

KATARAGAMA

DEVELOPMENT PLAN

2021-2030



URBAN DEVELOPMENT AUTHORITY
MINISTRY OF
URBAN DEVELOPMENT AND HOUSING

KATARAGAMA DEVELOPMENT PLAN

2021-2030



URBAN DEVELOPMENT AUTHORITY

Kataragama Development Plan 2021 - 2030

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Kataragama 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 Zoning and Zoning Guidelines 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.

Kataragama Development Plan 2021 – 2030 has been prepared by the *Uva Provincial Planning Division*.

Supervision

Arct. Harshan De Silva - **Chairman – UDA**, Plnr. N.P.K.Ranaweera - **Director General - UDA**, Plnr.K.A.D. Plnr. H.A.Dayananda, **Additional Director General – UDA**, Plnr. M.P.Ranatunga, **Deputy Director General (Planning) – UDA**, , Plnr. Sugath Premasiri - **Director (Uva Provincial Office)**, Attorney at Law C. Jayawardena, **Consultant (Legal) – UDA**, Plnr. Priyani Nawarathne, **Director (Strategic Planning) – UDA**,

Planning Team

Plnr. K.M.Senarathne - **Deputy Director (Planning)**, G.W.P.Prasadi – Town Planner (Monaragala Cluster).

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)

Aknowledgement

The Planning Division of the Monaragala District Office of the Urban Development Authority (UDA) prepared the Kataragama Development Plan for the time period extending from 2021 to 2030. In the process of plan preparation, diverse functional Divisions of the UDA and many other Government and Non-Government Organizations extended their assistance to make this endeavor a success. Following are the Agencies, which helped the Planning Team of the Monaragala District Office of the UDA in completion of this plan successfully.

1. Kataragama Pradesheeya Sabhawa
2. Kataragama Divisional Secreteriat Division Office
3. National Physical Planning Department
4. The great Ruhunu Kataragama Temple (Devalaya)
5. Kiriwehera Buddhist Temple
6. Shree Abhinawaaramaya Buddhist Temple
7. National Water Supply and Drainage Board.
8. Ceylon Electricity Board.
9. Kataragama Police Station
10. District Medical Officers' Office Kataragama

There are many other Government and Non-Government Agencies, which are not listed here as they are legendary in numbers, assisted the Planning Team, we thank them all for their invaluable assistance extended in this regard.

Hon. Minister's forward



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 Kataragama town provide services to a large population (Pilgrims and Tourists). Accordingly, Kataragama Pradeshiya Sabha Planning Area has the potential to become a town that continues to provide residential and commercial services. This potential is further enhanced by the natural ecosystem of the surrounding area and the locations of Sacred, historical and archeological sites of value. These development plans aim to develop the Kataragama town 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, Kataragama 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 Kataragama Pradeshiya Sabha 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

Hon. Chairman's forward (Kataragama Pradesheeya Sabha)



Kataragama is ancient sacred city which having large amount attraction of visitors such as Government leaders, honours persons and pilgrims. Kataragama is special city due to location of Ruhunu Maha Kataragama Dewala, ancient kiri wehera, Wedasiti kanda, Sella Kataragama and Yala National Park. So, large number of pilgrims are visit to this city and then as a president of kataragama prasehiya sabha my duty is providing the necessary infrastructure facilities and other facilities for this pilgrim's community.

I would like to offer my sincere gratitude Urban Developmet & Housing, Urban Development Authority for preparation of development plans for kataragama urban area for fulfil my purpose.

The Development plan preparation is suitable for formal development of country because this plan has been prepared identifying the problems of the people in the area to improve the welfare of community of entire country. When prepare the development plan, has provided opportunity for different group of communities such as officers at government and non-government institutions, local people and investors.

I wish this development plan will be formalizing the development of the area with improving the welfare of public. I wish all the parties will be support for make kataragama development plan success.

Chanka Amil Rangana

Chairman

Pradesheeya Sabha - Kataragama

Preface

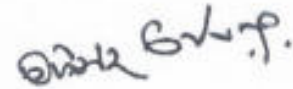
The Kataragama Town is one of the prime Sacred Towns in the Island, situated in a geographically flat plain land, covering an area of 566.8 Square Km (sqkm) in the Monaragala District of Uva Province, Sri Lanka. This town is culturally characterized by a multi religious and multi cultural attractions in terms of demography and it harbours most sacred Sthupa (Kiriwehera), “Ashtaphala” Sacred Bo-Tree, kataragama Hindu Temple, Wadahiti kanda (Wadahity Mountain) Sithulpowwa Buddhist Temple and Sella Kataragama Hindu Temple and so on, which are considered not only as sacred monuments but also as historically significant places. In commemoration of sacredness and historical significance of these places, the people who respect these places religiously hold peagons annually in the Kataragama Town in the Month of “Esala” which has become an established cultural practice in the town attracting the attention of the entire Country. Due to these reasons, the Kataragama is visited by many devotees in thousands daily. The devotees so arriving the Kataragama Town do not forget to visit and enjoy the natural beauties of the environm, such as Manik River and forest gardens in the locality. These cultuaral and environmental features contributed in a great way to enhance the significance of the Kataragama Town.

This Development Plan, that has been prepared for development of the Kataragama Pradesheeya Sabhaa Area (KPS) during the next 9 year period starting from 2021 to 2030, envisages guiding the the development process to achieve an advanced economic and physical development enhancing the sacredness as well as protecting the natural environment making the Kataragama Town the “Great Worshipped City of the Ruhunupura” which being the main objective.

This development plan focused its attention on land use pattern of the area, numbers of visitors and devotees ariving the sacred town, the locality’s economy, health, education, religious and infrastructure facilities, demography and housing conditions, geography of the area, and storm water drainage pattern and framed development regulations and formulate strategic projects with a view of succeeding the vision formed in the plan i.e “Great Worshipped City in Ruhunupura”.

**APPROVAL OF THE DEVELOPMENT PLAN FOR THE KATARAGAMA PRADESHIYA
SABHA AREA**

I, Mahinda Rajapaksa, Minister of Urban Development and Housing do hereby approve the development plan for the Kataragama Pradeshiya Sabha Area, 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: 15 April, 2021.



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PART I : SECTION (I) — GENERAL

Government Notifications

**APPROVAL OF THE DEVELOPMENT PLAN FOR THE KATARAGAMA PRADESHIYA
SABHA AREA**

I, Mahinda Rajapaksa, Minister of Urban Development and Housing do hereby approve the development plan for the Kataragama Pradeshiya Sabha Area, 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 & Housing.

Ministry of Urban Development & Housing,
17th and 18th Floors,
“Suhurupaya”,
Subhuthipura Road,
Battaramulla,
15th April, 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 PRADESHIYA SABHA
LIMIT OF KATARAGAMA**

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 Pradeshiya Sabha Limit of Kataragama, prepared under Section 8(A) of the said Act on the 15th day of April, 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 - 538/2

**APPROVAL OF THE DEVELOPMENT PLAN FOR THE PRADESHIYA SABHA LIMIT OF
KATARAGAMA**

PUBLIC are hereby informed that the Development Plan prepared for the Pradeshiya Sabha Limit of Kataragama 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 15th April 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.

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

12th July, 2021.

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**KATARAGAMA DEVELOPMENT PLAN
2021-2030**

PART I



URBAN DEVELOPMENT AUTHORITY

Chapter 01

Background of the Development Plan

1.1. Introduction

Planning for future of cities, based on social, economic, political and environmental trends, started during medieval period of the world history. The development nature of a city is generally shaped by the relations and interactions between the said forces, the impacts of these interactions may be either productive or destructive but continued to influence to change the shape of the development of cities. Change is a natural law, hence cities and towns are not exceptions, but the changes of cities need to be guided through planning intervention, understanding the potentials of developments of cities in the light of a vision formed for the betterment of the people who live in such cities creating more opportunities for them to reap the benefits of developments.

The guiding institute of urban development in Sri Lanka has been the Urban Development Authority (UDA), which was established under the Law no 41 of 1978 and as amended subsequently with more powers being given to undertake more meaningful social and economic friendly developments in the Country. The main objective of this Law has been to promote integrated planning in the selected areas of the Country for national economic, social, physical and environmental development. In order to achieve a sustainable development in the Country, more powers have been provided for in the Law to undertake integrated development planning for towns and cities in the Country, those urban centres were selected with a vision of making a substantial combined contribution to the national economy. Accordingly the provisions are made for under this Law to prepare Development Plans for the Towns and Cities selected on a basis of a planned vision and declared them as development areas under the relevant provisions of this Law. Therefore preparation of development plans for the towns and cities declared under its provisions as development areas is mandatory.

Accordingly, all the Municipal Councils, Urban Councils, some selected number of Pradesheeya Sabha Areas and one Kilo Meter land-ward belt right around the Country along the beach has been declared under the section 3 of the said Law. The Kataragama Pradesheeya Sabha (KPS) has been one of the selected Pradesheeya Sabhas declared under this provision for urban development. The Kataragama was declared as an urban development area in 1986 by a Special Gazette Notification bearing number 423/6. The planned development activities

of the Kataragama were initiated during the Gam Udawa Program of the Government in the year of 1987. However, the plans prepared since the Gam udawa Program in 1987, none of them had followed the full legal procedure provided for in the Law but remained as draft plans guiding the ongoing developments. In conclusion, it is necessary to be mindful of the fact that there is no legally acceptable development plan that has been prepared and enforced in the KPS area.

The Kataragama is a special sacred town, which reflects the true cultural and social nature of the Country. The Sri Lanka has a plural society, consisting of multiple communities that creates a unique cultural characteristics. Kataragama represents these true characteristics since the start of the memorable history of this Country evolving to the present state of the social and physical form. It is discernible from the fact that this urban development process is still continuing influencing the sensitive religious, social and cultural characteristics of the town, directly or indirectly.

Accordingly, undertaking planning of the KPS for development protecting the religious, cultural and social values and physical characters of the town, as it has been declared as an urban development area under the UDA Law, has been recognized by the Planning Team and decided to prepare a development plan for the future development of the KPS area covering a physical area of 5 Grama Niladhari Divisions (GND). As a result of this decision initial steps were taken in 2017 to prepare strategic Development Plan for implementation over a period of 9 years starting from 2021 to 2030.

1.2. Planning Team

Many main Government and Non-Governmental Institutions, which provided assistance towards the Strategic Development Plan Preparation process, by way of providing information, commenting and submitting proposals for consideration of the planning team, have been appended below.

Main Stakeholders

1. Kataragama Pradesheeya Sabha (KPS)
2. Divisional Secretariat Division Office-Kataragama

Other Stakeholders

1. National Physical Planning Department.
2. Basnayaka Nilame's Office – Kataragama Devalaya
3. Kataragama Kiriwehera Buddhist Temple .
4. Katharagama Shree Abhinawaramaya Buddhist Temple .
5. Wadahitikanda Buddhist Temple .
6. National Water Supply and Drainage Board- Kataragama
7. Ceylon Electricity Board - Kataragama
8. Police Station, Kataragama
9. District Medical Officers' Office.- Kataragama
10. Southern Development Authority
11. Road Development Authority - Hambantota
12. Department of Civil Security- Kataragama
13. District Secretariat Office – Monaragala
14. Provincial Road Development Authority
15. Central Environment Authority - Monaragala
16. Department of Irrigation- wellawaya
17. Department of Archeology
18. Agrarian Services Office - Kataragama
19. Gramasewa Niladhari Officers .
20. Trade Associations of Kataragama
21. The Principal, Kataragama National School .
22. The Principal, Detagamuwa Junior School

Other Functional Divisions of the UDA which contributed towards the success of the Kataragam Development Plan 2021 -2030 preparation.

- Strategic Planning Division
- Environment and Landscape Division
- GIS Division – UDA
- Research and Development Division

1.3. Scope of the Development Plan

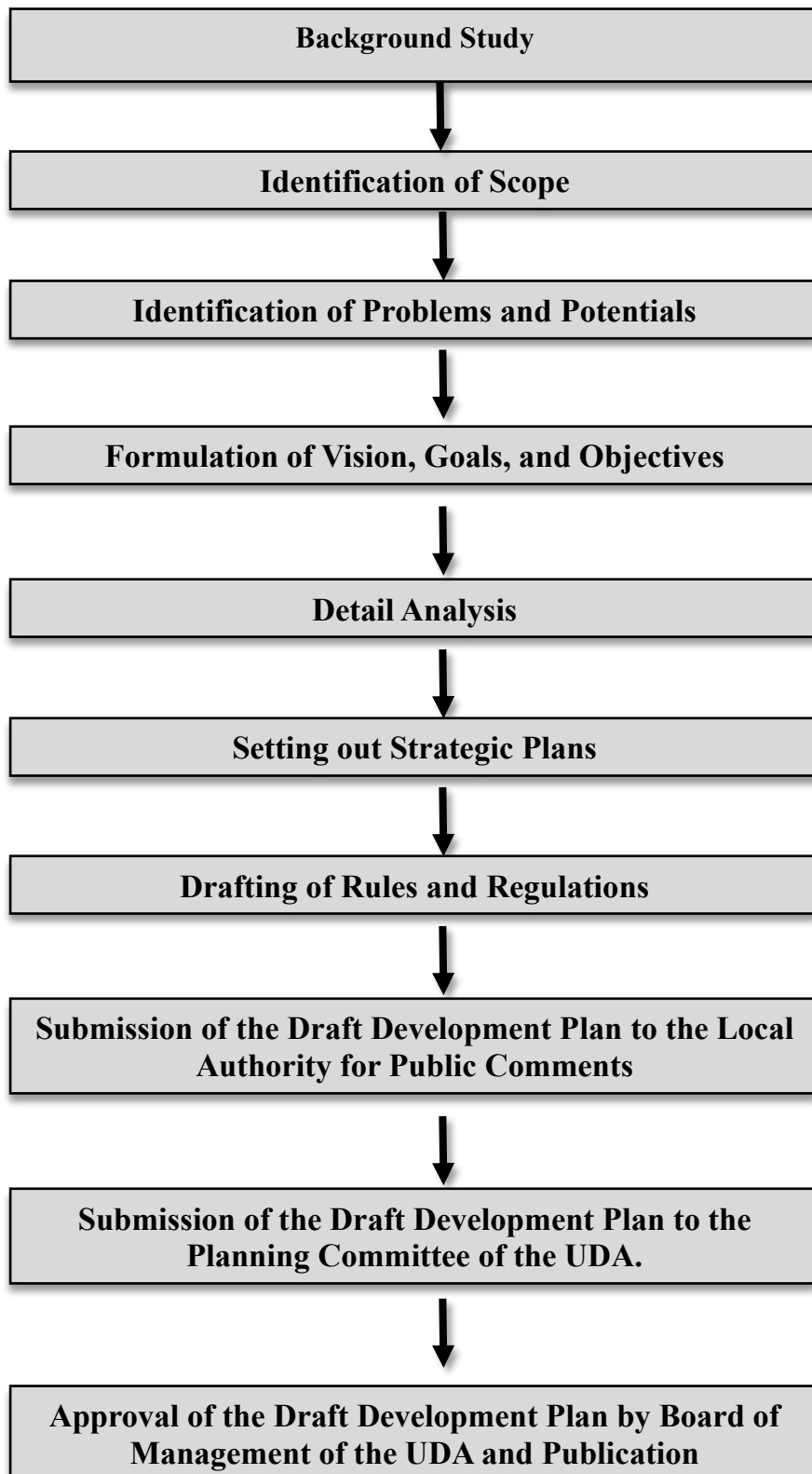
The assignment of preparation of this development plan envisaged finalizing the planning process within a period of one year, accordingly the planning process was initiated on 01/04/2017. The Planning Area, which resembles the Kataragama Pradesheeya Sabha Area as well as the Katharagama Divisional Secretariat Divisional area, has been decided with an extent of 566.8 sqkm.

The development process of Kataragama has been evolved to the present state of development due to the location and influence of mostly acclaimed religious centres, which are multi religious and multi-cultural in nature and significant in historical and archeological terms, namely, Kiriwehera Buddhist Temple, Ashtaphala Boo Tree Buddhist temple, Kataragama Temple (Dewalaya) Wadahiti Kanda Budhist Temple, Sella Kataragama Ghana Hindu Temple and so on. The Asala Pageant, which has been held annually, represents the multi-cultural and multi-religious nature of the Sri Lankan plural society. This multi-cultural character of the Kataragama Town has been able to establish sustain strong linkages with every part of the Country as well as with the overseas locations.

The National Physical Planning Department, with the aim of protecting and conservation of sacred religious places in the Kataragama Town, an area confined to the main religious places have been declared as a sacred area, and a conservation plan for that area was implemented. Subsequently, in view of the Gamudawa Program, the Government implemented a development program for the Kataragama Town in 1987. The historical records revealed that there had been several attempts to prepare development plans for this town, but none of them had succeeded in following the full legal procedure of development plan preparation as specified under the Law.

As such, this assignment of preparing a development plan for the Kataragama planning area was undertaken with a view of protecting and conservation of religious and archeologically significant values, complying with the recommendations of the national plans and their objectives, undertaking in-depth analysis of physical, social, economic and environmental sectors and falling in line with their trends. This plan includes a set of urban development projects, formulated for the town's development together with planning and development regulations for enforcement within the planning area.

1.4. The Planning Process



1.4.1. Background Study

For preparation of this Kataragama development plan, an in-depth analysis was undertaken on the physical, economic, and social and environment aspects of the planning area with the information gathered during this course of this study. Gathering of information, preparation of maps and collection of data on the geography of the planning area were undertaken during the course of primary survey. The relevant information was gathered from the National Physical Planning Department, Ceylon Electricity Board, National Water Supply and Drainage Board, Kataragama Divisional Secretariat Division, Kataragama Pradesheeya Sabha, Health Department, Education Department and so on and then analyzed the information following scientific methods.

1.4.2. Identification of Scope of the Plan

In setting out the scope of the development plan, the facts relating to the findings of the studies undertaken to assess the significance of the Kataragama Town in the hierarchy of urban settlements in the Country, in terms of its location, the significance attached to it by the national level planning agencies and its influence on the development of the locality and the proposals made by diverse plans implemented by the Government Agencies over the Kataragama Planning Area for its future developments. Accordingly the scope of the plan was set out following the examination of ongoing and planned development projects and the recommendations of national significance that exert impact on the future development of the town .

1.4.3. Identification of Problems and Potentials

The Planning Team identified problems of the study area during the course of the background study, but further issues and potentials were identified with the help of the stake holders who attended the meeting held on 17/11/2017 regarding the development of the Kataragama Town. These issues and development potentials identified with the help of the stake holders are relating to many sectors which had been a great help in the planning process to the planning team to comprehend the development trends and the gaps in the locality in the process of plan preparation.

1.4.4. Formulation of Vision, Goals and Objectives

With the attention being paid towards harnessing the potentials of the locality, the issues of the area to be resolved pertaining to the town development and how to succeed a balanced development among the physical, economic, social and environmental sectors, a long-term vision was formed. The planning team has been mindful of the role of the Goals and the Objectives of the development plan that has to play in the course of approaching the vision of the town. Accordingly, the Goals and Objectives that act as the means for achieving the expected development were set out

1.4.5. Detail Analysis

Having succeeded the formation of the vision, Goals and the Objectives to achieve the expected future development of the Kataragama Town, the method of achieving such an expected development was analyzed in detail following the standard scientific methods, such as SWOT Analysis, Potential analysis, environment sensitivity analysis and development pressure analysis.

1.4.6. Preparation of Strategic Plans.

Under this stage of the planning process, in order to reach the vision of the development plan through achieving the objectives, strategies were identified covering the physical, economic, social and environmental aspects of the proposed development, which includes, proposed land use plan, proposed zoning plan, proposed economic development plan, proposed environment conservation plan and cultural and heritage management plan. Additionally guide plans were prepared for the special use zones identified under the proposed zoning plan.

1.4.7. Drafting Rules and Regulation

The enforcement of the development plan in the Planning Area needs a set of Rules and Regulations in order to guide the development to reach the vision formed under this development plan. These Rules and Regulations will enforce standards for development of lands and buildings within the planning area. This set of rules and regulations enforceable has been drafted and included in the development plan

1.4.8. Submission of the Draft Development Plan to the Local Authority for public participation purposes.

Under the legal procedure provided for under the UDA Law, placing the draft plan for public inspection and to receive their comments for improvement of the plan to meet the aspirations of the public. Accordingly, the draft development plan will be submitted to the Local Authority for inspection by the public.

1.4.9. Submission of the Draft Development Plan to the Planning Committee for recommendation of approval

The Planning Committee established under the provisions of the UDA Law is expected to go through the document of the draft Development Plan and make recommendation either to approve it or amend it as it proposes. Falling in line with this provision, the draft development plan that will be prepared for the Kataragama Town will be submitted to the Planning Committee of the UDA for its recommendation

1.4.10. Publication of the Development Plan

According to the legal provisions of the UDA Law, a draft development plan will be finally approved by the Minister in charge of the subject of urban development, there after it will be published under a Special Gazette Notification. The Kataragama Development Plan too has to go through this procedure as it is mandatory under the relevant Law. Prior to the approval of the Minister, this draft Development Plan has to be recommended by the Planning Committee as well as by the Board of management of the UDA for approval of the Minister.

Chapter 02

Preliminary Study

2.1. The Study Area

The Kataragama Town, which is also known as Kajaragama and Kadirgama, is the prime sacred town of the most sacred towns with the highest multi religious attractions, in terms of Buddhist, Hindu, Islam and Christian religions equally. The “Ashtaphala Boo Tree” fetched from the land treaded by the Lord Buddha, Kiriwehera, the Kataragama Temple (Devalaya), which is thought to be offered to the Skandha God alias Katharagama God, Wadahitikanda Sacred Area, as well as an Islam Mosque are located in the Kataragama Sacred Area. Further Sella Kataragama Ghana Hindu Temple, Galge, Walliguhawa etc. which archeological and religious significance, as well as Yala Sanctuary and Manik River are located in this area adding beauty to the environmental character of the Kataragama Planning Area.

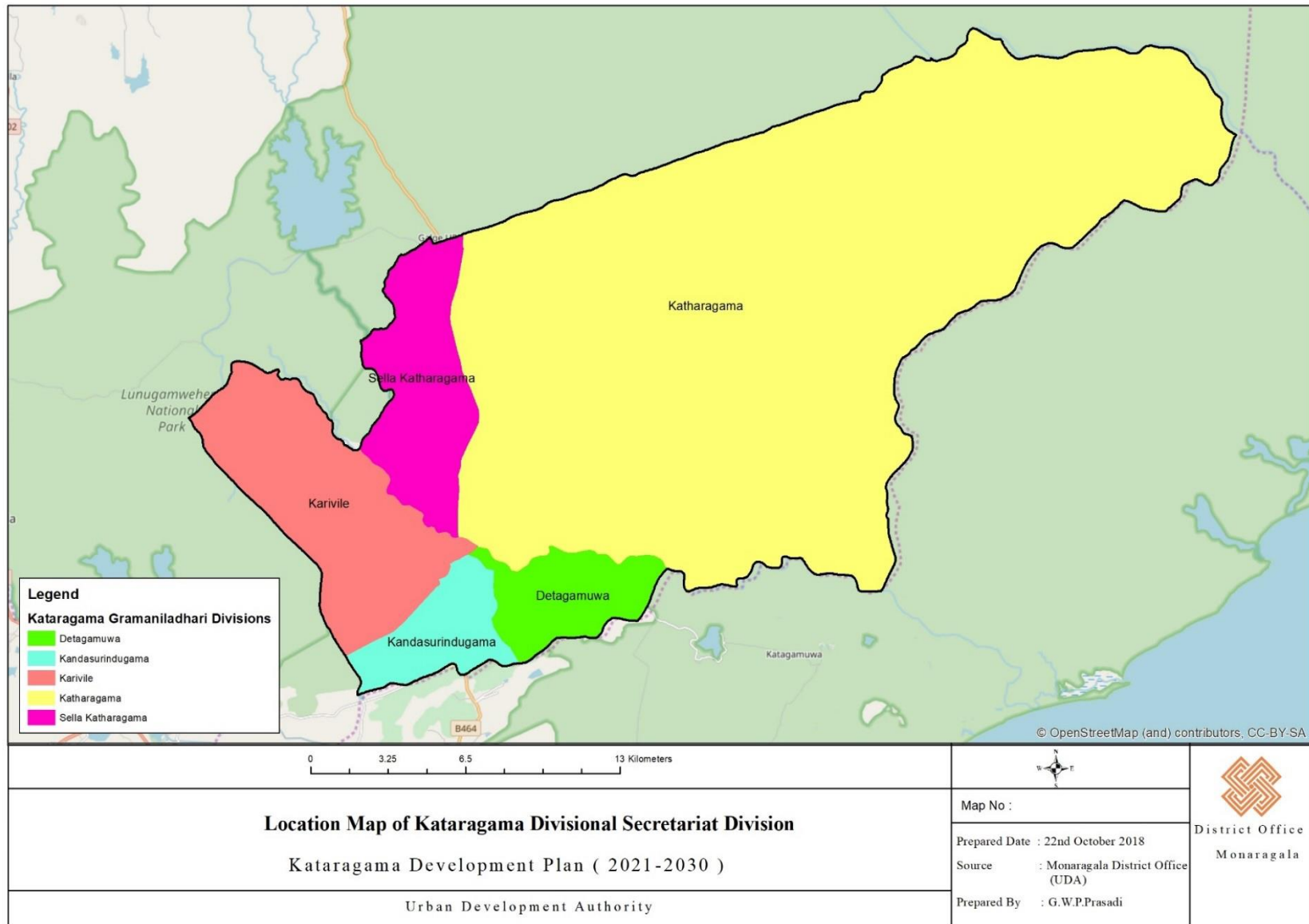
Location

The Kataragama Divisional Secretariat Divisional Area is bounded by the Siyambalanduwa and Buttala Divisional Secretariat Divisions of the Monaragala Administrative District of Uva Province on the North, by the Hambanthota District on the South and the East and by the Thanamalwila Divisional Secretariat Division on the West and includes five Gramasewa Niladharee Divisions, namely, Kataragama, Sella Kataragama, Karawile, Detagamuwa and Kandsurindugama.

The Kataragama Town is located in a flat plain land, covering an area of 566.8 sqkm at a distance of 280 Km from the City of Colombo, the Commercial Capital of Sri Lanka. (Vide Map no 2.1) Kataragama Town has a unique location as it is being bordered by administrative boundaries of a District and a Province, as such this town has been influenced by the socio-economic and demographic factors of both administrative units. Further the Kataragama Divisional Secretariat Division has 5 Grama Niladhari Divisions. Because of these locational characteristics, the planners had to pay a special attention not only to the Kataragama Divisional Secretariat Divisional area but also to the Hambanthota and Monaragala Districts’ influencing socio-economic factors as all these factors could influence the development of the Kataragama town. As such 6 GS Divisions located right around the Kataragama Divisional Secretariat Division and falling within the pervue of the Monaragala and Hambanthota Districts’ administration, namely, Wellawaya, Thanamalwila, Buttala, Thissamaharama,

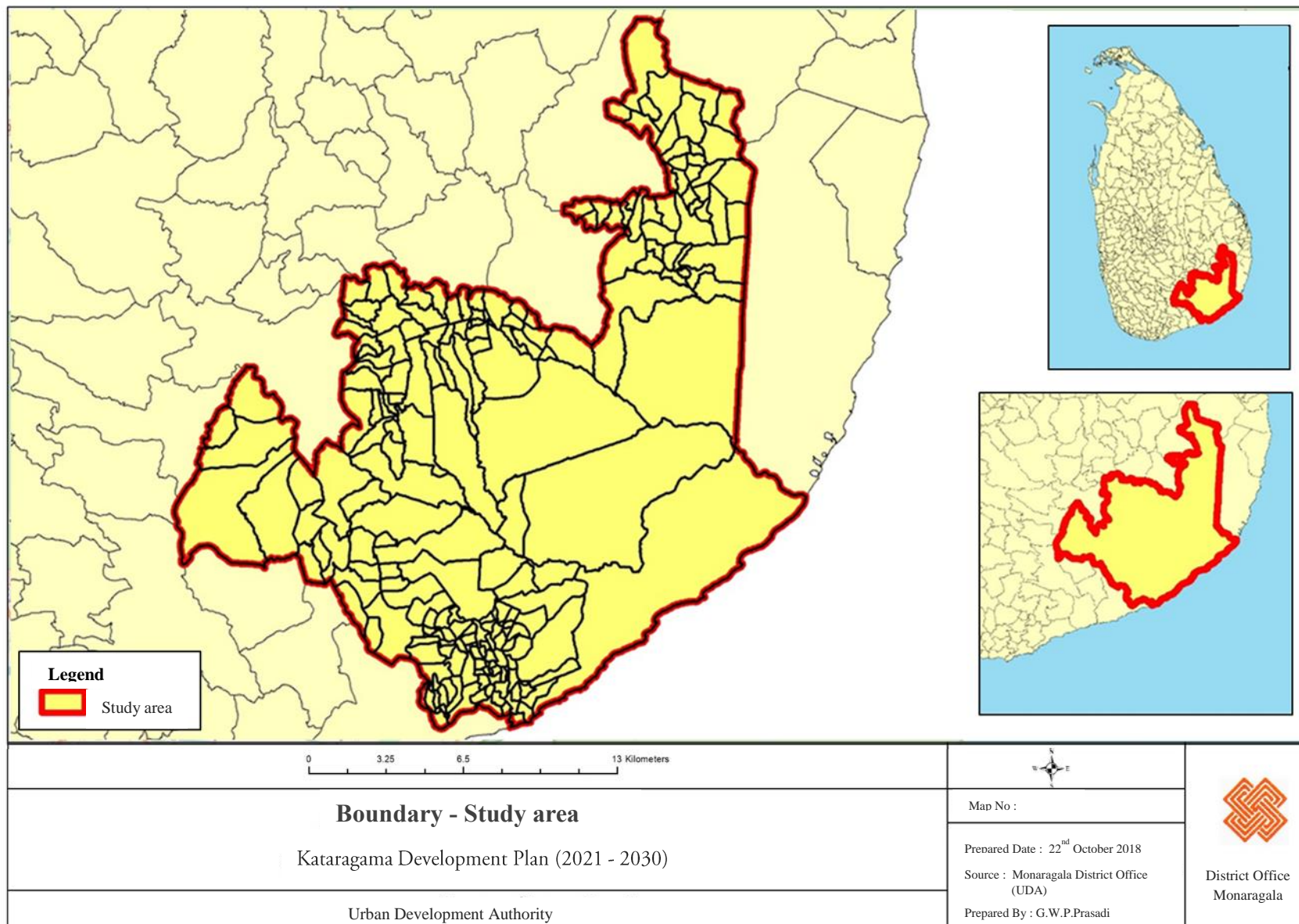
Lunugamwehera and Siyambalanduwa have been considered as the planning area of the Kataragama Town, which covers an area of 4669 sqkm. (Vide 2.2)

Map 2.1. Location of Kataragama Divisional Secretariat Division



Source: District Office - Moneragala, Urban Development Authority, 2021

Map 2.2. Study area



Source: District Office - Moneragala, Urban Development Authority, 2021

2.2. Planning & Situational Context

2.2.1. Planning Context

1969 - Sacred Area Development Plan and the Kataragama Town Development Plan.

The then Department of Town and Country Planning, the fore-runner of the National Physical Planning Department, relocated the old Kataragama Town on 6th of October 1961, which had been located closer to the sacred places, away from such places on a basis of a plan and declared the sacred area as a conservation area under the special Gazette notification bearing number 12/688 with following objectives in mind.

- Protection and conservation of culture, heritage and sacred places.
- Create an environment to carryout religious and cultural activities free of any disturbances.
- Management of development density and protection of sanctity of sacred places and the surroundings
- Develop and Provide infrastructure facilities

1987 - Gam Udawa Town Development Plan.

The Kataragama PS area was declared under the Section 3 of the UDA Act in 1986 as a Urban Development Area by the Government Gazette bearing number 423/6 on 14th of October 1986. This declaration of the Kataragama Town empowered the UDA to implement an urban development program in that area according to a draft plan which had not followed through the legal procedure laid down in the UDA Act. Subsequently, there had been several planning attempts to finalize development plans for this area, but none of them had succeeded as a legally acceptable development plan. However, the evidence revealed that the development implemented in the Kataragama Town up to date had followed a draft plan, which was based on a long-term development concept with the concurrence of the UDA Planning Committee. Currently there is no legally acceptable development plan in force in the Kataragama Planning area.

Physical Planning Policy on Uva Province 2011-2030

According to the Uva provincial Development Plan, the Kataragama area has been zoned as “Protected Area Network Zone” in view of the potential of the areas that surround the Kataragama planning area for tourism development. The surrounding areas are rich of natural

environment, such as Yala sanctuary when it is combined with historically and culturally significant locations area may become more attractive for nature based tourism, as such that area too has been included in this zone with an objective of promoting the tourism industry. .

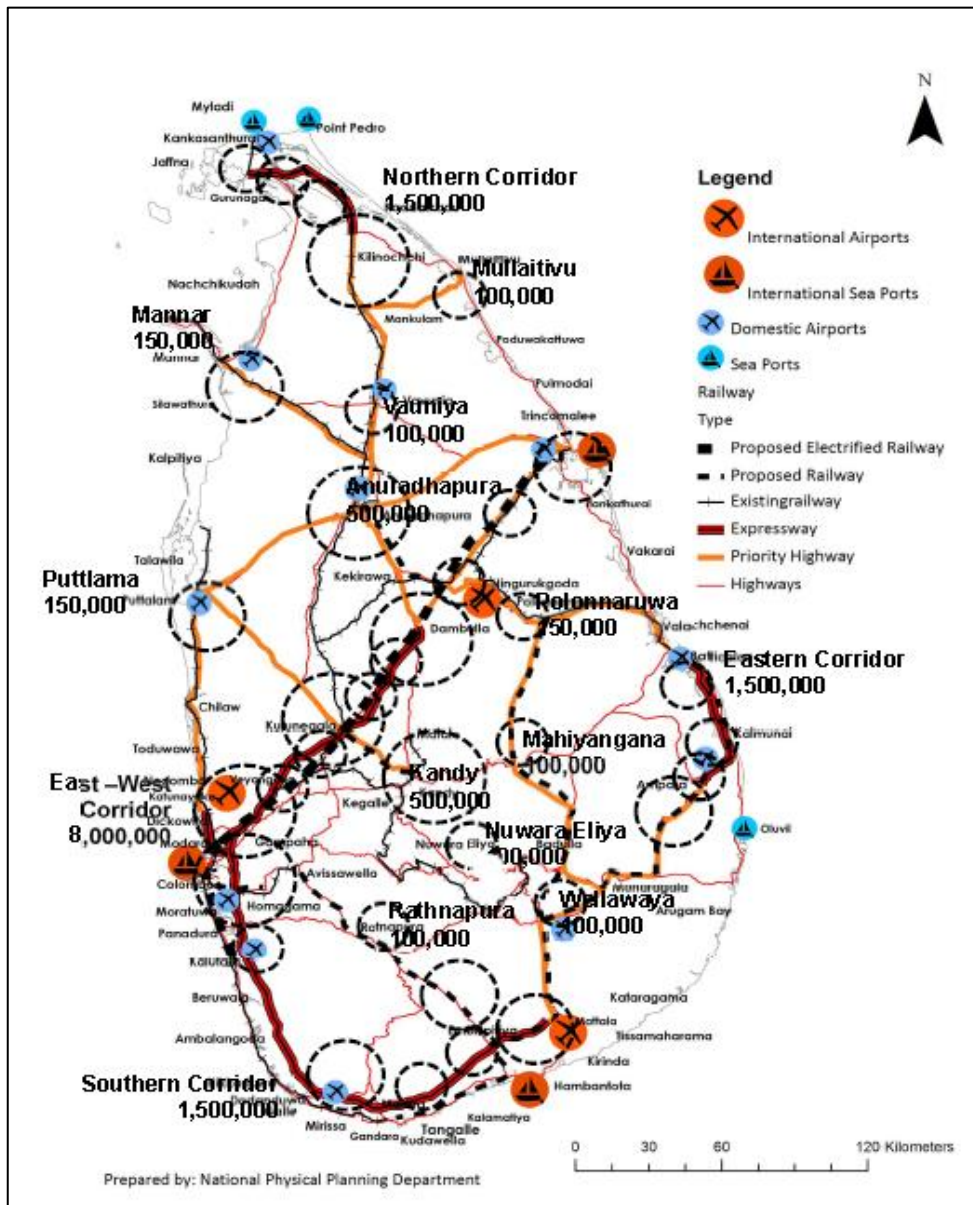
The Uva Provincial Development Plan proposed a development corridor from Hambanthota to Batticalo via existing towns of Siyambalanduwa, Moneragala, Buttala, Wellawaya and Thanamawila, which will be developed as the main centres of interactions. The Provincial Authorities have selected these towns for development as the provincial development plan provided for. The Kataragama Town has a close location to these towns and as such it can enhance the development potential of the town. This provincial development plan contains proposals for promotion of nature based tourism, agricultural development and construction of another new entrance to the Yala Sanctuary, which can contribute towards the development of tourism industry.

National Physical Planning Policy (2017-2050)

The Department of National Physical Planning published a set of Guidelines on preparation of physical development plans by a Government Gazette Notification bearing number 1729/15 on 27th of October 2011 under the National Physical Planning Policy (2011-2030). This National Physical Planning Policy was revised in 2017, with effect from 2017 to 2050. According to this revised National Physical Planning Policy, the priority that can be accorded to the Kataragama Town including its principal development opportunities and proposals can be identified.

According to this national physical planning policy, the spread of locations in the Country, where major settlements are concentrated and the proposed town developments proposed are presented. The kataragama Town, according to this national policy, is located within the influencing area of proposed Hambanthota and Wellawaya major settlement concentrations. Further, the proposed transport network presented under this policy could exert a direct positive impact on the development of the Kataragama Town. This influence is expected to originate from the proposed extension of the Southern Highway up to the Mattala, terminating at a point closer to the Kataragama Town. The proposed Railway track, which has been planned to run from Matara to Batticalo bordering the Kataragama area is another proposal that can act as a catalyst on the development of Kataragama. This Railway line has been proposed to run via Hambanthota, Wellawaya, Monaragala and Ampara. Other road development projects, which are in the pipelines too can influence the future development of the Kataragama town.

Figure 2.1. National Physical Planning Policy Proposals 2017-2050



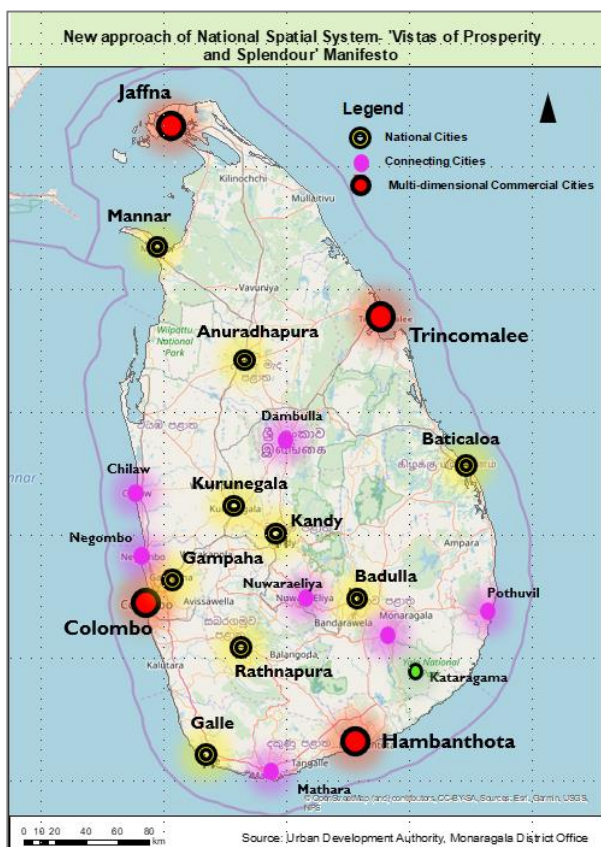
Source: National Physical Planning Department, National Physical Planning Policy Proposals 2017-2050

National Policy Framework Vistas of Prosperity and Splendour

His Excellency the President Gotabhaya Rajapaksa's “Vistas of Prosperity and Splendour” Policy Statement has put forward a number of development proposals and action plans at the national level through the Ten Step Policy and the development proposals put forward by those policy manifestos have identified many high development opportunities for the Kataragama area.

The new approach to the physical space of this policy statement seeks to enable manufacturers to connect with the market, to promote tourism, and to create interconnected physical areas that are unchanging from rural to urban areas, in order to make the country's economy more efficient for a prosperous country. for that It is proposing new economic corridors through urban restructuring to reduce inequality and inequality in the process, and expected to add new value to cities. It is proposed to develop Hambantota as one of the four Multi dimensional commercial cities and Buththala city as a connected city. Due to the proximity of Kataragama town to the Hambantota and Buttala cities, the direct impact of those developments to Kataragama town can be identified as a major potential for the development of the Kataragama area.

Figure 2.2. National Policy Framework ‘Vistas of Prosperity and Splendour’ -2019



Source: ‘Vistas of Prosperity and Splendour’ Manifesto -2019

2.2.2. Situational Analysis

Geographical terrain and Climatic Conditions

Kataragam falls within the dry zone of the low country with an annual average temperature ranging from 26⁰C to 28⁰C. The average annual rainfall has been ranging from 1000 mm to 1500mm. The terrain is featured by gentle ripples formed together with isolated hills at sporadic locations. The main water source is Manik River which runs across the area of Kataragama. (Annexure - 5.1)

Historical Evolution

The evolution of the history of the Kataragama sacred City dates back to many centuries according to the historical records. The primary evidences are found from the historical information recorded during the era when the Lord Buddha visited Sri Lanka for the third time in sixth century BC. According to this historical information the Lord Buddha visited Sri Lanka along with 500 Arahaths to the Kataragama City and stayed at the location where the Kiriwehera Dagaba (Sthoopa) is located according to the Dathuwansaya historical record. (Page no 8 and 9 of Dathuwansaya). This historical source further confirmed that the residents of the Kataragama City had been the devotees of the God of Kataragama even at the time when the Lord Buddha visited Sri Lanka for the third time.

In addition to the information in the “Dathuwansaya” historical source, main documentary evidences of the existence of Kataragama are found in the description of the plantation of the Sri Maha Bodhi in the “Mahawansaya”. This description evolved around the plantation of the Sri Maha Bodhi in Anuradhapura, which was attended by, among other visitors, “Kshathriyayas” from Kataragama in Rohana Settlement who were offered a sprout at this ceremony of Sri Maha Bodhi plantation which was subsequently planted at Kataragama at a place which is currently known as “Ashtaphala Bodhiya” (Mahawansaya, Chapter 19 Paragraph 54 and 55).

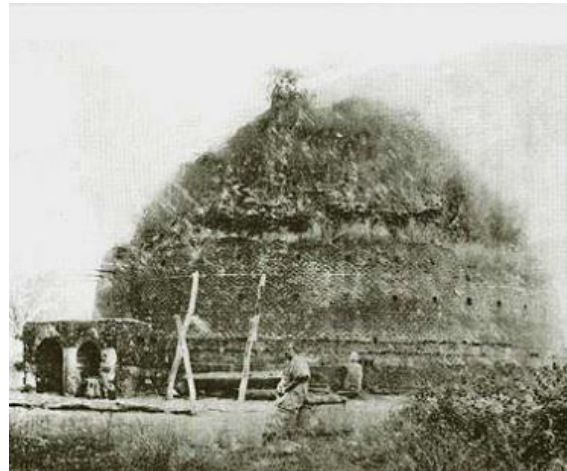
According to popular stories prevailing among the Sri Lankans, the King Dutugamunu prayed for the help of the God Kataragama to fight a war against the King Elara and won the war. This popular story centered on a vouch he made to the God Kataragama seeking his help in the war and he fulfilled the vouch subsequently after winning the said war by establishing the Kataragama Temple (Devalaya) at the current location (Kataragama Puda Sirith, Rev. Aluthwewa Soratha Thera).

The “Choolawansaya”, which is another historical source, includes a number of references confirming that the Kataragama had been the centre of the Ruhunu administrative area until 13 Century, when the Singhala Kingdom shifted towards the South-Eastern part of the Country due to the influence of the foreign invasions, thereafter, the glamorous position of the Kataragama City declined. After the decline of the Kataragama City the historical records had been silent on Kataragama until the Western Countries established their rule in the Country during the 13th Century. During the rule of the Britishes (Lanka Ithihasaya Praweshaya page no 163-166).

During the British rule from 1796-1948, British ruler had taken steps to develop the infrastructure facilities of Kataragama, such as Health facilities, establishment of a police station, road development and so on, which laid the first foundation for the development of the Kataragama Town (Scripture on Pilgrimage-1873 (Wandanagaman Pilibanda Liyawilla)).

This town has been undergoing a rapid development after the Country became independent from the British rule. Accordingly in 1969, the Kataragama town was declared as a Sacred City and initiated many development projects within the planning framework by the then Town and Country Planning. The management of this town was assigned to the Development Council in 1981 which was established by the Government. This Development Council managed the Town until the town management was assigned to the Kataragama Pradesheeya Sabha which was established by the Government in 1987 as a result of Local Government Administration reform. The Urban Development Authority (UDA) declared the Kataragama Pradesheeya Sabhaa Area as an Urban Development Area under the UDA Law by a Special Gazette bearing number 423/6 in 1986 for development purposes. Thereafter many urban development projects were undertaken in the Kataragama Planning Area under the Gam Udawa Program of the Government, which inspired a formidable physical development in the Kataragama Town which is still in progress.

Figure 2.3. Kiriwehera Sthoopa



*Kataragama Kiri Vehera, View from the E.
(E.Z. vol.iii. plate 21.)*

*Source : AmazingLanka.com website (Kataragama Devalaya & Kiri Vehera [<https://amazinglanka.com/wp/kataragama/>]
[2017.03.02]*

Photo taken in 1950, before the restoration of the Kataragama Kirivehera

Figure 2.4. Kataragama Shrine (Devalaya) - 1819



Photograph taken by Governor Robert Brownrigg during his visit to Kataragama after the 1818 Uva Wellassa Rebellion was over.

Figure 2.5. Devalaya Entrance - 1953



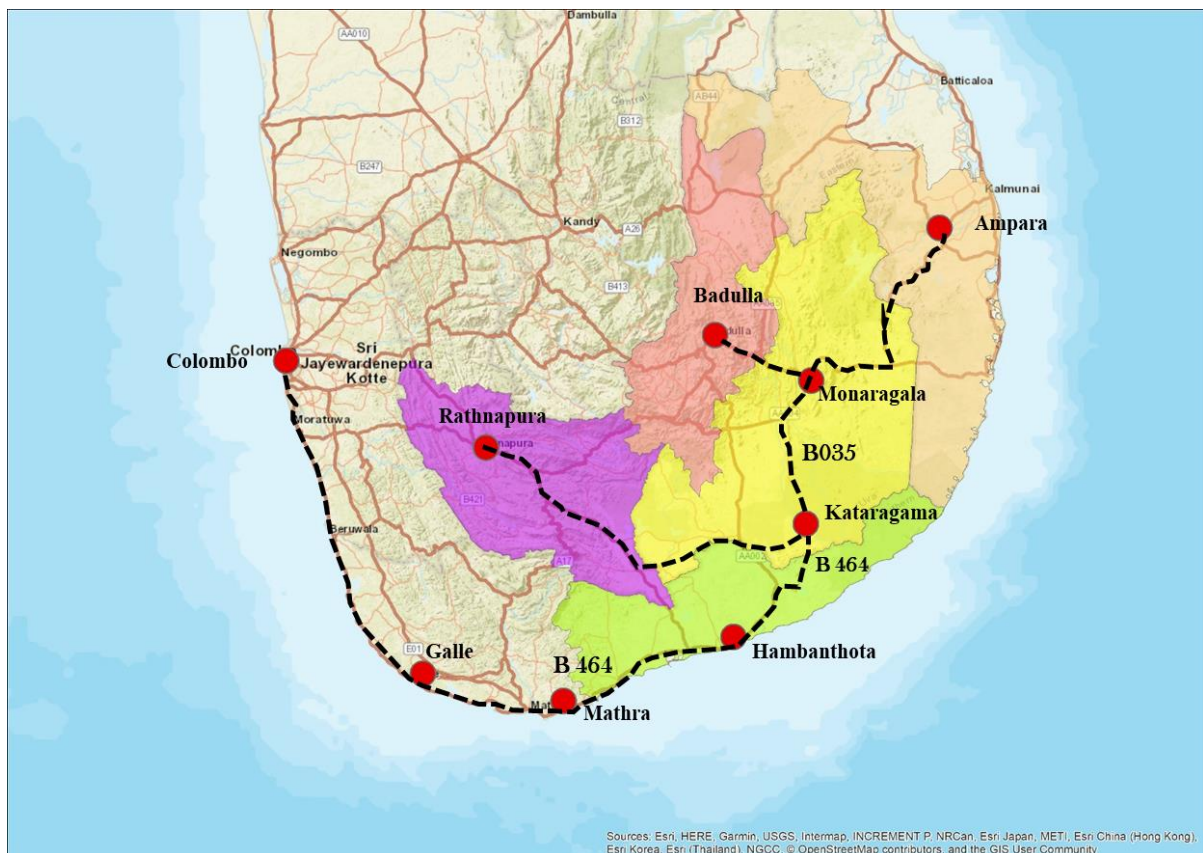
Main gateway (Wahalkada) of Kataragama Devalaya

*Source : Kataragama.org the Kataragama-Skanda website (Kataragama Shrine: Its History and Epigraphy
by prof. Senarath Paranavithana [<http://kataragama.org/research/paranavithana.htm#>]*

Intra Local Linkages

Kataragama Town sustains its linkages through Weerawila-Kataragama road bearing no. B464 and Kataragama-Buttala road bearing no. B035 except for the towns which are sepersted from the Yala Sanctuary which obstructs the interactions with the towns in the UVA Province in particular. However the road no B464 facilitates the linkages with these towns in the Uva Province as well as with other towns spread in all the other directions via Southern areas of the region.

Figure 2.6. Intra Local Linkages of Kataragama Town



Source: Urban Development Authority, 2021

Demography

Demographic information gathered is based on the Population Censuses carried out by the Department of Census and Statistics. The Census enumerated in 2012 recorded a population of 18,220 in the Kataragama Divisional Secretariat Division, which has increased to 23,471 in the year of 2019 (Table 2.1). At the same time this Census has reported a population growth rate of 1.31% in the same Divisional Secretariat area during the period between the two Censuses enumerated. (Annexure - 5.2 and 5.3)

Table 2.1. Population Growth in the Divisional Secretariat area of Kataragama

GN Division	2001	2012	2019 (Forecasted)
Sella Kataragama	1,736	1,924	2,627
Kataragama	2,882	3,364	4,311
Detagamuwa	4,991	4,777	5,047
Kandasurindugama	3,608	4,031	5,812
Karawile	3,155	4,124	5,674
Total	16,372	18,220	23,471

Source: Department of Census and Statistics, 2001- 2012 Data and Resource Profile -2016, Kataragama Divisional Secretariate Office-2020

The information in the Table 2.1 demonstrates that the population in the GS Division of Sella Kataragama had been the minimum in the year of 2019, while a comparatively high population concentration was indicated in the Karawile GS Division in the same year. However, the population growth in the Kataragama GS Division did not show a significant increase, which can imply that the people do not want to reside in the Kataragama GS Divisional area due to some reasons. Another notable feature of the spatial population distribution is that the population density in the Kataragama area is considerably low, which has been 41 persons per sqkm, hence Kataragama can be categorized as one of the towns with low population density. (Annexure -5. 3 and 5. 4)

Table 2.2. Population Density in the Divisional Secretariat area of Kataragama

Year	2001	2012	2019
Population	16,372	18,220	23,471
Population Density (Persons/sqkm)	27	31	41

Source: Department of Census and Statistics, 2001- 2012 Data

Resource Profile -2019, Kataragama Divisional Secretariate Office

The composition of the population in Kataragama, in terms of ethnicity, during the year of 2019 was characterized by 95% Singhala, 3% Tamils, 1% Islamic and another 1% composed by other ethnicity groups

Migratory Population/ Visits by Pilgrims

Although the resident population in the Kataragama area recorded a low population comparatively, the visitors arriving the town on pilgrimage is considerably high, which influence the sectors of commercial, economic and physical fabric of the kataragama Town. This influx of pilgrims and visitors in the town is spread almost evenly during the year; nevertheless, a time-bound pattern of pilgrims' visits can be recognized when the information is studied carefully as indicated in the table below.

Table 2.3. Visits of Kataragama by the Pilgrims

Time Duration	Visit of Kataragama by Pilgrims
Week Days	2 500 - 4 000
Week-Ends	10 000 - 15 000
Longer Week-Ends	30 000 - 45 000
During the Esala Perahera Season	500 000 >

Source: Office of the Kataragama Basnayaka Nilame - Ruhunumaha Kataragama Dewalaya, 2017

Housing Distribution

The housing distribution pattern in the Divisional Secretariat area of the Kataragama Division demonstrates a resemblance to the Population Distribution in the same Division. The housing distribution in the Sella kataragama GS Division demonstrates a comparatively low housing distribution, while Kandasurindugama and Karawile GS Divisions show a comparatively higher rate of distribution. The study of the housing distribution during the time period from 2001 to 2012, indicates a declining trend (Table 2.4), but there is no such a decline in the housing stock in the kataragama GS Division during the same period of time. This notable feature of the housing distribution could be attributed to the fact that the change of use of residential buildings to non-residential activities in areas of declining housing stock indicates a decline in the housing stock without reflecting a similar change in the building stock in the same areas. The housing stock in Kataragama is made up of houses being categorized as 75% of permanent houses, 18% semi-permanent houses and 7% of uncategorized houses. (Annexure 5.6)

Table 2.4. Housing Distribution in the Divisional Secretariat Division of Kataragama

GS Division	2001	2012	2019
Sella Kataragama	540	495	669
Kataragama	801	870	977
Detagamuwa	1,643	1,213	1,184
Kandasurindugama	1,154	1,074	858
Karawile	1,113	1,075	1,033
Total	5,251	4,727	4,721

Source: Resource Profile -2019, Kataragama Divisional Secretariate Office

Land use Pattern

The planning area (Divisional Secretariat Division of Kataragama) has an area of 58,684 Hectares, of which more than 80% is made up of forests officially designated as sanctuaries while the balance 20% shared between the other diversified activities of the area (Annexure 5. 7, 5.8).

Land Use-Storm Water Drainage

The main water source of the planning area is the Manik River (Ganga) which snakes through most part of the area. The area is also rich of a chain of rain-fed tanks which facilitates a better storm water drainage system. (Annexure - 5.9)

Economic Base

Historically Kataragama economy had been primarily an agricultural one, but along with the implementation of the Sacred Area Development Plan since 1970, the Kataragama began to emerge as a facilitator of pilgrims, transforming the agricultural economy into a service providing economy relegating the agricultural economic activities into a secondary position.

Education Facilities

The Divisional Secretariat Division of Kataragama has 05 Government schools with a student population of 3,790 students as of 2016. Out of five schools, the Kataragama National School and the Sella kataragama Vidyalaya (school) are the principal schools, while the other three schools, namely, Detagamuwa Junior School, the Gothamigama School and the Sasheendra Rajapaksha Junior School are secondary schools functioning in the area. Beside these schools, there are higher education facilities located within the Kataragama Divisional Secretariat Area, such as Youth Centre, E-Nanasala and Sarvodaya, functioning in the area with a purpose of promoting the higher education in the locality. However, one cannot be satisfied with the performance of the education sector as the school dropout trend in this area is considerably high. (Annexure - 5.10)

Health Facilities

The kataragama Government Hospital is the principal medical facility functioning in the Planning Area. The MOH Office, which is also located in the area, is conducting community health and clinic services. This sector is also supported by many health facility centres, such as Ayurveda Centre, Dispensaries, and Pharmacies. The patients needing advanced treatments are referred to the Government Hospitals located at Debarawewa and Hambanthota. However, it has been observed that the facilities already available in the Kataragama area is not adequate enough to meet the needs of the pilgrims who arrive in Kataragama on pilgrimage, most of them stay there more than a day. (Annexure -5.11)

Water Supply

The main source of water in Kataragama is the Manik River, which runs through the area while the people in the areas pipe-borne water is not provided, used to depend on shallow wells and tube-wells drawing the ground water. The National Water Supply and Drainage Board supplies the drinking water to the people in kataragama, with the help of pipe-borne distribution network, its daily water supply capacity, which is supported by four storing over-head tanks, is appended bellow.

- During the Dry spell - 6500 m³
- During the rainy Period - 4500 m³

(Annexure - 5.12)

Electricity Power Supply

The power distribution network in Kataragama covers 99% of the planning area. The current trend of demand for power supply is featured by an increasing demand for three phase power supply and for bulk supply.

Table 2.5. Demand for and Supply of electricity Power in kataragama area

Year	Demand for Power	Power Supply
2004	1396	1019
2005	1938	1142
2006	2026	2646
2012 - 2017	5384	4855

Source: Ceylon Electricity Board - Kataragama, 2017

Roads and Transport

The main road network, that serves the planning area, is consisting of two categories of roads, first is the “B” Grade roads that area developed and maintained by the Road Development Authority (RDA) and the second category is the “C” Grade roads that are maintained by the Provincial Road Development Authority (PRDA). The details of roads of each category are appended below. Further, 89.33 Km long local roads being maintained by the PS are serving the locality

Table 2.6. Roads in Kataragama

Name of Road	Length (Km)	Grade
Weerawila-Kataragama Road	5.76	B
Kataragama-Sella Kataragama Road	5.23	B
Roads in the Kataragama Urban Development Area	14.40	B
Gamudawa main entrance road	6.35	B
No 3 Bridge- Kiriwehera Road	0.59	B
Depot Road	0.61	B
Gamudawa Internal Road	5.84	B
Sramadana Road	4.00	B
Total	42.78	

Source: Kataragama City Profile - 2017, Kataragama Pradeseeeya Sabha

Drainage and solid waste management

A limited pipe-borne sewerage disposal network is in operation in the Kataragama town area serving only the core area of the town. The solid wastes collected daily in the Kataragama Town area have been estimated to be 4 tons. The bio-degradable wastes are disposed of to the solid waste management centre for composting and the wastes which are non-bio-degradable are disposed to the dedicated centre which has been established for the purpose. The waste generated within the Kataragama town area and the Sacred Area is collected by the PS and the Rhunu Kataragama Devalaya (Temple). However, the volume of wastes generated in the Town and the Sacred Area are considerably large, particularly during the festival period, which exceeds the capacity of the current system of waste management and has become a formidable problem in the town.

2.3. Delineation of the Planning Boundary

The determination of the planning area of the Kataragama and its immediate surroundings was undertaken based on the analysis of local development trends, prevailing development potentials, geographical characteristics of the area, functional limits and administrative boundaries.

2.3.1. Geographical Boundary

Kataragama is naturally bounded on the North by the Yala Sanctuary, on the East by the Lunugamwehera Sanctuary and on the West by the Kataragama Mountain Forest Cover Sanctuary. The natural forests and shrub jungles that spread elsewhere in the Kataragama DS Division make up 80% of the land area, leaving the balance 20% for the human activities. The land area, which is under the natural forest and shrub jungle cover, has been identified as environmentally sensitive land use demanding protection and conservation under the study of sensitivity analysis.

2.3.2. Functional Boundary

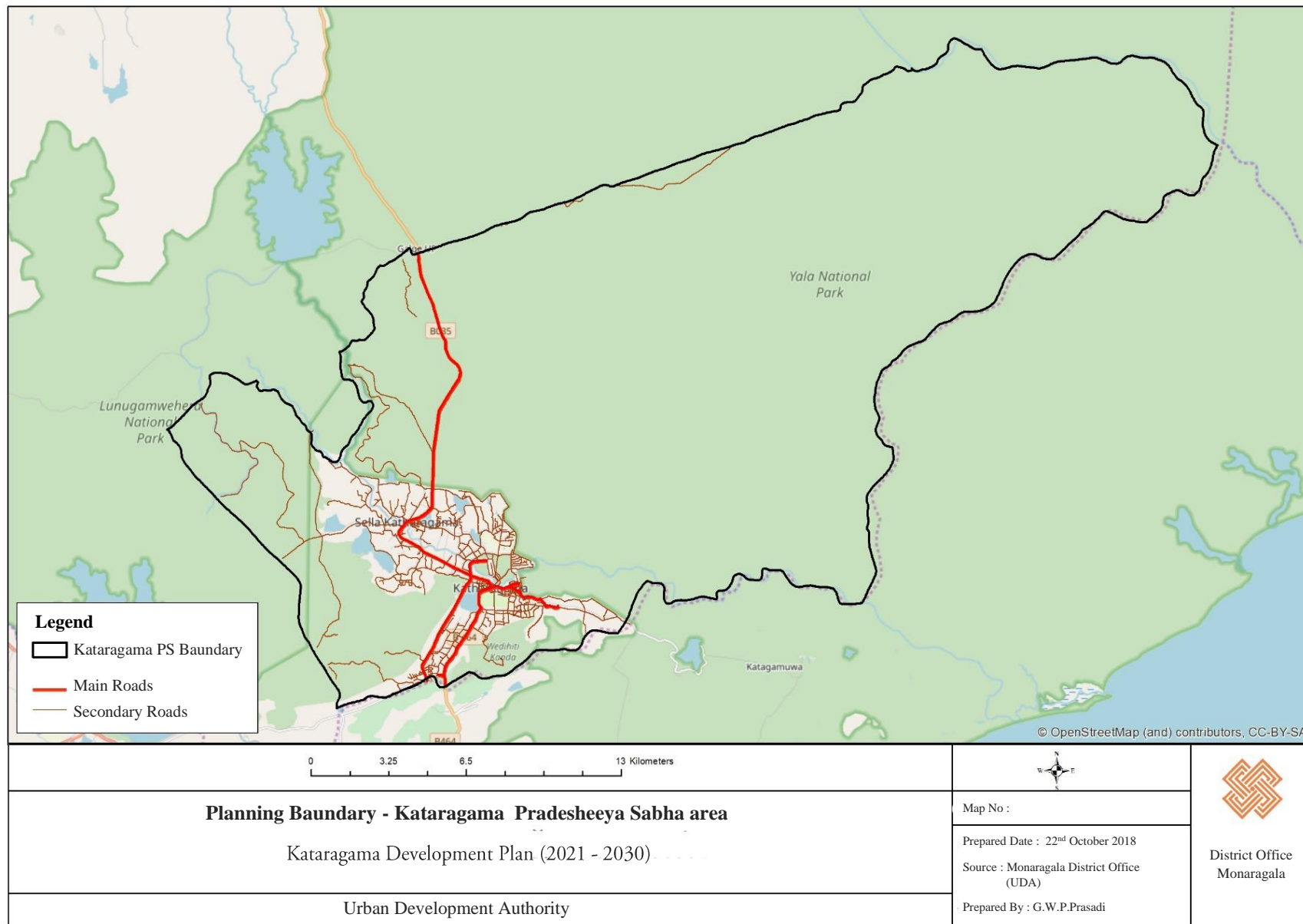
The Kataragama Town, being located within the Uva Province in Moneragala Administrative District, closer to the Southern Provincial Boundary, has more effective linkages with the towns of the Southern Province than that of Uva Province. As a result the residents of the Kataragama tend to undertake more visits to the towns in the Southern Province such as Thissamaharamaya, Thangalle and Hambanthota than to the towns of Uva Province to meet their day-to-day needs relating to education, health and commercial services. This trend of Kataragama, fostering more effective linkages with the towns of the Southern province, have been evident from the analysis of the development pressure exerted on such towns by the Kataragama Town and the Southern Provincial Area itself. Under the circumstances, it is reasonable to conclude that the area of influence of the Kataragama Town is smaller than the Administrative Area of the Kataragama DS Division

2.3.3. Administrative Boundary

The Kataragama DS Division, which is bounded on the North by the Siyambaladuw and Buttala DS Divisions of the Monaragala District in the Uva province, on the South and the East by the Hambanthota District of the Southern Province and on the West by the Thanamalwila DS Division, has five GS Divisions, namely Kataragama, Sella Kataragama, Karawile, Detagamuwa and kandasurindugama. The Kataragama Divisional Secretariat area has been

declared as an urban development area under the UDA Law. The information discussed so far points to the fact that most of the criteria that were used in determination of the planning area of the study area centered on the Divisional Secretariat Division, as such it is more scientific to accept the Kataragama Divisional Secretariat Divisional area as the planning area for the purpose of Development Plan preparation.

Map 2.3. Planning Boundaries (Kataragama Divisional Secretariat Division)



Source: District Office - Moneragala, Urban Development Authority, 2021

Chapter 03

Need of the Development Plan

The Kataragama Development Plan envisages setting up a better natural environment supported by the infrastructure services for the residents of the area by optimum utilization of the development potential of the area and minimizing the adverse impacts exerted by the ongoing developments on the human settlements through managing the development forces to reach the objectives. Accordingly, Problem identification and comprehensive analysis of the situation were undertaken with the support of the views and the comments expressed by the members of the planning team and the stake holders. Identification of development priorities of Kataragama were undertaken in accordance with the context, significance of the sector and the magnitude of the issues of the area. The necessity of a development plan for the Kataragama town could be justified by the following facts.

1. Religious and Cultural Significance of Kataragama

Kataragama has been emerged as one of the most sacred towns in the Country, characterized by multi religious and cultural traits. The location of most sacred places such as Kiriwehera, Ashtaphala Bodhiya, Katharagama Temple (Devalaya) Wedahitikanda. Sithulpawwa, Sella Kataragama, and Ghana Temple (Devalaya) helped Kataragama to rise above the other sacred towns as almost all the communities in the Country pay their highest homage equally to this town unlike for other sacred cities which attract only followers of one religion. The Esala Pageant, that held annually in Kataragama is another event which represent the multi-cultural character of Kataragama attracting active participation of people belonging to diverse religions from different parts of the Country. Therefore, this town is full of pilgrims throughout the year demonstrating religious significance of the kataragama Town.

2. Challenging religious, cultural and aesthetic values in Kataragama due to physical development.

Kataragama is centrally positioned in a setting surrounded by the Sacred Area, Manik River and Yala Sanctuary with mutual connections that have been sustained among them over the time. Hence, “sanctity” of Kataragama has been naturally earned through the sanctity and safety of the most venerated religious places that surround this town and the natural environmental characters that add beauty to the town. However, the characters of the built and natural

environment, that have been gradually evolving traditionally over the time have been encountered with challenges of haphazard development of un-planned structures undertaken contrary to the planning rules and regulations elsewhere in the town, particularly in the areas surrounding the most sacred places. The structures, so constructed haphazardly, contravening the development and planning regulations include trade stalls and many other commercially motivated diverse service centres. These developments mar the aesthetic beauty of the built environment as well as the tranquility of the sacred places and relegate the sanctity of the most sacred religious places venerated by many thousands of devotees.

I. Haphazard development and unauthorized Vendors

The irregular trade stalls existed in 2011 during the normal days recorded in the town area have been recorded as 113 in number. The relevant Authorities have been removing them annually on a regular basis as a practice, but the number of trade stall has increased to 270 by the year of 2017 despite being removed. Lack of effective law enforcement may have contributed to this state of affairs impacting the sacred places to diminish in their sanctity and cultural significance

Figure 3.1. Unauthorized Stals at Kataragama Town



Source: Field Survey on unauthorized vendors - 2017.08.03, Urban Development Authority

II. Pollution of the main water resources (Manik River)

Menik River is the main drinking water source in Kataragama. This important water source is currently under a formidable threat of pollution caused by human activities, such as discharge of waste water in to the river, use of river waters for bathing and washing of clothes by the pilgrims etc. mining of sands in the river, use of insecticide and pesticide in agricultural areas which are being washed off in to the river recording an increased reading of toxic contents the waters of the Menik River. Further, the embankment and the reservations of the Menik River, tank reservations, forest which are aesthetically and environmentally sensitive are being used

for verity of developments. This situation has further been aggravated by solid wastes, which are not collected by the PS due to its capacity limitations, could find way in to the river waters with the help of the storm water during the rainy seasons. Under these circumstances the local residents as well as the pilgrims have to undergo many hardships and threats that are caused by unhygienic and polluted environment.

Figure 3.2. Menik River



Source: Field Survey on unauthorized vendors - 2017.08.03, Urban Development Authority

III. Limitation of Waste management

The Kataragama Pradeshiya Sabha bears the responsibility of managing the solid waste management, which includes collection of solid wastes, transport of them to the waste processing centre and sort them out for final disposal. The wastes collected in the town area daily account for 4 tons. However the problems are caused as these waste management operations does not cover the weekends when the pilgrims are high in number and so does the solid waste generation resulting in heaps of wastes elsewhere in the Town. This solid waste management issues become aggravated during the Month of July (Esala Month) when the religious festivals are held for a period of 15 days while the Kataragama town is crowded with large number of devotees arrived from many different parts of the Country. The solid waste generation during this festive season has been estimated to be more than 60 tons (during the 15 days), management of it has become extremely difficult for Authorities. The wastes generated during the weekends have been recorded approximately as 08 tons. This weakness points to the fact that the waste management system, which is in operation in the Kataragama Town, has not been geared to handle the volume of wastes as much as wastes generated during the weekends and the festive seasons. This problem in Kataragama, including the sacred area, has been recurring every year resulting in an unhygienic environment for the local residents as well as the devotees who arrived in on pilgrimage.

3. Limitation of Infrastructure Facilities in the Kataragama Town for the Local Residents as well as the Pilgrims

Kataragama is a sacred town, which attracts a large number of pilgrims daily with spikes during the week-ends and the festive seasons demanding for more infrastructure facilities, such as drinking water, car parking areas, open areas and parks, entertainment facilities, sanitary facilities and so on. This situation is evident from the common sight in Kataragama during the day time that a considerable number of groups of people clog along the Menik River Bank for bathing, washing and resting purposes, which contributes in great deal towards the pollution of the river. As such development and management of such facilities in the town area has become an essential need.

4. Potentials are not having been utilized in proper manner for economic development at Kataragama

As observed previously, the residents of Kataragama have been assimilated to the evolving socio-economic environment, which is driven the pilgrims. The residents have opted to engage in quick-money-making economic activities rather than involving in other agriculture-like activities, which are more seasonal and long-term. As a result they do not want to engage in alternative economic activities despite the fact that there are more agricultural lands available for cultivations in villages such as Sella kataragama, Dambe, Sithulpawwa, Gothamee Gama and so on. These agricultural lands are not utilized for cultivation purposes though they have been traditionally used for such purposes. The resultant impact of this trend is evident from the fact that 60% of the labour force is un-employed in Kataragama.

With a view of addressing the issues of Kataragama this development plan needs to be prepared aiming at a sustainable development based on the socio-economic conditions, centered on the sacredness of the town that safely harbours the sacred places. The development is mostly based on the pilgrims' economy; hence the pilgrims need to be provided with necessary facilities as they become the drivers of the economy, which can strengthen the economy in the long-run. In this scenario, making the Kataragama Town **“The Great Worshiped City in Ruhunupura”** needs to become a reality.

Chapter 04

The Planning Framework

4.1. The Vision

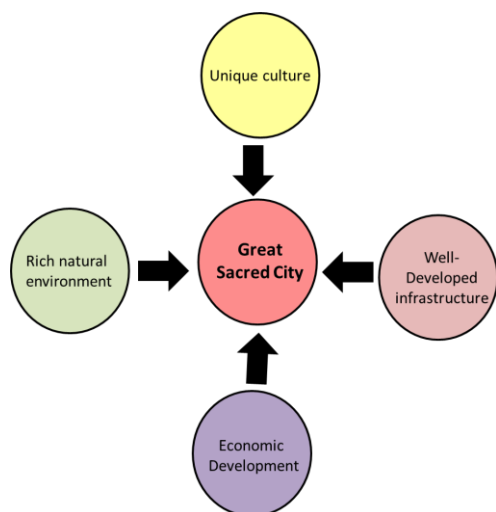
“The Great Worshipped City in Ruhunupura”



4.2. The Vision Statement

‘The city where having a strong religious, spiritual peace and harmony quality destination with the bless of green cover in southern region while accomplishing the high economic, physical development and more pilgrims attraction’

Kataragama has been emerged as one of the most sacred towns in the Country, characterized



by multi religious and cultural traits. The location of most sacred places such as Kiriwehera, Ashtaphala Bodhiya, Katharagama Temple (Devalaya) Wedahitikanda. Sithulpawwa, Sella Kataragama, and Ghana Temple (Devalaya) helped Kataragama to rise above the other sacred towns as almost all the communities in the Country pay their highest homage equally to this town unlike for other sacred cities which attract only followers of one religion. The Esala Pageant, that held annually in Kataragama is another

event which represent the multi-cultural character of Kataragama attracting active participation of people belonging to diverse religions from different parts of the Country. Therefore, this

town is full of pilgrims throughout the year demonstrating religious significance of the kataragama Town. The attraction of Ktaragama has been intensified due to its location surrounded by not only by the sacred places but also by the Yala sanctuary and the Menik River which sustain mutual connections with each other. These facts point to the conclusion that the “sanctity” of the Kataragama has been primarily grown not only on the sacredness of the religious places and their safety but also on the sustainable safety of the natural environmental characters of the surrounding areas.

The development of Kataragama, that has been emerging since the time immemorial, based on the sacred places and the beauty of the natural environment, has been encountered with new challenges posed by the aesthetic and cultural developments that are taking place in the sacred places. New developments implemented in the sacred places of Kataragama enticed the pilgrims and devotees to visit the sacred places and the environment, which increases the influx of pilgrims at a higher rate in the town in the absence of sufficient developments in the infrastructure services, giving birth to many complex issues. Therefore this development plan is prepared addressing the issues arising from the lack of facilities to meet the needs of the increasing number of pilgrims and local visitors, to achieve a higher economic and physical development while protecting the sacredness of the religious places and the natural characters of the environment that surround the Kataragama by the year 2030.

4.3. Goals

Goal 01

Develop buildup area while Ensuring the ‘Sacred character’ of the city

Goal 02

Improve the economic security of Kataragama area

Goal 03

Provide well Developed infrastructure

Goal 04

Well preserved Natural environment

4.4. Objectives

Goal 01

Develop buildup area while Ensuring the ‘Sacred character’ of the city.

Objectives

1. Removal of 80% of unauthorized vendors and shops at surrounding areas of Kataragama main sacred area, Sella Kataragama and Wedasiti kanda area by 2030
2. Facade improvement of the identified areas at Kataragama town area by 2025
3. Increase mobility at Kataragama sacred area while reducing the impact of vehicles on sacred areas.

Goal 02

Improve the economic security of Kataragama area.

Objectives

1. To Reserve 200 hectares of land at Kataragama for agriculture, by the year 2030.
2. To provide facilities to increase the staying period of pilgrims and tourist at Kataragama by 2030.
3. To Provide facilities for the development of traditionally unique small scale industries and business at Kataragama area by the year 2030.

Goal 03**Provide well Developed infrastructure.****Objectives**

1. To Increase mobility between Kataragama town area and the sacred area through provision of facilities by 2030.
2. Increase facilities to provide adequate and quality drinking water and sanitary facilities for the residents and pilgrims by 2025.
3. To provide adequate vehicle parking facilities for pilgrims by year 2025.
4. Provide adequate land (27 hectares) to leisure and entertainment activities for Kataragama residents and pilgrims by 2030.

Goal 04**Well preserved Natural environment.****Objectives**

1. Arrange facilities for improve the quality and safety of water resources while reducing impact of urban development to Menik river and other water resources by 2030.
2. To conserve 100% of forest reserves and green belt bordering the Kataragama main sacred area by 2030.
3. Arrange physical facilities to create proper waste management system covering sacred areas and Kataragama town by 2030.
4. To Maintain 200 Acres of paddy lands in Kataragama urban area by end of 2030.

Chapter 05

SWOT and Detail Analysis

Goal 01 : Develop buildup area while Ensuring the ‘Sacred character’ of the city



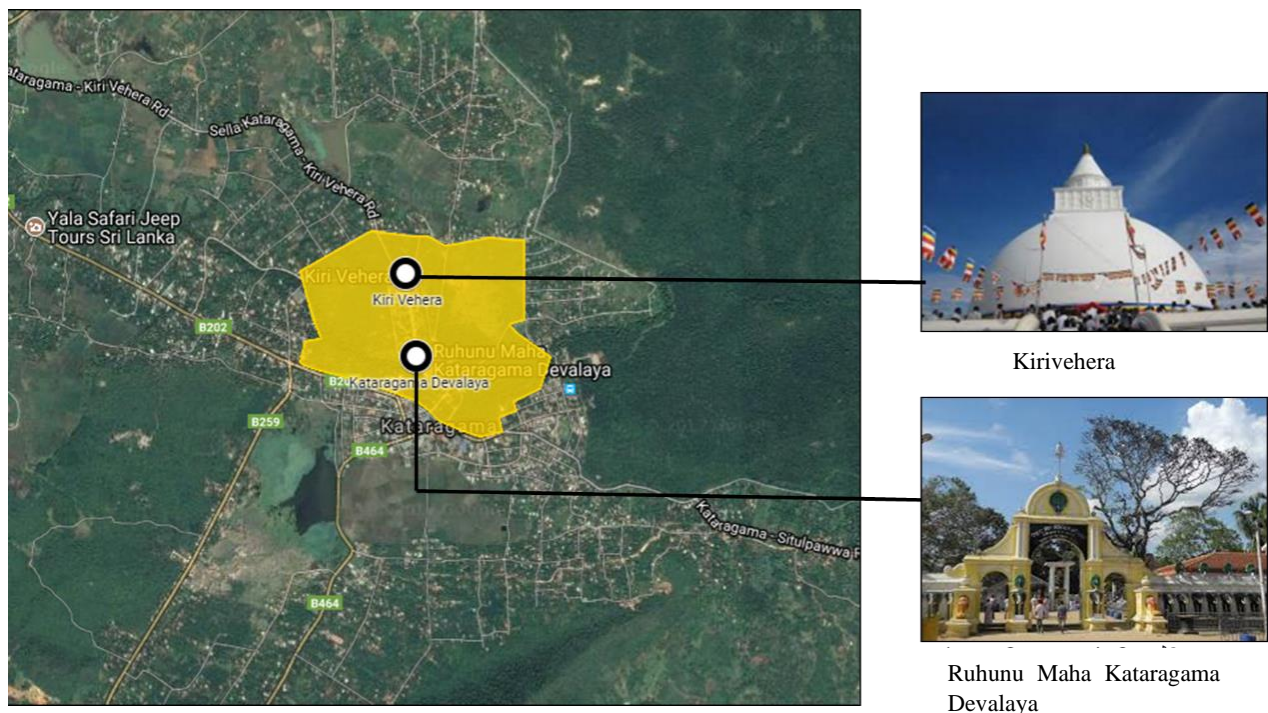
Strengths

1. Declaration of the sacred area as a conservation area by the National Physical Planning Department

There is a strong belief among the devotees of Kataragama that the Lord Buddha visited Kataragama far deep in the history and in commemoration of that, the Kiriwehera Stoopo was constructed. The Astphala Bo Tree in the sacred area, which is thought to be an offshoot of Sri Maha Bodhi is being respected by buddhists at their highest esteem and the Kataragama Devalaya (Temple) attracts devotees of multi-religious and cultures from many parts of the Country. These sacred places and their locations in the kataragama Sacred area attracts devotees throughout the year. The combined effect of these sacred places has been considered as a strengt for development of Kataragama in this process.

The Department of National Physical Planning defined the sacred area surrounding the areas of Kiriwehera, Ashtaphala Bodhiya and the Kataragama Devalaya (Temple) and declared it as the sacred conservation area in 1961 by the Government Gazette Notification bearing number 12/688. This declaration as a sacred area has been considered as a potential for development.

Figure 5.1. Location of Kataragama main sacred area

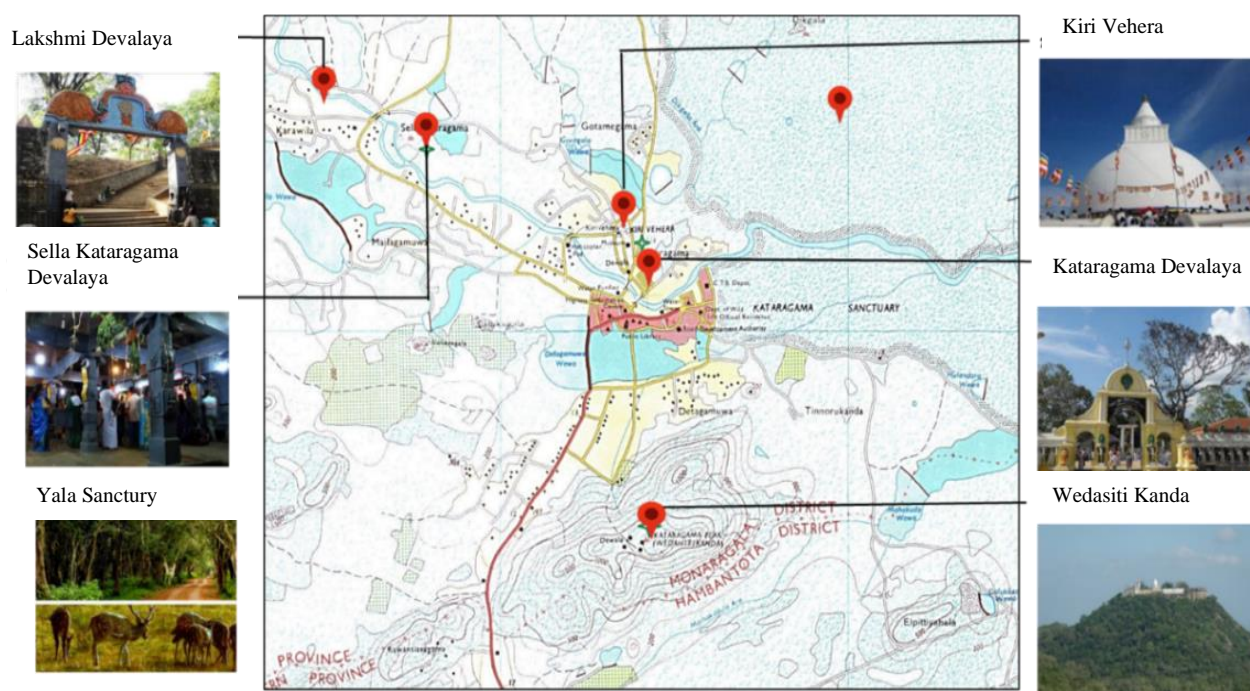


Source: District Office - Moneragala, Urban Development Authority, 2021

2. Location of other Pilgrims and tourist attraction places.

In addition to Kataragama main Sacred area, there can identify other pilgrims and tourist attraction places like Sella Kataragama gana Devalaya, Valliguhawa, Wedasiti Kanda, Galge, Sithulpawwa and Yala sanctuary which are potentials to attract pilgrims and tourists.

Figure 5.2 Location of other historical and religious places



Source: District Office - Moneragala, Urban Development Authority, 2021

3. Cultural Events that unique to the Kataragama Area

The cultural event of Esala Pageant held annually in Kataragama has been one of the most colorful cultural events in Kataragamabeing held devoted to the God Kataragama. This event dates back to time immemorial and is scheduled to be held during the time from June to July. This event is held with a large gathering of devotees from many parts of the Country as well as from overseas. The devotees from the North of the Country consider participation at this event is most important pilgrimage that they can offer to the God Kataragama annually, and therefore they get ready for the event in advance of about two months before and start walking in large groups to Kataragama to take part in the event. Their participation at this event is considered as the oldest pilgrimage in the Country that has been successively progressing from the time immemorial.

Figure 5.3. Cultural Events that unique to the Kataragama Area*Kataragama Perahera**Preparation of 'Athu Pandalama'**Water cutting Ceremony**Pada Yathra*

Photographs : Sandima Devapriya, 2019

Weaknesses

1. Incompatible unauthorized constructions within the sacred area and their uninterrupted continuation

The Kataragama being one of the most sacred towns in the Country has been venerated by multi religious and multi-cultural communities living in many parts of the Island. The successive Governments, that came to power, having understood this significance of the Kataragama Town, declared the town as a sacred area in 1961. However, the local residents seem to have been aggressively inspired by the commercial opportunities offered by the large volume of visitors coming in to the town throughout the year and engage in many trading activities disregarding the city management rules and regulations. This situation was aggravated by the weaknesses of the law enforcement authorities. As a result the state land encroachments and unauthorized constructions were continued unabated in a haphazard manner and aggressively. This development in the sacred area as well as in the town area

created a built environment which is not compatible with the sacredness of the area. There is no sign of the authorities taking corrective measures to arrest these developments. As such this complex situation has been identified as a weakness in the development process of the Kataragama Town

The operation of unauthorized trade stalls in Kataragama can be phased out in to three main time periods as follows.

1. Non-festive time commercial operations
2. Weekends
3. Festive season during the pageant being held

The combined operation implemented by the law enforcement authorities annually, including UDA, Pradesheeya Sabha and the Divisional Secretariat Division, to remove the land encroachments and unauthorized constructions, there does not seem to be any reduction in the number of unauthorized trading stalls in the Kataragama Town including the sacred area, rather there seem to be a notable growth of such stalls in number. The records reveal that the number of unauthorized trading stalls in the town area during the non-festive seasons was recorded as 113 (Vide Map no 01) which had been increased to 270 in 2017 (Vide Map no 02) in spite of the fact that the Authorities annually took action to remove them.

The main feature of unauthorized constructions is growth of such constructions during the festive seasons in areas where unauthorized constructions exist during the non-festive seasons and growth of such constructions only during the festive seasons. (Figure 5.7) The existence of unplanned haphazard constructions causes many disturbances on the visitors, mainly of being subjected to unreasonable exploitations as the law enforcement authorities find it difficult to control such aspects of trading activities. This trend can result in diminishing respect to the sacredness of the religious places which have been the hallmark of the sacred city of Kataragama. This unplanned physical developments poses a long term threat to the sacredness of the city and thereby the built environment of the entire area, that should have been reflective of the sacredness of the entire cityscape, is becoming an unplanned complex. So this process has been identified as a weakness that can impact the redevelopment of the built environment.

Figure 5.4. Unauthorized stalls at kataragama



Source: Field Survey on Unauthorised vendors - 2017.07.13, Urban Development Authority

Figure 5.5. Location and number of unauthorized constructions during the Non -festive season-2011



	Location	Number
1	No 3 Car Park	4
2	Vicinity of the water tank	4
3	Access road to the Devalaya (Temple)	48
4	Car Park near the water supply	16
5	Road to Kiriwehera	19
6	Car Park near the Gangaramaya.	8
7	Thissa Road	14
	Total	113

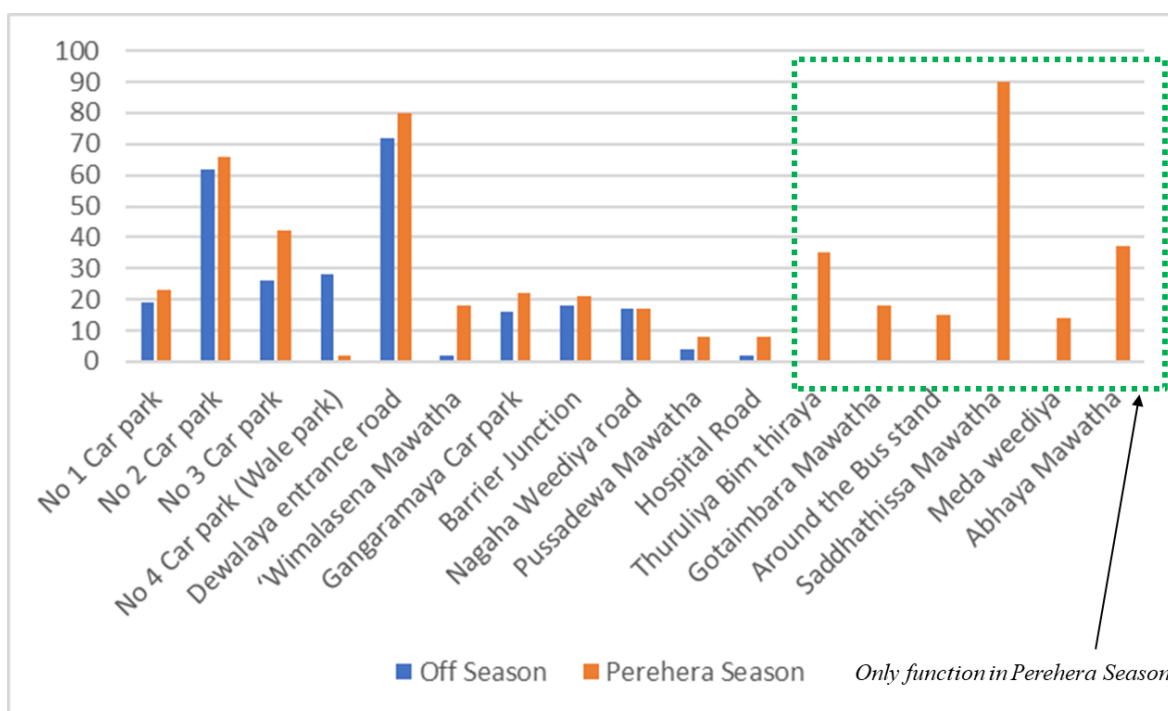
Source: Field Survey on Unauthorised vendors - 2011, Urban Development Authority - Kataragama

Figure 5.6. Location and number of unauthorized constructions during the Non-festive season-2017



	Location	Number
1	No 01 Car Park	19
2	No 03 Car Park	26
3	No 03 Car Park	25
4	No 04 Car Park	28
5	Devalaya entrance Road	72
6	Wimalasena Mawatha	2
7	Gangaramaya Car Park	16
8	Beriar Junction	18
9	Nagaha Veediya Road	17
10	Pussadeva Mawatha	4
11	Hospital Road	2
	Total	270

Source: Field Survey on Unauthorised vendors - 2017.07.13, Urban Development Authority - Kataragama

Figure: 5.7. Spread of unauthorized constructions during the Eslala Perahera- 2017

Source: Field Survey on Unauthorised vendors - 2017, Urban Development Authority - Kataragama

2.Sacred area land encroachments and entry of passenger vehicles in to the sacred area.

The Authorities, with a vision of protecting the sacred area, a green corridor with trees planted was implemented right around the sacred area in 1961 to act as a natural barrier to stop the vehicles entering in to that area. The Authorities, by creating this green belt around the sacred area envisaged stopping the unauthorized constructions and entering vehicles in to the area. However this strategy seem to have failed in the face of weak law enforcement of the relevant Authorities. Currently there are many encroachments and unauthorized constructions within the green belt area itself threatening the sacredness of the much respected religious places. The main areas where encroachments and unauthorized constructions exist have been identified as follows.

- Gothamigama Car Park
- Barrier Junction

It has been apparent that the Authorities removed all the unauthorized constructions, which did not have direct relevance to the functions of the religious places and the activities that are disturbing the activities of the sacred area. The Authorities also may have envisaged creating a calm and quite environment within the sacred area by removing all the irrelevant and disturbing

activities from that area in order to maintain free environment for the devotees to engage in their religious activities. However, the devotees enter the vehicles in to the sacred area with no any control causing obstructions to the religious function of the sacred area.

Figure 5.8 Vehicles parking in the Sacred Area



Source: Field Survey - 2017.07.13, Urban Development Authority - Kataragama

Opportunities

1. UDA Entrance Square Development Project at Kataragama

The UDA planned a project to protect the sacredness of the sacred area of Kataragama by developing the entrance with a public square including properly placed trading stalls and with an environment landscaped according to an overall architectural design. This project could offer many opportunities underpinned by a concept of discipline and authoritativeness for easy management in the long-run. SO this project has been identified as an opportunity in the process of plan preparation.

Figure 5.9. Entrance Square Development Project - Kataragama



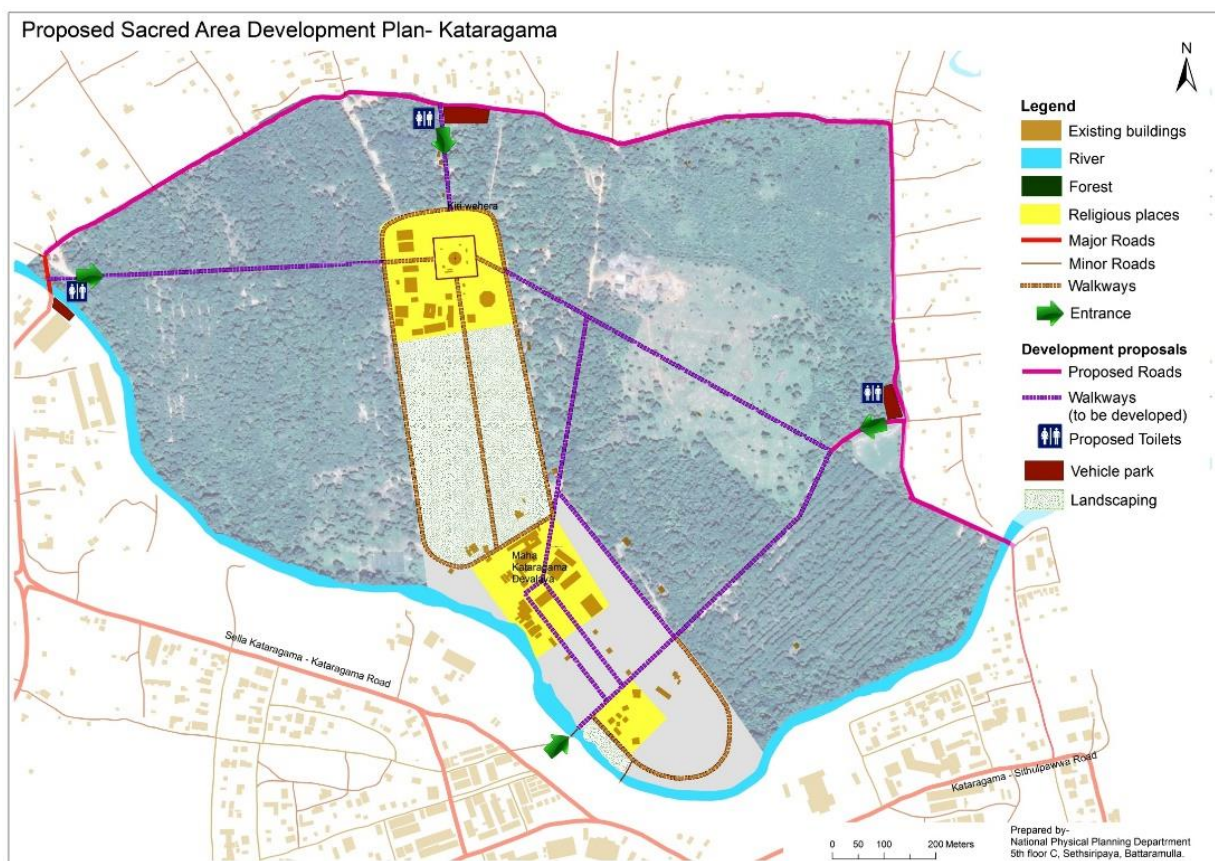
Source: Project Management Division - Urban Development Authority , 2019

2. The proposals of the Department of the National Physical Planning for development of Kataragama

The Department of National Physical Planning (NPPD) made several proposals with a view of protecting and enhancing the religious sacredness of Kataragama, which can inspire the development in this by other relevant Agencies on the same line as envisaged by such proposals. These proposals of the National Physical Planning Department are considered as favorable opportunities. The proposals of the NPPD made the following proposals for development of Kataragama.

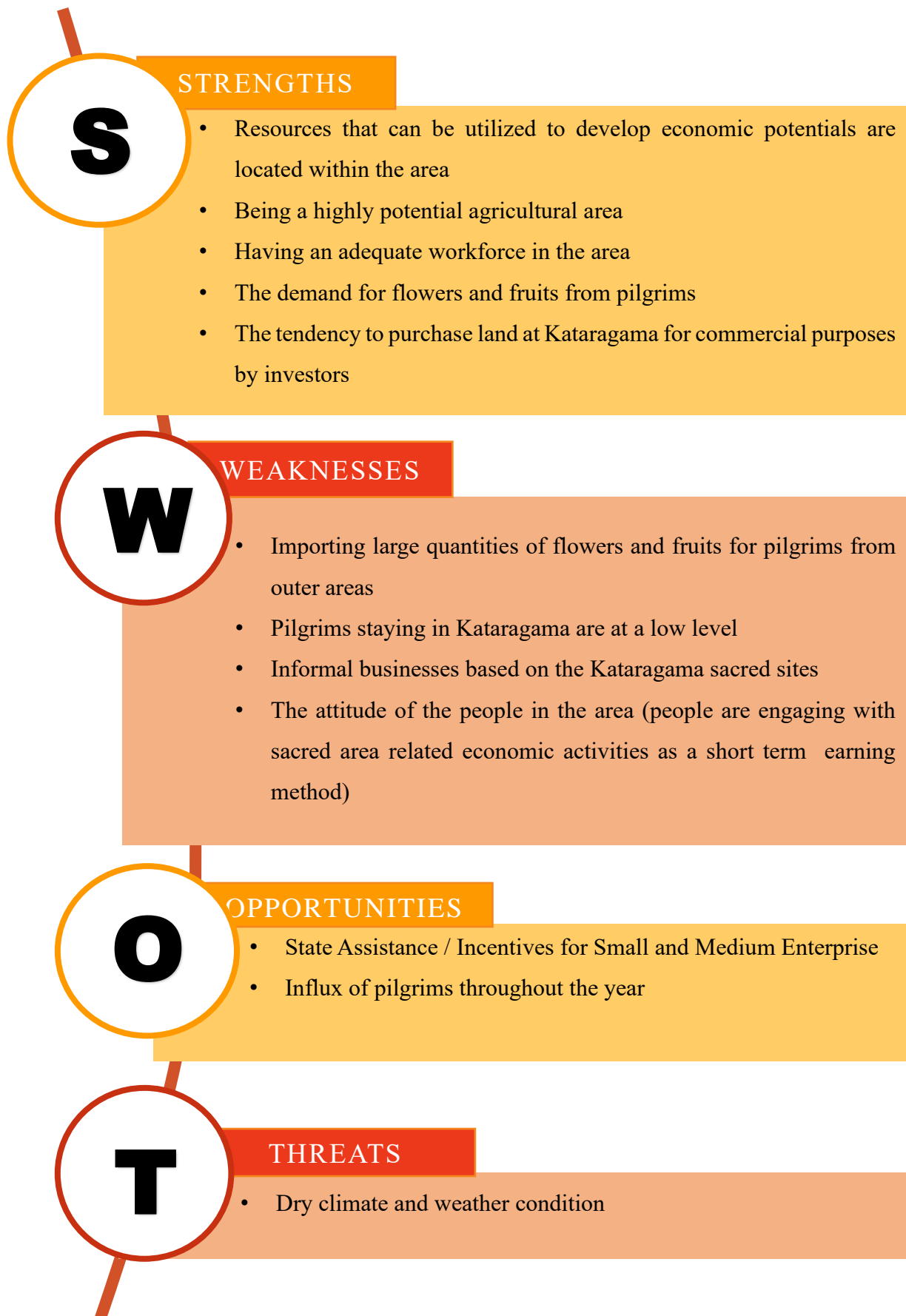
- Identification of new alternative access roads to kataragama
- Construction of new internal roads and landscaping the public areas.
- Provision of sanitary facilities to the devotees.

Figure 5.10. Kataragama Sacred Area Development Proposals



Source: Sacred Area Development Proposals, Department of National Physical Planning, 2017

Goal 2 : Improve the economic security of Kataragama area



STRENGTHS

1. Resources that can be utilized to develop economic potentials are located within the area

The Kataragama area is basically an agricultural area with large extent of cultivable lands. The analysis of potential of lands for various crop cultivations, undertaken by the planning team revealed that approximately 2328 Hectares of agricultural lands were identified which can be potentially made use of in the effort of reaching the development sustainability. Such agriculturally potential lands are spread in areas such as Sella Kataragama, Dambe, Sithulpowwa, Gothamee gama and so on. It has been considered as a strength.

2. Having an adequate workforce in the area

The Kataragama Planning Area has a great potential as it harbours an economically active population of 67% which can support any endeavour undertaken for development of the area.

Table 5.1. Workforce in the Kataragama Divisional Secretariat Division - 2016

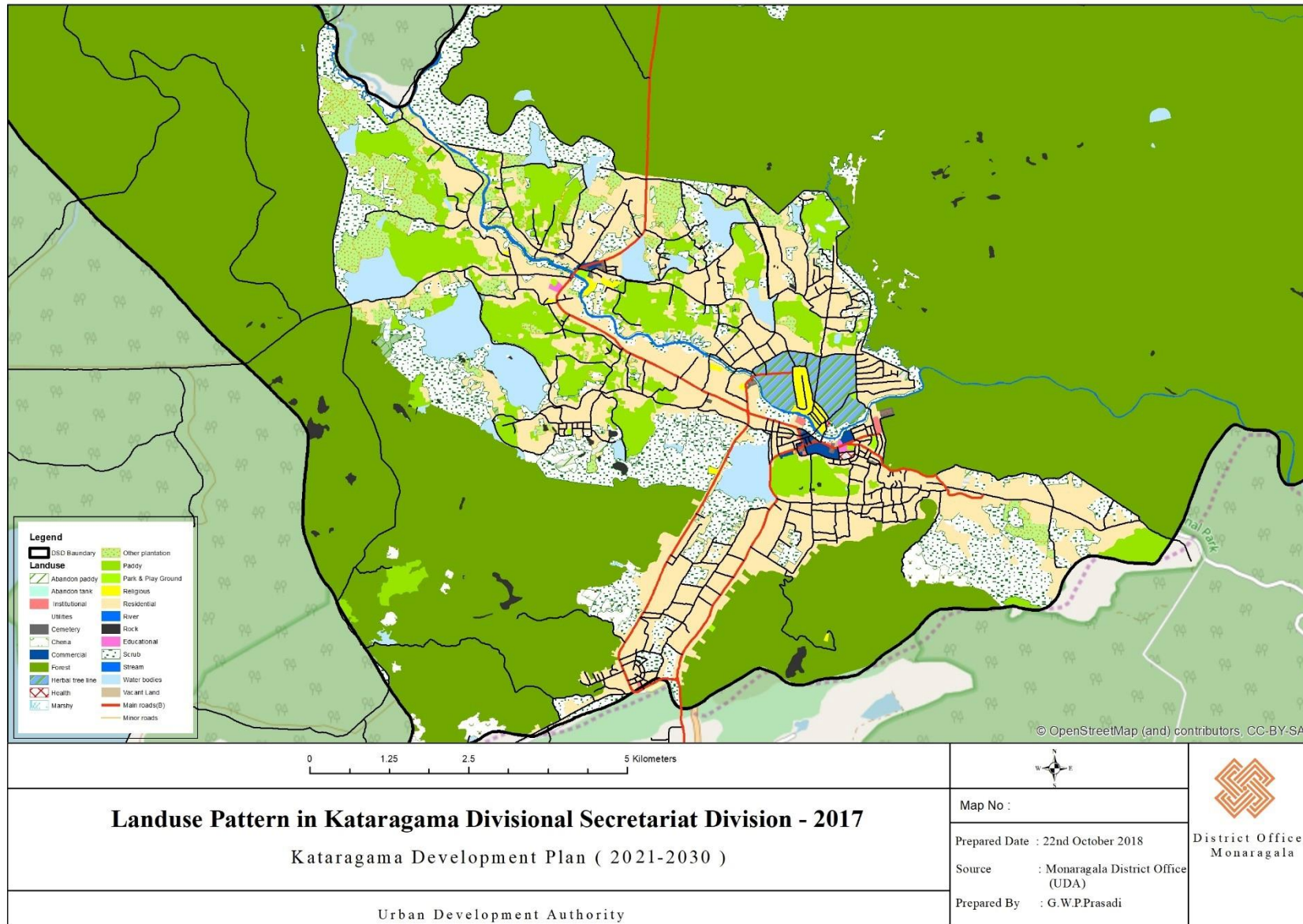
Age cohort	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64
Population	1,603	1,500	1,580	1,542	1,224	1,149	1,117	1,085	793	690

Source: Department of Census and Statistics, 2016

3. Being a highly potential agricultural area

As already highlighted previously, 80% of the total land area of Kataragama is under the forest cover and sanctuaries, only the balance is being used for other economic activities of the human settlements, of which only 10% is being used for agricultural purposes. The principal crops in the agricultural sector, that are routinely cultivated, have been paddy, chena cultivation and other commercial crops, such as dragon fruits, banana, cinnamon and so on. These agricultural lands are provided with irrigation facilities through the rain-fed tanks and Manik River and the natural water source of Weheragala Lake. These water sources has an increased ability in supporting and promoting the agriculture in the planning area.

Map 5.1 Land Use Pattern in Kataragama Divisional Secretariat Division - 2017



Source: District Office - Moneragala, Urban Development Authority, 2021

4. The demand for flowers and fruits from pilgrims

The pilgrims arrive in large numbers to Kataragama from many parts of the Country as well as from overseas. This number increases during the weekends and festive seasons. The devotees arrived in kataragama have to purchased flowers and fruits from the trade stalls in Kataragama to offer to the buddhist temple and the God Kataragama, as a religious ritual. The market survey carried out indicated that the sale of flowers during the weak days in Katarama reaches 1500 to 3000 flowers per day and this nimber reaches as much as 15000 flowers during the weakeands and the festive seasons. These sales record shaws the magnidute of demand for the flowers. As far as the fruits are concerned, all the fruit verities are not offered to the God, only a limited number of verities are offered to the God, such as watermelon, banana, mangoes and woodapple. The traders in Kataragama, who understand the rituals and practices of offerings very well, prepare the flowers and the fruits exactly the way the practice of offering needed, so they prepare them accordingly. In a way this sale procedure is easy for the deveotees too who arrived in Kataragama from a far distant places to fetch them with convenience in Kataragama with close proximity to the religious places they came to pay their homage.

Figure 5.11. Sale of flowers and fruits in Kataragama



Photohraphs (Urban Development Authority, District Office - Moneragala, 2021

5. The tendency to purchase land at Kataragama for commercial purposes by investors

Most of the lands in the planning area are owned by the State, anybody who wants to develop or cultivate them have to secure it from the relevant Authorities following the established procedures. It has been observed that there is an increasing demand for such lands in Kataragama from the entrepreneurs to fetch such lands on long-term lease basis for varying

purposes of developments. This trend of attraction of investors to the planning area has been considered as a strength in planning process.

Table 5.2. Number of applications received by the UDA for long-term lease of lands in Kataragama

Year	Month	No of applications for lease of lands for commercial purposes	Extents of lands in Hectares
2017	October	16	11.65
	November	24	6.58
	December	12	3.86
2018	January	11	3.83
	February	16	12.19
	March	16	7.24
	April	04	1.04
	May	21	7.83
	June	19	6.58
	July	16	
Total		139	66.22

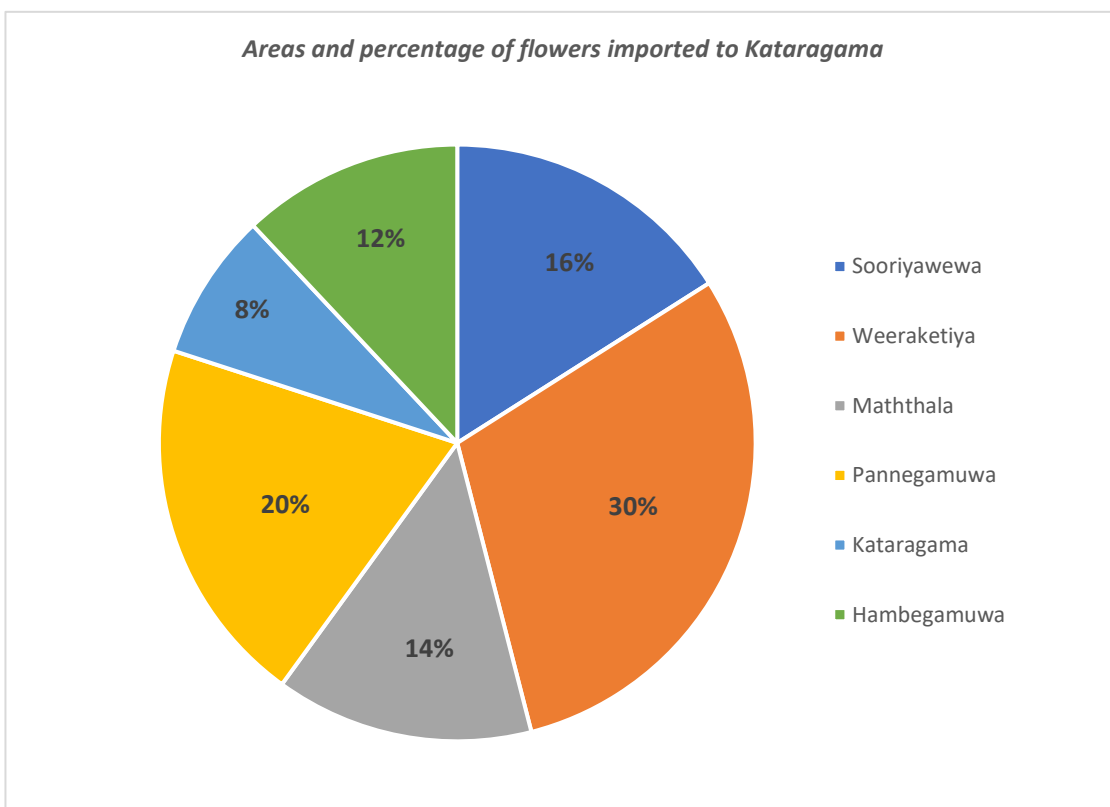
Source: District Office - Moneragala, Urban Development Authority - 2017, 2018

Weaknesses

1. Importing large quantities of flowers and fruits for pilgrims from outer areas

As seen before the 1500 to 3000 flowers are sold per day in during the weak days this figure rises to 15000 flowers during the weak ends and the festive seasons, which reflects the magnitude of the demand for flowers. The sources of flowers that are being sold in Kataragama near the sacred area, are coming from far distant external sources which are located outside of the planning area. The flower supply sources are located in areas such as Suriyawewa, Pannegamuwa, Thissamaharama, Mattala, Weeraketiya and so on. However, the sellers are over depending on external sources to fetch their supplies despite the fact that there is an ample possibilities of growing flowers within the planning area itself. This is a weakness in the area

Figure 5.12. Areas and percentage of flowers imported to Kataragama



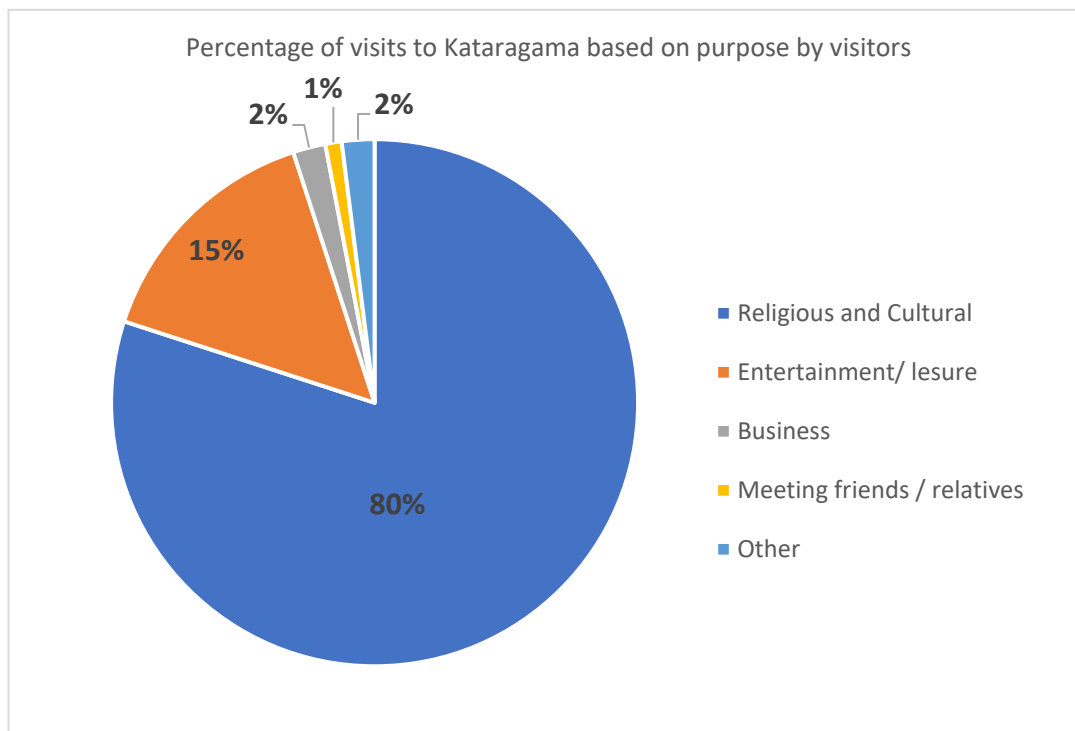
Source: Survey on Pilgrims and Traders in Kataragama - 2017.08.05, Urban Development Authority

2. Informal businesses based on the Kataragama sacred sites

A notable trend in the commercial developments in the Kataragama area is that the people engaged in the commercial activities which are mostly related to the sacred area religious functions meeting the needs of the pilgrims and the devotees who visit Kataragama sacred area. The traditional industries of handicrafts and carvings that had been a well established industry in the past had vanished in the face of the emerging businesses of trading communion articles, flowers, ornamental articles and fruits etc. No opportunities are offered to the visitors to have a look at traditional ornamental articles that are reflective of creative talents of local people in the area. It has been recognized as a weakness.

3. Short duration of pilgrims' stay in Kataragama area

The pilgrims visiting Kataragama from far distance places of the Country are compelled to stay in Kataragama to attend the religious functions which are routinely taking place according to a schedule. Therefore the pilgrims coming from distant places have to find a place in Kataragama as much closer to the religious places as possible to rest for a while after a long distance travel and to prepare themselves for the religious functions. Then they will attend the scheduled religious functions and thereafter they can spend a night at a suitable place. Following day after the religious functions are over, most of pilgrims make use of the opportunity to visit natural environmental assets of Sanctuaries located nearby. Also some of them visit nearby other religious and historical places while staying in Kataragama. This shows that the duration of stay in Kataragama, to a large extent, depends on availability of accommodation facilities at variable qualities to meet the needs of the pilgrims who can afford depending on their financial budgets, purpose of their visit to Kataragama etc. Currently, average duration of stay, according to a survey carried out on the purpose of visit in 2017 during a weak end, has been two days and 80% of the visitors come to Kataragama for religious and cultural functions while 15% come for touring the areas and for entertainments purposes.

Figure 5.13. Purpose of visiting Kataragama by the Visitors

Source: Survey on Pilgrims - 2017.08.05, Urban Development Authority

Another factor that does not encourage the visitors to stay longer duration is most of other religious and historical places are located at a considerable distance from the Kataragama Town, so on their way back they visit conveniently such places, namely, Matara, Kirinda, Thissamaharama, Hikkaduwa and Galle where, unlike in Kataragama, entertainment opportunities too are available.

The number of accommodation facilities available for the visitors during all the seasons in Kataragama are not adequate enough to meet the full demand. The quality of available such facilities too are not up to the standard either as expected by the visitors. Adding to the issue further, lack of a regulatory system to regulate or standardize the prices of such facilities the hotel owners are given the full freedom to charge prices as they wish, and on the other hand the visitors, in most of the time, are compelled to succumb to the situation as there is no any other option left to them. Under these circumstances the prices the hotel owners charge from the visitors are thought to be exorbitant. As such these factors are considered influencing the visitors unfavorably to cut short their stay in Kataragama and thereby weakening the economic sustainability of the planning area.

Table 5.3. Number of accommodation facilities in Kataragama (Registered)

Type	Number
Private Hotels	125
Government Circuit Bungalows/Rest Houses	29
Resting Halls	17
Renting of houses or part of houses is an emerging trend	

Source: Sampath Pathikada - 2016, Kataragama Divisional Secretariat Office

Table 5.4. Arrival of Pilgrims

Time Period	Number of Pilgrims
Weak Days	2500 - 4000
Weak-Ends	10 000 - 12 000
Long Weak-Ends	30 000 - 48 000
Festive Season	500 000 >

Source: Sampath Pathikada - 2016, Kataragama Divisional Secretariat Office

During the Weak-Ends and Long Weak-Ends approximately 45,000 visitors arrive in Kataragama but the hotels rooms available are only 20 to 50 rooms in number. The accommodation facilities that can be provided for the visitors are demonstrated as follows

Table 5.5. Capacity of accommodation facilities

Type	Number	Visitor nos.
Private hotels	125	17,500
Government Circuit Bungalows/Rest Houses	29	4,060
Resting Halls	17	8,500
Total	171	30,060

Source: Sampath Pathikada - 2016, Kataragama Divisional Secretariat Office

The above table reveals that the accommodation facilities available to the visitors in Kataragama, during the weak ends and festive seasons, are inadequate and therefore the visitors are not compelled to stay in Kataragama as they can find reasonable places near by areas and even the visitors who stay there will not stay longer as the prices are comparatively high.

4. The attitude of the people in the area (People are engaging with sacred area related economic activities as a short term earning method)

The local residents of Kataragama have been used to engage in business activities which yield them revenue in the short-run. These business activities are primarily based on the services provided and sale of specialized items that are required for religious purposes and their markets are located mainly around the religious places. This fact reveals the logic of many small-scale unauthorized structures being constructed in the vicinity of the sacred places of Kataragama and Sella kataragama areas. This type of business activities provides the local residents a mean of revenue that will help them meeting their day to day living expenses, so disengagement from such business activities has become a socio-economic issue for them in the absence of other economic opportunities in the locality. This attitude is also influencing the teenagers to leave the school education for the want of earning money in this manner by which they can help running their family. This unfavorable economic attitude of the local residents leads to an internal social crises in the planning area.

Opportunities

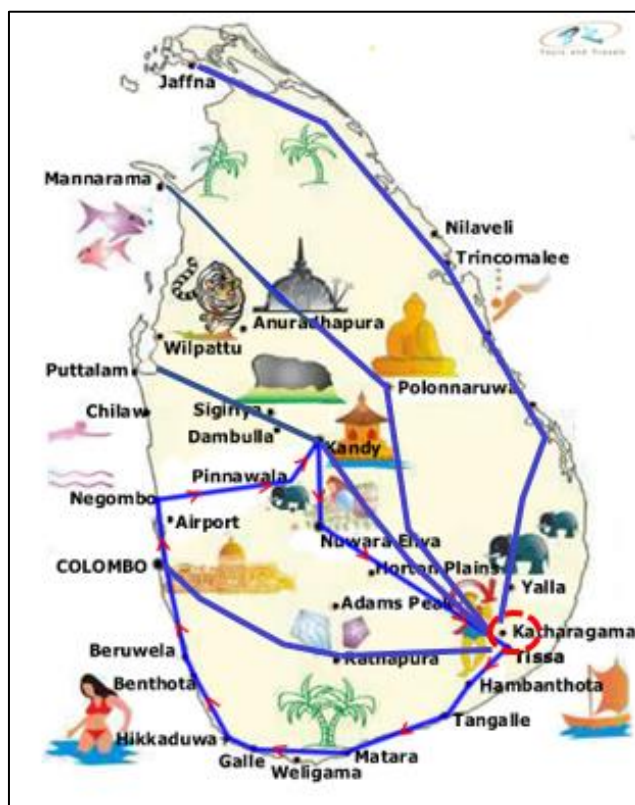
1. State Assistance / Incentives for Small and Medium Enterprise

The Government is implementing an incentive scheme to develop small and medium scale enterprises in the Country. This incentive scheme includes providing financial assistance in the form a scheme of soft loans to the enterprises at concessionary interest rates.

2. Influx of pilgrims throughout the year

As has been examined previously, the devotees are coming to Kataragama from all the parts of the Country in large numbers showing an extra ordinary increase during the weak-ends and the festive seasons. Most of the commercial activities and services located in and around the sacred area functioning with strong links with the pilgrims who are becoming the drivers of the emerging economy in Kataragama. This fact has been considered as an opportunity for the town development.

Figure 5.14. Pilgrims attraction



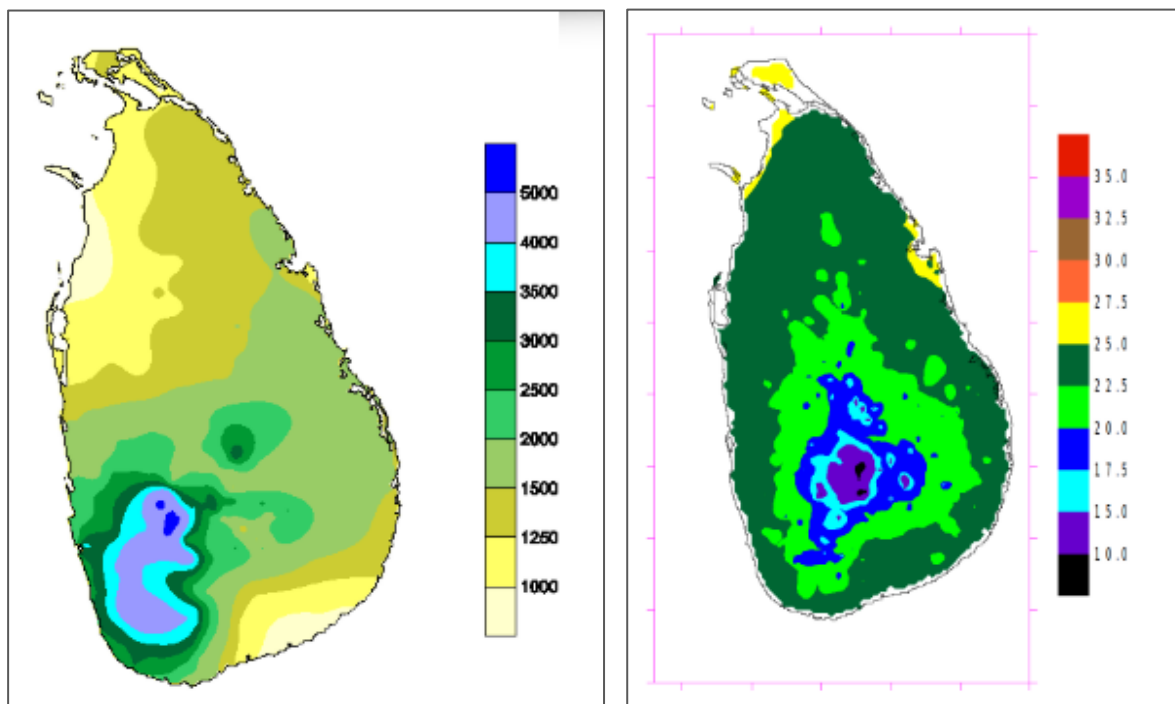
Source: Internet, 2021

Threats

1. Dry climate and weather condition

Kataragama falls in to the low country dry zone in terms of climatic conditions, with an annual rain-fall ranging from 1000 mm to 1500 mm and with an average annual temperature ranging from 26⁰C to 28⁰C. The dry spell prevails most part of the year.

Figure 5.15. Climate and Temperature in Sri Lanka



Annual Rainfall in Sri Lanka (mm)

Average annual temperature in Sri Lanka (°C)

Source – Department of Meteorology - Srilanka web site, 2021

Goal 3 : Provide well Developed infrastructure

S

STRENGTHS

- Easy access to main roads
- Implementation of Identified Infrastructure Projects in Kataragama
- Location of the main sources of water resources (Menik River)
- Location of different types of pilgrims and tourist facilities

W

WEAKNESSES

- Limitation of water supply for residents and pilgrims
- Alternative road system has not developed in proper way
- Inadequate parking spaces for pilgrims
- Underutilization of open spaces and recreational facilities
- Insufficient infrastructure facilities for seasonal pilgrims
- Issues of Waste management

O

OPPORTUNITIES

- State aid for development of Southern areas / sacred areas and state policies
- Impact of the Southern Expressway and proposed railway line

T

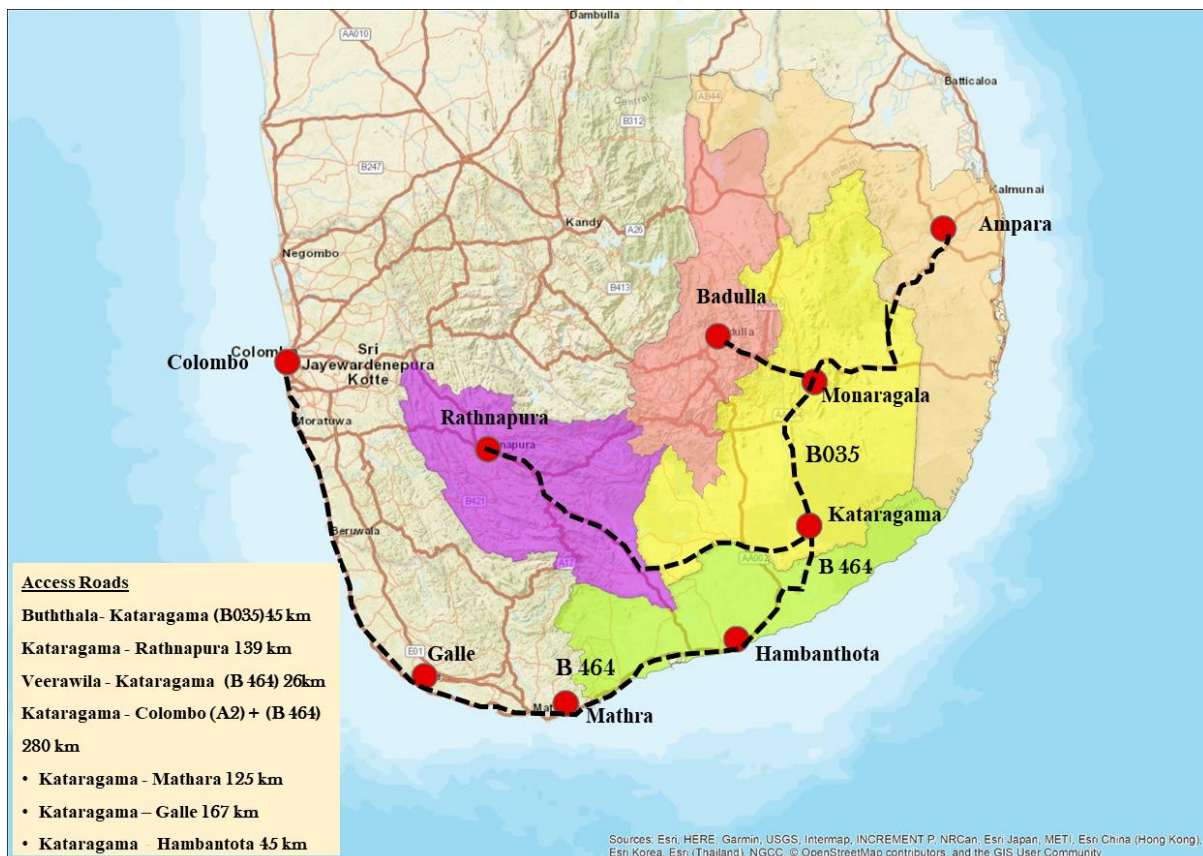
THREATS

Strengths

1. Easy access to main roads

The examination of the Kataragama road network revealed that they are basically connected with three main roads which are of nationally significant as they are functionally linked with other major roads serving every part of the Country. The main three roads, which are of nationally significant are Weerawila-Kataragama Road, Lunugamwehera-Kataragama Road and the Buttala-Kataragama Road, these roads are categorized as B Grade roads according to the road classification of the Authorities. This well established national road network, having ability to provide access to Kataragama from any part of the Country, has been considered as an enormous strength for the infrastructure networks development of the Kataragama Town for the benefit of the visitors as well as the residents.

Figure 5.16. Accessibility of Kataragama

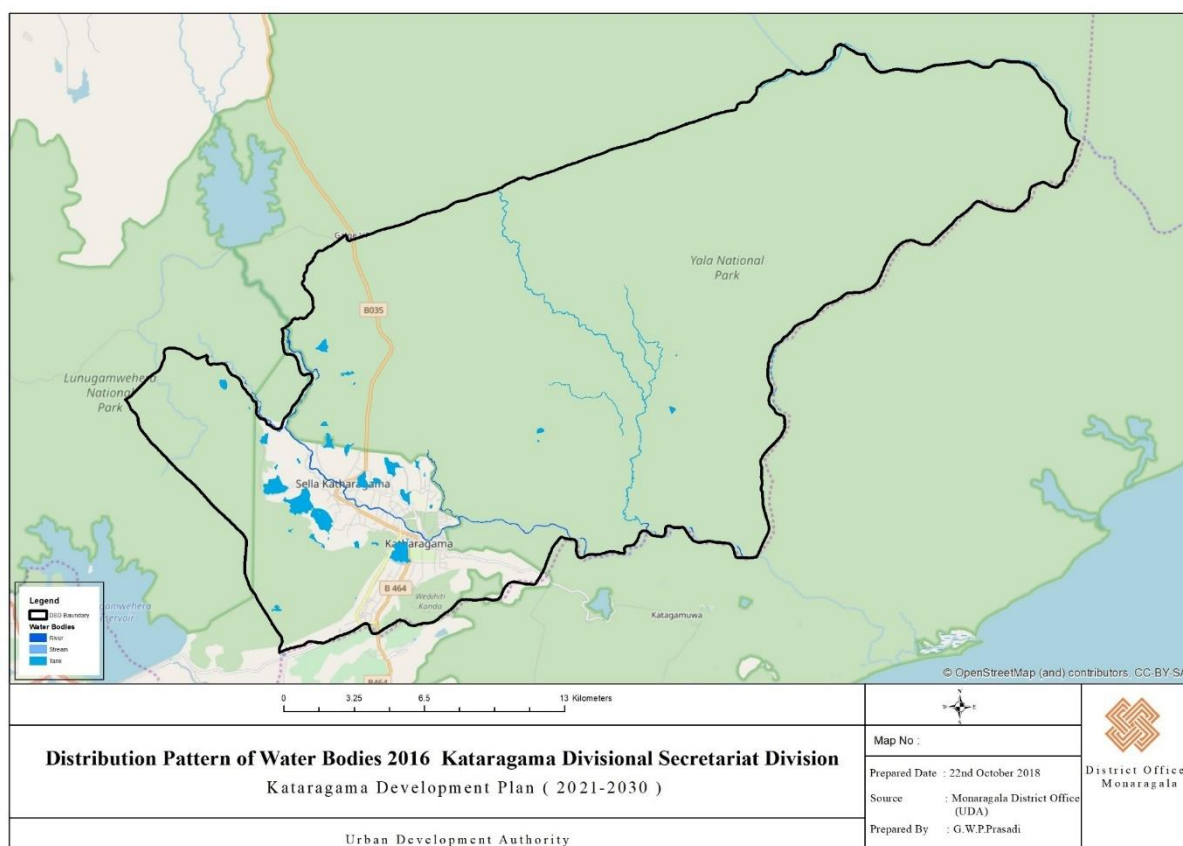


Source: Urban Development Authority, District Office - Moneragala, 2021

2. Location of the main sources of water resources (Menik River)

The reliable and sustainable water sources in Kataragama, that have the capacity to supply water to the population in Kataragama and the visitors coming there annually, include Menik River and its distributaries. There is also aman-made tanks network in place in the area with a network of irrigation channels radiating from each tank to provide water to the agriculture. The potential of these water sources are enormous and they can supply water to the residents as well as the visitors coming to the town in addition to the supply of water to the agriculture if the water management is done scientifically. Therefore these water sources have been considered as a potential for development of infrastructure facilities for the planning area.

Figure 5.17. Locations of Water Sources of Kataragama



Source: Urban Development Authority, District Office - Moneragala, 2021

3. Implementation of Identified Infrastructure Projects in Kataragama

There are a few number of infrastructure projects under implementation in Kataragama with the technical and financial assistance of foreign Countries in order to provide facilities for the people in Kataragama and the visitors. Those projects which are already under implementation are appended bellow

- Redevelopment of the Drainage System in Kataragama
- Public Park and pilgrims’ resting place development in Sella Kataragama
- Redevelopment of identified roads
- Rehabilitation of 20 Acre-Tank in Sella Kataragama project
- Development of drainage system in the Kataragama Town
- Street Lighting Project

The above mentioned projects are currently underway and their completion in the near future will enhance the facilities available in the Kataragama Town. This fact has been considered as a good opportunity for future development of the Town.

4. Location of Facility centres for the pilgrims and the visitors in Kataragama

The prevailing demand for the accommodation facilities in the Kataragama area has been fully felt by the investors as well as the local residents. In the face of rising demand for accommodation facilities, the house owners have been compelled to convert part of their houses in to guest rooms which can be rented out to the visitors or the pilgrims in order to fetch additional revenue to supplement their livelihoods. In this scenario the available accommodation facilities have been considered as strength.

Table 5.6. Location of accommodation facilities in Kataragama

Type	Number
Private Hotels	125
Gvt. Rest Houses and circuit bungalows	29
Resting Halls	17
Renting out houses or part of a house is an emerging trend	

Source: Resource Profile - 2016, Kataragama Divisional Secretariat Office

Weaknesses

1. Insufficient Water Supply to meet the needs of the residents and the pilgrims in Kataragama.

The water supply to the Kataragama town has been the responsibility of the National Water Supply and Drainage Board (NWS&DB), which plan the water supply scheme, implement it and maintain it in the long-run. The current scheme in Kataragama supplies water to the town as follows.

- During the dry spell provide water - $6500m^3$
- During the rainy period supply water - $4500m^3$

As already observed, the visitor arrival fluctuates throughout the year forming a common pattern, demonstrating a normal influx during the weak days and spikes during the weak ends and the festive seasons. The visitor arrival increase the demand for water, during the weak end it rises to 10,000 cm per day, which is higher demand cannot be met through the current system due to limitations in the capacity. This weakness in the water supply system has been identified as one of the main weaknesses in the area.

Table 5.7. Demand for Water in Kataragama

Water Supply during the weak days	
During the dry spell	$6500m^3$
During the rainy days	$4500m^3$
Demand for water by the residents and the pilgrims	
Demand for water per day	$7500-8000m^3$
Demand for water during the weak ends	$10\ 000m^3$

Source: National Water Supply and Drainage Board - Kataragama, 2017

2. Inadequate Vehicle parking facilities in the area.

The visitor arrivals to Kataragama reaches peak levels during the weak ends and the festival seasons, placing a higher demand for car parking facilities during those periods. However during the normal week days the demand for car parks are not creating issues more than unmanagable levels. But the issues created by the inadequate car parking facilities during other special dayas, such as week ends and festival seasons necessity of more car parking facilities are strongly felt.

Table 5.8. Number of vehicles arriving Kataragama

Time Duration	Arrival of Vehicles
Week days	250
Week ends	450-500
Long Week Ends	800- 1000
During Esala Pageant festival	2500>

Source : Kataragama Pradesheeya Sbha, 2017

Inadequate vehicle parking facilities in the Town and the sacred area, formed a common sight of parking excessive vehicles along the pavements and the read reservations. In some busy days such vehicles are used to park along the pedestrian walk ways causing the devetees to walk along such walk ways with great difficulties. This situation also creates a sever traffic congessions in the town and the sacred areas on such busy days.

Table 5.9. Number of Vehicle Parks in the Kataragama area and their capacities

Car Park	No of parking slots
No 1 Car Park	50
No 2Car Park	75
No 3Car Park	20
No4 Car Park	35
GangaramayaCar Park	30
Sella Kataragama	200
Total	410

Source : Urban Development Authority, Kataragama, 2017

Figure 5.18. Vehicle Parking*Sella Kataragama Car Park**Parking vehicles on the pavements*

Source: Field Survey - 2017.08.03, Urban Development Authority

3. Underutilization of open spaces and recreational facilities

The examination of open area requirement of the Kataragama area revealed that only 3.3 Hectares of open areas are available currently in this area, but when the acceptable minimum requirement of open areas in a town is considered the rate becomes 1.4 hectares per 1000 population. However Kataragama is not a town of its residents along, it is also a town of many thousands of devotees and visitors who frequently visit Kataragama. Therefore the visitors factor also needs to be taken in to consideration when the open area requirement is considered. Under these circumstances the Kataragama needs an open area of 27.3 Hectares of open areas and entertainment facilities need to be provided on the basis of the population forecaste to be in the year of 2030. But the current situation is not up to the standards in terms of the quality and the quantity. This situation causes attraction to be diminishing gradually and hence it has been considered as a weeknes of the area standing on the way towards development.

- Open and entertainment facility area requirement for 1000 population $1000 = 1.4$ Hectares (As per the UDA standard)
- Open area rquirement of residents and visitors of kataragama during the year of 2017 = Hectares 19.3

Figure 5.19. Open and recreational facilities in Kataragama

Children's Park



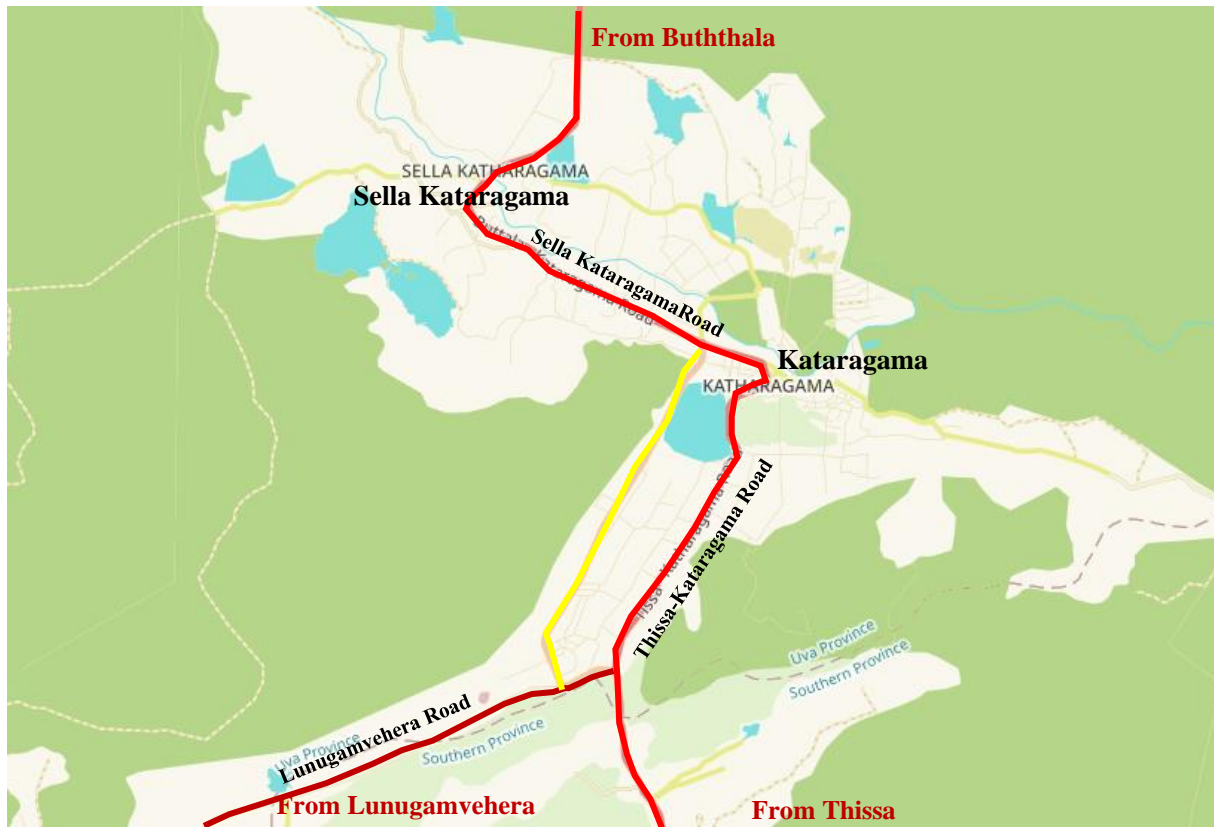
Ranjith Madduma Bandara Play Ground

Source: Field Survey - 2017, Urban Development Authority

4. Lack of alternative Road network and pedestrian-friendly environment

Daily visitors/devotees influx in to this Town is ranging from 2,500 to 4,000 during the week days, 10,000 devotees during the week ends and during the festival seasons this figure rises to 100,000 or more. These estimated figures reveal the degree of attraction of this town in the Country. The notable trait of this visitor influx is that they arrive in the town through two main routes and there are no alternative routes to approach the sacred areas of Sella Kataragama and Wedihitikanda. Due to this lack of alternative routes to approach sacred areas as explained, during the festive seasons, a severe vehicular traffic congestion is experienced along the main roads, such as Thissa-Kataragama and Sella Kataragama-Kataragama and in the town area itself. This situation is agravated by the lack of pedestrian-friendly walkways and pavments within the popular areas of Kataragama. There is no proper public bus stand in the Kataragama town, which demonstrates the lack fo attention being focussed towards the general public who used the public transport to arrive here. These are the facts that have been considered as weaknesses for development of the city in the long-run.

Figure 5.20. Main Access Roads of Kataragama



Source: Urban Development Authority, District Office - Moneragala, 2021

5. Lack of proper sanitary facilities

As seen before, large number of visitors coming to Kataragama throughout the year. These visitors require sanitary facilities adequately. The survey revealed that there are sanitary facilities located elsewhere in the town and the sacred area, but their quality and quantity are unable to meet the desired needs of the visitors. Most of the public toilet facilities are not tidy, unhygienic and unserviceable. So lack of sanitary facilities in Kataragama was considered as a weakness.

Table 5.10. Sanitary Facilities in Kataragama

Location	No. of toilet rooms
Sacred City	37
Bus Stand	19
No. 02 Car park	19
Hellipad	10
Public Toilet	13
Wadihitykanda base	15
Sella Kataragama	12

Source: Field Survey - 2017, Urban Development Authority

Figure 5.21. Public Toilet Rooms in Kataragama



Source: Field Survey - 2017, Urban Development Authority

Opportunities

1. State aid for development of Southern areas / sacred areas and state policies

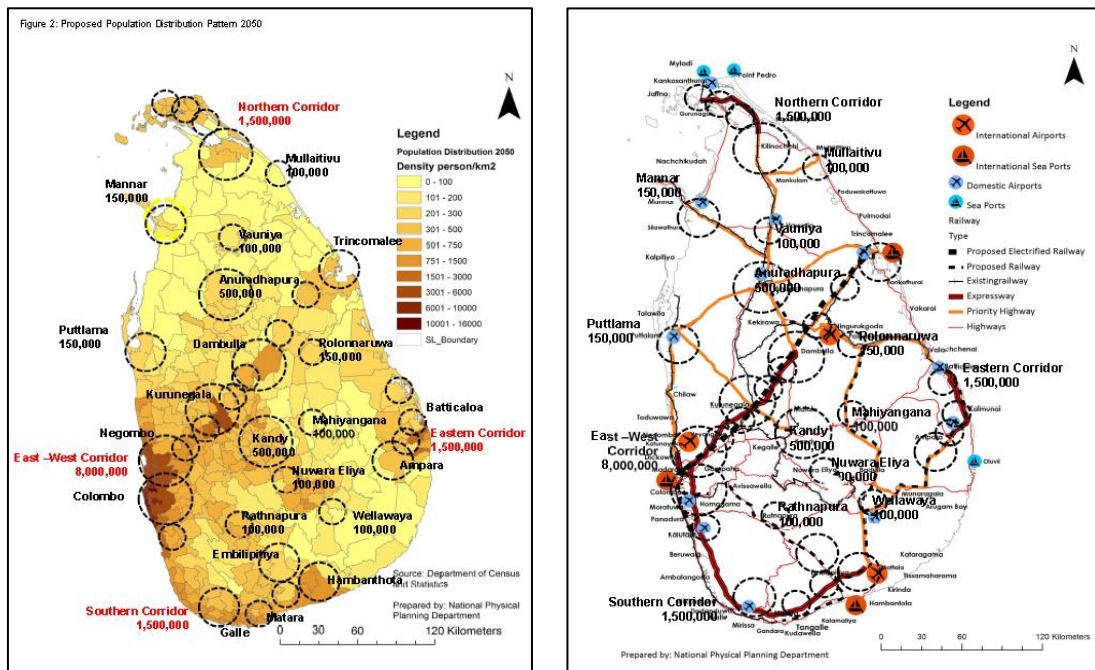
The Kataragama Town is respected by multi cultural and multi religious communities, representing local areas as well as areas of overseas, it is one of the most respected sacred cities in the Country. The Southern Development Board and the National Physical Planning Department have focussed their special attention towards development of this town considering its significance in the national context. These two Government organizations secured Rs. 430 Mln from the Treasury funds for development projects in this town. This investments in prposed projects will be able to provide more facilities to the residents as well as the visitors of the town in the future. The Government patranage for implementation of projects in this area has been considered a formidable opportunity for development of the infrastructure facilities in the area.

2. National Physical Planning Policy Proposals (2017-2050)

The National Physical Development Plan (2017-2030) includes several proposals that offer many opportunities for development of Kataragama. They are appended bellow.

- Southern Highway has an intersection at Mattala, which is closer to the Kataragama Town. Its impact upon Kataragama, after development, will be tremendous.
- The proposed railway extention is another proposal that will have a long lasting impact on the future development of Kataragama as the proposed trace is running closer to the Kataragama Town.
- The Wellawaya has been selected by the National Physical Development Plan for development, which is one of the towns situated closer to the Kataragama Town. So its impact on Kataragama will be favourable for future development of this town.
- Hambanthota town is another urban centre that has been proposed for development with a larger concentration of population. This Hambanthota Town is situated closer to the Kataragama Town, hence its impact upon Kataragama will be inevitable.

Figure 5.22. National Physical Planning Policy proposals



Source : National Physical Planning Department, National Physical Planning Policy 2017 -2050

Goal 4 : Well preserved Natural environment

Streangths

1. Being a city with an increased natural environmental beauty

Kataragama being located in the low country dry zone, harbouring Yala Sanctuary, Katagamuwa Forest and the Wadahity Kanda Forest areas and the Manik River snaking through the area demonstrate a higher order of bio-diversity and a natural environmental beauty.

Figure 5.23. Location of Forests and Water Sources in kataragama



Source: District Office - Moneragala, Urban Development Authority, 2021

Figure 5.24. Bio-Diversity in Kataragama

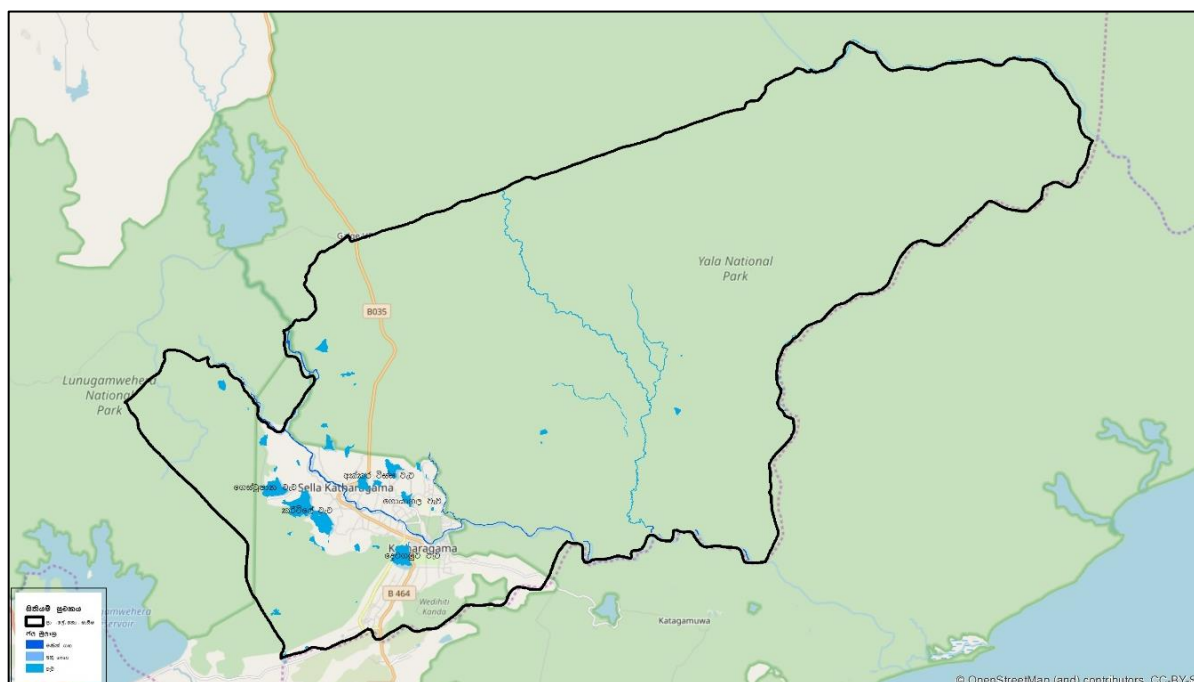


Source: Internet, 2021

2. Location of the water resources including Menik River

The main water source of kataragama is the Manik River that runs across the area, in addition to this, there is a well distributed rain-fed tank network supported by a well-balanced underground water sources. These water sources possess a potential of supporting the future development of Kataragama infrastructure networks. (Vide Map no 07)

Figure 5.25. Distribution of Water Sources in kataragama



Source: District Office - Moneragala, Urban Development Authority, 2021

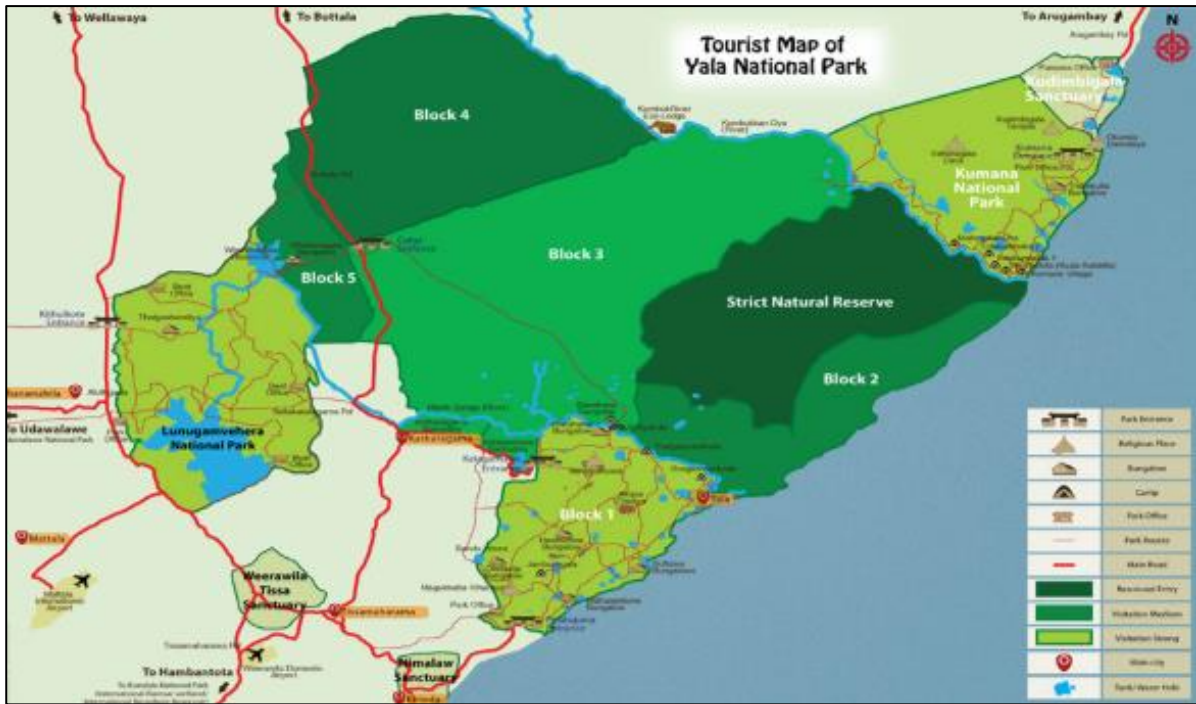
3. Location of forest reserves and wild life sanctuaries

There are two sanctuaries located in the Kataragama Divisional Secretariat Divisional area, they are,

1. Kataragama Sanctuary with an extent of 837 Hectares and
2. Katagamuwa Sanctuary with an extent of 1003.7 Hectares.

In addition to the above sanctuaries, Part III of the Yala Sanctuary is also falling within the Kataragama Divisional Secretariat Divisional Area together with the Galge Access to the Yala. This natural environmental characters of the area has been considered as great potential resources for future development of the Planning Area.

Figure 5.26. Location of Yala Sanctuary



Source: Internet. (<https://www.yalasrilanka.lk/assets/img/yala-map.png>)

Weaknesses

1. Pollution of Manik River

Manik River is the main drinking water source in Kataragama, which has not been given the due protection it needs and is currently subjected to pollution in many different ways triggered by man-made activities. Discharge of waste in to the river by the hotels, river bank being used for sanitary purposes, discharge of solid wastes in to the river, mining jems, mining of sand for construction purposes, contamination of insecticides and pesticides with the river waters through unbecoming agricultural practices can be cited as some of such activities that cause pollution of the river waters. This process has been continued unhindered coursing the river waters to become unhealthy for drinking purposes. The tests of river waters have revealed that the chemical content and its composition are increasingly becoming unacceptable in terms of PH value, water colour, Amonia percentage, cloaraform Percentage and so on, which have taken the values more than the acceptable standards. This situation is becoming a serious issue threathening the fundamental factors that cause existance of the natural environment. The following Table provides more details in this regard.

Table 5.11. The components in the Waters of Manik River

Parameter	Menik Ganga (present condition)	Standard level (SLLS 614:2013)
Color	40	15
Turbidity	6.76	2
pH	7.5	6.5-8.5
Electricity conductivity	505	
Chloride	30	250
Total Alkalinity	228	200
Free ammonia (mg/l)	0.07	0.06
Albuminoidal ammonia	-	0.15
Nitrates(mg/l)	0.07	50
Nitrite (mg/l)	0.018	3
Fluoride	0.63	1.0
Phosphate(mg/l)	0.32	2.0
Total dissolve solids(mg/l)	333	500
Total hardness(mg/l)	184	250
Total iron (mg/l)	0.36	0.3
Sulphate (mg/l)	13	250
Chemical Oxygen Demand(COD) (mg/l)	11	10
Dissolve Oxygen (DO)	4.8	
manganese	-	0.1
Biochemical Oxygen Demand(BOD) (mg/l)	0.2	
Total Coloforms at 35 ^o C /100ml	930	3
Total Residue	347	
Escherichia Coll at 44 ^o C/ 100 ml	930	0

Source: National Water Supply and Drainage Board - Kataragama, 2017

Figure 5.27. Menik River

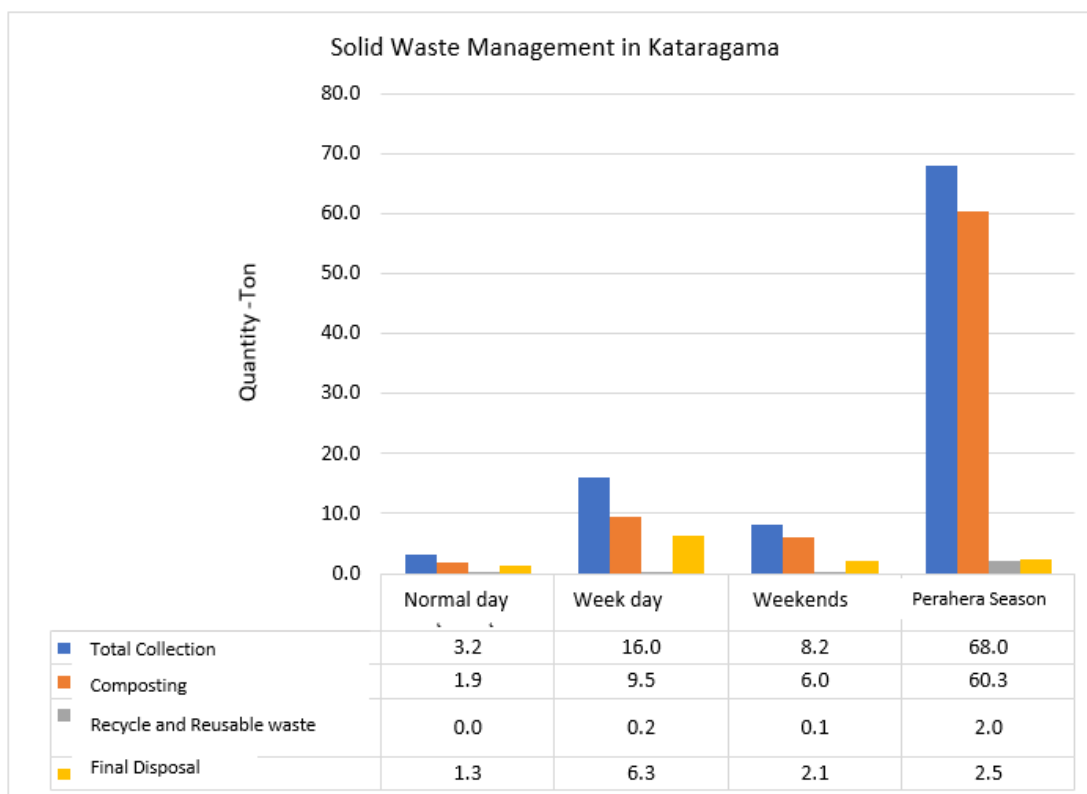


Source: Field Survey - 2017, Urban Development Authority

2. Limitation of waste management system

The solid waste generated in the Kataragama sacred area and in the Town area including the Wadihity Kanda area accounts for approximately 4 tons of solid wastes daily. The waste so collected will be transported to the solid waste processing centre located at Galapitagalyaya, where the collected wastes will be sorted out for final disposal. This management process is currently managed by the Kataragama Pradesheeya S.

Figure 5.28. Solid Waste Management in Kataragama



Source : Waste Management Centre-Galapitagalayaya -2017, Kataragama Pradeshiya Sabha

As we have already seen, the pattern of pilgrim arrivals in Kataragama, rises to its peak during the week ends and the festive seasons. During the peak arrival periods the waste generation reach the maximum of 8 tons during the week ends and 60 tons during the festive seasons. This volume of solid waste being collected at this centre is beyond the processing capacity of the Management Centre, its operations are under staffed, as a result, the wastes collected are disposed without sorting. However a part of the solid wastes collected from the sacred area is sorted before they are brought in to the processing centre in Galapiatagalayaya. The share of the waste brought to the processing centre unsorted is disposed of at the centre itself. This method of solid waste disposal causes many hygienic issues, the devotees presence in the sacred area faces with intolerable odor spreading in the area. The environmental pollution caused by this irregular waste disposal has been identified as a main weakness that stands against the protection of the natural environment in Kataragama.

Figure 5.29. Solid waste disposal in Kataragama

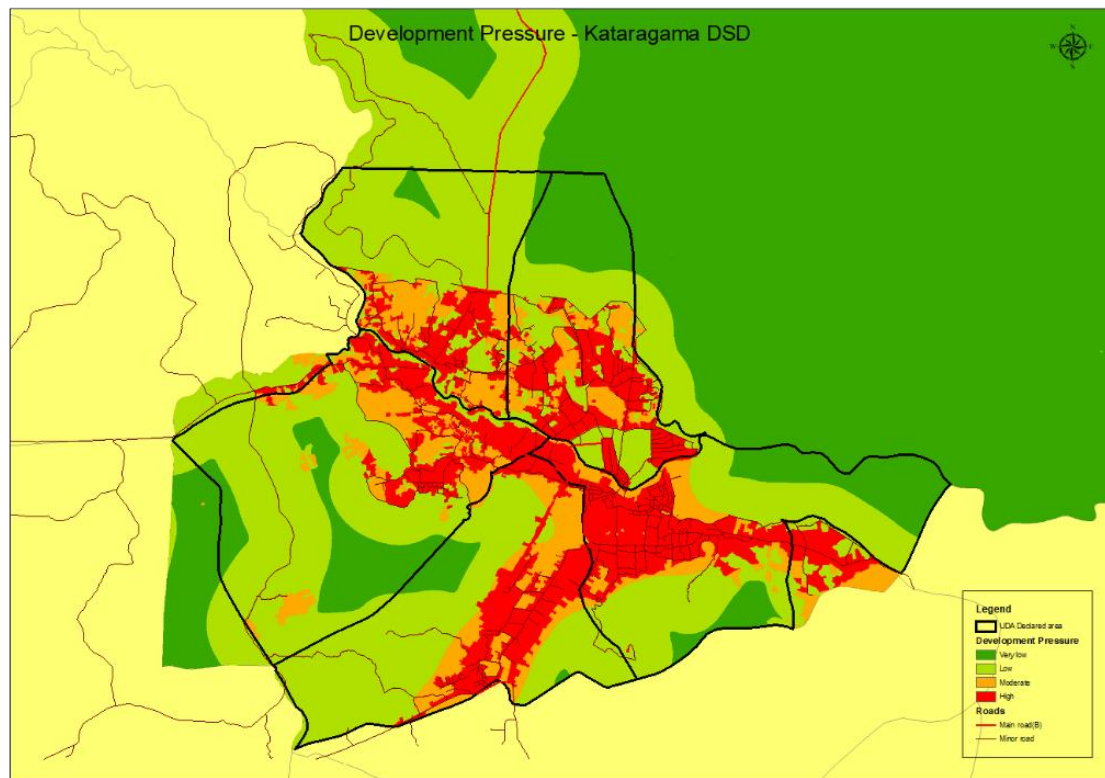


Source: Field Survey - 2017, Urban Development Authority

3. Encroachment of environmental sensitive areas

The environmental beauty of the Kataragama area is in the higher order, appreciated by the visitors as well as the environmentlists equally. The developments undertaken in the surroundings of the sacred area, such as river reservations, tank reservations, low-lying lands and forest areas are becoming easy grounds for irregular developments. The analysis of sensitive environmental areas helped indentifying such areas and found particularly the ares in Manik River, Detagamuwa Tank and the low-lying paddy lands situated closer to the urban area are undergoing a severe pressure for such irregular developments.

Figure 5.30. Distribution of Development Pressure in Kataragama.



Source: District Office - Moneragala, Urban Development Authority, 2018

4. Unauthorized Encroachments of water reservations

The unauthorized constructions in and encrachment of sensitive environmental reservation areas have become rampant, this phenomenon is increasingly threatening the area of sensitive environmental areas to diminish in extent causing damages to the sensitivity and the beauty. This irregular activities are particularly visible in the areas of Manik River reservations, Detagamuwa Tank Reservations, Goyagala Tank reservation and Milagama Tank reservations are a few number of glaing examples. This unabted process of encrachment and unauthorized constructions in such sensitive environmental areas have been identified as a weakness in foward march towards the protection of the environment of the Kataragama in the long-run.

Opportunities

1. Declaration of wildlife conservation and forest conservation areas at Kataragama

The Kataragama Divisional Secretariat Divisional Area includes 1840.7 Hectares of lands falling under two sanctuaries. They are,

1. Kataragama Wild Life Sanctuary with an extent of 837 Hectares and
2. Katagamuwa Wild Life Sanctuary with an extent of 1003.7 Hectares.

In addition to the above, Part III of the Yala Sanctuary too is falling within this Divisional Secretariat Division. The location of sanctuaries in this Divisional Secretariat Division has contributed in a great way to protect the sanctuary areas.

Chapter 06

The Plan

6.1. Introduction

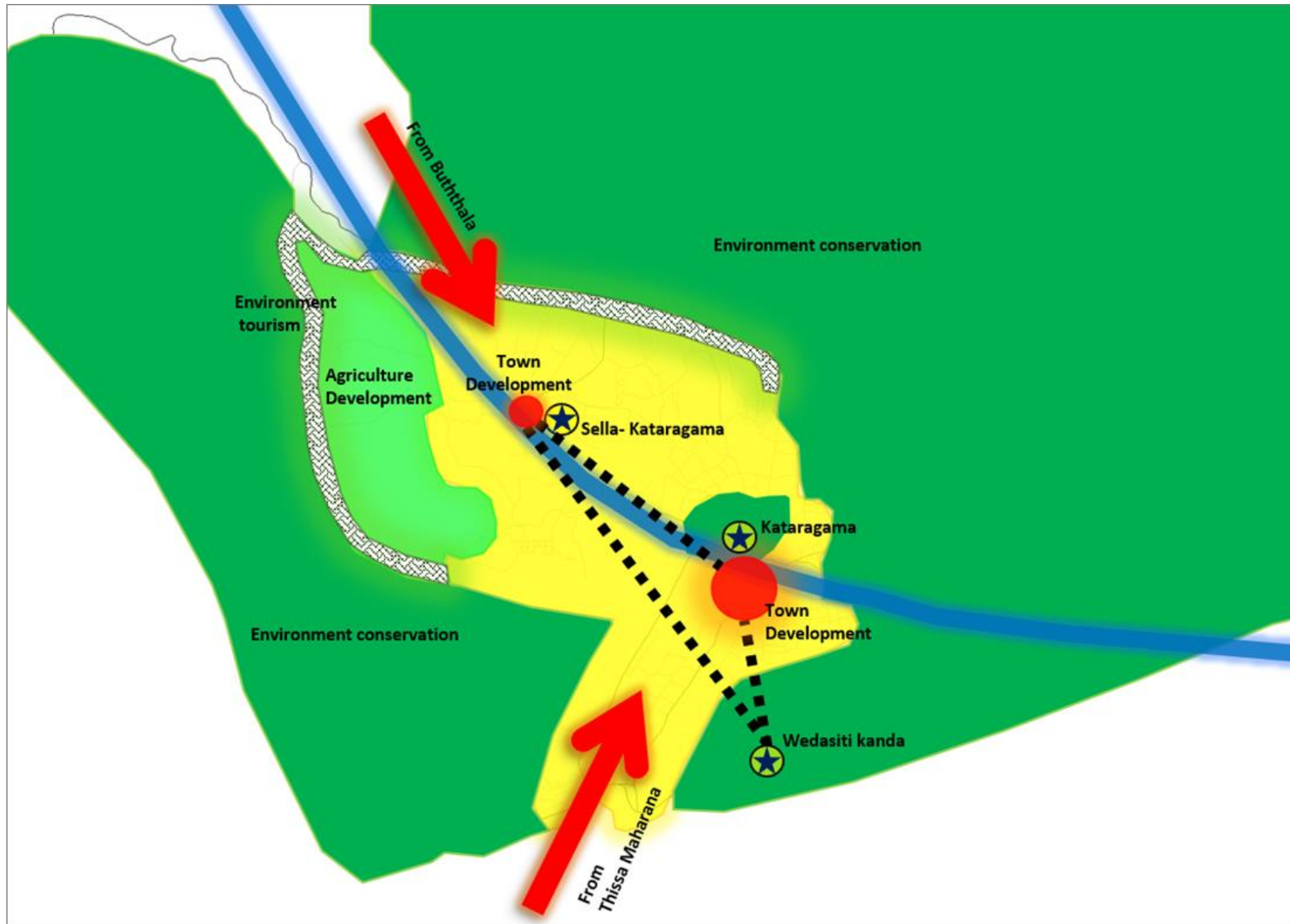
Kataragama is one of the most attractive sacred Cities, in terms of multi cultural and multi religious character, in the Country. This town has been growing surrounding the sacred places of Kiriwehera and Kataragama Temple (Devalaya) and such growth has been bordered naturally by the forest reservations that lie around the town. The land area between the sacred area and the forest reserves has been developed for human settlements hugging the Manik River that runs across this land area

The interaction between these physical features of forest reserves, sacred area and the Manik River laid the foundation for the growth of this town in the past and continues to sustain the growth of the town in to the future. This interaction between the natural environment and the pilgrims has reflected a strong linkage, which cannot be disturbed as the economic base of the town is principally based on it. Therefore the new plan should be handled delicately with the full understanding of this inter relationship.

The principal goal of this development plan is to achieve a higher economic development in Kataragama while protecting the quality of sacred area and the natural environment, the concept plan presents the future vision of the development conceptually within the parameters contained in the goal of the ultimate development of the Kataragama Town. In this process of forming the concept plan the attention has been focused on securing the sanctity of the sacred places, economic development, infrastructure development and environmental protection.

This concept plan is based on the vision of the development plan that was formed at the beginning of the development planning process, which envisages developing Kataragama as the most venerated sacred city in the Ruhunu Pura (City) securing the sanctity of the sacred places and protecting and conserving the natural environment to provide more facilities to the visitors as well as the residents.

Figure 6.1. Concept Plan



Source: District Office - Moneragala, Urban Development Authority, 2021

The concept plan formed on the basis of the preceding vision is represented in the Figure no 6.1. This concept plan has been formed around the sacred places of Kirirwehera, Kataragama Temple (Devalaya) , Wadahitikanada and Sella Kataragama protecting the settlements and the sanctity of the sacred places and improving the communication channels between Sella kataragama, Kataragama and Wadahitikanda.

It has been the aim of this plan to provide more facilities to the visitors of this town, they come to attend religious functions and then to visit other sacred places and forests and sanctuaries for leisure. These visitors need accommodation facilities in the locality itself, in order to meet this need a mixed development zone has been proposed where hospitality activities will be promoted together with the infrastructure facilities. This development alone cannot support the economic development of the locality, it needs development of other economic sectors such as agriculture development which will be complementary to the activities of the sacred area and will secure the economic sustainability of the local residents. Agricultural sector can promote certain crops such as flowers, fruits and vegetables to the market in the Kataragama.

This proposed development envisages attracting more visitors to the town and to increase their duration of stay in Kataragama by providing more facilities to them. The agricultural development and conservation of natural environment will support accomplishing these objectives through increased visitor arrivals and yielding benefits of economic developments to the local residents as anticipated.

6.2. Proposed Landuse Plan

The Kataragama Town has become more attractive to the visitors mainly owing to the location of sacred places and the beauty of the natural environment enriched with the low country vegetation. In order to maintain the sustainability of the visitor arrivals, which is the current economic base of the town, the quality of the environment and the sanctity of the religious places need to be enhanced. As such sanctity of the sacred places and the quality of the natural environment need to be protected and nurtured in this proposed strategy to support the higher level of visitor arrivals. The “Kataragama Development Plan 2019 - 2030” accordingly envisages protection of sanctity of the sacred places and providing more facilities to the visitors, which can increase the visitor arrivals strengthening the local economy

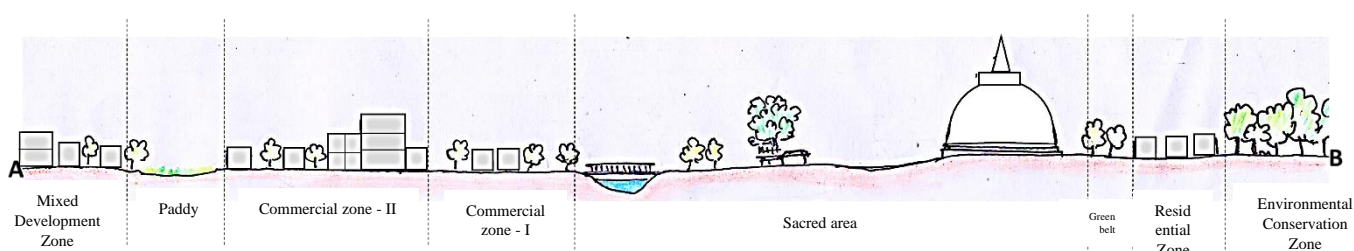
Currently, diverse activities relating to urban economic environment are taking place in Kataragama, of which activities that are directly linked with the supply of goods and services relevant to the sacred area and the religious activities are becoming more prominent. The influence of these activities are capable enough to drive the shape of the built environment in the locality. However, the built environment in the urban area does not conform to any urban design standard, but it does to irregular and ad hock line of buildings, which impacts the attitudes of the visitors present in the locality and disturb their sacred sensations they nurtured in their heart towards the sacred places in Kataragama. Continuation of this irregular townscape could impact the sanctity of the sacred places and the quality of the natural environment that surrounds the Kataragama town to diminish in the long-run adversely affecting the economic base of the locality. This process has been identified as a weakness in the planning process and taking such facts in to consideration the land use plan was prepared with a vision of accomplishing the anticipated physical form in the plan. Under this land use plan 6 main use zones have been formulated which are appended bellow.

1. Sacred Area Zone
2. Mixed Development Zone
3. Commercial Zone - I
4. Commercial Zone -II
5. Residential Zone
6. Agriculture Promotion Zone
7. Environmental Conservation and Sensitivity Zone

Planned built environment and a physical form are being anticipated in time to come through implementation of the above mentioned use zones in the Planning Area and by providing necessary infrastructure facilities that could guide the development also with the support of the planning and development Regulations..

The section of the proposed development of the area along a hypothetical line drawn from point A in the Mixed Development Zone to Point B in the Environmental Conservation and Sensitivity Zone is appended below demonstrating the future physical form of the locality.

Figure 6.2. Cross Section – From Mixed Development Zone to Environment Conservation Zone via Sacred Area



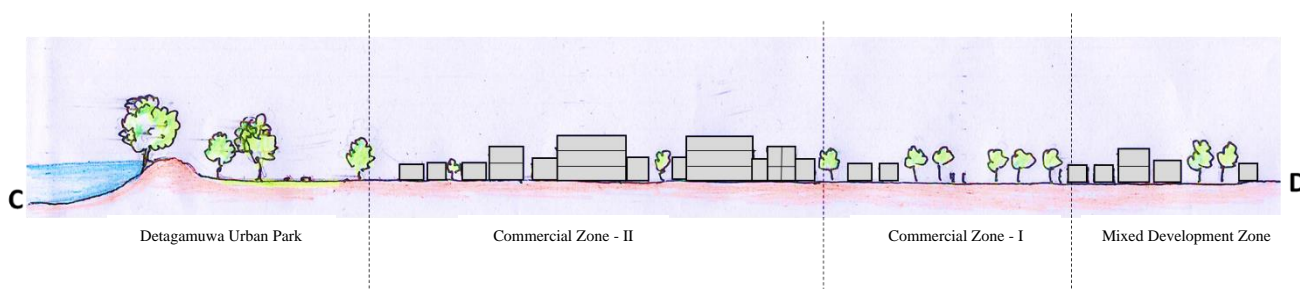
Source: District Office - Moneragala, Urban Development Authority, 2021

The Mixed Development Zone has been provided for to achieve a development with a higher intensity with more infrastructure facilities, such as water, roads and other services being provided to the visitors arriving at Kataragama. The physical development in this zone will be allowed to achieve a higher intensity and form the physical environment with more urban characteristics and will be able to provide more facilities to the visitors more than what is available today. The paddy fields visible when proceeding from Mixed Development Zone will be maintained as a development restricted zone preserving the current paddy cultivation activities to continue. The commercial zone has been divided into two commercial zones, the one that is closer to the Sacred Area will be one commercial zone, where specialized activities only will be permissible with a height restriction to a single floor and the other will be the main commercial zone where built environment and the fascia of the buildings will be strictly directed according to the design standards to reflect the sanctity of the sacred places in Kataragama. Planning and design guidelines these zones will be prepared and enforced by the UDA.

A “C-D” cross section from Detagamuwa Tank across the town centre towards the Mixed Development Zone demonstrating the future urban form of the town is appended below. The Detagamuwa Tank area will be developed as an urban park and from there the intensity of the

building constructions will be increasing towards the Commercial Zone where the development will be permitted with higher intensity. The buildings that will be permitted in the commercial zone closer to the sacred area will be permitted with a height restriction to a single floor and it will be gradually increased towards the Mixed Development Zone.

Figure 6.3. Cross Section – From Detagamuwa Wewa to Mixed Development Zone via Commercial Zones

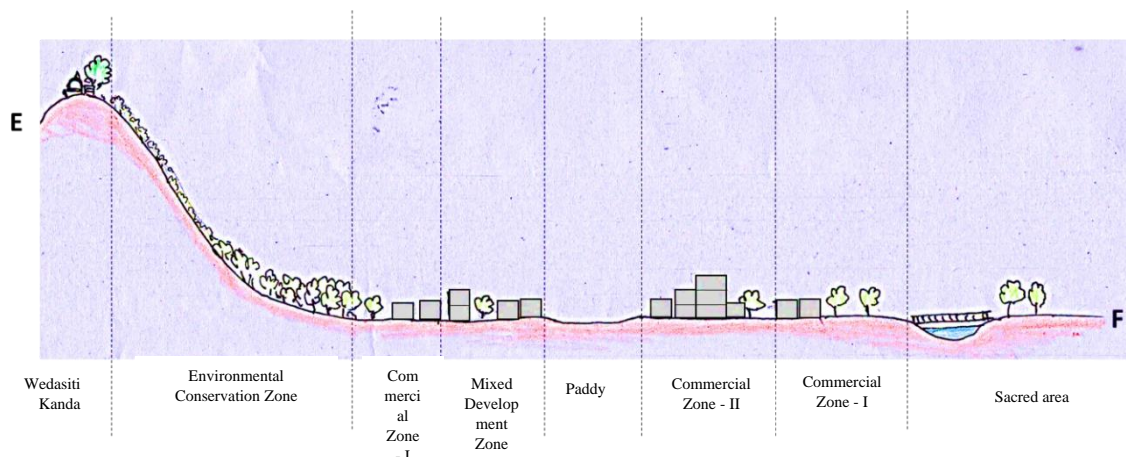


Source: District Office - Moneragala, Urban Development Authority, 2021

The cross section from point E in the Wadihitikanda to point F in the Kataragama Sacred area demonstrates the future physical form of the built environment. According to this plan the Wadihitykanda has been included in the sacred area Zone where height is restricted to single storied buildings. The Kataragama mountain area has been included in the Environmental Conservation Zone, so that this area will continue to be conservation area with free of building constructions.

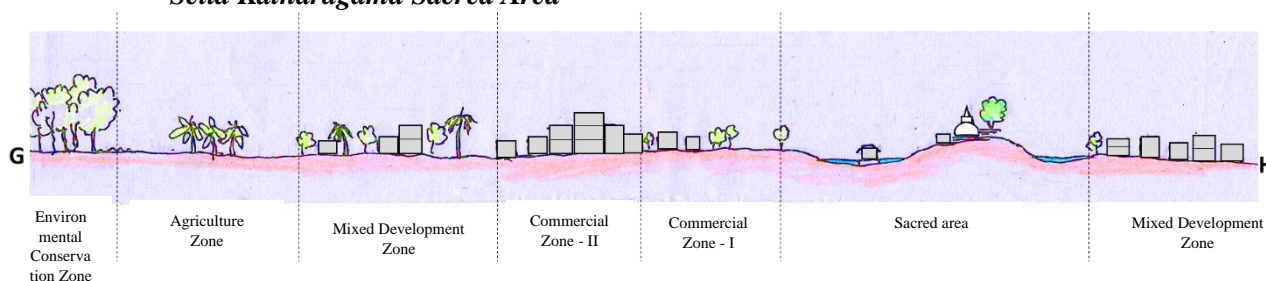
The devotees who pass the environmental conservation zone will reach the commercial zone closer to the sacred area, where all the facilities required (only goods and services required for religious activities) for religious functions will be provided. From this commercial zone towards the mixed development zone and the main commercial zone the building densities will be increasing and again it will be decreasing towards the sacred area commercial zone. The special characteristic of this zoning plan is preservation of the paddy fields, which are situated within the Kataragama urban area, will continue to be used for paddy cultivation areas in the future.

Figure 6.4. Cross Section – From Wedasiti Kanda to Main Sacred area Zone



The cross section drawn from the environmental zone to the Mixed development zone from point G to point H cut across the sacred area and the agricultural zone, where only low density developments are permissible. This agricultural zone can produce and supply fruits and flowers to the sacred area where devotees need them. In this sacred area and in the surrounding area building density will be restricted while high density developments will be permitted only in the commercial and mixed development zones. However, the special commercial zone located closer to the sacred area will restrict the high density developments in the vicinity of the sacred area.

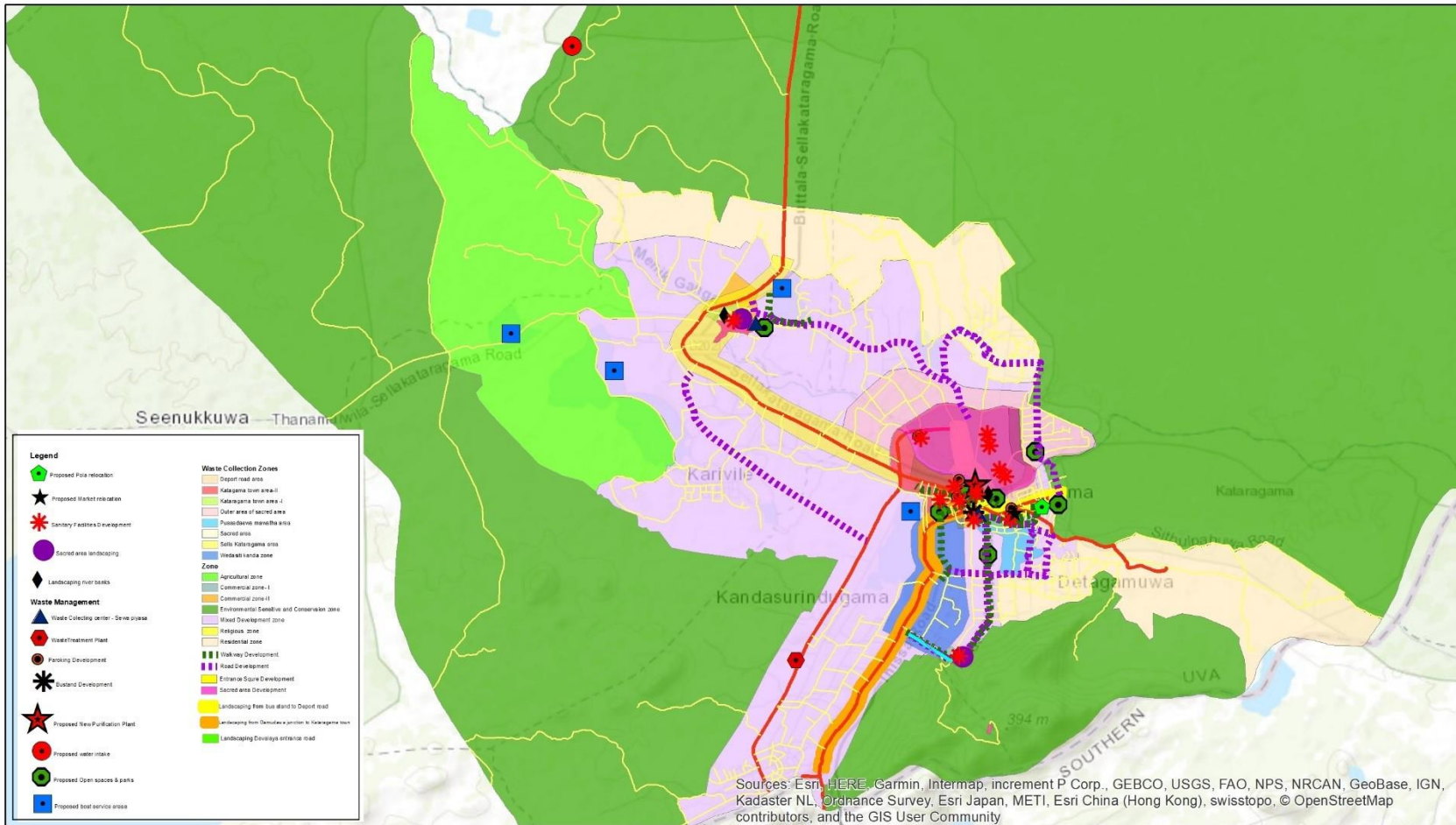
Figure 6.5. Cross Section – From Environment Conservation Zone to Mixed Development Zone via Sella Katharagama Sacred Area



Source: District Office - Moneragala, Urban Development Authority, 2021

Boundaries of the Sacred area of the Sella Kataragama has been defined in the zoning plan to encompass the sacred places of Gange Temple (Dewalaya) Mahasen Temple and Walli Cavewhile it is providing for permitting activities that are not adversely affecting the sanctity of the sacred places. The Mixed Development Zone situated at the fringe area of the sacred area will accommodate developments with high-intensity with the intention of increasing the facilities that will be provided by the private sector developers to the visitors.

Map 6.1. Proposed Landuse Zoning Plan -2030



<p>0 1.25 2.5 5 Kilometers</p>			<p>District Office Monaragala</p>
<p>Proposed Landuse Plan (2021-2030) - Kataragama Urban Development area</p> <p>Kataragama Development Plan (2021-2030)</p>		<p>Map No :</p>	
<p>Urban Development Authority</p>		<p>Prepared Date : 22nd October 2018</p> <p>Source : Monaragala District Office (UDA)</p> <p>Prepared By : G.W.P.Prasadi</p>	

Source: District Office - Moneragala, Urban Development Authority, 2021

6.3. Physical and Social Infrastructure Development Strategies

The Kataragama Vision for 2030 envisages making the Kataragama Town “Most Venerated Town in the Ruhunu City by 2030”, in order to accomplish this vision a number of goals were set, of which the second Goal aimed at establishing sustainable economy, while under the third Goal envisaged providing more facilities to advance the anticipated comfort of the visitors through provision of infrastructure facilities. These goals derived from the vision-2030 underpin the necessity of development of infrastructure facilities that will support the visitors’ arrivals sustainably and increases their duration of stay at Kataragama strengthening the economy. So the infrastructure development becomes the priority number one. Accordingly, Proposed service plan, Proposed Transport Plan, Proposed Water Supply Plan and Proposed Solid Waste Management Plan have been indentified under this Physical and Social Infrastructure Development Strategies as the core of the development strategy.

6.3.1. Proposed Service Provision Plan

The Kataragama population of 19436 in 2017 was living in an area of 566.8 sqkm. This population, depending on the growth rate prevailed at that time, has been forecast to be 24,000 people by 2030. Beside this growth of population the Kataragama Town would attract more visitors and devotees by the sacred places and the environmental beauty, the anticipated daily visitor arrivals accordingly in the future would be in the region of 3000 to 5000. This visitor figure, during the week ends and the special holiday rises to 15,000 approximately and during the pageant being held the visitor population rises to 800,000 to 1,000,000 (total during the 15 days of pageant festival). Taking these facts in to consideration, the proposed service provision plan has been prepared envisaging providing better services such as commercial, education, health and so on to the increased resident and visiting population in the year of 2030.

Education

As far as the education in Kataragama is concerned, the education is mainly provided through the primary schools and the secondary schools. The higher education facilities are somewhat limited but currently institutes such as National Youth Council and E-Nanasala are carrying out programs to promote the higher education in the area. However, the notable issue in the current education facility in Kataragama is the increasing trend of school dropout of children at their early ages. The children who leave the school seem to be joining with the commercial activities in the urban area to provide many varieties of goods and services to the visitors. These

business activities do not require a much of business skills and capital. As such the children who left the school can easily join with this business, in this manner such informal businesses inspire the children at their early ages to leave the education and to do businesses to earn income to support their families.

The Kataragama Divisional Secretariat Division has 5 Government schools including primary and secondary schools. The student population in these schools comes to 3790 students and the teachers come to 166 teachers. Out of the 5 schools only one school is categorized as a national school while the balance 4 schools are coming under the provincial school category. The teacher student ratio is prevailing at 1:22, the standard maintained by the Education Department is 1:28, in that sense the ratio prevailing in Kataragama seems to be comfortable. The schools which are currently functioning in Kataragama are quite sufficient to meet the needs of the increased population in the year 2030, but the issue here is most of these schools do not have even the basic infrastructure facilities to meet the current needs. Under these circumstances, the education service plan envisages providing infrastructure facilities to selected schools with the aim of creating a better environment in the schools to support the students' comfort..

1. School developments

- Kataragama National School
- Gthami School
- Detagamuwa Secondary School
- Sella Kataragama School.

There is no tertiary education system in place in Kataragama geared to develop the skills of the young people who leave the school for labour market. As has been seen, most of these young children joined with the informal sector businesses which cannot support the qualitative development of the businesses. As a result the informal sector businesses that are in operation in Kataragama have been prevailing as an informal business without any qualitative improvement and without providing any opportunity to the job seekers to make any useful contribution to the local economy. The lack of tertiary educational institutions in Kataragama has been a major drawback in the social development process and inspires the continuation of poverty in the area. In this backdrop, a proposal has been made to establish the tertiary education facilities with the aim of developing the skills of the youngsters coming in to the job market in the disciplines that will have a demand in Kataragama.

2. Vocational Training Centre Establishment

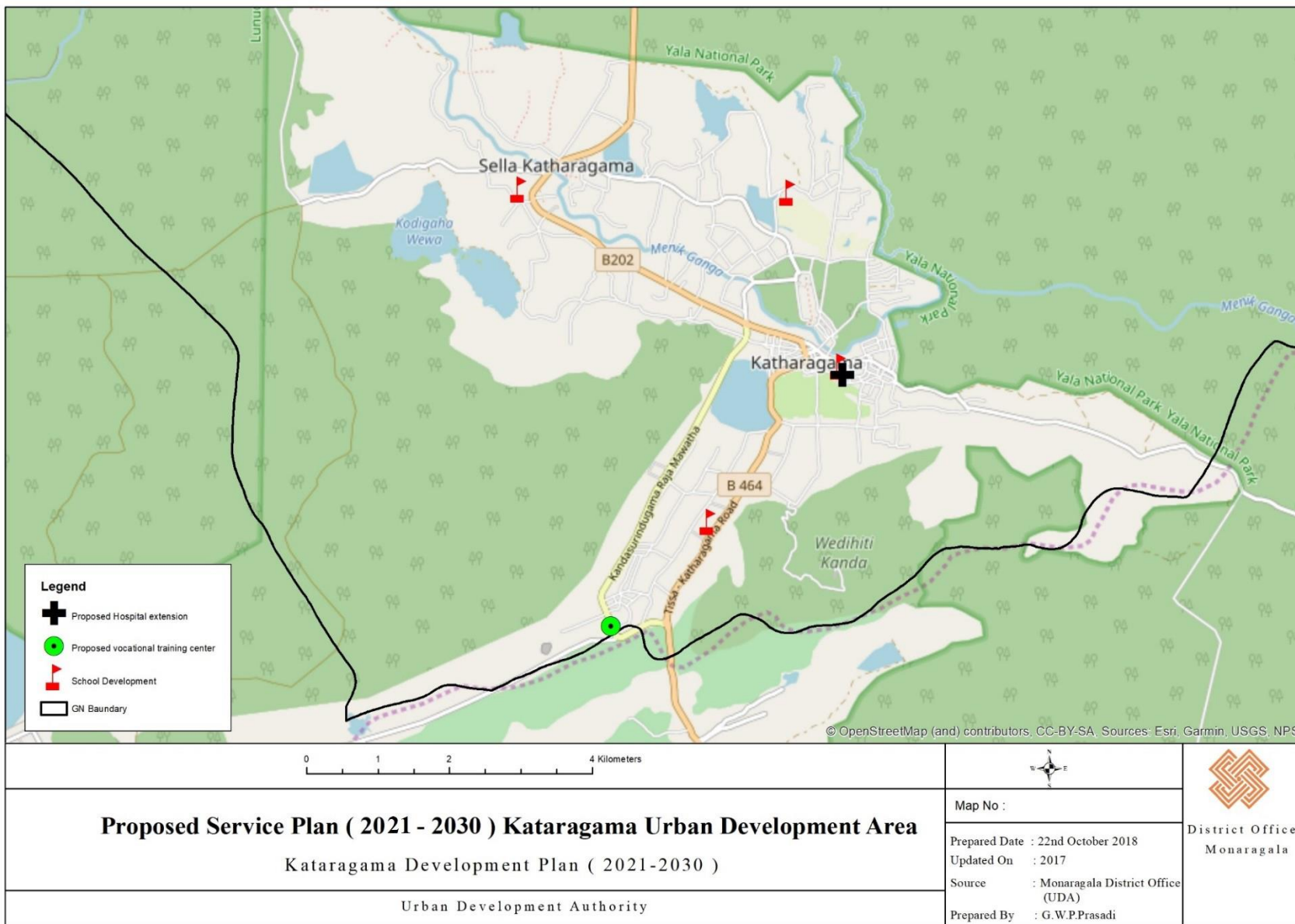
The main objective of this training centre is to develop the skills of youngsters in the areas of providing services and goods to the visitors and to help indirectly promoting the quality of goods and services provided to the visitors in the market. In the long run it is expected to promote the commercial businesses in the locality.

Health

The main health centre that treats the patients in the Kataragama Divisional Secretariat Division is the Kataragama District Hospital. The MOH office is engaging in running programs on prevention of diseases in the area. The Ayurveda Centre located in the area provides Ayurvedic treatments to the patients. The health facilities available in the area seem to be capable of meeting the needs of the local residents; however, those facilities are inadequate to meet the needs arising from the visitors who arrive in Kataragama in large numbers. (Vide Map). Therefore it has become necessary to expand the Kataragama District Hospital to meet the needs of the increased visitor arrivals and the local population in the year of 2030.

1. Expansion of the District Hospital in Kataragama with modern facilities

Map 6.2. Proposed Services Plan



Source: District Office - Moneragala, Urban Development Authority, 2021

6.3.2. Road and Transport Development Plan

The vision of this development plan for 2030 envisages the “Kataragama Town to be the most venerated City in the Ruhuna”. This plan also envisages the current resident population therein to be increased to 24,000 by 2030 together with a similar increase, as forecast, in the number of visitor arrivals fluctuating from a low number during the week days and increasing towards the week ends. The peak of the visitor arrivals are generally experienced during the festival seasons in every year. The visitors and the devotees of the Kataragama Town are reaching this town from many parts of the Country by roads, which are limited only to two roads, namely, Buttala Kataragama Road and the Thissa-Kataragama Road. There are no other alternative roads available for the visitors to reach their most sacred town of Kataragama. This limitation in the Kataragama approach roads resulted in severe traffic congestion during the festive seasons and the week ends. Lack of pedestrian friendly street network, walkways, pavements, adequate car parks and a public bus stand add to this problem creating an unfriendly environment for the visitor population.

As such this transport and road sector has been planned with the aim of addressing these issues through achieving the objective of providing more facilities including transport facilities for efficient mobility of the visitors between important locations in the town.

Under this plan a number of strategies has been identified to improve this sector.

1. Development of Alternative Roads
2. Widening of road networks
3. .Development of pavements and pedestrian walkways
4. Kataragama Public Bus Stand Development
5. .Development of existing car parks and development of new car parks at selected places

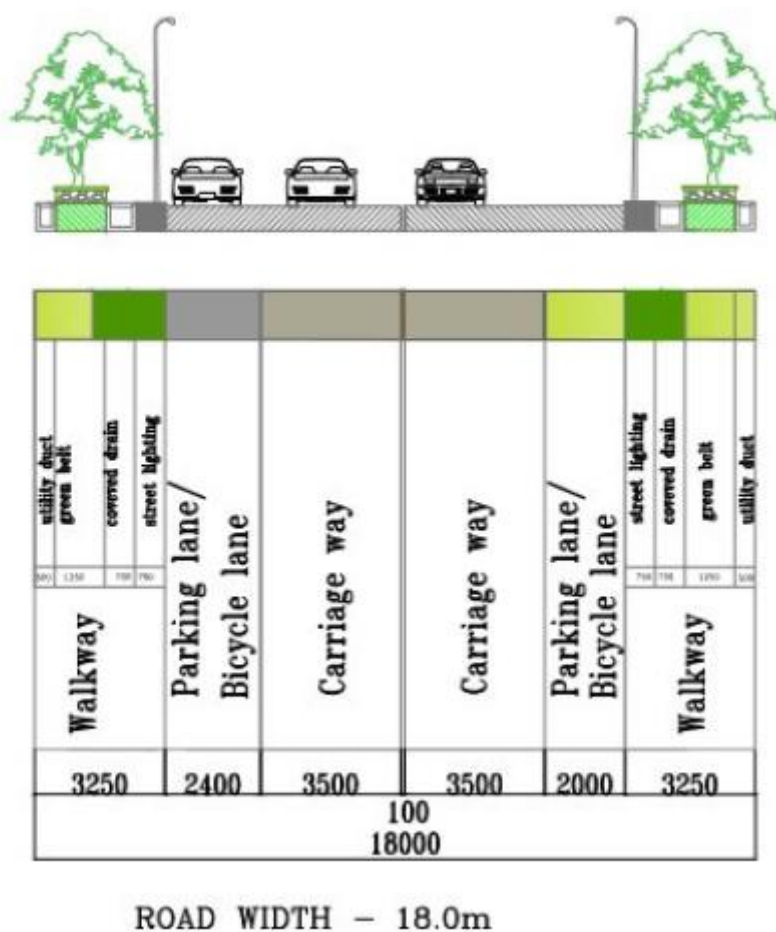
1. Development of Alternative Roads

The mobility between most sacred places of Kataragama, namely, Kataragama Temple (Devalaya), Sella Kataragama and Wadihitykanda are currently constrained by the lack of alternative roads to access. Therefore following strategic proposals have been formulated to develop the alternative roads.

1. Development of a new road connecting Gamudawa Entrance road and the Sella Kataragama main road.

The Buttala - Kataragama road is the only road that can be used to enter and exit Kataragama from Buttala. However, the road is not wide enough and it is not possible to widen the road as there are plants (siyambala trees) planted under Gam Udawa in 1987 in the road reserve. Due to this, the Galahitiya road was identified to be developed with two lanes as an alternative route to enter Kataragama town from Buttala and exit towards Buttala.

Image 6.6. Cross section of the proposed Galahitiya alternative road



Source: Urban Development Authority, District Office - Moneragala, 2021

2. Development of Kiriwehera Road connecting with the Sithulpwva Road.

The old Kirivehera road will be used to access the Kataragama sacred area from Sella Kataragama and it is proposed to develop this road with Sithul Pawwa road as an alternative road with two lanes.

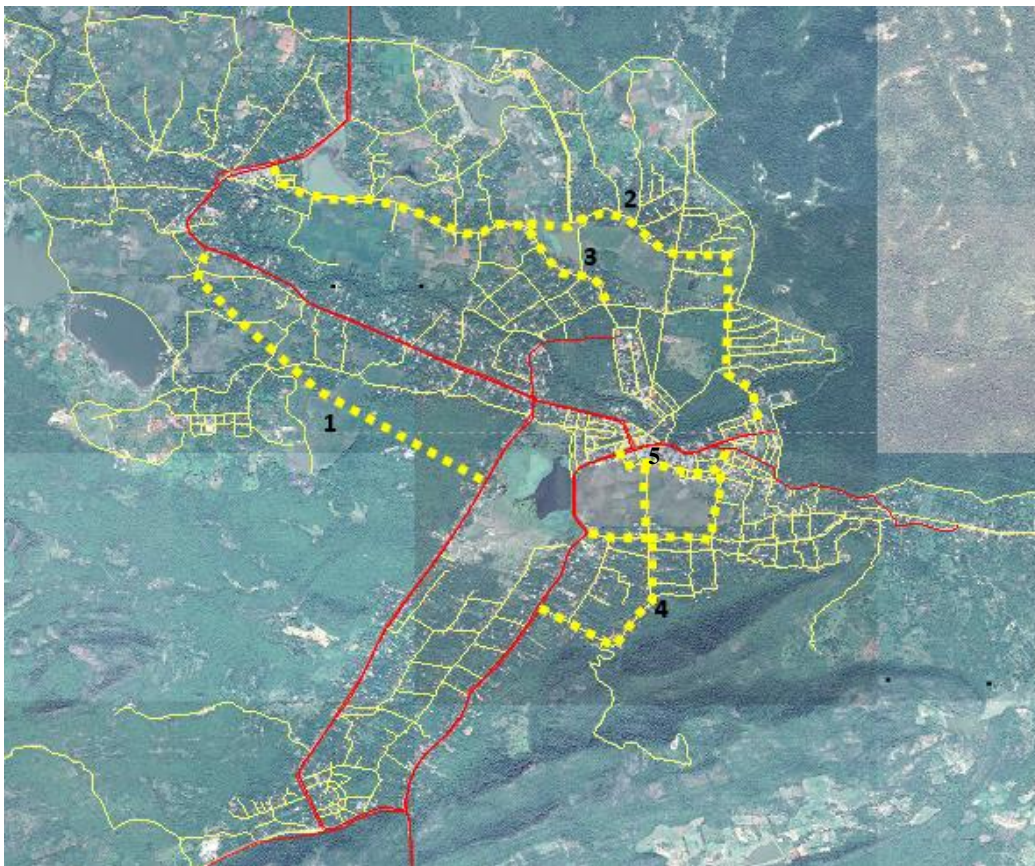
3. Development of Road providing access via Northern Entrance.

4. Development of Roads connecting Wadihitykanda with the Kataragama Town.

It is proposed to develop the existing road at the entrance to Kataragama town towards Tissamaharama and exit towards Tissamaharama as well as the existing access road to Wedasitikanda sacred area with two lanes connecting Wedasiti Kanda and the city.

5. Development of a new road to meet the public market

Map 6.3. Alternative Roads Development



Source: Urban Development Authority, District Office - Moneragala, 2021

2. Widening of Road Network

Following roads have been identified under the strategic projects in this roads and transport development plan

1. Gamudawa Entrance Road
2. Tissa- Kataragama main road
3. Gadolwadiya Road
4. Hospital Road
5. Old Wadihitykanda Road
6. Pussadewa Mawatha (Road)
7. Galahitiya Road

3. Development of Pavements and Pedestrians' Walkways.

In order to facilitate the visitors of Kataragama, a visitor-friendly environment is expected to create in Kataragama and Sella Kataragama by developing pavements and walkways in selected places.

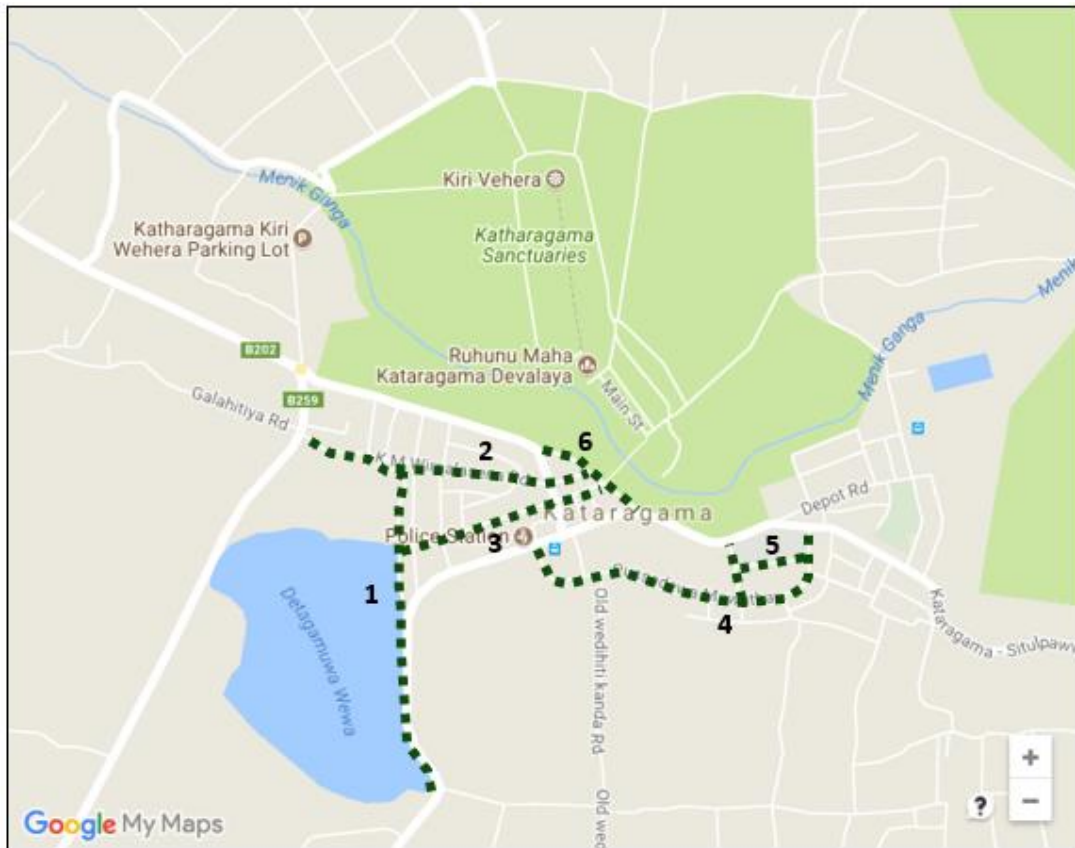
Selected Places in Kataragama Town

1. Walking Track around the Detagamuwa Tank
2. Developing a walking track from Detagamuwa Urban Park to Dewalaya Access Road connecting Saddhathissa Road.
3. Pedestrian Walkway development from Detagamuwa Urban Park to the Dewalaya Approach road connecting Gotaimbara Road.
4. Pussadewa Road
5. Hospital Road
6. Dewalaya Access road

Selected Places in Sella Kataragama

1. Ghana Temple surrounding area in Sella Kataragama.
2. Walking Track in Akkara Wissa Tank

Map 6.4. Development of Proposed Pavements and Walkways (Kataragama Town area)



Source: District Office - Moneragala, Urban Development Authority, 2021

3. Development of Kataragama Public Bus Stand

Visitors coming from long distances to Kataragama and the residents of the Kataragama area need a better bus terminal with facilities of shops, sanitary facilities and organized bus parking facilities enabling the people to board buses that will be transporting people to distant destinations. With these needs in mind the bus stand development proposal has been formulated.

Figure 6.7. Present Statuion of the Kataragama Bus Stand, Proposed Conceptual Diagram and Proposed Lnad



Present Statuion



Proposed Conceptual Diagram

Proposed Lnad

Source: Urban Development Authority, District Office - Moneragala, 2021

4. Redevelopment of Existing Vehicle Parks and Development of new Vehicle Parks at Identified Locations

This proposal envisages to redevelop existing car parks with more facilities in more organized manner and development of new car parks at identified locations in the urban area to meet the needs of the increased numbers of visitors during the week ends and the festive seasons.

Accordingly following existing car parks will be redeveloped

- No. 02 Car Park (This proposal will be implemented under the proposal of public market redevelopment project.)
- No. 3 Car Park
- Gangaramaya Car Park

These car parks will be developed with necessary facilities under the transport and road development strategic proposal.

Development of New Vehicle Parks

- Wimalasena Road Car park
- Sella Kataragama Car Park near the Water Supply & Drainage Board's Premises
- Reservations along the selected roads in the urban area.

Table 6.1. Proposed Car Parks in Kataragama

Location	Land extent (Acres)
Wimalasena Road Car park	3
Sella Kataragama Car Park near the Water Supply & Drainage Board's Premises	2
Reservations along the selected roads in the urban area.	

Source: Urban Development Authority, District Office - Moneragala, 2021

Development of identified roads reservations as parking lots

The existing parking facilities in the suburbs are not adequate for the large number of vehicles arriving in Kataragama during the long weekends and perahera seasons, which results in parking of vehicles on the road reserves and sidewalks during the festive season as well as during the peak hours in the town area and Causes congestion. As a solution to this problem, it is expected to clear the road reserve for the main roads in the town area and develop it as a parking lot.

Accordingly, it is proposed to develop the road reserve from the Kataragama bus stand on the Tissa - Kataragama main road to the Dutugemunu rest house as parking lots.

Map 6.5. Tissa - Kataragama main road to the Dutugemunu rest house as parking lots



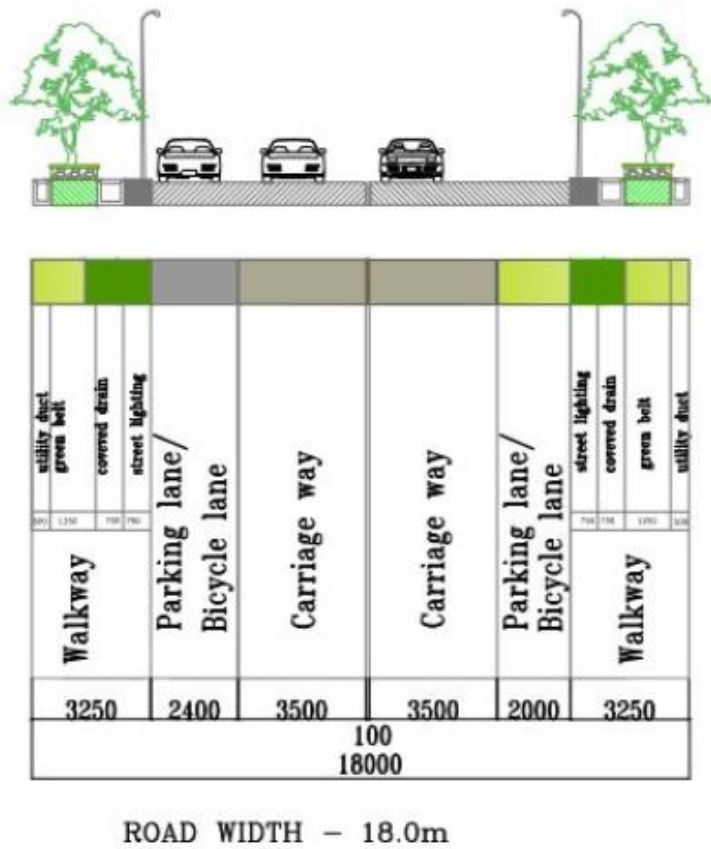
Source: Urban Development Authority, District Office - Moneragala, 2021

Figure 6.8. Current condition of the road reserve on the Tissa - Kataragama main road



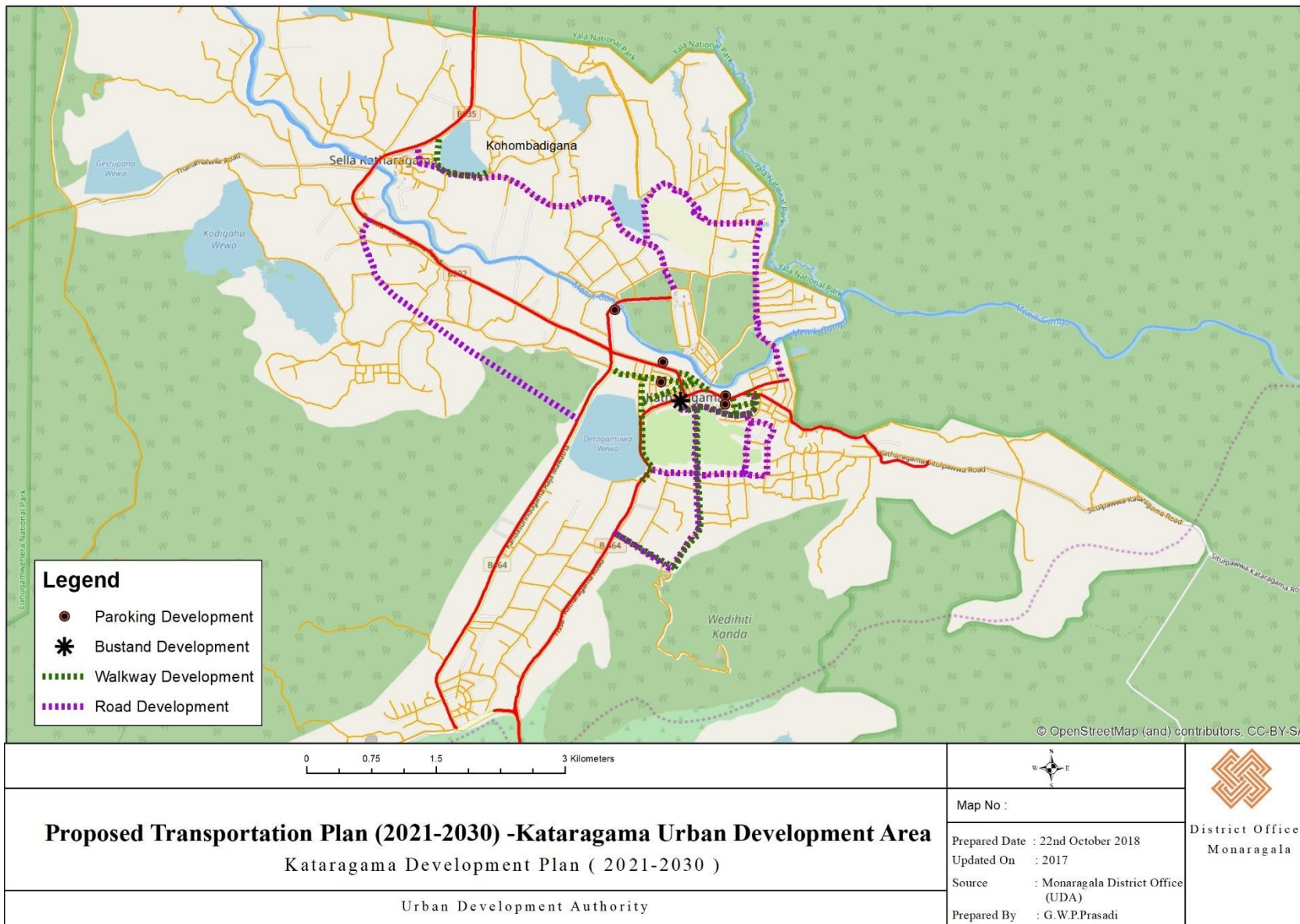
Current condition

Figure 6.9. Development of road reserve as proposed parking area on Tissa - Kataragama main road - Cross section



Source: Urban Development Authority, District Office - Moneragala, 2021

Map 6.6. Proposed Roads and Transport Development Plan of Kataragama



Source: District Office - Moneragala, Urban Development Authority, 2021

6.3.3. Proposed Drinking Water Supply Plan

This water supply plan aims at providing safe drinking water sufficiently to the residents as well as the visitors of Kataragama by 2030. Currently water supply to the area is constrained during the dry spell and even during the rainy period water quantity supplied becomes insufficient to meet the full needs of the residents and the visitors of the area. Therefore this plan has been prepared with the full knowledge of the current issues of the water supply situation of the planning area.

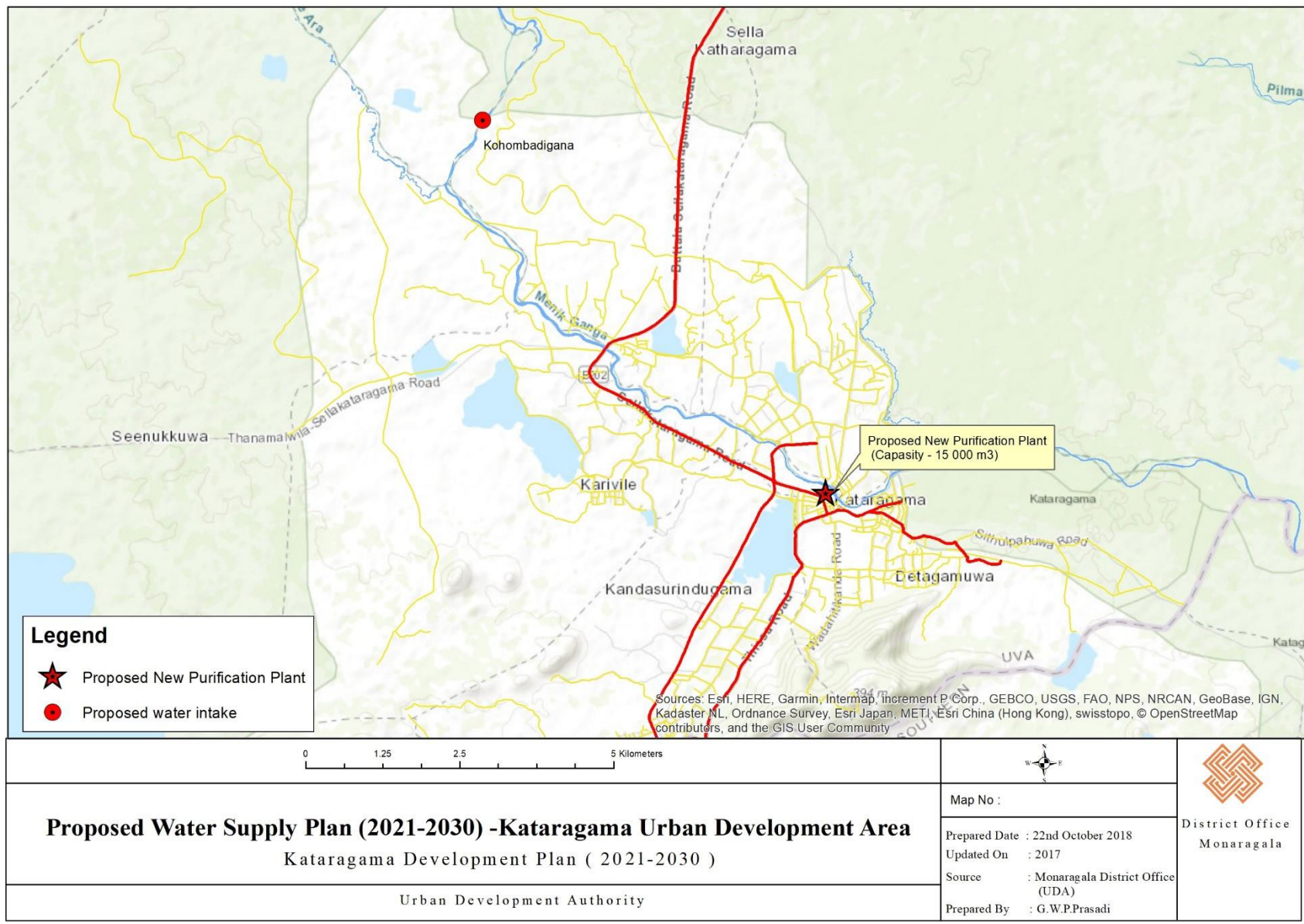
The main water source of the area is the Manik River that runs across the area, the pipe borne network does not cover the entire planning area. The shallow wells and the tube wells become the main drinking water sources in areas where pipe borne network is not operational. Nevertheless, the pipe borne water supply network is responsible for supplying water to meet the needs of the people more than 50%. In the year of 2017 the demand for drinking water in kataragama (including visitors) was 7000m³, but the system can supply only 6500 m³, the water supplied can be increased to 4000 m³ during the rainy period owing to the capacity limitations. These figures reflects that the water supply is currently functioning at its full capacity. Under these circumstances the Water Supply and Darinage Board has temporarily suspended the establishment of new water connections to the local residents.

The facts so far discussed relate to the normal week days and weekends water supply situation, but during the festive season the demand for water ramps to the peak level, reaching to the level of 10,000 m³ of water creating a shortage of 3500 m³ of water. The visitors as well as the local residents encounter this acute water shortage during the festive season of every year.

According to the population forecast and the visitor arrival projections the demand for water supply in the Kataragama Town by the year 2030 can rise to 8000 m³ during the normal week days, which can rise to 11,000 m³ during the weekends. The demand peak can be resulted in the year of 2030 in 12,000 m³ or more. This situation can create an alarming situation as far as the water supply is concerned. With the understanding of this grave water shortage that can befall in the year of 2030, this water supply plan devised a strategy to supply safe drinking water in sufficient quantity to the total population in the area including the visitors.

1. Development of a new water purification plant with a capacity of 15 000 m³
2. Establishment of a new Water intake at Kohomba digana

Map 6.7. Proposed Water Supply Plan



Source: District Office - Moneragala, Urban Development Authority, 2021

6.3.4. Proposed Storm Water and Waste Water Drainage Plan

The increasing resident and visitor population ramps the waste water generation as in the case of solid waste generation. The increase of the built up areas in the urban area tends to increase the volume of storm water runoff as the absorption capacity reduced due to the built up area covering the naked ground. This process affect the environment in two different ways, first reduced absorption of storm water reduces the underground water table recharge, secondly it increases the storm water runoff over the surface in to natural water ways, which can pollute the water sources in the locality. In the absence of a waste water drainage system, this issue can be aggravated as there is a danger of underground water contamination by such waste water that is absorbed in to the ground. Under these circumstances, a properly laid pipe borne drainage system has become vital in the case of Kataragama. The proposed plan on this sector envisages to achieve this objective.

The Kataragama urban area is served by an old system of storm water drainage network, which does not cover the larger areas of the town. As the drainage system that is functioning with limited capacity cannot cope up with the volume of waste water being generated in the built up areas, such waste water naturally released in to the storm water drains, which finally ends up at the Manik River which is the main source of drinking water in Kataragama. This process is posing an eminent danger of river water being polluted. The storm water drains are not properly integrated though most of the urban roads are provided with such drains, some drains are isolated from the network, which results in stagnation of waste and storm water leaving a threat of underground water contamination. There again shallow well water, which is one of the sources of drinking water, may be contaminated making them unhygienic for drinking purposes. The proposed drainage plan appended bellow envisages overcoming all these issues and meeting the emerging needs of the increasing population as forecast under this development plan.

1. Rehabilitation of the storm water drainage system in the town area.
2. Provision of such drains in areas where such facilities are lacking.

As the existing drainage system is inadequate to meet the needs of the town, the National Water Supply and Drainage Board (NWSDB) is currently implementing a drainage scheme covering the urban area of the Kataragama Town with a capacity to meet the needs arising from the increasing population until 2040 as forecast. This drainage scheme will yield results in safeguarding the water in the Manik River which is the main drinking water sources in Kataragama and secondly it will also protect the underground water table safeguarding the waters in the shallow wells.

6.3.5. Proposed Solid Waste Management Plan

The protection and conservation of the natural environment of the Kataragama area has been one of the main objectives of this development plan, in order to succeed this objective by 2030, Kataragama needs a better solid waste management system, being equipped with necessary facilities to provide the services effectively. The current solid waste management in Kataragama is being handled by the Kataragama Dewalaya (Temple) and the Pradesheeya Sabha (PS). The solid waste generated in the sacred Area is collected by the Temple (Devalaya) Management while the same of the Sella Kataragama is done by the Pradesheeya Sabha. The solid waste collected from the sacred area is discharged at the Galapitagalayaya solid waste management site. The solid wastes collected daily, 4 tons, from the Sella Kataragama area is discharged in to the same site, where the solid wastes are subjected to sorting and then discharged. However, although the daily collection of solid wastes during the normal week days can be managed at this site, same during the week ends and the festive seasons cannot be handled as the overwhelming amount of wastes generated, 08 and 60 tons of wastes respectively, exceeds the total capacity of the system, including waste collection, transport, processing and final discharge. As a result, the management authorities are compelled to discharge the wastes in to the open grounds without them being sorted out and processed.

The waste management authorities arranged a temporary tipping site closer to the sacred area in Kataragama, which too suffered from the under capacity of the system. As a result the solid wastes collected and tipped at this site cannot be sorted out as the necessary human resources are lacking and discharge the wastes as collected in the site itself without sorting or following hygienically safe methods. The issues emitting from this solid waste site is multi faceted, environmental pollution is the most acute problem in the immediate vicinity. This ad-hoc method of solid waste management cannot face the challenges of handling increased solid waste generation during the run-up to the target year of 2030.

The magnitude of this issue can be comprehended by looking at the estimated solid wastes generation during this period, according to which the solid waste generated daily during the week days is 7 tons, which could ramp up to 15 tons per day during the week ends and long weekends. In this backdrop it is necessary to planned out a comprehensive solid wastes management system based on a strategy. The strategies indentified accordingly are appended bellow.

1. Establishment of solid wastes collection zones

Currently only two solid waste collection zones are under implementation, which is in efficient in terms of operation of the system. Therefore 7 solid wastes collections zones have been proposed for implementation under this plan. The zones so identified are appended bellow.

- I. Kataragama Urban Zone -I
- II. Kataragama Urban Zone - II
- III. Depot Road
- IV. The zone surrounding the Pussadewa Road
- V. Sella-Kataragama Zone
- VI. Wadahitikanda Zone
- VII. VIThe zone that covers the area outside the sacred area

This plan envisages detailing a waste collection truck/tractor to each zone and to carry out the solid waste collection twice a day. Bio degradable wastes will be collected in the first session and the materials which are made of synthetic materials could be collected in second session. The collection of synthetic materials can be collected once a week as they can be stored at the source until collected by the system.

2. Expansion of the Galapita galayaya solid waste management site to cope up with the increasing volume of solid wastes during the run-up to the target year of 2030

Currently the solid wastes management system is mainly operated by the Kataragama Pradesiya Sabha, with the help of the following equipments and assets.

Tractors	04 Numbers
Compacting Trucks	01 Number
Bobcat Machine	01 Number
Cutter Machine	01 Number
A Tipping site	

The above mentioned equipments will not be sufficient to face the challenges to be posed by the increased solid wastes to be generated by the year of 2030; therefore it has been proposed to increase the stock of equipments as follows.

- Additional Bobcat machine 01 Number
- One additional Cutter machine

A solid wastes processing and filling centre with necessary facilities.

The Galapitagalayaya processing centre needs to be expanded accordingly.

Figure 6.10. Location of Galapitagalayaya Solid Waste management Centre in Kataragama

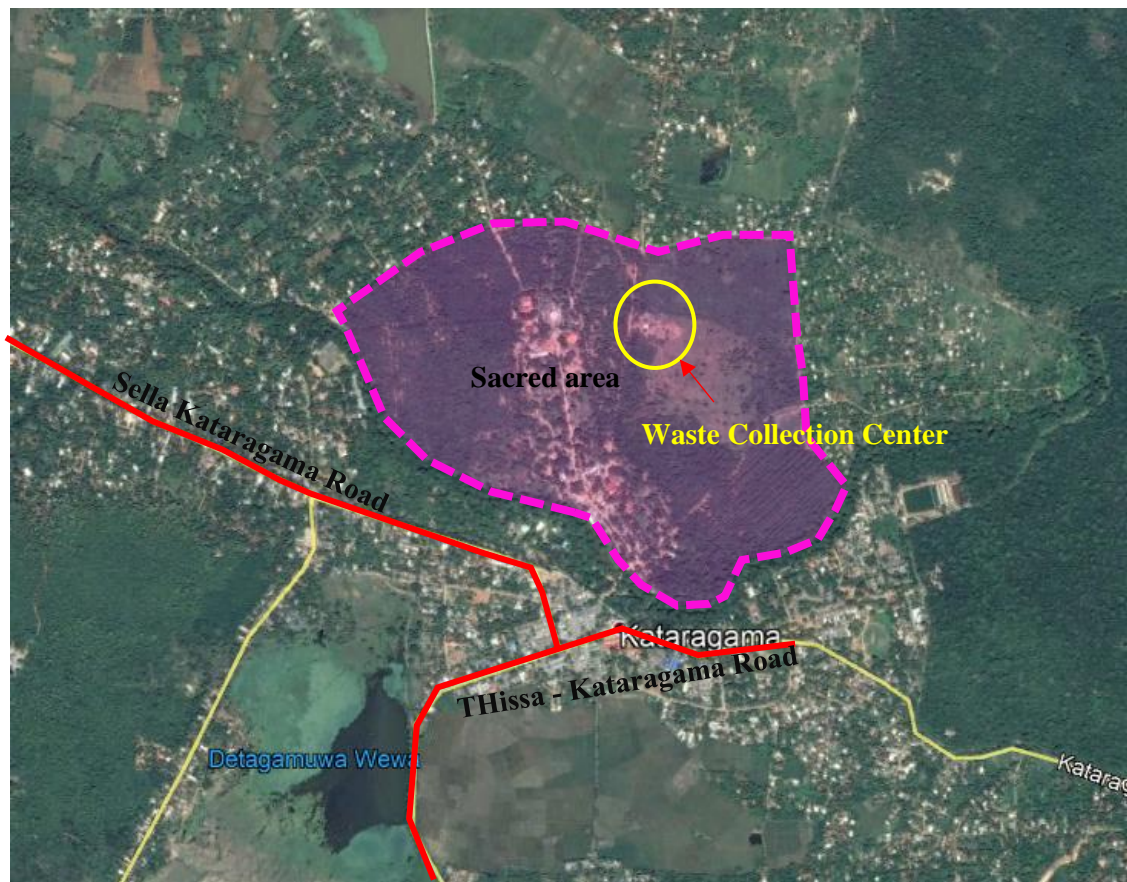


Source: Urban Development Authority, District Office - Moneragala, 2021

3. Relocation of Solid Waste Management Centres which are inconsistent with the natural environment at appropriate locations.

Under this proposal, the waste tipping operation carried out at the site situated closer to the sacred area is proposed to relocate at the Galapitagalayaya waste management centre as the current location is incompatible with the activities of the sacred area and the environmental pollution that is caused by the operations of this centre.

Figure 6.11. Waste Collection Center at Sacred area



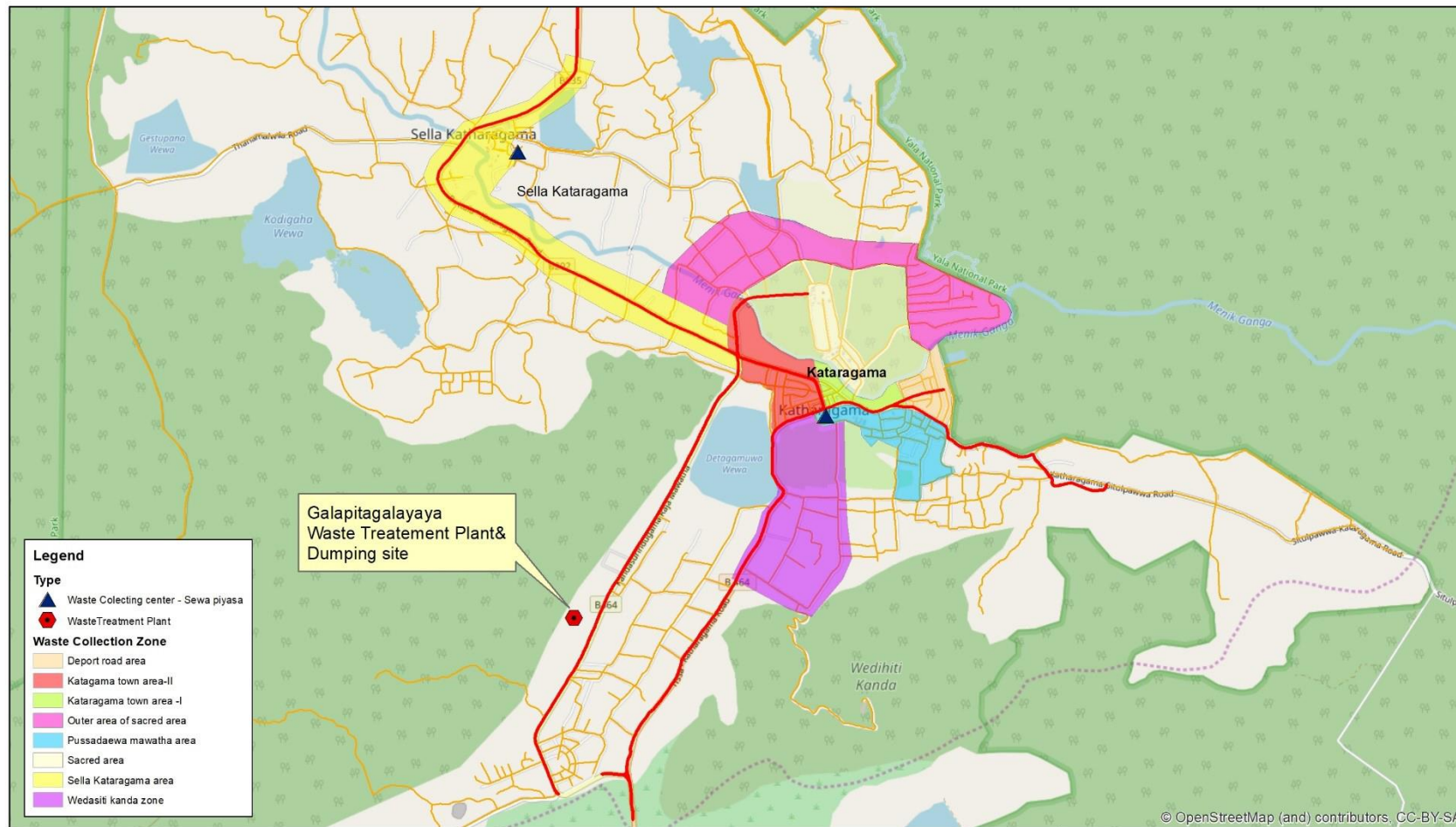
Source: District Office - Moneragala, Urban Development Authority, 2021



4. Establishment of centres (Seva Piyasa) at selected places to purchase non-bio degradable wastes.

The following locations have been identified to establish such centres in the urban area of the Kataragama Town.

- Within the Public Bus Stand Premises
- Sella Kataragama, at a location closer to the Community Centre Hall Premises.

Map 6.8. Proposed Solid Waste Management Plan



<p>0 0.75 1.5 3 Kilometers</p>		
<p align="center">Proposed Waste Management Plan (2021-2030) -Kataragama Urban Development Area</p> <p align="center">Kataragama Development Plan (2021-2030)</p>	<p>Map No :</p> <p>Prepared Date : 22nd October 2018</p> <p>Updated On : 2017</p> <p>Source : Monaragala District Office (UDA)</p> <p>Prepared By : G.W.P.Prasadi</p>	
	<p align="right">District Office Monaragala</p>	
<p align="center">Urban Development Authority</p>		

Source: District Office - Moneragala, Urban Development Authority, 2021

6.3.6. Other Utilities Plan

Sanitary Facility Development Plan

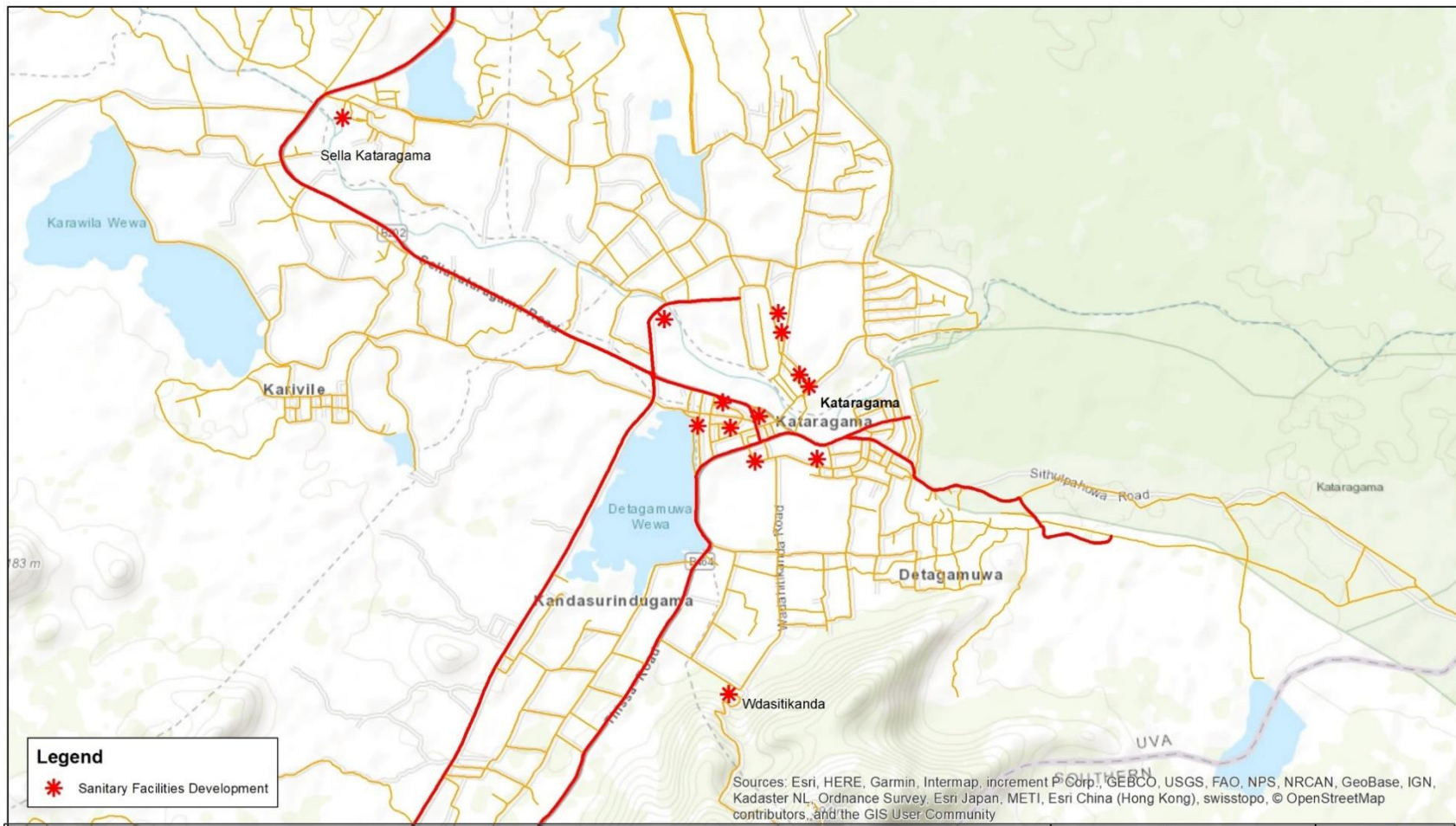
One of the main objectives of this development plan was to provide more infrastructure services to the resident population and the visitor population of Kataragama. Therefore this service facility plan was prepared aiming at providing improved sanitary facilities to the people.



As already seen, the daily visitor population in the Kataragama Town, during the normal week days, ranging from 2500 to 3000 and this figure ramps to 10,000 or more during the special holidays or week ends. The existing sanitary facilities already provided for their use at public bus stand, car parks and other places, in terms of service capacity, are inadequate to meet their needs, as far as the quality of the facilities are concerned, they are not even up to any standard and they are not even properly maintained either. In this backdrop it can be concluded that those facilities are unservicable and posing a threat of environmental pollution. Hence this issue of lack of sanitary facilities to the visitor population has been identified as one of the pressing issue in Kataragama.

If the current sanitary facilities available in the Town Area and in the sacred area are inadequate, in terms of their capacity and hygienic conditions vis a vis the current visitor population it is practically impossible to meet the needs of the future visitor population that will be much higher than the current number at all. The daily visitor population is expected to reach 3000 to 5000 during the week days according to the forecast and this figure can be reaching 15,000 visitors per day during the week ends and special holidays. Under these circumstances the provision of sanitary facilities to the visitor population becomes crucial and vital. If these services continue to stay at the same status, it is impossible to think of the future state of the town by the year 2030.

1. Development of Sanitary Facilities in the Urban Area of the Town and the Sacred Area.
2. Development of new toilets and sanitary facilities
 - Toilet Complex near the garden at a site closer to the second bridge
 - Toilet complex at Proposed Detagamuwa wewa urban park
 - Toilet Complex at the Public Bus Stand Premises
 - Toilet complex at the car park along the Wimalasena Mawatha

Map 6.9. Sanitary Facilities Development Plan



<p>0 0.5 1 2 Kilometers</p>		
<p>Proposed Sanitary Facility Management Plan (2021-2030) -Kataragama Urban Development Area</p> <p>Kataragama Development Plan (2021-2030)</p>	<p>Map No :</p> <p>Prepared Date : 22nd October 2018</p> <p>Updated On : 2017</p> <p>Source : Monaragala District Office (UDA)</p> <p>Prepared By : G.W.P.Prasadi</p>	<p>District Office Monaragala</p>
<p>Urban Development Authority</p>		

Source: District Office - Moneragala, Urban Development Authority, 2021

6.4. Economic Development Plan

6.4.1. Proposed Economic Plan

Historically Kataragama economy has been evolving as an agricultural economy until the year 1961 when the sacred places were declared as a sacred area, this declaration became the turning point of the traditional economic development, from agriculture to a service sector based economy. The service sector economy was mainly characterized by the services that were provided to the visitors and the devotees who arrived in the town for religious purposes and nature tourism. This changing economic process gradually strengthens the service sector of the town, thereby relegating the agricultural sector to an insignificant position. Therefore it is necessary to examine the specific aspects of this emerging economic sector-providing goods and services to the visitors of the town- before the economic plan is devised.

Large volume of visitor arrivals in Kataragama has been experienced ever since it was declared as a sacred area. This visitor arrival has been increasing gradually and so did the business activities which are strongly dependent on the visitor arrivals. This process has been growing sustainably attracting more investments in to the emerging sector, this new sector was looked at by the people as a fast- money -making economic activity, particularly those who have been hitherto engaged in agriculture, and joined with new business activities in the emerging sector. As a result many hotels and visitor accommodation facility centres were sprung in the locality and some residential buildings too were converted to visitor accommodation facility centres reflecting the ramping demand for such services. The other specific sectors that were developed along with the visitor arrival has been the supply of divers goods and services to the visitors such as flowers, fruits, vegetables, foods, ornamental items and various other items required for the religious functions. Transport sector also has been developed very fast along with the development of the other related businesses.

However, the change of economic base also influenced the physical environment to develop haphazardly, the resultant development has been the emerged of informal sector in the absence of a strong law enforcement mechanism to control and guide the physical developments undertaken by the informal sector businessmen. This process of informal sector growth influenced the dignity and sanctity of the sacred places too to diminish and create hardships on the visitors as well. This negative impact of the emerging economy needs to be arrested in order to provide a better environment with a sustainable development for the visitors of the town, on which most of the urban economic activities depend.

1. Demarcation of Agricultural Zones with provisions for the visitor - oriented service facilities to facilitate the sacred area.

The SWOT analysis found that the agricultural sector in Kataragama is capable of producing and supplying diverse agricultural products to the emerging market in Kataragama as the demand for such goods and services are ramping in the market along with the growth of the visitor arrival. The fruits, flowers and many food items are required for the religious functions that are taking place in the religious places in Kataragama. The agricultural zones, if developed with a realistic focused on a vision such agricultural products can be produced and supplied to the market. In this scenario, the agricultural sector has a great potential for development on the basis of the emerging economic sector. Therefore this economic plan envisages developing the agricultural sector on the basis of the needs of the emerging market.

Those who are engaged in the agricultural sector can adopt this strategy to cultivate diverse flowers, plantains, watermelon, and pineapple and so on. These agricultural produce will have a ready market in the sacred area and many other whole sale businesses too can emerge to make supplies to retailers. This process will give birth to a new economic order in the area where the agriculture will become complementary to the emerging economy in the sacred area and the urban area. The projects identified for implementation under this plan are appended below.

I. Model Farm in the Proposed Agricultural Zone

It has been planned to implement with the help of the Agrarian Service Centre in Kataragama small scale farms within the agricultural zone involving small farming groups in the area to grow flowers with diverse varieties and fruits such as pineapple, watermelon, plantains etc including beetles, particularly in areas such as Galahitiya and Katawile. This plan will help establishing a sustainable economy for the people in the area.

II. Proposed Agricultural Produce Sale Centre

With the view of establishing a sustainable market for the agricultural products and cow milk a sale centre has been proposed. This sale centre will collect the agricultural products and market them at this sale centre.

III. Proposed Rice Milling and Sale Centre

2. Establishment of Mixed Development Zone

This Mixed Development Zone envisages promotion of facilities in the formal sector geared to attract more visitors and to entice them to stay longer duration in Kataragama by providing them with quality services and goods. In developing this zone, attraction of more investors to this area for development of hospitality centres in the formal sector, will become necessary. Use of residential buildings for the hospitality centres will be encouraged within this zone, which could yield direct and indirect economic benefits in the long-run. This development also can be linked with the environmental tourism taking the advantage of the surrounding sanctuaries.

- I. Development of a New Circuit Bungalow in Kataragama to provide more accommodation facilities

3. Development of Facilities to promote Secondary and Higher Education in the Area

Kataragama has an active labour force, but unskilled, in the backdrop of developing hospitality activities in the area there will be a higher demand for skilled labour emerging from the hospitality sector. This unskilled labour needs a vocational training to prepare themselves for the opportunities created in the industry. In this backdrop establishment of vocational training centres has become necessary. Hotel School and other technical institutions including agricultural training programs will be very useful achieving these objectives.

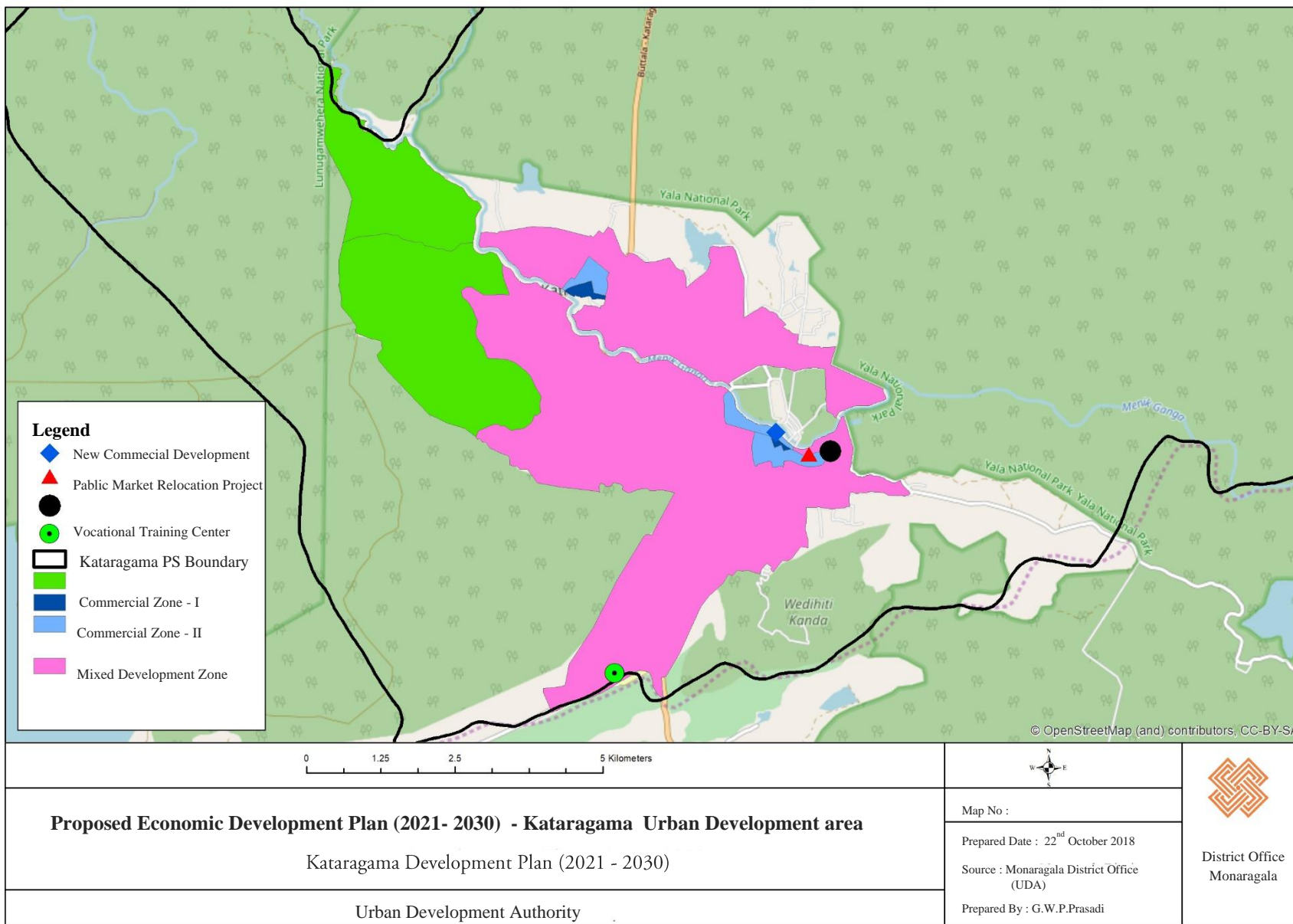
4. Arrange facilities for formalize business and small scale industries established at Kataragama

The traditional craftsmanship has been evolved in the Kataragama area spreading the skills in some areas. These traditional industries are faded away in their economic strength as the market for their products were overtaken by the modern industries. However, this traditional industry has a potential of promoting in the modern markets through proper guidance and providing marketing opportunities. Handicraft industry, carvings, turning out ornamental goods and making garlands are some of the products that have a good opportunity for development in the emerging market. The projects identified under this vision are appended below.

- I. Development of Trading Stalls dedicated for the sacred area within the public market premises (this project will be implemented under the entrance square project)
- II. Redevelopment of Public market

- III. Weekly Fair Development Project
- IV. Proposed Ornamental Good Shopping Complex
- V. Mixed Development Project along the Wimalasena Road (Mawatha)

Map 6.10. Proposed Economic Development Plan



Source: District Office - Moneragala, Urban Development Authority, 2021

6.5. Environment Sustainable Strategies

6.5.1. Introduction

In order to succeed the achievement of the vision, “most venerated town in the Ruhunu City”, the third objective set out in the development plan has been protection and conservation of the natural environment of the planning area. In this scenario of sustainable environmental development strategies have been devised under the landscaping plan, open area development plan and the wetland management plan.

6.5.2. Environment Conservation Plan

The interaction of the resident population, natural environment, Manic River and the devotees characterizes the socio-economic functions of Kataragama. This interaction demands protection of the natural environment for a sustainable economic development of the area. In order to achieve this objective following strategies have been identified.

1. Introduction of Environmental Conservation Zones

As has been seen previously, the Kataragama Divisional Secretariat Divisional area accommodates the sanctuaries of Yala, Kataragama Hill Forest, and the Katagamuwa sanctuary. These sanctuaries will be zoned as Environmental Conservation and Environmental Sensitive Zones for further protection. Once these sanctuaries are zoned under the Zoning Plan of the Development Plan of the UDA, the legal instruments provided under the said Law will become enforceable by the UDA and empowers the Authority to control and manage all the development activities that will be undertaken within those areas for protection of the sanctuaries. The development activities that are permissible and not permissible will be listed under the Development Regulations that will be provided for under this Development Plan, which will legally empower the Authority to control all the incompatible activities in such environmentally sensitive areas coming under the relevant zone. This zoning plan will also identify the areas within such sensitive zones where certain developments can be permitted without harming the sensitive environments. These areas will be defined as environment friendly zones.

The green areas surrounding the sacred area too will be zoned under the environmental sensitive Zones for their future protection and conservation purposes.

2. Introduce environment conservation buffer for water bodies

The urban development in Kataragama impacts the natural water ways, rivers and the public assets such as roads open areas etc. The Law of Land Development Act no 19 of 1935 which is in force provided for controlling and management of such places had not been able to manage such incompatible activities effectively in public reservations, as such it has been decided to provide necessary legal provisions under the zoning plan.

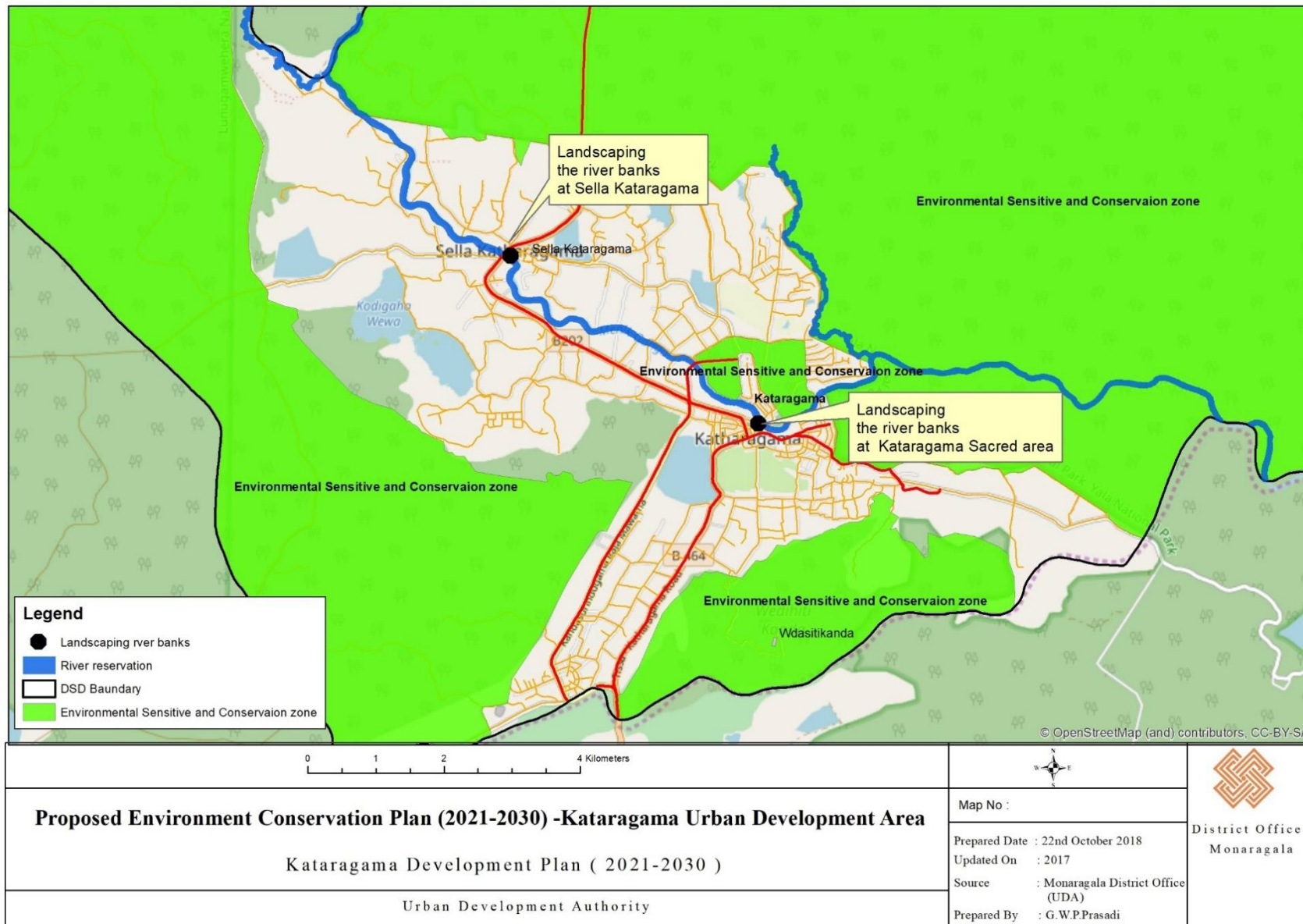
Table 6.2. Demarcation of Reservations

Width of River (m)	Reservation (m)
4.6>	20 m (On either side along the edge)
4.6 – 15.2	40 m (On either side along the edge)
15.2<	60 m (On either side along the edge)

Source: Law of Land Development Act no 19 of 1935

3. **Construction of retaining walls along the embankment of the Manik River for protection from the erosion and landscaping the river banks.**
 - Area surrounding the sacred area
 - Sella Kataragama
4. **The paddy fields situated within the Kataragama Urban area, 468 Hectares in extent, will be preserved to continue the current agricultural use under the regulations that will be provided for within the zoning regulations**
5. **Implementation of a solid waste management system covering the areas of sacred area and the urban area of kataragama. (The details of this proposal are provided under the Paragraph no 6.3.5. under the solid waste management plan)**

Map 6.11. Proposed Environmental Conservation Plan



Source: District Office - Moneragala, Urban Development Authority, 2021

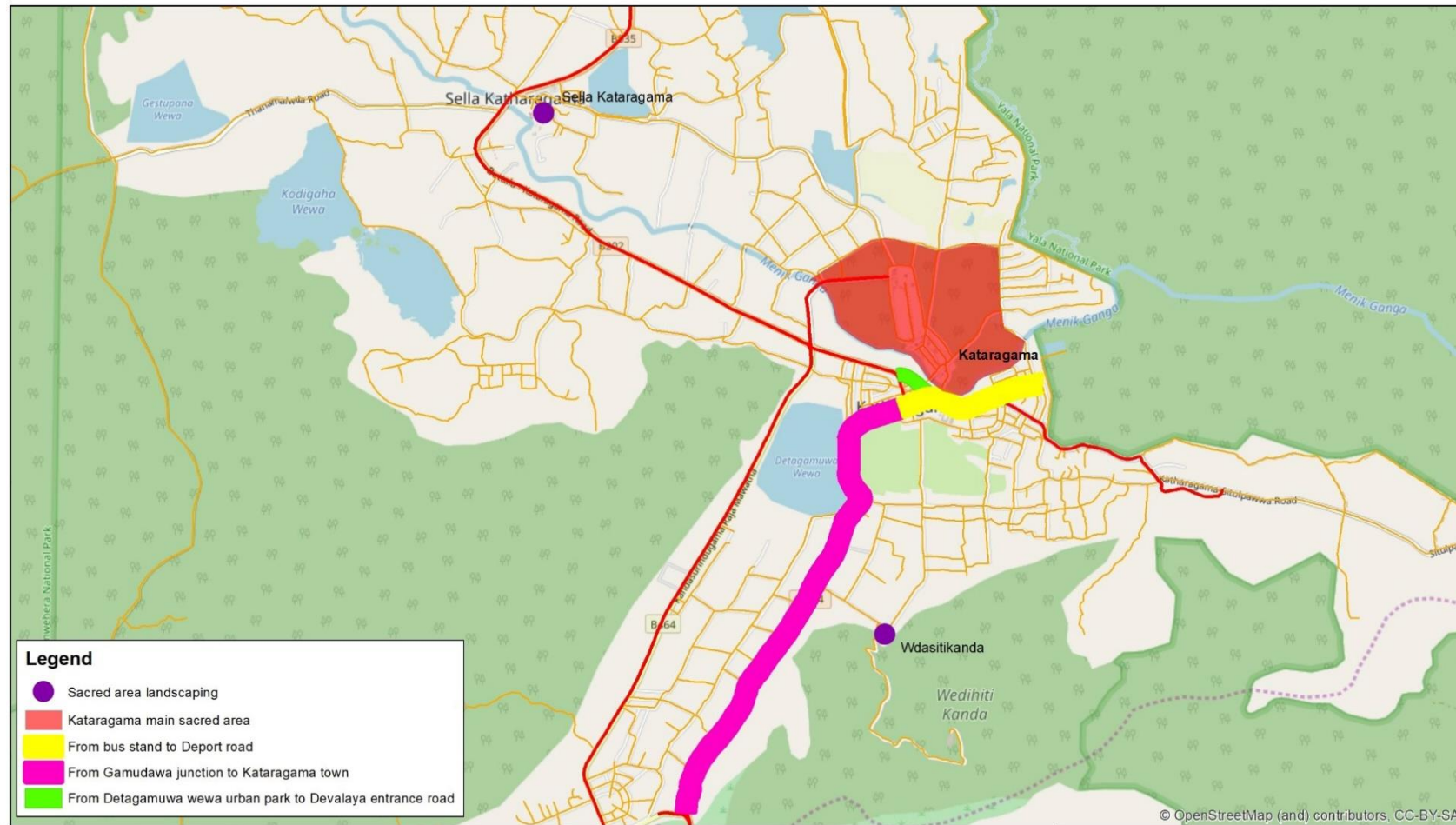
6.5.3. Landscape Management Plan

Kataragama current development has been evolved throughout the history on the basis of the interaction between the most sacred places, Manik River and the Sanctuaries in the area including the Wadihitikand. The sacred religious places in Kataragama drives the economic, cultural and physical development characteristics and in this process the sanctity of the religious places influences the cultural events in the area such as Esala Pageant and the economic behaviors that has been shaped by the flower trading stalls concentrated within the sacred area. This cultural and economic behavior of the Kataragama area characterizes the landscape and the built environment of the town

In this backdrop, the protection and advancement of the sanctity of the sacred places needs to be set out as one of the main objectives of the Development Plan-2030. As such the preparation of the environment with a focus on creating a compatible landscape has become imperative. In order to succeed this objective following strategies have been identified under the proposed landscape management plan of Kataragama.

1. Landscaping the road reservation along the road from the Gam Udawa Clock Tower to the Kataragama Town and with that purpose in mind this proposal has been included in the Public Open Area and Recreational and Service Plan.
2. Landscaping the road reservation from the Public Bus Stand up to the Depot and to implement this landscaping plan under the Public Open Area and Recreational and Service Plan.
3. Landscaping the pedestrian walkways from Detagamuwa Urban Park connecting with the Saddhathissa Road (Mawatha)
4. The built up hard landscape, which is historically significant prevalent in religious places like Kiriwehera, Kataragama Devalaya (Temple), Sella Kataragama Ghana Devalaya (Temple) and Wedahitikanda will be zone individualy for preparation of plans and implementation of such plans.
5. The existing paddy cultivation lands in the urban area will be preserved as a strategy of the landscape plan with an objective of supporting protection of the precious water resources and to sustain its existance.

Map 6.12. Proposed Landscape Management Plan



<p>0 0.75 1.5 3 Kilometers</p>			<p>District Office Monaragala</p>
<p>Proposed Landscape Management Plan (2021-2030) -Kataragama Urban Development Area</p> <p>Kataragama Development Plan (2021-2030)</p>		<p>Map No :</p> <p>Prepared Date : 22nd October 2018</p> <p>Updated On : 2017</p> <p>Source : Monaragala District Office (UDA)</p> <p>Prepared By : G.W.P.Prasadi</p>	
<p>Urban Development Authority</p>			

Source: District Office - Moneragala, Urban Development Authority, 2021

6.5.4. Public Open Space Plan

According to the standards accepted by the Urban Development Authority 1000 people should be provided with 1 Hectare of open areas for leisure, recreational and entertainment facilities. Kataragama Divisional Secretariat Division had a population of 19,335 in 2017; this population has been forecast to be 23,108 by 2030. This population, according to the UDA accepted standard, would need a minimum of 23 Hectares of open lands by 2030 for leisure, recreational and entertainment purposes.

The activities of public open areas can be grouped under two main categories, namely active and passive recreational facilities. The active facilities enable people to actively participate in leisure activities which include swimming, running, walking and boating etc. The passive facilities include libraries, cinema theatres, and viewing decks and so on. Kataragama has no such organized recreational facility system to serve the resident and visiting population, even the available such facilities are very limited and are not properly developed. Further examination of this sector reveals that according to the population recorded in the year 2017 the required open area should have been, according to the UDA standard, 19.3 Hectares but in fact what was available had been only 3.39 Hectares, which constitutes approximately sixth of the total minimum requirement

Table 6.3. Existing public recreational and leisure facilities

No	Location	Extent (ha)
1.	Ranjith Madduma Bandara Play Ground.	2.28
2.	Mahinda Rajapaksha Play Ground	0.24
3.	Clidren's Park	0.87
	Total	3.39

Source: District Office - Moneragala, Urban Development Authority, 2021

The strategies set out under the Public Leisure, entertainment and recreational facility plan, which has been prepared with an objective of providing such facilities in Kataragama are appended below.

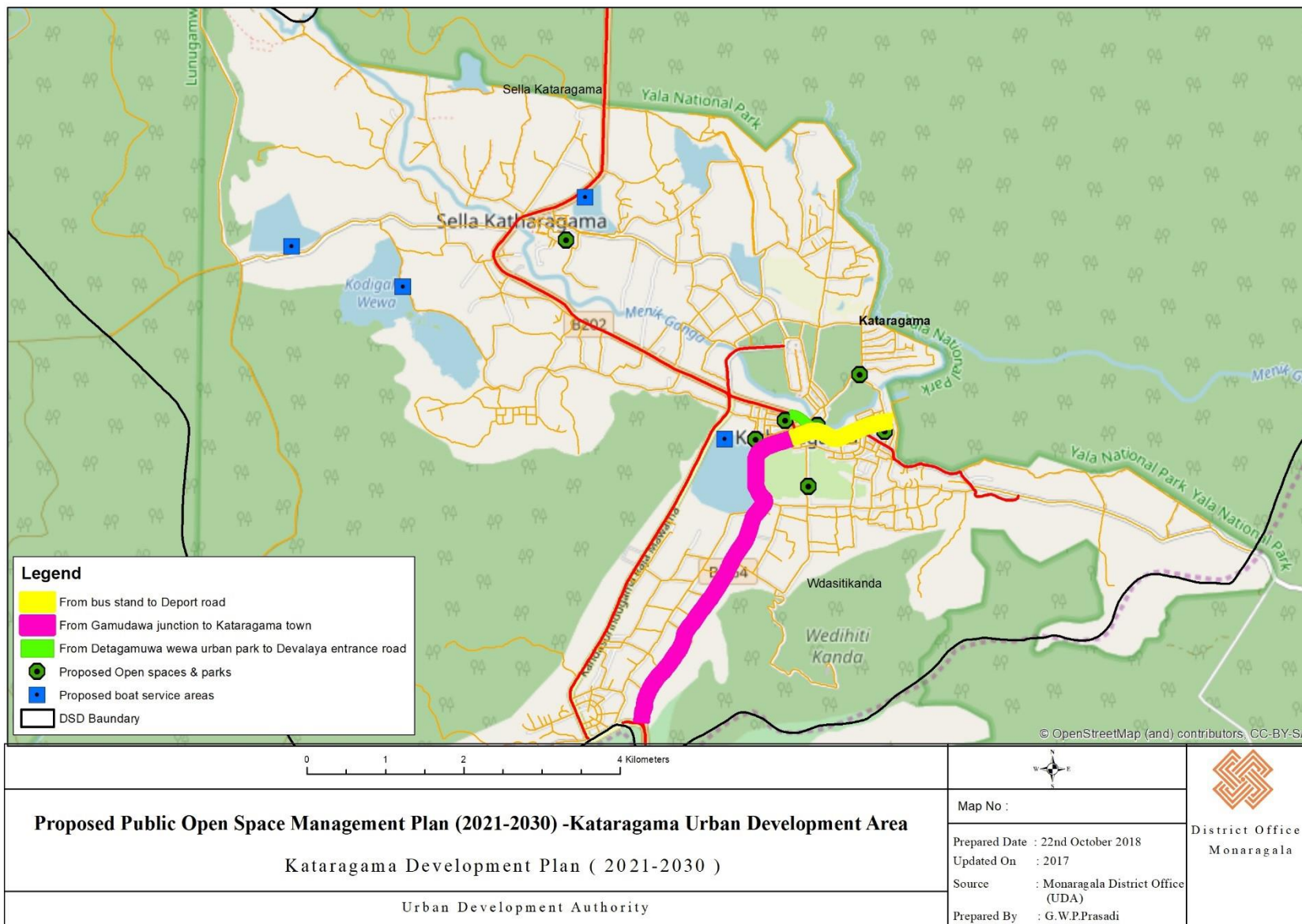
1. Redevelopment of all existing play grounds and development of new such facilities at appropriately identified locations.
 - Rehabilitation of Madduma Bandara Play Ground.
 - Relocation of Kataragama Children’s Park at a location closer to the Detagamuwa Tank.
 - Development of a new Play Ground at Sella Kataragama.
2. Development of new Parks.
 - Development of an Urban Park around the Detagamuwa Tank
 - Existing Children’s Park site to be developed as an urban park.
 - Development of green area located near the Second Bridge
 - Development of parks in the area surrounding the Detagamuwa Paddy Lands.
3. Initiation of boat services in identified tanks for recreational purpose.
 - Milagama Tank
 - Detagamuwa Tank
 - Akkarawissa Tank
 - Kariwile Tank.
4. Controlling and managing of unauthorized constructions through enforcement of regulations relating to open areas.

Table 6.4. Public Recreational and Leisure facility Spatial Plan

	Name of Play Ground	Extent in ha.	Name of Park	Service area-Radius in Km
1	Madduma Bandara Play Ground	2.28	Local park	0.4
2	Mahinda Rajapaksha Play Ground	0.24	Pocket park	-
3	New Play Ground at Sella Kataragama	0.5	Mini Park	0.2
Other				
4	Kataragama Children's Park	0.87	Mini Park	0.2
5	Detagamuwa Children's Park	0.8	Mini Park	0.2
6	Linear Park from the Gam Udawa Clock Tower to the Kataragama Town,	11.0	Linear park	-
7	Linear Park from the Bus Stand up to the Depot Road	0.5	Linear park	-
8	Linear Park along either side of the Saddhathissa Road	1.0	Linear park	-
9	Tree plantation near the Second Bridge	2.5	Local park	0.4
10	Area around the Detagamuwa Tank	0.8	Mini Park	0.2
11	Rock Plain in Detagamuwa Paddy Land	0.5	Mini Park	0.2
12	Wadihitikanda Sanctuary	800	Outdoor recreational center	

Source: District Office - Moneragala, Urban Development Authority, 2021

Map 6.13. Proposed Open Area Plan



Source: District Office - Moneragala, Urban Development Authority, 2021

6.6. Cultural and Heritage Management Plan

The location of sacred places such as Kiriwehera, Ashtaphala Bodhiya, Kataragama Temple (Dewalaya), Wadihitikanda, Sithulpawwa and Sella Kataragama, which have a highest archeological value gave birth to the most popular cultural event of Esala Pageant, which is being held annually with a participation of large number of devotees represented by many different religions and cultures, made Kataragama one of the most sacred towns in the Country. This significant character has been further enhanced by the natural physical features such as Manik Ganga (River) and the Yala Sanctuary that interact with the sacred area inducing the visitors to enjoy them more frequently.

Realizing this significance of sacred places and natural environment of Kataragama, in 1961 the Government of Sri Lanka declared the Kataragama sacred places as a sacred area in 1961 with a long term view of preserving and protecting its sanctity and accordingly appropriate measures were taken. However, the people, who were motivated by many economic opportunities, engaged in unauthorized developments in the vicinity of the sacred area and in the prime locations of the town in a haphazard manner owing to the weak law enforcement by the authorities. This development process placed an adverse impact on the sanctity of the religious places. This diminishing sanctity of the sacred places needs to be arrested in order to preserve the sacredness of the religious places in Kataragama. With this objective in mind the Cultural and Heritage Management Plan has been prepared with a particular focus on setting out an appropriate built environment in the sacred area as well as in the urban area. This plan identified the following strategies to preserve the sanctity of the sacred area in the long run.

1. Establishment of Sacred area zones from zoning plan.

Sacred Zones for each sacred place, namely Kataragama, Wadihitykanda and Sella Kataragama, will be defined as sacred zones for development purposes with a view of controlling and managing the future developments so as to prevent incompatible development activities in such zones and to enhance the sanctity of each zone. The activities that will be permitted in each zone will be decided with a view of giving priority for protecting the cultural and religious values of each sacred zone without placing any adverse impact on the sacred places. The three sacred zones, Kataragama, Wadihitykanda and Sella Kataragama will be declared under the zoning plan with the purpose of protecting the cultural and religious values of such places. The zoning plan will also include a set of regulations, which are enforceable in

each zone and will enable the Authorities to control and manage all the development activities in such zones; thereby the incompatible land uses will not be permitted.

2. Removal of unauthorized traders and unauthorized constructions to be assigned to a joint committee with necessary powers.

The removal of unauthorized constructions and traders, that are in existence in Kataragama Sacred Area, Sella kataragama and Wadahitikanda areas, need to be carried out as a joint operation by the relevant authorities under the leadership of the Urban Development Authority. Appointment of a joint committee is proposed consisting of Kataragama Pradesheeya Sabha, Divisional Secretary, Department of National Physical Planning, Road Development Authority, Kataragama Police Station, public representatives and representatives of Trade Association. This Joint Committee can identify the unauthorized traders and constructions through a field survey. The establishments so identified need to be relocated at suitable alternative locations decided by the joint Committee. This committee will also be entrusted with power to decide what establishments need to be relocated and at what locations they need to be relocated. Further this committee has to decide on suitable legal framework to prevent future unauthorized developments being carried out in the sacred zones.

3. Facade improvement of of existing buildings in selected places by the UDA according to urban designing standards.

The face up lifting of existing building in the following locations need to be reflective of the sanctity of the sacred places, influencing the devotees to generate tranquilized, calm and compassionate feelings in them, giving priority for the commercial uses that are providing goods and services to meet the needs of the devotees to perform religious functions,

- Access road to the Temple (Devalaya)
- Gotimbara Road
- Abhaya Road
- Centre Road
- Saddhathissa Road.

The buildings located along the above mentioned roads will be uplifted without verity of ad-hoc designs, colours, and name boards which are in different incompatible shapes and colours. The face of such buildings will be changed to be compatible with the design principles and standards that will preserve the sacredness of the sacred places. The buildings will be color

washed in white and the designs of the face of buildings will follow the designs of the building to be constructed under the proposed Entrance Square Development Project.

Figure 6.14. Trade Stalls in Kataragama

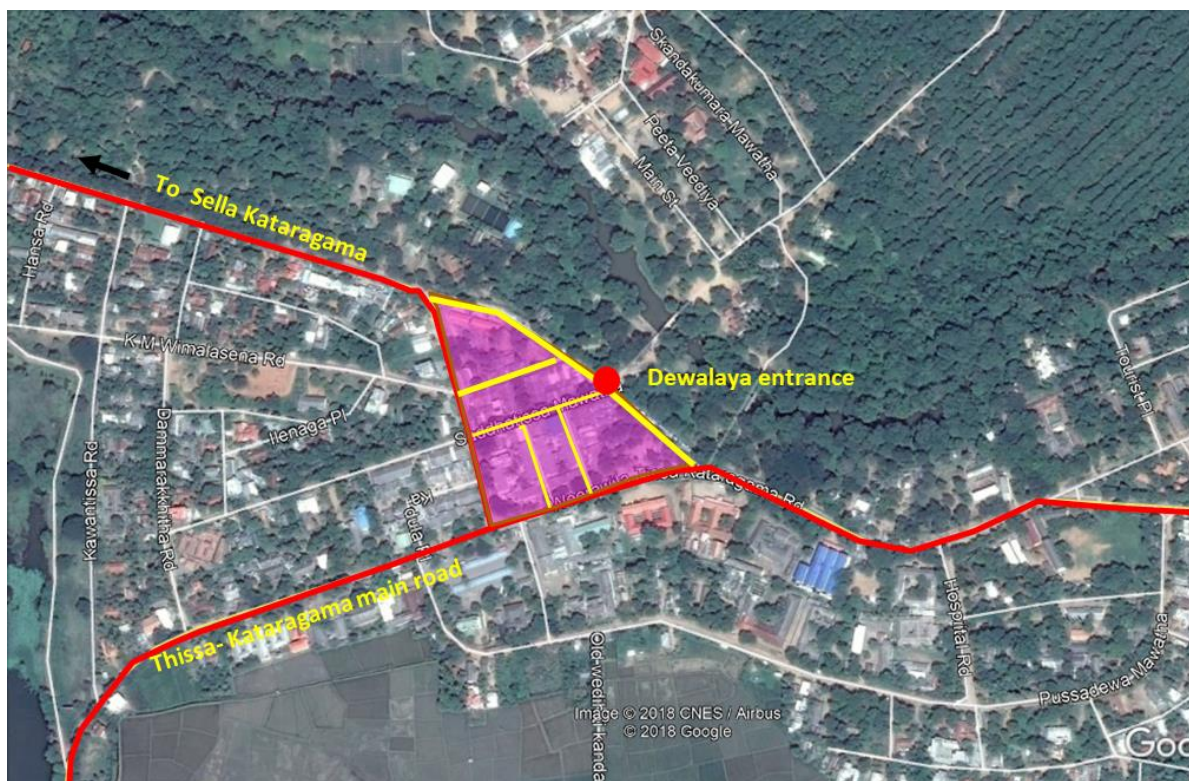


Figure 6.15. Model of the Proposed Building in the Entrance Square Project in Kataragama



Source: District Office - Moneragala, Urban Development Authority, 2021

Figure 6.16. identified zone for Facade improvement at Kataragama



Source: District Office - Moneragala, Urban Development Authority, 2021

4. Removal of incompatible uses in the urban area closer to the sacred area.

According to the investigations carried out by the planning team, many incompatible uses were identified in the urban area closer to the sacred area. Among those uses, meat and fish selling stalls, vehicle repairing Garages and hardware stores are the main incompatible uses carried out in this area. These activities need to be removed from the sacred area and will be relocated at appropriate locations according to the proposed land use plan. The public market will also be relocated at Car Park no 02 premises.

1. Public Market Relocation Project

5. Sacred Area Development and Landscaping Project.

Under this project Kataragama Sacred Area, Sella Kataragama and Wadahitikanda will be developed according to a plan which will also include proposals for landscaping the three project areas with a view of providing more facilities for the devotees while enhancing the sanctity of the sacred places. The projects identified accordingly are appended bellow.

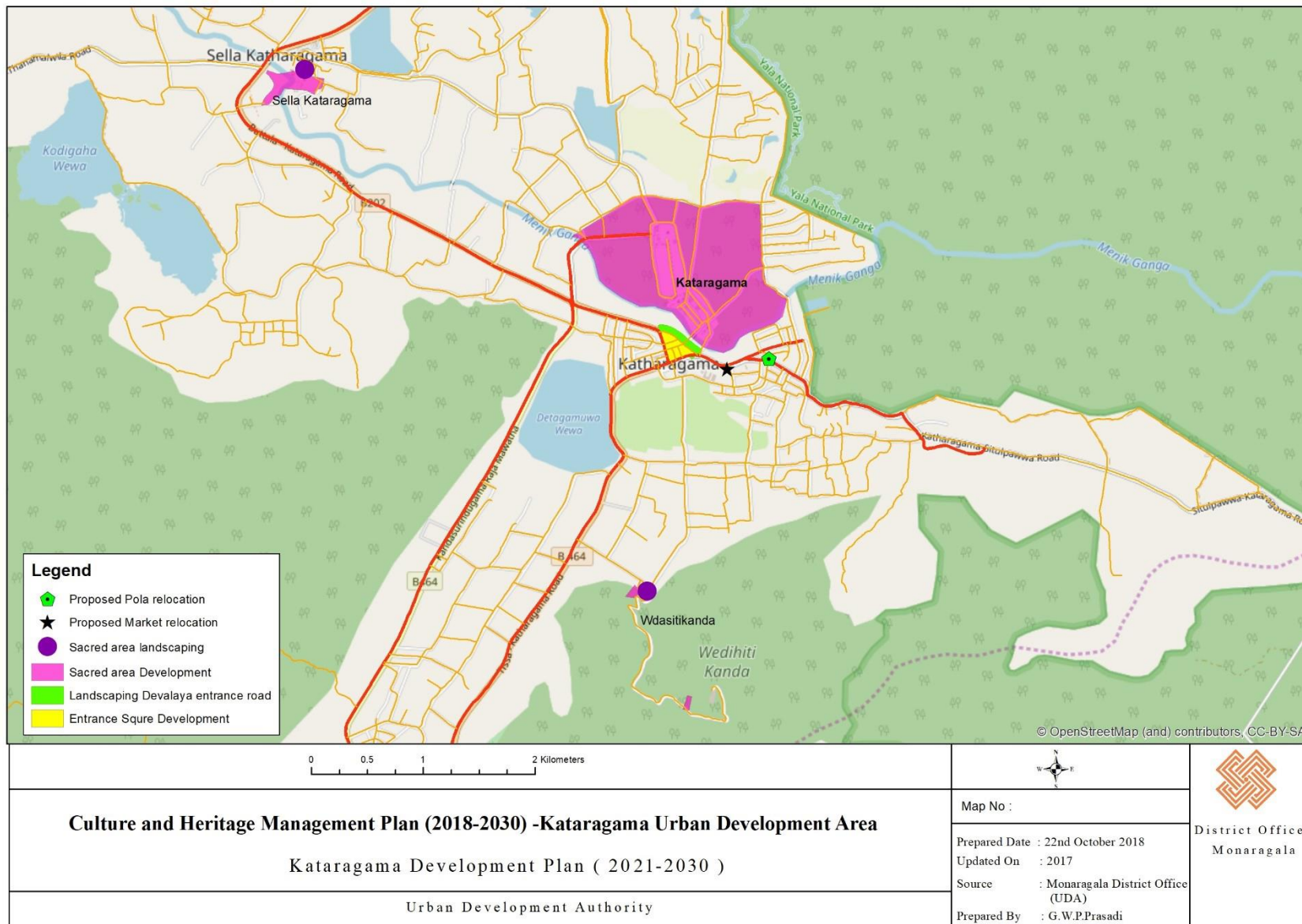
- I. Wadahitikanda Landscaping and development of a Centre to provided facilities for the pilgrims
- II. Landscaping of Kiriwehera with pedestrian walkways being provided.
- III. Landscaping of the approach road to the Kataragama Temple (Devalaya)
- IV. Development and landscaping of Approach road to the Sella Kataragama Sacred area.

6. Preparation of a new vehicular traffic circulation plan for the main sacred area of kataragama.

The Kataragama Sacred Area Development Plan of 1961 envisaged preserving the values of religion, cultural and heritage functions and creating an environment where such functions could be carried out unhindered while removing all the other activities which had been incompatible with such main functions of the sacred area. However, these original proposals have not been enforced strictly and as a result many visitor vehicles are entering in to the sacred area. Today this can be witnessed as a common practice in the sacred area. This practice needs to be corrected with a view of minimizing the adverse impact placed by the irregular traffic movements within the sacred area. With this objective in mind, a new traffic circulation plan has been prepared under the Culture and Heritage Management Plan as a strategic measure aiming at creating an environment where sanctity of the sacred area will be enhanced.

- I. Establishment of a transport system dedicated to serving the disabled devotees, senior citizens and patients for their mobility within the sacred area. This proposed transport system will be equipped with micro electric cars.

Map 6.14. Culture and Heritage Management Plan



Source: District Office - Moneragala, Urban Development Authority, 2021

6.7. Implementation Strategies

The Kataragama Development Plan 2021- 2030 set out strategies for implementation of project proposals. The project proposals identified under each strategy will be implemented in a manner selected through comparative analysis of methodology and the analysis of the social and environmental impact of such project proposals.

6.7.1. Strategic Projects

Project Prioritization

No.	Project Name
1	Rehabilitation and Development of Existing Drainage Network in the town centre.
2	Development of Car Park at Wimalasena Mawatha (Road)
3	Kataragama Public Bus Stand Development
4	Car Park Development at a site closer to the Water Supply Board in Sella Kataragama
5	Development of sanitary facilities in the sacred area and in the town area.
6	Construction of a new Water Purification Plant
7	Establishment of a new Water Intake at Kohomba Digana
8	Relocation of Public Market
9	Expansion of Solid Waste Recycling Centre at Galapitagalayaya
10	Road Development connecting Public Market.
11	Development of a Urban Park in the surrounding area of the Detagamuwa Tank
12	Weekly Fair Development project
13	Road Development Connecting Wadahitikanda with the Town Centre.
14	Landscaping and Development of Facility Centre for the Pilgrims at Wadahitikanda
15	Sacred Area Landscaping Project
16	Mixed Development along the Wimasena Mawatha (Road) Project
18	Walking Track at Detagamuwa Tank area.
19	Expansion of the Kataragama Base Hospital with modern facilities.
20	Development of old Kiriwehera road to meet the Sithulpawwa Road

22	Development of Road providing access through North gate to the Kiriwehera.
23	Development of pedestrian walk way from urban park at Detagamuwa up to the access road to the Dewalaya (Temple) connecting the Saddhathissa Mawatha (road)
24	Establishments of “Sewa Piyasa” in selected places in Kataragama to purchase recyclable wastes.
25	Development of a pedestrian walkway from the Detagamuwa Urban Park to the Dewalaya access road connecting the Gotimbara Road.
26	Establishment of a Sale Centre for Agro products
27	Kataragama New Circuit Bungalow Development Project
28	Landscaping the either side of the road from the Public Bus Stand up to the Depot Road
29	Development of the Children’s Park premises for an Urban Park.
30	Landscaping and Walkways development in Kataragama Kiriwehera
31	Landscaping the either side of the approach road to the Dewalaya
32	Landscaping and development of approach road to the sacred area of Sella Katarafgama
33	Development of Parks in areas around the Detagamuwa Paddy lands.
34	Proposed Vocational Training Centre Project
35	Development of a new road from Gam Udawa Approach Road connecting with Sella Kataragama Raja Mawatha (Road)
36	Development of trade stalls in the land where the current public market is for sale of goods and service required for the functions of the sacred area.
37	Proposed Commercial Complex development for sale of ornamental items.
38	Proposed Centre for Rice milling
39	Construction of retaining walls along the embankments of the Manik Rive to prevent the embankments from erosion and landscaping either side of the Menik river
40	Landscaping either side of the road from the Gam Udawa Clock Tower to the Kataragama Town.
41	Landscaping the areas along the pedestrian’s walkways from the Detagamuwa Urban Park up to the up to the Dewalaya approach road connecting the Saddhathissa Mawatha (Road)

42	Conversion of the Tree Park near the Second Bridge to be a public park.
43	Facade improvement of buildings in identified zones at Kataragama Town.
44	Establishment and promotion of Boat Services in selected Tanks with the purpose of promoting entertainment facilities.

6.7.2. Institutional Set Up

Plan	Sector-Plan and Implementation Plan	Responsible Institutions	Responsibilities of Relevant Institutions
Services Plan	Proposed Vocational Training Centre	<ul style="list-style-type: none"> - Divisional Secretariat Office - Department of Technical Education and Training - Urban Development Authority (UDA) 	Release of Land
			Study of Feasibility
	Expansion of the Kataragama Base Hospital with modern facilities		Implementation of the project in line with the project's concepts
Transport Plan	Alternative Roads Development	<ul style="list-style-type: none"> - Road Development Authority (RDA) - Divisional Secretariat Office - UDA 	Development of a new road connecting Gam Udawa Approach Road with Sella Kataragama Raj Mawatha
			Release of Land
			Study of Feasibility
			Implementation of the project in line with the project's concepts
	Development of a road connecting old Kirirwehera Road with	<ul style="list-style-type: none"> - Road Development Authority (RDA) - Divisional Secretariat Office - UDA 	Release of Land
			Study of Feasibility
			Implementation of the project in line

		Sithulpawwa Road.		with the project's concepts
		Development of Road conneted with North Gate of the Kiriwehera.	- Road Development Authority (RDA) - Divisional Secreteriat Office - UDA	Release of Land
				Study of Feasibility
				Implementation of the project in line with the project's concepts
		Development of Road Connecting Wadahitikanda with the Kataragama Town.	- Road Development Authority (RDA) - Divisional Secreteriat Office - UDA	Release of Land
				Study of Feasibility
				Implementation of the project in line with the project's concepts
		Road Development connecting Public Market	- Road Development Authority (RDA) - Divisional Secreteriat Office - UDA	Implementation of the project in line with the project's concepts
	Development of Proposed walkways	Detagamuwa Tank walkway	-UDA -Pradesheeya Sabhaa (PS)	Release of Land Implementation of the project in line with the project's concepts
		Development of a pedestrian Walkway from the Detagamuwa Urban Park up to the	-UDA -Pradesheeya Sabhaa (PS)	Release of Land Implementation of the project in line with the project's concepts

		Devalaya Approach Road connecting Saddhathissa Mawatha		
		Development of a Pedestrian Walkway from Detagamuwa Urban Park up to the Dewalaya Approach Road connecting Gatayimbara Road.	-UDA -Pradesheeya Sabhaa (PS)	Release of Land Implementation of the project in line with the project's concepts
	Kataragama Public Bus Stand Development Project	Car Park along the Wimalasena Mawatha	-UDA -Pradesheeya Sabhaa (PS)	Implementation of the project in line with the project's concepts
		Car Park at Sella kataragama Closer to the Water Supply Board's Office	-UDA -Pradesheeya Sabhaa (PS) - Divisional Secreteriat Office	Release of Land Implementation of the project in line with the project's concepts
	Kataragama Public Bus Stand Development Project		-UDA -Pradesheeya Sabhaa (PS)	Implementation of the project in line

			with the project's concepts
Water Supply Plan	Construction of a new water Purification Plant	<ul style="list-style-type: none"> - National Water Supply & Drainage Board (NWS&DB) - Pradeshiya Sabha - Divisional Secretariat Office 	<p>Release of Land</p> <p>Implementation of the project in line with the project's concepts</p>
	Establishment of a New Water at Intake Kohomba Digaana	<ul style="list-style-type: none"> - NWS&DB - Department of Irrigation 	Implementation of the project in line with the project's concepts
Storm Water and Waste Water Drainage Network Plan	Rehabilitation of the existing Drainage System within the Town Centre.	<ul style="list-style-type: none"> - NWS&DB - Pradeshiya Sabha 	Implementation of the project in line with the project's concepts
	Development of a Drainage Network where such facilities not provided.	<ul style="list-style-type: none"> - NWS&DB - Pradeshiya Sabha 	Implementation of the project in line with the project's concepts
Solid Waste management Plan	Expansion of Galapitagalayaya Waste Recycling Centre.	<ul style="list-style-type: none"> - Pradeshiya Sabha - Divisional Secretariat Office 	Implementation of the project in line with the project's concepts
	Establishment of "Sewa Piyasa" in selected places to purchase recyclable wastes		
Development of Sanatory Facilities	Development of existing Toilets and Sanatory Facilities in the Town and Sacred Area	<ul style="list-style-type: none"> - Pradeshiya Sabha - Divisional Secretariat Office - UDA - NPPD 	Release of Land

	New Toilets and Sanitary Facilities Development		Implementation of the project in line with the project's concepts
Economic Developmet Plan	Development of trade stalls dedicated for the Sacred area at the the Public Market Premises	- Pradeshiya Sabha - UDA	Implementation of the project in line with the project's concepts
	Redevelopment of Public Market Complex	- Pradeshiya Sabha - UDA	Implementation of the project in line with the project's concepts
	Mixed Development at the Wimalasena Mawatha (Road)	- Pradeshiya Sabha - Divisional Secreteriat Office - UDA	Implementation of the project in line with the project's concepts
	Agro Products Sale Centre	- UDA - Pradeshiya Sabha - Agrarian Service Centre	Implementation of the project in line with the project's concepts
	Proposed Rice Milling Centre	- UDA - Pradeshiya Sabha - Agrarian Service Centre	Implementation of the project in line with the project's concepts
Environment Conservation Plan	Landscaping either side of the Manik River and protection of enbankments from erosion	- Pradeshiya Sabha - Divisional Secreteriat Office - UDA	
		- Pradeshiya Sabha	Release of Land

Landscape Management Plan	Landscaping the road reservation from the Gam Udawa Clock Tower up to the Town		<ul style="list-style-type: none"> - Divisional Secreteriat Office - UDA - RDA 	Implementation of the project in line with the project's concepts
	Landscaping either side of the road from the Bus Stand up to the Depot Road.		<ul style="list-style-type: none"> - Pradeshiya Sabha - Divisional Secreteriat Office - UDA - RDA 	Release of Land Implementation of the project in line with the project's concepts
	Landscaping the pedestrian walkway from Detagamuwa Urban Park to the Dewalaya Entrance connecting the Saddhathissa Road.		<ul style="list-style-type: none"> - Pradeshiya Sabha - Divisional Secreteriat Office - UDA 	Release of Land Implementation of the project in line with the project's concepts
	Landscaping the Sacred Areas		<ul style="list-style-type: none"> - NPPD - UDA 	Implementation of the project in line with the project's concepts
Public Open Space Plan	Development New Public Parks	Development of an Urban Park in the surroundings of the Detagamuwa Tank	<ul style="list-style-type: none"> - UDA - Dpt. Of Irrigation - Pradeshiya Sabha - Divisional Secreteriat Office 	Release of Land Implementation of the project in line with the project's concepts
		Development of Children's Park premises as an Urban Park	<ul style="list-style-type: none"> - Pradeshiya Sabha - Divisional Secreteriat Office - UDA 	Implementation of the project in line with the project's concepts

		Development of tree-planted area as a public park	<ul style="list-style-type: none"> - Pradeshiya Sabha - Divisional Secretariat Office - UDA 	Implementation of the project in line with the project's concepts
		Development Parks in surroundings of paddy lands Detagamuwa.	<ul style="list-style-type: none"> - Pradeshiya Sabha - Divisional Secretariat Office - UDA 	Implementation of the project in line with the project's concepts
	Establishment of Boat services in selected tanks to promote entertainment facilities		<ul style="list-style-type: none"> - Pradeshiya Sabha - Divisional Secretariat Office - UDA 	
Culture and Heritage Management Plan	Relocation of Public Market		<ul style="list-style-type: none"> - Pradeshiya Sabha - Divisional Secretariat Office - UDA 	Implementation of the project in line with the project's concepts
	Weekly fair Development		<ul style="list-style-type: none"> - Pradeshiya Sabha - Divisional Secretariat Office - UDA 	Release of Land
				Implementation of the project in line with the project's concepts
	Development of a Pilgrim's Resting Centre for the pilgrims of Wadahitikanda and landscaping the area		<ul style="list-style-type: none"> - UDA 	Implementation of the project in line with the project's concepts
Development of walkways in the Kataragama Kiriwehera and landscaping the area		<ul style="list-style-type: none"> - NPPD 	Implementation of the project in line	

			with the project's concepts
	Landscaping either side of the Dewalaya entrance Road	<ul style="list-style-type: none"> - Pradeshiya Sabha - Divisional Secretariat Office - UDA 	Implementation of the project in line with the project's concepts
	Development and Landscaping the entrance Road to the Sella Kataragama Sacred Area	<ul style="list-style-type: none"> - UDA - NPPD 	Implementation of the project in line with the project's concepts
	Façade improvement Project	<ul style="list-style-type: none"> - UDA 	Implementation of the project in line with the project's concepts

6.8. Projects

Development of Detagamuwa Urban Park and Resting area

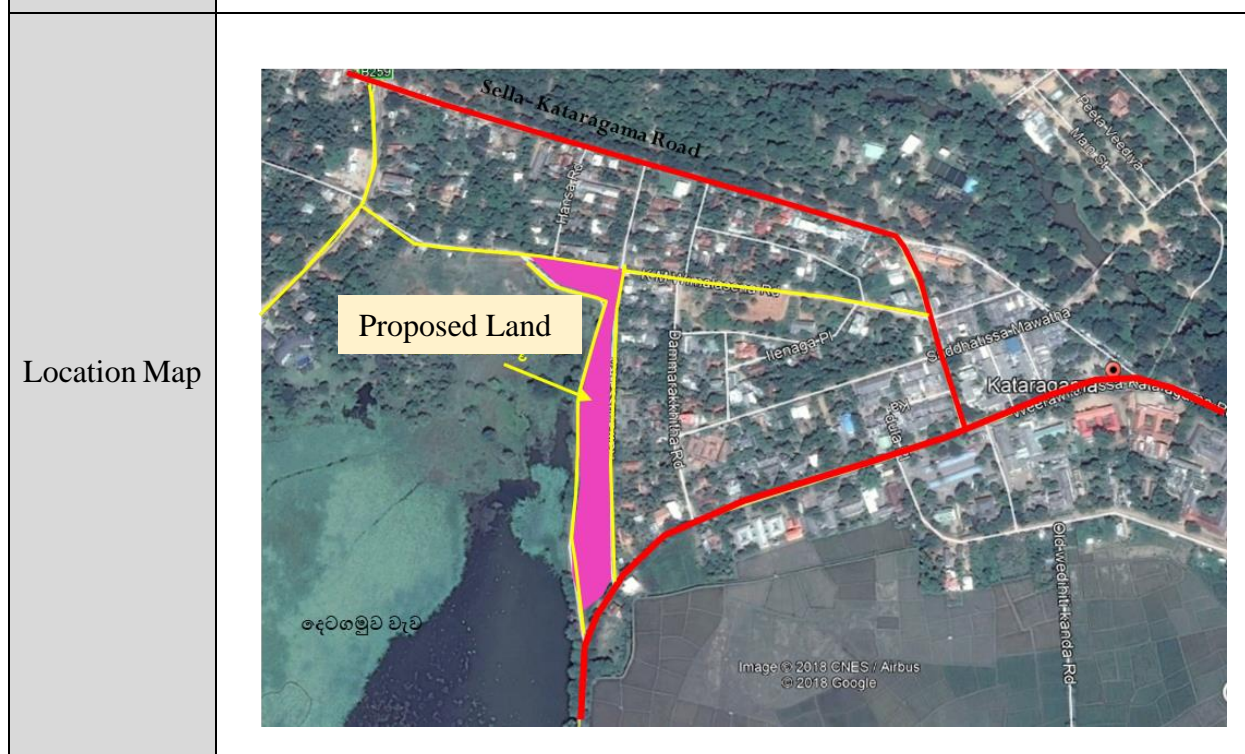
Project Identification

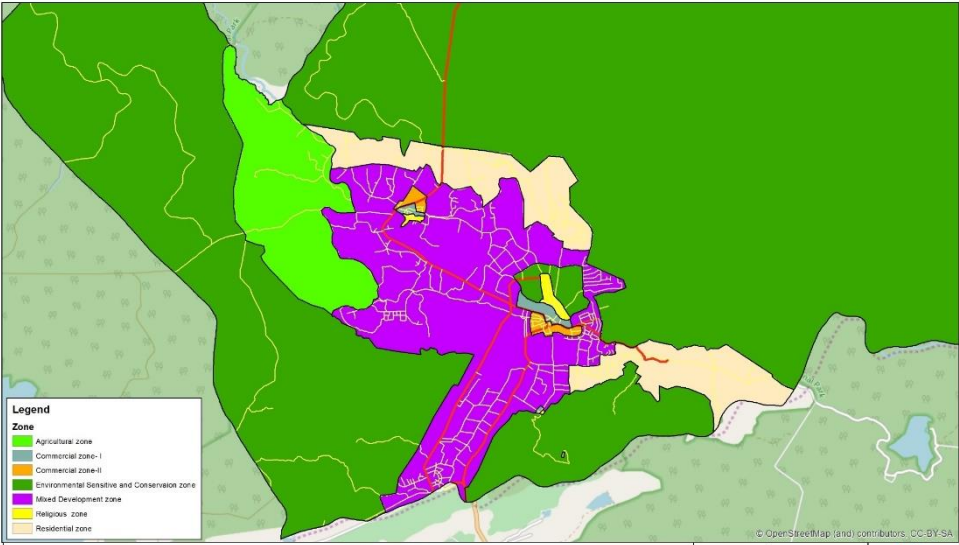
Project Name	Development of Detagamuwa Urban Park and Resting area
Project	Kataragama Town Development Project
Project Proposal	Development of Urban Park and Children's Park

Project Location

Location	Province	Uva	District	Monaragala
	Divisional Secretariat Division	Kataragama	Local Authority	Kataragama PS
Boundaries of the Project Site	North	East	South	West
	-	-	-	-

Access Thissa-Kataragama Main Road



Surrounding Land Use	
	<p>Surrounding land use is commercial. According to the Zoning Plan of kataragama this site is located within the mixed development zone</p>

Project Justification

Nature of the Project	New	✓	Redevelopment		Expansion		Land Development Only	
Project Type	Conservation	Commercial	Landscaping		Historical	Housing	Relocation	Other
Project Vision	Environmental		Economic				Social	
Project Objectives	<ul style="list-style-type: none"> • Provide entertainment and resting facilities to the pilgrims and the residents. • Creation of a pleasant urban environment 							
Project Justification	<p>Kataragama is one of the most sacred cities in the Country as the location of Kirivehera, Ashtaphala Bodhiya, Ruhunu Kataragama Devalaya (Temple) Wadahitikanda and Sella Kataragama and is an attractive multi religious and cultural town being visited by pilgrims in large number for religious and leisure purposes.</p> <p>According to the UDA standards, the open area requirement of the people in 2017 was 19 Hectares but this requirement was not met. The leisure areas and</p>							


	entertainment facilities available is insufficient to meet the needs of the visitors and the residents posing many hardships on the public. In order to overcome this shortcoming the Development Plan 2021-2030 made this proposal to develop an urban Park and a Resting Centre for the visitors at the Detagamuwa area.
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Details of Project Site

Current Land Title	UDA			Private		State Owned	✓
Encumbrances	yes	✓	No		If not alternative proposal		
Details of title	Currently Possessed by the Dpt. Of Irrigation.						
Details of Survey Plan	Plan No.	Name of Surveyor	Date of Plan	Land Extent			
	-	-	-	A 2	R	P	

Project Details

Duration	Shrt-Term (1> year:)	✓	Mid -Term (1-3 year:)		Long -Term (3< year)		TEC	80 Mn
Funding Source	UDA and Treasury							
Description of project	Planned to develop urban park, public resting centre and a children's park at Detagamuwa including landscaping the area.							
Infrastructure Facilities	Water	Capacity Required			Electricity	Capacity Required		
		Existing Capacity				Existing Capacity		
		✓				✓		
	Solid Waste management system	Yes	✓	No		If not alternative Proposals		

Zone	Mixed Development Zone	Compatibility	Yes	✓	No	
Current Situation						
The proposed site falls within the Detagamuwa tank reservation. Currently this area is vacant.						
						
Estimated Cost of Project Rs. Mln.						80 Mn
Responsible Agencies						
<ul style="list-style-type: none"> • Dpt. Of Irrigation • UDA • Kataragama PS 						
Regulations and Consultations	Development should Comply with planning regulations of the UDA			Consultants		

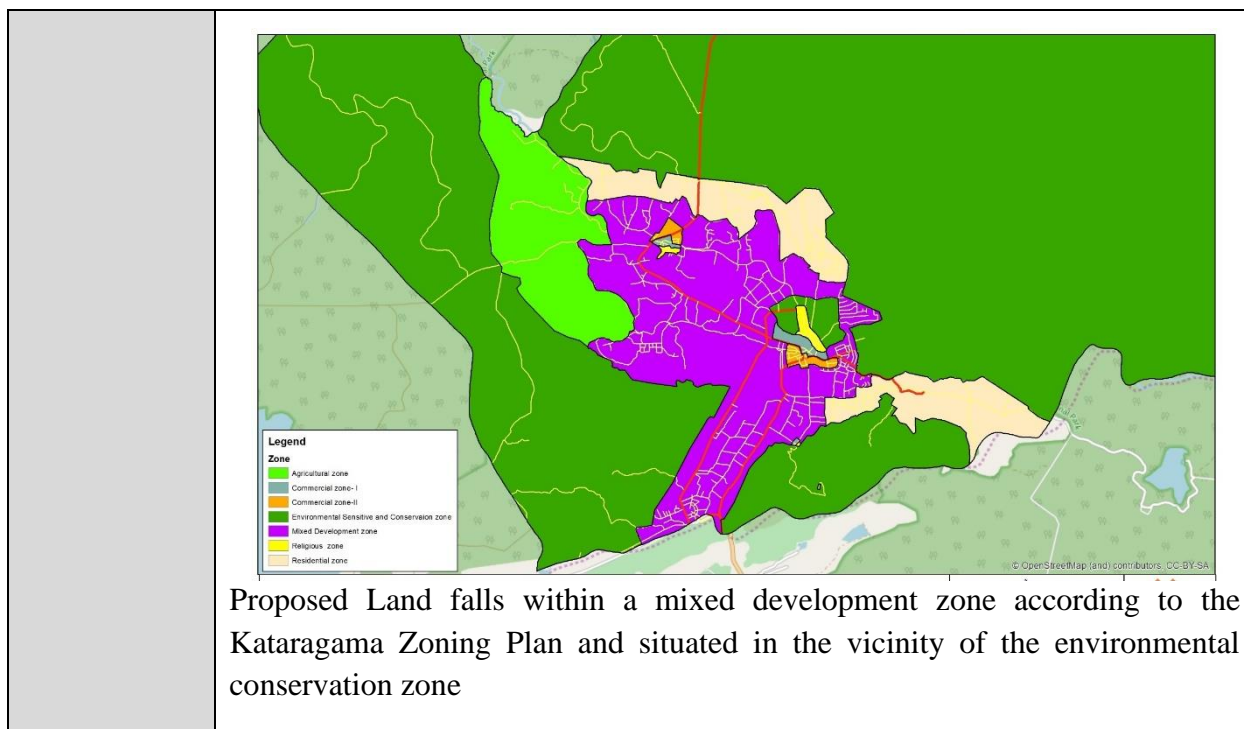
Wedasiti Kanda Pilgrims Facility Center Developmet and Landscaping Project

Project Identification

Project Name	Wedasiti Kanda Pilgrims Facility Center Developmet and Landscaping Project
Project	Kataragama Town Development Project
Project Proposal	Construction of Pilgrims' Rest and Landscaping

Project Location

Location	Province	Uva	District	Monaragala
	Divisional Secretariat Division	Kataragama	Local Authority	Kataragama PS
Boundaries of the Project Site	North	East	South	West
	-	-	-	-
Access	Old Wedasitikanda Road and New Wedasiti Kanda Road			
Location Map				
Surrounding Land Use				



Project Justification

Nature of the Project	New	✓	Redevelopment		Expansion		Land Development Only	
Project Type	Conservation	Commercial	Landscape	Historical	Housing	Relocation	Other	
		✓	✓					
Project Vision	Environmental		Economic		✓	Social		✓
Project Objectives	<ul style="list-style-type: none"> • Provision of qualitative commercial and infrastructure facilities to the pilgrims of Wadahitikanda Sacred Area • Creation of more economic opportunities for the benefit of the residents and development of their skills. • Development of Wadahitikanda approach area creating a pleasant and picturesque environment. 							
Project Justification	<p>The Wadahitikanda is one of the most sacred places in the Kataragama Town. The pilgrims come to this town would rarely miss the visiting of Wadahitikanda,</p>							


	<p>almost all the pilgrims make it a point to visit this sacred place, which results in a large number of devotees visiting this sacred place throughout the years. However irregular development in the area contributes towards the sanctity of this place to diminish. The facilities currently available cannot meet the needs of the pilgrims adequately.</p> <p>As such this project envisages providing essential facilities such as sanitary facilities, commercial facilities, car parking facilities and resting and accommodation facilities. The Development Plan of Kataragama 2021-2030 identified these issues and made this proposal to develop the Pilgrims’ Rest and landscaping the area to make it more attractive.</p>
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Details of Project Site

Current Land Title	UDA		✓	Private		State Owned	
Encumbrances	yes	✓	No		If not alternative proposal		
Details of title	This land belongs to the UDA						
Details of Survey Plan	Plan No.	Name of Surveyor	Date of Plan	Land Extent			
	-	-	-	A	R	P	
				5			

Project Details

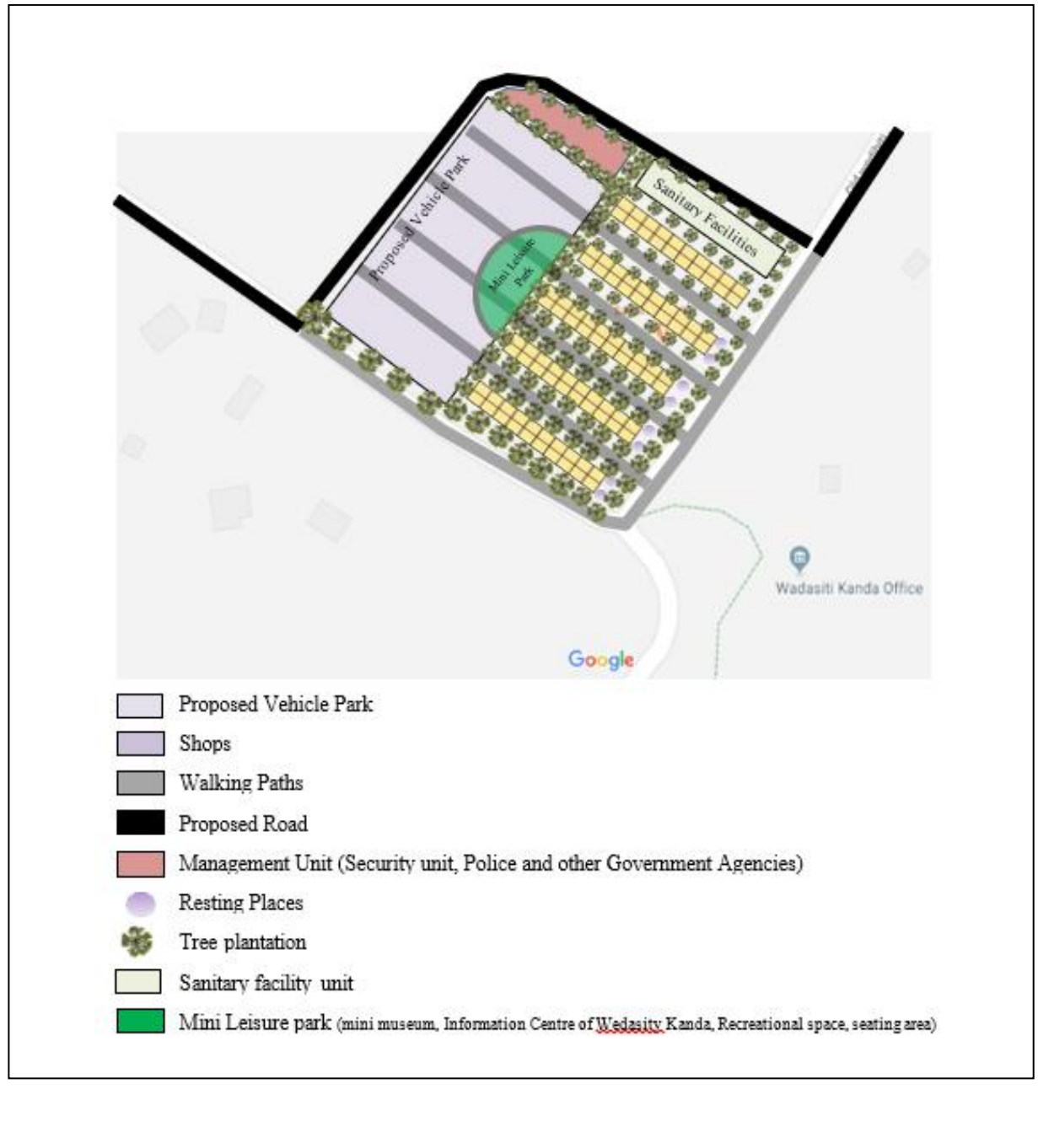
Duration	Shrt-Term (1>year:)		Mid -Term (1-3 year:)		Long -Term (3< year)	✓	TEC	200 Mn
Funding Source	UDA and Treasury							
Description of project								

	<p>This project, which includes Pilgrims’ Rest and the Landscaping of the area has been planned to implement in two stages. The first stage includes implementation of Trade Stalls, Sanitary Facilities. The second stage will include development of Car Parks and the Pilgrims’ Rest and the landscaping of the area.</p> <p>Development of Urban Park, Childrens’ Park and the landscaping the area will be implemented under the Detagamuwa Public Rest and the Detagamuwa Urban Park Project.</p>							
Infrastructure Facilities	Water	Capacity Required				Electricity	Capacity Required	
		Existing Capacity					Existing Capacity	
	Solid Waste management system	Yes	✓	No		If alternative Proposals	not	
Zone	Mixed Development Zone	Compatibility		Yes	✓	No		
<p>Current Situation</p> <p>Happhazard development spread in most of the places which are incompatible with the religious functions and conflict with the required peaceful and calm atmosphere of the sacred area. .</p>								
								
Estimated Cost of Project Rs. Mn.							200 Mn	

Responsible Agencies		
<ul style="list-style-type: none"> • UDA • Kataragama PS 		
Regulations and Consultations	Development should Comply with planning regulations of the UDA	Consultants

Annexures

Draft Lay-Out Plan of the Proposed Project



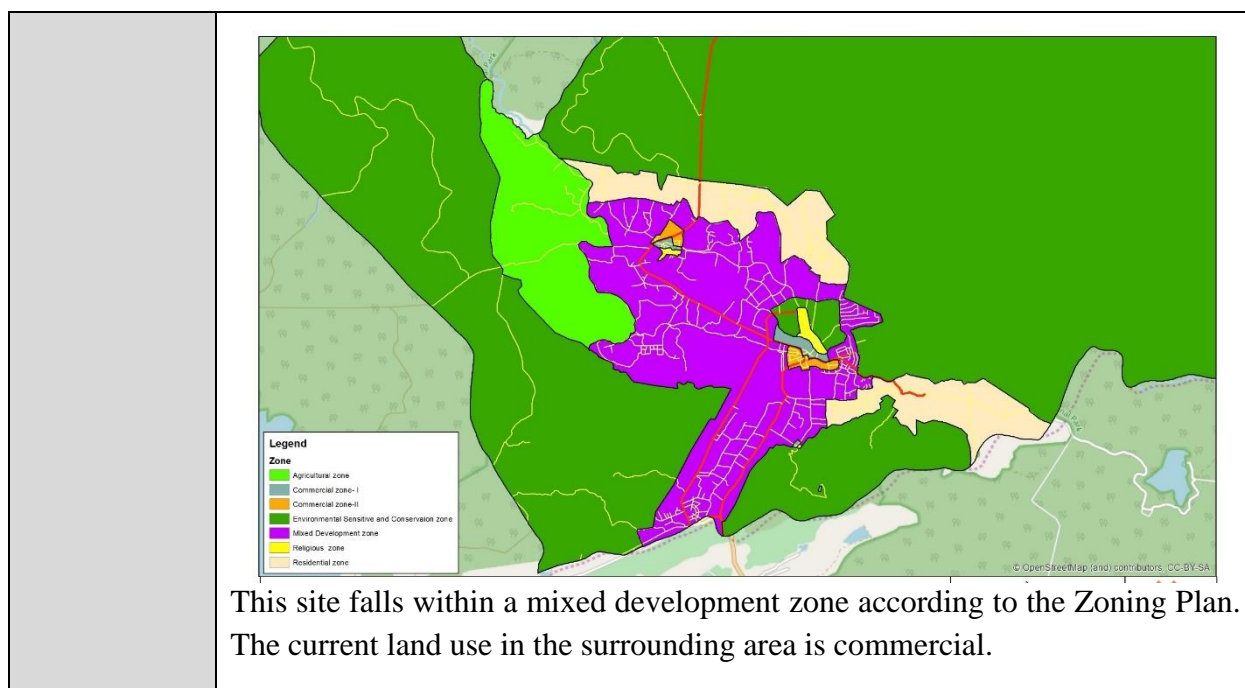
Kataragama Public Market Relocation Project

Project Identification

Project's Name	Kataragama Public Market Relocation Project
Project	Kataragama Town Development Project
Project Proposal	Construction of new public market Proposed new road and car park development

Project Location

Project Location	Province	Uva	District	Monaragala
	Divisional Secretariat Division	Kataragama	Local Authority	Kataragama PS
Boundaries of the Project Site	North	East	South	West
Access	Thissa-Katargama Main Road			
Location Map				
Surrounding Land Use				



Project Justification

Nature of the Project	New	✓	Redevelopment	Expansion		Land Development Only	
Project Type	Conservation	Commercial	Landscaping	Historical	Housing	Relocation	Other
		✓					
Project Vision	Environmental		Economic		✓	Social	
Project Objectives	<ul style="list-style-type: none"> Removal of activities, which are incompatible with the religious functions, from the areas in the urban area closer to the sacred area. Ensure sustainability of economic potentials creating more commercial opportunities Setting up a pleasant and picturesque environment in the urban area of Kataragama. 						
Project Justification	<p>Kataragama is one of the most sacred cities in the Country as the location of Kirivehera, Ashtaphala Bodhiya, Ruhunu Kataragama Devalaya (Temple) Wadahitikanda and Sella Kataragama and is an attractive multi religious and cultural town being visited by pilgrims in large numbers for religious and leisure purposes.</p>						

	<p>The haphazard development of unauthorized buildings and structures for commercial activities run in to conflict with the religious functions of the sacred area. These uncontrolled developments are threatening the sanctity of the religious places to diminish. This may be able to influence the devotees who are more sensational towards the religious places to cut down their visits to Kataragama in the long run affecting the economy of the planning area.</p> <p>Therefore the Kataragama development plan 2021-2030 includes proposals to remove such activities from the sensitive areas closer to the religious places providing a long lasting protection for the religious environment. Accordingly the public market functioning closer to the sacred area will be relocated suitably.</p>
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Details of Project's Site

Current Land Title	UDA	✓	Private		State Owned	
Encumbrances	Yes	✓	No		If no alternative proposals	
Details of title	The proposed p[roject site belongs to the UDA					
Land Extent	Acres : 2		Roods :		Perch :	

Project's Details

Duration	Short-Term (1>Year:)		Medium-Term (1-3 Years)	✓	Long-Term (3< Years)		Estimated Cost in Rs. Mln.	300 Mn
Funding Source	Treasury and UDA funds							
Description of project	<p>This project is expected to implement in two stages</p> <p>Stage I</p> <ul style="list-style-type: none"> • Construction of new market building • Car Park Development 							

	Stage II <ul style="list-style-type: none"> • Construction of the new road • Implement landscaping 						
Infrastructure Facilities	Water	Capacity Required :			Power	Capacity Required :	
		Existing Capacity :				Existing Capacity :	
	Solid Waste management system	Yes	✓	No		If not alternative proposals	
Zone	Mixed Development Zone		Compatibility	Yes	✓	No	

Current Situation

Proposed relocation site is owned by the UDA. It is currently encumbered by 26 numbers of hopper-stalls, car park, unauthorized trade stalls and encroachments for residential use.



Estimated Cost of Project Rs. Mn. **300 Mn**

Work Items	Estimated Cost Rs. Mn.
Stage I	150Mn
Stage II	150 Mn
Total Estimated Cost (TEC)	300Mn

Responsible Agencies

Responsible Agency	Authorized Officer
UDA	
Kataragama PS	


Regulations and Consultations	Regulations Proposed development should comply with the planning and development regulations of the UDA	Consultants
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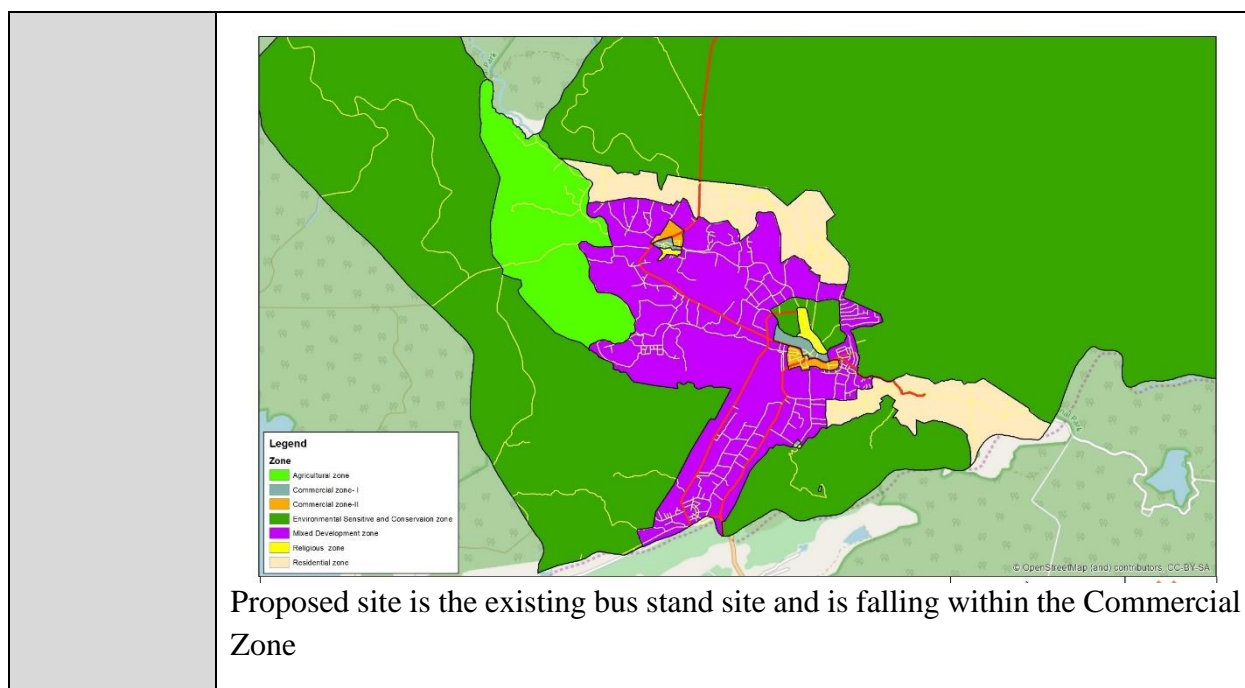
Kataragama Public Bus Stand Development

Project Identification

Project Name	Kataragama Public Bus Stand Development
Project	Kataragama Town Development Project
Project Proposal	Development of public bus stand with shops and sanitary facilities

Project Location

Location	Province	Uva	District	Monaragala
	Divisional Secretariat Division	Kataragama	Kataragama	Kataragama PS
Boundaries of the Project's Site	North	East	South	West
	-	-	-	-
Access	Thissa-Katagama Main Road			
Location map				
Surrounding Land Use				



Project Justification

Nature of the Project	New	✓	Redevelopment		Expansion		Land Development Only	
Project Type	Conservation	Commercial	Landscaping	Historical	Housing	Relocation	Other	
		✓						
Project Vision	Environmental		Economic		✓	Social		✓
Project Objectives	<ul style="list-style-type: none"> • Provide better transport facilities to the residents as well as the visitors. • Creation of commercial opportunities for residents while developing their economic potentials. • Creation of a pleasant and attractive built environment 							
Project Justification	<p>Kataragama is one of the most sacred cities in the Country owing to the location of Kirivehera, Ashtaphala Bodhiya, Ruhunu Kataragama Devalaya (Temple) Wadahitikanda and Sella Kataragama and is an attractive multi religious and cultural town being visited by pilgrims in large numbers for religious and leaisure purposes.</p>							



	But the existing bus stand is incomplete to meet the needs of the visitor population as well as the residents. The condition of infrastructure availability has been very poor for a long period of time. Therefore the Development Plan 2021-2030 identified the redevelopment of the Bus Stand as a vital project in view of the fact that a large number of devotees are coming to Kataragama by public transport.
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Details of Project Site

Current Land Title	UDA		Private		State Owned	✓
Encumbrances	Yes	✓	No		If not, alternative proposal	
Details of title	Proposed site is owned by the Kataragama PS					
Details of Survey Plan	Acres : 2		Roods :		Perch :	

Project's Details

Duration	Short-Term (1>Year:)		Medium-Term (1-3 Years)	✓	Long-Term (3< Years)		Estimated Cost in Rs. Mln.	200 Mn
Funding Source	Treasury Funds							
Description of project	Project will be implemented in two stages							
Infrastructure Facilities	Water	Capacity Required :			Power	Capacity Required :		
		Existing Capacity :				Existing Capacity :		
	Solid Waste management system	Yes	✓	No		If not alternative proposal		

Use Zone	Mixed Development Zone	Compatibility	Yes	✓	No	
Current Situation						
<p>Current Bus Stand site is one proposed for this project. It is a single storied buiding with 12 numbers of parking terminals. A Public Toilet Unit and a few number of unauthorized trade stalls are in existence at the site.</p>						
						
Estimated Cost of Project Rs. Mn.						300 Mn
Responsible Agencies						
Agency Responsible		Authorized Officer				
UDA						
Kataragama PS						

Car Park Development at Wimalasena Mawatha (Road) project

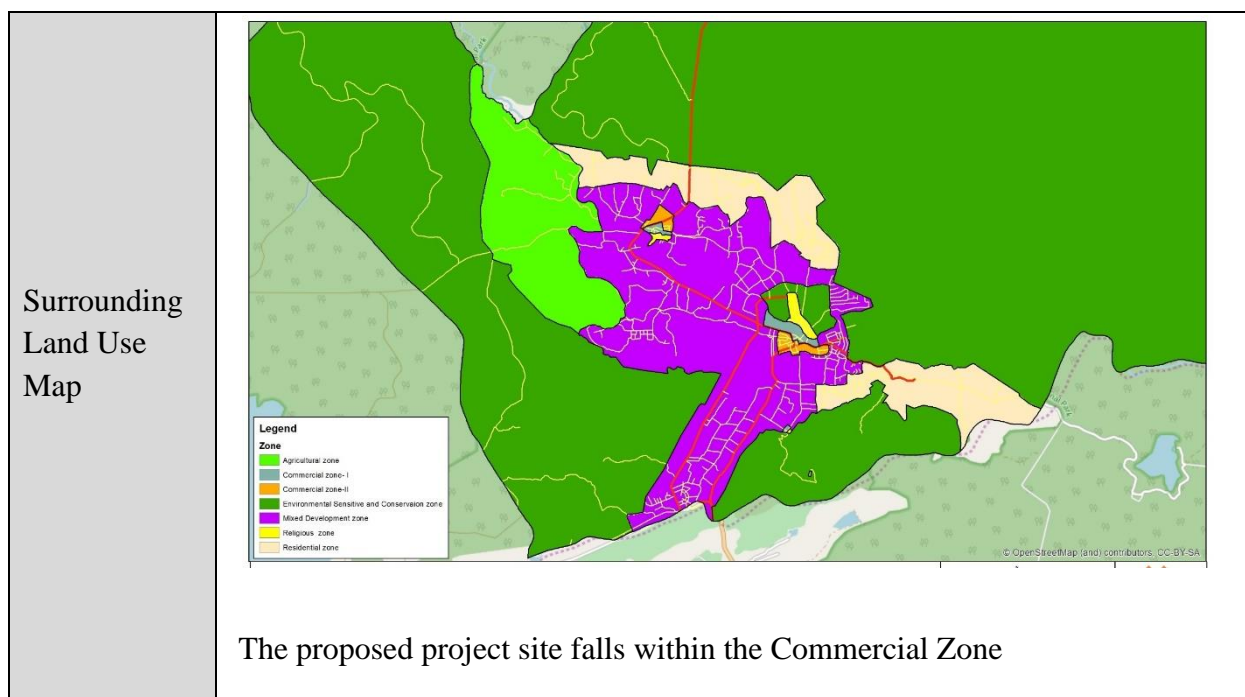
Project Identification

Project Name	Wimalasena Mawatha Car Park Development Project
Project	Kataragama Town Development Project
Project Proposal	Development of the Car Park

Project Location

Location	Province	Uva	District	Monaragala
	Divisional Secretariat Division	Kataragama	Local Authority	Kataragama PS
Boundaries of the Project Site	North	East	South	West
Access	K.M.Wimalasena Mawatha (Road)			

Location map	
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Project's Justification

Nature of the Project	New	✓	Redevelopment		Expansion		Land Development Only	
Project Type	Conservation	Commercial	Landscape	Historical	Housing	Relocation	Other	
		✓						
Project Vision	Environmental		Economic		✓	Social		✓
Project Objectives	<ul style="list-style-type: none"> • Provision of more facilities including car parks to the visiting population. • Creation of a pleasant and picturesque urban environment • Provide commercial opportunities to the residents to earn an additional income during the festival season. • Improvement of commercial potential of residents and providing them with commercial opportunities. 							
Project Justification	Kataragama is one of the most sacred cities in the Country owing to the location of Kirivehera, Ashtaphala Bodhiya, Ruhunu Kataragama Devalaya (Temple) Wadahitikanda and Sella Kataragama and is an attractive multi religious and							

	<p>cultural town being visited by pilgrims in large numbers for religious and leaisure purposes</p> <p>As a practice most of the long distance devotees and tourists are coming to the Kataragama Sacred area by their own vehicles or by hired vehicles, which they normally park in irregular places as the car parks already provided are insufficient to meet the full need. This ad-hoc parking of vecles in the town area and in the sacred area caused many issues to the devotees as some of such vehicles park disturbing the walk ways dedicated for the pedestrians. In orer to overcome this irregular parking practice, the Kataragama Development Plan 2021-2030 formulated this proposal</p>
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Details of Project's Site

Current Land Title	UDA		Private		State Owned	✓
Encumbrances	Yes	✓	No		If not, alternative proposal	
Details of title	Proposed land for the car park belongs to the UDA					
Details of Survey Plan	Plan No.	Name of Surveyor	Date of Plan	Land Extent		
	-	-	-	A:	R:	P:

Project's Details

Duration	Short-Term (1>Year)	✓	Medium-Term (1-3 Years)		Long-Term (3<Years)		Estimated Cost in Rs. Mln.	200 Mn
Funding Source	Treasury and UDA funds							
Description of project	<p>The development of Resting Centre for the Devotees who come to Wadahitikanda and landscaping the area will be implemented in two sateges. The Stage One includes the development of trade stalls and the Second Stage will include the development of the Devotees' Facility Centre, landscaping and the Car Park.</p>							

Infrastructure Facilities	Water	Capacity Required :				Power	Capacity Required :	
		Existing Capacity :					Existing Capacity :	
	Solid Waste management system	Yes	✓	No		If not alternative proposal		
Use Zone	Mixed Development Zone	Compatibility	Yes		✓	No		

Current Situation

Currently the proposed project site is being used for the weekly fair to be held. During the other days it remains as a vacant land.



Estimated Cost of Project Rs. Mln. 150

150 Mn

Responsible Agencies

Agency Responsible	Authorized Officer
UDA	
Kataragama PS	

Regulations and Consultations

Regulations
Proposed development should be undertaken in conformity with the UDA Planning and Development Regulations.


Consultants

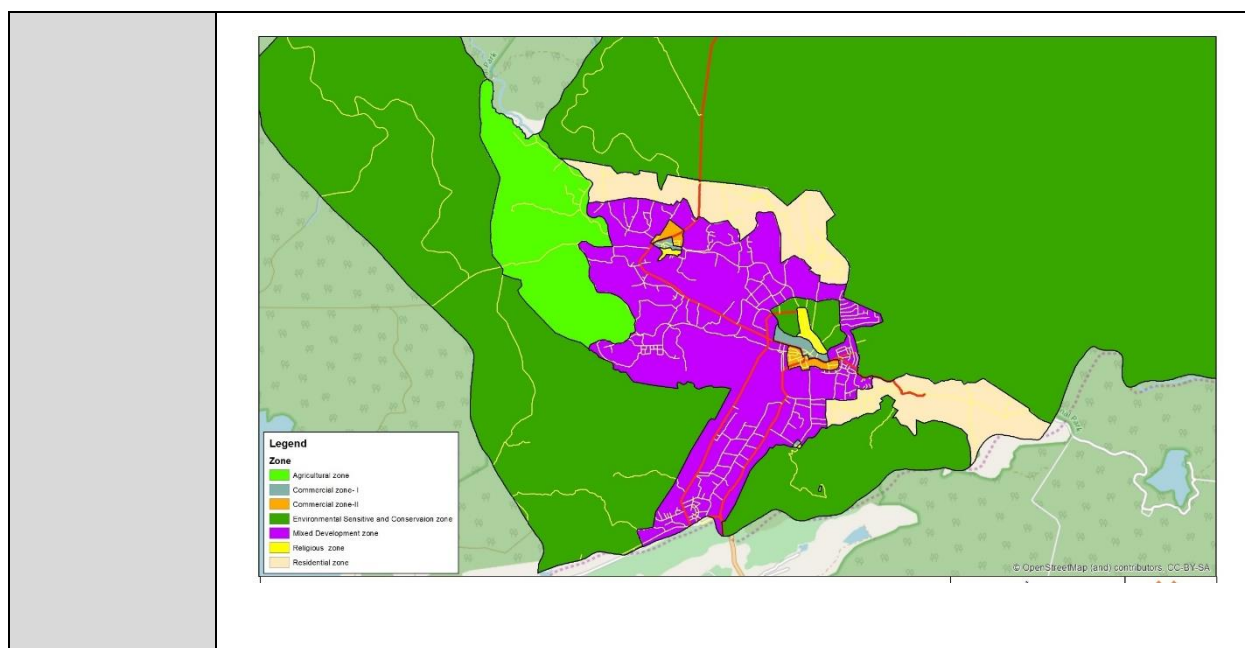
Proposed Car Park Development Project in Sella kataragama near the Water Supply Board's Premises

Project Identification

Project Name	Proposed Car Park Development Project in Sella kataragama near the Water Supply Board's Premises.
Project	Kataragama Town Development Project
Project Proposal	Construction of a New Car Park

Location of the Project

Location	Province	Uva	District	Monaragala
	Divisional Secretariat Division	Kataragama	Local Authority	Katargama PS
Boundaries of the Project Site	North	East	South	West
	-	-	-	-
Access	Thissa-Kataragama Main Road			
Location Map				
Surrounding Land Use	This site is situated, according to the Proposed kand Use Plan of Kataragama, in the commercial zone closer to the sacred area.			



Project’s Justification

Nature of the Project	New	✓	Redevelopment		Expansion		Land Development Only	
Project Type	Environmental	Economic	Landscaping	Historical	Housing	Relocation	Other	
Project Vision	Environmental		Economic			Social		✓
Project Objectives	<ul style="list-style-type: none"> • Provide more facilities to the devotees coming to Kataragama including car parks. • Creation of a pleasant and picturesque urban environment 							
Project Justification	<p>Kataragama is one of the most sacred cities in the Country owing to the location of Kirivehera, Ashtaphala Bodhiya, Ruhunu Kataragama Devalaya (Temple) Wadahitikanda and Sella Kataragama and is an attractive multi religious and cultural town being visited by pilgrims in large numbers for religious and leaisure purposes</p> <p>As a practice most of the long distance devotees and tourists are coming to the Kataragama Sacred area by their own vehicles or by hired vehicles, which they normally park in irregular places as the car parks already provided are</p>							

	insufficient to meet the full need. This ad-hoc parking of vecles in the town area and in the sacred area caused many issues to the devotees as some of such vehicles parked disturbing the walk ways dedicated for the pedestrians. In orer to overcome this irregular parking practice, the Kataragama Development Plan 2021-2030 formulated this proposal for implementation at a site closer to the Water Supply Board's premises.
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Details of Project's Site

Current Land Title	UDA		Private		State Owned	✓
Encumbrances	Yes	✓	No		If not, alternative proposal	
Details of title	Project site is owned by the State.					
Details of Survey Plan	Plan No.	Name of Surveyor	Date of Plan	Land Extent		
	-	-	-	A	R	P

Project's Details

Duration	Shrt-Term (1 >Year:)	✓	Medium-Term (1-3 Years)		Long-Term (3< Years)		Estimated Cost in Rs. Mln.	200 Mn
Funding Source	Treasury and UDA Funds							
Description of project	Development of a Car park at Sella kataragama near the Water Supply Board's Premises							
Infrastructure	Water	Capacity Required:			Power	Capacity Required:		

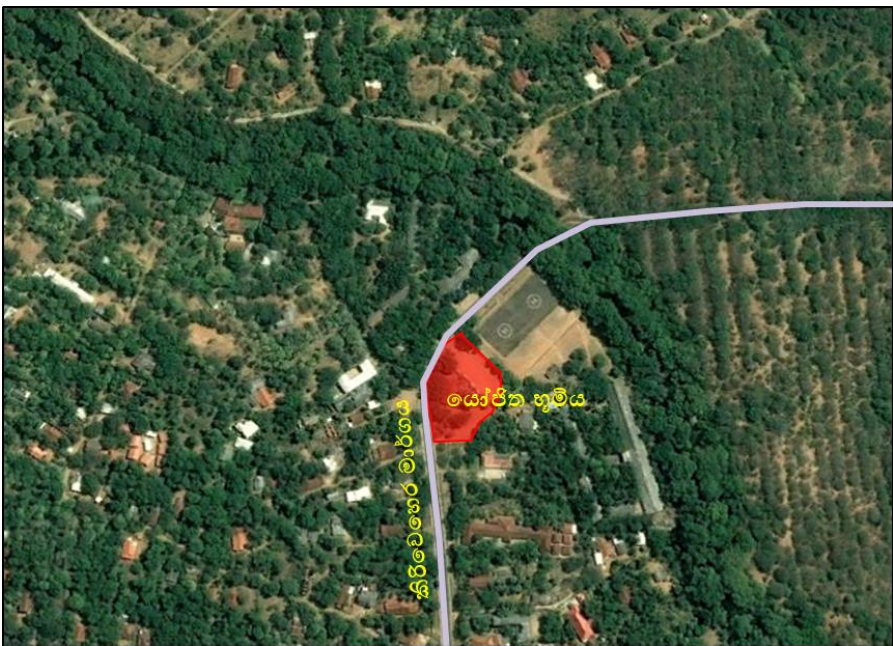
Facilities							
		Existing Capacity:					Existing Capacity:
	Solid Waste management system	Yes	✓	No		If not alternative proposal	
Zone	Mixed Development Zone	Compatibility		Yes	✓	No	
Current Situation							
Currently this site is vacant. It is beebng used as a greenery.							
Estimated Cost of Project							200 Mn
Responsible Agencies							
Agency Responsible		Authorized Officer					
UDA							
Kataragama PS							
Regulations and Consultations		Development should comply with the UDA Planning and Development Regulations.				Consultants	

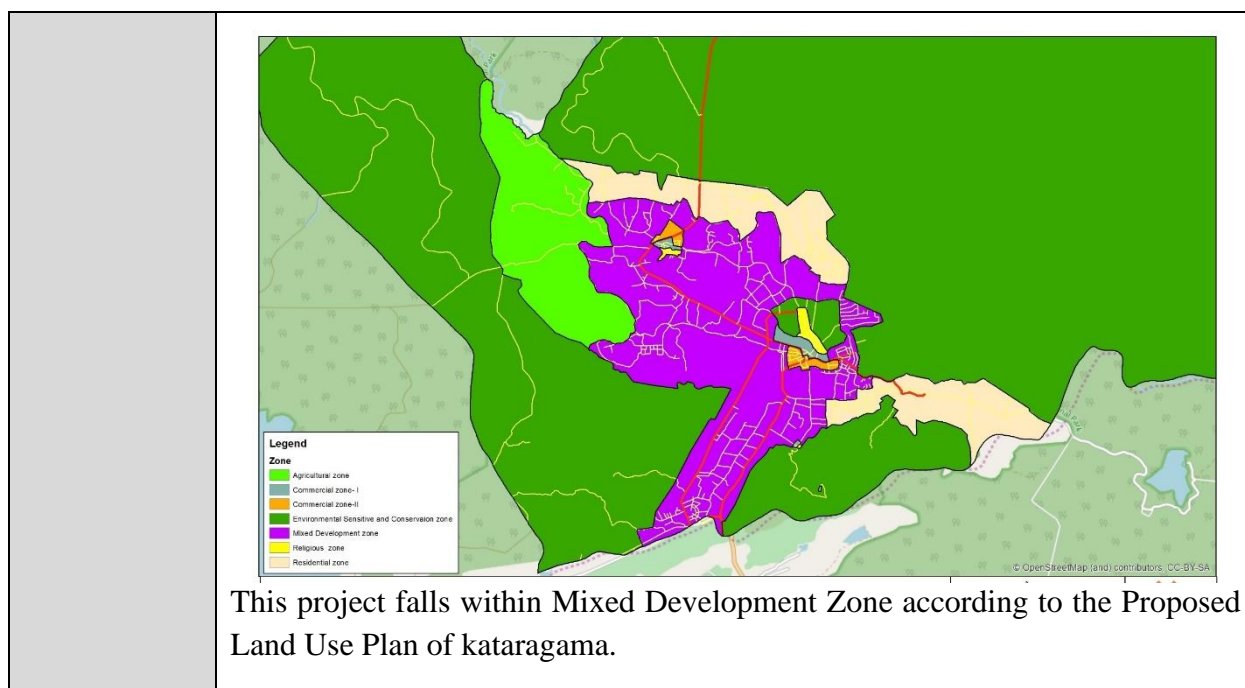
Development of Car Park near the Ganagaramaya

Project Identification

Project Name	Development of Car Park near the Ganagaramaya
Project	Kataragama Town Development project
Project Proposal	Development of a car park with necessary facilities.

Location of the Project

Project Location	Province	Uva	District	Kataragama
	Divisional Secretariat Division	Kataragama	Local Authority	Kataragama PS
Boundaries of the Project Site	North	East	South	West
	-	-	-	-
Access	Kiriwehera Access Raod.			
Location Map				
Surrounding Land Use				



Project’s Justification

Nature of the Project	New		Redevelopment	✓	Expansion		Land Development Only	
Project Type	Conservation	Commercial	Landscape	Historical	Housing	Relocation	Other	
Project Vision	Environmental		Economic			✓	Social	✓
Project Objectives	<ul style="list-style-type: none"> • Provide parking facilities for the visitors/devotees coming to Kataragama • Developing local economy while creating more economic opportunities for the residents while developing their skills. • Creation of a pleasant and picturesque urban environment 							
Project Justification	Kataragama is one of the most sacred cities in the Country owing to the location of Kirivehera, Ashtaphala Bodhiya, Ruhunu Kataragama Devalaya (Temple) Wadahitikanda and Sella Kataragama and is an attractive multi religious and							

	<p>cultural town being visited by pilgrims in large numbers for religious and leisure purposes</p> <p>As a practice most of the long distance devotees and tourists are coming to the Kataragama Sacred area by their own vehicles or by hired vehicles, which they normally park in irregular places as the car parks already provided are insufficient to meet the full need. This ad-hoc parking of vecles in the town area and in the sacred area caused many issues to the devotees as some of such vehicles parked disturbing the walk ways dedicated for the pedestrians. In orer to overcome this irregular parking practice, the Kataragama Development Plan 2021-2030 formulated this proposal for implementation at a site closer to the Gangaramaya Premises.</p>
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Details of Project's Site

Current Land Title	UDA		Private		State Owned	✓
Encumbrances	Yes	✓	No		If not, alternative proposal	
Details of title	Proposed land is belongs to the UDA					
Details of Survey Plan	Plan No.	Name of Surveyor	Date of Plan	Land Extent		
	-	-	-	A	R	P

Project's Details

Duration	Short-Term (1>Year :)		Medium-Term (1-3 Years)	✓	Long-Term (3< Years)		Estimated Cost in Rs. Mln.	200 Mn
Funding Source	Treasury and UDA funds							

Description of the project	This project includes construction of a car park with sanitary facilities and construction of trade stalls. It will be implemented in two stages, first stage will include construction of trade stalls while the second stage includes the construction of the car park and the sanitary facilities.						
Infrastructure Facilities	Water	Capacity Required			Power	Capacity Required	
		Existing Capacity				Existing Capacity	
	Solid Waste management system	Yes	✓	No		If not alternative proposal	
Zone	Mixed Development Zone	Compatibility	Yes	✓	No		

Current Situation

This site is currently used as a car park. There are some trade stalls, 16 in number, serving the devotees by selling them goods and flowers for the religious functions.



Estimated Cost of Project Rs. Mn.

200 Mn

Responsible Agencies		
Agency Responsible	Authorized Officer	
UDA		
Kataragama PS		
Regulations and Consultations	Development should conform to the Planning and Development Regulations of the UDA	Consultants

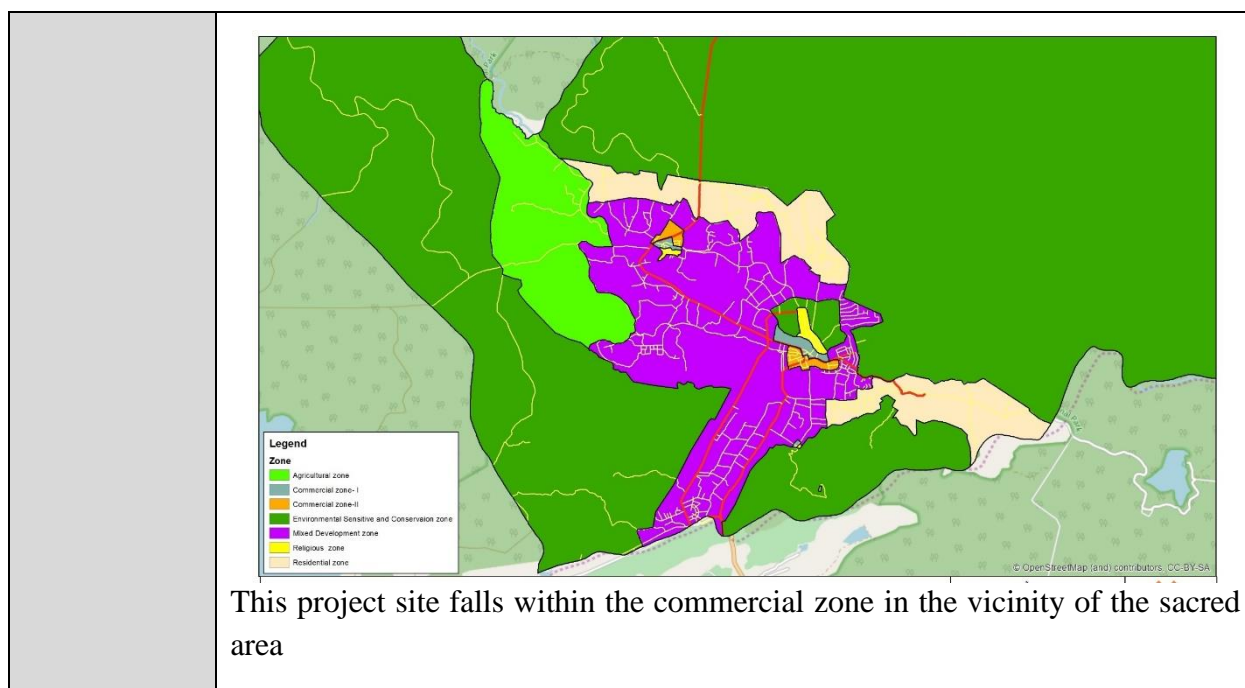
Kataragama No 03 Car Park Development Project

Project Identification

Project Name	Kataragama No 03 Car Park Development Project
Project	Kataragama Town Development Project
Project Proposal	Development of Car Park with commercial facilities

Project's Location

Location	Province	Uva	District	Monaragala
	Divisional Secretariat Division	Kataragama	Local Authority	Kataragama PS
Boundaries of the Project Site	North	East	South	West
	-	-	-	-
Access	Thissa-Kataragama Main Road			
Location Map				
Surrounding Land Use				



Project Justification

Nature of the Project	New		Redevelopment	✓	Expansion		Land Development Only	
Project Type	Conservation	Commercial	Landscaping	Historical	Housing	Relocation	Other	
Project's Vision	Environmental		Economic		✓	Social		✓
Project Objectives	<ul style="list-style-type: none"> • Provide parking facilities for the visitors/devotees coming to Kataragama • Developing local economy while creating more economic opportunities for the residents while developing their skills. • Creation of a pleasant and picturesque urban environment 							
Project's Justification	<p>Kataragama is one of the most sacred cities in the Country owing to the location of Kirivehera, Ashtaphala Bodhiya, Ruhunu Kataragama Devalaya (Temple) Wadahitikanda and Sella Kataragama and is an attractive multi religious and cultural town being visited by pilgrims in large numbers for religious and leaisure purposes</p>							

	As a practice most of the long distance devotees and tourists are coming to the Kataragama Sacred area by their own vehicles or by hired vehicles, which they normally park in irregular places as the car parks already provided are insufficient to meet the full need. This ad-hoc parking of vecles in the town area and in the sacred area caused many issues to the devotees as some of such vehicles parked disturbing the walk ways dedicated for the pedestrians. In orer to overcome this irregular parking practice, the Kataragama Development Plan 2021-2030 formulated this proposal for implementation of a car park with commercial facilities at No 03, Kataragama.
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Details of Project Site

Current Land Title	UDA		Private		State Owned	✓
Encumbrances	Yes	✓	No		If not, alternative proposal	
Details of title	Land is Owned by Kataragama Pradesheeya Sabha					
Details of Survey Plan	Plan No.	Name of Surveyor	Date of Plan	Land Extent		
	-	-	-	A	R	P

Project Details

Duration	Shrt-Term (1>Year:)		Medium-Term (1-3 Years)	✓	Long-Term (3< Years)		Estimated Cost in Rs. Mln.	200 Mn
Funding Source	Treasury and UDA funds							
Description of project	The existing car park will be redeveloped with necessary sanitary facilities and and commercial facilities.							
Infrastructure	Water	Capacity Required :			Power	Capacity Required :		

Facilities	Existing Capacity :				පවතින ධාරිතාවය :	
	Solid Waste management system	Yes	✓	No	If not alternative proposal	
Use Zone	Mixed Development Zone	Compatibility	Yes	✓	No	

Current Situation

Currently this site is being used as a car park together with 21 commercial stalls, unauthorized trade stalls 21 in number and 20 unauthorized housing units..



Estimated Cost of Project Rs. 200 Mn

Responsible Agencies

Agency Responsible	Authorized Officer
Kataragama PS	
UDA	

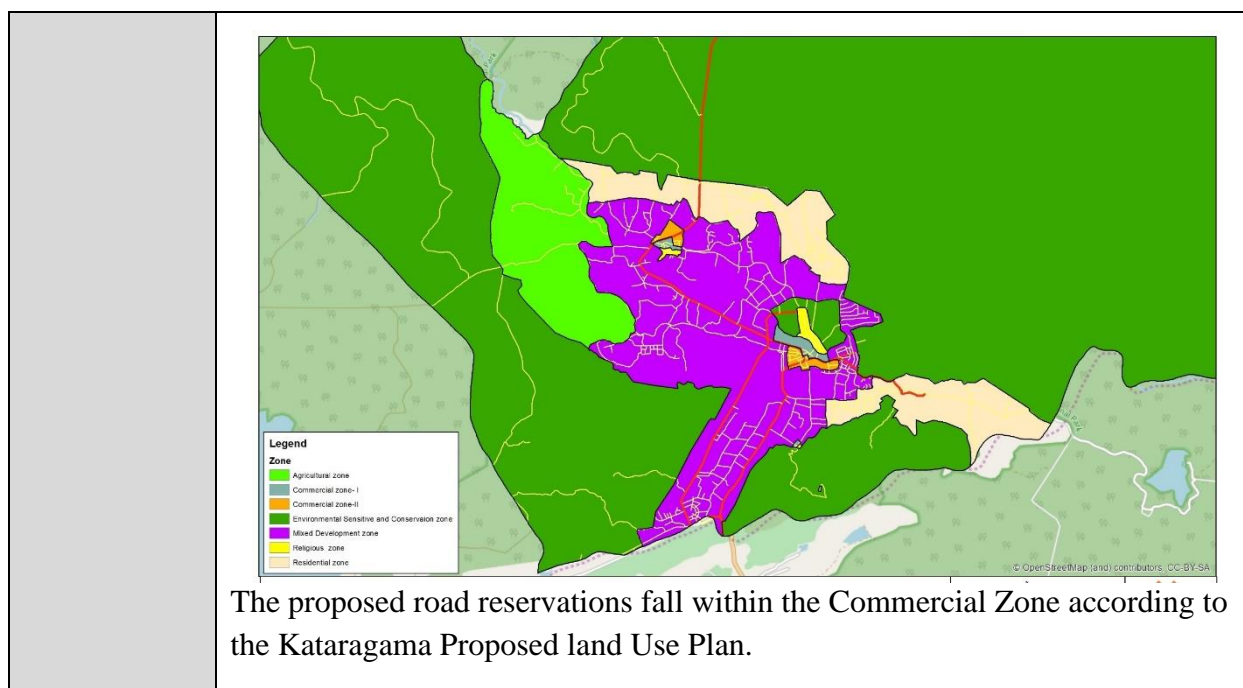
Development of Reservations of selected Roads within the Urban Area of Kataragama for Vehicle parking purposes

Project Identification

Project's Name	Road Reservation Development from Bus Depot to the Dutugamunu Pilgrims' Rest as a car park.
Project	Kataragama Town Development
Project Proposal	Car Parks Development

Project Location

Location	Province	Uva	District	Monaragala
	Divisional Secretariat Division	Kataragama	Local Authority	Kataragama PS
Boundaries of the Project Site	North	East	South	West
Access	Thissa-Kataragama Main Road			
Location Map				
Surrounding Land Use				



Project Justification

Nature of the Project	New	✓	Redevelopment		Expansion		Land Development Only	
Project Type	Conservation	Commercial	Landscaping	Historical	Housing	Relocation	Other	
Project Vision	Environmental		Economic			Social		✓
Project Objectives	<ul style="list-style-type: none"> • Provide more vehicle parking facilities for the visitors • Creating a pleasant and picturesque urban environment 							
Project Justification	<p>Kataragama is one of the most sacred cities in the Country owing to the location of Kirivehera, Ashtaphala Bodhiya, Ruhunu Kataragama Devalaya (Temple) Wadahitikanda and Sella Kataragama and is an attractive multi religious and cultural town being visited by pilgrims in large numbers for religious and leaisure purposes</p>							

	As a practice most of the long distance devotees and tourists are coming to the Kataragama Sacred area by their own vehicles or by hired vehicles, which they normally park in irregular places as the car parks already provided are insufficient to meet the full need. This ad-hoc parking of vecles in the town area and in the sacred area caused many issues to the devotees as some of such vehicles parked disturbing the walk ways dedicated for the pedestrians. In orer to overcome this irregular parking practice, the Kataragama Development Plan 2021-2030 formulated this proposal under the transport development strategy for implementation of a car park with commercial facilities at No 03, Kataragama.
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Details of Project's Site

Current Land Title	UDA		Private		State Owned	✓
Encumbrances	Yes		No		If not, alternative proposal	
Details of title	Road reservation owned by the Road Development Authority (RDA)					
Details of Survey Plan	Plan No.	Name of Surveyor	Date of Plan	Land Extent		
	-	-	-	A	R	P

Project's Details

Duration	Short-Term (1>Year:)		Medium-Term (1-3 Years)	✓	Long-Term (3< Years)		Estimated Cost in Rs. Mln	200 Mn
Funding Source	Treasury and UDA funds							
Description of project	Development of selected Road Reservations for Car Parks in Kataragama							

Infrastructure Facilities	Water	Capacity Required :				Power	Capacity Required :	
		Existing Capacity :					Existing Capacity :	
	Solid Waste management system	Yes	✓	No		If not alternative proposal		
Zone	Mixed Development Zone	Compatibility		Yes	✓	No		

Current Situation

The proposed road reservation is currently abandoned not made of for any use other than a dilapidated drain network, which is unserviceable.



Estimated Cost of Project Rs.

200 Mn

Development of a New Road connecting Gam Udawa Access Road with Sella Kataragama Raja Mawatha

Project Identification

Project Name	Development of a New Road connecting Gam Udawa Access Road with Sella Kataragama Raja Mawatha
Project	Kataragama Town Development Project
Project Proposal	Development of a New Road

Project Location

Location	Province	Uva	District	Monaragala
	Divisional Secretariat Division	Kataragama	Local Authority	Kataragama PS
Boundaries of the Project Site	North	East	South	West
Location map				

Project Justification

Nature of the Project	New	✓	Redevelopment		Expansion		Land Development Only	
Project Type	Conservation	Commercial	Landscape	Historical	Housing	Relocation	Other	
							✓	
Project Vision	Environmental		Economic			Social		✓
Project Objectives	<ul style="list-style-type: none"> • Provide more vehicle parking facilities for the visitors • Creating a pleasant and picturesque urban environment 							
Project Justification	<p>Kataragama is one of the most sacred cities in the Country owing to the location of Kirivehera, Ashtaphala Bodhiya, Ruhunu Kataragama Devalaya (Temple) Wadahitikanda and Sella Kataragama and is an attractive multi religious and cultural town being visited by pilgrims in large numbers for religious and leisure purposes</p> <p>As a practice most of the long distance devotees and tourists are coming to the Kataragama Sacred area by their own vehicles or by hired vehicles, which they normally park in irregular places as the car parks already provided are insufficient to meet the full need. This ad-hoc parking of vecles in the town area and in the sacred area caused many issues to the devotees as some of such vehicles parked disturbing the walk ways dedicated for the pedestrians. In orer to overcome this mobility issues, the Kataragama Development Plan 2021-2030 formulated this proposal under the transport development strategy for implementation of a new road from Gam Udawa Approach Road to the Sella Kataragama Raja Mawatha</p>							

Details of Project Site

Current Land Title	UDA		Private		State Owned	✓
Encumbrances	Yes		No		If not, alternative proposal	
Details of title	Road development Authority owns the road and its reservations on either side of the road.					
Lenght of the Reservation	4 km					

Project Details

Duration	Shrt-Term (1>Year:)		Medium-Term (1-3 Years)	✓	Long-Term (3< Years)		Estimated Cost in Rs. Mln.	50 Mn	
Funding Source	Treasury Funds								
Description of project	Development of new alternative roads								
Infrastructure Facilities	Water	Capacity Required				Power	Capacity Required		
		Existing Capacity					Existing Capacity		
	Solid Waste management system	Yes	✓	No		If not alternative proposal			
Use Zone	Mixed Development Zone	Compatibility		Yes	✓	No			
Estimated Cost of Project								50Mn	

Responsible Agencies

Agency Responsible	Authorized Officer
RDA	
Kataragama PS	

Annexures

Development of a New Road connecting Old Kiriwehera Road with Sithulpawwa Road

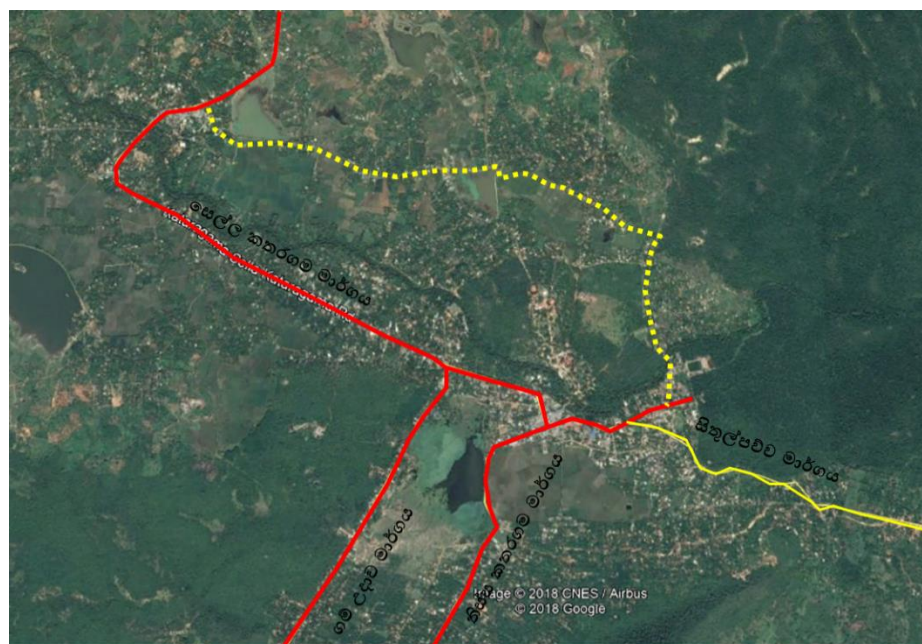
Project Identification

Project Name	Development of a New Road connecting Old Kiriwehera Road with Sithulpawwa Road
Project	Kataragama Town Development Project
Project Proposal	New Roads Development

Project Location

District	Monaragala	District	Monaragala	District
Local Authority	Kataragama PS	Local Authority	Kataragama PS	Local Authority
Boundaries of the Project Site	North	East	South	West

Location Map



Project Justification

Nature of the Project	New		Redevelopment	✓	Expansion		Land Development Only	
Project Type	Conservation	Commercial	Landscape	Historical	Housing	Relocation	Other	
							✓	
Project Vision	Environmental		Economic			Social		✓
Project Objectives	<ul style="list-style-type: none"> • Provide mobility facilities to the visitors coming to Kataragama • Ease the vehicular traffic congestion in the urban area and create a pleasant and picturesque built environment 							
Project Justification	<p>During the festival seasons and week ends Kataragama Sacred area received a large number of devotees and visitors. So do the passenger vehicles, which caused severe traffic congestion in the urban area as well as the sacred area. This situation creates a difficult time for the visitors and the devotees. With this issue in mind the Kataragama Development Plan 2021-2030 made a proposal under the transport Development Strategy to identify alternative roads for development. Development of this new road was one of them identified under that strategy for development connecting Kiriwehera Old Road with the Sithulpwawa Road.</p>							

Details of Project Site

Current Land Title	UDA		Private		State Owned	✓
Encumbrances	Yes		No		If not, alternative proposal	
Details of title	Lands required for the proposed road are owned by the Kataragama PS					
Length of the proposed road	7 km					

Project Details

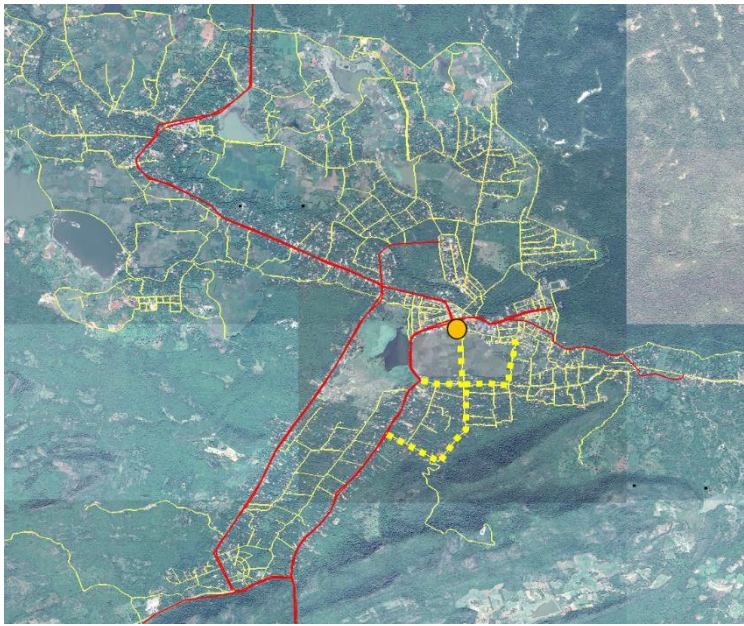
Duration	Short-Term (1>Year:)		Medium-Term (1-3 Years)	✓	Long-Term (3< Years)	Estimated Cost in Rs. Mln.	
Funding Source	Treasury Funds						
Description of project	Construction of a new alternative road						
Infrastructure Facilities	Water	Capacity Required			Power	Capacity Required	
		Existing Capacity				Existing Capacity	
	Solid Waste management system	Yes	✓	No		If not alternative proposal	
Use Zone	Mixed Development Zone	Compatibility		Yes	✓	No	
Estimated Cost of Project Rs. Mln. 70							
Responsible Agencies							
Agency Responsible		Authorized Officer					
RDA							
Kataragama PS							
Regulations and Consultations		Development should conform to the development & planning regulations of the			Consultants		

Development of Roads from Wadahitikanda to the Kataragama Town

Identification of project

Project Name	Development of Roads from Wadahitikanda to the Kataragama Town
Project	Kataragama Town Development
Project Proposal	Road Developments

Project Location

Project Location	Province	Uva	District	Monaragala
	Divisional Secretariat Division	Kataragama	Local Authority	Kataragama PS
Boundaries of the Project Site	North	East	South	West
Project Location				

Project Justification

Nature of the Project	New		Redevelopment	✓	Expansion		Land Development Only	
Project Type	Conservation	Commercial	Landscaping		Historical	Housing	Relocation	Other
								✓
Project Vision	Environmental		Economic				Social	✓
Project Objectives	<ul style="list-style-type: none"> • Provide mobility facilities to the visitors coming to Kataragama • Ease the vehicular traffic congestion in the urban area and create pleasant and picturesque built environment 							
Project's Justification	<p>During the festival seasons and week ends Kataragama Sacred area received a large number of devotees and visitors. So do the passenger vehicles, which caused severe traffic congestion in the urban area as well as the sacred area. This situation creates a difficult time for the visitors and the devotees. With this issue in mind the Kataragama Development Plan 2021-2030 made a proposal under the transport Development Strategy to identify alternative roads for development. Development of this new road was one of them identified under that strategy for development connecting Wadahitikanda with the Kataragama Town.</p>							

Details of Project's Site

Current Land Title	UDA		Private		State Owned	✓
Encumbrances	Yes		No		If alternative proposal not,	
Details of title						
				Land Extent		

Details of Survey Plan	Plan No.	Name of Surveyor	Date of Plan	A	R	P

Project's Details

Duration	Shrt-Term (1>Year:)		Medium-Term (1-3 Years)	✓	Long-Term (3< Years)	Estimated Cost in Rs. Mln.	80
Funding Source	Treasury Funds						
Description of project	Construction of new alternative roads						
Infrastructure Facilities	Water	Capacity Required			Power	Capacity Required	
		Existing Capacity				Existing Capacity	
	Solid Waste management system	Yes	✓	No		If not alternative proposal	
Use Zone	Mixed Development Zone	Compatibility		Yes	✓	No	
Estimated Cost of Project Rs. Mn. 80							
Responsible Agencies							
Agency Responsible		Authorized Officer					
RDA							
Kataragama PS							

Detagamuwa Tank Walk Way Development

Identification of the Project

Project Name	Dertagamuwa Tank Walk Way Development
Project	Kataragama Town Development Project
Project Proposal	Development of Walk ways

Project Location

Project Location	Province	Uva	District	Monaragala
	Divisional Secretariat Division	Kataragama	Local Authority	Kataragama PS
Boundaries of the Project Site	North	East	South	West
Access	-			

Location Map



Project Justification

Nature of the Project	New	✓	Redevelopment	Expansion		Land Development Only	
Project Type	Conservation	Commercial	Landscaping	Historical	Housing	Relocation	Other
			✓				
Project Vision	Environmental		Economic			Social	✓
Project Objectives	<ul style="list-style-type: none"> • Creation of a pedestrian-friendly environment within the urban area. • Creation of a pleasant and picturesque urban environment 						
Project Justification	<p>During the festival seasons and week ends Kataragama Sacred area received a large number of devotees and visitors. But such visitors do not have opportunity to enjoy visitor-friendly infrastructure facilities within the town and the sacred area. The Kataragama Development Plan 2021-2030 identified this issue and set out a proposal under the Transport Development Strategy to identify and develop pedestrian walkways. The Detagamuwa Tank Walkway is one of them to be developed as a project.</p>						

Details of Project Site

Current Land Title	UDA		Private		State Owned	✓
Encumbrances	Yes	✓	No		If not, alternative proposal	
Details of title	Kataragama Pradeshiya Sabha					

Project Details

Duration	Short-Term (1>Year:)	Medium-Term (1-3 Years)	✓	Long-Term (3< Years)	Estimated Cost in Rs. Mln.	120
Funding Source	Treasury Funds					
Description of project	Walkways Development					
Infrastructure Facilities	Water	Capacity Required		Power	Capacity Required	
		Existing Capacity			Existing Capacity	
	Solid Waste management system	Yes	✓	No	If not alternative proposal	
Zone	Mixed Development Zone	Compatibility	Yes	✓	No	
Estimated Cost of Project Rs. Mn. 120						
Responsible Agencies						
Agency Responsible		Authorized Officer				
RDA						
Kataragama PS						

Development of Walkways in Kataragama Town

Project Identification

Project Name	Development of Walkways in Kataragama Town
Project	Kataragama Town development Project
Project Proposal	<ul style="list-style-type: none"> i. Walkway development from Detagamuwa Urban Park to the Dewalaya Approach road connecting Gotaimbara Mawatha. ii. Walkway Development from Detagamuwa Urban Park to Dewalaya entrance road connecting Saddhathissa Mawatha.

Project Location

Project Location	Province	Uva	District	Monaragala
	Divisional Secretariat Division	Kataragama	Local Authority	Kataragama PS
Boundaries of the Project Site	North	East	South	West

Location Map	
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Project Justification

Nature of the Project	New	✓	Redevelopment		Expansion		Land Development Only	
Project Type	Conservation	Commercial	Landscape	Historical	Housing	Relocation	Other	
							✓	
Project Vision	Environmental		Economic			Social		✓
Project Objectives	<ul style="list-style-type: none"> • Creation of people –friendly environment within the town • Creation of a pleasant and picturesque urban environment 							
Project Justification	<p>During the festival seasons and week ends Kataragama Sacred area received a large number of devotees and visitors. But such visitors do not have opportunity to enjoy visitor-friendly infrastructure facilities within the town and the sacred area. The Kataragama Development Plan 2021-2030 identified this issue and set out a proposal under the Transport Development Strategy to identify and develop pedestrian walkways.</p>							

Details of Project Site

Current Land Title	UDA		Private		State Owned	✓
Encumbrances	Yes	✓	No		If not, alternative proposal	
Details of title	Lands are under the possession of Kataragama PS and the RDA					

Project Details

Duration	Short-Term (1<Year)		Medium-Term (1-3 Years)	✓	Long-Term (3< Years)		Estimated Cost in Rs. Mn.	150 Mn
Funding Source	Treasury Funds							
Description of project	Development of Pedestrians' Walkways							
	1	Construction of a walkway from Detagamuwa Urban Park to Dewalaya approach road connecting Gotaimbara Mawatha					700m	
	2	Construction of a walkway from Detagamuwa Urban Park to Dewalaya approach road connecting Saddhathissa Mawatha					650m	
		Project's activities		• Development of a drainage network along the walkways				
Infrastructure Facilities	Water	Capacity Required				Power	Capacity Required	
		Existing Capacity					Existing Capacity	
	Solid Waste management system	Yes	✓	No		If not alternative proposal		
Zone	Mixed Development Zone	Compatibility		Yes	✓	No		

Current Situation



Estimated Cost of Project

150 Mn

Responsible Agencies

Agency Responsible	Authorized Officer
RDA	
Kataragama PS	

Development of Walkways in Sella Kataragama

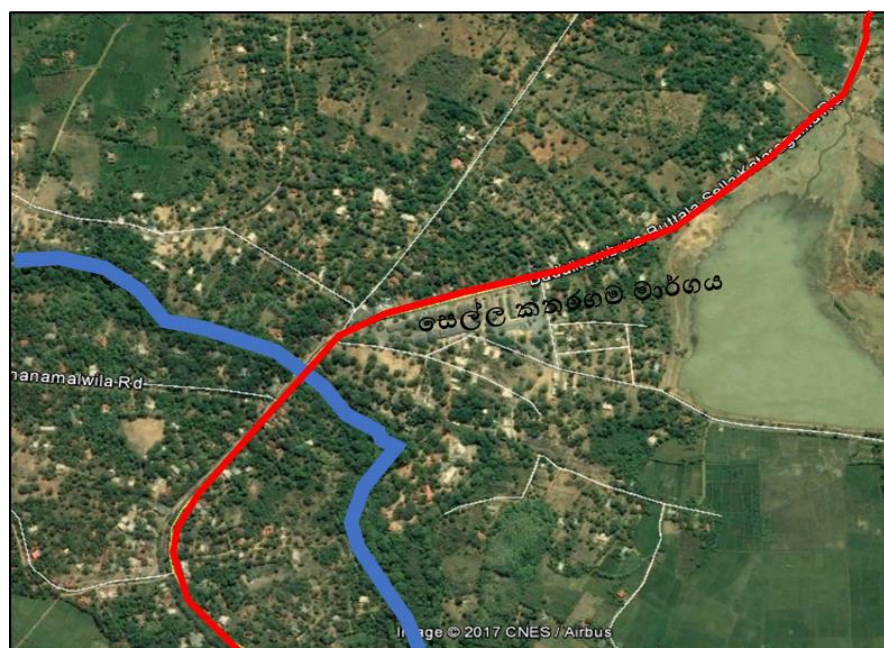
Project Identification

Project Name	Development of Walkways in Sella Kataragama
Project	Kataragama Town Development Project
Project Proposal	Development of Walkways

Project Location

Project Location	Province	Uva	District	Monaragala
	Divisional Secretariat Division	Kataragama	Local Authority	Kataragama PS
Boundaries of the Project Site	North	East	South	West

Location Map



Project's Justification

Nature of the Project	New	✓	Redevelopment	Expansion		Land Development Only	
Project Type	Conservation	Commercial	Landscaping	Historical	Housing	Relocation	Other
							✓
Project Vision	Environmental		Economic			Social	✓
Project Objectives	<ul style="list-style-type: none"> • Creation of a people – friendly environment within the town • Creation of a pleasant and picturesque urban environment 						
Project Justification	<p>During the festival seasons and week ends Kataragama Sacred area received a large number of devotees and visitors. But such visitors do not have opportunity to enjoy visitor-friendly infrastructure facilities within the town and the sacred area. The Kataragama Development Plan 2021-2030 identified this issue and set out a proposal under the Transport Development Strategy to identify and develop pedestrian walkways in Sella Kataragama</p>						

Details of Project Site

Current Land Title	UDA		Private		State Owned	✓
Encumbrances	Yes		No		If not, alternative proposal	
Details of title	Kataragama PS owns the lands required for the proposed walkway.					

Project Details


Duration	Short-Term (1>Year:)		Medium-Term (1-3 Years)	✓	Long-Term (3< Years)		Estimated Cost in Rs. Mn.	150Mn
Funding Source	Treasury funds							
Description of project	Construction of walkways							
Infrastructure Facilities	Water	Capacity Required			Power	Capacity Required		
		Existing Capacity				Existing Capacity		
	Solid Waste management system	Yes	✓	No		If not alternative proposal		
Zone	Mixed Development Zone	Compatibility		Yes	✓	No		
Estimated Cost of Project							150 Mn	
Responsible Agencies								
Agency Responsible				Authorized Officer				
RDA								
Kataragama PS								

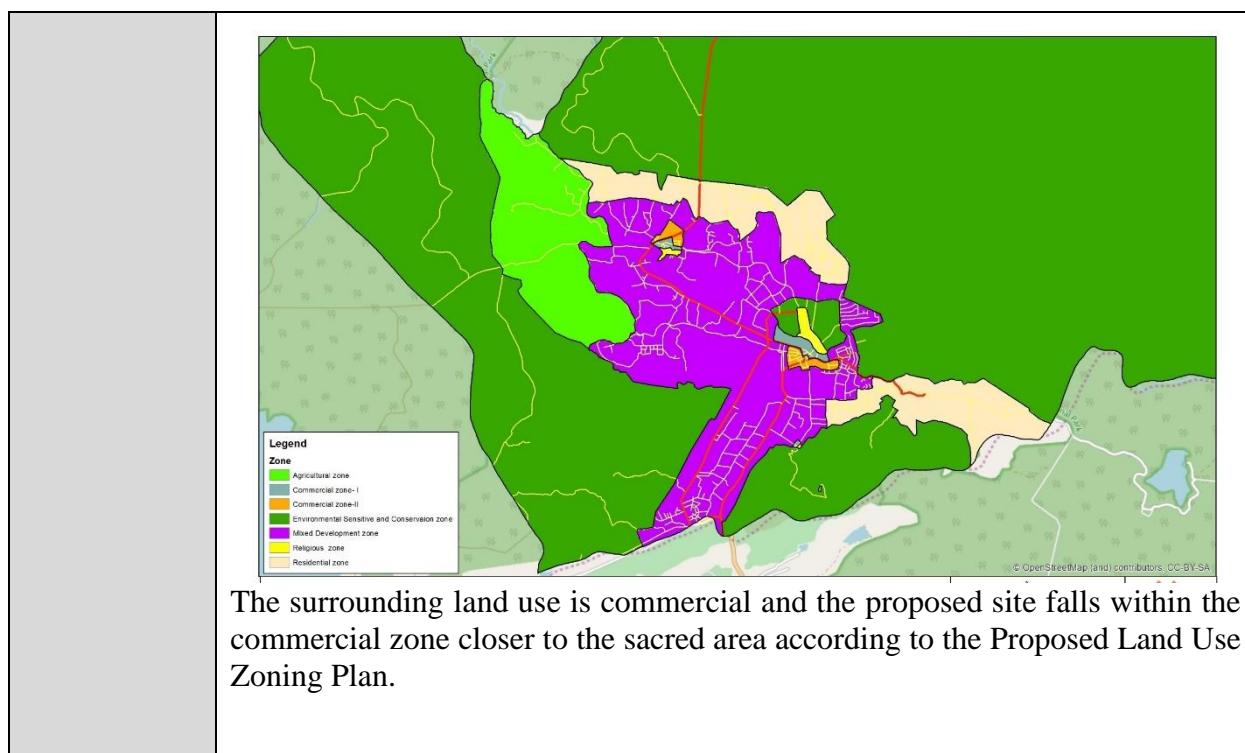
Construction of a Drinking Water Purification Plant

Project Identification

Project's Name	Construction of a Drinking Water Purification Plant
Project	Kataragama Town Development Project
Project Proposal	Construction of a water purificataion plant

Project Location

Project Location	Province	Uva	District	Monaragala
	Divisional Secretariat Division	Kataragama	Local Authority	Kataragama PS
Boundaries of the Project Site	North	East	South	West
Access	Dewalaya Entrance Road			
Location Map				
Surrounding Land Use				



Project Justification

Nature of the Project	New	✓	Redevelopment	Expansion		Land Development Only	
Project Type	Conservation	Commercial	Landscape	Historical	Housing	Relocation	Other
							✓
Project's Vision	Environmental		Economic			Social	✓
Project Objectives	<ul style="list-style-type: none"> Provide safe drinking water to the residents as well as the visitors. 						
Project's Justification	<p>The large crowd of devotees and visitors of Kataragama including the residents cannot fulfill their water needs fully due to the limited capacity of existing water purification plant in Kataragama. During the peak days of visitors and the devotees the water need per day has been estimated to be 10000 cbm or more, but the capacity of the purification plant is only 6500 cbm per day demonstrating a water shortage of 4000 cbm of purified water during the peak</p>						

	days. As such the Kataragama Development Plan 2021-2030 proposes to establish a new water purification plant in Kataragama with a capacity of 15,000 m ³ .
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Details of Project Site

Current Land Title	UDA		Private		State Owned	✓
Encumbrances	Yes	✓	No		If not, alternative proposal	
Details of title	State Owned- under the Divisional Secretariat of kataragama					
Details of Survey Plan	Plan No.	Name of Surveyor	Date of Plan	Land Extent		
				A	R	P

Project Details

Duration	Short-Term (1<Year:)		Medium-Term (1-3 Years)		Long-Term (3< Years)	✓	Estimated Cost in Rs. Mn.	200Mn
Funding Source	Treasury and UDA funds							
Description of project	Construction of a water intake and a water purification plant at Kohomba Digana with the purification capacity of 15000 m ³ per day							
Infrastructure Facilities	Water	Capacity Required			Power	Capacity Required		
		Existing Capacity				Existing Capacity		

	Solid Waste management system	Yes	✓	No		If not alternative proposal	
Use Zone	Commercial Zone near the sacred area	Compatibility	Yes	✓	No		
Current Situation Proposed site is a part of the Tree Planted Green area and is free of encumbrances.							
Estimated Cost of the Project Rs. Mn						200 Mn	
Responsible Agencies							
Agency Responsible				Authorized Officer			
NWS&DB							
Kataragama PS							

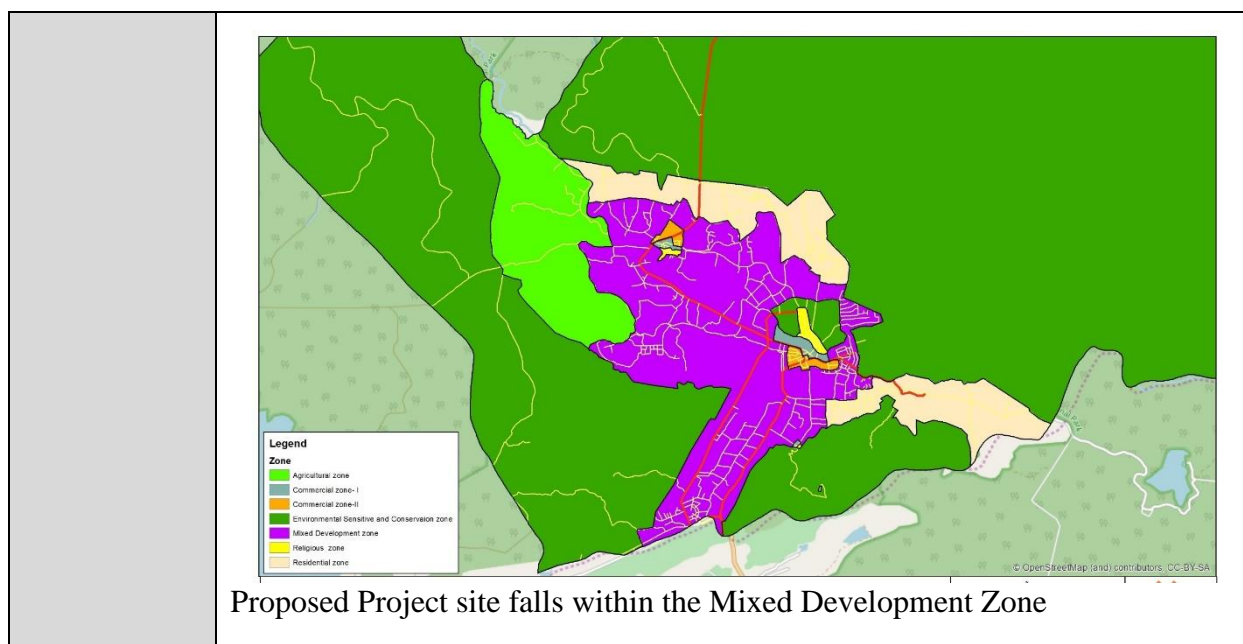
Waste Recycling Plant Expansion Project

Project Identification

Project Name	Galapitagalayaya Waste Recycling Plant Expansion Project
Project	Kataragama Town Development Project
Project Proposal	Expansion of the existing waste recycling plant with facilities

Project location

Project Location	Province	Uva	District	Monaragala
	Divisional Secretariat Division	Kataragama	Local Authority	Kataragama PS
Boundaries of the Project Site	North	East	South	West
Access	Gam Udawa Access Road			
Location Map				
Surrounding Land Use				



Project Justification

Nature of the Project	New	✓	Redevelopment	Expansion	Land Development Only		
Project Type	Conservation	Commercial	Landscaping	Historical	Housing	Relocation	Other
						✓	
Project Vision	Environmental		Economic		Social	✓	
Project Objectives	<ul style="list-style-type: none"> • Establishment of an efficient solid waste recycling system • Creation of a pleasant and picturesque urban environment 						
Project Justification	<p>Current solid waste management system has become inefficient due to its under capacity and poor management efficiency. The solid waste generation in the town is considerably high due to the arrival of a large crowd as devotees and visitors in Kataragama. A large volume of wastes is generated in Kataragama sacred area, Sella Kataragama and Wadahitikanda.</p> <p>The current Galapitagala yaaya waste management centre is functioning under capacity and cannot cope up with the volume of wastes coming in to the centre. As a result the management has been compelled to dispose the waste in to open lands creating a health hazard within the locality. As such</p>						

	expansion of the centre with necessary facilities has become vital in the present context of solid waste management system.
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Details of Project Site

Current Land Title	UDA		Private		State Owned	✓
Encumbrances	Yes	✓	No		If not, alternative proposal	
Details of title	Kataragama PS owns the land where the current centre is located					
Details of Survey Plan	Plan No.	Name of Surveyor	Date of Plan	Land Extent		
				A	R	P

Project Details

Duration	Short-Term (1>Year:)		Medium-Term (1-3 Years)	✓	Long-Term (3< Years)		Estimated Cost in Rs. Mln.	100
Funding Source	Treasury Funds							
Description of project	Expansion of the Galapitagalayaaya Solid Wastes management Centre includes following. 1. Provide a Bob Cat Machine with sufficient capacity 2. Provide a Cuuter machine. 3. Filling yard with 5 parts.							
Infrastructure Facilities	Water	Capacity Required			Power	Capacity Required		
		Existing Capacity				Existing Capacity		
	Solid Waste	Yes	✓	No		If not alternative proposal		

	managem nt system						
Zone	Mixed Development Zone	Compatibility	Yes	✓	No		

Current Situation



Current Solid Waste management Centre at galapitagalayaaya

Estimated Cost of Project Rs. Mln.

Responsible Agencies

Agency Responsible	Authorized Officer
Kataragama PS	

Regulations and Consultations

Development should conform to the development & planning regulations of the

Consultants

Development of “Sewa Piyasa” to purchase recyclable solid wastes

Project Identification

Project's Name	Construction of “Sewa Piyasa”
Project	Kataragama Town Development Project
Project Proposal	Establishment of Sewa Piyasa to purchase recyclable wastes. i) Kataragama Public Bus Stand Premises ii) Sella Kataragama, at a site near the Community Centre.

Project Location

Project's Location	Province	Uva	District	Monaragala
	Divisional Secretariat Division	Kataragama	Local Authority	Kataragama PS

Project Justification

Nature of the Project	New	✓	Redevelopment	Expansion		Land Development Only	
Project Type	Conservation	Commercial	Landscape	Historical	Housing	Relocation	Other
						✓	
Project Vision	Environmental		Economic			Social	✓
Project Objectives	<ul style="list-style-type: none"> Establishment of a sustainable wastes management system in Kataragama Creation of a pleasant and picturesque urban environment. 						
Project Justification	Current solid waste management system has become inefficient due to it's under capacity and poor management efficiency. The solid waste generation in the town is considerably high due to the arrival of a large crowd as devotees and visitors in Kataragama. A large volume of wastes						

	<p>is generated in Kataragama sacred area, Sella Kataragama and Wadahitikanda.</p> <p>Current waste management system is functioning under capacity. The waste generated in Kataragama includes a higher percentage of recyclable wastes. Therefore the Kataragama Development Plan identified a proposal to purchase such wastes for recycling purposes which could supplement the overall waste management system in Kataragama.</p>
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Details of Project Site

Current Land Title	UDA		Private		State Owned	✓
Encumbrances	Yes	✓	No		If not, alternative proposal	
Details of title	Pradesheeya Sabha					

Project Details

Duration	Short-Term (1>Year:)	✓	Medium-Term (1-3 Years)		Long-Term (3< Years)		Estimated Cost in Rs. Mn.	10
Funding Source	Treasury funds							
Description of project	Establishment of wastes purchasing centres							
Infrastructure Facilities	Water	Capacity Required			Power	Capacity Required		
		Existing Capacity				Existing Capacity		
	Solid Waste	Yes	✓	No		If not alternative proposal		

	managem nt system						
Use Zone	Mixed Development Zone	Compati bility	Yes	✓	No		
Current Situation							
Estimated Cost of Project Rs. Mln.							
Responsible Agencies							
Agency Responsible		Authorized Officer					
Kataragama PS							

Development of Agro Products Sale Centre

Project Identification

Project Name	Development of Agro Products Sale Centre
Project	Kataragama Town Development Project
Project Proposal	Construction of a new Agro Product Sales Centre

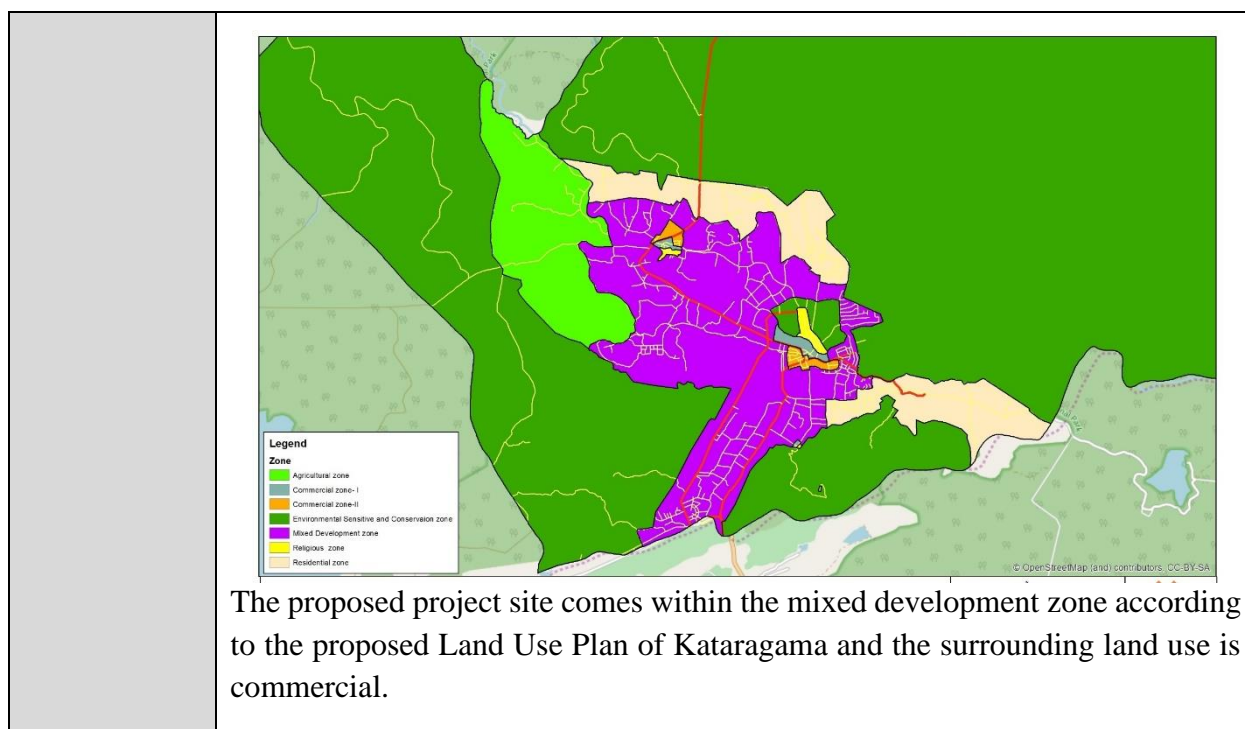
Project Location

Project Location	Province	Uva	District	Monaragala
	Divisional Secretariat Division	Kataragama	Local Authority	Kataragama PS
Boundaries of the Project Site	North	East	South	West

Access	Thissa-kataragama main Road
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Location Map	
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Surrounding Land Use	
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Project Justification

Nature of the Project	New	P	Redevelopment		Expansion		Land Development Only	
Project Type	Conservation	Commercial	Landscape	Historical	Housing	Relocation	Other	
		✓						
Project Vision	Environmental		Economic			✓	Social	
Project Objectives	<ul style="list-style-type: none"> Creation of more commercial opportunities to the residents while strengthening the local economy 							
Project Justification	<p>The economic activities of Kataragama are gradually focusing on commercial activities relating to providing goods and services to the large crowd of devotees and visitors flocking on in Kataragama to attend religious functions during the festive seasons and week ends. This process demonstrates a transformation of the economic base of Kataragama from an agricultural economy to a tourism based economy. Most of these activities are dependent on religious functions.</p>							

Details of Project Site

Current Land Title	UDA	✓	Private		State Owned	
Encumbrances	Yes	✓	No		If not, alternative proposal	
Details of title	UDA					
Details of Survey Plan	Plan No.	Name of Surveyor	Date of Plan	Land Extent		
				A	R	P

Project Details

Duration	Short-Term (1<Year)		Medium-Term (1-3 Years)		Long-Term (3< Years)		Estimated Cost in Rs. Mln.	10 Mn
Funding Source	Treasury Funds							
Description of project	Development of agro products sale centre							
Infrastructure Facilities	Water	Capacity Required			Power	Capacity Required		
		Existing Capacity				Existing Capacity		
	Solid Waste management system	Yes	✓	No		If not alternative proposal		
Zone	Mixed Development Zone	Compatibility	Yes	✓	No			
Estimated Cost of Project								200 Mn

Responsible Agencies


Agency Responsible	Authorized Officer
Kataragama PS	

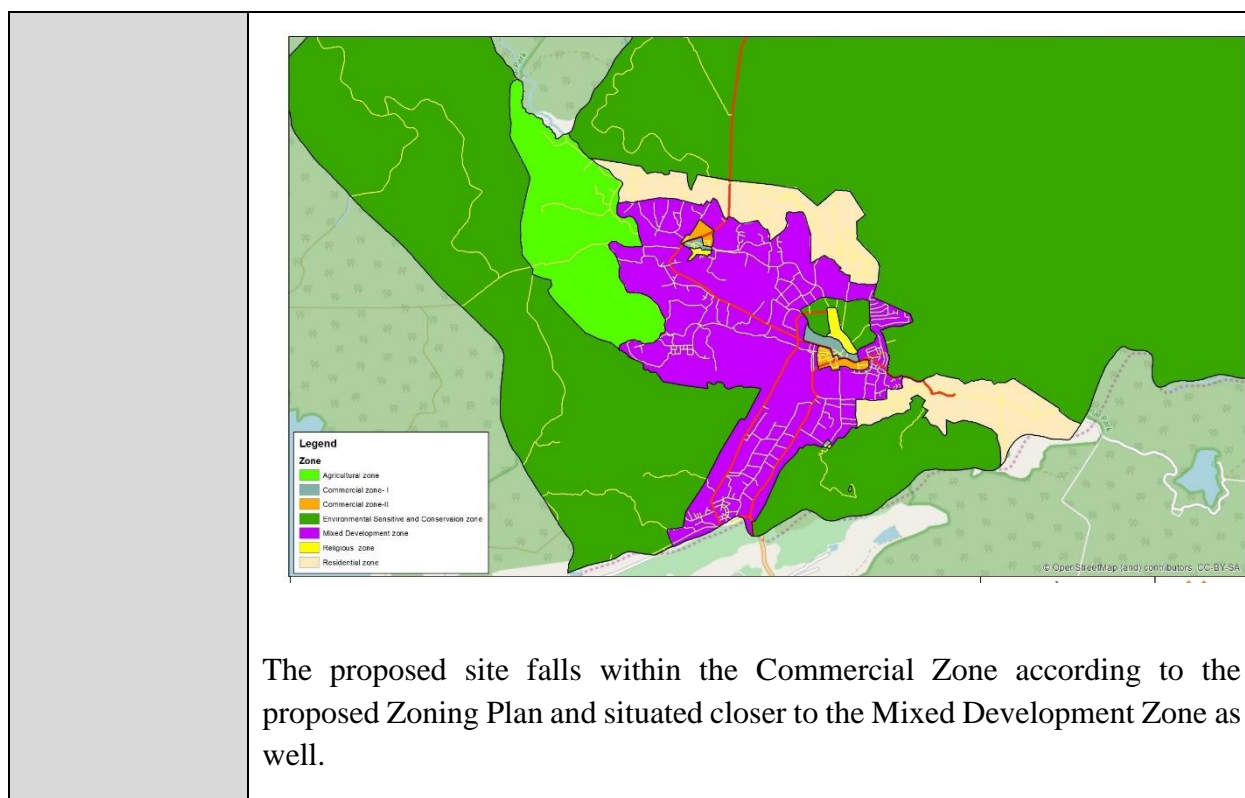
Mixed Development at the Wimalasena Mawatha (Road)

Identification of the Project

Project Name	Wimalasena Mawatha Mixed Development Project
Project	Kataragama Town Development Project
Project Proposal	

Project Location

Project Location	Province	Uva	District	Monaragala
	Divisional Secretariat Division	Kataragama	Local Authority	Kataragama PS
Boundaries of the Project Site	North	East	South	West
Access	K.M.Wimalasena Mawatha			
Project Location				
Surrounding Land Use				



Project Justification

Nature of the Project	New	<input type="checkbox"/>	Redevelopment		Expansion		Land Development Only	
Project Type	Conservation	Commercial	Landscape	Historical	Housing	Relocation	Other	
		✓						
Project Vision	Environmental		Economic		✓	Social		✓
Project Objectives	<ul style="list-style-type: none"> • Provide commercial and infrastructure facilities for the visitor population • Empower the local residents and offer them with more commercial opportunities. • Development of urban environment with beauty 							
Project Justification	Sustainable visitor population growth increases demand for many services and facilities in Kataragama. The proposed mixed development project will help							


	local residents strengthening their living conditions through creation of more commercial opportunities in the project.
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Details of Project Site

Current Land Title	UDA	✓	Private		State Owned	
Encumbrances	Yes	✓	No		If not, alternative proposal	
Details of title	Ownership - UDA					
Land Extent	Acres: 1.5 R : P:					

Project Details

Duration	Short-Term (1>Year:)		Medium-Term (1-3 Years)		Long Term (3< Years)	- ✓	Estimated Cost in Rs. Mn	200 Mn
Funding Source	Treasury and UDA funds							
Description of project	Wimalasena Mawatha Mixed Development project will be implemented in two stages. The first stage includes construction of sanitary facilities while the second stage includes development of car parks, accommodation facilities and landscaping							
Infrastructure Facilities	Water	Capacity Required			Power	Capacity Required		
		Existing Capacity				Existing Capacity		

	Solid Waste management system	Yes	✓	No		If not alternative proposal	
Use Zone	Mixed Development Zone	Compatibility	Yes	✓	No		
Current Situation							
Vacant land							
							
Estimated Cost of Project							300 Mn
Work Items					Cost in Rs. Mln		
Stage I					150 Mn		
Stage II					150Mn		
Total					300Mn		

**KATARAGAMA DEVELOPMENT PLAN
2021-2030**

PART II



URBAN DEVELOPMENT AUTHORITY

Chapter 07

Development Zones and Zoning Guidelines

7.1. Introduction

The Development Zones were identified in a manner appropriate for approaching the vision of 2030, formed for Kataragama with a view of developing a destination, rich of greeneries and socio-economic developments for the benefit of the pilgrims who shall be attracted by its religious and emotional environment of the Most Sacred Town in the Kataragama.

In the process of identifying most appropriate zoning system for the entire planning area, the assessment of development limitations of the area was analysed more accurately on consideration of the following conditions.

- Sensitivity Analysis

Under this analysis the main attention was focused on the identification of the sensitive areas where the development should be controlled. Such sensitive areas include water bodies, paddy fields, forests, and wetlands as well as places of religious, archeological and historically significant. (Annexure 5.13)

- Bearing Capacity Analysis

The bearing capacity of each Gramasewa Division of Kataragama was assessed, which included road network prevailing in the area, entertainment and leisure facilities, water supply, and development potential of each division and their capacity to accommodate the future population. (Annexure 5.14)

- Development Potential Analysis

Under this analysis the networks of providing basic needs of resident population such as education, health and other necessities and their distribution within each division including the area of service and their potentials were identified. (Annexure 5.15)

- Development pressure Analysis

The Development Pressure analysis has been focussed on identifying the road density of the planning area, areas of building developed and their densities, population density, population

growth rate and the land use pattern of the area including the development trend and its progressive directions were identified.

According to the future development trends and potentials the development zoning was implemented while focussing the attention on the densities and potential analysis of each division.

In the process of zoning the areas, the attention was focussed on identifying areas where environment, cultural and religious sensitivity is minimum and the development potential is high and as well as the areas where the comparative bearing capacities are in the higher order. This method helped assessing the values comparatively and to assign values. The areas which are having higher values were identified as the areas of higher potential of development while the areas secured lower values were identified as the low potential areas of developments. Accordingly the areas of low values secured were defined as low density development areas or development limiting areas.

According to the said analysis and its results 07 development zones were identified under the 4 main density categories.

- 1) Zones with development of high Density
 - a. Mixed Development Zone
 - b. Commercial Zone -I
- 2) Zones with general development Density
 - c. Residential Zone
- 3) Zones with low development Density
 - d Commercial Zone .- I
 - e. Agriculture Promotion Zone
- 4) Zone with no development
 - f. Environment Conservation and Sensitive Zone
 - g. Sacred area Zone

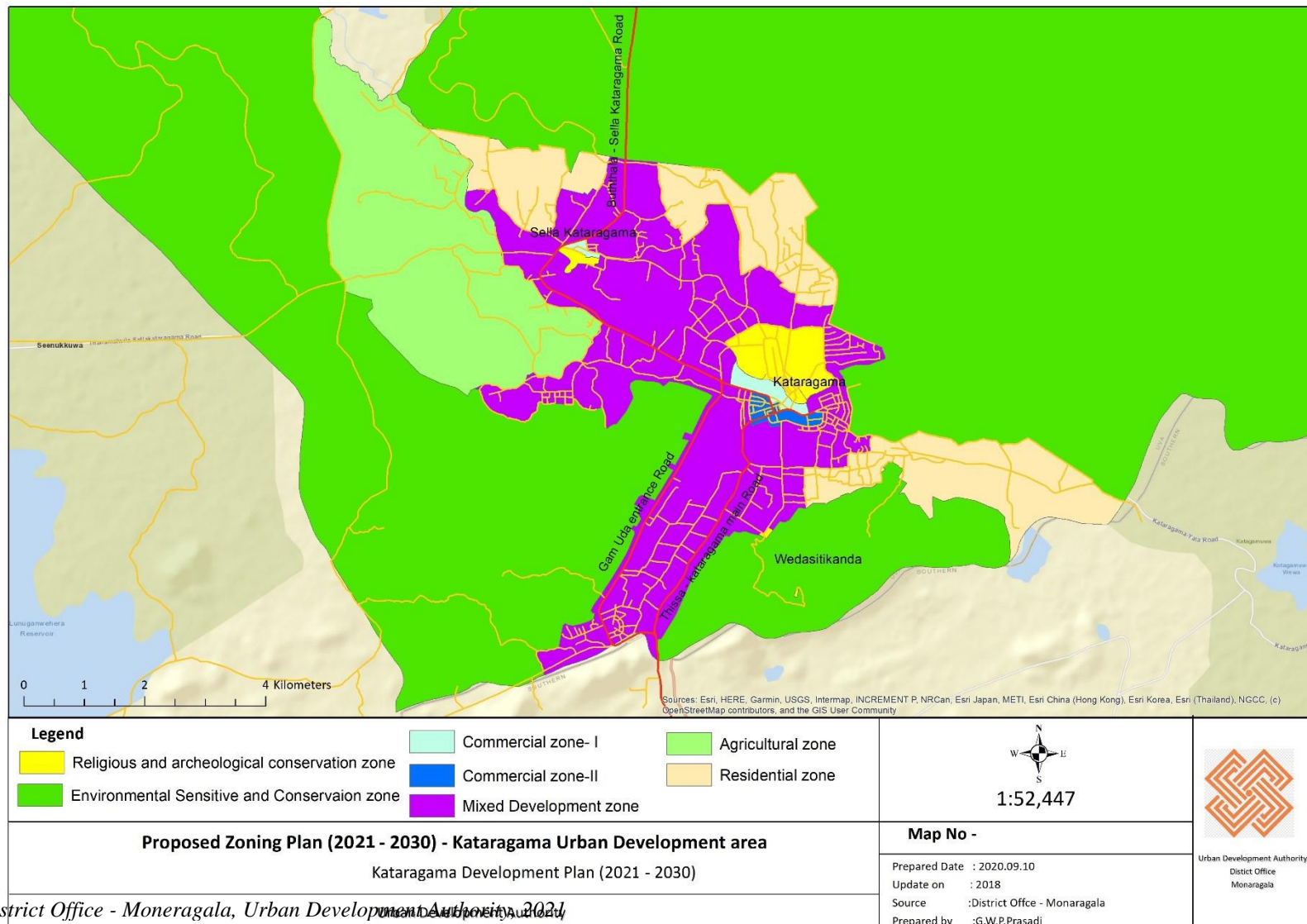
7.2. Development Zones

Kataragama Pradeshiya Sabha boundary was divided into 07 development zones as follows,

- 1) Zone No. 01 - Sacred Area Zone
- 2) Zone 02 - Commercial Zone - I
- 3) Zone 03 - Commercial Zone - II
- 4) Zone No. 04 - Mixed Development Zone
- 5) Zone No. 05 - Residential Zone
- 6) Zone No. 06 - Environmental Conservation and Sensitive Zone
- 7) Zone No. 07 - Agricultural Promotion Zone

All plots of land within the limits of Kataragama Pradeshiya Sabha are reserved for any use mentioned in the zoning plan and the zoning plan is as per map 7.2.1

7.2.1. Proposed Zoning Plan 2021-2030



Source: District Office - Moneragala, Urban Development Authority, 2021

7.3. Computation of Zone Factor

7.3.1. Zone Facator

The Zone Factor helps regulating the land use through optimization of use of prevailing infrastructure networks in reaching the vision of the development plan via objectives and the goals within a zone. The zone factor is expected to maintain the development within the bearing capacity of a zone or a locality. In computation of the zone factor following criteria should be taken in to consideration

- The prevailing sensitivity of environmental, religious and cultural conditions of the locality
- Bearing Capacity of the infrastruxcture facilities of the area.
- Target population including resident, tourists and migratory population.
- Trend of changing land use pattern of the future .

7.3.1.1. Zone Factor Calculation

Vision of the Kataragama Development Plan 2020 - 2030 is hoped to facilitate the pilgrims /devotees through high economic and physical development to create the “The Great Worshipped City in Ruhunupura” and to make it a destination full of quality of religious co-existence. Accordingly, it is proposed to create a conducive environment for the security of the people of Kataragama, to provide a properly developed infrastructure, to protect the natural environment and to improve economic security.

Out of the seven zones prepared in accordance with the zoning plan, it is proposed to develop the mixed development zone and commercial zone -II with high development intensity, the residential zone is proposed to develop with normal development intensity, and the agricultural Promotion zone and commercial zone - I are proposed to develop with Low development intensity. And, development is restricted in the Sacred Area Zone and the Environmental Conservation and Sensitive Zone.

In order to identify the zone factor for development according to the development intensities mentioned above, the existing environmental and religious sensitivities, development potentials and carring capacity in the each zone were identified. then identified the expected residential and immigrant population (pilgrims and tourists) by 2030 in each of those zones. After that the amount of space required to accommodate the residents and devotees / tourists

in those areas was calculated. The assumptions made for zone factor calculation according to the zones are as follows.

Assumptions used for the zone factor calculation

zone	Assumptions
Zone without development intensity	
Sacred area Zone	<ul style="list-style-type: none"> - Permission for use in this area only for permissible uses by the Sacred Planning Committee, National Physical Planning Department and the Urban Development Authority. - Restricted other development activities.
Environment Conservation and Sensitive Zone	<ul style="list-style-type: none"> - No development work should be done in the Environmental Conservation and Sensitive Zone
Low Development Intensity Zone	
Commercial Zone - I	<ul style="list-style-type: none"> - Removal of incompatible uses in the urban area closer to the sacred area and restrict Development in the Commercial Zone - I
Agriculture Promotion Zone	<ul style="list-style-type: none"> - Restricted the Development - Making the area as most suitable for agriculture Development and Uses - Transformed into region where the tourism facilities related to agriculture exist
Average Development Intensity Zone	
Residential Zone	<ul style="list-style-type: none"> - Transform into a zone suitable for residential use.
High Development Intensity Zone	
Mixed Development Zone	<ul style="list-style-type: none"> - Concentration on higher development to facilitate pilgrims and residents.
Commercial Zone -II	

Based on the above assumptions, the expected residential and migrant communities for each zone are calculated. After that, the total land area required for the desired community was calculated.

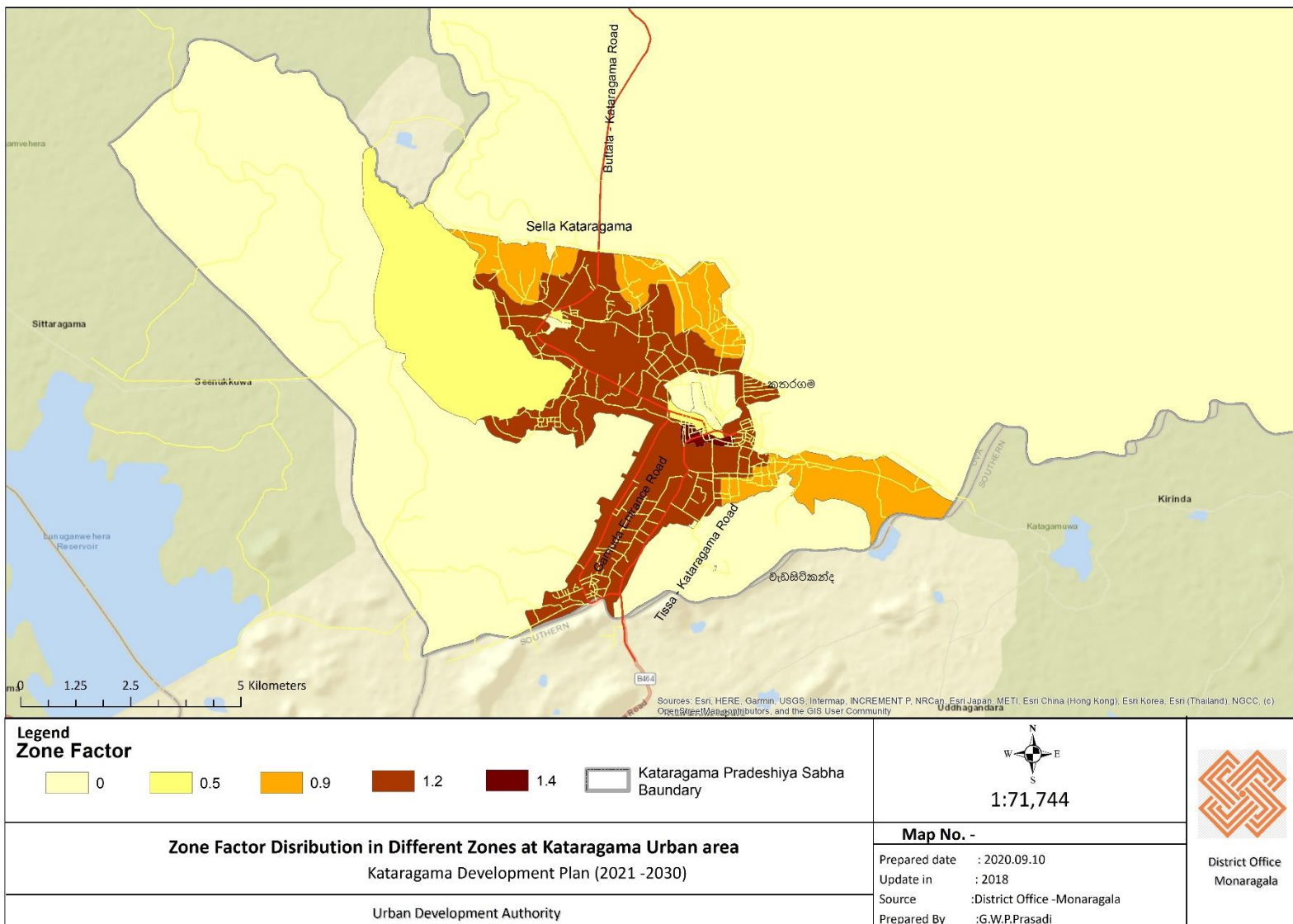
Computation of Zone Factor

$$\text{Zone Factor} = \frac{\text{Lands required to meet the needs of the future resident and migratory population}}{\text{Prevailing developable lands in the locality}}$$

According to the Zone Factor of the zones thus identified, there is a fair amount of Developable space for development activities in each zones.

Determination of Permissible Floor area of Development Areas applicable to Kataragama Development Plan in table 7.3.2.1, 7.3.2.2 and 7.3.2.3 are accorded with Forms "A" "B" "E" in Schedule 6 of Part IV of the Extraordinary Gazette Notification No. 2235/54 dated Thursday 08th July 2021.

7.3.1.2. Zone Factor Distribution in Different Zones



Source: District Office - Moneragala, Urban Development Authority, 2021

7.3.2. Permissible floor area ratio for zones

7.3.2.1. Form A - Permissible floor area ratio for zones

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			
	Minimum Road Width				Minimum Road Width				Minimum Road Width				Minimum Road Width				Minimum Road Width			
	7m	9m	12m	15m or above	7m	9m	12m	15m or above	7m	9m	12m	15m or above	7m	9m	12m	15m or above	7m	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
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	2.6	3.2	3.6	4.0
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	2.7	3.3	3.8	4.2
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	2.8	3.4	4.0	4.5
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	3.1	3.6	4.3	5.0
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	3.2	3.8	4.6	5.5
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	3.4	4.0	5.0	6.0
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	3.5	4.2	5.2	6.5
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	3.6	4.4	5.5	7.0
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	3.7	4.6	6.0	7.5
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	3.8	4.8	6.3	7.7
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	4.0	5.0	6.5	8.0

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 Reserach Organization for the lands having slope morethan 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

7.3.2.2. Form B - Number of Floors for 3m & 4.5m wide Roads

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

7.3.2.3. Form C - Setbacks

Form C - Setbacks & Open Spaces									
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
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
15 less than 30	12	65%	65%	4.0m	4.0m	1.0m and 3.0m	4.0m	4.0m	16 Sq.m
30 less than 50	20	65%	65%	4.0m	5.0m	3.0m both side	5.0m	5.0m	25 Sq.m
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

7.4. Common Zoning Guidelines

This chapter describes the Common Guidelines applicable to each of the proposed Zoning Plans, in addition to the permissible uses and Development Guidelines in each Zone set forth in Chapter 8 .

- 7.4.1.** These regulations apply to the entire area within the administrative limits of the Kataragama Pradesheeya Sabha area which has been declared as an Urban Development Area in the Extraordinary Gazette Notification No. 423/6 of 1986 and Gazette Notification No. 1605/41 of 2009 under Section 3 of the Urban Development Authority Act No. 41 of 1978.
- 7.4.2.** In addition to the provisions of this zoning plan, the Planning and Development Regulations applicable to any development work is regulated by the Gazette Notification No2235/54 dated 08.07.2021. The said legalized Planning and Development Regulations also apply to the Kataragama Pradesheeya Sabha planning area.
- 7.4.3.** In the event when a land or a property has been prescribed only for a particular use by the Zoning Plan such property shall not be used for any other use other than the use so prescribed in the Zoning Plan.
- 7.4.4.** The Authority shall retain the authority to declare any area when it deems appropriate as a special project area, redevelopment area, special development area, central commercial area, environmental picturesque area or a conservation area in view of achieving the objectives of this Development Plan.
- 7.4.5.** Authority to use, restrict or prohibit the use of land for the construction of any particular building in the areas referred to in 7.4.3 above, to impose the provisions of this Plan, to relax the prohibitions or to impose other rules for the performance of functions prescribed for the area Can be done by.
- 7.4.6.** If there is any development work that is not covered by the regulations of the Development Plan, it is up to the Urban Development Authority to decide on it.
- 7.4.7.** Any permitted development activity being carried on the date of enforcement of these regulations becomes incompatible with the uses permissible within the zone where such land or property is situated the Authority shall not extend the validity period of such a permit or shall not permit expansion of such development activity by way of increasing

the performance capacities of permitted machineries of that development activity or by amalgamating adjoining lands paving the way to initiate a new development activity within the said premises. If continuation of such development activity is deemed to be contrary to the objectives of the development plan, the Authority shall direct such a development activity to suspend forthwith.

- 7.4.8.** In the event when a land comes within the purview of two authority areas of local authorities such land will be considered falling within the local authority area where the access road of such land is located. If any land gains access through two roads each belonging to two different local authority areas the local authority area where the wider access road is located shall be considered as the local authority area of such land and if such access roads are in equal widths the local authority area where the major part of the land belonging to shall be considered as the local authority area of such land.
- 7.4.9.** In the event when a property or a building falls within the perview of two local authority areas, the local authority area where the access road to such building or property belongs to shall be considered the local authority of such property or building.
- 7.4.10.** In the event when a property belongs to two or more local authority areas, such property shall be considered having been falling within the perview of one of such local authority areas which has the highest potential of achieving the objectives of the Development Plan.
- 7.4.11.** Use of a land or a building for a use other than the use permitted under a Development Permit issued by the Authority shall be considered contravention of these regulations.
- 7.4.12.** In the event when a land or a homestead is not prescribed for a particular use, the development of such land should be implemented in conformity with the uses permissible within that zone.
- 7.4.13.** The buildings of archeological, architectural, and heritage significant should be conserved in their original form; and redevelopment, refurbishment or rehabilitation of such building should be planned preserving the archeological and architectural values with the approval of the Department of Archeology or relevant Government Institution.

- 7.4.14.** When a location or a property is not prescribed for a particular use under the zoning plan, such location or the property should not have any obstruction for use of it for the permissible uses under the zone where such a location or a property is located
- 7.4.15.** When a person seeks approval for a particular construction, he should act in accordance with the instructions given by the Urban Development Authority regarding its appearance in order to protect the identity of each area.
- 7.4.16.** The Urban Development Authority may regulate the modification or modification of the roof, color, hardware used and architecture of existing buildings and proposed public structures within the proposed use in zoning plan
- 7.4.17.** Residential buildings of more than two units and more than 400 square meters must submit a solid waste management plan when submitting commercial or other building applications.
- 7.4.18.** Areas with high identities of clearly identifiable landscapes and biodiversity within the boundaries of the Pradeshiya Sabha should be conserved and provisions which, in the opinion of the Authority, are considered to be appropriate for the conservation of a particular place or area if it is important in terms of aesthetics or landscape. May be imposed by the Authority.
- 7.4.19.** Public outdoor parks and recreational spaces that have already been identified and used should only be used for such purposes.
- 7.4.20.** The Authority may direct the owner or developer to maintain the landscape of the development site in a manner that is approved by the Authority.
- 7.4.21.** The construction of a cemetery building or the development of such building shall be in accordance with the Cemeteries Ordinance No. 47 of 1946.
- 7.4.22.** No refurbishments or internal alterations should be carried out within a conserved building without prior approval of the Authority.
- 7.4.23.** When carrying out any construction in each of the zones designated by the zoning plan, the maximum floor area that can be constructed should be as per the form number A, B and C.
- 7.4.24.** The Urban Development Authority has the final say in matters where problems arise in determining the 'total floor area' to be approved for development activities.

7.4.25. Building Limits applicable to all existing roads within the boundaries of the Pradeshiya Sabha should be as per Annexure 9.1 and the proposed road width as per Annexure 9.2

7.4.26. In the absence of a proposed street line, development work will be considered if the following requirements are met.

- a) If the width of the road is 6 meters then there should be an access road not less than 4.5 meters and if the width of the road is 9 meters then there should be an access road not less than 6 meters.
- b) Transferred by the developer to widen the road width as required (space up to 6 and 9 m required) at no extra cost.
- c) Road width should be physically opened before development begins.

7.4.27. The reservation of any land adjoining the Manik River or any other water way shall be determined from the edge of the embankment of the water way in accordance with the annexure 4.

7.4.28. The final decision on the allocation of reserve or barrier zones to protect and maintain the environment in a particular location is made by the Urban Development Authority.

7.4.29. When using any land for waste recycling centers, sanitary landfills or other related activities or expanding an existing land, a 10 meter green fence should be maintained around that boundary.

7.4.30. The Authority shall permit uses other than the permissible uses defined under each zone subject to conditions provided that the Authority is satisfied.

7.4.31. Approval should be obtained from the institutions recommended by the Authority for reclamation, construction and use of existing paddy lands and eco-sensitive areas in areas where development is permitted which is not identified as low lying lands, paddy lands and low lands. (Appendix 5.1 - Existing Paddy and Low Land Map)

7.4.32. The zone factor shall not be enforced in conservation and special conservation areas, but only the zoning regulations shall be enforced.

7.4.33. The prior approval of the Central Environment Authority and the Urban Development Authority should be secured for developments having potential to cause dangerous or environment disasters.

7.4.34. The boundaries shown on the zoning map are often based on existing highways, byways and waterways, and in the absence of such boundaries the zoning boundaries of the development plan should be based on the x and y coordinates (latitude and longitude) indicated in Google earth (Annexure No1).

7.4.35. In the event of any dispute arises over the metes and bounds of zones the decision of the Authority in that regard shall be the final.

Chapter 08

Zoning Guidelines

8.1. Development Guidelines in the Sacred Area Zone

Table 8.1. Development Guidelines in the Sacred Area Zone

(a)	Development Zone	Sacred Area Zone
(b)	Main Focus of the Zone	The main objective of the zone is to preserve the religious and cultural values of the area while promoting uses and developments that will not harm such values of the area.
(c)	Metes and Bounds (Coordinates)	The latitude and longitude coordinates of Google Earth for the boundaries of this region are given in Annex 1.
(d)	Zone Factor	The zone factor does not apply to this zone.
(e)	Permissible Heights	The permissible heights of buildings shall be decided by the Planning Committee depending on the needs to protect the physical characteristics of the zone.
(f)	Permissible Plot Coverage	-
(g)	Common regulations enforced within the Zone	<ul style="list-style-type: none"> i. Any development proposal within this Zone should secure the prior approval of the Sacred Area Planning Committee, National Physical Planning Department and the Urban Development Authority. ii. No construction is permitted in the Environmental Conservation and Sensitive Zone which belongs to the Kataragama Main Sacred Area.

8.1.1. Permissible Uses for Sacred Area

Table 8.2. Permissible Uses for Sacred Area

	Permissible Uses	Minimum extent
i.	The uses compatible with the uses permissible in the zone and permitted by the National Physical Planning Department and the Urban Development Authority	
ii.	Sanitary Facilities	Subject to combined institutional approval
iii.	Open Areas	
iv.	Landscaped Areas	

8.2. Development Guidelines in Commercial Zone - I

Table 8.3. Development Guidelines in the Commercial Zone - I

(a)	Development Zone	Commercial Zone - I
(b)	Main Focus of the Zone	The main objective of this zone is to provide commercial facilities to meet the needs of the sacred area and the pilgrims while discouraging the other uses and developments. The commercial activities permissible will be permitted subject to conditions with a view of enhancing the sanctity of the sacred area of Kataragama.
(c)	Metes and Bounds (Coordinates)	The latitude and longitude coordinates of Google Earth for the boundaries of this region are given in Annex 1.
(d)	Zone Factor	0.5
(e)	Permissible Heights	-
(f)	Permissible Plot Coverage	80%
(g)	Common regulations enforced within the Zone	<ul style="list-style-type: none"> i. The minimum site extent shall be 150 Square Meters ii. Facade of any building seeking approval should be designed in accordance with the instructions of the Urban Development Authority. iii. In the event the Urban Development Authority directs the owners of the existing developments it shall be the duty of such owners to refurbish their existing developments according to the architectural Guidelines included in such directives.

		<p>iv. The section from the Sella Kataragama road up to the Thissa Kataragama road of the Sithulpawwa Road, which provides access to the Dewalaya and has been identified by the Urban Development Authority as a special development zone for development it as a sacred town shall not be opened for the vehicular traffic, instead it shall be opened only for the pedestrians; and as such the building line of 15 feet along this road section shall be enforced from the centre of the said road.</p>
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8.2.1. Permissible Uses for Commercial Zone - I

Table 8.4. Permissible Uses for Commercial Zone - I

	Permissible Uses		Minimum site extent (Square Meters)
i.	Institutions	ATM Centres	
ii	Commercial	Sector Trading Stalls (flower Shops, Frouit Shops...)	150
iii.	Motor Vehicles	Common Vehicle Parks	
iv.	Leisure and	Open Areas	
v	Entertainment	Landscaped Areas	

8.3. Development Guidelines in Commercial Zone - II

Table 8.5. Development Guidelines in Commercial Zone - II

(a)	Development Zone	Commercial Zone - II
(b)	Main Focus of the Zone	Development of Commercial and service activities for the benefit of the resident population and the pilgrims is the main focus of this development zone.
(c)	Metes and Bounds (Coordinates)	The latitude and longitude coordinates of Google Earth for the boundaries of this region are given in Annex 1.
(d)	Zone Factor	1.4
(e)	Permissible Heights	-
(f)	Permissible Plot Coverage	80%
(g)	Common regulations enforced within the Zone	<ul style="list-style-type: none"> i. Minimum plot size should be 250 square Meters ii. Advertising hoardings should comply with the guidelines provided by the Authority in General regulations iii. Any development seeking approval should secure the planning clearances of the institutions recommended by the Authority iv. The Authority reserves the authority to determine the maximum height of a development v. Parking facilities should be provided within the site for .which the development approval is sought vi. The existing tanks, water chanel and paddy lands within this zone should be preserved and should be maintained .as they are

8.3.1. Permissible Uses for Commercial Zone -II

Table 8.6. Permissible Uses for Commercial Zone -II

Permissible Uses		Minimum site extent (Square Meters)
Health		
i.	Private Hospitals	1000
ii.	Medical Consultation Centres	250
iii.	Laboratory Service Centres	150
iv.	Pharmecies	10
v.	Ayurveda Medical Centres	500
Education		
i.	Technical Colleges/Vocational Training Centres	1000
ii.	Vocational Training Institutes	1000
iii.	Education Centres of Tertiary Education	1000
iv.	Private Tution Classes	500
Institutions		
i.	Government Offices	500
ii.	Professional Offices	250
iii.	Banks, Financial Institutions	250
iv.	ATM Centers	
Social Services		
i.	Day Care Centres with floor area not exceeding 50 square Meters	500
ii.	Salons/Beauty Parlours	250
iii.	Physical Fitness Centers	250
Commercial		
i.	Retail Shops	250
ii.	Whole Sale Stores	500
iii.	Super markets	1000
iv.	FIsh Markets	250
v.	Processed Meat Shops	250
vi.	Building Material Shops i. selling.sand, metals, cement, steel rods and pipes	500
	ii. Other building materials	500

vii.	Warehouses/ Stores	500
ix.	Bakeries	250
x.	Petrol Filling Stations	1000
xi.	Gas filling and Electric vehicle charging stations	250
xii.	Vehicle Spare Parts Shops i. Body Parts	500
xiii.	ii. Other Spare Part shops	500
xiv	Furniture Shop	250
Tourism		
i.	Tourist Hotels	500
ii.	Restaurant	250
iii.	Holiday Homes	500
iv.	Reception Hall	1000
v.	City Hotels	500
vi.	Motels	500
Motor Vehicles		
i.	Motor Vehicle Trading Centers	500
ii.	Vehicle Repairing Garages	250
iii.	Vehicle Service Stations / Vehicle Washing Centers	500
iv.	Common Vehicle Parks	500
Leisure and Entertainment		
i.	Children's Parks	
ii.	Parks	
iii.	Open Areas	
iv.	Landscaped Areas	

8.4. Development Guidelines in Mixed Development Zone

Table 8.7. Development Guidelines in Mixed Development Zone

(a)	Development Zone	Mix Development Zone
(b)	Main Focus of the Zone	The main focus of this zone is to provide activities to facilitate the resident population and pilgrims subject to conditions while promoting the activities that facilitate the population and the pilgrims.
(c)	Metes and Bounds (Coordinates)	The latitude and longitude coordinates of Google Earth for the boundaries of this region are given in Annex 1.
(d)	Zone Factor	1.2
(e)	Permissible Heights	-
(f)	Permissible Plot Coverage	Residential - 65% Non - residential - 70%
(g)	Common regulations enforced within the Zone	<ol style="list-style-type: none"> i. Minimum Plot Size <ul style="list-style-type: none"> • Residential - 250 sqm ii. Any development seeking approval of the Authority should secure planning clearances from the Agencies recommended by the Authority. iii. The authority of determination of the maximum height of any building at any time is vested with the Urban Development Authority.

8.4.1. Permissible Uses for Mixed development Zone

Table 8.8. Permissible Uses for Mixed development Zone

Permissible Uses		Minimum site extent (Square Meters)
Residential		
i.	Residential Houses	250
ii.	Attached Houses	250
iii.	Hostels	250
iv.	Housing Schemes	1000
Health		
i.	Government Hospitals	4000
ii.	Private Hospitals	1000
iii.	Medical Consultation Centers	500
iv.	Laboratory Services	500
v.	Pharmacies	500
vi.	Ayurveda medical Centers	500
Education		
i.	Government and Semi-Government Schools	4000
ii.	Semi-Government Schools	2000
iii.	International Schools	4000
iv.	Montessori Schools	500
v.	Technical Colleges/Vocational Training Institutes	1000
vi.	Vocational Training Institutes	1000
vii.	Centers of Tertiary Education	1000
viii.	Private Tuition Classes	500
Institutes		
i.	Government Offices	500
ii.	Government Office Complexes	1000
iii.	Professional Offices	250

iv.	Banks and Financial Institutes	250
v.	ATM Centers	
Social Services		
i.	Day Care Centers	500
ii.	Salon/Beauty Parlors	250
iii.	Indoor Sport Centers	1000
iv.	Open Air Theatres	1000
v.	Community Centers/Cultural Centers	500
vi.	Libraries	250
vii.	Elders' Homes	1000
viii.	Cinema Halls	500
ix.	Physical Fitness Centers	250
Commercial		
i.	Retail Shops	250
ii.	Whole Sale Stores	500
iii.	Fish Markets	250
iv.	Process Meat Shops	250
v.	Building Material Shops Sand, Metal, Cement, Steel rods and pipes.	500
vi.	ii. Other Building Materials	375
vii.	Warehouses/Stores	500
viii.	Bakeries	500
ix.	Petrol Filling Stations	1000
x.	Gas filling and electric car charging stations	500
xi.	Motor Vehicle spare part shops with floor area not exceeding 25 Square Meters	500
	i. Body Parts	
	ii. Other spare parts with floor area not exceeding 25 Square Meters	500
xii.	Furniture Shops	500
Tourism		
i.	Tourist Hotels	500

ii.	Restaurant	500
iii.	Holiday Homes	500
iv.	Reception Halls	1000
v.	City Hotels	1000
vi.	Motels	500
Motor Vehicles		
i.	Motor Vehicle Trade Centers	500
ii.	Motor Vehicle Repairing Garages	
	<ul style="list-style-type: none"> • Bicycle & Threewheelers 	250
	<ul style="list-style-type: none"> • Other Vehicle Repairing Garages 	500
iii.	Vehicle Service Centers / Vehicle Washing Centers	500
iv.	Common Vehicle Parks	
Industries		
i.	Non-Polluting Handicraft /cottage industries	500
ii.	Brick Laying Industries	500
Leisure and Entertainment parks		
i.	Children's Parks	
ii.	Parks	
iii.	Open areas	
iv.	Landscaped Areas	

8.5. Development Guidelines in Residential Zone

Table 8.9. Development Guidelines in Residential Zone

(a)	Development Zone	Residential Zone
(b)	Main Focus of the Zone	The main purpose of this zone is to promote development activities which facilitate housing resident population and provide accommodation facilities for the pilgrims..
(c)	Metes and Bounds (Coordinates)	The latitude and longitude coordinates of Google Earth for the boundaries of this region are given in Annex 1.
(d)	Zone Factor	0.9
(e)	Permissible Heights	-
(f)	Permissible Plot Coverage	Residential - 65% Non residential - 70%
(g)	Common regulations enforced within the Zone	<ul style="list-style-type: none"> i. Minimum land area 250 square meters ii. Any development seeking approval of the Authority should secure planning clearances from the Agencies recommended by the Authority. iii. The authority of determination of the maximum height of any building at any time is vested with the Urban Development Authority

8.5.1. Permissible Uses for Residential Zone

Table 8.10. Permissible Uses for Residential Zone

Permissible Uses		Minimum site extent (Square Meters)
Residential		
i.	Residential Houses	250
ii.	Hostels	500
iii.	Housing Schemes	1000
Health		
i.	Private Hospitals	2000
ii.	Medical Consultation Centers	1000
iii.	Laboratory Services	250
iv.	Pharmacies	250
v.	Medical Centers	250
Education		
i.	Government or Semi-Government Schools	4000
ii.	Semi-Government Schools	2000
iii.	International Schools	4000
iv.	Montessori Schools	500
v.	Private Tuition Classes	500
Institutes		
i.	Professional Offices	250
ii.	Banks and Financial Institutions	250
iii.	ATM Centers	
Social Services		
i.	Day Care Centers	500
ii.	Salons/Beauty Parlors	250
iii.	Indoor Sport Centers	1000
iv.	Community Halls/ Cultural Centers	250
v.	Libraries	250
vi.	Elder's Homes	1000
Commercial		
i.	Retail Shops	250
ii.	Super Markestes	1000
iii.	Fish markets	250
iv.	Processed Meat Shops	250

v.	Other Building Material Shops	500
vi.	Bakeries	500
vii.	Furniture Shops	500
Tourism		
i.	Tourist Hotels	1000
ii.	Restaurants	500
iii.	Holiday Homes	500
iv.	Reception Halls	1000
v.	Motels	500
Motor Vehicles		
i.	Motor Vehicle Repairing Garages	500
Industries		
i.	Non-Polluting Handicraft/Cottage Industries	500
ii.	Brick Laying Industries	500
Leisure and entertainment		
i.	Children's Parks	
ii.	Parks	
iii.	Open Areas	
iv.	Landscaped Areas	

8.6. Development Guidelines in Environment Sensitive and Conservation Zone

Table 8.11. Development Guidelines in Environment Sensitive and Conservation Zone

(a)	Development Zone	Environment Sensitive and Conservation Zone
(b)	Main Focus of the Zone	In order to preserve the religious and cultural values prevailing in Kataragama, the uses that are compatible and do not cause any harmful effect on such values shall be encouraged within this zone.
(c)	Metes and Bounds (Coordinates)	The latitude and longitude coordinates of Google Earth for the boundaries of this region are given in Annex 1.
(d)	Zone Factor	The zone factor does not apply to this zone.
(e)	Permissible Heights	-
(f)	Permissible Plot Coverage	-
(g)	Common regulations enforced within the Zone	i. No developments shall be permitted within this Zone

8.6.1. Permissible Uses for Environment Sensitive and Conservation Zone

Table 8.12. Permissible Uses for Environment Sensitive and Conservation Zone

Permissible Uses	Minimum site extent (Square Meters)
Herbal Gardens/Forest and related landscaping	
Open Areas	
Landscaped Areas	
Parks	

8.7. Development Guidelines in Agricultural Promotion Zone

Table 8.13. Development Guidelines in Agricultural Promotion Zone

(a)	Development Zone	Agricultural Promotion Zone
(b)	Main Focus of the Zone	The main focus of this Zone is to achieve a sustainable economic development based on a steady growth of agriculture.
(c)	Metes and Bounds (Coordinates)	The latitude and longitude coordinates of Google Earth for the boundaries of this region are given in Annex 1.
(d)	Zone Factor	0.5
(e)	Permissible Heights	-
(f)	Permissible Plot Coverage	50%
(g)	Common regulations enforced within the Zone	<ul style="list-style-type: none"> i. Minimum land area 500 square meters ii. Existing cultivable paddy lands and fallow paddy lands and related areas such as Deniya Ovita can only be used in accordance with the Agrarian Development Act. iii. Any development seeking approval of the Authority should secure planning clearances from the Agencies recommended by the Authority. iv. The authority of determination of the maximum height of any building at any time is vested with the Urban Development Authority

8.7.1. Permissible Uses for Agricultural Promotion Zone

Table 8.14. Permissible Uses for Agricultural Promotion Zone

Permissible Uses		Minimum site extent (Square Meters)
Residential		
i.	Residential Houses	250
Education		
i.	Agricultural Technical Schools / Agricultural Vocational Training Institutes	1000
ii.	Tertiary education Institutions	1000
Commercial		
i.	Retail Shops	250
ii.	Agriculture Sector Retail Shops	250
iii.	Agriculture Sector Stores	1000
Tourism		
i.	Tourist Hotels	1000
ii.	Holiday Resorts	500
iii.	Guest houses	500
Industries		
i.	Non-Polluting Handicraft/ Cottage industries	250
Leisure and Entertainment		
i.	Parks	
ii.	Open Areas	
iii.	Landscaped Areas	

Chapter 09

Proposed Road Width, Building Line and Reservations

In the development of the road network in the Kataragama Development Plan, the proposed road width has been identified for the roads to be widened on a priority basis and building limits have been introduced for other roads.

9.1. Proposed Road widths are in Operation

Table 9.1. Roads Operating on Proposed Road Widths

No.	Road	Grade	Proposed Road Width (m)	Building Limit (m)
1	Weerawila – thissa Road	B	30	20
2	Gamuda Entrance Road	B	30	20
3	Kataragama – Situlpawwa Road	B	18	15
4	Kiriwehera Road	B	18	12
5	Galahitiya Road	C	18	12
6	Old Wedasiti Kanda Road	C	10	12
7	K.M.Wimalasena Road	C	10	12
8	Labhiyawasabha Road	C	9	7.5
9	Pussadewa Road	C	9	7.5
10	Ranawiru Mawatha	C	9	7.5
11	Nagahaweediya Road	C	7	6.0
12	Gadolwadiya Road	C	6	4.5
13	Rohala Pitupasa Road	C	6	4.5
14	Dambe Road	C	6	4.5
15	Kohombadigana Road	C	6	4.5
16	Wallimathagama Road	C	6	4.5
17	Peragirigama Road	C	6	4.5
16	Passarayaya Road	C	6	4.5
17	Karawile Road	C	6	4.5
18	Kotugoda Dammawasa Road	C	6	4.5

9.1.1. Opening of the Proposed Street Line for Developments

- 1) If the owner of the land releases the plot of land for public use to the relevant Local Government, Road Development Authority, Provincial Road Development Authority as per the opportunity in the widening of the proposed road through a deed without obtaining funds in the event that there is a proposed street line to the development land at the time of issuing the development permit, The Authority intends to consider development by substituting the width of the line as the physical width to be considered for development.
- 2) In the development of a plot of land facing the proposed road width active roads, for the space required to be at least 7 m wide, the relevant space from the center of the access road should be set aside for the widening of the access road and physically prepared with the assistance of the local authority or the relevant institution. The land should be transferred to the Local Government Institution or the relevant institution at no extra cost.
- 3) If it is desired to take advantage of the total area in relation to the width of the proposed road, the portion of the development land in the middle of the road should be released to the road and a gift deed should be presented to the relevant institutions.

n.b.

- i. It is sufficient only to open the proposed street line to allow development activities and legal assignments should be made before obtaining the Certificate of Conformity.
- ii. If there is no space for widening of the road on roads where the width of the access road is more than 4.5 m, even if there is no proposed street line, that width will be considered as the physical width of the access road and permission will be considered for development activities.

9.2. Roads Operating on Building Limits

In addition to the roads identified to be developed on a priority basis for the next 10 years under the Kataragama Development Plan, building lines have been introduced considering the future development needs of the existing roads. Accordingly, building restrictions will apply to the following roads.

9.2.1. Building Limits on roads owned by the Road Development Authority, Provincial Road Development Authority and the Pradeshiya Sabha

Table 9.2. Roads Operating on Building limits

No.	Road	Existing Road Width (m)	Building Limite (from Center line of the road) (m)
1	Buttala -Kataragama Road	10	15
2	Sella Kataragama Road	10	12
3	Hospital Road	10	15
4	Deport Road	10	15
5	Abhaya Mawatha	10	12
6	Sadhdhathissa Mawatha	10	12
8	Sumana Mawatha	10	12
9	T.R.Davithappuhami Mawatha	7	6.5
10	Gotaimbara Mawatha	7	6.5
11	T.R. Salaman Appuhami Mawatha	7	6.5
12	Bharana Mawatha	7	6.5
13	Wanaraja Place	6	6.5
15	Kandula Mawatha	4	3.5
17	Kachchadewa Mawatha	4	3.5
20	Aladin Silva Mawatha	7	3.5
21	Uda Niwasa Road	4	3.5
22	Dutugemunu Roa	4	3.5
24	Kandula Place	4	3.5
25	Ananda Rewatha Mawatha	6	3.5
26	Kawanthissa Mawatha	6	3.5
27	Ilanaga Place	6	3.5

29	Thanamalwila Road	6	3.5
30	Old Buththala Road	6	3.5
31	Bhawana Madhyasthanaya Road	6	3.5
32	Dhamma Rakkhitha Road	6	3.5
33	Deewara Gammanaya Road	4.5	3.5
34	Boraluwala Road	4.5	3.5
35	Galwala Road	4.5	3.5
36	Madawwa Road	4.5	3.5
37	Manik Ganga Road	4.5	3.5
38	D.M.Bandara Mawatha	4.5	3.5
39	Valli Guhawa road	4	3.5
40	Kunuwala Road	4	3.5
41	Gerikatuwewa Road	4	3.5
42	Galapitagalayaya Road	4	3.5
43	Kukulkatuwa Wewa Road	4	3.5
44	Hansa Mawatha	4	3.5

9.2.2. Building Limits for other Roads

- i. Roads maintained by Kataragama Pradeshiya Sabha not mentioned in the table and other public roads - Building Limit 4.5 m
- ii. Private Road - 1.5 m from the building limit

9.3. Reservations/Buildings Lines for Canals/Streams, Tanks, Rivers and Reservoirs

Table 9.3. Water reservation for the river, streams

River/stream	Top Width (m)	limit of reservation (m)
1. Menik River	4.5 <	20 (On either side along the edge)
2. Hanganne Ara	4.5 – 15	40 (On either side along the edge)
	15 >	60 (On either side along the edge)

Table 9.4. Canal Reservation

Feeding Canal (main Canal)	Canal Width (m)	Towards the road (m)	To the other side (m)	Total Reserve (Essential Minimum Reserve - m)
1. Kuda Galamuna Feeding Canal	8 <	18	12	30
2. Hanganne Ara Feeding Canal				
3. Kochchipathana Feeding Canal	8 - 12	20	12	32
4. Main canal supplying water to the lake				
5. Main canal which discharges water from the tank	12 >	25	15	40

Source: Irrigation Department - Wellawaya

The reserves declared by the Irrigation Department, Central Environmental Authority, Mahaweli Authority, Agrarian Services Department and Local Government Institutions in respect of the above reserves shall be placed in the reserve of the said reserves in excess of the reserves stated in this statement.

**KATARAGAMA DEVELOPMENT PLAN
2021-2030**

PART III



URBAN DEVELOPMENT AUTHORITY

Annexure 01 - Zoning Boundaries

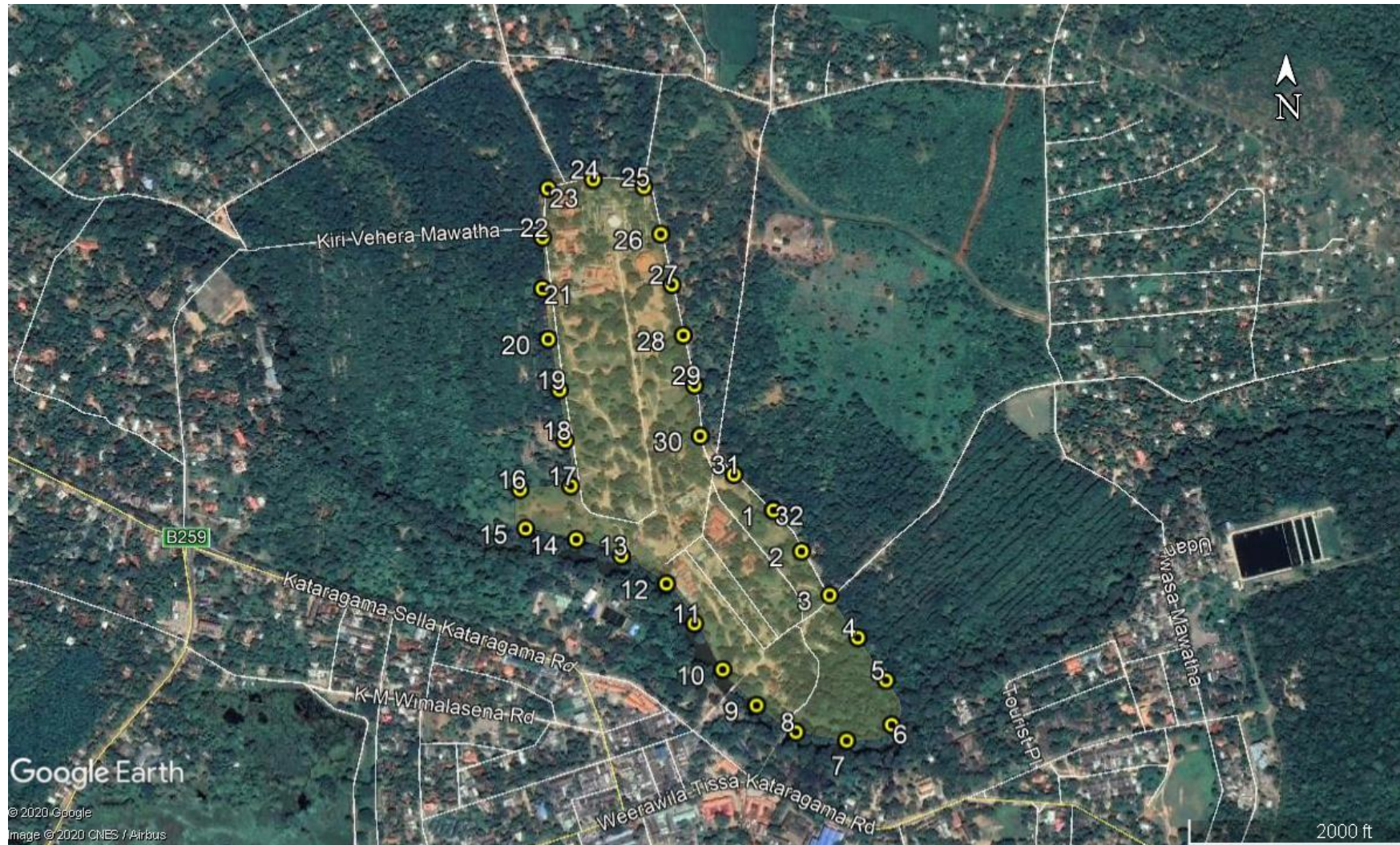
Sacred area Zone

The metes and bounds of the zone have been defined in terms of GPS points in relation to the 99 Kandawela Axis on a map prepared to the scale of 1:10000 and published by Google Earth following the methodology of Transverse Mercator.

Kataragama main Sacred area

No.	Y	X
1	6.41894	81.3352
2	6.41822	81.3357
3	6.41745	81.3362
4	6.4167	81.3367
5	6.41595	81.3372
6	6.41517	81.3373
7	6.41489	81.3365
8	6.41504	81.3356
9	6.41551	81.3349
10	6.41614	81.3343
11	6.41695	81.3338
12	6.41765	81.3333
13	6.41814	81.3325
14	6.41843	81.3317
15	6.41862	81.3308
16	6.41931	81.3307
17	6.41937	81.3316
18	6.42017	81.3315
19	6.42106	81.3314
20	6.42195	81.3312
21	6.42284	81.3311
22	6.42374	81.3311
23	6.4246	81.3312
24	6.42476	81.332
25	6.42463	81.3329
26	6.4238	81.3332
27	6.42291	81.3334
28	6.42202	81.3336
29	6.42114	81.3338
30	6.42025	81.3339
31	6.41957	81.3345
32	6.41895	81.3352

Zone 1 - Coordinate points of main sacred area of Kataragama



Source : Google Earth, 2021

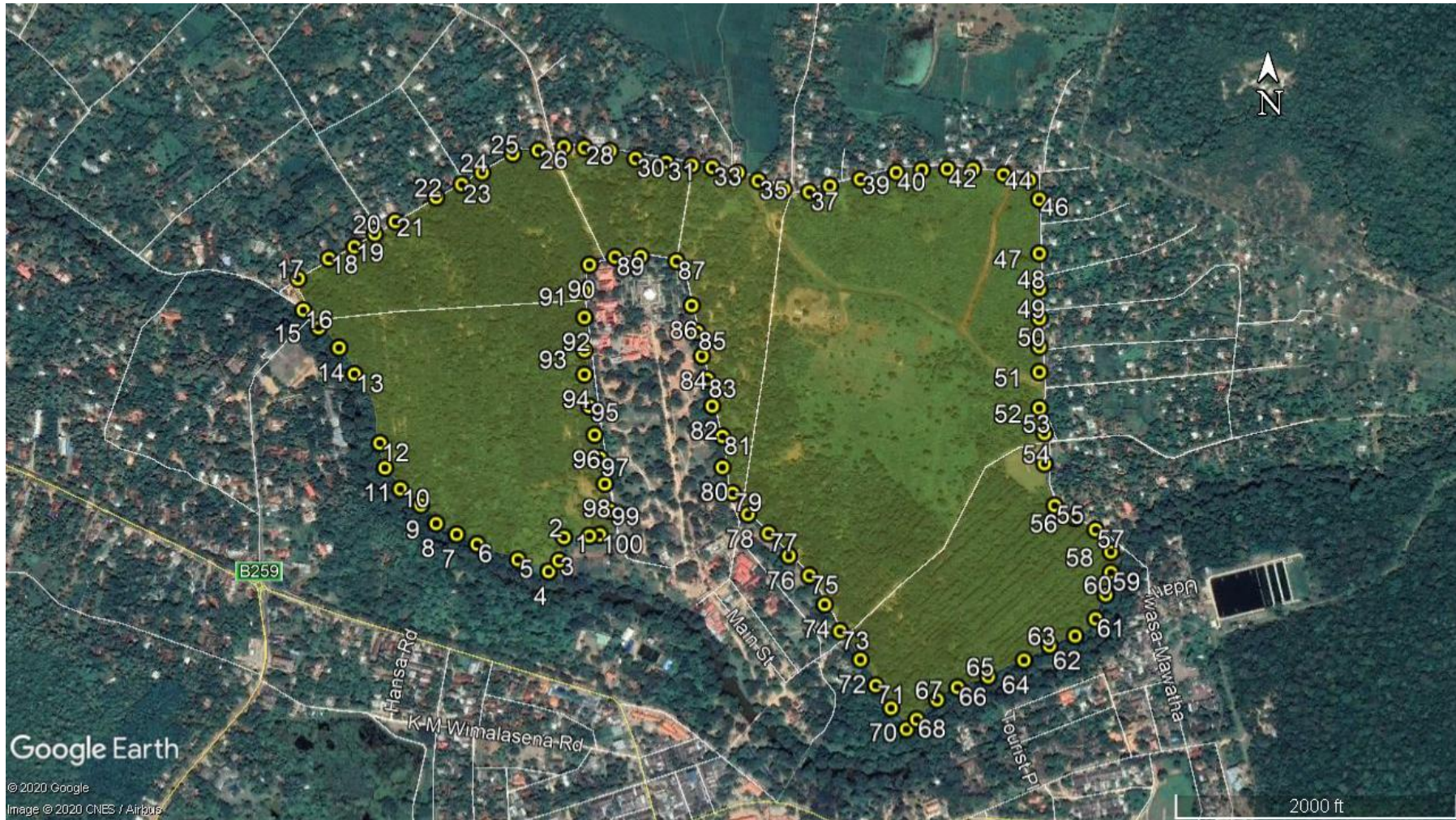
Environmental Conservation and Sensitive Zone belonging to the Kataragama Main Sacred Area

No	Y	X
1	6.41934	81.3312
2	6.41931	81.3307
3	6.41886	81.3306
4	6.41865	81.3304
5	6.41888	81.3298
6	6.41918	81.329
7	6.41937	81.3286
8	6.41958	81.3282
9	6.41994	81.3279
10	6.42025	81.3275
11	6.42066	81.3272
12	6.42114	81.3271
13	6.42248	81.3266
14	6.42299	81.3263
15	6.42338	81.3259
16	6.42372	81.3256
17	6.42433	81.3255
18	6.42472	81.3261
19	6.42495	81.3266
20	6.4252	81.327
21	6.42544	81.3274
22	6.42591	81.3282
23	6.42616	81.3287
24	6.42639	81.3291
25	6.42675	81.3297
26	6.42682	81.3302
27	6.42689	81.3307
28	6.42687	81.3311
29	6.42681	81.3316
30	6.42666	81.3321
31	6.42659	81.3327
32	6.42653	81.3332
33	6.42649	81.3336
34	6.42639	81.3341
35	6.42623	81.3345
36	6.42607	81.335
37	6.42601	81.3355
38	6.42613	81.3359
39	6.42626	81.3365
40	6.42639	81.3372
41	6.42644	81.3377
42	6.42646	81.3382

No	Y	X
43	6.42645	81.3387
44	6.42635	81.3393
45	6.42624	81.3398
46	6.42587	81.34
47	6.42482	81.34
48	6.42413	81.34
49	6.42356	81.34
50	6.42301	81.34
51	6.42252	81.34
52	6.42182	81.34
53	6.42133	81.3401
54	6.42074	81.3401
55	6.41993	81.3403
56	6.41969	81.3407
57	6.41946	81.3411
58	6.41903	81.3414
59	6.41863	81.3414
60	6.4182	81.3413
61	6.41773	81.3411
62	6.4174	81.3407
63	6.41721	81.3402
64	6.41693	81.3397
65	6.41661	81.339
66	6.4164	81.3384
67	6.41616	81.338
68	6.41578	81.3376
69	6.41559	81.3374
70	6.416	81.3371
71	6.41644	81.3368
72	6.41694	81.3365
73	6.41749	81.3361
74	6.41801	81.3358
75	6.41857	81.3355
76	6.41895	81.3351
77	6.41939	81.3347
78	6.41976	81.3343
79	6.42017	81.334
80	6.42067	81.3338
81	6.42127	81.3338
82	6.42186	81.3336
83	6.42238	81.3335
84	6.42283	81.3334

No	Y	X
85	6.4233	81.3333
86	6.42381	81.3332
87	6.42467	81.3329
88	6.42476	81.3322
89	6.42475	81.3317
90	6.4246	81.3312
91	6.42409	81.3311
92	6.42358	81.3311
93	6.42294	81.3311
94	6.42247	81.3311
95	6.42185	81.3312
96	6.4213	81.3313
97	6.42085	81.3314
98	6.42035	81.3315
99	6.41983	81.3316
100	6.41936	81.3314

Coordinate points of Environmental Conservation and Sensitive Zone belonging to the Kataragama Main Sacred Area



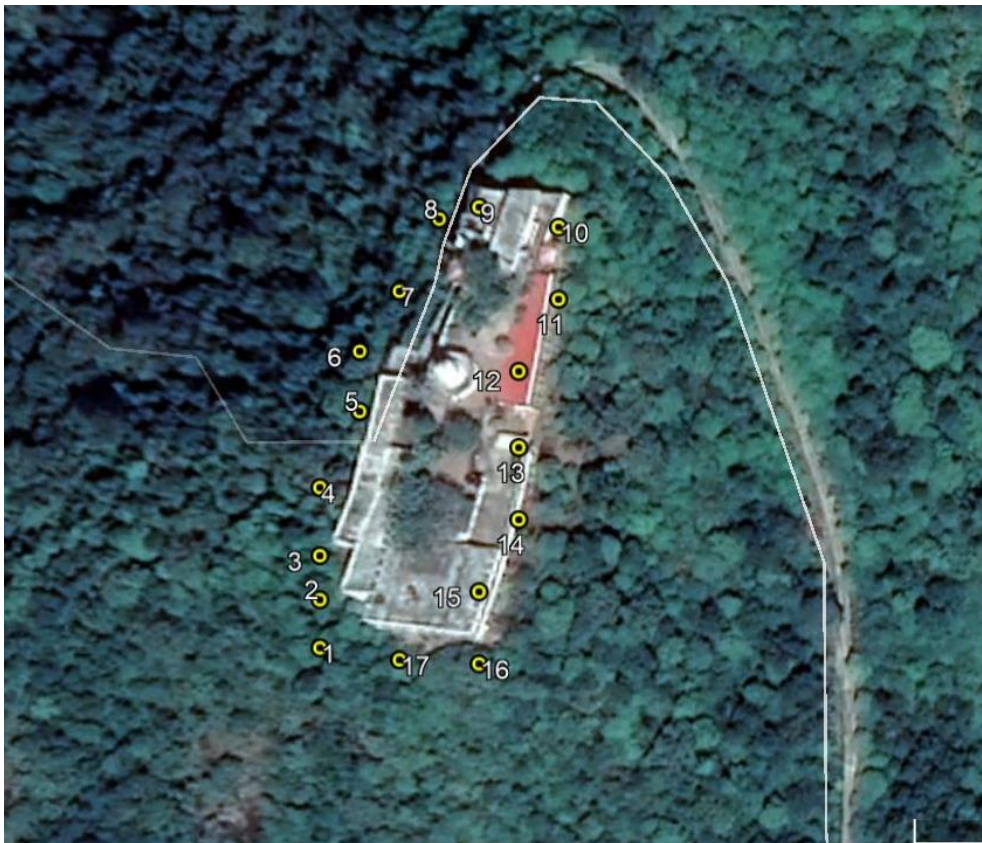
Source : Google Earth, 2021

Wedasitikanda Sacred area

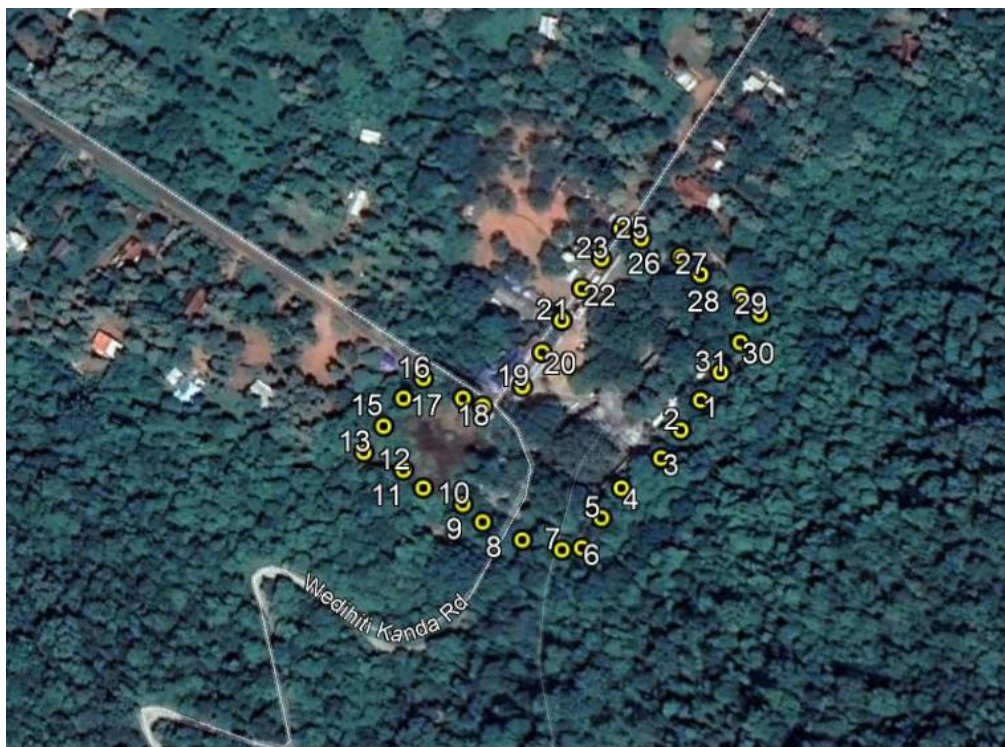
No	Y	X
1	6.39576	81.3321
2	6.39561	81.332
3	6.39547	81.3319
4	6.39532	81.3317
5	6.39517	81.3316
6	6.39502	81.3315
7	6.39501	81.3314
8	6.39506	81.3312
9	6.39515	81.331
10	6.39524	81.3309
11	6.39532	81.3307
12	6.39541	81.3306
13	6.3955	81.3304
14	6.39563	81.3305
15	6.39577	81.3306
16	6.39587	81.3307
17	6.39577	81.3309
18	6.39573	81.331
19	6.39583	81.3312
20	6.396	81.3313
21	6.39616	81.3314
22	6.39632	81.3315
23	6.39647	81.3316
24	6.39662	81.3317
25	6.39657	81.3318
26	6.39648	81.332
27	6.39639	81.3321
28	6.39629	81.3323
29	6.39619	81.3324
30	6.39605	81.3323
31	6.3959	81.3322

No	Y	X
1	6.38627	81.3356
2	6.38639	81.3356
3	6.3865	81.3356
4	6.38667	81.3356
5	6.38686	81.3357
6	6.38701	81.3357
7	6.38716	81.3358
8	6.38734	81.3359
9	6.38737	81.336
10	6.38732	81.3362
11	6.38714	81.3362
12	6.38696	81.3361
13	6.38677	81.3361
14	6.38659	81.3361
15	6.38641	81.336
16	6.38623	81.336
17	6.38624	81.3358

Coordinate points of Wedasiti Kanda Sacred area



Coordinate points of Wedasiti Kanda Sacred area Part - II

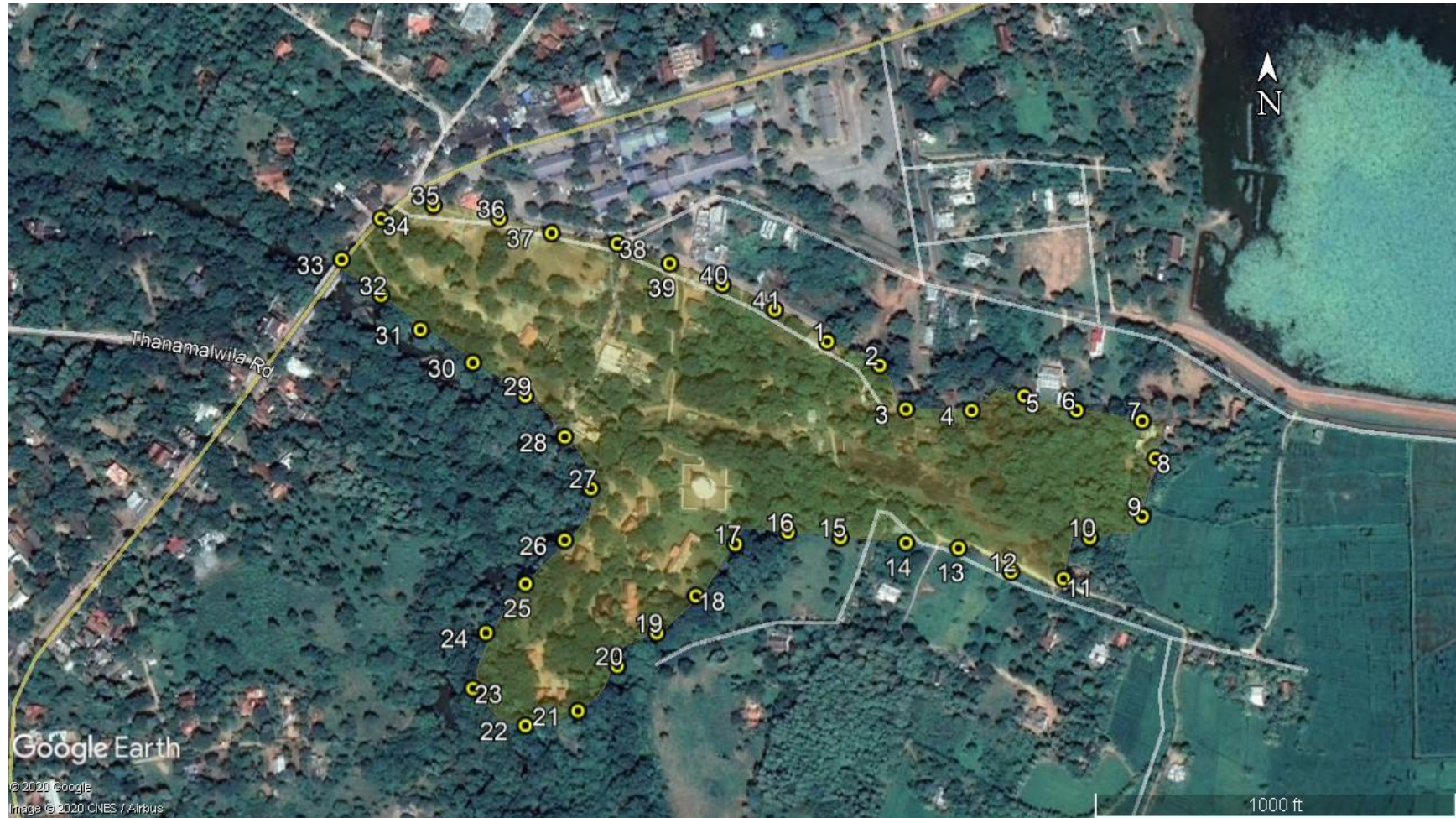


Source : Google Earth, 2021

Sella Kataragama Sacred area

No	Y	X
1	6.43731	81.3041
2	6.43713	81.3045
3	6.4368	81.3047
4	6.43679	81.3052
5	6.4369	81.3056
6	6.43679	81.306
7	6.43671	81.3065
8	6.43643	81.3066
9	6.43599	81.3065
10	6.43583	81.3061
11	6.43552	81.3059
12	6.43557	81.3055
13	6.43575	81.3051
14	6.43579	81.3047
15	6.43583	81.3042
16	6.43587	81.3038
17	6.43578	81.3034
18	6.43539	81.3031
19	6.43511	81.3028
20	6.43486	81.3025
21	6.43452	81.3022
22	6.43441	81.3018
23	6.43469	81.3014
24	6.43511	81.3015
25	6.43548	81.3018
26	6.43581	81.3021
27	6.4362	81.3023
28	6.43659	81.3021
29	6.4369	81.3018
30	6.43715	81.3014
31	6.4374	81.301
32	6.43766	81.3007
33	6.43793	81.3004
34	6.43824	81.3007
35	6.43834	81.3011
36	6.43824	81.3016
37	6.43813	81.302
38	6.43805	81.3025
39	6.4379	81.3029
40	6.43774	81.3033
41	6.43755	81.3037

Coordinate points of Sacred area of Sella Kataragama



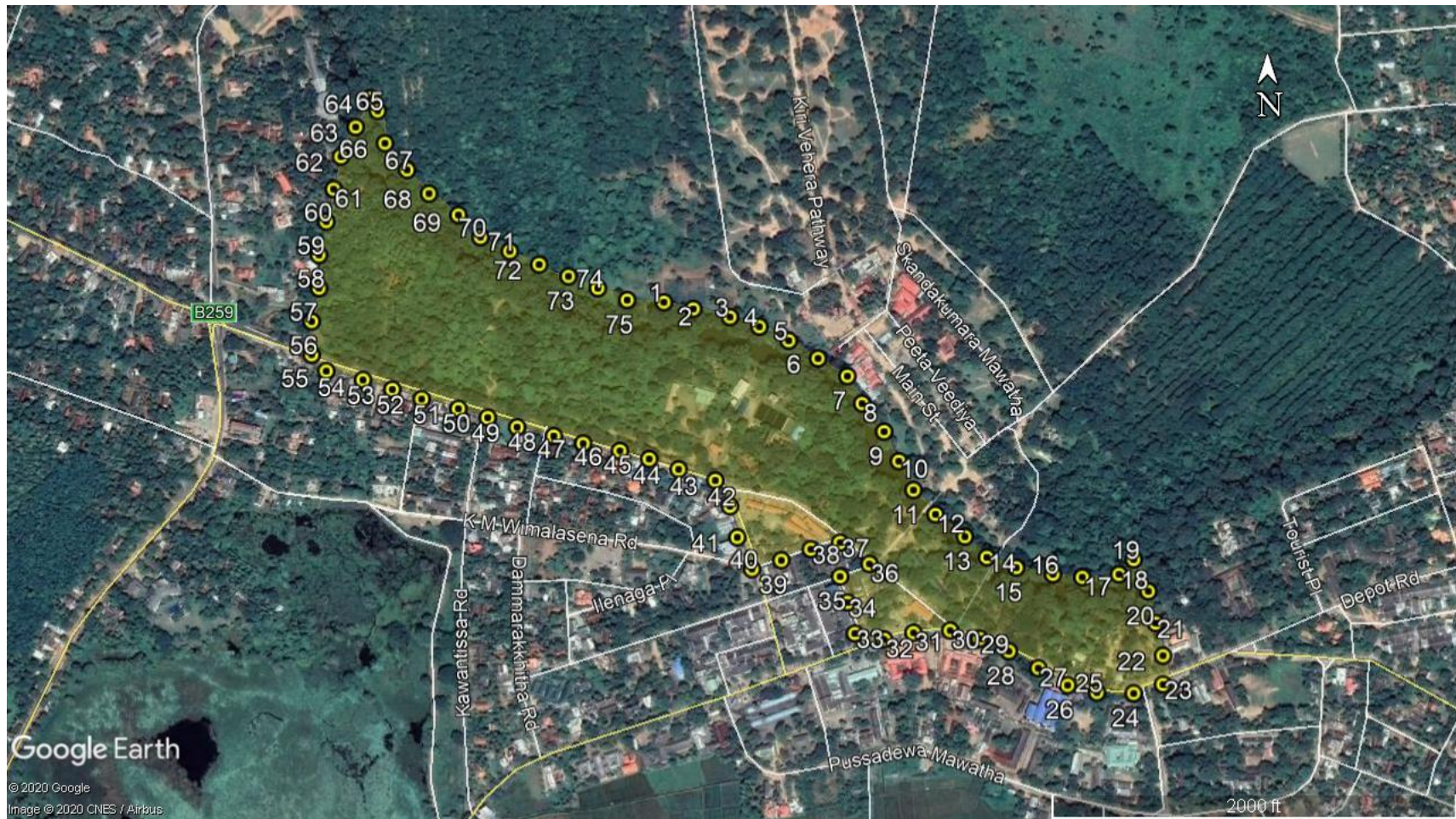
මූලාශ්‍රය : Google Earth, 2021

Commercial Zone - I (Kataragama Town)

කේෂය	Y	X
1	6.4186	81.3309
2	6.41851	81.3313
3	6.4184	81.3318
4	6.41827	81.3322
5	6.41808	81.3326
6	6.41784	81.333
7	6.4176	81.3334
8	6.41723	81.3336
9	6.41685	81.3339
10	6.41645	81.3341
11	6.41606	81.3343
12	6.41573	81.3346
13	6.41543	81.335
14	6.41515	81.3353
15	6.41501	81.3357
16	6.41492	81.3362
17	6.41488	81.3366
18	6.41492	81.3371
19	6.41512	81.3373
20	6.41469	81.3375
21	6.41426	81.3376
22	6.41382	81.3377
23	6.41343	81.3377
24	6.41331	81.3373
25	6.41332	81.3368
26	6.41342	81.3364
27	6.41365	81.336
28	6.41388	81.3356
29	6.41405	81.3352
30	6.41416	81.3348
31	6.41413	81.3343
32	6.41404	81.3339
33	6.41412	81.3335
34	6.41454	81.3334
35	6.41489	81.3333
36	6.41506	81.3337
37	6.41535	81.3333
38	6.41526	81.3329
39	6.41511	81.3325
40	6.41499	81.3321
41	6.41542	81.3319
42	6.41584	81.3318

කේෂය	y	x
43	6.41619	81.3316
44	6.41634	81.3311
45	6.41648	81.3307
46	6.41659	81.3303
47	6.41669	81.3298
48	6.41679	81.3294
49	6.41691	81.3289
50	6.41704	81.3285
51	6.41716	81.3281
52	6.41729	81.3276
53	6.41742	81.3272
54	6.41755	81.3268
55	6.41767	81.3263
56	6.41789	81.3261
57	6.41834	81.3261
58	6.41879	81.3262
59	6.41924	81.3262
60	6.41969	81.3263
61	6.42013	81.3264
62	6.42057	81.3265
63	6.42097	81.3267
64	6.42136	81.3269
65	6.42119	81.327
66	6.42075	81.3271
67	6.42039	81.3274
68	6.42007	81.3277
69	6.41978	81.3281
70	6.41948	81.3284
71	6.41929	81.3288
72	6.41911	81.3292
73	6.41895	81.3296
74	6.41879	81.33
75	6.41863	81.3304

Coordinate points of Commercial Zone - I (Kataragama Town)

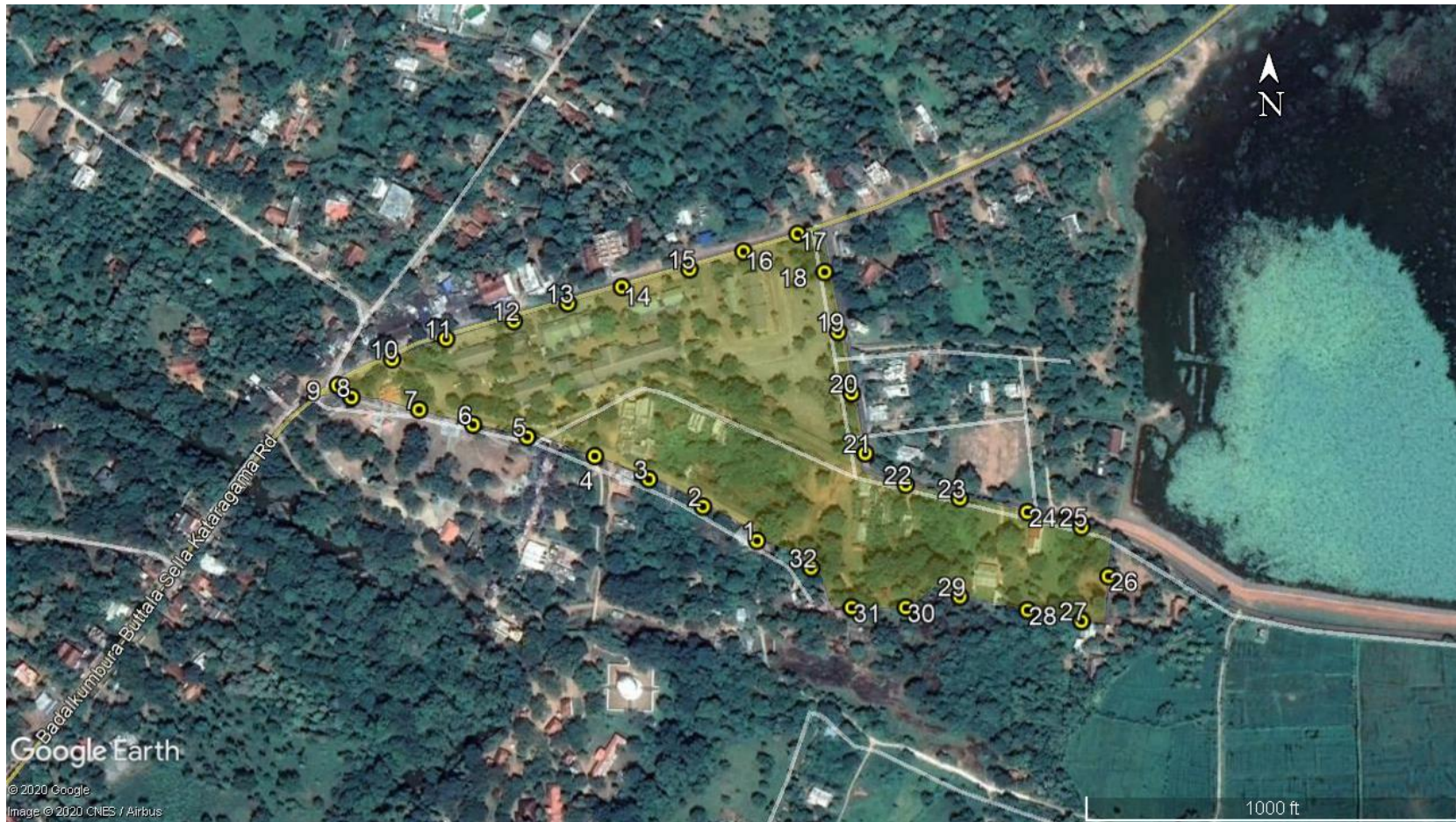


Source : Google Earth, 2021

Commercial Zone - I (Sella Kataragama)

ලක්ෂ්‍යය	Y	X
1	6.43729	81.3041
2	6.43754	81.3037
3	6.43774	81.3033
4	6.43791	81.3029
5	6.43805	81.3024
6	6.43814	81.302
7	6.43825	81.3016
8	6.43834	81.3011
9	6.43843	81.301
10	6.43862	81.3014
11	6.43877	81.3018
12	6.4389	81.3023
13	6.43903	81.3027
14	6.43915	81.3031
15	6.43928	81.3036
16	6.43941	81.304
17	6.43954	81.3044
18	6.43926	81.3046
19	6.43882	81.3047
20	6.43837	81.3048
21	6.43793	81.3049
22	6.4377	81.3052
23	6.4376	81.3056
24	6.4375	81.3061
25	6.43739	81.3065
26	6.43703	81.3067
27	6.4367	81.3065
28	6.43678	81.3061
29	6.43688	81.3056
30	6.4368	81.3052
31	6.4368	81.3048
32	6.43709	81.3045

Coordinates Points for Commercial Zone - I (Sella Kataragama)



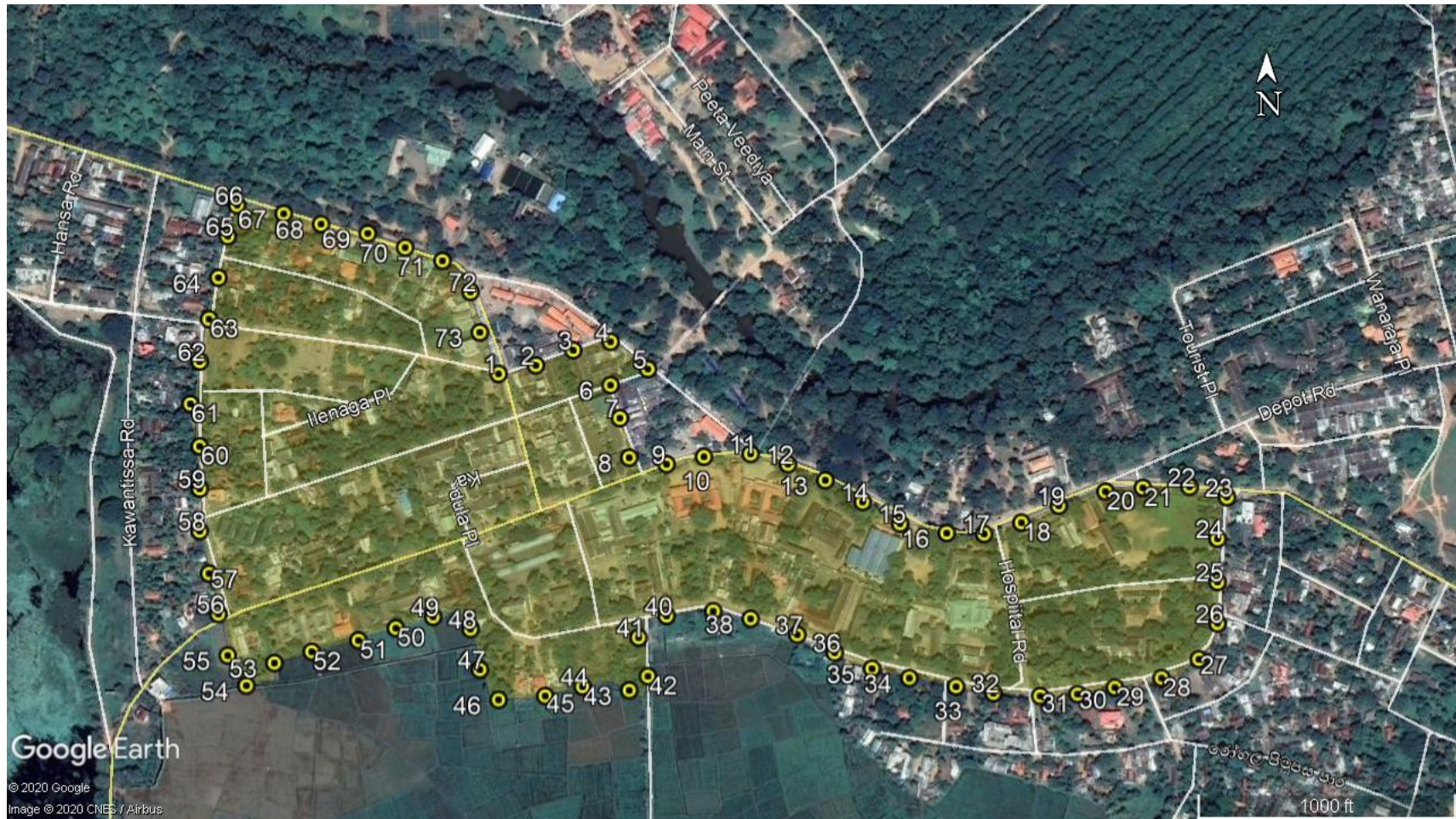
Source: Google Earth, 2021

Commercial Zone -II

ලක්ෂ්‍යය	Y	X
1	6.41501	81.3321
2	6.4151	81.3325
3	6.41526	81.3329
4	6.41535	81.3333
5	6.41506	81.3337
6	6.41489	81.3333
7	6.41454	81.3334
8	6.41412	81.3335
9	6.41405	81.3339
10	6.41413	81.3343
11	6.41416	81.3348
12	6.41405	81.3352
13	6.41388	81.3356
14	6.41365	81.336
15	6.41342	81.3364
16	6.41332	81.3369
17	6.41331	81.3373
18	6.41343	81.3377
19	6.41361	81.3381
20	6.41376	81.3386
21	6.4138	81.339
22	6.41381	81.3395
23	6.4137	81.3399
24	6.41326	81.3398
25	6.4128	81.3398
26	6.41236	81.3398
27	6.41198	81.3396
28	6.41178	81.3392
29	6.41168	81.3387
30	6.41161	81.3383
31	6.41159	81.3379
32	6.41162	81.3374
33	6.41169	81.337
34	6.41178	81.3365
35	6.41188	81.3361
36	6.41205	81.3357
37	6.41224	81.3353
38	6.41241	81.3348
39	6.41249	81.3344
40	6.41244	81.3339
41	6.41221	81.3336
42	6.4118	81.3337

ලක්ෂ්‍යය	Y	X
43	6.41165	81.3335
44	6.41169	81.333
45	6.41159	81.3326
46	6.41155	81.3321
47	6.41187	81.3319
48	6.4123	81.3318
49	6.41243	81.3314
50	6.41231	81.331
51	6.41218	81.3306
52	6.41206	81.3301
53	6.41194	81.3297
54	6.4117	81.3294
55	6.41202	81.3292
56	6.41246	81.3291
57	6.41289	81.329
58	6.41334	81.3289
59	6.41379	81.3289
60	6.41424	81.3289
61	6.41469	81.3288
62	6.41514	81.3289
63	6.41559	81.329
64	6.41603	81.3291
65	6.41647	81.3292
66	6.4168	81.3293
67	6.41671	81.3298
68	6.4166	81.3302
69	6.4165	81.3307
70	6.41635	81.3311
71	6.41621	81.3315
72	6.41588	81.3318
73	6.41545	81.3319

Coordinate point of Commercial Zone - II



Source: Google Earth, 2021

Mixed Development Zone

No	Y	X
1	6.42137	81.3269
2	6.42112	81.3268
3	6.42078	81.3265
4	6.42074	81.3265
5	6.42072	81.3265
6	6.41989	81.3263
7	6.41987	81.3263
8	6.41895	81.3262
9	6.41829	81.3261
10	6.41792	81.3261
11	6.41753	81.3268
12	6.41707	81.3284
13	6.41626	81.3291
14	6.41465	81.3288
15	6.41292	81.329
16	6.41285	81.329
17	6.41185	81.3292
18	6.41174	81.3293
19	6.41207	81.3302
20	6.4121	81.3303
21	6.41211	81.3303
22	6.41217	81.3305
23	6.41223	81.3307
24	6.41171	81.332
25	6.41156	81.3324
26	6.41156	81.3324
27	6.41171	81.3333
28	6.41173	81.3337
29	6.41215	81.3336
30	6.4124	81.3337
31	6.41249	81.3342
32	6.41249	81.3344
33	6.41248	81.3345
34	6.41188	81.3361
35	6.41188	81.3361
36	6.41177	81.3366
37	6.41159	81.3382
38	6.41161	81.3383
39	6.4117	81.3389
40	6.41172	81.3389
41	6.41176	81.3391
42	6.41191	81.3395

No	Y	X
43	6.41278	81.3398
44	6.41304	81.3398
45	6.41304	81.3398
46	6.41375	81.3398
47	6.41375	81.3398
48	6.41382	81.3394
49	6.41379	81.3387
50	6.4137	81.3384
51	6.41383	81.3377
52	6.41411	81.3376
53	6.41452	81.3375
54	6.41546	81.3375
55	6.4167	81.3392
56	6.41797	81.3411
57	6.41883	81.3415
58	6.4195	81.341
59	6.4196	81.3408
60	6.42053	81.3401
61	6.42122	81.3401
62	6.42132	81.3401
63	6.42227	81.34
64	6.42271	81.34
65	6.42287	81.34
66	6.42447	81.34
67	6.42466	81.34
68	6.42608	81.3399
69	6.42623	81.3399
70	6.42644	81.3387
71	6.42647	81.3385
72	6.42647	81.3384
73	6.42644	81.3378
74	6.42633	81.3368
75	6.42615	81.3348
76	6.42621	81.3346
77	6.42642	81.334
78	6.42652	81.3333
79	6.42652	81.3332
80	6.42678	81.3299
81	6.42668	81.3296
82	6.42643	81.3291
83	6.42618	81.3287
84	6.42612	81.3286

No	Y	X
85	6.42605	81.3285
86	6.4259	81.3282
87	6.42588	81.3282
88	6.42564	81.3278
89	6.42532	81.3272
90	6.4246	81.3259
91	6.42447	81.3257
92	6.42399	81.3255
93	6.42391	81.3255
94	6.42381	81.3256
95	6.42353	81.3258
96	6.42335	81.326
97	6.42332	81.326
98	6.42307	81.3262
99	6.42246	81.3266
100	6.42173	81.327
101	6.43442	81.3019
102	6.4346	81.3023
103	6.4347	81.3024
104	6.43472	81.3024
105	6.4349	81.3025
106	6.43513	81.3028
107	6.43517	81.3029
108	6.43529	81.303
109	6.43545	81.3032
110	6.43564	81.3033
111	6.43589	81.3035
112	6.43585	81.3039
113	6.43584	81.304
114	6.43583	81.3042
115	6.4358	81.3046
116	6.43579	81.3046
117	6.43578	81.3047
118	6.43578	81.3047
119	6.43576	81.305
120	6.43575	81.305
121	6.43575	81.3051
122	6.43557	81.3055
123	6.43557	81.3055
124	6.43554	81.3056
125	6.43552	81.3057
126	6.43543	81.3059

No	Y	X
127	6.43551	81.3059
128	6.43581	81.306
129	6.43582	81.3061
130	6.43584	81.3062
131	6.43584	81.3063
132	6.43585	81.3064
133	6.43587	81.3064
134	6.4359	81.3064
135	6.43593	81.3065
136	6.43594	81.3065
137	6.43612	81.3065
138	6.43637	81.3066
139	6.43645	81.3066
140	6.43651	81.3066
141	6.43667	81.3067
142	6.43686	81.3067
143	6.43707	81.3067
144	6.43711	81.3067
145	6.43735	81.3066
146	6.43738	81.3065
147	6.43747	81.3062
148	6.4375	81.3061
149	6.43751	81.306
150	6.43753	81.3059
151	6.43758	81.3057
152	6.43764	81.3054
153	6.43767	81.3053
154	6.43769	81.3052
155	6.4377	81.3051
156	6.4377	81.3051
157	6.43789	81.3049
158	6.43798	81.3049
159	6.43811	81.3049
160	6.43816	81.3048
161	6.43875	81.3047
162	6.43902	81.3047
163	6.43957	81.3045
164	6.43956	81.3045
165	6.43955	81.3045
166	6.43946	81.3042
167	6.43942	81.304
168	6.43937	81.3039

No	Y	X
169	6.43933	81.3037
170	6.43924	81.3034
171	6.43923	81.3034
172	6.43923	81.3034
173	6.43921	81.3033
174	6.43916	81.3031
175	6.43901	81.3026
176	6.43891	81.3023
177	6.43879	81.3019
178	6.4387	81.3016
179	6.43866	81.3015
180	6.43865	81.3015
181	6.43856	81.3012
182	6.43854	81.3012
183	6.43854	81.3011
184	6.43835	81.3008
185	6.43828	81.3008
186	6.43808	81.3005
187	6.43761	81.3008
188	6.4373	81.3012
189	6.4368	81.3019
190	6.43659	81.3021
191	6.43612	81.3023
192	6.43593	81.3022
193	6.43579	81.3021
194	6.43536	81.3017
195	6.43492	81.3015
196	6.43453	81.3015
197	6.43443	81.3016
198	6.443	81.3163
199	6.4415	81.3175
200	6.43944	81.3189
201	6.43927	81.3198
202	6.43977	81.3204
203	6.44035	81.3212
204	6.44205	81.3225
205	6.44476	81.3232
206	6.44473	81.3248
207	6.44478	81.3253
208	6.44349	81.3266
209	6.44056	81.3275
210	6.43496	81.3317
211	6.42958	81.3402

No	Y	X
212	6.42944	81.3414
213	6.42885	81.3413
214	6.42527	81.3443
215	6.42084	81.3468
216	6.41884	81.3429
217	6.41486	81.344
218	6.41195	81.3438
219	6.41072	81.344
220	6.41007	81.3457
221	6.40774	81.3442
222	6.40388	81.3371
223	6.40295	81.337
224	6.40291	81.337
225	6.39928	81.336
226	6.39744	81.3343
227	6.39664	81.3317
228	6.39576	81.3306
229	6.39565	81.3263
230	6.39474	81.3249
231	6.39064	81.3212
232	6.3794	81.3152
233	6.37778	81.3143
234	6.37779	81.3143
235	6.37839	81.314
236	6.3809	81.3124
237	6.37906	81.3086
238	6.37901	81.3085
239	6.37872	81.3081
240	6.37562	81.3007
241	6.37482	81.299
242	6.37612	81.2979
243	6.37864	81.3003
244	6.38027	81.3009
245	6.38047	81.3009
246	6.38072	81.301
247	6.38133	81.3011
248	6.38242	81.3046
249	6.38613	81.3065
250	6.3877	81.3076
251	6.3878	81.3077
252	6.39002	81.3091
253	6.39375	81.3111
254	6.39476	81.3115

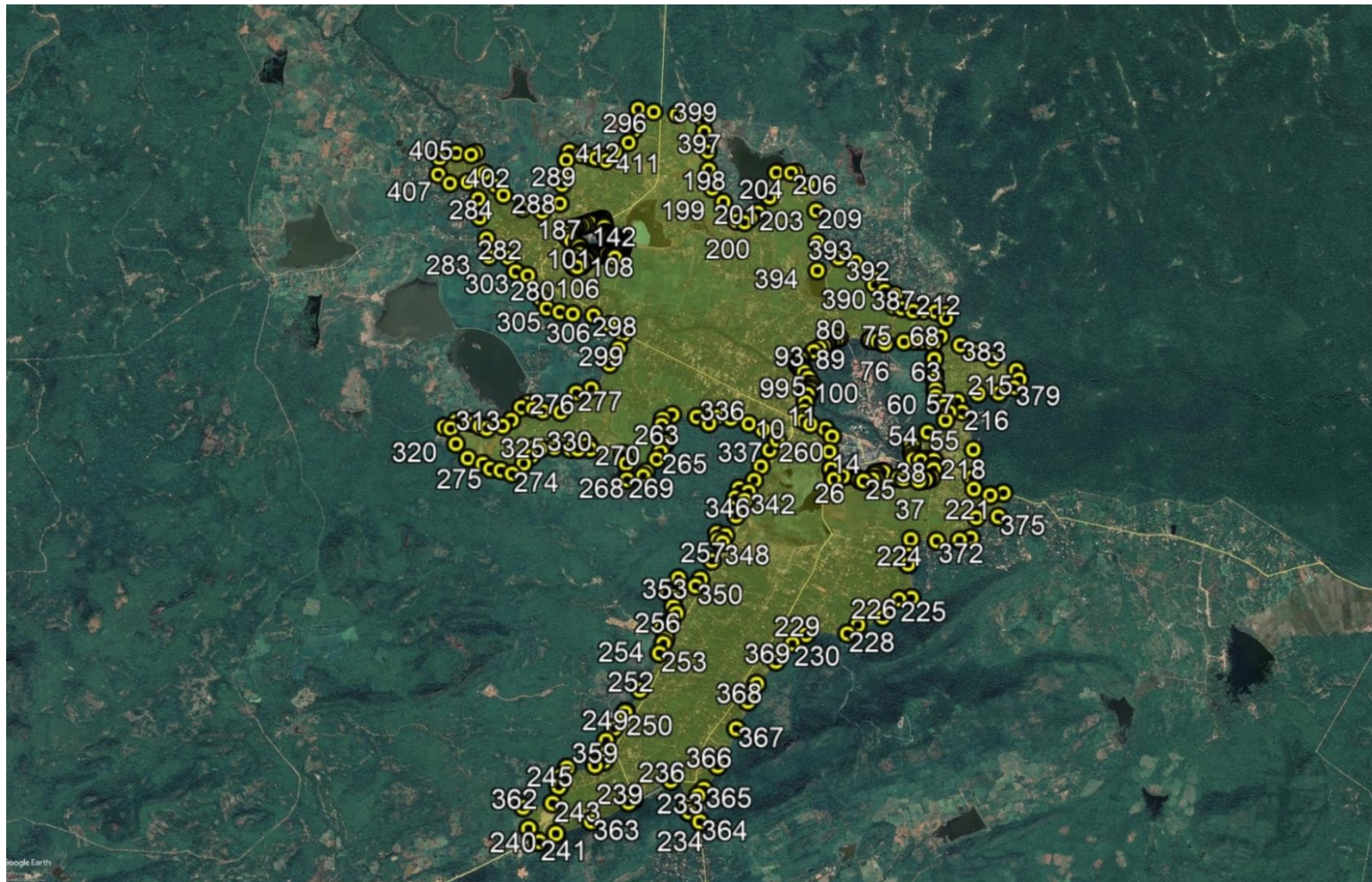
No	Y	X
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256	6.39603	81.3118
257	6.40326	81.3165
258	6.40541	81.3171
259	6.40611	81.317
260	6.41589	81.3233
261	6.41832	81.3148
262	6.41855	81.3122
263	6.41557	81.3115
264	6.41512	81.3112
265	6.41465	81.311
266	6.41384	81.3106
267	6.4125	81.3095
268	6.41209	81.3092
269	6.41169	81.3075
270	6.41339	81.3074
271	6.41444	81.307
272	6.41491	81.3036
273	6.41543	81.3033
274	6.41233	81.2954
275	6.41267	81.2942
276	6.41882	81.3004
277	6.42087	81.302
278	6.42132	81.3036
279	6.42917	81.3037
280	6.43096	81.2981
281	6.43392	81.2953
282	6.43542	81.2945
283	6.43554	81.2924
284	6.4398	81.2913
285	6.44187	81.2911
286	6.44674	81.2902
287	6.44696	81.2907
288	6.44045	81.298
289	6.44343	81.3001
290	6.44438	81.3001
291	6.44615	81.3005
292	6.44675	81.3021
293	6.4465	81.3031
294	6.44635	81.3037
295	6.44808	81.3072
296	6.44938	81.3077

No	Y	X
297	6.4515	81.3099
298	6.42711	81.3069
299	6.42392	81.3055
300	6.42452	81.3055
301	6.4256	81.3064
302	6.42993	81.2987
303	6.43348	81.2966
304	6.42932	81.3015
305	6.42954	81.3001
306	6.42817	81.3054
307	6.41894	81.2985
308	6.41921	81.2975
309	6.41974	81.2969
310	6.41932	81.2962
311	6.41799	81.2952
312	6.41736	81.2943
313	6.41708	81.2926
314	6.41734	81.2919
315	6.41771	81.2913
316	6.41774	81.2908
317	6.41787	81.2894
318	6.41727	81.2881
319	6.41709	81.2888
320	6.41547	81.2894
321	6.41396	81.2907
322	6.41336	81.2923
323	6.41284	81.2931
324	6.4134	81.2966
325	6.41419	81.2974
326	6.41511	81.2976
327	6.41494	81.2983
328	6.41507	81.2998
329	6.41493	81.3015
330	6.41489	81.3023
331	6.4165	81.3115
332	6.41745	81.3111
333	6.41809	81.3112
334	6.41762	81.3161
335	6.41835	81.317
336	6.41814	81.3184
337	6.41759	81.3203
338	6.41698	81.3218

No	Y	X
339	6.41482	81.3225
340	6.4131	81.3216
341	6.41165	81.3209
342	6.41042	81.3203
343	6.41078	81.3193
344	6.40981	81.3189
345	6.40956	81.3199
346	6.40791	81.319
347	6.40587	81.3179
348	6.40514	81.3176
349	6.40135	81.3153
350	6.40065	81.3148
351	6.40143	81.313
352	6.40002	81.3118
353	6.39951	81.3125
354	6.3985	81.3125
355	6.39784	81.3128
356	6.39692	81.3123
357	6.3964	81.3113
358	6.38218	81.3017
359	6.38283	81.3055
360	6.38383	81.3059
361	6.38492	81.3057
362	6.37824	81.2973
363	6.37684	81.3043
364	6.37681	81.3154
365	6.38004	81.3158
366	6.38236	81.3172
367	6.3861	81.3191
368	6.38885	81.3203
369	6.3929	81.3232
370	6.39941	81.3373
371	6.40548	81.3373
372	6.40531	81.34
373	6.40539	81.3424
374	6.40562	81.3436
375	6.40783	81.3465
376	6.41031	81.3471
377	6.41998	81.3424
378	6.42078	81.3446
379	6.42145	81.3484
380	6.4223	81.349

No	Y	X
381	6.42329	81.3487
382	6.42691	81.3407
383	6.42444	81.3462
384	6.42598	81.3428
385	6.42968	81.3389
386	6.42965	81.3378
387	6.42993	81.3366
388	6.43016	81.3357
389	6.43137	81.3359
390	6.4318	81.3348
391	6.4325	81.3337
392	6.43311	81.3339
393	6.43538	81.3299
394	6.43402	81.3276
395	6.43712	81.3276
396	6.44506	81.3159
397	6.44708	81.3158
398	6.44926	81.3154
399	6.45057	81.3153
400	6.45121	81.3124
401	6.45182	81.3082
402	6.44329	81.293
403	6.4447	81.2917
404	6.44693	81.2886
405	6.44636	81.2868
406	6.44455	81.2867
407	6.44357	81.288
408	6.44372	81.2899
409	6.44082	81.2959
410	6.43749	81.2921
411	6.4471	81.3057
412	6.44607	81.3048
413	6.44647	81.3044
414	6.44709	81.3008
415	6.44136	81.2999
416	6.44227	81.2938

Coordinate points of Mixed Development Zone



Source: Google Earth, 2021

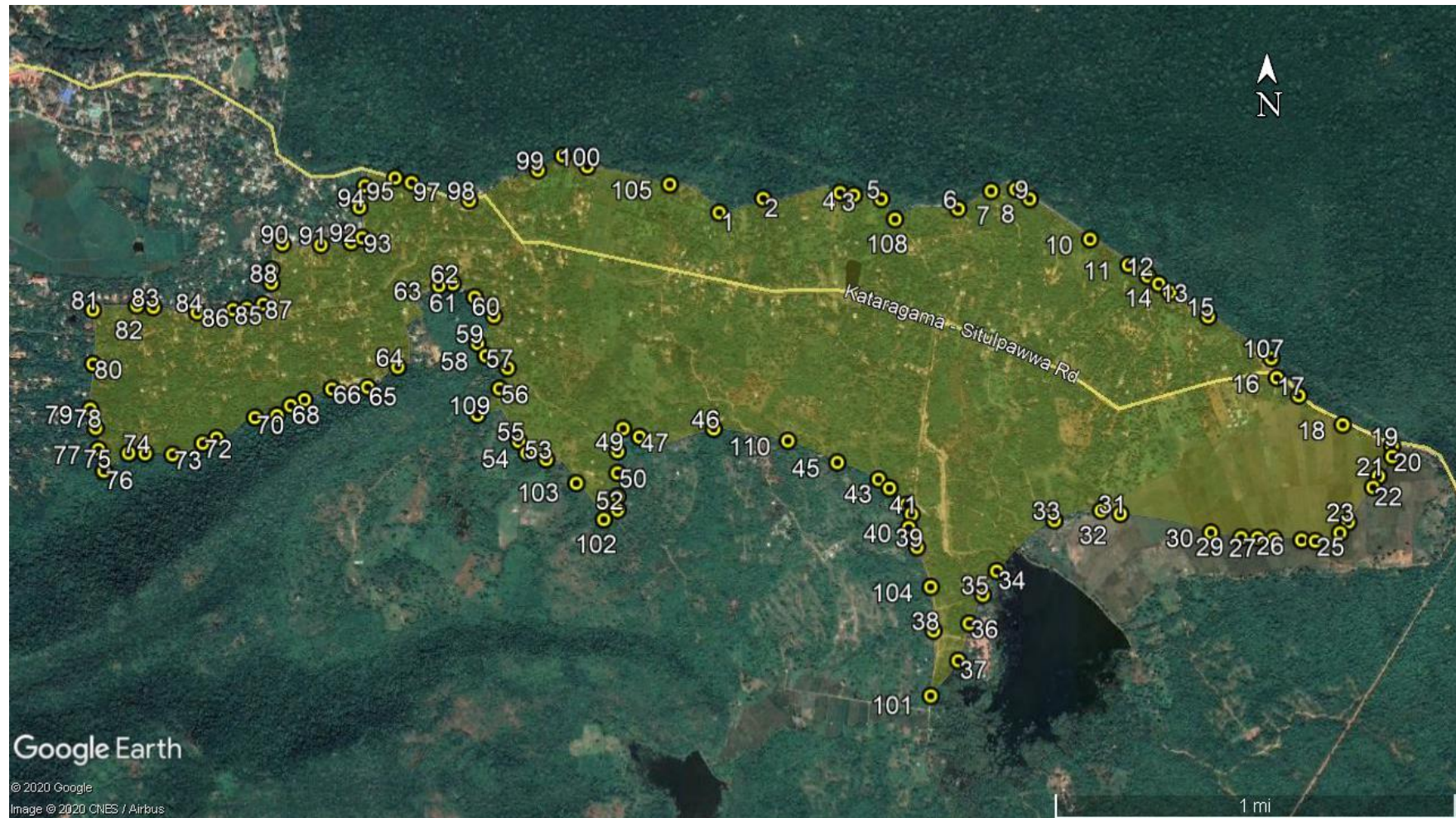
Residential Zone - Part I

No	Y	X
1	6.40888	81.3599
2	6.40939	81.3615
3	6.4096	81.3643
4	6.40951	81.3648
5	6.40937	81.3658
6	6.40901	81.3686
7	6.40966	81.3698
8	6.40972	81.3707
9	6.40937	81.3712
10	6.40792	81.3734
11	6.40699	81.3748
12	6.40659	81.3755
13	6.40631	81.3759
14	6.40601	81.3763
15	6.40513	81.3777
16	6.40292	81.3802
17	6.40228	81.381
18	6.40123	81.3826
19	6.40045	81.3844
20	6.40008	81.3844
21	6.39937	81.3839
22	6.39897	81.3837
23	6.39772	81.3828
24	6.39733	81.3825
25	6.39703	81.3816
26	6.39707	81.3811
27	6.39712	81.3801
28	6.39715	81.3795
29	6.39716	81.3789
30	6.39734	81.3778
31	6.39801	81.3745
32	6.39813	81.3738
33	6.39778	81.3721
34	6.39595	81.37
35	6.39509	81.3695
36	6.39406	81.369
37	6.39272	81.3686
38	6.3938	81.3677
39	6.39681	81.3671
40	6.39752	81.3668
41	6.398	81.3669
42	6.39834	81.3667

No	Y	X
43	6.39894	81.3661
44	6.39926	81.3657
45	6.39987	81.3642
46	6.40108	81.3597
47	6.40079	81.357
48	6.40109	81.3564
49	6.40027	81.3562
50	6.39949	81.3562
51	6.39864	81.3562
52	6.39815	81.3562
53	6.39998	81.3536
54	6.40021	81.3529
55	6.40063	81.3526
56	6.40253	81.3519
57	6.40327	81.3522
58	6.40372	81.3514
59	6.40416	81.3511
60	6.40515	81.3517
61	6.40583	81.351
62	6.40632	81.3502
63	6.40625	81.3497
64	6.40331	81.3482
65	6.40258	81.3471
66	6.40252	81.3458
67	6.40213	81.3448
68	6.40192	81.3443
69	6.40156	81.3438
70	6.40149	81.343
71	6.40075	81.3416
72	6.40056	81.3411
73	6.40015	81.34
74	6.40019	81.339
75	6.4002	81.3384
76	6.39956	81.3375
77	6.40034	81.3373
78	6.40111	81.3372
79	6.40179	81.337
80	6.40342	81.3371
81	6.40537	81.3371

No	Y	X
82	6.40553	81.3387
83	6.40547	81.3393
84	6.40528	81.3409
85	6.40538	81.3422
86	6.40542	81.3427
87	6.40558	81.3433
88	6.40634	81.3436
89	6.40683	81.3436
90	6.40775	81.344
91	6.40771	81.3454
92	6.40781	81.3465
93	6.40797	81.3469
94	6.40907	81.3468
95	6.40985	81.347
96	6.41013	81.3481
97	6.40996	81.3487
98	6.40932	81.3508
99	6.41041	81.3533
100	6.41054	81.3551
101	6.39145	81.3676
102	6.39781	81.3557
103	6.39912	81.3547
104	6.39538	81.3676
105	6.4099	81.3581
106	6.41093	81.3542
107	6.40363	81.38
108	6.40864	81.3663
109	6.40158	81.3511
110	6.40065	81.3624

Coordinate Points of Residential Zone Part - I



Source: Google Earth, 2021

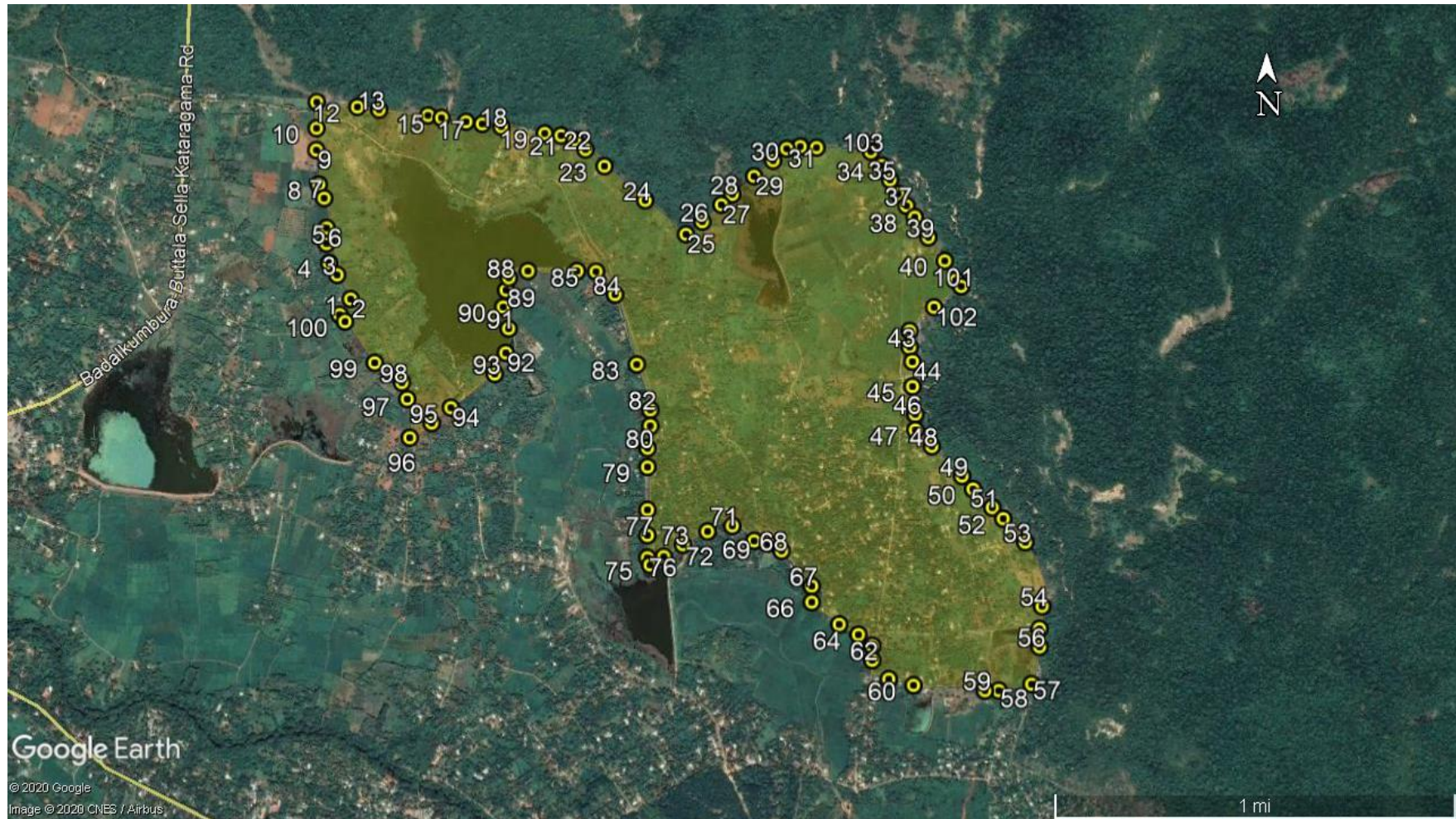
Residential Zone- Part II

No	Y	X
1	6.44317	81.3163
2	6.44374	81.3167
3	6.44462	81.3162
4	6.44506	81.3159
5	6.44576	81.3158
6	6.44633	81.3158
7	6.44742	81.3157
8	6.44792	81.3155
9	6.44918	81.3154
10	6.44998	81.3154
11	6.45094	81.3154
12	6.45076	81.3169
13	6.45066	81.3177
14	6.45045	81.3195
15	6.45036	81.32
16	6.45022	81.3209
17	6.45014	81.3215
18	6.45004	81.3222
19	6.44979	81.3238
20	6.44971	81.3244
21	6.44955	81.3249
22	6.4492	81.3253
23	6.44859	81.326
24	6.44734	81.3275
25	6.4461	81.329
26	6.44656	81.3296
27	6.44718	81.3303
28	6.44756	81.3307
29	6.44822	81.3315
30	6.44879	81.3322
31	6.44923	81.3327
32	6.44931	81.3332
33	6.44927	81.3338
34	6.44861	81.3362
35	6.44809	81.3365
36	6.44757	81.3368
37	6.44714	81.3371
38	6.44673	81.3374
39	6.44599	81.3379
40	6.44513	81.3385
41	6.44442	81.3389
42	6.44258	81.3372

No	Y	X
43	6.44199	81.3372
44	6.44146	81.3373
45	6.44056	81.3373
46	6.43955	81.3374
47	6.43898	81.3374
48	6.43839	81.338
49	6.43731	81.3391
50	6.43684	81.3395
51	6.43617	81.3402
52	6.43577	81.3406
53	6.43492	81.3414
54	6.43261	81.342
55	6.4318	81.3419
56	6.43115	81.3419
57	6.42981	81.3416
58	6.42958	81.3404
59	6.42958	81.3399
60	6.42977	81.3373
61	6.42999	81.3364
62	6.43067	81.3358
63	6.43119	81.3358
64	6.43159	81.3353
65	6.43196	81.3346
66	6.43276	81.3336
67	6.43334	81.3336
68	6.43461	81.3325
69	6.43487	81.332
70	6.43497	81.3315
71	6.43551	81.3307
72	6.43531	81.3298
73	6.43483	81.3289
74	6.4344	81.3282
75	6.4341	81.3277
76	6.43436	81.3276
77	6.43517	81.3276
78	6.43609	81.3276
79	6.43764	81.3276
80	6.43832	81.3276
81	6.43913	81.3277
82	6.43971	81.3277
83	6.44136	81.3272
84	6.4439	81.3264

No	Y	X
85	6.44474	81.3257
86	6.44476	81.325
87	6.44476	81.3232
88	6.44451	81.3225
89	6.44406	81.3224
90	6.44345	81.3223
91	6.44266	81.3225
92	6.44178	81.3224
93	6.44101	81.322
94	6.43979	81.3204
95	6.43923	81.3197
96	6.4387	81.3189
97	6.4401	81.3188
98	6.4407	81.3186
99	6.44142	81.3176
100	6.44292	81.3165
101	6.4442	81.3391
102	6.44344	81.3381
103	6.44912	81.3358

Coordinate Points of Residential Zone - Part II



Source:Google Earth, 2021

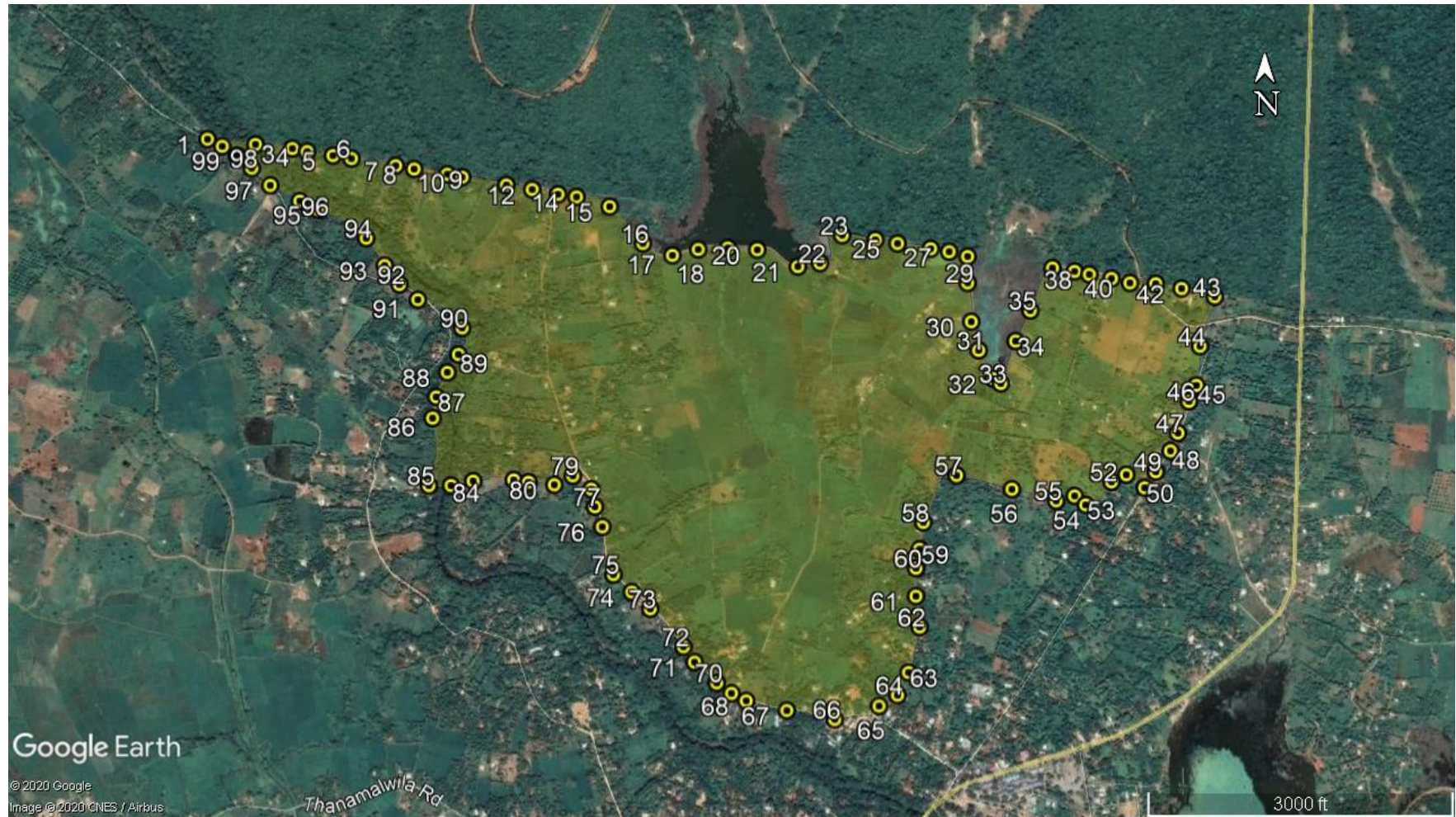
Residential Zone Part - III

No	Y	X
1	6.45601	81.2809
2	6.45587	81.2822
3	6.45576	81.2832
4	6.45568	81.2836
5	6.45557	81.2843
6	6.45549	81.2848
7	6.4553	81.286
8	6.45521	81.2865
9	6.45507	81.2874
10	6.45499	81.2878
11	6.45478	81.289
12	6.45466	81.2897
13	6.45453	81.2904
14	6.45446	81.2909
15	6.4542	81.2918
16	6.45321	81.2927
17	6.45289	81.2935
18	6.45305	81.2942
19	6.45309	81.295
20	6.45304	81.2958
21	6.45259	81.2969
22	6.45268	81.2975
23	6.45343	81.2981
24	6.45331	81.299
25	6.45321	81.2996
26	6.45307	81.3005
27	6.45299	81.301
28	6.45286	81.3015
29	6.45215	81.3015
30	6.45111	81.3016
31	6.45034	81.3018
32	6.44958	81.3022
33	6.44945	81.3024
34	6.45059	81.3028
35	6.45141	81.3032
36	6.45255	81.3038
37	6.45246	81.3044
38	6.45238	81.3048
39	6.45227	81.3054
40	6.45215	81.3059
41	6.45213	81.3066
42	6.452	81.3073

No	Y	X
43	6.45178	81.3082
44	6.45045	81.3078
45	6.4494	81.3077
46	6.44897	81.3075
47	6.44812	81.3072
48	6.44764	81.307
49	6.44708	81.3066
50	6.44665	81.3063
51	6.447	81.3058
52	6.44681	81.3054
53	6.44619	81.3047
54	6.44643	81.3044
55	6.4463	81.3039
56	6.44661	81.3027
57	6.44698	81.3012
58	6.44572	81.3003
59	6.445	81.3002
60	6.44449	81.3001
61	6.44374	81.3001
62	6.44291	81.3002
63	6.44169	81.2999
64	6.44108	81.2996
65	6.44079	81.2991
66	6.44043	81.2979
67	6.44067	81.2966
68	6.44093	81.2955
69	6.44113	81.2951
70	6.44141	81.2947
71	6.44197	81.2941
72	6.44238	81.2938
73	6.4434	81.2929
74	6.44385	81.2924
75	6.44432	81.2919
76	6.4456	81.2916
77	6.44614	81.2914
78	6.44661	81.2913
79	6.44697	81.2908
80	6.44673	81.2903
81	6.4468	81.2896
82	6.44686	81.2892
83	6.44683	81.2881
84	6.44671	81.2875

No	Y	X
85	6.44671	81.2869
86	6.44852	81.287
87	6.44909	81.2871
88	6.44975	81.2874
89	6.45023	81.2877
90	6.45094	81.2878
91	6.4517	81.2866
92	6.45211	81.2861
93	6.45262	81.2857
94	6.45335	81.2852
95	6.45412	81.2839
96	6.45435	81.2834
97	6.45477	81.2826
98	6.45523	81.2821
99	6.45557	81.2817
100	6.45582	81.2813

Coordinate Points of Residential zone - Part III



Source: Google Earth, 2021

Agriculture Promotion Zone

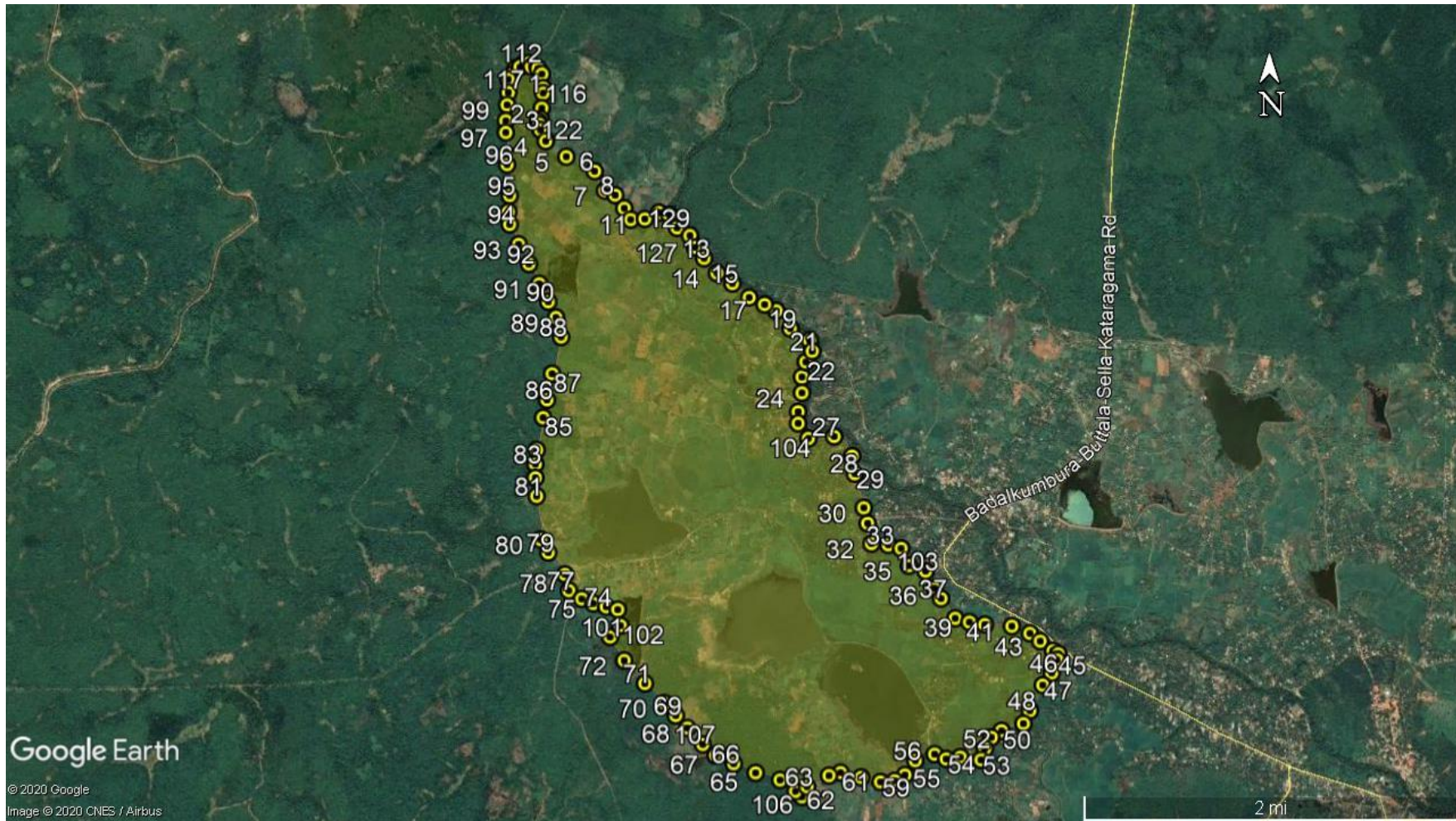
No	Y	X
1	6.47029	81.2669
2	6.46913	81.2668
3	6.46746	81.2667
4	6.46659	81.2671
5	6.46539	81.2687
6	6.46427	81.2709
7	6.46278	81.2717
8	6.46243	81.2725
9	6.46142	81.2732
10	6.46055	81.2737
11	6.4606	81.2748
12	6.46092	81.2767
13	6.45757	81.2794
14	6.45643	81.2804
15	6.45563	81.2816
16	6.45455	81.2829
17	6.45401	81.2841
18	6.45353	81.285
19	6.45216	81.2861
20	6.45124	81.2876
21	6.45041	81.2878
22	6.44959	81.2873
23	6.44843	81.287
24	6.44721	81.287
25	6.44575	81.2867
26	6.4437	81.2875
27	6.44385	81.2895
28	6.44234	81.2909
29	6.44098	81.2911
30	6.43836	81.2918
31	6.43716	81.2921
32	6.4356	81.2924
33	6.4355	81.2937
34	6.43523	81.2947
35	6.4339	81.2953
36	6.43216	81.2973
37	6.43137	81.2978
38	6.42985	81.2989
39	6.42956	81.3
40	6.42937	81.3012
41	6.42924	81.3033
42	6.42869	81.3047

No	Y	X
43	6.42809	81.3055
44	6.42735	81.3065
45	6.42666	81.3068
46	6.42564	81.3064
47	6.4247	81.3057
48	6.42274	81.3047
49	6.42174	81.3042
50	6.42119	81.3025
51	6.42068	81.3017
52	6.41981	81.3012
53	6.41895	81.3009
54	6.41902	81.2982
55	6.41939	81.2973
56	6.41889	81.2958
57	6.41779	81.295
58	6.41734	81.2942
59	6.41725	81.2931
60	6.4176	81.2916
61	6.41797	81.29
62	6.41774	81.2891
63	6.41688	81.2874
64	6.41653	81.2865
65	6.41795	81.2834
66	6.41865	81.2817
67	6.41929	81.2803
68	6.4214	81.2781
69	6.42236	81.2772
70	6.42332	81.2763
71	6.42483	81.2748
72	6.4266	81.2732
73	6.43052	81.2727
74	6.43074	81.2718
75	6.43099	81.2708
76	6.43134	81.2699
77	6.43198	81.2689
78	6.43323	81.2686
79	6.43491	81.2673
80	6.43591	81.2667
81	6.43925	81.2664
82	6.44067	81.2663
83	6.44172	81.2663
84	6.44281	81.2664

No	Y	X
85	6.4453	81.2669
86	6.44667	81.2672
87	6.44868	81.2676
88	6.45151	81.2683
89	6.45301	81.2679
90	6.45422	81.2673
91	6.45561	81.2666
92	6.45713	81.2658
93	6.45864	81.265
94	6.46018	81.2643
95	6.4624	81.2643
96	6.46478	81.2641
97	6.46725	81.264
98	6.46816	81.264
99	6.46938	81.2641
100	6.47248	81.2653
101	6.42841	81.2721
102	6.42929	81.2729
103	6.43348	81.2966
104	6.44486	81.2867
105	6.4161	81.287
106	6.4174	81.2853
107	6.42014	81.2793
108	6.41916	81.2993
109	6.42711	81.3069
110	6.47231	81.266
111	6.47254	81.2659
112	6.47262	81.2658
113	6.47221	81.2648
114	6.47134	81.2642
115	6.47033	81.2642
116	6.47068	81.2669
117	6.47176	81.2668
118	6.47219	81.2665
119	6.4723	81.2651
120	6.47169	81.2645
121	6.46812	81.2665
122	6.46789	81.2666
123	6.46774	81.2666

No	Y	X
124	6.46828	81.2667
125	6.46109	81.2759
126	6.46114	81.2642
127	6.45841	81.2787
128	6.45932	81.2783
129	6.45991	81.2773

Coordinate Points of Agriculture Promotion Zone



Source: Google Earth, 2021

Environment Sensitive & Conservation Zone - Part I

No	Y	X
1	6.48931	81.2462
2	6.48793	81.2491
3	6.48589	81.2549
4	6.48455	81.2557
5	6.48341	81.2568
6	6.48286	81.2579
7	6.48242	81.2589
8	6.47854	81.2611
9	6.47733	81.2622
10	6.47354	81.265
11	6.4723	81.2651
12	6.46756	81.264
13	6.46549	81.2641
14	6.4623	81.2642
15	6.4584	81.2651
16	6.45704	81.2658
17	6.45555	81.2666
18	6.45309	81.2679
19	6.45067	81.2681
20	6.44487	81.2668
21	6.44346	81.2665
22	6.43307	81.2687
23	6.43	81.2728
24	6.42136	81.2781
25	6.42021	81.2793
26	6.41933	81.2803
27	6.41759	81.2847
28	6.41619	81.2871
29	6.41692	81.2889
30	6.41381	81.291
31	6.41285	81.2934
32	6.41521	81.2979
33	6.41496	81.2987
34	6.41505	81.3001
35	6.41557	81.303
36	6.41198	81.3089
37	6.41378	81.3105
38	6.41635	81.3115
39	6.41814	81.3155
40	6.41729	81.3211
41	6.41354	81.3218
42	6.41237	81.3213

No	Y	X
43	6.41069	81.3205
44	6.41066	81.3197
45	6.40758	81.3188
46	6.40125	81.3126
47	6.40002	81.3118
48	6.39819	81.3126
49	6.39695	81.3123
50	6.3966	81.3115
51	6.39596	81.3119
52	6.38889	81.3084
53	6.38738	81.3074
54	6.38495	81.3057
55	6.38358	81.3059
56	6.3825	81.3048
57	6.38215	81.3018
58	6.3817	81.3012
59	6.37826	81.2975
60	6.37228	81.2866
61	6.37151	81.2841
62	6.371	81.2819
63	6.37049	81.28
64	6.37044	81.2764
65	6.37542	81.2772
66	6.38049	81.2737
67	6.38194	81.2728
68	6.38337	81.272
69	6.38767	81.2692
70	6.39299	81.2662
71	6.39434	81.2652
72	6.39751	81.2636
73	6.39842	81.2633
74	6.40835	81.2622
75	6.41002	81.2624
76	6.41303	81.2627
77	6.41538	81.2627
78	6.41934	81.2597
79	6.42027	81.2587
80	6.42241	81.2566
81	6.43045	81.248
82	6.4411	81.2377
83	6.44469	81.2338
84	6.44625	81.2322

No	Y	X
85	6.44799	81.2306
86	6.45366	81.2251
87	6.45805	81.2213
88	6.45985	81.2198
89	6.46791	81.2163
90	6.46887	81.2152
91	6.46979	81.2145
92	6.47065	81.2142
93	6.47401	81.2138
94	6.475	81.2151
95	6.47911	81.2192
96	6.48253	81.2225
97	6.48563	81.2267
98	6.49343	81.2287
99	6.49429	81.2335
100	6.49354	81.2362
101	6.41619	81.3234
102	6.41814	81.3184
103	6.41809	81.3112
104	6.42841	81.2721
105	6.43696	81.2667
106	6.43953	81.2664
107	6.41258	81.2961
108	6.37524	81.2983
109	6.37289	81.2947
110	6.37332	81.2911
111	6.40175	81.2621
112	6.40484	81.2621
113	6.42693	81.2516
114	6.43586	81.2432
115	6.45145	81.2273
116	6.49145	81.2462
117	6.49016	81.2419
118	6.48979	81.2286
119	6.46394	81.2179

Coordinate Points of Environment Sensitive & Conservation Zone - Part I



Source: Google Earth, 2021

Environment Sensitive & Conservation Zone - Part II

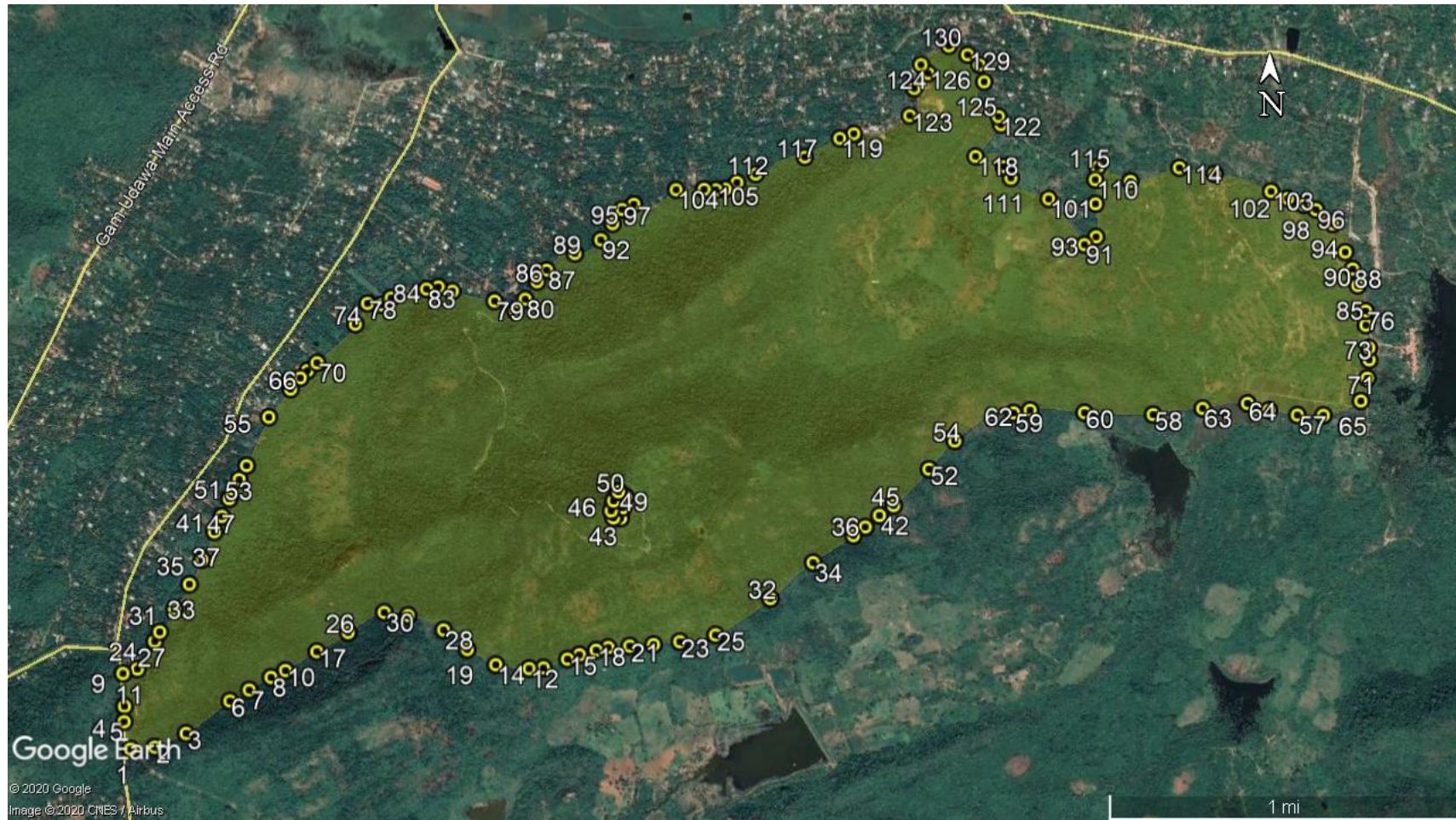
No	Y	X
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3	6.3774	81.3179
4	6.37788	81.3153
5	6.37851	81.3153
6	6.37873	81.3197
7	6.37918	81.3205
8	6.3797	81.3214
9	6.37986	81.3152
10	6.37998	81.322
11	6.38004	81.3158
12	6.38006	81.3322
13	6.38009	81.3328
14	6.38022	81.3308
15	6.38045	81.3338
16	6.38063	81.3343
17	6.38076	81.3233
18	6.38082	81.335
19	6.38085	81.3296
20	6.38093	81.3355
21	6.38099	81.3364
22	6.38105	81.3374
23	6.38117	81.3385
24	6.38118	81.3165
25	6.38145	81.34
26	6.38155	81.3246
27	6.38157	81.3167
28	6.38165	81.3286
29	6.38225	81.3271
30	6.38238	81.3261
31	6.38251	81.3173
32	6.38295	81.3423
33	6.38354	81.3179
34	6.38444	81.3441
35	6.38456	81.3184
36	6.38556	81.3458
37	6.38572	81.3189
38	6.38592	81.3463
39	6.38629	81.336
40	6.3863	81.3357
41	6.38636	81.3192
42	6.3864	81.3469

No	Y	X
43	6.38659	81.3356
44	6.38673	81.3361
45	6.38681	81.3475
46	6.38701	81.3357
47	6.3871	81.3195
48	6.38718	81.3362
49	6.38739	81.3359
50	6.38739	81.3359
51	6.3879	81.3199
52	6.38833	81.349
53	6.38848	81.3202
54	6.38951	81.3501
55	6.39051	81.3211
56	6.39059	81.3657
57	6.3906	81.3646
58	6.39062	81.3585
59	6.39069	81.3526
60	6.3907	81.3556
61	6.3908	81.3634
62	6.3908	81.3533
63	6.39088	81.3606
64	6.39109	81.3625
65	6.39119	81.3673
66	6.39169	81.322
67	6.39215	81.3676
68	6.39216	81.3224
69	6.39247	81.3227
70	6.3928	81.3231
71	6.39292	81.3677
72	6.39343	81.3677
73	6.39439	81.3676
74	6.39443	81.3247
75	6.39498	81.3315
76	6.39499	81.3676
77	6.39525	81.3258
78	6.39531	81.3252
79	6.39541	81.3306
80	6.39549	81.3319
81	6.39554	81.3262
82	6.39583	81.3288
83	6.39592	81.3277
84	6.39601	81.3282

No	Y	X
85	6.39607	81.3673
86	6.39623	81.3324
87	6.39672	81.3328
88	6.39677	81.3671
89	6.39743	81.334
90	6.39749	81.3668
91	6.39781	81.3557
92	6.39801	81.3351
93	6.39814	81.3562
94	6.39869	81.3663
95	6.3987	81.3356
96	6.3993	81.3656
97	6.39931	81.336
98	6.3995	81.3651
99	6.39953	81.3365
100	6.39955	81.3562
101	6.39976	81.3542
102	6.39978	81.3644
103	6.40008	81.3637
104	6.40015	81.3383
105	6.40015	81.34
106	6.40017	81.3395
107	6.40018	81.3404
108	6.40046	81.3409
109	6.40051	81.3577
110	6.40058	81.3562
111	6.40065	81.3526
112	6.40082	81.3417
113	6.40083	81.3613
114	6.40109	81.3598
115	6.40112	81.3563
116	6.40114	81.3523
117	6.40155	81.3438
118	6.40158	81.3511
119	6.40235	81.3453
120	6.40255	81.3459
121	6.40294	81.3522
122	6.40329	81.3521

No	Y	X
123	6.40333	81.3483
124	6.4045	81.3485
125	6.40479	81.3515
126	6.40515	81.3491
127	6.40552	81.3513
128	6.40553	81.3488
129	6.40596	81.3508
130	6.40634	81.35

Coordinate Points of Environment Sensitive & Conservation Zone - Part II



Source: Google Earth, 2021

Environment Sensitive & Conservation Zone - Part III

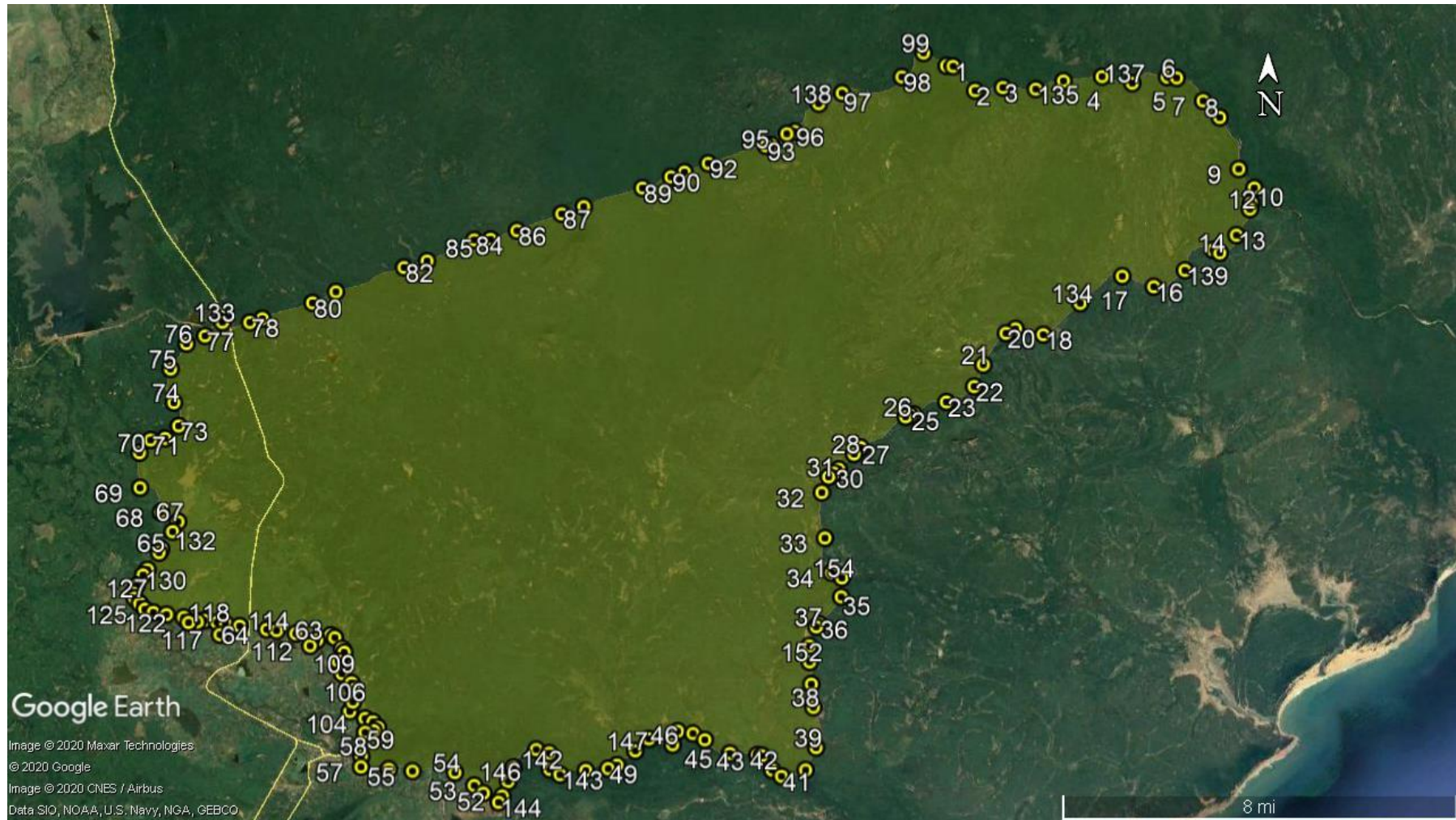
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3	6.60915	81.5333
4	6.61234	81.5626
5	6.6122	81.5818
6	6.61196	81.5846
7	6.60526	81.5924
8	6.60041	81.5973
9	6.58534	81.6029
10	6.57981	81.6075
11	6.57544	81.6065
12	6.57363	81.6062
13	6.56602	81.6022
14	6.56085	81.5973
15	6.56173	81.5953
16	6.55096	81.5778
17	6.55404	81.5685
18	6.53696	81.5452
19	6.53867	81.537
20	6.53738	81.5342
21	6.52818	81.5275
22	6.52182	81.5248
23	6.5173	81.5166
24	6.51369	81.507
25	6.51333	81.5059
26	6.51297	81.5046
27	6.50403	81.4913
28	6.50211	81.4894
29	6.49764	81.4849
30	6.49651	81.4835
31	6.49543	81.4819
32	6.49088	81.4799
33	6.4776	81.4808
34	6.46747	81.4828
35	6.46041	81.4856
36	6.45246	81.479
37	6.45163	81.4783
38	6.42815	81.4774
39	6.41637	81.4782
40	6.40985	81.4751
41	6.408	81.468
42	6.40984	81.4652

No	Y	X
43	6.41403	81.4622
44	6.41421	81.4609
45	6.41468	81.4528
46	6.4172	81.4359
47	6.41893	81.4289
48	6.41127	81.4195
49	6.41023	81.4169
50	6.40969	81.4103
51	6.41582	81.3957
52	6.40223	81.3857
53	6.40531	81.3774
54	6.40907	81.3717
55	6.40949	81.3592
56	6.41004	81.3522
57	6.41072	81.344
58	6.41387	81.3441
59	6.4208	81.3452
60	6.44525	81.3384
61	6.44845	81.3363
62	6.44917	81.3351
63	6.44775	81.331
64	6.45084	81.3162
65	6.47326	81.2844
66	6.47438	81.285
67	6.48233	81.29
68	6.48507	81.285
69	6.49223	81.2788
70	6.50245	81.2786
71	6.50618	81.2819
72	6.50663	81.2862
73	6.51028	81.2902
74	6.5171	81.2888
75	6.52692	81.2878
76	6.53433	81.2925
77	6.53659	81.298
78	6.54053	81.3112
79	6.54162	81.3149
80	6.54624	81.3297
81	6.54948	81.3366
82	6.55659	81.3567
83	6.55847	81.3635
84	6.56465	81.3774

No	Y	X
85	6.5648	81.3822
86	6.56733	81.39
87	6.57224	81.4032
88	6.57433	81.4097
89	6.57978	81.427
90	6.58303	81.4354
91	6.58443	81.4394
92	6.587	81.4464
93	6.59211	81.4634
94	6.59234	81.465
95	6.59563	81.4696
96	6.59628	81.4719
97	6.60751	81.4859
98	6.61223	81.5035
99	6.61924	81.5099
100	6.6155	81.5167
101	6.42126	81.3478
102	6.42224	81.349
103	6.42386	81.3475
104	6.42486	81.3452
105	6.42691	81.3407
106	6.4297	81.3416
107	6.43338	81.3421
108	6.43523	81.3412
109	6.43794	81.3384
110	6.44154	81.3373
111	6.4442	81.3391
112	6.44607	81.329
113	6.44965	81.3248
114	6.4505	81.3191
115	6.45183	81.3082
116	6.45253	81.304
117	6.44932	81.3024
118	6.45291	81.3015
119	6.45349	81.2977
120	6.45307	81.2957
121	6.45287	81.2931
122	6.45436	81.2917
123	6.45519	81.2866
124	6.45581	81.2827
125	6.45674	81.2802
126	6.45841	81.2787

No	Y	X
127	6.45998	81.2772
128	6.46148	81.2767
129	6.46373	81.2778
130	6.46676	81.2797
131	6.46828	81.281
132	6.47939	81.2884
133	6.54057	81.3031
134	6.54614	81.5561
135	6.60868	81.543
136	6.61107	81.5512
137	6.61041	81.5715
138	6.60439	81.479
139	6.55574	81.587
140	6.4106	81.389
141	6.4148	81.3995
142	6.41	81.3997
143	6.40847	81.4027
144	6.40038	81.3846
145	6.40307	81.3801
146	6.40646	81.3874
147	6.41542	81.4249

Coordinate Points of Environment Sensitive & Conservation Zone - Part III



Source: Google Earth, 2021

Annexure 02 - Zoning matrix

Use	Sacred Area Zone	Commercial Zone - I	Commercial Zone - II	Mix Development Zone	Residential Zone	Environment Conservation and Sensitive Zone	Agriculture Zone
Residential	Residential Houses			✓	✓		✓
	Storied Houses			✓	✓		
	Attached Houses			✓	✓		
	Hostels			✓	✓		
	Housing Schemes			✓	✓		
Health	Government Hospitals		✓	✓			
	Private Hospitals		✓	✓	✓		
	Medical Consultation Centres		✓	✓	✓		
	Laboratory Services		✓	✓	✓		
	Pharmacies		✓	✓	✓		
	Ayurveda Medical Centres		✓	✓	✓		
	Massage Parlors						
Education	Government/Semi-Government Schools			✓	✓		
	Semi-Government Schools			✓	✓		
	International Schools			✓	✓		
	Government/Private Universities						
	Technical Colleges/Vocational Training Institutes			✓	✓		✓
	Vocational Training Institutes			✓	✓		✓
	Montessori Schools				✓	✓	
	Institutes of Tertiary Education			✓	✓		✓

Use	Sacred Area Zone	Commercial Zone - I	Commercial Zone - II	Mix Development Zone	Residential Zone	Environment Conservation and Sensitive Zone	Agriculture Zone
Private Tuition Classes			✓	✓	✓		✓
Government Offices			✓	✓			✓
Government Office Complexes				✓			
Professional Offices			✓	✓	✓		
Banks and Financial Institutes			✓	✓	✓		
ATM Centers		✓	✓	✓	✓		
Indoor Sport Centres				✓	✓		
Open Air Theatres				✓			
Community Halls/Cultural Centres				✓	✓		
Libraries				✓	✓		
Day Care Centres			✓	✓	✓		
Elders' Homes				✓	✓		
Salons/Beauty Parlors			✓	✓	✓		
Cinema Halls				✓			
Physical Fitness Centres			✓	✓			
Retail Shops			✓	✓	✓		✓
Whole Sale shops			✓	✓			
Sector retail shops for flowers, galents, ornamental goods, and sweet foods etc.		✓	✓	✓	✓		✓
Fish markets			✓	✓	✓		
Processed meat shops			✓	✓	✓		

Use	Sacred Area Zone	Commercial Zone - I	Commercial Zone - II	Mix Development Zone	Residential Zone	Environment Conservation and Sensitive Zone	Agriculture Zone
Building material shops i. Sand, Metal, steel rods, pipes etc. ii. Other building materials			✓	✓			
			✓	✓	✓		
	Liquor shops						
	Warehouses/Stores			✓	✓		✓
	Bakeries			✓	✓	✓	
	Petrol Filling Stations			✓	✓		
	Gas filling and electric car charging centres			✓	✓		
	Motor Vehicle Spare part shops i. Body Parts			✓	✓		
	ii. Other spare parts			✓	✓		
	Furniture shops			✓	✓	✓	
Tourism	Tourist Hotels			✓	✓		✓
	Restaurants			✓	✓		
	Holiday Homes			✓	✓		
	Reception Halls			✓	✓		
	City Hotels			✓	✓		
	Motels			✓	✓	✓	
/Motor Vehicles	Motor Vehicle shops			✓	✓		
	Motor Vehicle Repairing Garages			✓	✓	✓	
	Vehicle service stations			✓	✓		
	Vehicle washing centres			✓	✓		

Use		Sacred Area Zone	Commercial Zone - I	Commercial Zone - II	Mix Development Zone	Residential Zone	Environment Conservation and Sensitive Zone	Agriculture Zone
	Common Vehicle Parks		✓	✓	✓			
Industries	Non-Polluting Handcraft/Cottage Industries				✓	✓		✓
	Brick Laying Industries				✓	✓		
Leisure and Entertainment	Children's parks			✓	✓	✓		
	Parks			✓	✓	✓	✓	✓
	Open Areas	✓	✓	✓	✓	✓	✓	✓
	Landscaped areas	✓	✓	✓	✓	✓	✓	✓

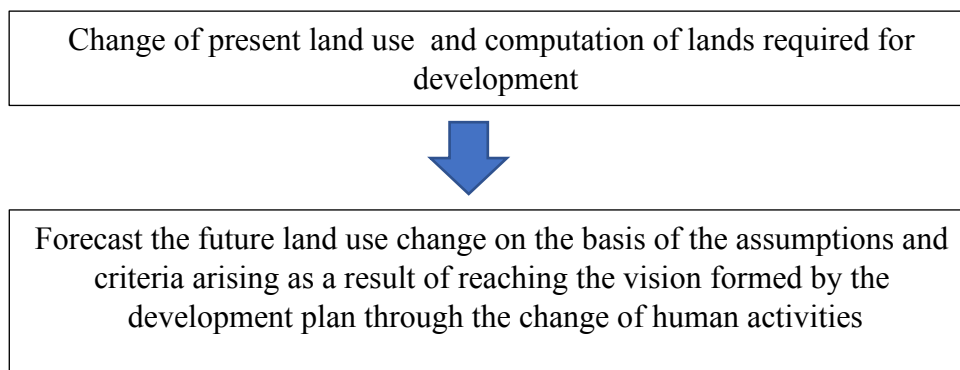
Annexure 03 - Computation of Zone Factor

Zone Facator

The Zone Factor helps regulating the land use through optimization of use of prevailing infrastructure networks in reaching the vision of the development plan via objectives and the goals within a zone. The zone factor is expected to maintain the development within the bearing capacity of a zone or a locality. In computation of the zone factor following criteria should be taken in to consideration

- The prevailing sensitivity of environmental, religious and cultural conditions of the locality
- Bearing Capacity of the infrastruxcture facilities of the area.
- Target population including resident, tourists and migratory population.
- Trend of changing land use pattern of the future .

Methodology of computation of Zone Factor



1. The abanded paddy lands, shrub jungles and the lands under the chena cultivations were assumed as the the lands available for developments.
2. The lands which are culturaly, environmentally and religiously sensitive were assumed as lands not available for future developments.
3. Estimate changing pattern of land use by zone.

Identification of developable lands by above mentioned criteria



Forecaste the resident population of each zone within the planning period



Forecaste the migratory population (including pilgrims) by each zone seperately



Estimate the lands required to meet the needs of the future resident and migratory population

Estimate the per capita land requirements according to the permissible .uses of each zone with the help of the historical literature surveys

*Engineering Tool Box , (2001).(online) Available at,
<https://www.engineering tool box.com>*

Per Capita Activity Space Standards for City of London



Computation of zone factor according to the formula which represents the ratio of total land required for the futuer development by each zone against the lands actually available for such a development in each .zone in the the future

Annexure 04 - Interpretations

'**Access**' includes a street that is used as an access road to the building or other places, whether or not the road is open to the public.

'**Authority**' refers to the Urban Development Authority established under the Urban Development Authority Act No. 41 of 1978 of the National State Assembly.

'**Residential building**' refers to a unit or multiple units of exclusively residential premises.

'**Building line**' refers to the line that allows a building to expand to a certain extent.

'**Residential home**' or '**residential unit**' refers to a building or part of a building containing a fully equipped unit for living, with separate sleeping, cooking and sanitary facilities.

'**Chairman**' means the Chairman of the Authority.

'**Development work**' has the same meaning as the Act.

'**Existing land share**' refers to a piece of land that existed before the Act came into force.

Domestic Industries - Industries with less than 10 domestic workers

'**Floor size**' refers to the horizontal area of a building that is measured horizontally from the exterior walls of a building or from the center line of a common wall when two buildings are separated by a common wall, with a floor width of more than 1.0 m. It includes all evictions and terraces as well as all areas that have a roof and can be covered.

'**Gross floor area**' refers to the total floor area of all floors in a building.

The '**floor area ratio**' refers to the ratio of the gross floor area of all buildings in a plot of land divided by the area of the plot.

'**Floor space**' refers to the amount of horizontal squares obtained by measuring the interior of a room or space surrounding a building.

'Housing complex' refers to a group of units for living in a permanent public area, which includes a block of flats.

'Act' refers to the Urban Development Authority Act No. 41 of 1978 of the National State Assembly.

'Local authorities' have the same meaning as the Act.

'The Planning Committee' refers to the Committee appointed under Section 8A of the Act.

A **'public building'** is a building used for public worship, counseling, recreation, or meetings, a medical facility, a nursing home, or a government building.

A **'public street'** refers to a street that the public has the right of way to, and is assigned to a certain authority by law enforcement, and includes a drain or footpath connected to such a street.

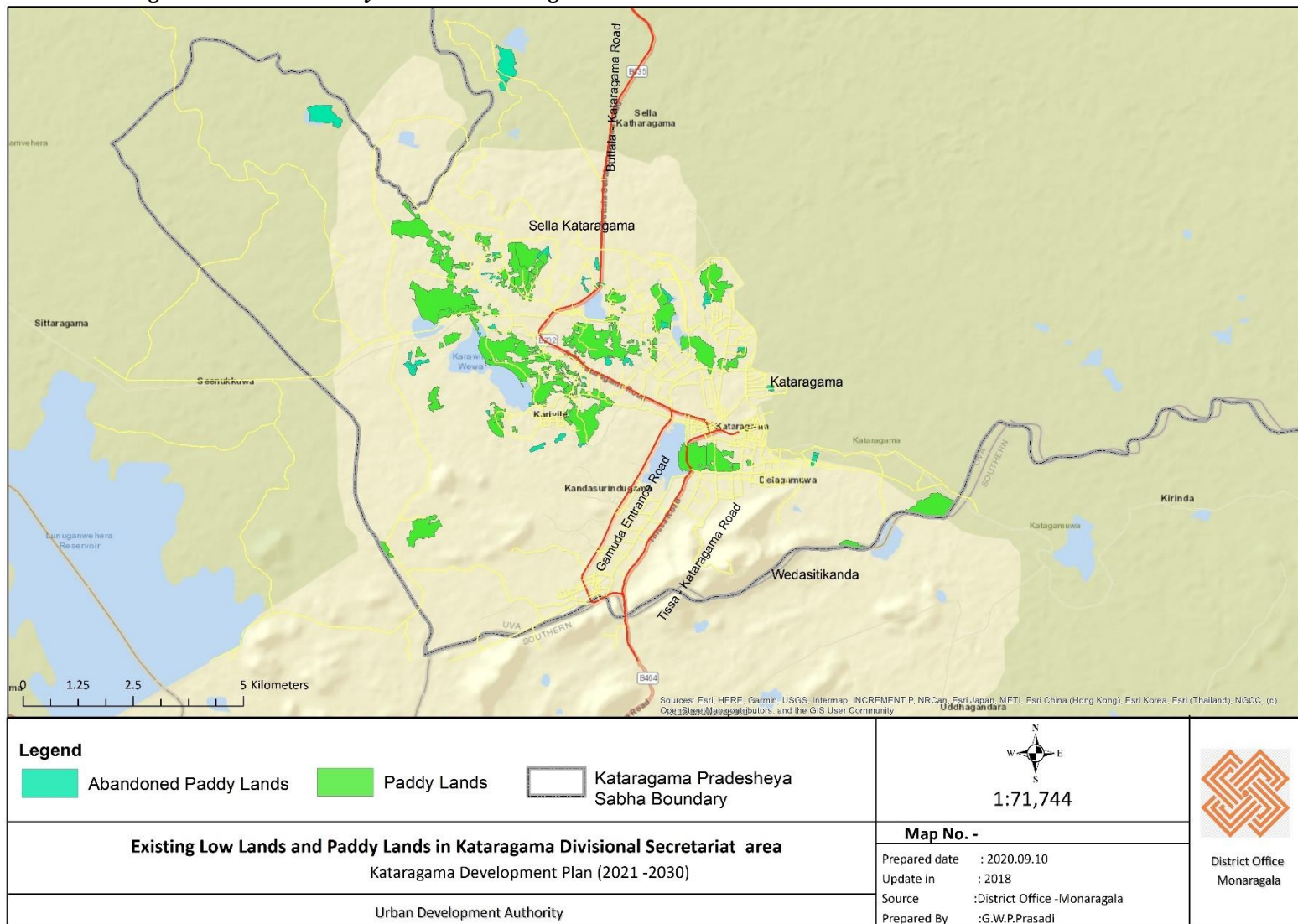
'Street' includes any road, footpath, or narrow lane that is used or intended to be used as an access road to two or more residential units, whether or not the public owns the road subject to that street subject It also includes sidewalls, drains, sidewalks, and reserved areas.

A **'street line'** refers to a line or line defined on one side or both sides of a street to indicate the width of a street that exists at that time, or to indicate the width of a future street as determined by the authority.

Proposed road width - Minimum width of road expected to be developed

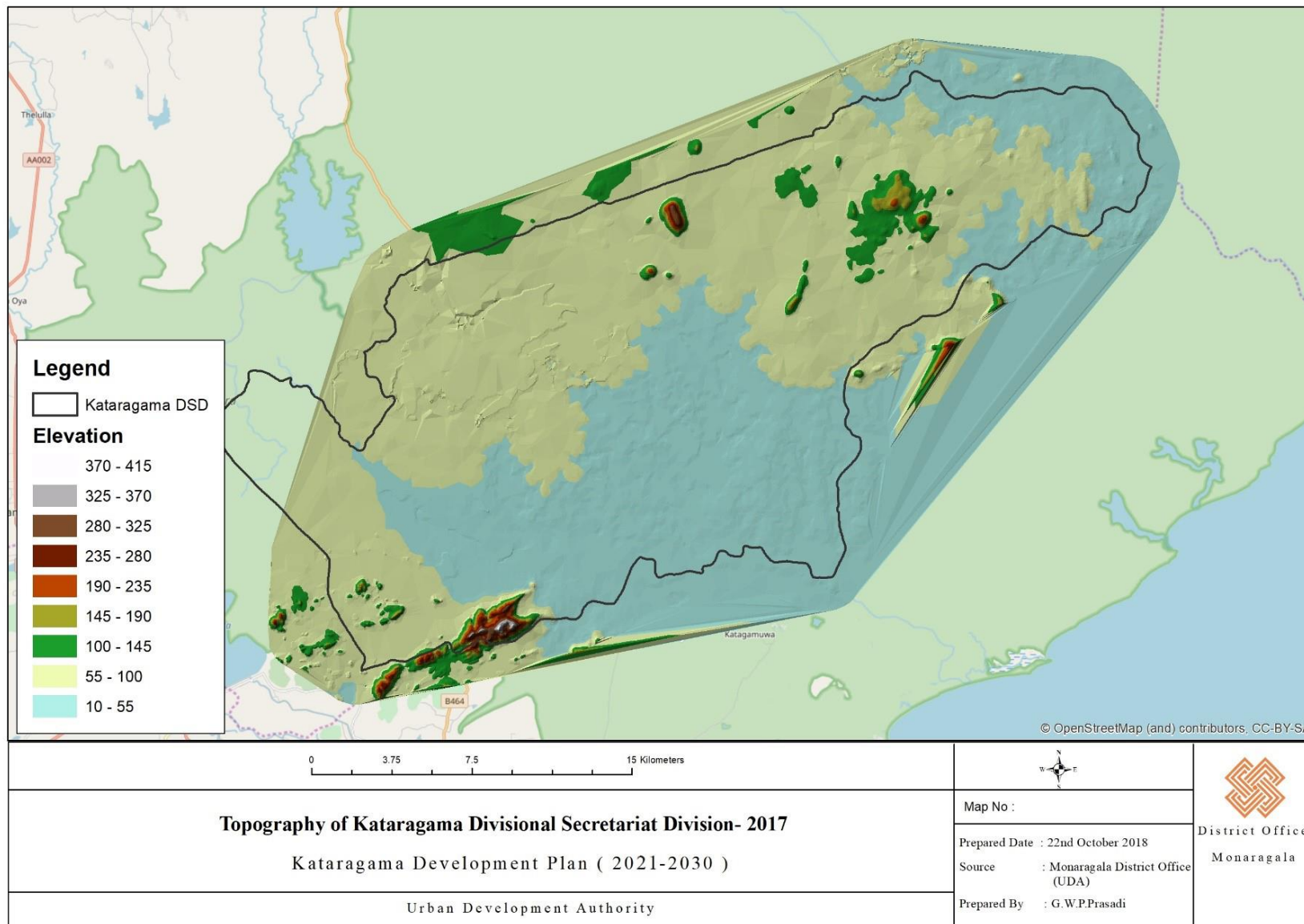
Annexure 05 - Other Annexures

Annexure 5.1. Existing low lands and Paddy Lands in Kataragama DS area



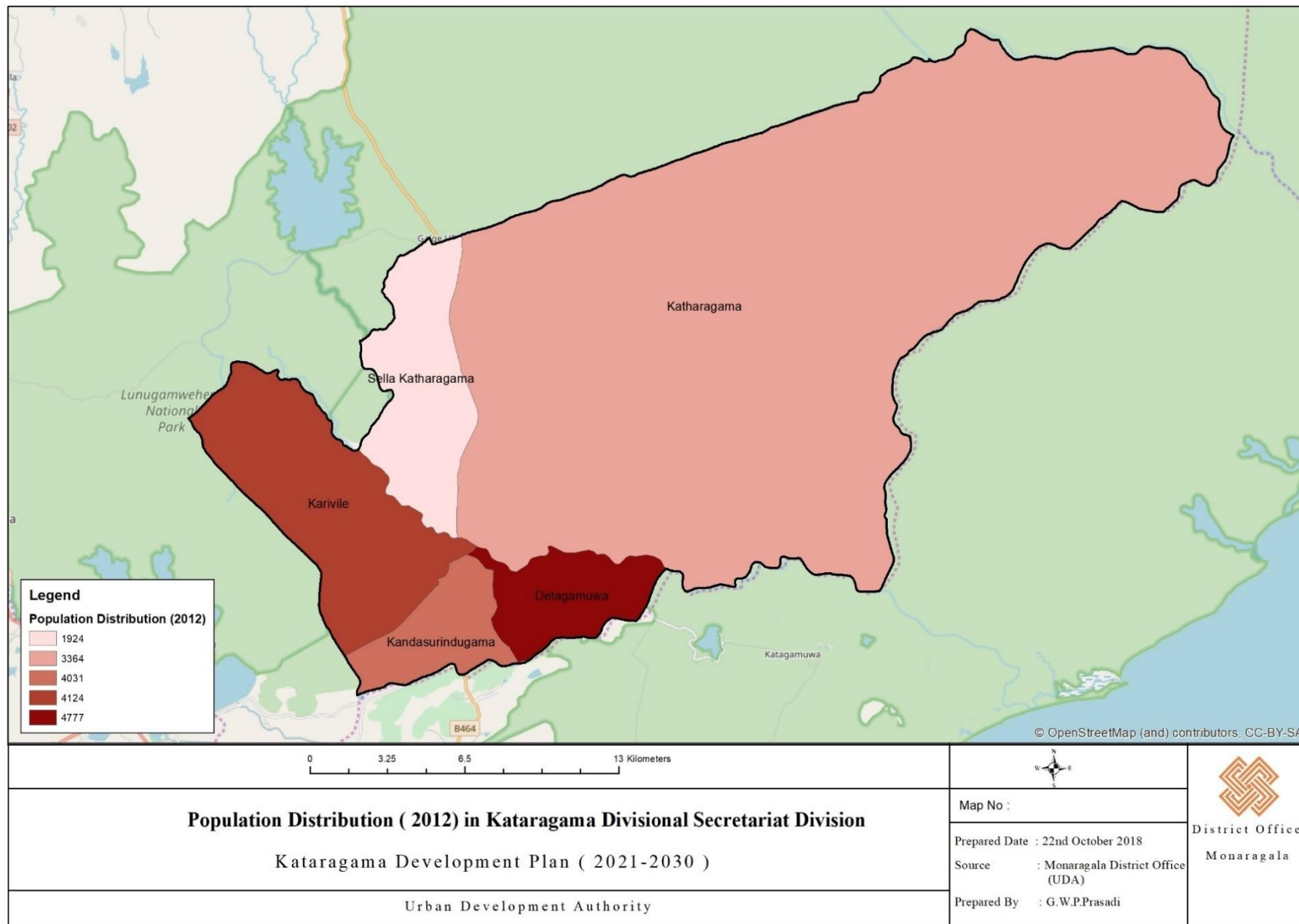
Source: District Office - Moneragala, Urban Development Authority, 2021

Annexure 5.2. Topography of Kataragama Divisional Secretariat Division



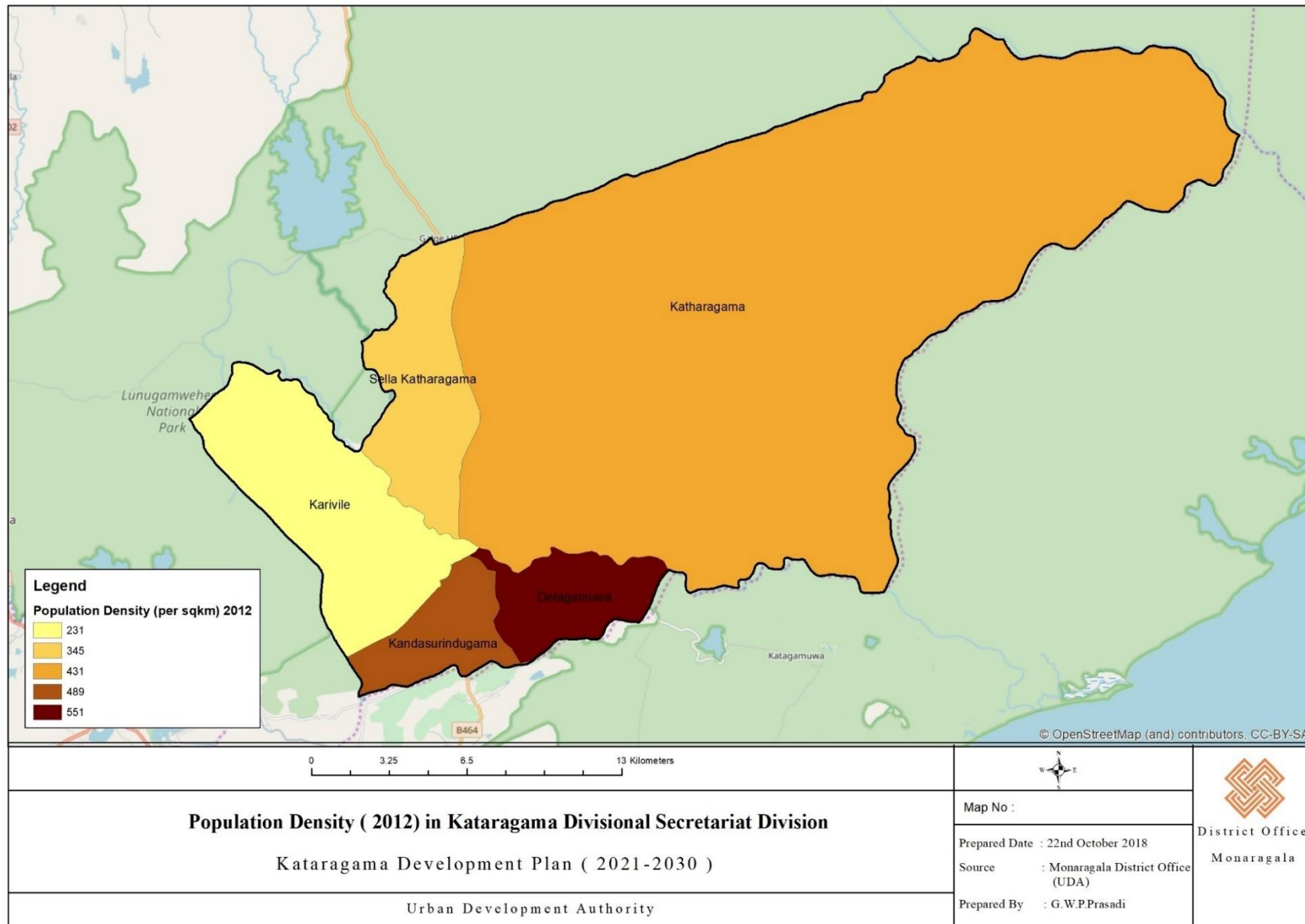
Source: District Office - Moneragala, Urban Development Authority, 2021

Annexure 5.3. Population Distribution of Kataragama Divisional Secretariat Division- 2012



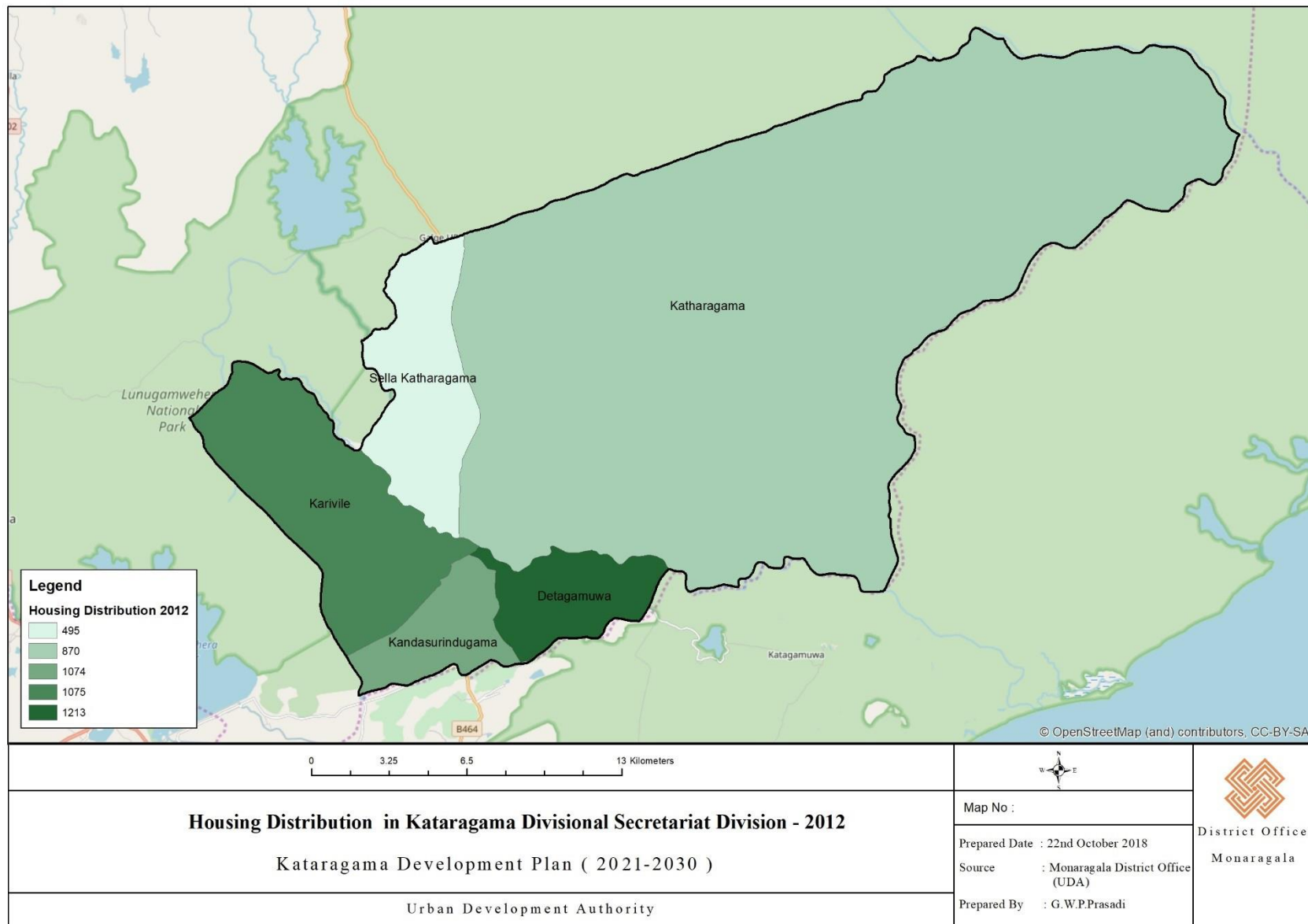
Source: District Office - Moneragala, Urban Development Authority, 2021

Annexure 5.4. Population Density in Kataragama Divisional Secretariat Division- 2012



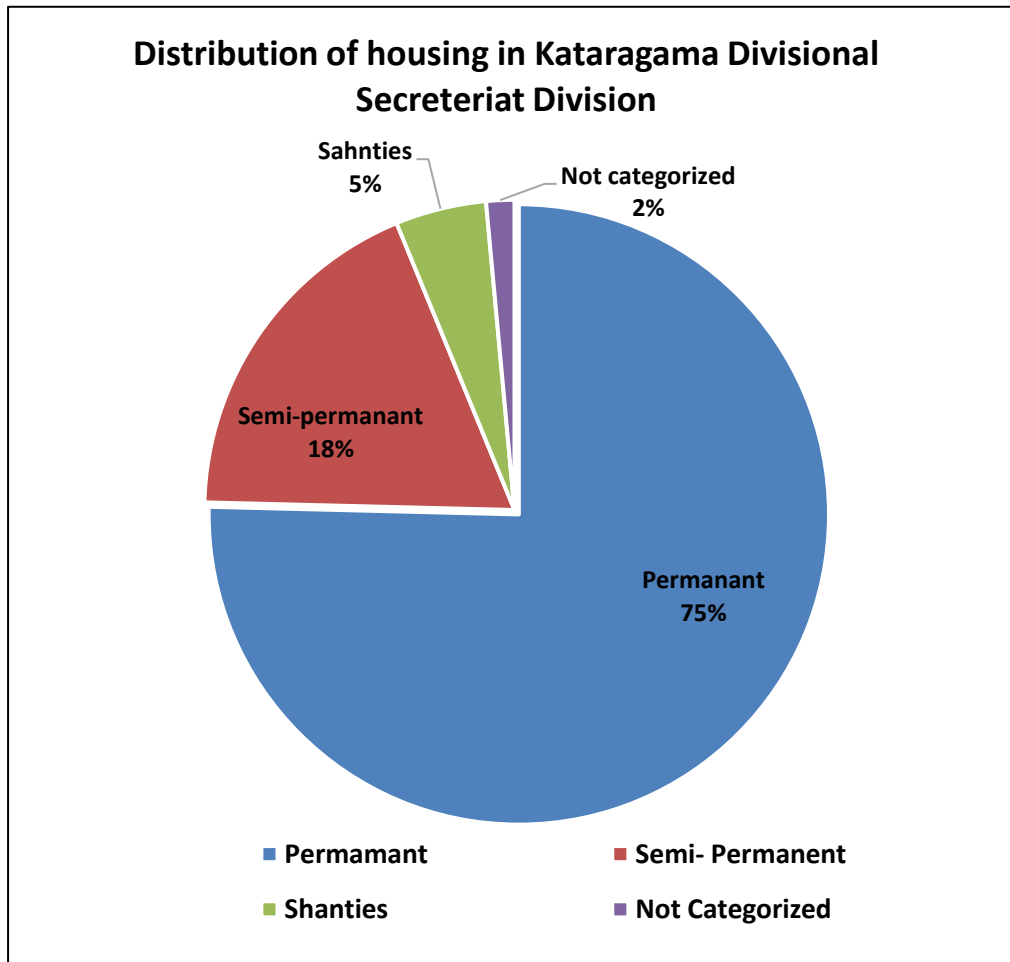
Source: District Office - Moneragala, Urban Development Authority, 2021

Annexure 5.5.. Housing Distribution in Kataragama Divisional Secretariat Division -2012



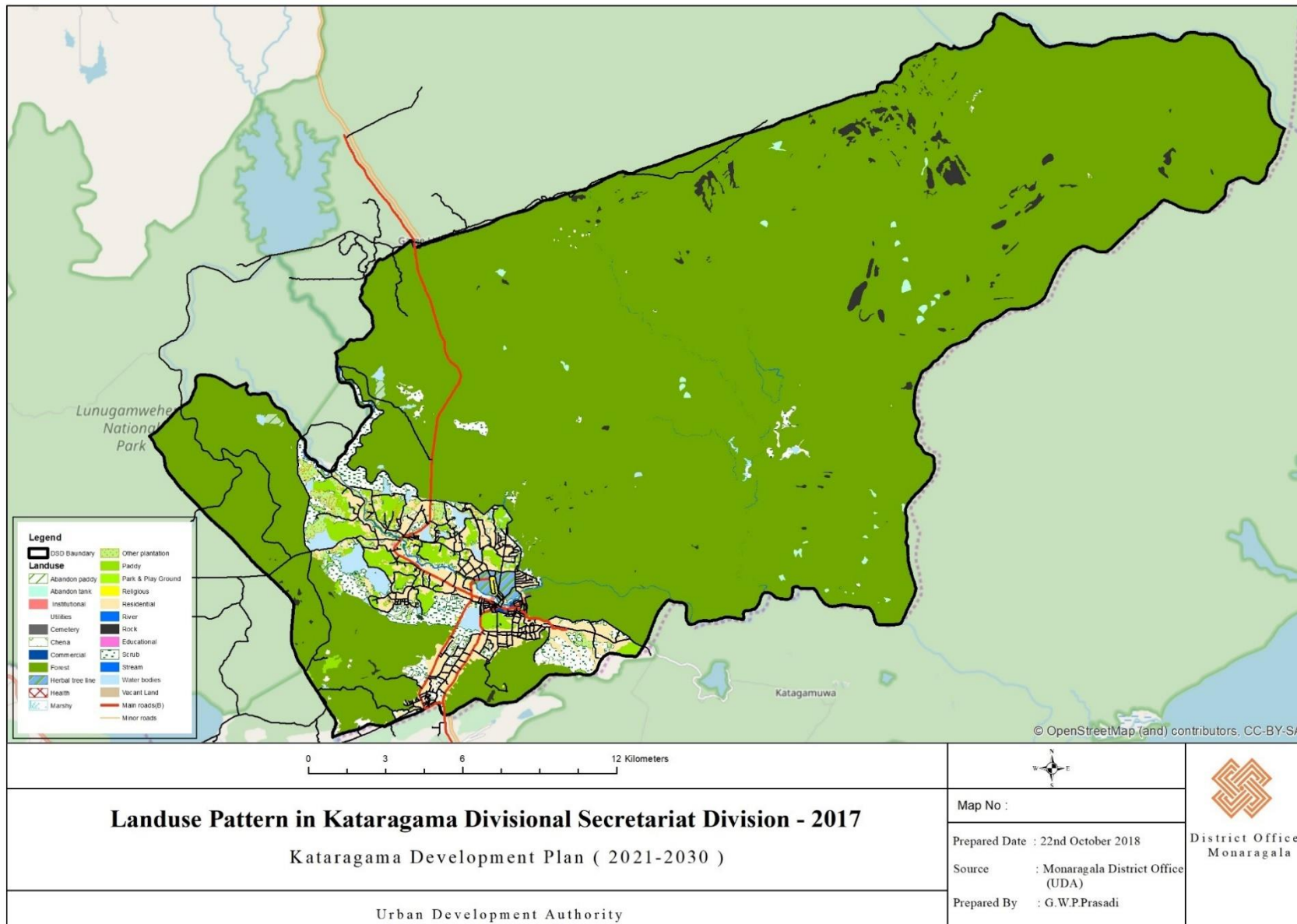
Source: District Office - Moneragala, Urban Development Authority, 2021

Annexure 5.6. Distribution of housing in Kataragama Divisional Secretariat Division



Source : Resource Profile - 2016, Divisional Secretariat Division - Kataragama

Annexure 5.7. Landuse Pattern in Kataragama Divisional Secretariat Division



Source: District Office - Moneragala, Urban Development Authority, 2021



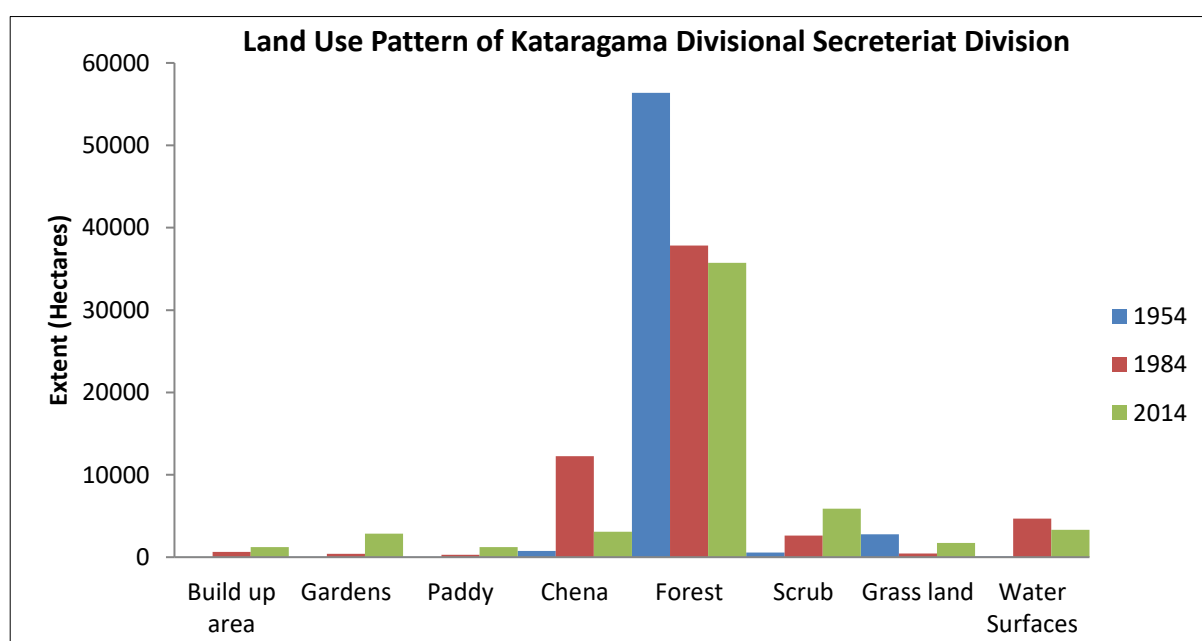
<p>0 1.25 2.5 5 Kilometers</p>		
<p align="center">Landuse Pattern in Kataragama Divisional Secretariat Division - 2017 Kataragama Development Plan (2021-2030)</p>	<p>Map No :</p>	<p align="center">District Office Monaragala</p>
	<p>Prepared Date : 22nd October 2018 Source : Monaragala District Office (UDA) Prepared By : G.W.P.Prasadi</p>	
<p align="center">Urban Development Authority</p>		

Source: District Office - Moneragala, Urban Development Authority, 2021

Time-Bound Changes of Land Use Pattern in the Kataragama Area can be identified as follows.

Annexure 5.8. Changes in the Land Use Pattern of Kataragama

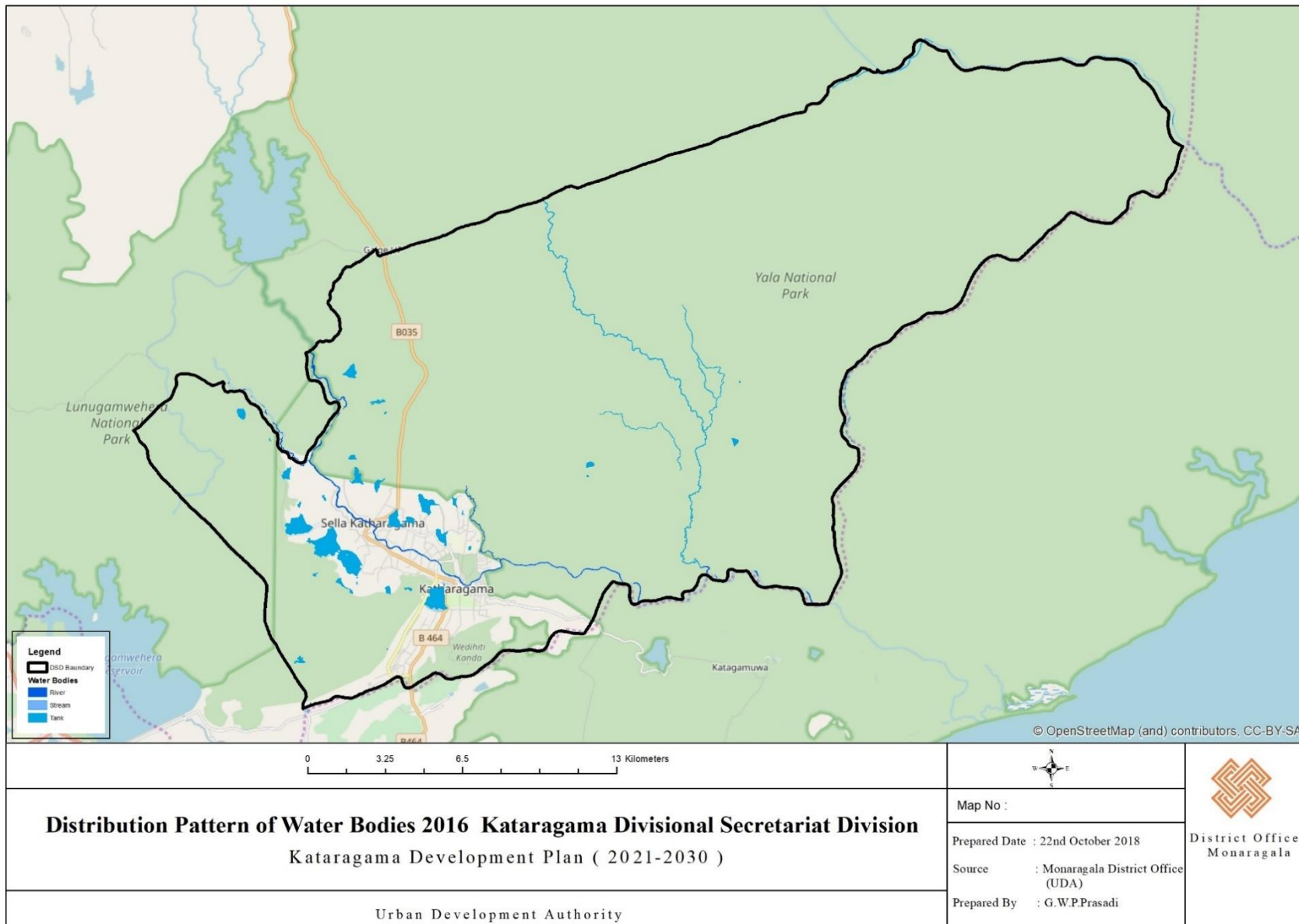
Land Use	Land Extent (Hectares) as a % of 1954 land use	Land Extent (Hectares) as a % of 1984 land use	Land Extent % of 1914 land use
Built up area	0.04	1.1	2.2
Homestead	0.08	0.7	5.2
Paddy cultivated	0.12	0.5	2
Chena Cultivated	1.22	21	6
Forests	93	62	65
Shrub Jungles	0.9	4.5	11
Pasture Lands	5	0.8	3
Water sources	0.15	7.9	6.0



Source: LUPPD - Moneragala, 2016

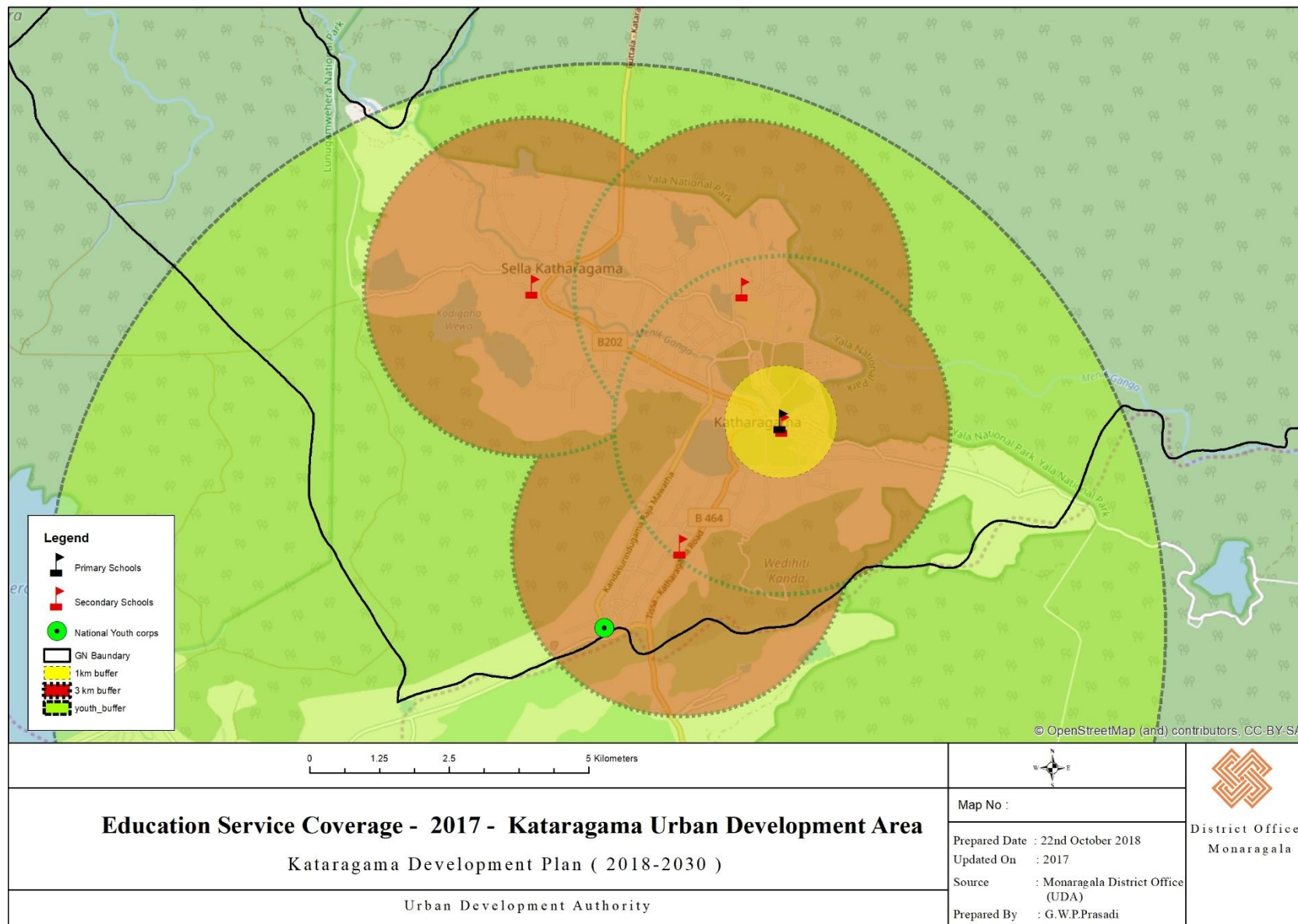
- The graph demonstrates that the built up area and the residential areas grew over the time while the areas of chena cultivation, paddy cultivation and the forests being reduced notably.

Annexure 5.9. Water Sources in Kataragama Divisional Secretariat Division



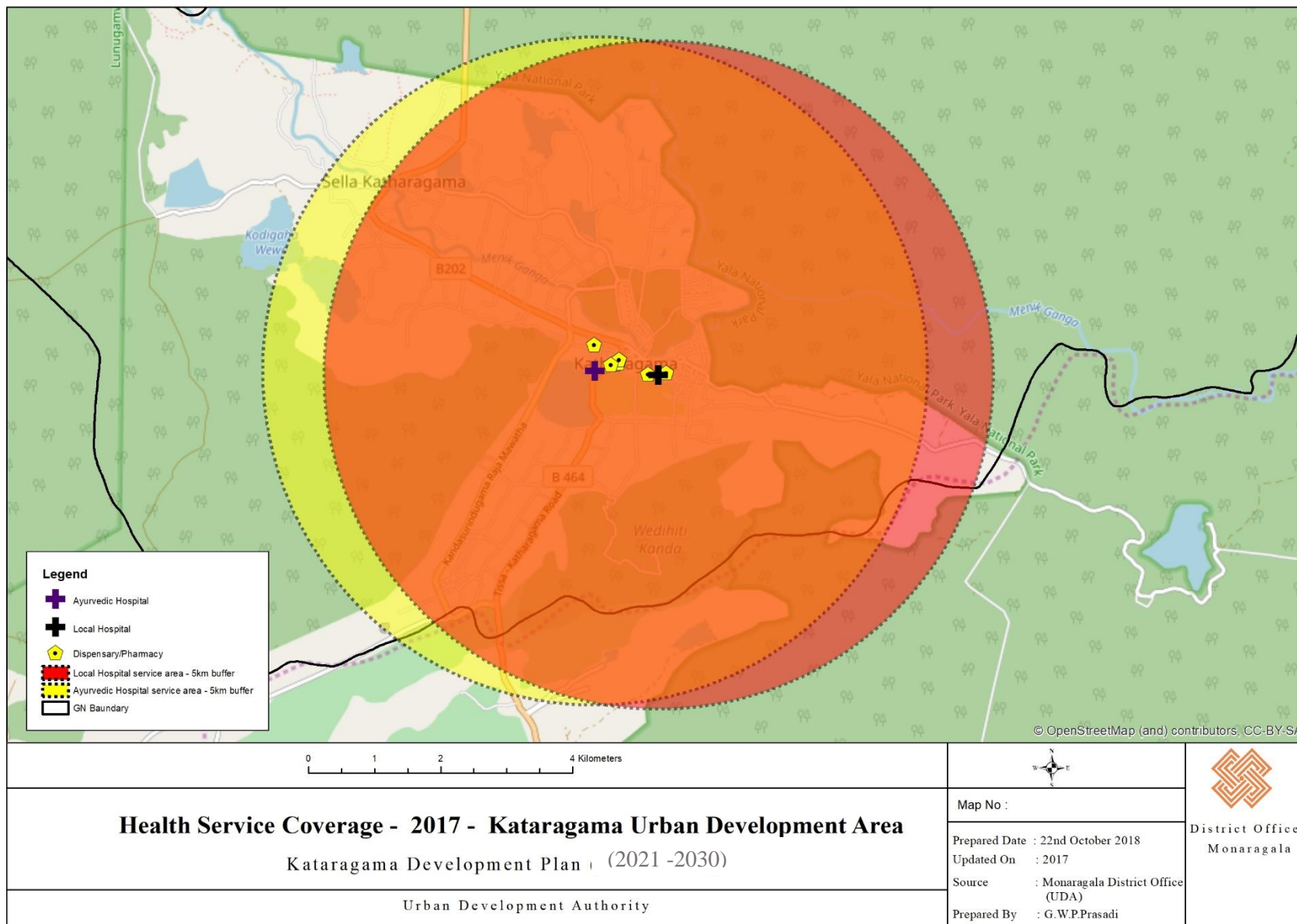
Source: District Office - Moneragala, Urban Development Authority, 2021

Annexure 5.10. Distribution of Educational Services in Kataragama



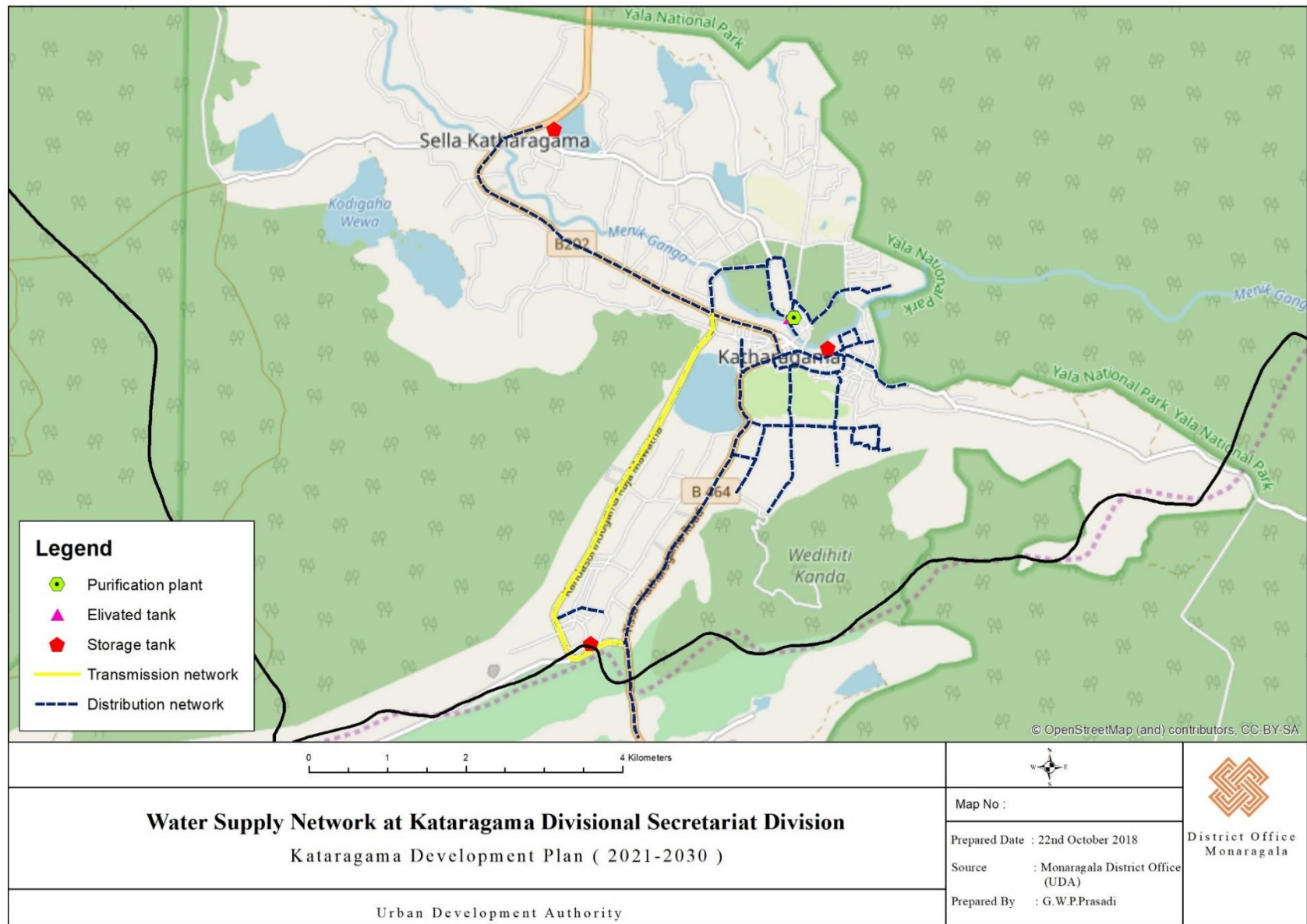
Source: District Office - Moneragala, Urban Development Authority, 2021

Annexure 5.11. Health Services Distribution in Kataragama area.- 2017



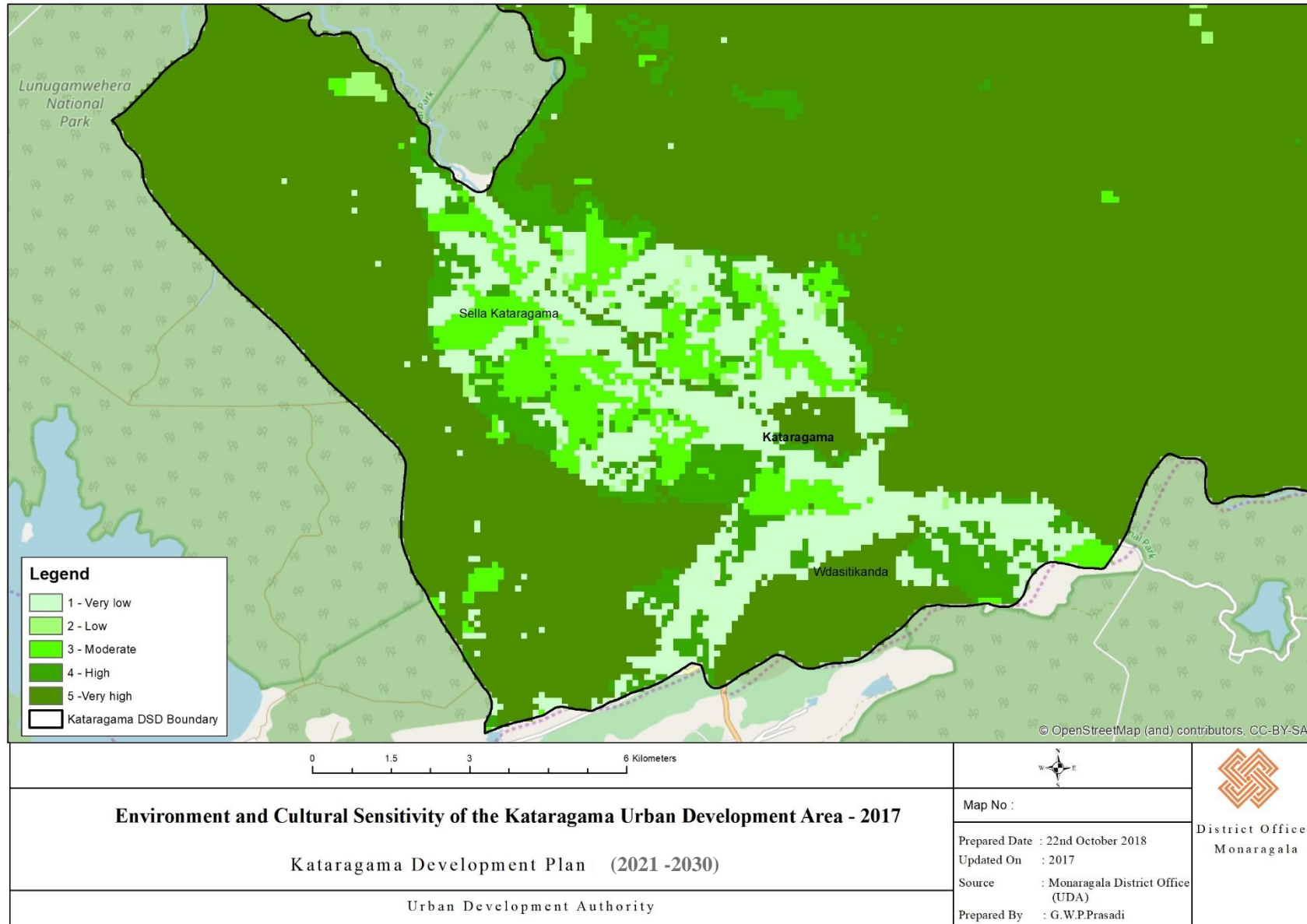
Source: District Office - Moneragala, Urban Development Authority, 2021

Annexure 5.12. Kataragama Drinking Water Supply network



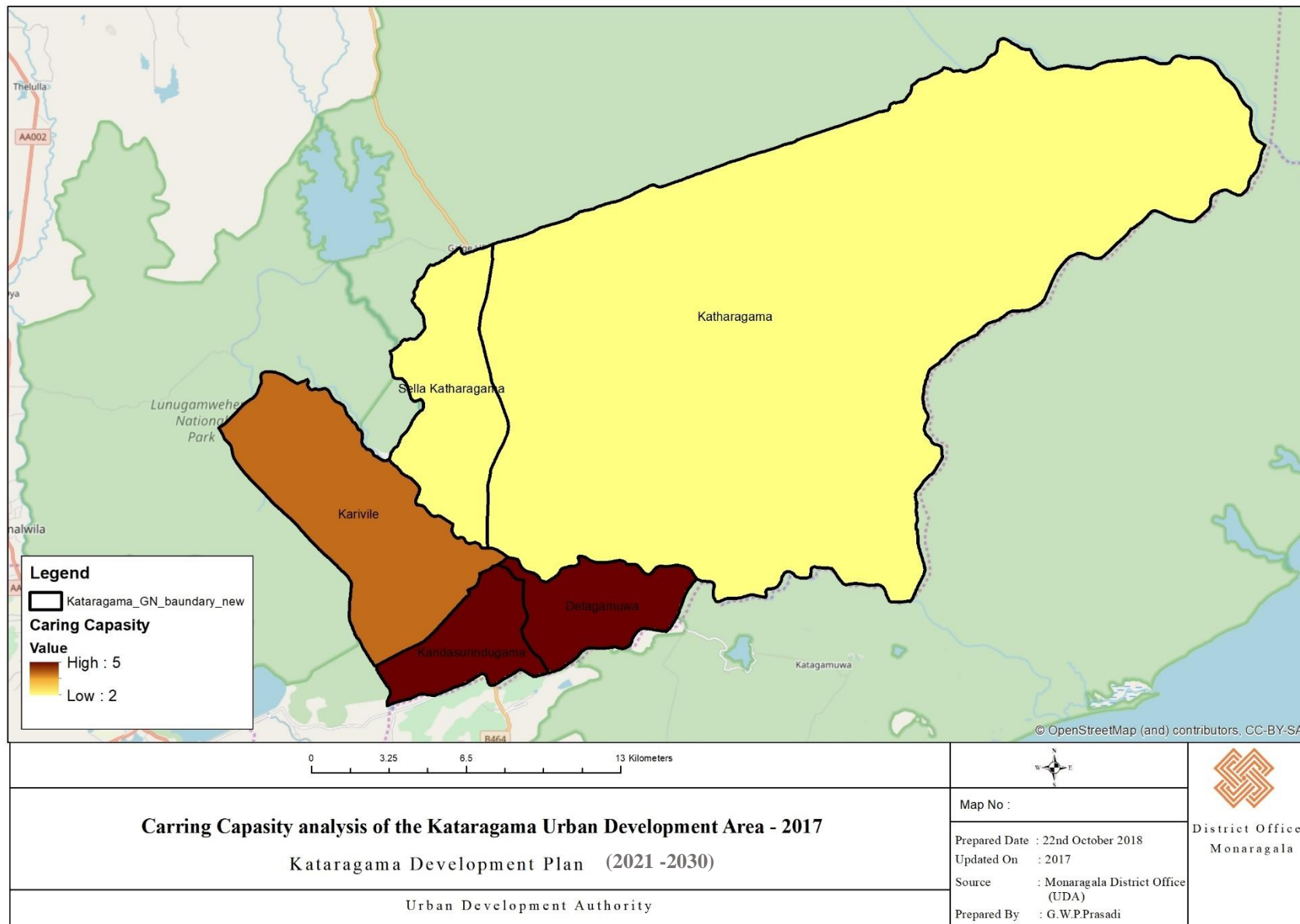
Source: District Office - Moneragala, Urban Development Authority, 2021

Annexure 5.13. Environment and Cultural Sensitivity at Kataragama Urban area



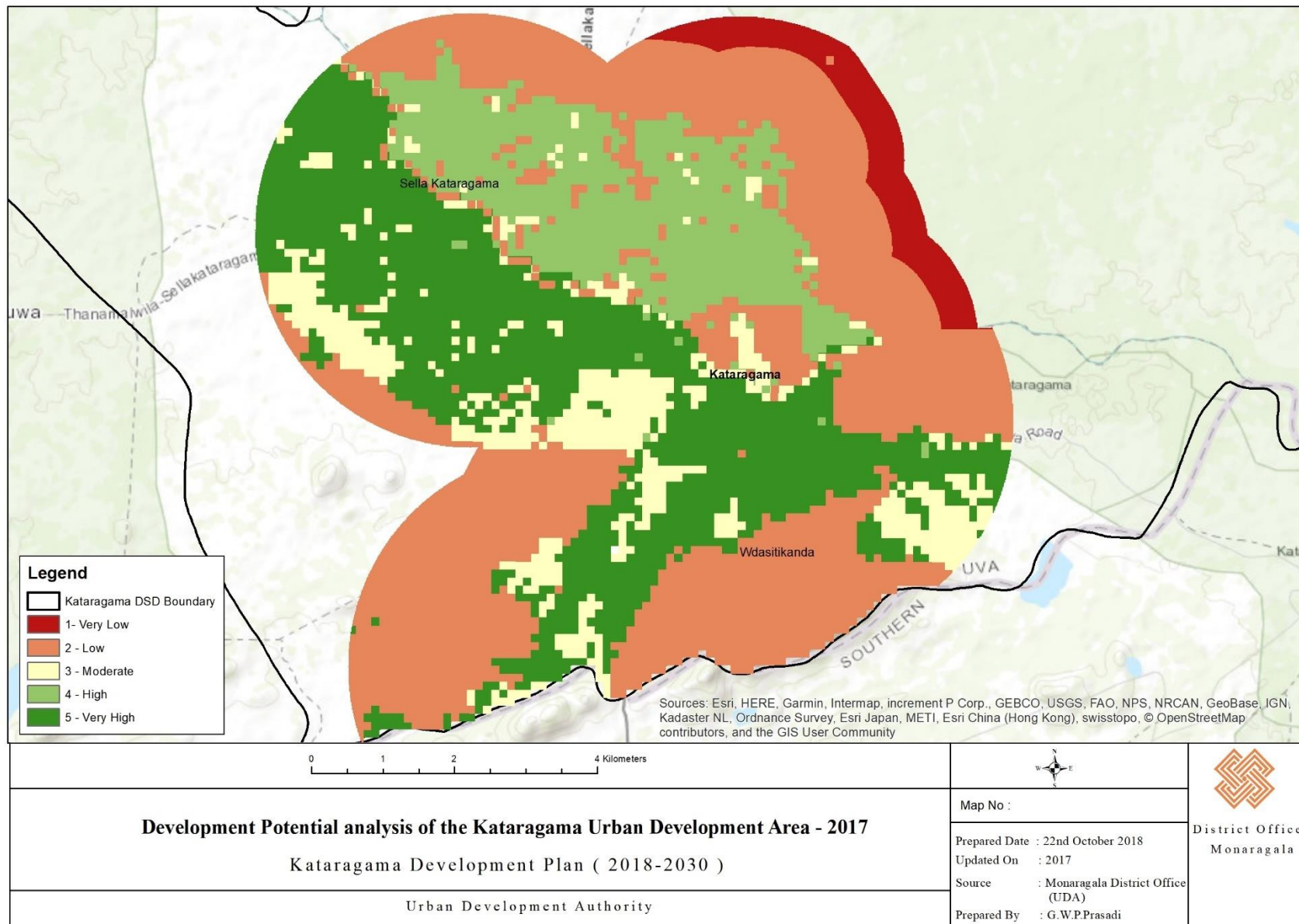
Source: District Office - Moneragala, Urban Development Authority, 2021

Annexure 5.14. Carrying Capacity analysis at Kataragama Urban area



Source: District Office - Moneragala, Urban Development Authority, 2021

Annexure 5.15. Development Potential Analysis at Kataragama Urban area



Source: District Office - Moneragala, Urban Development Authority, 2021

