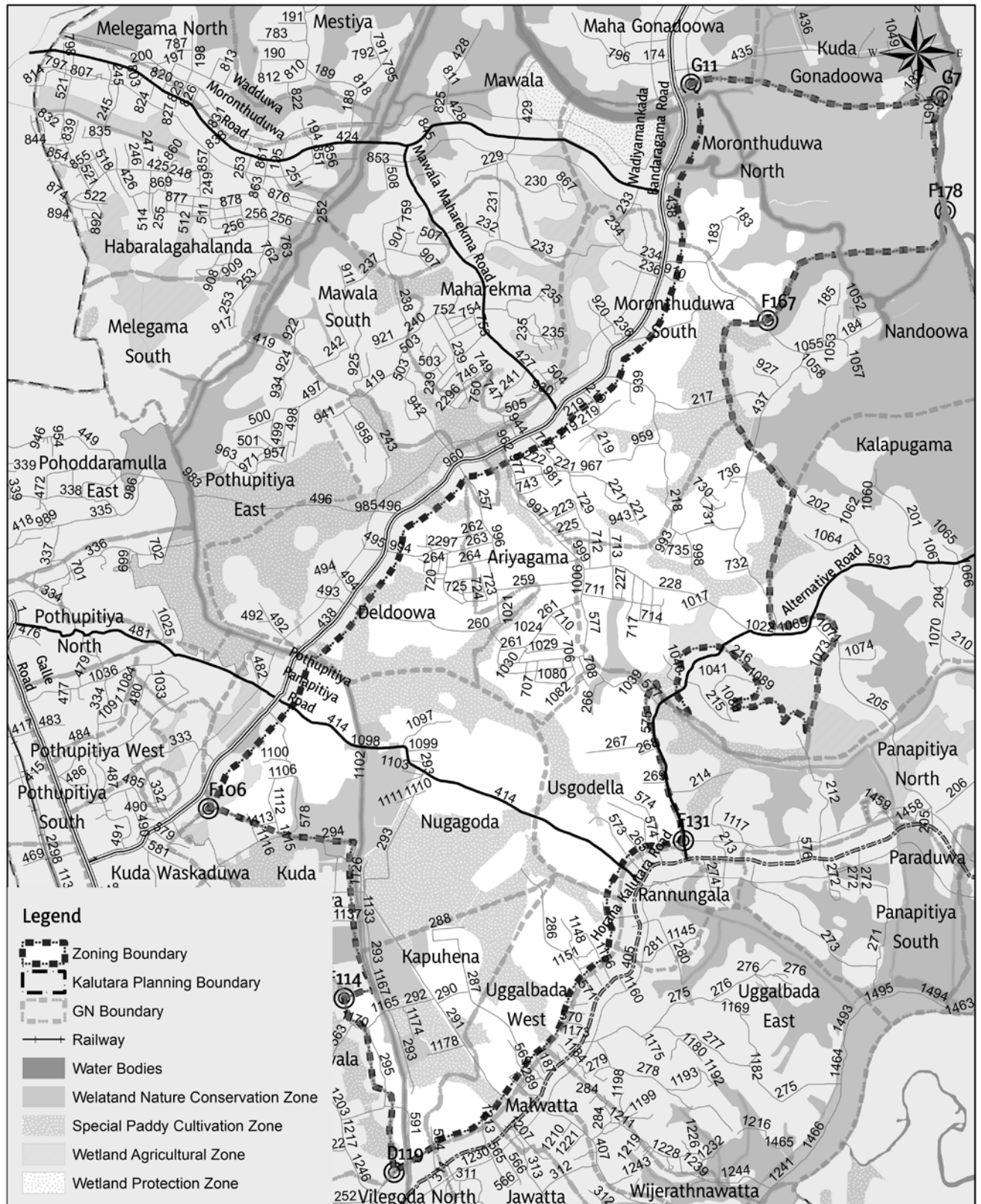


Urban Development Authority
December 2020

Part III

- North** : From the starting point 100 m distance westward parallel to Waskaduwa - Bandaragama Road from the boundary of Kuda - Waskaduwa East Grama Niladhari Division point at F 106 (6.6353420 - 79.9499690), a line drawn northeastward 100 m distance south parallel to Waskaduwa - Bandaragama Road until it meets the Northern boundary of Moronthuduwa Grama Niladhari Division point at G 11 (6.6678910 - 79.9738360).
- East** : From the last mentioned point a line drawn eastward along Northern boundary Moronthuduwa Grama Niladhari Division until it meets the Eastern boundary of Kalutara Divisional Secretary Division point at G 11 (6.66730000 - 79.98658000).
- South** : From the last mentioned point a line drawn southward along the Eastern boundary of Moronthuduwa North Grama Niladhari Division until it meets the Southern boundary of same Grama Niladhari Division, thence, a line drawn southwestward along the Southern boundary of Moronthuduwa North Grama Niladhari Division until it meets the boundary of Moronthuduwa South Grama Niladhari Division point at F 167 (6.65590600 - 79.9777200), thence, a line drawn southward along the Eastern boundary of Moronthuduwa South Grama Niladhari Division until it meets the Eastern boundary of Kalapugama West Grama Niladhari Division, thence, a line drawn southward along the Eastern boundary of Kalapugama West Grama Niladhari Division until it meets the Southern boundary of Wetland Nature Conservation Zone, thence, a line drawn northwestward along the Southern boundary of Wetland Nature Conservation Zone until it meets the boundary of Special Paddy Cultivation Zone, thence, a line drawn along the boundary of Special Paddy Cultivation Zone until it meets the Northern boundary of Panapitiya North Grama Niladhari Division, thence, a line drawn northwestward along the Northern boundary of Panapitiya Grama Niladhari Division, thence, a line drawn southward along Western boundary of same Grama Niladhari Division until it meets the point 100 m distance parallel to Kalutara - Horana Road point at F 131 (6.63025600 - 79.97357000) and thence 100 m distance north parallel to Kalutara - Horana Road a line drawn southwestward until it meets the boundary of Dediawala Grama Niladhari Division point at 119 (6.612604000 - 79.95791300).
- West** : From the last mentioned point east boundary of the Dediawala Gn Division To North untill find the Kuda waskaduwa Gn Divison F114(6.6217610 – 79.9565280) and south boundary of that Gn Divison to the east and East Boundary of the Gn Division to the North until found the starting point F106.

Map 14(C) : Moderate Density Residential Zone (part 3)

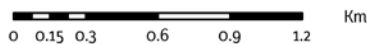


Zoning Plan - Moderate Density Residential Zone

Part 3

Kalutara DS Division

Source: Urban Development Authority



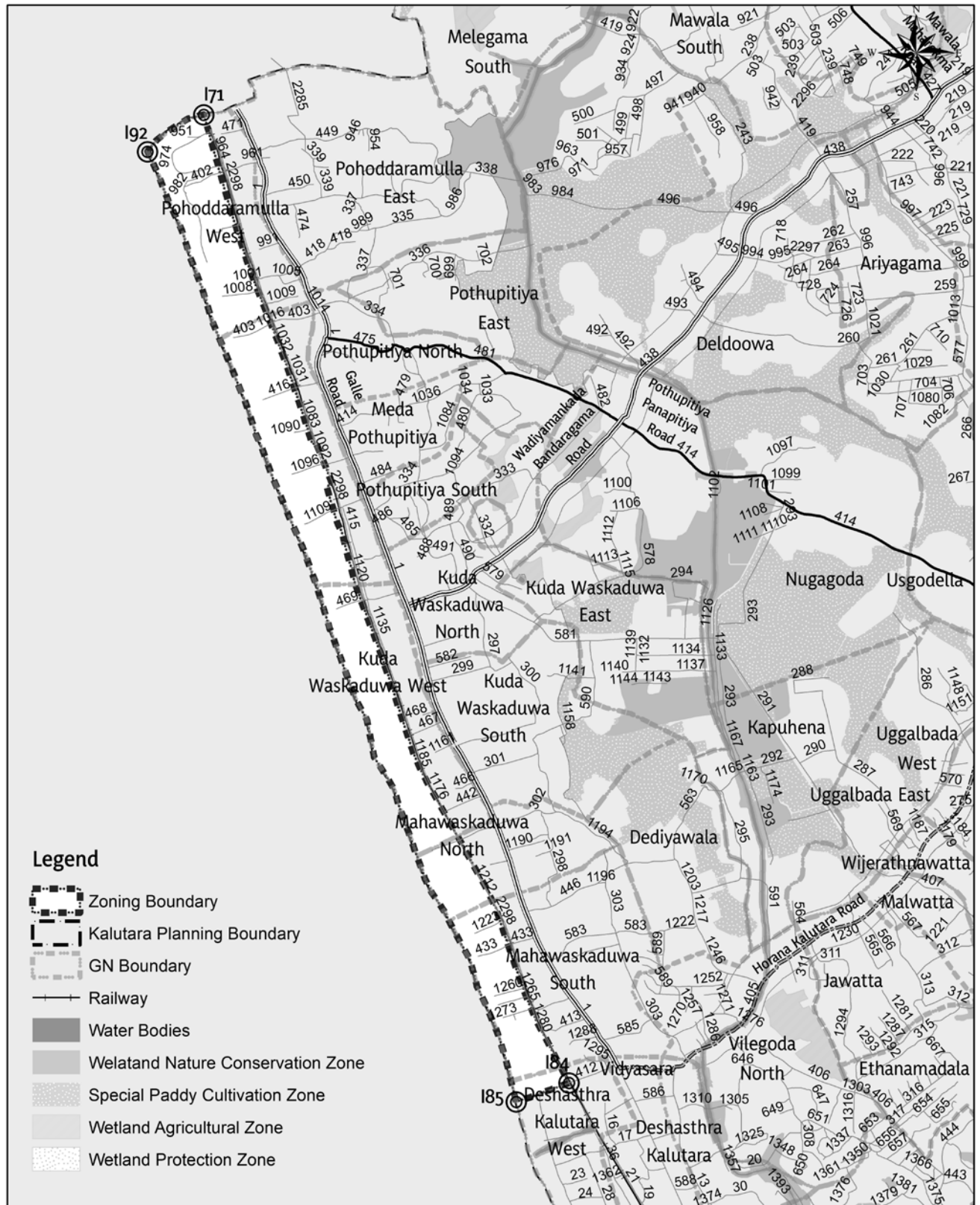
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Annexure 15: High Density Tourism Zone II- Zoning Boundaries

Part I

- North** : From the starting point where Northern boundary of Kalutara Divisional Secretary are commenced point at I 92 (6.6493110 - 79.9320420), a line drawn along the Northern boundary of Kalutara Divisional Secretary area until it meets the parallel road point at I 71 (6.6506300 - 79.9441360).
- East** : From the last mentioned point a line drawn southward along the parallel road until it meets the Abroo Mawatha point at I 84 (6.6077100 - 79.9503770).
- South** : From the last mentioned point a line drawn westward along the Abroo Mawatha until it meets the Western boundary of Kalutara Divisional Secretary area point at I 85 (6.6072090 - 79.948390).
- West** : From the last mentioned point a line drawn northward along the Western boundary of Kalutara Divisional Secretary area until it meets the starting point.

Map 15(A) : High Density Tourism Zone II (Part 1)



Zoning Plan - High Density Tourism Zone - II

Part 1

Kalutara DS Division

Source: Urban Development Authority

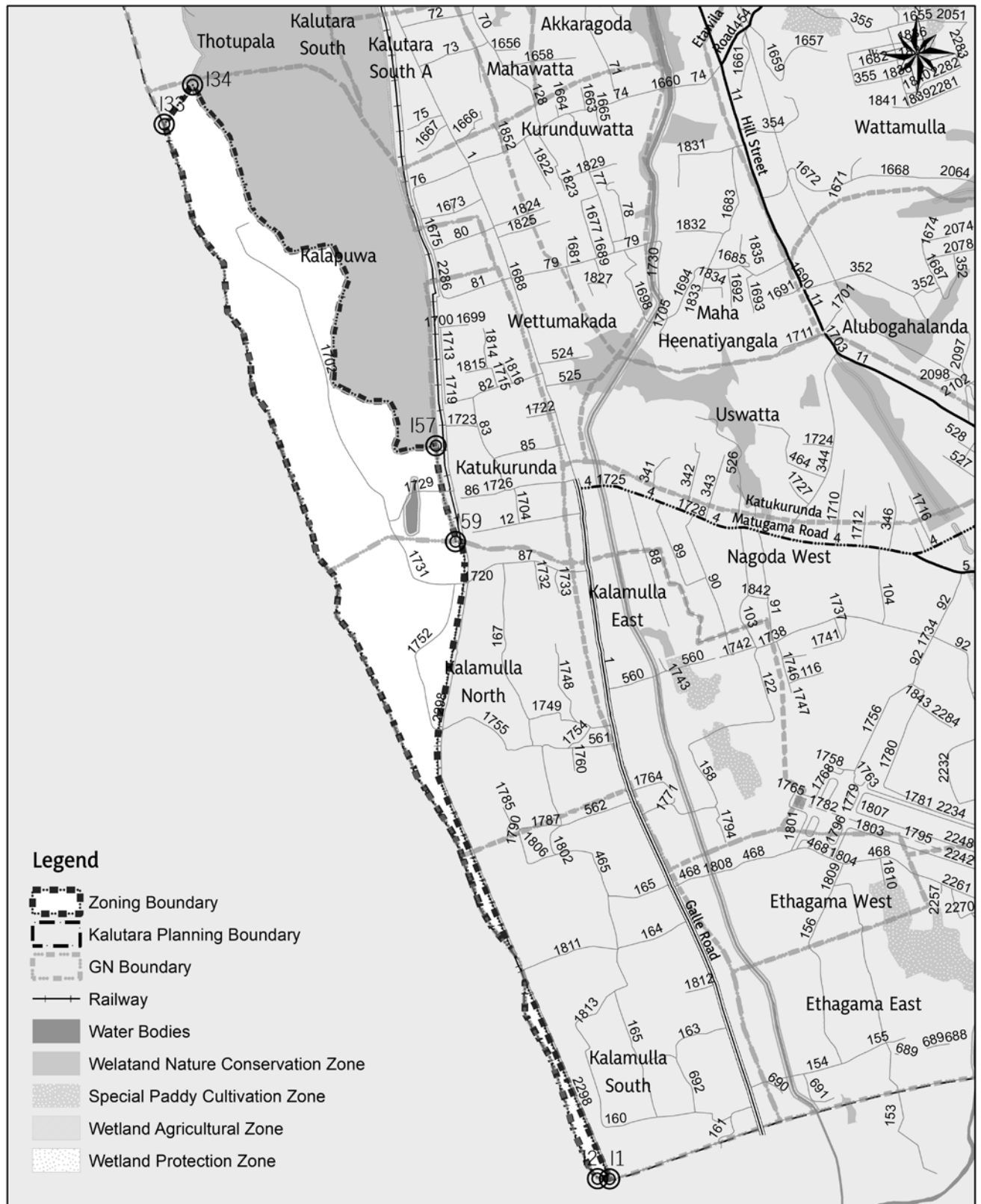


Urban Development Authority
December 2020

Part II

- North** : From the starting point at I 33 (6.56998700 - 79.958880) on Western boundary of Kalutara Divisional Secretary area a line drawn until it meets the boundary of Kalutara Lagoon Green Strip point at I 34 (6.5709480 - 79.9595120).
- East** : From the last mentioned point a line drawn southward along the boundary of Lagoon Green Strip until it meets the boundary of Katukurunda Grama Niladhari Division point at I 57 (6.56193000 - 79.96584600), thence, a line drawn southward along the Western boundary of Katukurunda Grama Niladhari Division point at I 59 (6.5592800 - 79.9663620), thence, a line drawn southward along reservation of railway line (except reservation) until it meets the point at I 1 (6.55592800 - 79.9663620).
- South** : From the last mentioned point a line drawn westward along the Southern boundary of planning area until it meets the point at I 2 (6.54310460 - 79.96998300).
- West** : From the last mentioned point a line drawn northward along the Western boundary of planning area until it meets the starting point.

Map 15(B) : High Density Tourism Zone II (Part 2)

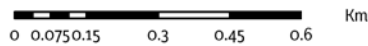


Zoning Plan - High Density Tourism Zone - II

Part 2

Kalutara DS Division

Source: Urban Development Authority



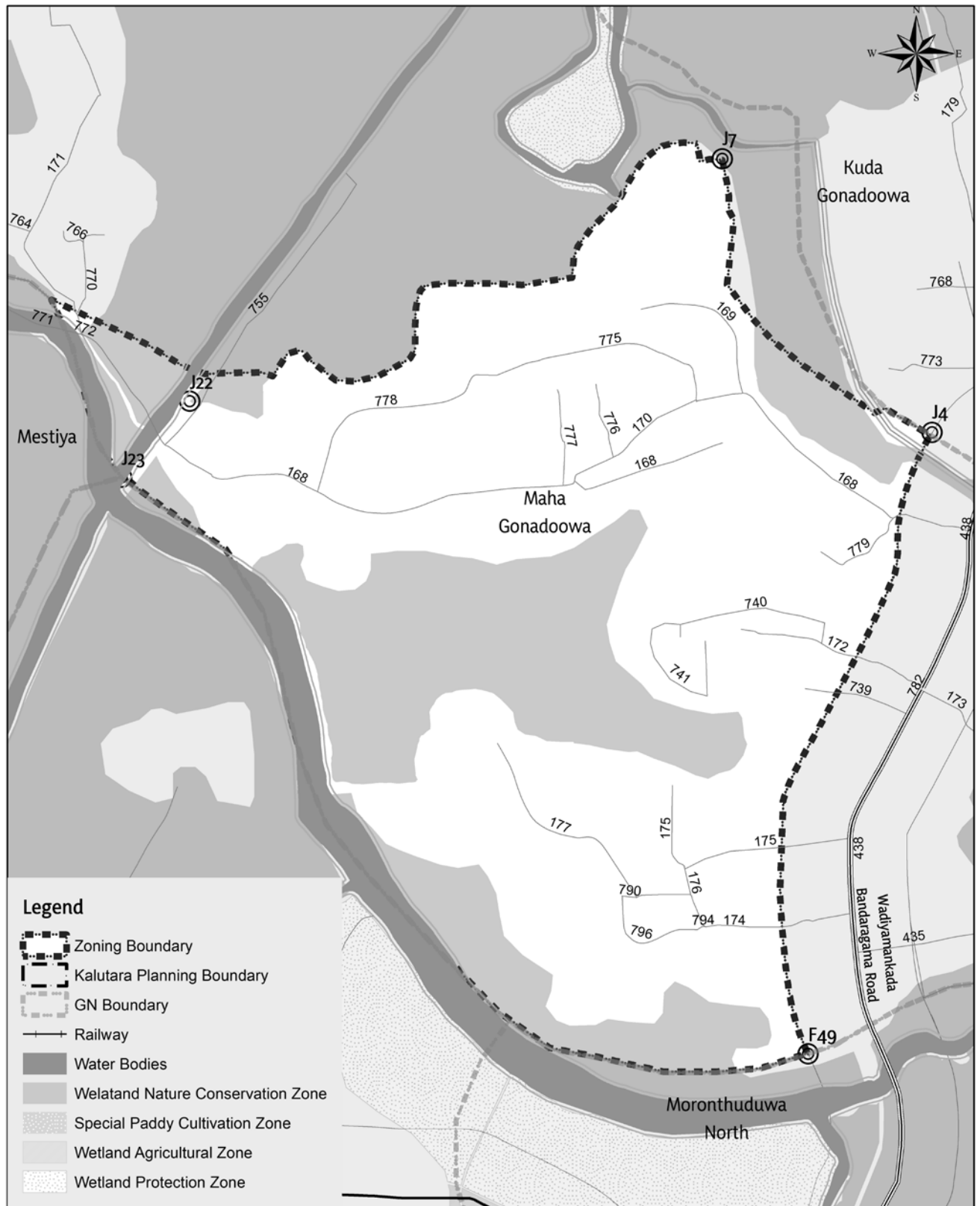
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Annexure 16: Low Density Residential Zone - Zoning Boundaries

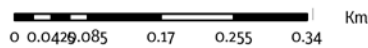
Part I

- North** : From the starting point where Northern boundary of Mastiya Grama Niladhari Division meets the New Canal (Aluth Ela) point at J 23 (6.67562800 - 79.96234200), a line drawn northward along the New Canal (Aluth Ela) until it meets the boundary of Wetland Nature Conservation Zone point at J 22 (6.6766000 - 79.9633180), thence a line drawn eastward along the boundary of Wetland Nature Conservation Zone until it meets the Sri Sankichcha Thero Mawatha point at J 7 (6.6803010 - 79.9705210).
- East** : From the last mentioned point a line drawn southeastward along the Sri Sankichcha Thero Mawatha until it meets the point J 4 (6.6761350 - 79.9735050) 100 m distance parallel to Waskaduwa - Bandaragama Road.
- South** : From the last mentioned point a line drawn 100 m parallel to Waskaduwa - Bandaragama Road until it meets the Western boundary of Maha Gonaduwa Grama Niladhari Division point at J 4 (6.6761350 - 79.9735050).
- West** : From the last mentioned point a line drawn northward along the Western boundary of Mahagonaduwa Grama Niladhari Division until it meets the starting point.

Map 16(A) : Low Density Residential Zone (Part 1)



Zoning Plan - Low Density Residential Zone
 Part 1
 Kalutara DS Division
 Source: Urban Development Authority

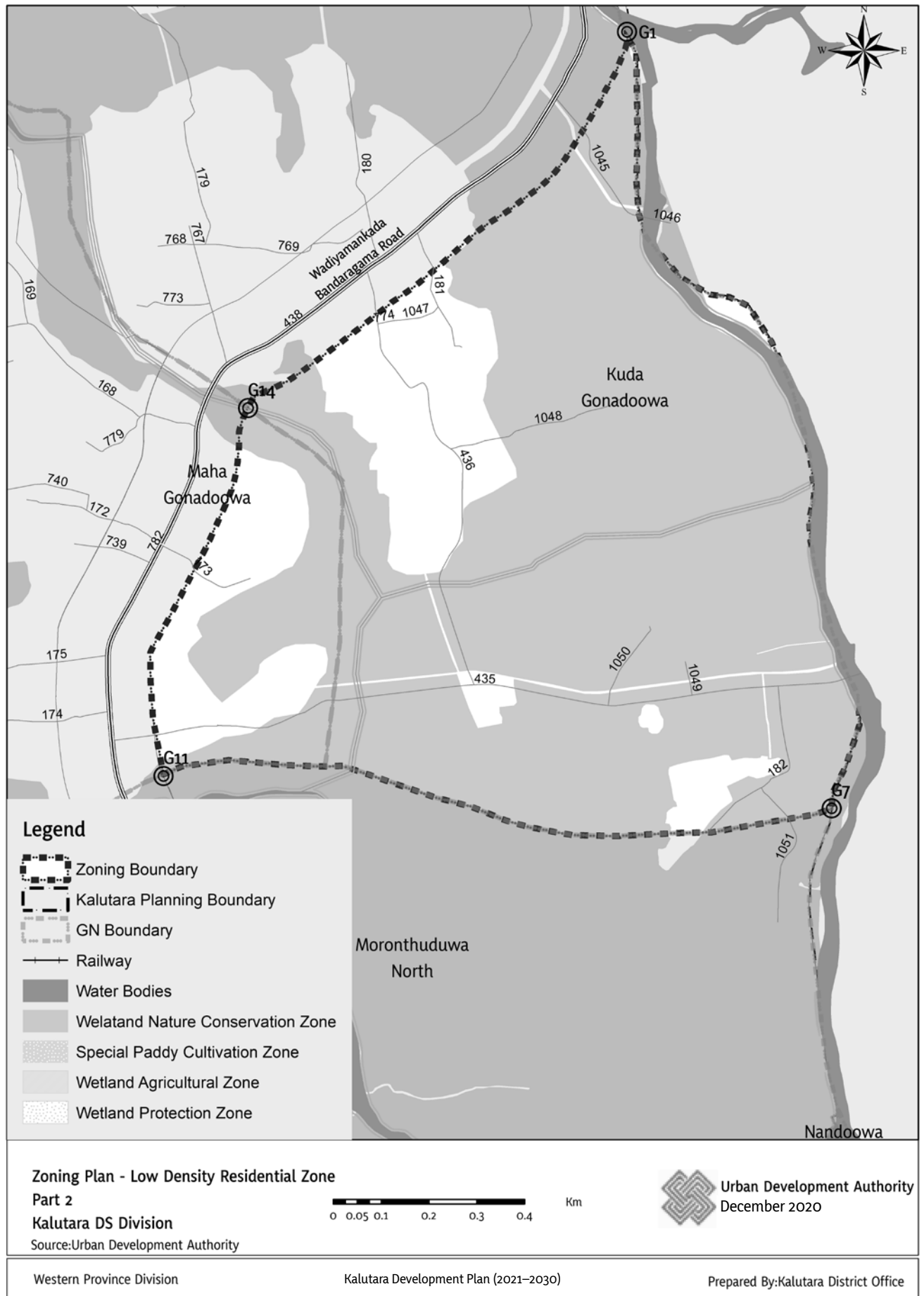


Urban Development Authority
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Part II

- North** : From the starting point where Western boundary of Kuda Gonaduwa Grama Niladhari Division meets parallel line drawn 100 m distance to Waskaduwa - Bandaragama Road point at G 14 (6.6751680 - 79.9750770), a line drawn northeastward until it meets the Eastern boundary of Kalutara Divisional Secretary Area point at G 1 (6.6825520 - 79.9823110).
- East** : From the last mentioned point a line drawn southward along the Eastern boundary of Kalutara Divisional Secretary Area until it meets the Southern boundary of Kuda Gonaduwa Grama Niladhari Division point at G 7 (6.66730200 - 79.98658000).
- South** : From the last mentioned point a line drawn westward along the Southern boundary of Kuda Gonaduwa Grama Niladhari Division passing Maha Gonaduwa Grama Niladhari Division point G 11 (6.6678910 - 79.9738360) located 100 m distance parallel to Waskaduwa - Bandaragama Road.
- West** : From the last mentioned point a line drawn eastward 100 m distance parallel to Waskaduwa - Bandaragama Road until it meets the starting point at G 14 (6.6751680 - 79.9750770).

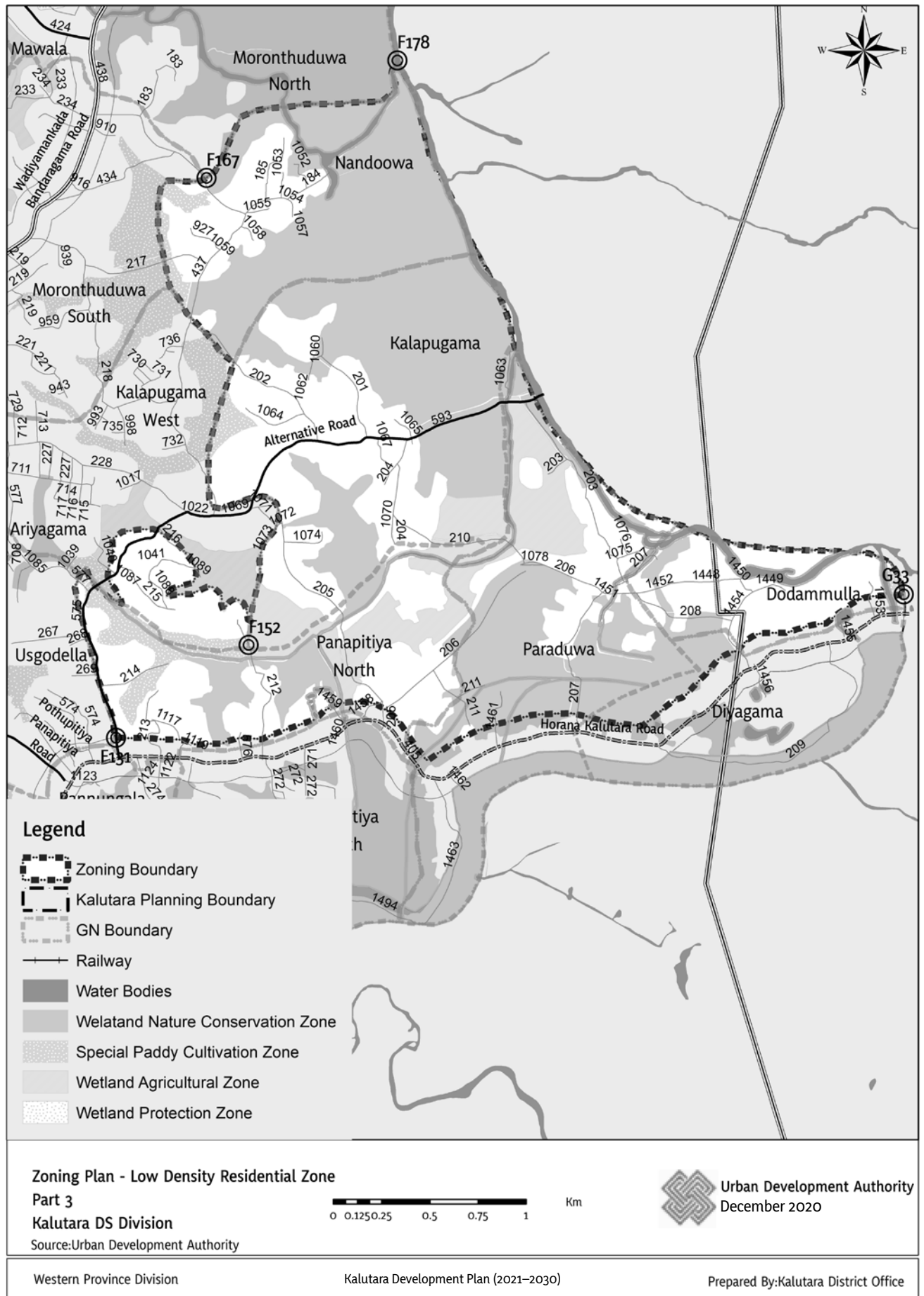
Map 16(B) : Low Density Residential Zone (Part 2)



Part III

- North** : From the starting point where Northern boundary of Nanduwa Grama Niladhari Division intersect the Western boundary of Moronthuduwa North Grama Niladhari Division a line drawn along the Northern boundary of Nanduwa Grama Niladhari Division until it meets the Eastern boundary of Kalutara Divisional Secretary Area point at F 178 (6.6615130 - 79.9867640).
- East** : From the last mentioned point a line drawn along Kalutara Divisional Secretary Area passing Nanduwa - Kalapugama, Poraduwa and Dodanmulla Grama Niladhari Division until it meets the point 100 m distance parallel to Kalutara - Horana Road point at G 33 (6.639570 - 79.9735700).
- South** : From the last mentioned point a line drawn westward 100 m ward distance north parallel to Kalutara - Horana Road until it meets the Eastern boundary of Usgoddalla Grama Niladhari Division point at F 131 (6.6302560 - 79.9735700).
- West** : From the last mentioned point a line drawn northward along the Western boundary of Panapitiya North Grama Niladhari Division until it meets the boundary of Special Paddy Cultivation Zone, thence, a line drawn until it meets the Southern boundary of Wetland Agriculture Zone, thence, a line drawn along the same boundary until it meets the Western boundary of Kalapugama Grama Niladhari Division, thence, a line drawn northward along the Western boundary of Kalapugama Grama Niladhari Division until it meets the Southern boundary of Nanduwa Grama Niladhari Division point at F 152 (6.6352320 - 79.9799460), thence, a line drawn north and east along the Western boundary of Nanduwa Grama Niladhari Division until it meets the starting point.

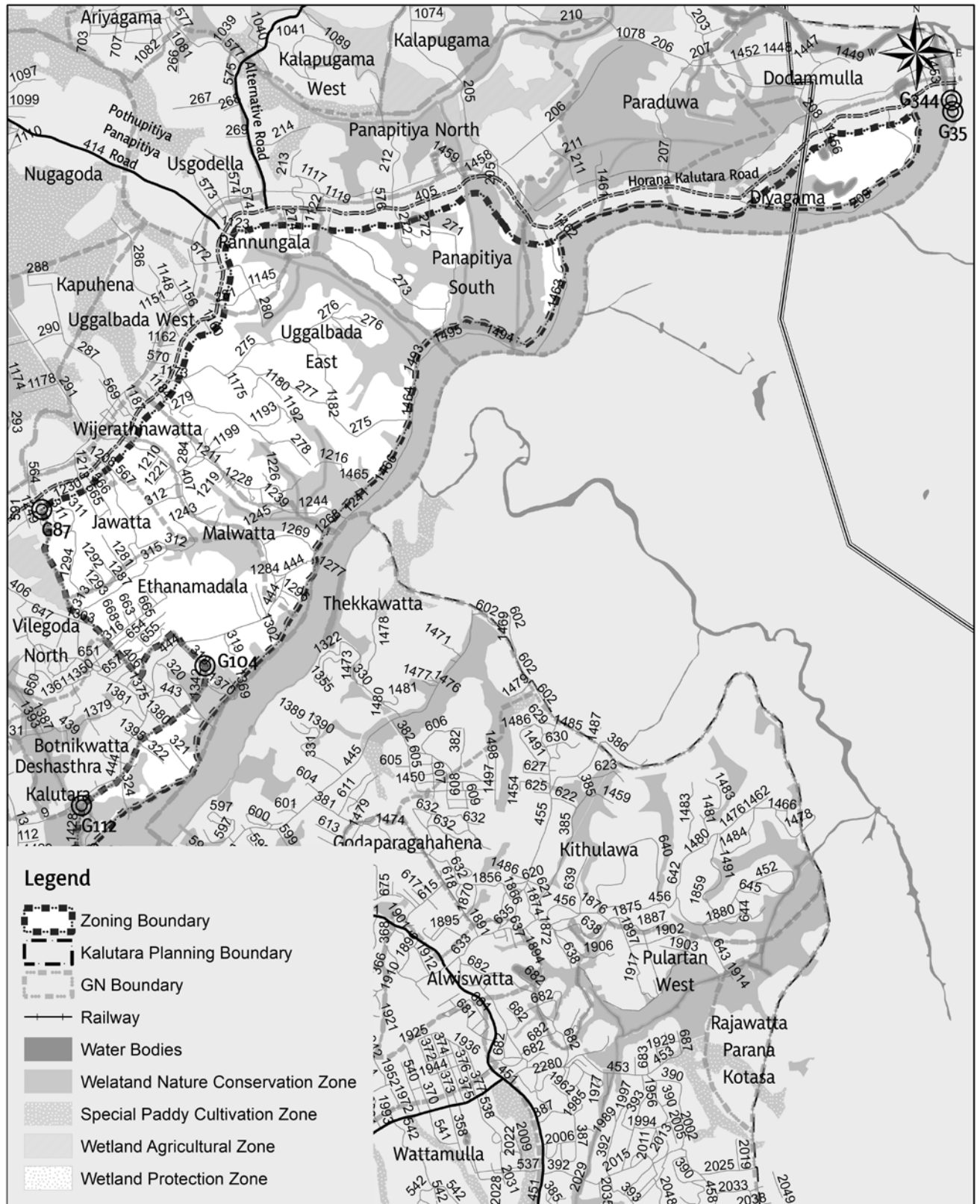
Map 16(C) : Low Density Residential Zone (Part 3)



Part IV

- North** : From the starting point where 100 m distance southward parallel to Kalutara - Horana Road meets the boundary of Jawatte Grama Niladhari Division point at G 87 (6.6132900 - 79.9614760), a line drawn eastward along the 100 m southward distance parallel to Kalutara - Horana Road until it meets the Eastern boundary of Kalutara Divisional Secretary Division Area point at F 344 (6.6352720 - 80.0105510).
- East** : From the last mentioned point a line drawn southward along the Eastern boundary of Kalutara Divisional Secretary Division Area until it meets the Green Strip Zone of Kalu Ganga 20 m parallel to Kalu Ganga point at G 35 (6.6351790 - 80.0105290).
- South** : From the last mentioned point a line drawn southwestward along the boundary of Kaluganga Green Strip Zone, 20 m parallel to Kaluganga until it meets the Western boundary of Ferry (Thotupala) Grama Niladhari Division.
- West** : From the last mentioned point a line drawn northward along the Eastern boundary of Ferry (Thotupala) Grama Niladhari Division until it meets the Western boundary of Athanamadala Grama Niladhari Division point at G 112 (6.59681200 - 79.96388800), thence, a line drawn northeastward along the Western boundary of Athanamadala Grama Niladhari Division, thence, a line drawn along the same boundary until it meets the Northern boundary of Jawatte Grama Niladhari Division, thence, a line drawn westward along the Western boundary of Jawatte Grama Niladhari Division until it meets the starting point 100 m distance parallel to Kalutara - Horana Road point at G 87 (6.61329000 - 79.9614760).

Map 16(D) : Low Density Residential Zone (Part 4)



Zoning Plan - Low Density Residential Zone
Part 4

Kalutara DS Division

Source: Urban Development Authority

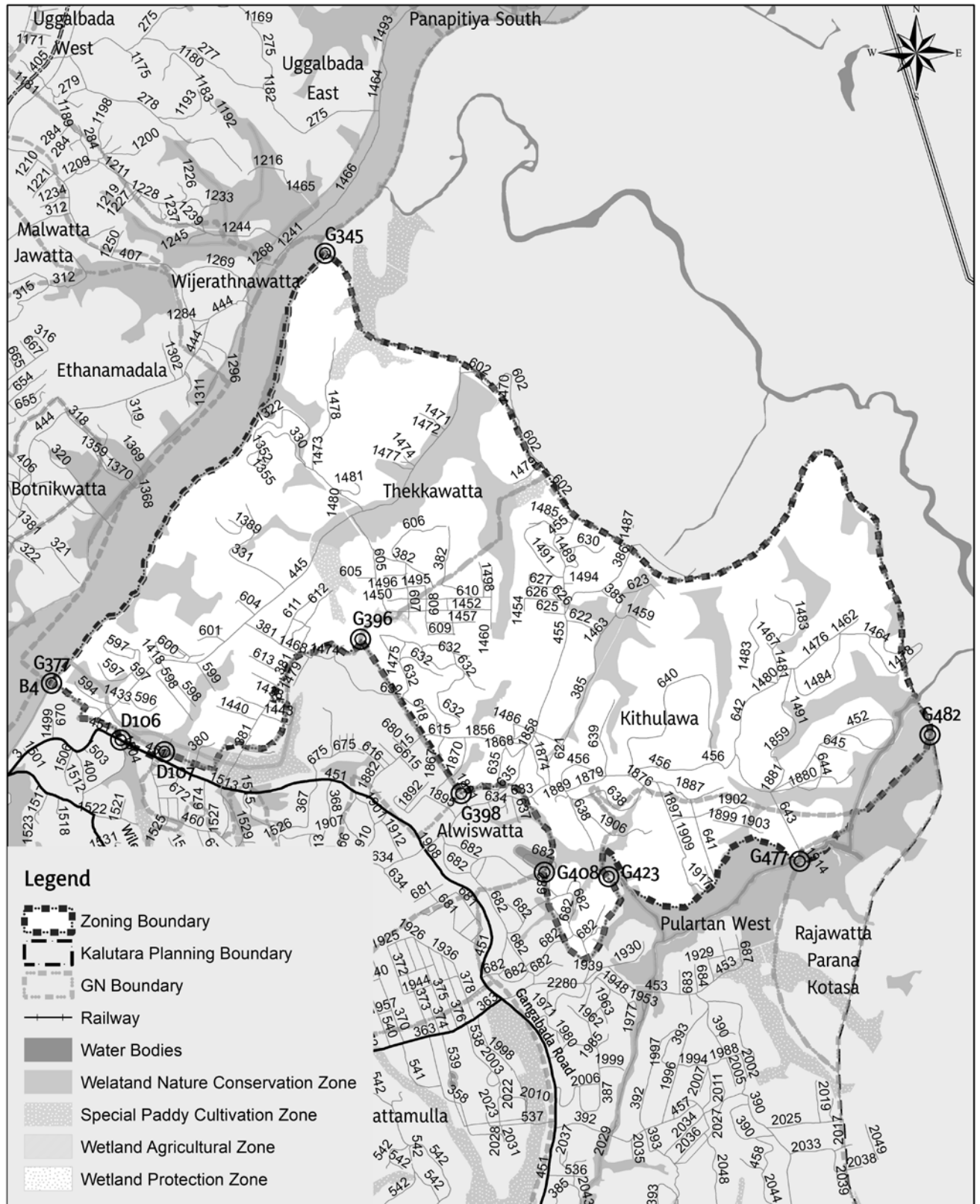


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Part V

- North** : From the starting point where Kalu Ganga reservation 66' parallel to Kalu Ganga Edge meets the Western boundary of Thekkawatte Grama Niladhari Division point at G 377 (6.5949230 - 79.9682430), a line drawn along the northeastward 20 m distance parallel to Kaluganga Green Strip Zone until it meets the Eastern boundary of Kalutara Divisional Secretary Area at point at G 345 (6.6120470 - 79.9792400).
- East** : From the last mentioned point a line drawn southward along the Eastern boundary of Kalutara Divisional Secretary Area until it meets the Eastern boundary of Thekkawatte Grama Niladhari Division, thence, a line drawn Eastern boundary of Kitulawa Grama Niladhari Division until it meets the MNorthern boundary of Rajawatte Old Section Grama Niladhari Division point at G 482 (6.5921120 - 80.30033650).
- South** : From the last mentioned point a line drawn southwestward along the Northern boundary of Rajawatte Old Section Grama Niladhari Division until it meets the Northern boundary of Wetland Nature Conservation Zone, thence, a line drawn westward along the Northern boundary of Wetland Nature Conservation Zone until it meets the Eastern boundary of Alwiswatte Grama Niladhari Division, thence, a line drawn northward along the Eastern boundary of Alwiswatte Grama Niladhari Division until it meets the Eastern boundary of Godaparagahahena Grama Niladhari Division point at G 482 (6.5921120 - 80.30033650).
- West** : From the last mentioned point a line drawn northward along the Eastern boundary of Godaparagahahena Grama Niladhari Division until it meets the Southern boundary of Thekkawatte Grama Niladhari Division point at G 396 (6.5964930 - 79.9809700), thence, a line drawn northwestward along the Western boundary of Thekkawatte Grama Niladhari Division until it meets the starting point.

Map 16(E) : Low Density Residential Zone (Part 5)



Zoning Plan - Low Density Residential Zone
Part 5

Kalutara DS Division

Source: Urban Development Authority

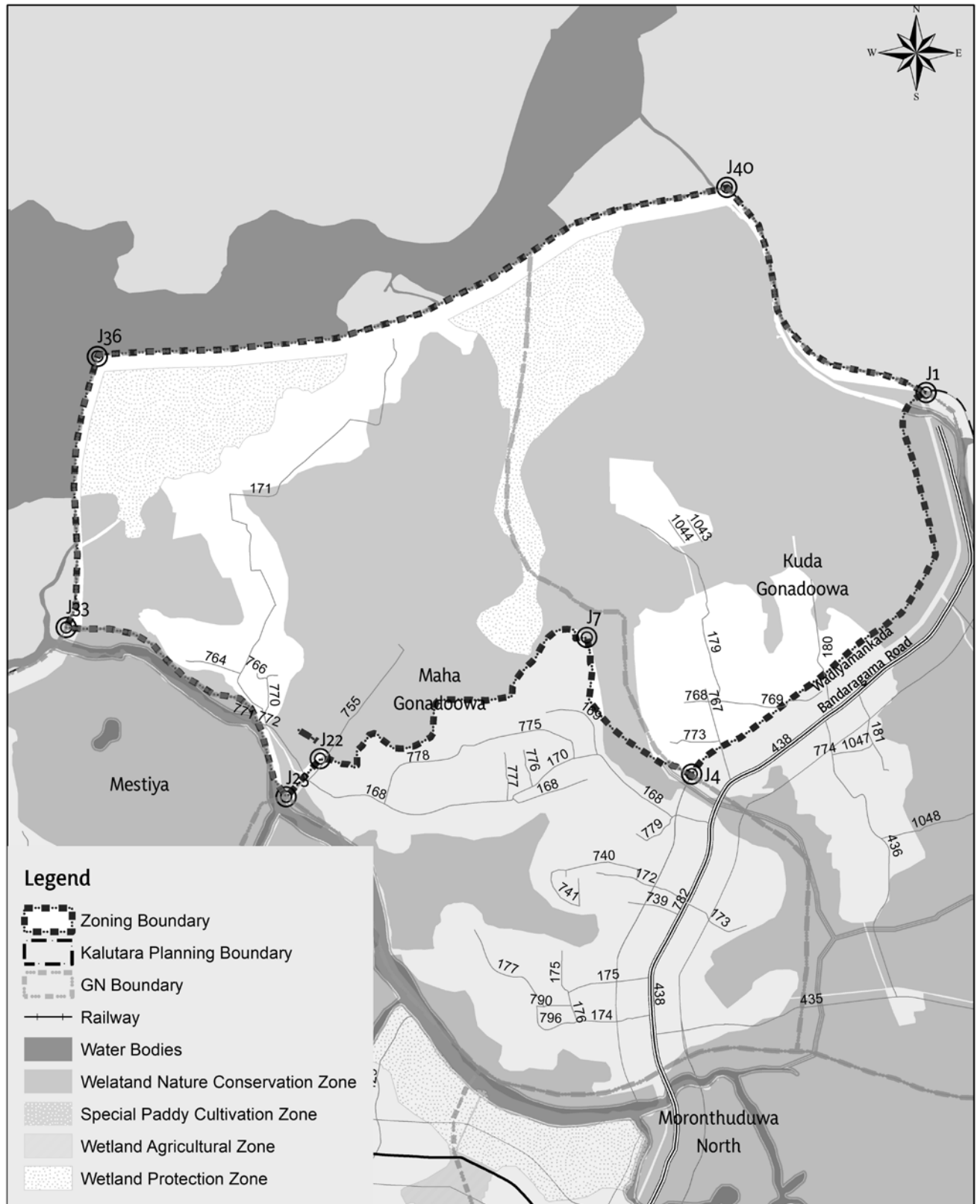


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Annexure 17: Low Density Tourism Zone – Zoning Boundaries

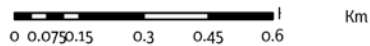
- North** : From the starting point where Western boundary of Maha Gonaduwa Grama Niladhari Division meets the Western boundary of Kalutara Divisional Secretary Division Area point at J 36 (6.6876880 - 79.9573070), a line drawn eastward along the Kalutara Divisional Secretary Division Area until it meets point at J 40 (6.6924280 - 79.9750070).
- East** : From the last mentioned point a line drawn southward along the Eastern boundary of Kalutara Divisional Secretary Division until it meets the point at 100 m distance parallel from Waskaduwa - Bandaragama Road point at J 1 (6.68771130 - 79.9794510).
- South** : From the last mentioned point a line drawn southwestward along the 100 m parallel distance to Waskaduwa - Bandaragama Road until it meets the Sri Sankichcha Thero Mawatha, thence, a line drawn northwestward along the same road until it meets the boundary of Wetland Nature Conservation Zone point at J 7 (6.6803010 - 79.9705210), thence, a line drawn boundary of Wetland Nature Conservation Zone until it meets the New Canal (Aluth Ela) point at J 22 (6.6766600 - 79.9633180), thence, a line drawn southwestward along the New Canal (Aluth Ela) until it meets the Eastern boundary of Mastiya Grama Niladhari Division point at K 9 (6.5602390 - 79.97308140).
- West** : From the last mentioned point a line drawn northward along the Eastern boundary of Mastiya Grama Niladhari Division until it meets the Northern boundary of planning area point at J 33 (6.6800050 - 79.9564190), thence, a line drawn further same boundary until it meets the starting point.

Map 17 : Low Density Tourism Zone



- Legend**
- Zoning Boundary
 - Kalutara Planning Boundary
 - GN Boundary
 - Railway
 - Water Bodies
 - Wetland Nature Conservation Zone
 - Special Paddy Cultivation Zone
 - Wetland Agricultural Zone
 - Wetland Protection Zone

Zoning Plan - Low Density Tourism Zone
Kalutara DS Division



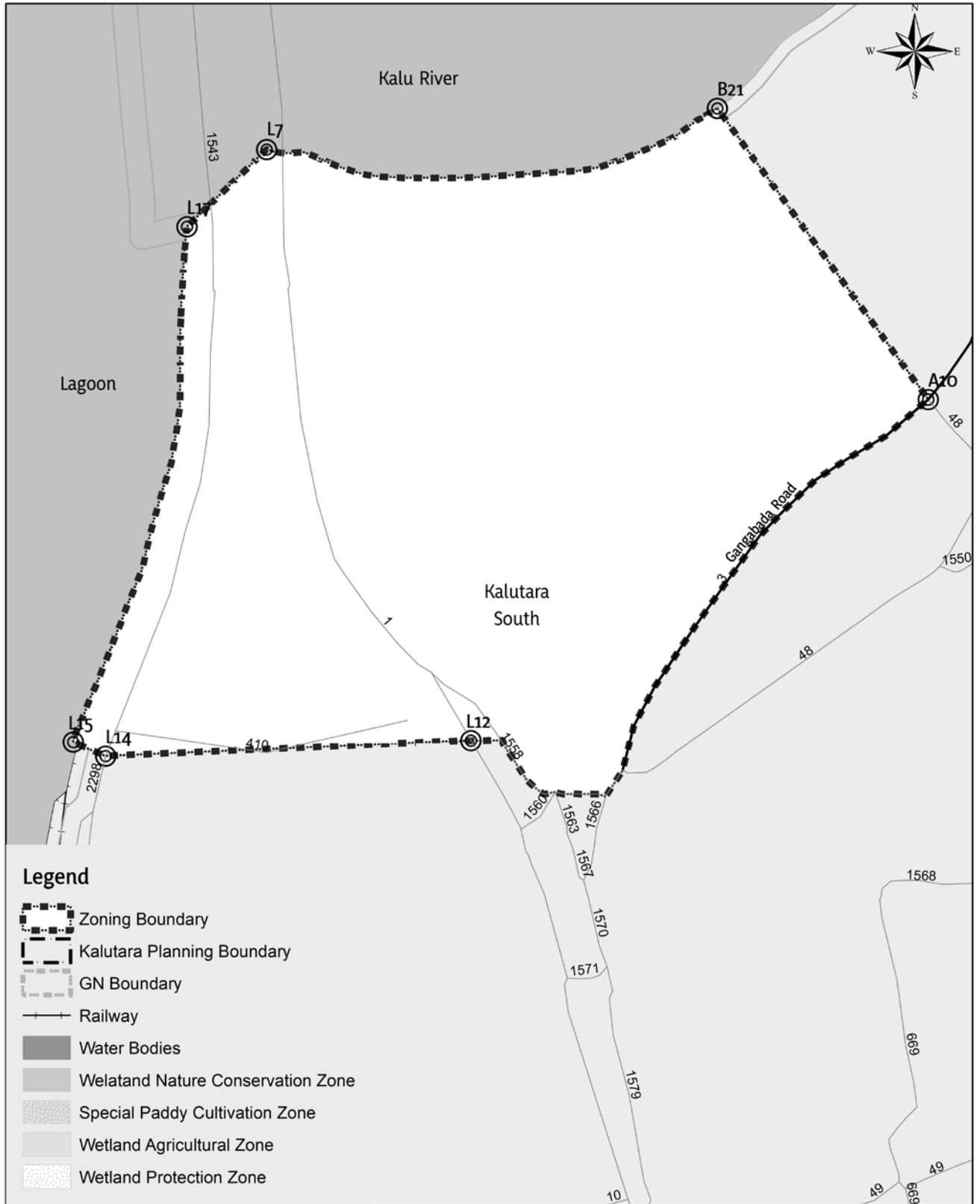
Urban Development Authority
December 2020

Source: Urban Development Authority

Annexure 18: Special Sacred Zone - Zoning boundaries

- North** : From the starting point where Southern boundary of Kalutara Railway Bridge meets the lagoon reservation point at L 17 (6.5873260 - 79.9592530), a line drawn eastward crossing Galle Road to the point at L 7 (6.58747800 - 79.96132600).
- East** : From the last mentioned point a line drawn southeastward to point at A 10 (6.58725590 - 79.9621350).
- South** : From the last mentioned point a line drawn southwestward along the Gangabada Road crossing the Galle Road point at L 12 (6.58565000 - 79.96035500), thence, a line drawn Crossing Railway Line until it meets the point at L 15 (6.58580610 - 79.9584450).
- West** : From the last mentioned point a line drawn northward along the lagoon reservation until it meets the starting point at L 17 (Inner area line draws).

Map 18 : Special Sacred Zone

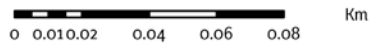


Legend

-  Zoning Boundary
-  Kalutara Planning Boundary
-  GN Boundary
-  Railway
-  Water Bodies
-  Wetland Nature Conservation Zone
-  Special Paddy Cultivation Zone
-  Wetland Agricultural Zone
-  Wetland Protection Zone

Zoning Plan - Special Sacred Zone
Kalutara DS Division

Source: Urban Development Authority



Urban Development Authority
December 2020

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- Gazette Extraordinary dated 1533/16 dated 25.01.2018 under the CEA Act
- Gazette Extraordinary Gazette Notification No. 2072/58 dated 25.05.2018 (Sri Lanka Coastal Zone & Coastal Resource Management Plan, prepared by the Coast Conservation and Coastal Resources Management Act, No. 57 of 1981)
- Gazette Notification No. 772/22 dated 18.06.1993 and 1104/22 dated 27.10.1999 referred to under Section 4 (c) of the National Environmental Act.
- Circular No. 18 of the Southern Expressway



Urban Development Authority
Ministry of Urban Development & Housing