

Ratnapura Development Plan 2021–2030



Urban Development Authority

Ratnapura Development Plan

2021–2030



Urban Development Authority
Ministry of Urban Development & Housing

Ratnapura Development Plan 2021–2030

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Website – www.uda.gov.lk

Email – info@uda.gov.lk

Telephone - +94112873637

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Ratnapura Urban Development Plan 2021–2030 mainly consists of three parts as Part I, II and III. The Part I consists of the background study, preliminary studies, the need of the plan, the planning framework, the SWOT analysis and the plan. The Part II consists of the Planning and Building Regulations 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.

Ratnapura Urban Development Plan 2021–2030 has been prepared by the Sabaragamuwa Provincial Office, Planning Division.

Supervision

Archt. Harshan De Silva *Chairman – UDA*, Plnr. N.P.K.Ranaweera, *Director General – UDA*, Plnr. H.A.Dayananda, *Additional Director General – UDA*, Plnr. M.P.Ranatunga, *Deputy Director General (Planning) – UDA*, Plnr Thushani De Alwis *Director Sabaragamuwa Province – UDA*, Attorney at Law C. Jayawardena, *Consultant (Legal) – UDA*, Plnr. Priyani Nawarathne, *Director (Strategic Planning) – UDA*

Planning Team:

Plnr. Sisira M. Dissanayaka *Former Director, Sabaragamuwa Province (2017-2019)*, Plnr. Anura Medawala *Former Director, Sabaragamuwa Province (2019-2020)*, Plnr. Thushani De Alwis *Director, Sabaragamuwa Province (2020 onwards)*, Plnr. D. A. D. Athukorala, *Dy. Director (Administration), Ratnapura District*, Plnr. D. P. R. K. Gunathilaka, *Dy. Director (Planning), Ratnapura District*, Plnr. H. M. P. H. Menike *Asst. Director (Planning), Ratnapura District*, Plnr. Hasini N. Artigala *Town Planner, Ratnapura District*, K. A. S. Gunasekara *Planning Officer, Ratnapura District*, H. K. D. M. K. Pathirana *Planning Officer, Ratnapura District*, Sandya Bambaranda *GIS Officer, Ratnapura District*, W. M. W. Menike *Draftsman, Ratnapura District*.

Supportive Divisions:

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

Environment and Landscape Division – UDA (*Perpetration of the PORS plan & DRR guidelines*)

GIS Division – UDA (*Providing Arc GIS spatial data layers, Map Perpetration & Technical Assistance*)

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

Translation

English Translation

Part 1 - Plnr. Kanishka Guluwita

Part 11 and Part 111 - Ms. Niluka jayakodi

Tamil Translation

Part 1 and Part 111 - Ms. Shiwaguru

Part 11 - Plnr. Winson Gnanatheepan

Page Formatting

Mooniak (Pvt) Ltd

Acknowledgement

Ratnapura Development Plan (2021–2030) was prepared under the initial supervision of the Development Planning Division of the Urban Development Authority. The aim of this plan is to transform the city of Ratnapura into “The Gem City of Sri Lanka in the Greens”. The Ratnapura Development Plan 2021–2030 is in line with the Government Policies of the Democratic Socialist Republic of Sri Lanka and is in line with His Excellency the President Gotabhaya Rajapaksa’s “Vistas of Prosperity and splendor”.

It is our privilege to Honourable Mahinda Rajapaksa subject Minister of urban Development & Housing for approving the Ratnapura Development Plan 2021–2030 under the provision of Urban Development Authority Act No. 41 of 1978 as amended by the Act No. 04 of 1982. We extend our sincere thanks to the Hon. Minister of State for Urban Development, Coast Conservation, Waste Disposal and Community Sanitation, Dr. Nalaka Godahewa, Ministers and Members of Parliament of the Ratnapura District, the Hon. Governor of the Sabaragamuwa Province and the Hon. Mayor of the Ratnapura Municipal Council for their assistance.

We would like to thank Sirinimal Perera, Secretary to the Ministry of Urban Development and Housing for providing the necessary guidance for the successful completion of this plan. Furthermore, as many government agencies including Ratnapura District Secretariat, Ratnapura Divisional Secretariat and Ratnapura Municipal Council contributed their resources in obtaining information and ideas for this urban development plan, we would like to thank the staff working in the relevant institutions including the District Secretary, Divisional Secretary, Municipal Commissioner and others.

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Also, the Urban Development Authority (UDA), which has been providing guidance and leadership since its inception, presented this plan with a new face to former Chairman Chartered Town Planner and Chartered Architect Dr. Jagath Munasinghe and former Director General of Engineering Mr. SSP. Ratnayake. During that time, the former Additional Director General, Urban Architect K.A.D., provided the courage and guidance to draft the plan. Chandradasa (2017), former Additional Director General Urban Architect DMB. Ranatunga (2018–2019) and Sabaragamuwa Provincial Director Sisira M. Ranasinghe. We would also like to thank Mr. Dissanayake and Mr. Anura Medawala, Architect.

Further, special gratitude offered on behalf of UDA to Former Chairman of UDA Chartered Town Planner and Chartered Architect Dr. Jagath Munasinghe, and the Former Director General Eng. S.S.P. Ratnayake for providing guidance and leadership to the development plan preparation since its inception, methodology and presented this plan with a new face.

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We would also like to take this opportunity to thank Mr. Kanishka Guluwita, Ms. Oshini Kularatne and Ms. Pradeepa Tennakoon for the assistance of documentation and special thanks goes to Mr. Kanishka Guluwita, Town Planner for reviewing the development plan alongside.

Last but not least, special gratitude offered to all the government institutes, semi government institutes, private institutes, various resource persons and the urban community who have directly and indirectly supported in all stages from the initial data collection stage to the publication of the Gazette of the Ratnapura Development Plan (2021–2030).

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 Ratnapura Town provide services to a large population. Accordingly, Ratnapura UDA declared area as Planning Area has the potential to become a town that continues to provide agriculture, commercial, industry and tourism services. This potential is further enhanced by the natural ecosystem of the surrounding area and the locations of tourist attractive sites of value. These development plans aim to develop the Ratnapura 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, Ratnapura Urban 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 Ratnapura UDA Declared 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. Mayor's Forward



We extend our gratitude towards the Urban Development Authority for the initiative taking into prepare a new Development Plan for Ratnapura enhancing its specific character with the strategic planning approach. Ratnapura is an identifiable city in Ratnapura District with inherent water potentials and gem resource. It is important to understand the Ratnapura MC boundary drawn in legal document are no longer reflect in real grounds and expect to develop with the vision of “The Gem City of Sri Lanka in the Greens”.

The Ratnapura Urban Development Plan further opens a positive platform for the upgrading of major two sectors of Gem and Tourism in the economy and enhances its value as the major commercial and transport center, the administrative and health service provider for the Region. This attempt leads to encourage more investors for Ratnapura and create a self-sufficient city economy in the region.

I appreciate UDA attempt to formulate Ratnapura City plan a collaborative and participatory exercise by in cooperating the recommendations, suggestions and criticisms given by us; the representatives of general public. Hence, we declare it as our plan and ensure our future collaboration and support in the implementation of Ratnapura Urban Development Plan within the next eleven years. Also, I request all citizens and stakeholders of Ratnapura city to act at individual and cooperate levels to lead the city towards the shared vision as envisaged by Ratnapura Urban Development Plan 2021–2030.

Tiron Attanayake
Hon Mayor of Ratnapura Municipal Council

Preface

Ratnapura City Development Plan has been created with the objective of creating sustainable cities which is the eleventh objective of sustainable Development Goals. Accordingly, it is envisaged to provide guidance on the implementation of the development activities within the Ratnapura Urban Development Area for the next years. The main objective of this urban development plan is to gradually improve the living conditions of the residents of Ratnapura the capital city of Sabaragamuwa Province.

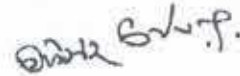
According to the National Physical Plan, the main objective of this urban development plan is to regulate the land use pattern of Ratnapura, the capital city of the Sabaragamuwa Province, which is located in an environmentally sensitive area and to gradually improve the living standards of the city dwellers. The Ratnapura Development Plan is valid for the period 2021 - 2030 and in formulating it, the existing land use pattern, commuter population of the city, density and nature of the resident community, economic pattern, highway expansion and its classification, nature of health services, nature of the institutional pattern, etc. have been studied in a number of fields. Accordingly, further analysis has been carried out and strategies and projects have been formulated targeting the identified vision for the year 2030.

Ratnapura Development Plan is consisted of three parts. The background of the development plan, preliminary studies, need of the plan, SWOT analysis, the plan, identified projects and the strategies for execution are included in Part I. The physical development strategies and guidelines for the time period of 2021-2030 are included to Part II. In order to that, the proposed zones for the planning area and its requirements and special guidelines are included. Part III is composed of necessary zoning boundaries, geographical coordinates and all the annexures which are related to the development plan.

With a focus gem and tourism, the objective of this city plan is to make Ratnapura a planned, sustained and adored city. Therefore, the city plan is focused on the physical, social and environmental development of the city in addition to the economic development of the city. It is hoped that the city will benefit from the resources available within the Ratnapura Municipal Council area and thereby create a more attractive and attractive city for the urban people to live in and to protect the existing ecosystem.

**APPROVAL OF THE DEVELOPMENT PLAN FOR THE RATNAPURA MUNICIPAL
COUNCIL AREA**

I, Mahinda Rajapaksa, Minister of Urban Development and Housing do hereby approve the development plan for the Ratnapura Municipal Council 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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The Gazette of the Democratic Socialist Republic of Sri Lanka

EXTRAORDINARY

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PART I : SECTION (I) — GENERAL

Government Notifications

APPROVAL OF THE DEVELOPMENT PLAN FOR THE RATNAPURA MUNICIPAL COUNCIL AREA

I, Mahinda Rajapaksa, Minister of Urban Development and Housing do hereby approve the development plan for the Ratnapura Municipal Council 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”,
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 MUNICIPAL
COUNCIL LIMIT OF RATNAPURA**

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 Municipal Council Limit of Ratnapura, 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 - 483/2

**APPROVAL OF THE DEVELOPMENT PLAN FOR THE MUNICIPAL COUNCIL LIMIT OF
RATNAPURA**

PUBLIC are hereby informed that the Development Plan prepared for the Municipal Council Limit of Ratnapura 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.

Archd. **HARSHAN DE SILVA,**
Chairman,
Urban Development Authority.

12th July, 2021.

07 - 483/3

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Part I

Situational Analysis and the Plan

Chapter 01



Background of the Development Plan

1.1. Introduction

The social, economic, political and environmental forces of a city, their mutual relationships and trends provide a strong basis for forecasting the future development of a city. Preparation of a Development Plan for the future of a city therefore, requires recognizing these variables within the Planning Process.

Urban development authority is the regulatory body of urban development in Sri Lanka. Thus, it has been empowered to function as the key urban planning implementing agency in the country by Urban Development authority act no 41 of 1978. The preparation of Development Plans for a Declared Urban Area is a vital aspect under the legal background of the authority. Considering these scenarios along with a futuristic vision, the UDA staff prepares development plans for the wellbeing of a city and to take advantage of the city's new development opportunities, so that its inhabitants may experience the anticipated benefits.

Ratnapura Town based Local Board was established in 1887 for the town's administration and management, and brought under a Local Government General Council established in accordance with the Local Government Council Act of 1922. The gradual development of the town resulted in the establishment of Ratnapura Municipal Council in 1968, an elevated urban status. Ratnapura Municipal Council area was declared as an Urban Development Area on 1st June 1979 under the Urban Development Authority Act No: 41 of 1978.

As a result of this declaration, the UDA identified the need of a New Town Centre in Ratnapura and acquired lands for this purpose under an extraordinary gazette notification No. 172/8 of 23rd December, 1981.

The preparation of Ratnapura Urban Development Plan initiated in early 2006 based on this dual city concept and it has been gazetted under the extraordinary gazette notification of No. 1483/8 – 07th February, 2007. The updating process of the development plan was initiated in 2013, which contributed to upgrade the disaster management aspects of the city. This updated plan was gazetted under the extraordinary gazette notification of No. 1884/25 – 14th October, 2014.

The preparation of the current Ratnapura Urban Development Plan commenced in early 2017. Along with the emerging urban scenarios of the city, this Development Plan is focused on enhancing the physical, environmental, economic and social well-being of the city and its inhabitants over the next 12 years. To support the city in achieving these objectives, it is also proposed to introduce developmental strategies and guidelines for the city over the next 10 years. The working process of the particular plan commenced on 15th March, 2017.

1.2. Planning Team

As a key element of the Planning Process for the preparation of this Development Plan, the following key stakeholders representing a wide range of areas of interests, have been consulted.

1.2.1. Key Stakeholder

- *Ratnapura Municipal Council*

1.2.2. Administration Related Consultancy Agencies

- *Sabaragamuwa Provincial Council*
- *District Secretariat Office*
- *Grama Niladhari Officers of Ratnapura Divisional Secretariat area*

1.2.3. Economy Related Consultancy Agencies

- *National Gem & Jewellery Authority*
- *Department of Agrarian Development*
- *Department of Provincial Agriculture*
- *Department of Export Agriculture*
- *Ministry of Plantation Industries*
- *Traders Association*
- *Gem Traders Association*
- *Sri Lanka Tourism Development Authority*
- *Provincial Tourism Ministry*
- *Archeological Department*

1.2.4. Environment Related Consultancy Agencies

- *Geological Survey and Mines Bureau*
- *Irrigation Department*
- *Department of Survey*
- *Department of Meteorology*
- *Forest Department*
- *Central Environment Authority*
- *National Building Research Organization*
- *Disaster Management Center*
- *Provincial Land Commissioner Office*
- *Land Reform Commission*

Chapter 01

Background of the Development Plan

Planning Team

Key Stakeholder

Administration Related Consultancy Agencies

Economy Related Consultancy Agencies

Environment Related Consultancy Agencies

Chapter 01
Background of the
Development Plan

Planning Team

Infrastructure Related
Consultancy Agencies

Social Related
Stakeholders

Supporting Studies

1.2.5. Infrastructure Related Consultancy Agencies

- *Road Development Authority*
- *Provincial Road Development Authority*
- *Ratnapura Highway Development Project*
- *Ratnapura Depot*
- *Road Passenger Transport Authority*
- *National Water Supply and Drainage Board*
- *Community Water Supply Project*
- *Ceylon Electricity Board*
- *Sri Lanka Telecom*
- *National Housing Development Authority*
- *Health Services Department*
- *Provincial Education Office*
- *Sri Lanka Police*

1.2.6. Social Related Stakeholders

- *Religious leaders of the area*
- *Community based organizations*
- *Experts in identified sectors*
- *Social Media Community (Facebook)*
- *General Public (Randomly and purposely picked)*

1.2.7. Supporting Studies

- *The regional study on Ratnapura district done by 2006/2010 Batch – Department of Town & Country Planning, University of Moratuwa*
- *The Disaster Risk Reduction & Preparedness Plan for Ratnapura prepared by UN-Habitat in 2013*
- *The site study on Ratnapura Old Town done by Studio 5 (2017/18) – City School of Architecture, Colombo*

1.3. Scope of the Work

Ratnaura Development Plan is both a perspective and a vision for the future development of the city. It presents the current development state of Ratnapura city– where it is now? It sets out directions for change – what is the desired vision for Ratnapura? It identifies the thrust areas – what needs to be addressed as priorities. It also suggests alternatives routes, strategies, and interventions for bringing about the desired changes – what interventions should be made in order to realize the vision? Ratnapura Urban Development Plan therefore, is focused on making Ratnapura an economically productive, efficient, equitable and responsive City by 2030.

This plan is formulated for the entire Municipal Council area of Ratnapura consisting of 18 Grama Niladhari Divisions (GNDs) with a total population of 49,083 over 22.2 km² area by 2020.

Historically, Ratnapura is renowned as the country's centre for gem trade & industry. As an integral component of the Development Plan, it is focused on boosting the local economy by strengthening and diversifying the gem trade and industry whilst preserving the sensitive environmental and cultural elements of the region. The ultimate goal of the Ratnapura Urban Development Plan is to create a livable city for the local community with strong and sustainable Economic, Environmental and Cultural perspectives.

Chapter 01
Background of the
Development Plan

The Planning Process

1.4. The Planning Process

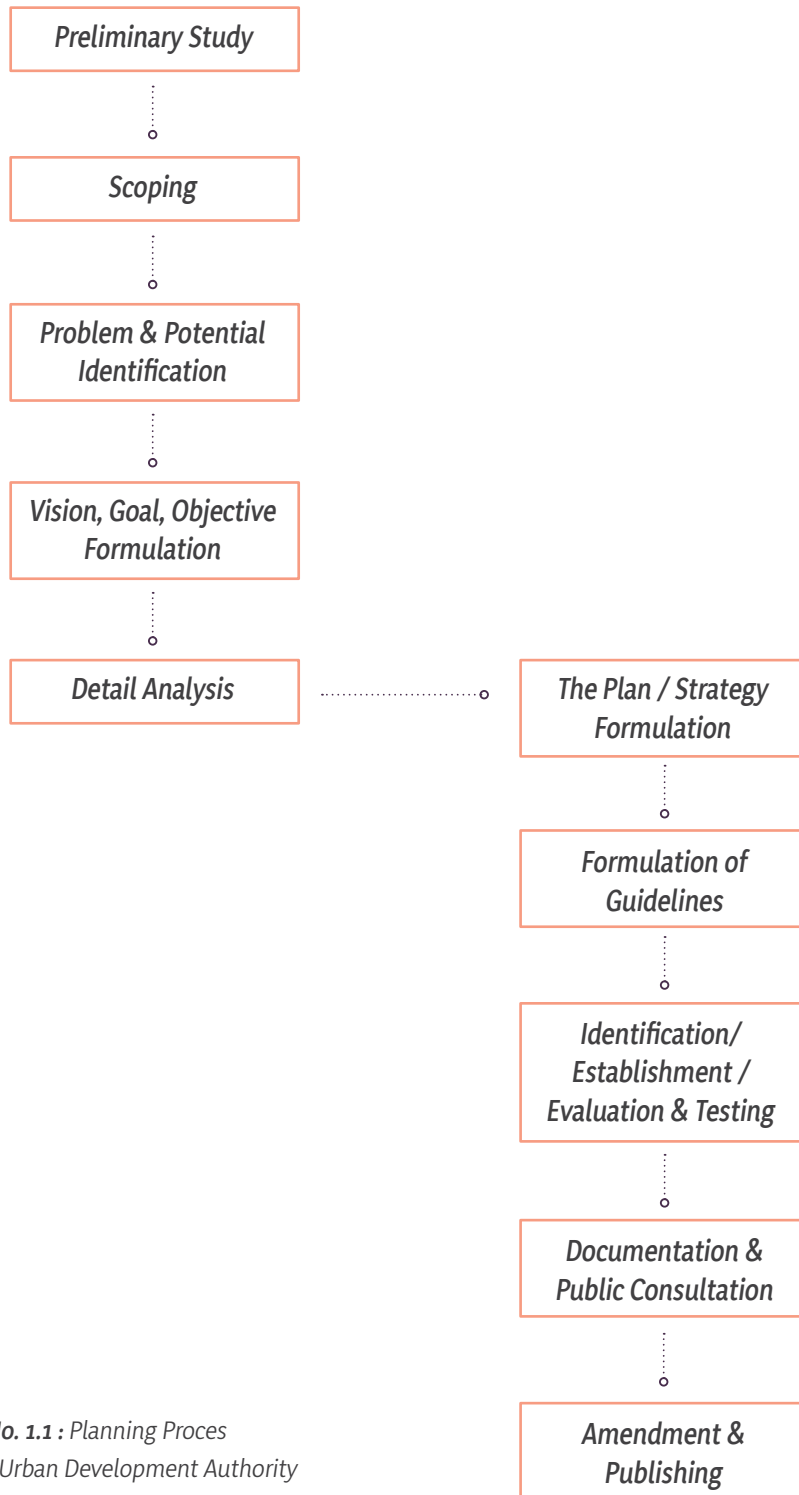


Figure No. 1.1 : Planning Process
Source: Urban Development Authority

Ratnapura Development Plan has been prepared by following the 10 steps in the Planning Process as shown by Figure 1.1 above.

Step 1: Background studies primarily involved the establishment of a 'Geo-database' to

- *Explore the base data with regard to the study area;*
- *Identify data gaps;*
- *Update the base data by field survey or other data collection methods; and*
- *Collect other necessary data required for analysis.*

Subsequently, all data and information have been stored in the Geo Database under defined feature classes.

Project scoping under Step 2 involved understanding the order of Ratnapura urban area in relation to its context. Accordingly, a review on the relevant development policies at national and regional level policies and guidelines have been undertaken, along with surveys on vehicular and pedestrian traffic, land values etc. and an evaluation on ongoing and proposed projects and their impacts.

A set of prioritized key issues, both in terms of constraints and potentials for development, were identified under Step Three. Under the subsequent Step Four the public along with the before mentioned stakeholder were invited to provide ideas and comments for the preparation of a development plan for Ratnapura Municipal Council area. The fifth, sixth and eight steps involved the formulation of a Vision, Goals, Objectives and strategies, which provide an outline of the envisaged spatial form for the study area, along with its physical, environment, economic and social roles. Step Seven included a Detailed analysis of the study area i.e. Sensitivity Analysis, Development Pressure Analysis, Connectivity Analysis and Livability Analysis etc.

Based on this analysis, a number of Priority Projects were identified and evaluated against the key constraints and potentials. This provided the opportunity to test and prioritize these ideas and understand their influence in terms of Physical, Social, Economic and Environmental Impacts. The prioritized projects were then supported by Urban Design Schemes, Form Based Analysis, Simulations, Building and Planning Regulations and Guidelines with Legal Implications and Social/Political Sensitivities.

Steps ten, eleven and twelve involved coordination work such as liaison and consultation with stakeholders and planning committees, and internal reviews and quality assurance, obtaining Ministerial approvals and working with Gazette Notification.

Chapter 02



Preliminary Study

Chapter 02
Preliminary Survey

The Study Area

2.1. The Study Area

Ratnapura City is located approximately 100 km to the Southeast of Colombo and it is the Capital of Sabaragamuwa Province. The study area for The Ratnapura Urban Development Plan includes the administrative boundaries of Ratnapura Municipal Council Area. (Map 2.1) Due to nationally significant environmental systems and economic activities, Ratnapura has been protected as a worthy land since the historic kingdom period. During the colonial period the Dutch built a fort in Ratnapura and other two colonial rulers, the Portuguese and the British also had shown great interest over Ratnapura.

The region's particular ecological environment is a product of two southwest oriented mountain slopes (Adam's peak and Rakwana mountain range) within the central uplands. Due to its strategic location, sensitivity and identity, Ratnapura has the potential of becoming a thriving city with a strong economic and environment base.

Ratnapura town is situated at 18m Mean Sea Level between the northern latitudes 600-41' and 600-42' and eastern longitudes 800-23' – 800-24. The town and its adjoining area consist of a variety of biophysical features such as mountain areas with steep slopes, river valleys, lowlands and plains. (figure 2.1) Due to these variations, the natural terrain of the study area ranges between 18-305m (Mean Sea Level). The town itself is located on the floodplain of Kalu Ganga, one of the main four rivers in Sri Lanka. Together, these features form a highly complex natural environment, which is an integral element of the urban development in Ratnapura.

Cross Section of Ratnapura Town

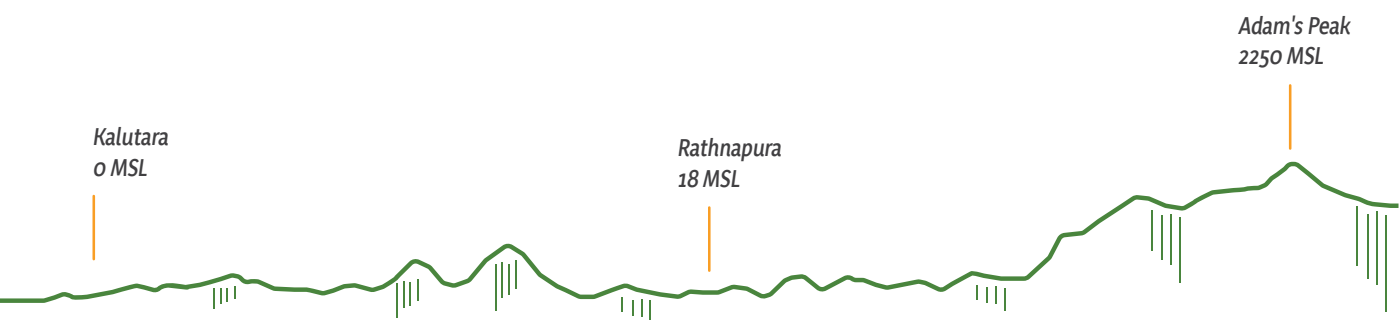
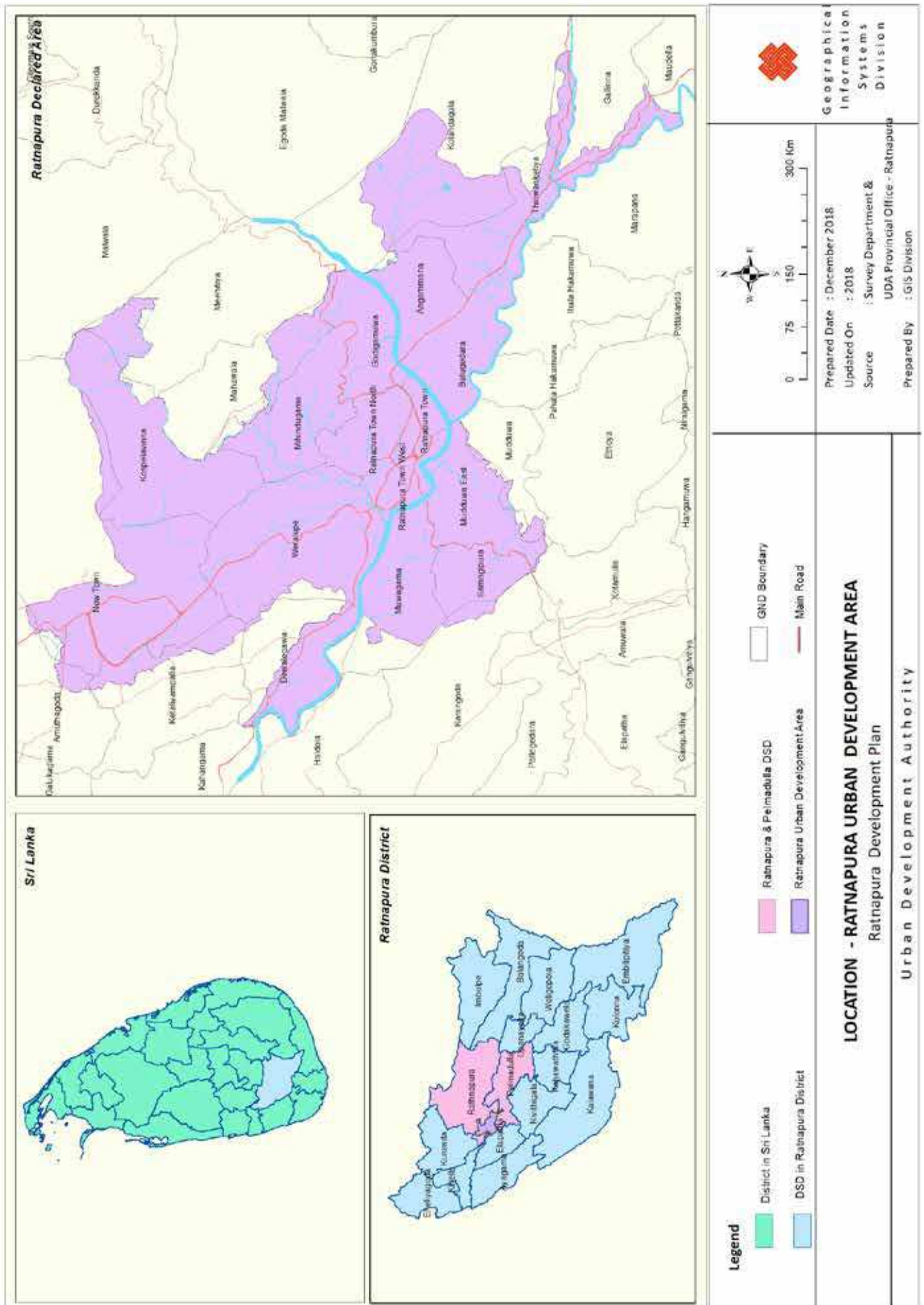


Figure No. 2.1 : Cross Section of Ratnapura Town

Source : Studio 5 (2017/18) – City School of Architecture, Colombo

Map No. 2.1 : Spatial Location of Ratnapura MC Area



Chapter 02 Preliminary Survey

The Study Area

The average annual temperature of the region is 29.44°C and the highest temperatures are usually being recorded in March and the lowest in January. (Figure No. 2.2) Average rainfall within the town varies between 3,000 mm and 4,000 mm. and the highest rainfall is usually being recorded from May to June during the southeast monsoon and from September to October during the inter monsoon.



Figure No. 2.2 : Climate Variation of Ratnapura Town (2018)
Source : Studio 5 (2017/18) – City School of Architecture, Colombo

Ratnapura is renowned for its association with the Sri Padaya (also known as Adam's peak) and the deity Sumana-Saman, two highly respected religious symbols among the Buddhist community. According to historic sources, Kalu Ganga (River) had been used as a naval route by pilgrims to reach Sri Padaya via Ratnapura. In addition, there were few man-made pathways, such as the Raja Mawatha (King's Path), which had also been used by pilgrims to reach Sri Padaya via Ratnapura. It is therefore evident that Ratnapura has historically been one of the key access points to Sri Padaya. Sri Sumana Saman Dewalaya, the shrine dedicated to deity Sumana Saman, is a key historic site within the study area, which is several hundred years old. (figure 2.3) Another important aspect of Ratnapura's history is its Gem industry, which has been internationally recognized for producing gems with high quality and purity.

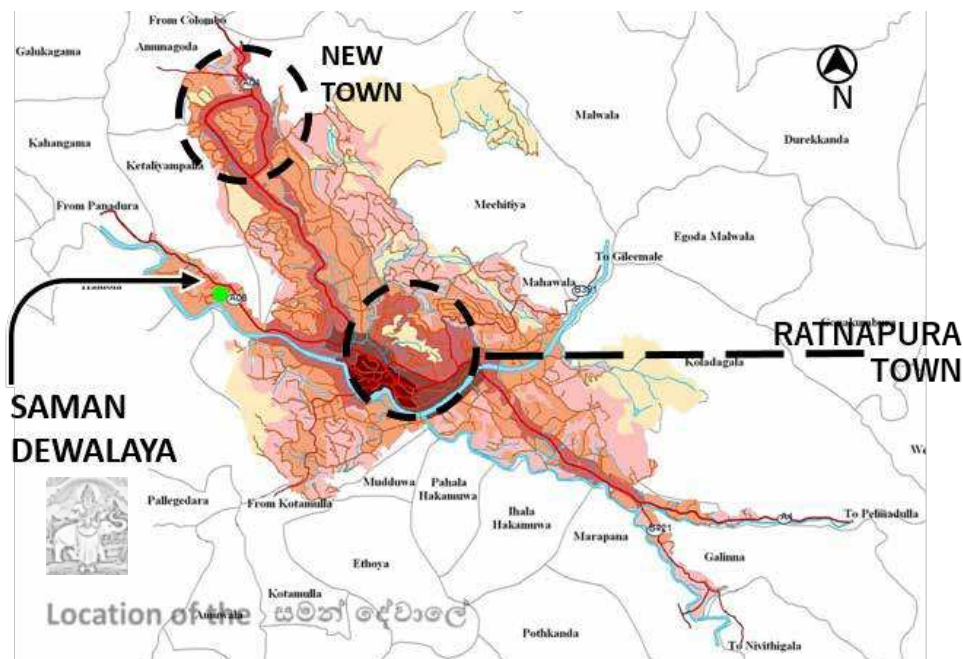


Figure No. 2.3 : Location of Saman Dewalaya
Source : Studio 5 (2017/18) – City School of Architecture, Colombo

According to 'The National Physical Planning Policy and Plan of Sri Lanka (2011–2030)' prepared by the Department of National Physical Planning, Ratnapura is within the proposed Protected Area Network. Due to the higher elevation Ratnapura town is also situated within the nominated 'Central Fragile Area'. As such, planning for the future development of Ratnapura requires considering these national policies and the requirements associated with them. In response to these policies, it has been identified that even though Ratnapura is the capital of Sabaragamuwa Province, by 2030, the study area's population should remain below 100,000.

Ratnapura town is also an important node in the regional transportation network with direct links to Eastern, Southern and Central Provinces of the country. As the central point of Colombo (western coast) – Batticaloa (eastern coast) Highway, Ratnapura town directly joins the Western - Eastern Provinces. It also connects with Southern Province along Ratnapura – Kalawana route. (figure 2.4) To strengthen the potential of this strategic node, the National Physical Plan proposes an expressway between Colombo and Pelmadulla via Ratnapura and it is to be connected with the existing expressway network from Kahatuduwa interchange.

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The Study Area

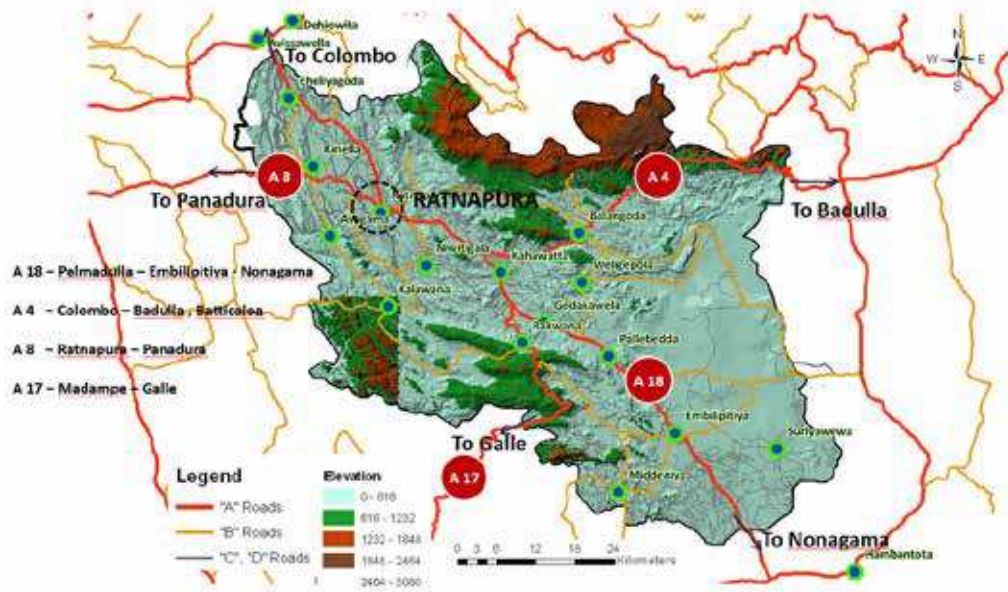


Figure No. 2.4 : Regional Connectivity of Ratnapura Town
Source : Regional Study (2006/10) – Department of Town & Country Planning, University of Moratuwa

Being a major transportation node and the provincial capital of Sri Lanka, Ratnapura attracts over 100,000 daily commuters from all areas of the district. (figure 2.5) This is in addition to its existing population 49,083.

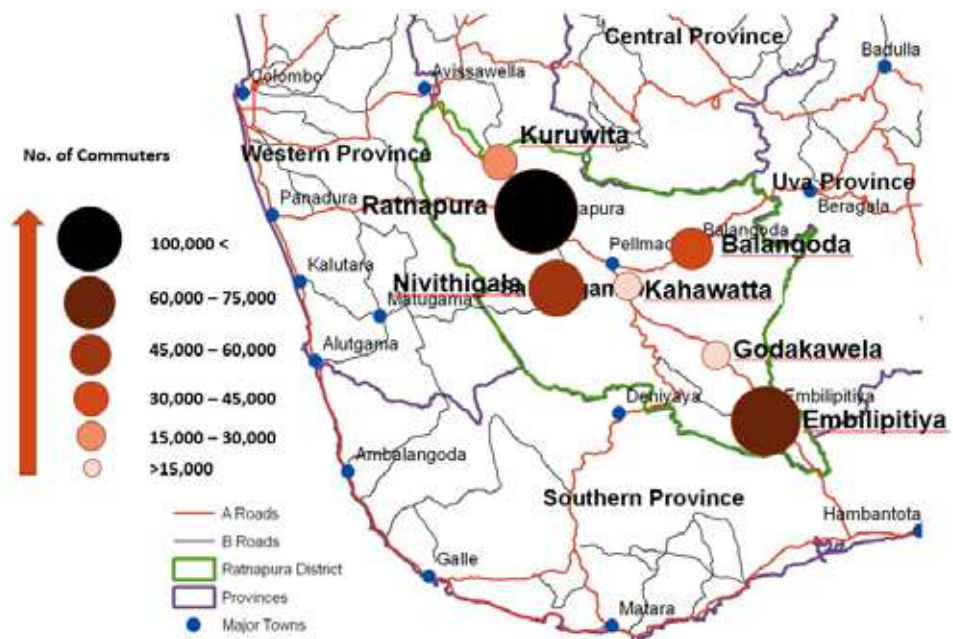


Figure No. 2.5 : Commuter Population of Ratnapura
Source : Regional Study (2006/10) – Department of Town & Country Planning, University of Moratuwa

The following is a list of identified key trip generators that put significant demand on the town's infrastructure and service supply.

- *Employment purposes.*
- *Health & educational facilities.*
- *Economic purposes such as Gem dealing.*
- *Transportation services.*
- *Agricultural services.*
- *Banking and financial facilities.*

The strongly established Gem Industry and Trade has been largely determined the spatial distribution of economic activities in Ratnapura Town. On one hand, Gem mining is based on the region's geography; on the other, Gem trading activities and therefore other complementary economic uses, have been located at key nodes where accessibility is high.

The centralized administrative functions and education activities along with the recently upgraded health facilities have contributed to this situation. Ratnapura is also the center for many social and economic services. It is therefore evident that Ratnapura acts as the first order town of Sabaragamuwa Province.

2.2. Planning & Situational Context

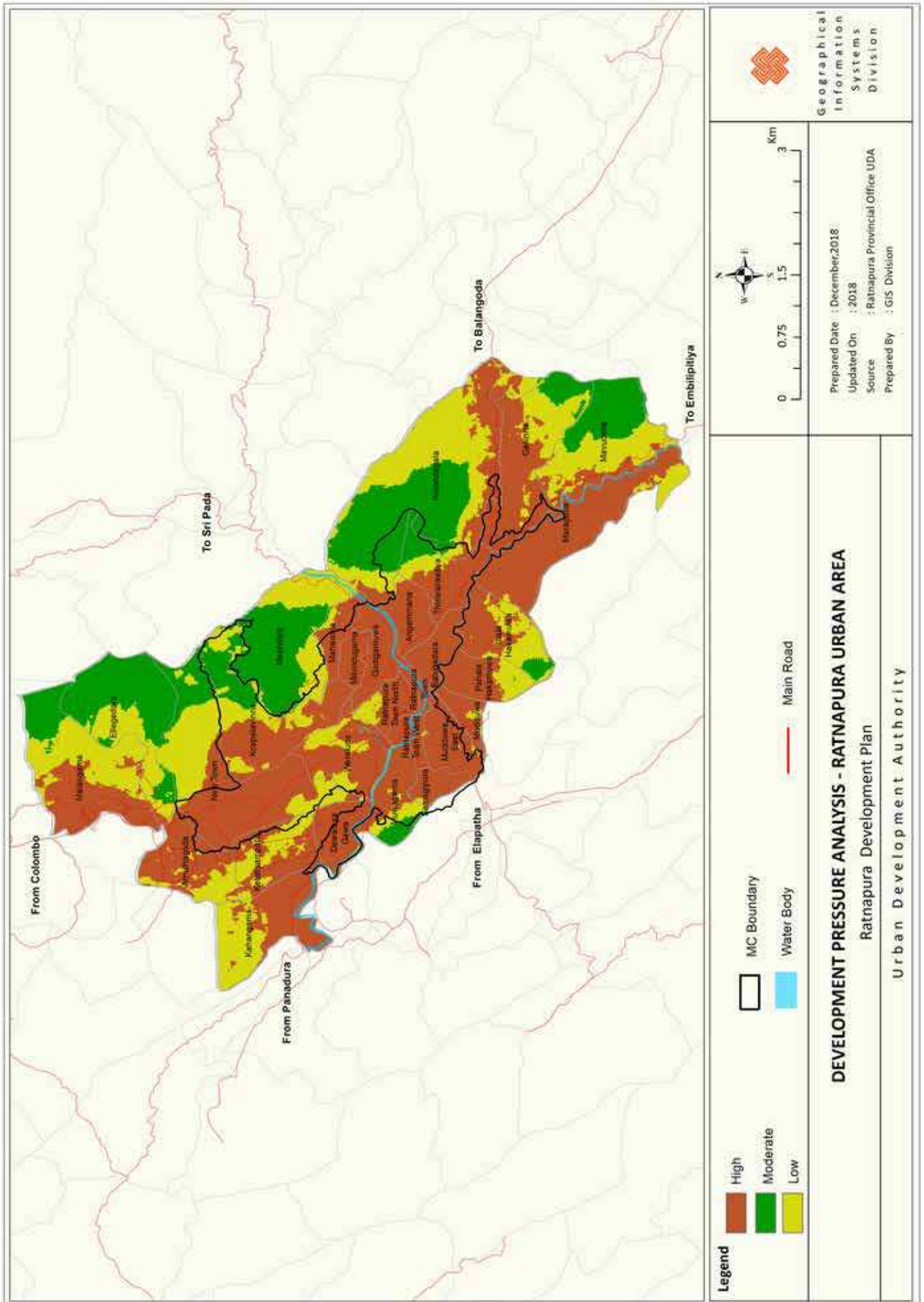
The study area is 70.43 km² consisting of 69,994 populations in year 2016 within 29 Grama Niladhari Divisions. Population growth rate is 1.5% and by 2030, the expected population within the study area is 77,925.

Ratnapura has been developed as a “Dual City” based on a previous planning attempt during 1980–2015 with the intention of creating a disaster free settlement according to the National Physical Plan. The two city nodes are located approximately 5 km apart, and have two distinct roles: the existing town center (Old Town) operates mainly as the commercial center along with the strong focus on the Gem Industry, whilst the new city node (New Town) is the administrative center. (figure 2.6)



Figure No. 2.6 : Ratnapura as a Dual City
Source : Urban Development Authority

Thus, a Development Pressure Analysis was carried out to identify areas with high demand for land and development. (Map 2.2) Depending on variables such as accessibility, proximity, property market and land use typology, both planned development and spontaneous growth together direct the demand into various locations. In order to identify its spatial impacts, a Development Pressure Index has been formulated along with the relevant factors: Level of Accessibility, Urban Potential as a result of connectivity, Existing Population Density and the Types of Land use etc. According to these studies, it has been identified, the development of Ratnapura city flows towards Kuruvita and Pelmadulla.



Chapter 02
Preliminary Survey

Delineation of the
Planning Boundary

2.3. Delineation of the Planning Boundary

The delineation of the planning boundary is based on the following three aspects.

a) *The Functional Region*

Ratnapura has a large commuter population that is greater than its resident population. According to the perception survey, daily commuters include gem traders and businessmen, people seeking administrative services and daily retail & commercial needs etc. Since Ratnapura acts as both an administrative capital and a service center, two catchment areas have been considered for the purpose of preparing the development plan. (figure 2.7)

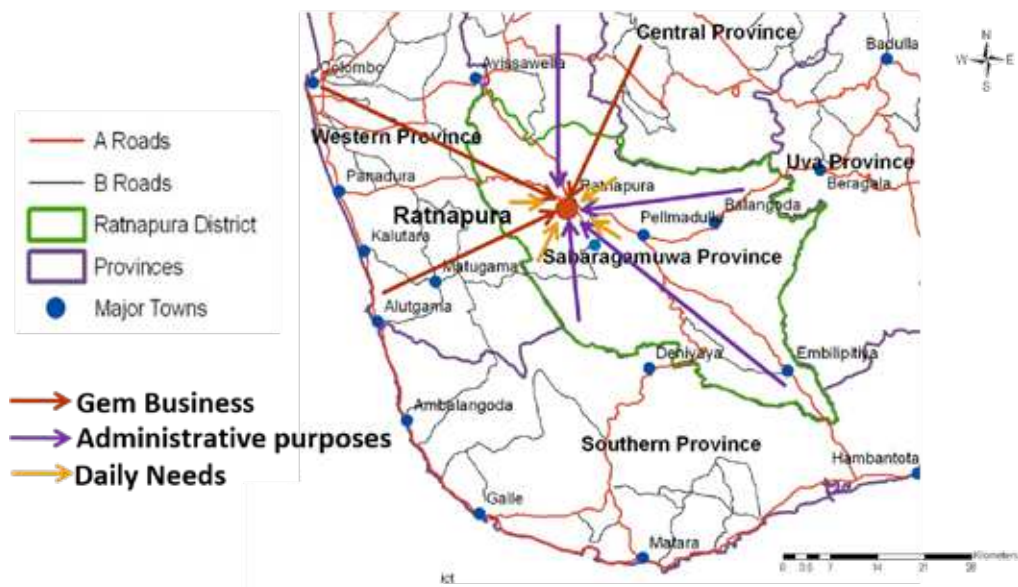


Figure No. 2.7 : Functional Boundary of Ratnapura

Source : Regional Study (2006/10) – Department of Town & Country Planning, University of Moratuwa

Through this Development Pressure Analysis (Map No. 2.2), the study observed that the recent developments, along with the region's urban growth over the years, have imposed more pressure for development in certain areas. Evidently, there is a positive correlation between development pressure and the ongoing trends of urban development. The analysis shows that development pressure extends from the Ratnapura City Center into the periphery areas, along the major arterial roads. Development pressure experienced by Kuruwita is a strong example, whilst Ellegedara, Meehitiya and Kolandagala areas also experience similar phenomena with moderate levels of urbanisation.

b) The Geographic Characteristics

Ratnapura is within the South West topographical region in Sri Lanka. The elevation of the city varies between 18m and 305m above the mean sea level, however, the town center lies below 50m (Mean Sea Level). Four distinct geographical features can be identified within the study area, which includes steep slopes, river valleys, low-lying land and plains. (figure 2.8)

Chapter 02
Preliminary Survey

Delineation of the
Planning Boundary

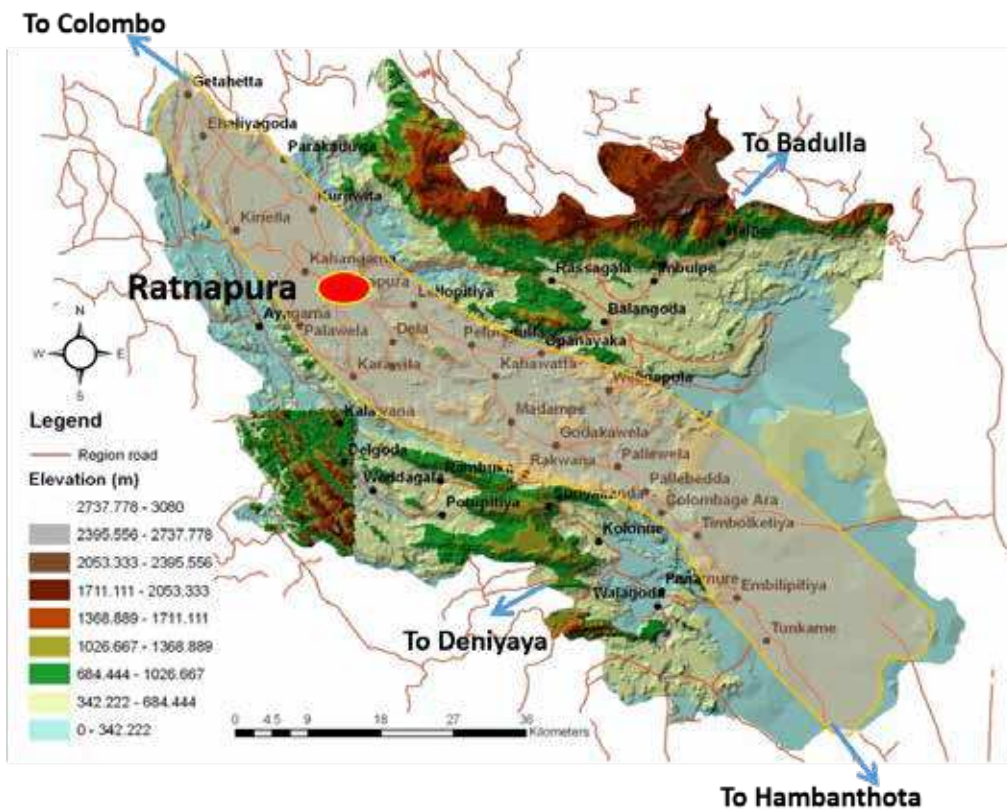


Figure No. 2.8 : The Geographic Formation of Ratnapura Town
Source : Regional Study (2006/10) – Department of Town & Country Planning,
University of Moratuwa

Chapter 02 Preliminary Survey

Delineation of the Planning Boundary

Godigamuwa, Katandola, Mudduwa, Muwagama, Weralupe and Ratnapura Town Centers lie at the lowest elevations within the municipal council area, whilst Mahawela and Thiriwanaketiya centers are at higher elevations. Kospalawinna North, Galkaduwa, and Mudduwa west are hilly areas with dissecting slopes.

c) The Administrative Divisions

The UDA declared area for this development plan is consistent with the boundary of Ratnapura Municipal Council area, which accounts for 22.2km² containing eighteen (18) Grama Niladhari Divisions. (Table 1.1) Thus, the 49,083 residential population along with the 100,000 daily commuters will be affected by the Ratnapura Urban Development Plan. (Refer to annexure 1 and 2 for more details)

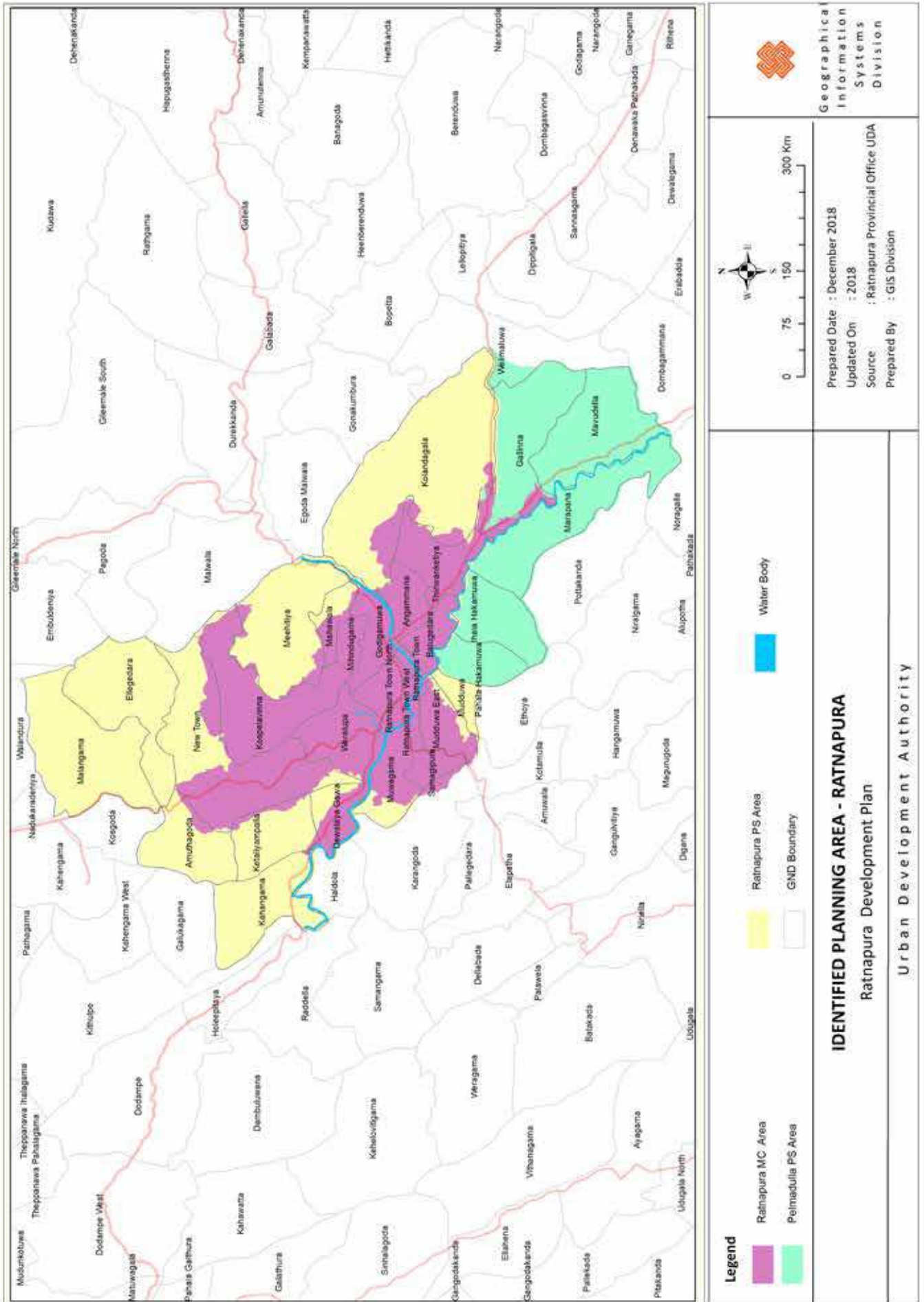
Table No. 2.1 : Brief Information about Development Planning Area

	<i>Planning Area (Study Area)</i>	<i>Implementing Area (UDA Declared Area / MC area)</i>
<i>No. of DSD</i>	02	01
<i>No. of GND</i>	29	18
<i>Land Extent (Sq. km)</i>	70.43	22.2
<i>Residual Population</i>	69,994	49,083
<i>Expected Population by 2030</i>	77,824	64,340
<i>Population Growth Rate</i>	1.0	1.0
<i>Commuter Population</i>	100,000	100,000
<i>Expected Commuter Population by 2030</i>	150,000	150,000

Source : Urban Development Authority

The planning boundary has been demarcated to optimize the potential benefits envisaged by the Ratnapura Urban Development Plan. Even though the strategic interventions are aimed at addressing the land use objectives, streetscape design, and roadway conditions within the Ratnapura Municipal Council area, it is anticipated that this development plan will benefit a broader area consisting the three adjoining local authorities within the Ratnapura District.

Map No. 2.3 : UDA Planning Area



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The predominant ethnic group within the study area is Sinhala – Buddhist, whilst there are communities with other ethnic backgrounds. (figure 2.9) Around 70% of the working force is made up by the 18 – 60 age group (figure 2.10), however, there is an increase in school drop-out rates after G.C.E O/L examination.

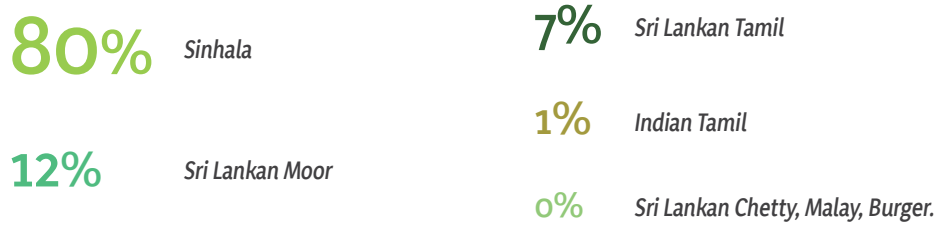


Figure No. 2.9 : The Existing Population Pattern – 2017

Source : Resource Profile (2016) Ratnapura

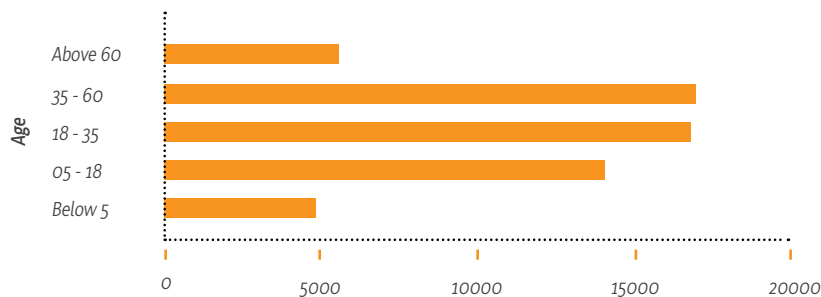


Figure No. 2.10 : Population Distribution by Age groups - 2017

Source : Resource Profile (2016) Ratnapura

According to 2016 census a total of 49,083 people were employed in 8 major economic sectors. More than 30% of this consisted of government employees, whilst half of the working population was employed in private sector, or self-employed related to gem industry and agriculture. (figure 2.11)

29 %
Government Sector

18 %
Self Employment

16 %
Business Sector

18 %
Private Company

11 %
Agriculture Sector

8 %
Other

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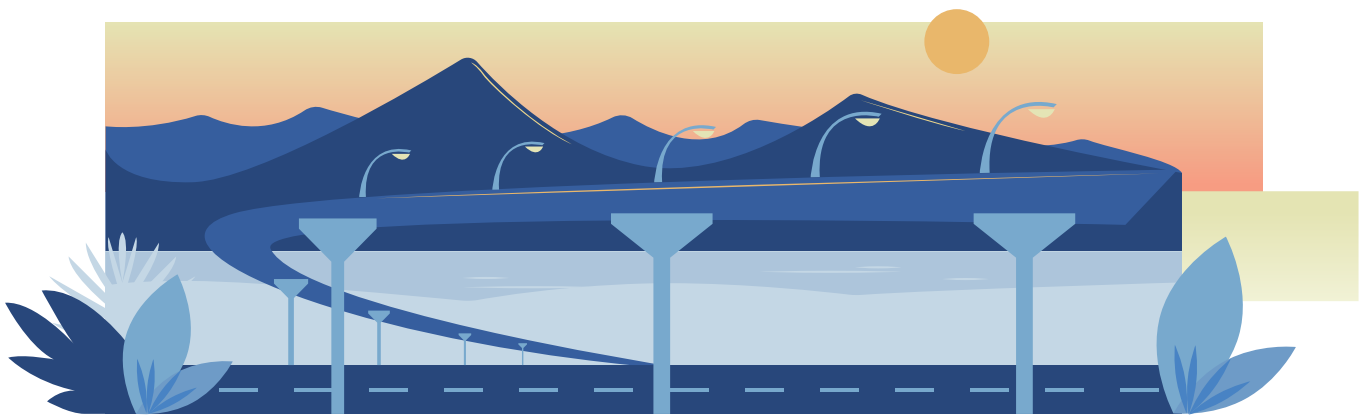
Delineation of the
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Figure No. 2.11 : Population by Employment Sector in Ratnapura MC Area - 2017
Source : Resource Profile Ratnapura (2016)

The predominant land use within the UDA declared area is residential which accounts for approximately 40% land coverage. Residential development can be both seen along the main arterial roads in the form of linear developments and as isolated clusters within agricultural lands. There is a development trend of converting agricultural lands to residential uses in several areas, whilst recent planned development within the New Town area consists of new residential uses. 14% of the total land use in Ratnapura is crop cultivation, 13% is forests and woodlands and 11% is paddy cultivation while most of these paddy cultivation lands are used for gem mining. (refer the annexure 2)

Both the New Town and the Old Town together contribute to the Region's economy, however, due to distinctive roles, they have substantially different catchment areas. The Old Town mainly caters for the local population, whilst the New Town is an important administrative center, serving the entire Sabaragamuwa Province. Gem Trade has been established at certain activity nodes such as the clock tower, Ambagahayata and Demuwawatha Streets. The study area accounts for 3% of the national GDP produced by Sri Lanka's gem trade, whilst 25% of country's trading industry consists of traders from Ratnapura. According to the Gem & Jewelry statistics, 30% of the gem miners are based in Ratnapura.

Chapter 03



Need of the Development Plan

Chapter 03
Need of the
Development Plan

Problems of the
Planning Area

Ratnapura Urban Development Plan has been prepared to address the identified issues within the study area, as well as, to optimize the potentials. Development plans are being prepared for areas which experience significant development pressures or negative effects of growth and development. The objective is therefore, to find strategic solutions to these problems and to manage the future growth through the alignment of local area planning. The identified issues for the study area have been compiled through the coordinated inputs from UDA planners, detailed analysis and stakeholders. Subsequently, these issues have been prioritized according to the context, magnitude and significance. As such, the need for Ratnapura Urban Development Plan can be identified as follows:

Similar to many other towns or urban centers in Sri Lanka, Ratnapura settlement has been established within a nationally-significant environment. Currently, Ratnapura Municipal Council area consists of natural and urban forests, rivers, mountains with high biodiversity along with a complex hydrological pattern. Additionally, its reputation as the country's center for Gem industry has earned Ratnapura a special status among other cities. At the same time, the area also experiences urban encroachments, deforestation, illegal mining activities, unauthorized constructions. The conflicting relationship between the natural environment and human needs/ settlements is therefore, apparent within the study area. When considering this situation, few identical issues related to the Ratnapura Town can be identified.

3.1. Problems of the Planning Area

- *Flood*

Historically, Ratnapura has been affected by three levels of flood hazards, namely: Critical, Major and Minor flood events (Table 3.1). Due to the monsoon rainfall pattern, Ratnapura is prone to annual flooding between May and June, and October (Figure 3.1). Additionally, the city is affected by 1 into 10-year major flood event that causes significant destruction on lives and property. During this flood event, approximately 80% of the land within the city lies under flood water for an average period of 2 – 5 days (Refer to Annexure 03, 04 and 05 for more details). According to the statistical information provided by the Disaster Management Center, a total number of 206 families and 1,203 people were affected by the major floods in 2017.

Table No. 3.1 : Disaster History of Ratnapura (by 2018)

Type of flood	Return period	Level of flood	Recorded years
Critical Floods	50 Year	Over 80ft MSL	1913, 1947, 1989, 2003, 2017
Major Floods	10 Year	70ft MSL – 80ft MSL	1857, 1872, 1893, 1924, 1957, 1969, 1978, 1982, 1993, 2017
Minor Floods	01 Year	66ft MSL – 70ft MSL	1939, 1940, 1966, 1967, 2006, 2017

Source : Irrigation Department – Ratnapura

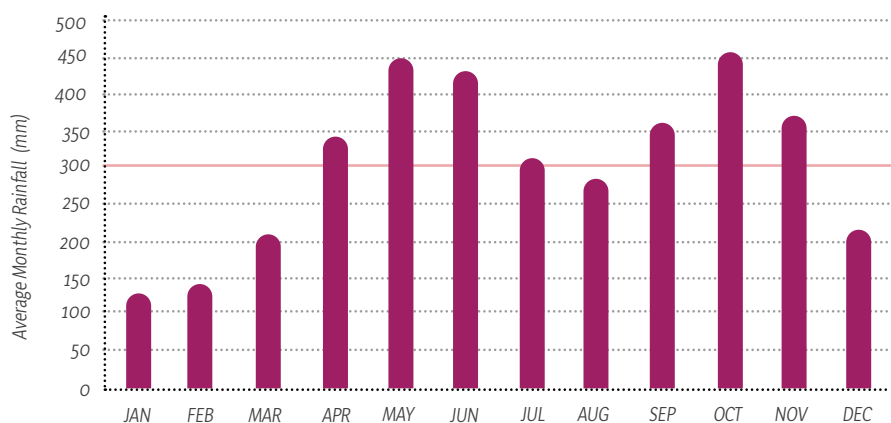


Figure No. 3.1 : Average Monthly Rainfall - 2016

Source : Irrigation Department – Ratnapura

In addition to these direct tangible impacts, major flood events in Ratnapura also cause indirect and intangible impacts on disaster affected communities. These include emotional turmoil of loss of family or friends and property, which may subsequently lead to long term psychological conditions. The town center is the provincial capital and the focal point for the region's commercial and retail activities, with over 700 registered businesses within the municipal council area. (figure 3.2) The annual flood hazard causes direct impacts on more than 80% of these businesses, and approximately 70,000 people living in the study area who depend on this supply chain. Regional and local level transportation networks also experience interruptions due to these major flood events in Ratnapura. Cumulatively, resolving these issues requires both local and regional level authorities to allocate significant financial resources on an annual basis.

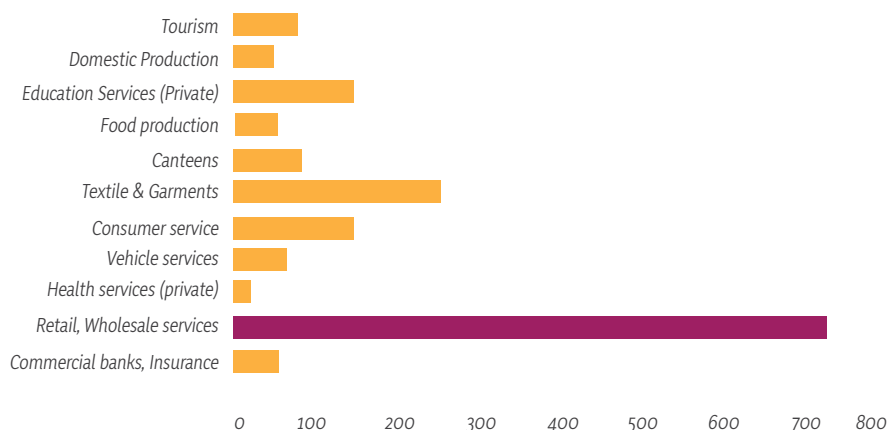


Figure No. 3.2 : Distribution of Commercial Activities of Ratnapura Town- 2016

Source : Municipal Council – Ratnapura

Chapter 03 Need of the Development Plan

Problems of the Planning Area

Ratnapura is the central point of the arterial road A004 connecting the west and east coasts of the country. It is also an important node of the inland road that connects Colombo and Panadura (Western region) with Hambantota (Southern region) and Batticaloa (East region). (figure 2.4) As the administrative capital of the Sabaragamuwa province Ratnapura attracts over 100,000 commuters seeking various services and needs, including commercial, retail, health and education facilities. 30% of the school attendees within Ratnapura district are enrolled in schools which are located in the town center. Ratnapura base hospital serves more than 5,000 people daily, and other private and government health institutions serve an additional 10,000 people on a daily basis. It is therefore evident that a major flood event in Ratnapura can potentially create multifaceted issues at a regional level. Thus, flood damages to the regional connectivity and the smooth service flow of the city at this viewpoint.

In addition to these primary impacts, during a disaster in Ratnapura, post-disaster recovery such as resettling affected communities, rebuilding damaged structures and infrastructure, reinstating services and facilities, and preventing secondary impacts such as contamination, spread of diseases etc. also incur significant financial cost on the central government. A major flood event can potentially cause the government to declare a 'national emergency' situation, which requires allocation of additional funding, support services and personnel into the region, at the expense of other regions and economic sectors in the country. (figure 3.2)

District	Affected		Impact			Displaced People
	Families	People	Deaths	Missing	Injured	
Kegalle	1,437	5,250	2	2	6	2,261
Rathnapura	4,815	18,031	47	-	2	4,844
Kaluthara	8,606	37,492	37	72	22	4,829
Gampaha	4,41	19,535	2	-	1	7127
Matara	*	6,003	11	17	-	*
Hambanthota	1,860	4,405	1	-	-	-
Galle	32,215	128,047	-	-	2	1,218
Matale	7	31	-	-	1	-
Colombo	2,672	10,849	-	-	-	772
Kandy	9	40	-	-	-	-
Batticaloa	4	20	-	-	-	-
Trincomalee	206	696	-	-		
Vavuniya	31	102	-	-		
Mullaitivu	26	70	-	-		
TOTAL	56,529	230,571	100	91	34	27,054

Table No. 3.2 : Final Situation of 27 May 2017 Major Flood, 0800HRS

Source : Disaster Management Centre

Therefore, preventing a potential major flood disaster in Ratnapura or minimizing its impacts is a crucial need of the study area. A primary objective of this plan is therefore, to formulate solution(s) through development planning interventions that could effectively satisfy this need.

- *Degrading the sense of the place*

Historically, Ratnapura's identity has been well established as "The Gem City" of Sri Lanka. The records made by historical sailors such as Plini, Xuanzang and Iban Batuta, recognizes that Ratnapura was internationally renowned for the quality of Gems produced. Additionally, these records document that the Kalu Ganga had been used as a naval trade route from Western coast (the primary port is in Colombo) to Sabaragamuwa Province. It is believed that due to abundance of high quality Gems, the town later earned its present name: 'Ruwan Puraya' or 'Ratnapuraya', with the meaning: 'the town where gems are found' (Source: Sabaragamuwa Wansha Kathawa).

Moreover, Ratnapura is also renowned for both Gem mining and trading activities. (figure 3.3) 30% of the minors and 25% of the traders of region's labor force involved in the gem industry have claimed Ratnapura as their native place, whilst Beruwala gem market, Thailand Gem market and other markets worldwide are reducing the trading power from Ratnapura Market by now.

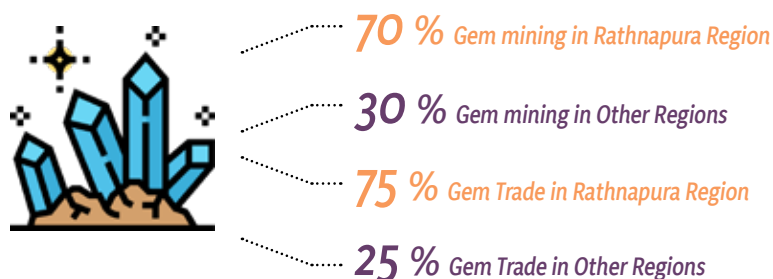


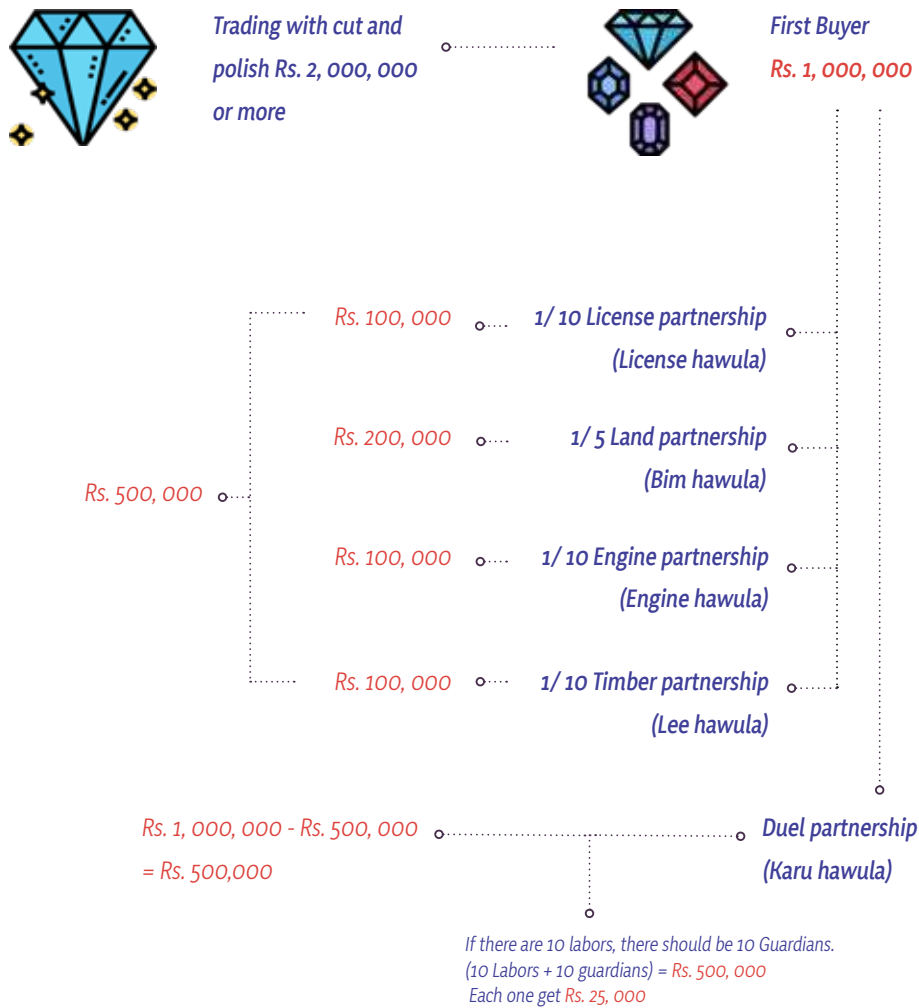
Figure No. 3.3 : Current Situation of Gem Mining and Trading

Source : Regional Study (2006/10) – Department of Town & Country Planning,
University of Moratuwa

Approximately 1/3rd of the labour force involved in the gem industry engages in labor intensive activities such as mining or small scale trading that involves little to no value addition, whilst the higher level gem trade is occupied by a minority. The gem 'trade chain' can be understood through the gem value chain, which depicts the value of a gem at each point of exchange based on 'free market exchange' principles.

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Each labor has one guardian to pay his weekly salary (Rs. 1000 per one labor). So each labor and his guardian have the dual partnership. Those will get their share as 1/7. Here, the rest of money (Rs. 500,000) will go to the dual partnerships or the leader of the dual partnerships called basunnahe.

Figure No. 3.4 : Example for a money leakage in the gem industry chain from mining to trading
Source : Urban Development Authority

Studies based on this value chain show that exchange value of a gem doubles or rises even more when a particular gem has been introduced to the market by a primary seller or a miner (those who excavated the gem). Evidently, the value increases significantly at the secondary or tertiary markets when the exchange takes place between traders who are based in areas outside of the region. (figure 3.4) As such, the primary sellers or miners based in the Sabaragamuwa Region, and subsequently the local economy, does not receive the benefits of the true market value for the natural resource produced in the region. This mechanism has ultimately resulted in a significant financial drain on both the gem industry and the local economy. With lack of adequate financial return

and depleting deposits, Ratnapura's gem industry has suffered major setbacks in the recent past. At the same time, people whom get the benefits do not invest that money into Ratnapura again. Thus, local money leakage to the other cities and countries through gem trading cause to degrade the sense of the place in Ratnapura.

- *Declining forest cover*

The National Physical Plan for Sri Lanka identifies land above 300m (Mean Sea Level) elevation as 'The Central Fragile Area', consisting of nationally significant hydrological and biophysical systems. The Plan discourages extensive urban or population growth within this area and calls for the preservation of existing forest reserves, waterways and the habitats within them.

Similar to the urbanization pattern of other historic cities and towns in Sri Lanka, the location for Ratnapura settlement has been established based on its proximity to the primary water source, the Kalu River. In addition to this, Ratnapura is the only town in Sri Lanka, apart from Kandy, Kegalle and Galle to be located next to an urban forest in its natural habitat, the Pompakaele Urban forest. The study area, as mentioned earlier, is within the declared 'Central Fragile Area', and therefore the National Physical Plan requires existing forest cover to be preserved.

Despite this, due to settlement expansion and other urban and commercial agricultural practices, in 2017, the forest cover within the study area has been reduced by approximately 10%. Due to encroachments, Pompakale has lost approximately 30% of its forest cover. (figure 3.5)

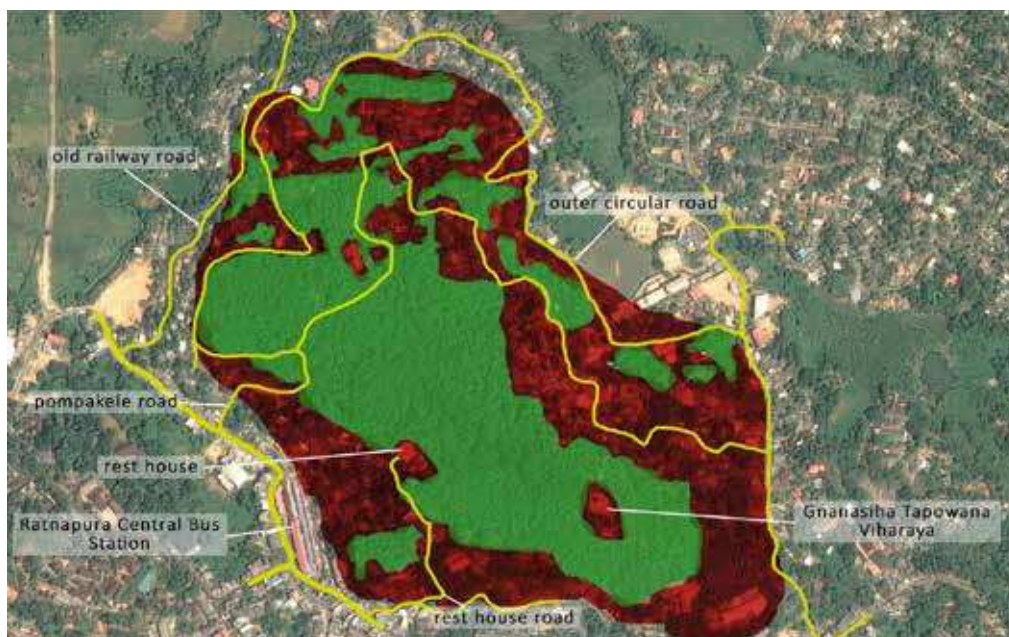


Figure No. 3.5 : Encroachments to the Pompakele Urban Forest - 2017
Source : Studio 5 (2017/18) – City School of Architecture, Colombo

Chapter 03 Need of the Development Plan

Problems of the Planning Area

Consequently, the declining forest cover has contributed to increase the urban heat effects within the town center. During the dry period (December – March), the day time temperatures within Ratnapura Town Center increases up to 33 °C. The town center being located in a basin area with inadequate cross-wind and high humidity, this can be felt around 37 °C. The increasing urban heat levels have direct impacts on the town's walkability and people's daily functions.

Resolving these multifaceted environmental issues therefore requires a holistic planning intervention.

- *Traffic congestion*

As described earlier, Ratnapura is an important nodal point within multiple regional transportation networks of the country. The anticipation of commuters in these routes therefore, is to have smooth passage through Ratnapura. However, due to the region's complex geographic pattern and the town's spatial structure, access through Ratnapura during peak hours is often congested and therefore the traffic is slow-moving. (Refer annexure 6 – 12)

On one hand, due to the region's complex biophysical setting, the town has been developed as an island with only three entrances via bridges (figure 3.6) and two major roads (Panadura Road & Malwala Road) which connects adjacent to those bridges (figure 3.7). These entry points are bottlenecks for both local and regional traffic, as it has been recorded that during peak hours, approximately 2,500 vehicles enter the town center at a single instance via A004 road.

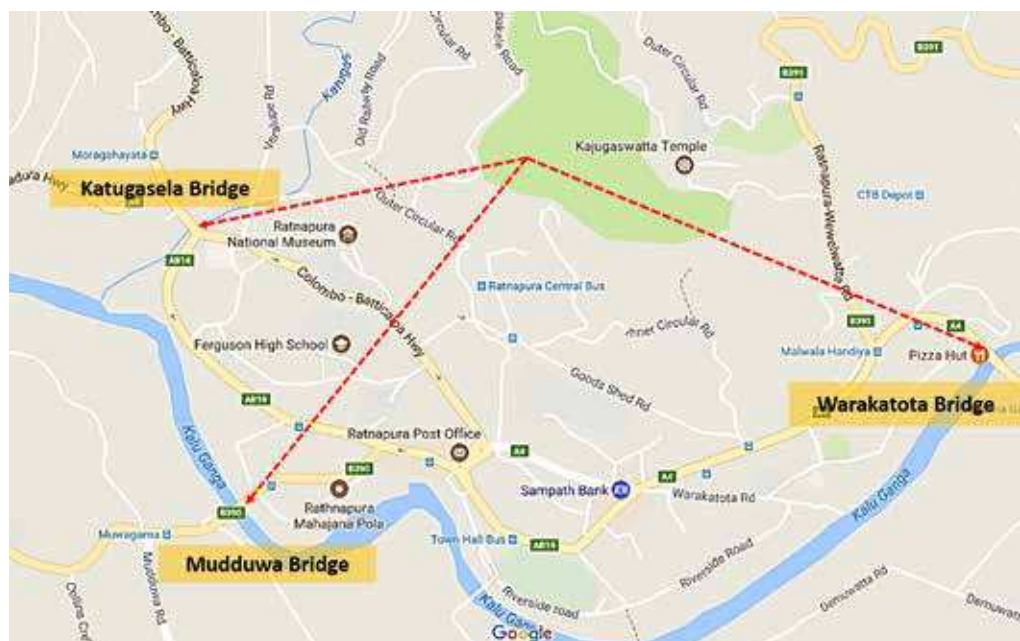


Figure No. 3.6 : Geographic Formation in Ratnapura - Bridges
Source : Urban Development Authority

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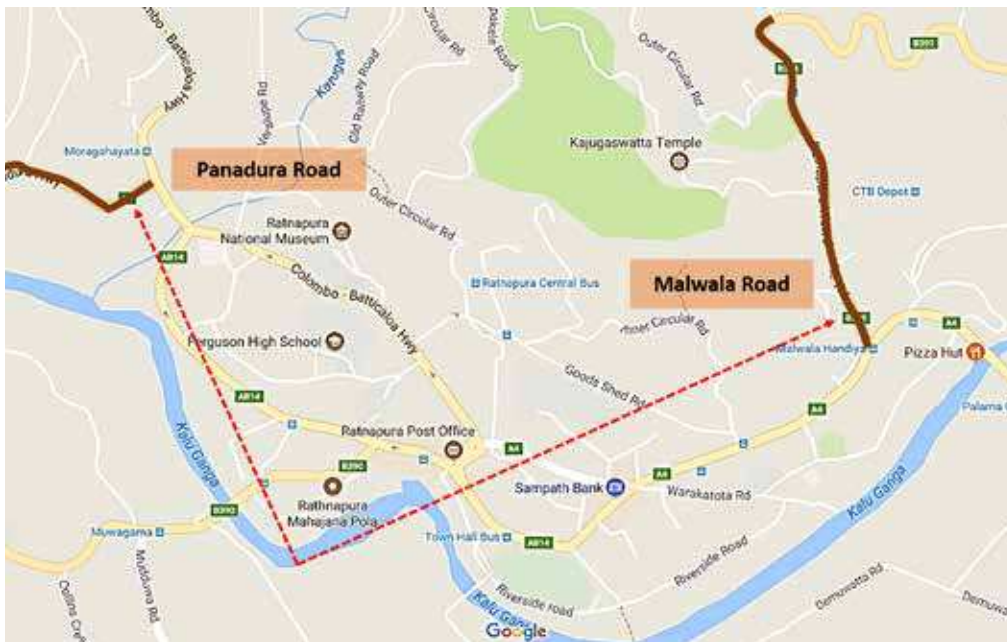


Figure No. 3.7 : Geographic Formation in Ratnapura - Roads
Source : Urban Development Authority

On the other hand, the town center hosts five major schools with approximately 12,000 daily school attendees, which accounts for 30% of total school attendees within the study area. The town attracts a further 10,000 students attending many private educational or tuition facilities located within the town center. (figure 3.8)

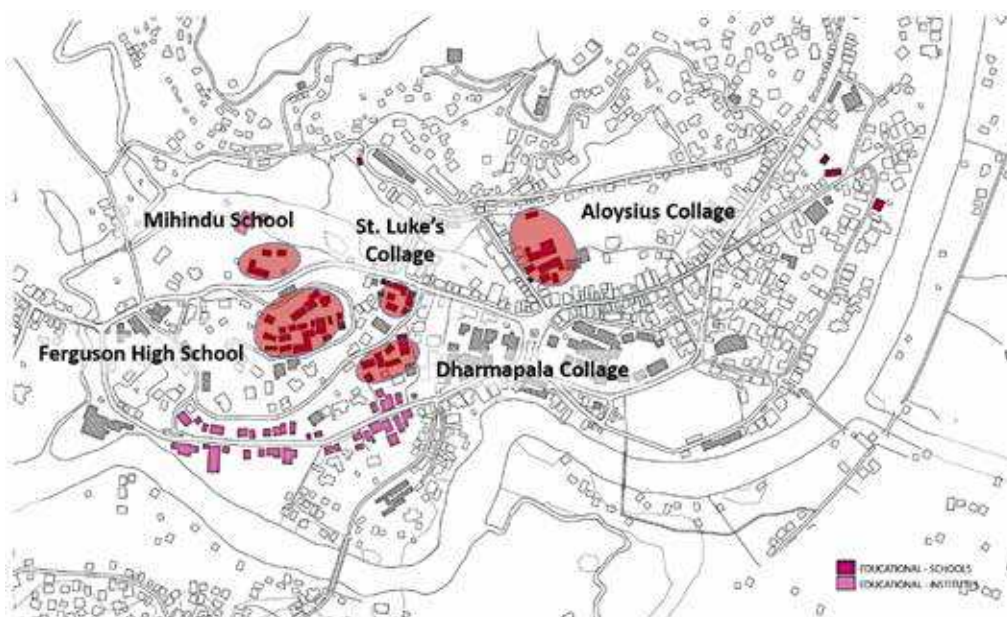


Figure No. 3.8 : Spatial Formation in Ratnapura - Schools
Source : Studio 5 (2017/18) – City School of Architecture, Colombo

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Moreover, in the absence of an appropriate bypass route, the town center also attracts unwanted vehicular movements between other regional centers. These additional movements together with local traffic create heavy congestion on A004 arterial road, on which more than 15 minutes traffic waiting periods have been recorded

Traffic congestion in Ratnapura have obvious impacts on both the Regional and Local level transportation networks, and land uses and functions that depend on it. Thus, there is a critical need for strategic interventions to address these issues.

- *Land of the planning area is unstable for larger scale developments due to horizontal mines*

The entire study area is located over land containing rich gem deposits which have been subject to extensive mining activities over a long period of time. These excavations have been undertaken as horizontal mines scattered throughout the study area. Statistical records indicate that over 6,000 gem mining licenses are being issued each year within the study area. (figure 3.9) It is believed that there are a higher number of unauthorized mines in some areas, operating illegally.

The study area is also affected by inappropriate mine closure practices. It is required by law to undertake the recommended practices for postexcavation rehabilitation and closure of mines. However, these are rarely being implemented, leaving a large number of mining sites in an unstable state. These mining sites pose a significant risk for potential larger scale construction or development projects. (figure 3.10)

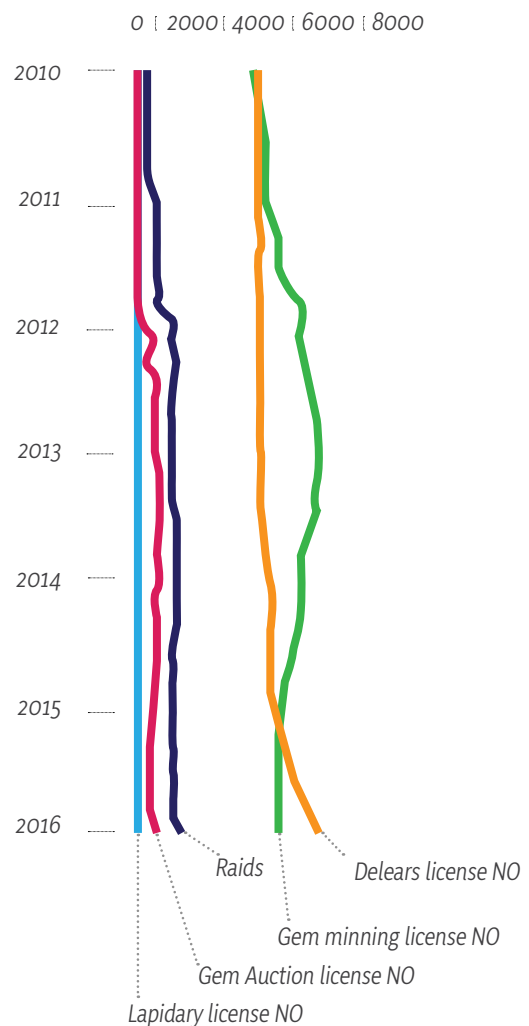


Figure No. 3.9 : Issuing of Mining License 2010 - 2016
Source : Gem & Jewelry Authority

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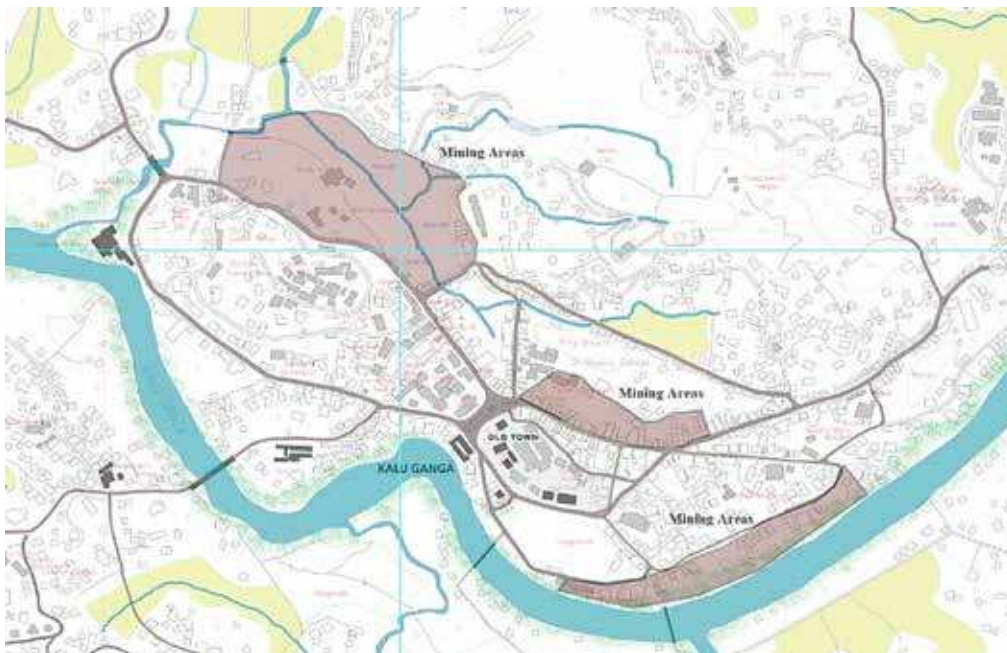


Figure No. 3.10 : Mining Areas at the City Center - 2017
Source : Studio 5 (2017/18) – City School of Architecture, Colombo

3.2. Potentials of the Planning Area

International Acceptance for Gems

Due to the geological and geographical features of the region, approximately 90% of the land within the study area contains underground gem deposits. (Refer to annexure 13) These existing deposits, along with the national and global reputation Ratnapura has earned as the Gem city of Sri Lanka, present key economic potential for future development. According to the latest Central Bank statistics, the gem industry is Sri Lanka's fifth largest export economy, accounting for 3% of the national economy. (figure 3.11)

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Composition of Exports – 2016

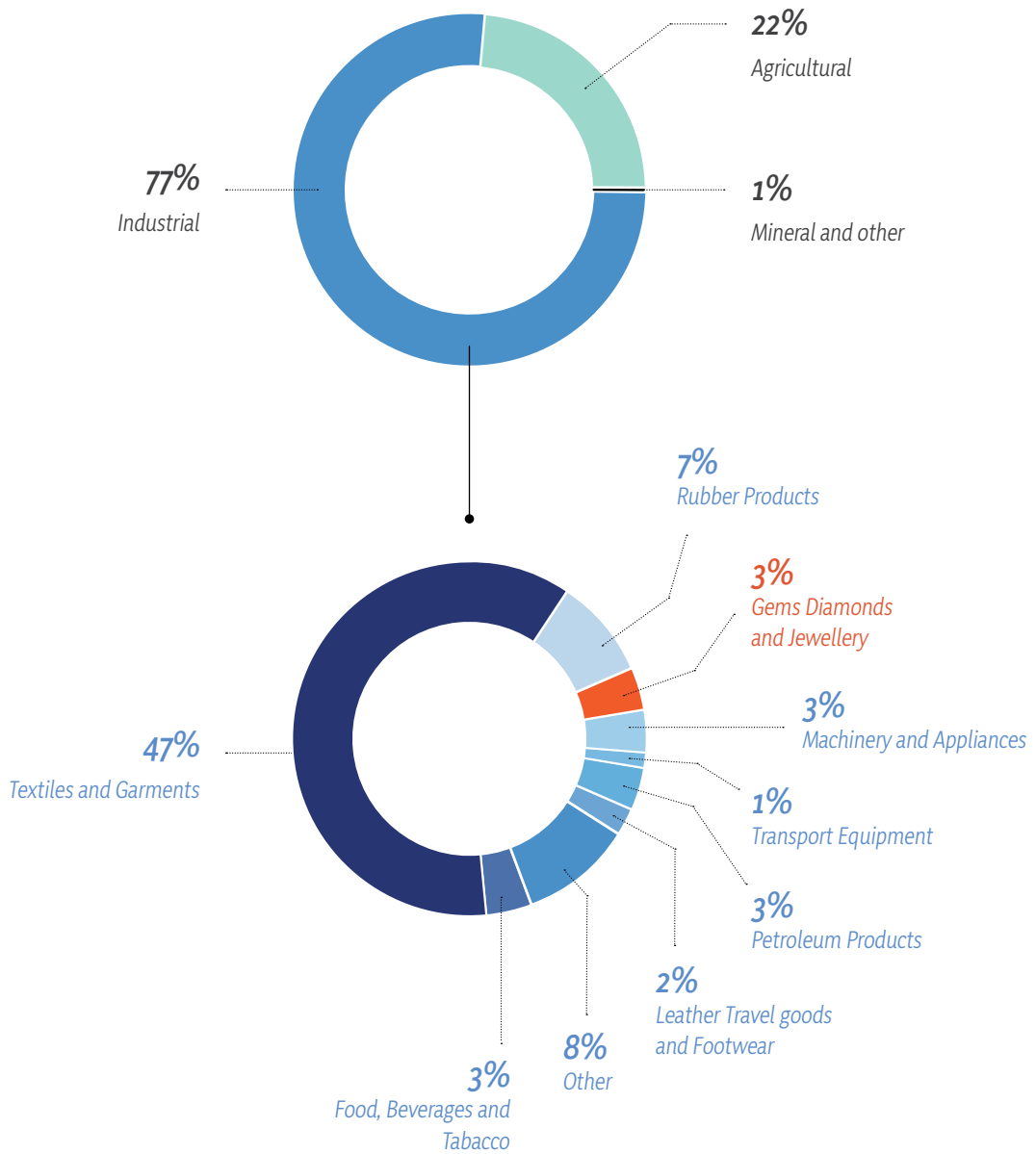


Figure No. 3.11 : Composition of Exports - 2016
Source : Central Bank Report 2016 – Sri Lanka

Ratnapura is also the center of Gem trade, Gem & jewelry making and associated services, which has a large catchment population consisting of both local and foreign traders, business tourists etc. The local catchment area for Ratnapura's Gem Trade extends over the entire Sabaragamuwa province, and parts of Uva, Central and Western provinces. (figure 3.12) The supporting networks and facilities that have been established in Ratnapura is also a potential that can be utilized to eliminate inefficiencies of the local economy.

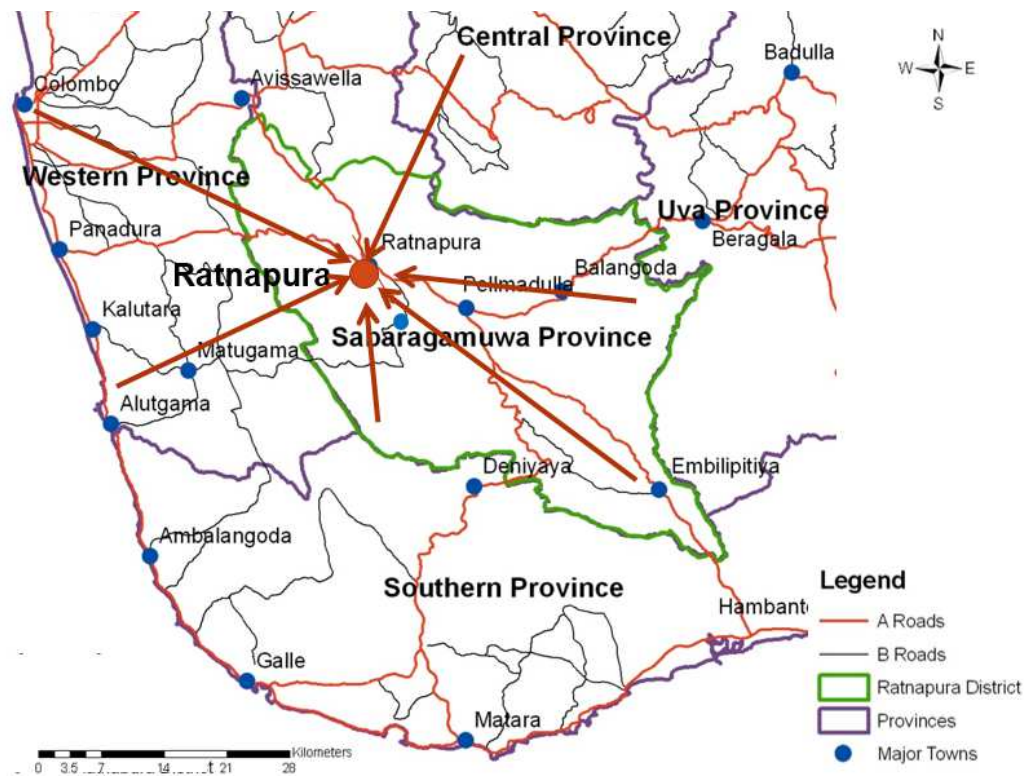


Figure No. 3.12 : Catchment of the Gem business
Source : Regional Study (2006/10) – Department of Town & Country Planning,
University of Moratuwa

The gem industry based in Ratnapura has a national economic significance; however, it is also built on a complex and dynamic supporting network consisting of natural, cultural and socioeconomic values. As such, optimizing the potential of this industry requires a holistic planning approach.

Considering the processes of gem industry, those gem trading processes have already been established in Ratnapura from ancient time. The nodes, streets, squares have been organized by people and the time periods of the particular places are known to them. Thus it is easy to have a smooth flow of gem trading with the acceptance of nationally and internationally.

Marketing is the hardest part of any product. The current society spend a lot on it since it is needed for having financial benefits. In this case, Ratnapura already has the national and international acceptance for the gem industry and as the gem city so the potential has to be tapped through the development plan.

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- *Historic, Religious and Cultural Identity of the City*

Ratnapura's association with the Sri Padaya and the Deity Sri Sumana Saman are also key potentials in terms of elevating the region's socio-cultural identity. The Sabaragamuwa Region and Ratnapura is the gateway to some of the iconic religious and tourist sites in the country. (figure 3.13) Sri Sumana Saman Dewalaya, the shrine dedicated to the deity Saman is a major religious site which attracts pilgrims from across the country throughout the year with a varying visitor level. Approximately 5,000 to 6,000 pilgrims visit the shrine during the off season, whilst this number increases up to 100,000 during the Dewala Perahera Season. (Table 3.3)



Figure No. 3.13 : The oldest Sri Pada Route (Adam's Peak)
Source : Studio 5 (2017/18) – City School of Architecture, Colombo

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Number of visitors- Sabaragamuwa Maha Saman Devalaya	
Daily	5000 - 6000
Saturdaz, Sundaz and Poya Days	9000 - 10,000
School Vacation Period	10,000 - 12,000
January 1 st	200,000 - 400,000
Perahera Season (August)	50,000 - 120,000
Sri Pada Season (per one day)	15 - 20
Sellers in Devala premises (Daily)	80 - 150
Sellers in Perahera Season	80 - 150
Sellers- After Perahera Season	15 - 25

Table No. 3.3 : The Visitors Amount for Saman Dewalaya

Source : Field surveys 2017 – Urban Development Authority

The study area also consists of many important heritage sites from the Pre-colonial and Colonial Era. There are also several ancient temples within the study area and the adjoining areas. The study area falls within the Kuruwita – Ratnapura (Minipura) Tourism Zone, and is centrally located to the adjoining four major tourism zones: Seethawaka, Samanala, Udawalawa and Sinharaja. (Refer to annexure 14) Ratnapura National Museum is one of the 10 museums managed and operated under the Department of National Museums, which is also a part of the region's historic and cultural identity. (Table 3.4).

Table No. 3.4 : The Visitors Amount for Ratnapura Museum - 2017

Museum	Foreign Tickets		Local Tickets	
	No. of foreign Tourist	Revenue (in Rs.)	No. of Domestic Tourists	Revenue (in Rs.)
Colombo National Museum	46, 643	27, 419, 700	166, 092	3, 216, 990
Natural History Museum	5, 303	3, 061, 800	64, 887	940, 245
Kandy National Museum	0	0	0	0
Rathnapura National Museum	135	38, 100	28, 327	348, 905
Galle National Museum	174	51, 000	1, 059	8, 090
Anuradhapura Folk Museum	164	50, 400	7, 305	94, 070
Dutch Museum	4, 090	2, 013, 000	5, 510	100, 280
Galle Maritime Museum	2, 925	837, 000	40, 780	419, 325
Independence Memorial Museum	501	144, 000	26, 607	205, 696
Hambanthota National Museum	42	21, 000	1, 987	26, 175
Total	59, 982	33, 636, 000	342, 554	5, 359, 775

Source : National Museum Department

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Together, these elements establish Ratnapura as an important tourist destination that is located centrally to other key tourist zones. However, according to the analysis, the number of local and foreign tourists visiting Ratnapura is less in the recent past. Hence, tap the tourist potential of the study area also requires a strategic planning intervention.

- **Rich Bio-diversity**

Being located within the wet zone along a valley surrounded by several mountain ranges, the region experiences a wet and humid tropical climate that supports high biodiversity. On one hand, due to the surrounding hilly terrain the region receives heavy rainfall both during the south-west monsoon and inter monsoonal periods, with an average 3,760mm rainfall. On the other hand, the valley has been constantly enriched by minerals and rich soil deposits brought in by fluvial processes. Together, the region forms a unique habitat for a wide range of fauna and flora species, including many endemic species. (Table 3.5)

Table No. 3.5 : Bio Diversity in Ratnapura - 2017

	No. of Species of Rathnapura	Total in Sri Lanka	100%	No. of Endemic in Rathnapura	Total in Sri Lanka	100%
Butterflies	65	242	26.85%	21	41	51.21%
Fishes	10	64	15.62%	7	17	41.17%
Amphibians	19	38	50.00%	8	19	42.10%
Snakes	29	90	32.22%	14	39	35.89%
Birds	141	384	36.71%	24	26	95.00%
Mammals	40	85	47.05%	7	12	58.33%

Source : Young Biologists Association, Sri Lanka

The region's wet and warm climate, along with high rainfall and fertile soil is a key potential not only for its rich biodiversity, but also for the potentials it may present in improving the crop agricultural sector within the study area.

- ***Kalu River and Inland Water Bodies***

Kalu River meanders closest to the city and it flows slowly within the city limits and apart from Kalu River, Wey River and several other waterfalls and streams located within the planning area. (figure 3.14) Also, 80% of the planning area consist with inland water bodies. Thus, the surface water potential has a potential to use these inland water bodies for the aesthetic beauty to the city and the lives of people in it.



Figure No. 3.14 : Kalu Ganga (Kalu River)
Source : Urban Development Authority

- ***Major Transportation Node & Construction of Ruwanpura Expressway***

Ratnapura's significance within the country's regional transportation network was previously established. It is a key node on the two major arterial roads that connect the West coast with the southern and eastern regions. (Figure 2.4)

To reduce the existing congestion at Ratnapura, a new highway, Ruwanpura Expressway, bypassing Ratnapura Town, has been proposed. The planning and implementation of this new highway would have direct impacts on the study area's land use development and future growth. It is estimated that upon completion, the highway would cut down the travel time between Colombo and Ratnapura to 1 hour, bringing Ratnapura and its residents closer to the capital. (Table 3.6) It is expected that the change will have a direct impact upon the present development trends in Ratnapura so it would certainly be a major potential that this development plan should take into account.

(Refer to annexure 14)

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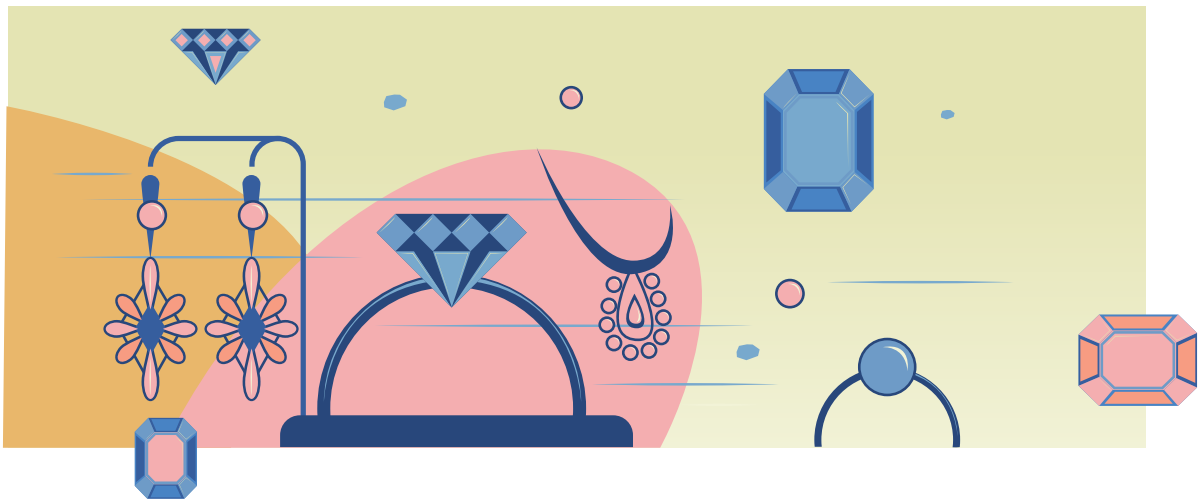
Table No. 3.6 : Details about Ruwanpura Expressway Project

Project Name	Ruwanpura Expressway Project	
Project Type	Expressway Construction	
Funding Agency	GoSL	Not yet finalised
Location	<ul style="list-style-type: none"> • Phase -1 (From Kahathuduwa to Ingiriya (24.3 km) • Package-1 (0+000 km to 7+300 km) = 7 km • Package-2 (7+300 km to 13+800 km) = 6.5 km • Package-3 (13+800 km to 20+300 km) = 6.5 km • Package-4 (20+300 km to 24+300 km) = 4 km 	<ul style="list-style-type: none"> • From Ingiriya to Pelmadulla (49.6 km)
Length (km)	73.9 km	73.9 km
Width (m)	4 lane	4 lane
Date of Commencement	During the month of January, 2021 (Tentative)	N/A
Target Completion Date	36 months	N/A
Progress as at 07th August 2020 of Phase -1	<p>Land Acquisition of Phase-1 is in progress</p> <p>A. Technical :</p> <ol style="list-style-type: none"> 1. Paper advertisement published for "Invite for Prequalification for Phase-1" 2. Letter of Invitation has been issued to the University of Moratuwa requesting to submit a Proposal for the consultancy Service to Revisit the existing Feasibility Study. <p>B. Land Acquisition:</p> <ol style="list-style-type: none"> 1. Advance Tracing - 23.800 km 2. Sec.2 Completed - 23.800 km 3. Sec.38 Completed - 22.600 km 4. Condition Report - 21.000 km 5. Section 5 Gazzet - 19.800 km 6. PP Completed - 11.650 km 	

Source : Road Development Authority 2020

The constraints and potentials identified within this chapter shall provide direction for formulating a vision for the future development of the study area, and developing strategies to achieve this vision through local planning interventions. In this sense, addressing these identified situations are prime activity to boost the future economy of Ratnapura in this development planning intervention. Also, considering the potentials over issues, it is recognized that the situation is directing to the vision which relates with Gem to flourish the Ratnapura town in future

Chapter 04



The Planning Framework

4.1 Vision

'The Gem City of Sri Lanka in the Greens'

4.2 Vision Statement

Ratnapura will be reinstated as 'The Gem City of Sri Lanka' to become a global trademark in gem industry & trade. It will also be an iconic city with a thriving economy based on the region's gem industry. The socio-cultural, environmental and economic factors associated with the Gem trade and industry will be realigned to strengthen and prioritized the concept of Gem City.

The 'Greens' refers to the region's unique natural environment that consists of nationally significant forest and river ecosystems with rich biodiversity, a valley and a floodplain with fertile soil, and above all a region with rich gem deposits. It also refers to the amenity and the beauty that this natural environment offers within the existing settlements and for future urban development of Ratnapura. The forests, rivers, lakes, green patches and blue network make up green sense furthermore. The focus of Ratnapura Urban Development Plan therefore, is to achieve sustainable economic development, whilst ensuring these sensitive natural environments will be appropriately preserved.

Thus, the vision envisages to direct the future spatial development of the city towards building a creative economy primarily based on gem industry, and supported by other sustainable local economic sectors such as culture, heritage or nature based tourism. Accordingly, this plan aims to set a framework which would enable Ratnapura (as physically defined) to prompt the image of Sabaragamuwa Region through expanding its values of places and improving its residents' living conditions, whilst being the national icon for gems.

In 2030 economic activities in Ratnapura will be opened directly to the other regions and to the other countries through the boosting development of gem industry and tourism by utilizing the resources. Moreover, Ratnapura will act as a magnet to attract the entire country around it as well as to become a centre to the national level economy through Gem Industry in relation to Tourism Industry.

4.3 Goals

- Goal 01 Make Ratnapura, 'The National Center for Gem related business in Sri Lanka'.
- Goal 02 Create Ratnapura, 'An attractive Destination for Visitors in Sri Lanka'.
- Goal 03 Create Ratnapura, 'A livable City' for the local community.

Goals

Objectives

4.4 Objectives

- Goal 01 Make Ratnapura, 'The National Center for Gem related business in Sri Lanka'.
- Objectives
1. Facilitating Gem Industry to contribute GDP by 7% share by 2030.
 2. Facilitating the Gem related activities and an attractive environment / streetscape by 2030.
- Goal 02 Create Ratnapura, 'An attractive Destination for Visitors in Sri Lanka'.
- Objectives
1. Facilitating to enhance green space up to 40 % by 2030.
 2. Facilitating to enhance the archeological value of cultural and historical sites of Ratnapura and convert it into economic value by 2030.
 3. Facilitating to attract 100,000 tourists per annum through the gem related eco-tourism by 2030.
- Goal 03 Create Ratnapura, 'A livable City' for the local community.
- Objectives
1. Facilitating to create a vibrant city space with gem industry related economic opportunities to the local community by 2030.
 2. Facilitating to create a disaster resilient city through green blue network by 2030.

Chapter 05



SWOT Analysis

Chapter 05 SWOT Analysis

Goal 01

A Strategic SWOT is an upgraded version of a SWOT which provides a vision based baseline assessment. It considers the internal and external potentials and constraints in achieving the envisaged vision. This sub section of the baseline assessment explains the strengths, weaknesses, opportunities and threats in developing Ratnapura as “The Gem City of Sri Lanka in the Greens”.

Table No. 5.1 : SWOT analysis for Goal 01

Goal 01

Make Ratnapura, ‘The National Center for Gem related business in Sri Lanka’.

Strengths

International market presence - Gem Industry remain at the 5th place in the export economy & 3% of contribution gives to the GDP by 2017

Location - Suitable Geographical Location

Culture - Well-established logistics and service networks for efficient gem trading practices

Skilled Labor Force - A significant portion of the labor force is involved in gem mining and trading sector

Brand Recognition -International identity as a gem trading point and International acceptance for quality gems

Accessibility- Located only 100 km away from Colombo (commercial capital) & located in a major transportation node

Weaknesses

Lack of facilities or resources to support scientific or technological advancement of the gem industry

Opportunities

Proposed Ruwanpura Expressway

Threats

Flood

The local Gem trade suffer from financial drain due to increasing competition from other countries and regions

Source : Planning Team of UDA - 2018



1. *Gem Industry remain at the 5th place in the export economy & 3% of contribution gives to the GDP by 2017 - International market presence*

Gem Industry owned a bigger place in Ratnapura economy since pre-colonial period. It was remained at the 5th place of the export economy in the Sri Lanka according to the statistics of Central Bank 2016 report. 3% of contribution is given to the national economy by Gem industry at present. (figure 3.11)

2. *Suitable geographical Location*

due to its elevation and location within the wet zone, Ratnapura experiences a warm-wet climate, which offers favourable conditions for settlement development and agricultural practices. The region's topography and its associated fluvial processes has resulted in unique geological formations where 90% of the study area consists of rich gem deposits. (Source: Gem & Jewelry Authority) (Refer annexure 13)

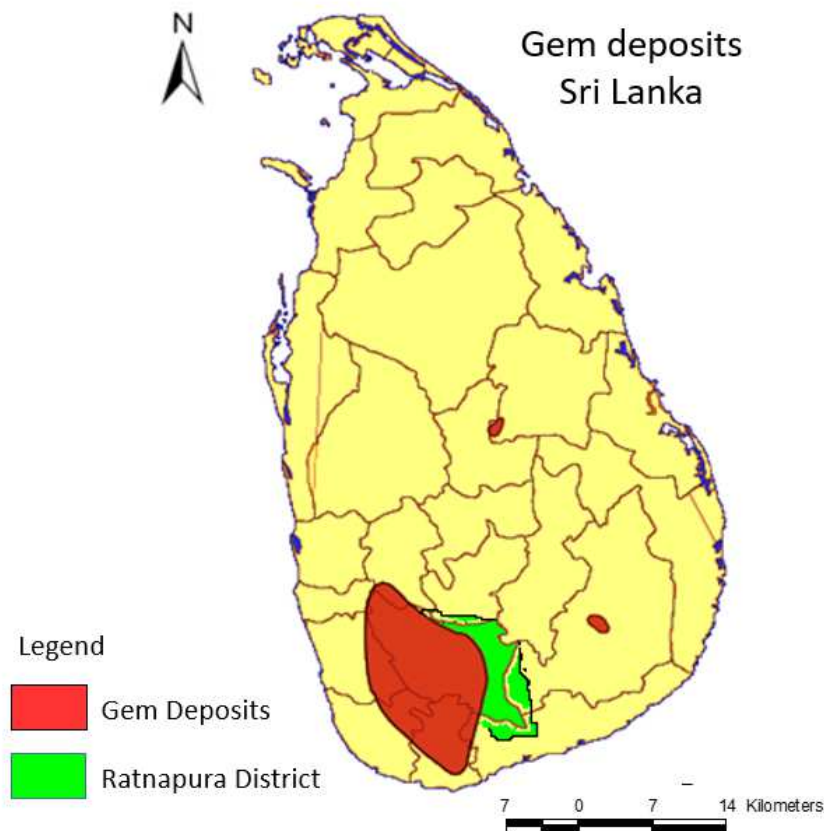


Figure No. 5.1 : Gem Deposits – Sri Lanka
Source : Study (2006/10) – Department of Town & Country Planning, University of Moratuwa

Chapter 05
SWOT Analysis

3. Well-established logistics and service networks for efficient gem trading practices

Goal 01

The gem trading activities operates on a long-established system that create links between buyers and sellers, and supportive networks that ensures a smooth flow of information and transactions. As shown by the diagram below, the logistics of this network have been set up around urban nodes, streets, squares of the town center, at predetermined times and venues. The local community along with many stakeholders involved in the gem mining and trading activities are already familiar with this system.

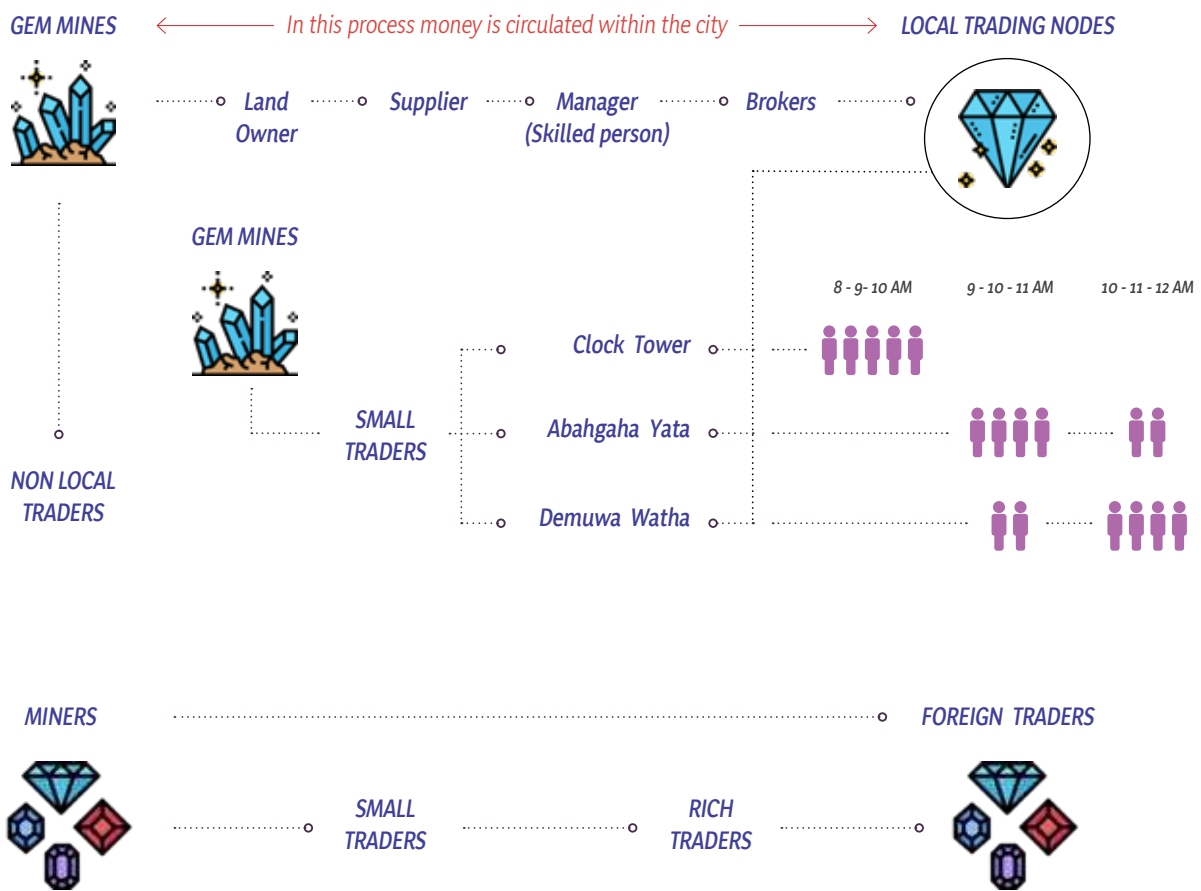


Figure No. 5.2 : Process and Chains of Gem Culture
Source : Studio 5 (2017/18) – City School of Architecture, Colombo

4. *A significant portion of the labor force is involved in gem mining and trading sector*

A variety of people and jobs are needed to make a city work. 49,083 of the total population were employed in 8 major sectors of the city's economy in the year of 2016. More than 30% of them were employed as government officers, while half of the total working population was employed in private businesses, and self-employment which are related to gem industry and agriculture. (figure 2.11) Moreover, one third of the labor force within the study area are engaged in the mining industry and one fourth is engaged in the gem trade. (figure 3.3) This is a significant advantage for the study area in terms of achieving this development plan's vision for Ratnapura.

5. *International identity as a gem trading point and International acceptance for quality gems – Brand recognition*

Three of the world's largest blue sapphires have been excavated in Ratnapura. These include the "Blue Belle of Asia" which adorns one of the official crowns of the British Monarch and holds the world record for the highest bid placed on any Sapphire at an auction; the 'Star of India', displayed at the New York Museum of Natural History. Historically, Sri Lanka has also been known as a land of gems. King Solomon was said to have procured a great ruby for the queen of Sheba from Serendip (Sri Lanka's former name). It is believed that Sinbad's visit to the mountains of Serendib refers to Ratnapura in Sri Lanka. (Source: Sabaragamuwa Wansha Kathawa)

GEM LICENSE ISSUING RATNAPURA



Figure No. 5.3 : Gem License Issuing
Source : Gem & jewelry Authority

% OF GEM EXPORT (SRI LANKA)



Figure No. 5.4 : Gem Exports
Source : Gem & jewelry Authority

6. *Located only 100 km away from Colombo & being located in a major transportation node – Accessibility*

Areas with high accessibility have a greater potential to attract people and investments, and therefore it is a major factor in economic and spatial growth of a city. Ratnapura has convenient access to Colombo City, country's capital, and located within 101 km or 3 hours driving distance via A004 road, approximately 97 km via Panadura Road, and 98 km via The Southern Expressway from Galanigama interchange.

Chapter 05
SWOT Analysis



Weaknesses | Goal 01

Goal 01

1. *Lack of facilities or resources to support scientific or technological advancement of the gem industry*

- Lack of alternative transportation modes to reach the city (rail / water / air transport)
- Lack of opportunities for academic or scientific advancement in the field of gemology.
- Absence of larger scale state owned gem museums
- Lack of stakeholder interest and resources for product diversification or value addition.

Although Ratnapura is strategically located within the regional road network, there are no alternative transport modes i.e. railway, air transport or naval transportation to access the city, which at the moment is a major constraint for promoting business tourism.

A majority of the people involved in the Gem Industry undertakes trade and mining activities based on traditional know-how that has been passed on to them by the previous generations. Whilst this local knowledge provides valuable insights into the gem industry in Sri Lanka, this know-how alone is inadequate to optimize the potential economic benefit of the industry or to achieve brand recognition at a global level. Lack of opportunities or interest for product diversification or value addition in the gem industry, including absence of scientific or technological study of gemology at graduate or postgraduate levels are key weaknesses.

Absence of a diversified gem related economy and absence of government authorized gem museums with auction facilities have created an unfavorable situation for the local gem market. In the absence of adequate value addition, Ratnapura markets supply gem as the raw material, causing a significant financial loss to the industry and the local economy. As explained under Chapter 3, this is evident with the pattern of Gem value chain. (Refer to figure 3.4)



Opportunities | Goal 01

1. *Proposed Ruwanpura Expressway*

The RDA has proposed Ruwanpura Expressway, a new dedicated highway connecting Palmadulla with the existing Colombo Outer Circular Highway interchange at Kahatuduwa. The project is proposed to be completed by 2021, which will improve the Ratnapura's connectivity with Colombo and the Western coast. It is anticipated that this new expressway will reduce commuter time between Colombo and Ratnapura down to 45 minutes. (Refer to Table 3.6)



1. Flood

Goal 01

As explained under Chapter 3, Ratnapura is impacted by three types of flood hazards i.e. critical flood, major flood and minor flood. The town center is affected by one in 10-year major flood event, which causes significant destruction to life and property and cause interruptions to the functions of the region. Recovering from these disaster events requires allocation of additional resources and personnel by central governments. Moreover, this situation damage for the connectivity, accessibility, physical infrastructure and city beautification which is closely connected with the commercial activities. (Refer to figure 5.5)

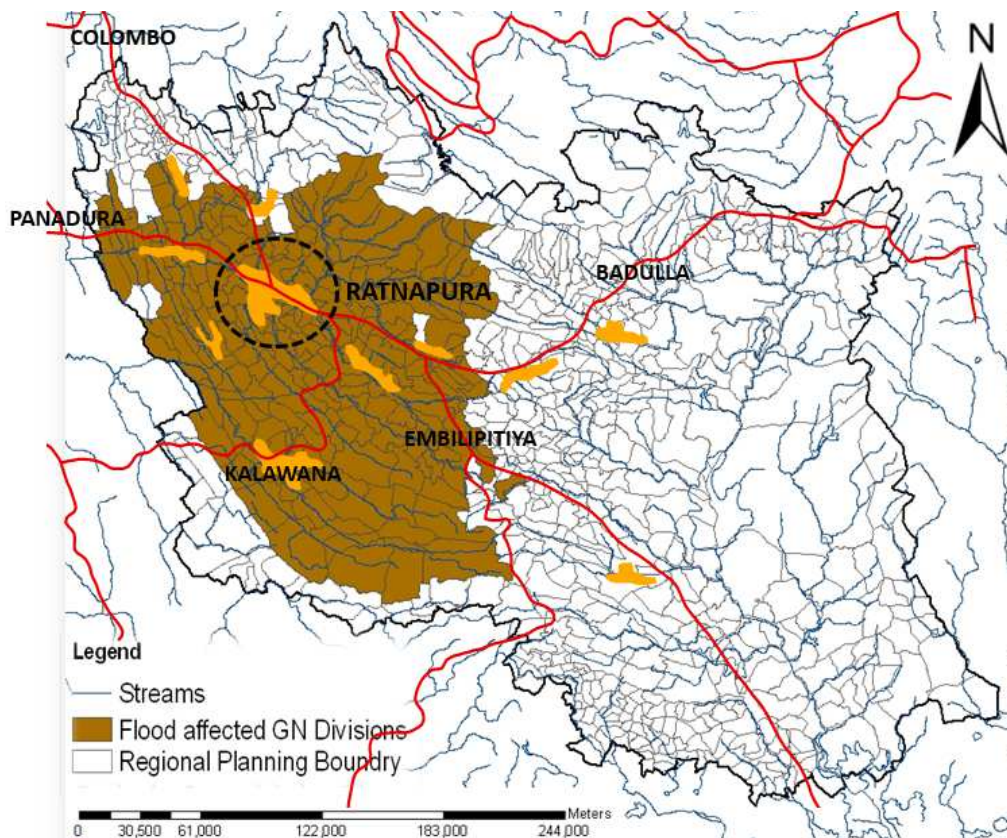


Figure No. 5.5 . Flooded Area – Ratnapura Region
Source : Regional Study (2006/10) – Department of Town & Country Planning,
University of Moratuwa

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SWOT Analysis

2. *The local Gem trade suffer from financial drain due to increasing competition from other countries and regions.*

Goal 01

Ratnapura Gem trade experiences increasing competition from Beruwala gem market, Thailand Gem market and other worldwide markets. As such, currently the local traders account for only 25% of the Ratnapura market. (refer to figure 5.6)



Figure No. 5.6 : Gem Trade

Source : Regional Study (2006/10) – Department of Town & Country Planning, University of Moratuwa

Table No. 5.2 : SWOT analysis for Goal 02

Goal 02

Create Ratnapura, 'An attractive Destination for Visitors in Sri Lanka'.

Goal 02

Strengths

National & International recognition as the 'Gem City'

Sabaragamuwa Maha Saman Dewalaya

Existing sites of heritage and cultural significance (20 - 25 places)

Rich bio diversity

Kalu river and inland water bodies

Major transportation node

Weaknesses

Poor link between gem industry and tourism industry

Lack of infrastructure and support services to facilitate tourists

Declining forest cover

Urban Heat

Land within the planning area is unstable for larger scale infrastructure developments due to inappropriate mining practices

Opportunities

Located centrally within four major tourism zones and belongs to central fragile area

Proposed Ruwanpura expressway and bypass road

Threats

Flood

Source : Planning Team of UDA - 2018

Chapter 05
SWOT Analysis



Strengths | Goal 02

Goal 02

1. *National & international recognition as the 'Gem City'*

There are numerous historical records and sources to suggest that Ratnapura has long been internationally renowned as a center for gem mining and trade. Historical records produced by sailors such as Plini, Hiyunsan and Iban Batuta confirm this. It is believed that the name Ratnapura has been originated due to the abundance of high quality Gems in the area, which translated into 'Ruwan Puraya' and subsequently to 'Ratnapuraya'. (Source: Sabaragamuwa Wansha Kathawa)

2. *Sabaragamuwa Maha Saman Dewalaya'*

Ratnapura has a strong cultural background linked with Deity Sumana Saman. Sri Padaya, also known as Adam's Peak and the Deity Sumana Saman are two main religious icons that people associate with Ratnapura. Sabaragamuwa Maha Saman Dewalaya, the shrine dedicated to Deity Sumana Saman is also another main attraction. Sumana Saman Dewalaya has a long history and to this day it has been attracting over 150,000 pilgrims and visitors each year. (Refer to Table 3.3)

3. *Existing sites of heritage and cultural significance*

Ratnapura city is gifted with a rich heritage from both colonial and pre-colonial eras, which has left unique impressions in the existing built environment. The city currently consists of over 20 heritage sites and a number of ancient temples, which contribute to the attractiveness and sense of Ratnapura.

4. *Rich bio diversity*

Due to the unique geographical and biophysical setting of the region, Ratnapura forms a part of a nationally significant ecosystem that supports a variety of endemic flora and fauna species. These ecosystems along with the warm-wet climatic condition of the region provides a favourable environment to develop and grow settlements. (Refer to Table 3.5)

Moreover, Urban forests are lesser to be seen in many countries as well as in Sri Lanka. But apart from the Urban forests in Kandy, Galle and Kegalle, Ratnapura has its' own urban forest close to the city center. These environmental systems also provide natural amenity, which is an essential ingredient of successful urban development and tourism development.

5. *Kalu river and inland water bodies*

As recorded by historic archives, the Kalu Ganga had been used as a naval trade route from Western shores to Sabaragamuwa Region. Kalu River meanders adjoining the city and has direct link with the town center. (Figure 3.14) Apart from Kalu River, there are several other water bodies and streams i.e. Wey River within the study area, which accounts for 80% of the land area.

6. Major transportation node

Ratnapura is located in a major transportation node and it is connected with east, west and south of the Sri Lanka. Thus, as a tourism attraction point, it is easy accessible and within 3 hours it can be reached from Colombo (101 km). (figure 2.4)



Weaknesses | Goal 02

1. Poor link between gem industry and tourism industry

Ratnapura is located in the center of four tourist zones and it is a major tourist corridor to the hill country and the southern coast. Irrespective, the region attracts relatively low tourists. (figure 5.7) The Gem industry as the region's primary economic base, has not been able to create links with other economic sectors to take advantage of its potential for tourism

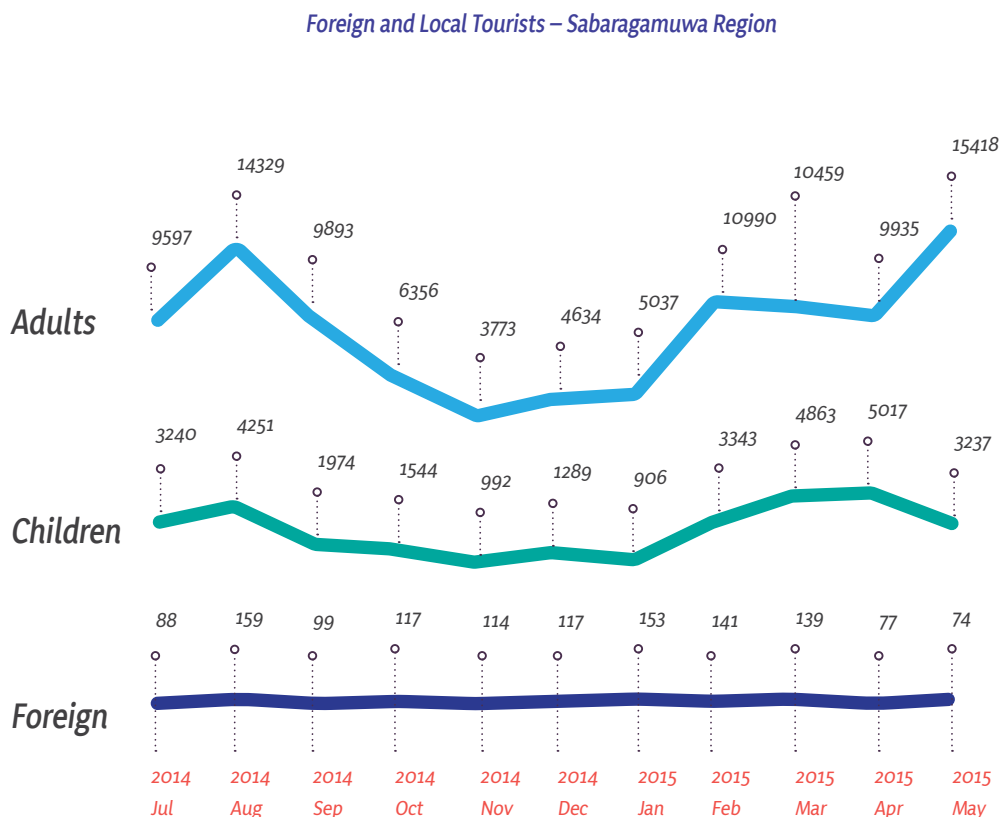


Figure No.5.7 : Foreign and Local Tourists – Sabaragamuwa Region (2014 - 2015)

Source : Ministry of Tourism, Provincial Council – Ratnapura

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Goal 02

2. *Lack of infrastructure and support services to facilitate tourists*

Ratnapura has many important tourist sites that can potentially attract large number of both local and foreign tourists. However, these sites lack adequate infrastructure or service networks to facilitate and manage tourists and their needs. As a result, there is lack of awareness among tourists on some of these sites, which is an economic loss to the region.

3. *Declining forest cover*

Forest cover in Ratnapura is both a locally and nationally significant resource. The National Physical Plan of Sri Lanka identifies Ratnapura as a part of the declared 'central fragile area' which is proposed to be preserved for the environmental sustainability of the country. But due to the deforestation, the forest cover has been reduced by 10% within the planning area in 2017. This is further evident with the current state of Pompakele Urban forest, where only 30% of the forest cover has been lost due to encroachments. (figure 5.7 and 5.8) Declining forest cover and its ecosystems is counterproductive for the creation of an attractive tourism destination by 2030.



Figure No. 5.8 : Forest Cover in 2007

Source : Studio 5 (2017/18) – City School of Architecture, Colombo



Figure No. 5.9 : Decreasing the Forest Cover by 2017
Source : Studio 5 (2017/18) – City School of Architecture, Colombo

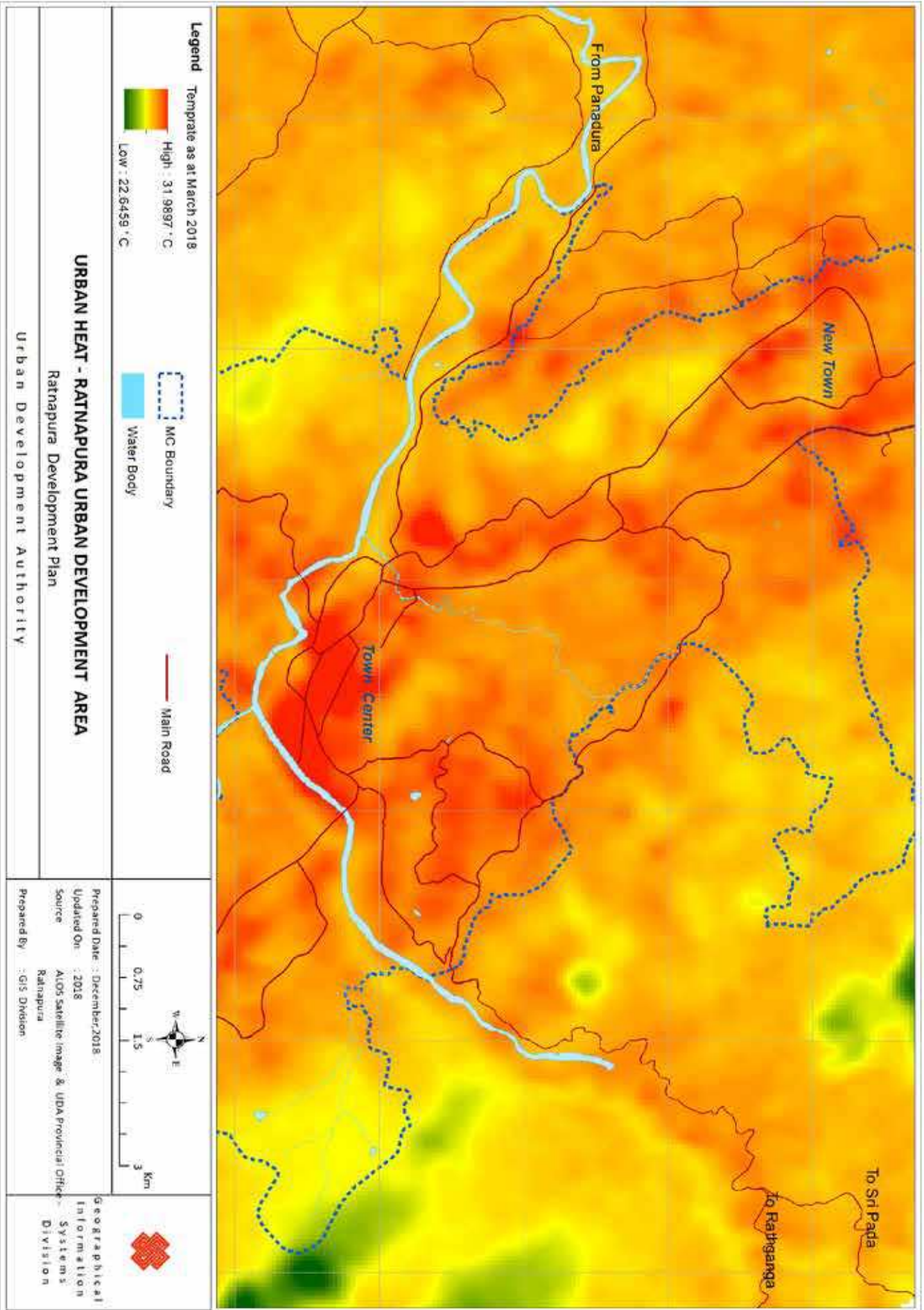
4. Urban Heat

During the dry seasons (December – March) the daytime average temperature within Ratnapura city increases up to 31°C. Due to the local climatic and geographical conditions people this can be felt around 35°C, which can potentially impact on the city's walkability and the attractiveness. (Refer map 5.1)

5. Land within the planning area is unstable for larger scale infrastructure developments due to inappropriate mining practices

Most of the land underneath the study area contain rich Gem deposits that has created a significant demand for gem mining via underground excavations (horizontal mines). The city issues over 6,000 gem mining licenses annually, and it is believed that there are substantial number of illegal mines in operation. It has been identified that most of these mines lack appropriate mine closure and rehabilitation practices. As a result, in most areas, the land has become unstable or unsuitable to support structures, which has direct consequences on the livability and attractiveness of the city. (Figure 3.9, 3.10 and annexure 13)

Map No. 5.1 : Urban Heat in Ratnapura





1. Located centrally within four major tourism zones and belongs to central fragile area

Goal 02

Ratnapura tourism zone consisting of Kuruwita & Ratnapura (Minipura), is centrally located within the region's four major tourism zones: Seethawaka, Samanala, Sinharaja and Udawalawa. (Figure 3.7)

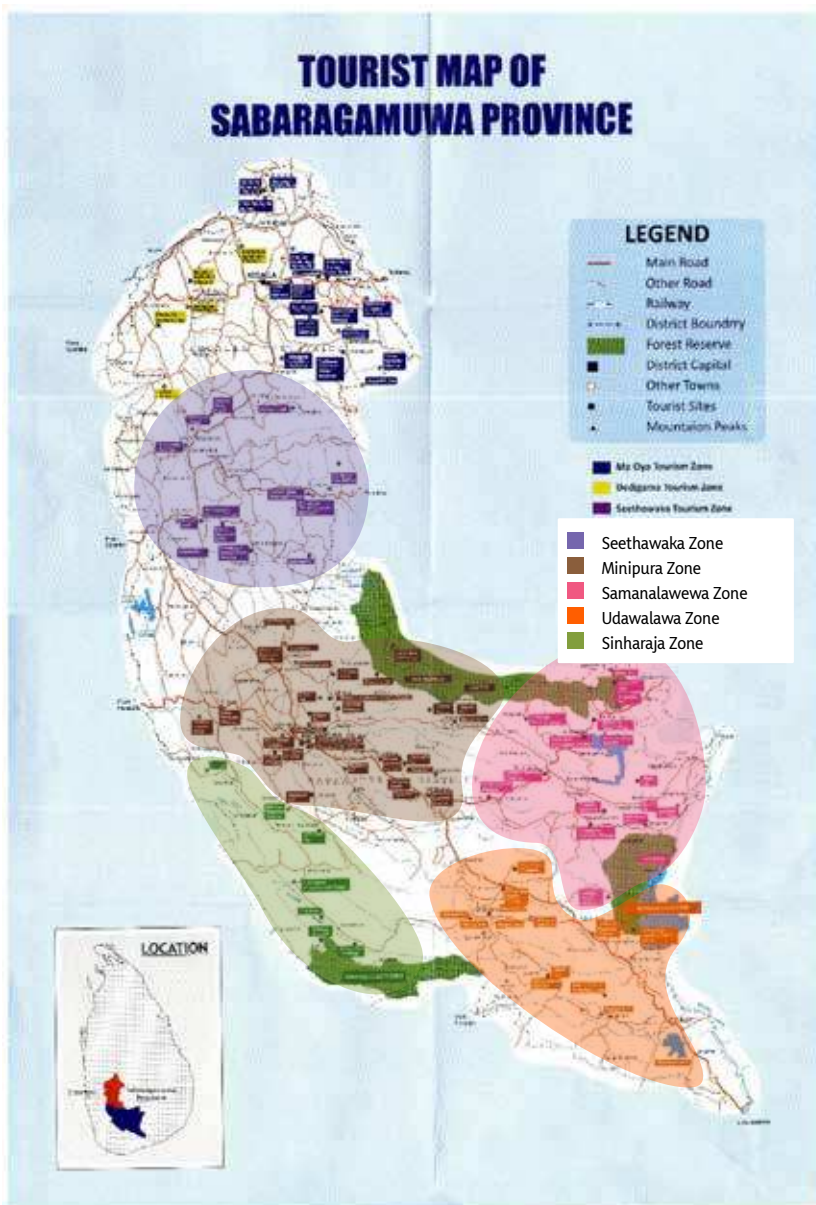


Figure No. 5.10 : Tourist Map of Sabaragamuwa Province - 2017
Source : Tourism Department, Sabaragamuwa Provincial Council

Chapter 05 SWOT Analysis

Goal 02

By identifying Ratnapura as a part of the 'Central Fragile Area', The National Physical Plan provides a legal and policy framework for the protection of the existing natural environment. This is beneficial for the envisaged nature-based tourism vision for the study area.

2. *Proposed Ruwanpura expressway and bypass road*

Proposed Ruwanpura Expressway is expected to substantially reduce the commuter time between Colombo and Ratnapura. It will improve Ratnapura's connectivity with the Western Coast and potentially attract more tourists into the region.

(Refer annexure 14)



Threats | Goal 02

1. *Flood*

Ratnapura's high vulnerability to various levels of flood hazard has direct impacts on the city's attractiveness and the potential for tourism-based developments. Simultaneously, accommodation facilities to the tourists will be at high risk getting flooded since those are built in sensitive areas or adjacent to sensitive areas.

(Refer annexure 05)

Table No. 5.3 : SWOT Analysis for Goal 03

Goal 03

Create Ratnapura, 'A livable City' for the local community.

Goal 03

Strengths

Ideal demographic condition

Adequate supply of Social infrastructure

City formed as a dual city and service delivery formed as clusters

Weaknesses

The local economy is poorly contributed by the Gem industry

Traffic congestion

Losing greenery and lack of comfortability of walking

Absence of alternative transport modes

Lack of cafes and restaurants to support a vibrant public realm

Lack of commitment to promote Ratnapura's cultural and heritage assets.

Lack of active and passive recreational spaces

Opportunities

Proposed Ruwanpura expressway and bypass road

Threats

Flood

Source : Planning Team of UDA - 2018

Chapter 05
SWOT Analysis



Strengths | Goal 03

Goal 03

1. *Ideal demographic condition*

Ratnapura is home for a highly diverse community consisting of various religious and ethnic backgrounds, who lives in harmony. (figure 2.9) Moreover, 70% of the working force is 18 – 60 in Ratnapura. These younger generation will be an asset to the town to achieve its economic targets. The natural growth rate is 1.0 and the expected population in 2030 is 64,340 according to the analysis. To make Ratnapura a livable city in 2030, the demographic condition is ideal.

2. *Adequate supply of Social infrastructure*

Ratnapura as the regional capital of Sabaragamuwa consists of infrastructure and service networks to cater the health, education, administrative and financial needs of the region. There are five mainstream state schools located in the city, including one boys' school and three girls' schools; A base hospital with three private hospitals; A court complex and other regional branches of key administrative and financial service providers.

3. *City formed as a dual city and service delivery formed as clusters*

In Ratnapura, the city has been formed mainly into two clusters as administration activities and commercial activities. (figure 2.6) The New Town operates as the administrative capital of Sabaragamuwa Province and 90% of the land within this area is state-owned. The Old Town is still the commercial capital and almost 90% of the commercial activities are based on the old town. This has resulted in the formation of distinctive activity clusters between the two town centers i.e: New Town for the administration activities, Court Junction for the court activities, Hospital Junction for the health activities, Old town for the commercial and educational activities. These various clusters can potentially create identity of the place and a vibrant public realm for the future city.



1. *The local economy is poorly contributed by the Gem industry*

The Gem industry, Ratnapura's primary economic sector, is based on locational and geographical features. A significant amount of local resources i.e. the land, labor, supportive services and complementary economic activities have been established to support this economic sector. However, due to the weaknesses in the Gem trade practices and poor resource management, these local resources do not receive the due financial return. As a result, the gem industry has relatively poor contribution towards the local economic growth and improving the living conditions of the local communities

2. *Traffic congestion*

Due to the region's complex geographic pattern and the town's spatial structure, access through Ratnapura during peak hours is often congested. The congestion is further increased by the centrally located 5 major schools which attract approximately 12,000 daily school attendees into the city. (Figure 3.8) Simultaneously, the town center attracts unwanted vehicular movements between other regional centers in the absence of an appropriate bypass route. These additional movements together with local traffic create heavy congestion on A004 arterial road. (Refer annexure 6 – 12) Moreover, the traffic disturbs to the people activities and vice versa. In the local level, it creates a discomfort to the local community by trafficking to the local service delivery since Ratnapura is the focal point of the service distribution in the district.

3. *Losing greenery and lack of comfortability to walk*

Due to settlement expansion, between 2007 and 2017, the forest cover within the study area has been reduced by approximately 10%. (figure 5.7 and 5.8) Due to encroachments, Pompakale has lost approximately 30% of its forest cover. (Figure 3.5) The resulting effects of these phenomena is evident with the increase the urban heat effect within the town center (Map 5.1), which impacts on town's walkability and people's daily functions.

4. *Absence of alternative transport modes*

Although Ratnapura is located at a strategic point within the regional road network, there is no rail, air travel or a naval travel mode to and from the city.

5. *Lack of cafes and restaurants to support a vibrant public realm*

Having plenty of cafes and restaurants encourages street activities and therefore it is a good indication of the level of public realm that a city supports. In Ratnapura, there are only 5 such enterprises that provides enough space for dining (Pizza Hut, KFC, Kele Kade, P&S, Rathnaloka).

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Goal 03

6. *Lack of commitment to promote Ratnapura's cultural and heritage assets.*

Ratnapura has a strong cultural background based on nationally recognised religious and cultural icons i.e: the deity Sumana Saman and Sri Padaya. However, there are no additional cultural events or attractions in Ratnapura, and no commitments have been made towards enhancing the city's many other cultural and heritage items. The city consists of a theater, a national museum and two public libraries all of which remain underutilized at the moment.

7. *Lack of active and passive recreational spaces*

Ratnapura has to satisfy with the allocated 0.066 km² recreational space by present and it is not yet utilized for now. Children's park at riverside occupied by the unauthorized settlers and Ehelepola Museum premises lost its beauty with the damages of flood.



Opportunities | Goal 03

1. *Proposed Ruwanpura expressway and bypass road*

Proposed Ruwanpura Expressway is anticipated to reduce reduce the commuting time between Colombo and Ratnapura down to 45 minutes. The expressway will be an easy access to the local community as a faster and convenient way of travelling between Ratnapura and Colombo.

The bypass road has been decided to construct 3.5 km from Court junction to Warakathota bridge as a 4-lane road. The road will bypass the city center and it is set to be constructed as an elevated highway at the lower levels to avoid the damage of flood. It will improve the connectivity, accessibility of Ratnapura, as well as act as a safe evacuation route during flood events.



1. Flood

Flood situation cause for the property damages and emotional effects to the local community. It is been recorded as per the disaster management center information that the no of flood affected families are 206 and people area 1203 in the 2017 incident. (Table 3.2) this situation creates a dependable community in a long run due to the government aids in the meantime. Also, it damages to the physical infrastructure, connectivity and city beatification of the city.

Considering the commercial activities in Ratnapura, around 700 wholesale and retail shops has been registered in the municipal council and over 80% of it gets affected by annual flood. Noticeably, the entire population of the planning area, which is around 70,000 depends on this focal point of supply. In fact, the flood damages to the local supply chain annually and the local authorities and other local level institutions must spend an extra cost to recover the supply chains in a cleaned environment later on as discussed in chapter 03.

As aforementioned, flood damage is a recurring challenge that Ratnapura and its residents must constantly deal with. It has direct impacts to the lives and property and therefore, it is a major constraint for the livability of the city.

Chapter 06



The Plan

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Concept Plan

6.1. Concept Plan

Ratnapura Urban Development Plan is based on the metaphor of “Blue Star Sapphire” to achieve the vision of “The Gem City of Sri Lanka in Greens” in 2030. This Star Sapphire is a representation or a symbol of the gem city which is going to be re-established in future. Considering the three basic characters of the particular sapphire, it is visible that the physical formation of the road structure of Ratnapura town represents the six lines of the gem and it is a well-known factor that Ratnapura is famous for blue sapphires. Thus the concept has invented considering the above factors.



Figure No.6.1 : Blue Star Sapphire as The Metaphor of Ratnapura Urban Development

Blue Star Sapphire has three interesting facts. It cannot be identified unless it does not perform in a suitable environment. The value of the gem increases when it gets cut at the right place by a trained and experienced gem cutter. Star Sapphire has two layers as color layer and lines layer. When both the layers are sharp and thick, the value of the gem is increased.

Considering the above three facts, Ratnapura Urban Development Plan will help to create a suitable environment to make this city shine in future. The plan itself has a zoning plan which has been done keenly to increase the value of the city also the identified two layers of the city will be strengthened through this Ratnapura Urban Development Plan.

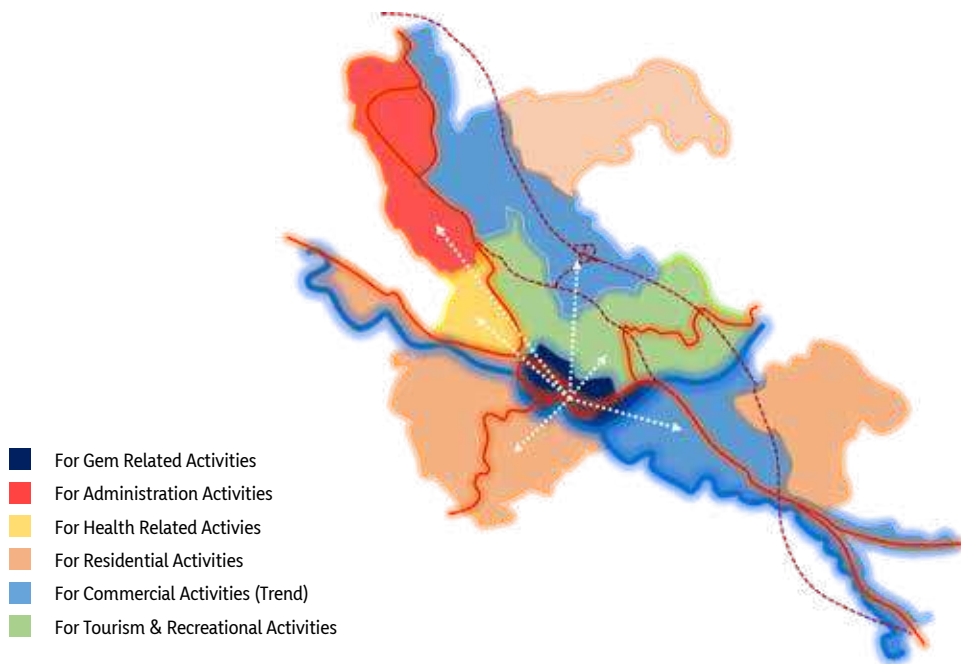


Figure No.6.2 : Concept of the Development Plan

The development pressure of Ratnapura Town will be directed into six directions by 2030 through zoning guidelines of land use strategy. The identified strategic projects will be assisted for it. Administrative, commercial, residential, health, recreational and the trend of the commercial development will be pushed out from the city center to the most suitable directions to achieve sustainable development in 2030.

Moreover, the outer layer of the city center will be covered with the green and blue layer while the inner city will be strengthened based on six principals to make this gem city worth and compete with other cities in future. Connectivity, Identity, Adoptability, Opportunity, Livability and Beauty are the above mentioned principals. This will be achieved by,

1. Connectivity through convenient transportation
2. Identity by promoting the gem industry
3. Adoptability through disaster resilience
4. Opportunity through diversified economic activities
5. Livability through creating more public spaces
6. Beauty through green blue network

The vision for Ratnapura focuses on six outcomes that will be achieved over the long term according to the metaphor, it has been based. Similarly, the development will occur towards six directions in future. These are supported by a set of strategic objectives and Directions that clarify the steps that the government will take to achieve them.

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Proposed Land Use Plan

6.2. Proposed Land Use Plan

Ratnapura development will be extended towards Kuruwita and Pelmadulla directions according to the analysis of Development Pressure and there is a trend of emerging small townships based on junctions of Weralupa and Batugedara. These townships will be accessed and benefited through the proposed Ruwanpura Expressway and by pass road in future apart from the main road. Also, being a valley which is prone to natural disasters, scarcity of developable lands, high commuter population and several other factors have been considered when preparing land use plan.

- **Strategy 6.2.1**
Clustering the areas according to serve the existing functions and promotional functions
- **Strategy 6.2.2.**
Release commercial pressure into two directions (Kuruwita & Pelmadulla) considering the existing development pressure
- **Strategy 6.2.3.**
Convert retention areas into recreational areas for enhancing the livability and tourism industry
- **Strategy 6.2.4.**
Convert Central Business District (CBD) into gem business friendly environment

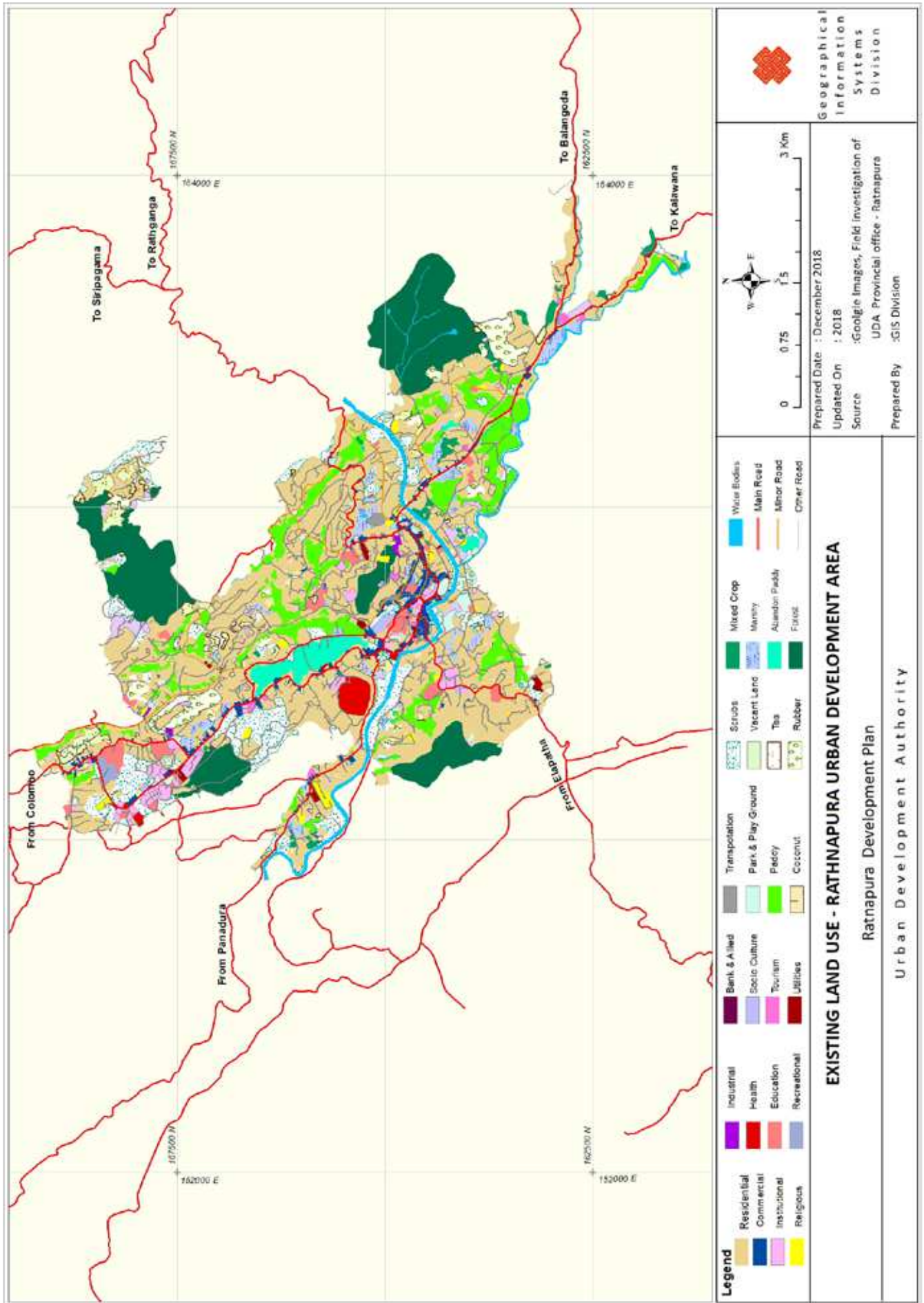
Proposed land use plan is focused on achieving its goals and objectives through zoning and special projects in order to pursue the vision of the plan. Thus, it is expected to facilitate Ratnapura Town to become a national Gem Center with marketing spaces, refreshment and accommodation facilities together with smooth transportation system. The New Town will be facilitated as the provincial administration capital by providing necessary facilities for it. Creating a recreational cluster between Ratnapura town and New Town to have a visual linkage between those two is another purpose of this land use plan.

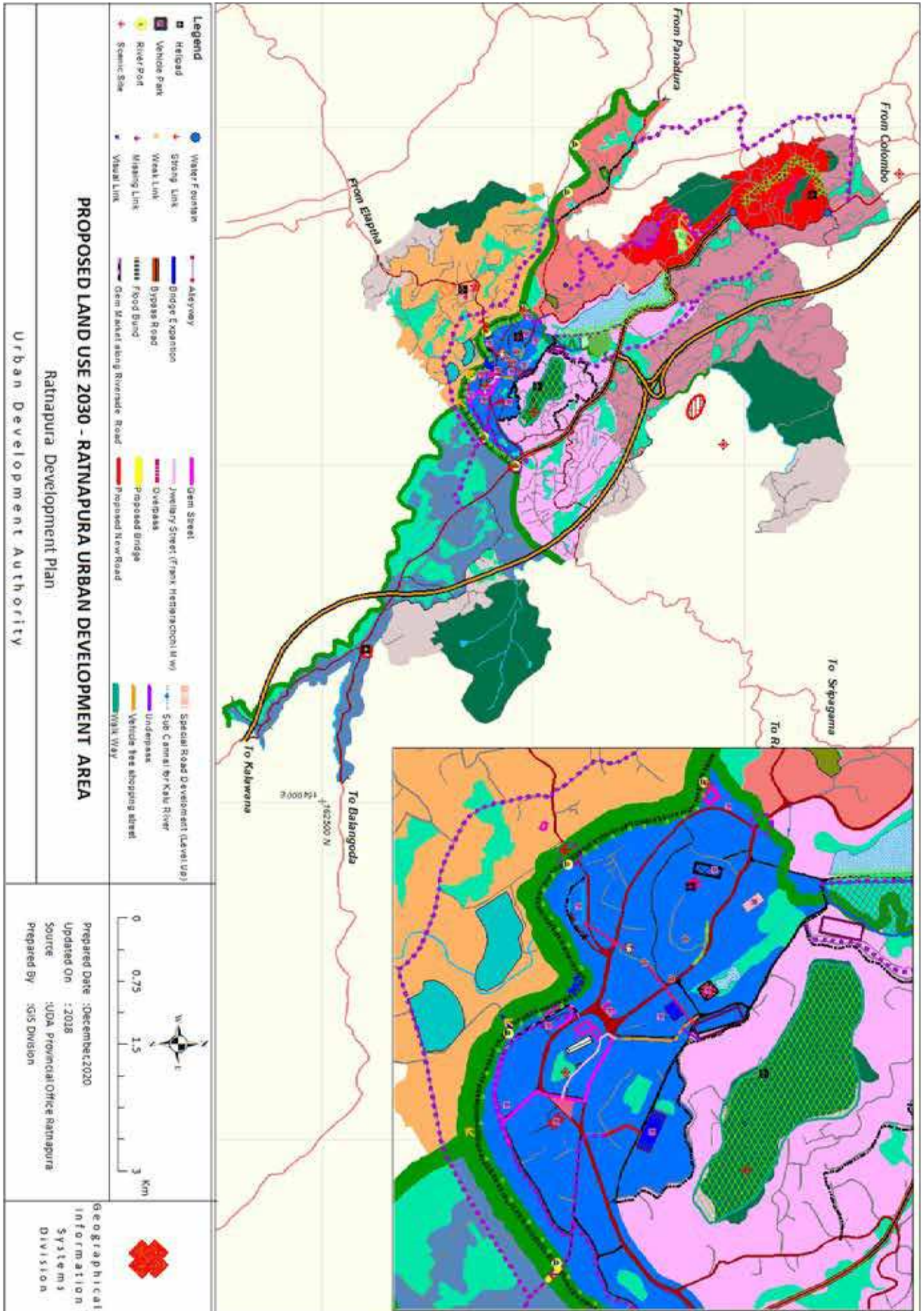
Moreover, facilitate to clustering services like health, administrative and commercial is proposed through the zoning plan. It is expected that providing necessary facilities for those clusters is easier when those are scattered in a particular boundary.

Ruwanpura expressway will act as a channel of connecting Ratnapura with Commercial capital of Sri Lanka within shorter period of time apart from the A 004 road. Besides, the proposed Weralupa lake will be sea plane accessible for tourists and Kalu river can be used as a naval route for tourism purpose. These key projects also have been incorporated within other strategies when preparing the land use plan.

Ultimately, the land use plan will serve the purpose of creating Ratnapura as the National Gem Center of Sri Lanka.

Map No. 6.2.1 : Existing Land Use Pattern





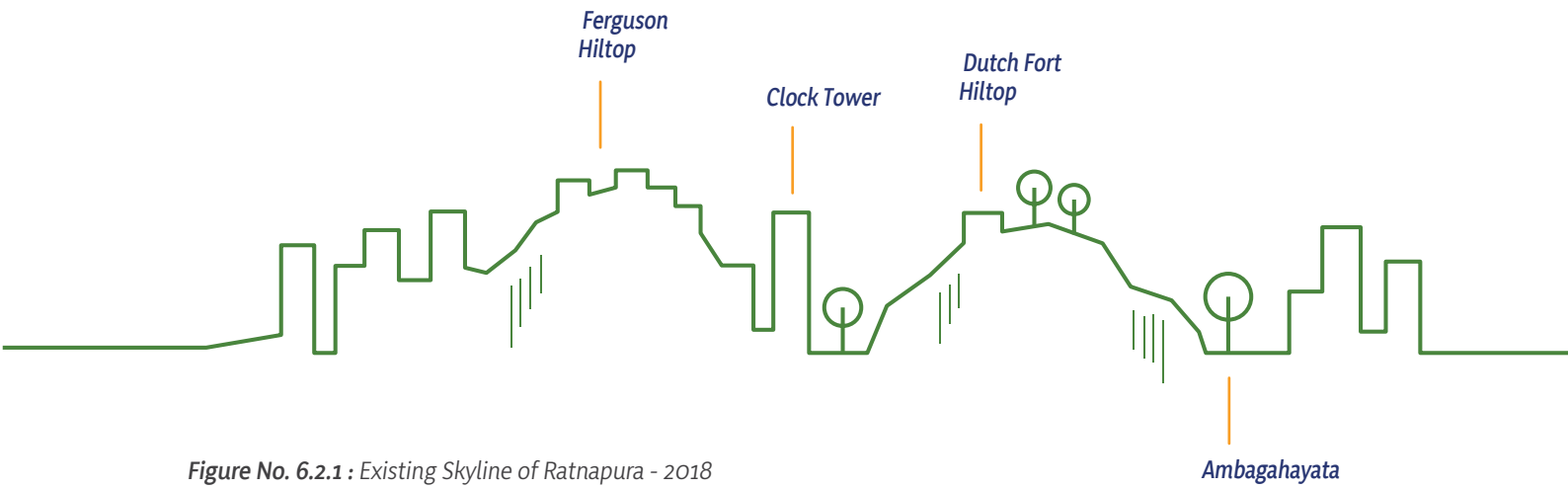


Figure No. 6.2.1 : Existing Skyline of Ratnapura - 2018

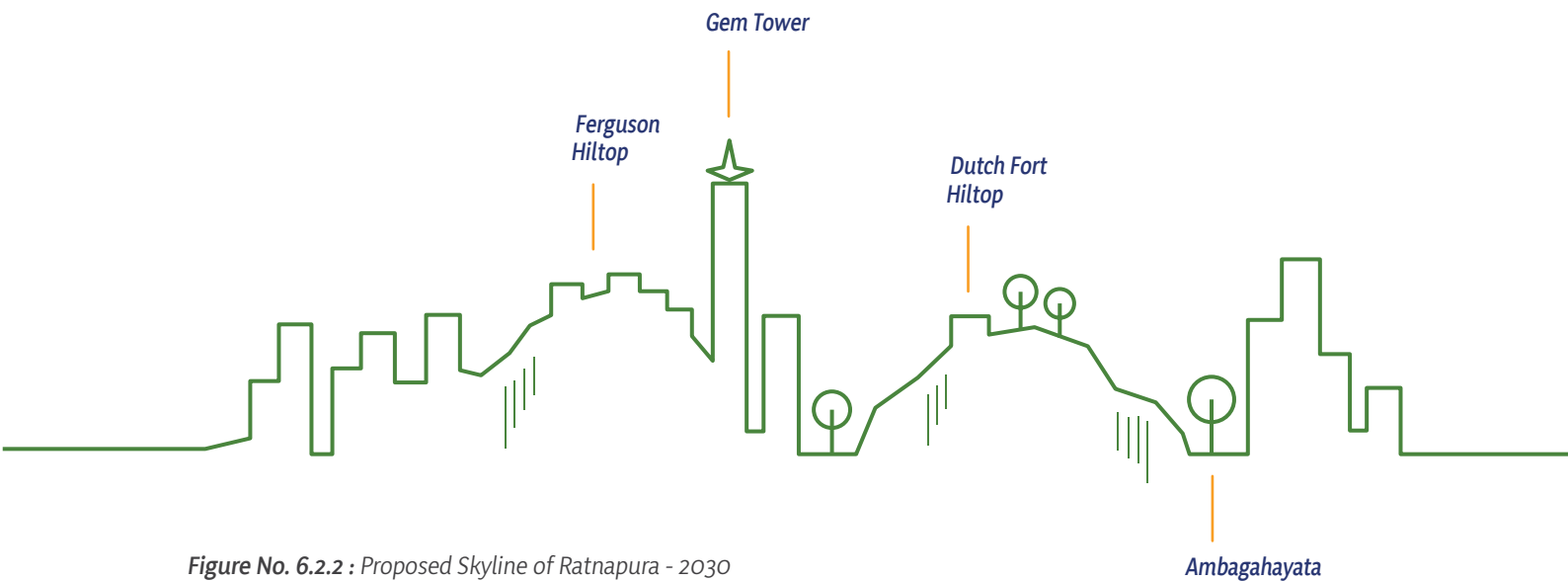


Figure No. 6.2.2 : Proposed Skyline of Ratnapura - 2030

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Housing

6.3. Social and Physical Infrastructure Development Strategies

6.3.1. Service Plan

6.3.1.1. Residential Facilities

Housing is for peoples' living and it has many interrelated aspects in the context of built environment in Ratnapura. The total number of housing within the MC area is 10603 according to the analysis done by UDA based on the statistics of divisional secretariat in 2017. Out of the particular housing lot, 79.1% is permanent, 19.5% is semi-permanent and 1.4% is temporary.

More accurately, 50% out of the temporary housing is situated in Kospelavinne, Thiriwanaketiya, Pulingupitiya and Mudduwa areas which belong to the reservations of rivers and railway and 50% of the semi-permanent houses are in Saman Place, New Town and Samagipura area of the town and these are state owned lands. Low income earners reside in these areas without having full ownership. (Source: Resource Profile - Ratnapura, 2016)

Though non-residential usages of land have increased in Ratnapura town – North, Ratnapura Town – East which belong to the town center, the residential activities too have been placed with a high density. The main reason for that is the accessibility of the existing facilities in the town center.

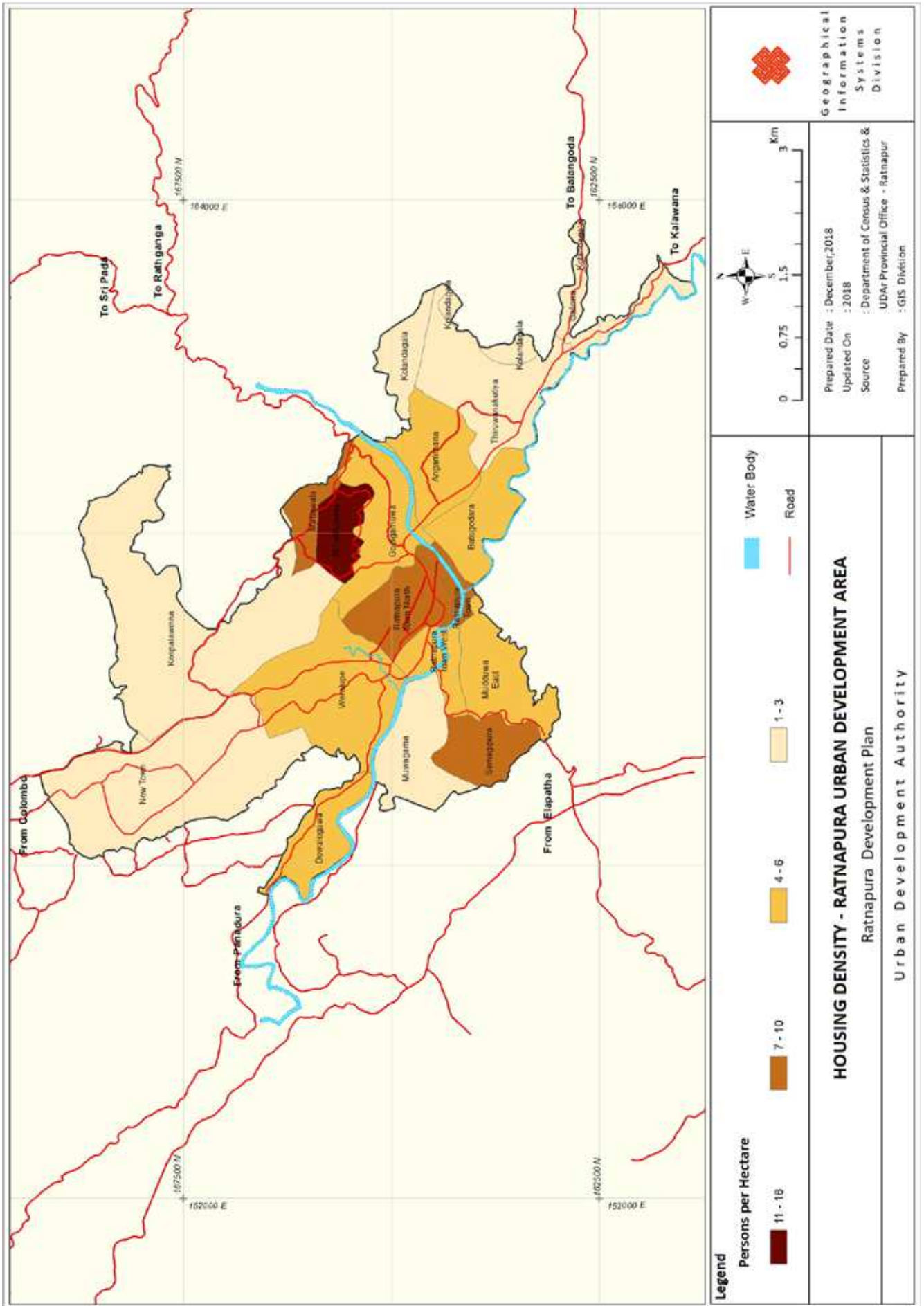
In determining the housing needs around Ratnapura town, the main issue is that this area is often vulnerable to natural disasters rather than other towns in Sri Lanka. The area may need more accommodation facilities than the amount determined due to the landslides and floods occur within extreme rainy season.

Table No. 6.3.1.1 : Housing Condition in Ratnapura

Year	Population	Number of Houses	Number of Families	Housing Deficit
2011	49085	9864	10908	14298
2016	52520	10603	11671	1068
2021	56197	11398	12488	1089
2026	59131	12253	13362	1109
2030	62604	13171	14298	1127

Source : Field Surveys of the Urban Development Authority

Map No. 6.3.1.1.1 : Housing Density



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In determining the housing deficit above, the following assumptions too were used in addition to the existing housing scarcity.

- The population growth rate is 1.5
- The average number of members in a family is 4
- The annual housing growth rate is 4.5
- The annual houses depreciation is 1%

The number of semi-permanent houses i.e. 1944 out of the existing housing units in the town i.e. 986 can be further developed in same places and the number of temporary houses i.e. 249 which are located in flood prone areas also must be added to the number of housing deficit as houses that must be re-constructed. The expected housing deficit up to 2030 is 1127 according to the analysis.

- **STRATEGY 1.1**

Construction of New Housing Projects within the MC boundary

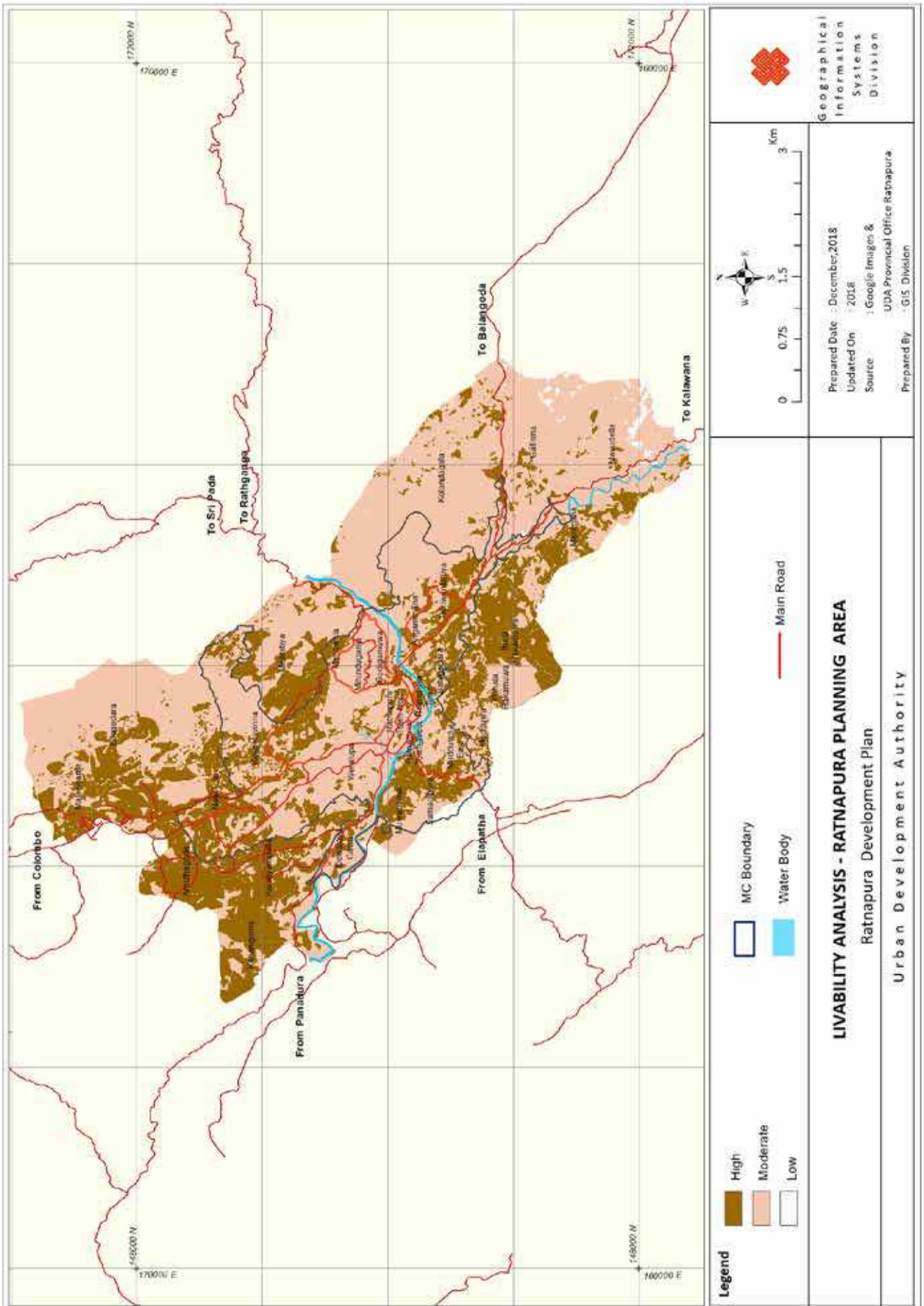
1. New Town – Middle Income Housing Project (400 units)
2. Muwagama (Colin Crescent) – Middle Income Housing Project (200 units)
3. New Town – Rental Basis apartment complex for officers (200 units)
4. Hidellana – 33 Acre Housing Project (250 units)

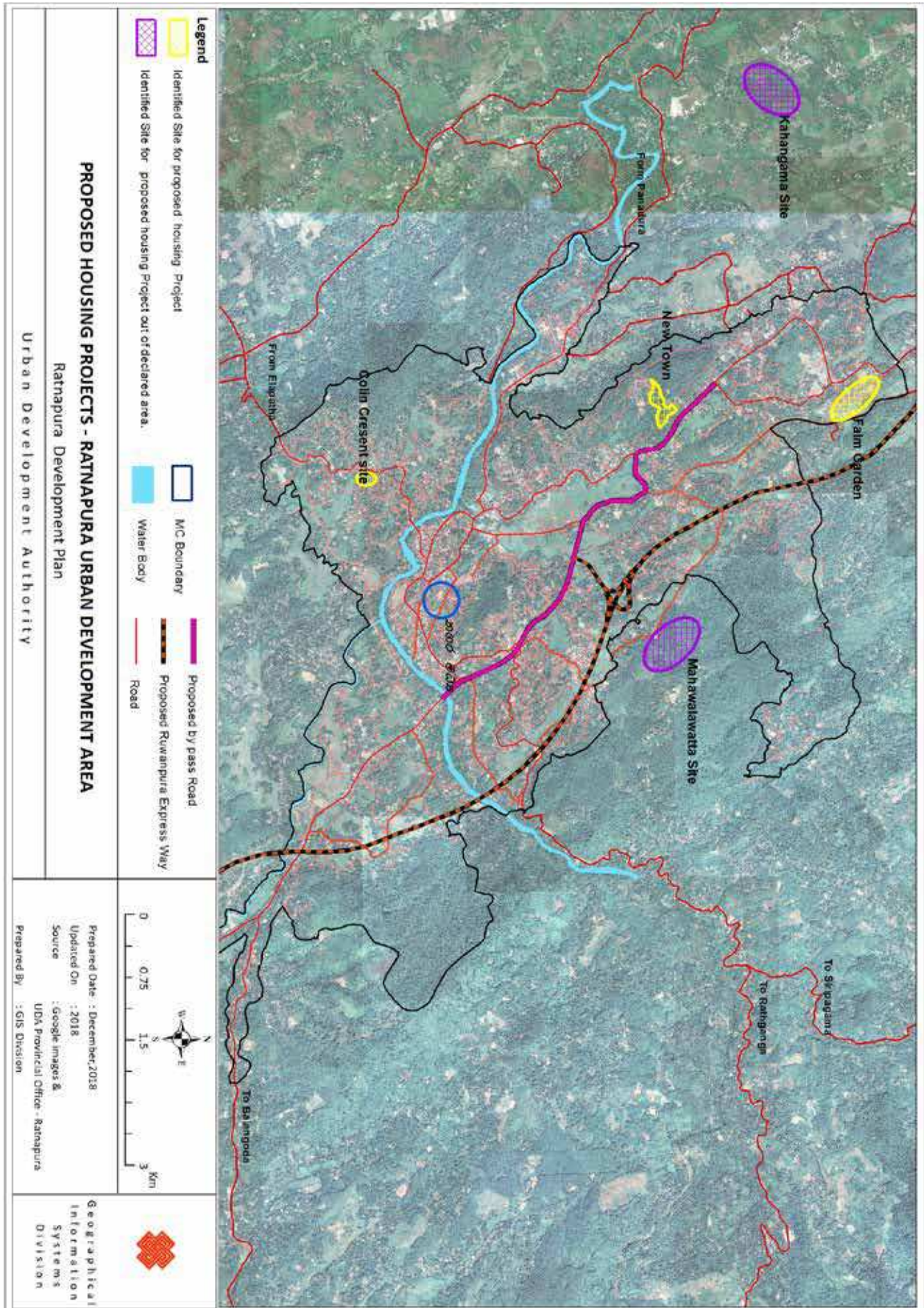
- **STRATEGY 1.2**

Construction of New Housing Projects in identified locations of outer area of the MC boundary

1. Mahawala– High Income Housing Project (200 units)
2. Kahangama – Low Income Housing Project (200 units)

Map No. 6.3.1.1.2 : Livability Analysis





6.3.1.2. Education Facilities

Regarding the education facilities to the people in MC area, total number of students is 24,705 and the total number of teachers is 1,074 by 2017. Among those students 38% is studying (17,528) in the schools which are located at the city center. More precisely, around 10,888 students studying in the schools which are located next to the A004 road. Additionally, around 8000 students come for tuition purposes to Ratnapura.

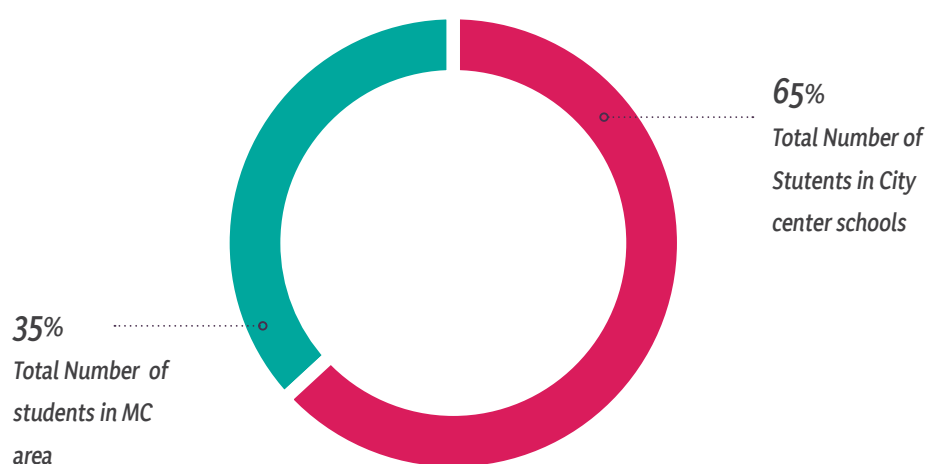


Figure No: 6.3.1.2.1 : Distribution of Student Population - 2017

Source : Analysis of the Urban Development Authority based on Education Department Information

Areas where the education facilities do not serve the requirement of "A Primary School within 1 km and A Secondary School within 3 km" need to be equipped with new schools and the schools in the city centre which do not have enough space for the future expansion have to be served with new locations. 04 schools with 6633 children have been identified for shift considering above factors and these schools can be shifted completely or partially to the identified new locations in future.

Schools which have not enough space for future expansion

- St. Aloysius Boys' School
- St. Luke's Collage
- Dharmapala Collage
- Mihindu Collage

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Education

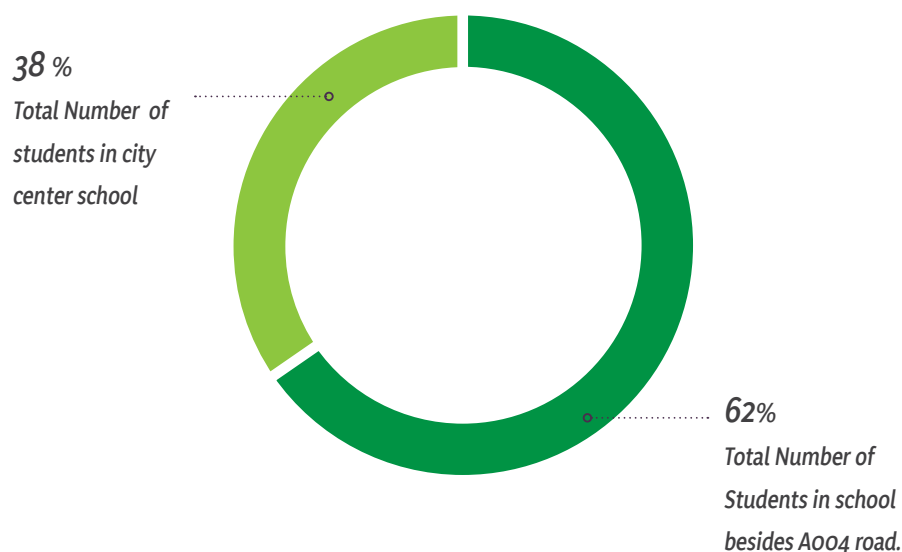


Figure No: 6.3.1.2.2 : Distribution of Student Population within City Center
Source : Analysis of the Urban Development Authority based on Education Department Information

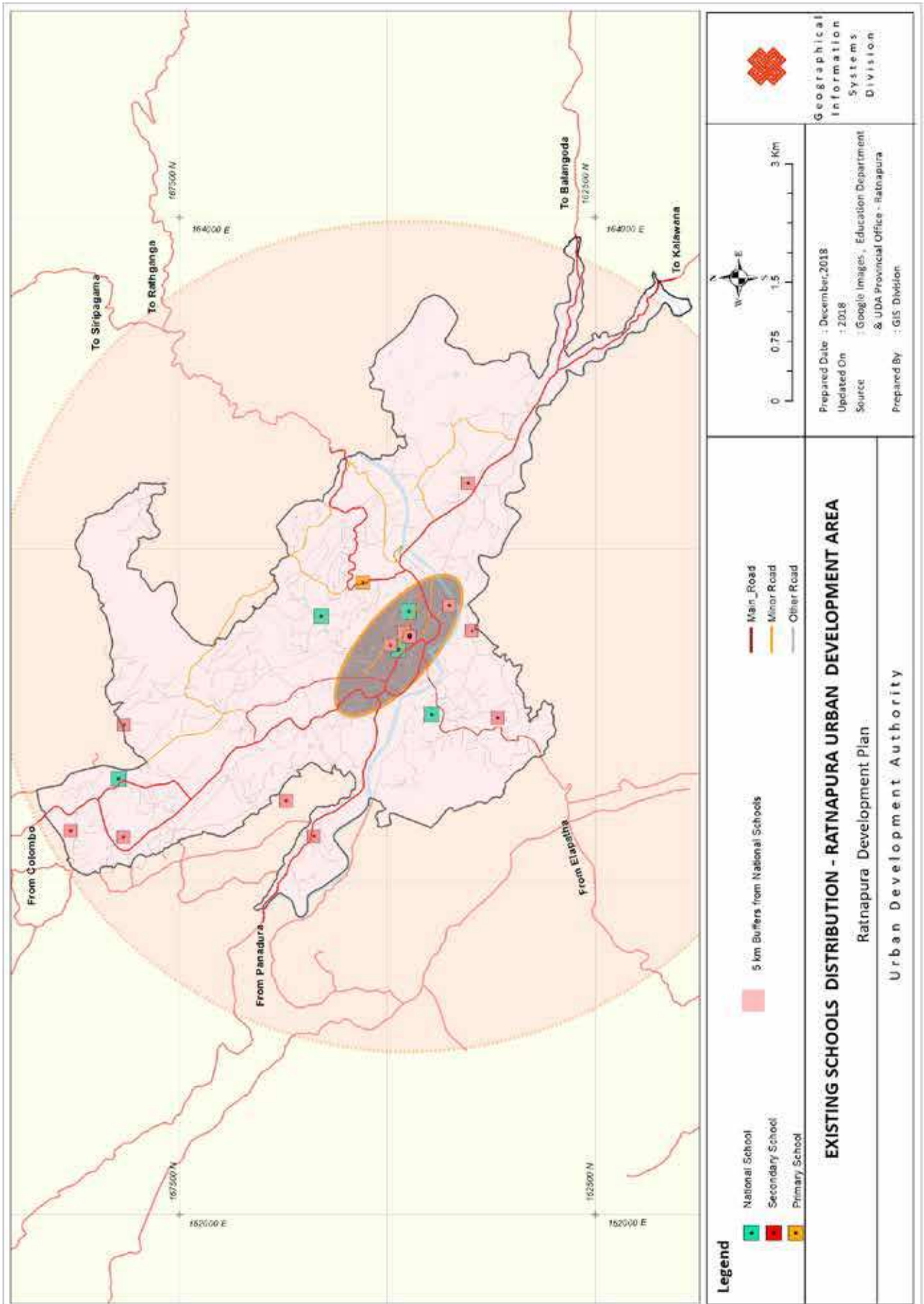
Tertiary Education

Tertiary education is increasingly important on achieving the vision of the Gem City. Also, that is recognized as a major driver of economic competitiveness in an increasingly knowledge-driven economy. It can be seen that Technical Collage, Hotel School, NAITA and various other institutions serve the area by giving tertiary education for the school leavers based on New Town, Ratnapura. Thus, it is an emerging need to establish an international gemology academia in a suitable location and facilitate to the existing gem training center to serve the purpose. Moreover, the Medical Faculty of Sabaragamuwa University will be located adjacent to the Ratnapura Base Hospital Premises and the above mentioned tertiary education will require more space for the people who are going to be professionals in future.

- **STRATEGY 2.1**
Identification of suitable land for school
 1. Thiriwanaketiya proposed school – 4000 students
 2. New Town proposed school – 4000 students
 3. Mahawalawatta proposed school – 2000 students

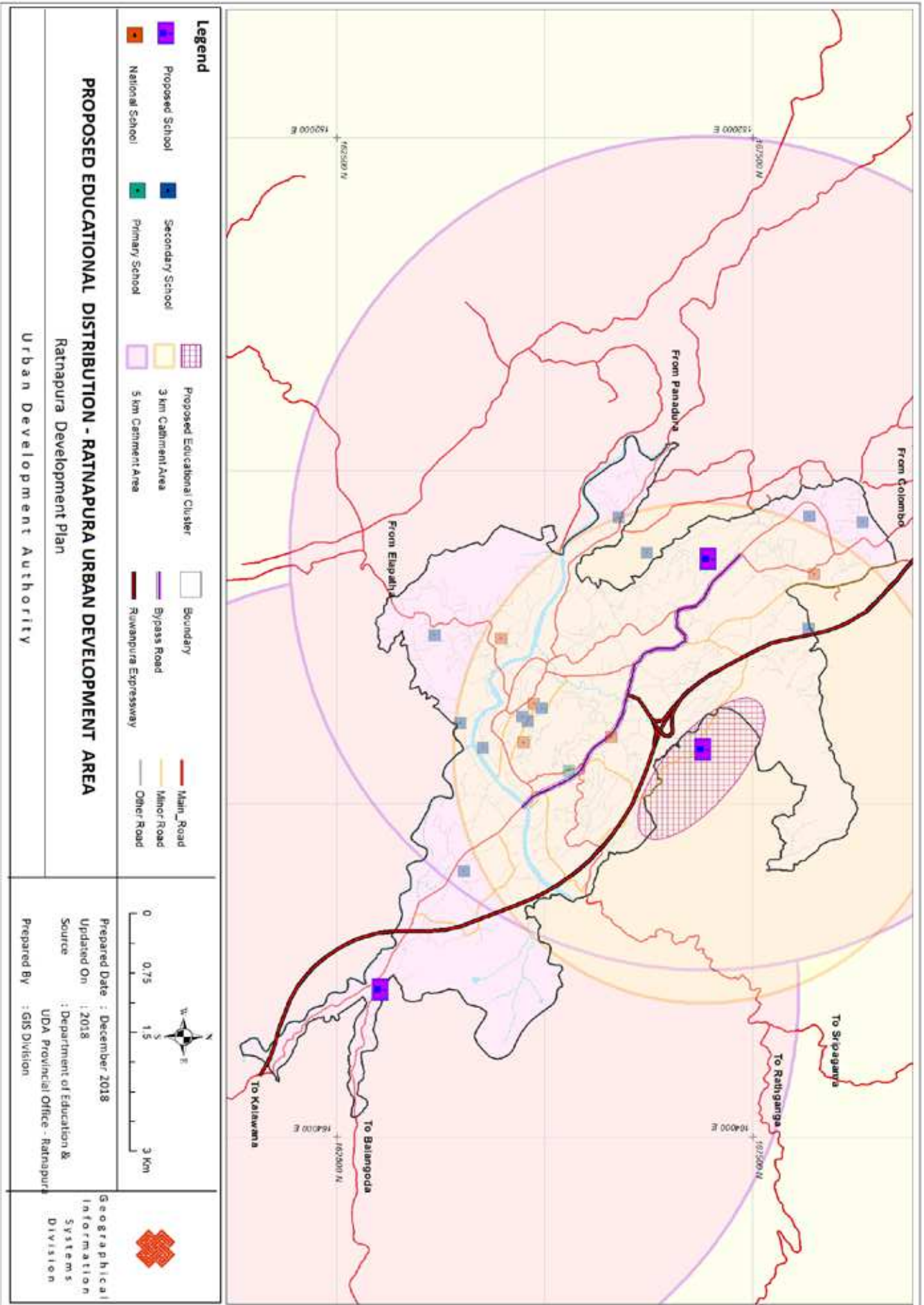
- **STRATEGY 2.2**
Identification of suitable lands for establishing a gemology academia
 1. Mahawalawatta area

Map No. 6.3.1.2.1 : Existing Educational Facilities



EXISTING SCHOOLS DISTRIBUTION - RATNAPURA URBAN DEVELOPMENT AREA
 Ratnapura Development Plan
 Urban Development Authority

Geographical Information Systems Division
 Prepared Date : December, 2018
 Updated On : 2018
 Source : Google Images, Education Department & UDA Provincial Office - Ratnapura
 Prepared By : GIS Division



6.3.1.3. Health Facilities

The health facilities are developed based on the Ratnapura Provincial General Hospital. In comparing year 2003, the number of in-patients has increased by more than Hundred Thousand. Many special services within Ratnapura town are conducted by the Ratnapura Provincial General Hospital which are indicated in the following table.

Table No. 6.3.1.3 : Ratnapura Provincial General Hospital - Facilities and Staff Composition – 2017

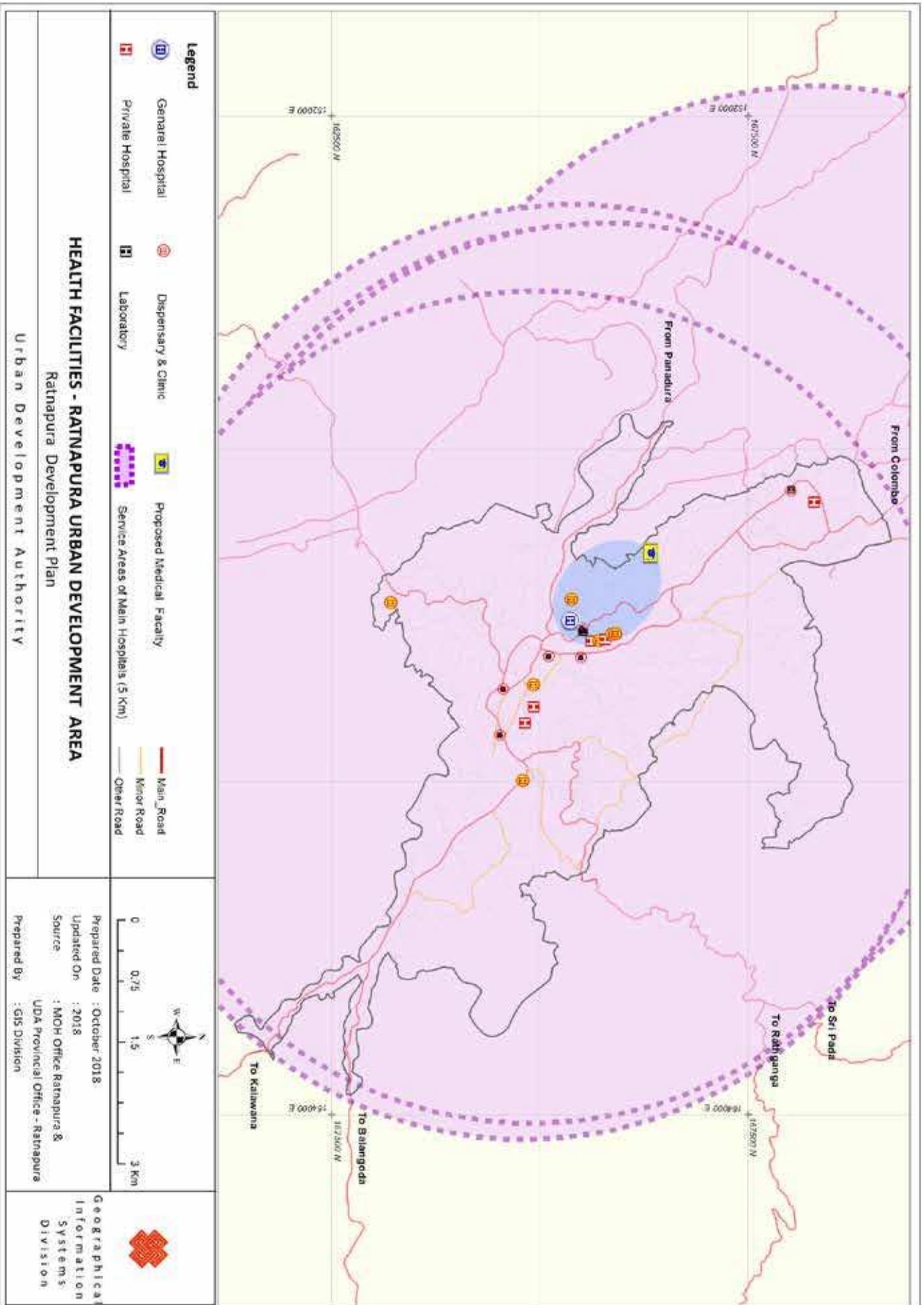
Year	Number of Beds	Number of In-patients	Beds/Patients Ratio (Daily)	Outpatients (per day)	Doctors	Doctors / Patients Ratio	Specialist Doctors	Nurses/Male Nurses	Other Staff	Patients arrive to the Clinic (per day)	Percentage of beds according to the patients
2016	1057	116749	1.2:1	924	207	1:1.3	32	674	945	1112	82%
2006	964	1600	1:7	2100	142	11:3	20	366	575	-	-

Source : Ratnapura General Hospital

In addition to the above, Ratnapura Base Hospital has been converted in to a teaching hospital from January 2019 due to the establishment of medical faculty in University of Sabaragamuwa. Also, services are provided to urban people by three private hospitals with facilities, with an eye hospital and an ayurvedic hospital.

- **STRATEGY 3.1**
Establishment of a Health Cluster

Ratnapura Base Hospital, two private hospitals and proposed medical faculty of Sabaragamuwa University will create a Health Service Base Clustered around Hospital Junction by 2020. Thus facilitating this health cluster through zoning guidelines is the identified strategy for Health Sector Development of the town. It is expected that the proposed Weralupa Lake which will be located within the close proximity to the health cluster will support the mental health of the patients and the relatives of them.



6.3.1.4. Administrative Facilities

Ratnapura is a place where commuting population is higher than the residential population. Those people come for gem trading, administrative needs and daily needs as per the perception survey. Since Ratnapura is an administrative capital and a service center, the catchment of each has considered at the preparation stage of the development plan. Shifting administrative institutions from old town to the new town affect the clustering administrative service into one cluster

- **STRATEGY 4.1**
Establishing a new administration complex near the Court Junction

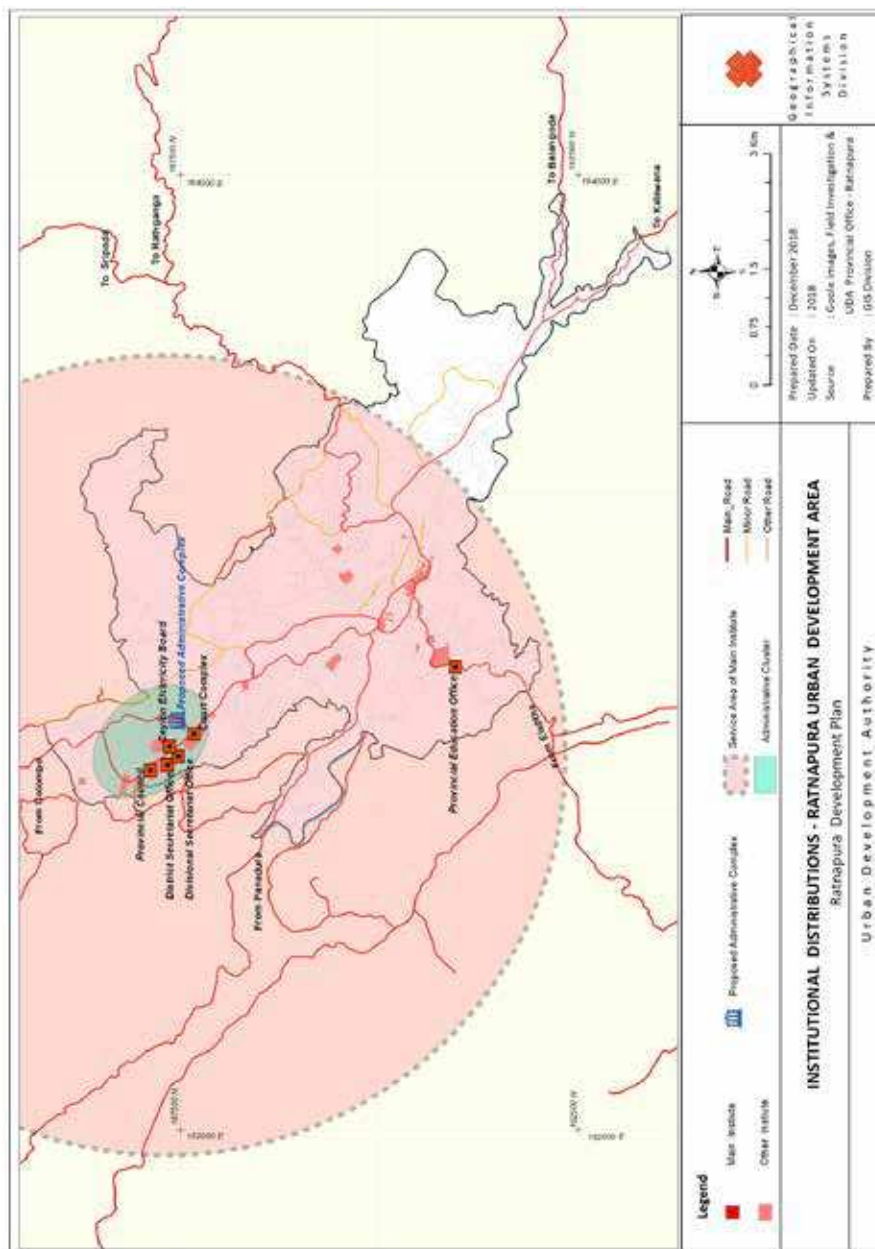
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Map No. 6.3.1.4.1 : Administration Service Facilities



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Transportation

6.3.2. Transportation

Ratnapura is the nodal point of the west – east connection of the country (A004). Also, it is the countryside road which connects Colombo and Panadura (western region) with Hambantota (southern region) and Batticaloa (East region). Thus, in regional transport network, Ratnapura is a city where should have a smooth traffic flow and easily pass over. But, due to geographic situation and spatial arrangement it does not happen as it should be.



Figure No. 6.3.2.1 : Reasons for Traffic Congestion
Source : Urban Development Authority



Figure No. 6.3.2.2 : Existing Bus Terminal of Ratnapura
Captured by : Hasini Artigala, March 2018

Transportation strategy has been introduced to overcome the above issues and have a convenient transportation.

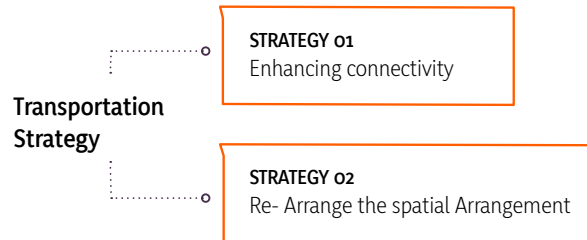


Figure No: 6.3.2.3 : Transportation Strategy

- **STRATEGY 01**
Enhancing the Connectivity

For these needs Ratnapura Urban Development Plan will provide spaces through zoning regulation and special projects.

- **STRATEGY 1.1**
Construction of New Roads
 1. Construction of Ruwanpura Expressway
 2. Construction of the bypass road from Court Junction to Warakathota Bridge
 3. Construction of a new road from Good Shed Road to Church Road through Pattiwita

- **STRATEGY 1.2**
Development and Re-development of Roads
 1. Redevelopment of the road from Batugedara Junction to Karapincha Road as an alternative road
 - Phase 1 – Development of the road from Batugedara Junction to Mudduwa Junction
 - Phase 2 – Development of the road from Mudduwa Junction to Panadura Road through Balibathgoda Bridge
 - Phase 3 –Road Improvement of Panadura Road from Kotambegawa to Saman Dewalaya
 - Phase 4 –Development of the road from Panadura road (near Saman Dewalaya) to Karapincha Junction

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2. Redevelopment of the old railway from Palm Garden to Outer Circular Road as an alternative Road
3. Redevelopment of the road from Pattiowita to Main Street
4. Redevelopment of the road from Senanayaka Mawatha to Kudugalwatta Port
5. Redevelopment of Godawela Road
6. Development of the road from hospital to New Town through Saman Pedesa as an alternative road
7. Road Improvement between Railway Road and Godawela Road
8. Road Improvement of River-edge Road
9. Road Improvement of Outer Circular Road and developing it as an alternative road
10. Road Improvement of Inner Circular Road and developing it as an alternative road
11. Road Improvement of the road from Kemananda Mawatha to Ginihiriya

- **STRATEGY 1.3**

Construction of New bridges and redevelopment of existing Bridges

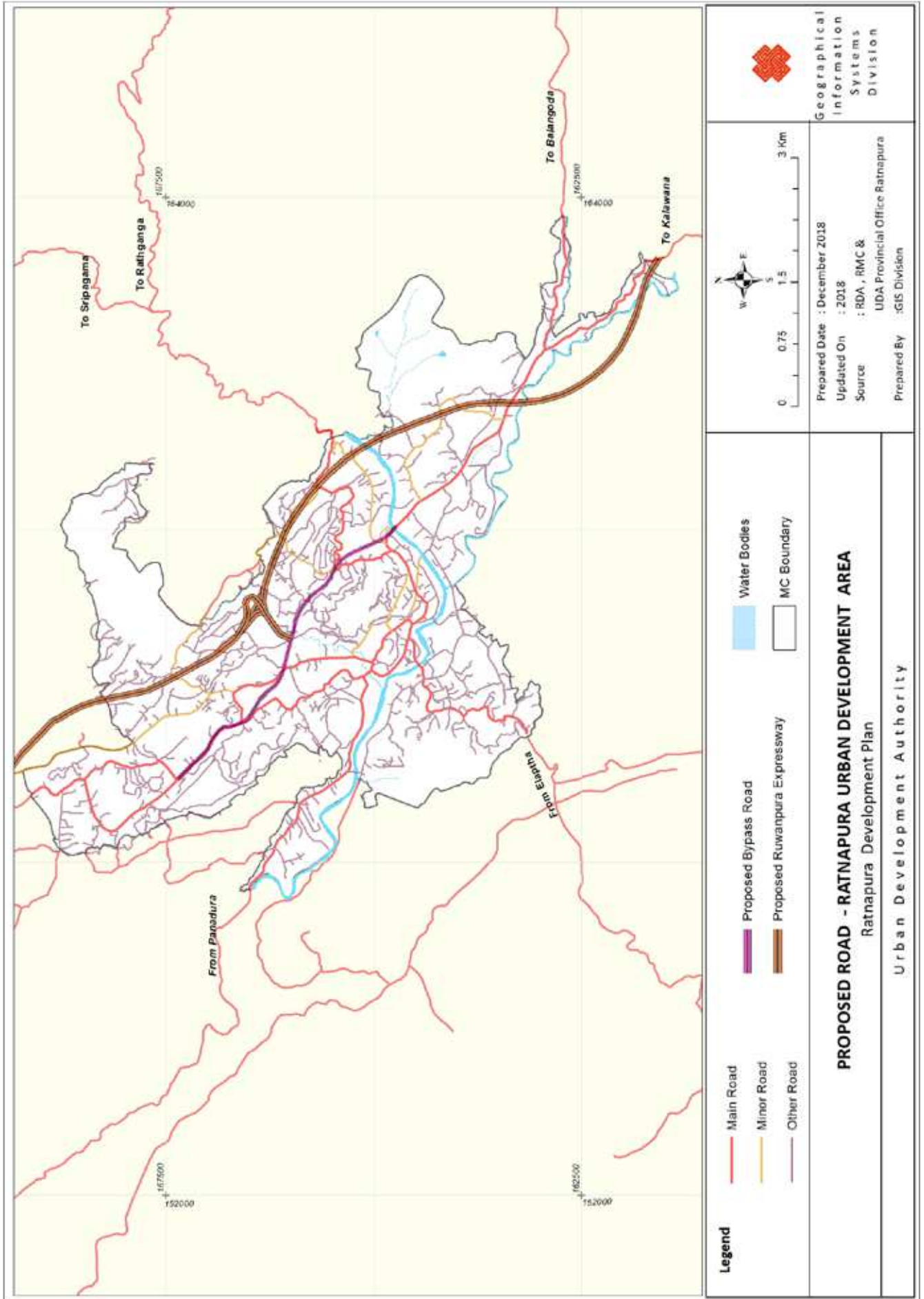
1. Construction of Balibathgoda Bridge to connect Balibathgoda road and Panadura Road
2. Construction of Kudugalwatta Bridge
3. Redevelopment of the bridge near Seewali Ground
4. Redevelopment of the bridges at entering points of the town with identical structures

- **STRATEGY 1.4**

Walkability improvement

1. Construction of an underpass from Church road to Main Bus Stand to avoid the traffic near Indika Hotel
2. Construction of overpasses at Pulungupitiya Junction and St.Lukes Junction
3. Green alleyway improvement within the city

Map No. 6.3.2.1 : Proposed Road Constructions



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- **STRATEGY 1.5**
River Transportation Improvement

1. Construction of river port series at identified locations

a. Phase 1

- I. Main River Port – Existing Children's Park behind the Seevali ground conversion to a river port
- II. New river port construction near hanging bridge close to Saman Dewalaya

b. Phase 2

- I. New river port construction near Warakathota Bridge

c. Phase 3

- I. New river port construction at Kudugalwatta
- II. New river port construction at Ayurveda Premises
- III. New river port construction at Kotambegawa



Figure No. 6.3.2.4 : Proposed River Ports

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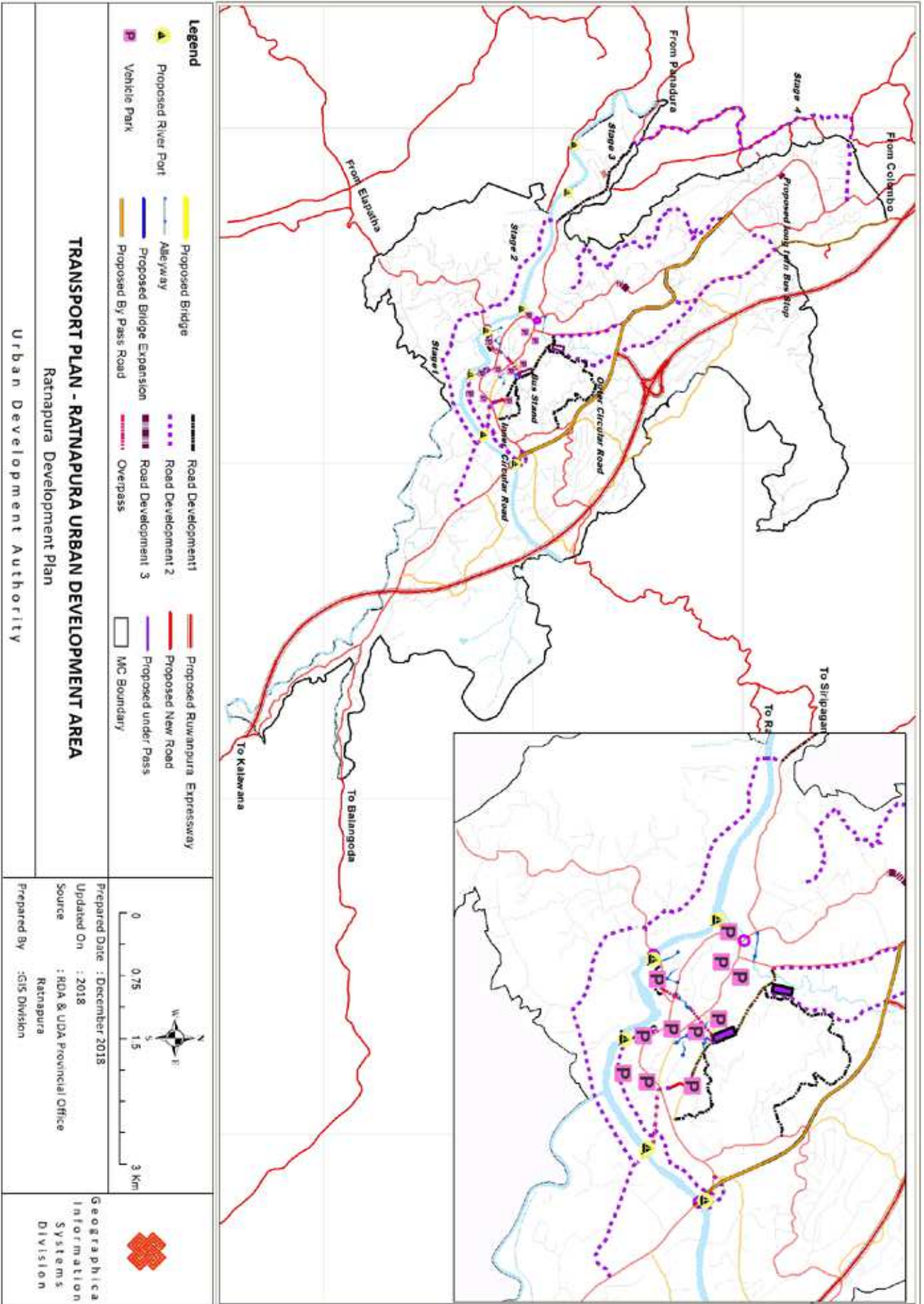
- **STRATEGY 2**
Re-arrange the Spatial Arrangement

- **STRATEGY 2.1**
Bus Terminal Development Walkability improvement
 1. Development of the main bus terminal at the old town
 2. Development of overflow parking at the old town
 3. Construction of a new bus terminal at new town (long distance bus service to Pelmadulla direction)

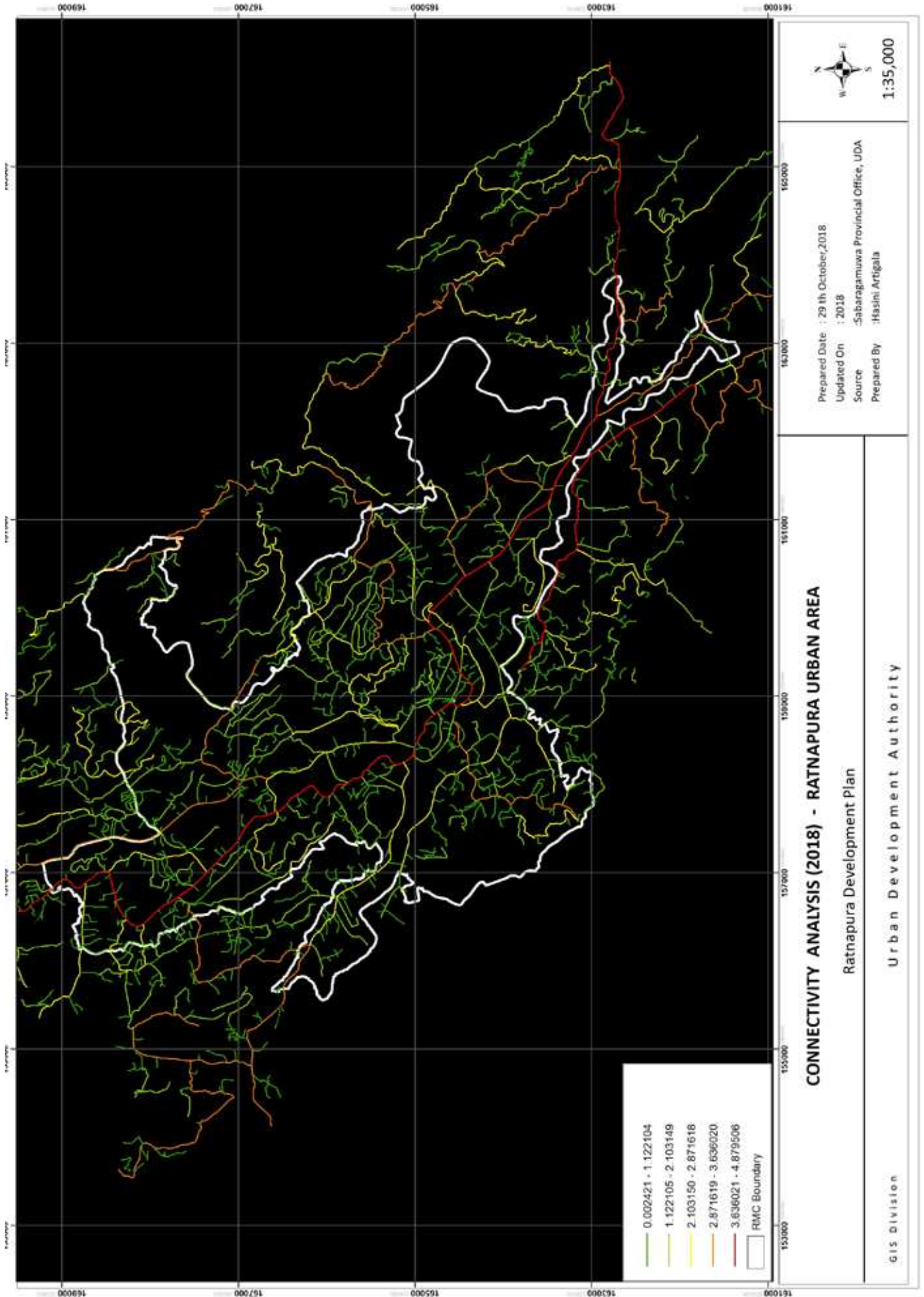
- **STRATEGY 2.2**
Development of Parking Facilities
 1. Development of parking facilities at the identified places in the city
 - I. Polhunuwe Premises, Good shed Road
 - II. Ratnapura Municipal Council Parking Premises, Near Sivali Ground
 - III. Near Ayurveda Office Premises
 - IV. Nagahamuttettuwa Premises
 - V. Proposed Lakshmi Hall Shopping Complex Premises
 - VI. Proposed Shopping Complex Premises within City Center
 - VII. Post Office Premises



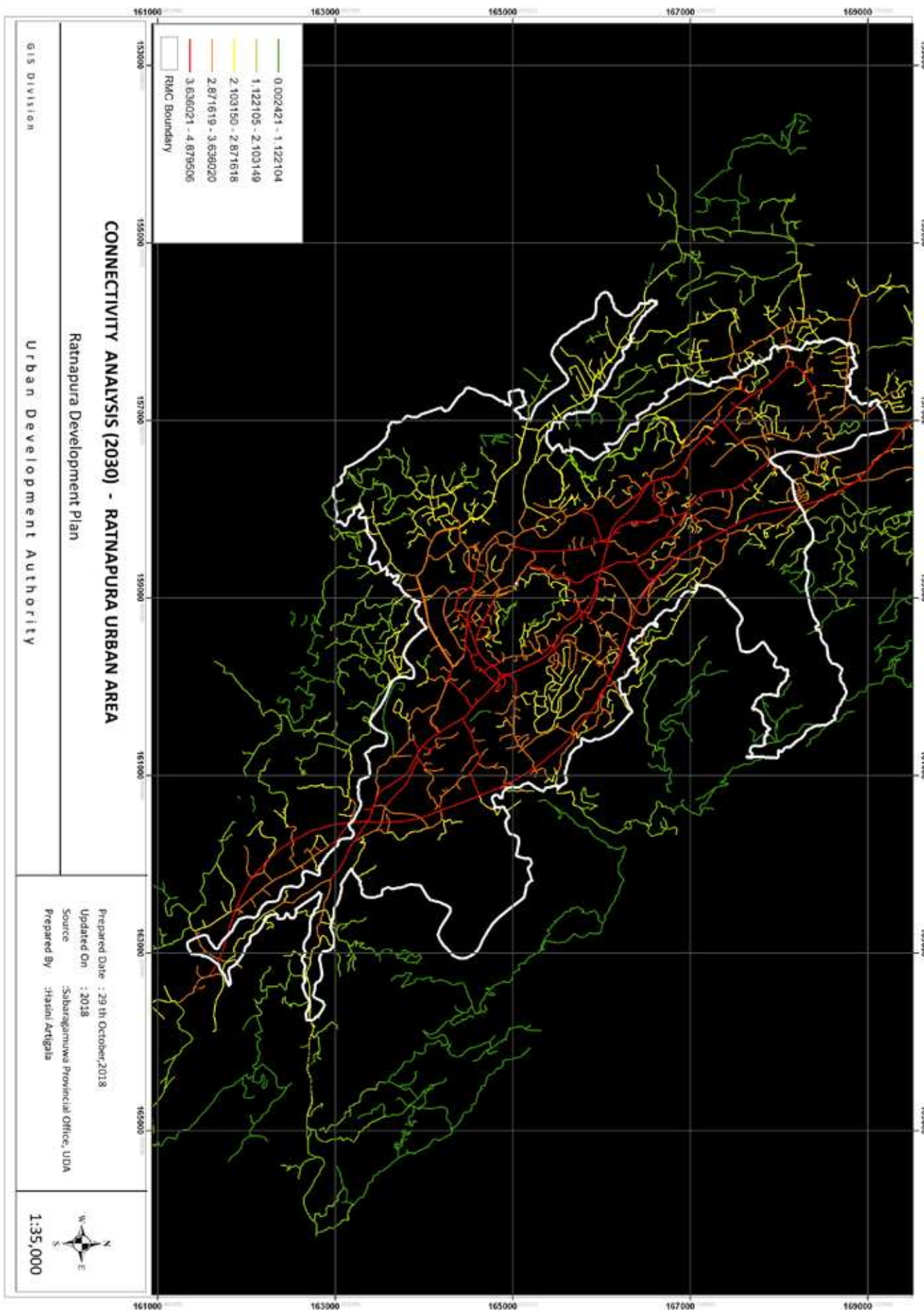
Figure No. 6.3.2.5 : Proposed Parking Spaces



Map No. 6.3.2.3 : Connectivity of Planning Area – Existing Situation (2018)



Map No. 6.3.2.4 : Connectivity of Planning Area – Proposed Situation (2030)



6.3.3. Water Supply

Supply of pipe water within the town is operated by the National Water Supply Drainage Board. The length of water supply ways within the town is approximately 75 km. Five (05) water collecting tanks within the town are available and their total capacity is 4500 m³. The following table describes the water connection amount according to the usages.

Table No. 6.3.1.1 : Water Consumption – 2017

Usage	Number of Connections	Percentage
Residential	6447	80.89
Commercial	1233	15.47
Industries	44	0.55
Government Institutions (together with schools)	196	2.46
Religious	42	0.53
Hotels	08	0.10
Total	7970	100.0

Source : National Water Supply and Drainage Board, 2017

The water supply is mainly directed for residential usage and has obtained only 79.5% from the total number of houses. Certain areas where the water supply is not available, unprotected wells and river water is used and this is an unacceptable situation.

About 150 of public taps are available within the town for low income residents and for those who arrive the town built by the Municipal Council.

Future water demand of Ratnapura Town is affected by housing need, commercial need and commuter need including tourism and recreational activities. Additionally, the town will need seasonal water requirement based on Saman Dewala Perahera season in August/ September. Furthermore, the plan recommends the adequate availability of fire hydrants within the city limit.

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Water Supply

Table No. 6.3.2.2 : Water Consumption Need for 2030

		Daily Consumption as 120 l	Requirement in 2018 (m ³)	Requirement in 2030 (m ³)
Existing Residual Population	49,083	49083*120	5889.96	
Commuting Population	100,000	20 percent (24 L)	2400	
Expected Residual Population (2030)	64,340	62340*120		7480.8
Expected Commuter Population (2030)	150,000	20 percent (24 L)		3600
Seasonal Requirement (per Day)	100,000	20 percent (24 L)	2400	2400
Total			10,689.96	13,480.8

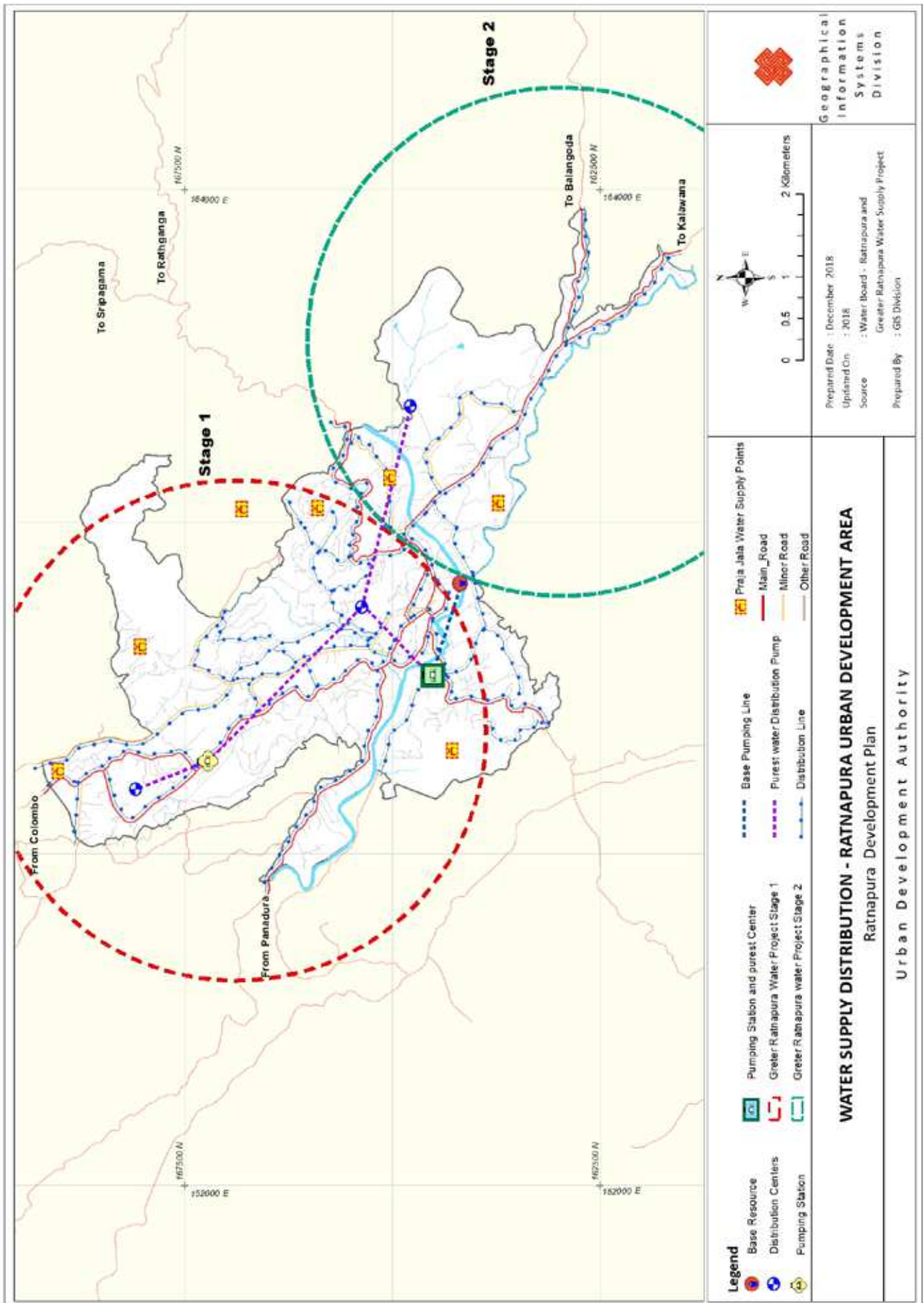
However, the prevailing water supply in Ratnapura town is insufficient for urban area and it has been expected that 'Greater Ratnapura Water Supply Project' and 'Rural Water Supply Project' will be able to meet the projected demand by 2030. Additionally, following suggestions are made to fulfill the increasing water consumption.

- Further development of existing water supply system under extensive water scheme. (increasing the capacity)
- Awareness programmes for safe usage of unprotected wells.
- Increasing capacity of the water tank in "Pompa Kele" Forest) by 13000 cubic meters.
- Construction of a water tank in the new town with a capacity of 10,000 cubic meters.
- Construction of a new well nearby river edge road.
- Development of communal water facilities by small water projects.

Details about Greater Ratnapura Water Supply Project

- Covered DSD – Ratnapura, Kuruwita, Pelmadulla
- Target Population – 160,000
- Construction Stages – Stage I (2013 – 2015) and Stage II (2020 – 2023)

Map No. 6.3.3.1 : Proposed Water Supply Distribution for 2030



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Electricity and
Data Lines

6.3.4. Electricity and Data Lines

Continuous power supply is a major element in the Ratnapura town development. For a continuous supply of power in Ratnapura it is very essential to have strong and smart transmission and distribution. The details about electricity consumption in the town are indicated as follows.

Table No. 6.3.1.1 : Electricity Consumption 2018

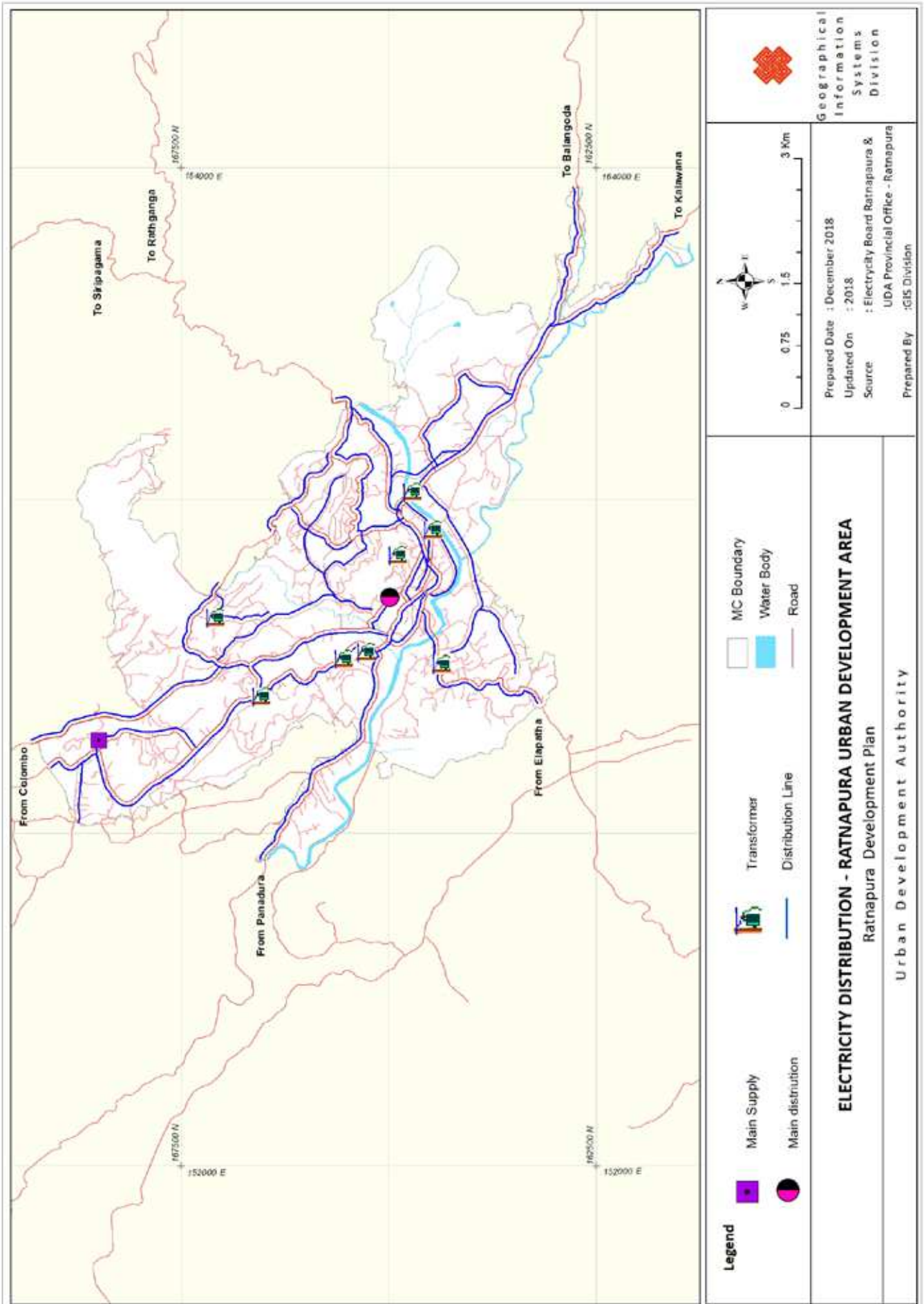
Sector	Connections	Percentage %
Residential	9864	74.0
Commercial	3213	24.0
Government & non-Government Institution	198	1.5
Industry	89	0.4
Religious	48	0.1
Total	13412	100.0

Source : Electricity Board, 2017

According to the CEB information 90 – 120 (KW) Electricity units concerned as average usage and it was assumed that 105(KW) electricity units for each units of given sector according to this situation as average. Hence, existing requirement of electricity units are 1408260 KW. Moreover, it is considered that the electricity supply to the Ratnapura urban development area is 100% covered by 2018 according to the Ceylon Electricity Board.

In each year, flood and extreme weather conditions are expected and more commonly it damages the above-ground utility poles. Thus it is suggested by the Ratnapura Urban Development Plan to put power lines underground within the urban development area. Additionally, it is suggested to install water and telephone services together as a joint trench when installing electric services underground. A joint trench can contain multiple utilities and usually this is part of the planning for new infrastructure. Furthermore, it is recommended to take necessary precautions to avoid interferences with high tension lines when plans are approved.

Map No. 6.3.4.1 : Proposed Electricity Distribution for 2030



Geographical Information Systems Division

Prepared Date : December 2018
 Updated On : 2018
 Source : Electricity Board Ratnapura & UDA Provincial Office - Ratnapura
 Prepared By : GIS Division

ELECTRICITY DISTRIBUTION - RATNAPURA URBAN DEVELOPMENT AREA
 Ratnapura Development Plan
 Urban Development Authority

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Street Lighting

Drainage and
Sewer Lines

Street Lighting

The proposed lighting is designed to be well distributed, illuminating routes and key features. It will be achieved from an 'Intelligent Motion Sensor Street Lighting Control System' (Smart/ Intelligent Street Lighting) that automatically activates when a car or pedestrian walk on the streets. The Linear Parks and walkways of New Town, Lake Round and river banks are needed to be covered with street lighting with the above mentioned technology. To be more specific, the light is automatically adjusted to an optimized minimum light level if there

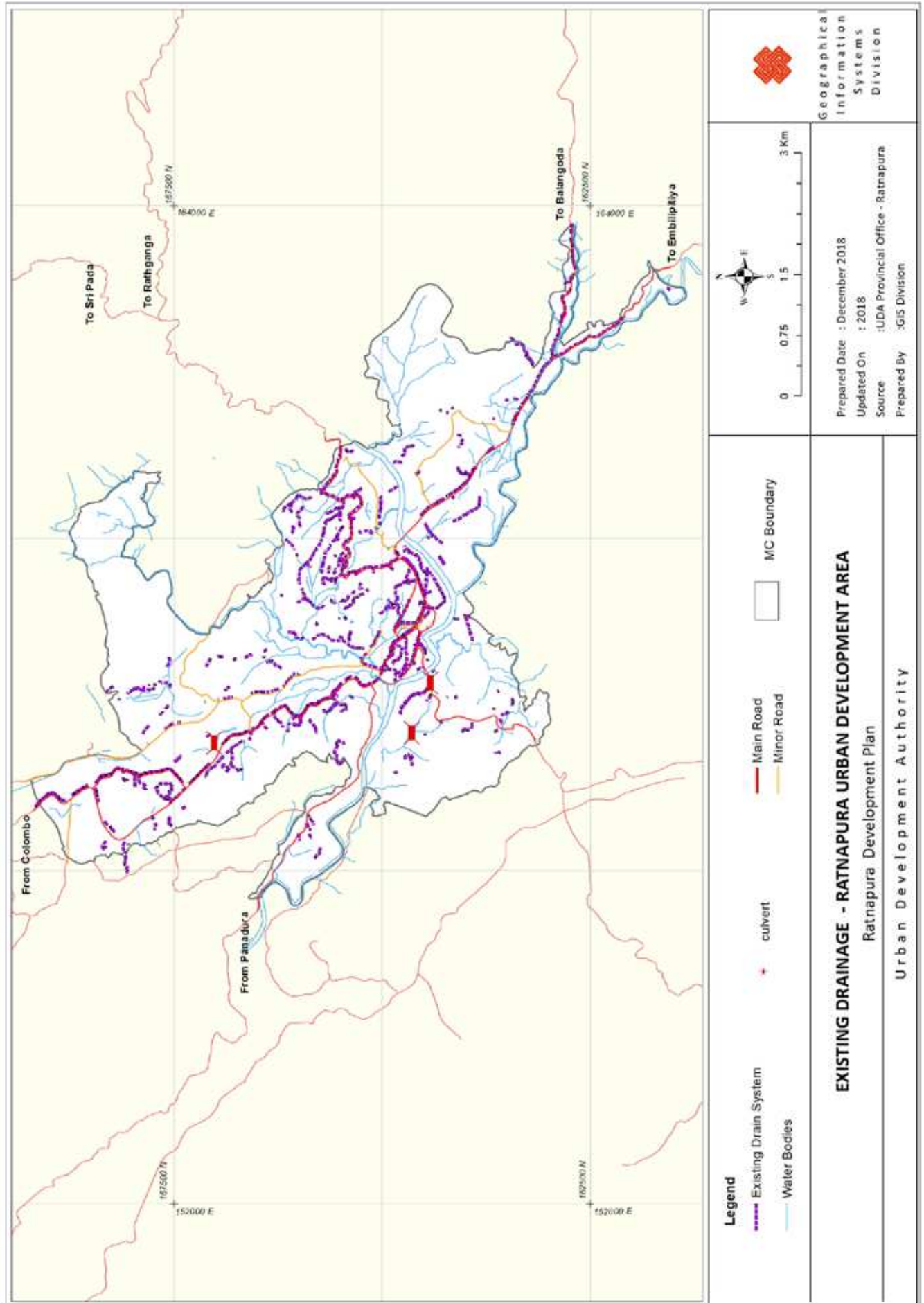


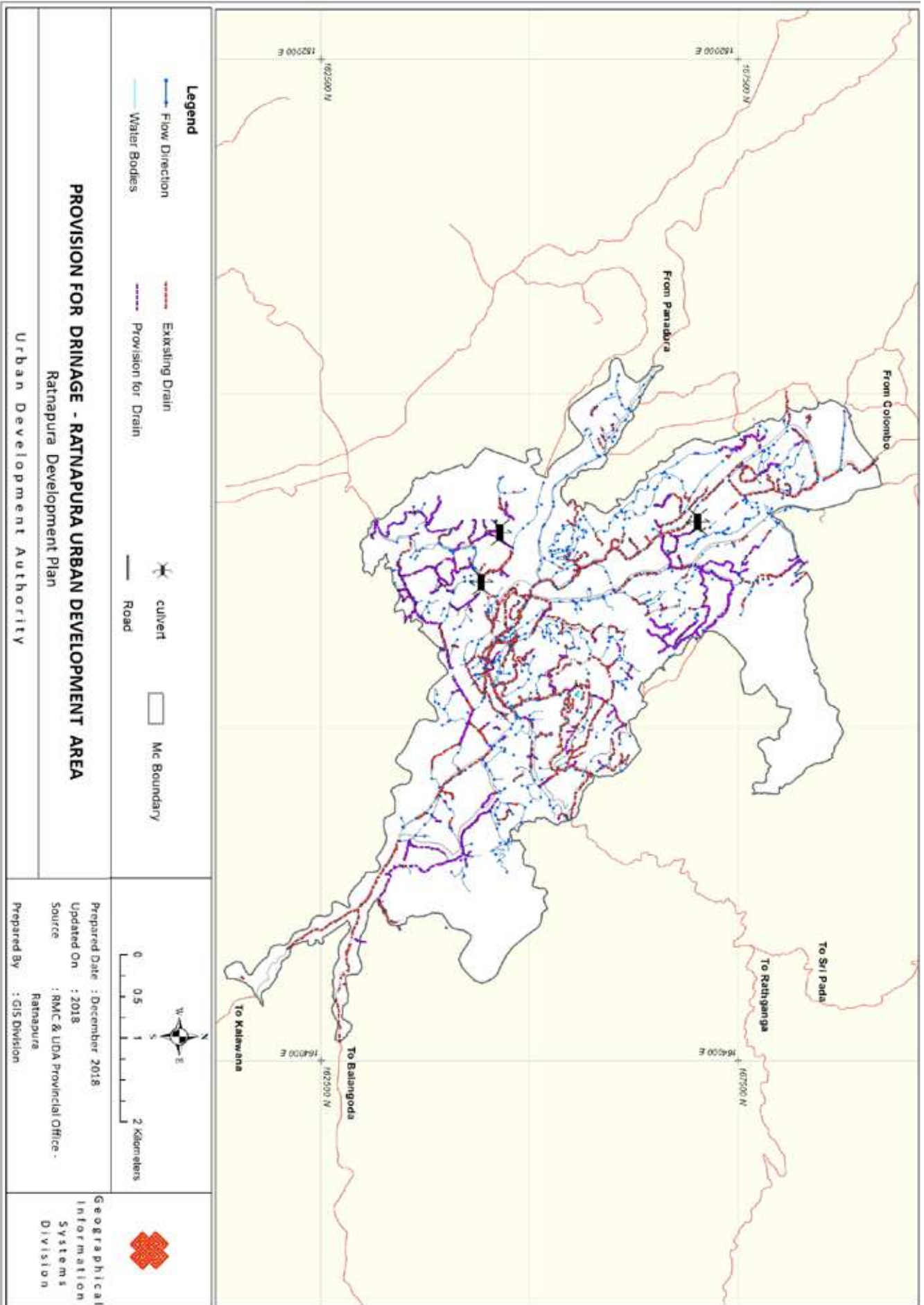
Figure No. 6.3.4.1 : Proposed Smart Street Lightning System

6.3.5. Drainage and Sewer Lines

The drainage system of the town area extends up to 31km. A part of it is remodified by the funds recieved from Asian Development Bank. Moreover, the area has elongated paralleled ridges which are systematical and being gentler towards the east. The drainage system is developed in a rectangular shape. However, the local drainage network is frequently changed due to gem mining, causing an impact on the flow direction and flow pattern of drainage network. Thus, introducing of a central sewerage system and counseling public to use only water-sealed toilets are advisable through this development plan to achieve its vision in 2030.

Map No. 6.3.5.1 : Flow Direction of Drainage System





6.3.6. Waste Management

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Municipal solid waste (MSW) is a term usually applied to a heterogeneous collection of wastes produced in urban areas, the nature of which varies from region to region (UNEP, 2005). MSWM refers to the collection, transfer, treatment, recycling, resource recovery and disposal of solid waste in urban areas (Schübeler, 1996). Mainly, urban wastes can be categorized into two major components: general waste and recyclable waste.

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Waste Management

There, MSW includes wastes generated from residential, commercial, industrial, institutional, construction, demolition, process, and municipal services.

Waste generation increases with population expansion and economic development. Improperly managed solid waste poses a risk to human health and the environment.

Existing situation of Ratnapura Municipal Council Area

According to the data provided by the Municipal Council, Ratnapura, the collection of solid waste per day is approximately 30 Mt tons. Composition of waste generation shows the table 01.

Table No. 6.3.1.1 : Composition of Solid Waste Generation - 2017

Waste type	Number of tons
Bio degradable (short term)	17.1
paper	1.8
wooden	1.8
Saw dust/paddy husk	1.8
Bio degradable (long term)	1.8
Polythene and plastics	1.8
Demolition waste	1.2
Metals	0.9
Slaughter house waste	0.6
Glass and others	1.2

Source : Municipal Council, Ratnapura

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Waste Management

COMPOSITION OF DAILY COLLECTION OF WASTE (TONS)

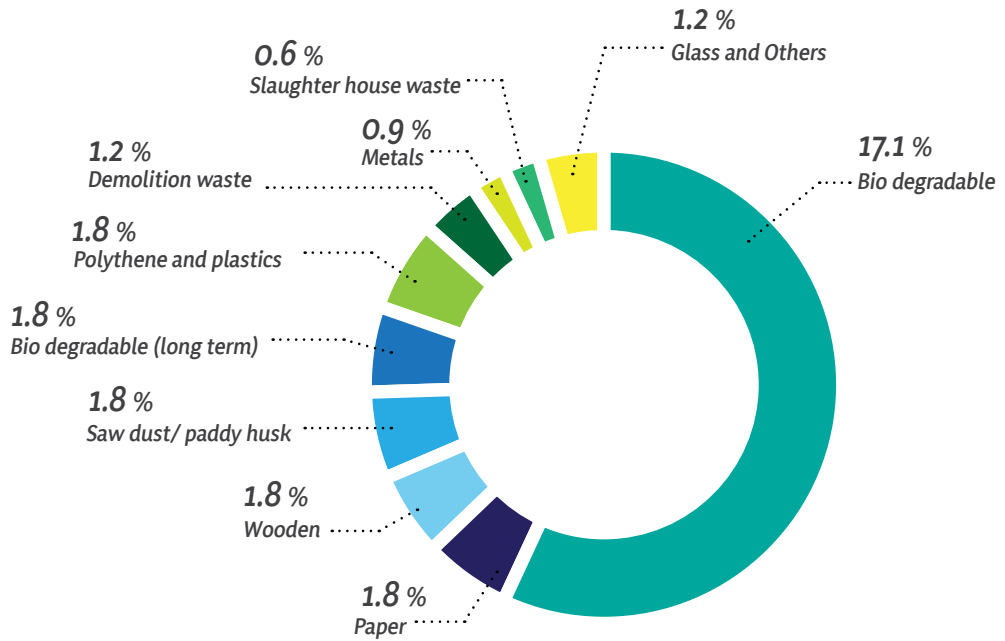


Figure No. 6.3.6.1 : Summary of Waste Collection - 2017
Source : Municipal Council, Ratnapura

The municipal waste composition varies depending on the community status. As well as the other areas of Sri Lanka organic part is high (63%) in the Ratnapura municipal council area also.

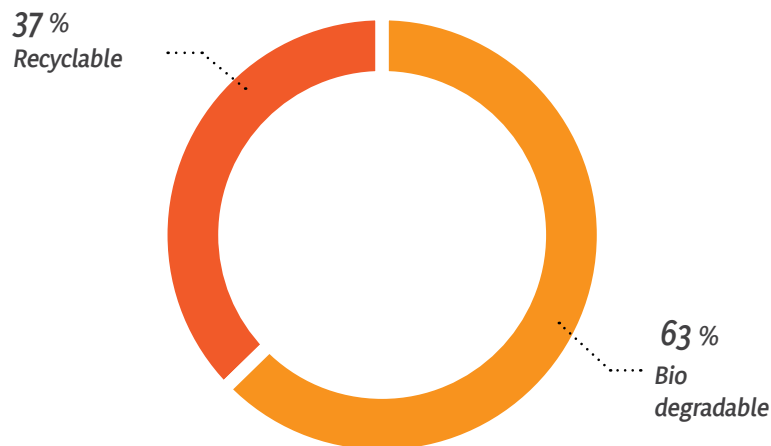


Figure No. 6.3.6.2 : Collection of Municipal Solid Waste by Type - 2017
Source : Municipal Council, Ratnapura

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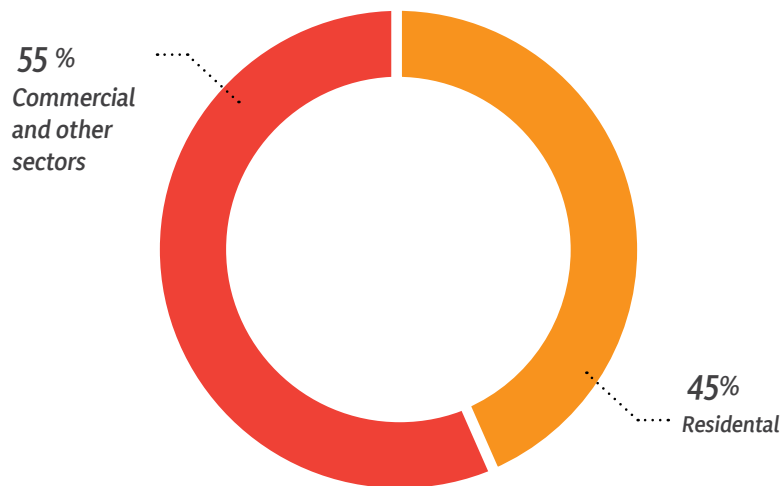


Figure No. 6.3.6.3 : Collection Municipal Solid Waste by Source of Origin - 2017
Source : Municipal Council, Ratnapura

Only 50% of the collected waste are sorted into organic and inorganic waste at the source of generation

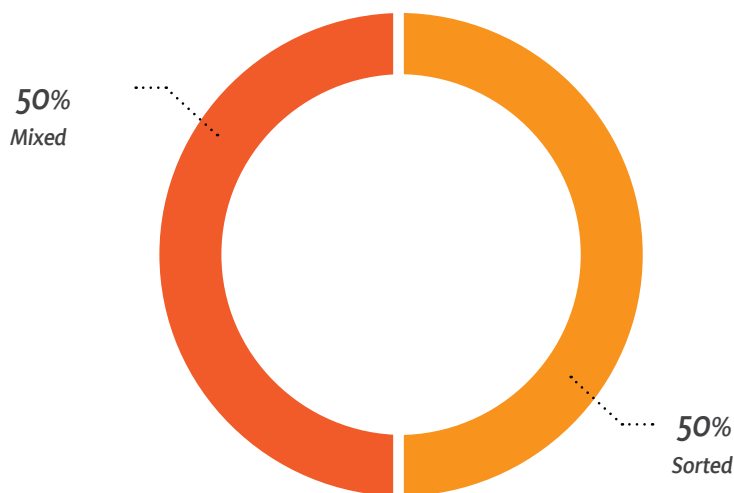


Figure No. 6.3.6.4 : Collection of Municipal Solid Waste by Type - 2017
Source : Municipal Council, Ratnapura

At present the MC practices to open dump the collected waste in Kanadola area in approximately 08 acres' land belonging to the municipal Council. Approximately 25 tons of generated solid waste are brought to this disposal site and at the site 12% (3 tons) of waste is used to produce compost fertilizer. 1% of the waste is being recycled and the rest is 84% (21 tons) and it is dumped without doing any treatment.

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Waste in the urban center, common areas and the areas located along main roads are collected daily as door-to-door collection. On the other hand, the waste in by roads are collected as 03 days per week. Further, Municipal Council has distributed compost bins in every household in Devalagawa GN division of the town limits.

There are about one People Health Inspectors, 04 health supervisors, 12 work supervisors and 15 drivers and 50 laborers for the process of collection and transportation of solid waste. Vehicles used for garbage collection includes 12 tractors, 14 trailers, 02 compactors, 2 hand carts and 01 hullers. (Source Ratnapura MC)

Municipal Council earns approximately Rs. 300,000 per month by selling recyclable materials like plastic, poethylene, tin, iron, cardboard and paper to the buyers. They produce 40,000 kg of compost fertilizer per month by using biodegradable waste.

Population of the area in 2011 was 49,083 and in addition to these, there are approximately 20,732 household units. Average per capita waste generation per day is 06Kg within the MC limits. The forecasting population for the year 2030 will be 64,340 and it is estimated that the forecasting waste generation will be 38 tons.

Identified issues

1. Shortage of vehicles and equipment for collection, sorting, transport, processing, and transfer of waste to disposal sites.
2. Lack of sufficient space for existing compost yard to cater generated bio degradable waste.
3. Lack of storage facility and sorting area for recyclable items.

At present Municipal council has no sufficient resources to manage daily collected waste. Approximately 23 Mt of solid waste is disposed at Kanadola dumping site. Disposal of waste in to the land situated at Kanadola area where 3 km away from the town doesn't carried out according to an environmental friendly way. Disposing of waste without segregation has been created many health issues.

The Projection of Solid Waste Generation

Waste generation of Ratnapura MC area in future will be based on housing need, commercial need and commuter need including tourism and recreational activities. Additionally, the town will have seasonal waste generation based on Saman Dewala Perahera season in August/ September.

Table No. 6.3.6.2 : The projection of solid waste generation for 2030

		Ton per day	Ton	Total (Ton)
Existing Residual Population (2017)	49,083	0.00110231	54.10468173	54.10468173
Commuting Population	100,000	0.000220462	22.0462	22.0462
Expected Residual Population (2030)	64,340	0.00110231	70.9226254	70.9226254
Expected Commuter Population (2030)	150,000	0.000220462	33.0693	33.0693
Seasonal Requirement (per Day)	100,000	0.000220462		22.0462

Source : Urban Development Authority

- Waste generation based on the assumption of waste generated per capita per day is 1 kg
- Commuter waste generation based on the assumption of waste generated per capita per day is 20% of its consumed daily quantity
- Seasonal waste generation based on the assumption of waste generated per capita per day is 20% of its consumed daily quantity

Waste Management

(I) Strategy 1 - Reduction of Waste Generation

Introduce methodologies to encourage domestic, commercial and industrial sectors for reduction of waste generation.

- (a) Awareness-creation and education programme will be organized in public places and schools to educate and mobilize the citizens to apply the principles of 10Rs and minimize waste and particularly to discourage the excessive use of polythene and plastic products.
- (b) Where possible, the users will be encouraged to re-use polythene and paper. The use of material and products such as plastic and paper plates, cups and serviettes should be discouraged through public campaigns. Instead, the use of conventional and more permanent material like ceramics crockery and cloth napkins will be promoted. The restaurants, hotels and institutions should be encouraged to use re-usable material to the best possible extent.

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- (II) Strategy 2 - Maximize Resource Recovery
- (a) Segregation of waste at the point of origin i.e., house, office, school or institution, etc. Local authority directs the households, shops and institutions not to mix recyclable waste with biodegradable waste and will encourage them to keep the properly designed bins labeled separately according to the National colour code for collection by the informal sector recyclers or by the local authority.
- *Biodegradable (Food) – Green*
 - *Paper – Blue,*
 - *Plastic – Orange,*
 - *Metal – Brown*
 - *Glass – red*
- (b) Regular education and public awareness sessions should be organized in each locality with the help of residents' associations and other NGOs. Though such sessions, 'No separation-No collection' policy must be communicated and adopted using participatory techniques.
- (III) Strategy 3: Promote conversion of all short term biodegradable waste material into compost and promote community participation to ensure sustainable composting
- (a) Composting of bio-degradable waste should be promoted. Bio-degradable matter from residences and small scale generators should be composted at the point of origin using composting bins, and other appropriate and low-cost technologies that can generate energy or manure. Home composting should be encouraged for purchase of compost bins.
- (b) Biodegradable waste from large scale generators (some hotels, restaurants, hospitals, markets etc.) and residences where home composting is not practical should be composted in decentralized composting plants with simple technologies like windrowing, static files etc.
- (IV) Strategy 4 - Facilitate environmentally sound, economically feasible appropriate waste treatment technologies to treat all non-biodegradable waste
- (a) Introduce an awareness programme at all levels to promote reuse practices
- (b) Return of Recyclable material to the market.

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- (c) The Municipal Council should be facilitating the services provided by the private informal sector. This is the sector that organizes the recycling of city waste. Therefore, as an integral part of the SWM strategy, the Council will facilitate its operations through registration of these service providers, regular consultation with them, collaborating with NGOs to recognize rag-picker associations and issuing an identity card system to provide recognition and legal protection to the group.
- (d) The Council should be encouraged recycling as a livelihood and facilitate area-based waste recycling enterprises and coordinate different recyclers and help improve their capacity. It will also and recognize and network the CBO's and other resident level waste recycling and purchasing agents and also encourage the entry of Community Based Organizations.
- (V) Strategy 5 - Institutional mechanisms should be established to prevent hazardous biomedical / healthcare waste entering the municipal waste stream
 - (a) Make mandatory source segregation of Healthcare waste
 - (b) Establish mandatory requirement for treatment of waste to convert healthcare waste in to non-infectious, material before final disposal or discharging
 - (c) Establish final disposal option for Health Care Waste eg: Incineration
 - (d) Establish institutional mechanisms at all healthcare institutions to ensure that waste is treated and disposed by an authorized facility, with a monitoring mechanism
- (VI) Strategy 6 - E-Waste Management

E-wastes are considered dangerous, as certain components of some electronic products contain materials that are hazardous, depending on their condition and density. The hazardous content of these materials pose a threat to human health and environment. Discarded computers, televisions, VCDs, stereos, copiers, fax machines, electric lamps, cell phones, audio equipment and batteries if improperly disposed can leach lead and other substances into soil and groundwater. Many of these products can be reused, refurbished, or recycled in an environmentally sound manner so that they are less harmful to the ecosystem. hazards of e-wastes, the need for its appropriate management and options that can be implemented.

- (a) Hand over Electronic Waste to a Certified E-Waste Recyclers

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(VII) Strategy 7 - Strengthen Waste Collection and Transport System

- (a) Introduce door to door collection system.
- (b) Create awareness among public about waste collection time schedule.
- (c) Introduce horn bell collection system - The collection truck plays music to inform residents of its approach. Residents come out with dustbins or bags.
- (d) Provision of necessary instruments / equipments for Local Authority where compost sites are being operated.
- (e) Use compartmentalized vehicles.
- (f) Use handcarts to reach places inaccessible by large vehicles.

(VIII) Strategy 8 – Establishment of Sanitary Land fills

Land filling should be limited to non-recyclable, non-compostable and inert material generated through the waste treatment process. Sanitary landfill for disposal of residue by using appropriate technology in line with minimization of impact on health and environment. Moreover, It has identified optional areas in Rambukkanda and Kanadola for this. (Map No. 6.3.6.1)

(IX) Strategy 9 - Awareness programmes

The public corporation and the public participation are other important facts. A proper SWM can start in the household level by the implementation of 10R concept to give an effort to minimize the waste. Reduce and Reuse practices should be built within the public through awareness programmes and health related workshops.

- (X) Strategy 10 - Regular monitoring and evaluation systems should be established to ensure system improvement

Solid Waste Management Strategy

- *STRATEGY 1.1*

Systemize the waste collection

- a. *Bell Collection System*

Allowing waste compactors to collect waste by door to door system in selected days of the week falls for this category. Community base awareness program for reduction and reuse of waste at house hold level, Community base program for improving composting at household level and improve community participation in source – separation of waste also needed to be happen simultaneously.

- b. *GPS Technology*

Controlling vehicle activity based on safety, advanced vehicle performance data, responsive service, boost billing accuracy, reduce fuel consumption and maintenance costs are the benefits of using GPS technology.

- c. *Introducing Mobile Application*

It will improve communication between general public and drivers (waste collectors), and reduce route times. These kind of apps allow users to manage their waste and recycling, find nearby locations for pick-up, discover industry news and insights and increase their knowledge about where items should go to avoid landfill buildup.

- *STRATEGY 1.2*

Make compulsory of waste segregation

- a. *Bio-degradable waste*

Composting method can be used for bio-degradable waste. School base and household base awareness program on waste management can be used for it. Simultaneously, expansion of existing compose yard at Kanadolato cater extra 10 tons of degradable waste is possible at present.

- b. *Recycle waste*

It is better to use 'Further Segregation' method by arranging the centers for it. The recycle waste can convert into financial resource after that. Also Construction of sorting area and storage facility for recyclable items also needed to be done simultaneously.

- c. *Land Filling waste*

This method can be used to constructing roads and creating various products. Rambukkanda Site (05 acres) is an ideal solution for the sanitary landfilling method. simultaneously.

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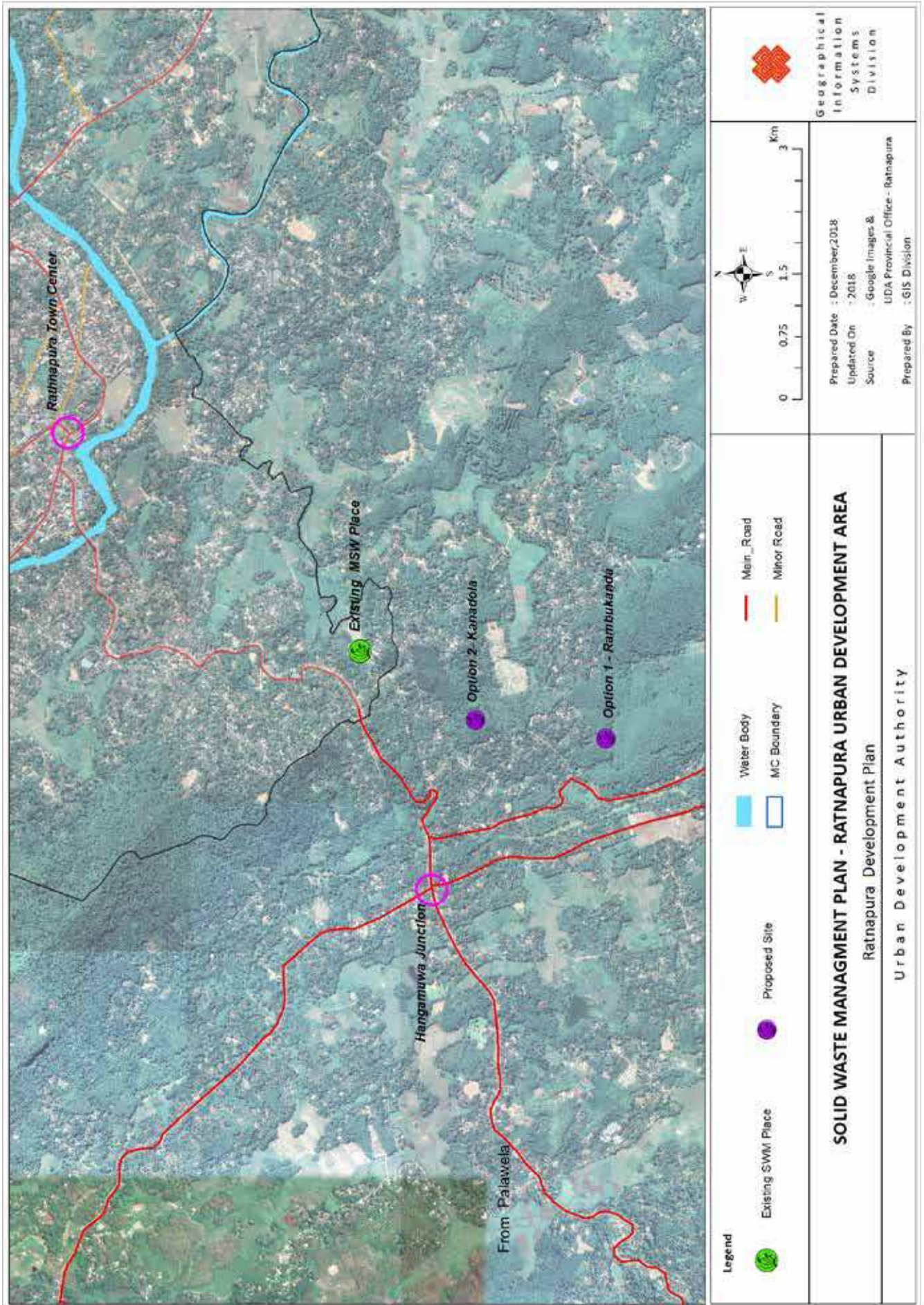
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Waste Management

Table No: 6.3.6.3 : Solid Waste Management Plan - RMC (2030)

Items	Indicator	Situation 2017	Target
1. Waste Minimization (Reduction of discharge amount)	Number of household doing onsite home compost	6% (2014)	10%
2.Compost production	Receiving waste amount for offsite composting (ton/day)	2.3 ton/day	15 ton/day
	Compost production at Kanadola (ton/month)	2.3 ton/month	15 ton/month
3. Recycling	Sales amount of recyclable wastes at Kanadola (ton/day)	0.14 ton/day	10.5 ton/day
4. Awareness	Percentage of 5 separation categories at generation level	0 %	80 %
	Number of annual awareness rising programs on SWM in 15 divisions	3	15
5.Training/ education	Number of training for staffs of RMC	Not regular	biannually
6. Waste disposal	Final disposal amount (ton/day)	47.3 ton /day	27.2 ton/day
	Acquisition of a Rambukkanda land and construct a sanitary landfill	Proposed	To be achieved

Map No : 6.3.6.1 : Proposed Solid Waste Management Sites for 2030



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Economic
Development Strategy

6.4. Economic Development Strategies

Ratnapura Economy structure has been based on two towns called old town and new town. The economy based on old town and new town, but the catchment of each town is different. Old town mainly catering for local population and new town catering for the entire province due to administrative activities. (Refer map no. 6.4.1) The economic activities happening on nodal points and along the arteries and the gem industry works as the base resource of the Ratnapura economic structure.

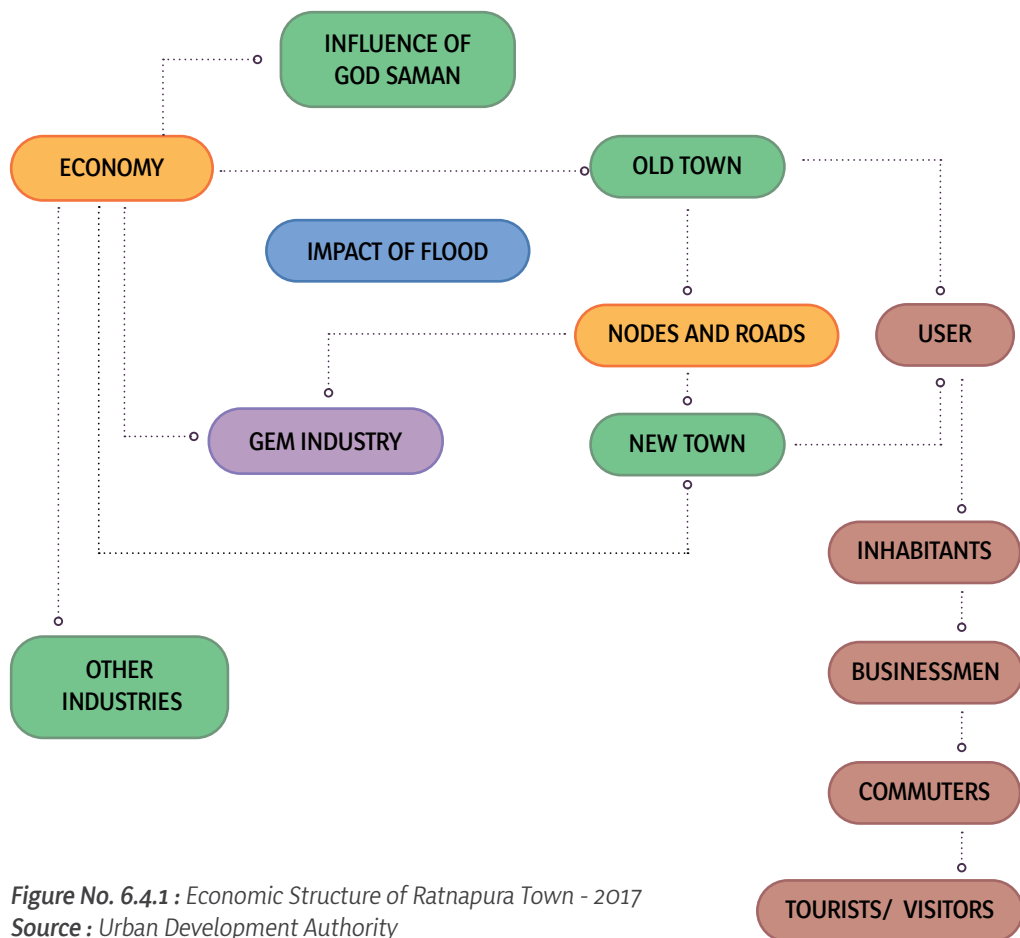
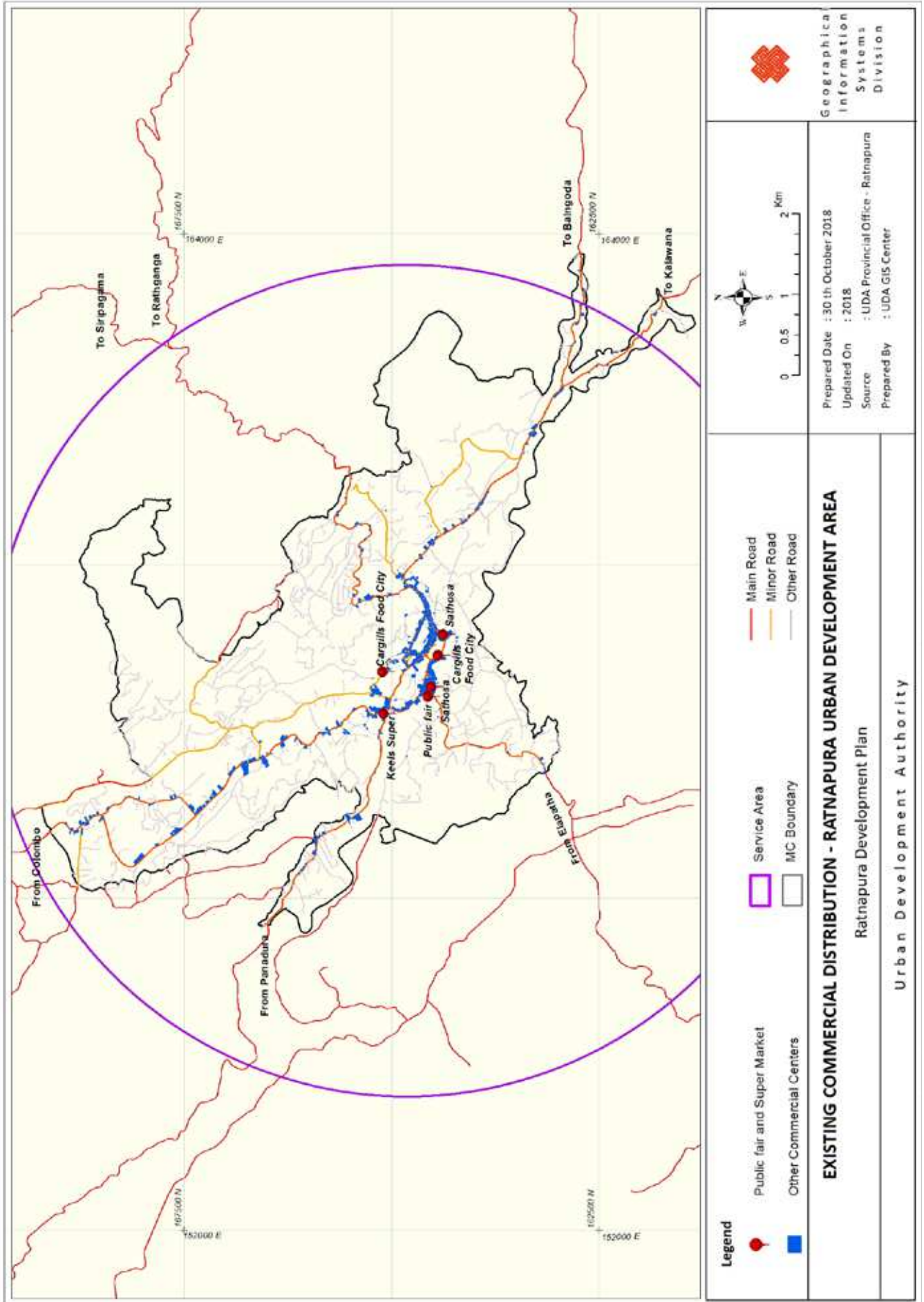


Figure No. 6.4.1 : Economic Structure of Ratnapura Town - 2017
Source : Urban Development Authority

Gem Industry owned a significant place in Ratnapura economy since pre-colonial period. It is in the 5th place of the export economy in Sri Lanka according to the statistics of the latest report of Central Bank. 3% of contribution to the national economy is from Gem industry at present. (Refer annexures for more details) At present, 25 % of the gem trading industry is Ratnapura traders and 30% of the miners belong to Ratnapura while others come from various parts of the country according to the Gem & Jewelry statistics. Thus, using this base resource to thrive the economy and linking it with the cultural and environmental identity to strengthen the local economy is the economic development strategy of Ratnapura Urban Development Plan.

Map No : 6.4.1 : Existing Commercial Distribution (2018)



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Concerning the vision of 2030, economic development strategy facilitates to the four main pillars of the Ratnapura economy to flourish.

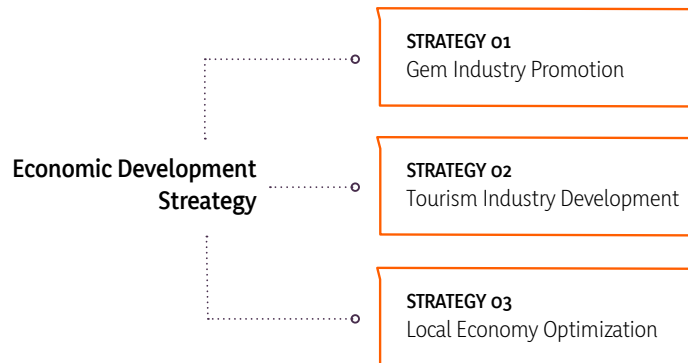


Figure No: 6.4.2 : Economic Development Strategy

- Strategy 01
Gem Industry Promotional Strategy

According to the vision of "The Gem City of Sri Lanka in Greens", the economic development strategy has to offer priority to gem industry promotion. At the same time, the first goal of the plan is Make Ratnapura, 'The National Center for Gem related business in Sri Lanka'. To achieve that goal, it is needed for facilitating Gem Industry to contribute GDP by 7% share by 2030 and facilitating the Gem related activities with an attractive environment/streetscape.

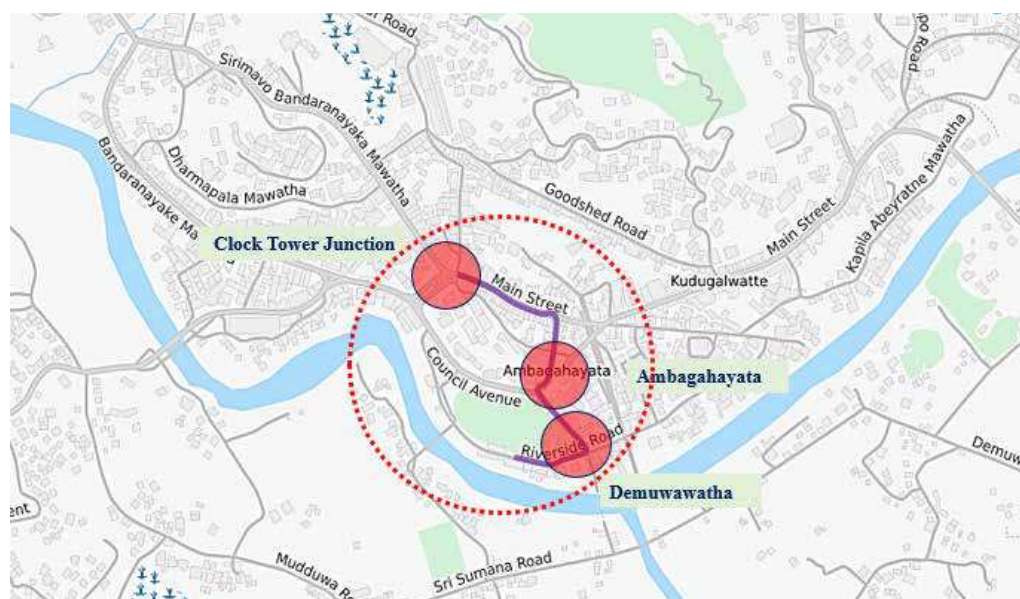


Figure No. 6.4.3 : Existing Gem Nodes and Streets - 2017
Source : Urban Development Authority

- **STRATEGY 1.1**
Diversify the Income Generating Sources Related with Gem Culture

Gem culture has been established already with the places and processes but for generating more income, it is needed to diversify the income generating sources linked with Gem culture. Since the gem market has been seized to Beruwala and other areas by this time, the gem culture still lays on Ratnapura with traditional mining, identical nodes and streets, specific time periods, etc. Thus it is needed to convert this value of gem culture into income generating sources rather than dragging gem trade to Ratnapura back. But in a long run, Ratnapura will be the trading hub when it gets facilitated with the necessary physical infrastructure for gem trading.

Physical Development Needs

- *Easy access to Ratnapura with less time of arriving*
- *Market space for international gem community*
- *Refreshment places for the businessmen*
- *Accommodation facilities for the international and national businessmen*
- *Gathering spaces*

Market Needs

- *Luxurious boutique spaces and demonstration areas*
- *High end local gem shops*
- *Rating space for the congested market & tool shops*
- *Extended market space*
- *Small shops with hand crafted jewelry items*
- *Customized products, spaces for local entrepreneurs to exhibit their businesses*
- *DIY* gem cutting and demonstration area (traditional/international)*

**DIY is the activity of decorating, building, and making fixtures and repairs at home by oneself rather than employing a professional.*

For these needs Ratnapura Urban Development Plan will provide spaces through zoning regulation and special projects.

1. Construction of Ruwanpura Expressway
2. Redevelopment of Main Street, Shaviya Mawatha and Demuwawatha Streets as Gem Streets and facilitate those streets with relevant streetscape with gem identity
3. Promote Main Street for high end local gem shops
4. Promote Shaviya Mawatha for local gem shops
5. Promote Demuwawatha for DIY* gem cutting and demonstration area, (traditional/international)
6. Convert Luxmi Cinema Complex (abandoned) into a gem related commercial project with rating spaces and tool shops

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7. Development of Food City Premises as a gem square (an open space) for extending gem market
8. Development of Frank Hettiarachchi Mawatha to facilitate gem related jewellery business with necessary streetscape
9. Provide more spaces for gem related activities through zoning regulation with special guidelines
10. Construction of a gem tower in Post Office premises to enhance the identity and promote commercial and communication activities.

- **STRATEGY 1.2**

Convert Historical Buildings for Facilitating Gem Culture

Gem industry needs supportive factors to be thrived as museums, auction spaces, restaurants and accommodation. Ratnapura has around 15 historical buildings which can be converted to be used as refreshment spaces and accommodation spaces which facilitates to gem culture. It will give a feeling of a gem city to the business personnels who comes to Ratnapura for trading purpose.

1. Renovation of Dutch Fort and change use as the National Gem Museum with conference halls and auction facilities
2. Renovation of Library building and change use as a restaurant/ refreshment space for gem businessmen
3. Renovation of Police buildings and change use as a restaurant/ refreshment space for gem businessmen

- **STRATEGY 1.3**

Connect Tourism Activities with Gem Culture

Gem industry will be populated if it gets supported by tourism culture while it has all the resources to do so. Thus, linking tourism activities with the iconic gem culture is needed.

- Facilitating to exploring traditional gem mining culture
- Facilitating to explore and experience further about gem varieties
- Facilitating to learn further about gem related jewelry production
- Facilitating to buy gem related jewelry productions

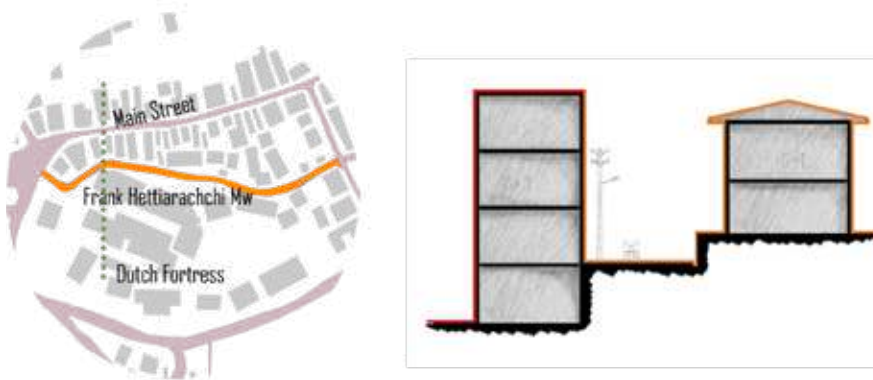


Figure No. 6.4.4 : Frank Hettiarachchi Mawatha as a Jewellery Street

- **STRATEGY 1.4**
Provide Educational and Training Opportunities for Gem Related Studies

There is no specific space for learning about gems in a scientific way for the beginners and the people who interested on it. Ratnapura Urban Development Plan will provide space for those people to learn and explore more about it.

- Establishment of a National Gem Museum at Dutch Fort
- Promotion of gem training center at Hidellana

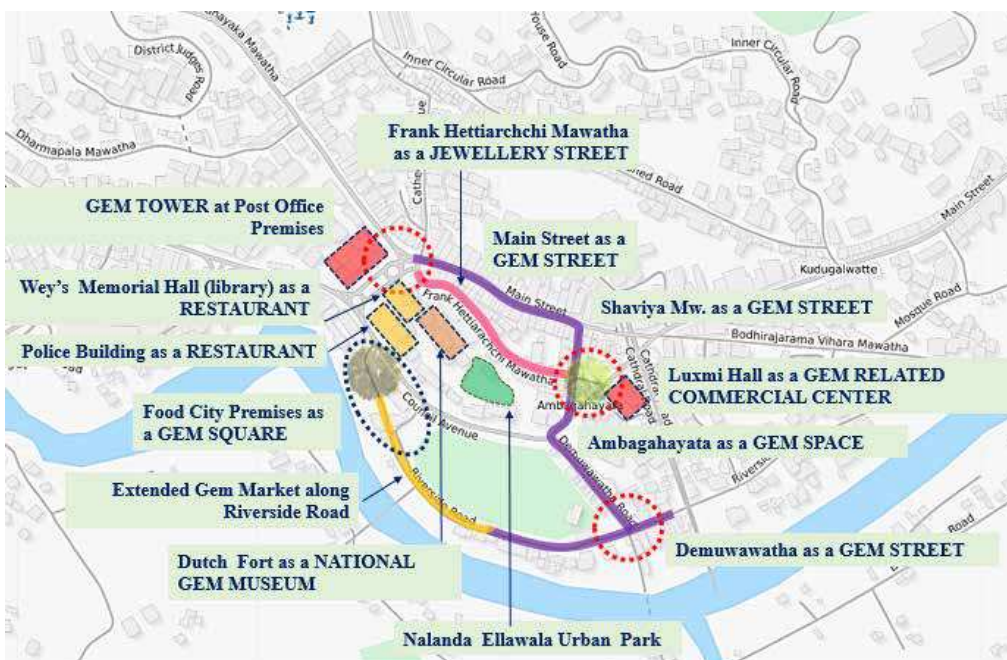


Figure No. 6.4.5 : Proposed Gem Nodes, Streets & Squares with Facilities for 2030

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- *Strategy 02*
Tourism Industry Development Strategy

Create Ratnapura, 'An attractive Destination for Visitors of Sri Lanka' is the second goal of the Ratnapura Urban Development Plan. To achieve that goal, facilitating to enhance green space up to 40 %, facilitating to enhance the archeological value of cultural and historical sites of Ratnapura and convert it into economic value as well as facilitating to attract 100,000 tourists per annum for boosting the gem related eco-tourism by 2030 are needed. Additionally, facilitating to create a vibrant city space is another objective of the goal of creating a livable city.

- *STRATEGY 2.1*
Provide an alternative transport mode to access Ratnapura

Ratnapura needed to have an alternative transport mode when it focused on tourism development since it has only one mode of transport (A 004 road) by now. Being located in a valley and surrounded by a mountain range make the situation hard but introducing a sea plane destination would not give a harmful effect in the long run.

1. Introducing a sea plane destination based on Weralupa Water Retention Lake

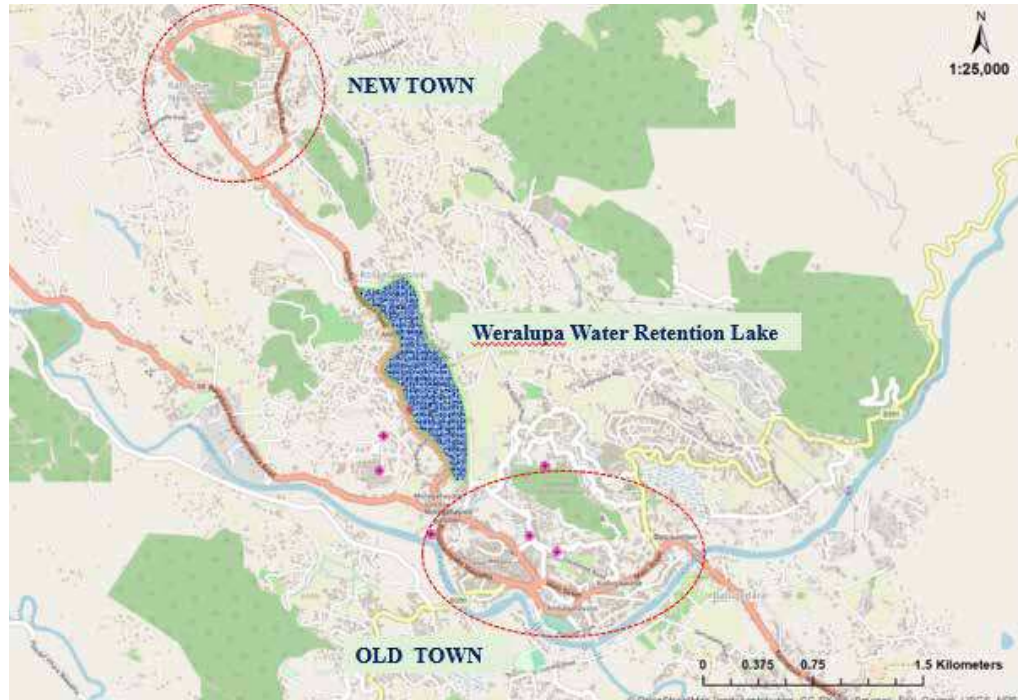


Figure No. 6.4.6 : Weralupa Water Retention Lake

- **STRATEGY 2.2**
Convert Historical Buildings to Facilitate Accommodation and Refreshments

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Tourism industry needs to be flourished with the supportive factors of restaurants and accommodation. Ratnapura has around 15 historical buildings which can be converted its use as refreshment spaces and accommodation spaces which facilitates to tourism culture. It will give an identical feeling to the tourists who comes to Ratnapura for recreational purpose.

1. Renovation of Ayurveda office building and change use as a restaurant
2. Renovation of Ehelepora Harem and change use as a restaurant
3. Renovation of Health Director's Bungalow as a guest house
4. Renovation of DIG office building at Muwagama and change use as a guest house
5. Renovation of District Judge's Bungalow and change use as a guest house
6. Renovation of Former Chief Minister's Bungalow and change use as a guest house
7. Renovation of District Engineer's bungalow and change use as a guest house



Figure No. 6.4.7 : Historic Buildings Conversion

- **STRATEGY 2.3**
Developing a Blue Green Network to promote Tourism

The Blue Green Network Strategy aims to create an attractive and environmentally sustainable urban environment that also provides more economic opportunities while addressing the threats from flooding and future climate change. It will be based around waterways (blue) and parks (green). These are managed together through a combination of infrastructure, ecological restoration and urban design to connect people and nature across the city.

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The strategy focuses on four themes which are :

Theme 1 – Enhancing ecosystem services and ecological connectivity

Theme 2 – Providing opportunities for economic development

Theme 3 – Connecting communities

Theme 4 – Protecting communities from natural hazards

The Strategy identifies Kalu River as the major water way and it has the potential of providing the greatest opportunity for recreational and economic development as a primary corridor. Work around minor waterways would focus on creating ecological corridors that support biodiversity and increase public amenity throughout the city. Cross city connections will link suburbs away from waterways with green space, schools and other facilities.

Implementing the Strategy would reduce the problems caused by flooding, enhance and help to restore ecological corridors and stream edges, improve water quality, increase “sense of place”, and connect people and places together. It would also seek to respect and provide acknowledgement of Ratnapura cultural and historical values and may also lead to economic development and an increase in tourism opportunities.

1. Construction of Weralupa Water Retention Lake
2. Construction of Weralupa Ground
3. Construction of Aqua Base Theme Park near the Weralupa Ground Premises
4. Construction of Wetland Park at Lenthadiya Premises
5. Development of Pompakele Urban Forest and Angamma Forest Reserve to facilitate bio-diversity investigation for school children and researchers
6. Redevelopment of the natural swimming pool at Pompakelaya
7. Construction of Spice Garden at Weralupa.
8. Construction of river port series at identified locations and introduce water taxi service.

a. Phase 1

- I. Main River Port – Existing Children's Park behind the Seevali ground conversion to a river port
- II. New river port construction near hanging bridge close to Saman Dewalaya

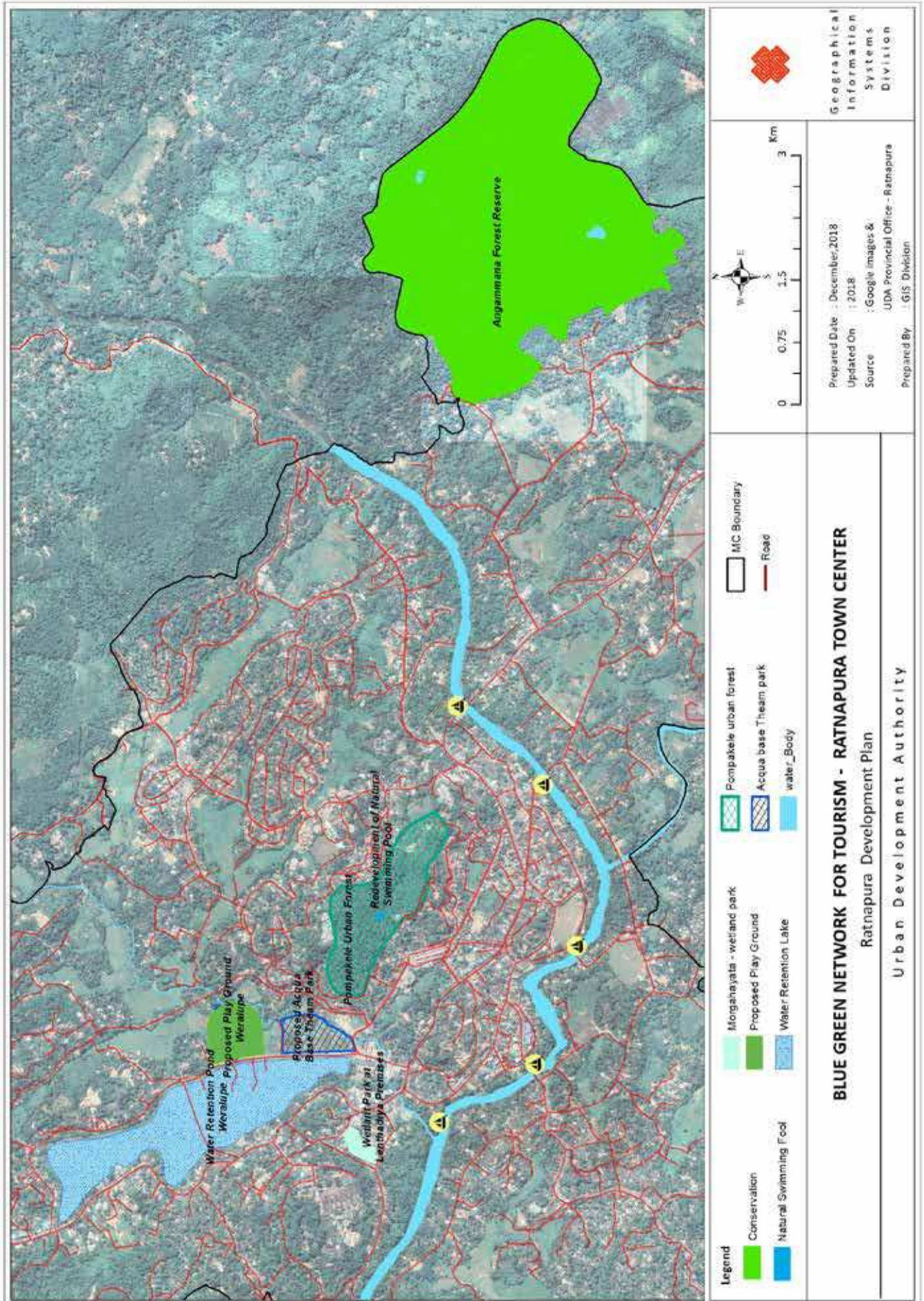
b. Phase 2

- I. New river port construction near Warakathota Bridge

c. Phase 3

- I. New river port construction at Kudugalwatta
- II. New river port construction at Ayurweda Junction
- III. New river port construction at Kotambegawa

Map No. 6.4.2 : Creating Blue Green Network for Tourism Development



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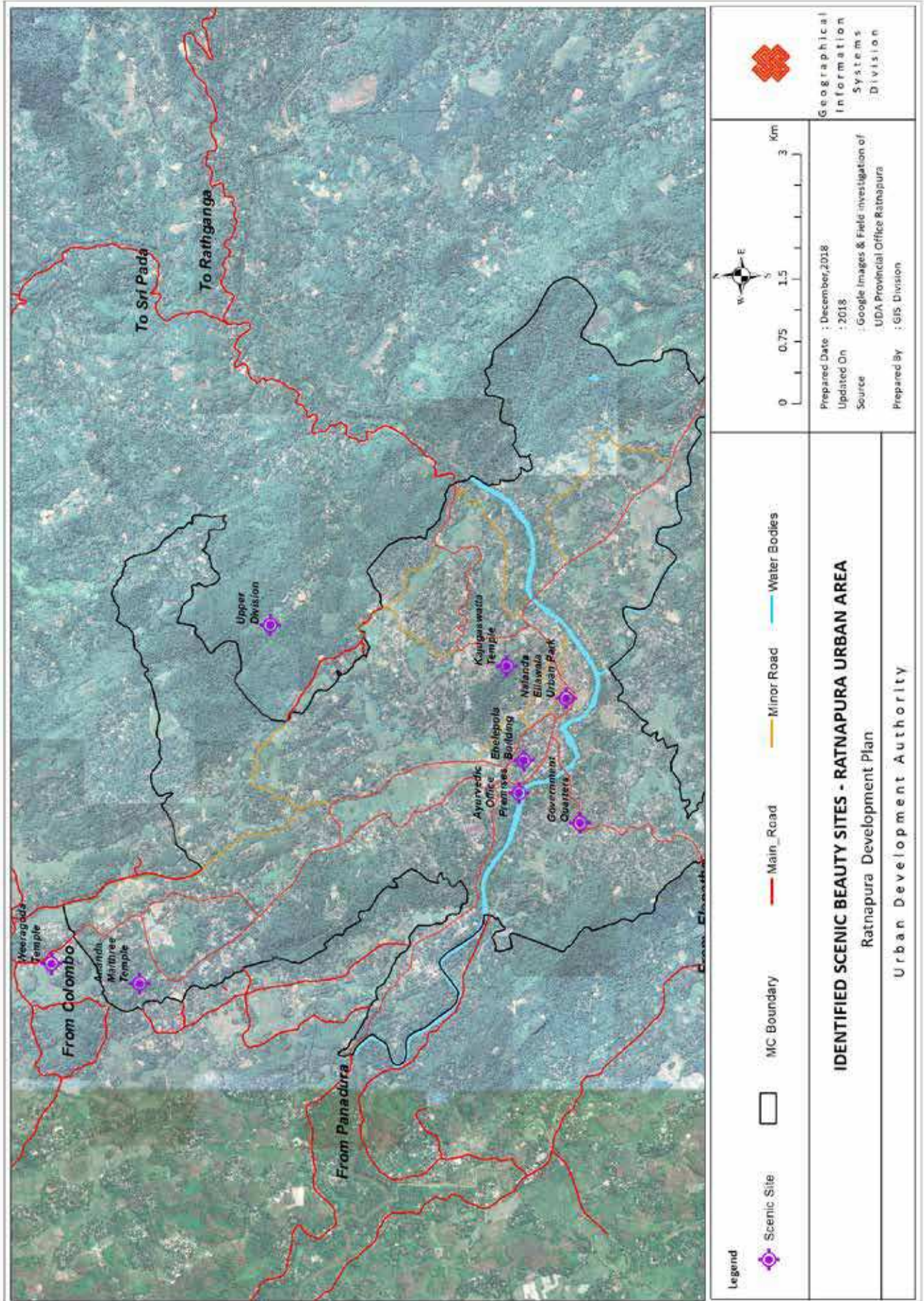
- **STRATEGY 2.4**
Developing Scenic Spots to promote Tourism

A scenic spot is the spatial carrier of all tourism activities, a place focusing on tourism and relevant actions and an independently administered area possessing matching tourism facilities and providing equivalent tourism services. Thus, sustainable development of scenic spots emerges to be an important area on the tourism development. Moreover, the sustainable development of tourism occupies a dominant position in Sustainable Development Goals (SDGs) of the whole world at present. In the opinion of the World Tourism Organization (WTO), sustainable development of tourism should not only meet existing demands from scenic spots and tourists but also meet future ones. Expected outcomes of this strategy are, strengthening the competitiveness and improving the sustainable capacity of the identified scenic spots.

Table No. 6.4.1 : Scenic Sites Development for 2030

Name of Scenic Site	Main Attractions or Activities	Development of Promotion
Ananda Maithree Temple premises	Hilltop	Preservation of scenic areas and view sheds
Kajugaswatta Temple Premises	Giant Buddha Statue, Hilltop	Preservation of scenic areas and view sheds
Weeragoda Temple Premises	Giant Buddha Statue	Preservation of scenic areas and view sheds
Nalanda Ellawala Urban Park	Urban Scenery	Additional artwork and landscaped gardens could contribute to the scenic quality of the site.
Ehelepola Harem	Urban Scenery	Additional artwork and landscaped gardens could contribute to the scenic quality of the site.
Ayurveda Office Building (near Moragahayata Bridge)	River Scenery	Additional artwork and landscaped gardens could contribute to the scenic quality of the site.
Former Chief Minister's Bungalow Premises (Near Government Quarters at Muwagama)	Hilltop	Additional artwork and landscaped gardens could contribute to the scenic quality of the site.
Upper Division of Mahawalawatta	Hilltop	Additional artwork and landscaped gardens could contribute to the scenic quality of the site.

Map No. 6.4.3 : Scenic Beauty Sites



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- **Strategy 03**
Local Economy Optimization

Local Economy Optimization is more than just economic growth. It promotes participation and local dialogue, connecting people and their resources for better employment and a higher quality of life for both men and women living in the urban space.

- **STRATEGY 3.1**
Facilitating the shopping street culture of Ratnapura city

Pedestrian-centric shopping culture makes it easier for people to access goods and services and makes the city more vibrant. Therefore, the development of this shopping street culture on a previously underutilized space in the city center with proper planning and management can bring many economic benefits to the city. Correspondingly, developing church road as a free space for pedestrians and vehicular movement within the city is expected to through this development.

1. Commercial development of underutilized city center space, promoting shopping street culture
2. Church Road development to facilitate pedestrian and vehicular flow of the city



Figure No. 6.4.8 : Church Road Development

- **STRATEGY 3.2**
Facilitating to the existing commercial structure of the town

Ratnapura Town is a base for wholesale and retail industry since the municipal council area surrounded by extremely rural population (nearly 80%). Moreover, the textile industry, public fair which happens daily basis and banking with other financial activities are based on Ratnapura Town. Thus, it needs to be facilitated to the existing commercial structure in order to sustain the catchment of those.

1. Construction of a multi-purpose commercial building adjacent to the Seewali Ground
2. Redevelop the Public Fair Complex as a three-story building and facilitate it with sanitary facilities and other necessary facilities
3. Commercial complex at Polhunuwe Premises, Good shed Road
4. Construction of a Hela bojnhala (local food cafeteria) at Nagahamuttettuwa Premises
5. Economic efficiency through clustering the activities to promote wholesale and retail business
6. Giving or allowing to have compatible uses through zoning guidelines

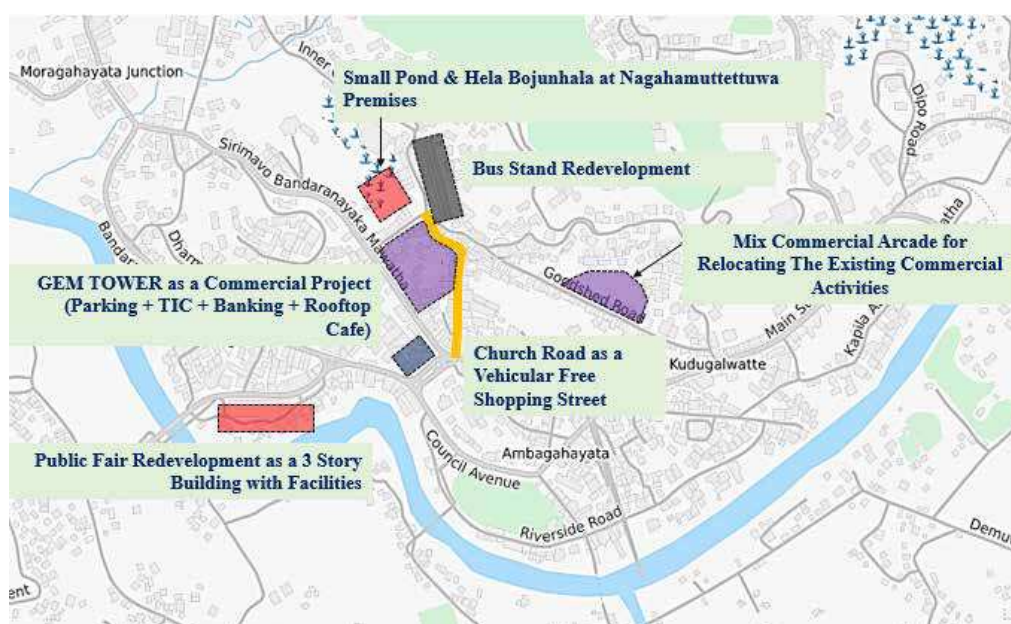
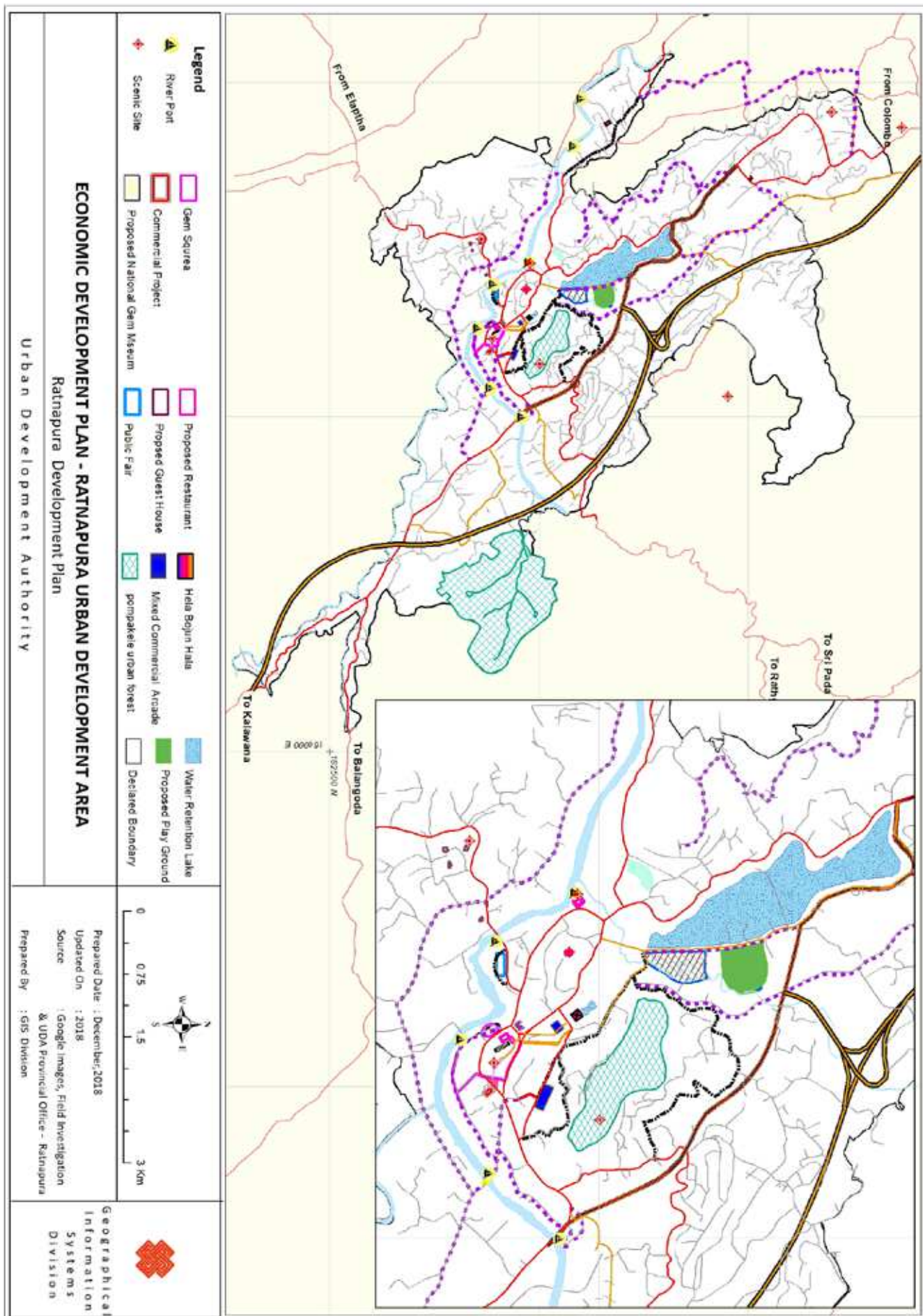


Figure No. 6.4.9 : Economy Optimization Projects for 2030

- **STRATEGY 3.3**
Zoning regulation

Within the Zoning regulation process, Ratnapura municipality area has divided into 10 zones in which certain land uses are permitted or prohibited. The type of zone determines whether planning permission for a given development is granted and whether it would facilitate the local economy optimization at the end.



6.5. Environment Sustainable Strategies

Ratnapura is the gateway of hill country and it belongs to the central fragile area as per the National Physical Plan. But currently, the forest cover has been reduced around 10% within the planning area due to deforestation based on various reasons and it has increased the urban heat in Ratnapura as well.

Table No. 6.5.1 : Environmental Structure of Ratnapura Town - 2017

<i>Natural Enviroment</i>		
<i>Forest cover</i>	<i>Hydrology</i>	<i>Geology and Topography</i>
<i>Natural Forest</i>	<i>Rivers</i>	<i>Mountian and Flat Terrain</i>
<i>Rich Bio- Diversitz</i>	<i>Watersheds</i>	<i>Gem and Other Minerals</i>
<i>Encroachments</i>	<i>Pollution</i>	<i>Illegal Mining Activies</i>
<i>Deforestation</i>		<i>Unauthorized construction</i>
<i>Human Settlement</i>		

At the same time, the Pompakele Urban Forest is located close to the town center as an urban lung and the planning area has a variety of species and higher no of endemics in it due to the consistence within the wet zone. Moreover, 80% of the planning area consists of inland water bodies including Kalu River. (Refer chapter 3 and 5 for further information)

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Environment Management Strategy

Concisely, Ratnapura Environmental structure has based on forest cover, hydrology with geology and topography. Nonetheless it is seen a struggle between natural environment and human settlement at present. Thus, a treaty between these two and harness the potential of natural environment to the up lift of human settlement is the environment sustainable strategy of Ratnapura Urban Development Plan.

Concerning the vision of 2030, environment sustainable strategy will facilitate to achieve the goal of “Create Ratnapura, ‘A livable City’ for the local community” through the objectives of facilitating to enhance green space up to 40 % and facilitating to create a disaster resilient city through green blue network by 2030.

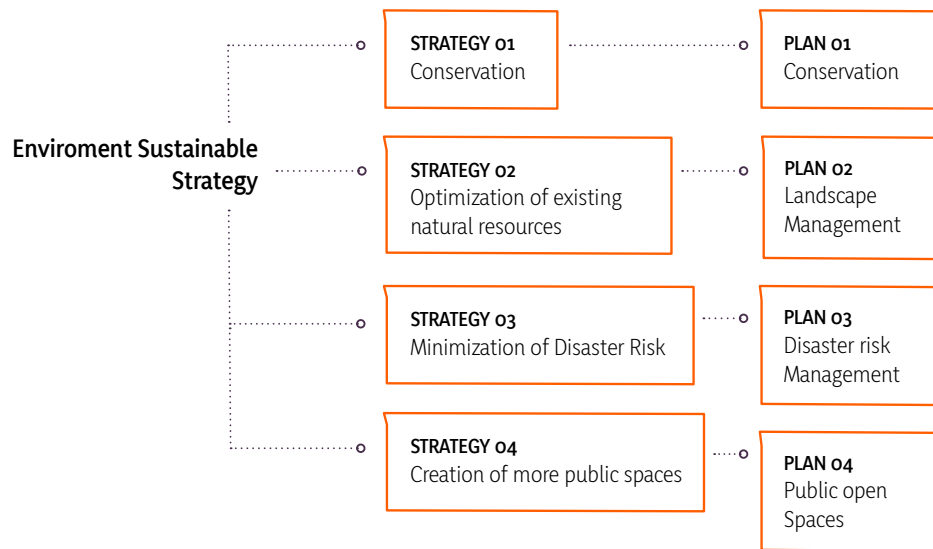


Figure No. 6.5.1 : Environment Sustainable StrategyDevelopment

6.5.1. Conservation Plan

- **STRATEGY 1.1**
Conservation of Wetlands, Water retention & Detention Areas.

This plan suggested to reserve the marshes, paddy fields, abounded paddy fields and catchment areas as flood retention & detention areas according to the flood hazards of the area. Development activities of the adjacent areas must be done in compliance to the relevant laws, regulations & guidelines under the recommendations of relevant institutes.

Paddy and Abandoned Paddy Areas are zoned under “Nature Conservation Zone” and all the development activities of the above areas should be done according to the Agrarian Services Act.

- **STRATEGY 1.2**
Conservation of Forests

Existing forest cultivation, forest reserves (Muwagama, Angamma) and urban forests (Pompakele) should be conserved. Thus, all the forests within RMC area are zoned under "Forest Conservation Zone" with some restrictions.



Figure No. 6.5.2 : Pompakele as a Green Lung

- **STRATEGY 1.3**
Conservation of Scenic Sites

Most of the roads in Rathnapura Urban area run through scenic sites. "Sri Pada", the world Heritage sacred place can be seen beautifully while travelling on these roads. Apart from that, the small hill tops within the municipality are scenic sites itself as given details in economic development strategy. Accordingly, it is proposed to conserve the identified scenic sites within the town. It is suggested to control exhibition of advertisement boards in these places and development activities which disturbs scenic beauty of the area. These sites will provide passive recreation to the municipality.

Table No. 6.5.2 : Scenic Sites

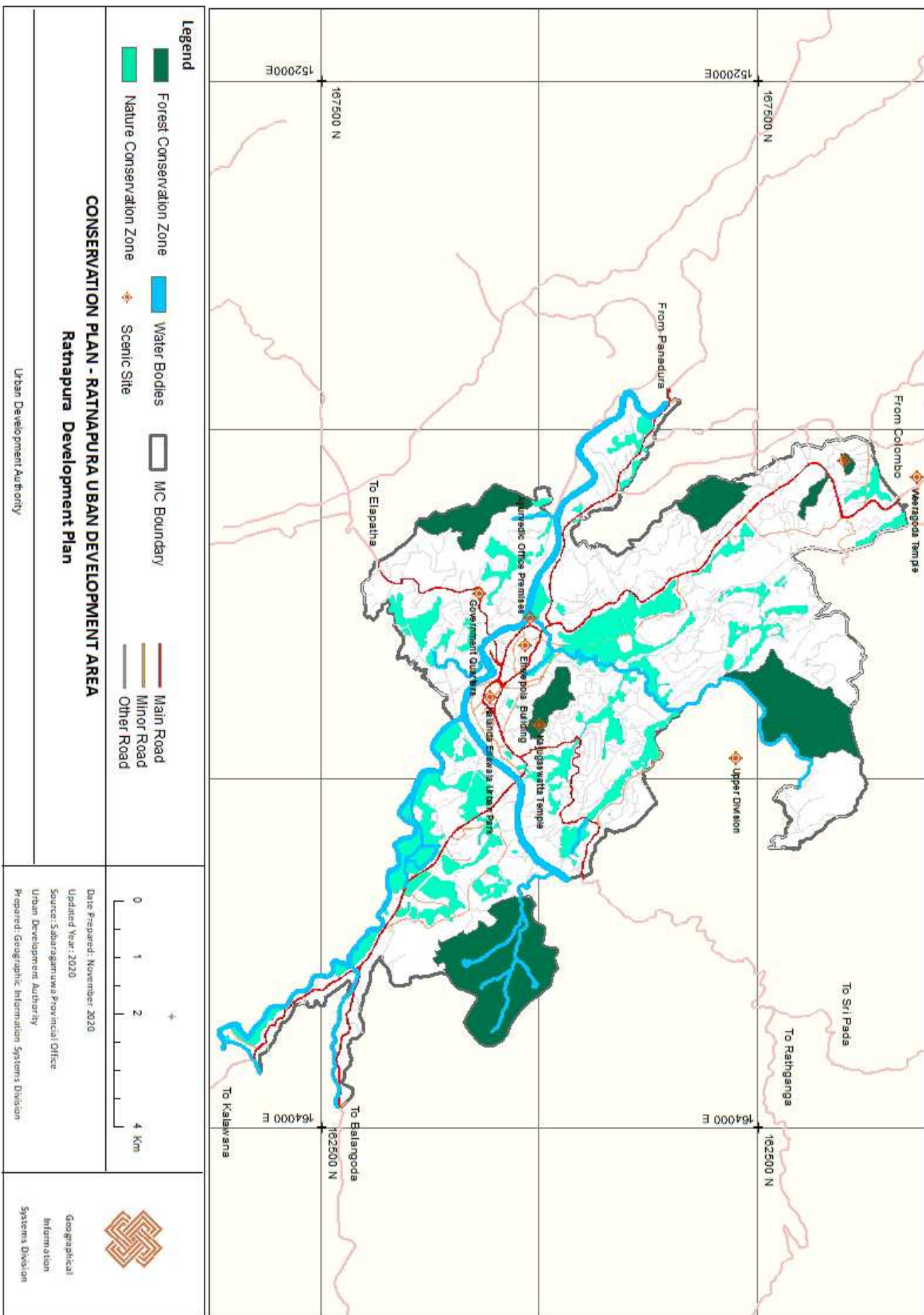
Name of Scenic Site	Main Attractions or Activities
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Kajugaswatta Temple Premises	Huge Buddha Statue, Hilltop
Weeragoda Temple Premises	Huge Buddha Statue
NalandaEllawala Urban Park	Urban Scenery
Ehelepola Harem	Urban Scenery
Ayurveda Office Building (near Moragahayata Bridge)	River Scenery
Former Chief Minister's Bungalow Premises (Near Government Quarters at Muwagama)	Hilltop
Upper Division of Mahawalawatta	Hilltop

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Map No. 6.5.1 : Conservation Plan of Ratnapura



6.5.2. Landscape Management Plan

It is essential to enhance the aesthetics of the city of Ratnapura in order to preserve its unique pride as compared to other cities in Sri Lanka as well as to attract tourists. Also, the second objective of the development plan is to create the environment necessary to transform the future city of Ratnapura into a tourist destination and to make it a place where the community can live happily, work and remember fondly after leaving the city.

The Landscape Management Plan seeks to create an aesthetic impression of Ratnapura on the community. The purpose of the plan is to raise awareness of landscaping and maintenance in the long run and to do so through proper coordination. As Ratnapura is a city of diverse and diverse landscapes, expertise and proper management are required to optimize these natural resources. Hence, the Ratnapura Urban Development Plan takes into account natural landscapes (trees / forests / rivers / mountains), artificial landscapes (roads / parks) and urban landscapes (urban parks / gardens / small public parks / ecosystems).

The Landscape Management Plan for the City of Ratnapura is expected to achieve the following objectives.

- a. *Reducing disasters such as urban heat, rising carbon footprint, and floods due to global climate change.*
- b. *Urban trees to be grown by ecologically suitable native plants.*
- c. *Creating a livable environment and recreational areas while maintaining the health of the urban population.*
- d. *Giving beauty to the city and thereby giving economic value to the city.*

Also, city beautification enhances the aesthetics of a city. This process can be done through simple visual aspects such as planting trees, using appropriately designed billboards in the city, as well as functional aspects such as street lighting, street seating planning, and infrastructure projects such as road and sidewalk decoration.

This strategy focuses on the above facts with special reference to the gem culture and aquatic resources of the city of Ratnapura. The ultimate goal is to transform Ratnapura into an eco-friendly and people-friendly city with vibrant, clean and sustainable streetscape using the blue-green network.

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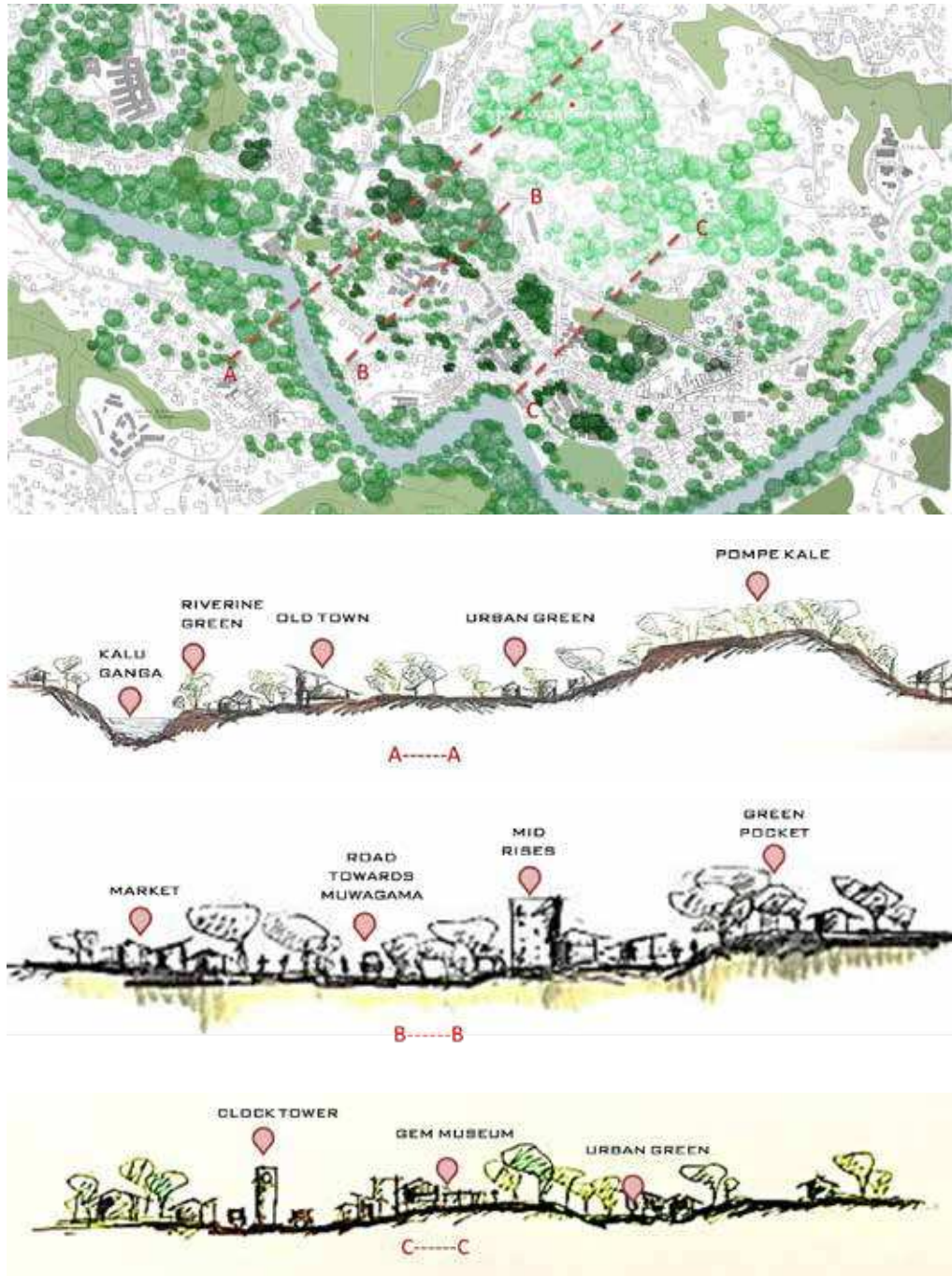


Figure No. 6.5.3 : Urban Green Pockets
Image Source : Studio 5 (2017/18) – City School of Architecture, Colombo

- **STRATEGY 2.1**
Landscape of River Banks

The banks of the Kalu River are an important part of the city of Ratnapura and this specific belt has identified as the reservation area of Kalu River. The Urban Landscape Plan seeks to transform this reservation which is located in between Warakathota Bridge and Ayurveda Junction into a linear park and to prioritize the existing bridges and scenic spots, thereby giving the city a high aesthetic value. Also, it is essential that the plants selected for planting along the river banks are endemic to the Ratnapura area and suitable for flood conditions.

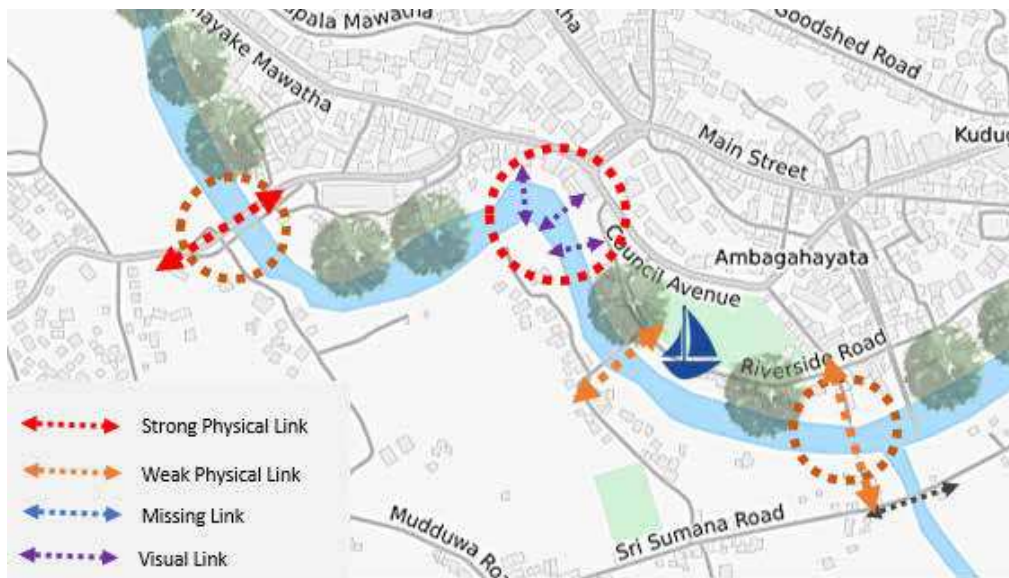


Figure No. 6.5.4 : River Front Development and Landscaping

- **STRATEGY 2.2**
Landscape of Scenic Sites

The scenic spots in Ratnapura show the landscape that is unique to this urban area. It helps to build the image of Ratnapura city and to distinguish Ratnapura city from other cities. Since it is directly related to the active life of the community living here, it is necessary to increase the value of the scenic spots through appropriate landscaping.

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- *STRATEGY 2.3*
Landscape of Streets

Ratnapura City has been famous for its gem trade streets since ancient times. Some streets also serve as crowded shopping streets. Moreover, the new town is located in a scenic area and its landscape is unique to that area. Therefore, it is essential to beautify the streets by focusing on the identity of each area. Also, planting of native plants on both sides of the road, selection of flowering plants throughout the year and construction of sidewalks should be included.

- Street Model 1 - Main Street, Shavia Mawatha and Demuwawatha Street are proposed to facilitate landscaping and street decoration as linear spaces for gem trade related activities. It is expected to widen the streets on both sides and provide seating facilities at identified locations.
- Street Model 2 - Church Road is expected to be developed as a pedestrian friendly street, with pedestrian lanes, safety fences and appropriate landscaping and street decoration to preserve its identity.
- Street Model 3 - Senanayake Mawatha, Bandaranaike Mawatha, Sirimavo Bandaranaike Mawatha (Colombo - Batticaloa A 004 Road) and Good Shed Road falls for this category. It is hoped to secure the identity of these roads by constructing suitable sidewalks, safety fences and appropriate landscaping and street decoration.
- Street Model 4 - It is proposed to make the new town road a convenient road for pedestrians as well as people for leisure and exercise. It is proposed to facilitate the required sidewalks, walking lanes, jogging tracks and appropriate landscaping and street decoration where required. It is also expected to widen the streets on both sides and provide seating facilities at identified locations.
- Street Model 5 - It is expected to be developed as a pedestrian friendly linear space on both sides of the Weralupa road due to the proposed leisure and recreation cluster in the lake area. Shade local plants should be planted on both sides of the road. It is expected to construct sidewalks within this road boundary and to provide seating facilities at identified locations.

In addition, it is proposed to make the proposed recreational area around the lake boundary and around the boundary including the playground, children's park and theme park a convenient area for the people who seek relaxing, exercising, walking and cycling. It is also expected to provide pedestrian lanes, jogging tracks, bicycle lanes and appropriate landscaping and seating at identified locations.

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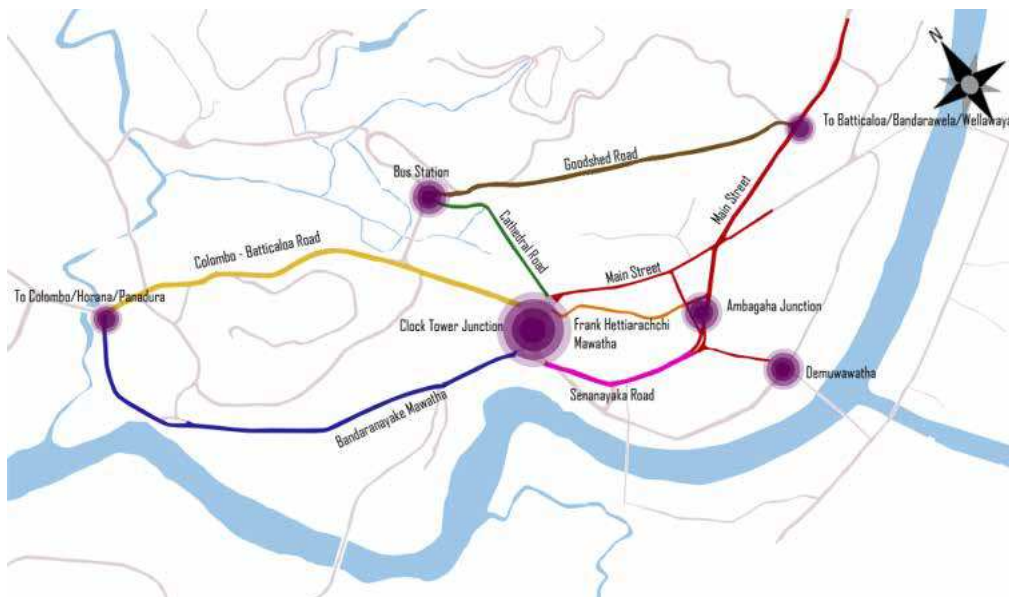


Figure No. 6.5.5 : Nodes and Streets of Ratnapura CBD

- **STRATEGY 2.4**
Urban Design Approach

At present, the city of Ratnapura does not offer a pleasant view to its community and visitors, nor does it offer comfort and aesthetics. The identity of the “Gem City” is no longer reflected in this city and people only have to deal with confusion and congestion after entering the city. Therefore, Ratnapura needs a city beautification approach that takes into account all of the above issues and identities in order to overcome this situation and create a community-friendly, safe, secure, and beautiful city.

- Create gem squares in the city center for gem industry people to meet and do their business in an open spaces.
- Create gem related monuments at city entrances and focal points.

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- **STRATEGY 2.5**
Landscape of Alleyways

There are many narrow streets in the city center of Ratnapura and these alleyways designed for the convenience of pedestrians have made it possible for the community to fulfill their economic and social needs easily and quickly. These roads will enhance the walking space of future urban dwellers through lighting, decoration and a development process that does not harm identity that can ensure comfort and safety.

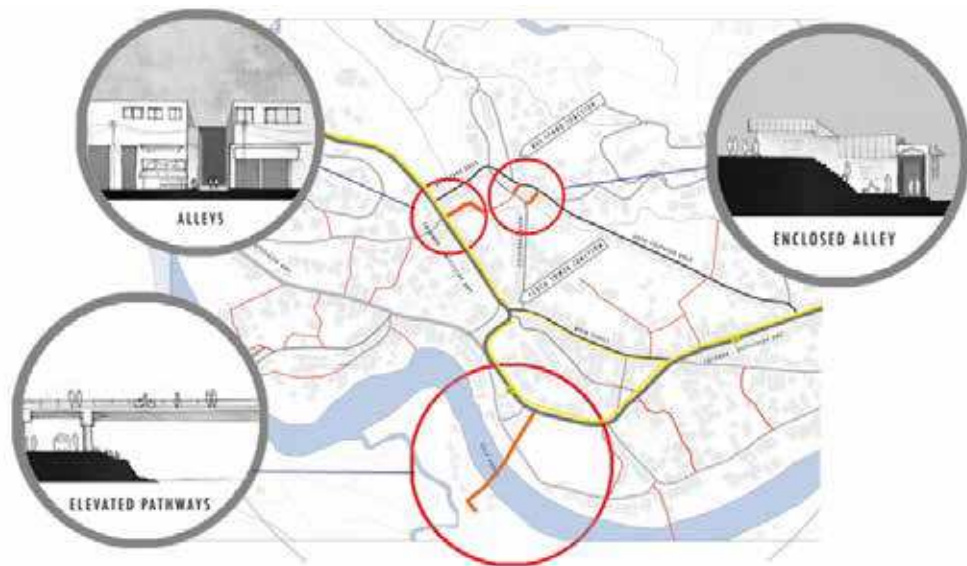


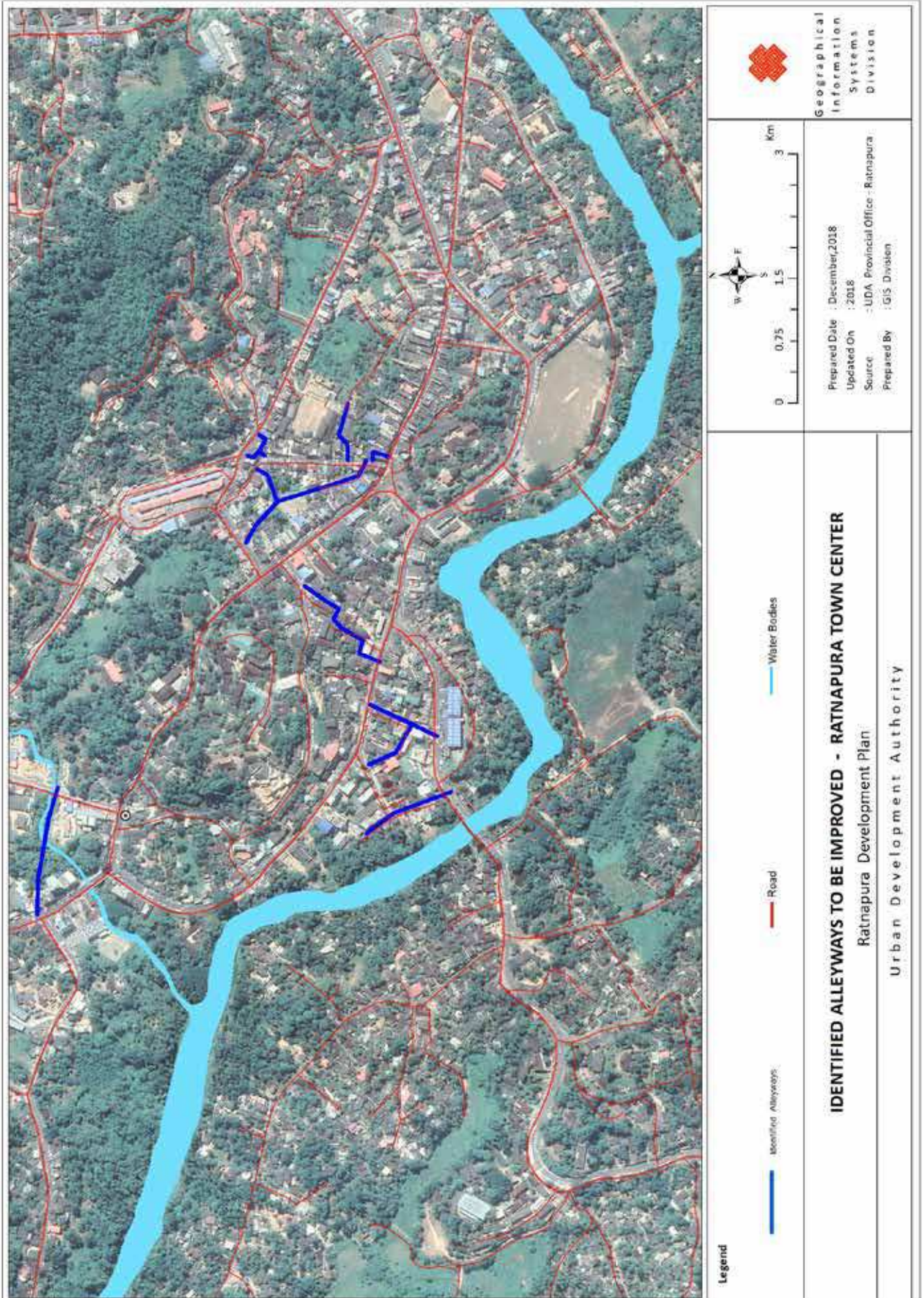
Figure No. 6.5.6 : Identified Alleyway Types

Image Source : Studio 5 (2017/18) – City School of Architecture, Colombo

Identified Alleyways

- Entering from Lee Maduwa premises near Moragahayata – exit at KeleKade
- Entering from world trade premises – exit at Nawathena Restaurant
- Entering from Dharmapala Collage – exit at IOC (Bandaranayaka Mawatha)
- Entering from Good Shed Road (Palitha Stors) – exit at Church Road and in front of Aloka Hospital
- Entering in front of Indika Hotel – exit at Church Road
- Entering from public fair premises – exit in front of DFCC Bank
- Entering from Shan premises – exit in front of the public fair premises

Map No. 6.5.2 : Identified Alleyways to be Improved



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- *STRATEGY 2.6*
Landscape of Nodes

The identity of the city of Ratnapura is gem and water and the purpose of landscaping nodes is to convey that identity to the people who enter the city. There, it is expected to be gem-based in the commercial city and water-based in the new city to beautify the intersections. Accordingly, it is proposed to create gem-related monuments and sculptures to give the Ratnapura identity to those entering the trading city, and to use watercolors to enhance the mental health of those entering the administrative city and to beautify the city. To that end, the proposed nodes are as follows.

- Hidellana Junction
- Court Junction
- Moragahayata Junction
- Ayurveda Junction
- Clock Tower Junction (Town Center)
- Thiriwanaketiya Junction

- *STRATEGY 2.7*
Landscape of Public Open Spaces

There are many benefits to setting up and maintaining urban parks. As it play an important role in benefiting the community through reducing the city's temperature and reducing the carbon footprint, increasing the daily physical activity of citizens, increasing children's attachment to nature, minimizing crime, improving public health, and increasing economic development opportunities and providing a space for people to stay close to each other. It is recommended to create these identified public spaces with adequate shade and suitable landscaping.

1. Creating a recreational cluster at Weralupa.
2. Carrying out environmental decoration activities in the premises of Ehelepola Museum.
3. Development of Nagahamutthettuwa premises including a small pond and a canteen. (Due to the proximity of the Ehelepola Museum and the Nagahamutthettuwa premises, these two premises will be merged after the completion of the development work, making it as the central park in the heart of Ratnapura)
4. Development of Lenthadiya Reserve as a Wetland Park.
5. Development of Nalanda Ellawala Urban Park.
6. Transformation of Nanamaladola Reserve into a small urban park (pocket park).
7. Transforming the YMBA Premises into a green public space.

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Figure No. 6.5.7 : Landscape Proposals for New Town



Figure No. 6.5.8 : Landscape Proposals for Ratnapura Town

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- *STRATEGY 2.8*
Landscape of Rooftops

The green roof absorbs pollutants in rainwater and assists in water management by reducing and delaying rainwater overflow. It also helps to reduce the impact of urban heat by reducing atmospheric temperature. Converting even one roof in the city to a green roof can make a huge difference. Therefore, it is recommended that every roof that exists in the city be converted into a green roof if possible.

- *STRATEGY 2.9*
Landscape of Paving

The canopy of trees creates an environment that minimizes air pollution and also reduces urban heat. Therefore, it is hoped to create safe, shady paths for pedestrians with the planting of shady plants on both sides of the road. It is proposed to set aside sufficient space for planting trees so that the branches can grow well during the laying of stones. This is expected to encourage walkers in the old and new cities of Ratnapura in the future.

- *STRATEGY 2.10*
Landscape of Lighting

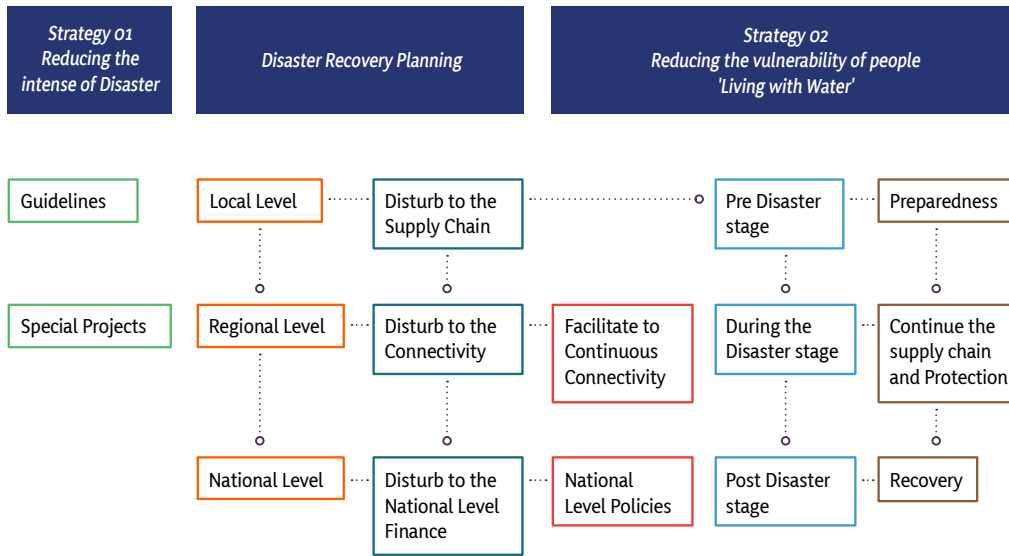
The main feature of the proposed lighting should be the diffusion of light illuminating the streets and essential places. This can be done using a variety of methods, such as lane lighting, tree lighting, and under lighting from buildings where they form roofs for pedestrian and vehicular passage and wall wash lighting. The goal is to travel safely through the town. For this, a "Smart Lighting System" has been proposed. (See Electricity and Data Chapter for more details) It is also expected to use solar energy for the proposed lighting to promote sustainable energy supply.

6.5.3. Disaster Risk Mitigation Plan

Ratnapura is an urban area in the country which was identified as a frequently flooding area and with recorded landslides. There are many reasons for these and some are natural while some reasons are absolutely with human involvement. But mostly Ratnapura is affected by flood. (Refer Chapter 3 and 5 for further information)

Moreover, local knowledge on disaster, disaster management skills and training skills of the community, disaster management interventions by the government and non-government organizations, leadership and institutional push up for an integrated development, and development of a new town by planning interventions in a safer location can be identified as the potentials of this area.

DISASTER MANAGEMENT STRATEGY



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Figure No. 6.5.9 : Disaster Management Strategy

- STRATEGY 3.1
Reduce the Intensity of Disaster
- STRATEGY 3.1.1
Guidelines
- Strategy 01
Land Use Controls- Guidelines through the zoning.

Action 01: Introduce guidelines for disaster areas

Preparation of hazard zonation mapping and land use controls will be based on flood-plain zoning maps and landslide zoning maps. Thus, there are three kind of zones as prohibited zones, restricted zones and warning zones concerning the flood categories minor floods, major floods, critical floods.

Criteria considered to identify the for-vulnerability landslide are slope range & category, bedrock geology, landform, land use, former landslides, hydrology & drainage. According to that the following restrictions will be given to the people.

Prohibited (Highly Vulnerable) Areas

- No development is allowed
- Relocation of existing settlements
- Reforestation Programs

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Restricted (Moderately Vulnerable) Areas

- Existing Settlements should be strictly followed the methods of building improvements
- New constructions allow only if they follow the specific building guidelines
- Prohibition of mining activities

Warning (Less Vulnerable) Areas

- Encourage the settlers to follow the building guidelines

Action 02: Introduce guidelines for living with landslides & floods

- Introduce guidelines for construction of buildings in high & moderately vulnerable areas of flood
- Introduce strict guidelines to create parking space in ground floor within flood prone areas
- Introduce guidelines to restrict creating cement walls to separate home gardens (to allow smooth water flow in disaster situations)
- Introduce guidelines for construction of buildings in moderate land slide prone areas
- **Strategy 02**
Restrictions for Mining Activities in selected areas- Guidelines for the mining activities in high and moderate land slide vulnerable areas
- **Strategy 03**
Protecting River & Cannel Reservations Strict guidelines for the reservation areas
- **Strategy 04**
Minimize surface and ground water to reduce the pressure of city drainage lines
 - Domestic waste water filtering system
 - Green Roof System

- *STRATEGY 3.1.2*
Special Projects
- *Strategy 1.1*
Implementation of Kalu River projects to reduce the intensity of flood

OPTION 01: Diversion of Kalu River to Udawalawa Reservoir

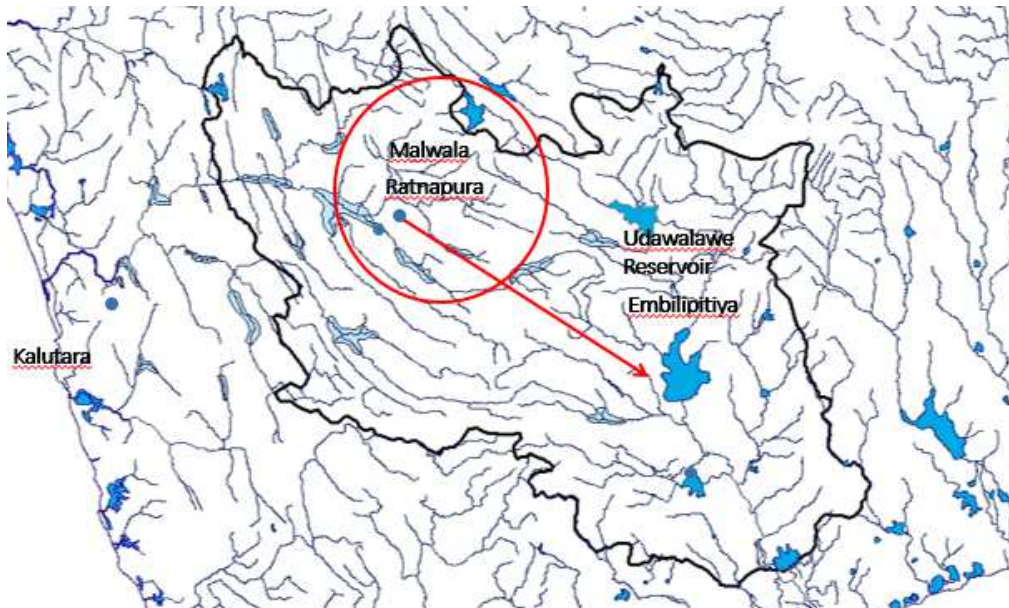
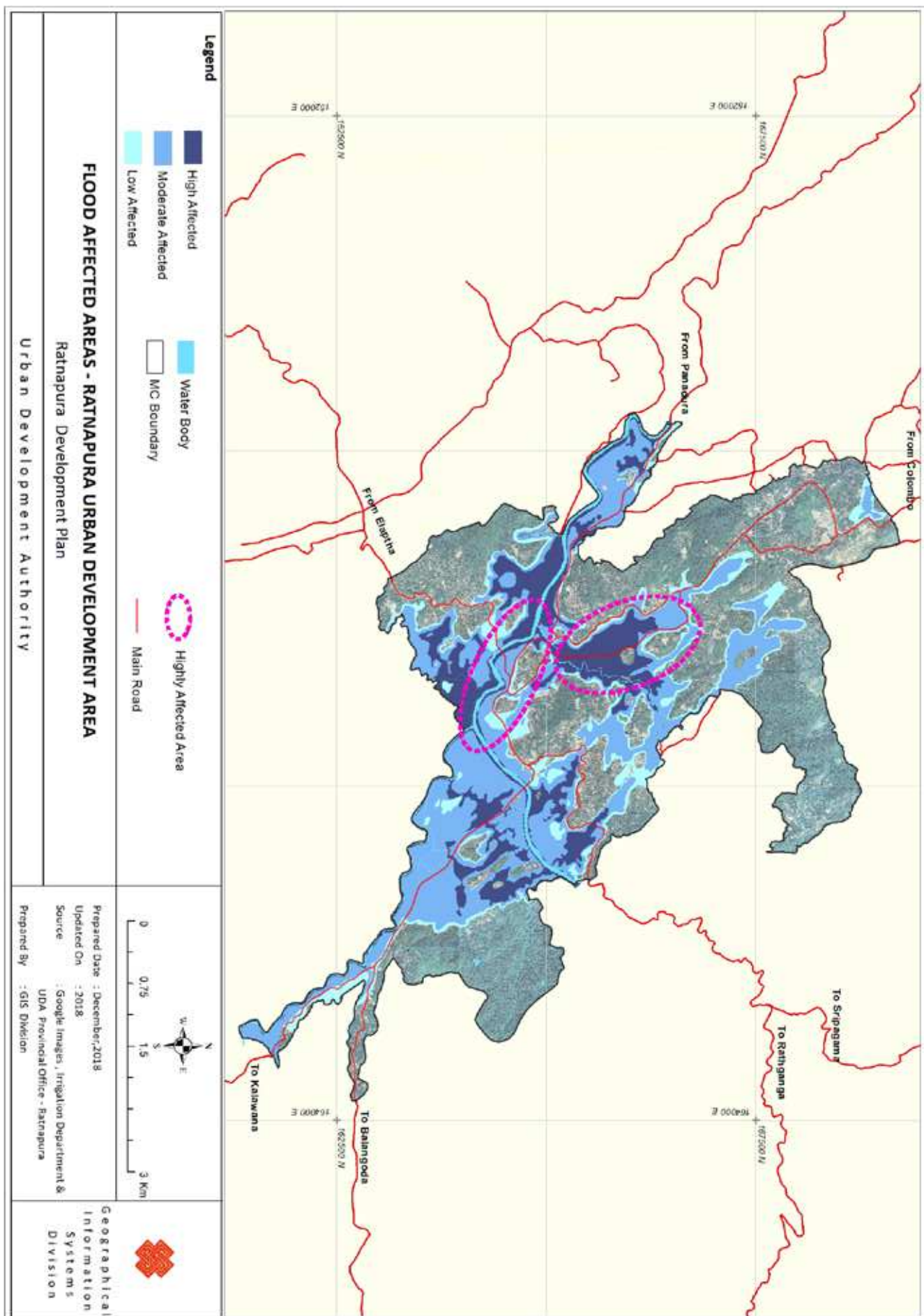


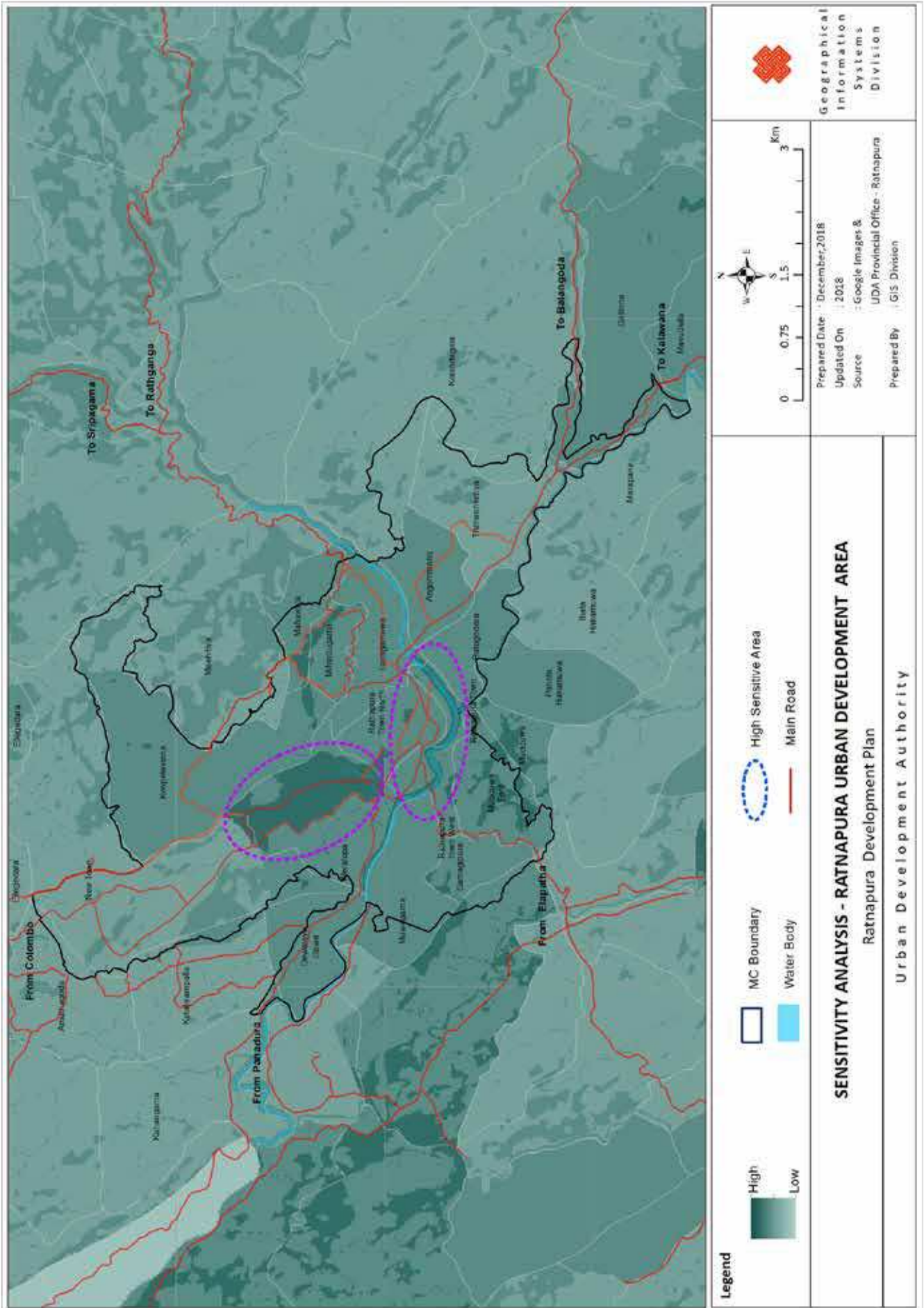
Figure No. 6.5.10 : Kalu River Diversion

OPTION 02: Diversion of Kalu River through Weralupa Lake in Flood Season (Excessive Water Flow)

- *Strategy 1.2*
Implementation of "Dry Dam" concept
- *Strategy 02:*
Convert water retention areas into recreational spaces
 - Project 01: Construction of Water Retention Lake at Weralupa
 - Project 02: Construction of Play Ground at Weralupa
 - Project 03: Convert Lenthatiya Retention land as a wetland park
 - Project 04: River Front Development along the Kalu River Reservation Area (in selected areas)
 - Project 05: Flood Dike & River Front Development along the Kalu River Bank










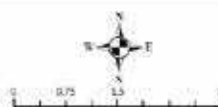
Map No. 6.5.4 : Sensitivity Analysis





Legend

- | | | |
|---|---|--|
|  Proposed Water Retention Lake |  Proposed Play Ground |  Existing Road |
|  Proposed Children Park |  Proposed Aqua Base theme Park |  Bypass Road |
| | |  Ruwanpura Expressway |



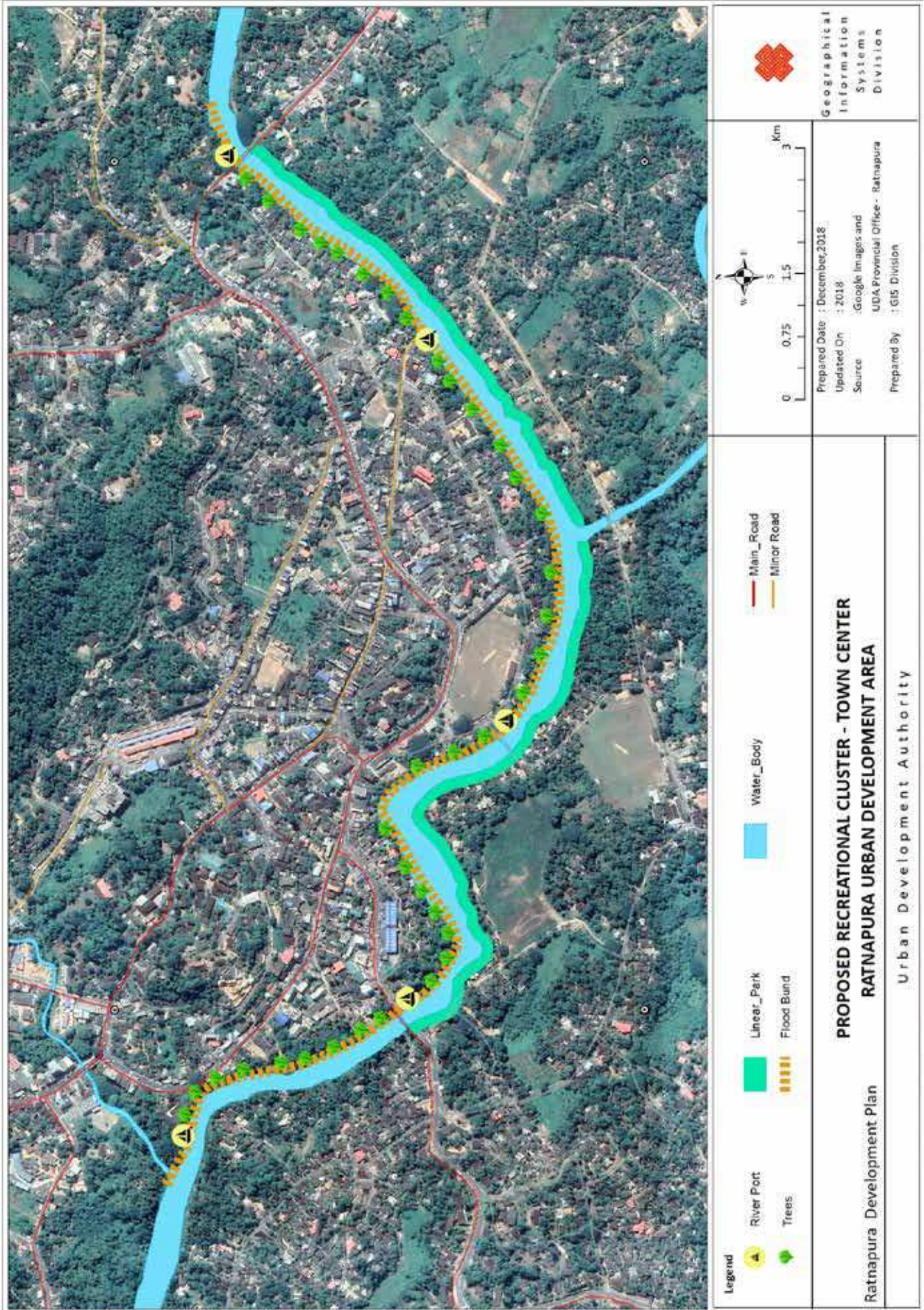
**PROPOSED RECREATIONAL CLUSTER - WERALUPA
RATNAPURA URBAN DEVELOPMENT AREA**

Urban Development Authority

Prepared Date: April, 2015
Source: Google Images 2018
Prepared By: GIS Division

Geographical
Information
Systems
Division

Map No. 6.5.6 : City Center Recreational Cluster



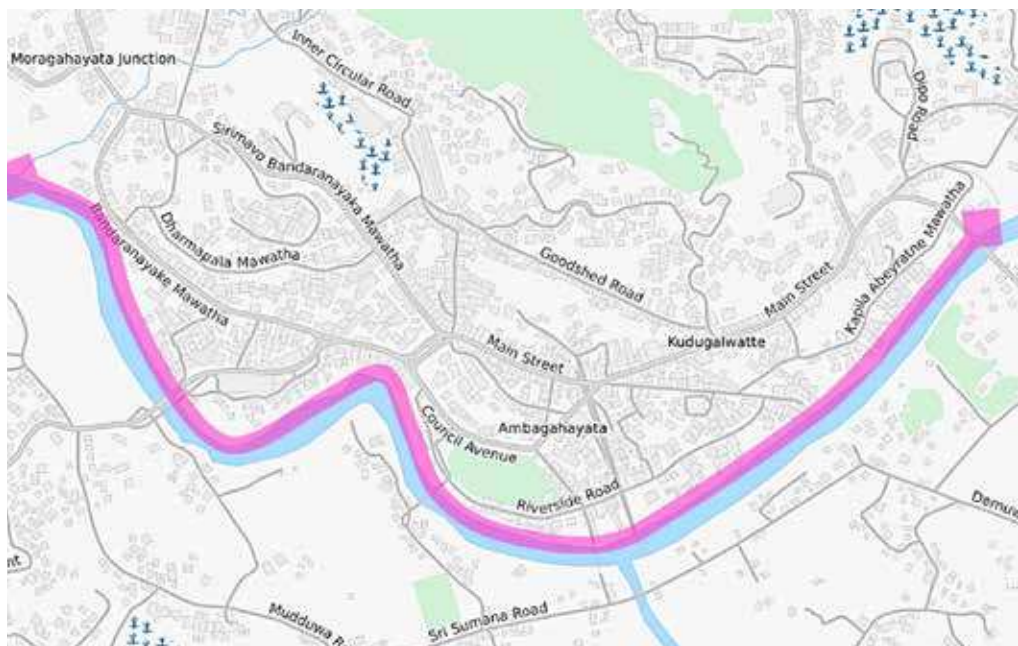
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- *Strategy 02*
Construction of Flood Dike

Dike is a barrier of stone or earth used to hold back water and prevent flooding. It is one of the greatest feats of hydraulic engineering ever executed, the water was eliminated and the land made useful. Thus, construction of flood dike from Warakatota bridge area to Ayurweda office area will be beneficial for protecting the town itself from the annual flood.



Figuer No: 6.5.11 : Proposed Flood Dike

- *Strategy 03*
Improve slope stability
 - Application of Biotechnical stabilization and soil bioengineering stabilization (Soft – Engineering Solutions) in Ratnapura – Colombo road in front of the National museum
 - Use Mesh net technology to stabilize the slope and to prevent the slope slipping in the location of the upper terrain near the starting point of the off circular road Ratnapura
- *Strategy 04*
Facilitate Smooth Transportation Network in Disaster Period
 - Proposed Bypass Road – Weralupa Junction to Warakathota Bridge
 - Road Redevelopment – Ratnapura Base Hospital to New Town
 - Old railway re-development as a service road

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- **Strategy 05:**
Construct helipad locations for emergency services
 - Helipad Location 01 – Former District Judge's Bungalow
 - Helipad Location 02 – Upper Club Premises
 - Helipad Location 03 – Seevali Collage Ground Premises
 - Helipad Location 04 – District Judge's Bungalow (AthapattuWalawwa) Premises
 - Helipad Location 05 – Proposed Thiriwanaketiya School Premises



Figuer No: 6.5.12 : Proposed Helipad Locations

- **Strategy 06**
Facilitate to the Rescue Centers in advance
 - Batugedara – Shailathalarama Temple premises
 - Thiriwanaketiya Temple (Near Kovila) premises
 - Kospelawinna School premises
 - Muwagamakanda Temple premises
 - Ratnapura Convent School premises
 - Dutch Fort premises
 - St. Aloysius Church premises
 - Government Quarters premises in front of the Sumana Balika School
 - Kahangama School premises
 - Ferguson High School premises

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- **Strategy 07**
Construct Overhead Bridges
 - From Dharmapala Collage to Bus Terminal
 - From YMBA Premises to Public Fair Premises

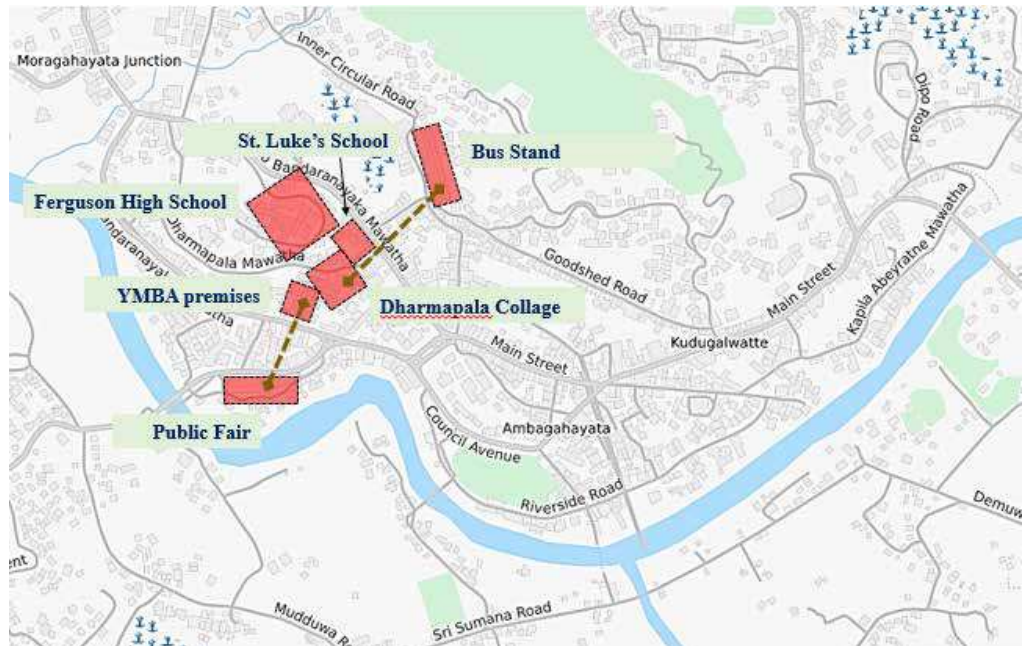
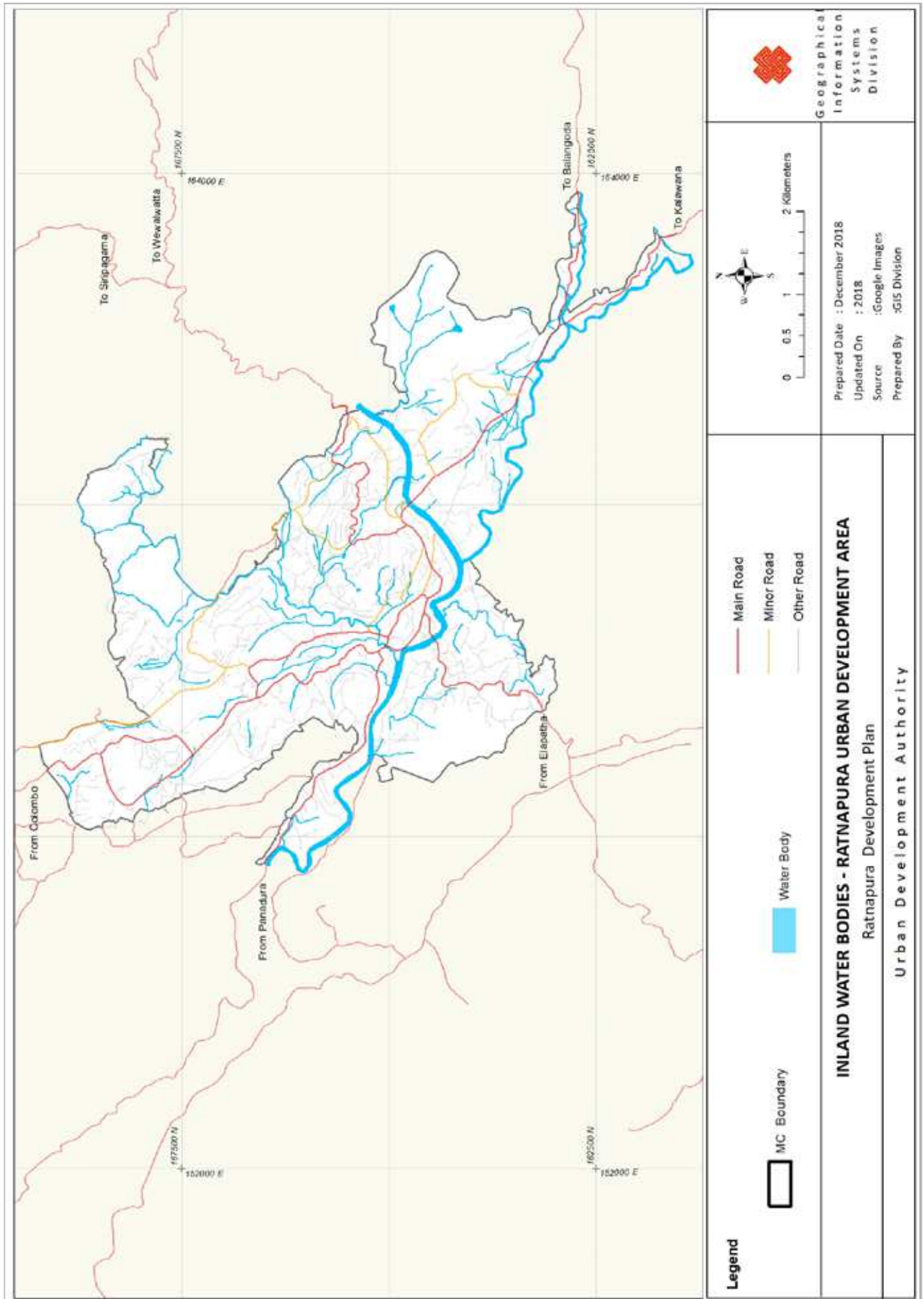
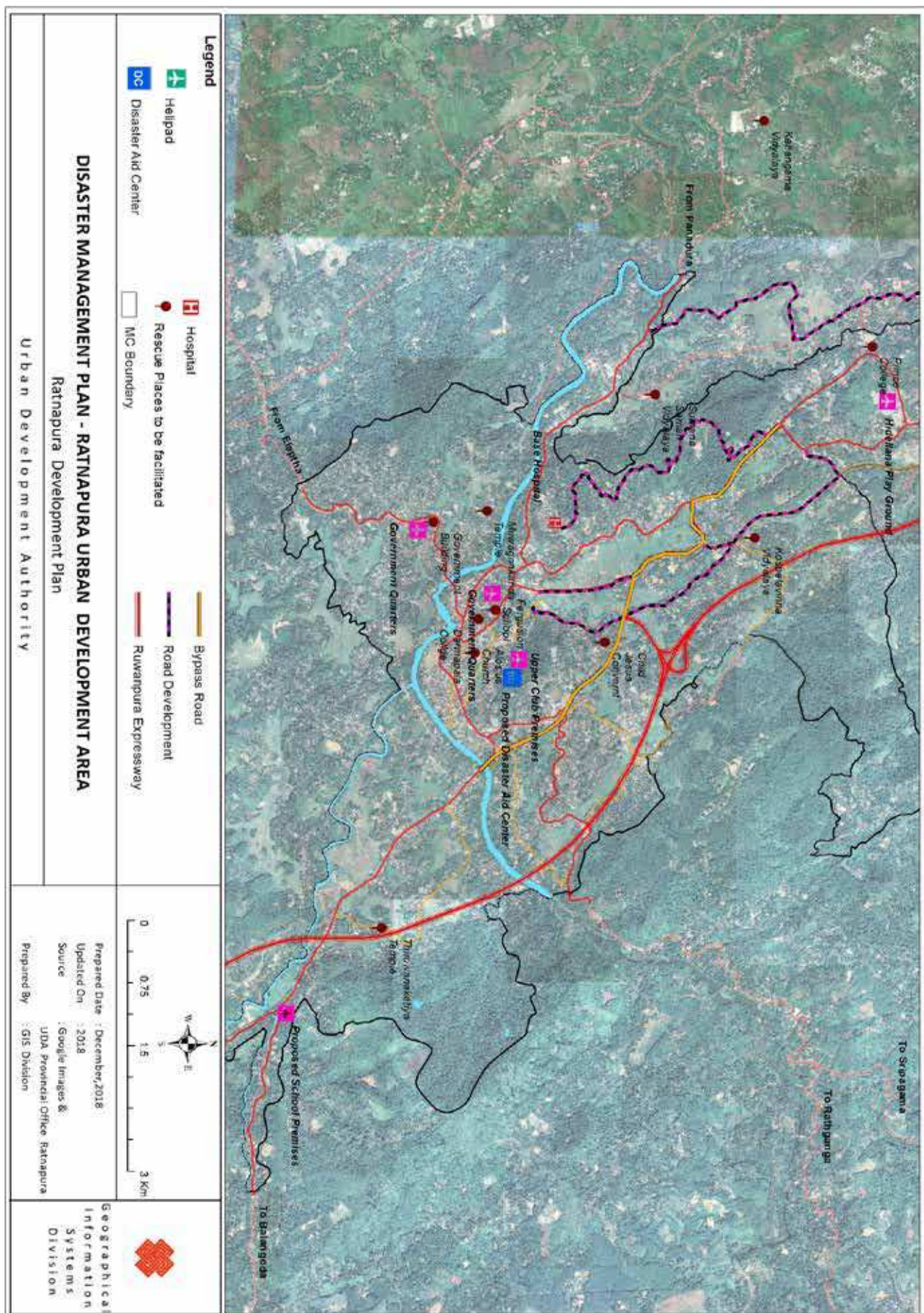


Figure No. 6.5.13 : Proposed Overhead Bridges

- **Strategy 08**
Remove the rock at Ellagawa which is destructing to the smooth natural flow of the Kalu river (Near Paththini Dewalaya along)
- **Strategy 09**
Drainage Plan
 - Revisit of the Existing Drainage Plan of Ratnapura Municipal Council and clear the channels
 - Redevelopment of Ehelepola Dam in Batugedara

Map No. 6.5.7: Inland Waterbodies in Ratnapura





- **STRATEGY 3.2**
Reduce the Vulnerability of People

In an attempt on Disaster management, the first step is to analyze the level of vulnerability with the inputs of Hazard maps and the descriptions of elements at risk (Social, Economic, Physical and Environmental assets). Maps prepared to illustrate different vulnerability dimensions were further used in preparing strategies and strategic action projects to reduce the vulnerability while increasing resiliency to the disasters.



Figure No: 6.5.14 : Environmental Vulnerability

- **STRATEGY 3.2.1**
Pre Disaster Stage
- **Strategy 01**
Introduce Mobile Early Warning System (MEWS) - DMC

Use mobile application of FLOOD for forecasting disaster situation make people aware,

- Before One Week
- Before 2 days
- During the disaster
- After the disaster (till 01 month)

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- *Strategy 02*
Introduce Early Warning System (EWS)

Link with Irrigation Department for forecasting disaster situation & make people aware through Divisional Secretariat

- Step I - Preparation for Response
- Step II- Observation & Monitoring
- Step III- Communication and Dissemination
- Step IV- Follow-up, Review & Sustainability (DMC with SL Navy)

- *Strategy 03*
Pre Disaster Review Meeting:

The overall objective of the meeting is for the parties who have a greater responsibility of the Disaster Management (DM) to revisit the plan in order to ensure that the disaster management system will function optimally for the forthcoming situation.

The following facts need to be discussed in the review meeting:

- Revisit overall plan, assessing whether the plan is sufficient for response
- Agree upon the roles and responsibilities of the parties involved in the Disaster Management
- Update important data focusing on the most vulnerable groups such as women, pregnant and lactating mothers, elderly, children and people with disabilities
- Clarify the communication and dissemination systems
- Repair and maintain equipment
- Making the community aware of the evacuation plans and signs and location of shelters / evacuation areas

- *STRATEGY 3.2.2*
During the Disaster

Strategy 01: Setting up a disaster aid network in city center during disaster periods
Disaster aiding through District Secretariat Office directly with the help of Police Station.

Strategy 02: Setting up a disaster aid network in an outside the city center (MC area) during disaster periods. The proposed helipad locations (03) which will be located outside of the city can be used to support this network.

Disaster aiding through Divisional Secretariat with the help of Sri Lanka Navy and Kuruwita Army Base. The proposed boat service (tourism Plan) can be used during these emergency situations.

- *STRATEGY 3.2.3*
Post Disaster Stage

Strategy 01: Short-term recovery activities

Disaster aiding team helps to the victims to cleanup, temporary housing, and setting up the supply chain (Access to food and water) again.

Strategy 02: Long-term recovery activities

Disaster aiding team helps to the victims through relocation, redevelopment loans and legal assistance.

Strategy 03: Post Disaster Review Meeting:

The overall objective of the meeting is to assess the effectiveness of the systems and the performance of the stakeholders at the time of a flood situation. The following facts need to be discussed in the review meeting

The following facts need to be discussed in the review meeting :

- Review positive experiences
- Document learning
- Refine the roles and the responsibilities of the various stakeholders.
- Update important data
- Analyze the areas for improvement of the early warning system
- Visit the flood affected areas and observation stations and check the condition of the equipment.
- Update the Early Warning System and share it with communities and stakeholders

In order to this, the future projects and guidelines will be prepared through the development plan by considering the facts and needs which are enhanced in gatherings and activities during the pre-disaster, disaster and post-disaster periods.

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6.5.4. Public Open Spaces Plan

Open space provides an array of social, health, economic and environmental benefits to individuals and to the community as a whole. In all its open space is an essential ingredient for enhancing the livability of an area and improving the quality of life of its residents. Increasing densities, population growth, and climate change and resource depletion will place further importance on the provision of quality open spaces. Easy access to well designed and diverse open spaces will assist in not only managing the impacts of these challenges, but also enhancing the benefits that open spaces provide. Thus, creation of more public spaces is needed in Ratnapura Urban Development Plan.

Active Recreational Spaces Ratnapura MC Area

Table No. 6.5.2 : Existing Parks & Playground – 2018

No	Type of Parks & Playground	Extent (ha)	Existing Use/Uses	GN Division
	Existing Pocket Parks (EPP)			
1	EPP ₁	0.1	Playground	Batugedara
2	EPP ₂	0.1	Playground	Mihindugama
3	EPP ₃	0.1	Playground	New Town
4	EPP ₄	0.1	Playground	Muwagama
	Sub Total	0.4		
	Existing Mini Parks (EMP)			
5	EPP ₁	0.3	Redeveloped	Rathnapura Town West
6	EPP ₂	0.4	Redeveloped	Rathnapura Town North
7	EPP ₃	0.6	Batugedara Playground	Batugedara
8	EPP ₄	0.3	Mihindugama Playground	Mihinduga, Godigamuwa
9	EPP ₅	0.3	Mahawela Ground	Mihindugama
10	EPP ₆	0.3	Godigamuwa Ground	Mihindugama
11	EPP ₇	0.2	Suriyan Ground	Meehitiya
12	EPP ₈	0.7		Meehitiya
13	EPP ₉	0.3		Weralupa, Kospelavinna
14	EPP ₁₀	0.2	Hidellana Kanda Ground	New Town
15	EPP ₁₁	0.5	Kudugalwatta Ground	Rathnapura Town North, Rathnapura Town, Godigamuwa
	Sub Total	3.6		
	Existing Local Parks (ELP)			
16	EPP ₁	1.8	Seewalee Playground	Rathnapura Town North
17	EPP ₂	2.9	Mudduwa Playground	Mudduwa East
	Total	4.7		

According to the Urban Development Authority's standards, a minimum extent of 1.4 hectares per 1000 population must be allocated for common open space while preparing the development plan. Census statistic records indicate that the population within Ratnapura Municipal Council Area in 2011 was 49,083. According to the development plan's data analysis, it has predicted that the population by 2030 as 64,340. Accordingly, a minimum extent of 85.6 hectares has to be allocated as common open spaces by 2030. (Refer annexure 15)

- **STRATEGY 4.1**

- Lakes and Ponds*

1. Construction of a Water Retention Lake at Weralupa water retention area
2. Construction of a pond at Nagahamuttettuwa Premises

- **STRATEGY 4.2**

- Play Grounds and Children's Parks to be redeveloped*

1. Redevelopment of Monarawila Ground
2. Redevelopment of Mudduwa Ground
3. Redevelopment of Seevali Ground
4. Construction of Weralupa Ground
5. Redevelopment of Children's Park at New Town
6. Construction of Children's Park near Weralupa Ground
7. Redevelopment of Kandanawela Ground

- **STRATEGY 4.3**

- Aqua Base Theme Parks*

1. Construction of Aqua Base Theme Park near the Weralupa Ground Premises

- **STRATEGY 4.4**

- Wetland Parks*

1. Construction of Wetland Park at Lenthadiya Premises

- **STRATEGY 4.5**

- Urban Pocket Parks*

1. Renovate and redevelop the YMBA premises as a green public space
2. Development of Nanamaladola Reserve as a urban pocket park
3. Development of Nalanda Ellawala Urban Park

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- **STRATEGY 4.6**
Forests and Urban Forests
 1. Development of Pompakele Urban Forest and Angamma Forest Reserve to facilitate bio-diversity investigation for school children and researchers
 2. Redevelopment of the natural swimming pool at Pompakelaya

- **STRATEGY 4.7**
Linear Parks
 1. One of the four main rivers called "Kalu Ganga" flows through the limits of Ratnapura Municipal Council. This plan proposed to develop the 66ft. Reservation area of the river as linear park under the concept of linear parks aiming to conserve the area as flood detention and it is suitable to create a walkway on the reservation.
 2. One of the tributary of Kalu Ganga called "Way Ganga" also flows through this urban limits and the suitable places of the 15ft reservation of that is also suggested to develop under the concept of linear parks.
 3. Katugasela Stream reservation and Canal reservations are also suggested to develop as walkways.
 4. It is suggested to develop walkways around the proposed Weralupa water Retention Lake and Nagahamuttettuwa pond.

PROPOSED PUBLIC OUTDOOR RECREATION SPACE PLAN – 2030 (RATHNAPURA MC AREA)

No	Type of Parks	Extent (ha)
1	Pocket Parks (PPP)	0.2
2	Mini Parks (PMP)	1.4
3	Linear Parks (PLi.P)	76.4
4	Forest Park (PFP)	20.9
	Sub Total	98.9
5	Existing PORS	8.7
	Grand Total	107.6

Table No. 6.5.3 :
Proposed PORS for 2030

Table No. 6.5.4 : Public Outdoor Recreational Space Plan – Permitted Activities

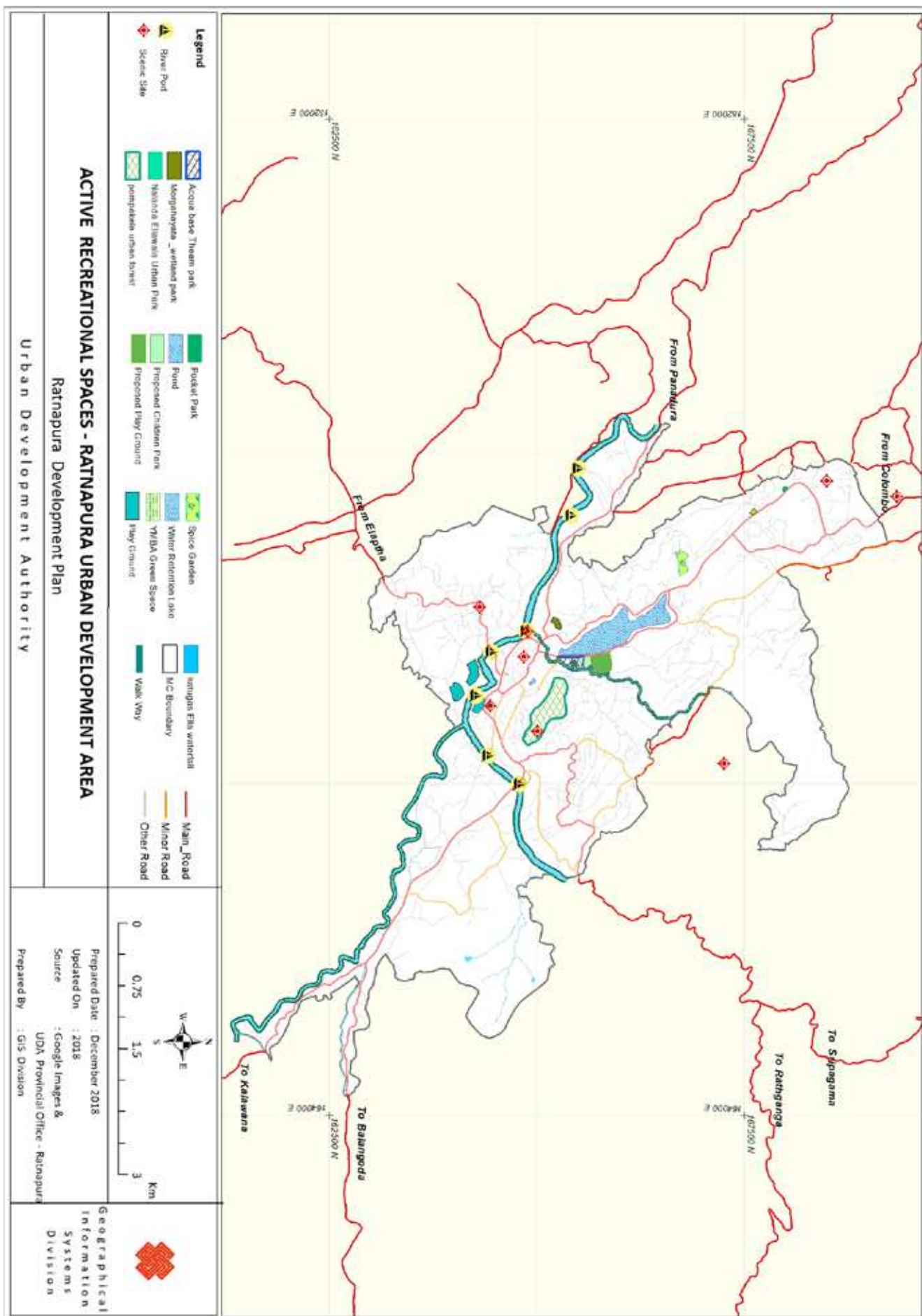
No	Park Category	Extent	Permitted Uses
1	Pocket Park	Less than 0.2 ha (0.5 acre)	<ul style="list-style-type: none"> Scattered play spaces Rest areas Garden patches
2	Mini Park	0.2 –1.0ha (0.5- 2.5 A)	<ul style="list-style-type: none"> Children’s play area Small grassed playground Linear woodland park Rest garden
3	Linear Park	Depend on the existing river/ Oya/Ela/Road/railway reservations	<ul style="list-style-type: none"> Walking Jogging Cycling Nature trails
4	Forest Park	Depend on the forest type	<ul style="list-style-type: none"> Information Center Nature trails Canopy walkways Walkways Camping (Limited activities) Research

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Passive Recreational Spaces Ratnapura MC Area

- **STRATEGY 4.8**
Public Library

The existing libraries are located at the old town center and new town. Nonetheless the use of old town library does not compatible to that place and the space is not enough for the demand since it is the major library which has larger catchment in and around Ratnapura. It is suggested to shift the location of it and construct a new library with more space within a calm and quite environment.

- a. Facilitate to the library at New Town with proper landscape
 - b. Proposed Library at Museum Premises, Ratnapura
- **STRATEGY 4.9**
Cinema Halls
 - a. Jothi - Bandaranayake Mw (seating capacity - 200-250)
 - b. Lakshmi - Kudugalwatta - (seating capacity - 200-250)
 - c. Imperial - at Telecom - (seating capacity - 200-250)

- **STRATEGY 4.10**
Theaters and Art Galleries

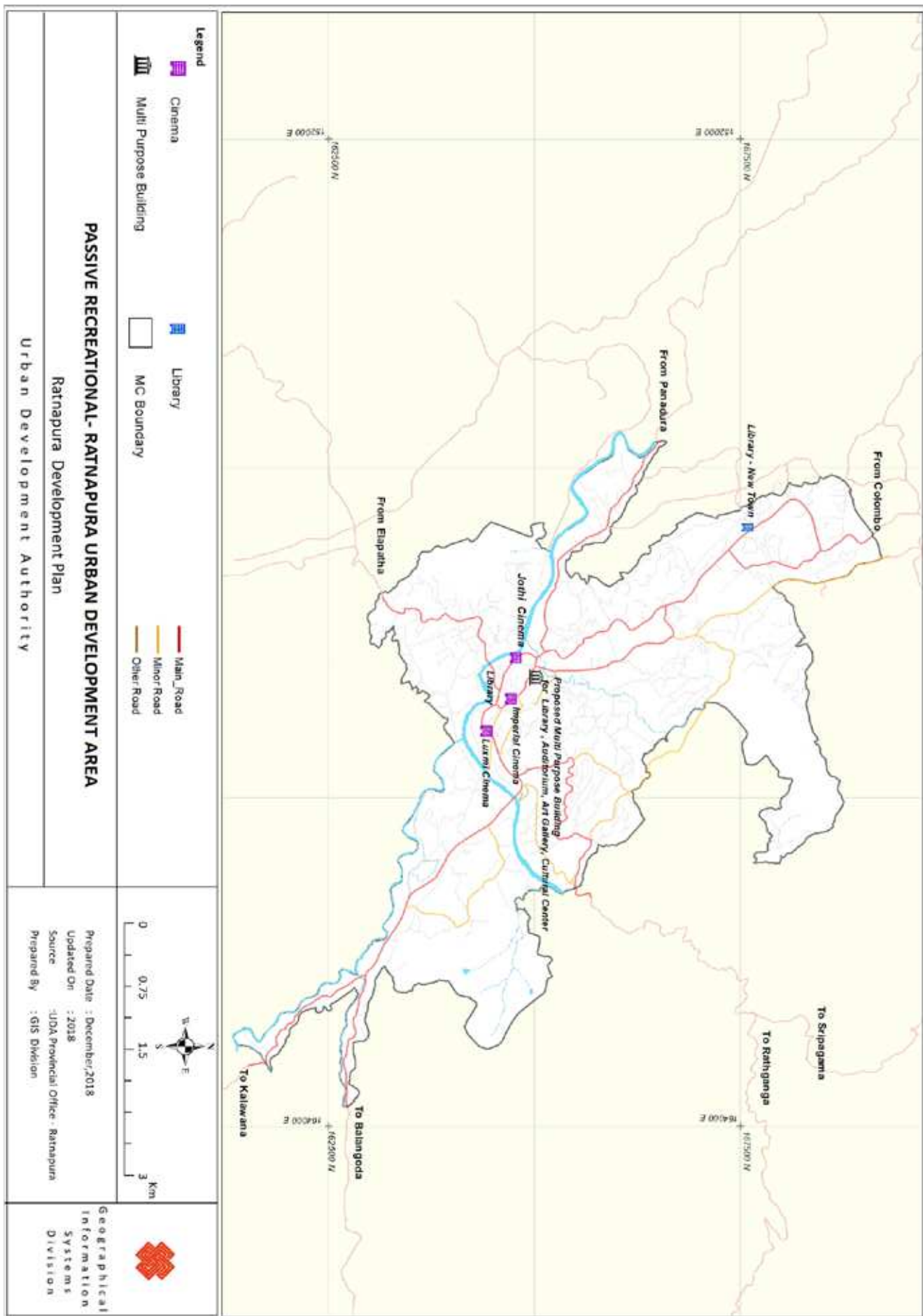
The existing city hall at Municipal Council building is used for exhibition of stage drama. Nearly 12000 school children studying within the heart of the city and 10% of it needs to use this space occasionally. Nonetheless the use of it does not compatible to that place and the space is not enough for the demand of school children at least. It is suggested to construct a new theater with seating 750 - 1000 seating capacity, close to the museum premises with an art gallery.

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6.6. Culture and Heritage Management Strategies

6.6.1. Heritage Areas

Archeological sites, Cultural Sites & Religious places

While religious places, Archaeological buildings & sites also in Rathnapura Urban area must be conserved.

I. Maha Saman Dewalaya

Sabaragamuwa Maha Saman Dewalaya is the main religious place out of the four Saman Dewala places (religious place) located in four directions which has orientated from Sri Padaya (Adam's Peak). It is acted as a hotspot in Ratnapura due to the higher number of devotees which comes to the Dewalaya on daily basis. It can be recognized that the amount of devotees getting increased on two seasons specifically. Esala Perahera season and the Adam's peak pilgrimage season which is starting from December full moon day to May full moon day are those seasons. Thus, The Saman Dewalaya is archeological and cultural important place for Ratnapura.

II. Ehalepola Mansion

The place that Ehalepola Adhikaram used to live is known as the Ehelapola Walavva (Ehalepola Mansion) and has been developed as a museum later on. It was opened for the public on 13th May 1988. It has exhibition rooms which contain prehistoric archaeological inventions, natural heritage, geological, anthropological, zoological artifacts and models related to the Sabaragamuwa Province.

III. The Dutch Fort

The Portuguese had originally constructed a fort at Ratnapura in 1620 however was later captured and destroyed by Kirti Sri Raja Singha. By 1658 the Dutch had taken control over all the areas previously controlled by the Portuguese. The Dutch initially used the site of the Portuguese fort but subsequently built a new fort on a hill in the middle of the town. It is recognized that the design of the fort is similar to the fort at Kalutara. Nonetheless, the Dutch Fort of Ratnapura is a valued asset in Ratnapura which has to protect for the future.

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Culture and Heritage
Management Strategies

Cultural Festivals
(Saman Dewalaya Perahera)

Archeological
Conservation Areas

6.6.2. Cultural Festivals (Saman Dewalaya Perahera)

The Maha Saman Devalaya Esala Perahera originates from the Sabaragamuwa district in Sri Lanka. Its purpose interweaves history, tradition and heritage that are unique to the island. Every year in September, the town of Ratnapura and the Devalaya lights up in festivities as the Maha Saman Devala Perahera parades through the streets while locals and tourists alike flock to see this sacred marvel that has been in practice for centuries.



Figure No. 6.6.1 : Saman Dewala Perahera
Captured by : Fowzan Faws, 2016

6.6.3 Archeological Conservation Areas

Place	GND
Maha Saman Dewalaya	Dewalegawa
Ehelepola Walawwa	Ratnapura Town
Ehelepola Harem	Ratnapura Town
Dutch Fort	Ratnapura Town
Police Station Building	Ratnapura Town
Wey's Memorial Hall (Library)	Ratnapura Town
Survey Department Building (Old)	Ratnapura Town
St. Paul's Cathedral	Ratnapura Town
Ganegoda Wiharaya	Thiriwanaketiya
Jayasumanarama Maha Wiharaya	Thiriwanaketiya
Gallen Wiharaya	Weralupa

Table No. 6.5.1 :
Archeological Conservation Area

Culture and Heritage Management Strategy

Cultural heritage management is about striking a balance between developing the tourism industry, generate revenue while still conserving the physical integrity of sites, promoting and celebrating their educational, historic and cultural values.

According to UNESCO, heritage is our legacy and cultural identity that we pass on to the next generation. Tangible features, such as monuments, groups of building, and both historic and natural sites, are considered as part of our heritage by UNESCO. However intangible features, such as oral traditions, folk music and dances also make up our cultural heritage.

Concisely, Ratnapura culture has based on God Sumana Saman, Saman Dewalaya and Gem Industry. The heritage of it has based on the Ehelepola era and colonial era. It is grasped in a nutshell that Ratnapura has a strong culture and heritage base which is yet to be adored through the urban development. Thus, a preservation of the culture and heritage while converting the value of the historical and cultural background to the upliftment of people who live in the town is the culture and heritage management strategy of Ratnapura Urban Development Plan.

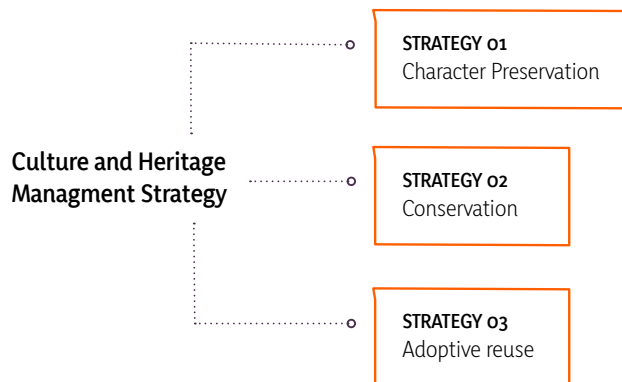


Figure No. 6.6.2 : Culture & Heritage Management Strategy

Concerning the vision of 2030, culture and heritage management strategy will facilitate to achieve the goals of "Create Ratnapura, 'A livable City' for the local community" and "Create Ratnapura, An attractive Destination for Visitors in Sri Lanka. Those will be achieved through the objectives of facilitating to attract 100,000 tourists for boosting the gem related eco-tourism and creating a vibrant city space with gem industry related economic opportunities to the local community.

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Culture and Heritage Management Strategies

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- *STRATEGY 01*
Character Preservation

Saman Dewalaya area and Gem Streets have their own special character which has a historical value. Thus, it is needed to recognized, protected and enhanced while providing for the economic, physical and social wellbeing of the communities within the town.

- *STRATEGY 1.1*
Character Preservation of Gem Streets

1. Redevelopment of Main Street, Shaviya Mawatha and Demuwawatha Streets as Gem Streets and facilitate those streets with relevant streetscape with gem identity

- *STRATEGY 1.2*
Character Preservation of surrounding area of Saman Dewalaya

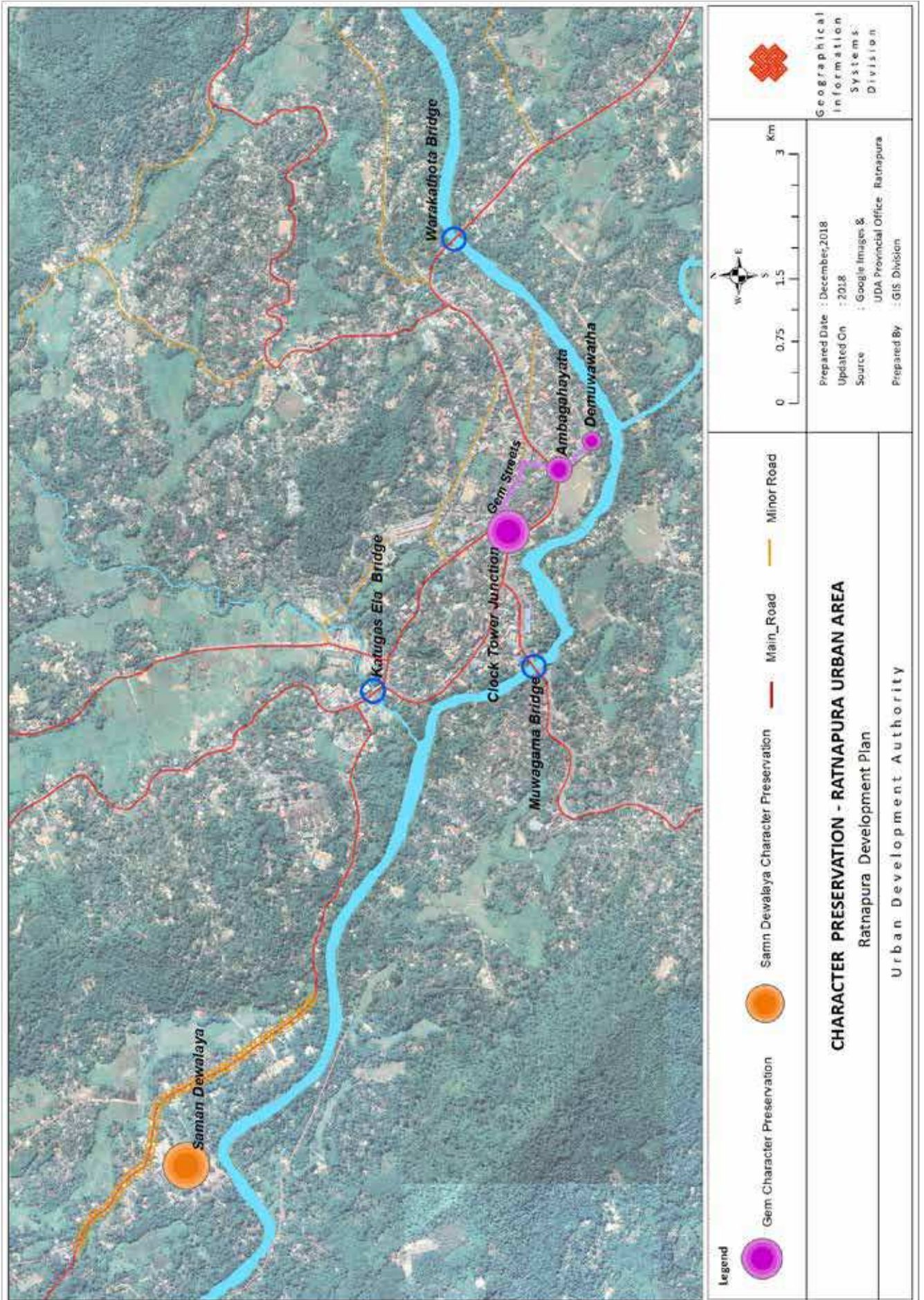
1. Redevelopment 500m distance along the Panadura road in each side from Saman Dewalaya with necessary guidelines to the buildings through zoning plan
2. Redevelopment of Panadura road from Saman Dewalaya to Kotambegawa as a Perahera Streets and facilitate it with relevant streetscape with Dewalaya identity
3. Construction of a Helabojunhala (refreshmet facilities) with adequate parking facility.

- *STRATEGY 1.3*
Preservation of the character in the entrance of town.

Here it is expected to preserve the unique characteristic in the entrance to the town since the major three entrances are via bridges. In order to that, it is proposed to redesign the above-mentioned bridges through this plan by enhancing the aqua-based characteristic in the town.

1. Katugasella Bridge
2. Warakatota Bridge
3. Muwagama Bridge

Map No. 6.6.1 : Character Preservation



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- *STRATEGY 02*
Conservation

Conserving urban heritage – historical buildings, festivals, art forms, dance, music and lot more fall under conservation. Nonetheless, effective conservation of heritage resources helps in revitalizing local economy and bringing about the sense of identity, pride and belonging to the residents.

- *STRATEGY 2.1*

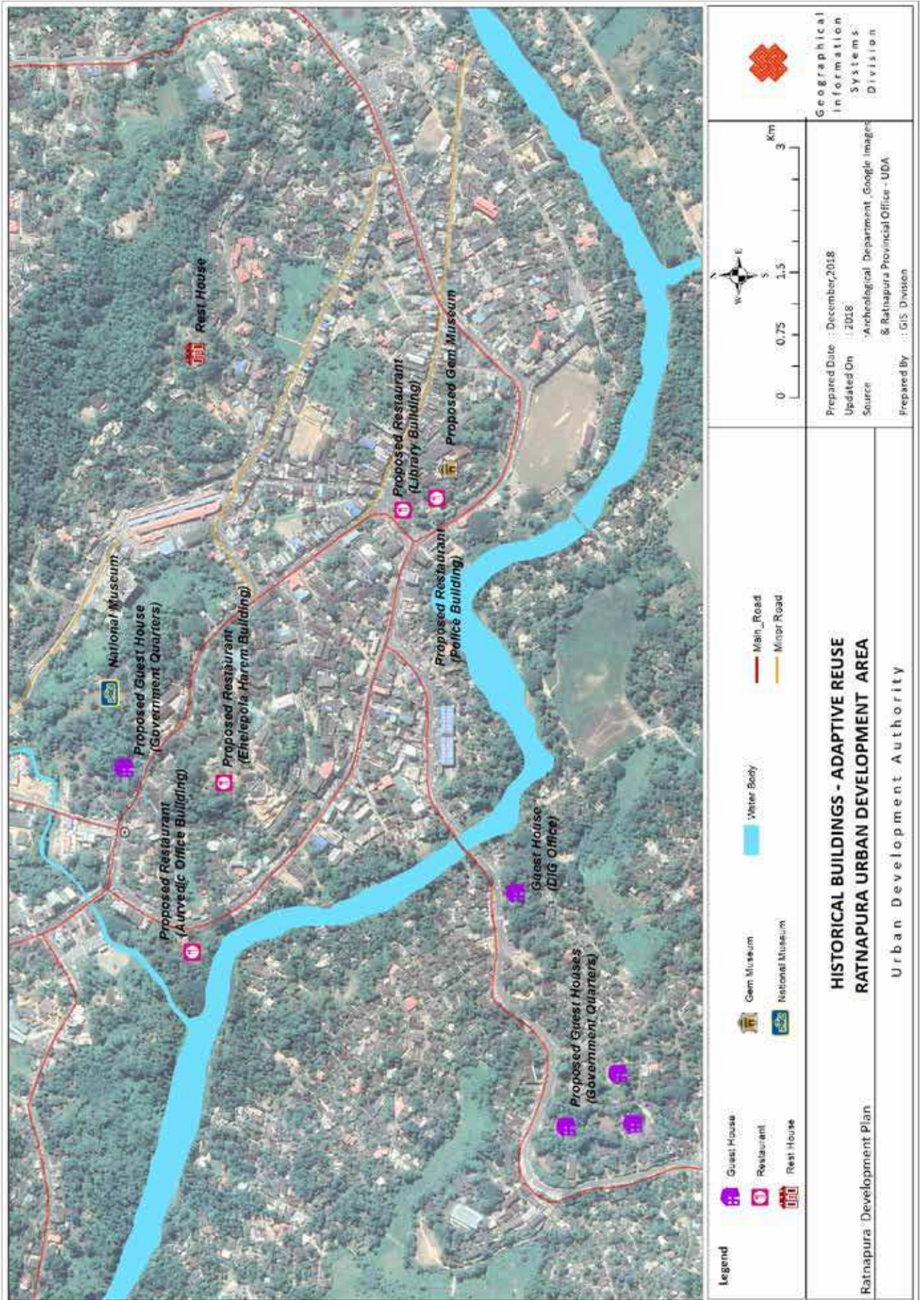
Conservation of cultural, historical and archeological sites according to the archeological policies, regulations & guidelines. (List has been attached to the annexures)

- *STRATEGY 03*
Adaptive Reuse

Ratnapura has around 15 number of historical buildings which is able to reuse for the purpose other than it was designed. Typically, it is closely related to historic preservation and conservation around cities with rich history.

- *STRATEGY 3.1*
Adaptive Reuse of the Identified Historic Buildings
 1. Renovation of Dutch Fort and change use as the National Gem Museum with conference halls and auction facilities
 2. Renovation of Library building and change use as a restaurant
 3. Renovation of Police buildings and change use as a restaurant
 4. Renovation of Ayurweda office building and change use as a restaurant
 5. Renovation of Health Director's Bungalow as a guest house
 6. Renovation of DIG office building at Muwagama and change use as a guest house
 7. Renovation of District Judge's Bungalow and change use as a guest house
 8. Renovation of Former Chief Minister's Bungalow and change use as a guest house
 9. Renovation of District Engineer's bungalow and change use as a guest house
 10. Renovation of Ehelepola Harem and change use as a restaurant.

Map No. 6.6.2 : Historic Buildings – Adaptive Reuse



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6.7. Implementation Strategies

6.7.1. Strategic Action Projects

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NO:	PROJECT	LOCATION	RESPONSIBLE INTUITION (OPERATION)	RESPONSIBLE INTUITION (MAINTENANCE)
1.	Luxmi Cinema Complex commercial project	Luxmi Cinema Hall premises	Ratnapura Municipal Council	Ratnapura Municipal Council
2.	Pompakele Urban Forest Development Project	Ratnapura Town	Urban Development Authority	Ratnapura Municipal Council
3.	River Port Construction Project - Phase 1	Existing Children's Park space behind the Seevali ground Land near hanging bridge close to Saman Dewalaya	Urban Development Authority	Ratnapura Municipal Council
4.	Church Road Development Project	Ratnapura Town	Urban Development Authority	Ratnapura Municipal Council
5.	Public Fair Redevelopment Project	Ratnapura Town	Urban Development Authority	Ratnapura Municipal Council
6.	Alleyway Improvement Project	Ratnapura Town	Urban Development Authority	Ratnapura Municipal Council
7.	Nagahamuttettuwa Development Project	Ratnapura Town	Urban Development Authority	Urban Development Authority
8.	Mudduwa Ground Redevelopment Project	Ratnapura Town	Ratnapura Municipal Council	Ratnapura Municipal Council
9.	Seewali Ground Redevelopment Project	Ratnapura Town	Ratnapura Municipal Council	Ratnapura Municipal Council
10.	Children's Park Redevelopment Project - New Town	Ratnapura New Town	Ratnapura Municipal Council	Ratnapura Municipal Council
11.	Nanamaladola Urban Park Development Project	Ratnapura New Town	Urban Development Authority	Ratnapura Municipal Council
12.	Nalanda Ellawala Urban Park Redevelopment Project	Ratnapura Town	Urban Development Authority	Ratnapura Municipal Council

13.	Redevelopment of the road from Batugedara Junction to Karapincha Road	Ratnapura Town	Road Development Authority	Road Development Authority
14.	Redevelopment of the road from Senanayaka Mawatha to Kudugalwatta Proposed Port	Ratnapura Town	Road Development Authority	Road Development Authority
15.	Redevelopment of the road from Hospital to New Town (Saman Pedesa)	Saman Pedesa	Road Development Authority	Road Development Authority
16.	River edge road Improvement Project	Ratnapura Town	Road Development Authority	Road Development Authority
17.	Outer Circular Road Improvement Project	Ratnapura Town	Road Development Authority	Road Development Authority
18.	Inner Circular road Improvement Project	Ratnapura Town	Road Development Authority	Road Development Authority
19.	Redevelopment of the Bridge near Seewali Ground	Ratnapura Town	Road Development Authority	Road Development Authority
20.	Construction of underpass near Indika Hotel at Old Town	Ratnapura Town	Road Development Authority	Road Development Authority
21.	Construction of overpass at Pulingupitiya Junction	Pulingupitiya	Road Development Authority	Road Development Authority
22.	Development of the Main Bus Terminal at the Old Town	Ratnapura Town	Urban Development Authority, Road Development Authority	Urban Development Authority, Road Development Authority
23.	Development of Overflow Parking Place for Main Bus Terminal at OLD Town	Ratnapura Town	Urban Development Authority, Road Development Authority	Urban Development Authority, Road Development Authority
24.	New Bus Terminal Construction Project – New Town	Ratnapura New Town	Urban Development Authority, Road Development Authority	Urban Development Authority, Road Development Authority
25.	Sanitary Facilities Development Project of old city center	Ratnapura Town	Urban Development Authority, Road Development Authority	Urban Development Authority, Ratnapura Municipal Council
26.	Ketandola Water Supply Project	Kanadola	Water Supply & Drainage Board	Water Supply & Drainage Board

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NO	PROJECT	LOCATION	RESPONSIBLE INTUITION (OPERATION)	RESPONSIBLE INTUITION (MAINTENANCE)
1.	Gem Square Development Project	Ratnapura Town	Urban Development Authority, Gem & Jewellery Authority	Gem & Jewellery Authority
2.	Weralupa Water Retention Lake	Weralupa	Urban Development Authority	Ratnapura Municipal Council
3.	Weralupa Ground Construction Project	Weralupa	Urban Development Authority	Ratnapura Municipal Council
4.	Wetland Park Construction Project	Lenthadiya	Urban Development Authority	Ratnapura Municipal Council
5.	River Port Construction Project - Phase 2 & Phase 3	Near Warakathota Bridge, Kudugalwatta, Ayurveda Junction and Kotambegawa	Urban Development Authority, Ratnapura Municipal Council	Ratnapura Municipal Council
6.	Scenic Site Development Project	Ratnapura Town & New Town	Urban Development Authority, Ratnapura Municipal Council	Ratnapura Municipal Council
7.	Helipad Construction Project - Phase 1	<ul style="list-style-type: none"> Former District Judge's Bungalow Upper Club Premises 	Urban Development Authority, Ratnapura Municipal Council	Ratnapura Municipal Council
8.	Disaster Aid Center Construction Project	Ratnapura Town	Urban Development Authority, Ratnapura Municipal Council	Ratnapura Municipal Council, District Secretariat Division
9.	Monarawila Ground Redevelopment Project	Ratnapura Town	Ratnapura Municipal Council	Ratnapura Municipal Council
10.	YMBA premises Redevelopment Project	Ratnapura Town	Urban Development Authority, Archaeological Department	Archaeological Department
11.	Galkaduwatta Middle Income Housing Project	Ratnapura New Town	Urban Development Authority	Urban Development Authority
12.	Muwagama Middle Income Housing Project	Ratnapura Town	Urban Development Authority	District Secretariat Division
13.	Rental Basis Apartment Complex for Officers in New Town	Ratnapura New Town	Urban Development Authority	Urban Development Authority
14.	Kahangama Low Income Housing Project	Kahangama	Urban Development Authority	District Secretariat Division

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15.	<i>Bypass road Construction Project</i>	<i>Ratnapura Town</i>	<i>Road Development Authority</i>	<i>Road Development Authority</i>
16.	<i>Godawela Road Redevelopment Project</i>	<i>Ratnapura Town</i>	<i>Road Development Authority</i>	<i>Road Development Authority</i>
17.	<i>Balibathgoda bridge Construction Project</i>	<i>Ratnapura Town</i>	<i>Road Development Authority</i>	<i>Road Development Authority</i>
18.	<i>Kudugalwatta bridge Construction Project</i>	<i>Ratnapura Town</i>	<i>Road Development Authority</i>	<i>Road Development Authority</i>
19.	<i>Redevelopment of the existing bridges at entering points to the city</i>	<i>Ratnapura Town</i>	<i>Road Development Authority</i>	<i>Road Development Authority</i>
20.	<i>Parking facilities Development Project</i>	<i>Ratnapura Town</i>	<i>Urban Development Authority, Ratnapura Municipal Council</i>	<i>Ratnapura Municipal Council</i>
21.	<i>Helabojunhala with Parking Space Construction Project</i>	<i>Saman Devalaya Premises</i>	<i>Urban Development Authority, Ratnapura Municipal Council</i>	<i>Ratnapura Municipal Council</i>

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NO	PROJECT	LOCATION	RESPONSIBLE INTUITION (OPERATION)	RESPONSIBLE INTUITION (MAINTENANCE)
1.	Ruwanpura Expressway Construction Project	Colombo - Pelmadulla	Road Development Authority	Road Development Au-thority
2.	Gem Streets Redevelopment Project	Main Street, Shaviya Mawatha and Demu-wawatha Streets	Gem & Jewellery Authority, Urban Development Authority	Gem & Jewellery Author-ity, Urban Development Authority
3.	Jewellery Street Development Project	Frank Hettiarachchi Mawatha	Gem & Jewellery Authority, Urban Development Authority	Gem & Jewellery Authority, Urban Development Authority
4.	Dutch Fort Renovation Project	National Gem Museum	Urban Development Authority, Archaeological Department	Urban Development Au-thority, Archaeological Department
5.	Historic Building Renovation Project as Guest Houses	<ul style="list-style-type: none"> • DIG office building at Muwagama • District Judge's Bungalow at Muwagama • Former Chief Minister's Bungalow at Muwagama • District Engineer's bungalow at Muwagama 	Urban Development Authority, Archaeological Department	Urban Development Au-thority, Archaeological Department
6.	Historic Building Renovation Project as Restaurants	<ul style="list-style-type: none"> • Police Building at Ratnapura Town • Library Building at Ratnapura Town • Ehelepola Harem at Ratnapura Town • Health Director's Bungalow at Ratnapu-ra Town • Ayurweda office building at Ratnapura Town 	Urban Development Authority, Archaeological Department	Urban Development Authority, Archaeological Department
7.	Aqua Base Theme Park Construction Pro-ject	Weralupa	Urban Development Authority, Ratnapura Municipal Council	Ratnapura Municipal Council
8.	Gem Tower Construction Project	Post Office Premises, Ratnapura Town	Urban Development Authority	Urban Development Authority
9.	Commercial Complex Project - Polhunuwa Premises	Ratnapura Town	Urban Development Authority	Urban Development Authority

NO	PROJECT	LOCATION	RESPONSIBLE INTUITION (OPERATION)	RESPONSIBLE INTUITION (MAINTENANCE)
10.	Helabojunhala Construction Project	Nagahamuttettuwa Prem-ises	Urban Development Authority	Urban Development Authority
11.	Ehelepola Museum Redevelopment Project	Ratnapura Town	Department of National Museums, Archaeological Department	Department of National Museums, Archaeological Department
12.	Diversion of kalu River to Udawalawe Reservoir	Ratnapura Town	Irrigation Department	Irrigation Department
13	Flood Dike Construction Project		Irrigation Department	Irrigation Department
14.	Helipad Construction Project - Phase 2	<ul style="list-style-type: none"> • Seevali Collage Ground Premises • District Judge's Bungalow (AthapattuWalawwa) Premises • Proposed Thiriwanaketiya School Premises 	Urban Development Authority, Ratnapura Municipal Council	Urban Development Au-thority, Ratnapura Mu-nicipal Council
15.	Overhead Bridge Construction Project	Ratnapura Town	Road Development Authority	Road Development Authority
16.	Children's Park Construction Project	Weralupa	Urban Development Authority, Ratnapura Municipal Council	Urban Development Authority, Ratnapura Municipal Council
17.	New Administration Complex Construction Project	Ratnapura New Town	Urban Development Authority	Urban Development Au-thority
18.	Multi-Purpose Building Construction Project for Recreational Facilities	Museum Premises	Urban Development Authority	Urban Development Authority
19.	Mahawalawatta High Income Housing Project	Mahawalawatta	Urban Development Authority	Urban Development Au-thority
20	Thiriwanaketiya Proposed School Project	Thiriwanaketiya	Education Department	Education Department
21.	New Town Proposed School Project	New Town	Education Department	Education Department
22.	Mahawalawatta Proposed School Project	Mahawalawatta	Education Department	Education Department

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6.7.2. Priority Projects

Priority projects have been identified through a project matrix. Prioritization given to the Vision but the separate matrix systems considered social acceptability and economic viability. To end with, 27 projects were selected as the priority projects among 70 projects and project briefs were written for those projects.

- Jewellery Street Development Project in Frank Hettiarachchi Mawatha.
- Dutch Fort Renovation Project as the National Gem Museum.
- Library Building Renovation Project as a Restaurant.
- Historic Building Renovation Project as Guest Houses.
- Ayurveda Office Building Renovation Project as a Restaurant.
- Ehelepola Harem Building Renovation Project as a Restaurant
- Weralupa Recreational Cluster Development Project.
- Pompakele Urban Forest Development Project.
- Nalanda Ellawala Urban Park Redevelopment Project.
- Gem Square Development Project at Food City Premises.
- Gem Streets Development Project in Main Street, Shaviya Mawatha and Demuwawatha Road.
- Gem Tower Construction Project at Post Office Premises.
- YMBA premises Renovation and Redevelopment Project as a green public space.
- Ehelepola Museum Premises Redevelopment Project as the Central Park of the City.
- Nagahamuttettuwa Premises Development Project with Helabojunhala and Pond.
- Scenic Site Development Project.
- Multi-Purpose Building Construction Project at Museum Premises for Library, Auditorium and Art Gallery.
- Shopping Street Development Project (Church Road)
- Alleyway Improvement Project in Old Town.
- Disaster Aid Center Construction Project with helipad at Upper Club Premises.
- Helipad Construction Project at Former District Judge's Bungalow Premises.
- Main Bus Terminal Development Project at the Old Town.
- Godawela Road Redevelopment Project.
- Optional Road Redevelopment Project from Hospital to New Town (Saman Pedesa).
- Parking Facilities Development Project at the identified places in Old Town.
- Sanitary Facilities Development Project of Old Town.
- Administration Complex Project.

Jewellery Street Development Project Under Ratnapura Town Development Plan

01

- Sector - Urban Development
- Project Name - Jewellery Street Development Project
- Project Location



- Specify the Project Location

Site	Province	District	Division	Location
01	Sabaragamuwa	Ratnapura	Ratnapura Town	Old Town

- Rational of the Project

The Economy of Ratnapura is based on the Gem Industry and it has owned a bigger place in Ratnapura economy since pre-colonial period. It is in the 5th place of the export economy in the Sri Lanka according to the statistics of Central Bank Latest reports. 3% of contribution is given to the national economy by Gem industry at present. But gem related jewellery industry hasn't been famous yet

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in Ratnapura. At present, 25 % of the Ratnapura people engaged with gem trading industry and there is a high possibility for them to gain the benefit of value added gem industry. It is expected that forecasted tourism population will create more direct and indirect economic opportunities through jewellery industry.

Moreover, Gem Culture has been established already in Ratnapura with the places and processes but for generating more income, it is needed to have an identical, attractive streetscape which facilitate to the jewellery market and gem culture. For that, Jewellery Street Development Project in Frank Hettiarachchi Mawatha will serve the purpose.

- Following benefits are taken from the project
 - Specialized street for jewellery industry
 - Identical streetscape with unique architectural value
 - An arcade structure for supporting commercial activities
 - Luxurious boutique spaces for jewellery
 - Customized products, spaces for local entrepreneurs to exhibit their businesses
 - Identical sign boards for national and international business people
 - Suitable paving and lighting system for the selected area
 - Drainage System

- Financing Plan

<i>Components</i>	<i>(Rs. Mn)</i>
<i>Jewellery Streets Development Project</i>	<i>200 Mnm</i>

- Project Operation & Maintenance

The lands which are located beside the Frank Hettiarachchi Mawatha belongs to the private parties. Thus, a separate committee will be appointed with the collaboration of those private parties and Municipal Council, Ratnapura. Most of the premises are rented out by lawyers in this road and those lawyers will be relocated in the proposed lawyers complex in New Town before the project take place. Facilitating to create the physical environment in compliance with Jewellery Street Development on Frank Hettiarachchi Mawatha will be done by Municipal Council, Ratnapura with the consultation of Urban Development Authority. The land owners will be advised to convert their spaces to be Jewellery shops later on. The developed Jewellery Street will be maintained by private parties.

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Dutch Fort Renovation Project Under Ratnapura Town Development Plan

02

- Sector - Urban Development
- Project Name - Dutch Fort Renovation Project
- Project Location



- Specify the Project Location

Site	Province	District	Division	Location
01	Sabaragamuwa	Ratnapura	Ratnapura	Town center

- The Total Area of Land required for the project – 1 Acre
- The cost of land if it is being perched – Not Applicable

- Rational of the Project

Dutch fort is a significant place in Ratnapura town since colonial era. The fort is located at the small hilltop in the town center. It was used for the security purposes and administration activities before and is it is used as the official space of Gem and Jewellery Authority at present. Since this space is surrounded by gem related activities and located in a safe location for disasters, it has identified as the most suitable place for establishing the National Gem Museum. Thus, renovating this space and converting it into a gem museum is needed for preserving the historic and cultural heritage of the town in order to serve the economic development of it.

The expected Gem Museum project will offer its guests an insight into the structure and stratification of various crystals and gem stones. It will hold some unique gem stones and rare specimens of precious stones; while also featuring some old equipment used to source the gem stones and create handmade jewelry. Thus, it is expected that the project will help boosting the Ratnapura tourism and more than 5,000 people will indirectly benefit from this project. Also, it will address the young generations of Ratnapura so they know about their cultural roots and to raise awareness about heritage among all different ages in Ratnapura.

- Following benefits are taken from the project

- Exhibition galleries
- Conference hall
- Auction Center
- Small retail outlet
- Customized products, spaces for local entrepreneurs to exhibit their businesses
- Parking facilities

- Financing Plan

<i>Components</i>	<i>(Rs. Mn)</i>
<i>Gem Museum Project</i>	<i>100 Mnm</i>

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- Project Operation & Maintenance

Police Department activities will be relocated into the allocated Police Department premises at New Town. Also, Gem and Jewellery Department will be given a space within the renovated Dutch Fort. Joint venture method will be applied for this project among Urban Development Authority, Archeological Department and Gem and Jewellery Authority. The renovation will be done by Urban Development Authority and consultation, designing and project management parts will be included for it apart from the renovation. Maintenance will be done by Gem and Jewellery Authority.

Library Building Renovation Project Under Ratnapura Town Development Plan

- Sector - Urban Development
- Project Name - Library Building Renovation Project
- Project Location



- Specify the Project Location

Site	Province	District	Division	Location
01	Sabaragamuwa	Ratnapura	Ratnapura	Town center

- The Total Area of Land required for the project – 40 Perch
- The cost of land if it is being perched – Not Applicable

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- Rational of the Project

Library building was known as a Wey's Memorial Hall in colonial era and it is located at the heart of the city which is close to Dutch Fort Entrance. Presently the building used for the library. Since this space is surrounded by gem related activities and located in a safe location for disasters, it has identified as the most suitable place for establishing a restaurant for targeting the gem businessmen and the people who loves to have a luxury experience in a gem related environment. Thus, renovating this space and converting it into a restaurant is needed for preserving the historic and cultural heritage of the town in order to serve the economic development of it.

It is expected that the project will help boosting the Ratnapura tourism and the people who comes to the Gem Museum will be facilitated through this project.

- Following benefits are taken from the project
 - Refreshment Facilities
 - Sanitary facilities
- Financing Plan

Components	(Rs. Mn)
Library Building Renovation Project	50 Mn

- Project Operation & Maintenance

The existing library will be relocated within the Multi-Purpose building which is going to be constructed at Ehelepola Museum Premises. It will be included to the building together with an Auditorium and Art Gallery. Joint venture method will be applied for this project between Urban Development Authority and Archeological Department. The renovation will be done by Urban Development Authority complies with the conditions of Archeological Department. Maintenance will be done by Urban Development Authority later on.

Historic Building Renovation Project as Guest Houses Under Ratnapura Town Development Plan

- Sector - Urban Development
- Project Name -Historic Building Renovation Project as Guest Houses
- Project Location



- Specify the Project Location

Site	Province	District	Division	Location
01	Sabaragamuwa	Ratnapura	Ratnapura	Muwagama

- The Total Area of Land required for the project – 4 Acres
- The cost of land if it is being perched – Not Applicable

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- Rational of the Project

Ratnapura has insufficient accommodation facilities for the local and foreign tourists and businessmen by now. Two third of the existing guest houses are not having enough space and Ratnapura identity together with nice views. Those who having such views are located bit far from the city center cause to avoiding Ratnapura as a place to accommodate by foreign and local tourists.

These particular buildings are constructed according to the British architecture and now used as government quarters and offices like DIG office. All are located in small hilltops which have calm and quite environment with nice views together of Kalu river and Sri padaya. Moreover, these places are being situated close to the town center and have easy access through Muwagama Road. One of the proposed helipad location is going to be established here and it will be a plus point on grabbing the tourism attraction indirectly simultaneously. Thus, renovating these buildings and converting those into guest houses are needed for preserving the architecture character and boosting the city economy while serving the need of accommodating guests of Ratnapura.

It is expected that the people who comes to the Gem related activities and tourism activities will be facilitated through this project.

- Following benefits are taken from the project
 - Accommodation Facilities
 - Refreshment Facilities
 - Entertainment Facilities
 - Sanitary Facilities
 - Parking facilities
 - Scenic Site Development

- Financing Plan

Components	(Rs. Mn)
Historic Building Renovation Project as Guest Houses	200Mn

- Project Operation & Maintenance

Relocation will be needed in prior to this project and DIG office will be relocated at the given location to the Police department by Urban Development Authority. Other quarters will be relocated within the UDA lands in New Town.

Joint venture method will be applied for this project between Urban Development Authority and Archeological Department. The renovation and maintenance will be done by Urban Development Authority complies with the conditions of archeological department.

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Ayurveda Office Building Renovation Project Under Ratnapura Town Development Plan

05

- Sector- Urban Development
- Project Name - Ayurveda Office Building Renovation Project
- Project Location



- Specify the Project Location

Site	Province	District	Division	Location
01	Sabaragamuwa	Ratnapura	Ratnapura	Town center

- The Total Area of Land required for the project – 1 Acre
- The cost of land if it is being perched – Not Applicable
- Rational of the Project

Ratnapura has insufficient refreshment facilities for the local and foreign tourists and businessmen by now. Two third of the existing restaurants are not having enough space and Ratnapura identity together with nice views. Those who having such views are located bit far from the city center cause to avoiding Ratnapura as a place to get refreshed by foreign and local tourists.

This particular building is constructed according to the British architecture and now it is being used for the Ayurweda Office in Ratnapura. The place is located at the bank of Kalu river with a nice view together and it had been used as a pub in British era according to the folk stories. This place is located at the edge of town center and has easy access from anywhere of the town. Also, the proposed river port at this place will grab the tourist attraction indirectly. Thus, renovating this space and converting it into a restaurant is needed for preserving the architecture character and boosting the city economy through serving the need of refreshing guests of Ratnapura.

It is expected that the project will help boosting the Ratnapura tourism and the people who comes to the Gem related activities will be facilitated through this project

- Following benefits are taken from the project
 - Refreshment Facilities
 - Entertainment Facilities
 - Sanitary Facilities
 - Parking facilities
 - Scenic site development
- Financing Plan

Components	(Rs. Mn)
Ayurweda Office Building Renovation Project	50 Mn

- Project Operation & Maintenance

The activities of the Ayurweda office will be relocated to the proposed administration complex at the New Town and joint venture method will be applied for this project between Urban Development Authority and Archeological Department. The renovation will be done by Urban Development Authority complies with the conditions of Archeological Department and 6% of the fund will be taking for consultation, designing and project management of the given project. Maintenance will be done by Urban Development Authority later on.

Ehelepola Harem Building Renovation Project Under Ratnapura Town Development Plan

06

- Sector - Urban Development
- Project Name - Ehelepola Harem Building Renovation Project
- Project Location



- Specify the Project Location

Site	Province	District	Division	Location
01	Sabaragamuwa	Ratnapura	Ratnapura	Town Center

- The Total Area of Land required for the project – 80 Perch
- The cost of land if it is being perched – Not Applicable

- Rational of the Project

Ehelepola Harem building is one of those hidden wealth to the town due to the appearance and location. The building itself has characters in three different eras called Ehelepola, Dutch and British. The building had been constructed according to the Kandian architecture at first and used as a harem in Ehelepola era according to the historical reports. Later on, the Dutch and British architecture was mixed in it and used as a bungalow of British rulers. Moreover, it is located at the small hilltop which is in the heart of the city and has a unique scenic view. Presently, it is being used by Archeological Department as the district office.

Since this space is located in an attractive place with free of disasters and the historical and cultural importance in it, it has identified as one of the most suitable place for establishing mini conference hall with necessary facilities for targeting the local and foreign business people. Since, Ratnapura acts as a provincial capital, there is an emerging need of having conferences among smaller groups. Thus, catering the targeted crowd with necessary facilities is proposed with this project. Also, one of the proposed helipad location is going to be established adjacent to this premises and it will be act as a heli-longue in disaster free seasons, adding a plus point to the above necessity and the whole project will give a royal experience in a historic environment to the people who comes.

Renovating this space and converting it into a mini conference hall with a restaurant is needed for preserving the historic and cultural heritage of the town in order to serve the economic development of it. The entrance for this space will be given from the "Malrenu Mawatha" and the abandoned labour department premises will be used for the parking space. At the same time, the entrance to the harem from the Ferguson High School direction will be blocked to avoid future issues. Moreover, it is expected that the people who comes to the tourism and recreational purposes will be facilitated through this project.

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- Following benefits are taken from the project
 - Mini conference hall for smaller business groups and public, private institutional meetings
 - Refreshment Facilities
 - Luxury Accommodation facilities
 - Entertainment Facilities
 - Sanitary Facilities
 - Parking facilities
 - Scenic site development

- Financing Plan

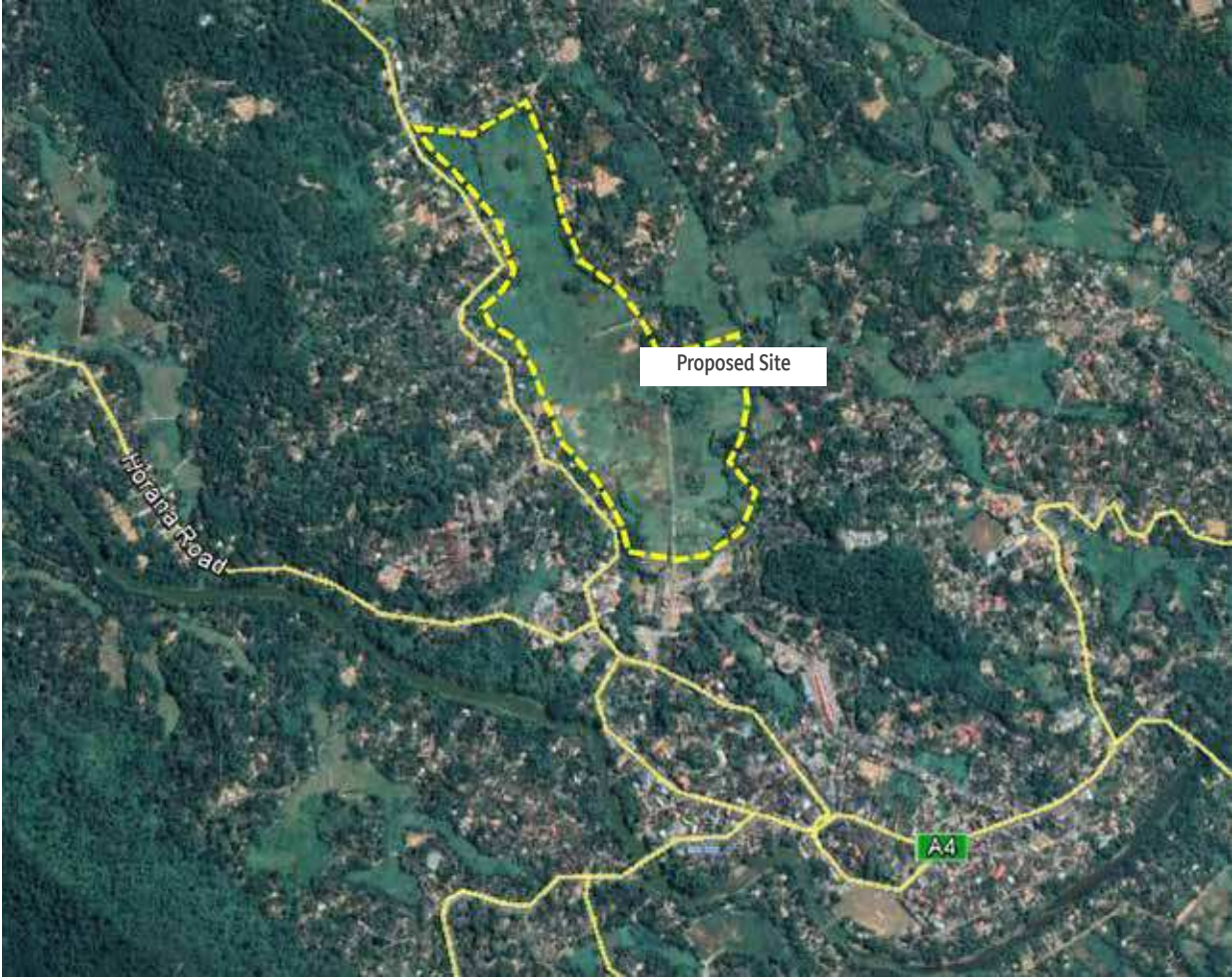
<i>Components</i>	<i>(Rs. Mn)</i>
<i>Ehelepola Harem Building Renovation Project</i>	<i>150 Mn</i>

- Project Operation & Maintenance

Archeological office will be shifted to the proposed administration complex at the New Town and joint venture method will be applied for this project between Urban Development Authority and Archeological Department. The renovation and maintenance will be done by Urban Development Authority.

Weralupa Recreational Cluster Development Project Under Ratnapura Town Development Plan

- Sector - Urban Development
- Project Name - Weralupa Recreational Cluster Development Project
- Project Location



- Specify the Project Location

Site	Province	District	Division	Location
01	Sabaragamuwa	Ratnapura	Ratnapura	Weralupa

- The Total Area of Land required for the project – 120 acre (aprox)
- The cost of land if it is being perched – Not Applicable

Chapter 06 The Plan

Implementation Strategy

Priority Projects

- Rational of the Project

Ratnapura is famous for aquatic resource since kingdom era due to the topographic situation in it. Also, 80% of the planning area consist with inland water resources including Kalu River, Wey River, waterfalls and several other streams. Thus, the richness of underground and surface water table has a hidden potential of using it for creating a livable city for 2030. Weralupa Water Retention Lake and Aqua Base Theme Park have been proposed to grab the local and foreign tourism attraction by using the richness of underground and surface water table. It is expected that these projects will re-establish the aquatic culture and create more direct and indirect economic opportunities to the Ratnapura citizens through boosting the tourism industry.

Considering the spatial arrangement of Ratnapura town, five major schools have been located at the heart of the city and about 12,000 of school children studies in those schools. It is around 30% of total no of school children in the schools of planning area. Due to the land scarcity of the town, it is hard to allowing each school having their own playground for the students and children's park for kids. Thus, the proposed Weralupa Ground and Children's Park will solve the suitable land scarcity for these children.

Moreover, the New Town is located around 5 km away from Ratnapura town and these two towns are developing isolated as dual cities by now. There can't be seen any visible link between those other than the A004 road which crossing both towns and there isn't any possibility of a corridor development due to the natural barriers. Thus, creating a visual link through an aquatic recreational area between Ratnapura town and new town is another purpose if this project.

- Proposed Elements
 - Water Retention Lake
 - Aqua Base Theme Park
 - Play Ground
 - Children's Park

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Priority Projects

- Following benefits are taken from the project

- Sea Plane Destination
- Jogging tracks
- Walking paths
- Swan boats
- Floating restaurants
- Water base activities
- Refreshment Facilities
- Entertainment Facilities
- Sanitary Facilities
- Parking facilities

- Financing Plan

<i>Components</i>	<i>(Rs. Mn)</i>
<i>Weralupa Recreational Cluster Development Project</i>	<i>1500 Mn</i>

- Project Operation & Maintenance

Land acquisition will be needed in prior due to the selected lands are abundant paddy fields which belongs to the private owners at present. Additionally, Irrigation Department will be consulted during this project. The construction and maintenance will be done by Municipal Council, Ratnapura.

Pompakele Tourism Development Project Under Ratnapura Town Development Plan

08

- Sector- Urban Development
- Project Name - Pompakele Tourism Development Project
- Project Location



- Specify the Project Location

Site	Province	District	Division	Location
01	Sabaragamuwa	Ratnapura	Ratnapura	Town center

- The Total Area of Land required for the project – 15 Acres
- The cost of land if it is being perched – Not Applicable

- Rational of the Project

Ratnapura is located in the central fragile area under the National Physical Plan – 2050. Pompakele Urban forest is one of the precious gift to Ratnapura from nature since it is rare to see a naturally grown urban forest within an urban limit at present. It is kind of a mini rain forest and famous for bird watchers and researchers for years. Currently, the forest itself working as a green lung for the Ratnapura town and rich in bio diversity. Moreover, the attractiveness of tourism in an urban environment depends more on the variety the city has to offer and not based on one individual elements. Pompakele premises has a natural swimming pool to accommodate visitors and the richness of bio diversity within a small premises has a hidden potential of attracting the attention of local and foreign tourists in that scenario. Thus, Pompakele Tourism Development Project has been proposed for use this opportunity to create more direct and indirect economic opportunities to the Ratnapura citizens through boosting the tourism industry.

A large amount of benefits will be taken through this project as follows. Recreation area within a reasonable walking distance, a balanced ecosystem which encourages a healthy environment, academic space for environmental researches, school children and bird watchers, reduce stress and improve physical health, the presence of trees, parks, and green spaces make Ratnapura more enjoyable place to live, work, and play. Moreover, this project will increase the residential property value in surrounded area and create direct and indirect economic opportunities.

- Following benefits are taken from the project
 - Swimming Pool development
 - Facilitate for Nature Trails
 - Observation / Viewing Decks
 - Canopy Walks
 - Pathway and steps development
 - Discussion Space
 - Seating Facilities
 - Refreshment Facilities
 - Sanitary Facilities
 - Parking facilities

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Strategy

Priority Projects

- Financing Plan

<i>Components</i>	<i>(Rs. Mn)</i>
<i>Pompakele Tourism Development Project</i>	<i>100 Mn</i>

- Project Operation & Maintenance

Joint venture method will be applied for this project between Urban Development Authority and Municipal Council, Ratnapura. Physical development activities will be done by Urban Development Authority and consultation, designing, project management and construction phases will be included for it. Maintenance will be done by Municipal Council, Ratnapura.

Nalanda Ellawala Urban Park Redevelopment Project Under Ratnapura Town Development Plan

- Sector - Urban Development
- Project Name - Nalanda Ellawala Urban Park Redevelopment Project
- Project Location



- Specify the Project Location

Site	Province	District	Division	Location
01	Sabaragamuwa	Ratnapura	Ratnapura	Ratnapura

- The Total Area of Land required for the project – 80 Perch
- The cost of land if it is being perched – Not Applicable

Chapter 06 The Plan

Implementation Strategy

Priority Projects

- Rational of the Project

Ratnapura has insufficient open spaces for the inhabitants and visitors due to haphazard development activities. Nalanda Ellawala Urban Park is an existing park which was established few decades ago. The place was used as a view point of soldiers in colonial period and still it has some evidences regarding that. Since Nalanda Ellawala Urban Park is located at one of the main hilltops within the heart of the city with a nice scenic view, there is a possibility of developing it as an urban space. It is expected that the people who comes to the tourism activities and inhabitant's live styles will be facilitated through this project.

- Following benefits are taken from the project
 - Seating Facilities
 - Refreshment Facilities
 - Sanitary Facilities
- Financing Plan

<i>Components</i>	<i>(Rs. Mn)</i>
<i>Nalanda Ellawala Urban Park Redevelopment Project</i>	<i>70 Mn</i>

- Project Operation & Maintenance

Joint venture method will be applied for this project among Urban Development Authority, Archeological Department and Municipal Council, Ratnapura. The redevelopment will be done by Urban Development Authority complies with the conditions of archeological department. Consultation, designing and project management of the given project will be done by Urban Development Authority. Maintenance will be done by Municipal Council, Ratnapura.

Gem Square Development Project Under Ratnapura Town Development Plan

- Sector - Urban Development
- Project Name - Gem Square Development Project
- Project Location - Old Town – Food City Premises, Ratnapura



- Specify the Project Location

Site	Province	District	Division	Location
01	Sabaragamuwa	Ratnapura	Ratnapura Town	Old Town

- The Total Area of Land required for the project – 40 Perch
- The cost of land if it is being perched – Not Applicable

Chapter 06 The Plan

Implementation Strategy

Priority Projects

- Rational of the Project

Ratnapura city has only one major open space area for gem trading and it is Ambagahyata premises. According to the current situation, that existing space is not enough and the city highly requires another space for gem trading. It will attract more local and foreign gem traders by extending the market space. Moreover, Gem Culture has been established already in Ratnapura with the places and processes but for generating more income, it is needed to extend the market space related with Gem culture. For that, Gem Square Development Project at Food City Premises will serve the purpose. This is one of the economic development priorities as convenience to gem industry.

- Following benefits are taken from the project
 - Market space for local gem community
 - Refreshment places for the businessmen with sanitary facilities
 - Gathering spaces
 - Rating space for the congested market
 - Extended market space
- Financing Plan

<i>Components</i>	<i>(Rs. Mn)</i>
<i>Gem Square Development Project</i>	<i>70 Mn</i>

- Project Operation & Maintenance

This land belongs to the Municipal council, Ratnapura. Thus, the land acquisition will not be needed. Additionally, National Gem & Jewellery Authority will be consulted during this project. The construction will be done by Urban Development Authority and maintenance will be done by Municipal Council, Ratnapura.

Gem Streets Development Project Under Ratnapura Town Development Plan

- Sector - Urban Development
- Project Name - Gem Streets Development Project
- Project Location



- Specify the Project Location

Site	Province	District	Division	Location
01	Sabaragamuwa	Ratnapura	Ratnapura Town	Town Centre

- Rational of the Project

According to the Development Plan of 2030, it focuses a 7% contribution to the GDP through the Gem industry. Thus, using this base resource to thrive the economy is highly needed and facilitating it through the physical development is required. Gem Culture has been established already in Ratnapura with the

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places and processes but for generating more income, it is needed to have an identical, attractive streetscape which facilitates to the gem market and gem culture by developing existing streets. These streets are closed to the proposed Gem Square, Gem tower and Jewellery street. For that, Gem Street Development Project in Main Street, Shaviya Mawatha and Demuwawatha Road will serve the purpose of Gem Industry Promotion.

- Following benefits are taken from the project
 - Specialized streets for gem trading
 - Identical streetscapes with sign boards for national and international business people
 - Arcades for boosting commercial activities
 - Suitable paving and lighting for the selected area
 - Suitable seating facilities
 - Sufficient refreshment places
 - Sanitary facilities
 - Luxurious boutique spaces
 - High end local gem shops
 - Customized products, spaces for local entrepreneurs to exhibit their businesses
 - Gem cutting and demonstration spaces (traditional/international)
- Financing Plan

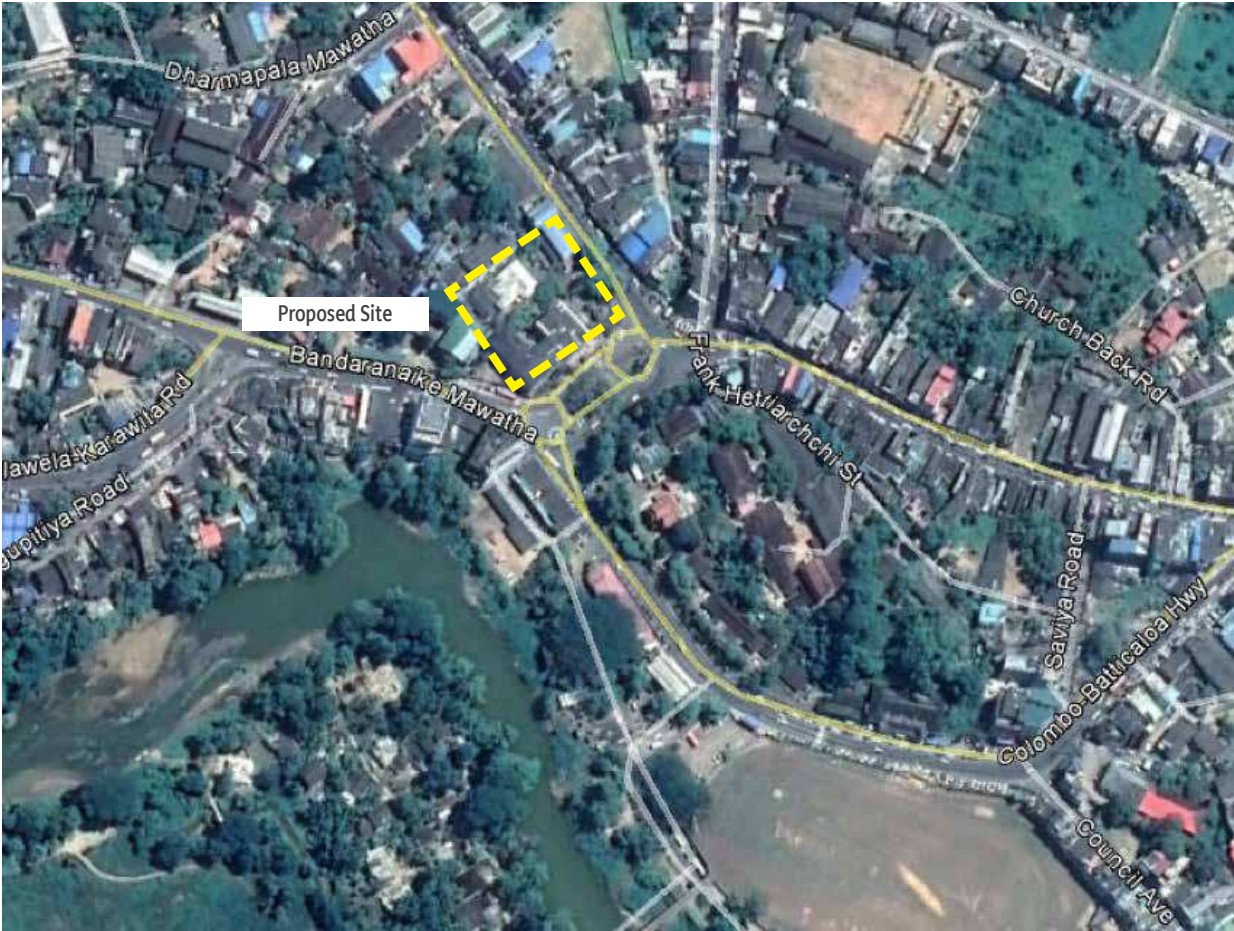
Components	(Rs. Mn)
Gem Streets Development Project	170 Mn

- Project Operation & Maintenance

The construction will be done by Urban Development Authority and National Gem & Jewellery Authority will be consulted during this project. Maintenance will be done by Municipal Council, Ratnapura.

Gem Tower Construction Project Under Ratnapura Town Development Plan

- Sector - Urban Development
- Project Name - Gem Tower Construction Project
- Project Location - Post Office Premises – Town Center



- Specify the Project Location

Site	Province	District	Division	Location
01	Sabaragamuwa	Ratnapura	Ratnapura	Town Center

- The Total Area of Land required for the project – 80 Perches
- The cost of land if it is being perched – Not Applicable

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Implementation Strategy

Priority Projects

- Rational of the Project

The City of Ratnapura is located 100 km away from South east of Colombo and it is the Capital of Sabaragamuwa Province. The Economy of Ratnapura is based on the Gem Industry and it has owned a bigger place in Ratnapura economy since pre-colonial period. The gem culture has been established already in Ratnapura with the places and processes but for generating more income, it is needed to attract more business people and affordable people for luxury items. Thus it is needed to convert this value of gem culture into income generating sources by facilitating more commercial spaces which related with gem culture. Also, Ratnapura will be the trading hub when it gets facilitated with the necessary physical infrastructure for gem trading in a long run.

This Gem Tower will provide a unique identity to the Gem city and sky line of the city will be based on this Gem Tower.

Since this city is located in a valley which is close to the Kalu river, there is an emerging need of making people getting ready for having high-rise experience by 2030. The Gem Tower Construction Project at Post Office Premises will be a 15 story tower with sky view restaurant experience for the Ratnapura people as it will be located at the heart of the city. This tower will be a communication center and a tourist information center. The upper floors of the Gem tower will be an apartment complex. The lower floors will be composed with a police point and the immediate activities of shifted post office. The ground floor will be a parking complex. Thus, the gem tower project is highly needed for the economic development of the town in order to serve the luxury commercial needs together with luxury accommodation facilities. This tower also provides the public sanitary facilities.

- Following benefits are taken from the project
 - Refreshment places with sky view experience
 - Luxury accommodation facilities for the international and national businessmen
 - Gathering spaces
 - Luxurious boutique spaces
 - High end local gem shops
 - Supporting structure for telecommunication purposes

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Priority Projects

- Customized products, spaces for local entrepreneurs to exhibit their businesses
 - Parking facilities
 - Sanitary facilities
 - Tourist information center
- Financing Plan

<i>Components</i>	<i>(Rs. Mn)</i>
<i>Gem Tower Construction Project</i>	<i>500 Mn</i>

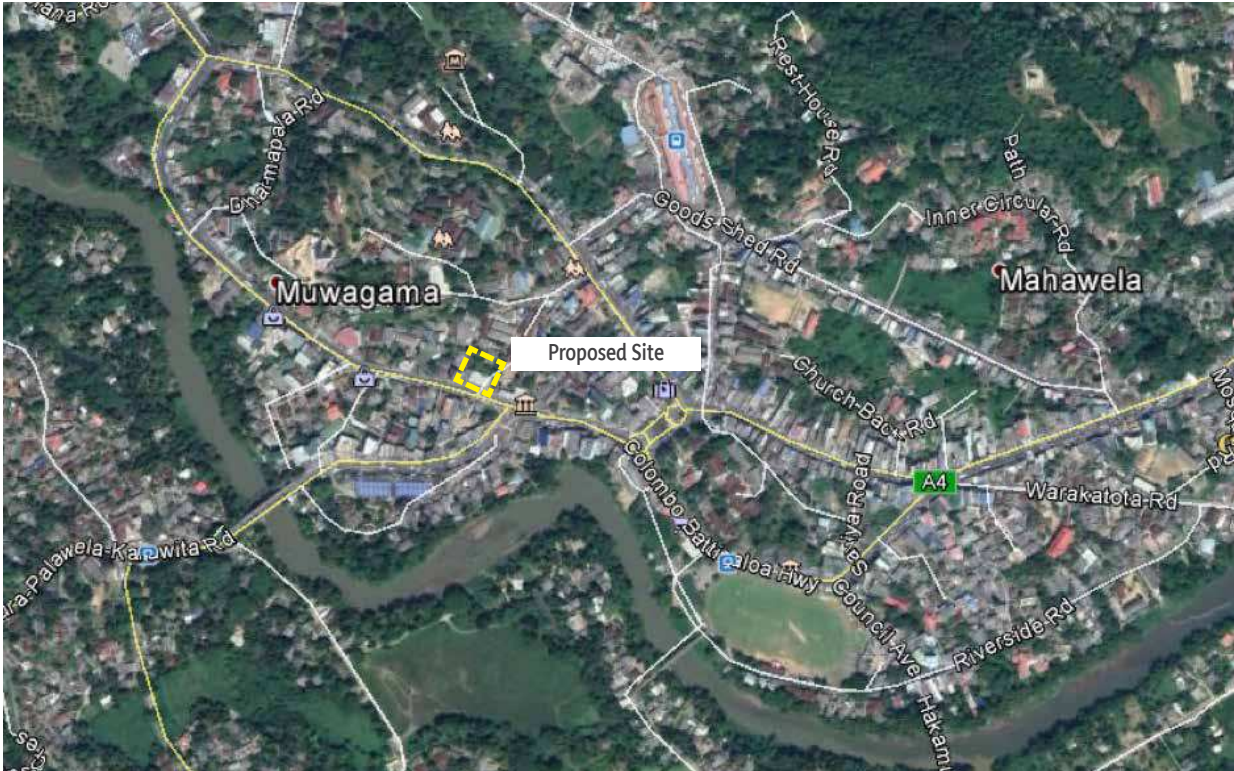
- Project Operation & Maintenance

Land sharing method will be applied for this project and post office will be shifted to the administration complex which is planned to construct in New Town by UDA to release the land. The construction and maintenance will be done by Urban Development Authority.

YMBA Premises Renovation and Redevelopment Project Under Ratnapura Town Development Plan

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- Sector - Urban Development
- Project Name - YMBA Premises Renovation and Redevelopment Project
- Project Location



- Specify the Project Location

Site	Province	District	Division	Location
01	Sabaragamuwa	Ratnapura	Ratnapura	Ratnapura Town

- The Total Area of Land required for the project – 50 Perches
- The cost of land if it is being perched – Not Applicable

- Rational of the Project

Ratnapura has insufficient green spaces due to built up areas. This is an area of grass and trees which is to be created to provide a breathable space within the urban environment. There is no enough safe space for the school children in nearby schools to wait after school time when they have tuition classes to go. So the main objective of this project is facilitating a green space for the school children as well as the visitors. This green space will be facilitated with sanitary facilities. This free and breathable green space will be preserved through this development project. For that, YMBA Premises Renovation and Redevelopment Project as a green public space will serve the purpose.

- Following benefits are taken from the project
 - A breathable green space within the urban environment
 - Gathering spaces
 - Seating Facilities
 - Sanitary Facilities
 - Nice scenic view within the urban environment

- Financing Plan

Components	(Rs. Mn)
YMBA Premises Renovation and Redevelopment Project as a green public space	20 Mn

- Project Operation & Maintenance

Joint venture method will be applied for this project among Urban Development Authority and Archaeological Department. The redevelopment and renovation will be done by Urban Development Authority complies with the conditions of Archeological Department. Maintenance will be done by Municipal Council, Ratnapura.

Ehelepola Museum Premises Redevelopment Project Under Ratnapura Town Development Plan

14

- Sector - Urban Development
- Project Name - Ehelepola Museum Premises Redevelopment Project
- Project Location



- Specify the Project Location

Site	Province	District	Division	Location
01	Sabaragamuwa	Ratnapura	Ratnapura	Ratnapura town

- The Total Area of Land required for the project – 5 Acres
- The cost of land if it is being perched – Not Applicable

- Rational of the Project

Ratnapura has insufficient open spaces for the inhabitants and visitors due to haphazard development activities. This may be the central park of Ratnapura city with a unique landscape and a calm and quite environment. This urban space will be survived as an undisturbed and unpolluted area through this redevelopment project. According to the Development Plan of 2030, Ratnapura city will be developed to cater the trend of seeking weekend destinations by local tourists. This proposed central park will reduce the urban congestion within Ratnpura city and will give the experience of freedom to the urban dwellers as well as local and foreign tourists. It is expected that the people who comes to the tourism activities and inhabitant's live styles will be facilitated through this project.

The proposed Nagahamuttettuwa Premises Development Project is located adjacent to this central park and these to development projects will be mutually supportive to each other and will look like a joint premises. The proposed multi-purpose building at museum premises with an auditorium, a library and an art gallery will provide an economical and aesthetic value to this Central Park.

- Following benefits are taken from the project
 - A breathable environment within the city
 - A nice scenic view
 - Seating facilities
 - Conservation of retention land
 - Recreational activities
 - Urban Habitat for Wildlife

- Financing Plan

Components	(Rs. Mn)
Ehelepola Museum Premises Redevelopment Project	70 Mn

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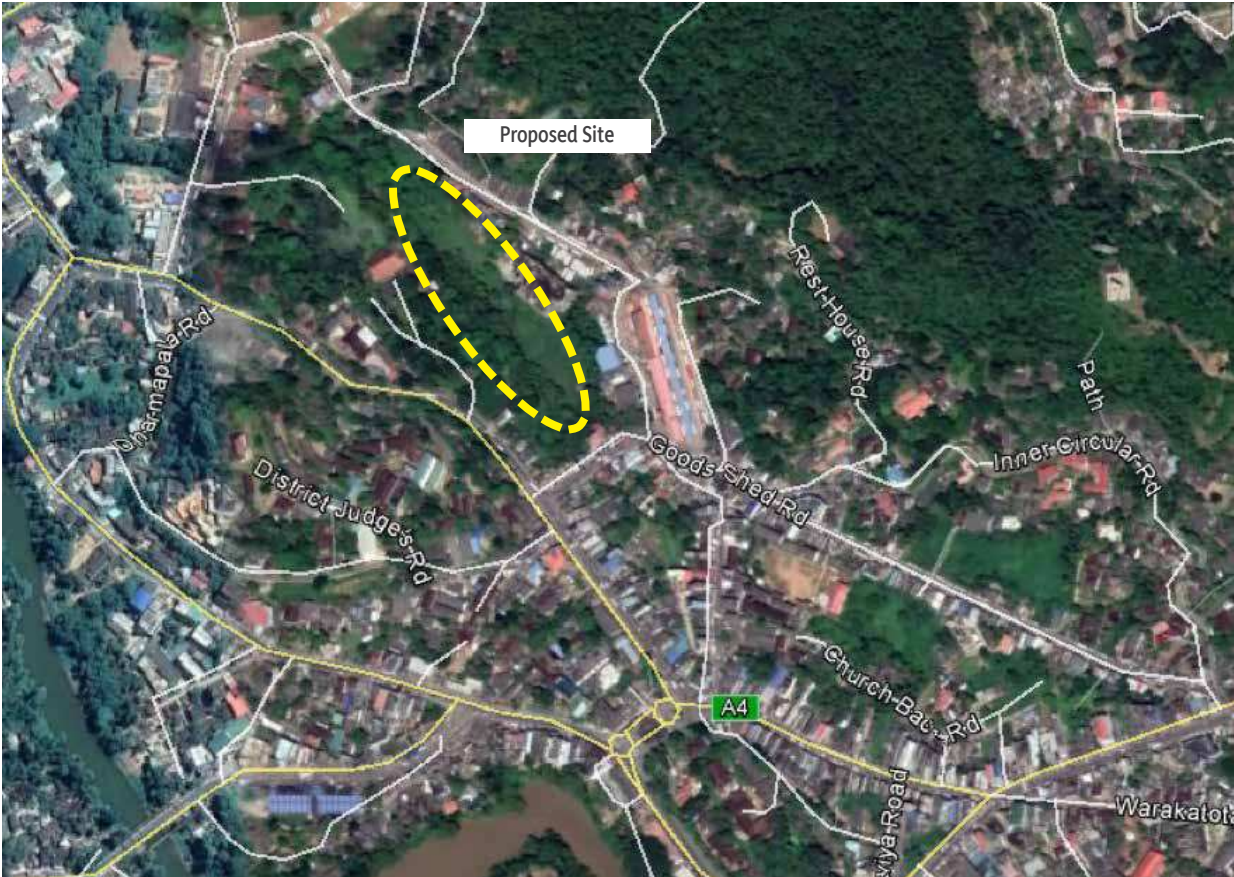
Implementation
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Priority Projects

- Project Operation & Maintenance

Land acquisition will not be needed in prior due to the selected land belongs to the National Museum Department. Additionally, Archeological Department will be consulted during this project. Joint venture method will be applied for this project among Department of National Museums and Archeological Department. Maintenance will be done by National Museum Department.

Nagahamuttettuwa Premises Development Project Under Ratnapura Town Development Plan

- Sector - Urban Development
- Project Name - Nagahamuttettuwa Premises Development Project
- Project Location



- Specify the Project Location

Site	Province	District	Division	Location
01	Sabaragamuwa	Ratnapura	Ratnapura	Ratnapura

- The Total Area of Land required for the project – 3 Acres
- The cost of land if it is being perched – Not Applicable

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Implementation Strategy

Priority Projects

- Rational of the Project

Ratnapura has insufficient open spaces for the inhabitants and visitors due to haphazard development activities. Since Nagahamuttettuwa Premises is located adjacent to the Ehelepola Museum Premises with proposed Central park within the heart of the city with a nice scenic view, there is a possibility of developing it as an urban space. This Nagahamuttettuwa Premises will be a Central Park with a pond. It is also composed with a Helabojunhala and it will enhance the unique food culture of Ratnapura. The refreshment facilities, jogging paths, seating facilities and the nice scenic view will be attracted more and more local and foreign tourists to the city.

It is expected that the people who comes for the tourism purpose and the people who live in this town area will be facilitated through this project.

- Following benefits are taken from the project
 - Seating Facilities
 - Refreshment Facilities (Helabojunhala)
 - Well-arranged jogging paths
 - Sanitary Facilities
 - Recreational Facilities
- Financing Plan

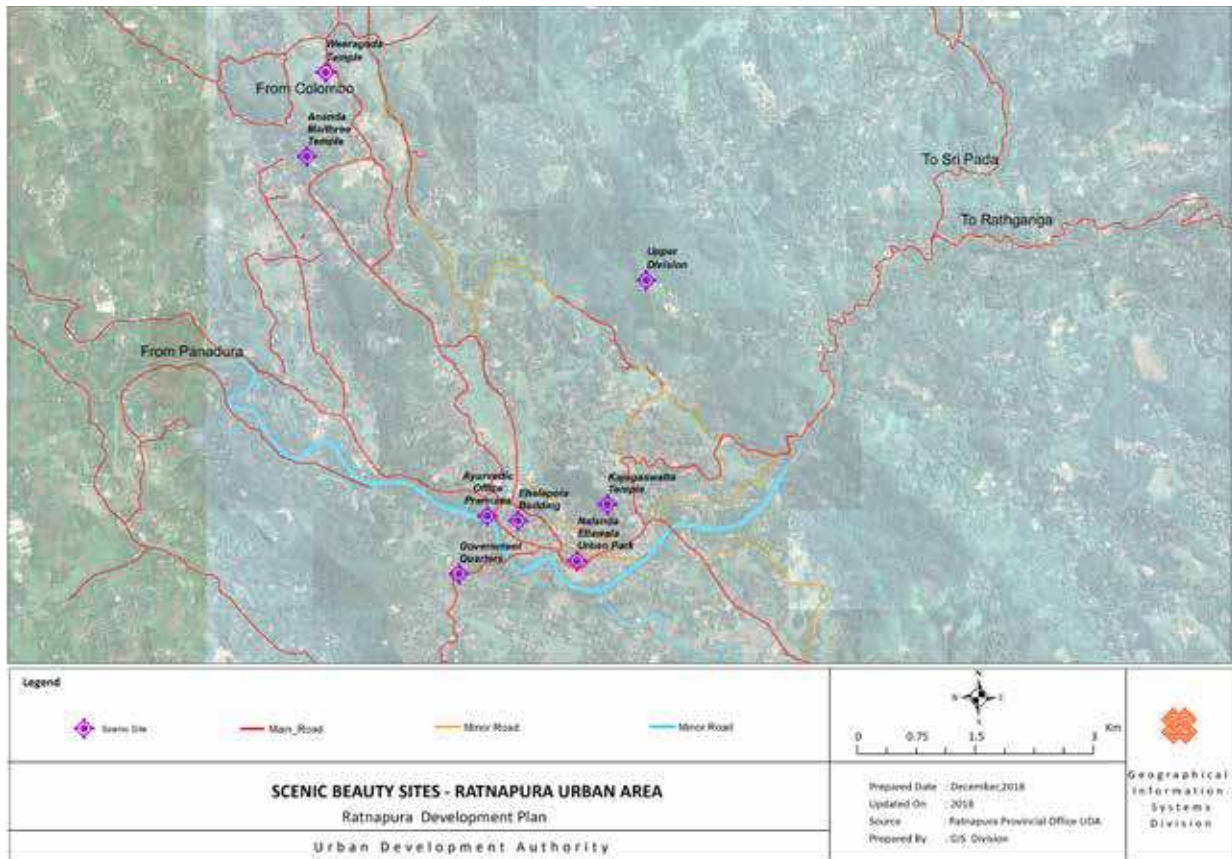
<i>Components</i>	<i>(Rs. Mn)</i>
<i>Nagahamuttettuwa Premises Development Project</i>	<i>70 Mn</i>

- Project Operation & Maintenance

Land acquisition will be needed in prior due to the selected lands are abundant paddy fields which belongs to the private owners at present. The construction will be done by Urban Development Authority and maintenance will be done by Urban Development Authority.

Scenic Site Development Project Under Ratnapura Town Development Plan

- Sector - Urban Development
- Project Name - Scenic Site Development Project
- Project Location



- Specify the Project Location

Site	Province	District	Division	Location
01	Sabaragamuwa	Ratnapura	Ratnapura	Ratnapura Town and New Town

- The Total Area of Land required for the project – 1 Acre
- The cost of land if it is being perched – Not Applicable

Chapter 06 The Plan

Implementation Strategy

Priority Projects

- Rational of the Project

According to the Development Plan of 2030, it has been expected 100,000 of local and foreign tourists per year for Ratnapura city. It can be achieved this goal by developing famous scenic sites as well as hidden and unknown beautiful scenic sites in Ratnapura.

Most of the scenic sites are located on small hill tops in the city area and have nice scenic views of Sri Padaya, Kalu River and Ratnapura city. It can be attracted more and more local and foreign tourists to Ratnapura city by awareing people about these nice scenic sites through this development project. Most of these scenic sites have unique and identical landscape structure. Thus, it can be added an economical value and an environmental value to these scenic sites and can be increased the land value of the surrounded lands of the scenic sites. It is expected that the people who comes to the tourism activities will be facilitated through this project.

- Following benefits are taken from the project
 - Recreational activities
 - Religious activities
 - Photographic activities
 - Nice scenic view within the urban environment
- Project Inputs

Name of Scenic Site	Main Attractions or Activities	Development of Promotion	Relevant Institution
Ananda Maithree Temple premises	Hilltop	Preservation of scenic areas and view sheds	Ananda Maithree temple, UDA, RMC
Kajugaswatta Temple Premises	Giant Buddha Statue, Hilltop	Preservation of scenic areas and view sheds	Kajugaswatta temple, UDA, RMC
Weeragoda Temple Premises	Giant Buddha Statue	Preservation of scenic areas and view sheds	Weeragoda temple, UDA, RMC
Nalanda Ellawala Urban Park	Urban Scenery	Additional artwork and landscaped gardens could contribute to the scenic quality of the site.	UDA, RMC
Upper Division of Mahawalawatta	Hilltop	Additional artwork and landscaped gardens could contribute to the scenic quality of the site.	Plantation Company, UDA

- Financing Plan

<i>Components</i>	<i>(Rs. Mn)</i>
<i>Scenic Site Development Project</i>	<i>Mn. 70</i>

- Project Operation & Maintenance

Joint venture or Tri-party agreement will be applied for this project among Urban Development Authority, Municipal Council, Ratnapura and relevant institution according to the situation. Designing and project management of the given project will be done by Urban Development Authority whereas construction will be done by Municipal Council, Ratnapura. Municipal Council, Ratnapura or relevant institution will be responsible for the maintenance work.

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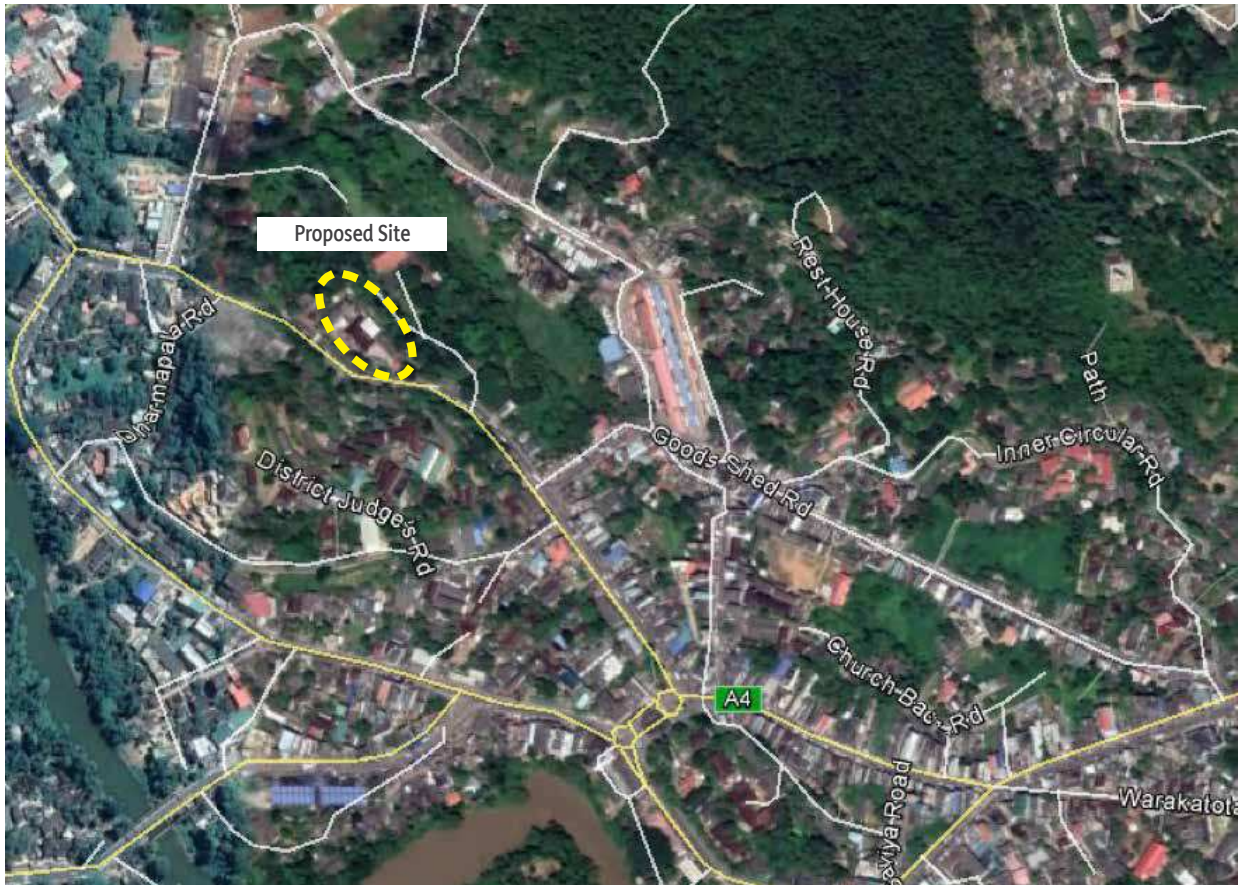
Implementation
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Priority Projects

Multi-Purpose Building Construction Project Under Ratnapura Town Development Plan

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- Sector - Urban Development
- Project Name - Multi-Purpose Building Construction Project
- Project Location



- Specify the Project Location

Site	Province	District	Division	Location
01	Sabaragamuwa	Ratnapura	Ratnapura	Museum Premises

- The Total Area of Land required for the project – 1 Acre
- The cost of land if it is being perched – Not Applicable

- Rational of the Project

Even though Ratnapura is the provincial capital of Sabaragamuwa Province, it has no auditorium with sufficient seating facilities. There are about 12000 of school children in the schools within the city center and the existing auditorium located within the Town Hall, fails to provide enough seating facilities simultaneously for a large amount of school children. According to the Development Plan of 2030, it is required an art gallery in Ratnapura city to hold art exhibitions and it may helpful to make a livable community. Since the existing public library building in the city is to be converted in to a restaurant, the library has to be shifted in to a suitable environment as suggested by the development plan. Thus, it is better to gather all these three needs in one premises by building up a multi-purpose building, as there is no sufficient space to build up these three buildings in three different spaces within the city and as it is required a calm and quite environment for all three needs.

It is highly required a larger parking area within the city and this project will provide parking facilities. As this multi-purpose building is closed to the proposed Central Park in Ehelepola Museum Premises and Nagahamuttettuwa Premises, it will facilitate refreshment and sanitary facilities to the visitors.

- Proposed Components

- Library
- Auditorium (750 - 1000 seating capacity)
- Art Gallery
- Cafeteria
- Parking Facilities
- Sanitary Facilities

- Financing Plan

Components	(Rs. Mn)
Multi-Purpose Building Construction Project at Museum Premises for Library, Auditorium and Art Gallery	Mn. 200

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- Project Operation & Maintenance

Land acquisition will be needed in prior due to the selected lands are belongs to the museum premises. Additionally, National Museum Department will be consulted during this project. Proposed school premises at Mahawalawatta area and Thiriwanaketiya area can be used for the relocation of Mihindu Vidyalaya if needed. The construction and maintenance will be done by Urban Development Authority.

Shopping Street Development Project (Church Road) Under Ratnapura Town Development Plan

- Sector - Urban Development
- Project Name - Shopping Street Development Project (Church Road)
- Project Location



- Specify the Project Location

Site	Province	District	Division	Location
01	Sabaragamuwa	Ratnapura	Ratnapura	Ratnapura Town

- The Total Area of Land required for the project – 500 m (road length)
- The cost of land if it is being perched – Not Applicable

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Implementation Strategy

Priority Projects

- Rational of the Project

Road-based street vending is a key feature of a city that also brings life to the city. This background can be seen in the Ratnapura city based on the church road. However, this road connects the city center and the main bus station directly, with minimal distance. Also, it is an access to an existing main school in the city. Thus, allowing street trade and traffic on the road at the same time making it unnecessarily congested and dangerous. It is expected that the street trade will be managed in a way that does not prejudice the city and will facilitate the traders and consumers who use the space without causing any inconvenience through the proposed development.

The purpose of the proposed Shopping Street Development Project is to establish a pedestrian-friendly market space in a close proximity to the existing location without destroying the identical features of it due to the street trade in the church road met the needs of many people from all walks of life in the city. The proposed premises is underutilized land adjoining the church road. As there are several narrow passages (alleyways) to enter the premises, it is proposed to connect those routes to each other and promote street trade on that network. Accordingly, the space which was unused and informally arranged before will be transformed into an economically and socially important space due to the proposed development. Also, in the future, the space will be reserved exclusively for pedestrians so that movement will not be disrupted or dangerous. Also, through this project, the church road will be cleared for traffic and it will facilitate the movement of vehicles and passengers in the city center of Ratnapura.

In addition, as the Ratnapura urban development plan promotes tourism, it is hoped that this church road space will turn the road into a night traffic block and add a fresh experience to the city as a street food and beverage marketing space in future.

- Following benefits are taken from the project

- The experience of undisturbed street shopping
- Transparent roof construction to prevent the disturbance from rain
- Identical and unique streetscape
- Street lightings
- Suitable paving

- Financing Plan

<i>Components</i>	<i>(Rs. Mn)</i>
<i>Shopping Street Development Project (Church Road)</i>	<i>300 Mn</i>

- Project Operation & Maintenance

The redevelopment process will be done by the Urban Development Authority and the maintenance will be done by the Municipal Council Ratnapura.

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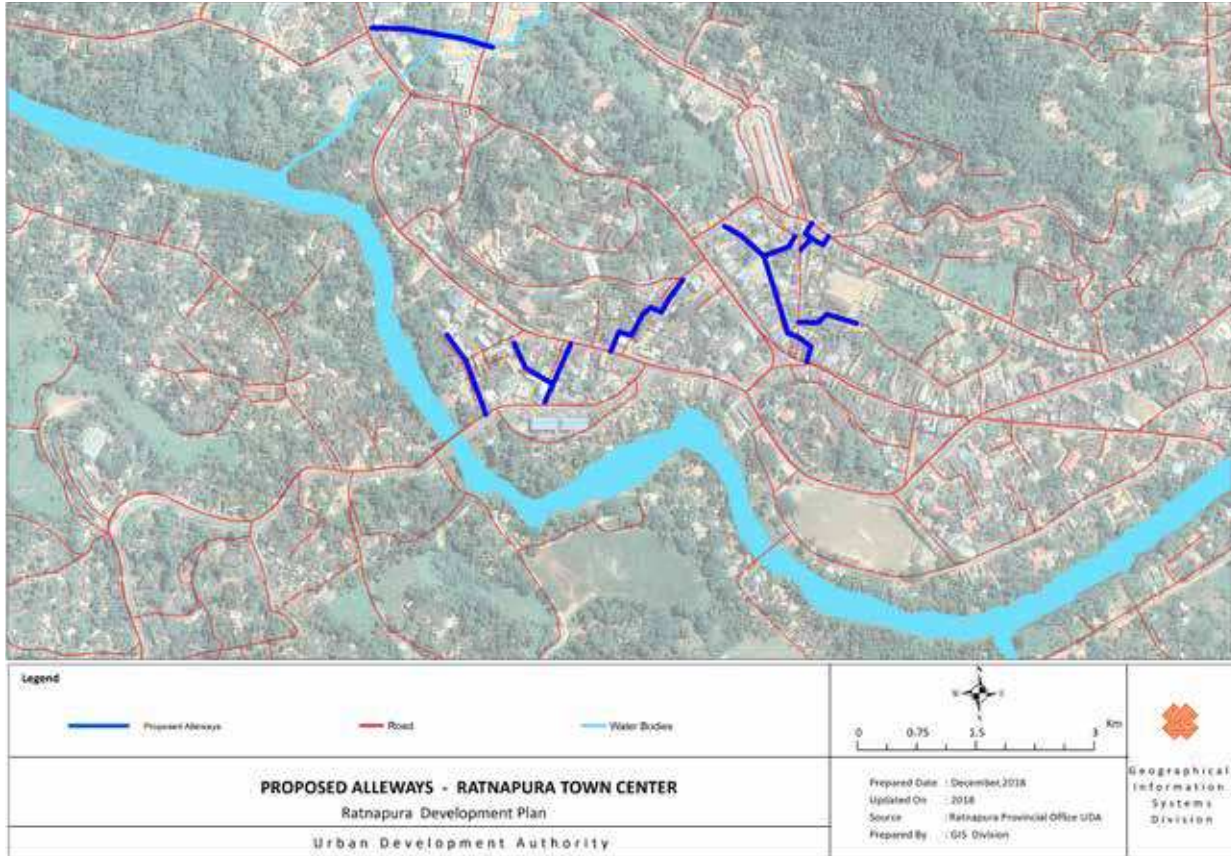
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Priority Projects

Alleyways Improvement Project Under Ratnapura Town Development Plan

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- Sector - Urban Development
- Project Name - Alleyways Improvement Project
- Project Location



1. Entering from Lee Maduwa premises near Moragahayata – exit at KeleKade restaurant
2. Entering from world trade premises – exit at Nawathena restaurant
3. Entering from Dharmapala Collage premises – exit at IOC (Bandaranayaka Mawatha)
4. Entering from Good Shed Road (Palitha Stors) – exit at Church Road and in front of Aloka Hospital
5. Entering in front of Indika Hotel premises – exit at Church Road
6. Entering from public fair premises – exit in front of DFCC bank
7. Entering from Shan premises – exit in front of the public fair premises

- Specify the Project Location

Site	Province	District	Division	Location
01	Sabaragamuwa	Ratnapura	Ratnapura	Ratnapura

- The Total Area of Land required for the project – Not Applicable
- The cost of land if it is being perched – Not Applicable

- Rational of the Project

Alleyways are the narrow pathways between buildings. It improves the walkability of the inhabitants as well as commuters of the towns. It reduces the trip generation of vehicles since people use those short paths for their work. According to the road network of Ratnapura, it is consisted with number of alleyways. But, most of them are unknown to the strangers and do not support for improving the walkability of people.

It is planned to improve these urban alleyways in Ratnapura by facilitating lightings, street arts, pavements without reducing the identity of the city. It will be increased the safety of these alleyways through this Alleyways Improvement Project. Also, it will be reduced the unnecessary tips of the pedestrians and will be improved social and economical needs of people.

- Following benefits are taken from the project
 - High security
 - Lighting facilities
 - Attractive street arts
 - Well-arranged paving
 - Improving walkability

- Financing Plan

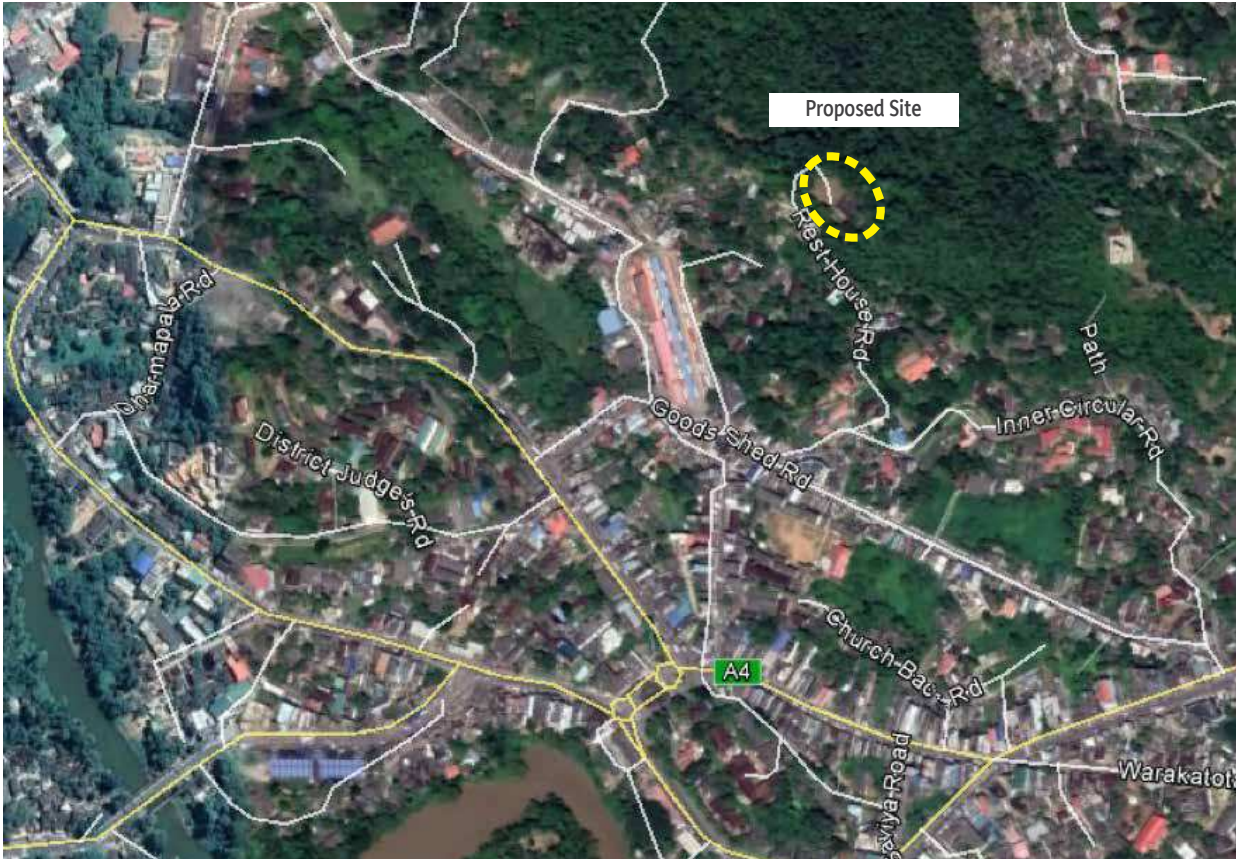
Components	(Rs. Mn)
Alleyways Improvement Project	20 Mn

- Project Operation & Maintenance

Project operation process will be done by Urban Development Authority and the maintenance will be done by Municipal Council, Ratnapura.

Disaster Aid Center Construction Project Under Ratnapura Town Development Plan

- Sector - Urban Development
- Project Name - Disaster Aid Center Construction Project
- Project Location



- Specify the Project Location

Site	Province	District	Division	Location
01	Sabaragamuwa	Ratnapura	Ratnapura	Ratnapura

- The Total Area of Land required for the project – 40 Perches
- The cost of land if it is being perched – Not Applicable

- Rational of the Project

It has been planned to construct a Disaster Aid Center with a Helipad at Upper Club Premises as there is no any Disaster Aid Center within the city center and the Upper Club Premises is a small hill top that is not affected by flood. Ratnapura city is belonged to wet zone and it is surrounded by Kalu river. It is a city that affected by flood annually and the old city is affected highly. All the administration institutes are located in New Town and it is difficult to transfer disaster aids from New Town to Old Town as the city center is caused flooding. Thus, it is better to have a disaster aid center in an accessible place within the Old Town for fast aiding.

This Disaster Aid Center can be used to store and distribute disaster aids immediately to flood affected areas in the city as the supply chain of the city can be broken up easily due to these disasters. According to this project it has been planned to construct a helipad in the roof top of this Disaster Aid Center and it is useful to respond immediately in an emergency.

- Following benefits are taken from the project
 - Storing facilities
 - Helipad facilities
 - Fast disaster aiding

- Financing Plan

<i>Components</i>	<i>(Rs. Mn)</i>
<i>Disaster Aid Center Construction Project</i>	<i>150 Mn</i>

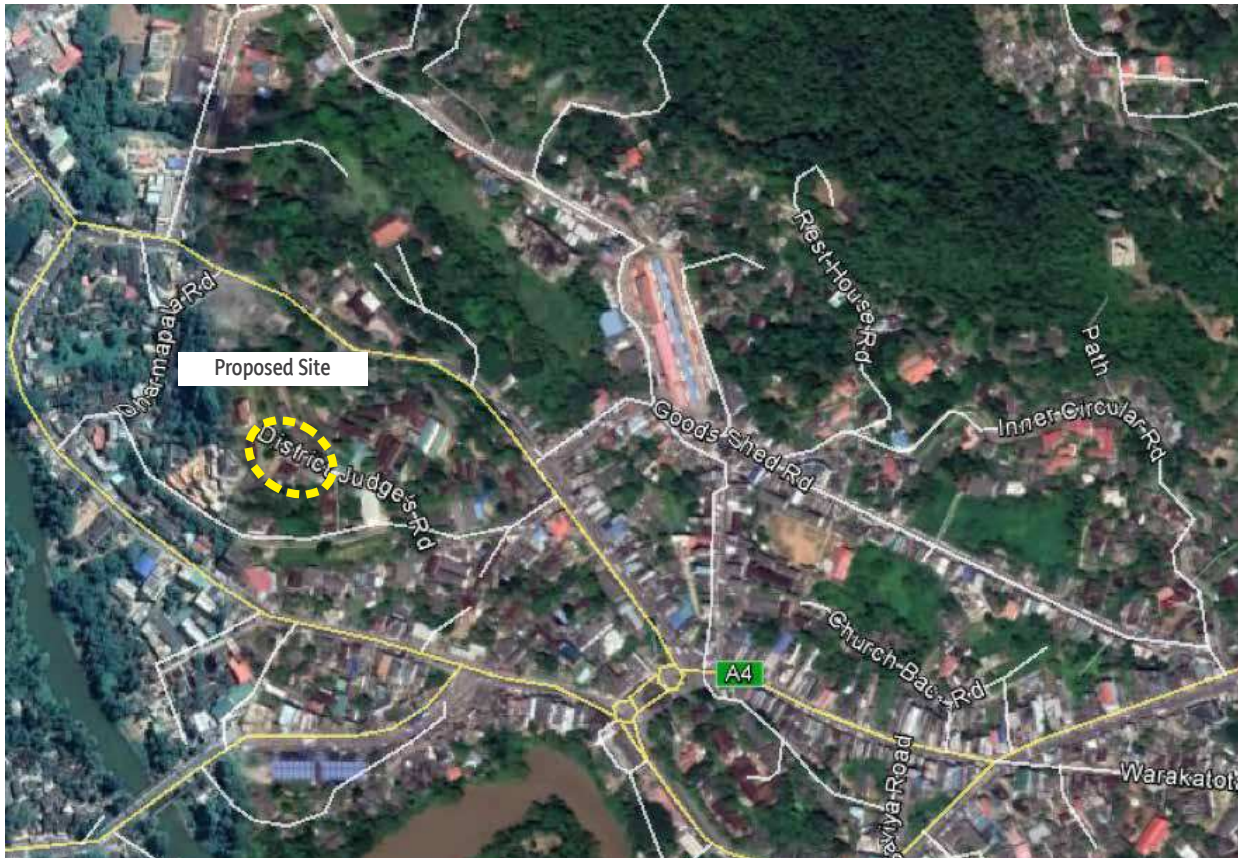
- Project Operation & Maintenance

Project operation and construction will be done by Urban Development Authority and Ratnapura Municipal Council under the consultancy of Disaster Management Center. The maintenance process will be done by Ratnapura Municipal Council and District Secretariat Division.

Helipad Construction Project Under Ratnapura Town Development Plan

21

- Sector - Urban Development
- Project Name - Helipad Construction Project
- Project Location



- Specify the Project Location

Site	Province	District	Division	Location
01	Sabaragamuwa	Ratnapura	Ratnapura	Former District Judge's Bungalow

- The Total Area of Land required for the project – 20 Perches
- The cost of land if it is being perched – Not Applicable

- Rational of the Project

It has been proposed five helipads in Ratnapura. The Helipad Construction at Former District Judge's Bungalow Premises is one of them. This Former District Judge's Bungalow Premises is located in a small hill top in the town center adjacent to the Ferguson High School. This helipad will be very supportive during the flood which can be occurred annually. This can be used to distribute disaster aids easily for victims. It has been identified, Ferguson High School Premises as a safe area during the flood period and it is also closed to this proposed Helipad. The proposed overhead bridges from Dharmapala Vidyalaya to Bus Stand and Public Fair will be supportive to this Helipad during flood season.

This Helipad can be used as a heli-lounge or an open air cafe during the disaster free months of the year. The proposed restaurant in Ehelepola Harem building is located adjacent to this heli-lounge and it can be used as an extinction of that proposed Restaurant.

- Following benefits are taken from the project
 - Helipad facilities
 - Fast disaster aiding
 - New experience of a heli-lounge with a nice scenic view
- Financing Plan

Components	(Rs. Mn)
Helipad Construction Project	70 Mn

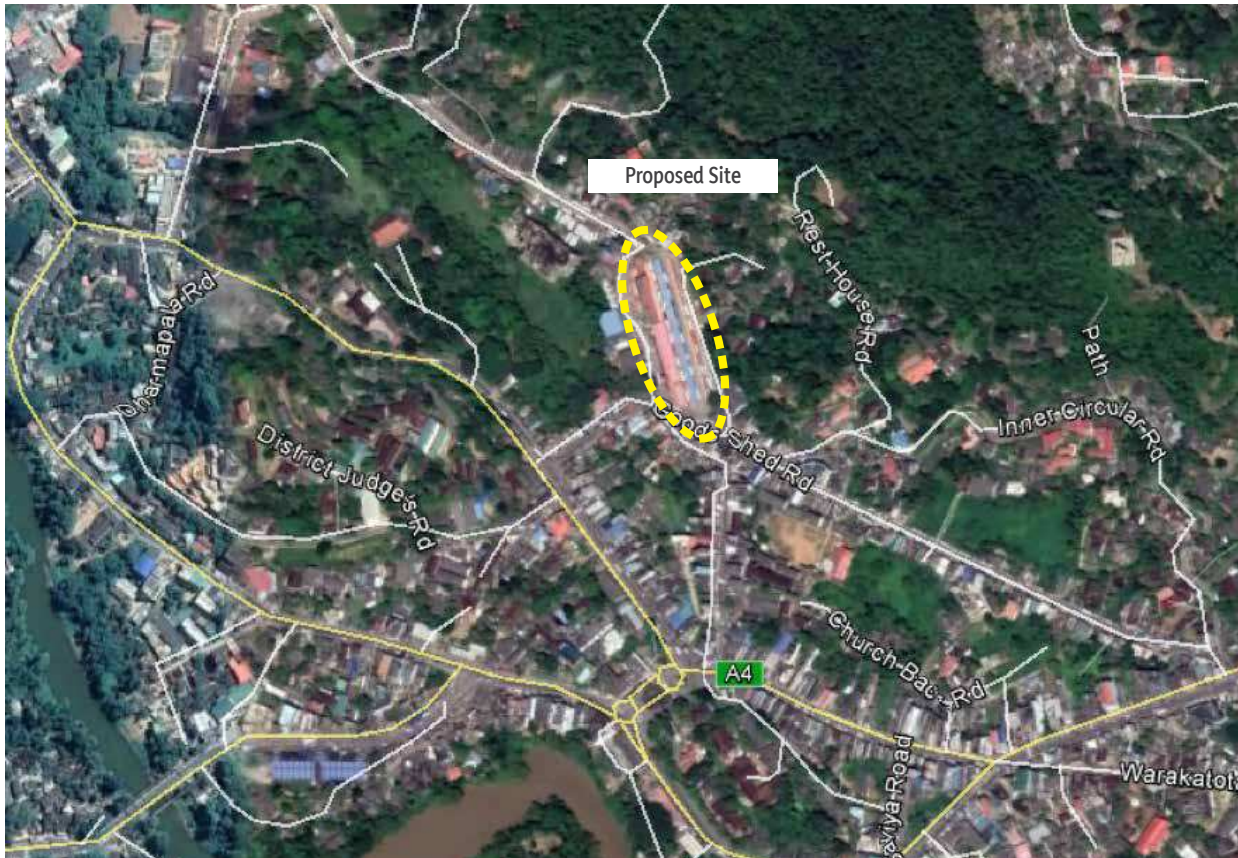
- Project Operation & Maintenance

Project operation and construction will be done as a joint project of Urban Development Authority and Ratnapura Municipal Council. Maintenance will be done by Municipal Council, Ratnapura.

Main Bus Terminal Development Project Under Ratnapura Town Development Plan

22

- Sector - Urban Development
- Project Name - Main Bus Terminal Development Project
- Project Location



- Specify the Project Location

Site	Province	District	Division	Location
01	Sabaragamuwa	Ratnapura	Ratnapura	Ratnapura

- The Total Area of Land required for the project – 2 Acres
- The cost of land if it is being perched – Not Applicable

- Rational of the Project

Ratnapura is the provincial capital of Sabaragamuwa province. Most of the bus routes run via Ratnapura city and it has a larger area of catchment as it is the provincial capital and as Ratnapura district is surrounded by nine other districts of Sri Lanka. But still it is being used the old railway station as the main bus terminal of Ratnapura. Thus, this existing bus terminal fails to provide enough space relative to the number of buses and passengers.

According to the Development Plan of 2030, it has been expected about 150,000 of daily commuting people and 100,000 tourists per annum. Thus, it is needed to expand this existing bus terminal in to a large bus stand relative to the expected commuting people and tourists. It has been planned to redeveloped this bus terminal with public sanitary facilities and enough seating facilities. It is expected that the commuting people will be facilitated through this project.

- Following benefits are taken from the project
 - Well managed public transportation facilities
 - Public sanitary facilities
 - Seating facilities
 - Refreshment facilities

- Financing Plan

<i>Components</i>	<i>(Rs. Mn)</i>
<i>Main Bus Terminal Development Project</i>	<i>70 Mn</i>

- Project Operation & Maintenance

Treasury funds will be used for doing this project. Designing and project management will be done by Urban Development Authority. The construction will be done by Urban Development Authority and Road Development Authority as partners. Maintenance will be done by Municipal Council, Ratnapura ever since the land ownership belongs to them.

Godawela Road Redevelopment Project Under Ratnapura Town Development Plan

23

- Sector - Urban Development
- Project Name - Godawela Road Redevelopment Project
- Project Location



- Specify the Project Location

Site	Province	District	Division	Location
01	Sabaragamuwa	Ratnapura	Ratnapura	Ratnapura

- The Total Area of Land required for the project – 4 km (road length)
- The cost of land if it is being perched – Not Applicable

- Rational of the Project

Ratnapura city is highly congested by vehicles. As the existing main road cannot be expanded due to the geographical landscape, it is better to use alternative roads to access to the city. If it can be redeveloped in to a flood resistant road, it has been identified Godawela road as a good solution for traffic congestion. It can be expanded further as it is located in a plain area. This Godawela road is the access road for the proposed Weralupa Recreational Cluster. Redevelopment of this road provides number of benefits to the people.

- Following benefits are taken from the project
 - Ease of access to the city
 - Reduce the traffic congestion in the city center
 - Save the time
 - Access for the Weralupa Recreational Cluster

- Financing Plan

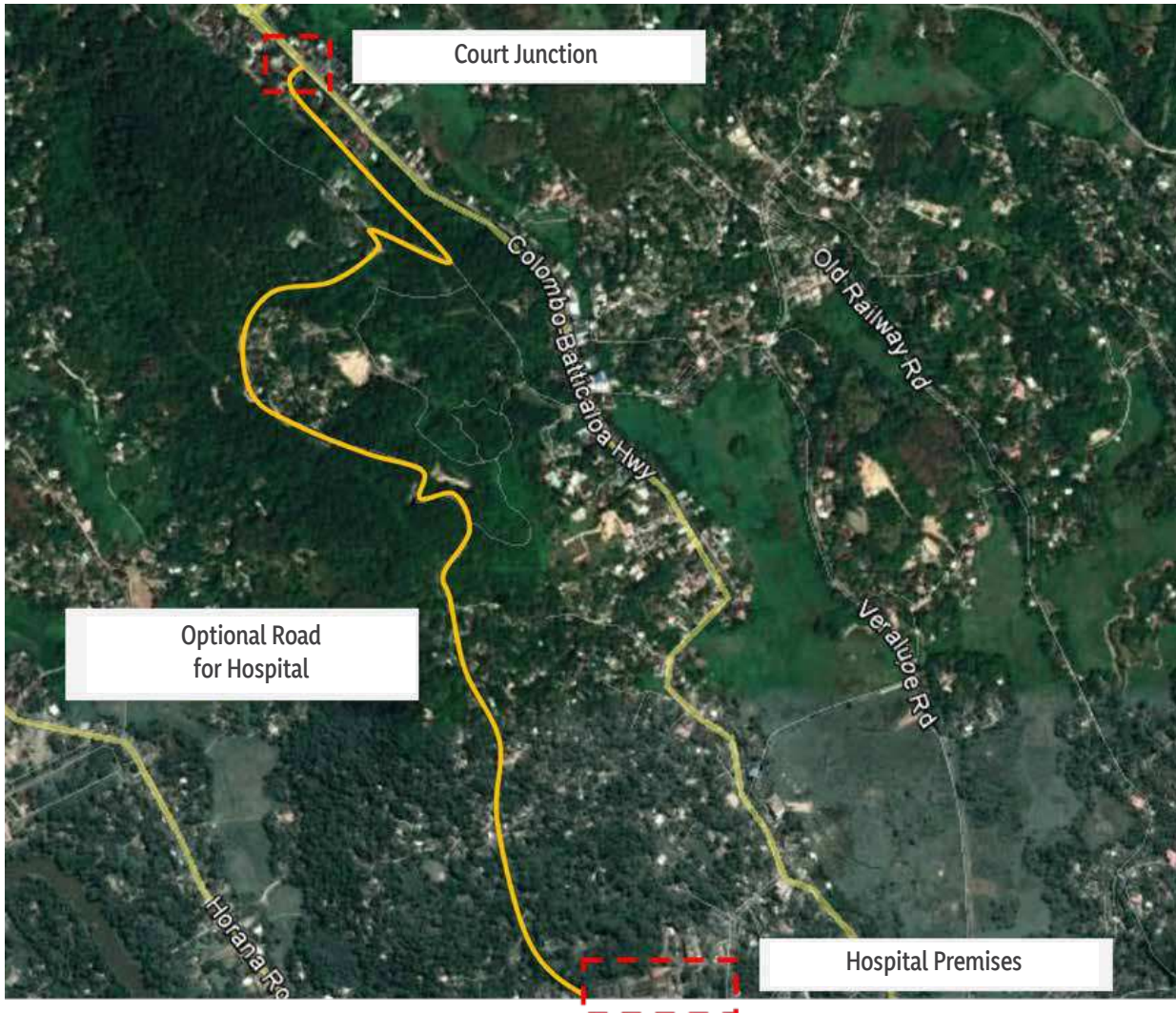
<i>Components</i>	<i>(Rs. Mn)</i>
<i>Godawela Road Redevelopment Project</i>	<i>70 Mn</i>

- Project Operation & Maintenance

The ownership of Godawela road belongs to the Municipal Council, Ratnapura at present. Since this is an essential bypass road, it is proposed that the Godawela Road should be hand over to the Road Development Authority for further developments. The construction and the maintenance of this road will be done by Road Development Authority afterwards.

Optional Road Redevelopment Project Under Ratnapura Town Development Plan

- Sector - Urban Development
- Project Name - Optional Road Redevelopment Project
- Project Location



- Specify the Project Location

Site	Province	District	Division	Location
01	Sabaragamuwa	Ratnapura	Ratnapura	Saman Pedesa

- The Total Area of Land required for the project – 3 km (road length)
- The cost of land if it is being perched – Not Applicable

- Rational of the Project

Ratnapura city is belonged to wet zone and it is surrounded by Kalu river. Ratnapura is a city that affected by flood annually and the old city is affected highly. It is difficult to access to the Base Hospital Ratnapura from the city center during flood season. It has been identified an optional road to the Base Hospital from New Town to overcome this problem. At present, this base hospital has converted into a teaching hospital with the establishment of new medical faculty in University of Sabaragamuwa. Thus, this optional road (Saman Pedesa) will be an access road to this new medical faculty also. It has been planned to redevelop this optional road from hospital to New Town to provide more benefits to the people.

- Following benefits are taken from the project
 - Ease of access to the hospital
 - Well-developed road network between the Teaching Hospital Ratnapura and Medical Faculty
- Financing Plan

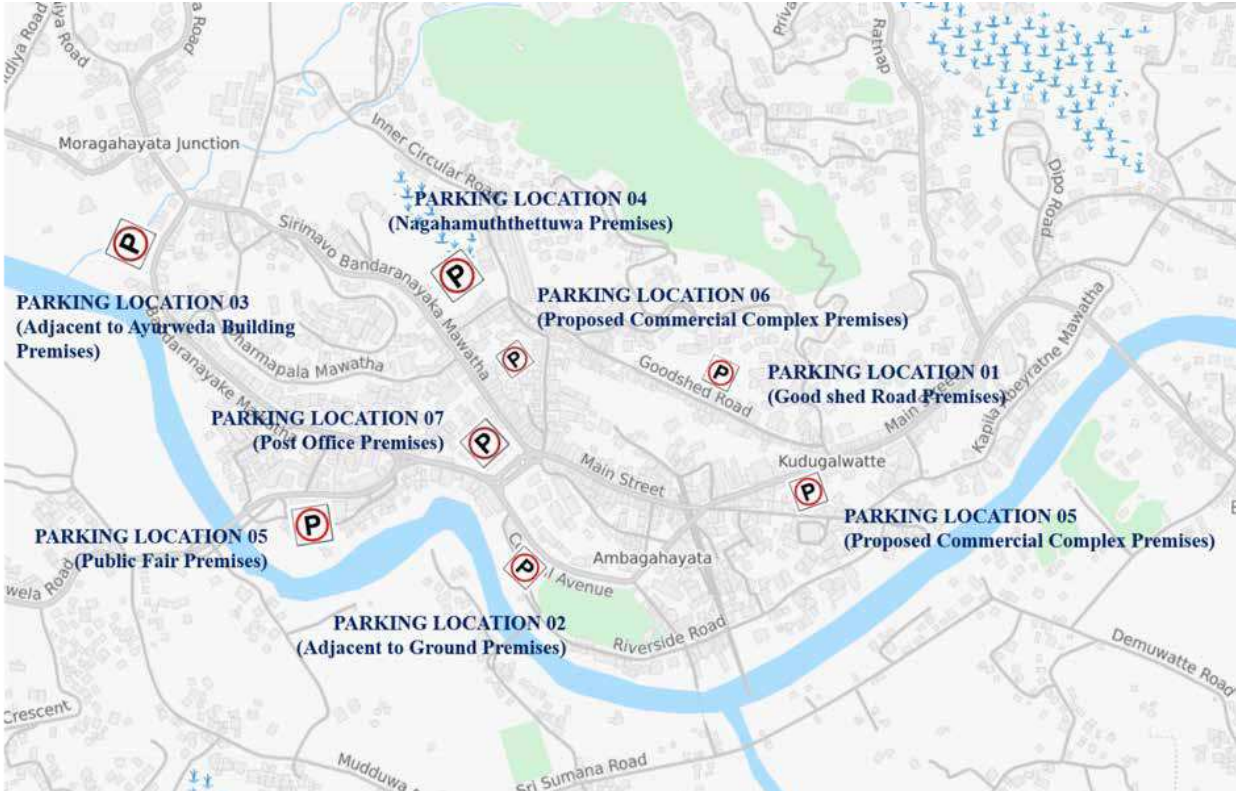
<i>Components</i>	<i>(Rs. Mn)</i>
<i>Optional Road Redevelopment Project</i>	<i>50 Mn</i>

- Project Operation & Maintenance

The construction and maintenance of this project will be done by Municipal Council, Ratnapura.

Parking Facilities Development Project Under Ratnapura Town Development Plan

- Sector - Urban Development
- Project Name - Parking Facilities Development Project
- Project Location



- Specify the Project Location

Site	Province	District	Division	Location
01	Sabaragamuwa	Ratnapura	Ratnapura	Ratnapura

- The Total Area of Land required for the project – Not Applicable
- The cost of land if it is being perched – Not Applicable

- Rational of the Project

Ratnapura is the provincial capital of Sabaragamuwa Province and according to the Development Plan of 2030, it has been expected about 150,000 of commuting people to the city. But, the existing structure of the city fails to provide large scale parking facilities to the expected number of commuting people due to the lack of space. According to the Development Plan, it has been proposed to provide parking spaces within functional clusters. Thus, the plan has ensured each cluster has one parking lot at least. The parking facilities can be provided to each of these clusters separately according to the Parking Facilities Development Project with necessary facilities like public sanitary facilities. It is expected that the people who come to the tourism activities and inhabitant's live styles will be facilitated through this project.

- Following benefits are taken from the project
 - Well managed parking facilities
 - Public sanitary facilities

- Financing Plan

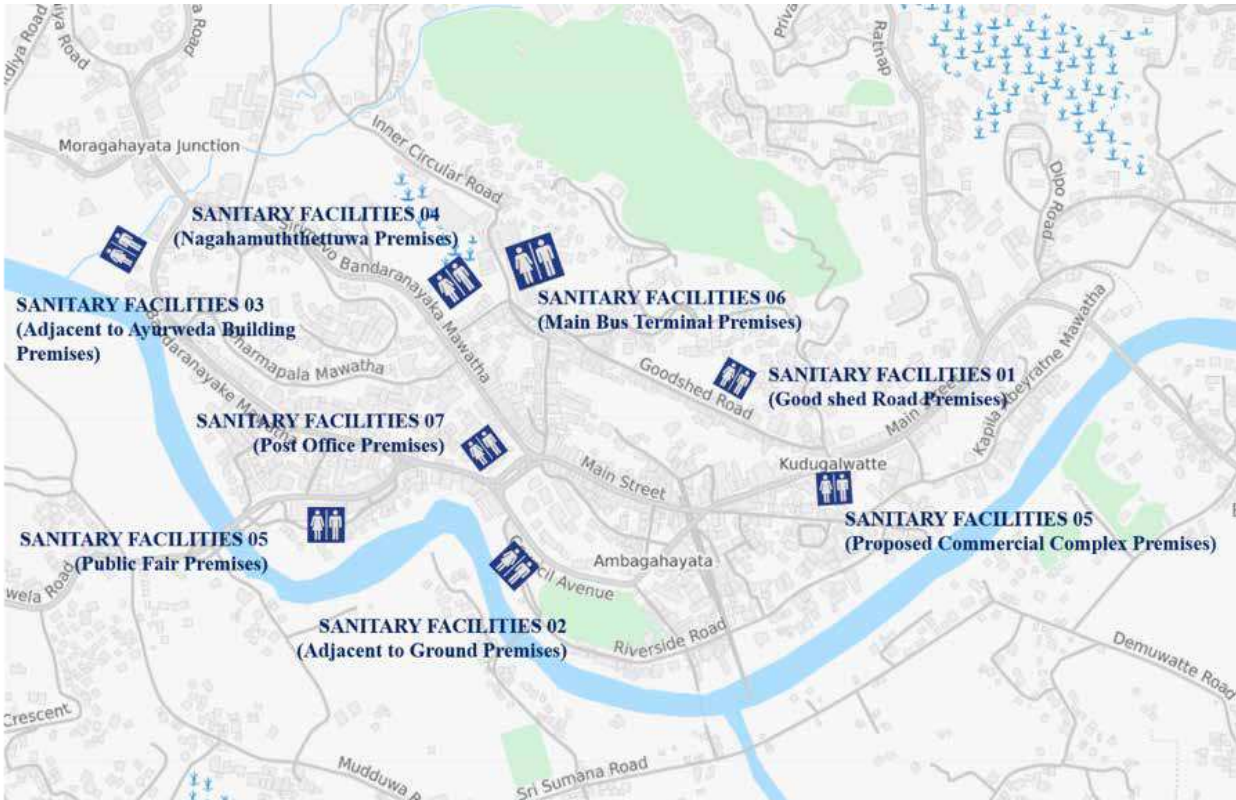
<i>Components</i>	<i>(Rs. Mn)</i>
<i>Parking Facilities Development Project</i>	<i>70 Mn</i>

- Project Operation & Maintenance

Project operation and development will be done by Urban Development Authority and Ratnapura Municipal Council as a joint venture project. The maintenance activities will be done by Ratnapura Municipal Council.

Sanitary Facilities Development Project Under Ratnapura Town Development Plan

- Sector - Urban Development
- Project Name - Sanitary Facilities Development Project
- Project Location



- Specify the Project Location

Site	Province	District	Division	Location
01	Sabaragamuwa	Ratnapura	Ratnapura	Ratnapura

1. Polhunuwe premises, Good shed Road
2. Municipal Council Park, Adjacent to ground premises
3. Adjacent to Ayurweda Building premises
4. Naghamuttettuwa Premises
5. Proposed commercial complex premises (Luxmi Hall)
6. Main Bus Terminal premises
7. Post Office Premises

- The Total Area of Land required for the project – Not Applicable
- The cost of land if it is being perched – Not Applicable

- Rational of the Project

Ratnapura is the provincial capital of Sabaragamuwa Province and according to the Development Plan of 2030, it has been expected about 150,000 of commuting people to the city. But, the existing structure of the city fails to provide comfortable sanitary facilities to the expected number of commuting people due to lack of space. According to the Development Plan, it has been proposed to provide sanitary facilities within functional clusters in compliance with parking facilities. Thus, the plan has ensured each cluster has one sanitary facility space at least. It is expected that the people who come to the tourism activities and inhabitants' live styles will be facilitated through this project.

- Following benefits are taken from the project
 - Comfortable sanitary facilities
 - Parking facilities
 - Shopping or Refreshment facilities
- Financing Plan

<i>Components</i>	<i>(Rs. Mn)</i>
<i>Sanitary Facilities Development Project</i>	<i>70 Mn</i>

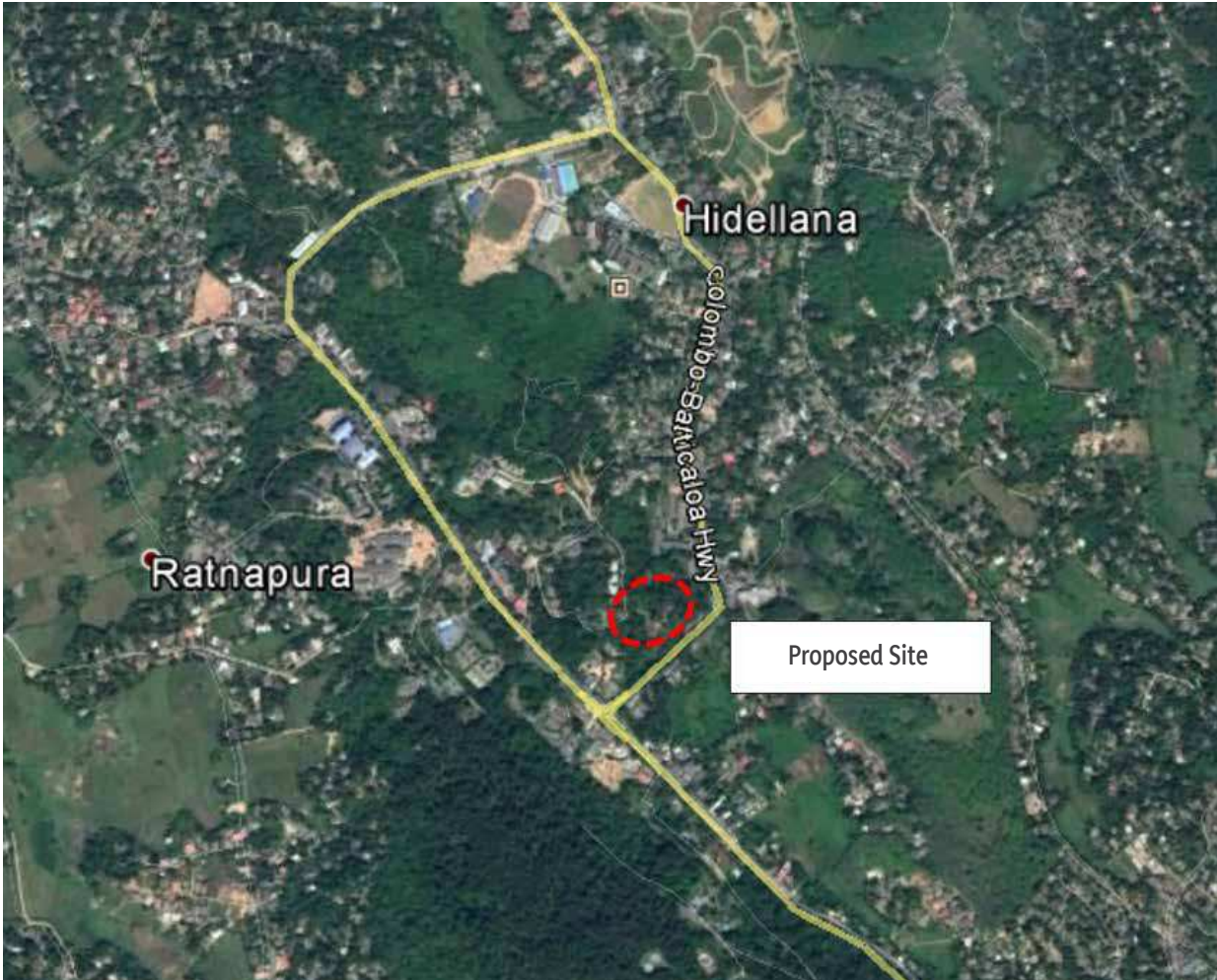
- Project Operation & Maintenance

Project operation and development will be done by Urban Development Authority and Ratnapura Municipal Council as a joint venture project. The maintenance activities will be done by Ratnapura Municipal Council.

Administration Complex Project Under Ratnapura Town Development Plan

27

- Sector - Urban Development
- Project Name - Administration Complex Project
- Project Location



- Specify the Project Location

Site	Province	District	Division	Location
01	Sabaragamuwa	Ratnapura	Ratnapura	New Town

- The Total Area of Land required for the project – 2 Acre
- The cost of land if it is being perched – Not Applicable

- Rational of the Project

Some of the administration institutes of Ratnapura are located in historic buildings. According to the Development Plan of 2030, it has been planned to renovate those historic buildings and change the use as restaurants and guest houses. Thus, it has been planned to build up an Administration Complex in New Town and shift all the existing administration institutes into that premises. Since there is no enough space to build up each and every government office separately, this Administration Complex Project will provide the best solution and it will ease the works of all government officers and the citizens. It is easy to provide all the facilities to every institute simultaneously through this Administration Complex Project.

- Following benefits are taken from the project

- Ease the work
- Economically feasible
- Well managed government offices
- Easy to provide all the facilities to every institute simultaneously

- Financing Plan

Components	(Rs. Mn)
Administration Complex Project	200 Mn

- Project Operation & Maintenance

The construction and maintenance of this project will be done by Urban Development Authority.



Part II

Physical Development Strategies & Guidelines

Chapter 07



Development Zones & General Zoning Guidelines

7.1. Introduction

Ratnapura Development Plan (2021–2030) has been prepared to achieve the vision of “The Gem City in Green”. Through this development plan, the goals and objectives to be achieved in the next 10 years have been identified and strategic plans have been formulated to make those factors a reality. Accordingly, this section contains the physical development strategies and guidelines relevant to the proposed land use plan prepared for the year 2030.

Instead of traditional zoning planning, cities have been designed based on density so that there are more opportunities for development. The zoning plan has also been used to create the desired urban look. This zoning plan has been prepared and its boundaries have been identified based on several spatial analyzes carried out in relation to the design area utilizing Ratnapura Development Plan, (2021–2030) Vision, Plan Concept, Development Pressure Analysis, Sensitivity Analysis, Connectivity Analysis, Livability Analysis etc. In addition, in preparing the land use plan, the potential for natural disasters within the Ratnapura Municipal Council limits, scarcity of land for development, high circulating population and other potential factors were taken into consideration. It also focused on future changes and development trends due to the proposed Ruwanpura Expressway and the alternative road.

After considering the analyzes and strategies mentioned above, zoning is done by considering the potential and promotional practices in each area and determining the applications for the respective regions so that the identity of each region can be retained. Accordingly, ten zones have finally been identified within the Ratnapura Municipal Council limits. Special terms and conditions applicable to it are also set out with those zones. In addition, this chapter contains general guidelines applicable to all ten zones.

7.2. Development Zones

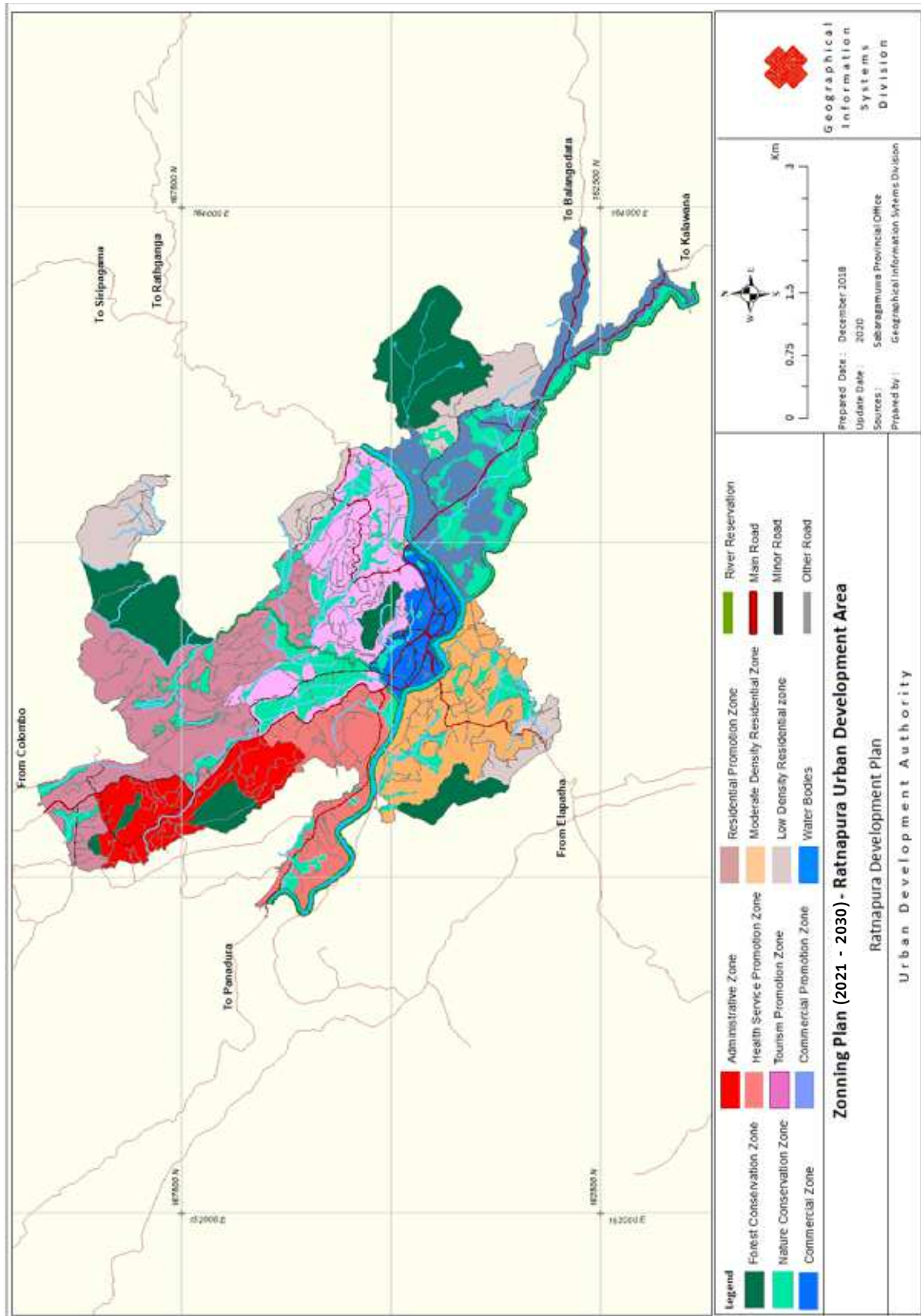
The proposed development zones in the Ratnapura Development Plan are as follows.

1. Forest Conservation Zone
2. Nature Conservation Zone
3. Commercial Zone
4. Administrative Zone
5. Health Promotion Zone
6. Tourism Promotion Zone
7. Commercial Promotion Zone
8. Residential Promotion Zone
9. Moderate Density Residential Zone
10. Low density residential zone

The proposed zoning plan is shown in Map No. 7.1.

7.2.1. Zoning Plan (2021–2030)

Map No. 7.1 : Zoning Plan



7.3. Zone Factor

The Zone Factor is a new concept that replaces the floor ratio concept that has been practiced under previous planning and building regulations. It determines the intensity of development that can take place within a specific time frame in an area. Accordingly, the development of the area relevant to the Ratnapura Urban Development Plan is expected to take place by 2030, based on density. High density development is expected especially in the commercial and administrative zones, while low density development is expected in low density residential Zone. Dense development is not expected except for the proposed development projects in the Forest and Nature Conservation Zones. Accordingly, by 2030, the proposed urban model is expected to be established through zoning based on the zone factor. This will have a direct impact on the nature of land development in the Ratnapura Municipal Council area.

Before determining the maximum extent of development in an area, it is necessary to identify suitable areas for development. The objectives of the high-density, moderate-density and low-density development zones are determined by observing the spatial analysis carried out and determining the activity patterns that occur in each area within the city limits. Conclusions drawn from detailed analysis need to be put into practice in the area, as development within an urban area must be balanced in physical, social, environmental and economic aspects.

Accordingly, zoning is determined based on environmental sensitivity, the intensity of development and its direction, infrastructure distribution, commercial development, geographical conditions and population density. Regions with high zonal factors reflect the integrated infrastructure network, high commercial development and high population attraction within the region. However, if the area is an ecologically sensitive area or if there is a shortage of land for development or if there is a lack of infrastructure, such areas do not expect high population density and in such a case the zonal coefficient is likely to decrease. Accordingly, the zonal factor has been given for each zone under the development plan.

7.3.1. Zone Factor Formulation

The zone factor of the area is the value obtained by dividing total land area currently available for development in the area by total utilizable extent of land for residential, commerce and other uses calculated taking into account key factors such as environmental sensitivity, potential for development, and resilience that limit future developments and the urban model that can be seen in the area in the future through the objectives and target prepared in accordance with the development plan.

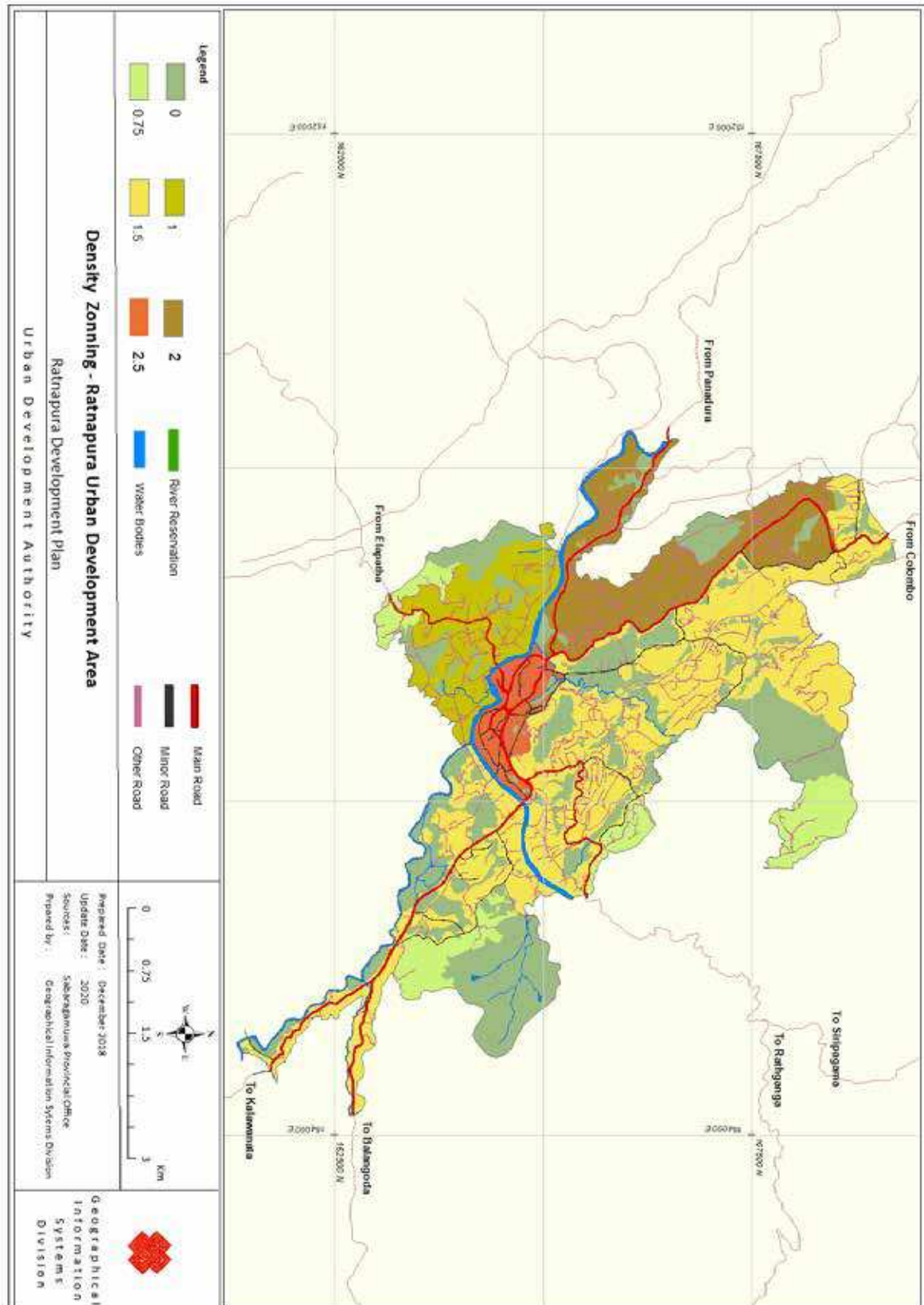
Thus, the zone factor is calculated in suitable manner to allow for the expected development under the proposed densities of each density zone within the proposed zoning plan of the development plan.

The zone factor basically varies from the highest value of 2.5 to a lowest value of 0.75. This value can be varied up to and above 2.0 when very high development is expected in the region. For example, if a zone factor is 2.0 or higher, that means for a higher density development can be allowed in the region. It is allowed for medium density development if the value of the zone factor is between 0 and 1.0 while allowing low density development if the value of zone factor is below 0-1.0 and a value of 1.5 to 2.0 allows for medium density development.

Thus, in considering the urban model in the Ratnapura town planning area, the future city concept is expected to shape the building density in a manner that is comparatively increasing in Ratnapura city and gradually decreasing in other areas. Annexure 19 shows how the zone factor of the Ratnapura Urban Development Plan was calculated. Accordingly, Determination of Permissible Floor area for Developments in accordance with Forms 'A' and 'B' in Schedule 6 to Part IV of the Extraordinary Gazette Notification No. 2235/54 dated Thursday 08th July 2021 is applicable to Ratnapura Urban Development Plan as per the indication of 'A' and 'B' forms in Schedule 01.

7.3.2. Zone Factor for Each Zone (2021–2030)

Map No. 7.2 : Zoning Density



7.4. General Zoning Guidelines for the Planning Area

Chapter 07 Development Zones & General Zoning Guidelines

As the chapter eight (8) has described the permitted uses for each zone of the proposed zoning plan and the general rules applicable to all those zones, this chapter describes the general guidelines that apply to all of those zones.

General Zoning Guidelines
for the Planning Area

- 7.4.1. These guidelines apply to all areas within the administrative limits of Ratnapura Municipal Council area which have been declared as Urban Development Areas in the Extraordinary Gazette Notification No. 38/16 and 01.06.1979 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 No 2235/54 dated 08th July 2021. The said legalized Planning and Development Regulations also apply to the Ratnapura Municipal Council planning area.
- 7.4.3. When a place or property is designated for a specific purpose only by the zoning plan, that place or property should be used only for that designated use.
- 7.4.4. The Authority can use the land for the construction of any particular building within the special project area selected by the Authority ,restrict or prohibit, loosen the prohibitions or the enactments of this design or enact other procedures to carry out the functions prescribed for the area.
- 7.4.5. Areas currently used and identified for public outdoor parks and as entertaining places are permitted only for those activities.
- 7.4.6. If any legally implemented usage does not apply to the zone as of the date the guidelines of the plan take effect, such usage will not be permitted by extension of time or by the expansion of its building parts or machinery, or by the addition of parts from contiguous lands, or to any activity leading to any project and only essential maintenance is permitted. Further, if the continuation of the proposed site or building is deemed unfavorable, such misuse may be ordered to cease.
- 7.4.7. When a place or property is not designated for any particular use, its existing use under the zoning plan shall not be an impediment to the permitted use of the zone in which it is located.
- 7.4.8. In addition to the uses specified separately in the relevant area, other similar uses may be permitted by the Authority subject to conditions, taking into account the minimum land area.
- 7.4.9. If a property belongs to two or more zones, the area that owns the largest percentage of the land should be considered the legal zone.

Chapter 07
Development Zones
& General Zoning
Guidelines

General Zoning Guidelines
for the Planning Area

- 7.4.10. The boundaries shown on the zoning map are often based on existing highways, byroads, railways, 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 indicated by the degree of Google Earth.
- 7.4.11. Forms "A", "B" and "E" mentioned in Schedule 01 should be used to determine the total floor area, number of floors and open area around the building to be approved for a development activity in relation to the development plan.
- 7.4.12. Recommendations of the National Building Research Organization (NBRO) should be obtained regarding land appropriateness and construction for each construction in these zones.
- 7.4.13. When allocating any land or land area for a cemetery or crematorium, the recommendation of the Urban Development Authority should be obtained.
- 7.4.14. The Urban Development Authority may prescribe orders for modifications or alterations to the roof, color, materials used, and architecture in existing buildings and new construction within the proposed land use zonal plan to protect the identity of each zone.
- 7.4.15. Building limitations applicable to footpaths, stairs and all roads and proposed minimum road width within the Municipal Council limits and Reservation areas related to rivers and canals within the limits of the Municipal Council shall be in accordance with chapter 9 and those reservation areas should be maintained with suitable vegetation.
- 7.4.16. Recommendations should be obtained from the Dangerous Drugs Control Board, the Central Environmental Authority and the Urban Development Authority for the construction or expansion of hazardous, toxic and polluting industries or businesses.
- 7.4.17. All buildings and lands related to archeological, ancient architectural and cultural and national heritage sites as provided in Annex 20 should be preserved as they exist and to preserve archaeological value during any improvement or renovation and construction. Recommendations should be obtained from the Department of Archeology, Urban Development Authority and relevant institutions.
- 7.4.18. In forwarding application for residential buildings of more than two units and commercial or other building structures exceeding 200 square meters, solid waste management plan should be submitted.
- 7.4.19. Appropriate green fencing should be maintained around the boundary when using any land for waste recycling centers, sanitary landfills or other related activities or expanding an existing land.

- 7.4.20. When carrying out development work on a sloping terrain, accessibility is considered from a 1 m staircase considering the topography.
- 7.4.21. Development activities carried out in flood risky areas should be carried out in accordance with the following guidelines.
- 7.4.21.1. When constructing residential buildings in flood risky areas belonging to all zones, at least two storeys should be constructed or erected on poles or raising the foundation level, taking into account the location of the building.
- 7.4.21.2. Commercial buildings constructed in flood prone areas within the commercial zone shall consist of at least two storeys. The construction of walls in the ground floor of such buildings shall not be permitted and shall consist only of columns. Furthermore, the use of ground floor for commercial buildings in flood risk areas within the commercial zone is permitted only for parking or other temporary purposes.
- 7.4.21.3. Building plans and foundations of all constructions in flood risk areas of all zones should be certified by a Chartered Structural Engineer to be suitable for a flood area.
- 7.4.21.4. All buildings constructed in flood risk areas of all regions shall have windows and doors that can be opened up to 25% of the ground floor space for easy drainage during floods.
- 7.4.21.5. When approving building plans for all zones, a rainwater harvesting system for residential and non-residential buildings should be included in the plan.
- 7.4.21.6. A drainage plan should be submitted at the time of submitting the plan approval for all constructions to be carried out in flood risk areas belonging to all zones.
- 7.4.21.7. Residential buildings constructed in flood-prone areas of all zones must have at least one upper floor sanitary facility so that two or more floors are not a problem in the event of a flood.
- 7.4.21.8. All toilet pits constructed in flood prone areas should be soft pit latrines.
- 7.4.21.9. Construction of boundary walls in flood risk areas is not permitted and net fences are recommended.

Chapter 07
Development Zones
& General Zoning
Guidelines

General Zoning Guidelines
for the Planning Area

- 7.4.22. Recommendations from the Environmental Authority should be obtained for all types of factories, including domestic factories..
- 7.4.23. If a project is identified in this plan for any land area in these zones, that land should be used only for that project and no other development work will be permitted.
- 7.4.24. Ground rate and approved plot coverage are not valid for those areas as no construction other than the proposed projects for the Forest Conservation Zone and Nature Conservation Zone will be permitted.

Schedule 01

Form A - Permissible Floor Area Ratio																																
Land extent (Sq.M)	Zone Factor = 0.75-0.99				Zone Factor = 1.00-1.24				Zone Factor = 1.25-1.49				Zone Factor = 1.50-1.74				Zone Factor = 1.75-1.99				Zone Factor = 2.00-2.24				Zone Factor = 2.25-2.49				Zone Factor = 2.50-2.74			
	Minimum Width of the Road				Minimum Width of the Road				Minimum Width of the Road				Minimum Width of the Road				Minimum Width of the Road				Minimum Width of the Road				Minimum Width of the Road							
	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	7m	9m	12m	15m or above	7m	9m	12m	15m or above	7m	9m	12m	15m or above
150 less than 250	1.3	1.3	1.4	1.4	1.6	1.7	1.8	1.9	2.0	2.2	2.3	2.4	2.4	2.6	2.7	2.8	2.8	3.0	3.2	3.3	3.0	3.4	3.6	3.8	3.0	3.4	3.6	4.0	3.0	3.4	3.6	4.0
250 less than 375	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	3.0	3.4	4.3	4.7	3.2	3.6	4.5	4.5	3.5	3.8	4.5	5.0	3.5	4.0	5.0	5.5
375 less than 500	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	3.2	3.5	4.5	5.0	3.4	3.7	4.8	5.2	3.6	4.5	4.7	5.5	3.6	4.6	5.2	6.0
500 less than 750	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	3.4	3.6	4.7	5.5	3.5	4.0	5.0	6.0	3.7	5.0	5.0	6.0	3.7	5.1	5.5	6.5
750 less than 1000	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	3.5	3.8	5.1	6.0	3.6	4.5	5.7	6.5	3.8	5.1	6.0	6.5	3.8	5.2	6.5	7.0
1000 less than 1500	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	3.6	4.0	5.4	6.5	3.7	5.0	6.1	8.0	3.9	5.3	6.5	8.5	3.9	5.4	7.0	9.0
1500 less than 2000	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	3.7	4.2	5.8	7.0	3.8	5.1	6.7	9.0	4.0	5.4	7.0	*10	4.0	5.5	7.5	*10.5
2000 less than 2500	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	3.8	4.4	6.2	7.5	3.9	5.2	7.1	*10	4.0	5.5	7.5	*10.5	4.0	5.6	7.5	*11
2500 less than 3000	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	3.9	4.6	6.5	8.0	4.0	5.3	7.4	*10.5	4.0	5.6	7.5	*11	4.0	5.7	8.0	*11.5
3000 less than 3500	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	4.0	4.8	6.9	8.5	4.0	5.4	7.6	*11	4.0	5.7	8.0	*11.5	4.0	5.8	8.0	*12
3500 less than 4000	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	4.0	5.0	7.3	9.0	4.0	5.5	7.8	*11.5	4.0	5.8	8.0	*12	4.0	5.9	8.0	*12
More than 4000	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	4.0	5.2	7.5	9.5	4.0	5.6	8.0	*12	4.0	5.9	8.0	*UL	4.0	6.0	8.0	*UL

UL - Unlimited
 Floor area allocated for parking facilities are not calculated for FAR
 Above Floor Area Ratio shall not be applicable for the zones where number of floors or FAR indicated under the zoning regulations
 Above Permissible FAR may be restricted under the development plan based on the slope of the land
 Clearance shall be taken from National Building Reserach Organization for the lands having slope morethan 11°

* 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

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

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

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Forest Conservation Zone

Zoning Guidelines and
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Forest Conservation Zone

This zoning plan relevant to the Ratnapura Urban Development Plan has identified 10 development zones and the relevant guidelines are described in this chapter.

8.1. Forest Conservation Zone

The purpose of establishing this zone is to protect highly ecologically sensitive areas as well as to protect existing watersheds in the Sensitive Central Ecological Zone. Since all land in this zone is located with a slope of 60 degrees or more, this conservation work is essential in the longrun.

8.1.1. Zoning Guidelines and Permissible Uses for the Forest Conservation Zone

Table No. 8.1.1 : Zoning Guidelines In The Forest Conservation Zone

<i>Bounderies (Geographical Coodinates)</i>	<i>Mentioned in Annexure 17</i>
<i>Zone Factor</i>	-
<i>Special guidelines applicable to the zone</i>	<ol style="list-style-type: none"> I. <i>The Authority may prohibit the cutting down or intentional destruction of a group of trees or vegetation or the alteration of any landscape feature in the area in order to preserve the environmental pleasantness.</i> II. <i>When replanting activities carried out in non-primary forest areas economically important cultivation that does not affect the environment can be cultivated on the approval of the Authority.</i>

Table No. 8.1.2 : Permissible Uses in The Forest Conservation Zone

<i>No.</i>	<i>Permissible Uses</i>	<i>Minimum extent of land (Square Meters)</i>
	<i>Natural Forests, Forestration</i>	-
	<i>Reforetation Activities</i>	-
	<i>Drinking Water Supply Projects</i>	-
	<i>Security Hut, Ticketing Counters (Plot Coverage not exeeding 25sqm) Floor area not exeeding 25 square meters)</i>	-

8.2. Nature Conservation Zone

Existing cultivated paddy lands, barren paddy lands and related areas such as Deniya, Ovita etc. and wetland based agricultural areas are included in this zone. This zone has been established to conserve water catchment areas as it is prone to frequent floods. Also, selected areas in the region are expected to be used for leisure and recreation.

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8.2.1. Zoning Guidelines and Permissible Uses for the Nature Conservation Zone

Table No. 8.2.1 : Zoning Guidelines in the Nature Conservation Zone

<i>Bounderies (Geographical Coodinates)</i>	<i>Mentioned in Annexure 17</i>
<i>Zone Factor</i>	-
<i>Special guidelines applicable to the zone</i>	<ol style="list-style-type: none"> I. <i>Approval should be obtained from the relevant institutions belonging to the schedule mentioned in Annexure 21 before developing low lying land / uncultivated paddy fields and cultivated paddy fields. Also, in cases where the ownership of wetlands falls under the purview of the relevant institutions under various Acts, the necessary recommendation and approval should be obtained from the institutions mentioned in the schedule and other relevant institutions.</i> II. <i>For any development work that may affect the wetland environment, the Certificate of Settlement or Environmental Protection License issued by the Ratnapura Municipal Council should be obtained subject to the recommendations of the Central Environmental Authority and the institutions mentioned in the schedule and the license should be updated annually before the expiry date.</i> III. <i>The recommendation / approval given for the development of a wetland belonging to the Sri Lanka Land Development Corporation mentioned in the Schedule to Annex 21 should be renewed annually as per the decision of the Planning Committee of that institution.</i> IV. <i>Any construction that interferes with drainage and flood retention capacity shall not be carried out in wetlands or waterways. However, the Special Projects Recommended by the Urban Development Authority in accordance with a Master Plan or a Design Consultancy Guideline which are not interfere with flood and flood bearing</i>

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	<p><i>.capacity, should be done subject to the recommendation and approval of the institute O1 mentioned in the Schedule No. 21 of the Annex and other relevant institutions and the constructions should be designed in accordance with a green building concept with prescribed technical standards.</i></p> <p>V. <i>Plants and animals other than invasive plants and animals should not be removed from wetlands with environmental sensitivity value.</i></p> <p>VI. <i>Preservation of legitimate public footpaths, public baths, or placement of them in a suitable nearest location should be done during approved works on wetlands.</i></p> <p>VII. <i>Developers should seek the services of professionally qualified professionals to plan, design and supervise.</i></p> <p>VIII. <i>Garbage disposal in wetlands should not be permitted. (Domestic, corporate, industrial, commercial, electronic, and clinical waste)</i></p> <p>IX. <i>Wastewater should not be discharged into wetlands. But only treated water can be released subject to the recommendation of the Central Environmental Authority.</i></p> <p>X. <i>These guidelines should be included as conditions in the licenses issued by the institutions mentioned in the schedule regarding the development activities in the wetland zones and the violation of those conditions will lead to the revocation or imposition of penalties.</i></p> <p>XI. <i>In the implementation of approved uses in the nature conservation zone are subject to the following conditions.</i></p> <p>a. <i>The above conditions can be relaxed when it is necessary to implement an important common infrastructure project. (Maximum Permitted Infrastructure Projects - Electricity, Water Supply, Telephone, Highways, Railways etc.)</i></p> <p>b. <i>As it is proposed to re-cultivate the uncultivated paddy lands as per the government policy, the use of uncultivated paddy lands for other development activities should be done subject to the recommendations of the relevant institutions mentioned in the Schedule to Annex 21.</i></p> <p>c. <i>Survey Plan should be considered to determine the boundaries before approving the proposed development activities in the vicinity of wetlands or in the presence of highland areas in wetlands.</i></p>
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	<p>d. <i>In cases where there is an error in determining the location according to the geographical location system, the wetland zone belongs to the area approximately 10 m away from the boundary of a particular wetland zone and must be operated subject to the relevant laws, guidelines and approved practices in that zone.</i></p> <p>e. <i>Additional work site special status of institutions such as the Central Environmental Authority, the Sri Lanka Land Development Corporation, the Urban Development Authority, the Agrarian Services Development Department and the Irrigation Department can be attributed to “designated projects” under the Environment Act when required. Violation of the above conditions in the development of any wetland may result in legal action under the powers vested in the Scheduled Castes..</i></p>
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Table No. 8.2.2 : Permissible Uses in The Nature Conservation Zone

No.	Permissible Uses	Minimum extent of land (Square Meters)
<i>(i) Agricultural</i>		
i.	<i>Only approved uses in accordance with the Agrarian Development Act can be made in existing cultivated paddy fields, abandoned paddy fields and the adjoining areas such as Deniyaya and Ovita.</i>	-
ii.	<i>Wetland related agriculture</i>	-
iii.	<i>Arboriculture</i>	-
iv.	<i>Mining Subject to irregular site rehabilitation (Clay Pits and Soil mining) in accordance with (GS & MB) and CEA guidelines, conditions and regulations</i>	-
<i>(ii) Social Service</i>		
i.	<i>Flood protection structures/ New Irrigation constructions</i>	-
ii.	<i>Open Spaces, School Grounds, Dry weather Playgrounds (Not more than 25 m² Floor Area)</i>	-
iii.	<i>Outdoor Gymnasiums/ Places with fitness facilities (Not more than 25 m² Floor Area)</i>	-

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No.	Permissible Uses	Minimum extent of land (Square Meters)
<i>(iii) Leisure and Recreation</i>		
<i>i.</i>	<i>Botanical Gardens, Wetlands, Gardens, Landscaping Areas (Not more than 25 m² Floor Area)</i>	-
<i>ii.</i>	<i>Theme Parks (Aquabase)</i>	-
<i>(iv) Vehicular</i>		
<i>i.</i>	<i>Vehicle Parks (On steel) - Plot coverage 50%</i>	-
<i>(v) Other</i>		
<i>i.</i>	<i>Floriculture (of the lotus genus) is proposed only for the area around the lake</i>	-
<i>ii.</i>	<i>Wetland related agriculture</i>	-
<i>iii.</i>	<i>National infrastructure projects</i>	-

8.3. Commercial Zone

The purpose of establishing this zone is to protect the economic identity of Ratnapura, known as the 'Gem City of Sri Lanka' and to promote commercial activities for the benefit of the residents (living within and around the city) and the nomadic people who come to the city.

8.3.1. Zoning Guidelines and Permissible Uses for the Commercial Zone

Table No. 8.3.1 : Zoning Guidelines for the Commercial Zone

<i>Bounderies (Geographical Coordinates)</i>	<i>Mentioned in Annexure 17</i>
<i>Zone Factor</i>	<i>2.5</i>
<i>Minimum extent of land</i>	<i>150 square meters (06 perches)</i>
<i>Special guidelines applicable to the zone</i>	<p><i>I. The gem centers, streets and squares identified in relation to Figure 6.4.5 of Part I of the Development Plan shall be used only for the purposes specified in or in conjunction with the specified use in relation to older buildings specified in the zone.</i></p> <p><i>II. If any structural construction is to be carried out above any existing road in the Commercial Zone, it shall be subject to a preliminary design settlement by the Urban Development Authority with the recommendations of the relevant institutions for that development work.</i></p>

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<p><i>Special guidelines applicable to the zone</i></p>	<p>III. <i>Ground floors of buildings adjacent to main roads in the commercial zone shall not be used for residential purposes except where permitted by the Urban Development Authority.</i></p> <p>IV. <i>In all buildings take access from the main road in the Commercial Zone parking space should be reserved within the relevant property when prescribe by the Authority and should never be used the space for any other purpose</i></p> <p>V. <i>The Kajugaswatta Temple Premises, Nalanda Ellawala Urban Park Premises, Ehelepola Anthapura Palace Premises and the Ayurvedic Office Premises which are the vicinic places may be considered to be suitable for conservation and imposed by the Authority and construction and mounting boards of such premises in such a manner as to damage the visibility of such premises should not be done.</i></p> <p>VI. <i>Development of roads identified in the Commercial Zone under the Landscape Management Plan of the Sustainable Environmental Development Plan shall be in accordance with that plan.</i></p> <p>VII. <i>Reconstruction of historic buildings located in this area shall be used only for the purposes specified in the plan and may be imposed by the Authority as appropriate at such times. (Relevant buildings and proposed uses are set out in Section 3.1 under the Cultural and Heritage Strategy and must comply with.)</i></p>
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Table No. 8.3.2 : Permissible Uses for the Commercial Zone

No.	Permissible Uses	Minimum extent of land (Square Meters)
<i>(i) Commercial</i>		
	<i>Gem Industry related uses (Gem Cutting, polishing, Auctioning, and Gem related Shops, Gem Promotional Industries, Gem Museums, etc.)</i>	150
	<i>Jewellery – Handy craft Shops and showrooms</i>	150
	<i>Shops</i>	150
	<i>Supermarkets, Showrooms</i>	500
	<i>Hardware Shops</i>	500
	<i>Communication Towers built on buildings</i>	150
	<i>Communication Towers built on the ground</i>	500

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Zoning Guidelines and Permissible Uses for the Commercial Zone

No.	Permissible Uses	Minimum extent of land (Square Meters)
	Customer Service Centers	150
	Open markets / Public Markets	-
	Printing Press	150
	Food and Non-Alcoholic Beverages Production Centers	500
	Liquor Shops	150
	Grinding Mills	250
	Welding Workshops and Leith Workshops	500
<i>(ii) Residential</i>		
	Residential Buildings	150
<i>(iii) Educational</i>		
	Education Centers, Tuition Classes	500
<i>(iv) Health</i>		
	Medical Centers, Laboratories, Ayurveda Medical Centers	150
	Health Institutions	250
<i>(v) Institutional</i>		
	Banks and Financial Institutions, Insurance Institutions	500
	Paving Centers	150
	Professional Offices	250
	Service Industries	250
<i>(vi) Social Service</i>		
	Cinema, Clubs, Art Galleries/Theaters, Auditoriums, Social and Cultural Centers	1000
	Libraries	500
	Public gathering places	1000
<i>(vii) Tourism</i>		
	Hotels / Holiday Resorts, Guest Houses, Rest Houses, Lodges	500
	Restaurants, Canteens	150
<i>(viii) Vehicular</i>		
	Multi-story vehicle parking	1000
	Vehicle Parks	-
<i>(ix) Leisure and Recreation</i>		
	Parks, Open Spaces, Leisure and Recreational Activities	-

8.4. Administrative Zone

The purpose of establishing this zone is to further facilitate the identity of the New Town of Ratnapura which can be identified as the administrative capital of the Sabaragamuwa Province. As the risk of disaster is low, it is expected to provide more space in the region for administrative activities and related facilities for the benefit of the residents and the travelling population.

8.4.1. Zoning Guidelines and Permissible Uses for the Administrative Zone

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Zoning Guidelines and Permissible Uses for the Administrative Zone

Table No. 8.4.1 : Zoning Guidelines within the Administrative Zone

<i>Bounderies (Geographical Coodinates)</i>	<i>Mentioned in Annexure 17.</i>
<i>Zone Factor</i>	<i>2.0</i>
<i>Minimum extent of land</i>	<i>250 square meters (10 perches)</i>
<i>Special guidelines applicable to the zone</i>	<i>1. Arrangements may be made by the Authority which are deemed suitable for the preservation of the premises of the Ananda Maithri Temple, which is a scenic place, and construction and erection of billboards should not be done around the premises in such a manner as to damage the view of those premises..</i>

Table No. 8.4.2 : Permissible Uses for the Administrative Zone

<i>No.</i>	<i>Permissible Uses</i>	<i>Minimum extent of land (Square Meters)</i>
<i>(i) Institutional</i>		
	<i>Administrative Complexes</i>	<i>1000</i>
	<i>Government/ Semi-government and Private Institutes/ offices</i>	<i>500</i>
	<i>Banks and Financial Institutions, Insurance Institutions</i>	<i>500</i>
	<i>Professional Offices</i>	<i>250</i>
<i>(ii) Commercial</i>		
	<i>Shops</i>	<i>250</i>
	<i>Supermarkets</i>	<i>1000</i>
	<i>Communication centers</i>	<i>250</i>

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No.	Permissible Uses	Minimum extent of land (Square Meters)
	Filling Stations, Gas Filling Stations and Electric Charging Stations	1000
<i>(iii) Residential</i>		
	Residential Buildings, Quarters	250
<i>(iv) Educational</i>		
	Education Centers, Training Centers	500
	Pre Schools	500
	Primary Schools	4000
	Secondary Schools	10,000
<i>(v) Health</i>		
	Private Hospitals	4000
	Medical Centers, Laboratories	250
<i>(vi) Social Service</i>		
	Day-care Centers	500
	Social and Cultural Centers, Public gathering halls, Auditoriums	1000
	Libraries	500
	Cinema	1000
<i>(vii) Tourism</i>		
	Hotels / Holiday Resorts	1000
	Restaurants, Canteens	250
<i>(viii) Vehicular</i>		
	Multi-story vehicle parking	
	Vehicle Parks	
<i>(ix) Leisure and Recreation</i>		
	Parks, Open Spaces, Leisure and Recreational Activities	-

8.5. Health Care Promotion Zone

As Ratnapura city based health activities cover the entire district, it is expected to concentrate those health activities within a single zone within the city limits and to facilitate facilities related activities in that area.

8.5.1. Zoning Guidelines and Permissible Uses for the Health Care Promotion Zone

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Table No. 8.5.1 : Zoning Guidelines in the Health Care Promotion Zone

<i>Bounderies (Geographical Coodinates)</i>	<i>Mentioned in Annexure 17</i>
<i>Zone Factor</i>	<i>2.0</i>
<i>Minimum extent of land</i>	<i>150sqm (06 Perches)</i>
<i>Special guidelines applicable to the zone</i>	<ol style="list-style-type: none"> I. <i>The territory located in this region bordering according to the plan G. L.384/ on the North, East, South and West according Town and Villages Creating Act No. 21 (2) (b) published under the gazzet of Democratic Socialist Republic of Sri Lanka dated 19.03.1999 will continue to function as a sacred area further.</i> II. <i>No butcher shop, betting, gambling or liquor stores, clubs or massage centers will be permitted within 500 meters of the Sabaragamuwa Maha Saman Devalaya.</i> III. <i>When conducting florist in front of a hospital, these practices should be maintained out of sight of patients.</i>

Table No. 8.5.2 : Permissible Uses for the Health Care Promotion Zone

<i>No.</i>	<i>Permissible Uses</i>	<i>Minimum extent of land (Square Meters)</i>
<i>(i) Health</i>		
	<i>Government Hospitals, Private Hospitals, Medical Training Centers</i>	<i>4000</i>
	<i>Medical Centers, Laboratories, Ayurveda Medical Centers</i>	<i>150</i>
	<i>Medical Consulting Centers</i>	<i>500</i>
	<i>Ayurveda Spa</i>	<i>250</i>

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No.	Permissible Uses	Minimum extent of land (Square Meters)
<i>(ii) Commercial</i>		
	<i>Shops</i>	150
	<i>Supermarkets, Showrooms</i>	1000
	<i>Food and Non-Alcoholic Beverages Production Centers</i>	500
	<i>Hardware Shops</i>	500
	<i>Building material Production Centers</i>	500
	<i>Sawing Mills</i>	1000
	<i>Welding Workshops and Leith Workshops</i>	500
	<i>Communication Towers</i>	500
	<i>Grinding Mills</i>	250
	<i>Filling Stations, Gas Filling Stations and Electric Charging Stations</i>	1000
	<i>Funeral Florists, Funeral Parlors</i>	250
<i>(iii) Residential</i>		
	<i>Residential Buildings</i>	150
	<i>Quarters</i>	250
<i>(iv) Educational</i>		
	<i>Education Centers, Training Centers</i>	500
	<i>Pre Schools</i>	500
	<i>Primary Schools</i>	4000
<i>(v) Institutional</i>		
	<i>Banks and Financial Institutions, Insurance Institutions</i>	500
	<i>Paving Centers</i>	150
	<i>Service Industries</i>	250
<i>(vi) Social Service</i>		
	<i>Day-care Centers</i>	500
	<i>Social and Cultural Centers , Public gathering halls</i>	1000
	<i>Libraries</i>	500
	<i>Elders Homes</i>	1000
	<i>Children Homes</i>	500

No.	Permissible Uses	Minimum extent of land (Square Meters)
	Rehabilitation centers	1000
<i>(vii) Tourism</i>		
	Hotels / Holiday Resorts, Guest Houses, Rest Houses	1000
	Lodges	500
	Restaurants, Canteens	150
<i>(viii) Vehicular</i>		
	Vehicle repair Centers, Vehicle Service Centers	500
	Vehicle Parks	-
	Service Centers	150
<i>(ix) Leisure and Recreation</i>		
	Parks, Children parks, Open Spaces, Leisure and Recreational Activities	-
<i>(x) Industrial</i>		
	Domestic Industries	250

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8.6. Tourism Promotion Zone

The purpose of establishing this zone is to protect the existing environmental sensitivities in the area and to promote tourism and recreational activities in the area so as to enhance the revenue of the city.

8.6.1. Zoning Guidelines and Permissible Uses for Tourism Promotion Zone

Table No. 8.6.1 : Zoning Guidelines in the Tourism Promotion Zone

Boundaries (Geographical Coordinates)	Mentioned in Annexure 17.
Zone Factor	1.5
Minimum extent of land	150 sqm (06 Perches)
Special guidelines applicable to the zone	<ol style="list-style-type: none"> I. In order not to obstruct the view of the proposed tank, the development work being carried out on the left side of the road from the Weralupa junction on the Colombo - Ratnapura main road towards Ratnapura for a distance of 2 km should be subject to a preliminary design settlement by the Urban Development Authority. II. A land coverage ratio of 50% should be maintained from the road level during the development activities in the said land strip. III. If the roofs of the buildings to be constructed on that strip of land are not tiled, an aluminum sheet roof may be allowed and a dark green or dark brown color should be used. IV. Exterior colors of buildings constructed on that strip of land should be environmentally friendly, dark green or dark brown, light-reflective material for exterior windows and doors, and environmentally matching. V. Boundary walls to be constructed in that strip of land shall be permitted only up to a height of one meter from the road level and the remaining elevations shall be constructed so as not to obstruct the view of the proposed tank. VI. Name boards will not be allowed on that strip of land.

Table No. 8.6.2 : Permissible Uses for the Tourism Promotion Zone

No.	Permissible Uses	Minimum extent of land (Square Meters)
<i>(i) Tourism</i>		
	<i>Hotels / Holiday Resorts, Guest Houses, Rest Houses</i>	1000
	<i>Lodges</i>	500
	<i>Homestay</i>	250
	<i>Restaurants, Canteens</i>	150
	<i>Museums</i>	500
<i>(ii) Commercial</i>		
	<i>Shops</i>	150
	<i>Food and Non-Alcoholic Beverages Production Centers</i>	500
	<i>Communication Towers</i>	500
	<i>Hardware Shops</i>	500
	<i>Building material Production Centers</i>	500
	<i>Sawing Mills</i>	1000
	<i>Welding Workshops and Leith Workshops</i>	500
	<i>Communication Towers built on the ground</i>	500
	<i>Grinding Mills</i>	250
	<i>Gem Industry related uses</i>	150
<i>(iii) Residential</i>		
	<i>Residential Buildings</i>	150
<i>(iv) Educational</i>		
	<i>Education Centers, Training Centers</i>	500
	<i>Pre Schools</i>	500
	<i>Primary Schools</i>	4000
<i>(v) Health</i>		
	<i>Medical Centers</i>	150
	<i>Ayurveda Spa</i>	250
<i>(vi) Social Service</i>		
	<i>Cinema</i>	1000
	<i>Day-care Centers</i>	500

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Zoning Guidelines

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Zoning Guidelines and
Permissible Uses for
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Permissible Uses for
Tourism Promotion Zone

No.	Permissible Uses	Minimum extent of land (Square Meters)
	Art Galleries/Theaters, Social and Cultural Centers, Public gathering halls	1000
	Libraries	500
	Gymnasiums	250
	Elders Homes	1000
	Children Homes	500
	Rehabilitation centers	1000
<i>(vii) Vehicular</i>		
	Vehicle repair Centers, Vehicle Service Centers	500
	Vehicle Parks	-
	Service Centers	150
<i>(viii) Leisure and Recreation</i>		
	Parks, Children parks, Grounds, Indoor Stadiums	-
	Open Spaces, Leisure and Recreational Activities	-
<i>(ix) Other</i>		
	Nurseries, Natural Gardens	-

8.7. Commercial Promotion Zone

According to the Development Progress Analysis, the city's development has identified two spontaneous flow directions and it is expected that the commercial pressure in the city center will be released to the Warakathota area, one of the two previously identified directions.

8.7.1. Zoning Guidelines and Permissible Uses for the Commercial Promotion Zone

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Zoning Guidelines and
Permissible Uses
for the Commercial
Promotion Zone

Table No. 8.7.1 : Zoning Guidelines in the Commercial Promotion Zone

Bounderies (Geographical Coodinates)	Mentioned in Annexure 17
Zone Factor	1.5
Minimum extent of land	150 sqm (06 Perches)
Special guidelines applicable to the zone	

Table No. 8.7.1 : Permissible uses in the Commercial Promotion Zone

No.	Permissible Uses	Minimum extent of land (Square Meters)
<i>(i) Commercial</i>		
	Gem industry related uses, Gem related shops, Gem promotional industries	150
	Gem Training Centers	500
	Shops	150
	Supermarkets, Showrooms	1000
	Food and Non-Alcoholic Beverages Production Centers	500
	Hardware Shops	500
	Building material Production Centers	500
	Sawing Mills	1000
	Welding Workshops and Leith Workshops	500
	Communication Towers	500
	Grinding Mills	250
	Filling Stations, Gas Filling Stations and Electric Charging Stations	1000
	Warehouses	1000
<i>(ii) Residential</i>		
	Residential Buildings	150

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for the Commercial
Promotion Zone

No.	Permissible Uses	Minimum extent of land (Square Meters)
<i>(iii) Educational</i>		
	<i>Education Centers, Training Centers</i>	500
	<i>Pre Schools</i>	500
	<i>Primary Schools</i>	4000
	<i>Secondary Schools</i>	10,000
<i>(iv) Health</i>		
	<i>Medical Centers, Laboratories, Ayurveda Medical Centers</i>	150
	<i>Medical Consulting Centers</i>	500
	<i>Health Institutions</i>	
<i>(v) Institutional</i>		
	<i>Banks and Financial Institutions, Insurance Institutions</i>	500
	<i>Paving Centers</i>	150
	<i>Professional Offices</i>	250
	<i>Service Industries</i>	250
<i>(vi) Social Service</i>		
	<i>Day-care Centers</i>	500
	<i>Social and Cultural Centers, Public gathering halls</i>	1000
	<i>Libraries</i>	500
	<i>Gymnasiums</i>	250
<i>(vii) Tourism</i>		
	<i>Hotels / Holiday Resorts, Guest Houses, Reception Halls</i>	1000
	<i>Lodges</i>	500
	<i>Restaurants, Canteens</i>	150
<i>(viii) Vehicular</i>		
	<i>Vehicle repair Centers, Vehicle Service Centers</i>	500
	<i>Vehicle Parks</i>	-
	<i>Service Centers</i>	150
<i>(ix) Industrial</i>		
	<i>Domestic Industries</i>	250
<i>(x) Leisure and Recreation</i>		
	<i>Parks, Children parks, Open Spaces, Leisure and Recreational Activities</i>	-

8.8. Residential Promotion Zone

According to the Development Trends Analysis, urban development has identified two spontaneous flow directions, and the commercial and residential pressure in the city center is expected to be released to the Hidellana area, one of the two previously identified directions.

8.8.1. Zoning Guidelines and Permissible Uses for the Residential Promotion Zone

Table No. 8.8.1 : Zoning Guidelines in the Residential Promotion Zone

<i>Bounderies (Geographical Coodinates)</i>	<i>Mentioned in Annexture 17.</i>
<i>Zone Factor</i>	<i>1.5</i>
<i>Minimum extent of land</i>	<i>150 sqm (06 perches)</i>
<i>Special guidelines applicable to the zone</i>	<i>I. Construction and erection of notice boards should not be done in such a manner as to damage the view of the Weeragoda temple premises which is a scenic place.</i>

Table No. 8.8.2 : Permissible Uses in the Residential Promotion Zone

<i>No.</i>	<i>Permissible Uses</i>	<i>Minimum extent of land (Square Meters)</i>
<i>(i) Residential</i>		
	<i>Residential Buildings</i>	<i>150</i>
	<i>Quarters</i>	<i>250</i>
<i>(ii) Commercial</i>		
	<i>Shops</i>	<i>150</i>
	<i>Supermarkets, Showrooms</i>	<i>1000</i>
	<i>Food and Non-Alcoholic Beverages Production Centers</i>	<i>500</i>
	<i>Hardware Shops</i>	<i>500</i>
	<i>Building material Production Centers</i>	<i>500</i>
	<i>Sawing Mills</i>	<i>1000</i>
	<i>Welding Workshops and Leith Workshops</i>	<i>500</i>
	<i>Communication Towers</i>	<i>500</i>
	<i>Grinding Mills</i>	<i>250</i>
	<i>Filling Stations, Gas Filling Stations and Electric Charging Stations</i>	<i>1000</i>
	<i>Warehouses</i>	<i>1000</i>

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and Permissible uses for
the Residential
Promotion Zone

No.	Permissible Uses	Minimum extent of land (Square Meters)
<i>(iii) Educational</i>		
	<i>Pre Schools</i>	500
	<i>Primary Schools</i>	4000
	<i>Secondary Schools</i>	10,000
	<i>Education Centers, Training Centers</i>	500
	<i>Tuition Classes</i>	500
<i>(iv) Health</i>		
	<i>Medical Centers, Laboratories, Ayurveda Medical Centers</i>	150
<i>(v) Institutional</i>		
	<i>Banks and Financial Institutions, Insurance Institutions</i>	500
	<i>Paving Centers</i>	150
	<i>Professional Offices</i>	250
<i>(vi) Social Service</i>		
	<i>Libraries</i>	500
	<i>Day-care Centers</i>	500
	<i>Social and Cultural Centers, Public gathering halls</i>	1000
	<i>Gymnasiums</i>	250
	<i>Elders Homes</i>	1000
	<i>Children Homes</i>	500
<i>(vii) Tourism</i>		
	<i>Hotels / Holiday Resorts, Reception Halls</i>	1000
	<i>Lodges</i>	500
	<i>Restaurants</i>	500
<i>(viii) Vehicular</i>		
	<i>Vehicle repair Centers, Vehicle Service Centers</i>	500
	<i>Vehicle Parks</i>	-
	<i>Service Centers</i>	150
<i>(ix) Industrial</i>		
	<i>Domestic Industries</i>	250
<i>(x) Leisure and Recreation</i>		
	<i>Parks, Children parks, Grounds, Indoor Stadiums</i>	-
	<i>Open Spaces, Leisure and Recreational Activities</i>	-

8.9. Moderate Density Residential Zone

This region has been identified for residential use as it is located in a semi-urban area with a moderate disaster risk. It is hoped to mobilize residential activities subject to a moderate density and make this zone a more comfortable residential area.

8.9.1. Zoning Guidelines and Permissible Uses for the Moderate Density Residential Zone

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Residential Zone

Zoning Guidelines and
Permissible Uses for the
Moderate Density
Residential Zone

Table No. 8.9.1 : Zoning Guidelines in the Moderate Density Residential Zone

<i>Bounderies (Geographical Coodinates)</i>	<i>Mentioned in Annexure 17.</i>
<i>Zone Factor</i>	<i>1.0</i>
<i>Minimum extent of land</i>	<i>150sqm (06 Perches)</i>
<i>Special guidelines applicable to the zone</i>	<i>1. Historic buildings located in this area shall be used only for the purposes specified in the plan when renovating and may be imposed by the Authority as appropriate in those cases. (The buildings and propose uses mentioned in section 3.1 shall be complied with the cultural and heritage strategy belongs to the first part of the plan)</i>

Table No. 8.9.2 : Permissible Uses in the Moderate Density Residential Zone

<i>No.</i>	<i>Permissible Uses</i>	<i>Minimum extent of land (Square Meters)</i>
<i>(i) Residential</i>		
	<i>Residential Buildings</i>	<i>150</i>
	<i>Quarters</i>	<i>250</i>
<i>(ii) Commercial</i>		
	<i>Shops</i>	<i>150</i>
	<i>Supermarkets</i>	<i>1000</i>
	<i>Food and Non-Alcoholic Beverages Production Centers</i>	<i>500</i>
	<i>Hardware Shops</i>	<i>500</i>
	<i>Sawing Mills</i>	<i>1000</i>
	<i>Welding Workshops and Leith Workshops</i>	<i>500</i>
	<i>Communication Towers</i>	<i>500</i>
	<i>Grinding Mills</i>	<i>250</i>
	<i>Filling Stations, Gas Filling Stations and Electric Charging Stations</i>	<i>1000</i>

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No.	Permissible Uses	Minimum extent of land (Square Meters)
<i>(iii) Educational</i>		
	<i>Pre Schools</i>	500
	<i>Primary Schools</i>	4000
	<i>Secondary Schools</i>	10,000
	<i>Education Centers, Training Centers, Tuition Classes</i>	500
<i>(iv) Health</i>		
	<i>Medical Centers, Laboratories, Ayurveda Medical Centers</i>	150
<i>(v) Institutional</i>		
	<i>Banks and Financial Institutions, Insurance Institutions</i>	500
	<i>Paving Centers</i>	150
	<i>Government/ Semi-government and Private Institutes/ offices</i>	500
<i>(vi) Social Service</i>		
	<i>Libraries</i>	500
	<i>Day-care Centers</i>	500
	<i>Social and Cultural Centers, Public gathering halls</i>	1000
	<i>Gymnasiums</i>	250
<i>(vii) Tourism</i>		
	<i>Hotels / Holiday Resorts, Guest Houses, Rest</i>	1000
	<i>Lodges</i>	500
	<i>Restaurants, Canteens</i>	150
<i>(viii) Vehicular</i>		
	<i>Vehicle repair Centers, Vehicle Service Centers</i>	500
	<i>Vehicle Parks</i>	-
	<i>Service Centers</i>	150
<i>(ix) Industrial</i>		
	<i>Domestic Industries</i>	250
<i>(x) Leisure and Recreation</i>		
	<i>Parks, Children parks, Grounds, Indoor Stadiums</i>	-
	<i>Open Spaces, Leisure and Recreational Activities</i>	-
<i>(ix) Other</i>		
	<i>Botanical Gardens, Nurseries</i>	

8.10. Low Density Residential Zone

It is expected to provide space for low density cluster settlements in high risk areas around the city.

8.10.1. Zoning Guidelines and Permissible Uses for the Low Density Residential Zone

Table No. 8.10.1 : Zoning Guidelines in the Low Density Residential Zone

Bounderies (Geographical Coodinates)	Mentioned in Annexure 17
Zone Factor	0.75
Minimum extent of land	250sqm (10 Perches)
Special guidelines applicable to the zone	

Table No. 8.10.2 : Permissible Uses in the Low Density Residential Zone

No.	Permissible Uses	Minimum extent of land (Square Meters)
<i>(i) Residential</i>		
	Residential Buildings	250
<i>(ii) Commercial</i>		
	Shops	250
<i>(iii) Educational</i>		
	Pre Schools	500
<i>(iv) Health</i>		
	Medical Centers	250
<i>(v) Institutional</i>		
	Banks and Financial Institutions	250
<i>(vi) Social Service</i>		
	Libraries	500
	Social and Cultural Centers, Public gathering halls	1000
<i>(vii) Tourism</i>		
	Hotels / Holiday Resorts, Guest Houses, Reception Halls	1000
	Lodges	500
	Restaurants	150

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Density Residential Zone

No.	Permissible Uses	Minimum extent of land (Square Meters)
<i>(viii) Vehicular</i>		
	<i>Vehicle repair Centers</i>	500
	<i>Vehicle Parks</i>	-
<i>(ix) Leisure and Recreation</i>		
	<i>Parks, Children parks, Grounds</i>	-
	<i>Open Spaces, Leisure and Recreational Activities</i>	-
<i>(x) Other</i>		
	<i>Botanical Gardens, Nurseries</i>	

Chapter 09



Proposed Road Width, Building Lines and Reservations

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Proposed Road Width
and Building Lines for
Existing Roads

Existing A Roads

9.1. Proposed Road Width and Building Lines for Existing Roads

9.1.1. Existing A Roads

Table No. 9.1 : Existing A Roads

No.	Name of the Road	Building Line from Center of the Road to Both Sides (meter)
1	Ratnapura Palawela Road (Pothgul Vihara Mawatha) Till main bridge	15
2	Ratnapura Palawela Road (Pothgul Vihara Mawatha) From Main bridge to beyond	15
3	Colombo – Badulla Road I. Colombo – Ratnapura Road II. Ratnapura – Balangoda Road	15 15
4	Ratnapura – Panadura Road	15
5	Senanayaka Road	15
6	Main Street	15
7	Municipal Council Areas	15
8	Weralupa Old Road (Till Bus Stand)	15
9	Bandaranaike Mawatha	15
10	Station Road	12
11	Ratnapura – Karavita Road	15
12	Hidellana Road (Till Tre Research Institute)	15
13	Ratnapura – Wewelwatte Road	15
14	Goodshed Road	12
15	Weralupa Old Road	12

Prepared By : Sabaragamuwa Provincial Office, Urban Development Authority - 2020

9.1.2. Existing C Roads

Table No. 9.2 : Existing C Roads

No.	Name of the Road	Building Line from Center of the Road to Both Sides (meter)
1	Hospital Road	09
2	Weralupa – Kospelawinna Road	09
3	Khemananda Road	09
4	Mudduwa Road	09
5	Mahawalawatta Road	09
6	Church Road	09
7	Dharmapala Road	09
8	Bandarawatta Road (Mosque Lane)	09
9	Mosque Road	09
10	Municipal Council Area	09
11	A.C. Artigala Mawatha (Riverside Road)	09
12	Bodhigira Vihara Road	09
13	Shailatharama Mawatha	09
14	Angamma Road	09
15	Sumanajothi Mawatha	09
16	Aberathna Mawatha	09
17	Batugedara Old Road	09
18	Thanakolakotuwa Market Road	09
19	Munidasa Kumarathunga Mawatha	09
20	Shaviya Mawatha	09
21	Ketaliyampalla Road	09
22	Ganegoda Road Dewalayagawa	09
23	Samagipura Mawatha	09
24	Gnanalankara Mawatha	09
25	Sri Sumana Mawatha	09

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Existing E Roads

No.	Name of the Road	Building Line from Center of the Road to Both Sides (meter)
26	Ethoya Road	09
27	Goluwawila Road	09
28	Polhengoda Road	09
29	Inner Circular Road	09
30	Outer Circular Road	09
31	Tank Road	09
32	Batugedara Demuwawatha Road	09
33	Frank Hettiarachchi Mawatha	09
34	Rathnajothe Mawatha	09
35	Hidellana Road	09
36	Outer Circular Road	09

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9.1.3. Existing E Roads

Table No. 9.3 : Existing E Roads

No.	Name of the Road	Building Line from Center of the Road to Both Sides (meter)
1	Batugedara Botalewatta Road	06
2	Pompakele 2nd Lane	06
3	Pubudugama Goluwawila Road	06
4	Grassland Road	06
5	Hidellana Diwiyagallena Road	06
6	Nagarasabhagama Nalanda Ellawala Mawatha	06
7	Penela Watta	06
8	Urumulla Road	06
9	Ghanabhasha Mawatha 02nd Lane	06
10	Baddegedara Watta Road	06

No.	Name of the Road	Building Line from Center of the Road to Both Sides (meter)
11	Samagipura 05th Lane	06
12	Samagipura Vihara Mawatha	06
13	Jayamangalaramaya Road	06
14	Mihindugama 01st Lane	06
15	Mihindugama 05th Lane	06
16	Pushparama 01st Lane	06
17	Goluwawila lane	06
18	Mahawalawatta 05th Lane	06
19	Gorokgoda Nadurana Place Road	06
20	Golden Grow Road	06
21	Dewalayagawa Cemetery Road	06
22	Saman Dewalaya Temple Road	06
23	Angamma Vihara Mawatha	06
24	Saman Place Araliya Mawatha	06
25	Palm Garden Temple Road	06
26	Prince Place Road	06
27	Hidellana – 01st Lane	06
28	Hidellana – 02nd Lane	06
29	Hidellana – 03rd Lane	06
30	Hidellana – 04th Lane	06
31	Hidellana – 05th Lane	06
32	Pothgul Vihara Mawatha 01st Lane	06
33	Polhengoda 02nd Lane	06
34	Thelwatta Road	06
35	Kanadola Road	06
36	Yali ipadunugama Road	06
37	Rosemerry Garden Road	06
38	Saman Place	06

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No.	Name of the Road	Building Line from Center of the Road to Both Sides (meter)
39	Colin Crescent 01st Lane	06
40	Batugedara Botalewatta Lane	06
41	Dewalayagawa Udawatta Road	06
42	New Hospital Road	06
43	Guru Peliyagoda Road	06
44	Polhengoda Amuna Road	06
45	Ranawiru Sampath Mawatha	06
46	Kalawatiya Road	06
47	Ajantha Ranawiru Mawatha	06
48	Peththarewatta Road	06
49	Samagipura – 02nd Lane	06
50	Sirisumanagama Kowila Road	06
51	Abhayaraja Mawatha	06
52	Maisamale Road	06
53	Mahawala Batugedara Vihara Mawatha	06
54	Pubudugama 02nd Lane	06
55	Madoldeniya Road	06
56	Rathnajothe Mawatha Godella Road	06
57	Gorokgoda Road	06
58	Angamma Vihara Mawatha – 04th Lane	06
59	Samagipura – 1st Lane	06
60	Samagipura – 3rd Lane	06
61	Angamma Vihara Mawatha – 1st Lane	06
62	Bogahawela Road	06
63	Galenda Road	06
64	Samagipura Nanda Ellawala Mawatha	06
65	Samagipura - 06th Lane	06
66	Pompakelaya Kowila Road	06

No.	Name of the Road	Building Line from Center of the Road to Both Sides (meter)
67	Angamma Hena Road	06
68	Angamma Thalagama Watta Road	06
69	Samagipura Cross Road	06
70	Thennawatta Road 02nd Lane	06
71	Galkaduwa Peella Road 01st Lane	06
72	Chiththa Vivekaramaya	06
73	Ranawiru jayasena Mawatha	06
74	Ranawiru Thusitha Mawatha	06
75	Mihindugama – 06th Lane	06
76	Mihindugama – 07th Lane	06
77	Priyani Zoyza Mawatha	06
78	Sirisumanagama – 01st Lane	06
79	Sirisumanagama – 02nd Lane	06
80	Sirisumanagama – 03rd Lane	06
81	Sirisumanagama – 04th Lane	06
82	Sirisumanagama – 05th Lane	06
83	Sirisumanagama – 06th Lane	06
84	Sirisumanagama – 07th Lane	06
85	Ukthenna Deniya Road	06
86	Aliston Watta Road	06
87	Mihindugama Abhayaraja Mawatha	06
88	Batugedara Mahawela Cross Road	06
89	Polhengoda Bodhiya Road	06
90	Mihindugama – 03rd Lane	06
91	Mihindugama – 02nd Lane	06
92	Municipal Council Place 01st Lane	06
93	Sanghamiththa Mawatha	06
94	Galkaduwa Peella Road 01st Lane	06

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No.	Name of the Road	Building Line from Center of the Road to Both Sides (meter)
95	Mihindugama mahawalawatta Cross Road	06
96	Pompakelaya 01st Lane	06
97	Rathnajothe Mawatha	06
98	Khemananda Mawatha Bogahawela Road	06
99	Galenda Golden Grow Bye Road	06
100	Kapugampitiya 01st Lane	06
101	Samagipura Perera Mawatha	06
102	Gorokgoda Bye Road	06
103	Thiriwanaketiya Bye Road	06
104	Sri Pagnnananda Mawatha	06
105	Angamma Tank Road	06
106	Ehelepola Mawatha	06
107	Dewananda Mawatha	06
108	Shasthrodaya Mawatha	06
109	Wey River Road	06
110	Old Prison Road	06
111	Sagara Palansuriya Mawatha	06
112	Kapugampitiya Road/ Bye Road	06
113	Lenthadiya Road	06
114	Madhurawala Road	06
115	Nambapana Road	06
116	Morgahayata Toilet Road	06
117	Gem Showroom Back Road	06
118	Raththihathenna Road	06
119	Mudduwa Mawatha (Lane)	06
120	Kospelawinna Temple Road	06
121	Kuppayama Road	06
122	Muwagamkanda Road	06

No.	Name of the Road	Building Line from Center of the Road to Both Sides (meter)
123	Weralupa Temple Road	06
124	Butchery Road	06
125	Rest House Road (Swimming Pool Road)	06
126	Public Cemetery Road	06
127	Sri Pada Mawatha - 01st Lane	06
128	Housing Scheme Road	06
129	Power Station Road	06
130	Municipal Council Quarters Road	06
131	Kekunagaha Godella Road	06
132	Batugedara Imbulla Road	06
133	Mahinda Mawatha	06
134	Senanayaka Mawatha (Bye Road)	06
135	Batugedara Imbulgoda Road	4.5
136	Outer Circular Road 01st Lane	4.5

Chapter 09 Proposed Road Width, Building Lines and Reservations

Proposed Road Width
and Building Lines for
Existing Roads

Existing E Roads

Prepared By : Sabaragamuwa Provincial Office, Urban Development Authority - 2020

Note :

1. Roads not mentioned in the above table but maintained by the Ratnapura Municipality Council should have a building line of 6 meters from the center of the road to both sides.
2. Loosens will be done by the Urban Development Authority considering the physical features of the land with respect to the footpath within the limits of the Ratnapura Municipality Council.
3. The building line should not be less than 2.0 m from the center of the footpath for a location adjacent to a stairway to any public footpath.
4. The proposed road widths and building lines for the roads identified to be widened/developed by this plan by the year 2030 should be as follows.

Chapter 09
Proposed Road
Width, Building Lines
and Reservations

Proposed Road Width
and Building Lines for
Existing Roads

Proposed Road Width
and Building Line for
Roads to be Developed

**9.1.4. Proposed Road Width and Building Line for
Roads to be Developed**

No	Name of the Road	Proposed Road Width (m)	Building Line from Center of the Road to Both Sides (meter)
1	Reconstruction of the road from Batugedara junction to Karapincha road as an alternative road	09	06
2	Reconstruction of the old railway line from Farm Garden to the Outer Circular Highway as an alternative route.	07	06
3	Reconstruction of the main road from Pattiovita area	07	06
4	Reconstruction of Godawela road	12	15
5	Development of the road from the hospital to Saman Place as an alternative road.	07	06
6	Development of the road from Saman Place to New Town as an alternative road.	07	06
7	Improving the road from Khemananda Mawatha to Ginihiriya.	09	06

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9.2. Reservations for Rivers and Canals

The river / canal reservation applicable to each river as well as the canals is determined from the bank of the relevant river / canal. The existing river and canal reservations in the city are described in the table below.

Name of the river / canal	Reservation (from the river bank)	
	Meters	Feet
<i>Kalu Ganga</i>	20	66
<i>Way Ganga</i>	20	66
<i>Katugas Ella</i>	4.5	15
<i>Heen Ella</i>	4.5	15
<i>Dodamangaha canal</i>	4.5	15
<i>Other unnamed canals</i>	3	10

No building shall be permitted within the reservation limits set forth in the table above, and only for public recreation projects will be permitted by the Authority subject to conditions. (Ferry development projects, line garden projects, walking lanes, etc.) However, before submitting applications to the Ratnapura Municipal Council for approval for all development activities carried out within these reservation boundaries, the initial planning approval of the Urban Development Authority is mandatory.

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Abbreviations

UDA	Urban Development Authority
RMC	Ratnapura Municipal Council
GND	Grama Niladhari Division



Part III

Annexures

Annexure 01 : Population Distribution – 2020

GND	GND Number	Population	Area (Hec-tares)	Gross Population Density per 1 Hectare
Angamma	181C	2154	103.87	21
Batugedara	180	1835	90.39	20
Devalagoda	151A	1950	74.42	26
Godigamuwa	152	2854	122.77	23
Koladagala	181A	222	132.24	2
Kospenavinne	153A	5076	450.28	11
Mahawala	152C	1346	38.20	35
Mihindigama	152D	6006	54.45	110
Mudduwa	182A	164	5.49	27
Mudduwa East	182A	3950	102.66	38
Muwagama	182	2208	105.49	21
New Town	153A	3521	311.59	11
Ratnapura Town	152	1641	29.01	57
Ratnapura Town - North	152E	4596	86.20	53
Ratnapura Town – West	152F	1283	51.12	25
Samangipura	182C	3002	75.64	40
Thiriwanakeriya	180B	2442	174.22	14
Weralupa	153A	4833	210.00	23
Total (18)		49083	2218	557

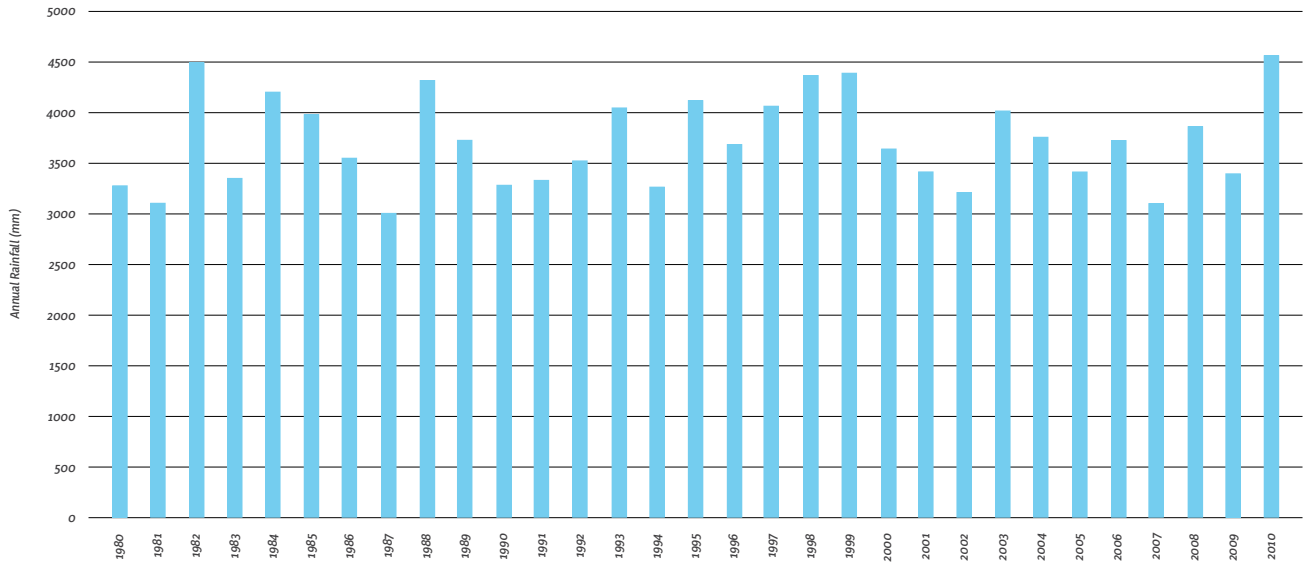
Source : Based on 2011 data of Census and Statistics Department
*Population according to Grama Niladhari Division

Annexure 02 : The Existing Land Use Pattern – 2020

<i>Utilization</i>	<i>Land Extent (Hec-tares)</i>	<i>Percentage from the whole Land</i>
<i>Residential</i>	951.2	42.90
<i>Commercial</i>	46.57	2.10
<i>Industries</i>	0.22	0.01
<i>Administrative Institutions</i>	88.72	4.00
<i>Highways</i>	117.55	5.30
<i>Playgrounds, parks and open lands</i>	22.18	1.00
<i>Religious</i>	4.43	0.20
<i>Urban forests / scrubs</i>	307.85	13.88
<i>Cemeteries</i>	0.22	0.01
<i>Paddy lands</i>	252.85	11.40
<i>Garden plantations (Tea/Rubber/Coconut)</i>	312.73	14.10
<i>Mixed crops / garden plantations</i>	26.61	1.20
<i>Wetlands</i>	11.99	0.50
<i>Water ways</i>	66.54	3.00
<i>Blank lands</i>	8.02	0.40
Total	2218	100.00

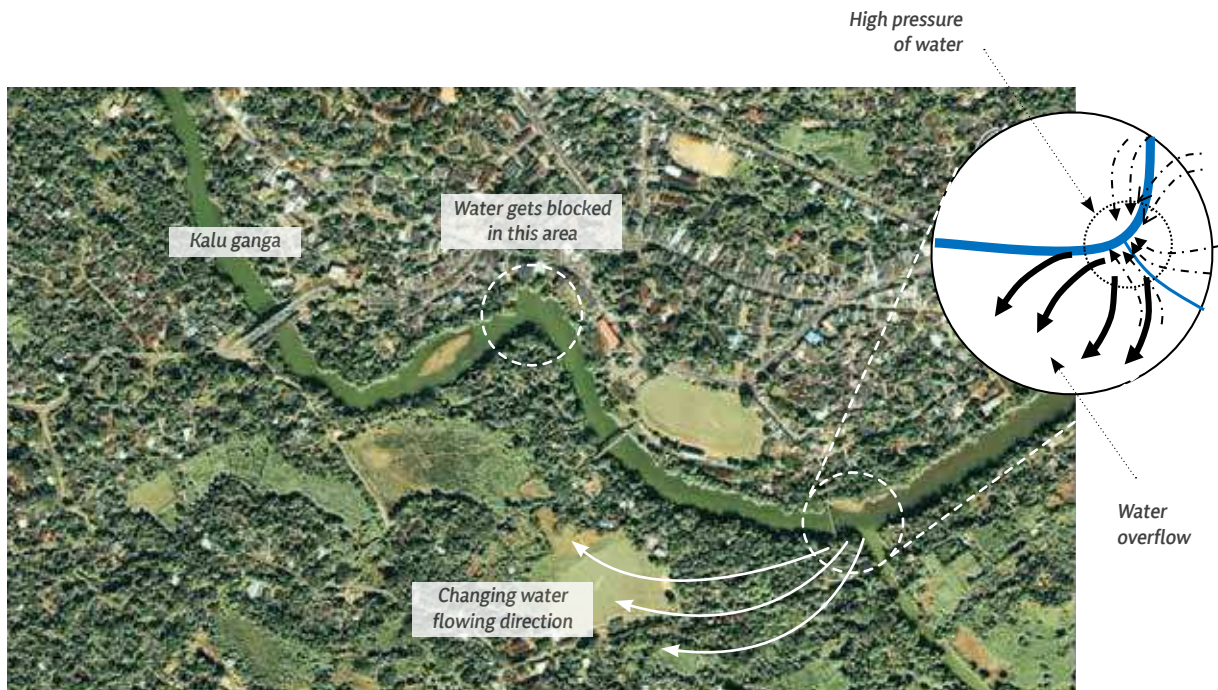
Source : Field surveys 2018 – Urban Development Authority

Annexure 03 : Annual Rainfall Pattern



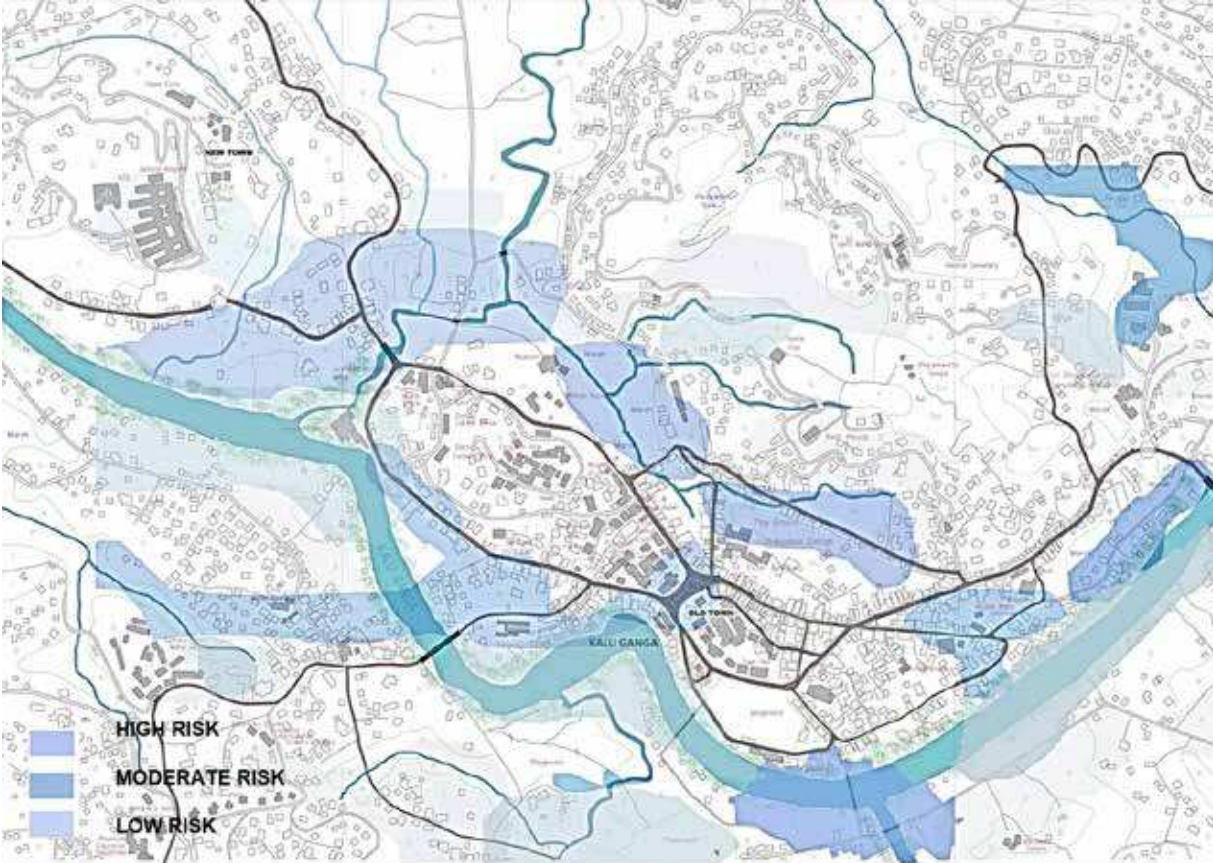
Source : Irrigation Department – Ratnapura

Annexure 04 : Reasons for Flooding



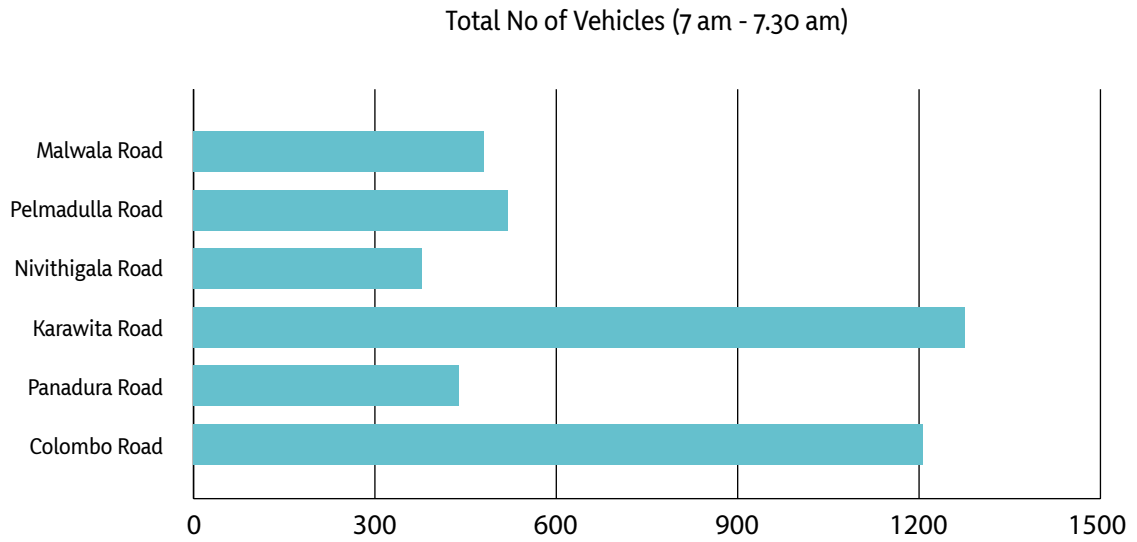
Source : Regional Study (2006/10) – Department of Town & Country Planning, University of Moratuwa

Annexure 05 : Flooding Area within the City Center



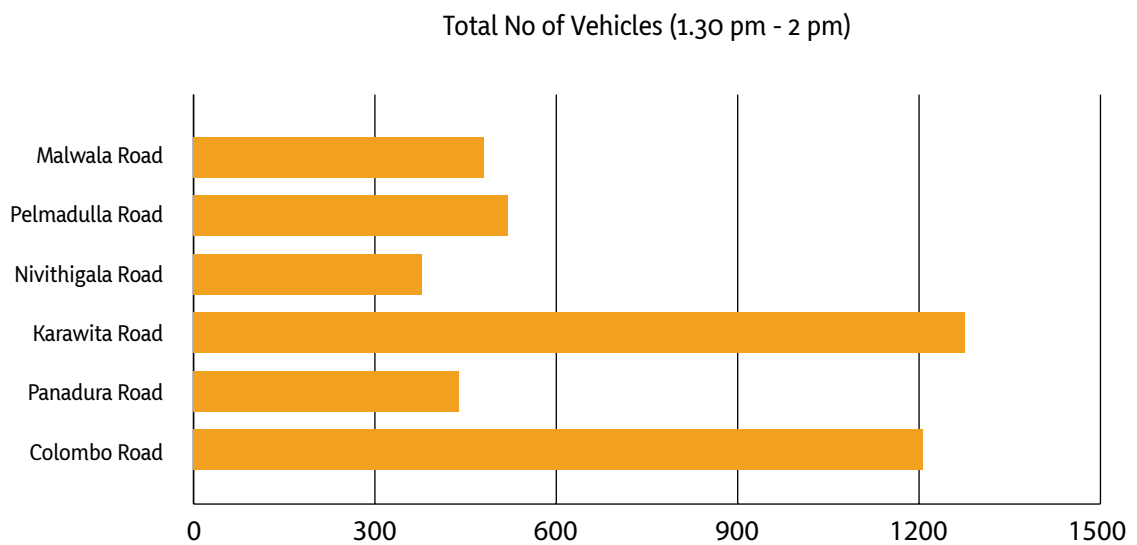
Source : Studio 5 (2017/18) – City School of Architecture, Colombo

Annexure 06 : Traffic Congestion in the Morning



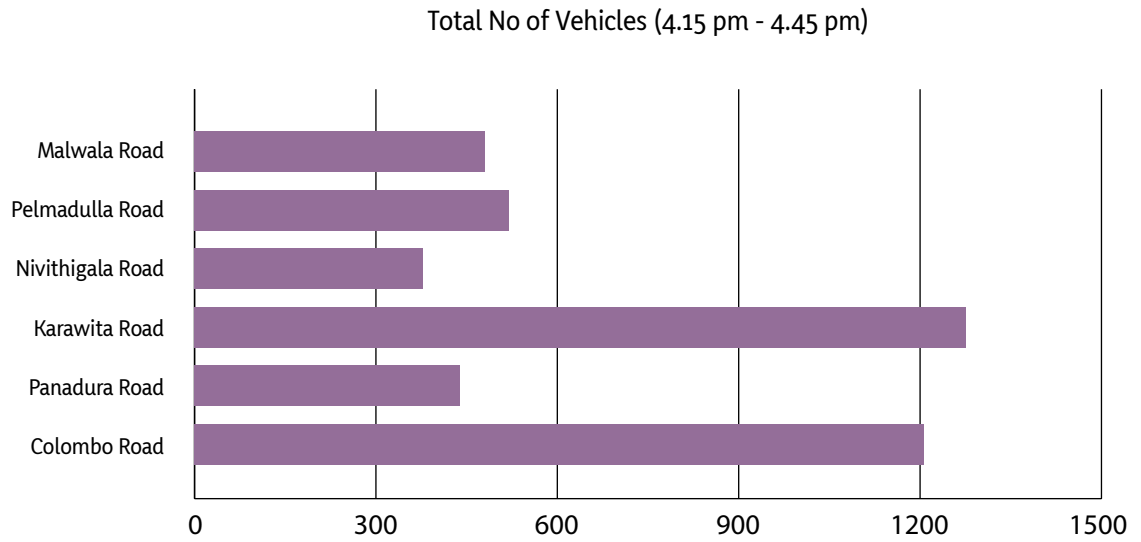
Source : Field surveys 2017 – Urban Development Authority

Annexure 07 : Traffic Congestion at Noon



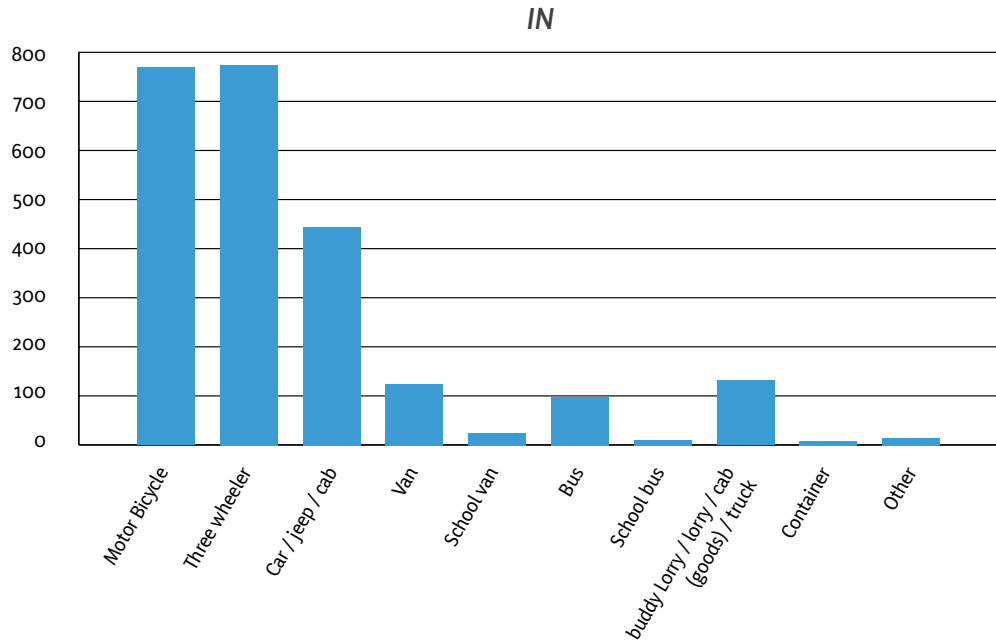
Source : Field surveys 2017 – Urban Development Authority

Annexure 08 : Traffic Congestion in the Evening



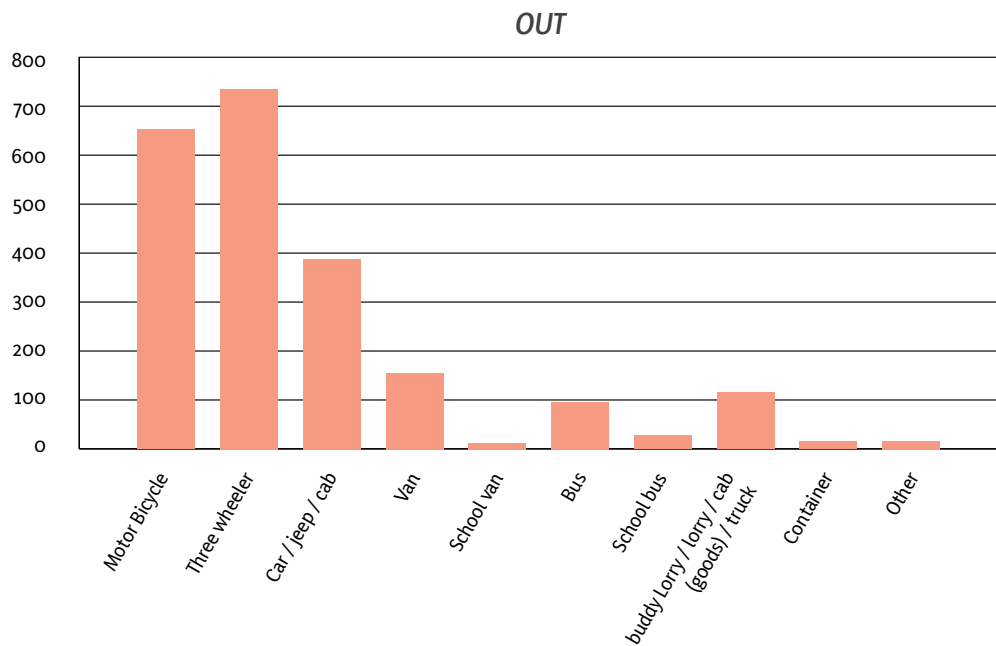
Source : Field surveys 2017 – Urban Development Authority

Annexure 09 : Traffic Congestion according to the Vehicular Flow (Entering to the City)



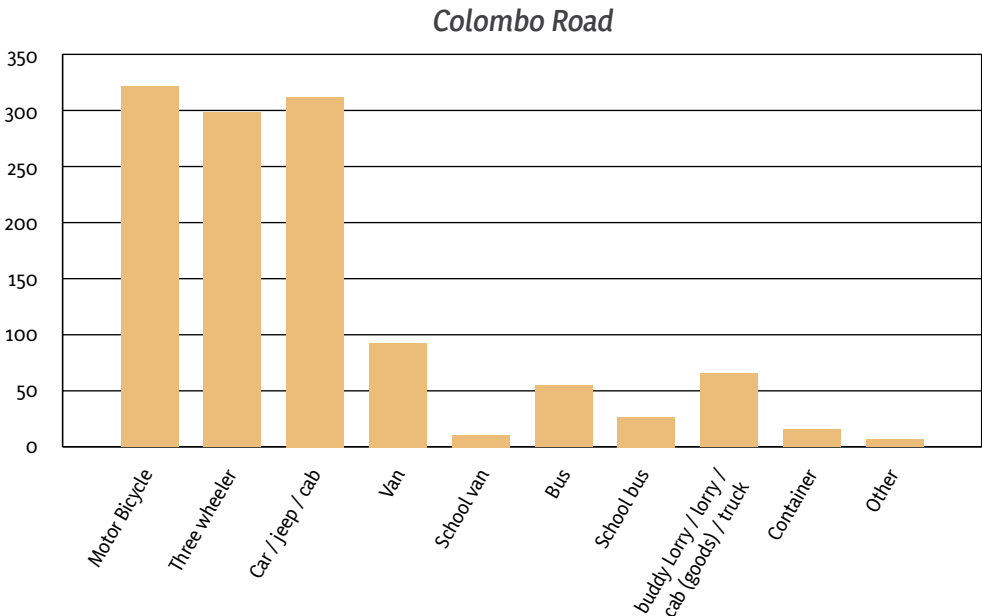
Source : Field surveys 2017 – Urban Development Authority

Annexure 10 : Traffic Congestion according to the Vehicular Flow (Exit from the City)



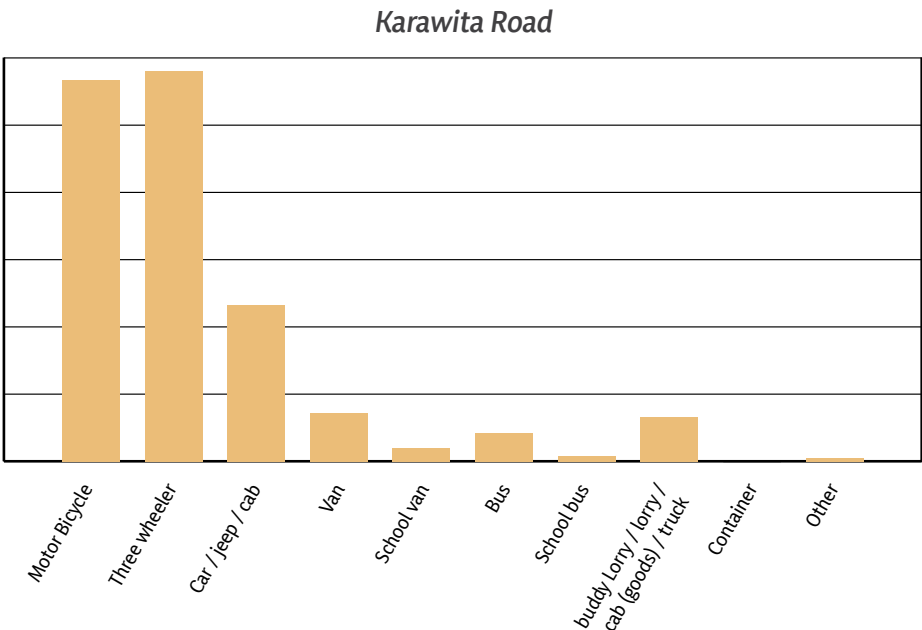
Source : Field surveys 2017 – Urban Development Authority

Annexure 11 : Traffic Congestion within Colombo Road according to the Vehicular Types



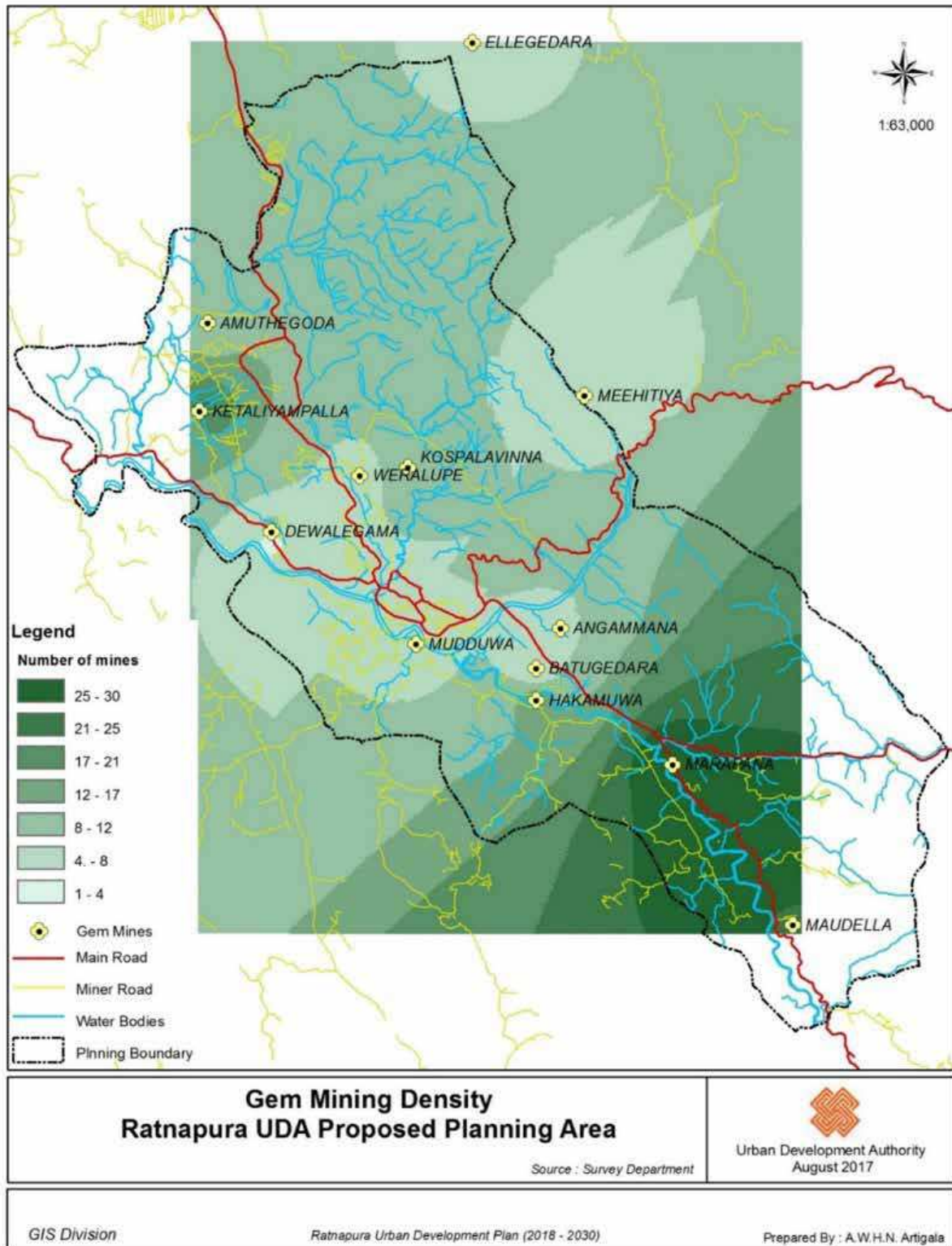
Source : Field surveys 2017 – Urban Development Authority

Annexure 12 : Traffic Congestion within Karawita Road according to the Vehicular Types



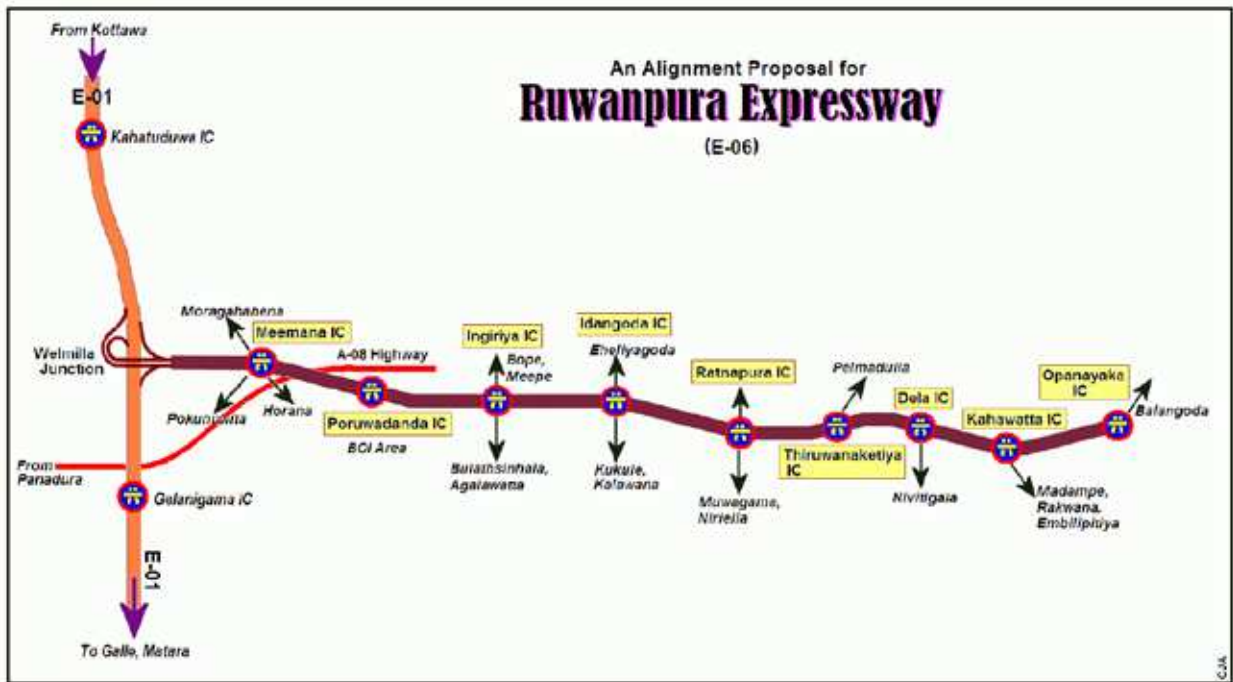
Source : Field surveys 2017 – Urban Development Authority

Annexure 13 : Mining Areas of the Planning Area



Source : Gem & Jewellery Authority

Annexure 14 : Ruwanpura Expressway



Source : Road Development Authority

Newspaper Articles on Rathnapura (2017-2020)



Annexure 15 : Information Regarding the Public Outdoor Recreational Space (PORS) Plan for Ratnapura Municipal Council Area 2021–2030 (Environment and Landscape Division)

Details of the Existing Public Parks & Playgrounds

There are 21.52 ha of existing Parks & Playgrounds of the whole Ratnapura MC Area. They have been categorized in table 01 and 04 accordance with UDA Public Outdoor Recreational Space concepts as follows,

Table 01 - Existing PORS – 2020 (Ratnapura MC Area)

No	Type of Parks	Extent (ha)
1.	Existing Pocket Parks (EPP)	0.26
2.	Existing Mini Parks (EMP)	4.54
3.	Existing Local Parks (ELP)	7.76
4.	Existing Community Parks (ECP)	8.96
	<i>Total</i>	<i>21.52</i>

Forecasting population for year 2030 is 64,340 and PORS land requirement for the total population for the Ratnapura MC area for year 2030 is approximately 86 ha. (Table 02 and 05) (Proposed Public Outdoor Recreation Space Plan indicated in Map including to this section).

Table 02 - Proposed Public Outdoor Recreation Space Plan for Ratnapura MC Area 2021–2030

No	Type of Parks	Extent (ha)
	Proposed Mini Parks (PMP)	2.47
1.	Proposed Local Park (PLP)	1.30
2.	Proposed Community Parks (PCP)	3.55
3.	Proposed Linear Parks (PLi.P)	79.38
4.	Proposed Forest Park (PFP)	21.00
	<i>Sub Total</i>	<i>107.70</i>
5	Existing PORS	21.52
	<i>Grand Total</i>	<i>129.22</i>

Table 03 - Public Outdoor Recreational Space (PORS) Plan – Permitted Activities

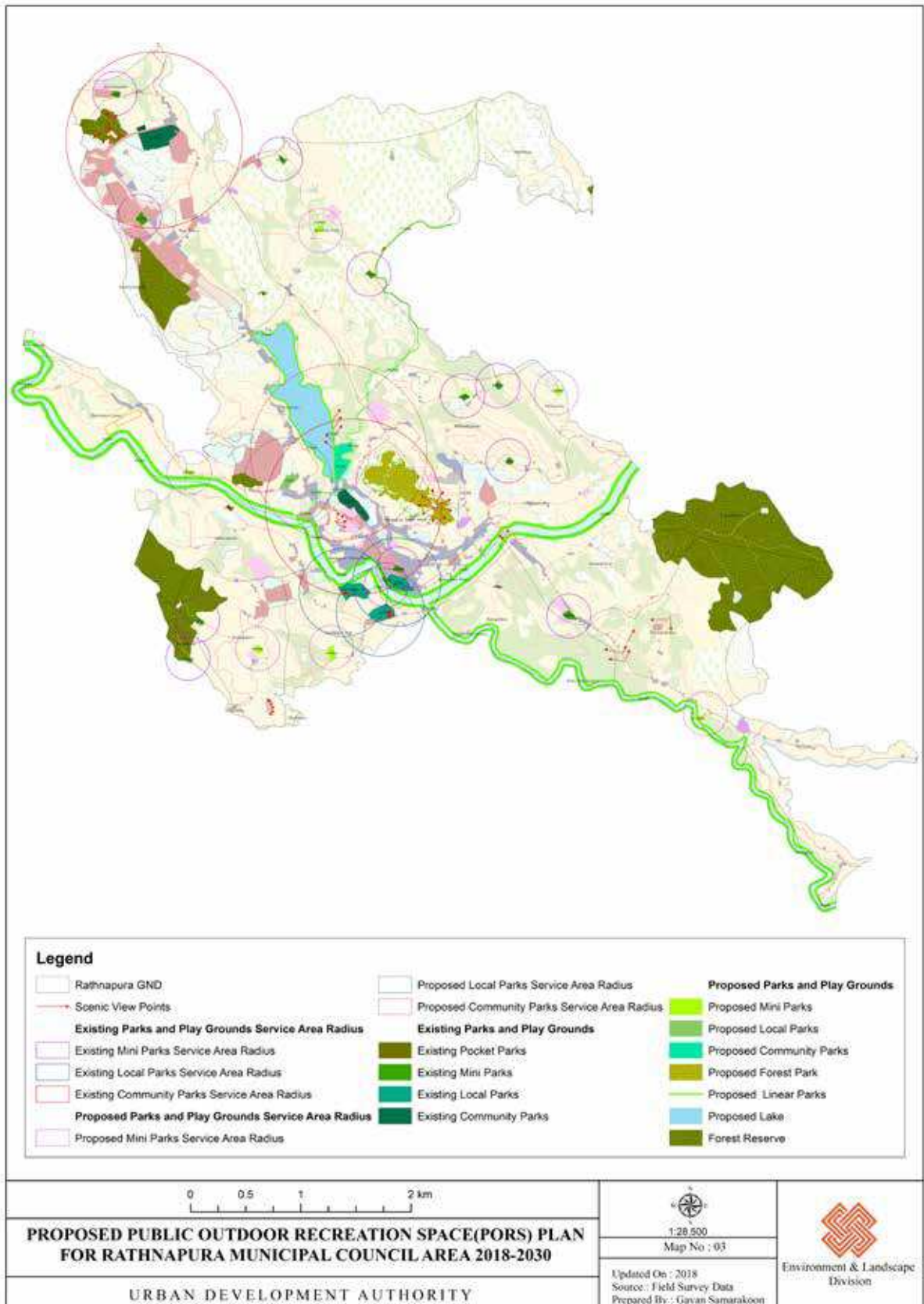
No.	Park Category	Extent	Permitted Uses
1	Pocket Park	Less than 0.2 ha (0.5 acre)	<ul style="list-style-type: none"> · Scattered play spaces · Rest areas · Garden patches
2	Mini Park	0.2 –1.0ha (0.5- 2.5 A)	<ul style="list-style-type: none"> · Children's play area · Small grassed playground · Linear woodland park · Rest garden
3	Local Park	1.0-3.0 ha (2.5 –7.5 acres)	<ul style="list-style-type: none"> · Football pitch combined with Children Play area and informal relaxation space · Large informal grassed area with Children play area · Small woodland park and an informal running practice area.
4	Community Park	3.0 to 6.0 ha (7.5 to 15 acres)	<ul style="list-style-type: none"> · 2 ha - Football/ Hockey + practice running track and athletics. · 1.0 to 1.5 ha - small cricket pitch. · 0.25 - 0.5 ha - Netball and/ or Basket Ball and /or Volley Ball · 0.25 ha - Children's special play area. · 0.25 ha - Ornamental Garden. · 0.5 ha - Naturalistic area for Relaxation & study.
5	Linear Park	Depend on the Kalu Ganga Reservations, Way Ganga Reservations, Katugas Ela Reservations & Proposed Weralupa Lake Reservations	<ul style="list-style-type: none"> · Walking · Jogging · Cycling · Nature trails
6	Forest Park	Pompakale Forest	<ul style="list-style-type: none"> · Information Center · Nature trails · Canopy walkways · Walkways · Camping (Limited activities) · Research

Table 04 - Existing Parks and Play Grounds

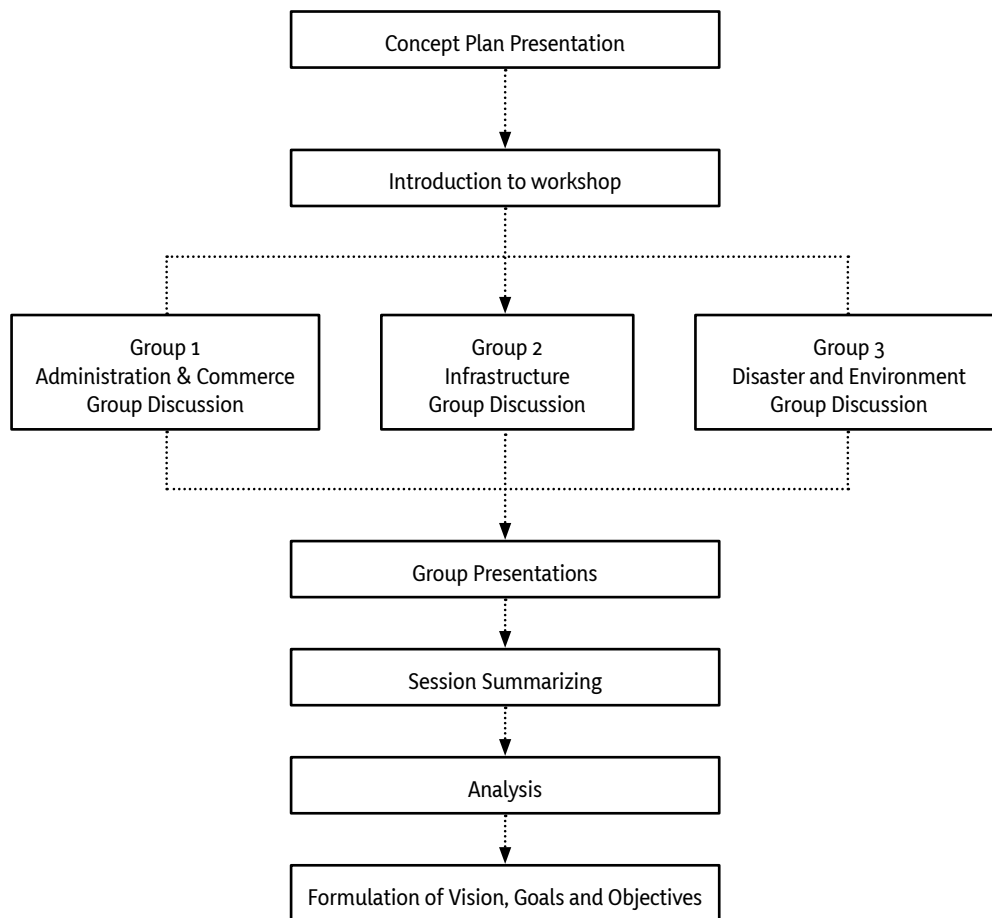
No	Type of Parks & Playground	Extent (ha)	Existing Use/Uses	Proposed Use	GN Division
පවතින ඉහා කුඩා උද්‍යාන (EPP)					
1.	EPP01	0.07	Volleyball Playground	Pocket Park	Batugedara
2.	EPP02	0.01	Pubudugama Playground	Pocket Park	New Town
3.	EPP03	0.18	Playground	Pocket Park	Muwagama
	Sub Total	0.26			

No	Type of Parks & Playground	Extent (ha)	Existing Use/Uses	Proposed Use	GN Division
Existing Mini Parks (EMP)					
4.	EMPO1	0.35	Municipal Council Children Park (Redeveloped)	Mini Park	Rathnapura Town West
5.	EMPO2	0.40	Ellawala Park (Redeveloped)	Mini Park	Rathnapura Town North
6.	EMPO3	0.61	Batugedara Playground	Mini Park	Batugedara
7.	EMPO4	0.30	Nilantha Roshan Playground	Mini Park	Godigamuwa
8.	EMPO5	0.31	Mahawela Playground	Mini Park	Mihindugama
9.	EMPO6	0.30	Godigamuwa Playground	Mini Park	Mihindugama
10.	EMPO7	0.34	Hidallana Playground	Mini Park	Amuthagoda
11.	EMPO8	0.72	Ruwanpura Urban Children Park	Mini Park	New Town
12.	EMPO9	0.27	Goluwawila Playground	Mini Park	Kospelavinna
13.	EMP10	0.31	Katugasella Playground	Mini Park	Kospelavinna
14.	EMP11	0.40	Samagipura Playground	Mini Park	Samagipura
15.	EMP12	0.23	Playground	Mini Park	Karangoda
	Sub Total	4.54			
Existing Local Parks (ELP)					
16.	ELPO1	2.32	Seewalee Playground	Local Park	Rathnapura Town North
17.	ELPO2	2.48	Mudduwa Playground	Local Park	Mudduwa East
18.	ELPO3	2.96	Monaravila Playground	Local Park	Mudduwa East
	Sub Total	7.76			
Existing Community Parks (ECP)					
19.	ECPO1	3.50	Paleo Biodiversity Museum Park	Community Park	Rathnapura Town North
20.	ECPO2	5.46	Rathnapura new town indoor stadium and playground	Community Park	New Town
	Sub Total	8.96			
	Grand Total	21.52			

No	Type of Parks & Playground	Extent (ha)	Existing Use/Uses	Proposed Use	GN Division
Proposed Mini Parks (PMP)					
1.	PMP01	0.46	Scrubs	Mini Park	Thiriwanketiya
2.	PMP02	0.30	Scrubs	Mini Park	Mahawala
3.	PMP03	0.42	Scrubs	Mini Park	Kospelavinna
4.	PMP04	0.67	Scrubs	Mini Park	Mudduwa East
5.	PMP05	0.40	Scrubs	Mini Park	Samagipura
6.	PMP06	0.22	Marsh	Mini Park	Dewalaya Gawa, Weralupa
	Sub Total	2.47			
Proposed Local Park (PMP)					
7.	PLP01	1.30	Marsh	Local Park	Weralupa
	Sub Total	1.30			
Proposed Community Park (PCP)					
8.	PCP01	3.55	Paddy	Community Park	Weralupa
	Sub Total	3.55			
Proposed Linear Parks (PLi.P)					
9.	PLi.P 01 (මී.30 ඵැරිඳි)	48.83	Kalu Ganga Reservation	Linear Park	
10.	PLi.P 02 (මී.20 ඵැරිඳි)	24.85	Way Ganga Reservation	Linear Park	
11.	PLi.P 03 (මී.5 ඵැරිඳි)	4.50	Katugas Ela Reservation	Linear Park	
12.	PLi.P 04 (මී.5 ඵැරිඳි)	1.20	Proposed Weralupa Lake Reservation	Linear Park	Weralupa
	Sub Total	79.38			
Proposed Forest Park (PFP)					
13.	Proposed Forest Park	21.00	Forest	Forest Park	Pompakale Forest
	Sub Total	21.00			
	Grand Total	107.70			



**Annexure 16 : Rathnapura Municipal Council
Stakeholder Meeting Report (NVIVO Analysis) - Strategic
Planning Division**



Group Categorization

Rathnapura stakeholder meeting was held on 14th of September in 2017 and meeting conduct by separating stakeholders into three groups and each group discussions were analyzed according to their comments. The analysis was based according to the identified problems and potential of Rathnapura by each group.

Group 01 – Administration & Commerce

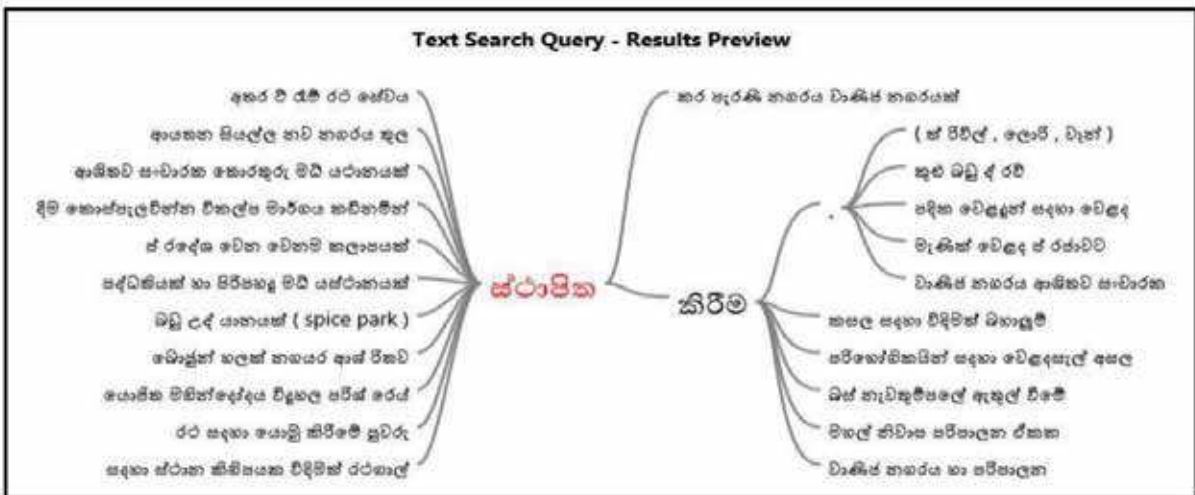
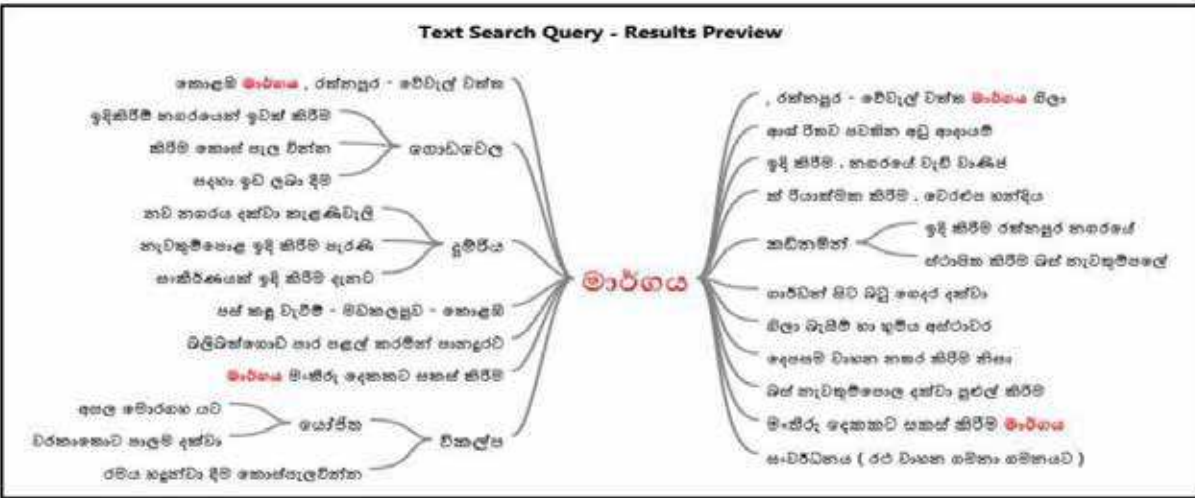
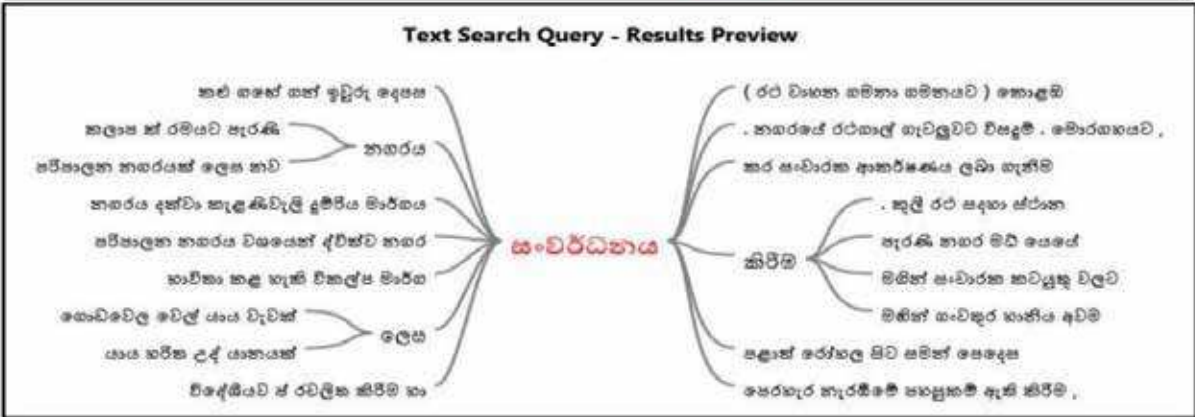
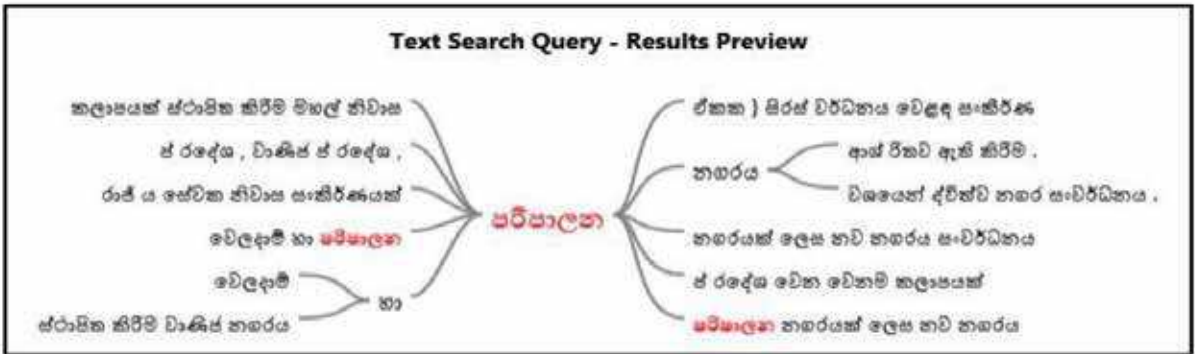
- *National Gem & Jewellery Authority*
- *Central Environment Authority*
- *Rathnapura Municipal Council*
- *Sri Lanka Tourism Development Authority*
- *Land reform Commission*
- *Archeological Department*
- *Traders Association*
- *Sabaragamuwa Provincial Council*
- *Ministry of Plantation Industries*
- *Gem Traders Association*

Group 02 – Infrastructure

- *Road Development Authority*
- *Health services office*
- *Road Passenger Transport Authority*
- *Sabaragamuwa Provincial Council*
- *Provincial Road Development Authority*
- *Rathnapura Highway Development Project*
- *Rathnapura Municipal Council*
- *Pradeshiya Sabaha*
- *National Water Supply and Drainage Board*
- *Community Water Supply Project*
- *Ceylon Electricity Board*
- *Rathnapura Depot*
- *Sri Lanka Telecom*
- *National Housing Development Authority*
- *Health Services Department*
- *Sri Lanka Police*
- *Provincial Tourism Ministry*
- *Provincial Land Commissioner Office*
- *Provincial Education Office*
- *Land reform Commission*

Group 03 – Disaster and Environment

- *Department of Provincial Agriculture*
- *Irrigation Department*
- *Geological Survey and Mines Bureau*
- *Department of Survey*
- *Central Environment Authority*
- *Department of Meteorology*
- *Forest Department*
- *Department of Export Agriculture*
- *Department of Agrarian Development*
- *Rathnapura Municipal Council*
- *National Building Research Organization*
- *Disaster Management Center*
- *District Secretariat Office*



Potentials

1. *Possibility of interrelating new town and old town*
2. *International acceptance for Gems*
3. *Administration capital of Sabaragamuwa Province*
4. *Religious image of Saman Devalaya has create historic value to the area*

Conclusion of Analysis

Stakeholder meeting results can be concluding as main three sectors according to the analysis. Analysis interprets the way development plan should address Rathanapura city. According to that commercial development, Flood Mitigation and Gem market should be the main considering areas of development plan. Through this overall analysis it shows the way that Vision, Goals, and Objectives of the Rathanapura area should focus.

Vision

- *The iconic city of Gems by being innocuous*

Vision Statement

The innocuous City (Safe from disaster) Where expand values of lives with prominent level while being international icon of the gems.

Goals

- *A disaster resilient city for sustainable living environment*
- *Specialized Center of gemology academia in the world*

Objectives

- *To provide a self-sustained living environment while living with disaster.*
- *To strengthen the linkage between new town and old town*
- *To conserve existing natural cover*
- *Create disaster risk reduction system to mitigate the natural disasters.*

Group No. 01 - Trade and Administration

1. Development of the New Town as an administrative city.
 - Bringing government institutions in the center of the old town to the New Town (police, telecom, post etc.)
2. Moving urban schools with less facilities to other places.
 - Establishment of Mihindu, Senluk and Dharmapala Colleges on the premises of the proposed Mahindodaya Vidyalaya
3. Development of dual cities as a commercial city and an administrative city.
4. Solutions to the parking problem of the town
 - Associated with Moragahayata, Demuwawatha and Batugedara Bridge.
5. Use of vertical spaces in post offices, telecoms, banks.
6. Introduction of a new car park for school buses.
7. Construction of a shopping center for sellers who conduct business on the pavement
8. Installation of direction boards for long distance vehicles
9. Create a suitable environment for the gem trading community and create a system that prevents cash outflows.
10. To establish a formal program to minimize the risk of flooding the city annually.
11. Implementation of the Kalu Ganga Resolution.
12. Construction of an alternative road at Weralupa Thirivanaketiya.
13. Construction of an alternative road from Batu Gedara to Muwagama Balibathgoda Panadura Road to the New Town.
14. Expansion of the city so that the area beyond Kalu Ganga can be used for commercial purposes due to the limited commercial land in the city. Simultaneously, the development of both sides of the river on the banks of the Kalu River will be used for tourism.
15. Development of Godawela paddy field along the old road along the coast as a tank to reduce flood damage and use it for tourism.
16. Establishment of a road sign system for Ratnapura Town.
17. Construction of Panadura road widening Balibathgoda road through Muwagama.
18. Establishment of flats for residents of high commercial value areas of the city.
19. Establishment of a standardized system in the construction of new buildings.
20. Establishment of a Public Servants Housing Complex in the vicinity of the Administration Zone.
21. Development of the old city to the commercial zone system.
22. Establishment of formal car parks for taxis at several places. (Three wheelers, lorries, vans)
23. Construction of a Gem Museum.
24. Pay special attention to city beautification with the aim of attracting tourists.
25. Establishment of city related leisure parks.
26. Establishment of a spice park.
 - A spice store.
 - Spice Cafe – A spice museum and reading room.
 - Ayurvedic Massage Centers.

27. Establishment of Hela Bojun Hala in the vicinity of the city.
28. Establishment of a Tourist Information Center in the vicinity of the Commercial City.
29. Construction of a shopping center for hawkers.
30. Construction of a permanent exhibition ground (for temporary exhibition needs)
31. Establishment of an Authorized Agency to integrate the institutions implementing development programs. (For integrated access)
32. Promotion and development of other historical sites locally and internationally based on Saman Devalaya.
 - Establishment of Perahera viewing facilities and access facilities.

Group No. 02 - Infrastructure

Traffic congestion

1. Accelerated construction of the proposed alternative road from Weralupa Junction to Warakathota Bridge.
2. Construction of pavements in Ratnapura town and new town.
3. Extension of Kospelawinna Godawela road to the bus stand.
4. Construction of Ratnapura New Town bus stand on the land in front of the Provincial Council of the new town.
5. Reconstruction of old railway line from Garden to Batu Gedara and using it for vehicular traffic.
6. Construction of flyover from Warakathota to Moragaha.
7. Construction of an apartment building with a parking lot at the old bus stand near Food City, Ratnapura.
8. Establishment of tram service between Ratnapura town and new town.
9. Lack of parking near shops for customers.
10. Introduction of timetable system for three wheelers.
11. Establishment of Kospelawinna alternative road expeditiously.
12. Change the entry and exit directions at the bus stop.
13. Reorganization of bus stand
14. Clearing the shop street near the Indika Hotel and allowing space for vehicles.
15. Construction of Godawela road into two lanes.
16. Parking on both sides of the road makes it difficult for vehicles and pedestrians to cross.
17. There are about 2400 three wheelers in the city and hence the increase in traffic congestion.
18. Increased traffic congestion due to lack of parking spaces and parking on both sides of the road.
19. Construction of 4 or 5 parking lots within the city or within 100km of the city.

Dirty Drains and Garbage

1. Regular cleaning and maintenance of the drainage system of Ratnapura city.
2. Establishment of a systematic sewer system and a refinery.

3. Establishment of proper bins for garbage.
4. Implementing a community awareness program on waste management.
5. Regular garbage disposal and regular cleaning of roads and drains.
6. Lack of good toilet system in the city.

Houses and Buildings

1. Establish all government institutions in the city of Ratnapura in the new city and use the old city only as a commercial city.
2. Construction of a star class tourist hotel within the vacant government premises in the old city.
3. Construction of a housing complex in the new city for public servants and middle class income earners.
4. Construction of a new housing complex at a suitable location to replace the existing low income housing for the railway line.
5. Bringing services like old city banks to the new city which will increase the efficiency of the new city.

Security and Beautification


1. Installation of adequate light bulbs and CCTV cameras on the road near public places in Ratnapura town (from Bandaranaike Mawatha to Dharmapala College).
2. Construction of an urban park.
3. Growing flowers and placing flower pots for the pleasure of the city.
4. Removal of unauthorized shops and other unauthorized constructions from the city.
5. Preparation of Godawela road for two lanes.

Group No. 03 - Disaster and Environment

Problems

1. The Ratnapura Municipal Council area is facing floods and most of the Kospelawinna area is severely affected by floods. Many areas beyond the municipal limits are affected by major floods.
2. Landslides and bankfalls- Batticaloa - Colombo Road, Ratnapura Wewelwatta Road.
3. Landslides and land instability.
4. Informal waste disposal.
5. Irregular defecation.
6. Unauthorized constructions in river basins and landfills.
7. Irregular excavation of gems, soil, sand, and river bottom

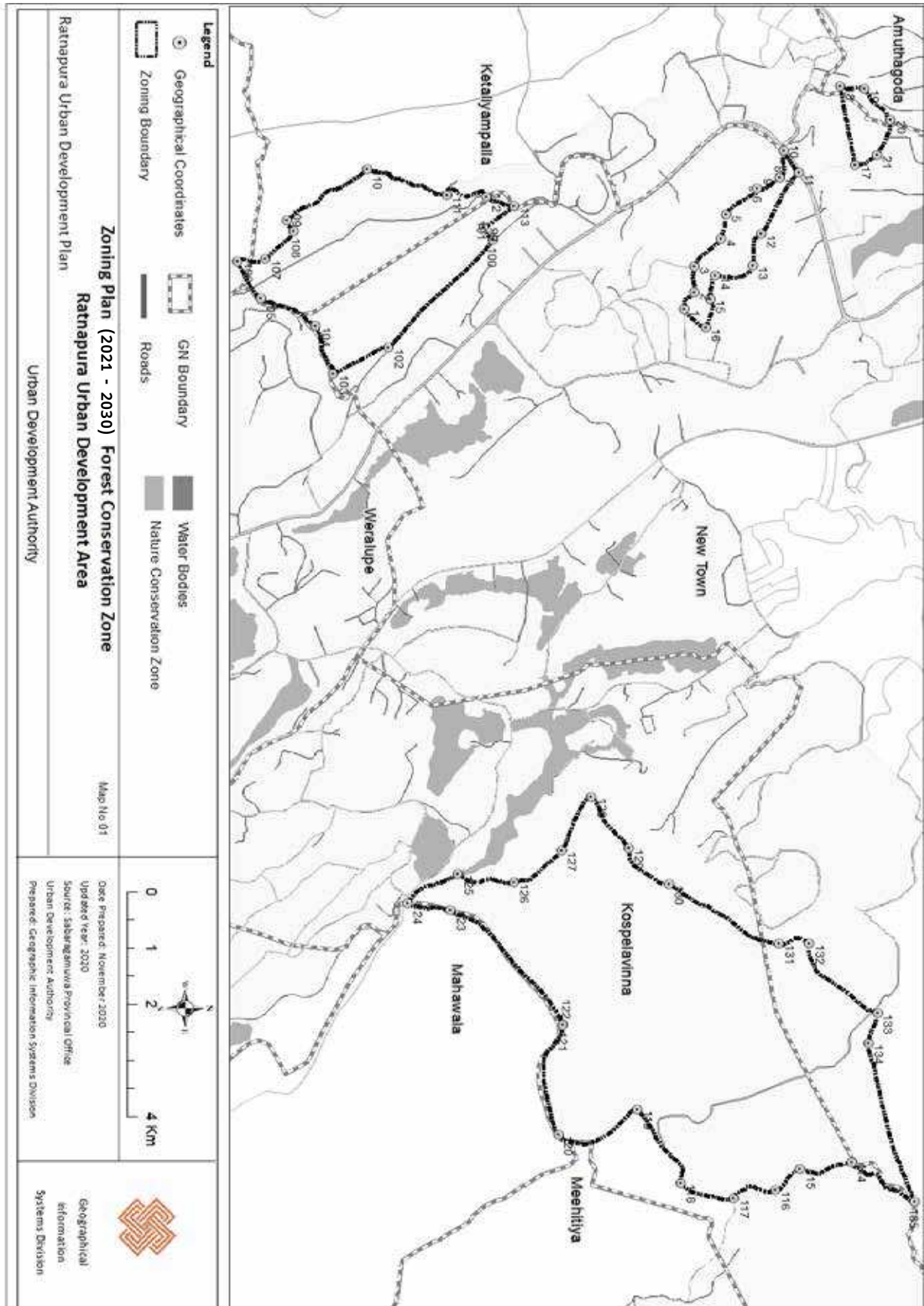
Solutions and Suggestions

1. Construction of reservoirs in the upper stream areas.
 - a. Malwala Reservoir
 - b. b. Overflows, ponds, Kalu Ganga
 - i. Way Ganga
 - ii. Kuru Ganga
 - iii. Rath Ganga
 - iv. Denawak River
2. Flood Prevention Side Walls - Between Muwagama Bridge and Warakathota Bridge.
3. Diversion of Kalu Ganga water to Walawe river.
4. Conservation of river banks and deepening of river banks.
5. Development of alternative roads that can be used during floods.
 - a. From Provincial Hospital to Saman Place to New Town.
 - b. b. Development of Kelani Valley Railway (Transportation.)
6. Up gradation of flood risk areas on Colombo - Ratnapura main road.
 - a. Near Duriyan Gasdeka
 - b. Moragahayata.
7. Implementation of proposed alternative routes.
 - a. Weralupa Junction - Depot Junction.
8. Adjust the urban drainage system to suit the prevailing weather.
9. Activation of legal framework for all constructions and community awareness.
10. 10. Use of modern technology to inspect the interior of the land during construction. (Because of Gem Mines and Donna)
11. Develop a suitable methodology for recycling for waste management - Elapatha, Rambukkanda.
12. Introduction of Urban Sewage Treatment System.
13. Unauthorized constructions should be controlled by law as much as possible as no reservations have been set aside for the rivers associated areas in Ratnapura.
14. Establishment of residential areas, commercial areas and administrative areas in separate zones.
 - a. Apartments
 - b. b. Administrative units
 - c. c. Shopping complexes
15. Green buildings.
16. 16. Development of coastal paddy field as a green garden and obtaining tourist attraction.
17. 17. Concreting and covering of huge agricultural irrigation canals.
 - a. Ehelepola Dam (Batu Gedara Paddy - 250 Acres)
18. Formal protection of existing banks (existing) during road development.

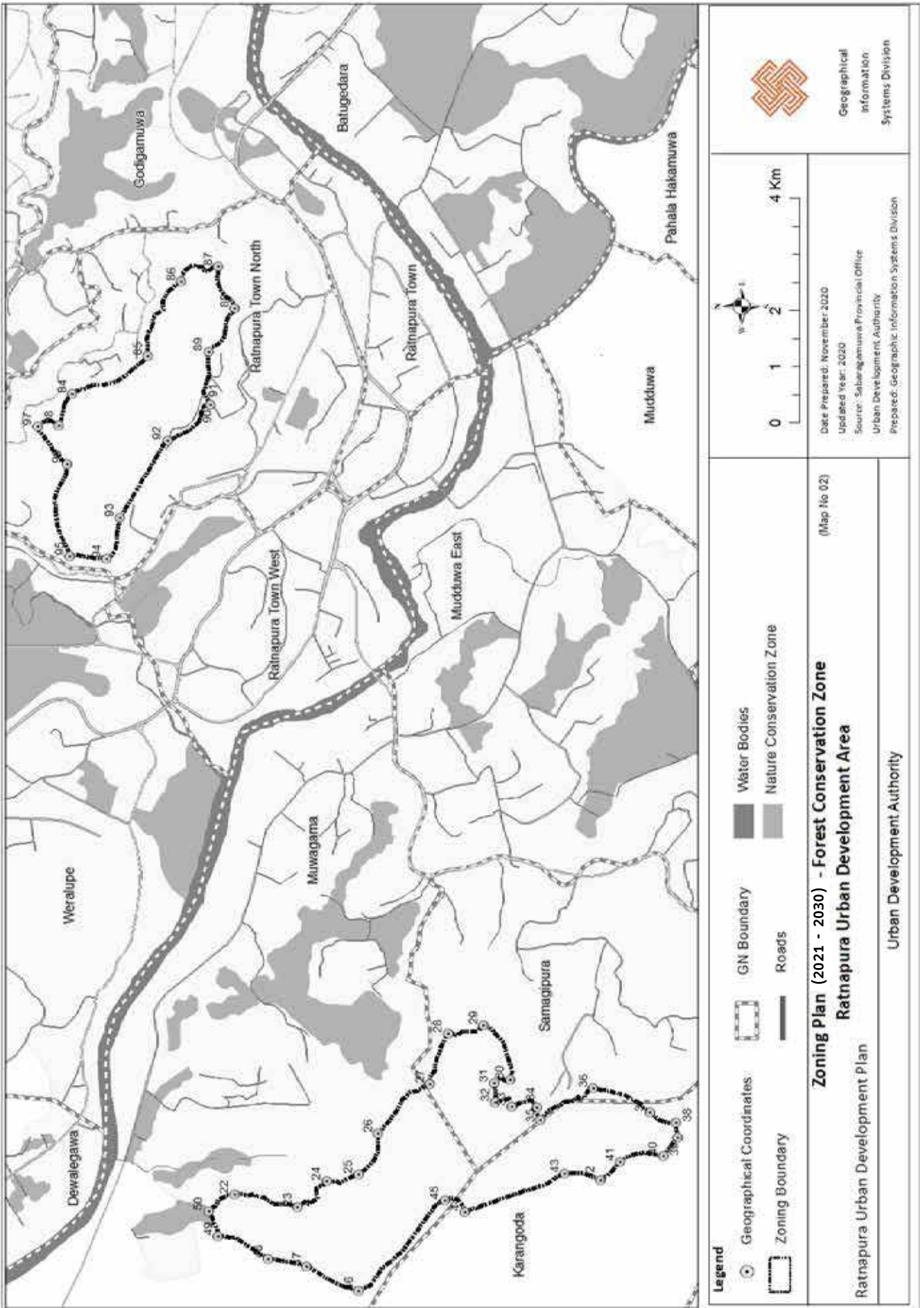
Annexure 17 : Zoning Boundaries

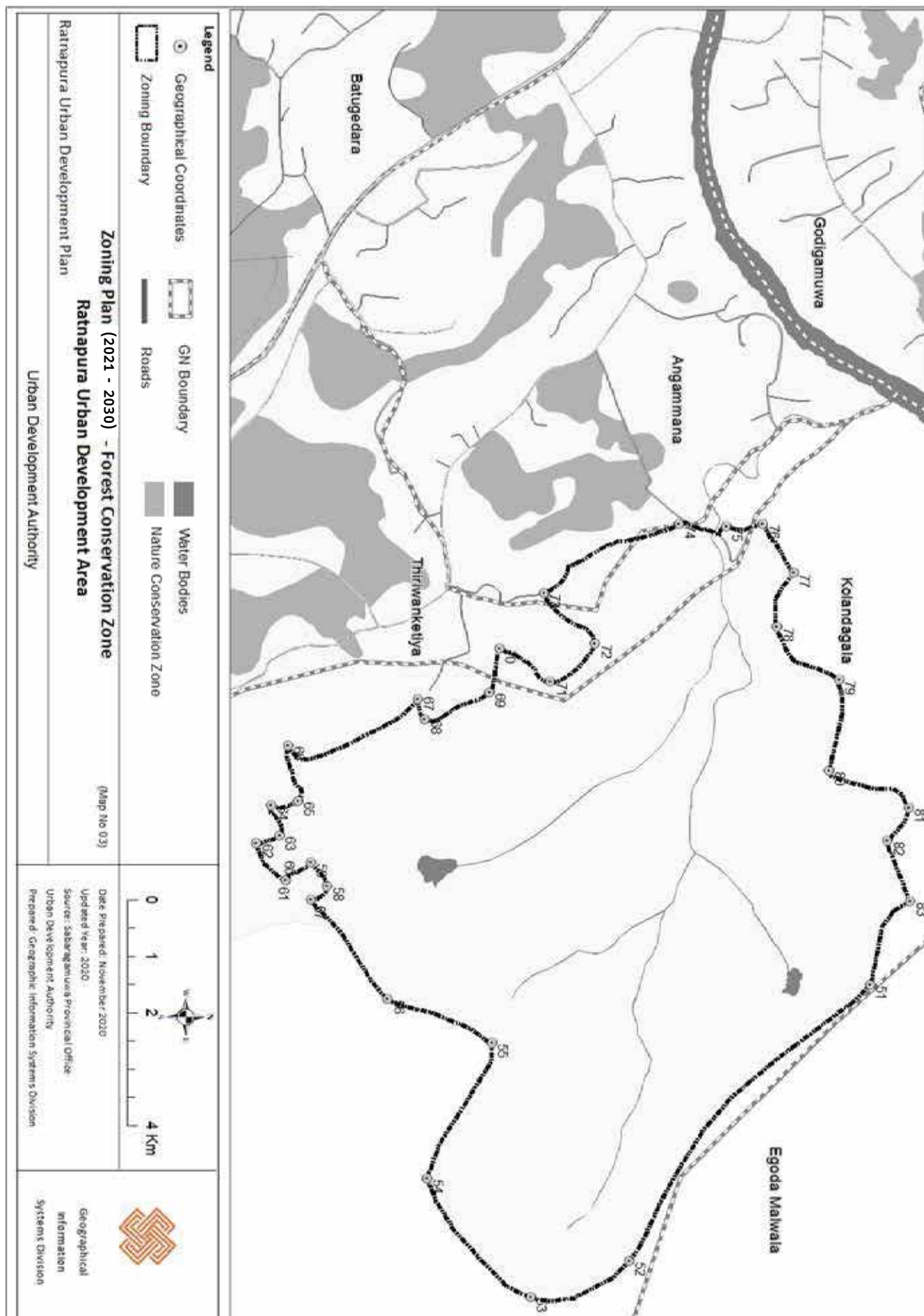
01. Forest Conservation Zone

Map No 1.1 : Forest Conservation Zone



Map No 1.2 : Forest Conservation Zone





ID	X	Y
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2	80.382	6.711
3	80.381	6.711
4	80.380	6.712
5	80.380	6.712
6	80.379	6.713
7	80.379	6.713
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10	80.378	6.713
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12	80.380	6.713
13	80.381	6.713
14	80.382	6.712
15	80.382	6.711
16	80.383	6.711
17	80.378	6.716
18	80.376	6.715
19	80.376	6.716
20	80.377	6.717
21	80.378	6.716
22	80.382	6.683
23	80.382	6.681
24	80.382	6.680
25	80.382	6.679
26	80.383	6.679
27	80.385	6.677
28	80.386	6.677
29	80.386	6.676
30	80.385	6.675
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35	80.384	6.675
36	80.385	6.673
37	80.384	6.672
38	80.384	6.671
39	80.383	6.671
40	80.383	6.671

ID	X	Y
41	80.383	6.673
42	80.382	6.673
43	80.382	6.674
44	80.381	6.677
45	80.382	6.677
46	80.379	6.679
47	80.380	6.681
48	80.380	6.682
49	80.381	6.683
50	80.381	6.683
51	80.431	6.685
52	80.437	6.680
53	80.438	6.678
54	80.435	6.676
55	80.432	6.677
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69	80.425	6.677
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72	80.425	6.680
73	80.424	6.679
74	80.422	6.681
75	80.422	6.682
76	80.422	6.683
77	80.423	6.683
78	80.424	6.683
79	80.425	6.684
80	80.427	6.684

ID	X	Y
81	80.428	6.686
82	80.428	6.685
83	80.430	6.686
84	80.402	6.687
85	80.403	6.685
86	80.405	6.684
87	80.406	6.683
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111	80.379	6.704
112	80.379	6.705
113	80.380	6.706
114	80.407	6.715
115	80.407	6.714
116	80.408	6.713
117	80.408	6.712
118	80.407	6.711
119	80.405	6.709
120	80.406	6.707

ID	X	Y
121	80.403	6.707
122	80.403	6.707
123	80.400	6.704
124	80.399	6.703
125	80.399	6.704
126	80.399	6.706
127	80.398	6.707
128	80.396	6.708
129	80.398	6.709
130	80.399	6.710
131	80.401	6.713
132	80.401	6.714
133	80.403	6.716
134	80.403	6.716
135	80.408	6.717

Forest Conservation Zone 1 (New Town Reservation 01)

	<i>The land area depicted as lots No.01 to 68 of Ratnapura New Town Survey Plan No. 460 made by Licensed Surveyor Mr. G.M.Gunsdasa</i>
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Forest Conservation Zone 1 (New Town Reservation 02)

	<i>The land area depicted in New Town Survey Plan No. 460 made by Licensed Surveyor Mr. G.M.Gunsdasa</i>
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Forest Conservation Zone 1 (New Town Reservation 03)

North	<i>The land within boundaries to the north by taking the centre point of Hospital Road and the point where the southern boundary of the Youth Services Council land meets each other as the starting point, from there to the point where the centre line of the judge's quarters intersects with the northeast along the southern boundary of that land,</i>
East	<i>From the last-mentioned point, to the point that crosses northern boundary of the land of the Governor's Quarters toward the southeast along the midline of the road of the Judges' Official Quarters, and from there to the point that crosses the midline of the hospital by way towards south west and south, along the northern and western boundaries of the land</i>
South	<i>From the last-mentioned point to the point that crosses midline of Hospital road towards west and south west along the midline of the hospital by way, and from there the straight line drawn to the west to the point that cross the western boundary of the Ratnapura Municipal Council</i>
West	<i>From the last-mentioned point to the point that crosses the midline of the foot path located near the office of the Director of Health Services along the boundary of that Municipal Council towards the north west, and from there the line drawn to the starting point along the midline of that hospital road.</i>

වන සංරක්ෂණ කලාපය 2 (කටුගස්ඇල්ල රක්ෂිතය)

North	<i>The land within boundaries to the north by the starting point that crosses the midpoint of Hal Dola depicted in the final village plan No. 347 and the northern boundary of Ratnapura Municipal Council, and continuing from there to the point that crosses the midpoint of the Katugas Ella canal towards north east along the boundary of that Municipal Council</i>
East	<i>by the last-mentioned point to the point that meets the eastern boundary of Municipal Council towards the south along midline of Katugas Ella canal</i>
South	<i>by the last-mentioned point to the point that crosses the midline of Hal Dola towards the south west along the eastern boundary of Municipal Council</i>
West	<i>The land area within the line drawn from the last-mentioned point to the starting point towards the north, north west and north east along the midline of Hal Dola</i>

Forest Conservation Zone 3 (Pompakele Reservation)

North:	<i>The land area bounded to the north by the starting point the north boundary mentioned in the Pompakele plan No. 355 made by licensed surveyor Mr. K Nandasena in 1992, along that boundary to the east and northeast continuing the line drawn to the south east up to the end point of the northern boundary of that plan (from P.P.3909/3 to P.P.3609/5)</i>
East:	<i>From the last-mentioned point towards the south, up to the point that meets the midline of the minor road runs to Malwala road towards the east along the eastern boundary of Pompakele reservation mentioned in the above survey plan, and continuing from there onwards the line drawn to the east and south east along the midline of that road, to the end point of eastern boundary of the above survey plan</i>
South:	<i>By the line drawn towards the south west and the North west along the southern boundary of survey plan of Pompakele reserve mentioned in the above from the last-mentioned point, from there onwards to the point that meets the midline of Puththirima Dola and the midline of Reservoir Road (The end point of the southern boundary)</i>
West:	<i>Along the line drawn up to the starting point towards the north east, west, south and again the north east (up to starting point of northern boundary) along the midline of Reservoir Road from the last-mentioned point (along the western boundary of the last-mentioned plan)</i>

Forest Conservation Zone 4 (Angamman Reservation)

North:	<i>The land area bounded to the North by starting from the point that meets the midpoint of Uman Dola and southern boundary of Rathnapura Municipal council area, continuing from there the line drawn towards the south east and the east along the southern boundary of Rathnapura Municipal Council area to the point that meets the southern and eastern boundary of the plot of the forest land in final village plan No. 144 of 15 surveyed and made in 2003,</i>
East:	<i>The east by the lines drawn towards the south west and the North west along the southern boundary of Rathnapura Municipal Council area from the last-mentioned point, and continuing the line drawn towards the south west along that boundary of urban council area to the point that meets the southern and western boundary of plot of forest land the lot No. 58 of final village map No. 15 mentioned above</i>
South:	<i>The south by the line drawn southerly and south westerly to the point that meets southern and western boundary of the forest land the lot No. 835 of the final village plan mentioned above along the boundary of Rathnapura Municipal Council area, and continuing the line drawn to the point met by the village plan mentioned each eastern and southern boundaries of plot of forest land of above towards the North east and North west along that western boundary, and to the point that meets southern and western boundaries of the plot of forest land the lot No. 58 of the final village plan No. 15 mentioned above counting from there the line drawn westerly to the point that meets southern and eastern boundaries of the land lot 834 of that said land above and continuing from there along southern boundary of that land towards the south west and along the western boundary towards the North west to the point that meets southern and western boundary of the forest land 833 in the village map said above and from there, the line drawn towards the east along the northern boundary and to the North west along western boundary of that land, up to the point that meet southern and western boundaries of the plot of the forest land of the final village map said above</i>

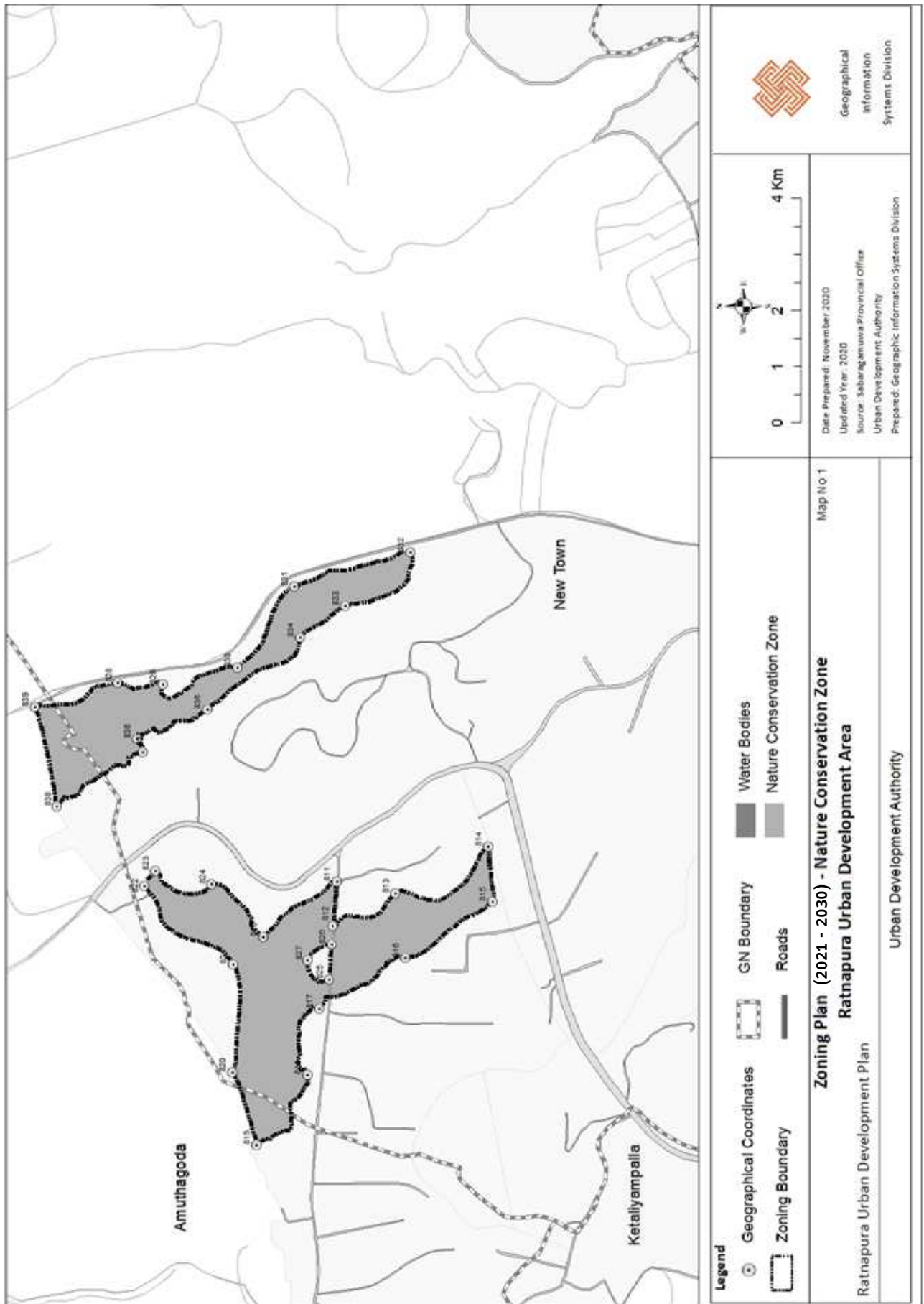
West:	<i>The west by the line drawn from last mentioned point up to the eastern boundary of that land towards the east along the northern boundary and towards the No.rth west along the western boundary of the plot of the forest land of the final village map 828, and from there towards the No.rth east and the No.rth west along the western boundary to meet the western boundary of the plot of land 58 of the final village plan said above, and from there the line drawn No.rth westerly to the place where the starting point meets.</i>
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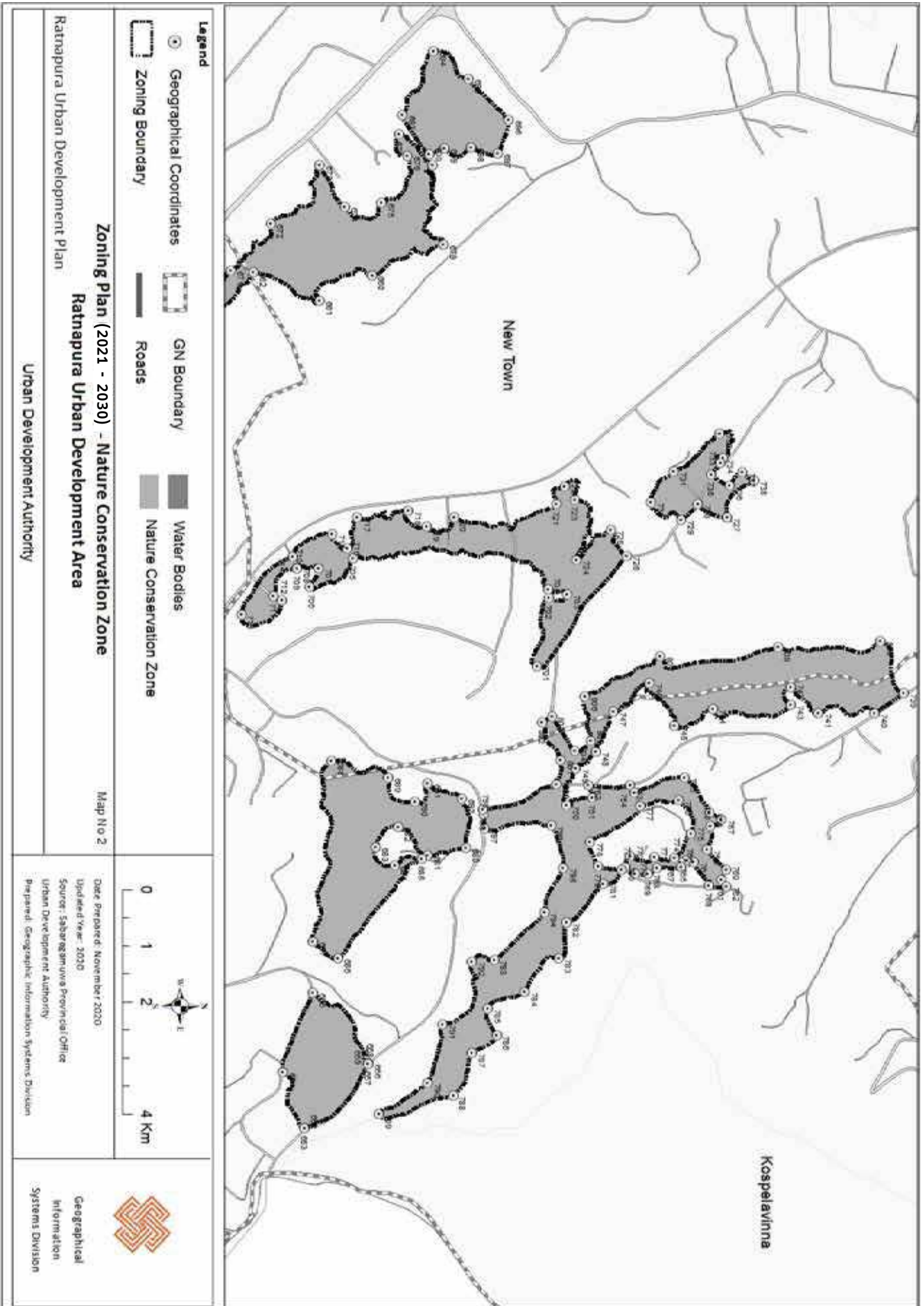
Forest Conservation Zone 5 (Kanadola Reservation)

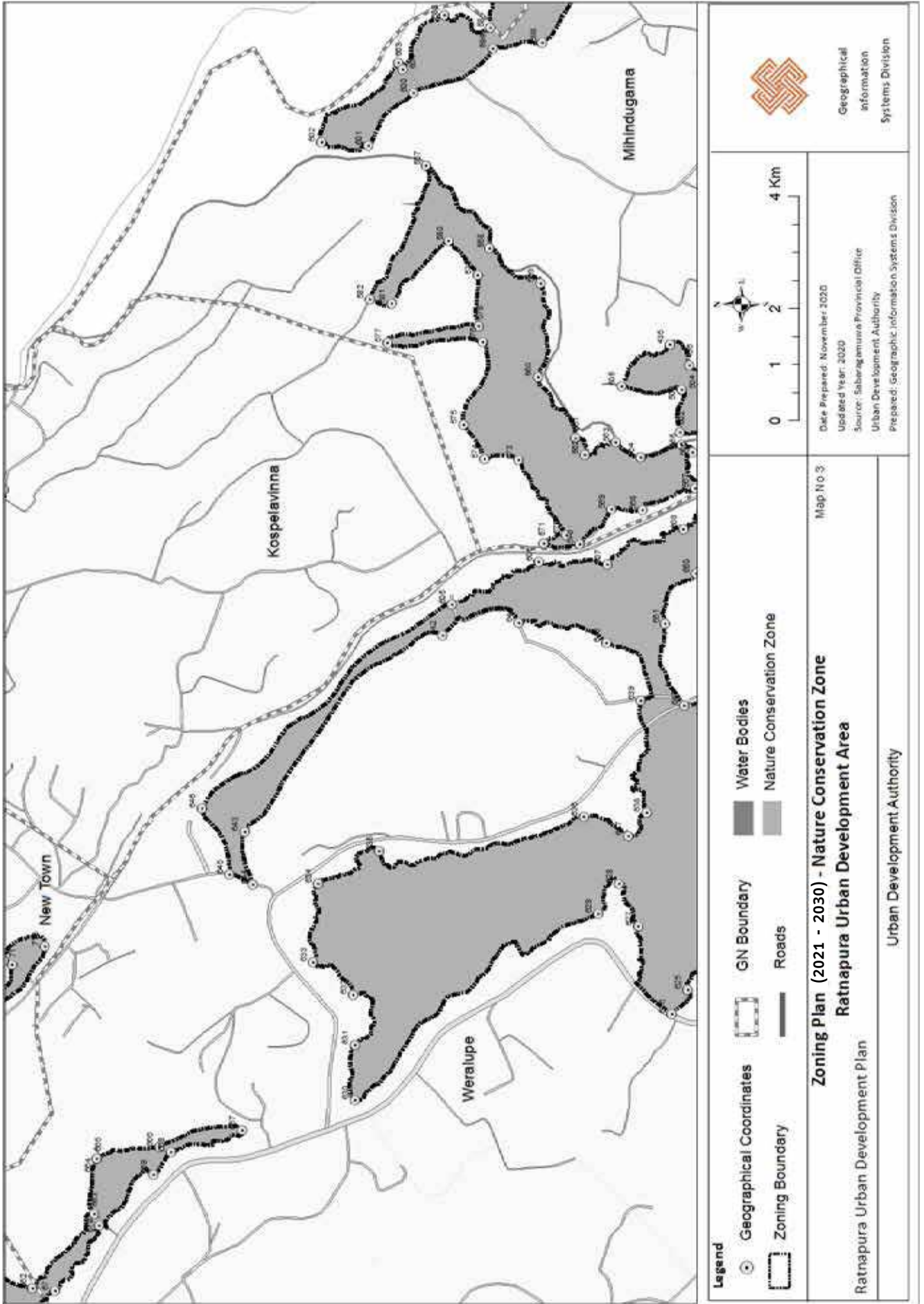
North:	<i>The area bounded on the north by, the line drawn up to the midline of Gammuwe Dola towards north east along the southern boundary of Rathnapura Municipal Council, starting from the top point of the Pothgul Vihara mountain (The trigonometric point) located at the point where it meets the northern and southern boundary of (Aluketiya) division No. 15 of the Town Surveyed Plan Bearing No. L 24/3/4 W in 1967 point,</i>
East:	<i>The east by the line drawn southeasterly along the northern and eastern boundaries of the Kanadola Reserve Zone from the last-mentioned point, as shown by the forest fragments on the resurveyed plan No.73,80,81,82 of the Ratnapura Forest Department in 2003, continuing towards the point where the eastern boundary of the lot 245of the above survey plan that meet towards south east along the southern boundary of No. 61 in the Reserve Zone, and from there the line along the same boundary towards the southeast of the northern boundary of the lot 248 and continuing the line drawn easterly up to the boundary of the plot of forest land 123, and from there until it meets the midline of the Gam Sabha road which runs along that boundary to Ratnapura - Eth Oya road as shown in the above plan.</i>
South:	<i>by the line drawn south westerly from the last-mentioned point up to the midline of the Hunugalgawa Dola along the eastern boundary of the 131 plots shown in the above survey plan, continuing from there the line drawn southwesterly along that midline to the point where it meets the southern boundary of the Ratnapura Municipal Council area</i>
West:	<i>west by the line drawn northerly and north-westerly from the last-mentioned point to the point where the starting point meets along the southern boundary of the Ratnapura Municipal Council area</i>

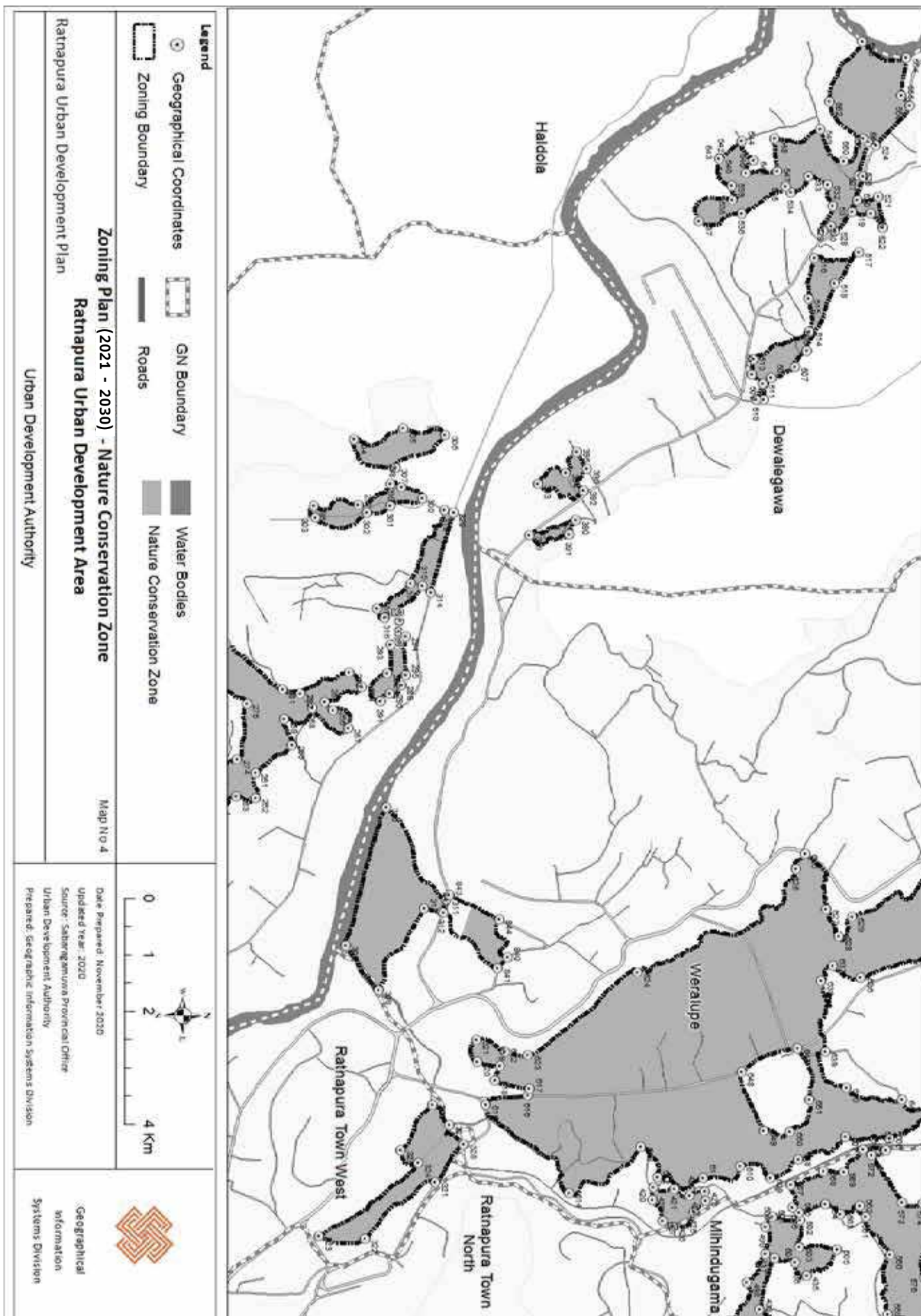
02. Natural Conservation Zone

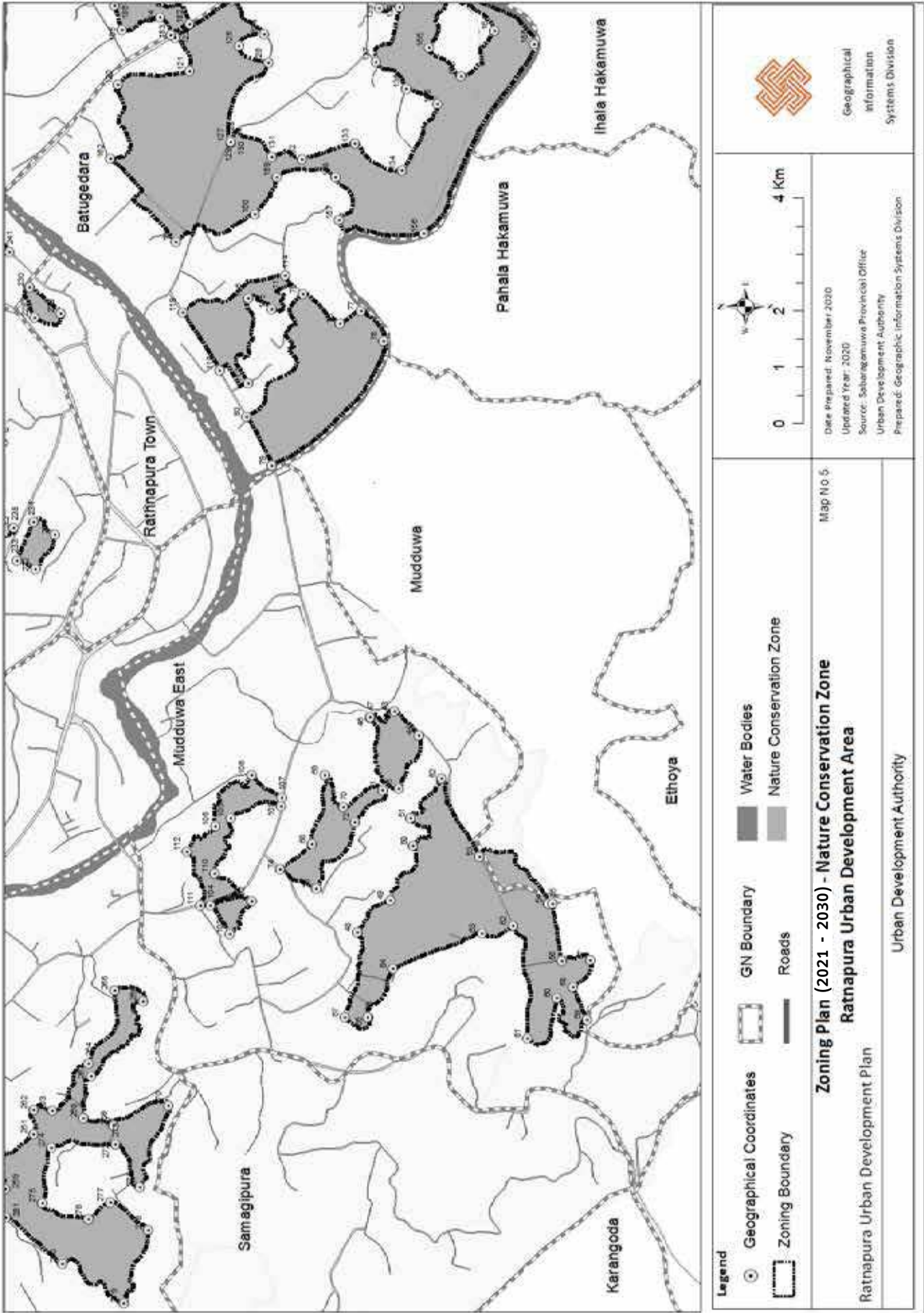
Map No 2.1 : Natural Conservation Zone

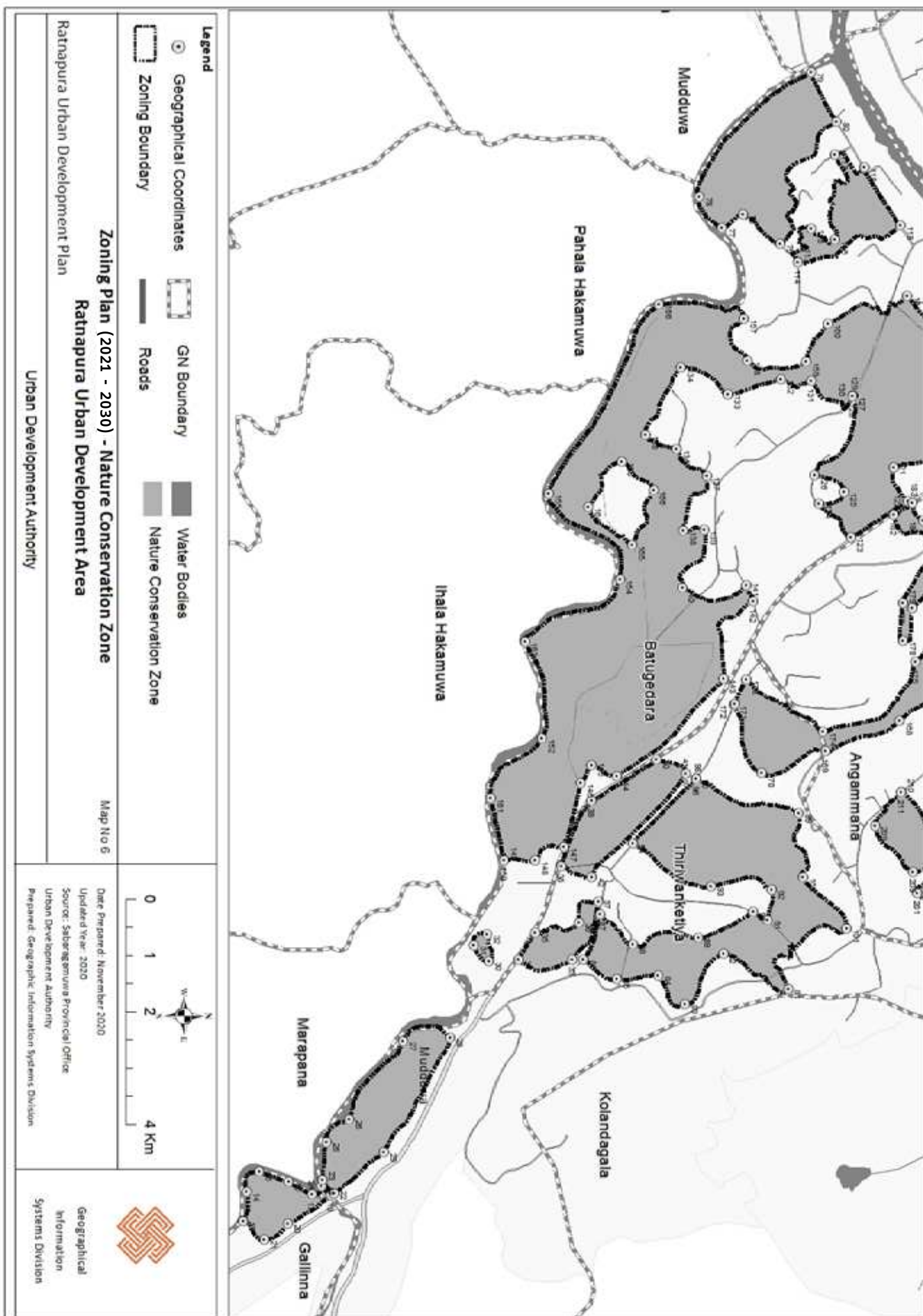


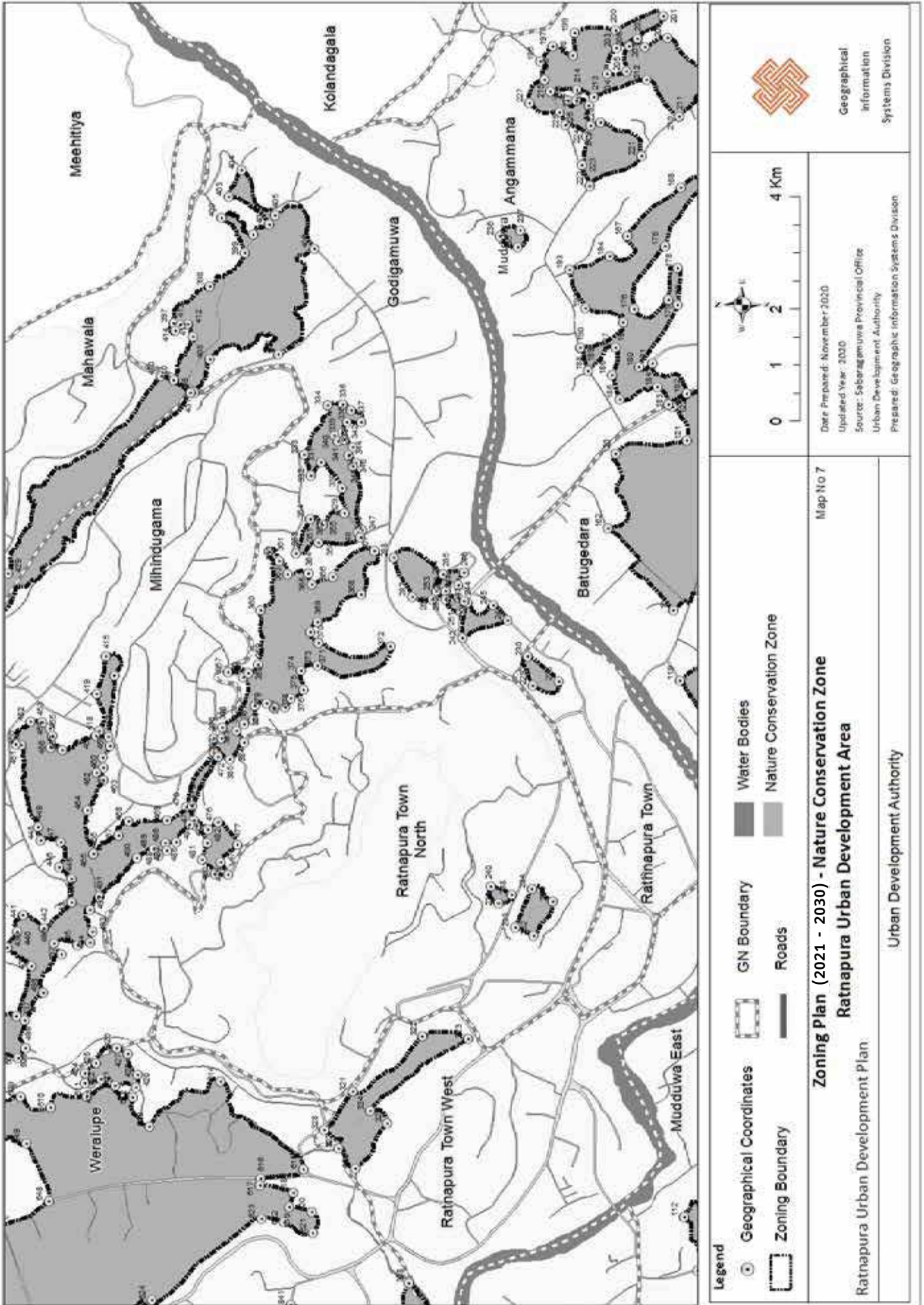


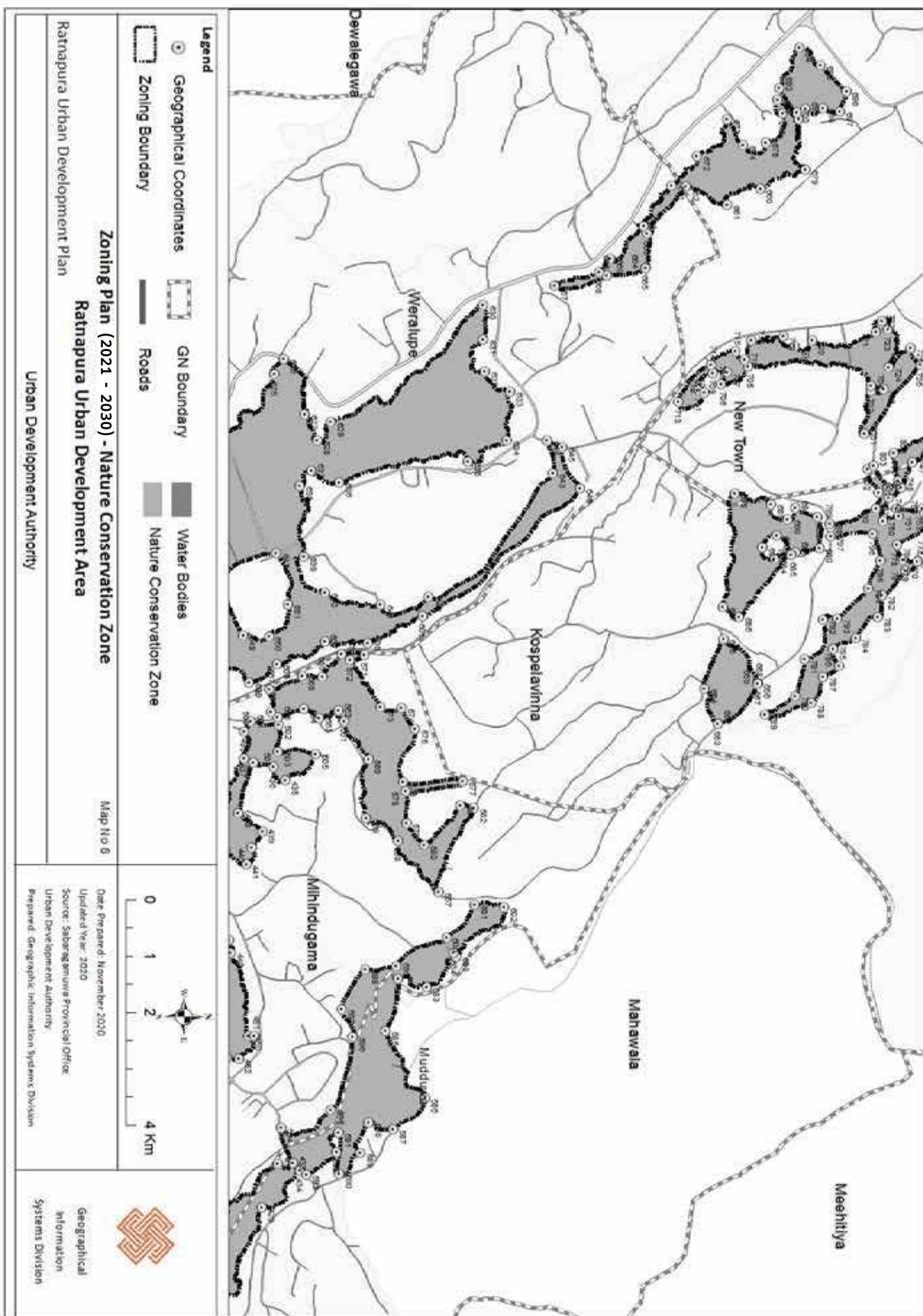












ID	X	Y
1	8.0437	6.6513
2	8.0436	6.6509
3	8.0436	6.6516
4	8.0437	6.6519
5	8.0435	6.6556
6	8.0436	6.6549
7	8.0437	6.6543
8	8.0437	6.6543
9	8.0435	6.6519
10	8.0436	6.6536
11	8.0434	6.6555
12	8.0433	6.6573
13	8.0430	6.6625
14	8.0429	6.6626
15	8.0428	6.6629
16	8.0429	6.6635
17	8.0429	6.6641
18	8.0429	6.6643
19	8.0429	6.6645
20	8.0430	6.6635
21	8.0430	6.6630
22	8.0429	6.6646
23	8.0429	6.6643
24	8.0429	6.6643
25	8.0428	6.6644
26	8.0427	6.6649
27	8.0425	6.6661
28	8.0425	6.6672
29	8.0428	6.6657
30	8.0424	6.6681
31	8.0423	6.6677
32	8.0423	6.6680
33	8.0424	6.6700
34	8.0424	6.6688
35	8.0423	6.6691
36	8.0423	6.6701
37	8.0422	6.6706
38	8.0421	6.6697
39	8.0420	6.6704
40	8.0419	6.6719
41	8.0419	6.6726
42	8.0422	6.6704
43	8.0398	6.6726
44	8.0397	6.6720
45	8.0396	6.6725

ID	X	Y
46	8.0398	6.6732
47	8.0398	6.6732
48	8.0393	6.6734
49	8.0393	6.6727
50	8.0395	6.6722
51	8.0395	6.6722
52	8.0396	6.6715
53	8.0394	6.6707
54	8.0393	6.6691
55	8.0393	6.6690
56	8.0392	6.6688
57	8.0392	6.6682
58	8.0391	6.6685
59	8.0391	6.6682
60	8.0391	6.6689
61	8.0390	6.6696
62	8.0393	6.6699
63	8.0393	6.6706
64	8.0392	6.6727
65	8.0391	6.6732
66	8.0391	6.6732
67	8.0391	6.6737
68	8.0395	6.6745
69	8.0396	6.6742
70	8.0396	6.6738
71	8.0396	6.6729
72	8.0395	6.6735
73	8.0394	6.6744
74	8.0394	6.6752
75	8.0407	6.6747
76	8.0407	6.6739
77	8.0407	6.6734
78	8.0406	6.6729
79	8.0403	6.6754
80	8.0404	6.6760
81	8.0424	6.6749
82	8.0423	6.6734
83	8.0425	6.6726
84	8.0424	6.6719
85	8.0424	6.6710
86	8.0424	6.6702
87	8.0423	6.6706
88	8.0423	6.6714
89	8.0423	6.6728
90	8.0422	6.6741

ID	X	Y
91	8.0423	6.6744
92	8.0422	6.6745
93	8.0422	6.6731
94	8.0421	6.6714
95	8.0419	6.6728
96	8.0419	6.6728
97	8.0419	6.6728
98	8.0419	6.6728
99	8.0420	6.6751
100	8.0422	6.6752
101	8.0423	6.6762
102	8.0393	6.6759
103	8.0393	6.6764
104	8.0393	6.6768
105	8.0395	6.6767
106	8.0396	6.6759
107	8.0396	6.6752
108	8.0396	6.6752
109	8.0395	6.6763
110	8.0394	6.6767
111	8.0393	6.6770
112	8.0395	6.6773
113	8.0408	6.6751
114	8.0408	6.6751
115	8.0407	6.6754
116	8.0407	6.6760
117	8.0405	6.6760
118	8.0406	6.6766
119	8.0407	6.6774
120	8.0412	6.6789
121	8.0412	6.6773
122	8.0413	6.6776
123	8.0414	6.6763
124	8.0413	6.6756
125	8.0413	6.6762
126	8.0413	6.6755
127	8.0411	6.6764
128	8.0411	6.6764
129	8.0411	6.6764
130	8.0411	6.6764
131	8.0410	6.6754
132	8.0410	6.6747
133	8.0411	6.6735
134	8.0410	6.6725
135	8.0412	6.6717

ID	X	Y
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137	8.0413	6.6730
138	8.0414	6.6725
139	8.0414	6.6730
140	8.0415	6.6725
141	8.0415	6.6739
142	8.0415	6.6741
143	8.0417	6.6734
144	8.0419	6.6710
145	8.0419	6.6704
146	8.0420	6.6702
147	8.0421	6.6698
148	8.0421	6.6691
149	8.0421	6.6684
150	8.0421	6.6684
151	8.0420	6.6681
152	8.0419	6.6693
153	8.0416	6.6689
154	8.0415	6.6711
155	8.0413	6.6694
156	8.0409	6.6719
157	8.0409	6.6739
158	8.0410	6.6740
159	8.0410	6.6753
160	8.0409	6.6758
161	8.0408	6.6776
162	8.0410	6.6791
163	8.0412	6.6711
164	8.0413	6.6703
165	8.0414	6.6713
166	8.0413	6.6718
167	8.0417	6.6786
168	8.0418	6.6774
169	8.0419	6.6757
170	8.0419	6.6743
171	8.0418	6.6737
172	8.0418	6.6737
173	8.0417	6.6739
174	8.0418	6.6757
175	8.0417	6.6778
176	8.0415	6.6785
177	8.0416	6.6777
178	8.0416	6.6775
179	8.0415	6.6775
180	8.0414	6.6784

ID	X	Y
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182	8.0413	6.6773
183	8.0413	6.6777
184	8.0414	6.6780
185	8.0413	6.6788
186	8.0414	6.6790
187	8.0414	6.6789
188	8.0414	6.6795
189	8.0414	6.6797
190	8.0414	6.6797
191	8.0415	6.6787
192	8.0415	6.6796
193	8.0416	6.6800
194	8.0417	6.6790
195	8.0421	6.6805
196	8.0421	6.6806
197	8.0421	6.6804
198	8.0421	6.6799
199	8.0422	6.6799
200	8.0422	6.6789
201	8.0422	6.6778
202	8.0422	6.6784
203	8.0421	6.6789
204	8.0421	6.6791
205	8.0421	6.6787
206	8.0421	6.6786
207	8.0421	6.6783
208	8.0422	6.6777
209	8.0421	6.6769
210	8.0420	6.6775
211	8.0420	6.6775
212	8.0421	6.6782
213	8.0420	6.6794
214	8.0420	6.6798
215	8.0420	6.6804
216	8.0420	6.6800
217	8.0420	6.6798
218	8.0420	6.6795
219	8.0420	6.6795
220	8.0420	6.6793
221	8.0419	6.6783
222	8.0418	6.6795
223	8.0419	6.6797
224	8.0419	6.6796
225	8.0420	6.6801

ID	X	Y
226	8.0420	6.6802
227	8.0420	6.6809
228	8.0407	6.6802
229	8.0407	6.6808
230	8.0407	6.6809
231	8.0402	6.6803
232	8.0401	6.6808
233	8.0401	6.6812
234	8.0402	6.6808
235	8.0417	6.6812
236	8.0417	6.6816
237	8.0417	6.6811
238	8.0402	6.6813
239	8.0402	6.6816
240	8.0402	6.6818
241	8.0408	6.6814
242	8.0408	6.6824
243	8.0409	6.6823
244	8.0409	6.6823
245	8.0409	6.6817
246	8.0409	6.6824
247	8.0409	6.6825
248	8.0409	6.6828
249	8.0409	6.6825
250	8.0409	6.6824
251	8.0408	6.6825
252	8.0409	6.6828
253	8.0409	6.6830
254	8.0409	6.6828
255	8.0387	6.6824
256	8.0387	6.6826
257	8.0387	6.6829
258	8.0387	6.6821
259	8.0387	6.6815
260	8.0388	6.6817
261	8.0388	6.6808
262	8.0389	6.6808
263	8.0389	6.6804
264	8.0390	6.6796
265	8.0391	6.6790
266	8.0391	6.6783
267	8.0389	6.6795
268	8.0389	6.6797
269	8.0388	6.6790
270	8.0389	6.6777

ID	X	Y
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272	8.0388	6.6790
273	8.0388	6.6790
274	8.0388	6.6804
275	8.0387	6.6806
276	8.0386	6.6796
277	8.0387	6.6791
278	8.0386	6.6782
279	8.0384	6.6788
280	8.0385	6.6802
281	8.0386	6.6814
282	8.0386	6.6818
283	8.0386	6.6829
284	8.0386	6.6832
285	8.0409	6.6829
286	8.0409	6.6831
287	8.0409	6.6836
288	8.0410	6.6840
289	8.0386	6.6841
290	8.0386	6.6839
291	8.0387	6.6837
292	8.0386	6.6838
293	8.0385	6.6839
294	8.0385	6.6842
295	8.0386	6.6842
296	8.0382	6.6821
297	8.0382	6.6832
298	8.0382	6.6839
299	8.0382	6.6841
300	8.0382	6.6846
301	8.0382	6.6839
302	8.0382	6.6833
303	8.0382	6.6822
304	8.0381	6.6831
305	8.0380	6.6842
306	8.0380	6.6851
307	8.0381	6.6840
308	8.0393	6.6836
309	8.0392	6.6829
310	8.0389	6.6838
311	8.0391	6.6851
312	8.0391	6.6851
313	8.0391	6.6847
314	8.0384	6.6848
315	8.0384	6.6846

ID	X	Y
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317	8.0384	6.6836
318	8.0384	6.6843
319	8.0382	6.6851
320	8.0382	6.6853
321	8.0397	6.6849
322	8.0399	6.6833
323	8.0399	6.6823
324	8.0397	6.6845
325	8.0397	6.6841
326	8.0396	6.6849
327	8.0396	6.6852
328	8.0397	6.6856
329	8.0411	6.6851
330	8.0411	6.6852
331	8.0412	6.6857
332	8.0412	6.6859
333	8.0412	6.6860
334	8.0413	6.6855
335	8.0413	6.6852
336	8.0413	6.6850
337	8.0413	6.6847
338	8.0413	6.6851
339	8.0413	6.6852
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345	8.0412	6.6849
346	8.0412	6.6849
347	8.0410	6.6847
348	8.0410	6.6848
349	8.0410	6.6847
350	8.0410	6.6857
351	8.0410	6.6857
352	8.0410	6.6857
353	8.0410	6.6862
354	8.0411	6.6859
355	8.0410	6.6856
356	8.0407	6.6874
357	8.0407	6.6878
358	8.0407	6.6873
359	8.0407	6.6871
360	8.0408	6.6870

ID	X	Y
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362	8.0410	6.6866
363	8.0409	6.6864
364	8.0409	6.6859
365	8.0409	6.6859
366	8.0409	6.6854
367	8.0410	6.6844
368	8.0409	6.6847
369	8.0408	6.6857
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371	8.0408	6.6857
372	8.0408	6.6841
373	8.0407	6.6857
374	8.0407	6.6861
375	8.0407	6.6861
376	8.0406	6.6863
377	8.0406	6.6865
378	8.0406	6.6867
379	8.0406	6.6869
380	8.0406	6.6872
381	8.0406	6.6872
382	8.0406	6.6874
383	8.0406	6.6876
384	8.0405	6.6874
385	8.0405	6.6877
386	8.0406	6.6881
387	8.0406	6.6879
388	8.0406	6.6879
389	8.0383	6.6870
390	8.0382	6.6881
391	8.0383	6.6879
392	8.0382	6.6883
393	8.0382	6.6872
394	8.0381	6.6879
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396	8.0381	6.6883
397	8.0415	6.6890
398	8.0416	6.6882
399	8.0417	6.6874
400	8.0417	6.6879
401	8.0417	6.6872
402	8.0417	6.6868
403	8.0418	6.6878
404	8.0419	6.6875
405	8.0417	6.6867

ID	X	Y
406	8.0417	6.6858
407	8.0414	6.6866
408	8.0414	6.6882
409	8.0413	6.6885
410	8.0414	6.6890
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412	8.0415	6.6887
413	8.0415	6.6889
414	8.0415	6.6890
415	8.0407	6.6906
416	8.0407	6.6904
417	8.0406	6.6905
418	8.0406	6.6907
419	8.0407	6.6908
420	8.0398	6.6899
421	8.0398	6.6903
422	8.0398	6.6907
423	8.0398	6.6910
424	8.0398	6.6911
425	8.0398	6.6908
426	8.0398	6.6903
427	8.0398	6.6901
428	8.0398	6.6898
429	8.0409	6.6928
430	8.0414	6.6893
431	8.0413	6.6886
432	8.0408	6.6932
433	8.0408	6.6935
434	8.0408	6.6937
435	8.0400	6.6933
436	8.0399	6.6931
437	8.0399	6.6926
438	8.0400	6.6923
439	8.0401	6.6928
440	8.0401	6.6926
441	8.0401	6.6925
442	8.0401	6.6920
443	8.0402	6.6914
444	8.0402	6.6914
445	8.0402	6.6914
446	8.0403	6.6916
447	8.0403	6.6916
448	8.0403	6.6921
449	8.0403	6.6921
450	8.0405	6.6925

ID	X	Y
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452	8.0406	6.6923
453	8.0406	6.6920
454	8.0406	6.6919
455	8.0406	6.6918
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459	8.0405	6.6905
460	8.0405	6.6906
461	8.0405	6.6906
462	8.0405	6.6908
463	8.0405	6.6906
464	8.0404	6.6910
465	8.0403	6.6909
466	8.0403	6.6909
467	8.0403	6.6903
468	8.0404	6.6901
469	8.0404	6.6892
470	8.0404	6.6887
471	8.0405	6.6881
472	8.0405	6.6880
473	8.0404	6.6886
474	8.0404	6.6886
475	8.0403	6.6882
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477	8.0403	6.6876
478	8.0403	6.6879
479	8.0402	6.6878
480	8.0402	6.6881
481	8.0403	6.6884
482	8.0403	6.6882
483	8.0404	6.6885
484	8.0404	6.6887
485	8.0403	6.6890
486	8.0403	6.6892
487	8.0403	6.6892
488	8.0403	6.6894
489	8.0403	6.6895
490	8.0403	6.6899
491	8.0402	6.6907
492	8.0402	6.6909
493	8.0401	6.6909
494	8.0401	6.6909
495	8.0401	6.6912

ID	X	Y
496	8.0401	6.6918
497	8.0401	6.6916
498	8.0400	6.6920
499	8.0399	6.6924
500	8.0398	6.6924
501	8.0398	6.6926
502	8.0398	6.6932
503	8.0399	6.6932
504	8.0399	6.6932
505	8.0399	6.6940
506	8.0379	6.6933
507	8.0379	6.6931
508	8.0379	6.6925
509	8.0380	6.6924
510	8.0380	6.6922
511	8.0379	6.6923
512	8.0379	6.6921
513	8.0379	6.6921
514	8.0378	6.6934
515	8.0377	6.6934
516	8.0376	6.6935
517	8.0376	6.6945
518	8.0377	6.6940
519	8.0375	6.6944
520	8.0375	6.6945
521	8.0375	6.6950
522	8.0376	6.6951
523	8.0375	6.6948
524	8.0374	6.6949
525	8.0374	6.6947
526	8.0375	6.6945
527	8.0375	6.6946
528	8.0376	6.6940
529	8.0376	6.6939
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532	8.0375	6.6938
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534	8.0375	6.6930
535	8.0375	6.6928
536	8.0375	6.6919
537	8.0376	6.6909
538	8.0375	6.6917
539	8.0375	6.6916
540	8.0374	6.6913

ID	X	Y
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543	8.0374	6.6913
544	8.0374	6.6919
545	8.0374	6.6921
546	8.0374	6.6920
547	8.0374	6.6927
548	8.0374	6.6926
549	8.0373	6.6936
550	8.0374	6.6942
551	8.0374	6.6946
552	8.0373	6.6939
553	8.0371	6.6946
554	8.0372	6.6956
555	8.0373	6.6955
556	8.0373	6.6957
557	8.0402	6.6968
558	8.0401	6.6959
559	8.0400	6.6952
560	8.0399	6.6952
561	8.0398	6.6947
562	8.0398	6.6946
563	8.0398	6.6941
564	8.0398	6.6938
565	8.0398	6.6932
566	8.0398	6.6930
567	8.0397	6.6930
568	8.0397	6.6937
569	8.0397	6.6942
570	8.0397	6.6946
571	8.0397	6.6951
572	8.0397	6.6948
573	8.0398	6.6955
574	8.0398	6.6960
575	8.0398	6.6963
576	8.0400	6.6960
577	8.0400	6.6974
578	8.0400	6.6961
579	8.0401	6.6961
580	8.0401	6.6965
581	8.0400	6.6973
582	8.0400	6.6976
583	8.0404	6.6966
584	8.0404	6.6959
585	8.0405	6.6956

ID	X	Y
586	8.0407	6.6965
587	8.0408	6.6958
588	8.0407	6.6952
589	8.0408	6.6951
590	8.0409	6.6946
591	8.0408	6.6946
592	8.0408	6.6945
593	8.0409	6.6938
594	8.0407	6.6932
595	8.0407	6.6944
596	8.0405	6.6949
597	8.0405	6.6946
598	8.0404	6.6952
599	8.0404	6.6959
600	8.0403	6.6970
601	8.0402	6.6977
602	8.0402	6.6983
603	8.0404	6.6972
604	8.0403	6.6972
605	8.0396	6.6965
606	8.0396	6.6952
607	8.0396	6.6942
608	8.0397	6.6932
609	8.0397	6.6925
610	8.0397	6.6918
611	8.0397	6.6910
612	8.0397	6.6900
613	8.0397	6.6896
614	8.0398	6.6879
615	8.0396	6.6861
616	8.0395	6.6870
617	8.0395	6.6870
618	8.0395	6.6863
619	8.0395	6.6864
620	8.0395	6.6859
621	8.0394	6.6858
622	8.0394	6.6865
623	8.0395	6.6870
624	8.0393	6.6895
625	8.0390	6.6931
626	8.0390	6.6933
627	8.0391	6.6938
628	8.0392	6.6941
629	8.0391	6.6944
630	8.0389	6.6978

ID	X	Y
631	8.0390	6.6978
632	8.0390	6.6979
633	8.0391	6.6984
634	8.0392	6.6984
635	8.0392	6.6975
636	8.0393	6.6946
637	8.0393	6.6939
638	8.0393	6.6937
639	8.0394	6.6938
640	8.0395	6.6942
641	8.0396	6.6955
642	8.0395	6.6966
643	8.0393	6.6994
644	8.0392	6.6993
645	8.0392	6.6996
646	8.0393	6.7000
647	8.0394	6.6931
648	8.0395	6.6919
649	8.0396	6.6924
650	8.0396	6.6930
651	8.0396	6.6934
652	8.0398	6.7032
653	8.0398	6.7032
654	8.0397	6.7029
655	8.0396	6.7033
656	8.0397	6.7041
657	8.0397	6.7041
658	8.0397	6.7041
659	8.0397	6.7041
660	8.0386	6.7041
661	8.0386	6.7034
662	8.0386	6.7025
663	8.0387	6.7016
664	8.0388	6.7015
665	8.0388	6.7015
666	8.0388	6.7007
667	8.0388	6.6995
668	8.0388	6.7005
669	8.0388	6.7007
670	8.0387	6.7015
671	8.0386	6.7021
672	8.0385	6.7027
673	8.0384	6.7034
674	8.0385	6.7038
675	8.0385	6.7043

ID	X	Y
676	8.0384	6.7047
677	8.0384	6.7045
678	8.0384	6.7050
679	8.0386	6.7052
680	8.0394	6.7055
681	8.0394	6.7050
682	8.0394	6.7045
683	8.0394	6.7042
684	8.0395	6.7045
685	8.0394	6.7049
686	8.0396	6.7037
687	8.0396	6.7033
688	8.0393	6.7036
689	8.0393	6.7044
690	8.0394	6.7048
691	8.0393	6.7049
692	8.0394	6.7054
693	8.0384	6.7046
694	8.0383	6.7050
695	8.0383	6.7055
696	8.0384	6.7061
697	8.0384	6.7060
698	8.0384	6.7056
699	8.0384	6.7052
700	8.0384	6.7050
701	8.0392	6.7065
702	8.0391	6.7067
703	8.0391	6.7070
704	8.0391	6.7067
705	8.0390	6.7039
706	8.0391	6.7033
707	8.0390	6.7034
708	8.0390	6.7031
709	8.0390	6.7031
710	8.0390	6.7031
711	8.0391	6.7027
712	8.0391	6.7029
713	8.0391	6.7023
714	8.0390	6.7030
715	8.0390	6.7036
716	8.0390	6.7038
717	8.0390	6.7039
718	8.0389	6.7047
719	8.0390	6.7049
720	8.0390	6.7053

ID	X	Y
721	8.0389	6.7068
722	8.0389	6.7069
723	8.0389	6.7071
724	8.0390	6.7071
725	8.0390	6.7076
726	8.0390	6.7078
727	8.0390	6.7092
728	8.0389	6.7088
729	8.0390	6.7086
730	8.0389	6.7081
731	8.0389	6.7085
732	8.0388	6.7091
733	8.0389	6.7092
734	8.0389	6.7091
735	8.0389	6.7090
736	8.0389	6.7093
737	8.0389	6.7094
738	8.0389	6.7096
739	8.0392	6.7118
740	8.0392	6.7113
741	8.0392	6.7105
742	8.0392	6.7101
743	8.0392	6.7101
744	8.0392	6.7090
745	8.0393	6.7085
746	8.0392	6.7081
747	8.0392	6.7076
748	8.0393	6.7074
749	8.0393	6.7071
750	8.0394	6.7069
751	8.0394	6.7073
752	8.0393	6.7072
753	8.0393	6.7078
754	8.0393	6.7079
755	8.0393	6.7086

ID	X	Y
756	8.0394	6.7090
757	8.0394	6.7092
758	8.0394	6.7090
759	8.0394	6.7089
760	8.0395	6.7092
761	8.0395	6.7092
762	8.0395	6.7092
763	8.0395	6.7090
764	8.0394	6.7088
765	8.0394	6.7087
766	8.0394	6.7086
767	8.0395	6.7086
768	8.0395	6.7082
769	8.0395	6.7081
770	8.0395	6.7079
771	8.0395	6.7078
772	8.0394	6.7078
773	8.0394	6.7082
774	8.0394	6.7085
775	8.0394	6.7087
776	8.0394	6.7085
777	8.0394	6.7080
778	8.0394	6.7073
779	8.0395	6.7074
780	8.0395	6.7077
781	8.0395	6.7075
782	8.0395	6.7069
783	8.0396	6.7068
784	8.0396	6.7063
785	8.0397	6.7058
786	8.0397	6.7059
787	8.0397	6.7056
788	8.0398	6.7053
789	8.0398	6.7043

ID	X	Y
790	8.0398	6.7050
791	8.0397	6.7052
792	8.0396	6.7056
793	8.0396	6.7059
794	8.0395	6.7066
795	8.0395	6.7069
796	8.0394	6.7067
797	8.0394	6.7058
798	8.0394	6.7057
799	8.0394	6.7057
800	8.0393	6.7068
801	8.0393	6.7068
802	8.0392	6.7066
803	8.0392	6.7067
804	8.0393	6.7071
805	8.0393	6.7073
806	8.0392	6.7072
807	8.0392	6.7083
808	8.0391	6.7100
809	8.0391	6.7114
810	8.0380	6.7187
811	8.0381	6.7176
812	8.0380	6.7177
813	8.0380	6.7168
814	8.0381	6.7155
815	8.0380	6.7154
816	8.0379	6.7167
817	8.0379	6.7179
818	8.0378	6.7181
819	8.0377	6.7188
820	8.0378	6.7191
821	8.0379	6.7191
822	8.0381	6.7204
823	8.0381	6.7202

ID	X	Y
824	8.0381	6.7194
825	8.0379	6.7177
826	8.0380	6.7177
827	8.0379	6.7181
828	8.0383	6.7208
829	8.0383	6.7201
830	8.0384	6.7191
831	8.0385	6.7182
832	8.0385	6.7166
833	8.0385	6.7175
834	8.0384	6.7182
835	8.0383	6.7195
836	8.0383	6.7205
837	8.0382	6.7204
838	8.0382	6.7216
839	8.0383	6.7220
840	8.0392	6.6865
841	8.0393	6.6863
842	8.0391	6.6851
843	8.0391	6.6852
844	8.0391	6.6864

Natural Conservation Zones - 1 (Paddy Land)

Hidellana Yaya paddy land bearing lot No.5, 6, 7, 8, 9, 10, 11, 12, 13, 152, 153, 156, 158 depicted the boundaries to the north, east, south and west in the final village plan No.342 (Hidellana) of 1937

Natural Conservation Zones - 2 (Paddy Land)

Dukvenama Doldeniyaya paddy land bearing lot No.84 depicted the boundaries to the north, east, south and west in the final village plan No.347 (Weralupa) of 1937.

Natural Conservation Zones - 3 (Paddy Land)

Peni Dodamgas Yaya Pahala Kumbura paddy land bearing lot No.73, 74 depicted boundaries to the north, east, south and west of the final village plan No.347 (Weralupe) of 1937.

Natural Conservation Zones - 4 (Paddy Land)

Peni Dodamgas Yaya (Ihala) Kumbura paddy land bearing lot No.101 and Deniya bearing Lot No.73 depicted boundaries to the north, east, south and west in the final village plan No.347 (Weralupe) of 1937.

Natural Conservation Zones - 5 (Paddy Land)

Barawadeniyaya Kumbura paddy land bearing lot No 51, 52, 59, 69, 110, 111½ and Deniya area bearing lot No.115 depicted the boundaries to the north, east, south and west of the final village plan No.347 (Weralupe) of 1937.

Natural Conservation Zones – 6 (Paddy Land)

Mahadeniyayaya paddy land bearing lot No.130 and 120 (Lots 120 is a playground at present) depicted the boundaries to the north, east, south and west in the final village plan No.347 (Weralupa) of 1937

Natural Conservation Zones – 7 (Paddy Land)

- A. The paddy land known as Nagahamutthettuwa depicted the boundaries to the north, east, south and west in the Town Survey plan No. L / 24/4 / 1W of 1967.
- B. The Paddy land area (IIB) commonly known as Madawelyaya, Teldiyawelyaya depicted the boundaries to the north, east, south and west in the Town Survey Plan No. L / 1959 / 2E and L / 19/59 / 4E of 1967

- C. The Paddy land area commonly known as Godawelyaya, Narangasvelyaya depicted the boundaries to the north, east, south and west in the Town Survey Plan No. L /19/59 / 4E and L / 19/60 / 3W of 1967.
- D. Paddy land area known as Rukgasyaya depicted the boundaries to the north, east, south and west of the Town Survey Plan No. L/ 19/60/W and L / 19/60 / 3E of 1967.
- E. The Paddy land area commonly known as Maha Welyaya Athaswedduma depicted the boundaries to the north, east, south and west of the Town Survey Plan No. L / 19/60 / 4E and L / 24 / 42E of 1967

Natural Conservation Zones - 8 (Paddy Land)

The paddy lands commonly known as Godigamuwa Pahala Welyaya and Godigamuwa Ihala Welyaya depicted the boundaries to the north, east, south and west in the Town Survey Plan No. L / 24/4 / 2 W, L / 19/60/3 / E, L / 24/4 / 1 E of 1967

Natural Conservation Zones - 9 (Paddy Land)

The Paddy land commonly known as Peththare Amunayayabearing lot No.71 depicted the boundaries to the north, east, south and west of the final village plan No.15 (Batugedara)of the year 1937.

Natural Conservation Zones - 10 (Paddy Land)

- A. The paddy land area commonly known as Deniyawattayaya bearing lotNo.124 and Angamma Yaya bearing lot No.168 depicted the boundaries to the north, east, south and west in the final village planNo.15 (Batugedara) of 1937.
- B. (b)The paddy land area known as Ganegoda Yaya lot No.206, 208, 209, 210, 266, 264 depicted the boundaries to the north, east, south and west in the final village planNo.15 (Batugedara) of 1937
- C. (c)The paddy land area known as Thiriwana Ketiya Yaya bearing lot No. 271, 272, 273, 292, 314 depicted the boundaries to the north, east, south and west of the final village planNo.15 (Batugedara) of 1937
- D. (d)The paddy land area commonly known as Dehipitiya Welyaya and Mahawelaya in lot 304, 307, 309, 313, 310, 312 and 297depicted the boundaries to the north, east, south and west of the final village planNo.15 (Batugedara) of 1937

- E. (e)The Paddy land area known as Halgas Welyaya in lot No.169 depicted the boundaries to the north, east, south and west in the final village plan No.15 (Batugedara)of 1937.
- F. (f)The Paddy land area commonly known as Kantheriyan Yaya bearing lot No.179 depicted the boundaries to the north, east, south and west of the final village planNo.15 (Batugedara) of 1937.
- G. (g) The paddy land known as Hatagalyaya bearing lot No.349, 351 depicted the boundaries to the north, east, south and west of the final village map No.15 (Batugedara) of 1937

Natural Conservation Zones - 11 (Paddy Land)

The Paddy land area known as Panagodayaya bearing lot No.60 depicted the boundaries to the north, east, south and west by the final village plan No.80 (Mudduwa)in the year 1937.

Nature Conservation Zones - 12 (Paddy Land)

The Paddy land known as Ethoya Yaya bearing lotNo.56,53depicted the boundaries to the north, east, south and west by the final village plan No.80 (Mudduwa) in the year 1937.

Natural Conservation Zones - 13 (Paddy Land)

The Paddy land area known as Wathupitiya Yaya bearing lot No.8,9 and Barren paddy field in lot No.63depicted boundaries to the north, east, south and west by the final village plan No.80 (Mudduwa)in the year 1937.

Natural Conservation Zones - 12 (Paddy Land)

The Paddy land area known as Panagodayaya bearing lot No.60 depicted the boundaries to the north, east, south and west in the final village plan No.80 (Mudduwa)in the year 1937.

Natural Conservation Zones - 12 (Paddy Land)

The Paddy land known as Panagodayaya bearing Lot No.60 depicted the boundaries to the north, east, south and west in the final village plan No.80 (Mudduwa) in year 1937

Waterways Reservation

Kalu Ganga Right River Bank Reservation

The area bounded by the line starting from the point where the right boundary of the river bank of Kalu Ganga and the eastern boundary of the Rathnapura Municipal Council cross each other, and from there the line drawn to the point located 66 feet (20 meter) to the north along the eastern boundary of the Rathnapura Municipal Council area, and from there along a line parallel to the right bank line of the aforesaid river to the southwest and northwest and northeast until it meets the western boundary of the Rathnapura Municipal Council, and again from there a line drawn to right river bank of Kalu Ganga 66 feet (20 meter) to the south along the same boundary of the Rathnapura Municipal Council and continuing until it meets the eastern boundary of the Rathnapura Municipal Council along the same right bank line towards south east and north east and to the aforesaid river bank.

Kalu Ganga Left River Bank Reservation

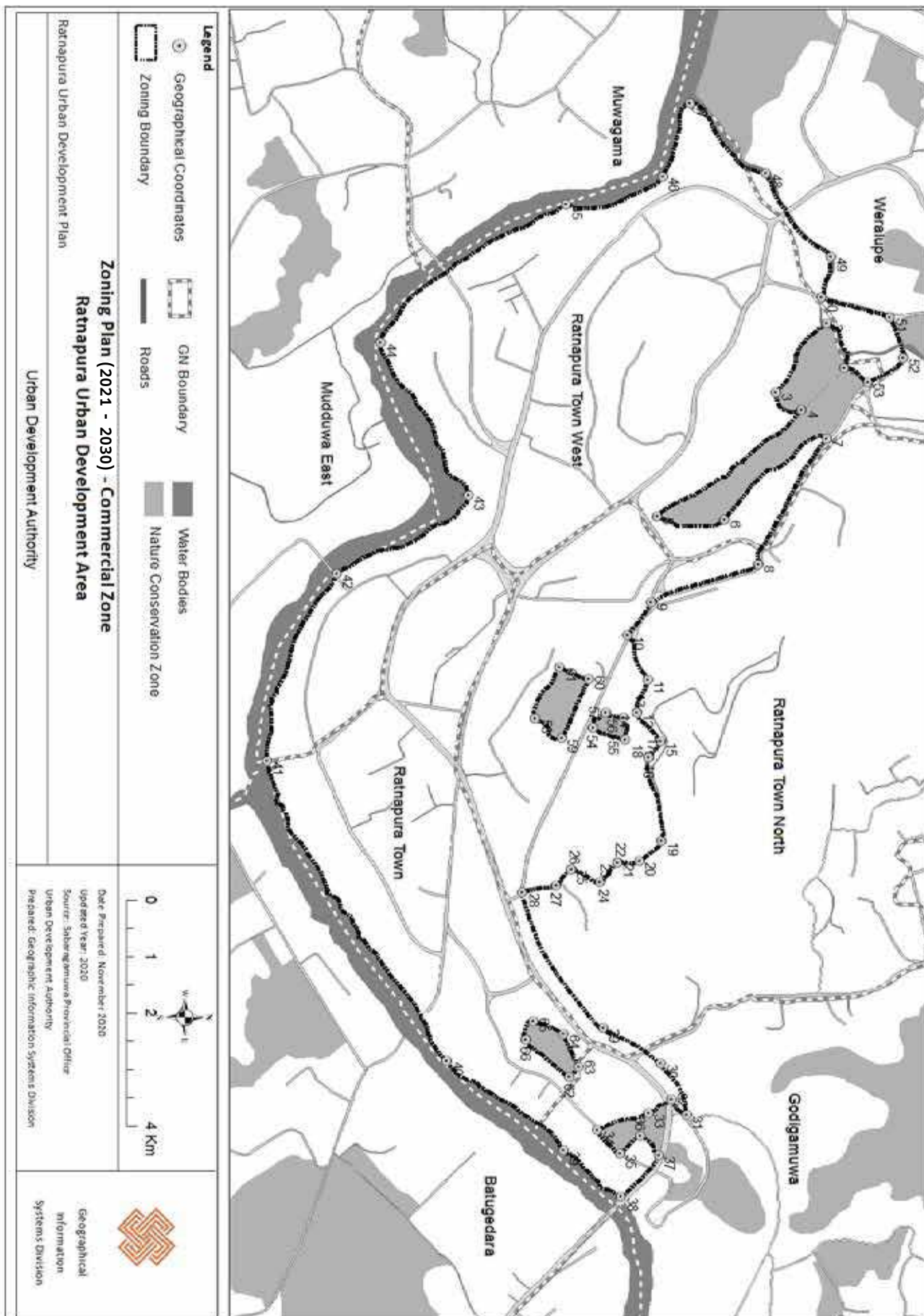
The area bounded by the line starting at the point where the left river bank line of the Kalu Ganga and the eastern boundary of the Rathnapura Municipal Council cross, and continuing to a point on 66 feet (20 m) to the south along that municipal boundary and from there 66 feet to the south along a parallel line to the river bank to southwest and northwest until it meets the western boundary of that municipal area, and, from there along that boundary to 66 feet northeast until it meets the left river bank line of Kalu Ganga and from there to the starting point along the left bank of the Kalu Ganga south-easterly and northeasterly.

Right River Bank Reservation of Way Ganga

The area bounded by the line starting at the point where the southern boundary of the Rathnapura Municipal Council and the south river bank of Way Ganga meet each other and from there, the line drawn along the southern boundary of the said municipal council to the point 66 feet northeast of the right river bank of Way Ganga and from there continuing north westerly and parallelly along the right river bank of Way Ganga until it meets the point where the left river bank reserve of Kalu Ganga meets, and from there until it meets the right river bank of Way Ganga along the boundary of that reserve towards the south-west, and from there the line drawn to the starting point along the boundary of the right river bank towards southeast.

03. Commercial Zone

Map No 3 : Commercial Zone



ID	X	Y
1	80.397	6.685
2	80.396	6.685
3	80.397	6.684
4	80.397	6.685
5	80.399	6.682
6	80.399	6.683
7	80.398	6.685
8	80.400	6.684
9	80.400	6.682
10	80.401	6.682
11	80.402	6.682
12	80.402	6.682
13	80.402	6.682
14	80.402	6.682
15	80.403	6.682
16	80.403	6.682
17	80.403	6.682

ID	X	Y
18	80.403	6.682
19	80.404	6.682
20	80.405	6.682
21	80.405	6.682
22	80.405	6.682
23	80.405	6.682
24	80.405	6.681
25	80.405	6.681
26	80.405	6.681
27	80.405	6.681
28	80.405	6.680
29	80.407	6.681
30	80.408	6.682
31	80.408	6.683
32	80.408	6.682
33	80.408	6.682
34	80.409	6.681

ID	X	Y
35	80.409	6.682
36	80.409	6.682
37	80.409	6.682
38	80.410	6.682
39	80.409	6.681
40	80.408	6.679
41	80.403	6.676
42	80.400	6.677
43	80.399	6.679
44	80.396	6.678
45	80.394	6.681
46	80.394	6.682
47	80.393	6.683
48	80.394	6.684
49	80.395	6.685
50	80.396	6.685
51	80.396	6.686

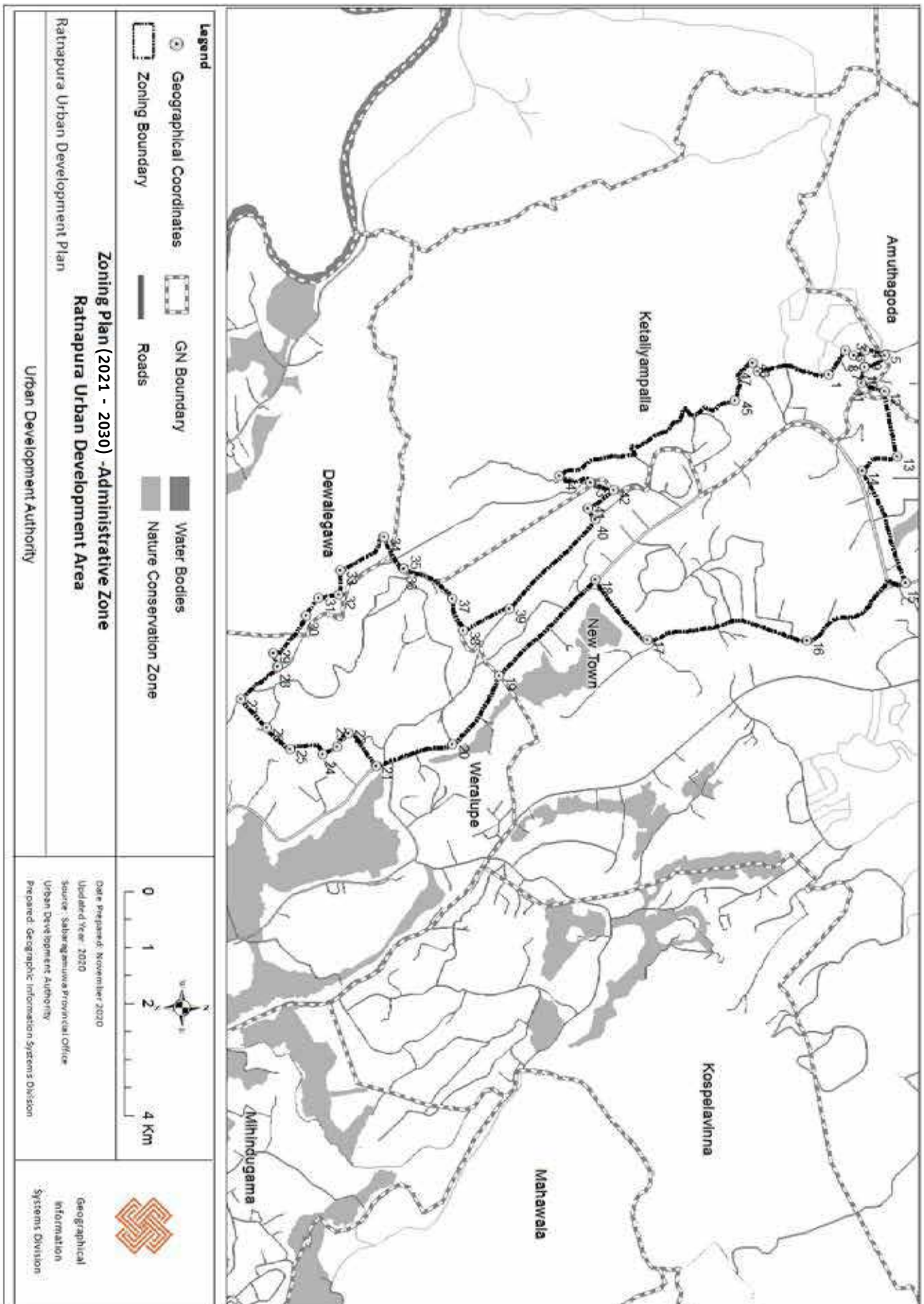
ID	X	Y
52	80.397	6.686
53	80.397	6.686
54	80.402	6.681
55	80.403	6.682
56	80.402	6.682
57	80.402	6.681
58	80.402	6.680
59	80.403	6.681
60	80.402	6.681
61	80.402	6.681
62	80.408	6.681
63	80.408	6.681
64	80.407	6.681
65	80.407	6.680
66	80.407	6.680

Commercial Zone

North:	<i>The land area bounded to the north by the line drawn the starting from the point where the midline of the Ratnapura-Colombo main road and the midline of the Katugas Ella canal cross each other, and from there along the midline of the Katugas Ella canal to the northeast , northwest and east to the point where the midline of the old Weralupa road cross and from there along the midline of the old Weralupa road crossing the midline of Katugas Ella towards the east and southeast until the point it meets the midline of the Outer Circular road, and then further along the midline of the old Weralupa road (up to the bus stop) towards the south east to the point until it meets the northern boundary of the land of the main bus stand, and from there further along the northern and eastern boundary of the land of the said bus stand to the point where the midline of the Good Shed road crosses, and from there along the midline of the Good Shed road towards the southeast to the point where the midline of the Inner Circular road cross</i>
East:	<i>To the east by the line drawn from the last mentioned point, along the midline of the Inner Circular road towards the east and south to the point where the northern reserve boundary of the old railway line meets, and from there along the northern reserve boundary of the old railway line towards the northeast to the point where it meets the midline of the Dharmashala Pirivena road ,and from there along the midline of that road towards the south until the point it crosses the midline of the Colombo-Badulla road, and from there along the midline of that road towards the northeast and southeast to the point where it meets the boundary of right bank reserve of Kalu Ganga and from there along the right bank reserve boundary of the Kalugangatowards the southwest to the point where it meets the midline of Demuwawatha road</i>
South:	<i>To the east by the line drawn from the last-mentioned point to the northwest, southwest and again northwest along the boundary of the right river bank reserve of the Kalu Ganga to the point until it meets the midline of the Ratnapura-Karawita road</i>
West:	<i>To the west by the line drawn from the last-mentioned point along the said reserve boundary towards the north and northwest to the point until it meets the midline of the Katugas Ella canal, and from there along the midline of the said canal towards the east and northeast until it meets the starting point</i>

04. Administration Zone

Map No 4 : Administration Zone



ID	X	Y
1	80.376	6.713
2	80.375	6.714
3	80.375	6.714
4	80.375	6.714
5	80.375	6.715
6	80.375	6.714
7	80.375	6.714
8	80.375	6.714
9	80.375	6.714
10	80.375	6.714
11	80.376	6.714
12	80.376	6.715

ID	X	Y
13	80.378	6.716
14	80.379	6.714
15	80.383	6.716
16	80.385	6.712
17	80.385	6.707
18	80.383	6.705
19	80.386	6.702
20	80.388	6.700
21	80.389	6.698
22	80.388	6.697
23	80.388	6.696
24	80.389	6.696

ID	X	Y
25	80.388	6.695
26	80.388	6.694
27	80.387	6.693
28	80.386	6.694
29	80.385	6.694
30	80.384	6.695
31	80.383	6.696
32	80.383	6.696
33	80.382	6.696
34	80.381	6.698
35	80.382	6.699
36	80.382	6.699

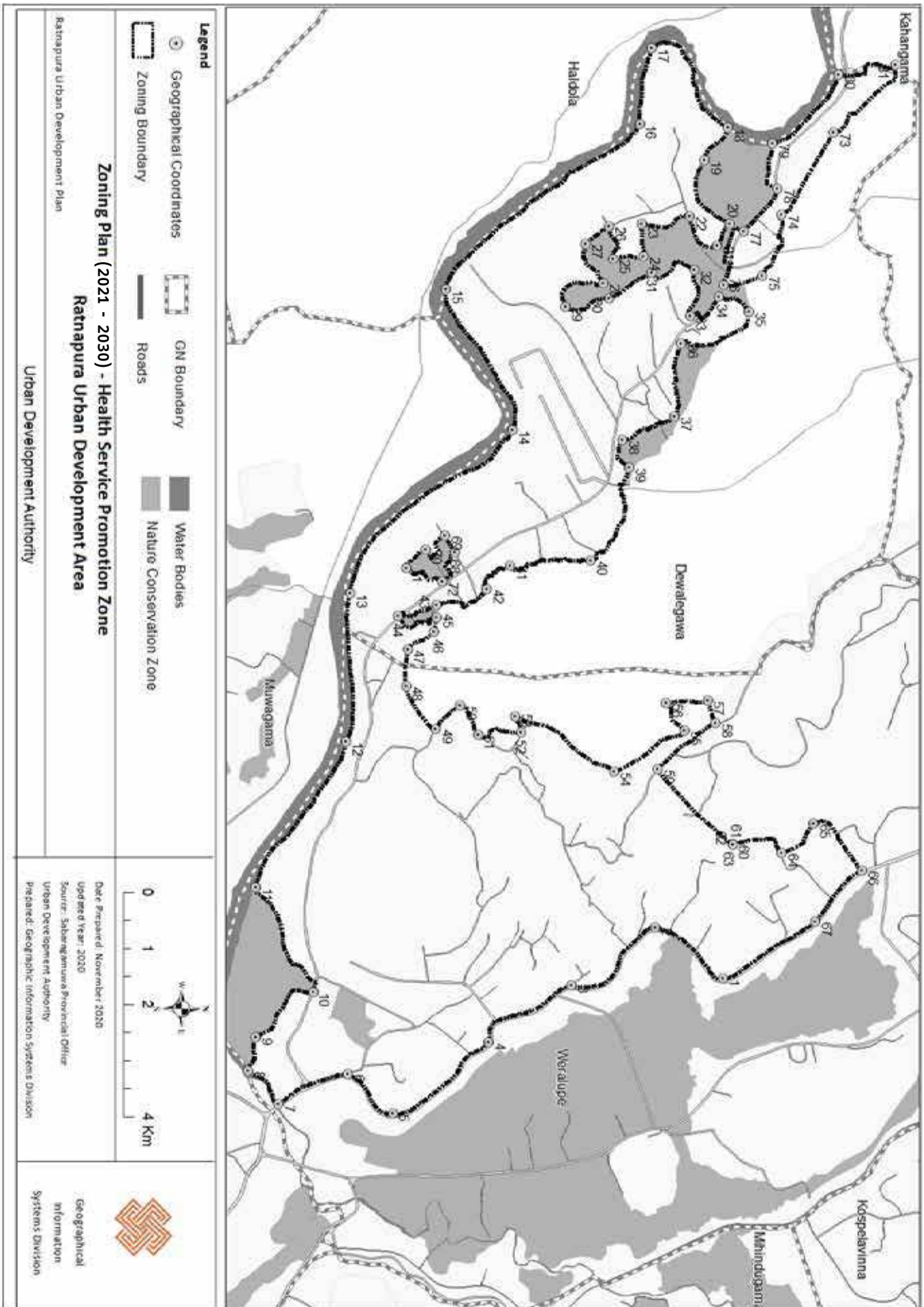
ID	X	Y
37	80.383	6.700
38	80.384	6.701
39	80.384	6.702
40	80.380	6.705
41	80.380	6.705
42	80.379	6.706
43	80.379	6.705
44	80.379	6.704
45	80.376	6.710
46	80.375	6.711
47	80.375	6.711

Administration Zone

North:	<i>The land area bounded to the north by the line starting from the point where the western boundary of the Ratnapura Municipal Council and the midline of the Ratnapura New Town United Road cross each other, and from there along the midline of the said United Road towards the east to the point until it meets the northern boundary of the Ratnapura New Town Plan (New Town Plan No. 460 prepared by Mr. G.M Gunadasa) and from there along the northern boundary towards the northeast, southeast and east to the point it crosses the midpoint of the Ratnapura - Batticaloa (A4) road,</i>
East:	<i>To the east by the line drawn from the last mentioned point along the midline of the Colombo-Batticaloa (A4) road to the south, southwest and again to the southeast, to the point until it meets the southern boundary at Weralupa Junction of the plan 460 drawn up by Authorized Surveyor Mr. G.M.Gunadasa,</i>
South:	<i>To the south byline drawn from the last-mentioned point along the southern boundary of the new town plan 460 towards the southwest, south, again southwest, northwest and west to the point until it meets the western boundary of the Ratnapura Municipal Council</i>
West:	<i>To the west by the line drawn from the last-mentioned point along the western boundary of the Municipal Council towards the northwest and north to the starting point</i>

05. Health Service Promotion Zone

Map No 5 : Health Service Promotion Zone



ID	X	Y
1	80.391	6.694
2	80.390	6.693
3	80.392	6.691
4	80.393	6.689
5	80.395	6.687
6	80.394	6.686
7	80.394	6.684
8	80.394	6.684
9	80.393	6.684
10	80.392	6.685
11	80.389	6.684
12	80.386	6.686
13	80.383	6.686
14	80.379	6.690
15	80.376	6.688
16	80.372	6.693
17	80.370	6.693
18	80.372	6.695
19	80.373	6.694
20	80.374	6.695
21	80.375	6.694

ID	X	Y
22	80.374	6.694
23	80.374	6.693
24	80.375	6.693
25	80.375	6.692
26	80.374	6.692
27	80.375	6.691
28	80.376	6.692
29	80.376	6.691
30	80.376	6.692
31	80.375	6.693
32	80.375	6.694
33	80.376	6.694
34	80.376	6.694
35	80.376	6.695
36	80.377	6.694
37	80.379	6.693
38	80.379	6.692
39	80.380	6.692
40	80.382	6.691
41	80.382	6.690
42	80.383	6.689

ID	X	Y
43	80.383	6.688
44	80.383	6.687
45	80.383	6.688
46	80.384	6.688
47	80.384	6.687
48	80.385	6.687
49	80.386	6.688
50	80.385	6.688
51	80.386	6.689
52	80.386	6.690
53	80.385	6.690
54	80.387	6.692
55	80.386	6.694
56	80.385	6.693
57	80.385	6.694
58	80.386	6.694
59	80.387	6.693
60	80.388	6.695
61	80.388	6.695
62	80.388	6.695
63	80.388	6.695

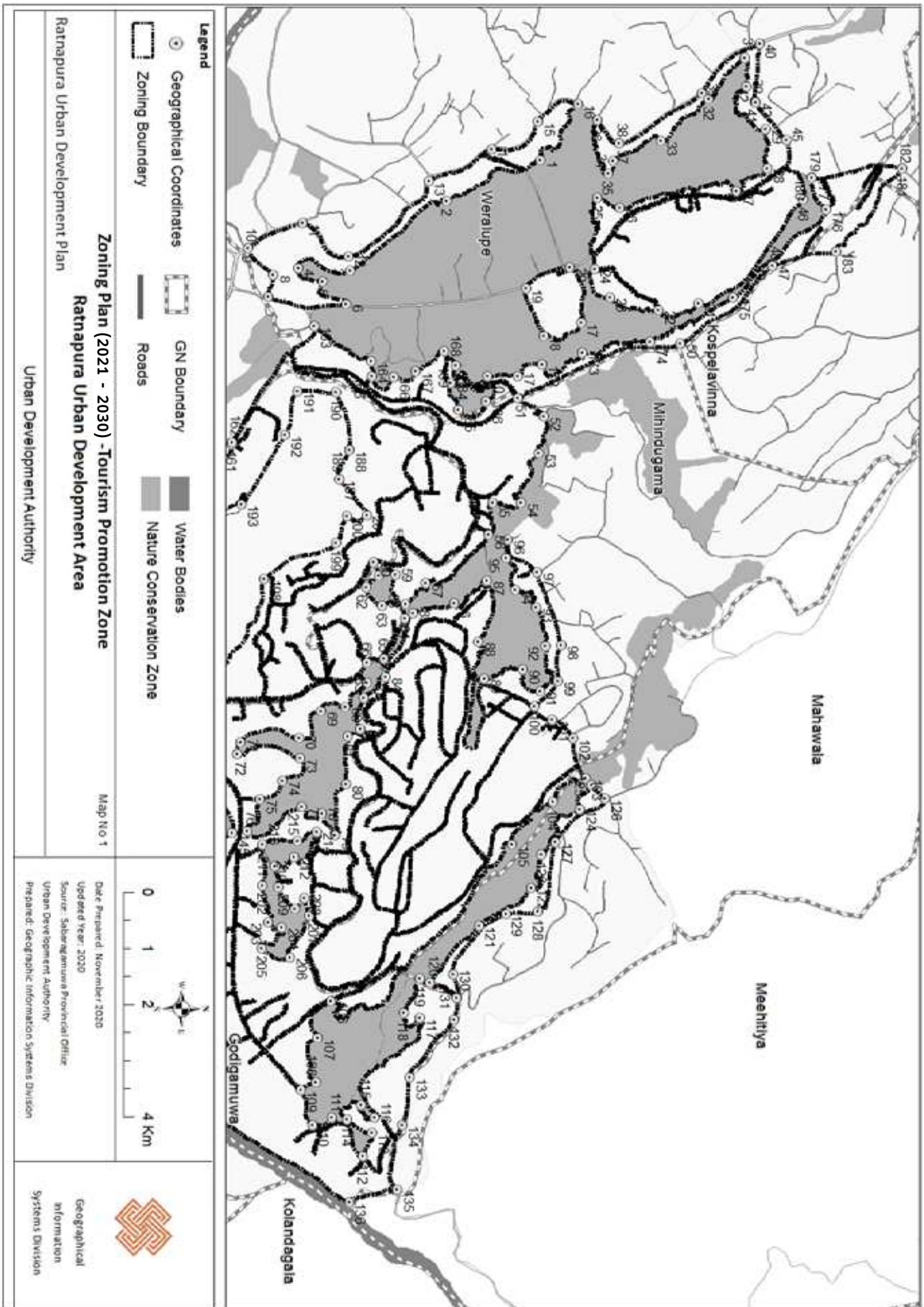
ID	X	Y
64	80.389	6.696
65	80.388	6.697
66	80.389	6.698
67	80.390	6.697
68	80.382	6.688
69	80.381	6.688
70	80.382	6.688
71	80.382	6.687
72	80.382	6.688
73	80.372	6.697
74	80.374	6.696
75	80.375	6.695
76	80.376	6.694
77	80.374	6.695
78	80.373	6.696
79	80.372	6.696
80	80.371	6.697
81	80.371	6.698

Health Service Promotion Zone

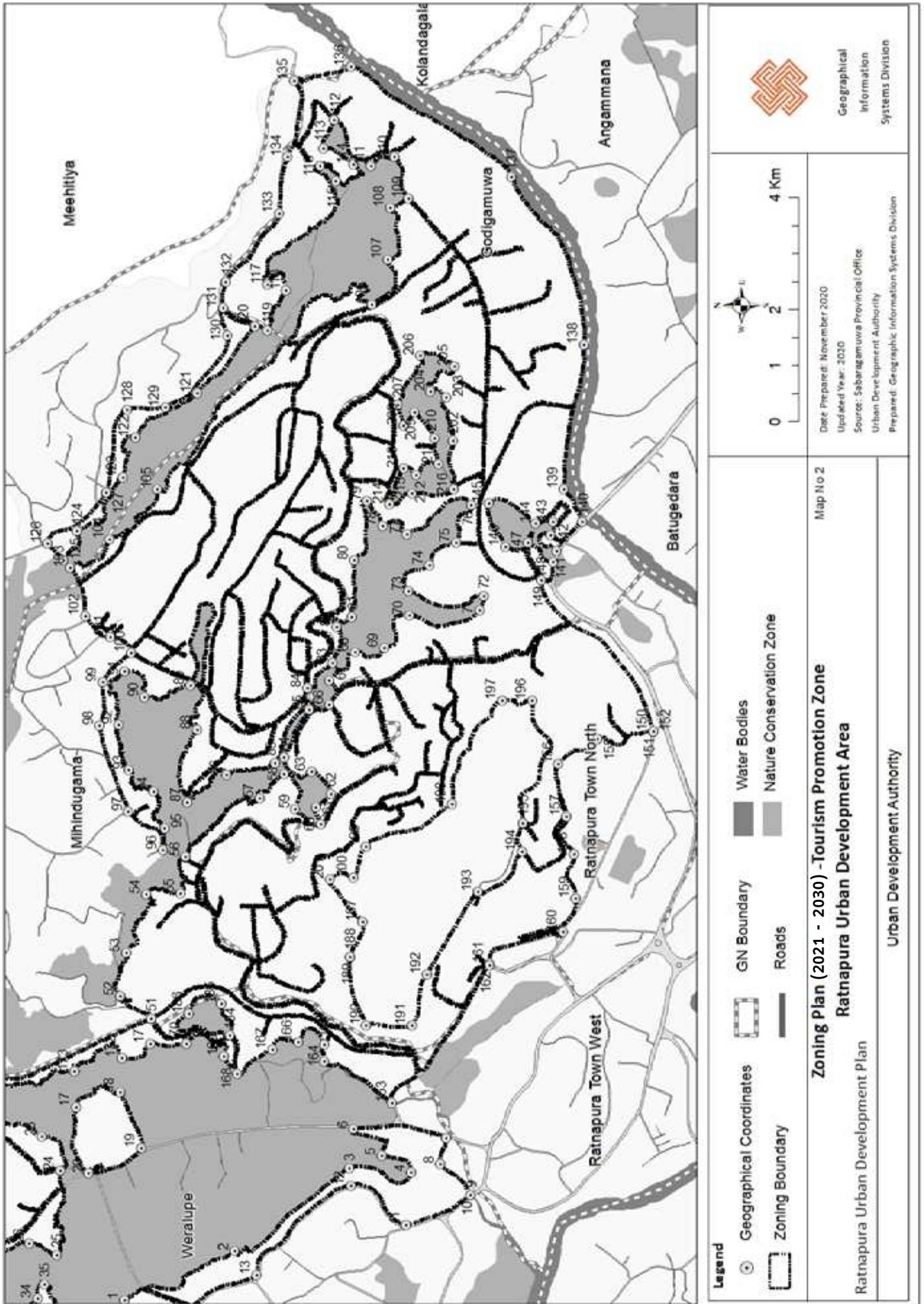
North:	<i>The land area bounded to the north by the line starting from the point where the Western Boundary of Ratnapura Municipal Council and the southern boundary of the plan 460 prepared by Authorized Surveyor Mr. G.M. Gunadasa cross each other, and from there, along the southern boundary of the New Town survey map 460 towards the south, east, north and north east to the point until it meets the midpoint of the Ratnapura - Batticaloa (A4) road</i>
East:	<i>to the east by line drawn from the last-mentioned point along the midpoint of Ratnapura - Batticaloa (A4) road towards the South to the point until it meets the midpoint of the Katugas Ella canal,</i>
South:	<i>To the south by the line drawn from the last mentioned point, along the midline of the Katugas Ella canal towards the south west to the point until it crosses the midline of the river Kalu Ganga , and from there along the midline of the river Kalu Ganga towards the southwest to the point until it crosses the western boundary of the Ratnapura Municipal Council , and from there along same western boundary to the point where the midpoint of the Panadura - Ratnapura main road crosses</i>
West:	<i>To the west by the line drawn from the last-mentioned point along the western boundary of the said Ratnapura Municipal Council to the north and southeast, and again to the north and northwest to the starting point.</i>

06. Tourism Promotion Zone

Map No 6.1 : Tourism Promotion Zone



Map No 6.2 : Tourism Promotion Zone



ID	X	Y
1	8.0391	6.6923
2	8.0393	6.6898
3	8.0395	6.6871
4	8.0394	6.6857
5	8.0395	6.6864
6	8.0395	6.6870
7	8.0395	6.6849
8	8.0395	6.6850
9	8.0394	6.6843
10	8.0394	6.6844
11	8.0393	6.6858
12	8.0394	6.6871
13	8.0392	6.6893
14	8.0391	6.6910
15	8.0390	6.6922
16	8.0390	6.6933
17	8.0396	6.6934
18	8.0396	6.6924
19	8.0395	6.6919
20	8.0394	6.6931
21	8.0395	6.6966
22	8.0396	6.6955
23	8.0395	6.6942
24	8.0394	6.6938
25	8.0393	6.6938
26	8.0393	6.6945
27	8.0392	6.6976
28	8.0392	6.6985
29	8.0391	6.6984
30	8.0389	6.6979
31	8.0389	6.6978
32	8.0390	6.6969
33	8.0391	6.6956
34	8.0392	6.6943
35	8.0392	6.6941
36	8.0390	6.6938
37	8.0391	6.6944
38	8.0391	6.6944
39	8.0390	6.6967
40	8.0388	6.6982
41	8.0390	6.6981
42	8.0390	6.6981

ID	X	Y
43	8.0390	6.6981
44	8.0390	6.6981
45	8.0391	6.6990
46	8.0393	6.6994
47	8.0394	6.6986
48	8.0394	6.6986
49	8.0394	6.6986
50	8.0396	6.6961
51	8.0398	6.6917
52	8.0398	6.6924
53	8.0399	6.6923
54	8.0401	6.6918
55	8.0401	6.6910
56	8.0402	6.6909
57	8.0403	6.6892
58	8.0404	6.6886
59	8.0403	6.6884
60	8.0402	6.6878
61	8.0403	6.6879
62	8.0403	6.6876
63	8.0404	6.6880
64	8.0404	6.6886
65	8.0405	6.6881
66	8.0405	6.6876
67	8.0406	6.6876
68	8.0406	6.6870
69	8.0406	6.6863
70	8.0407	6.6858
71	8.0407	6.6842
72	8.0408	6.6841
73	8.0408	6.6858
74	8.0408	6.6853
75	8.0409	6.6847
76	8.0410	6.6843
77	8.0409	6.6858
78	8.0409	6.6864
79	8.0410	6.6867
80	8.0408	6.6870
81	8.0407	6.6871
82	8.0407	6.6874
83	8.0406	6.6875
84	8.0406	6.6881

ID	X	Y
85	8.0404	6.6888
86	8.0404	6.6899
87	8.0403	6.6909
88	8.0405	6.6906
89	8.0406	6.6908
90	8.0405	6.6918
91	8.0406	6.6923
92	8.0405	6.6924
93	8.0404	6.6922
94	8.0403	6.6916
95	8.0402	6.6914
96	8.0402	6.6914
97	8.0403	6.6922
98	8.0405	6.6929
99	8.0406	6.6928
100	8.0406	6.6921
101	8.0407	6.6926
102	8.0407	6.6932
103	8.0408	6.6935
104	8.0409	6.6926
105	8.0410	6.6915
106	8.0414	6.6866
107	8.0415	6.6863
108	8.0417	6.6862
109	8.0417	6.6858
110	8.0418	6.6861
111	8.0417	6.6867
112	8.0419	6.6875
113	8.0418	6.6877
114	8.0418	6.6871
115	8.0417	6.6874
116	8.0417	6.6878
117	8.0415	6.6890
118	8.0415	6.6886
119	8.0414	6.6890
120	8.0414	6.6893
121	8.0412	6.6906
122	8.0411	6.6921
123	8.0410	6.6923
124	8.0409	6.6934
125	8.0408	6.6937
126	8.0409	6.6940

ID	X	Y
127	8.0410	6.6927
128	8.0412	6.6922
129	8.0412	6.6914
130	8.0414	6.6899
131	8.0414	6.6900
132	8.0415	6.6900
133	8.0416	6.6888
134	8.0418	6.6886
135	8.0419	6.6884
136	8.0420	6.6871
137	8.0417	6.6834
138	8.0413	6.6818
139	8.0410	6.6822
140	8.0409	6.6818
141	8.0409	6.6824
142	8.0409	6.6825
143	8.0409	6.6825
144	8.0409	6.6829
145	8.0410	6.6839
146	8.0409	6.6836
147	8.0409	6.6831
148	8.0408	6.6825
149	8.0408	6.6827
150	8.0405	6.6802
151	8.0405	6.6802
152	8.0405	6.6802
153	8.0404	6.6814
154	8.0404	6.6814
155	8.0404	6.6814
156	8.0404	6.6823
157	8.0403	6.6822
158	8.0402	6.6820
159	8.0401	6.6820
160	8.0400	6.6822
161	8.0399	6.6839
162	8.0399	6.6839
163	8.0396	6.6861
164	8.0397	6.6877
165	8.0397	6.6877
166	8.0397	6.6883
167	8.0397	6.6889
168	8.0397	6.6897

ID	X	Y
169	8.0397	6.6900
170	8.0397	6.6909
171	8.0397	6.6917
172	8.0397	6.6923
173	8.0397	6.6934
174	8.0396	6.6953
175	8.0395	6.6975
176	8.0393	6.7000
177	8.0392	6.6996
178	8.0392	6.6996
179	8.0392	6.6996
180	8.0392	6.6997

ID	X	Y
181	8.0392	6.7021
182	8.0392	6.7021
183	8.0394	6.7003
184	8.0398	6.6899
185	8.0398	6.6901
186	8.0398	6.6908
187	8.0400	6.6868
188	8.0399	6.6871
189	8.0399	6.6871
190	8.0398	6.6867
191	8.0398	6.6857
192	8.0399	6.6854

ID	X	Y
193	8.0401	6.6842
194	8.0402	6.6832
195	8.0402	6.6831
196	8.0405	6.6830
197	8.0405	6.6836
198	8.0403	6.6848
199	8.0402	6.6868
200	8.0401	6.6870
201	8.0401	6.6876
202	8.0411	6.6848
203	8.0412	6.6849
204	8.0412	6.6853

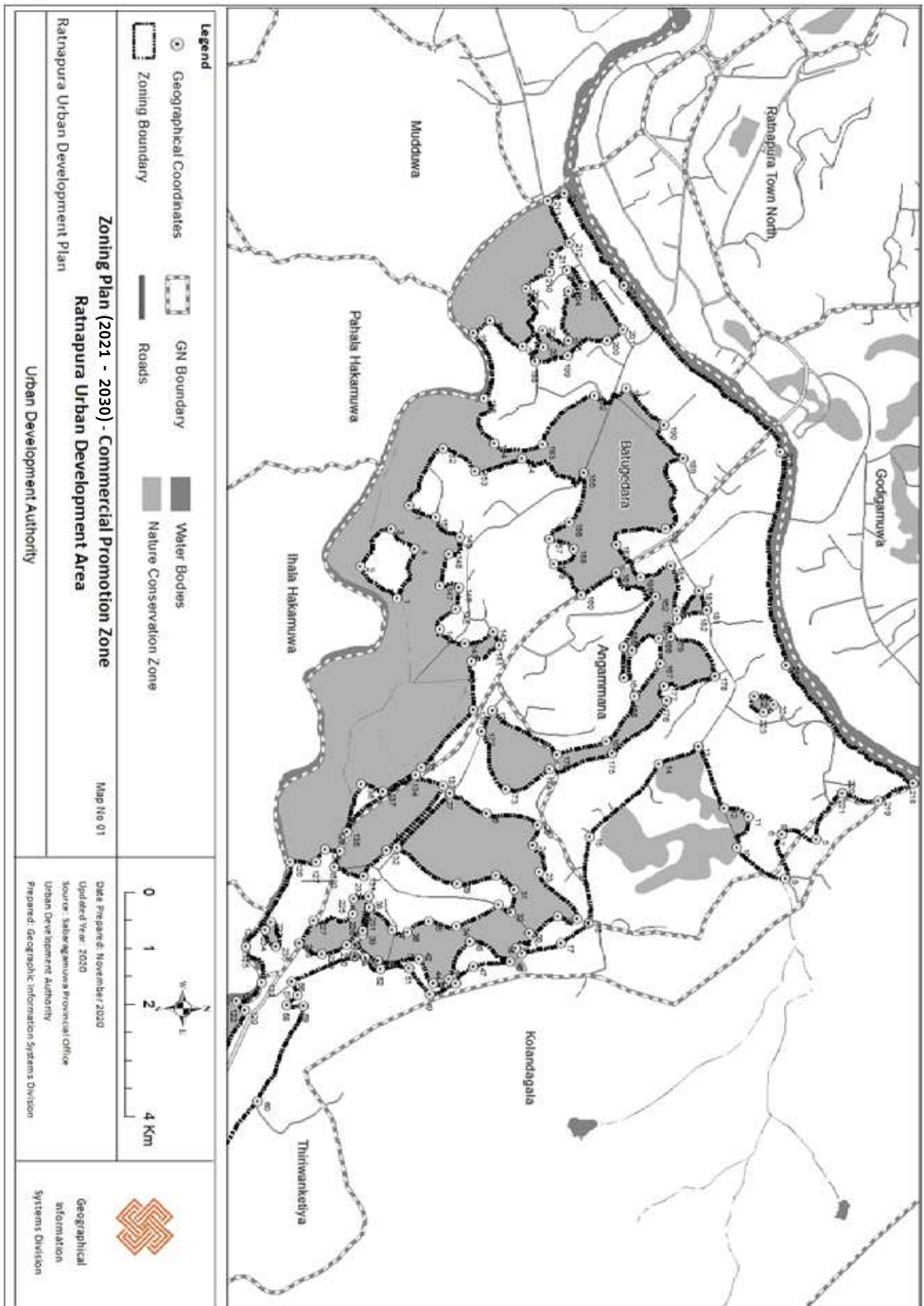
ID	X	Y
205	8.0413	6.6847
206	8.0413	6.6855
207	8.0412	6.6860
208	8.0412	6.6859
209	8.0412	6.6857
210	8.0411	6.6852
211	8.0411	6.6851
212	8.0410	6.6856
213	8.0411	6.6859
214	8.0410	6.6862
215	8.0410	6.6857
216	8.0410	6.6848

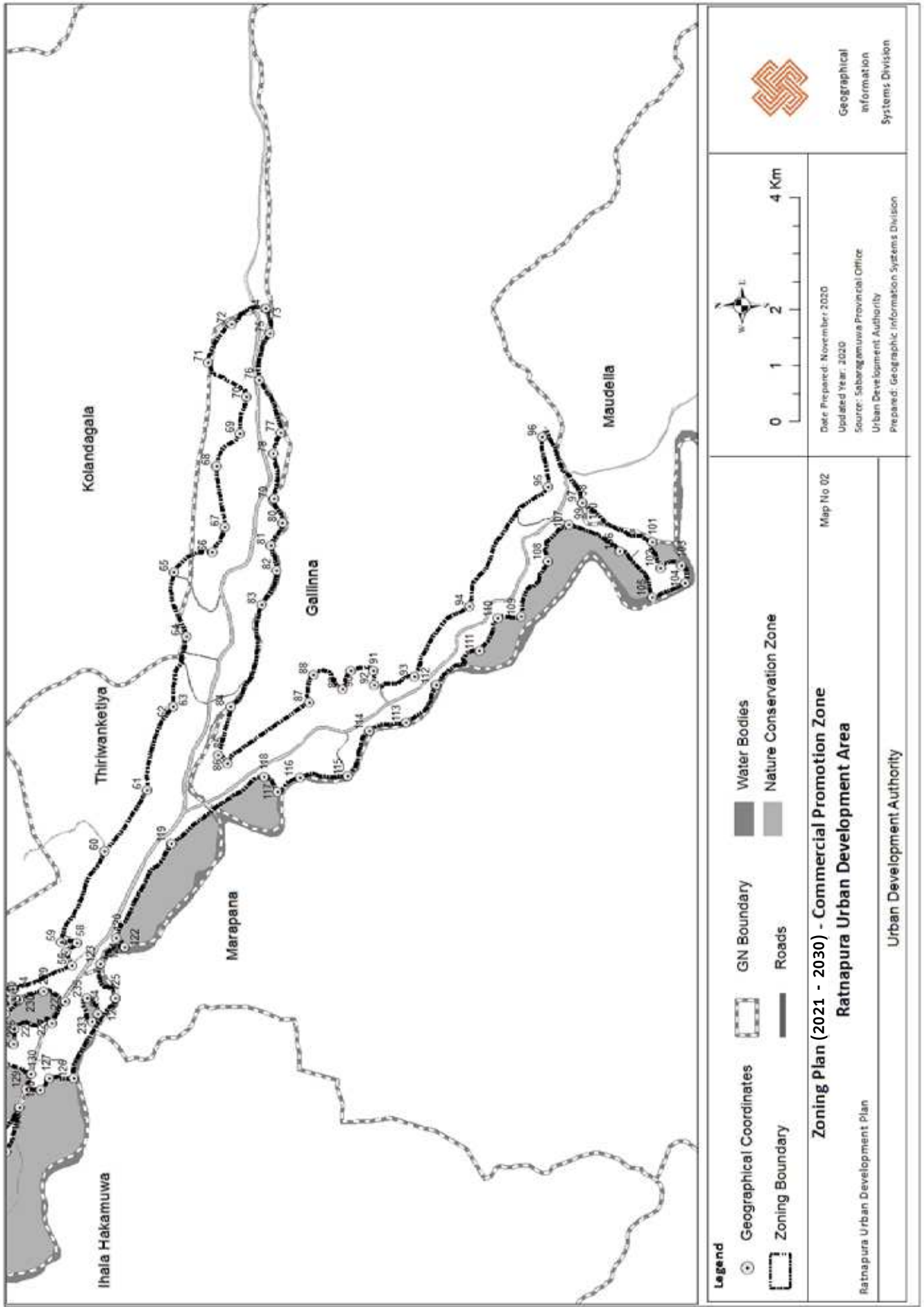
Tourism Promotion Zone

North:	<i>The land area bounded to the north by the line starting from the point where the midpoint of the Ratnapura - Batticaloa (A4) road and the midpoint of the old Weralupa road crosses each other, and from there, along the midline of the Old Weralupa Road towards the east to the point until it crosses the midline of the Kospelawinna road, and from there along the midline of that road to the north to the point until it crosses the midline of the old railway line, and then along the midline of that old railway line towards the southeast up to the point until it crosses the midline of the Katugas Ella canal, from there along the midline of the Katugas Ella canal towards the north up to the point until it meets the boundary the paddy field, and from there along the southern boundary of that paddy field, To the southeast to the point until it crosses the midline of the Polhengoda road, and from there along the midline of the Polhengoda by road up to the point until it meets the midline of the Mahawalawatta road,</i>
East:	<i>To the east the line drawn from the last mentioned point along the midline of the Mahawalawatta road towards the south east to the point until it crosses midline of the Ratnapura Siripagama road, and from there along the midline of the Siripagama road further to the southeast to the point it crosses the eastern boundary of the Ratnapura Municipal Council, and from there along the eastern boundary of the Ratnapura Municipal Council towards the South up to the point until it meets the Right River Bank Reserve of Kalu Ganga.</i>
South:	<i>To the south by line drawn from the last-mentioned point along the boundary of the right bank reserve of the Kalu Ganga towards the southwest and west up to the point till it crosses the midline of the Ratnapura - Batticaloa road (A 004), and from there along the midline of that road towards the northwest and southwest up to the point till it meets the eastern boundary of the Commercial Zone, from there along the northern boundary of that Commercial Zone towards the north and southwest until it meets the northern boundary and from there along that northern boundary towards the northwest, west and again northwest up to the point until it crosses the midpoint of Ratnapura - Batticaloa (A4) Road,</i>
West:	<i>To the west by the line drawn from the last-mentioned point along the midpoint of the Ratnapura - Batticaloa (A4) road towards the northwest to the starting point</i>

07. Commercial Promotion Zone

Map No 7.1 : Commercial Promotion Zone





ID	X	Y
1	80.415	6.671
2	80.414	6.670
3	80.413	6.671
4	80.413	6.672
5	80.421	6.683
6	80.421	6.682
7	80.421	6.682
8	80.421	6.682
9	80.422	6.682
10	80.421	6.681
11	80.421	6.681
12	80.420	6.680
13	80.419	6.680
14	80.419	6.678
15	80.421	6.677
16	80.423	6.677
17	80.424	6.676
18	80.424	6.675
19	80.424	6.675
20	80.424	6.675
21	80.423	6.676
22	80.423	6.676
23	80.422	6.675
24	80.421	6.675
25	80.421	6.675
26	80.420	6.674
27	80.420	6.673
28	80.421	6.671
29	80.422	6.673
30	80.422	6.674
31	80.423	6.675
32	80.423	6.674
33	80.423	6.674
34	80.424	6.673
35	80.423	6.672
36	80.424	6.672
37	80.424	6.671
38	80.423	6.671
39	80.424	6.670
40	80.424	6.670
41	80.424	6.671
42	80.424	6.672
43	80.425	6.672
44	80.425	6.673
45	80.424	6.673
46	80.424	6.674

ID	X	Y
47	80.425	6.673
48	80.425	6.673
49	80.425	6.672
50	80.425	6.672
51	80.425	6.672
52	80.425	6.671
53	80.424	6.670
54	80.424	6.670
55	80.424	6.670
56	80.425	6.668
57	80.425	6.669
58	80.426	6.668
59	80.426	6.669
60	80.428	6.668
61	80.430	6.666
62	80.432	6.666
63	80.432	6.666
64	80.434	6.665
65	80.436	6.666
66	80.437	6.664
67	80.438	6.664
68	80.439	6.664
69	80.440	6.664
70	80.441	6.663
71	80.442	6.665
72	80.443	6.664
73	80.444	6.663
74	80.444	6.663
75	80.443	6.663
76	80.442	6.663
77	80.440	6.663
78	80.440	6.663
79	80.438	6.663
80	80.438	6.662
81	80.437	6.663
82	80.436	6.663
83	80.435	6.663
84	80.432	6.664
85	80.431	6.664
86	80.431	6.664
87	80.433	6.662
88	80.433	6.662
89	80.433	6.661
90	80.433	6.660
91	80.433	6.660
92	80.433	6.660

ID	X	Y
93	80.433	6.659
94	80.435	6.657
95	80.439	6.655
96	80.440	6.655
97	80.438	6.654
98	80.438	6.654
99	80.438	6.654
100	80.438	6.654
101	80.437	6.652
102	80.436	6.652
103	80.437	6.651
104	80.436	6.651
105	80.436	6.652
106	80.437	6.653
107	80.438	6.654
108	80.437	6.655
109	80.435	6.656
110	80.435	6.656
111	80.434	6.657
112	80.433	6.658
113	80.432	6.659
114	80.432	6.660
115	80.430	6.661
116	80.430	6.662
117	80.430	6.663
118	80.430	6.663
119	80.429	6.666
120	80.426	6.667
121	80.426	6.667
122	80.426	6.667
123	80.425	6.668
124	80.424	6.667
125	80.424	6.667
126	80.422	6.668
127	80.422	6.669
128	80.421	6.669
129	80.421	6.670
130	80.422	6.670
131	80.422	6.670
132	80.421	6.671
133	80.420	6.673
134	80.419	6.672
135	80.421	6.670
136	80.420	6.670
137	80.420	6.671
138	80.419	6.672

ID	X	Y
139	80.418	6.673
140	80.416	6.673
141	80.416	6.674
142	80.416	6.674
143	80.416	6.673
144	80.415	6.673
145	80.415	6.673
146	80.414	6.673
147	80.414	6.673
148	80.413	6.673
149	80.413	6.673
150	80.412	6.672
151	80.412	6.672
152	80.411	6.673
153	80.411	6.673
154	80.411	6.675
155	80.411	6.676
156	80.413	6.676
157	80.413	6.675
158	80.413	6.676
159	80.414	6.676
160	80.415	6.676
161	80.414	6.677
162	80.415	6.678
163	80.416	6.678
164	80.417	6.677
165	80.416	6.678
166	80.416	6.678
167	80.416	6.678
168	80.417	6.678
169	80.419	6.677
170	80.419	6.676
171	80.418	6.674
172	80.418	6.674
173	80.420	6.674
174	80.419	6.675
175	80.419	6.677
176	80.417	6.679
177	80.417	6.679
178	80.417	6.680
179	80.416	6.679
180	80.415	6.679
181	80.415	6.680
182	80.415	6.680
183	80.414	6.680
184	80.415	6.679

ID	X	Y
185	80.414	6.679
186	80.414	6.678
187	80.413	6.677
188	80.413	6.679
189	80.411	6.679
190	80.410	6.679
191	80.409	6.678
192	80.409	6.677
193	80.410	6.675
194	80.410	6.674
195	80.409	6.674
196	80.407	6.673
197	80.407	6.674
198	80.408	6.675

ID	X	Y
199	80.408	6.676
200	80.408	6.677
201	80.407	6.677
202	80.406	6.676
203	80.406	6.676
204	80.406	6.676
205	80.408	6.676
206	80.407	6.675
207	80.408	6.675
208	80.408	6.675
209	80.406	6.675
210	80.406	6.675
211	80.405	6.676
212	80.405	6.676

ID	X	Y
213	80.404	6.675
214	80.404	6.676
215	80.406	6.677
216	80.411	6.682
217	80.416	6.682
218	80.420	6.685
219	80.420	6.684
220	80.420	6.683
221	80.420	6.683
222	80.417	6.681
223	80.418	6.681
224	80.418	6.682
225	80.423	6.670
226	80.423	6.670

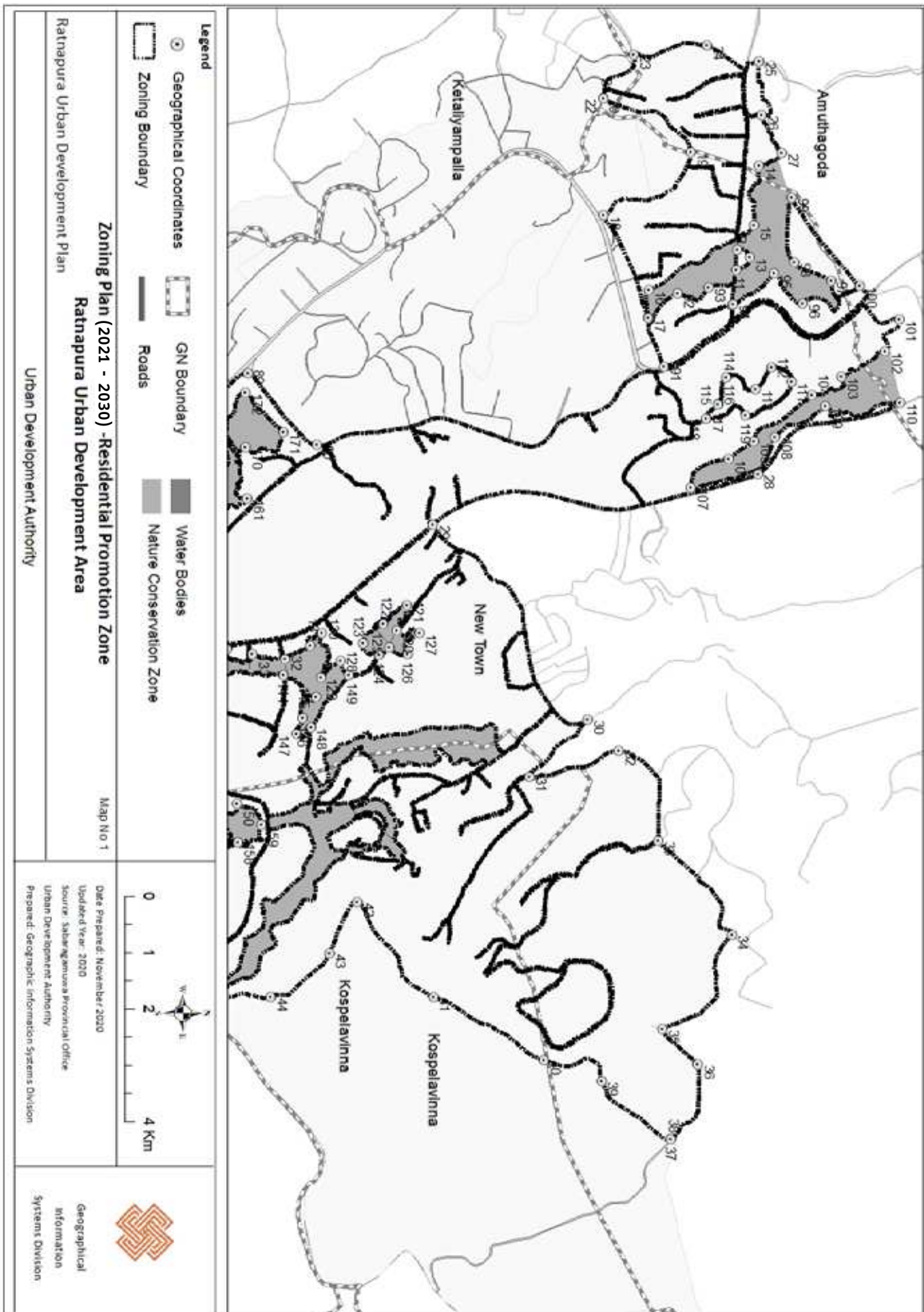
ID	X	Y
227	80.423	6.669
228	80.424	6.669
229	80.424	6.669
230	80.424	6.670
231	80.424	6.670
232	80.423	6.671
233	80.423	6.668
234	80.424	6.668
235	80.424	6.668

Commercial Promotion Zone

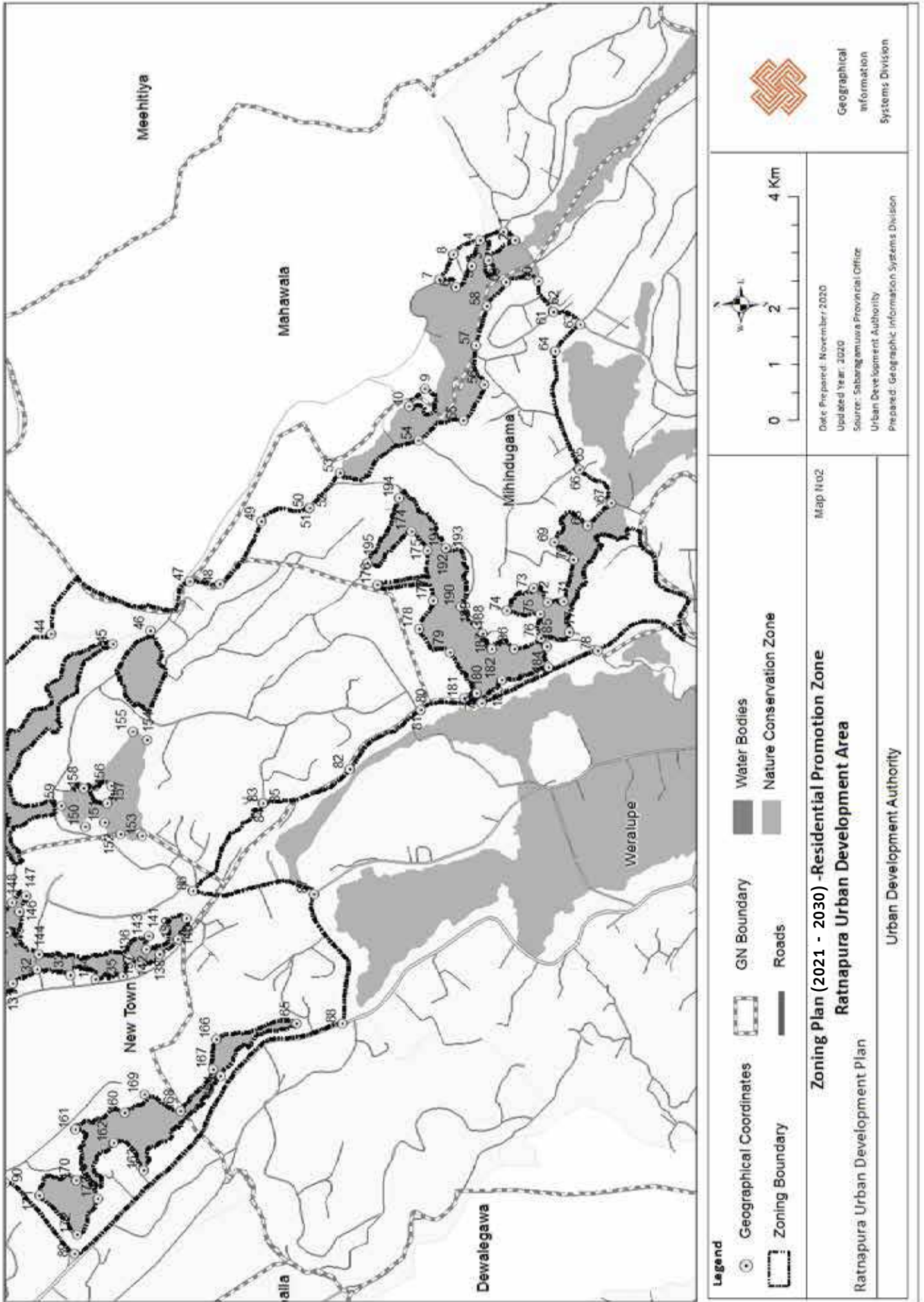
North:	<i>The land to the north by the line starting from the point where the left river bank reserve of Kaluganga and Ratnapura - Batticaloa (A 004) Road cross each other, and from there along the boundary of the left river bank reserve of Kalu Ganga towards the northeast to the eastern boundary of the Ratnapura Municipal Council</i>
East:	<i>To the east by the line drawn from the last mentioned point towards the southeast along the boundary of the Ratnapura Municipal Council to the point until it crosses the western boundary of the Angamma reservation, from there along that reserve boundary towards the south to the point it crosses the midline of the Angamma by road, from there along the midline of that entrance road towards the west up to the point until it crosses the midline of the Angamma road and from there along the center line of the Angamma road towards the northeast to the point until crosses the midline of the Muwantenna road, and from there along the midline of the Muwantenna road up to the point where the southern boundary of the Ratnapura Municipal Council meets, and from there, along that boundary towards the southeast until it crosses the mid-point of the Ratnapura - Badulla road</i>
South:	<i>To the south by the line drawn from the last-mentioned point towards the west and southeast along the southern boundary of the Ratnapura Municipal Council to the point till it crosses the midline of the Kalawana - Ratnapura main road, and from there along the southern boundary of the Ratnapura Municipal Council to the point where the right bank reserve of Way Ganga, and from there, along the right bank reserve of the Way Ganga towards the northwest to the point till it meets the left river bank of Kalu Ganga</i>
West:	<i>To the west by the line drawn from the last-mentioned point along the left bank reservation of Kalu Ganga to the starting point</i>

o8. Residential Promotion Zone

Map No 8.1 : Residential Promotion Zone



Map No 8.2 : Residential Promotion Zone



Legend

- Geographical Coordinates
- GN Boundary
- Zoning Boundary
- Water Bodies
- Nature Conservation Zone
- Roads

**Zoning Plan (2021 - 2030) - Residential Promotion Zone
Ratnapura Urban Development Area**

Ratnapura Urban Development Plan

Urban Development Authority

Map No.2

0 1 2 4 Km



Geographical
Information
Systems Division

Date Prepared: November, 2020
 Updated Year: 2020
 Source: Sabaragamuwa Provincial Officer
 Urban Development Authority
 Prepared: Geographical Information Systems Division

ID	X	Y
1	8.0409	6.6941
2	8.0409	6.6938
3	8.0408	6.6945
4	8.0409	6.6948
5	8.0408	6.6950
6	8.0407	6.6954
7	8.0408	6.6958
8	8.0408	6.6954
9	8.0405	6.6962
10	8.0404	6.6966
11	8.0380	6.7177
12	8.0379	6.7177
13	8.0379	6.7181
14	8.0377	6.7183
15	8.0379	6.7182
16	8.0380	6.7155
17	8.0381	6.7155
18	8.0378	6.7143
19	8.0377	6.7165
20	8.0375	6.7143
21	8.0375	6.7143
22	8.0375	6.7143
23	8.0374	6.7151
24	8.0374	6.7170
25	8.0374	6.7183
26	8.0376	6.7184
27	8.0377	6.7189
28	8.0385	6.7183
29	8.0386	6.7099
30	8.0391	6.7139
31	8.0393	6.7124
32	8.0392	6.7147
33	8.0394	6.7157
34	8.0397	6.7176
35	8.0399	6.7158
36	8.0400	6.7167
37	8.0402	6.7160
38	8.0402	6.7160
39	8.0400	6.7143
40	8.0400	6.7128

ID	X	Y
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42	8.0396	6.7080
43	8.0397	6.7073
44	8.0398	6.7058
45	8.0398	6.7042
46	8.0398	6.7033
47	8.0400	6.7022
48	8.0400	6.7015
49	8.0401	6.7004
50	8.0402	6.6991
51	8.0402	6.6991
52	8.0402	6.6991
53	8.0403	6.6984
54	8.0403	6.6963
55	8.0404	6.6952
56	8.0405	6.6946
57	8.0406	6.6949
58	8.0407	6.6946
59	8.0407	6.6941
60	8.0407	6.6932
61	8.0407	6.6929
62	8.0407	6.6929
63	8.0406	6.6922
64	8.0406	6.6928
65	8.0403	6.6922
66	8.0403	6.6922
67	8.0402	6.6914
68	8.0401	6.6920
69	8.0401	6.6928
70	8.0400	6.6923
71	8.0399	6.6926
72	8.0399	6.6930
73	8.0400	6.6934
74	8.0399	6.6940
75	8.0399	6.6932
76	8.0398	6.6932
77	8.0398	6.6924
78	8.0398	6.6917
79	8.0397	6.6947
80	8.0396	6.6963

ID	X	Y
81	8.0396	6.6963
82	8.0395	6.6981
83	8.0394	6.7003
84	8.0394	6.7003
85	8.0394	6.7003
86	8.0392	6.7021
87	8.0392	6.6990
88	8.0388	6.6983
89	8.0382	6.7052
90	8.0384	6.7070
91	8.0382	6.7159
92	8.0380	6.7162
93	8.0380	6.7170
94	8.0381	6.7176
95	8.0380	6.7187
96	8.0381	6.7194
97	8.0380	6.7201
98	8.0379	6.7192
99	8.0378	6.7191
100	8.0380	6.7209
101	8.0381	6.7219
102	8.0382	6.7215
103	8.0382	6.7204
104	8.0383	6.7196
105	8.0384	6.7182
106	8.0385	6.7175
107	8.0385	6.7166
108	8.0384	6.7187
109	8.0383	6.7200
110	8.0383	6.7219
111	8.0383	6.7191
112	8.0382	6.7186
113	8.0383	6.7182
114	8.0382	6.7174
115	8.0383	6.7173
116	8.0383	6.7173
117	8.0383	6.7173
118	8.0384	6.7170
119	8.0383	6.7180
120	8.0389	6.7090

ID	X	Y
121	8.0388	6.7093
122	8.0389	6.7087
123	8.0389	6.7082
124	8.0390	6.7086
125	8.0389	6.7088
126	8.0390	6.7093
127	8.0389	6.7096
128	8.0390	6.7076
129	8.0390	6.7071
130	8.0389	6.7071
131	8.0389	6.7068
132	8.0390	6.7062
133	8.0390	6.7053
134	8.0389	6.7047
135	8.0390	6.7039
136	8.0390	6.7038
137	8.0390	6.7035
138	8.0390	6.7030
139	8.0390	6.7025
140	8.0391	6.7023
141	8.0391	6.7029
142	8.0390	6.7034
143	8.0391	6.7033
144	8.0390	6.7061
145	8.0391	6.7070
146	8.0391	6.7066
147	8.0392	6.7064
148	8.0391	6.7068
149	8.0390	6.7078
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151	8.0393	6.7044
152	8.0393	6.7040
153	8.0393	6.7034
154	8.0396	6.7033
155	8.0396	6.7037
156	8.0394	6.7042
157	8.0394	6.7044
158	8.0394	6.7050
159	8.0394	6.7056
160	8.0386	6.7039

ID	X	Y
161	8.0386	6.7052
162	8.0385	6.7042
163	8.0384	6.7034
164	8.0387	6.7014
165	8.0388	6.6995
166	8.0388	6.7015
167	8.0387	6.7016
168	8.0386	6.7025
169	8.0386	6.7034
170	8.0384	6.7051

ID	X	Y
171	8.0384	6.7061
172	8.0383	6.7051
173	8.0384	6.7046
174	8.0401	6.6965
175	8.0400	6.6961
176	8.0400	6.6974
177	8.0399	6.6959
178	8.0398	6.6963
179	8.0398	6.6955
180	8.0397	6.6948

ID	X	Y
181	8.0397	6.6951
182	8.0397	6.6942
183	8.0397	6.6942
184	8.0397	6.6930
185	8.0398	6.6930
186	8.0398	6.6939
187	8.0398	6.6944
188	8.0398	6.6947
189	8.0399	6.6948
190	8.0399	6.6952

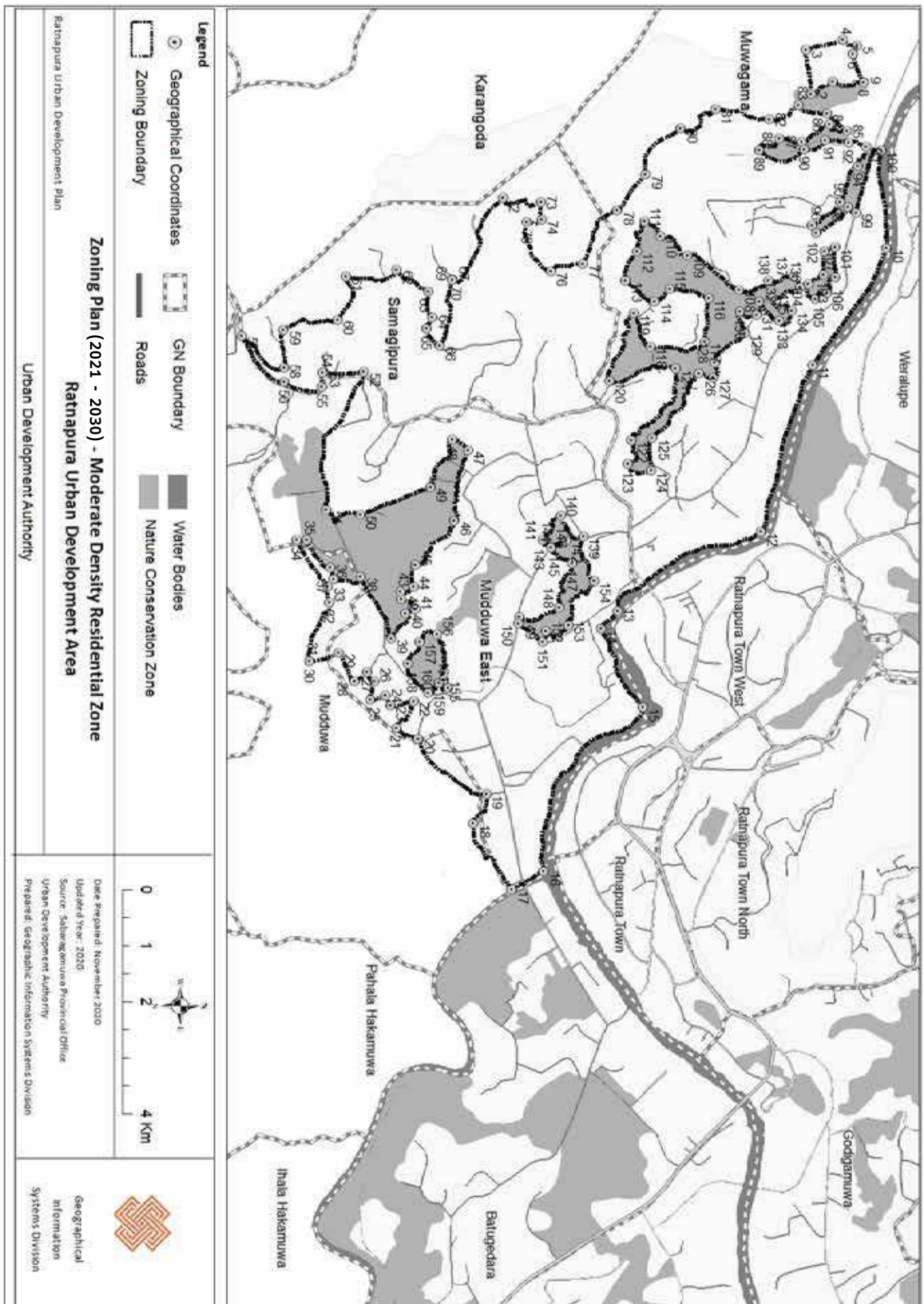
ID	X	Y
191	8.0401	6.6956
192	8.0401	6.6956
193	8.0401	6.6956
194	8.0402	6.6968
195	8.0400	6.6976

Residential Promotion Zone

North:	<i>The land bounded to the north by the line starting from the point where the midline of the western boundary of the Ratnapura Municipal Council and the midpoint of New Town United Road cross each other, and from there along the western boundary of the Ratnapura Municipal Council towards the north and northeast crossing the midpoint of the Ratnapura - Karapincha road further to the midpoint of the Ratnapura - Batticaloa road, and from there onwards along that boundary northeast, southeast, again northeast, and east to the point until it meets the midline of Haldola,</i>
East:	<i>To the east by the line drawn from the last-mentioned point along the midline of that Haldola towards the Southwest and South to the point until it meets the midline of the Katugas Ella canal and from there along that canal towards the southwest and southeast to the point until it meets the eastern boundary of the Ratnapura Municipal Council, and from there along that eastern boundary towards the south to the point until it meets the midline of the Mahawala Watta road, (Western boundary of low-density residential zone) From there along the midline of the said Mahawala Watta road to the point where the northern boundary of the tourism promotion zone meets,</i>
South :	<i>To the south by the line drawn from the last-mentioned point along the northern boundary of the tourism promotion zone to the west, northwest, again to the west to the point until it crosses the midline of the Ratnapura - Batticaloa (A 004) road; (Western boundary of the administrative zone)</i>
West :	<i>To the west by the line drawn from the last-mentioned point along the western and northern boundary of the administrative zone to the starting point</i>

09. Medium Density Residential Zone

Map No 9 : Medium Density Residential Zone



ID	X	Y
1	80.381	6.684
2	80.381	6.684
3	80.380	6.683
4	80.380	6.684
5	80.380	6.685
6	80.380	6.685
7	80.380	6.685
8	80.381	6.685
9	80.381	6.685
10	80.386	6.686
11	80.389	6.684
12	80.394	6.682
13	80.396	6.678
14	80.396	6.678
15	80.399	6.679
16	80.403	6.676
17	80.404	6.675
18	80.402	6.674
19	80.401	6.674
20	80.400	6.672
21	80.399	6.672
22	80.399	6.672
23	80.399	6.672
24	80.398	6.671
25	80.398	6.671
26	80.398	6.671
27	80.398	6.671
28	80.398	6.670
29	80.397	6.670
30	80.397	6.669
31	80.397	6.669
32	80.396	6.670
33	80.395	6.670
34	80.394	6.669
35	80.394	6.669
36	80.395	6.670
37	80.395	6.670
38	80.395	6.671
39	80.397	6.672
40	80.396	6.672
41	80.396	6.672
42	80.396	6.672

ID	X	Y
43	80.395	6.672
44	80.395	6.672
45	80.395	6.672
46	80.393	6.673
47	80.391	6.674
48	80.391	6.673
49	80.392	6.673
50	80.393	6.671
51	80.393	6.670
52	80.389	6.671
53	80.389	6.670
54	80.389	6.670
55	80.390	6.670
56	80.389	6.668
57	80.388	6.667
58	80.389	6.668
59	80.388	6.668
60	80.388	6.670
61	80.386	6.670
62	80.386	6.672
63	80.387	6.673
64	80.388	6.673
65	80.388	6.673
66	80.388	6.673
67	80.386	6.673
68	80.386	6.673
69	80.386	6.673
70	80.386	6.673
71	80.386	6.673
72	80.384	6.675
73	80.384	6.676
74	80.385	6.676
75	80.385	6.675
76	80.386	6.676
77	80.386	6.677
78	80.384	6.678
79	80.383	6.679
80	80.382	6.680
81	80.382	6.681
82	80.382	6.682
83	80.381	6.683
84	80.382	6.684

ID	X	Y
85	80.382	6.685
86	80.382	6.684
87	80.383	6.683
88	80.382	6.683
89	80.383	6.682
90	80.383	6.683
91	80.382	6.684
92	80.383	6.685
93	80.383	6.685
94	80.383	6.685
95	80.384	6.684
96	80.385	6.684
97	80.385	6.684
98	80.384	6.685
99	80.385	6.685
100	80.383	6.686
101	80.386	6.684
102	80.386	6.684
103	80.386	6.684
104	80.387	6.683
105	80.387	6.684
106	80.387	6.684
107	80.386	6.684
108	80.387	6.681
109	80.386	6.680
110	80.385	6.679
111	80.385	6.679
112	80.386	6.679
113	80.386	6.678
114	80.387	6.679
115	80.387	6.679
116	80.387	6.681
117	80.388	6.680
118	80.388	6.679
119	80.387	6.678
120	80.389	6.678
121	80.389	6.680
122	80.391	6.678
123	80.392	6.678
124	80.392	6.679
125	80.391	6.679
126	80.389	6.680

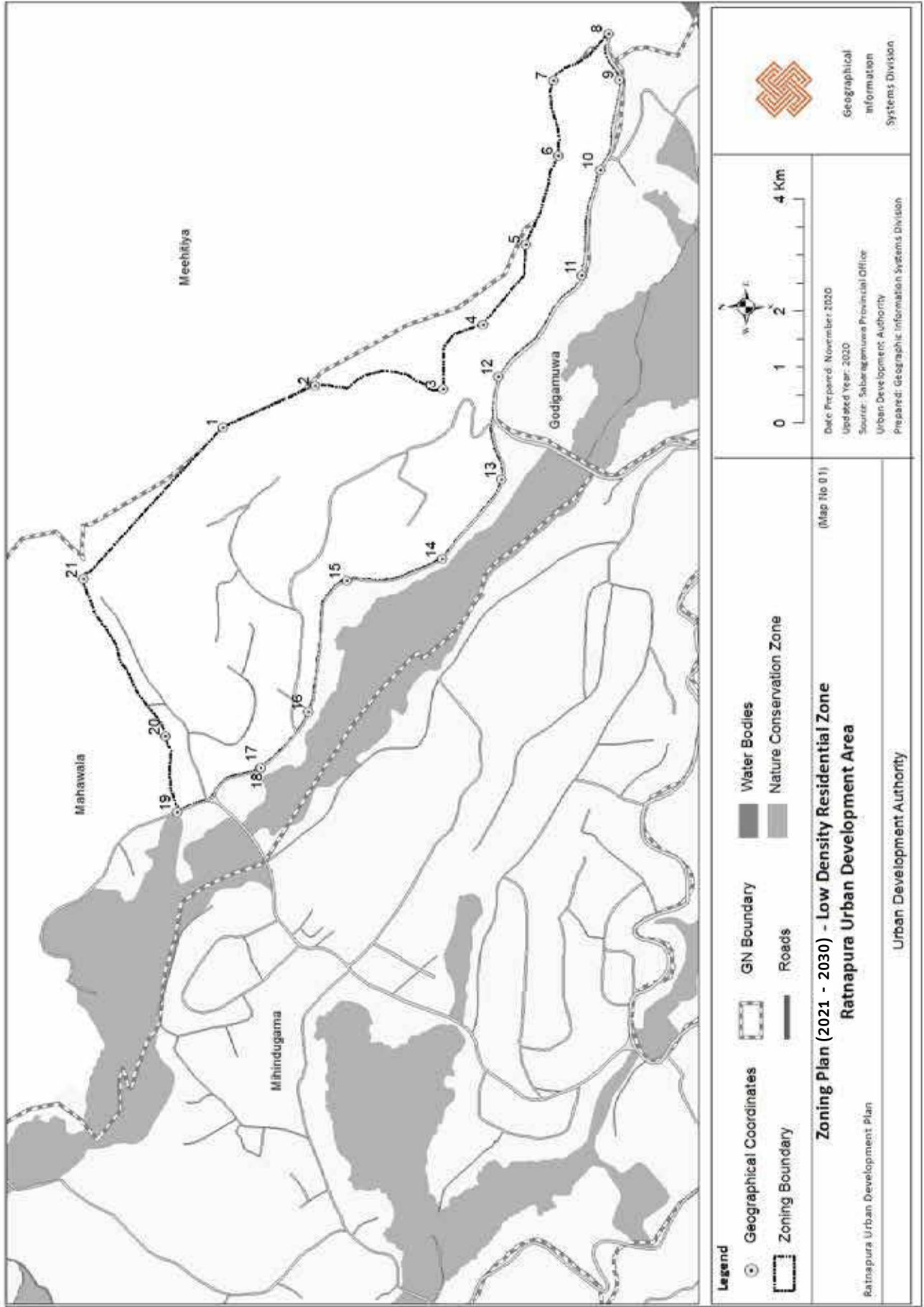
ID	X	Y
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128	80.389	6.681
129	80.388	6.682
130	80.387	6.681
131	80.387	6.682
132	80.387	6.682
133	80.388	6.683
134	80.387	6.683
135	80.387	6.682
136	80.387	6.683
137	80.386	6.683
138	80.386	6.682
139	80.394	6.677
140	80.393	6.676
141	80.394	6.676
142	80.394	6.677
143	80.394	6.676
144	80.394	6.676
145	80.394	6.676
146	80.394	6.676
147	80.395	6.677
148	80.396	6.676
149	80.396	6.675
150	80.396	6.675
151	80.397	6.676
152	80.397	6.676
153	80.396	6.677
154	80.395	6.677
155	80.398	6.673
156	80.397	6.673
157	80.397	6.672
158	80.397	6.672
159	80.398	6.673
160	80.398	6.673
161	80.398	6.673

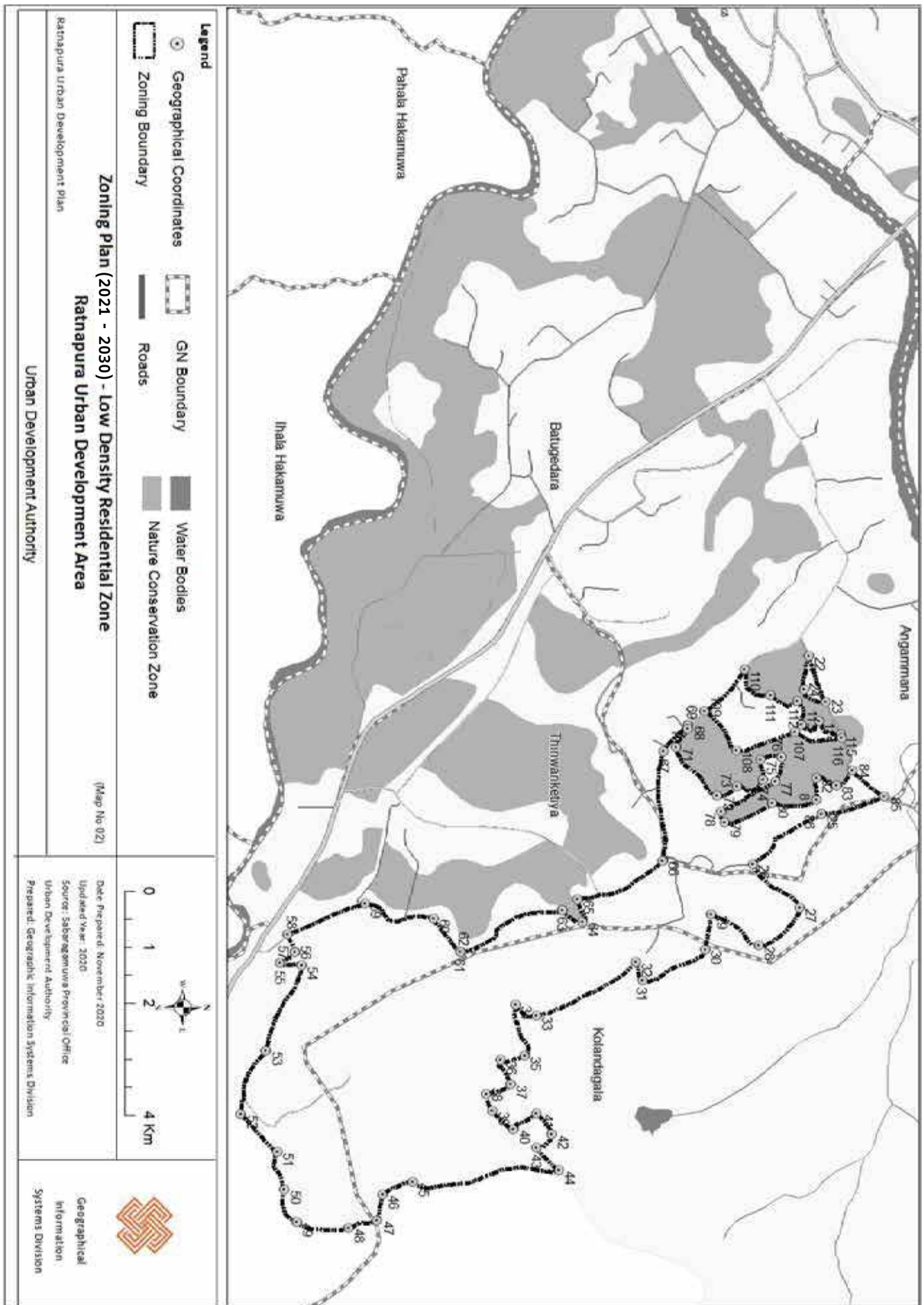
Medium Density Residential Zone

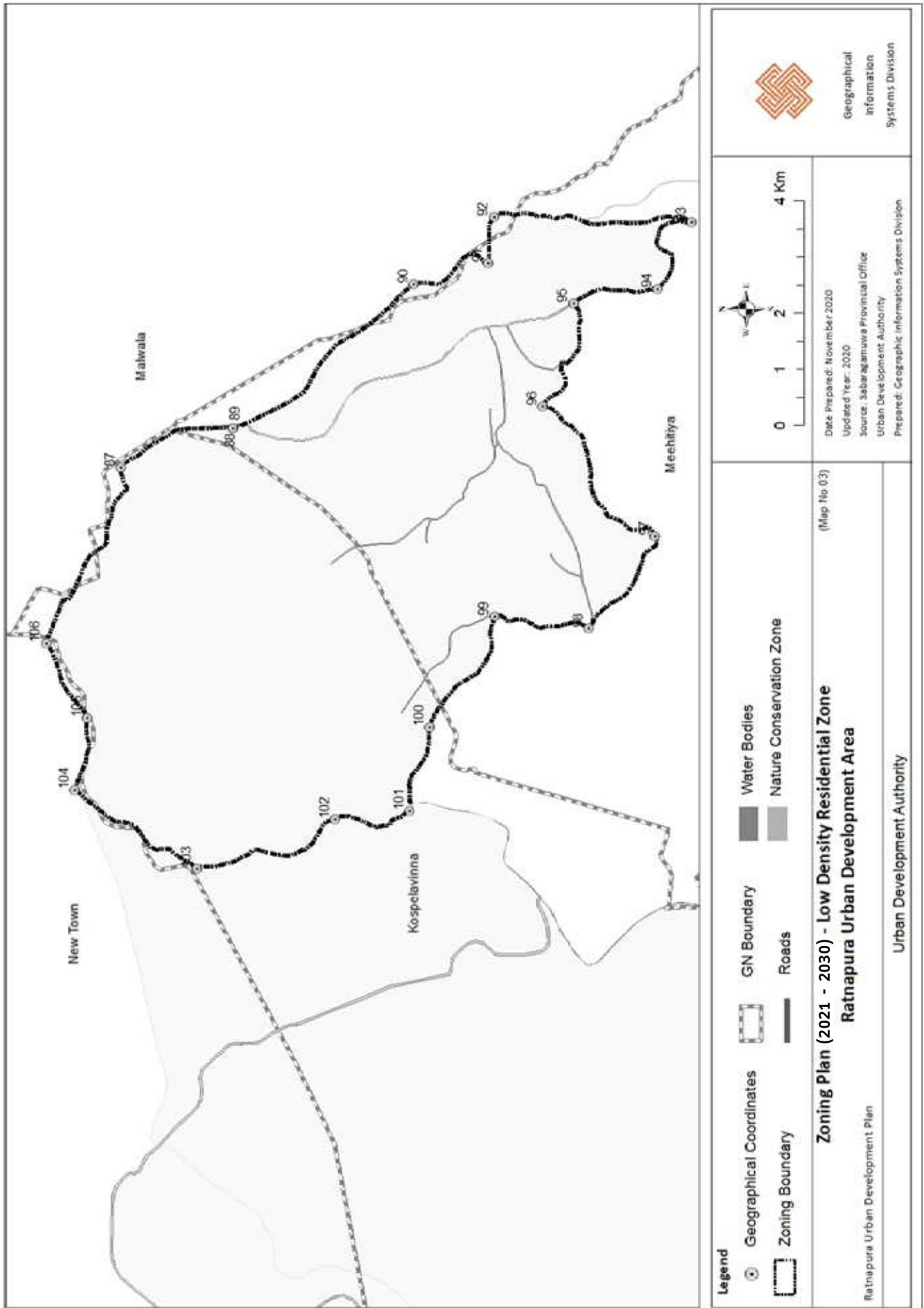
North:	<i>The land bounded by the line drawn starting from the point where the boundaries of Kanadola Reservation and Ratnapura Municipal Council cross each other, and from there along boundary of that Municipal Council towards the north west and again to the north to the point till it meets the boundary of the left river bank of Kalu Ganga reservation, from there along the boundary of the left river bank of the Kalu Ganga Reserve towards the east to the point where the midpoint of the Ratnapura - Karawita road meets,</i>
East:	<i>To the east by the line drawn from there along the boundary of the left river bank of Kalu Ganga to the point where the boundary of the left river bank of Way Ganga meets, and from there along the boundary of the left river bank of Way Ganga to the boundary of the Municipal Council area,</i>
South:	<i>From there along the boundary the Municipal Council towards the southwest and west along the midline of the Dikhen Dola towards the northwest to the point until it crosses the midline of the Ratnapura Karawita Road,</i>
West:	<i>To the west by the line drawn from the last mentioned point along the midline of that road to the southwest to the point where the midline of Samagipura Lane crosses, and from there along the centre line of the Samagipura Lane towards the north to the point until it crosses midline of the Pradeshiya Sabha by road, and from there along that road towards the north to the point where the western boundary of the Kanadola reservation crosses, and from there along the western boundary of that reserve to the north to the starting point.</i>

10. Low Density Residential Zone

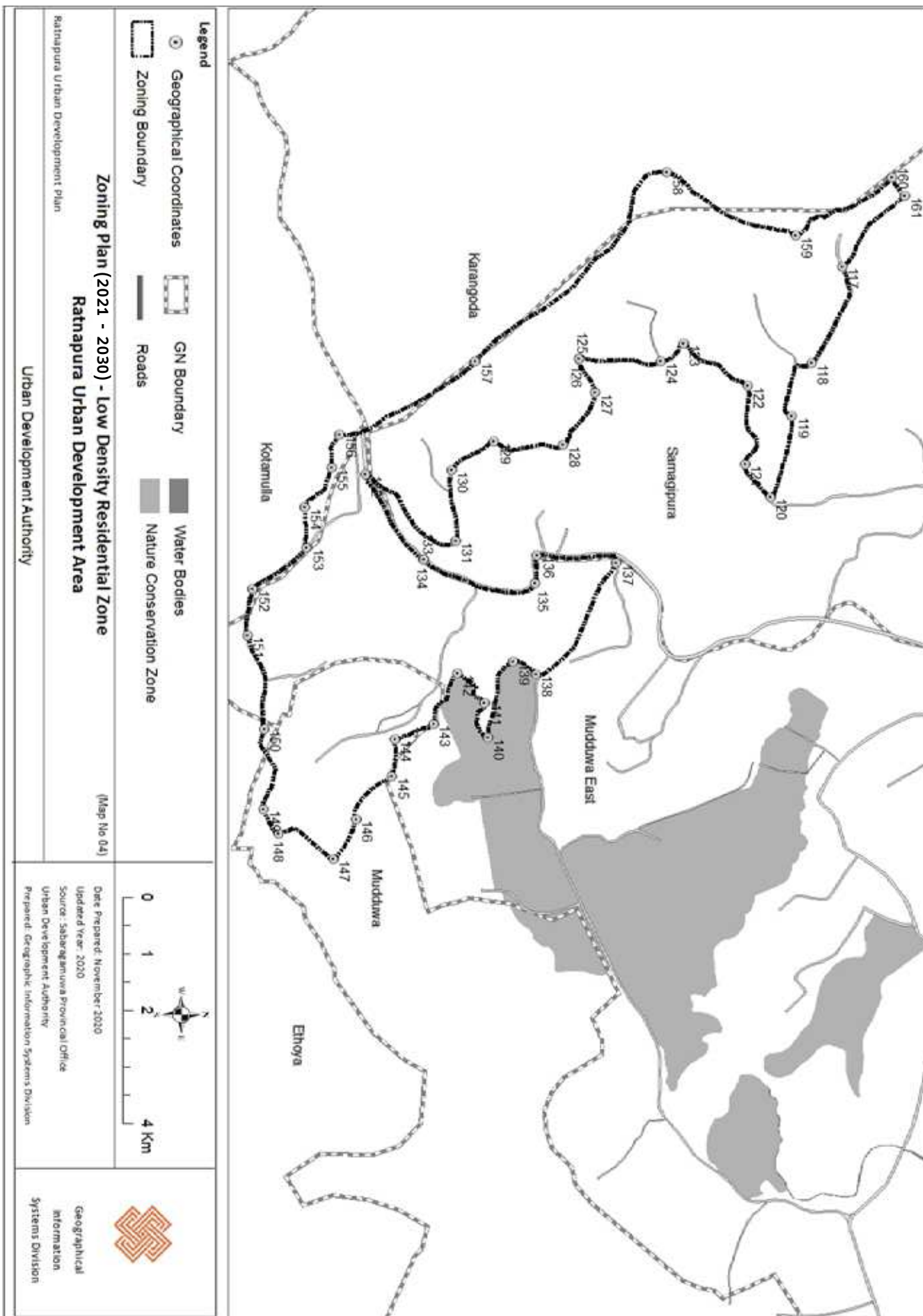
Map No 10.1 : Low Density Residential Zone







Map No 10.4 : Low Density Residential Zone



ID	X	Y
1	6.694	80.415
2	6.693	80.415
3	6.691	80.415
4	6.690	80.416
5	6.690	80.417
6	6.689	80.419
7	6.689	80.420
8	6.688	80.420
9	6.688	80.420
10	6.689	80.418
11	6.689	80.417
12	6.690	80.415
13	6.690	80.414
14	6.691	80.413
15	6.692	80.412
16	6.693	80.411
17	6.693	80.410
18	6.693	80.410
19	6.695	80.409
20	6.695	80.410
21	6.696	80.412
22	6.680	80.419
23	6.680	80.420
24	6.680	80.420
25	6.680	80.422
26	6.679	80.424
27	6.680	80.424
28	6.679	80.425
29	6.678	80.425
30	6.677	80.425
31	6.676	80.426
32	6.676	80.426
33	6.674	80.427
34	6.673	80.427
35	6.674	80.428
36	6.673	80.428
37	6.673	80.428
38	6.673	80.428
39	6.673	80.429
40	6.673	80.429
41	6.674	80.429
42	6.674	80.429

ID	X	Y
43	6.674	80.430
44	6.674	80.430
45	6.671	80.430
46	6.671	80.431
47	6.670	80.431
48	6.670	80.431
49	6.669	80.431
50	6.668	80.431
51	6.668	80.430
52	6.668	80.429
53	6.668	80.428
54	6.669	80.426
55	6.668	80.426
56	6.669	80.425
57	6.669	80.425
58	6.669	80.425
59	6.670	80.424
60	6.672	80.425
61	6.672	80.425
62	6.672	80.425
63	6.674	80.425
64	6.675	80.425
65	6.675	80.424
66	6.677	80.423
67	6.677	80.421
68	6.677	80.421
69	6.677	80.421
70	6.677	80.421
71	6.677	80.421
72	6.678	80.422
73	6.678	80.422
74	6.679	80.422
75	6.679	80.421
76	6.679	80.421
77	6.679	80.422
78	6.678	80.422
79	6.678	80.423
80	6.679	80.422
81	6.680	80.422
82	6.680	80.422
83	6.680	80.422
84	6.681	80.422

ID	X	Y
85	6.681	80.422
86	6.680	80.422
87	6.717	80.413
88	6.715	80.414
89	6.715	80.414
90	6.712	80.416
91	6.711	80.416
92	6.711	80.417
93	6.708	80.417
94	6.708	80.416
95	6.710	80.416
96	6.710	80.414
97	6.708	80.412
98	6.709	80.411
99	6.711	80.411
100	6.712	80.409
101	6.712	80.408
102	6.713	80.408
103	6.715	80.407
104	6.717	80.408
105	6.717	80.409
106	6.718	80.410
107	6.679	80.421
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109	6.677	80.420
110	6.678	80.419
111	6.679	80.420
112	6.679	80.420
113	6.680	80.421
114	6.680	80.420
115	6.680	80.421
116	6.680	80.421
117	6.674	80.385
118	6.673	80.386
119	6.673	80.387
120	6.673	80.388
121	6.673	80.388
122	6.673	80.387
123	6.672	80.386
124	6.671	80.386
125	6.670	80.386
126	6.670	80.386

ID	X	Y
127	6.670	80.387
128	6.670	80.388
129	6.669	80.388
130	6.668	80.388
131	6.668	80.389
132	6.667	80.388
133	6.668	80.389
134	6.668	80.389
135	6.670	80.390
136	6.670	80.389
137	6.671	80.389
138	6.670	80.391
139	6.669	80.391
140	6.669	80.392
141	6.669	80.391
142	6.668	80.391
143	6.668	80.392
144	6.668	80.392
145	6.668	80.392
146	6.667	80.393
147	6.667	80.393
148	6.666	80.393
149	6.666	80.393
150	6.666	80.392
151	6.666	80.390
152	6.666	80.390
153	6.666	80.389
154	6.666	80.388
155	6.667	80.388
156	6.667	80.387
157	6.669	80.386
158	6.671	80.384
159	6.673	80.385
160	6.675	80.384
161	6.675	80.384

Low Density Residential Zone (1)

	<p>The land area bounded to the by the line starting from the point where the midpoint of the Katugas Ella canal and the northern boundary of the Ratnapura Municipal Council cross each other, along that northern boundary to the point until it meets the eastern boundary of the Ratnapura Municipal Council, and from there along that eastern boundary towards the south, west and northwest to the point where the midline of the Katugas Ella canal crosses, and from there along that canal to the north to the starting point.</p>
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Low Density Residential Zone (2)

	<p>The land bounded by the line drawn starting from the point where the eastern boundary of the tourism promotion zone and the midline of the Mahawala Watta road meet, and from there along the midline of the Mahawala Watta road towards the north to the point where the eastern boundary of the Ratnapura Municipal Council meets, and from there along that boundary towards the east and to the southeast to the point until it meets the midline of the Ratnapura Siripagama road (Eastern boundary of the Tourism Promotion Zone) and from there along that boundary towards the northwest to the starting point.</p>
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Low Density Residential Zone (3)

	<p>The land area bounded by the line drawn starting from the point where the midline of the Umandola and the western boundary of the Angamma reserve and from there along the western boundary of the Angamma reserve southerly and easterly to the eastern boundary of the Ratnapura Municipal Council and from there along that eastern boundary southerly and southwesterly to the point where the eastern boundary of the commercial development zone meets and from there along the eastern boundary of that commercial promotion zone northwesterly northerly and easterly to the starting point.</p>
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Low Density Residential Zone (4)

	<p>The land area bounded by the line drawn starting from the point where the southern boundary of the Ratnapura Municipal Council area and the southern boundary of the Kanadola reservation meet, and along the eastern boundary of the Kanadola Reservation northerly to the point where it meets the western boundary of the medium density residential zone, and from there along that western boundary easterly and southerly to the point where the midline of the Ratnapura - Karawita road, and from there along the midline of that road northerly to the point where the Dikhena Dola crosses, and from there along the midline of that Dikhena Dola Southeasterly to the point where the boundary of the Ratnapura Municipal Council area meets and from there along that boundary southeasterly southerly westerly and northwesterly to the starting point.</p>
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Annexure 18 : Zoning Uses

Use	Forest Conservation Zone	Nature Conservation Zone	Commercial Zone	Administrative Zone	Health Service Promotion Zone	Tourism Promotion Zone	Commercial Promotion Zone	Residential Promotion Zone	Moderate Density Residential Zone	Low Density Residential Zone
Gem Industry related Uses (Gem Cutting, Polishing, Auctioning and Gem related Shops, Gem promotional Industries, Gem Museums, etc.)			√			√	√			
Gem Training Centres							√			
Jewellery – Handicraft Shops and Showrooms			√				√			
Shops			√	√	√	√	√	√	√	√
Supermarkets			√	√	√	√	√	√	√	
Showrooms			√		√	√	√	√		
Communication centres			√	√	√	√	√	√	√	
Hardware Shops			√		√	√	√	√	√	
Building material Production Centres					√	√	√	√	√	
Communication Towers			√	√	√	√	√	√	√	√
Customer Service centres			√	√	√	√	√	√	√	
Open Markets / Public Markets			√				√	√		
Printing Press			√	√			√			
Food and Non-Alcoholic Beverages Production Centres			√		√	√	√	√	√	
Liquor Shops			√				√			
Grinding Mills			√				√	√	√	
Welding Workshops and Leith Workshops			√				√	√	√	
Sawing Mills							√	√	√	
Filling Stations, Gas Filling Stations and Electric Charging Stations				√	√	√	√	√	√	
Warehouses				√	√		√	√		
Funeral Florists, Funeral Parlours					√		√			

Use		Forest Conservation Zone	Nature Conservation Zone	Commercial Zone	Administrative Zone	Health Service Promotion Zone	Tourism Promotion Zone	Commercial Promotion Zone	Residential Promotion Zone	Moderate Density Residential Zone	Low Density Residential Zone
Residential	Residential Buildings			√	√	√	√	√	√	√	√
	Quarters				√	√			√	√	
Educational	Education Centres			√	√	√	√	√	√	√	
	Tuition Classes			√				√	√	√	
	Training Centres				√	√	√	√	√	√	
	Pre Schools				√	√	√	√	√	√	√
	Primary Schools				√	√	√	√	√	√	
	Secondary Schools				√			√	√	√	
Health	Government Hospitals					√					
	Private Hospitals					√		√			
	Medical Centres			√	√	√	√	√	√	√	√
	Laboratories			√	√	√		√	√	√	
	Ayurveda Medical Centres			√	√	√	√	√	√	√	
	Health Institutions			√		√		√			
	Medical Training Centres					√					
	Medical Consulting Centres					√		√			
Ayurveda Spas					√	√					
Institutional	Administrative Complexes				√						
	Government / Semi-government and Private Institutes / Offices				√					√	
	Banks and Financial Institutions			√	√	√		√	√	√	√
	Insurance Institutions			√	√	√		√	√	√	
	Pawning Centres			√		√		√	√	√	
	Professional Offices			√	√			√	√		
	Service Industries			√		√		√			
Social Services and Public Amenities	Cinema			√	√		√	√			
	Clubs			√							
	Art Galleries / Theatres			√			√				
	Auditoriums			√	√						

Use		Forest Conservation Zone	Nature Conservation Zone	Commercial Zone	Administrative Zone	Health Service Promotion Zone	Tourism Promotion Zone	Commercial Promotion Zone	Residential Promotion Zone	Moderate Density Residential Zone	Low Density Residential Zone
Social Services and Public Amenities	Social and Cultural Centres			√	√	√	√	√	√	√	√
	Library			√	√	√	√	√	√	√	√
	Public Gathering Places			√							
	Public Gathering Halls / Community Centres				√	√	√	√	√	√	√
	Day-care Centres				√	√	√	√	√	√	
	Elders Homes					√	√		√		
	Children Home					√	√		√		
	Rehabilitation Centres					√	√		√		
	Gymnasiums				√		√	√	√	√	
	Open Spaces, School Grounds, Dry weather Playgrounds (Not more than 25 m ² Floor Area)		√								
	Outdoor Gymnasiums/ Places with fitness facilities (Not more than 25 m ² Floor Area)		√								
Tourism	Hotels / Holiday Resorts			√	√	√	√	√	√	√	√
	Guest Houses			√		√	√	√	√	√	√
	Rest Houses			√		√	√	√	√	√	
	Lodgings			√		√	√	√	√	√	√
	Homestay						√				
	Reception Halls							√	√	√	√
	Restaurants			√	√	√	√	√	√	√	√
	Canteens			√	√	√	√	√		√	
	Museums						√	√			
Transport	Multi-storey Vehicle Parking Complexes			√	√						
	Vehicle Parks		On steel	√	√	√	√	√	√	√	√

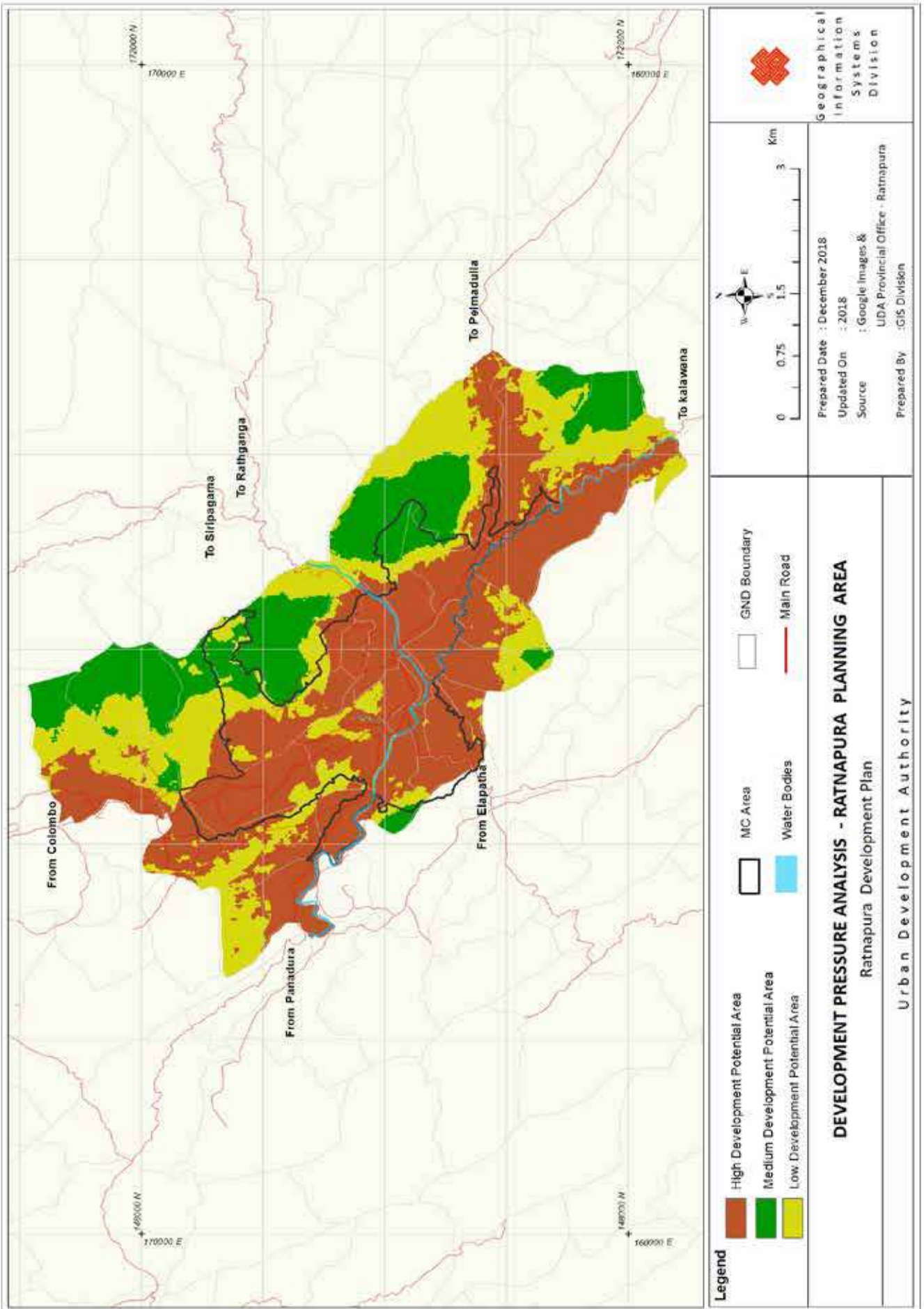
Use		Forest Conservation Zone	Nature Conservation Zone	Commercial Zone	Administrative Zone	Health Service Promotion Zone	Tourism Promotion Zone	Commercial Promotion Zone	Residential Promotion Zone	Moderate Density Residential Zone	Low Density Residential Zone
Transport	Vehicle Repair Centres			√		√	√	√	√	√	√
	Vehicle Service centres					√	√	√	√		
	Service Centres					√	√	√	√	√	
Leisure and Recreation	Parks			√	√	√	√	√	√	√	√
	Children Parks					√	√	√	√	√	√
	Grounds						√	√	√	√	√
	Indoor Stadiums						√		√	√	
	Open Spaces			√	√	√	√	√	√	√	√
	Leisure and Recreational activities			√	√	√	√	√	√	√	√
	Botanical Gardens (Not more than 25 m floor area)		√				√			√	√
	Wetlands (Not more than 25 m floor area)		√								
	Gardens (Not more than 25 m floor area)		√								
	Landscaping Areas (Not more than 25 m floor area)		√								
Theme Parks (Aqua Based)		√									
Industry	Domestic Industries							√	√	√	
Other	Nurseries						√			√	√
	Floriculture (of the lotus genus)		√								
	Natural Forests, Forestation	√									
	Reforestation Activities	√									
	Drinking Water Supply Projects	√									
	Security Hut, Ticketing Counters (Plot Coverage not exceeding 25sqm)	√									

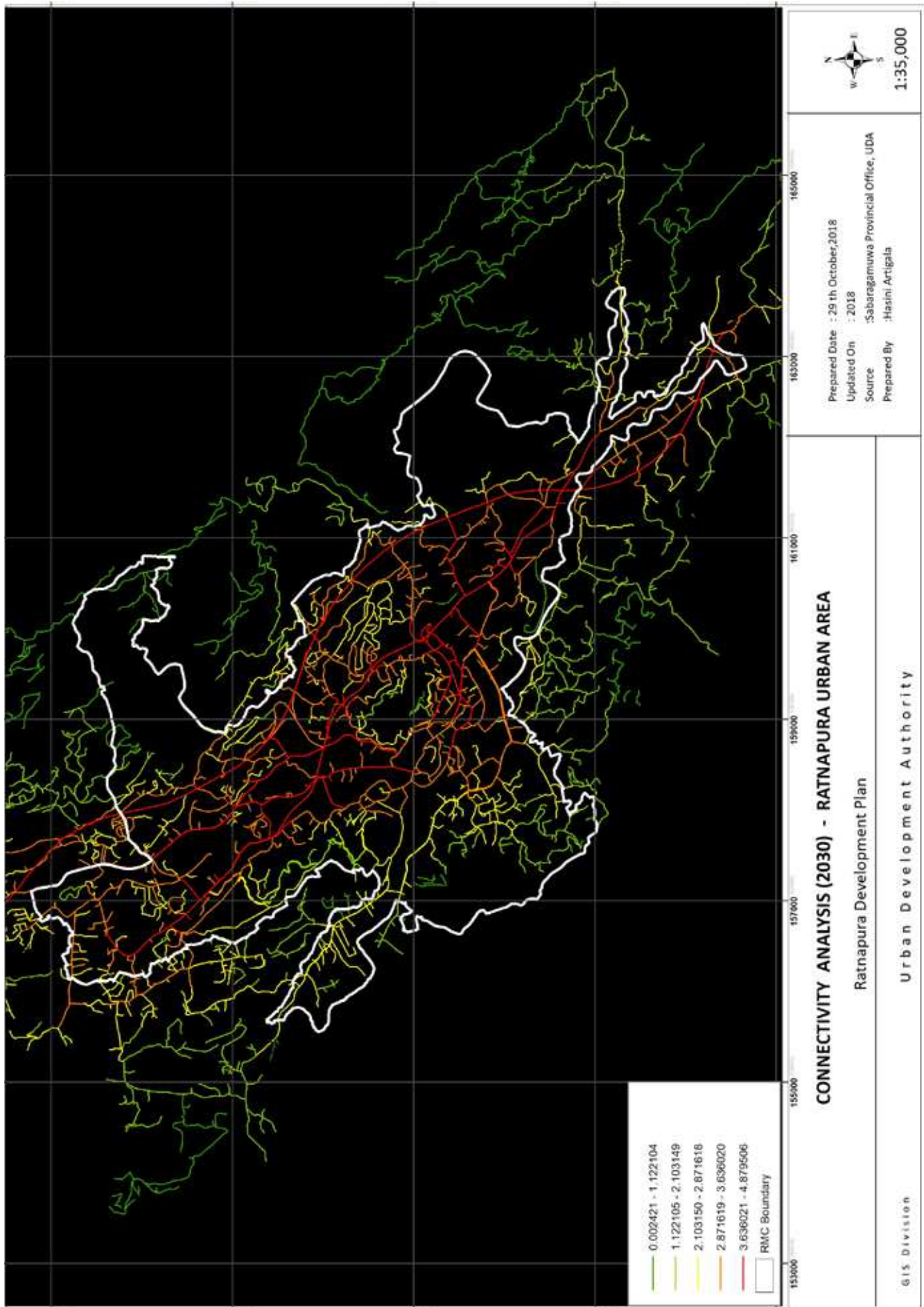
Use	Forest Conservation Zone	Nature Conservation Zone	Commercial Zone	Administrative Zone	Health Service Promotion Zone	Tourism Promotion Zone	Commercial Promotion Zone	Residential Promotion Zone	Moderate Density Residential Zone	Low Density Residential Zone
Agricultural <i>Only approved uses in accordance with the Agrarian Development Act can be made in existing cultivated paddy fields, abandoned paddy fields and the adjoining areas such as Deniyaya and Ovita.</i>		√								
Wetland related agriculture		√								
Arboriculture		√								
<i>Mining Subject to irregular site rehabilitation (Clay Pits and Soil mining) in accordance with (GS & MB) and CEA guidelines, conditions and regulations</i>		√								

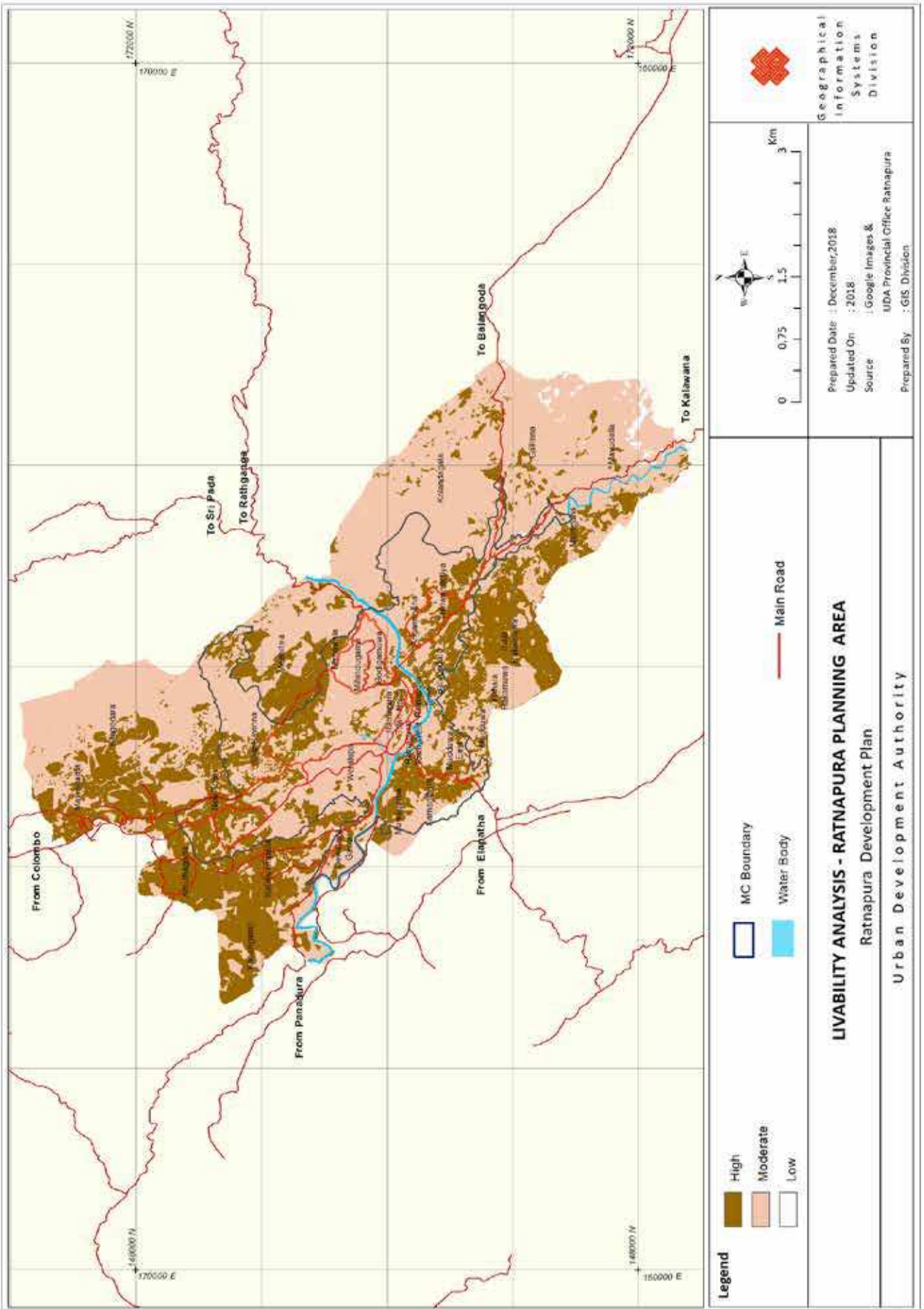
Annexure 19 : Identification of Density Zones

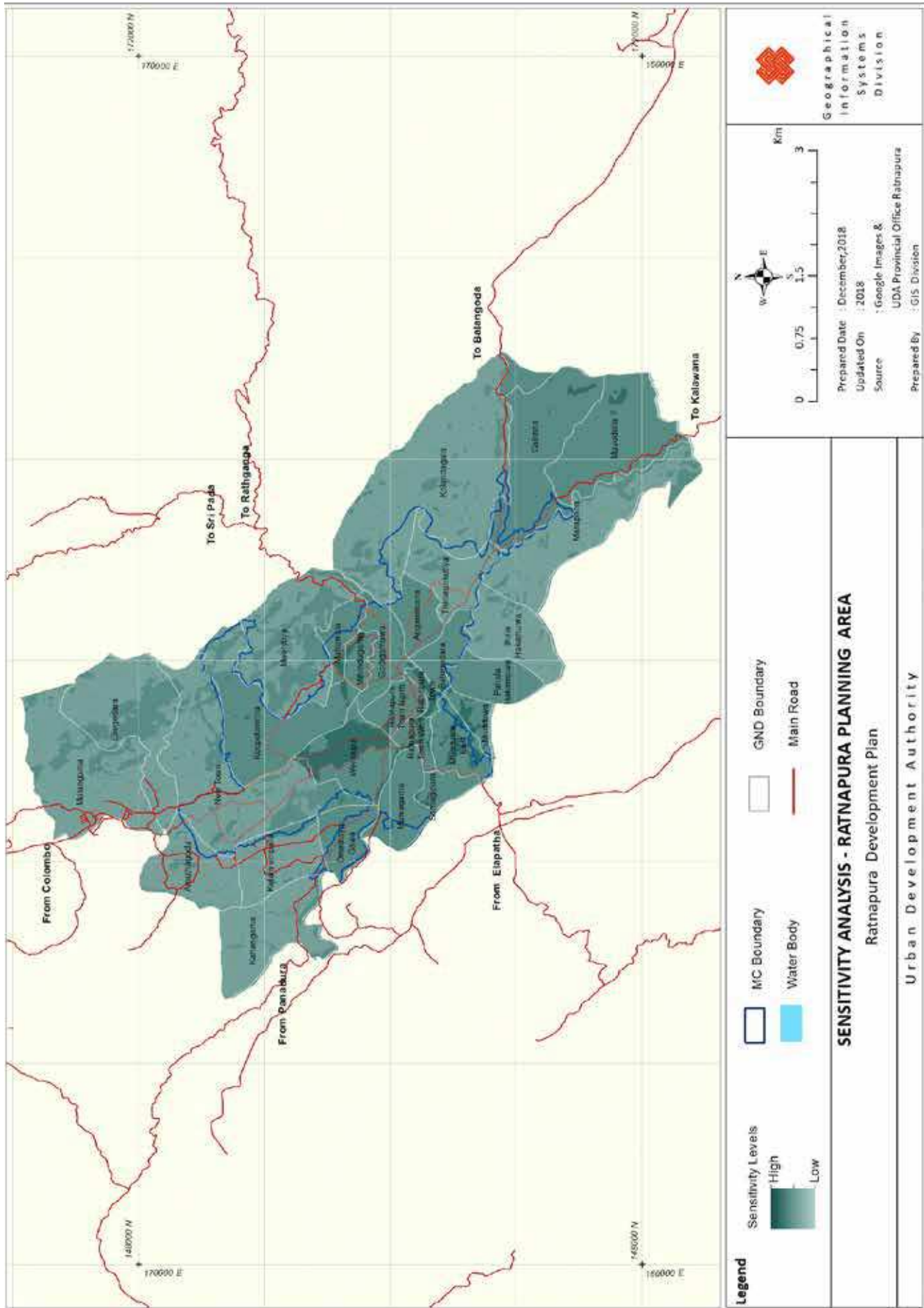
The preparation of the zoning plan for the area under the Ratnapura Urban Development Plan is based on the results obtained from development pressure Analysis, Connectivity Analysis, Livability Analysis and Sensitivity Analysis. Simultaneously, Urban level and population density are also considered.

In each analysis, a large number of factors, such as population distribution and density, physical and social infrastructure distribution, waste disposal facilities, and accessibility to these services. Also, the potential for natural disasters and hazards to be considered and weighed from 1 to 5 depending on their intensity. Furthermore, the relevant maps have been prepared accordingly. Also, the nature was considered at this stage. According to a joint analysis conducted, the use of zoning has been decided and ten zones have been identified in the Ratnapura Municipal Council area. Here, the promotional use of each region has been determined based on the potential of each region.









The Basis for Identifying Density Zones and Promotional Uses

Development pressure Analysis	Connectivity Analysis	Livability Analysis	Sensitivity Analysis	Urban Level	Population Density	Promotional Use	Zone
Low	Low	Low	Moderate	Hinterland	Low	Environment	Forest Conservation Zone
Moderate	Low	Moderate	High	Hinterland	Low	Environment	Nature Conservation Zone
Very High	Very High	Moderate	Moderate	Urban	Very High	Commercial	Commercial Zone
High	Moderate	High	Low	Semi-Urban	High	Administration	Administrative Zone
Moderate	Moderate	Moderate	Moderate	Semi-Urban	Moderate	Health	Health Service Promotion Zone
High	Moderate	Moderate	High	Semi-Urban	Moderate	Tourism	Tourism Promotion Zone
Very High	High	High	Low	Semi-Urban	High	Commercial	Commercial Promotion Zone
Very High	High	High	Low	Semi-Urban	Moderate	Residential	Residential Promotion Zone
High	Moderate	High	Moderate	Semi-Urban	Moderate	Residential	Moderate Density Residential Zone
Low	Low	Moderate	Moderate	Hinterland	Low	Residential	Low Density Residential Zone

Calculation of the zone Factor for zones

The zone factor applicable to the identified zones were calculated according to the equation shown below.

$$\text{Zone Factor} = (\text{Total Floor Area} / \text{Developable Land})$$

Calculating the Amount of Land Required For Future Development (Total Floor Area)

The amount of land required for future development was calculated for each region according to the residential population and circulation expected by 2030. Accordingly, the amount of land required for a person in relation to the residential population and the area required by a person in relation to the circulating population were calculated separately.

In computing the circulation population (commuter population), it has been considered the number of residential, commercial services and other developments expected in these zones by 2030. According to the current infrastructure available for the density zones and proposed to be provided in the future, is considered when calculating the table below.

Zone	Maximum Circulation Population in 2030								
	Residual Population	Commercial Purpose	Administration Purpose	Education Purpose	Health Purpose	Judicial Purpose	Transport	Tourism Purpose	Total Circulation Population
Forest Conservation Zone	-	-	-	-	-	-	-	-	-
Nature Conservation Zone	-	-	-	-	-	-	-	-	-
Commercial Zone	3850	35000	500	8400	2000	-	1300	2400	53450
Administrative Zone	2300	5600	4250	5600	6000	25000	400	-	49300
Health Service Promotion Zone	7800	1400	-	-	32000	-	-	2400	43600
Tourism Promotion Zone	18500	1400	-	1400	-	-	-	3200	24500
Commercial Promotion Zone	3400	8400	-	4200	-	-	100	-	16100
Residential Promotion Zone	11950	14000	-	2800	-	-	100	-	28850
Moderate Density Residential Zone	10100	2800	250	2800	-	-	100	-	16100
Low Density Residential Zone	6550	1400	-	2800	-	-	-	-	10750

Assumptions

1. Extent of Land Required for Residential Use Assumed to be 50 m².
2. The amount of land that should be allocated to one person of the circulating population to meet other services assumed to be 30 m².

Accordingly, the amount of land required for future development (Total Floor Area) is calculated.

Zone	Population			Floor Area (m ²)		
	Residential Population	Commuter Population	Total Population	Total Floor Area for residential population	Total Floor Area for Commuter Population	Total Floor Area for Total population
Forest Conservation Zone	-	-	-	-	-	-
Nature Conservation Zone	-	-	-	-	-	-
Commercial Zone	3,850	49,600	53,450	192,500	1,488,000	1,680,500
Administrative Zone	2,300	46,850	49,150	115,000	1,405,500	1,520,500
Health Service Promotion Zone	7,800	35,800	43,600	390,000	1,074,000	1,464,000
Tourism Promotion Zone	18,500	6,000	24,500	925,000	180,000	1,105,000
Commercial Promotion Zone	3,400	12,700	16,100	170,000	381,000	551,000
Residential Promotion Zone	11,950	16,900	28,850	597,500	507,000	1,104,500
Moderate Density Residential Zone	10,100	5,950	16,050	505,000	178,500	683,500
Low Density Residential Zone	6,550	4,200	10,750	327,500	126,000	453,500

Estimating the Developable Land for Future Development

For this purpose, the present land use pattern has been carefully studied and the extent of land that cannot be used for future development (ex: roads, reservoirs, reserves, mountain ranges, rocks, paddy fields) has been calculated as development land. Ten major density zones are identified in the plan, but due to environmental reasons two of these zones are not allowed to be developed.

	<i>Developable Land (m²)</i>
<i>Forest Conservation Zone</i>	-
<i>Nature Conservation Zone</i>	-
<i>Commercial Zone</i>	674,531
<i>Administrative Zone</i>	857,954
<i>Health Service Promotion Zone</i>	735,857
<i>Tourism Promotion Zone</i>	750,402
<i>Commercial Promotion Zone</i>	380,656
<i>Residential Promotion Zone</i>	872,435
<i>Moderate Density Residential Zone</i>	778,690
<i>Low Density Residential Zone</i>	722,192

Calculation of Zone Factor

	<i>Total Floor Area (m²)</i>	<i>Developable Land (m²)</i>		<i>Zone Factor</i>
<i>Forest Conservation Zone</i>	-	-	-	-
<i>Nature Conservation Zone</i>	-	-	-	-
<i>Commercial Zone</i>	1,680,500	674,531	2.49	2.5
<i>Administrative Zone</i>	1,520,500	857,954	1.77	2.0
<i>Health Service Promotion Zone</i>	1,464,000	735,857	1.99	2.0
<i>Tourism Promotion Zone</i>	1,105,000	750,402	1.47	1.5
<i>Commercial Promotion Zone</i>	551,000	380,656	1.45	1.5
<i>Residential Promotion Zone</i>	1,104,500	872,435	1.27	1.5
<i>Moderate Density Residential Zone</i>	683,500	778,690	0.88	1.0
<i>Low Density Residential Zone</i>	453,500	722,192	0.63	0.75

Annexure 20 : Buildings and structures with historical / archaeological and architectural value

No	Name of the Building	Location
01	Sabaragamuwa Saman Dewala Premises	Dewalegawa (Panadura Road)
02	Museum (Ehelepola Walawwa and related area)	Ratnapura Town
03	District Judge's quarters (Ehelepola Harem)	Ratnapura Town
04	Ratnapura Rest House	Ratnapura Town
05	Dutch Fort Premises	Ratnapura Town
06	Police Premises	Ratnapura Town
07	Wey's Memorial Hall (Library)	Ratnapura Town
08	Old Clock Tower	Ratnapura Town
09	Building where the Regional Survey Office is run	Ratnapura Town
10	Building belonging to the Regional Survey Office for Assessment Number 1/1	Frank Hettiarachchi Mawatha, Ratnapura
11	Police Prison Building No. 58/1 of Assessment	Dutch Fort Premises, ratnapura
12	Building belonging to Assessment No. 4 of the Road Development Authority	Bandaranayake Mawatha, Ratnapura
13	Ratnapura YMBA building (Buddhist House)	Ratnapura Town
14	The old two-story building located on the grounds of St. Aloysius School	Ratnapura Town
15	The Old Temple Building located on the grounds of St. Paul's Point Cathedral	Ratnapura Town
16	Ayurvedic Office Building	Ratnapura Town
17	Health Director's Quarters	Ratnapura Town
18	District Engineer's Quarters	Muwagama
19	District Judge's Quarters	Muwagama
20	Former Chief Minister's Old Quarters	Muwagama
21	DIG's office building	Muwagama
22	The old sculpture and painted statue of the Ganagoda ancient temple	Thiriwanaketiya
23	Old two storied hall in Jayasumanarama temple	Thiriwanaketiya
24	Devalegawa Galkaduwa Ancient Gallen Temple	Weralupa
25	The old railway bridge	Warakathota

N.B. :

No alterations, repairs or demolition, deformation or damage should be made to the building referred to here without the approval or permission of the Urban Development Authority.

Annexure 21 : Schedule related to Nature Conservation Zone

1.0 *Institutions*

1. Sri Lanka Land Development Cooperation
2. Department of Irrigation
3. Central Environmental Authority
4. Urban Development Authority
5. Ratnapura Municipal Council
6. Department of Forest Conservation
7. Department of Wildlife Conservation
8. National Building Research Organization
9. Department of Agrarian Development
10. Department of Archeology
11. National Gem and Jewellery Authority
12. Geological Survey and Mines Bureau
13. Sabaragamuwa Provincial Council
14. National Water Supply & Drainage Board
15. National Aquaculture Development Authority
16. Ceylon Electricity Board
17. Department of Buildings
18. Road Development Authority
19. Sri Lanka Navy
20. Ratnapura District Secretary and Ratnapura Divisional Secretary



Urban Development Authority
Ministry of Urban Development & Housing