



Welimada Development Plan

2023-2033

Urban Development Authority
Uva Provincial Office
Badulla



Welimada Urban Development Plan 2023 – 2033

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Welimada Urban Development Plan 2023-2033 mainly consists of three parts as part I, part II and part III. The part I consists of the background of the urban development plan, preliminary studies, the need of the plan, the planning framework and the SWOT Analysis. The part II consists of Planning and Building guidelines and zoning guidelines, proposed road widths, building lines and reservations. The part III consists with the zoning boundaries, boundary coordinates and all the appendices.

Welimada Urban Development Plan 2023-2033 has been prepared by the Planning Division of the Uva Provincial Office - Urban Development Authority.

Supervision

Mr. Nimesh Herath, Chairman - Urban Development Authority; Plnr. N.P.K. Ranaweera, Director General - Urban Development Authority; Archt./ Plnr. Mahinda Withanarachchi, Additional Director General - Urban Development Authority; Plnr. M.P. Ranathunga, Deputy Director General (Planning) Zone -I - Urban Development Authority; Plnr. W.A. Rupa Ranjani, Director (Strategic Planning) - Urban Development Authority; Mr. D.M. Kiriwaththuduwa, Attorney-At-Law, Director (Legal Service) - Urban Development Authority.

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ACKNOWLEDGEMENT

The preparation of the Welimada Development Plan (2023-2033) has been done under the supervision of the Strategic Planning Division of the Urban Development Authority. Welimada Town is the main agricultural service provider in Badulla district which is witness a rapid development in the district. The primary objective of this development plan is to develop this town as a major commercial centre, a main regional agricultural services centre and as a town that provides tourism services.

First, our sincere gratitude is extended to the Honourable Minister of Urban Development and Housing Mr. Prasanna Ranatunga, for giving approval for the Welimada Development Plan 2023-2033 under the provisions of the Urban Development Authority Act No. 41 of 1978 as amended by Act No. 04 of 1982.

Also, our sincere gratitude is extended to State Minister of Ministry of Urban Development and Housing for his guidance and support provided for successfully completing this task. Further, our special gratitude is extended to the Secretary of the Ministry of Urban Development and Housing W.S. Sathyananda, who gave the necessary guidance for the successful completion of this plan. Furthermore, our special thanks are expressed to all government officers of the Welimada Divisional Secretariat office, Pradeshiya Sabha who contributed to this plan by giving information and ideas.

The planning team of the Urban Development Authority especially thankful to Mr. SR Bandusena, the former chairman of the Welimada Pradeshiya Sabha and the Local Authority Councillors, Divisional Secretary of Welimada and officers of the Welimada divisional secretariat office.

And, our special thanks are extended to Mr. Nimesh Herath, Chairman, Urban Development Authority, Plnr. N.P.K. Mr. Ranaweera, Director General, Urban Development Authority, Plnr. & Archt. Mr. Mahinda Withanarachchi, Additional Director General, Urban Development Authority, Plnr. M.P.Ranatunga Deputy Director General (Planning) Zone 1, Urban Development Authority, Plnr. Lalith Wijayaratne Deputy Director General (Planning) Zone 2, who gave encouragement and guidance to complete this plan. Also, special thanks are extended to Plnr. Rupa Ranjani, Director, Strategic Planning Division, and all the officers of the division, Lawyer. Dayani Kiriwaththuduwa, Acting Director, Legal Division, all Provincial Directors, former Directors, as well as all the employees working at the Uva Provincial Office.

Finally, we would like to express our sincere gratitude to the government, semi-government and private institutions, various resource persons and the public who have supported us directly and indirectly at all stages of the preparation of the Welimada Town Development Plan (2023-2033) from the initial stage of data collection to publication in the Gazette.

HON. MINISTER’S FOREWORD



In accordance with the President Ranil Wickramasinghe’s manifesto, in order to effectively realize the goals and objectives to build a fully developed Sri Lanka by 2048, it is vital to implement new development plans to steer the country towards the right direction.

The Urban Development Authority implements and enforces Urban Development Plans taking into consideration the existing gaps and inconsistencies prevailing among the cities of same district as well as among the districts of same province as a result of the country’s

urbanization process.

Accordingly, Development Plans have been published so far for 30 priority cities identified by the Urban Development Authority and another set of Development Plans targeting 50 cities are currently in the process of preparation and are planned to be legalized within this year. Welimada Development Plan is also one such plans and preparations are in place to formulate more plans in the year 2024.

Priority has been given in the Welimada Development Plan for the residential population and the threshold population obtaining services from the Welimada town and there is potential to further develop it as a service centre. Also, the Development Plan has identified to utilize the existing environmental system as well as the places with economic value in a sustainable manner as it benefits the urban population.

The comments and suggestions of professionals, experts, stakeholders, and community were obtained during the preparation of this plan and the planning approach adopted included utilization of modern analysis methods and technical tools.

The contribution made by the Chairman, Director General, Planning Team, and the relevant staff members of UDA who contributed to the Plan in numerous ways in order to successfully complete the plan is highly commendable. I believe that the Welimada Development Plan (2023-2033) will be successfully implemented through the cooperation and collective contribution of the relevant local authorities, state and private sector agencies and the general public.

Prasanna Ranathunga

Honourable Minister

Ministry of Urban Development and Housing

HON. STATE MINISTER’S FOREWORD



The Urban Development Authority is an institution that performs a pioneering mission in the development activities of Sri Lanka, and its legal background has also been disclosed in accordance with 8 A (1) Section 8, Part II A, of the Amended Act No. 04 of 1982. It has been emphasized that it is essential to prepare development plans under that legal guidance.

The development plans prepared under this background should be done for the realization of the currently announced vision of "an entirely developed Sri Lanka in the year 2048". Accordingly, to achieve the aim of a developed Sri Lanka, the objectives, goals and activities should be aligned as needed. For that, a re-urbanization plan should be prepared by involving all government departments to build a satisfied, virtuous society and a prosperous country with happy citizens. I believe that the Urban Development Authority should take the lead for the development and regulation of urban areas through that plan.

Therefore, I express my heartfelt gratitude to the planning team who played their role very responsibly in preparing this plan and to everyone who supported me in any way, and I hope that you all will contribute to create a fully developed Sri Lanka.

Thenuka Widanagamage
Honourable State Minister
Ministry of Urban Development and Housi

HON. CHAIRMAN’S FOREWORD – URBAN DEVELOPMENT AUTHORITY



The Urban Development Authority is the main agency which is responsible for the planning and implementation of urban area management in Sri Lanka. The primary objective of the establishment of the Urban Development Authority in 1978 has been to promote and regulate the development of these areas through integrated planning and implementation.

Accordingly, the Authority has been empowered to prepare development plans for urban areas as declared by the Minister in charge under Section II A, Part 8 A (1) of the Urban Development Authority Amended Act No. 4 of 1982. Therefore, **Welimada Development Plan** has been prepared, taking into account the physical, economic, social and environmental aspects of the area.

The Urban Development Authority has prepared **Welimada Development Plan** using modern planning strategies to be effective from 2023-2033. **Welimada Development Plan**, by identifying the existing problems in the planning area, uses potentials optimally to ensure the favourable development of the area through adopting a strategic approach and, further development zones and zoning guidelines are guided by the development plan. Therefore, I request all the stakeholders and the public to contribute to the realization of the vision of this plan through the implementation of the plan that serves the public interest.

I would like to express my heartfelt thanks to the planning team of the Urban Development Authority for their support in completing **Welimada Development Plan** within the stipulated time. I am also grateful to all the stakeholders and the community who have supported and contributed to the successful completion of these tasks and I hope that you will continue to extend your utmost support to the successful implementation of the plan.

Nimesh Herath
Chairman
Urban Development Authority

SECRETARY’S FOREWORD – WELIMADA PRADESHIYA SABHA



I would like to express my heartfelt thanks for preparing such an urban development plan for the period of 2023 -2033 by the Uva Provincial Office of the Urban Development Authority, based on the urgent need for a formal development plan for the town of "Welimada".

Welimada Town is a major urban centre in Uva province which is a main centre in residential, commercial, touristic, educational and agricultural aspects.

Further, the local authority is equally responsible for the provision of required utilities and facilities for the commuting population to the town. I hope that this development plan will be of greatly help in fulfilling this responsibility. As the Secretary of the Pradeshiya Sabha, I am happy to state that the Welimada Pradeshiya Sabha is taking the lead in moving along the right path together with the Urban Development Authority to achieve those expectations.

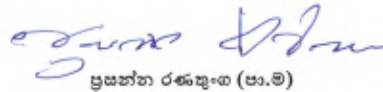
Let's all align to create a planned town.

D.M.D.S. Bandara
Secretary
Welimada Pradeshiya Sabha

APPROVAL FOR THE DEVELOPMENT PLAN OF THE WELIMADA URBAN DEVELOPMENT AREA

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GAZETTE NOTIFICATION



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The Gazette of the Democratic Socialist Republic of Sri Lanka
EXTRAORDINARY

අංක 2363/78 - 2023 දෙසැම්බර් මස 22 වැනි සිකුරාදා - 2023.12.22
No. 2363/78 - FRIDAY, DECEMBER 22, 2023

(Published by Authority)

PART I : SECTION (I) — GENERAL

Government Notifications

**APPROVAL OF THE DEVELOPMENT PLAN FOR THE LIMIT OF PART OF WELIMADA
PRADESHIYA SABHA**

I, Prasanna Ranathunga, Minister of Urban Development and Housing do hereby approve the Development Plan for the limit of part of Welimada Pradeshiya Sabha, after consideration of recommendation made by the Board of Management of the Urban Development Authority on 22nd June 2023 by virtue of the powers vested in me under Section 8(F) of the Urban Development Authority (Amendment) Act, No. 4 of 1982.

PRASANNA RANATHUNGA (M. P.),
Minister of Urban Development & Housing.

Ministry of Urban Development & Housing,
12th Floor,
“Sethsiripaya” Stage II,
Battaramulla
14th December, 2023.

EOG 12 - 0336/1



1A- PG 6583 - 21 (12/2023)

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PART I : SEC. (I) - GAZETTE EXTRAORDINARY OF THE DEMOCRATIC SOCIALIST REPUBLIC OF SRI LANKA - 22.12.2023

**NOTICE OF APPROVAL OF THE DEVELOPMENT PLAN FOR THE PART OF PRADESHIYA SABHA
LIMIT OF WELIMADA**

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, Prasanna Ranathunga, 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, No. 4 of 1982 have approved the Development Plan for the Part of Pradeshiya Sabha Limit of Welimada prepared under Section 8(A) of the said Act on the day of 14th December, 2023.

PRASANNA RANATHUNGA (M. P.),
Minister of Urban Development & Housing.

Ministry of Urban Development & Housing,
12th Floor,
"Sethsiripaya" Stage II,
Battaramulla
15th December, 2023.

EOG 12 - 0336/2

**APPROVAL OF THE DEVELOPMENT PLAN FOR THE PART OF PRADESHIYA SABHA LIMIT OF
WELIMADA**

PUBLIC are hereby informed that the Development Plan prepared for the part of Pradeshiya Sabha Limit of Welimada 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 14th December 2023, by Hon. Prasanna Ranathunga, Minister of Urban Development & Housing, by virtue of powers vested on him under Section 8(F) of the said Act.

NIMESH HERATH,
Chairman,
Urban Development Authority.

15th December, 2023.

EOG 12 - 0336/3

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Volume one



Chapter

Background of the development plan

Chapter one

Background of the development plan

1.1. Introduction

The main objective of the Urban Development Authority Act No. 41 of 1978 was to improve and regulate development activities in areas declared urban development. Accordingly, the primary objective is to prepare and implement urban development plans to sustainably maintain the development direction for the areas that have been declared as urban development areas based on the magnitude of urbanization.

Welimada was declared as a Pradeshiya Sabha Area in 1987. Six Grama Niladhari Divisions that consisted with an area of nearly 6.44 square miles within Pradeshiya Sabha jurisdiction was declared as an Urban Development Declared Area via Gazette No. 1210/16 of the year 2001. Subsequently, after studying the development trends in the area, an area consisting of 10.8 square miles and 10 Grama Niladhari Divisions was declared as an Urban Development Declared Area via Gazette No. 2352/10 on 03.10.2023. Pursuant to the Section 8 A (1) of Part II B of Act No. 04 of 1982, the Urban Development Authority has the powers to make urban development plans for the area declared as an Urban Development Area. Accordingly, the need for preparation of an urban development plan for the Welimada Urban Development area has arisen.

Therefore, it is planned to publish an Urban Development Plan for the Welimada Urban Area for the period 2023-2033 in order to create the urban centre with good infrastructure for the people who daily commuting and the resident community. Through this plan, it is expected great progress in the physical, social, economic and environmental aspects in the Welimada Urban Centre (Town).

1.2. Stakeholders of the Development Plan

To prepare the Welimada Development Plan 2023 - 2033, all relevant public and private as well as responsible authorities, institutions and the community were consulted. Through this process it is expected to prepare a unified and comprehensive urban development plan duly considering the consultations and suggestions from all the above stakeholders.

The Key stakeholders

- Welimada Pradeshiya Sabha

Main Consultancy institutions

- District Secretariat - Monaragala
- Divisional Secretariat - Welimada
- Uva Provincial Council
- University of Uva Wellassa, Badulla
- Road Development Authority, Bandarawela
- Zonal Education Office, Welimada
- Base Hospital, Welimada
- National Water supply and Drainage Board, Bandarawela
- National Water supply and Drainage Board, Dambawinna, Welimada
- Regional Engineer's Office, Welimada
- Provincial Road Development Authority, Welimada
- MoH Office, Welimada
- Sri Lanka Transport Board Office, Kappetipola
- Traffic Division - Police Station, Welimada
- Ceylon Electricity Board, Dambawinna, Welimada
- Road Development Authority, Welimada
- Vocational Training Centre, Divithotawelakanda, Welimada
- Road Passenger Transport Authority (RPTA) , Uva Provincial Council, Badulla
- Central Environmental Authority (CEA), Uva Provincial Office, Welimada
- Agrarian Services Centre, Kappetipola
- Land Use Division, District Secretariat, Badulla
- Disaster Management Centre (DMC), District Secretariat, Badulla
- Department of Agriculture (DoA), Kappetipola

1.3. Scope of the Development Plan

The scope of the Welimada Urban Development Plan is to study the existing economic, social, environmental and physical potentials of the town centre, to identify the opportunities available to Welimada town centre regionally, provincially and nationally and to combine them to make development plans and the aspects to be covered in the development plan.

Welimada is considered to be a major agricultural town in Badulla district, can be mentioned as a town centre consisting of many public and private institutions that provide services to Uva Paranagama Divisional Secretariat.

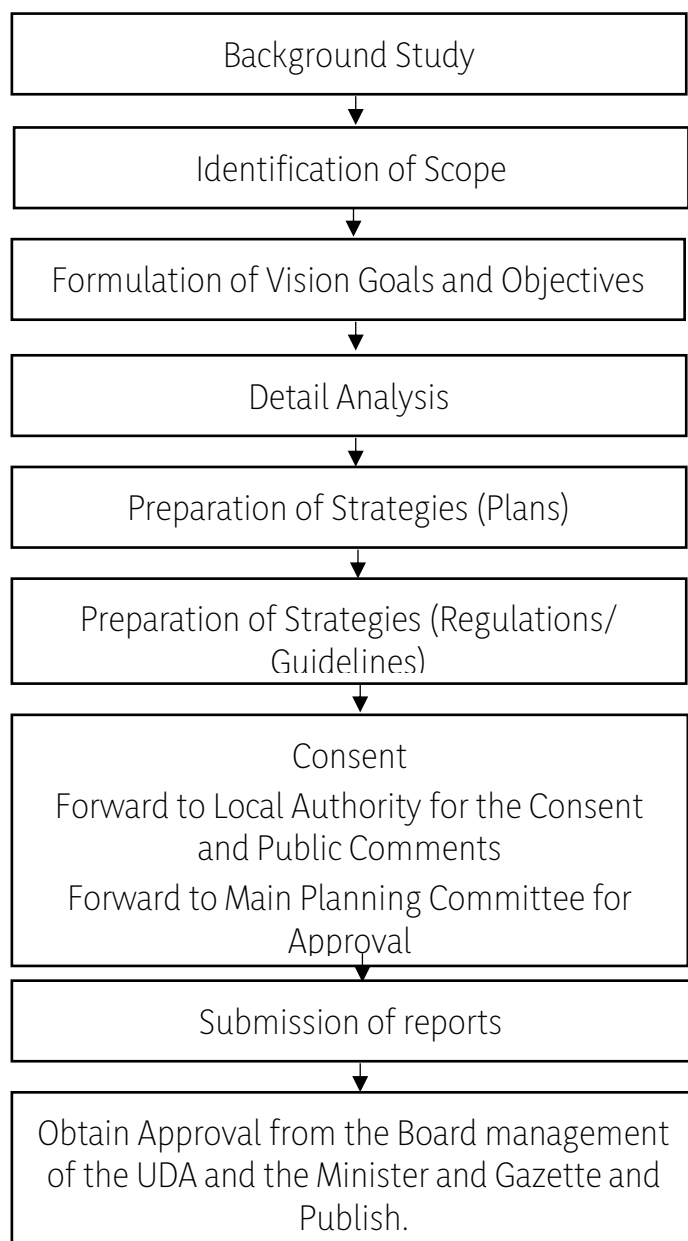
Welimada Town has been emerged and developed concentrating to the road intersection of Peradeniya - Chenkaladi (A5) Main Road, Welimada - Bandarawela Road, Welimada - Haputale Road, And Welimada - Uva Paranagama Road. Kappetipola Town Centre which is located at a distance of 6.4 km can be considered as a suburban town centre located at the close proximity to Welimada town. Bandarawela, Badulla and Nuwara-Eliya can be mentioned as other major Urban Centres (Towns) around Welimada Town. Apart from that, Uva Paranagama, Atampitiya and Hali-Ela can be mentioned as other suburbs.

As per the currently published National Physical Plan 2017-2050, Welimada Town has been identified as a town (urban centre) belonging to the Central Environmentally Fragile Zone. Accordingly, no large-scale development projects have been identified for Welimada Town, but many projects that can achieve agricultural, educational and environmental development have been identified. Furthermore, the need for controlling the population to maintain the existing population in a saturated level has been identified. Further, agriculture based economic activities have been identified as the main economic activity in the Welimada Urban Development Area. Nevertheless, this Urban Development Plan led to the identification of the existing problems in Welimada Area and the activities required to resolve those problems, so that Welimada Town could function as a service centre for Welimada and Paranagama Divisional Secretariat areas.

1.4. Planning Process

The following steps have been taken for the preparation of the Welimada Urban Development Plan.

Table 1.1 planng process



1.4.1. Background Studies

In order to prepare the Welimada development plan, the background studies were carried out during 2019 and 2020. During this process, the information related to social, environmental, economic, historical coverage of the area, population, housing information, traffic circulation, social and physical infrastructure facilities, economic structure, land use, etc... were collected. The above refereed information were collected from Welimada Divisional Secretariat, Welimada Pradeshiya Sabha, National Building Research Organization (NBRO), National Water Supply and Drainage Board (NWSDB) and other government and semi-government institutions.

1.4.2. Identification of Problems and Potentials

The stakeholder meeting that aiming to identify the existing problems and potentials in the Welimada urban jurisdiction was held at the Welimada (surrey bird) Hotel in March 2020. The minor cause analysis method, the environmental zone analysis method, the development pressure analysis method, the land price analysis method and the stakeholders' meeting were also used to identify the development potentials and problems of the development of Welimada town. The identified problems were prioritized through the Priority Matrix.

1.4.3 Formulation of Vision and Mission

After identifying and studying the information and the existing problems and potentials through qualitative reports, in order to improve and develop the existing development potentials, to regulate and solve the problems in a formal manner, the forward vision of the Welimada Urban Development Plan and the goals and objectives that are consistent with that vision were prepared.

Detailed analysis

Under the descriptive analysis mainly the SWOT Analysis was carried out. Accordingly, the related strengths, weaknesses, opportunities and threats were identified for the identified goals.

Identification of objectives and strategies

The objectives and strategies to be carried out in order to achieve the goals set according to the future vision were identified through SWOT analysis and stakeholder consultation meetings.

The strategic plans were prepared under two main sub-sections. Namely, as development strategies and development regulations.

Consent

The draft report was kept for public comments at the Pradeshiya Sabha for 60 days for obtaining the consent from Council Approval from the Welimada Pradeshiya Sabha.

Submission of Draft Report

After public consultation, the Draft Development Plan which has incorporated the suggestions and comments to be handed over to the Main Planning Committee/ Development Planning Division.

Approval and Publication

After obtaining the approval from the Main Planning Committee and obtaining the approval from the Honourable Subject Minister, the Development Plan is enacted by gazette notification.



2

Chapter

Preliminary surveys

Chapter two

Preliminary study

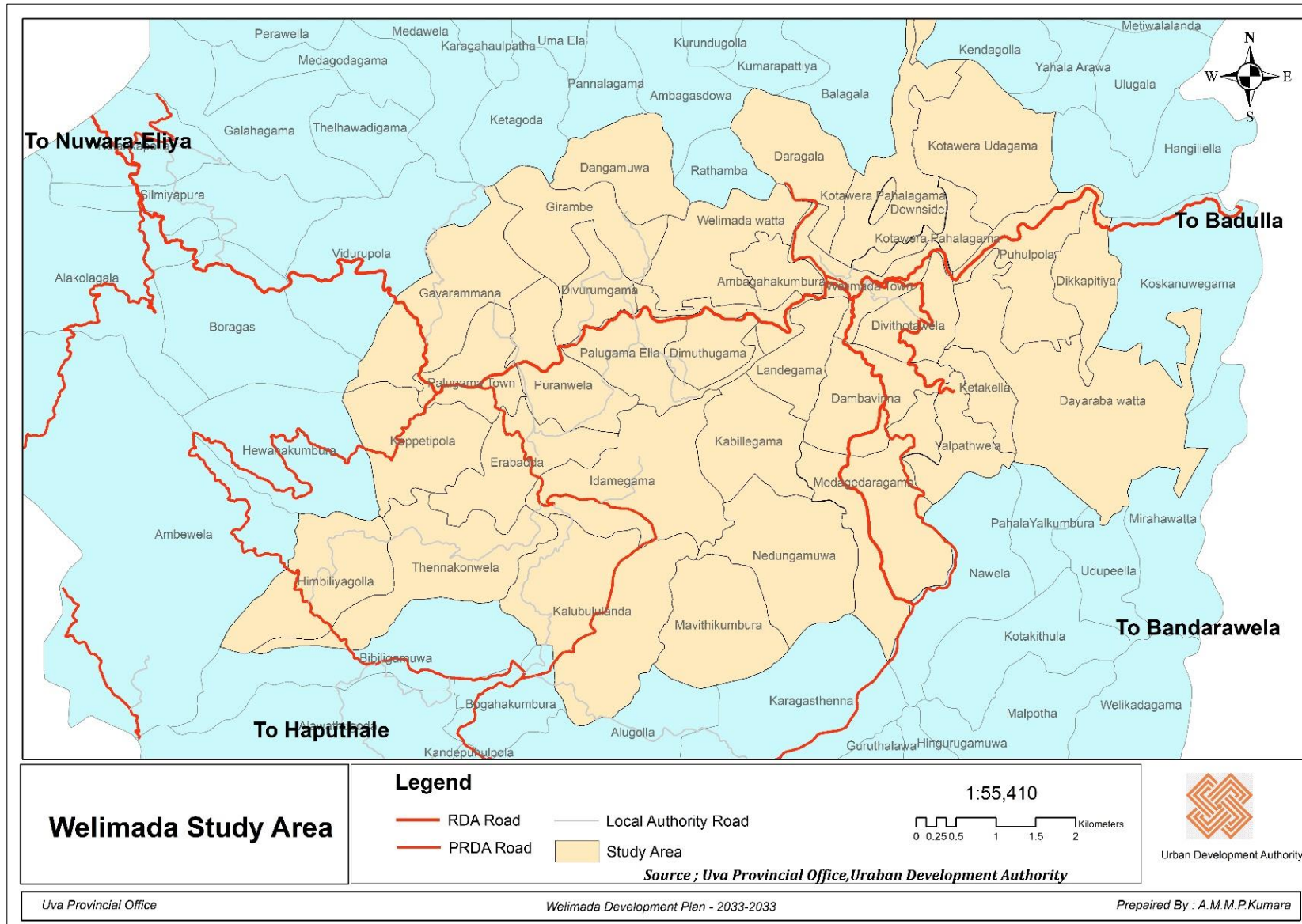
2.1. Study Area

Welimada town can be called as an area where agriculture has become the economic lifeline of Badulla District of Uva province. The Welimada Divisional Secretariat is spread over a large area consisting of 64 Grama Niladhari Divisions that consisting of approximately 193 square kilometres. Welimada Town is located in the region between 6.8 North latitude and 8.39 East longitude whereas Uva – Paranagama Divisional Secretariat area is located to the North, Haldummulla and Haputale Divisional Secretariat areas are located to the South, Nuwara Eliya Divisional Secretariat area is located to the West and Hali Ela and Bandarawela Divisional Secretariat areas are located to the East boundaries of the Welimada Divisional Secretariat area.

For the preparation of Welimada town development plan, the study area was selected as an area consisting of 54 km and 31 Grama Niladhari Divisions including 29 Grama Niladhari Divisions from Welimada Divisional Secretariat Division and 02 Grama Niladhari Divisions from Uva Paranagama Divisional Secretariat Division. The area is typically covered with natural mountain ranges.

As per the information of the year 2019, the total population of the study area is about 51,234. When consider the land consumption in the area, 2,609 hectares (48%) of land are being used for horticulture, 1,121 hectares (22%) of land are being used for paddy cultivation, 503 hectares (10%) of lands are being used for tea cultivation, 261 hectares (5%) of lands are being used for bushes, and 54.35 hectares (1.1 %) of lands are being used for Commercial purposes.

Map No.2.1: Study Area of Welimada Development Plan



Source: Uva Provincial Office - Urban Development Authority 2022

2.2. Delineation of Planning Boundary

The nature of physical and geographical boundaries, administrative boundaries and operational boundaries were considered in determining the planning boundary of the Welimada Development Plan. Accordingly, the planning boundary was delineated from the total study area consisting of 52 Grama Niladhari Divisions belonging to Welimada and Uva Paranagama Divisional Secretariat Divisions by using Geographical Information Systems (GIS).

2.2.1. Functional Boundary

Development Pressure Analysis and Livability Analysis were conducted for the study area in order to demarcate the functional boundary. Accordingly, the factors such as land use pattern, residential distribution and building distribution, road density as well as the topography were used as the basis for determining the development trend of the area.

As per the results derived by analysing these indicators through (GIS) software, the development pressures spread along the A5 road in Welimada town through Nugatalawa towards Kappetipola.

For livability analysis in the area, the indicators such as existing waterways, topography, land use and ecologically sensitive areas were considered. Accordingly, the land area extending from Welimada through Nugatalawa towards Kappetipola town was identified as the areas that suitable for human habitation.

2.2.2. Geographical Boundary

The other method used to determine the boundary for preparing the Welimada town development plan was to demarcate the boundary according to the geographical location. Welimada is a geographically diverse area. Accordingly, the area surrounded by waterways such as Uma Oya, Kuda Oya, Duhulgolla Oya, etc. and mountain ranges. Accordingly, the geographical limits were determined by using the analysis carried out under a scientific basis (TIN analysis, Sensitivity Analysis, Hydrology analysis).

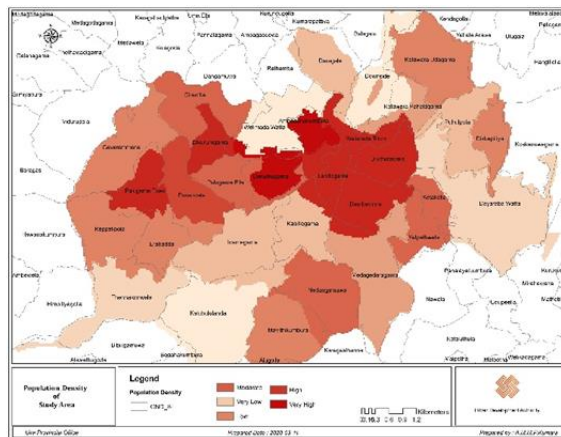
2.2.3. Administrative Boundary

Welimada and Uva-Paranagama Divisional Secretariat Divisions were used as the administrative boundaries of the area. Accordingly, the Grama Niladhari Divisions of the above two divisional secretariats were used as administrative boundary units.

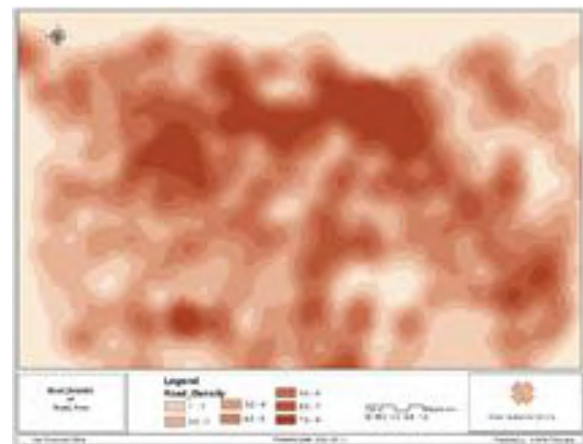
2.2.4. Planning Boundary

After an in-depth analysis of the aforementioned three methods, (a) functional boundary, (b) geographical boundary and (c) administrative boundary, an area consisting of 10 Grama Niladhari Divisions and 10.81 square kilometres of Welimada Divisional Secretariat was selected as the planning boundary. Such selected ten (10) Grama Niladhari Divisions are Welimada Town, Ambagahakumbura, Landegama, Divithotawela, Dimutugama, Dambawinna, Divurumgama, Palugama Town, Palugama Ella, and Puranwela.

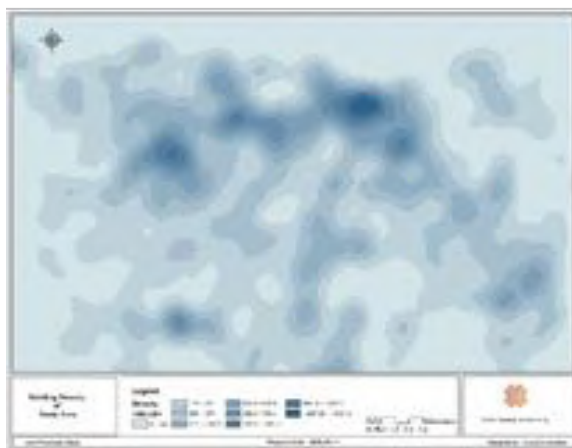
Map No.2.2: Criteria used to identify Development Pressure Analysis



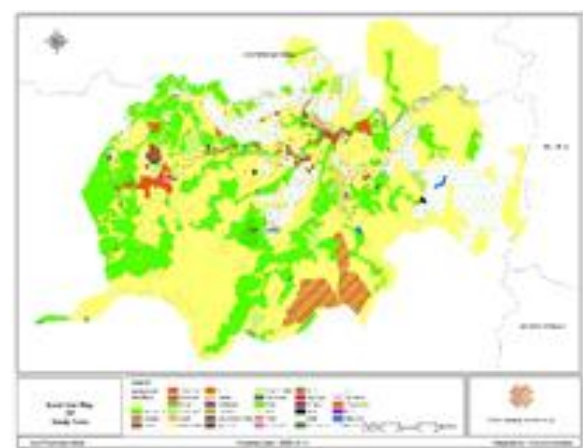
Population density



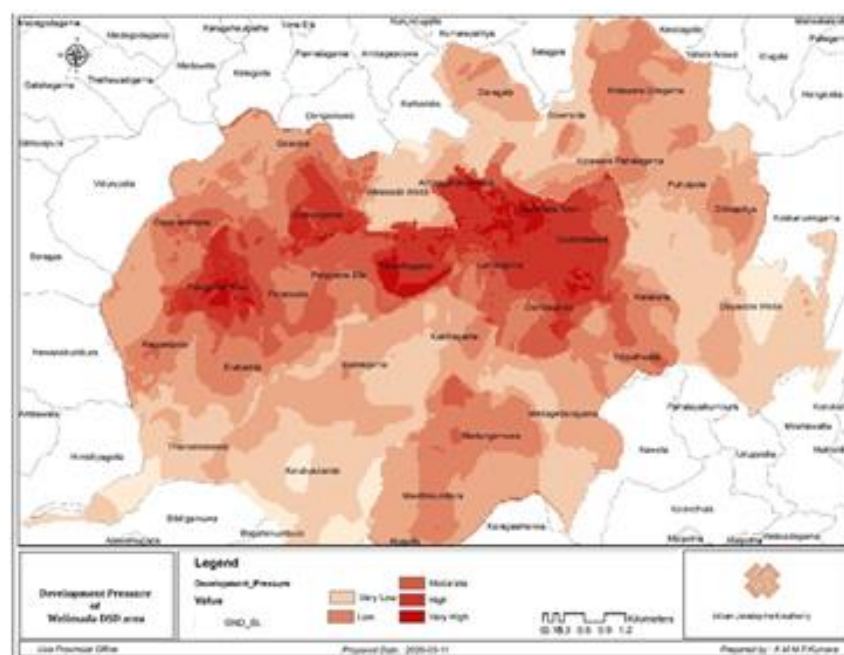
Population distribution



Building density



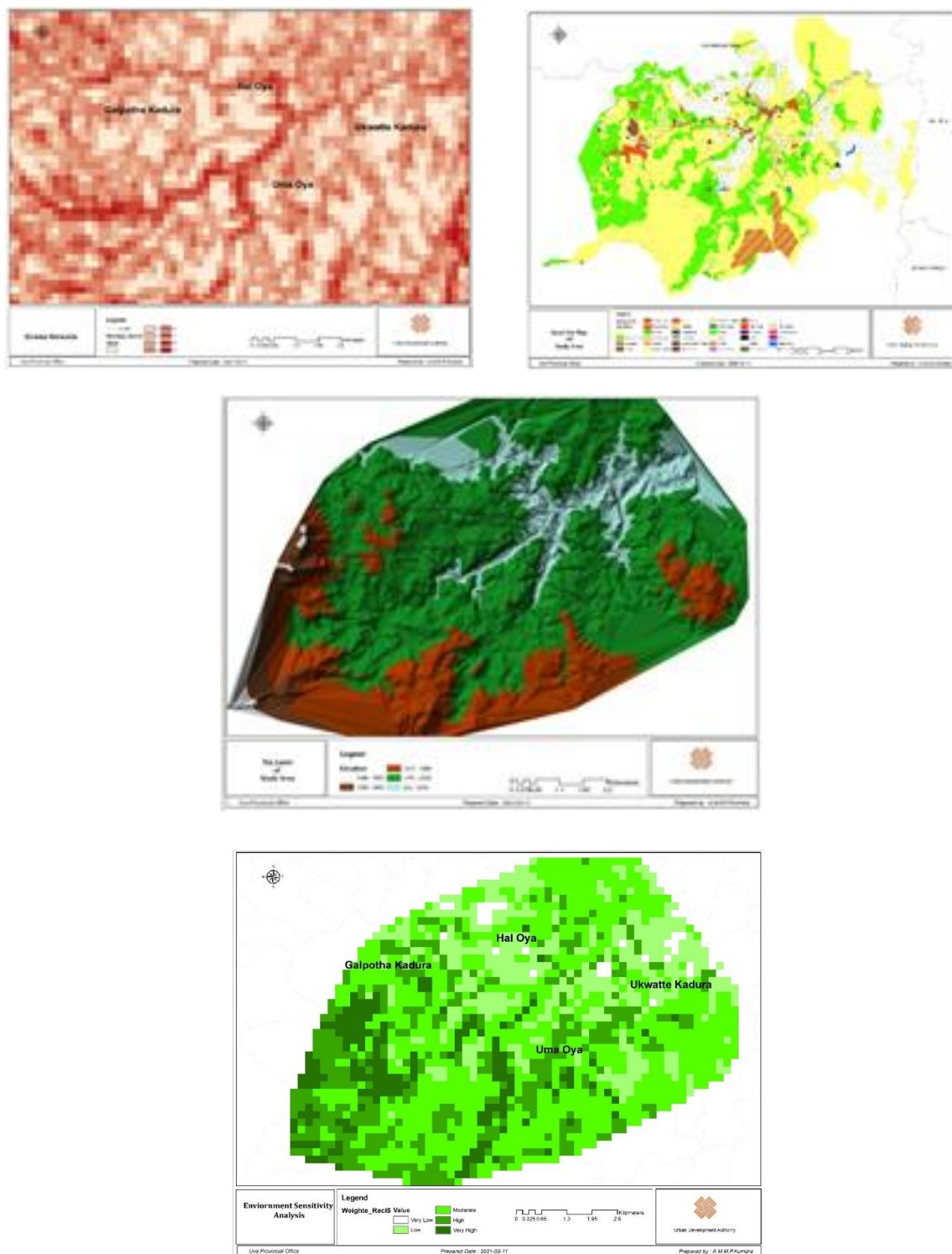
Land use



Building density

Source: Uva Provincial Office - Urban Development Authority 2022

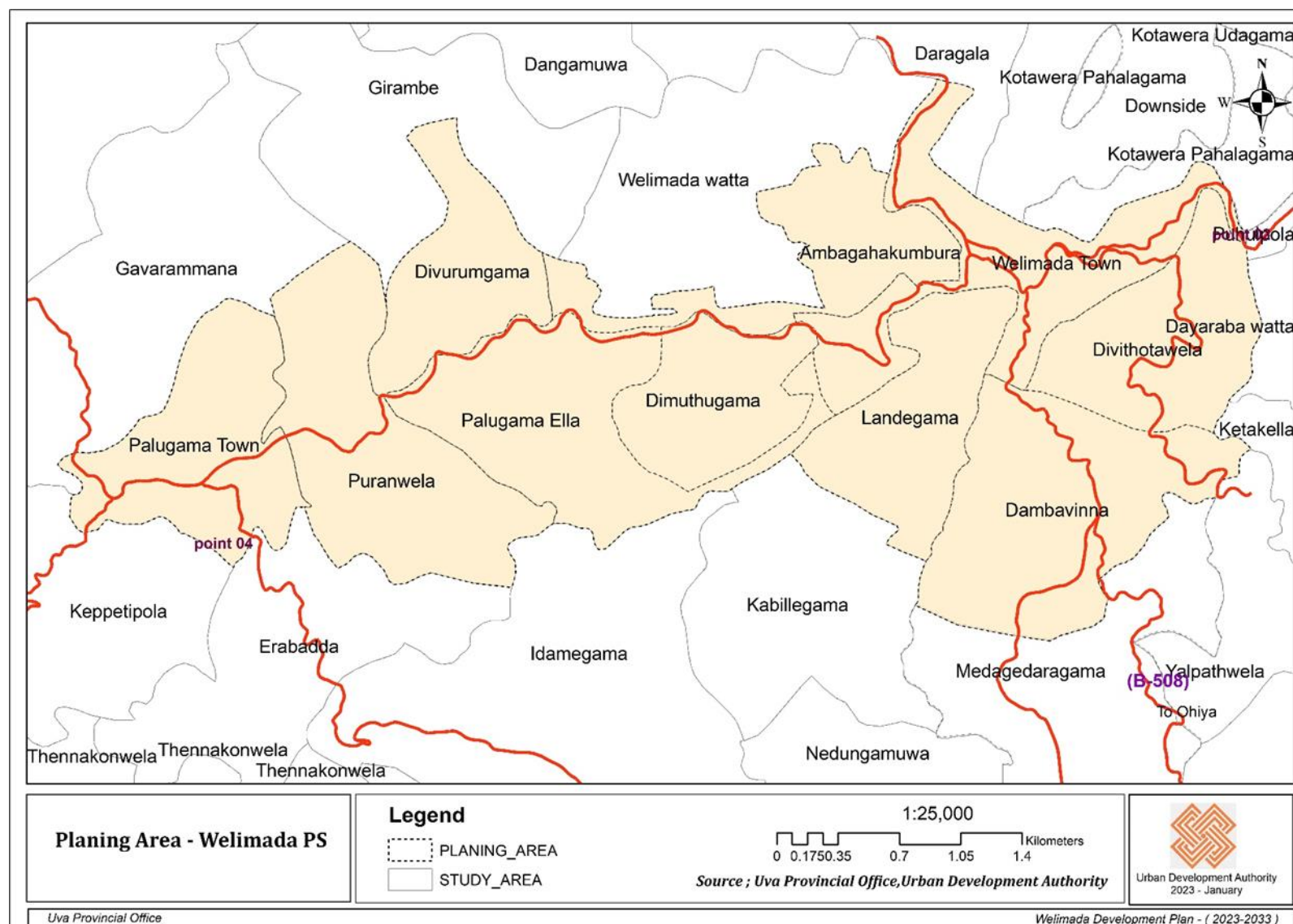
Map No.2.3: Criteria used to identify geographical boundaries



Environment Sensitivity Analysis

Source: Uva Provincial Office - Urban Development Authority 2022

Map No.2.4: Planning Boundary



Source: Uva Provincial Office - Urban Development Authority 2022

2.3. Planning and Situational Context

The Welimada Urban Development Plan has been prepared after an extensive study of the physical, economic, social and environmental aspects of the area. According to the National Physical Plan, Welimada town can be mentioned as a 7th order town. Accordingly, Welimada Town with a catchment area based on agriculture is important as a town that provides services for the daily needs of the people, as well as a town that sells and buys agricultural products and provides related services. However, at the present time, with the increase of urbanization, it can be seen that many physical, economic, social and environmental problems have started to emerge in this area. Accordingly, in order to solve the said problems and to achieve sustainable development by regularizing the development activities of the area, by the Gazette Notification No. 1210/16 dated 16th November 2001, 6 Grama Niladhari Divisions and an area of 6.44 square kilometres belonging to the Welimada Pradeshiya Sabha Area were declared as an Urban Development Area.

In addition, on October 03, 2023, the Welimada Urban Development Area was further expanded by the special gazette announcement No. 2352/10 and an area of 5.5 square kilometres. Accordingly, the total planning area was expanded to 10.8 square kilometres. Urban Development Authority started preparing the Welimada Development Plan in order to systematically regulate the development activities in the potential areas where the expansion of development has been identified.

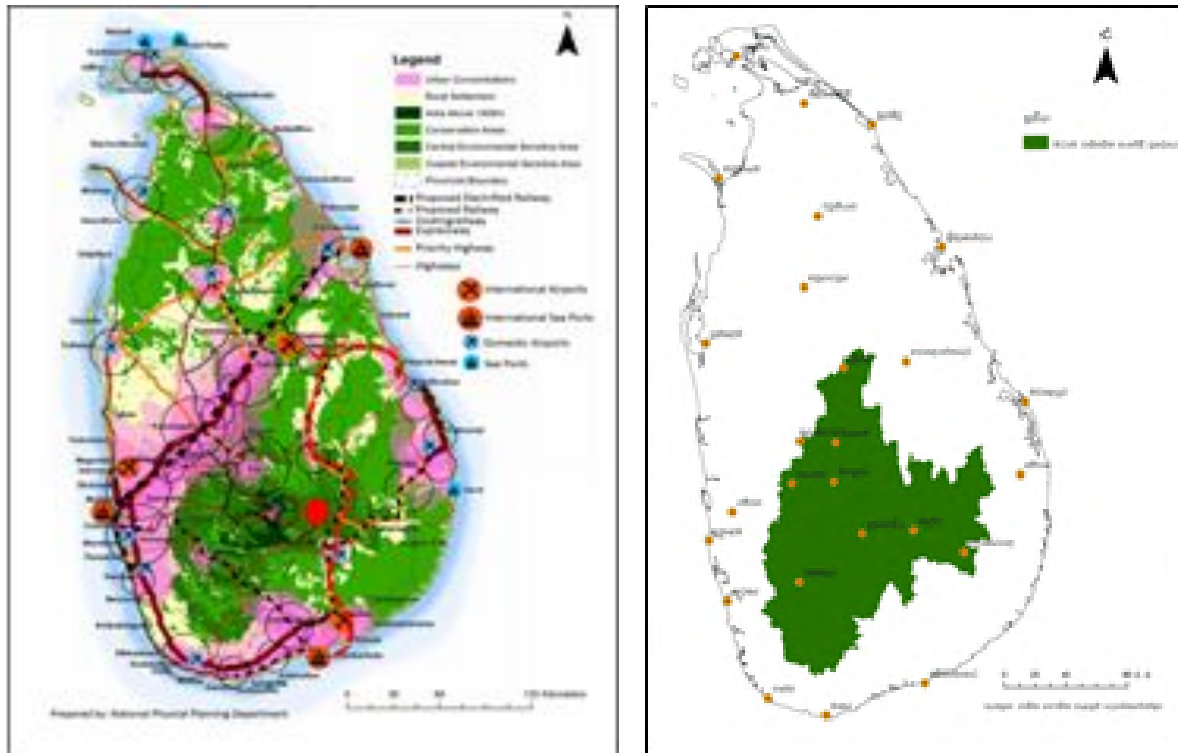
2.3.1. Climate and topography

The Welimada planning area, which consists of 10 village officer divisions with an area of 1140 hectares, is an area with natural beauty and is located at a height of 1200 meters above sea level.

This area belonging to the intermediate climate zone and the average temperature is between 14 c° - 28 c° whereas the average annual rainfall is about 1200 mm. According to lithology, it belongs to the highland complex and according to geomorphology, it is an area consisting of mountains and valleys. Paddy lands which act as human-made wetlands and potato plantations typical of the Welimada and other agricultural lands areas adding high value to the green areas. Considering the geographical characteristics of the entire area, the land area is consisting with Reddish Brown

Lateritic Soils as residual mountains and valleys which favourable for cultivation activities. According to the National Physical Plan (2020-2050) this area is located within the Central Environmentally Sensitive (fragile) Area. According to the National Physical Plan 2017-2050 prepared by the National Physical Planning Department, the areas of Matale, Kandy, Badulla and Nuwara Eliya have been identified as Central Fragile areas as they are catchment areas of major rivers and are high altitude areas. These areas are depicted in the Map no. 01 and 02.

Map No.2.5: 01 and 02 – Central Environmentally Sensitive Area as per National Physical Plan



Source: National Physical Plan (2017-2050), National Physical Planning Department (NPPD)

The fact that Welimada town is located in the Welimada Plateau is a special feature when paying attention to the natural environment. This area, which has a mild climate and a beautiful terrain, has a spread of soil that is favourable for potato cultivation, and although Uma Oya, located in the middle of the town, is the main water source, the effects of human structures that have been built along Uma Oya Bank and vicinity in a manner that damage the Uma Oya and adversely affect for the entire aquatic ecosystem.

Uma Oya flows in the centre of Welimada Town and Hal Oya also joins it and flows through the centre of Welimada Town. Due to the lack of a systematic wastewater treatment project for the

disposal of wastewater in Welimada Town Centre, the wastewater discharge from the existing residential and commercial units directly discharges into Uma Oya without any treatment.

Due to this, natural water sources are being polluted and the animal species called Diyaballa living in Uma Oya is also threatened.

2.3.2. Historical Evolution

When considering the historical evolution of this area, history can be studied under four (04) main eras.

- Pre-Historic period
- Period of Kingdoms (before 1505)
- Colonial Period (1505 – 1948 AD)
- Post-independence period (after 1948) etc.

According to archaeological documents, evidences of prehistoric humans living in the prehistoric era have been found in this area. The presence of pieces of spears and weapons used by those humans around this area implies that prehistoric humans lived in this area in the past.

Figure No. 2.1: Places inhabited by prehistoric humans



Source: Archaeological Department

After that, some important events centred on these areas during the kingdom period are mentioned in historical manuscripts. According to the story of Rama Ravana, the place where Sita Devi took the oath is located in this area and nowadays the place is known as "Divurumwela Viharaya".

According to folklore, the place where Valli Amma took shelter on her way to Kataragama was located in the vicinity of Welimada town. It is mentioned in the book called Uva Danava that there was a place in Welimada area where King Walagamba fled and hid to escape from enemy attacks.

During the colonial period (after 1505), it is said in the history that King Sri Vikrama Rajasingha built a palace in this area and heroes like Veera Kappetipola and Veera Puranappu led rebellions against the imperialists from here and the Kappetipola fortress near Palugama town is witness these historical events.

During the British colonial period, with the beginning of tea cultivation in the area, they developed several essential infrastructures in the area. Bridges built by the English are still seen in Welimada today.

Figure No. 2.2: Historically Important Places



Puranwela Viharaya



Kappetipola Fortress



Kappetipola Statue

Source: Uva Provincial Office, Urban Development Authority, 2022

Figure No. 2.3: The appearance of Welimada Town in the Past



Hamlet in Welimada Village - 1905



Welimada - Uma Oya and Bridge - 1905

Source: Alamy. (n.d.). Retrieved from Alamy Stock Photo Blog: <https://www.alamy.com/blog/>

When considering the post-independence period (after 1948), it is possible to see how infrastructure and population of the area.

However, considering the administrative evolution of the area, Welimada town was an area belonging to Badulla local council in 1833 and in 1982, the area became a development council. Then, in 1987, the Welimada Development Council became a Pradeshiya Sabha and it continues to function as a Pradeshiya Sabha to date.

The formation of the name "Welimada" likely draws from various historical and cultural influences, as is often the case with place names. According to the book "Uva Danawwa," one proposed derivation of the name "Welimada" could be based on its Sinhalese origins:

“Due to the overflow of the Uma Oya which flowing through the middle of this area, mud and sand are deposited on both sides of the river bank, Hence the area is called as Welimada...”

“Folklore has it that Valli Madama, the resting place of Valli Amma on her way to Kataragama, was located in this area and later it was changed to walimada'...”

2.3.3. Planning Intervention

Considering the planning intervention, no town development plan has been prepared for the Welimada Urban Development Area since declaration of Welimada as an Urban Development Area on November 16, 2001, however, a draft plan was prepared by the Urban Development Authority to guide the development of the area. It has implemented many projects that lead to the development of the area. Among them, Welimada Bus Station, Welimada Commercial Complex, Welimada weekly Fair, etc. are projects carried out with the intervention of the Urban Development Authority. Apart from that, different governments have implemented various projects for the Welimada area. Accordingly, the Special Economic Centre built in the Kappetipola area, the

Puhulpola reservoir built under the Uma Oya project, and the road development projects implemented under the Road Development Authority are important among them.

Figure No. 2.4: Implemented Projects in the welimada Area

	
<p>Welimada Bus Stand</p>	<p>Special Economic Centre at Kappetipola</p>
	
<p>Puhulpola Reservoir</p>	<p>Welimada weekly Fair</p>

Source: Urban Development Authority, Uva Provincial Office 2022

As per the National Physical Plan published by the National Physical Planning Department for the period 2017-2050, Welimada area is located in the Central Environmentally Sensitive Zone. Hence, sensitivity of the natural environment in the area should be duly recognized when preparing the development plans for this area.

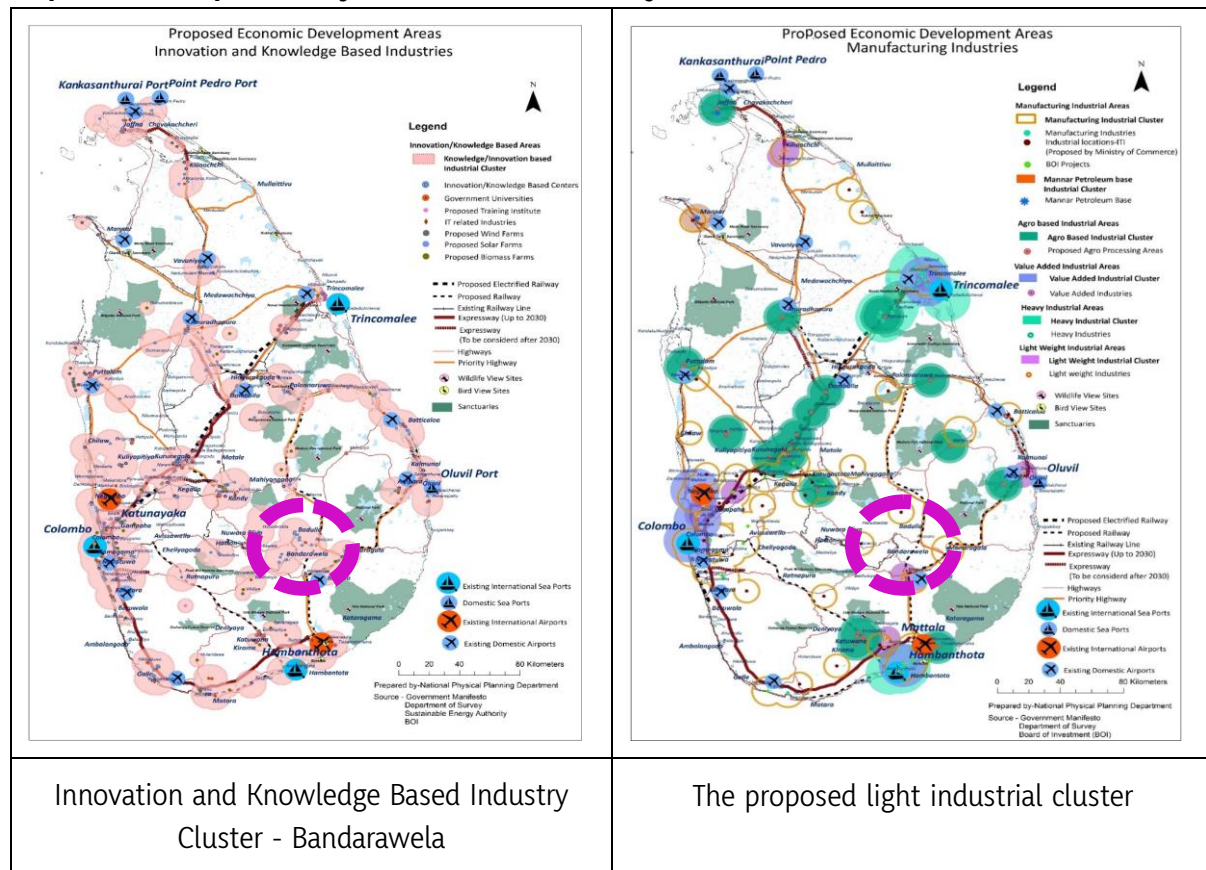
According to the National Physical Plan, Wellawaya and Badulla near Welimada town can be mentioned as special intersections of the railway and highway system running to the eastern region of the country through Mattala, Wellawaya and Monaragala. Accordingly, this road system is very

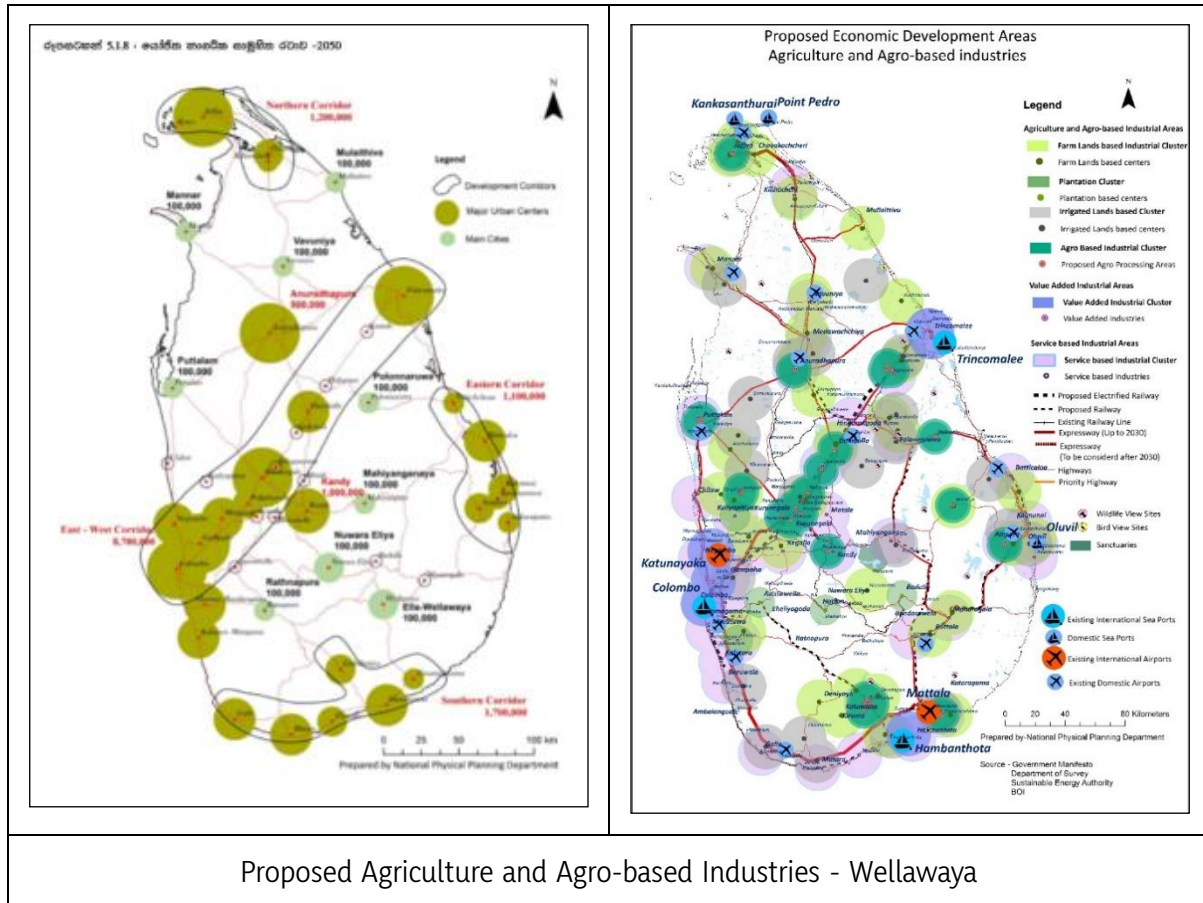
important in the distribution of the agricultural products of the Welimada area to other regions of the island.

Further, the National Physical Plan has proposed knowledge-based industries in Bandarawela area can be regarded as a potential for finding new knowledge for agricultural products and conducting research.

Moreover, This Plan has proposed a cluster industry system in Wellawaya area, which will also be a unique advantage for Welimada area. Also, the value-added industries proposed according to the National Physical Plan of the Wellawaya area can be further mentioned as great opportunities to add more value to the agricultural products of the Welimada area.

Map No.2.6: Proposed Projects in the National Physical Plan





Source: National Physical Plan (2017-2050), National Physical Planning Department (NPPD)

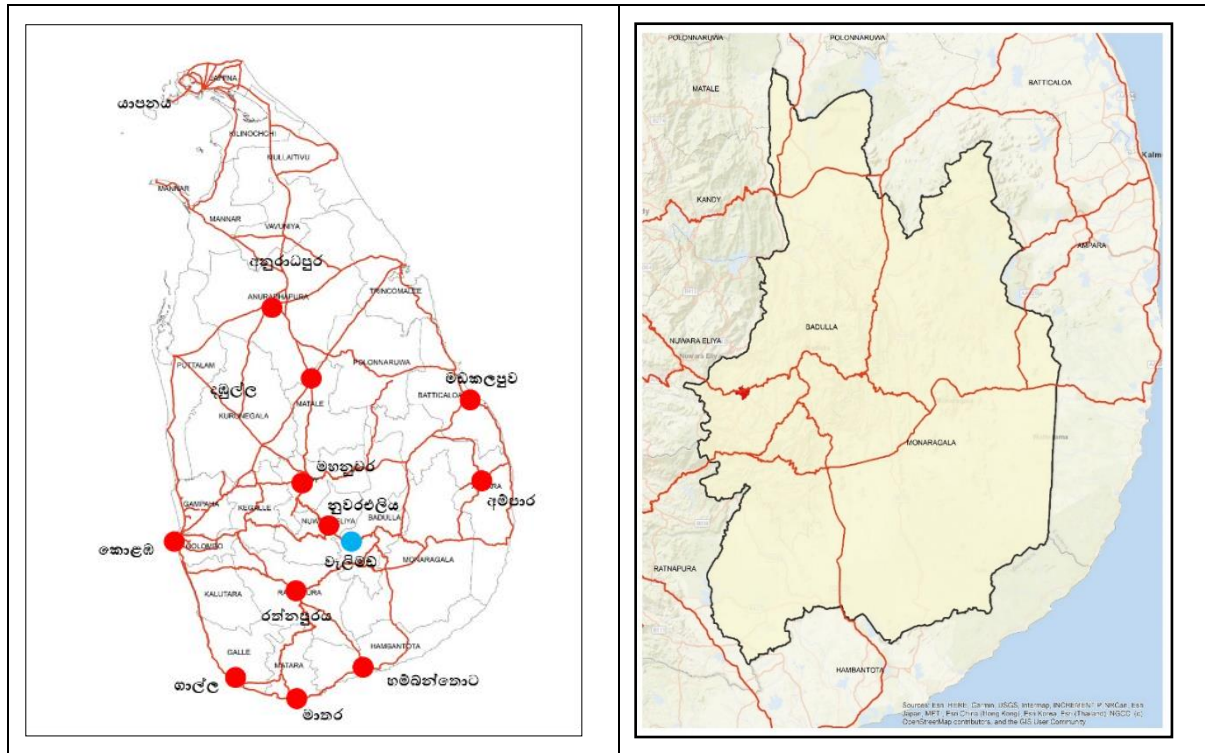
There is a potential to uplift the agro-economy of the Welimada area under the reference to the Rural Economy with the 'Vision of Prosperity Program' under the present government. Also, this has proposed Badulla as one of the 09 Mega Cities in Sri Lanka. Welimada can harness the potential of development of Badulla Town which located 30 kilometres away. This will be a unique advantage for Welimada town. Further, uplifting of agriculture through new technology is another proposal presented under the government policy statement and it is a great engorgement for the preparation of Welimada development plan.

Especially, many of the sustainable development goals announced by the United Nations are expected to be achieved under this development plan.

2.3.4. National and Regional Linkages

When considering the national and regional linkages of Welimada town, it mainly distributes agricultural products (upland vegetables) to various parts (areas) of the island such as Colombo, Kandy, Galle, Matara, Ratnapura, Batticaloa and Hambantota, and bringing products such as rice, dry fish, salt, and fish from those areas to the Welimada area. This transaction creates linkages between different parts of the country. Also, regional connections are made with the regional cities of Badulla, Bandarawela, Uva Paranagama, Kappetipola, Haputale, which are around the Welimada town. It maintains administrative, health and commercial relations with Badulla Town and commercial and educational relations with Bandarawela.

Map No.2.7: National and Regional Linkages



Source: Uva Provincial Office - Urban Development Authority, 2022

2.4.5. Population

Welimada Divisional Secretariat Division can be called as the Divisional Secretariat Division with the highest population in Uva Province. According to the 2022 Resource Profile, the population of Welimada Divisional Secretariat Division is about 115,808. Accordingly, the population density of Welimada Divisional Secretariat Division is about 600 per square kilometre. As per the Resource Profile 2022, the total population in the 10 Grama Niladhari Divisions within planning area is 20,634.

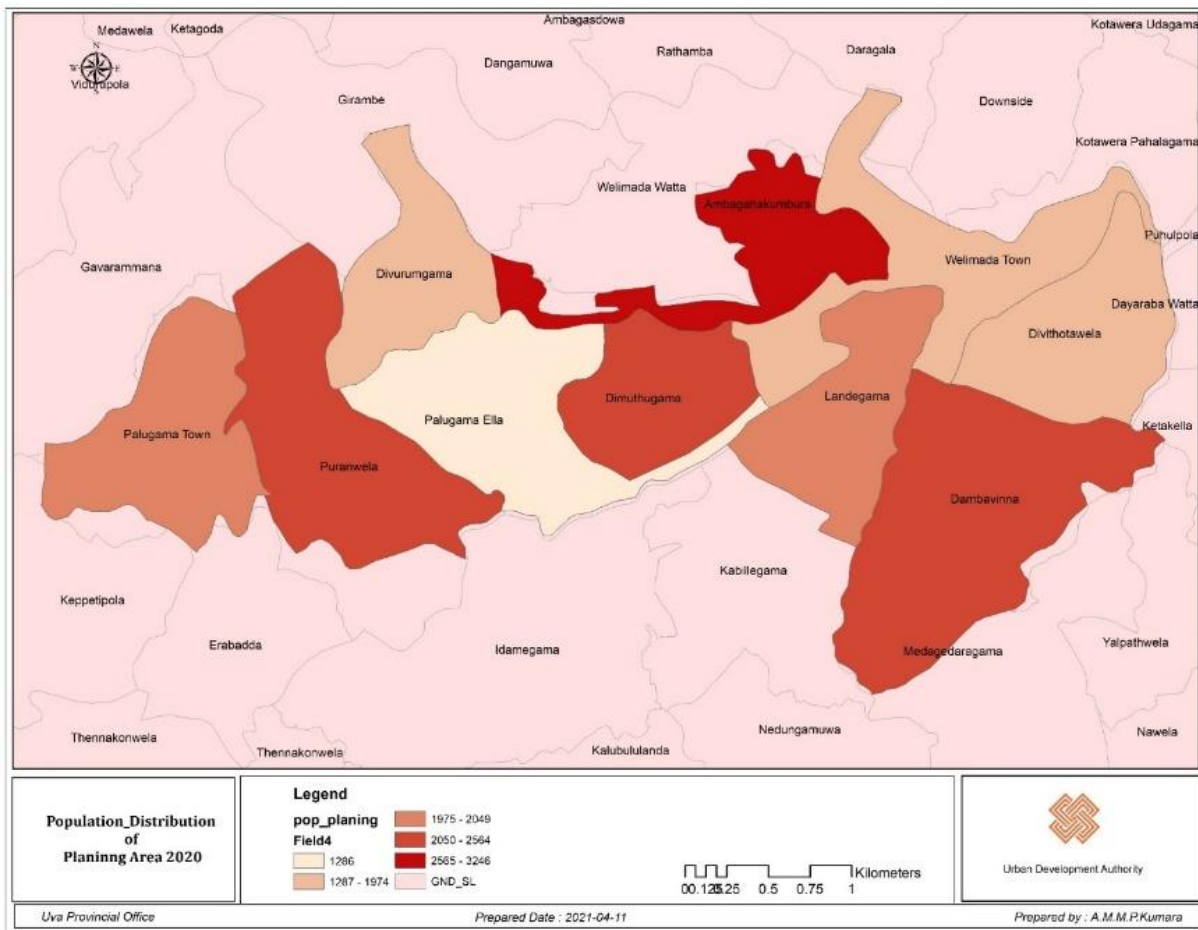
Accordingly, the villages with the highest population distribution within the planning area are Damawinna, Dimutugama, Welimada town and Ambagahakumbura. The villages with the lowest population distribution are Palugama town and Divurumgama.

Table No. 2.1: Population by Grama Niladhari Division (GND)

Grama Niladhari Division (GND)	Population 2001	Population 2012	Population 2022	Population (2030)
Palugama Ella	1,153	1,269	1,286	1,408
Palugama Town	1,814	1,839	2,030	2,091
Dimuthugama	1,744	2,076	2,564	3,090
Puranwela	1,532	1,752	2,411	2,912
Ambagahakumbura	2,002	2,058	2,013	2,060
Dambawinna	2,149	2,446	2,559	2,898
Divithotawela	1,454	1,860	1,926	2,455
Divurumgama	1,402	1,517	1,948	2,206
Landegama	1,647	1,731	1,928	2,050
Welimada Town	2,419	2,055	1,969	1,699
Total	17,316	18,603	20,634	22,868

Source: Resource Profile, Divisional Secretariat – Welimada , 2022

Map No.2.8: Population Distribution of Welimada Planning Area

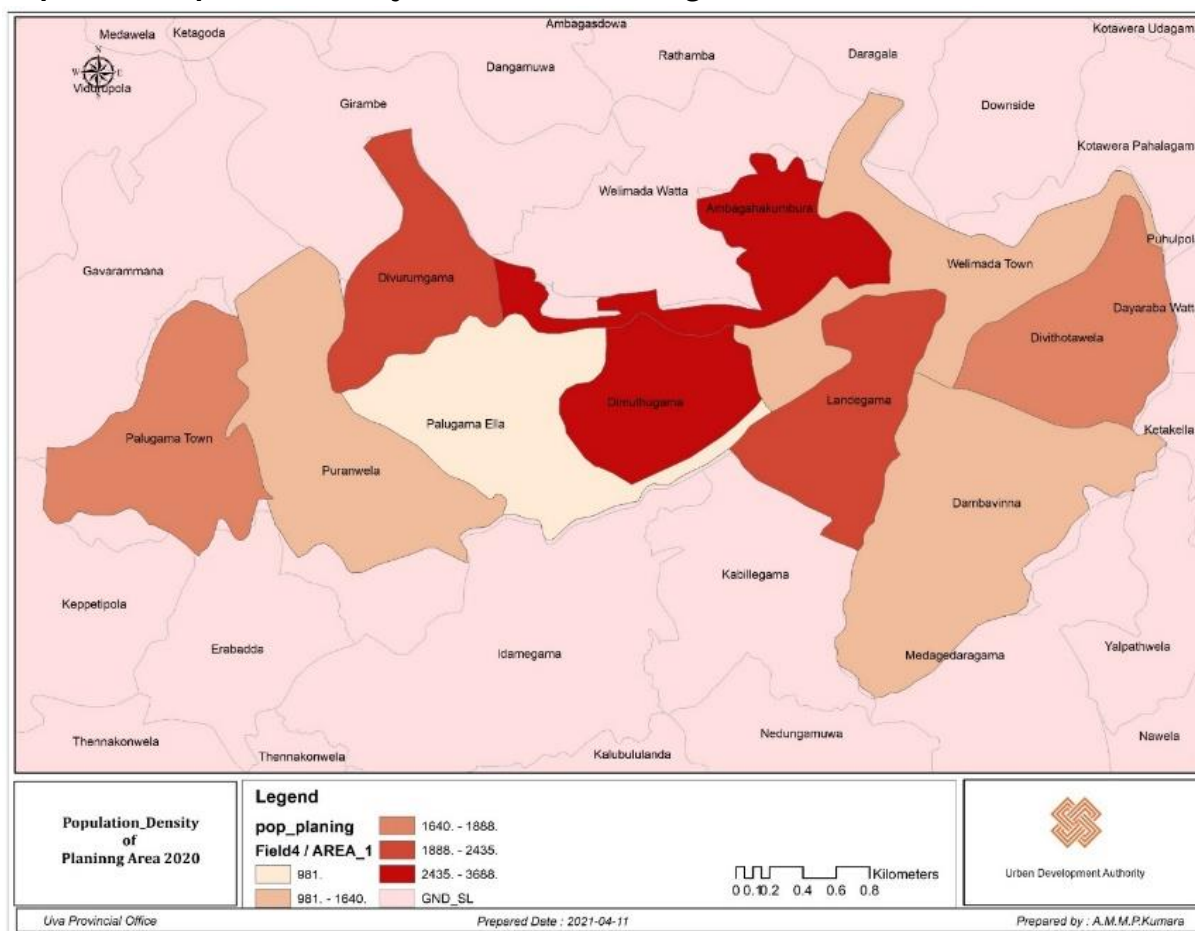


Source: Department of Census and Statistics/ Resource Profile, Divisional Secretariat – Welimada 2022

However, the population density of this area is as high as 1,910 per square kilometre in the year 2022. Accordingly, the two Grama Niladhari Divisions, namely Ambagahakumbura and Dimutugama, can be mentioned as the most densely populated Grama Niladhari Divisions in the Planning Area.

The projected population of the Planning Area is expected to rise to 22,868 by 2033. Accordingly, by 2033, the population density of the area will be about 2,117 per square kilometre. By 2033, Ambagahakumbura and Dimutugama can be mentioned as the Grama Niladhari Divisions with high population density.

Map No.2.9: Population Density of Welimada Planning Area



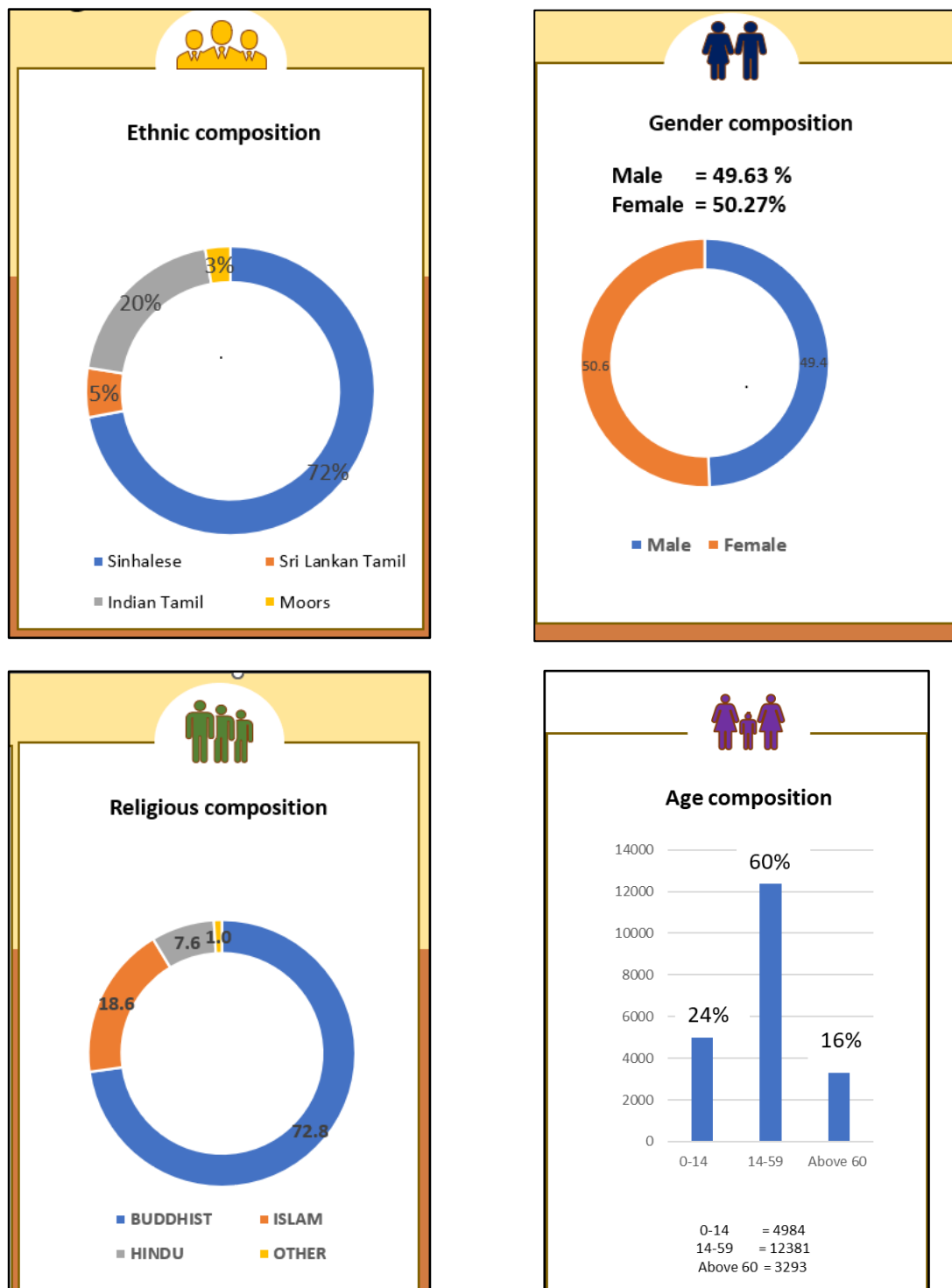
Source: Department of Census and Statistics/ Resource Profile, Divisional Secretariat – Welimada 2022

As far as the population composition is concerned in Welimada planning area, the Sinhalese people make up about 73.1% and 19.5% of the population belong to the Yonaka (Muslim) category whereas 7.5% of the Tamils. When considering the population composition by religion, number of people belonging to the Buddhist religion is high at 72.8% and 18.6% of the population based on Islam.

When considering the population ratio in Welimada planning area, female population is 50.27% (10,372) and male population is 49.63% (10,240). The population can be divided into 3 main groups as (a). The child dependent population between 0-14 is approximately 24% (4984), (b). The working age population resides between the ages of 15-59 is 60% (12381). The presence of 60% of the labour force in an area with an agricultural economy in particular, is a great opportunity to strengthen the economy of the Welimada area. (c). the dependent population is over 60 years is 16% (3,293). Accordingly, the percentage of the elderly population lives in this area is close to the

national level percentage. Accordingly, attention should be paid to the implementation of special welfare programs for the elderly population in this area.

Figure No. 2.5: Population composition by ethnicity, gender ratio, religion, age



Source: Department of Census and Statistics/ Resource Profile, Divisional Secretariat - Welimada 2022

2.4.6. Urban Population

Welimada Pradeshiya Sabha has the highest income in Uva province. As per the survey conducted by the Urban Development Authority on 10th February 2020, nearly 45,000 people daily commuting to Welimada town to meet their needs, out of which Uva Paranagama Divisional Secretariat Division can be mentioned as the area with the highest number of people coming to Welimada Town which is approximately 50% (20,000+) of the daily visitors to Welimada Town. Moreover, nearly 7,000 people from Kappetipola area, 12,000 people from Haputale - Boralanda area, and 11,000 people from Bandarawela and Badulla area come to Welimada Town daily to fulfil their daily commercial, service, educational, health, financial and other needs.

2.4.7. Health Services

Welimada Base Hospital is the main health care centre within the Welimada Town limits. Apart from this, 1 Medical Officer of Health Office, 1 Central Dispensary (Kappetipola), an Ayurvedic Hospital, School Dental Clinic Centres, Private Medical Institutions are present in the planning area. Accordingly, a large number of people from Welimada Divisional Secretariat area as well as Uva Paranagama Divisional Secretariat area come to Welimada Town daily to receive services from the Welimada Base Hospital. Accordingly, 500-750 patients come to the Out Patient Department (OPD) for treatment daily and 30-40 inpatients are admitted to the hospital daily. There are five (05) wards and 150 beds in this hospital, where nearly 40 doctors are working in the present. The hospital is operating 12 number of medical clinics. As per these reports, a high number of patients are reported to be with non-communicable diseases particularly diabetes. As a whole, between 80,000 - 100,000 people living in the areas of Uva-Paranagama, Kappetipola, Atampitiya and Boralanda areas are being served with health services by Welimada Base Hospital.

Table No. 2.1: Number of patients attending the hospital and undergoing inpatient treatment

Year	No. of patients who visited the outpatient department	Amount included for inpatient treatment	Number of Beds allocated for the patients	Patient admission rate
2015	162,000	14,400	95%	8.8%
2016	171,000	15,675	96%	9.1%
2017	164,579	13,897	94%	8.4%
2018	175,686	17,435	93%	9.9%
2019	165,435	18,976	96%	11.47%

Source: Base Hospital - Welimada, 2022

Map No. 2.10: Areas served by Welimada Base Hospital



Source: Uva Provincial Office - Urban Development Authority 2022

Figure No. 2.6: Health service providers - Welimada



Central Dispensary (Kappetipola)



Welimada Base Hospital



Ayurvedic Hospital

Source: Uva Provincial Office - Urban Development Authority 2023

In addition, Medical Officer's Health office - Welimada can be mentioned as one of the main institutions providing health services in Welimada area. Accordingly, one doctor and a staff of 50 are being employed there and various clinics are being conducted for the people in the planning area.

2.4.8. Education

There are about 10 government owned schools located in the planning area. Among them, Welimada Vijaya Vidyalaya and Welimada Madya Vidyalaya occupy a prominent place. There are 23 pre-schools, 02 private schools, 08 private educational institutions, 02 pirivenas, and 02 vocational training centres are functioning in the planning area. Accordingly, the total number of students studying in government owned schools in this area is about 7,519 and the teacher to student ratio is as high as 1:18 in the planning area. However, due to the development of the educational facilities in Bandarawela and Badulla, there is a tendency of the majority of the school students in the Welimada area migrate to the schools in those areas. Therefore, there is a decrease in the number of school students studying in the schools in this area. Nevertheless, 37% of the total number of students in this area go up to primary education, 33% up to secondary education, 21% up to tertiary education and only 2% up to higher education. However, it must be emphasized that a significant number of students in this area never attending to school which is nearly 4% (300) of the total number of children who are in schooling age.

Map No. 2.10 : Areas where students come for educational purposes

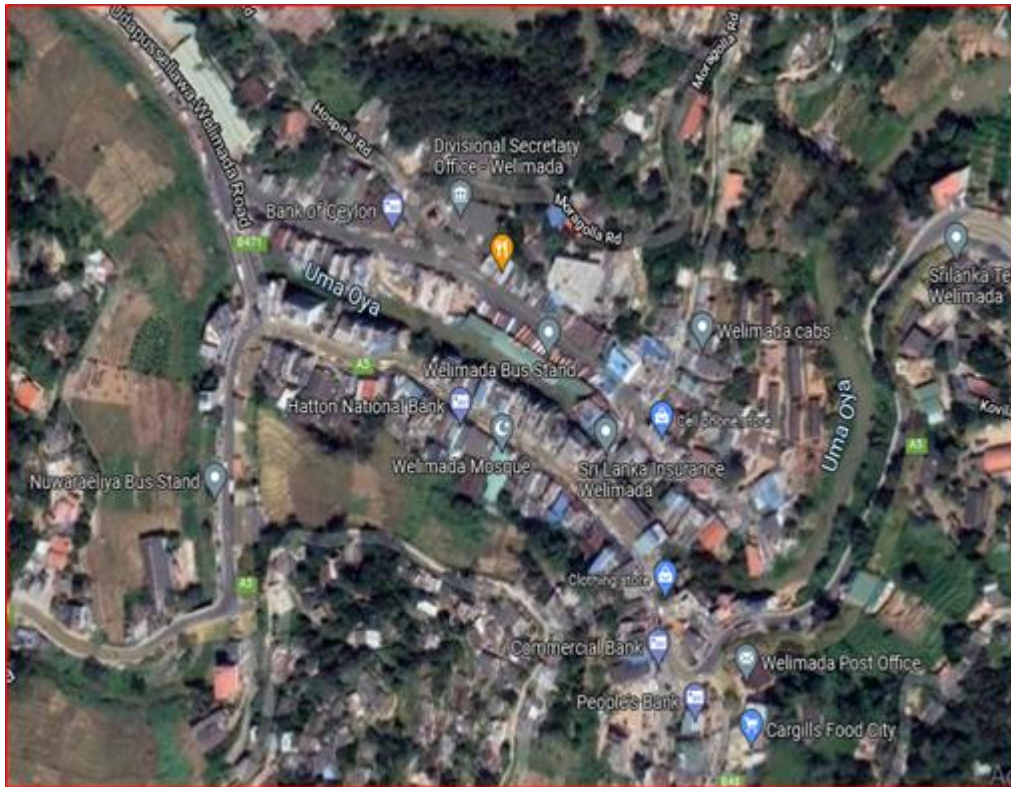


Source: Uva Provincial Office - Urban Development Authority, 2022

2.4.9. Government Institutions

Welimada Town is the main administrative centre of Divisional Secretariat Division. Accordingly, almost all public and private institutions belonging to this Divisional Secretariat are located in Welimada Town. Amongst, Welimada Divisional Secretariat, Welimada Pradeshiya Sabha, Medical Officer of Health Office, Road Development Authority, Magistrate Court, National Water Supply and Drainage Board, Police Station are the key government institutions are located in Welimada urban area. In addition, agricultural service centre, SLTB depot, etc. institutions are located in Kappetipola Town.

Map No.2.11: Location of Government Institutions – Welimada Town



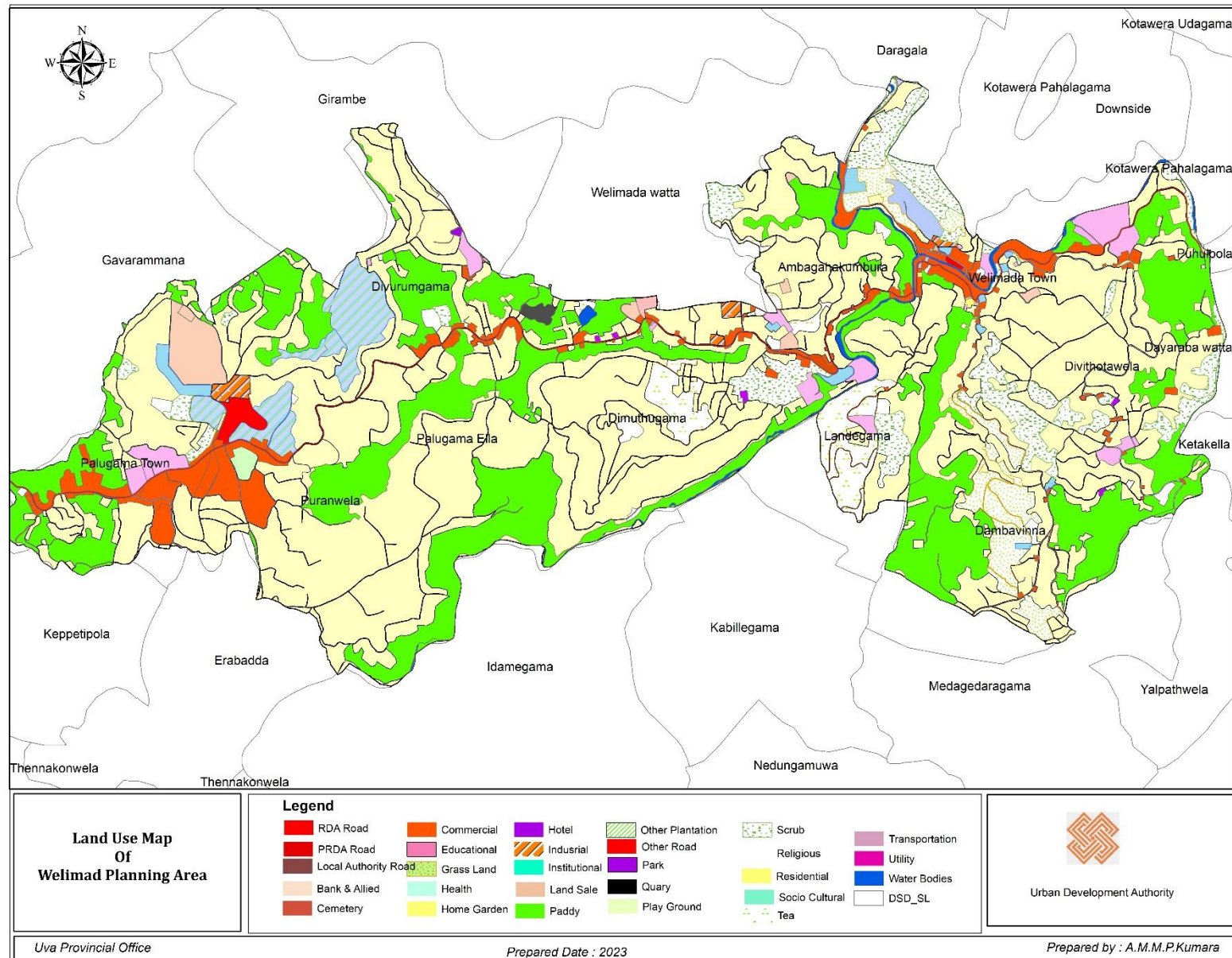
Source: Uva Provincial Office - Urban Development Authority, 2022

2.4.10. Land use

The total land size of the planning area is 10.8 sq.km. which is equivalent to 1,080 hectares. Nearly 70% of the total land is used for agriculture-related activities out of which 44% lands are being used for horticulture (cabbage, potatoes, tomatoes, beans, carrots, radishes, capsicum), 18% of lands are being used for paddy cultivation and 6% lands are being used for tea cultivation. When this is compared with the land use pattern of 2001, horticulture shows a 4% increase and paddy cultivation shows a 7% increase. However, tea cultivation has decreased from 14% to 6%. Even though, about 18% of the lands are being utilized for paddy cultivation during Maha Season, the same lands are being used for up country vegetable cultivation during Yala Season due to the shortage of water. Accordingly, it can be mentioned that mixed agriculture is done in paddy lands. Water facilities for agriculture in particular are provided by the Uma Oya, Dulgolla, and other irrigations canals that flow through the area.

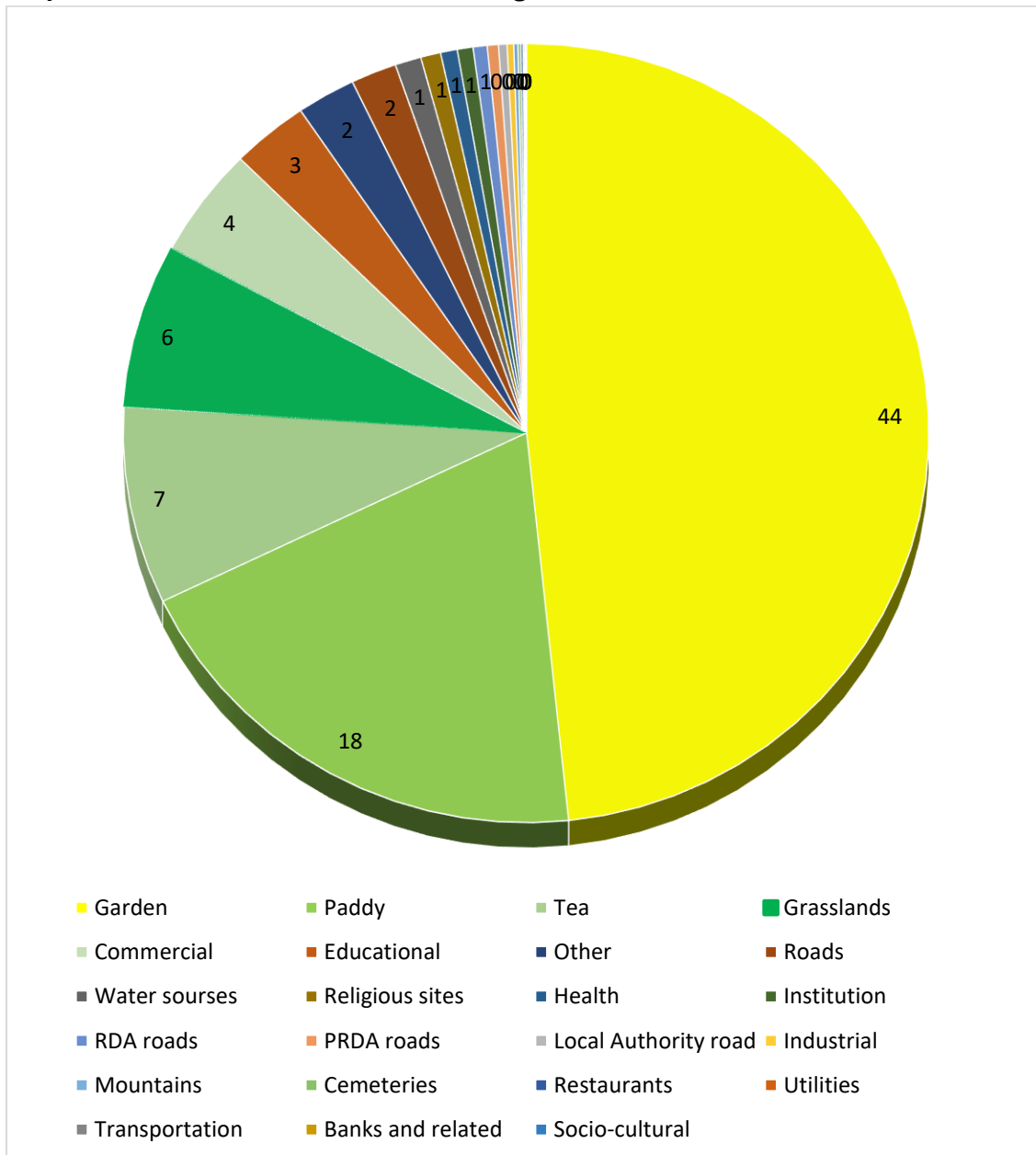
The developed land (built up) area of the planning area is less than 5% from the total land area, especially due to the geographical location of the Welimada Town. Hence, the commercial land area of Welimada Town has constrained to a limited area due to the aforementioned difficulties of the expansion of built-up area. However, more attention should be given to Kappetipola Town in the future development activities due to the fact that the amount of commercial lands in Kappetipola Town is greater than the amount of commercial lands available in Welimada Town. About 80% of the land use in the planning area is consisted with small forests, natural ecosystems, waterways, grasslands, and agricultural areas.

Map No.2.13: Land Use Pattern within Welimada Planning Area



Source: Uva Provincial Office - Urban Development Authority,2022

Graph No1: Land Use Pattern as a Percentage



Source: Uva Provincial Office - Urban Development Authority, 2022

2.4.11. Housing

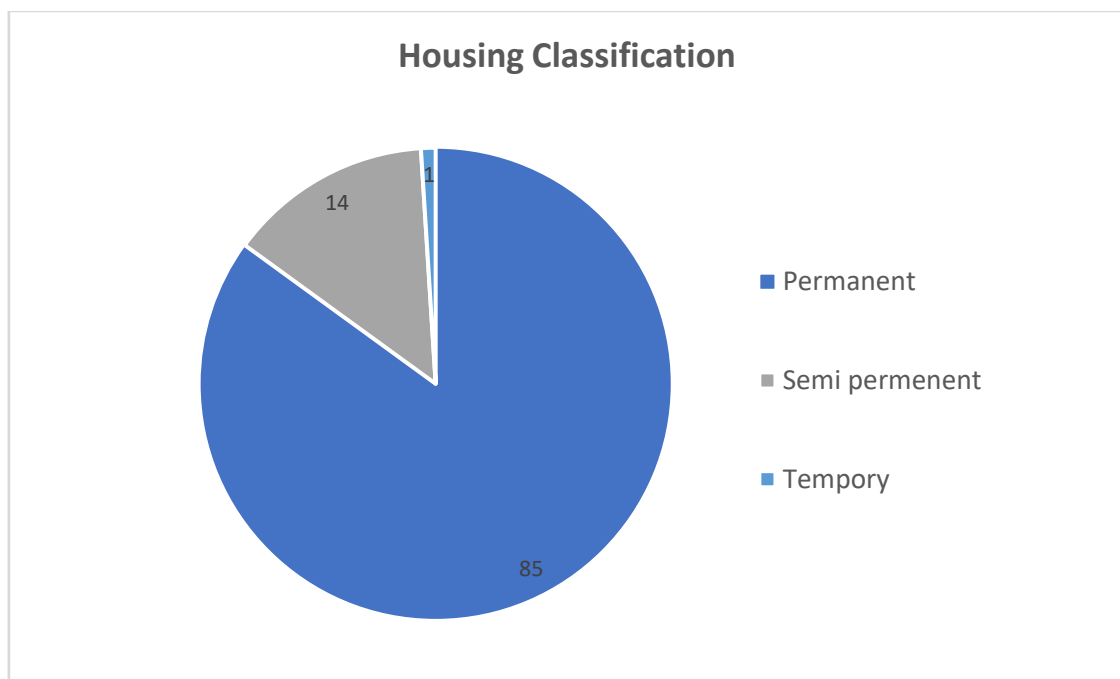
The total number of housing units in the planning area is about 4,960 whereas the largest number of housing unit cluster is found in Ambagahakumbura Grama Niladhari Area. This GND is located at the close proximity to Welimada Town and the people who lived in Welimada town reserved their lands for commercial purposes and settled in Ambagahakumbura area for residential purposes. This has resulted the increase of residential population in Ambagahakumbura area. However, by the year 2020, the total number of families in the planning area is about 5,441 whereas the total

housing deficit is around 531. The highest housing deficit recorded in Ambagahakumbura Grama Niladhari Division as 160 with the increase of low-income families in this area.

Out of the total number of 4,960 housing units in the 10 villages of the planning area, 85% (4,212) are permanent houses and 14% (694) are semi- permanent houses. Out of the total number of houses, about 1 % (50) are temporary (improvised) houses those have built using temporary raw materials (metal sheets/ polythene). The labour huts in Welimada town are also consisted with this sort of temporary structures.

As per the DSD resource profile - 2019, the highest housing density is recorded in the Ambagahakumbura, Dimutugama, Dambawinna, Palugama Town GND areas and relatively low housing densities are recorded in Landegama, Divithotawela, Palugama and Welimada Town areas. The unique feature seen here is that the density of houses in the Welimada Town GND is gradually decreasing due to commercialization of the land use of Welimada town and conversion of residential land uses into non-residential uses (commercial and mixed).

Graph No 2.2: Housing Classification



Source: Uva Provincial Office - Resource Profile 2022, Ella Divisional Secretariat

Figure No. 2.5: Hosing Structures – Welimada

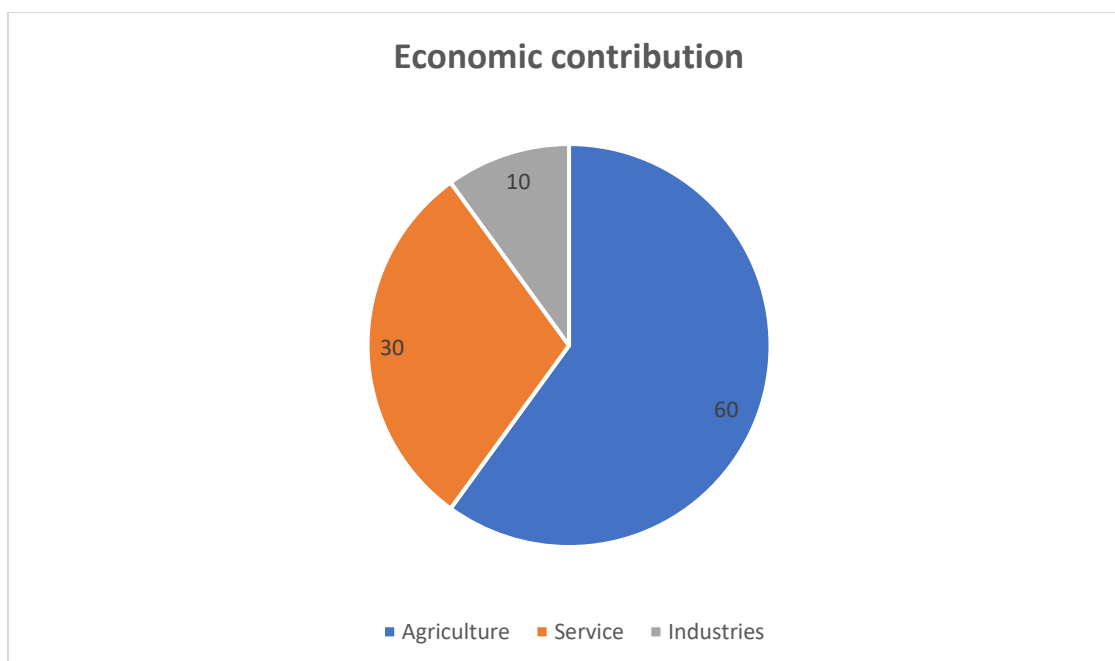


Source: Uva Provincial Office - Urban Development Authority, 2022

2.4.12. Economic Profile

Welimada Town can be considered as a town that provides facilities to the resident people who live in the surrounding area. Accordingly, Welimada town caters for daily commercial and corporate activities such as education, banking, health and other services for the people in both Welimada and Uva Paranagama Divisional Secretariat Divisions. The main economic base of the area can be mentioned as agriculture of which its contribution as a percentage is almost 60% whereas the service sector economic contribution in the planning area is 30% and the contribution of the industrial sector is about 10%.

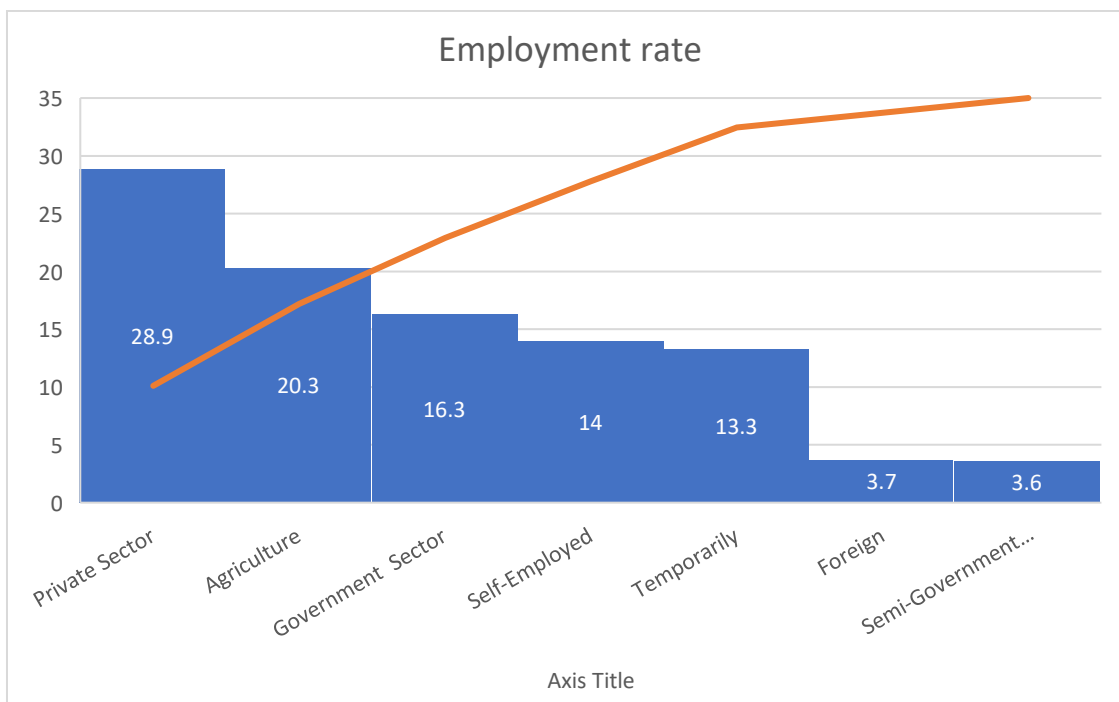
Graph No 2.3: Sectorial contribution to the Economy



Source: Uva Provincial Office - Urban Development Authority, 2022

When referring to the labour force and dependent population in the planning area, the population below 14 years is 24% (4,952), the population between the ages of 15-59 is 60% (12,380), and the population over the age of 60 is 16% (3,301). Only 50% (6,305) of the labour force are employed out of which 38.7% (2,260) of that employed population is represented by the private sector. The number of people engaged in agriculture takes a high percentage of 35% (2,206) of the employed population whereas the percentage of government, semi-government, foreign and self-employment is 24.3%. (1,532).

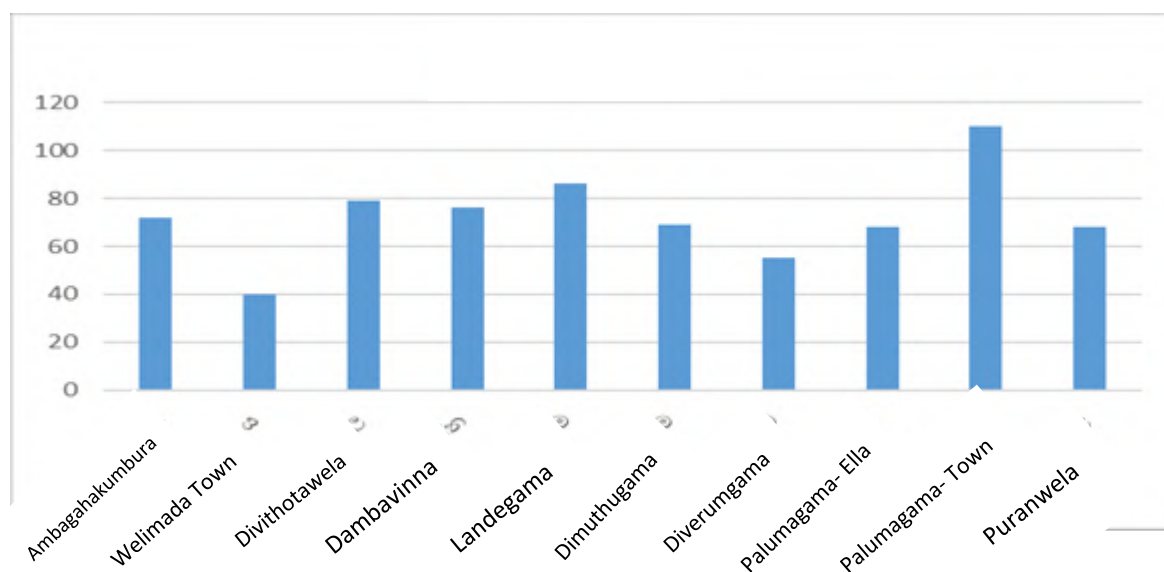
Graph No 2.4 : Employment as a percentage of the labour force



Source: Uva Provincial Office - Resource Profile 2022, Divisional Secretariat, Welimada

DSD resource profile – 2019 reveals that there are 723 (3.5% from total families in the planning area) Samurdhi Recipient families out of 5,441 families in the planning area (within 10 GNDs). This shows that there are significant number of families in low-income category.

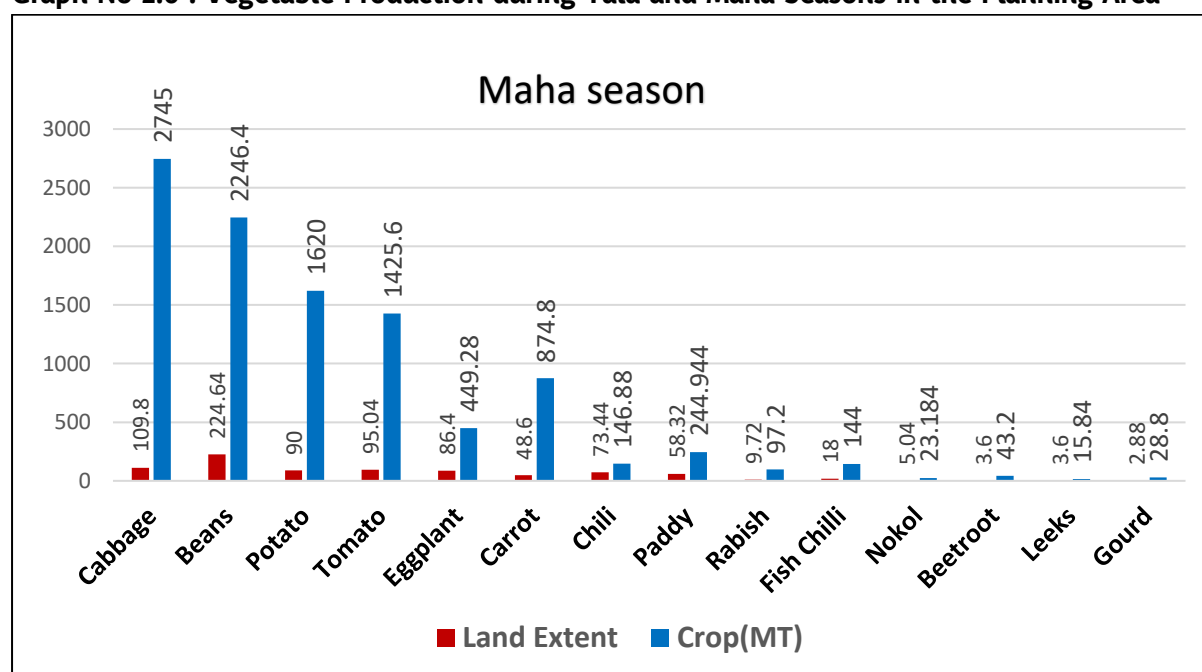
Graph No.2.5 : Samurdhi Recipients by Grama Niladhari Divisions

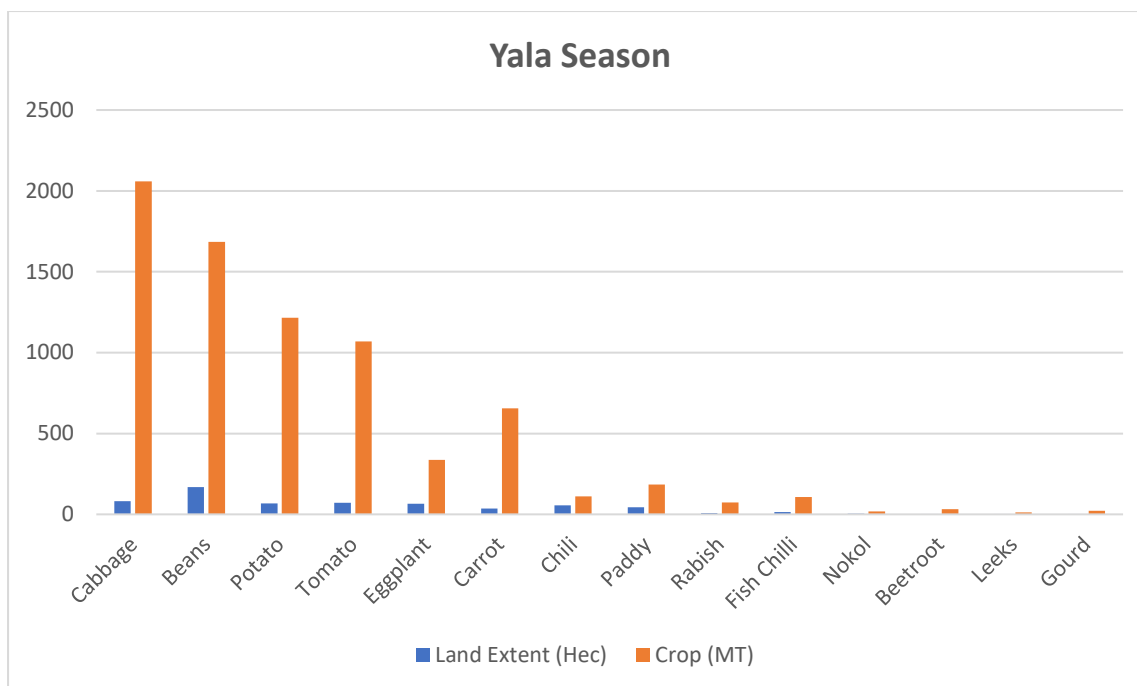


Source: Resource Profile, Divisional Secretariat 2022, Welimada

70% of the total land consumption is occupied by agricultural activities where the up country vegetables such as cabbage, tomatoes, beans, carrots, radishes, capsicum, potato, fruit (strawberry), floriculture, tea plantation, paddy cultivation etc. taking a major place. Cultivation is done in both Yala (dry) and Maha (wet) seasons depending on the availability of water. Typically only 75% of the lands are cultivated during Yala Season out of the lands those cultivated during Maha (wet) Season mainly due to the scarcity of water during Yala (dry) Season. Accordingly, approximately 650 hectares of this area are cultivated in the Maha season. Further, it could be observed that 44% of the existing gardens are large lands occupies for both housing and agricultural uses. The agricultural production during in Yala and Maha Seasons in 2019 is depicted in the below table.

Graph No 2.6 : Vegetable Production during Yala and Maha Seasons in the Planning Area





Source: Department of Agrarian Services - Welimada 2022

The total yield of this area is close to 17,650 MT. Accordingly, approximately 12.5% of the total production of the Welimada Divisional Secretariat area is produced in the planning area. Accordingly, the agricultural data of the Welimada Divisional Secretariat and the planning area are summarized in the table below.

Table No 2.3 : Agriculture Related Information in the Planning Area

Description	Planning Area	Divisional Secretariat Division	Percentage (%)
Agricultural Land Area (ha)	756	6,580	11%
Agricultural Population	2,600	38,103	6%
Agricultural Production (MT)	17,640	138,346	12.5%

Source: Uva Provincial Office – Urban Development Authority, Department of Agrarian Services 2022

Accordingly, Kappetipola Dedicated Economic Centre, Kappetipola Weekly Fair, Welimada Weekly Fair act as the collecting centres of these agricultural products. In particular, Kappetipola Economic Centre receives the harvest for 6 months in two seasons in a year which is approximately 800 to 1000 MT per day. Then, this collection is distributed to different parts of the island such as Colombo, Galle, Matara, Nuwara, and Batticaloa.

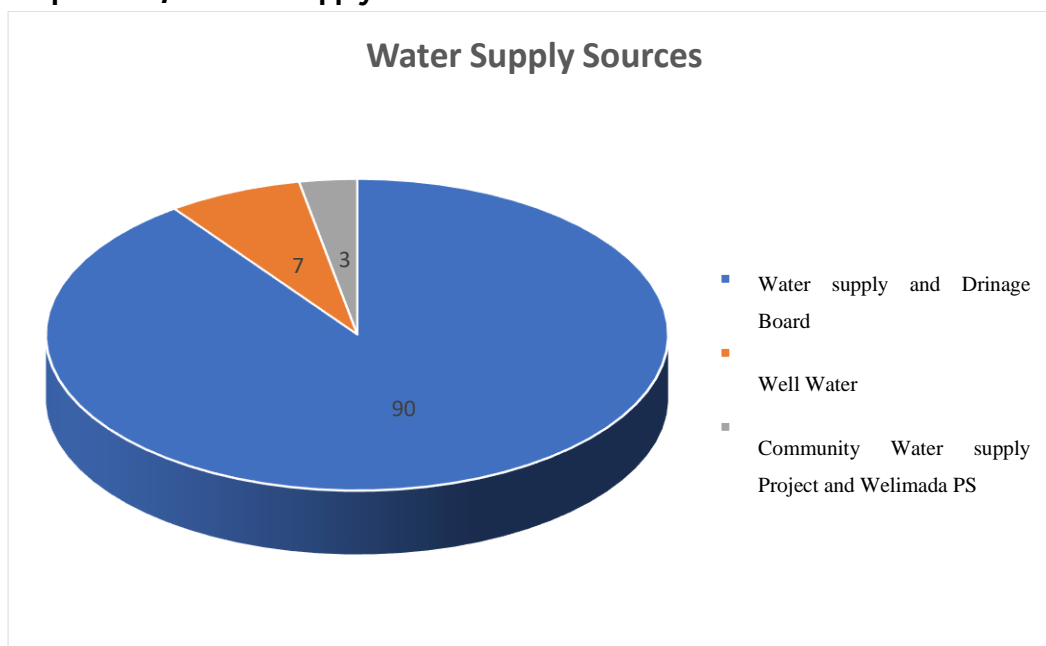
Industrial sector contribution is approximately 10%. However, when consider the economic profile of the Welimada planning area, Welimada Pradeshiya Sabha has the highest income in Uva Province.

2.4.13. Infrastructure Facilities

2.4.13.1. Water Supply

National Water Supply and Drainage Board is the main water supply service provider in the planning area. Accordingly, NWSDB caters for 90% of the total water requirement whilst the remaining 10% of the water requirement is met by other water sources (wells, aqueducts, tube wells, community water distribution).

Graph No 2.7 : Water Supply Sources



Source: National Water Supply and Drainage Board/ Resource Profile – Welimada,2022

The Divithotawala water supply scheme caters for water requirements in Divithotawala, Dambawinna, Landegama in the planning area where the water source is from a canal flowing through the Ohiya area. The water for Dimutugama, Ambagahakumbura, Palugama Town, Divurumgama, Palugama Ella and Puranwela extracted from a water channel that flow from the Nuwara Eliya area whilst the water required for Welimada Town is extracted from the Uma Oya.

Accordingly, National Water Supply and Drainage Board has provided 5,172 pipe borne water connections whilst Welimada Pradeshiya Sabha have provided 174 pipe borne water connections that totalling to 5,346 pie borne water connections in the planning area. As per the available information in the year 2022, the daily water requirement of this area is 4839 M³ and it is expected that this amount will increase up to 5924 M³ by 2033. The difficulty for 24 hours continuous/ uninterrupted water supply and the lack of adequate water treatment facilities are the major concerns in terms of water supply facilities in the area. Also, it could be observed that there are issues of water quality and quantity that constrained proper water supply in the area. The below table depicts the water requirement for the next decade.

Table No. 2.4: Water Requirement

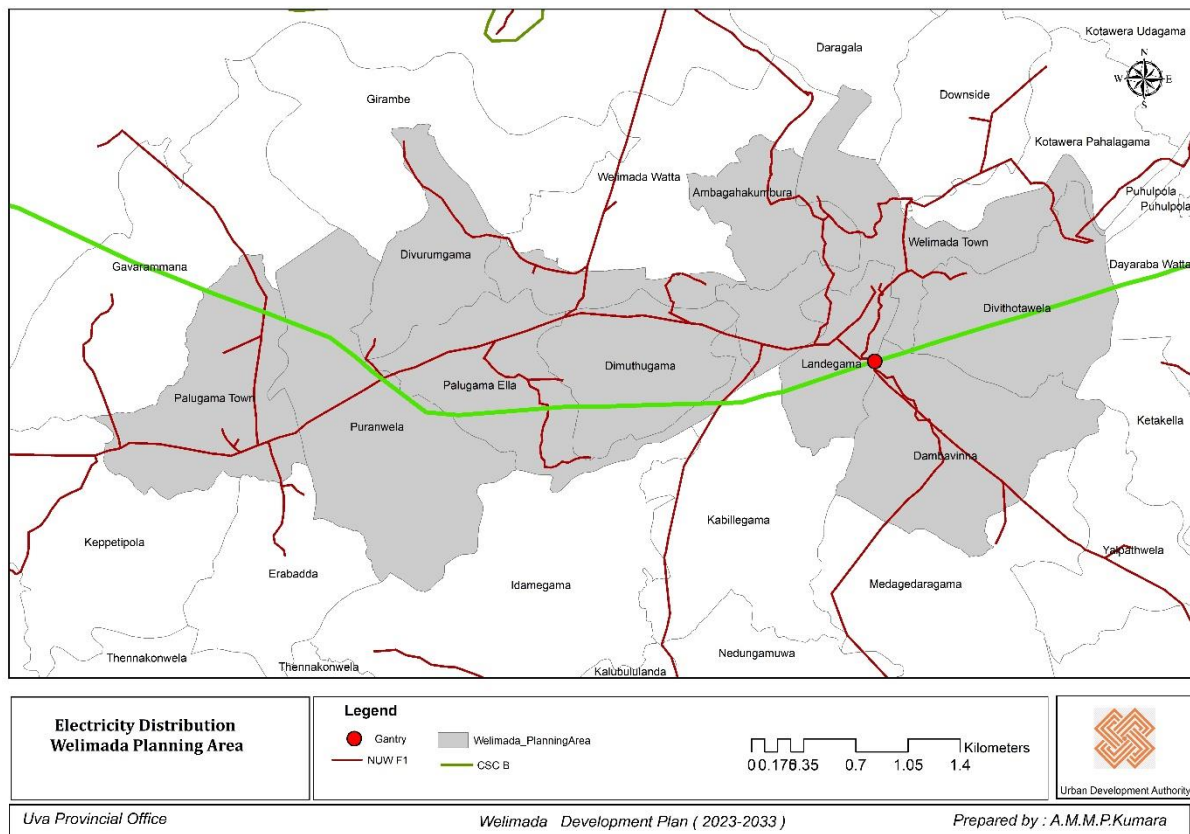
Discription	Year 2022	Year 2033
Domestic requirement (m ³)	4,033	4,424
Commercial requirement (m ³)	8,06	1,500
Total requirement (m ³)	4,839	5,924

Source: National Water Supply and Drainage Board (NWSDB), Resource Profile – Welimada,2022

2.4.13.2. Electricity and Communication

Nearly 98% of electricity is obtained from the national grid, while the remaining 2% is obtained from alternative energy sources. Accordingly, solar energy and kerosene are used as alternative energy sources. Especially in the labour houses in Welimada Town Grama Niladhari Division are using kerosene as their energy source. As far as the communication facilities are concerned, the whole are is covered with access to communication.

Map No 2.14 : Electricity Distribution in the Planning Area

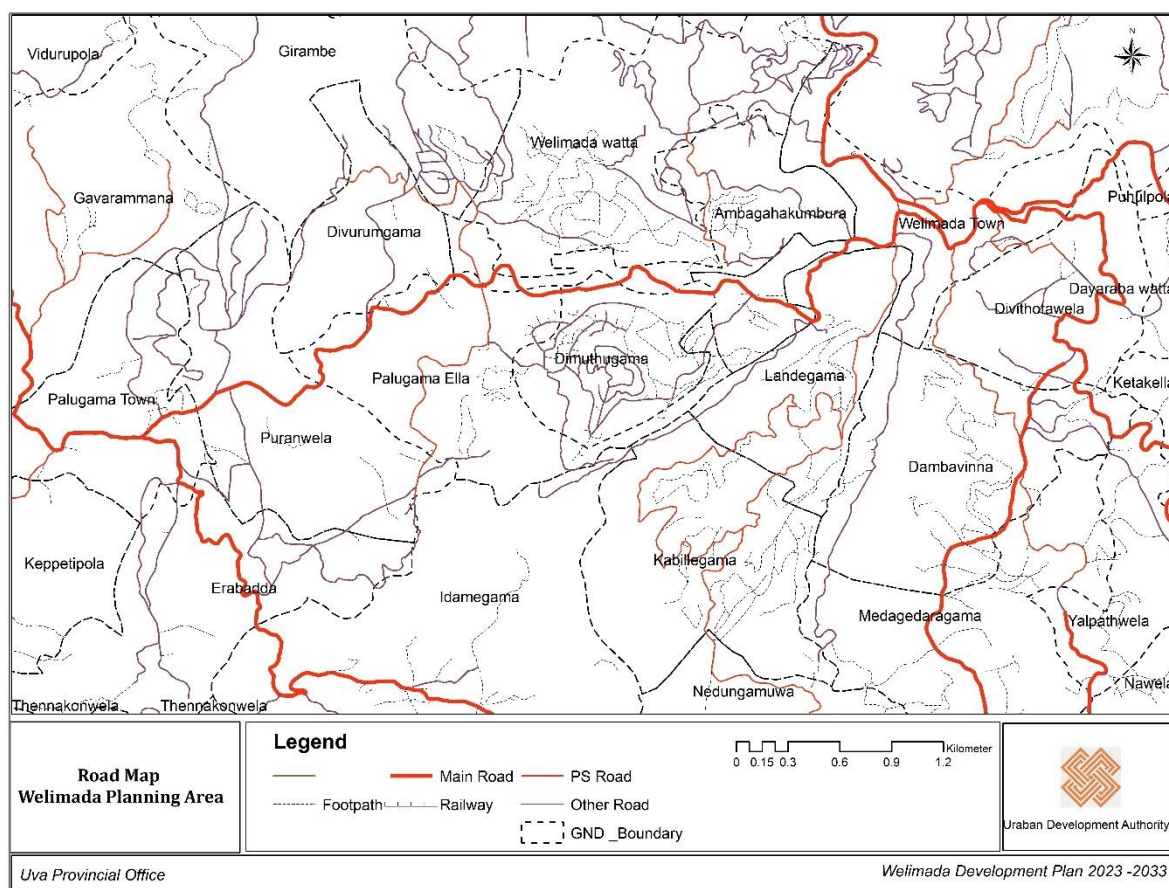


Source: Ceylon Electricity Board/ Resource Profile – Welimada,2022

2.4.13.3. Roads and Transportation Facilities

The A5 (Peradeniya - Chenkaladi) Road running through Welimada Town takes a major place and it connects the Central and Eastern parts of the country. This road is the only “A” class road passing through Welimada Town. Apart from this, there are many “B” grade roads passing through this Welimada Town and connecting with the peripheral areas. There are many roads those belonging to the Road Development Authority, the Provincial Road Department and the Local Authority. However, as a result of the geographical structure of the area, many of the roads are narrow and in dilapidated condition.

Map No 2.15 : Road Network – Welimada Area



Source: Road Development Authority, Welimada Pradeshiya Sabha, 2022

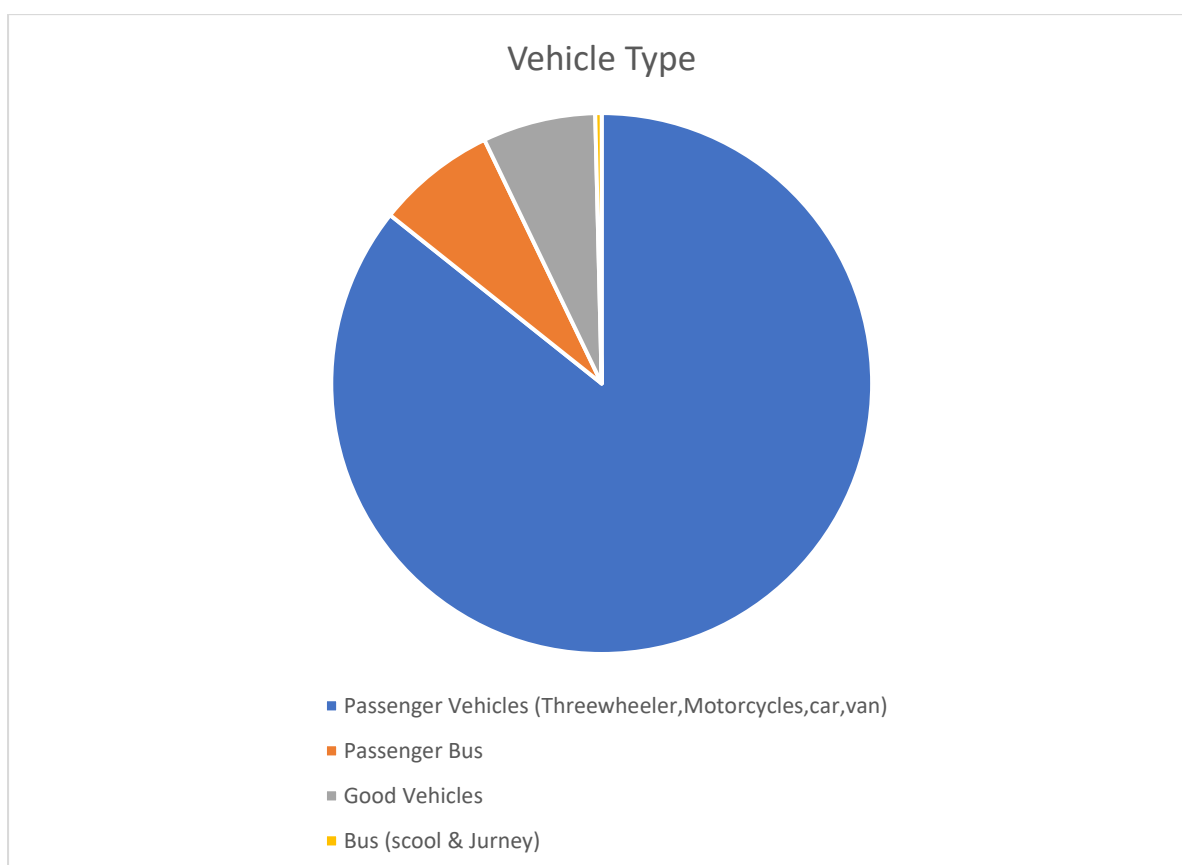
Table No. 2.5: Road Ownership

Road Ownership	Road Length	Road Density
Road Development Authority	15	1.3
Provincial Road Development Authority	13	1.2
Pradeshiya Sabha	43	3.9
Total	70	6.4

Source: Road Development Authority, Welimada Pradeshiya Sabha, 2022

Approximately 15,000 vehicles come to Welimada Town daily, mainly from Uva Paranagama, Kappetipola, Nuwara Eliya, Badulla and Bandarawela areas. All these vehicles have to travel through Welimada Town and the following table depicts the information collected through vehicular traffic survey conducted by Urban Development Authority on 11.02.2020.

Graph No .2.8 : Vehicular inflow to Welimada Town



Source: Uva Provincial Office – Urban Development Authority, field survey 2022

Almost 85% of the vehicles that came to Welimada Town are belong to passenger vehicle category such as motorcycles, three-wheelers, cars and vans. Apart from this, about 7% are private and Sri Lanka Transport Board (SLTB) passenger transport buses that travel through the area.

Another 6.70% are belonging to the goods transportation vehicles categories such as Lorries, containers, tractors etc. About 0.38% are buses that do not transport ordinary passengers, but transport passengers for other specific purposes such as transportation for school students, picnics, etc. It could observe a considerable traffic congestion during the days that the Special Economic Centre of Kappetipola Town is in operation.

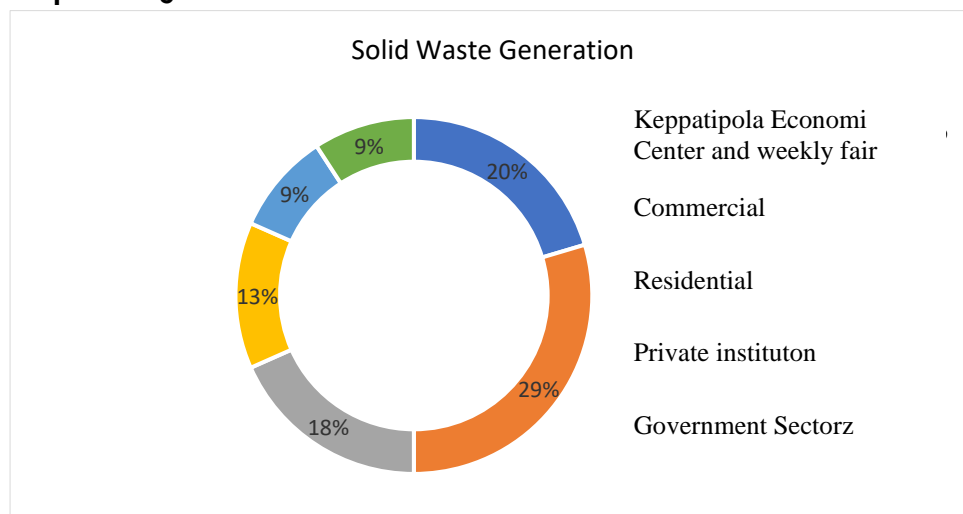
There is no public parking space in Welimada Town for the vehicles coming to the town, and the local council has reserved 07 locations for three-wheeler taxi parking. Also, there are 03 places that allocated for 54 number of Lorries and taxi vans in Welimada Town.

In addition, there are two bus stands as old and New in Welimada Town. However, the SLTB depot is located in Kappetipola Town which is 06 kilometres away from Welimada Town. Accordingly, most of the buses that start traveling from this place are destined to different areas of Uva-Paranagama Divisional Secretariat area and a large number of buses travel to other areas too. There is no rail transportation available in this area.

2.4.13.4. Solid Waste Management

Welimada Pradeshiya Sabha is the main responsible institution in terms of solid waste management and it collects 5-8 tons of solid waste in the urban area in daily basis. About 60% of the waste collected is biodegradable, 20% is non-degradable, and the remaining 20% can be classified as unsegregated waste. Kappetipola Special Economic Centre, Welimada Weekly Fair, Commercial premises in Welimada Town, restaurants, public and private sector institutions are the main solid waste generation sources in Welimada and Kappetipola Towns. However, the daily solid waste generation in Kappetipola Dedicated Economic Centre alone is among to 5 MT. The following graph shows the percentage of garbage generation in Welimada Town area.

Graph No.2.9 : Solid Waste Generation

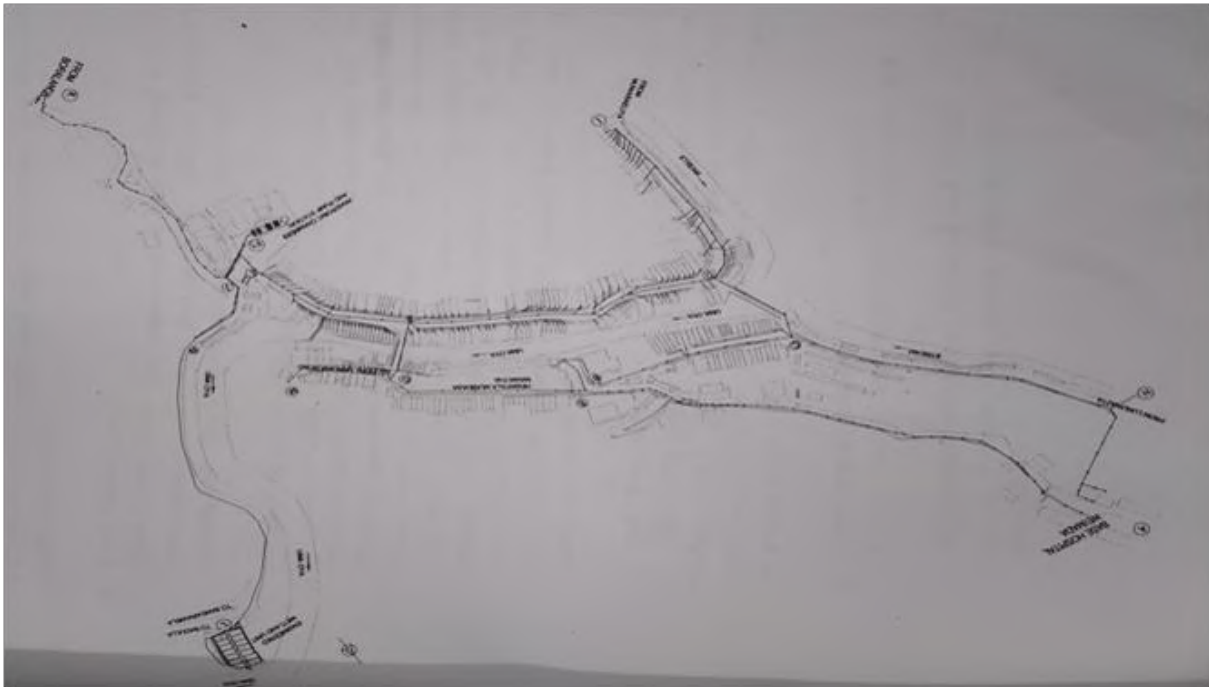


Source: Welimada Pradeshiya Sabha & Uva Provincial Office – Urban Development Authority, 2022

2.4.13.5. Wastewater Management

Wastewater management in the town is not done to an acceptable level. A wastewater management system has been built during the period of 2010-2012 with the assistance of the Asian Development Bank to discharge the wastewater from government institutions and various commercial premises places. However, due to the undulating terrain of the land, the connections to this Waste Water Management system has only been obtained by Welimada Hospital, Welimada Divisional Secretariat, Public Market Complex, Welimada Bus Stand, Ambrosia Tea Factory and a limited number of private business establishments for waste water disposal. Most of the private commercial premises/ units in the town have not yet connected to aforementioned wastewater management system mainly due to the geographical limitations of the area. Accordingly, only 70% of the wastewater generated in Welimada Town is discharged to the wastewater management system operated and maintained by Welimada Pradeshiya Sabha. The remaining 30% of wastewater is discharged into Uma Oya resulting pollution of water in Uma Oya.

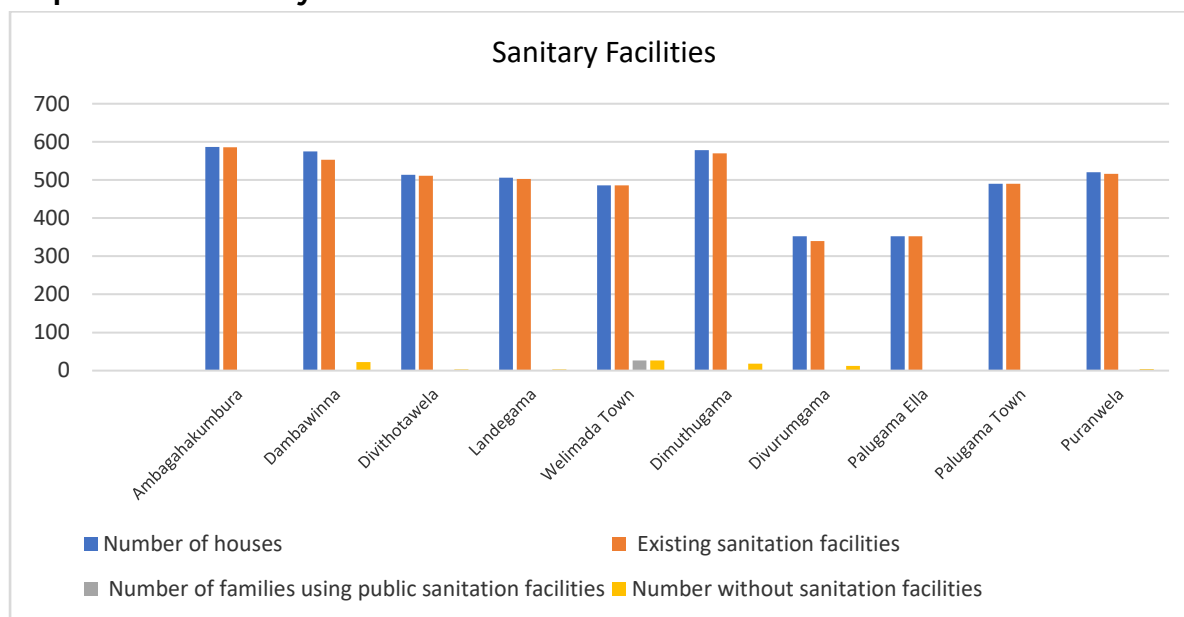
Figure No. 2.7 : Waste Water Management System Constructed with ADB Aids



Source: Welimada Pradeshiya Sabha & Uva Provincial Office – Urban Development Authority, 2022

2.4.13.6. Sanitary Facilities

There is adequate sanitary facilities available in the planning area, though it could be observed slight issues in terms of sanitary facilities in Welimada Town, Dambawinna, Dimutugama, Divurungama, However, there is no adequate public sanitary facilities for commuting population to Welimada Town and even the available facilities are in dilapidated condition.

Graph No.2.10: Sanitary Facilities


Source: Welimada Pradeshiya Sabha & Uva Provincial Office – Urban Development Authority,2022

2.4.14. Environmental condition of Welimada Urban Area

Existing Environmentally Sensitive Areas

The details of existing ecologically sensitive areas are given in Map No. 03 and Table No. 01.

Table No. 2.6: Existing Environmentally Sensitive Areas

Index No	Usage	Extent (ha)	Percentage (%)
1.	Paddy Lands	254.32	72.9
2.	Shrubs	60.64	17.4
3.	Grasslands	27.95	8.0
4.	Water Sources/ Springs	6.06	1.7
	Total	348.97	100

Source: Land Use Maps – Urban Development Authority,2022

According to Table No. 01 and Map No. 03, there are 254.32 hectares of man-made wetlands in the area of Welimada Regional Council, 86.59 hectares of grasslands and 6.06 hectares of ecologically sensitive water sources. Areas are located. As can be seen in photo no. 06, paddy fields are mostly cultivated using the helmalu method and cultivation is done using rain water and water sources.

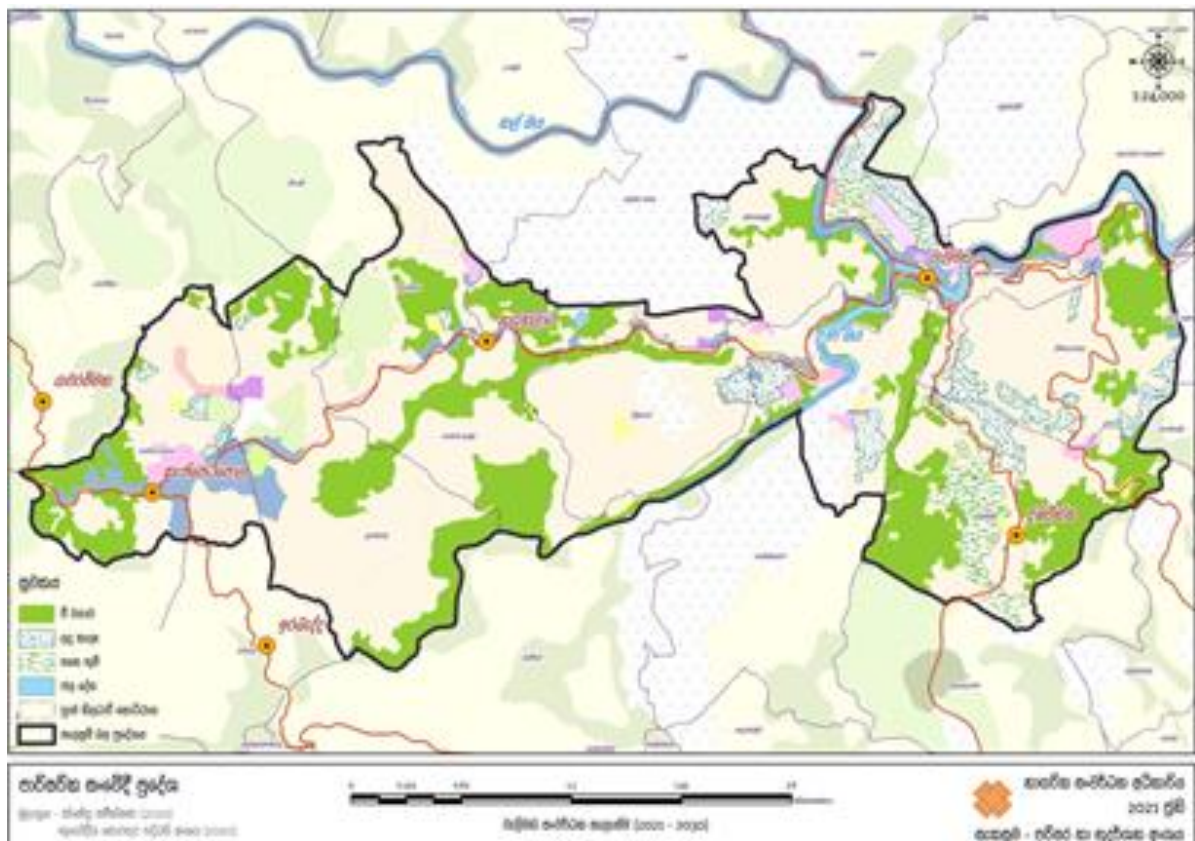
Also, taking into account the rainfall pattern in the main season, these fields should be used for growing vegetables and other short-term crops. Welimada economic pattern and employment is based on agriculture. For agriculture, inter cropping system and crop rotation method are used in these areas, so soil barrenness and soil erosion are controlled to some extent.

Image No2.8 : Paddy land and other crops cultivated under the helmalu system



Source: Urban Development Authority, 2022

Map No 2.9 : Environmentally Sensitive Areas



Source: Land Use Maps – Urban Development Authority 2022

2.4.15. Disaster Situations

High winds have been identified as the main disaster situation in the Welimada local council area and there are also areas prone to landslides.

2.4.15.1. High Winds

High winds is recognized as the main disaster situation faced by Welimada Pradeshiya Sabha area. In 2018, 47 people have been affected and 12 houses were damaged in Dimutugama, Dambawinna, Divithotawela and Ambagahakumbura Grama Niladhari Divisions. Dimutugama is reported to be the most damaged Grama Niladhari division and it has been reported that 35 people have been affected and 8 houses have been damaged. (Source: www.desinventar.lk)

2.4.15.2. Landslides

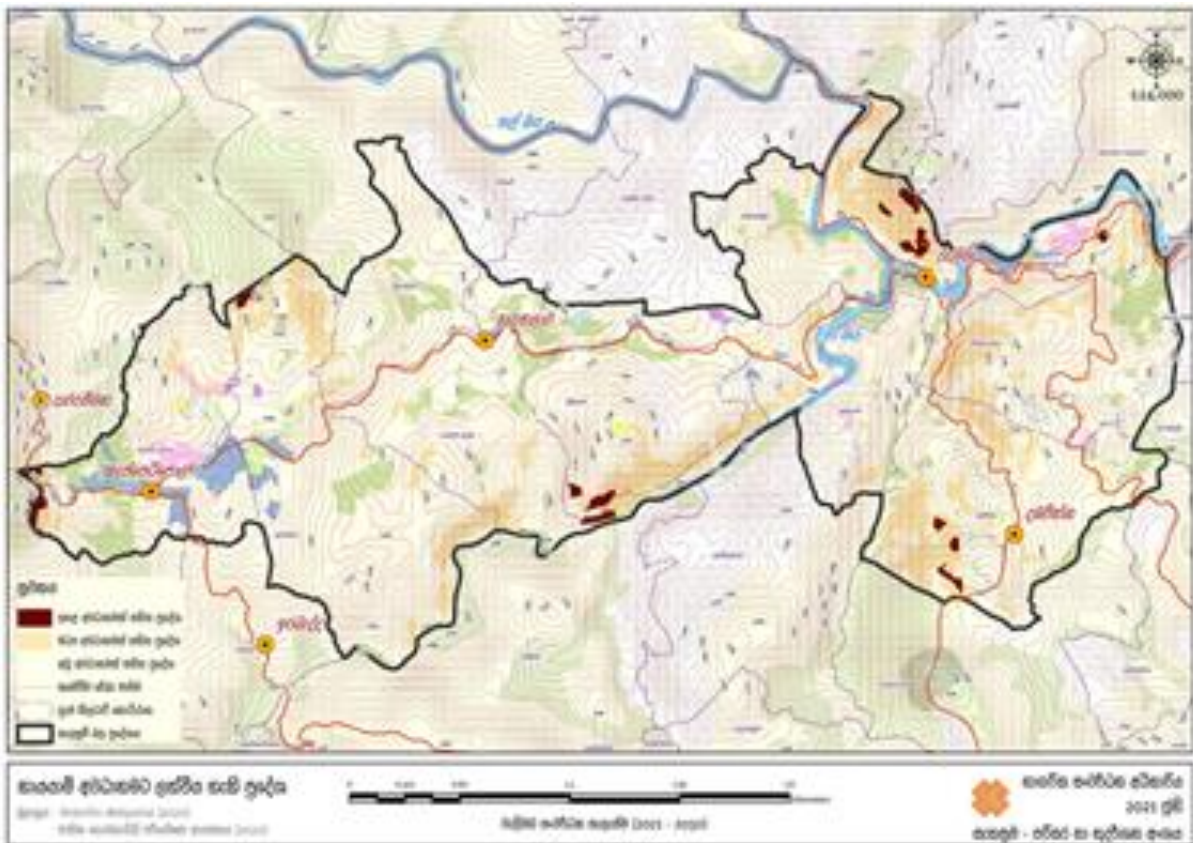
Welimada Pradeshiya Sabha area is a high slope area which there is a risk for landslides. The National Building Research Organization (NBRO) has identifies several landslide prone areas. Accordingly, there are several such areas around Welimada Town and Dambawinna. These landslide prone areas are depicted in Map No. 04. There have been 03 fatal damages, 32 house damages whilst 190 people have affected with other property damages in Welimada Town Grama Niladhari division. Welimada Town Grama Niladhari Division belongs to risk area for landslides as per the Risk Zone Map prepared by National Building Research Organization (NBRO).

Figure No. 2.10 – Landslides areas in Pradeshiya Sabha Area



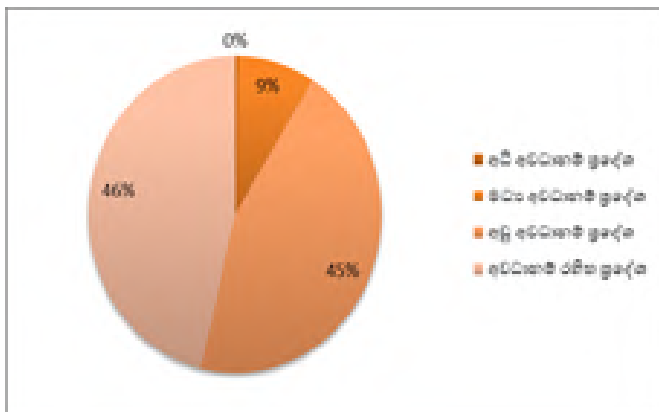
Source: Field Survey - Uva Provincial Office – Urban Development Authority 2022

Map No. 2.18 : Landslide prone areas in Pradeshiya Sabha Area



National Building Research Institute has identified the landslide risk areas in the Welimada urban area in correlation with the land use pattern. This landslide analysis has divided land areas into two parts as developable land areas and environmentally sensitive areas. Graph No. 01 and 02 indicate the severity for the risk.

Graph No.2.11 : Landslide risk analysis for potential developable lands

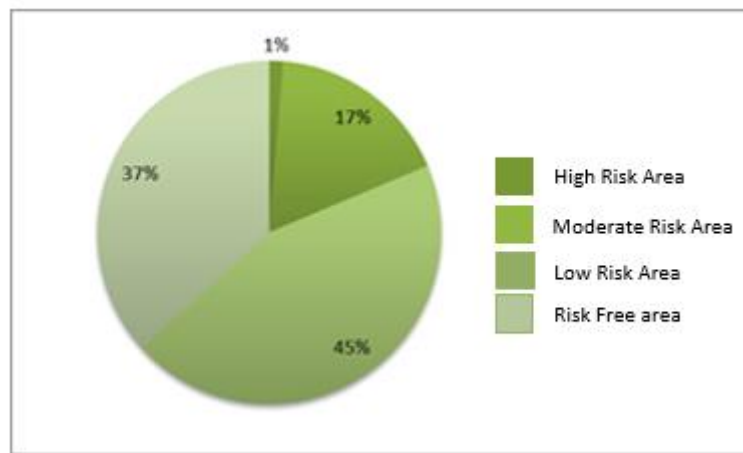


Source: National Building Research Organization (NBRO), 2022

Out of the total planning area of 1,139.81 hectares, the developable area is 790.19 hectares and the environmentally sensitive areas are 348.94 hectares. As depicted in the Chart No. 1, 3.5 hectares of

land identified as high-risk areas for landslides from the developable land areas. This is a very low percentage of the total developable area. 66.78 hectares of moderate landslide hazard areas were identified, which is 9% of the total developable area whereas a total of 354.62 hectares of low landslide risk areas could be identified, which is 45% of the total developable area. A total of 365.29 hectares of land with no landslide risk was identified, which is 46% of the total developable area.

Graph No.2.12 : Landslide risk analysis in sensitive (fragile) land areas



Source: National Building Research Organization (NBRO),2022)

High risk landslide prone areas totalling to 4.66 hectares of lands which is 1% of the total eco-sensitive area, whilst 60.43 hectares of lands could be identified as moderate landslide prone areas which is 17% of the total ecologically sensitive areas. 155.79 hectares of low landslide risk areas could be identified, which is 45% of the total area of ecologically sensitive areas whereas 128.11 hectares of areas with no landslide risk can be identified, which is 37% of the total ecologically sensitive area.

2.4.16. Existing Parks and Playgrounds

Spatial Plan for Public Outdoor Recreation has stipulated that the area required for recreational facilities per 1000 people is 1.4 hectares. Accordingly, there was a requirement of 27 hectares of space for public outdoor recreation facilities for the population of 19,869 in the year 2020. However, the currently available land for public outdoor recreation facilities is only 3 hectares. The projected population for the year 2030 is 21,786 and accordingly, the area that required to be allocated for

the proposed public outdoor recreation facilities in the Welimada Pradeshiya Sabha Area is 30.50 hectares.

Existing places with active recreational facilities

Table No. 02 shows the information about the existing playgrounds/ places to meet the recreational needs in this area. Map No. 03 depicts the locations of these existing recreational places and the

Figure No 2.11 – Existing Parks Playgrounds in the area



Source: Urban Development Authority,2022

As depicted in photos no. 07, 08, 09 and 10, apart from Divurumgama Children's Park, other existing playgrounds do not have even the minimum facilities and are isolated as unsafe spaces without a safety wall or fence. Table No. 02 shows the locations where the existing direct and indirect outdoor facilities can be obtained.

Table No. 2.7: Existing Recreational Places

Index No	Name of the Recreational Place	GND	Extent (ha)
.01	Kappetipola Playground	Puranwela	1.92
.02	Divurumgama Children's' Park	Divurumgama	0.20
.03	Methodist Playground	Welimada Town	0.68
.04	Dimuthugama Playground	Dimuthugama	0.71
.05	Volleyball court	Dimuthugama	0.03
	Total Area		3.55

Source: Field Survey Information (UDA) – 2022

Map No 2.19 : Existing public playgrounds



Source: Field Survey Information (UDA) – 2022

Existing passive recreation facilities

There are several places that serve as indirect recreational facilities within the Welimada Pradeshiya Sabha area. Among them public library with 700 registered members and cinema with 800 seating capacity could be mentioned. However, the public library presently had only 300 active members and the cinema has been out of operation since 2019. Aforementioned public library is located very

close to Uma Oya in Welimada Town, and there is possibility of getting the books damaged due to the uncontrolled moisture content at the premises especially during the rainy season. Also, this library is with minimum space requirement only a limited number of readers could be served at a time and there is no adequate sanitary facilities and other required facilities to operate this public library to a standard level.

2.4.17. Places with cultural, religious, architectural and/or archaeological importance

Places with archaeological importance

Several buildings with archaeological and historical importance could be identified within the Welimada Pradeshiya Sabha area and these locations are indicated by map no.1. This document reported only on locations where currently recorded information is available.

1. Dambawinna Purana Rajamaha Viharaya

This temple is located in Pahala Dambavinna Grama Niladhari Division of Welimada Divisional Secretariat in Badulla District. This ancient temple is located at Dambawinna village by the Welimada - Bandarawela road. The temple house enriched with paintings from the Kandy era.

Figure No. 2.12 : Dambawinna Purana Rajamaha Viharaya



The old Bodhi Prakara (wall) is also an indicator of the historical heritage. The crescent-shaped doorway of the inner house decorated with a dragon pantheon with lion figures and Buddha statues can be found in this inner house. Paintings from the Kandy era are seen on the walls of the outer pradakshina path. Among the painting's images of deities, King Sirisangabo donating children, Vessanthara, Dhammasoda and flower motifs and scenes of hell are taking a special significance.

According to folklore, this area was ruled by a Samantha known as "Dambe". This temple, which has a history of about 200 years, is considered to be the starting place of the Dambawinna Sangha Parapura, which was one of the two famous Sangha lineages that arose in Uva Wellasse. It is said that the temple house with dagaba of this Dambawinna ancient temple was built in 1665 by Uva Wellassa District Governor Loku Bandara Dambawinna Maha Nilameme. This temple has a history of about 335 years and still used for worship.

Figure No. 2.13: Places with cultural, religious, architectural and/or archaeological importance



Source: Urban Development Authority, 2022

Legend has it that after the end of the Rama-Ravana war, Prince Rama's suspicions about Goddess Sita led her to jump into the fire and vow to prove her innocence by performing a "Fire Sacrifice". The place where Goddess Sita jumped into the fire and swore an oath is located in the present Welimada Nugathalawa Divurumwela ancient temple site. In the past, this place was called "Divurumpola" but nowadays it is known as Divurumwela.



Image No. Source: Urban Development Authority

In 1817, the people of Uva Wellassa rose up against the British rule due to the difficulties that arose after the conquest of the highlands by the British invaders in 1815. The British built several forts to suppress this rebels. In 1818, the British had built two fortresses on the Welimada Plateau, one of which is the Wilson Fortress located in Kappetipola.

In order to curb the further spread of the Uva Wellassa Rebellion, on the advice of the British King, Robert Browning, who held the position of Governor of Ceylon at that time, decided to send a large cavalry force to the up country under the command of Major Douglas Wilson Senaviya. This fortress was built for their cavalry and a bungalow has also been built for Major Wilson, at a distance of about 1 ½ km. This ancient bungalow is currently used as the Gavarammana Sri Piyatissa Piriven College and Temple building. This building is being maintained in its original state without causing any damage to its antiquity. The fortress which operated under the command of Major Wilson, was known by his name even at that time. (Only the remains of the McDowell fort (the other fort) located in the Uva Paranagama area are visible).

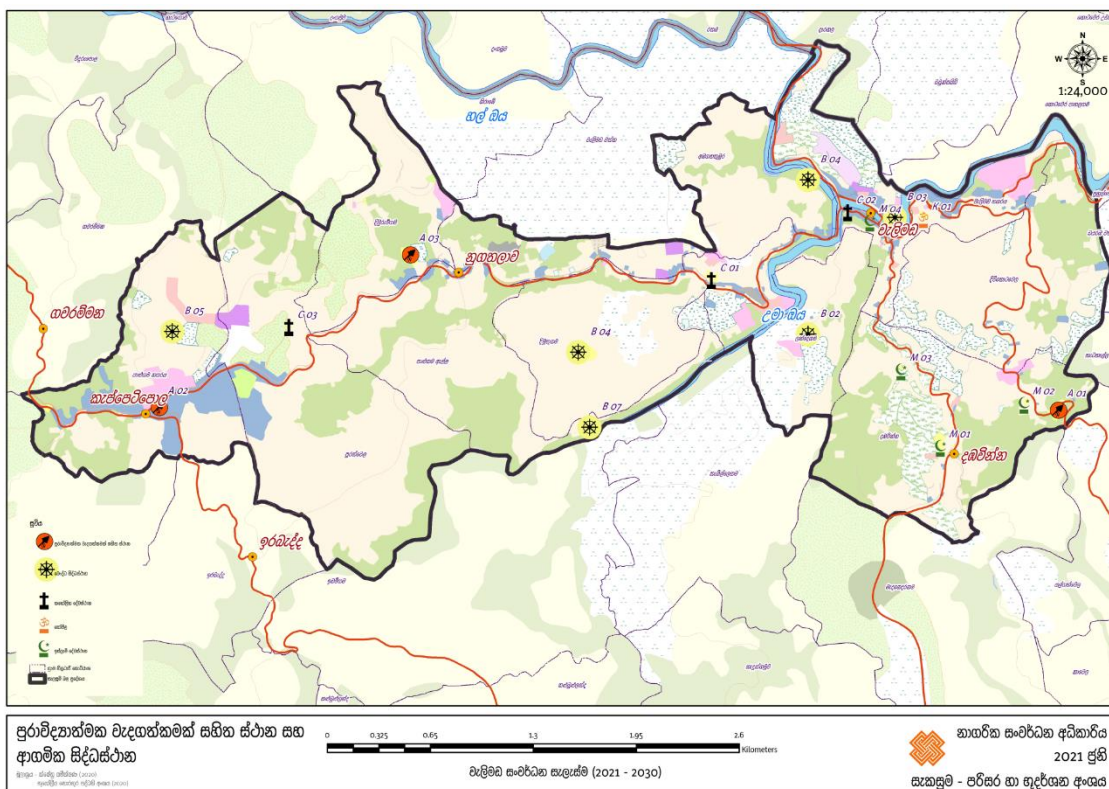
Wilson Fortress is located in Palugama Kappetipola Grama Niladhari Division of Welimada Divisional Secretariat Division and it is about 90 feet long, 40 feet wide and 15 feet high which is made of single granite. Its walls are about 18 inches thick. The entrance gate of this fort is quite small and has been designed in the shape of an arch on its northern side. At present, a centre of the Uva Provincial Textile Department has been established in this fortress.

Figure No 2.14 : Places with architectural and/or archaeological importance



Source: Urban Development Authority

Map 2.20 : Places of archaeological importance



Source: Urban Development Authority,2022

Table No 2.8 : Religious Places in the Area

Index No.	Name of the shrine/ Religious Place	Identification Symbol	GND Located
01.	Sri Bodhirukkhamaya	B 01	Landegama
02.	Gangarama Viharaya	B 02	Welimada Town
03.	Dimuthugama Viharaya	B 03	Dimuthugama
04.	Welimadagama Viharaya	B 04	Ambagahakumbura
05.	Somananda Viharaya	B 05	Palugama Town
06.	Sri Sumangalaramaya, Ella	B 06	Palugama Ella
07.	Methodist Church	C 01	Welimada Town
08.	St. Anne's Church	C 02	Welimada Town
09.	Shamaramaya Kovil	C 03	Puranwela
10.	Sri Muththu Amman Kovil	K 01	Welimada Town
11.	Thikka Mosque, Dambawinna	M 01	Dambawinna
12.	Jumma Mosque, Pahala Dambawinna	M 02	Dambawinna
13.	Haddawalla Mosque	M 03	Dambawinna
14.	Welimada Mosque	M 04	Welimada Town

Source: Field Survey Information (UDA) – 2019, Google Earth Pro (2021)



3

Chapter

The need for the development plan

Chapter Three

The need for the development plan

3.1 Introduction

Welimada Town is located in the Welimada Plateau and can be identified as an area belonging to the Central Environmentally Sensitive Zone according to the National Physical Plan published by the National Physical Planning Department for the period of 2017-2050. Agriculture is the main economic activity in the Welimada area. Accordingly, in Welimada Town and its surrounding area, which is gradually developing and expanding in Uva Province, many physical, environmental and social problems have been created due to human activities. Hence, a long-term plan is needed for physical, environmental, economic and social development by minimizing these problems. Accordingly, the need for a development plan for the Welimada area can be summarized based on the following facts.

- 1. Problems caused due to undulating nature of the lands and limited amount of available developable lands.**
- 2. Destruction/ acquisition and lack of regulation of for ecologically sensitive areas.**
- 3. Improper utilization of existing resources/ potentials within the planning area.**
- 4. Ad-hoc (unorganized) development activities scattered in the area and absence of a regulated development plan.**

3.1. Absence of a gazetted development plan to regulate the development activities and informal development scattered throughout the development area

On October 16, 2023, about 10.8 square kilometres belonging to 10 Grama Niladhari Divisions belonging to the Welimada Pradeshiya Sabha area was declared as an urban development authority area, but it has not been possible to prepare a development plan for the Welimada area. Hence, the presence of a development plan is a requisite to control these unplanned development activities in this area in the future and to regulate the existing development activities.

3.2. Due to the narrow geographical location, the amount of land that can be developed is limit

Welimada Town is a physically developed urban area in the Uma Oya River valley surrounded by ecologically sensitive areas. Accordingly, Welimada town is surrounded by highlands as well as paddy lands, natural waterways and sloping topographical components that are unfavourable for the expansion of the urban centre.

Apart from high elevation lands, paddy lands, streams and highways, there is only 20 hectares of developed (commercial) lands in the planning area which is already 100% developed. Accordingly, the lack of land required for the development of future physical facilities that meet the urban needs remains a big problem in Welimada Town. As a result, it could be observed that the commercial activities of Welimada town are spreading towards Kappetipola town on a linear pattern along either sides of A5 main road. Thus, many problems have been arisen due to the limited developable land availability in the area around Welimada town.

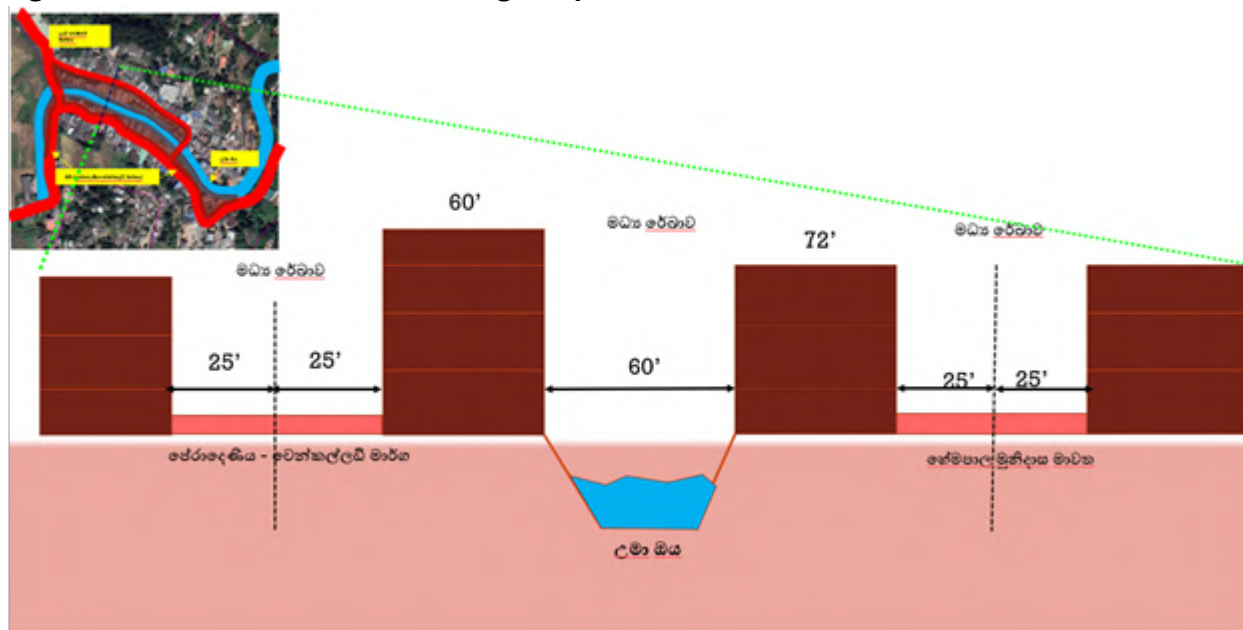
3.2.1. Limitation to regulate development activities in Welimada Town due to existing roads and river reservations.

A-5 (Peradeniya-Chenkaladi) Road is usually being used as the main access to travel from Nuwara Eliya to Badulla or Bandarawela. Accordingly, this road which is going through middle of Welimada Town carries 15,000 vehicular traffic daily. This road has a physical width (ROW) of at least 9 meters and most of the existing buildings in the town are built intersecting the limit of 6 meters from the centre of the road.

Accordingly, at present almost all the buildings are constructed in the road reservation belonging to the Road Development Authority.

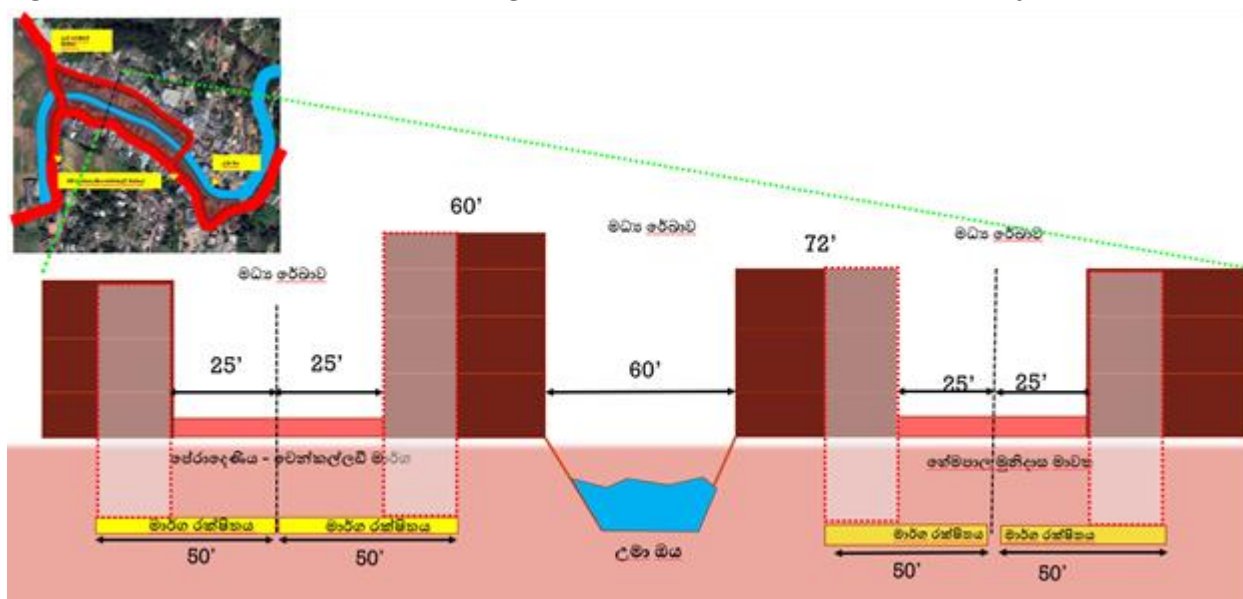
Also, Uma Oya flows parallel to the A-5 road and it has a reservation of 66 feet either side from the edge of the stream bank. Accordingly, most of the above buildings belong to the reservation of Uma Oya. In addition, most of the buildings those located along either side of Road Development Authority owned Munidasa Mawatha (Welimada Alternative Road) are also intruded to road reservation. Due to these reasons, the Urban Development Authority or the relevant local government agency is facing challenges in properly regulating the building pl

Figure No.3.1 : A cross-section showing the present built form of the town



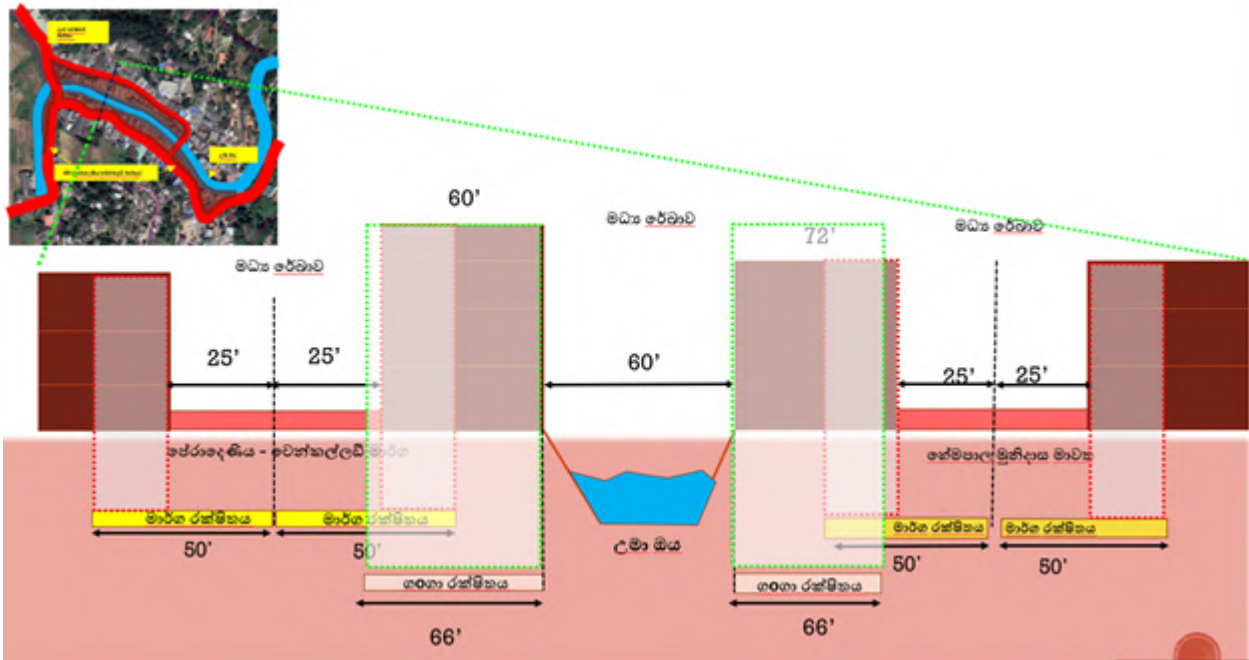
Source: Urban Development Authority,2022

Figure No. 3.2 : A cross-section showing the present built form and road safety of the town



Source: Urban Development Authority,2022

Figure No 3.3 : A cross-section showing built form of the town with road and river reservations



Source : Source: Urban Development Authority,2022

Figure No. 3.4 : The way of buildings are being built in Welimada town due to the reservations



Source : Source: Urban Development Authority,2022

Thus, many indirect problems have been created due to the development of buildings without proper regulation.

- Discharging of sewage and wastewater into Uma Oya due to the absence of a proper plan for sewage and wastewater disposal.
- Structural problems in buildings in the absence of proper enforcement of regulations imposed on construction activities (e.g.: collapsing of buildings).
- Health problems caused by non-compliance with building regulations (lack of proper ventilation/ lack of proper natural lighting in the buildings).
- Problems for private spaces due to the lack of specific distances to be placed from the boundary of the land. (e.g.: impact on private spaces)
- Traffic congestion in the absence of adequate vehicle parking facilities.
- Loss of visual quality due to ad-hoc construction activities.

3.2.2. Lack of public parking facilities and traffic congestion.

Almost 15,000 vehicles are daily circulating in Welimada town area. Out of which, about 4,500 vehicles from Uva Paranagama road, about 9,000 vehicles from Nuwara Eliya and Badulla road and the rest from other roads come to Welimada city daily.

However, the lack of parking facilities to park these vehicles in Welimada town has become a serious issue. If it is assumed that 40% of the vehicles coming to Welimada town are stopped in the town, the required parking area is approximately 128 perches per hour. If the amount is 60%, the area required for one hour parking is approximately 180 perches. But at present, due to the lack of empty lands required to utilize as parking spaces, the vehicles are stopped on either sides of the main roads and has created traffic congestion in the urban area.

Table No. 3.1: Requirement of parking lots/ spaces

	40% of total amount	Space requirement (m ²)	60% of total	Space requirement (m ²)
Total number of vehicles arriving in the town per day	15,000	-	15,000	-
Daily number of vehicles parked in the town (estimated)	6,000	-	9,000	-
The total number of vehicles assumed to be stopped in the town within an hour	400	-	600	-
Number of motorcycles stopped in the town per hour (40% of total)	160	216	240	324
Number of cars/ three wheelers/ vans stopped in the town per hour (50%)	200	3,000	280	4,200
Number of buses stopping in the town within an hour (10%)	40	1,600	40	1,600
Current public parking facilities in the town (Existing Bus Stand)	-	1,500	1,500	1,500
Amount of space required for other vehicles	-	3,216	-	4,524
Area required for parking (Perches)	-	128	-	180

Source: Urban Development Authority, Uva Provincial Office 2022

Also, the absence of a pedestrian crossing in the town where pedestrians can travel safely is a critical issue. This situation can be seen especially on both sides of the Peradeniya-Batticaloa Road. Hence, the vehicles coming into the town are stopped on both sides of the main road of Welimada town due to the lack of public vehicular facilities. As result, a traffic congestion can be seen during the day time from the old bus stand to Indra cinema hall on Nuwara Eliya road.

Map No. 3.1 : Road side vehicle parking areas

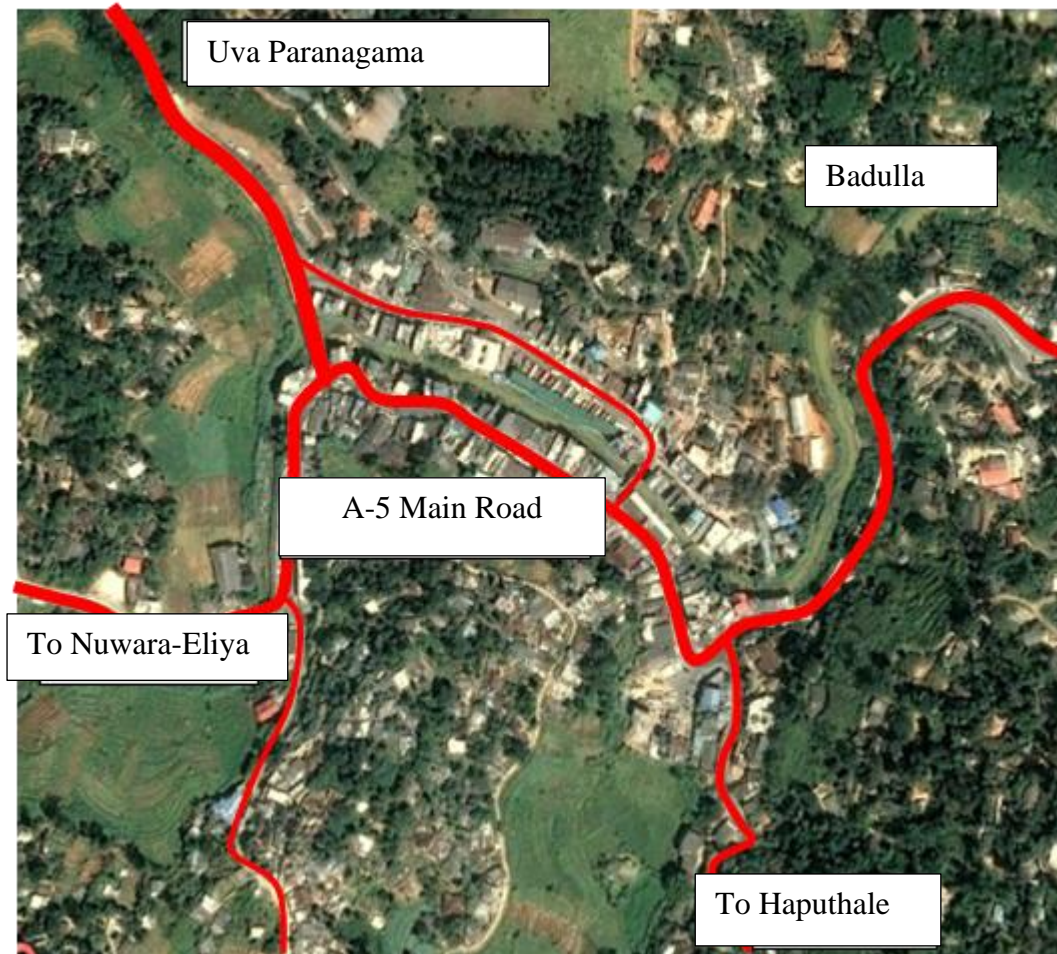


Figure No 3.5: A caption that shows how vehicles are stopped on both sides of the road





Source: Uva Provincial Office – Urban Development Authority/ Google Maps

Accordingly, the traffic congestion can usually be observed from 8.30 am to 9:00 AM and 1:30 PM to 2:30 PM during the weekdays. Additionally, considerable traffic congestion can be observed during the periods of 10.00 and 12.00 noon within the town limits.

Map No 3.2: Times and places where traffic can be observed



6.am



8.am



10 .am



12 noon



1.30 pm



4.pm

Source: Uva Provincial Office – Urban Development Authority/ Google Maps

The geographical location of the urban centre can be mentioned as another cause for the traffic congestion. Due to the ecologically sensitive areas in the vicinity, the roads and highways are concentrated over a limited area. Consequently, there is no bypass road that connecting Uva Paranagama and Nuwara Eliya

road, and Badulla and Bandarawela Roads. Hence, all vehicles traveling on these roads, whether necessary or not, must pass through Welimada Town.

Map No. 3.3: Main roads through which vehicles travel



Source: Uva Provincial Office – Urban Development Authority, 2022

The inadequate physical width of the roads also another issue that contributed for generating the traffic congestion in Welimada Town. Further, the poor road condition of the highways belonging to the Road Development Authority is also a major issue. It is no doubt that a well-developed road system is an essential factor in transporting the agricultural products to the market quickly and safely for these areas where the agriculture is being the main livelihood.

Figure No 3.5 : Road condition - Welimada town



Moragolla Road



Hospital Road



Source: Uva Provincial Office – Urban Development Authority,2022

3.2.3. Inadequate Social Infrastructure Facilities

3.2.3.1. Absence of public recreational and leisure facilities

Education, health, sanitation, sports and recreation can be mentioned as the key social infrastructure facilities. However, there is not adequate space for providing public leisure and recreational facilities in the planning area even to accommodate the resident population of Welimada Town. The available space for public leisure and recreational facilities for the population of 20,634 was 3.2 hectares in year 2019. But this space allocation does not meet the required space that must allocated for the existing pollution. The absence of a public playground also a major drawback with regard to the community facilities in the area.

3.2.3.2. Inadequate space for government institutions and location of institutions in scattered manner

Most of the government institutions that provide services to the public are concentrated to the Welimada Town centre. Accordingly, government institutions such as the Divisional Secretariat Office, Welimada Pradeshiya Sabha, PHI office, and the Post Office, etc. are located at the town centre, whilst Water Supply and Drainage Board, Ceylon Electricity Board, Road Development Authority, etc. are also located at the vicinity. More than 5,000 people come to Welimada Town daily to obtain services from these institutions amongst majority come to obtain services from the Divisional Secretariat Office, Welimada Pradeshiya Sabha, PHI office, etc. Also, a considerable number of people are employed in these institutions. Accordingly, inadequate space in the government offices and inadequate parking spaces at these offices can be mentioned as one of the key issue in Welimada Town.

Table No 3.2 : Existing available spaces at key government institutions in Welimada Town

Institution	Number of employees	In number of people coming to obtain services	Available Space (Sq.m.)	Number of people gathering in each institution within an hour	Space per person
Divisional Secretariat	338	500	1,200	400	3sqm
Welimada Pradeshiya Sabha	150	50	500	160	3.125sqm
MOH Office	42	300	300	80	3.75 Sq.m
Police Station, Welimada	100	200			
Magistrate Court, Welimada	22	160			
Post Office	25	150			
Engineer's Office – RDA	14	40			
Daily Total	600	1,250			
For a whole hour	600	1,250/8=156			
Total hourly working and consumer population	756				
Space allocated for working and consumer population	3.6 ha / 656 = 0.005 he (47 sqm)				

Source: Uva Provincial Office – Urban Development Authority,2022

The lack of sufficient space for government institutions in Welimada Town, as well as the scattered location of those government institutions, has become a major problem. Especially the people those who come to obtain daily service needs do not have facilities to perform all the services in one place and have to travel to different places to perform each service. This situation has contributed greatly to create the unnecessary traffic congestion in the town. Also, this situation has directly affected for the local economic activities. This situation of scattered nature of location of government institutions exceeds the average 500 meters that a person usually travels to perform their services.

Table Number 3.3 : Approximate Distance/s between Government Institutions (m)

	Divisional Secretariat	Welimada Pradeshiya Sabha	MOH Office	Police Station, Welimada	Magistrate Court, Welimada	Post Office	Engineer's Office – RDA	Total Distance (m)	Average Distance (m)
Divisional Secretariat	0	100	287	1,300	699	424	800	3,610	602
Welimada Pradeshiya Sabha	100	0	270	1,400	599	524	900	3,793	632
MOH Office	287	270	0	1,130	403	481	843	3,414	569
Police Station, Welimada	1,300	1,400	1130	0	1,600	1,527	1,776	8,733	1,456
Magistrate Court, Welimada	699	599	403	1,600	0	200	550	4,051	675
Post Office	424	524	481	1,527	200	0	346	3,502	584
Engineer's Office – RDA	800	900	843	1,776	550	346	0	5,215	869

Source: Uva Provincial Office – Urban Development Authority, 2022

This issue shows the need of a development plan for sustainable development to promptly address the existing problems.

3.2.3.3. Problems caused by insufficient and poor quality of other infrastructure facilities

The water supply in the planning area is predominantly catered by the National Water Supply and Drainage Board. About 90% of the total water requirement is supplied by the National Water Supply and Drainage Board whilst the remaining 10% of the water requirement is met by other water sources such as wells, waterways, tube wells, and community water distribution. Presently, there is a water shortage of about 481 M³ in this area. The inability to provide water continuously for 24 hours and the lack of facilities required for water treatment plants are the main issues with regard to the water supply in the planning area.

3.3. Destruction / acquisition of ecological areas and lack of proper regulation

- i. Adverse impact on environmentally sensitive areas due to unauthorized constructions.
- ii. The negative impact caused due to solid waste dumping and discharge of waste water into natural waterways including Uma Oya.

- iii. Adverse effects on natural environment and aesthetic beauty of the area due to ad-hoc physical development.

3.3.1. Adverse impact on environmentally sensitive areas due to unauthorized constructions

The number of unauthorized constructions in Welimada town is increasing day by day due to the absence of an urban development plan for the area that provides specific guidance for the promotion and regulation of development activities within the planning boundary. Most of the existing buildings in Welimada town can be observed as illegal buildings not only because the building regulations are not implemented by the responsible agencies but also absence of the aforementioned development plan. The geographical location of the area has also a big obstacle in this aspect. Most of the existing buildings in Welimada town belong to the road reserve and the Uma Oya reserve which were located in the land area between the Uma Oya and other canals flowing through Welimada town and Peradeniya-Chenkaladi main road and other roads running parallelly. Therefore, local authorities and other government agencies have to face a serious problem in giving legitimacy to these buildings. Most of the building are not in acceptable built standards since these buildings are not built adhering to the building regulations of the Urban Development Authority. This has caused for creating many environmental and social issues.

The aforementioned unplanned constructions has greatly impacted on Uma Oya environment. Almost 50% of the existing buildings in the town are built in the Uma Oya reservation. This situation has created adverse impacts on Uma Oya stream banks and the erosion of the stream banks impacted on the structural stability of the buildings. This huge damages are impossible to calculate in monetary terms. These ad-hoc constructions has adversely impact on the free stream flow of Uma Oya. These obstructions can be observed either sides of Uma Oya approximately 60% of 600 m length of the stream running within the town limits.

Figure No 3.6 : The areas adversely impacted to Uma Oya



Source : Uva Provincial Office – Urban Development Authority,2022

3.3.2. The negative impact caused due to solid waste dumping and discharge of waste water into natural waterways including Uma Oya.

The Uma Oya section that flows within the town limits lengths to 600 m within the town limits and most of the business premises and buildings found in Welimada town are located in either sides of Uma Oya. Approximately 30% of the waste water generated in Welimada town is discharged into Uma Oya. The remaining amount is discharged to the drainage system constructed with the financial assistance of the

Asian Development Bank. Due to the undulating terrain along the stream banks, there is a practical issue for those buildings located long Uma Oya banks to discharge the waste water to the aforementioned drainage system. Also, the septic tanks of these buildings are constructed within the stream bank and directly discharged to Uma Oya during the rainy season. Presently this has become a major problem in this area

Figure No 3.7 : typical example for discharging waste water and dumping of solid waste into Uma Oya

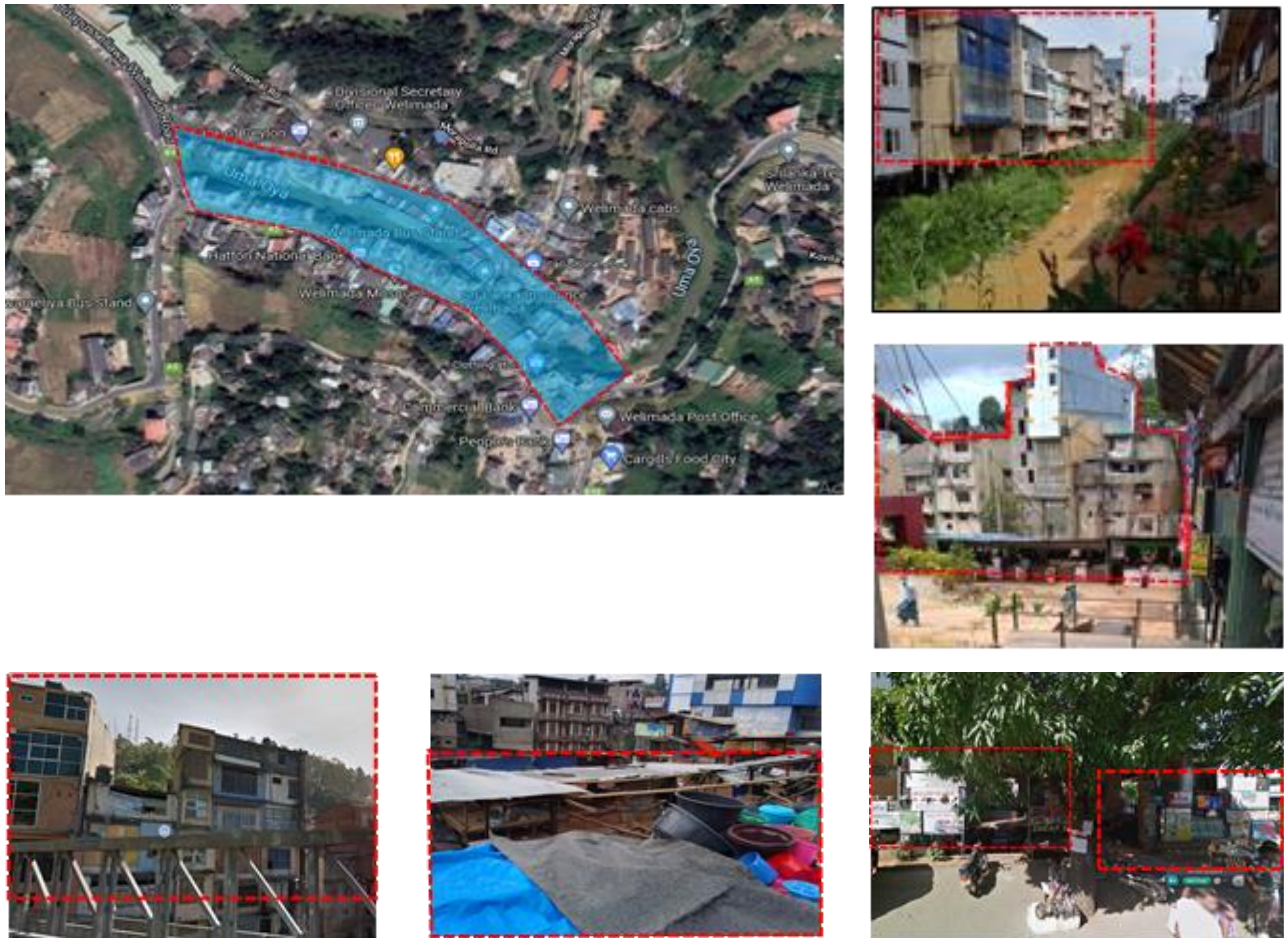


Source: Uva Provincial Office – Urban Development Authority, 2022

3.3.3. Adverse effects on natural environment and aesthetic beauty of the area due to ad-hoc physical development.

The present development in the town and the vicinity has happened obstructing the visual permeability. About 75% of the buildings built on both sides of Uma Oya have adversely influenced the visual quality with their poor status, use of inappropriate colours and textures, and the poor structural quality. The visual quality has been severely affected by the billboards, electricity lines, telephone lines etc. installed throughout the town. Also, the exhibiting/ advertising boards erected either sides of main roads of the town has disturbed to the visual permeability to scenic locations in the town limits.

Figure No 3.8 : The impact for city beautification due to the ad-hoc construction activities



Source: Uva Provincial Office – Urban Development Authority, 2022

3.4. Suboptimal use of existing resources in the planning area

- i. Existing agricultural lands and agricultural production in Welimada area
 - Upland vegetables
 - Potato cultivation
 - Floriculture
 - Strawberry cultivation
- ii. Kappetipola Special Economic Centre/ Welimada weekly fair
- iii. High demand for agricultural services
- iv. The ability to make by-products from agricultural products such as fruits, vegetables, and potatoes.
- v. Tourist route to Nuwara Eliya and Ella has fallen through Kappetipola.

3.4.1. Agricultural lands and production.

The presence of agricultural lands and high yield from that land is a significant factor in order to promote Welimada town as an efficient and effective urban centre to achieve a significant economic development. Nearly 70% of the lands of the planning area is associated with agriculture where nearly 44% is used for horticulture, (upland vegetables, potato cultivation, strawberry and flower cultivation), and 18% is used paddy cultivation, and 6% is used for tea cultivation.

According to the data of the Agricultural Services Development Department, the amount of crops grown and harvested in the Welimada planning area during Yala and Maha seasons in the year 2019 is shown in the table below.

The data reveals that the annual total production of vegetables and paddy in the planning area is nearly 17,000 metric tons. Accordingly, the vegetable production in this area is between 10-12% of the total vegetable production of the Divisional Secretariat area. These 80% of above agricultural products are distributed to different provinces of Sri Lanka through Kappetipola Special Economic Centre. About 15% is sold for regional needs and about 5% is sold for local consumption through Welimada weekly fair and Kappetipola weekly fair.

Figure No 3.9 : Different agricultural products grown in Welimada area

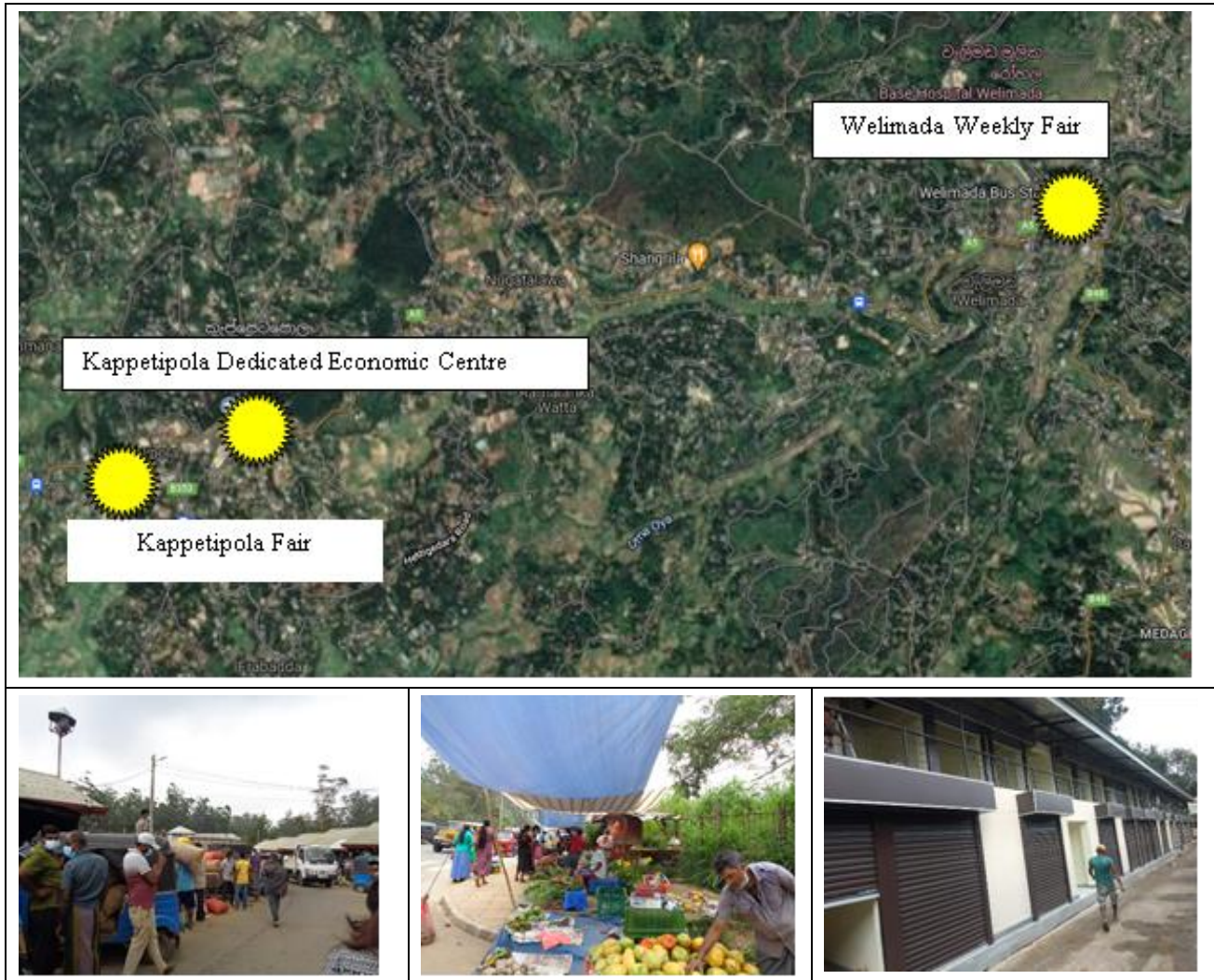


Source: Uva Provincial Office – Urban Development Authority, 2022

Welimada is an area with an agriculture-based economic system. Accordingly, the presence of an economic centre for the collection and distribution of products in this area can be mentioned as a special advantage. The presence of Kappetipola Special Economic Centre for collecting the agricultural products available in this area and distribution throughout the island and Welimada weekly fair and Kappetipola weekly fair for regional and local distribution can also be mentioned as a unique potential. Accordingly, the Kappetipola Economic Centre receives agricultural products for 6 months in a year during the Yala and Maha seasons

where as 800-1000 tons handling in daily basis. Accordingly, the presence of such national level economic centre for the distribution of agricultural products is a potential for this area.

Figure No 3.10 : Location of major economic centres in Welimada area



Source: Uva Provincial Office – Urban Development Authority, 2022

3.4.2. The ability to make by-products from agricultural products such as fruits, vegetables, and potatoes.

The ability to produce by-products from the agricultural products grown in and around the Welimada planning area can be mentioned as a unique potential. Accordingly, there is a large demand for by-products made using potatoes, tomatoes, and other vegetables within Sri Lanka, and these potential products can also be promoted as export products. The availability of land required to provide the necessary infrastructure facilities, the availability of required raw materials in the area, and the possibilities of perfuming

aforementioned by-product industry in the local area could be identified as potentials for future development.

Figure No 3.11 : different types of by-products produced using the crops grown in Welimada area



Source: – Urban Development Authority,2022

3.4.3. The fallen of Tourist route to Nuwara Eliya and Ella through Kappetipola

The fact that tourist route to Nuwara Eliya and Ella has fallen through Kappetipola and Welimada town in the planning area can be mentioned as a special potential for this area.



4

Chapter

Framework of the development plan

Chapter four

Framework of the development plan

4.1. Vision

“UMA VALLY AGRO CITY”

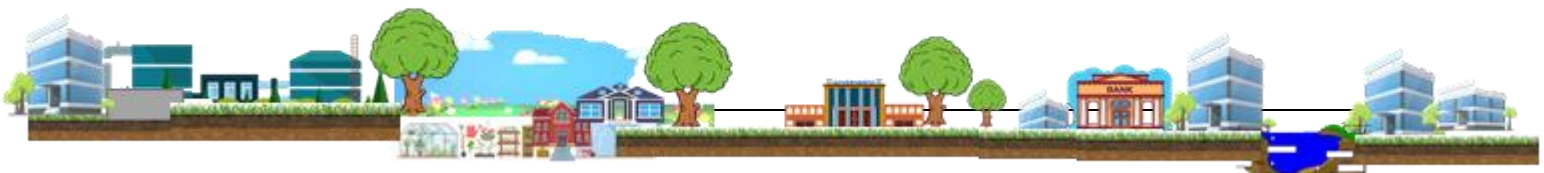
“උමා නිම්නයේ කෘෂි නගරය”

4.2. Vision Statement

“Develop Welimada Urban Area as an Attractive and Economically Viable Agricultural Service Area for the Resident and Migrant Community through improving Agricultural Services and Enhancing the Efficiency and Effectiveness of the Urban Process.”

4.3. Goals

1. Making Welimada the most developed Urban Centre in the Uma Oya Valley by the year 2033.
2. Strengthen the economy of the area by integrating the agricultural community with the natural environment.



4.4. Objectives

1. Making Welimada the most developed Urban Centre in the Uma Oya Valley by the year 2033.

- a) To develop of Sappukade and Nugatalawa as Service Centers by 2033.
- b) To develop of Kappatipola Town as an Agricultural Service Center by 2033.
- c) To reduce the time taken to pass through Welimada town through smoothing of vehicular and pedestrian traffic by 2033.
- d) To increase local income level by 20% by 2033 through establishment of Value-Added Industries in Kappatipola Town.
- e) To reducing waste generation from agricultural production from 15 metric tons to 0% by 2033.

2. Strengthen the economy of the area by integrating the agricultural community with the natural environment.

- a) To increase the environmental sensitivity quality and safety by 50% of the 800 meter area around Welimada town in the Uma Oya Valley by 2033.
- b) To manage the existing 200 hectares of agricultural lands throughout by 2033.
- c) To increase public open spaces and recreational facilities by 25 hectares by 2033.
- d) To increase the visual quality of the section from Indrani Cinema to Welimada Old Bus Stand by integrating with the natural environment.



Chapter

Analysis of strengths,
Weaknesses, opportunities & threats
(swot analysis)

Chapter five

Analysis of strengths, weaknesses, opportunities & threats (swot analysis)

5.1. Making Welimada the most developed Urban Centre in the Uma Oya Valley by the year 2033.

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> i. Existence of vacant land outside the Town towards Kappetipola Town. ii. Re-expansion of development towards Nugathalawa and Kappetipola Towns. iii. Welimada being the highest earning Pradeshiya Sabha in the Uva Province. iv. Welimada Town has a high connectivity with surrounding urban areas/ towns. v. Welimada Town being the service centre providing services for Uva Paranagama and Welimada Divisional Secretariat Divisions. vi. Agricultural lands and production. vii. Presence of water sources including Uma Oya. viii. Presence of economic centres/financial institutions 	<ul style="list-style-type: none"> i. Non-availability of developable lands within Town limits. ii. Issues that have arisen due to the road and the river reservations. <ul style="list-style-type: none"> ▪ Lack of vehicle parking spaces. ▪ Lack of Pedestrian Safety and Road Side Pedestrian Pathways (Pavements). ▪ Poor connectivity within town limits. ▪ Traffic congestion. ▪ Narrow roads. iii. Lack of adequate space for government institutions. iv. Wastage in agricultural products. v. Government institutions are located scattered manner.
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> i. The development proposals made by the 2017-2050 National Physical Plan for Wellawaya Bandarawela, Wellawaya Nuwara Eliya areas. ii. The current government policy that provides a significant contribution for agriculture sector development. iii. Current demand for vegetable consumption in Sri Lanka. 	<ul style="list-style-type: none"> i. Development of Agro-economic centres in surrounding areas. ii. Natural Disasters and Pandemic Situations (Corona Pandemic).

5.2. Strengthen the economy of the area by integrating the agricultural community with the natural environment.

STRENGTHS	WEAKNESSES
<p>i. Presence of water sources and green ecosystem.</p> <ul style="list-style-type: none"> ▪ water sources - 4% ▪ the green ecosystem – 80% <p>ii. Presence of suitable climate for agriculture.</p> <p>iii. Being an area free from natural disasters.</p>	<p>i. Impact for Uma Oya and the town centre due to unauthorized constructions.</p> <p>ii. Discharge/ Dumping of solid waste and sewage into Uma Oya.</p> <p>iii. Degradation of visual quality in Welimada Town.</p> <p>iv. Lack of recreational facilities in the Town</p>
OPPORTUNITIES	THREATS
<p>i. Being an area belonging to the Central Environmental Zone as per the National Physical Plan for the years 2017-2050.</p>	<p>i. Geographical location</p> <p>ii. Natural disasters</p>



Chapter

The development plan

Chapter six

The development plan

The objectives and targets set to achieve the vision for the year 2033 by considering the all sectors of physical, social, economic and environmental and the plans and strategies for implementing projects have been prepared under the of land use, social and sustainable infrastructure development, economic development and sustainable environmental development in 4 main sectors.

6.1. Conceptual Plan

The Welimada, town which was developed with Uma Oya as its centre, has been developed by utilizing the entire area suitable for development, so the physical, social and environmental problems in the area may be complicated by promoting further development in the Welimada town. Accordingly, this conceptual plan, is focused on controlling the development activities of the Welimada town by distributing the development pressure towards the town of Kappetipola along the A5 (Peradeniya - Chenkaladi) road in line with the existing development needs.

Accordingly, it is expected centralized development with the administrative activities surrounding shopping mall junction located 1.6 km along the A5 road from Welimada town towards Kappetipola town. Especially due to the lack of adequate land to centralize administrative activities in Welimada town and the existing congestion, the administrative related activities are being relocated to the shopping mall junction area. Also, in the future it is expected to achieve more productivity from those lands by utilizing the lands used for the administrative activities within the Welimada town and Kappetipola town for commercial activities.

Also, the proposed conceptual plan promotes Nugatalawa area located 4.5 km from Welimada town on the Peradeniya-Chenkaladi Road as a mixed development zone with a medium density, and

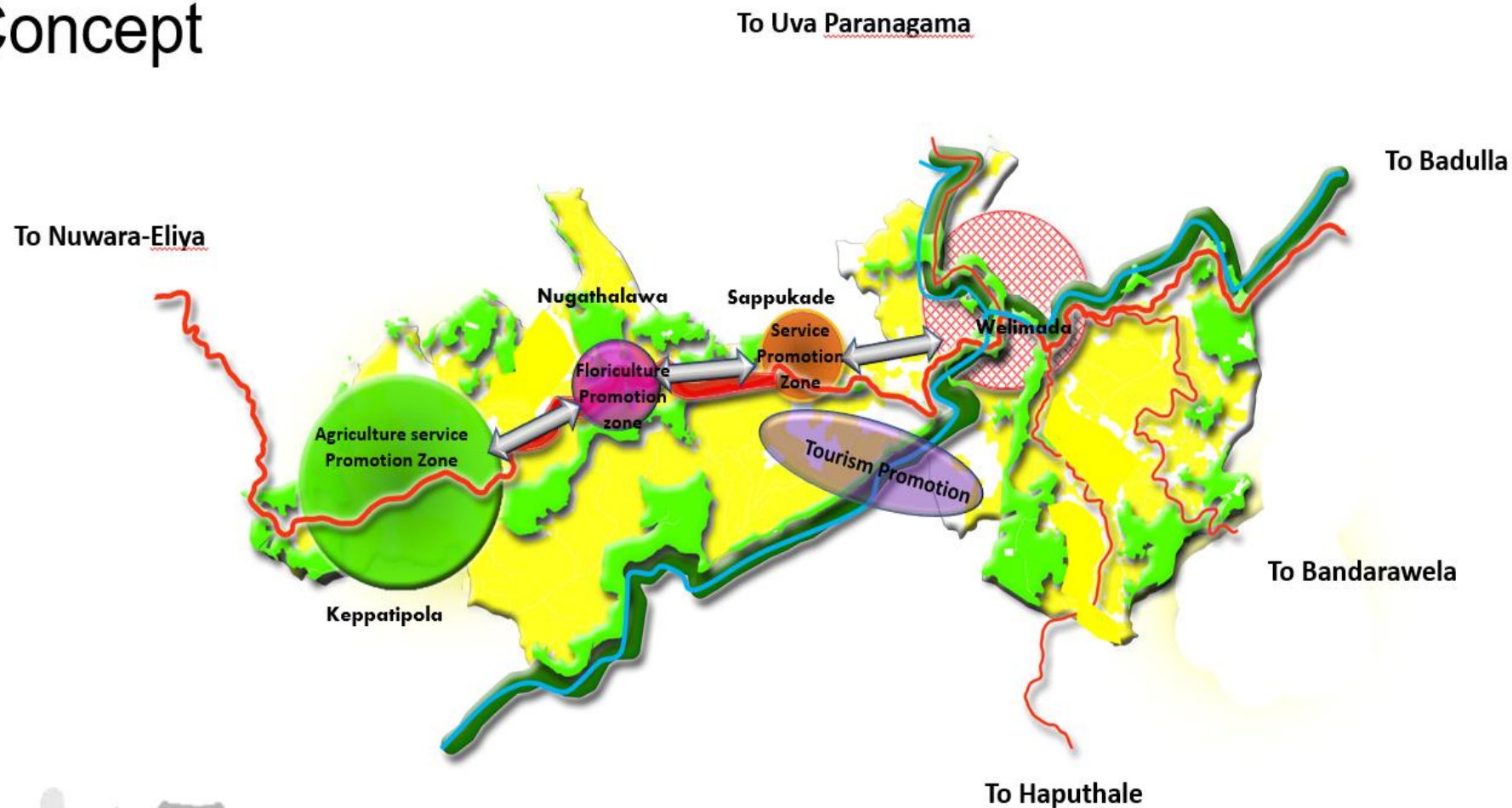
horticulture in that area mainly related to flower cultivation (especially the land use in this area is horticulture/ Agriculture/Tourism Industry) is intended to be developed as a tourist attraction area comprising of related land uses.

After that, the area around Kappetipola town, about 6.5 kilometres away from Welimada town, is expected to be developed with high density, and a high development potential is expected mainly through the provision of services based on the agriculture industry.

This zone which is existed as agriculture-based area can be stated as a very important zone to maintain agricultural products to supply for the agricultural manufacturing industry, and environmental sustainability by conserving all the paddy lands in the planning area.

The residential area which lies just outside the urban area can be mentioned as the zone with covering the largest area in the planning area. Accordingly, it is proposed to develop this area as a low and medium density residential area in the next 10 years.

Concept



6.2. Proposed Land Use strategies

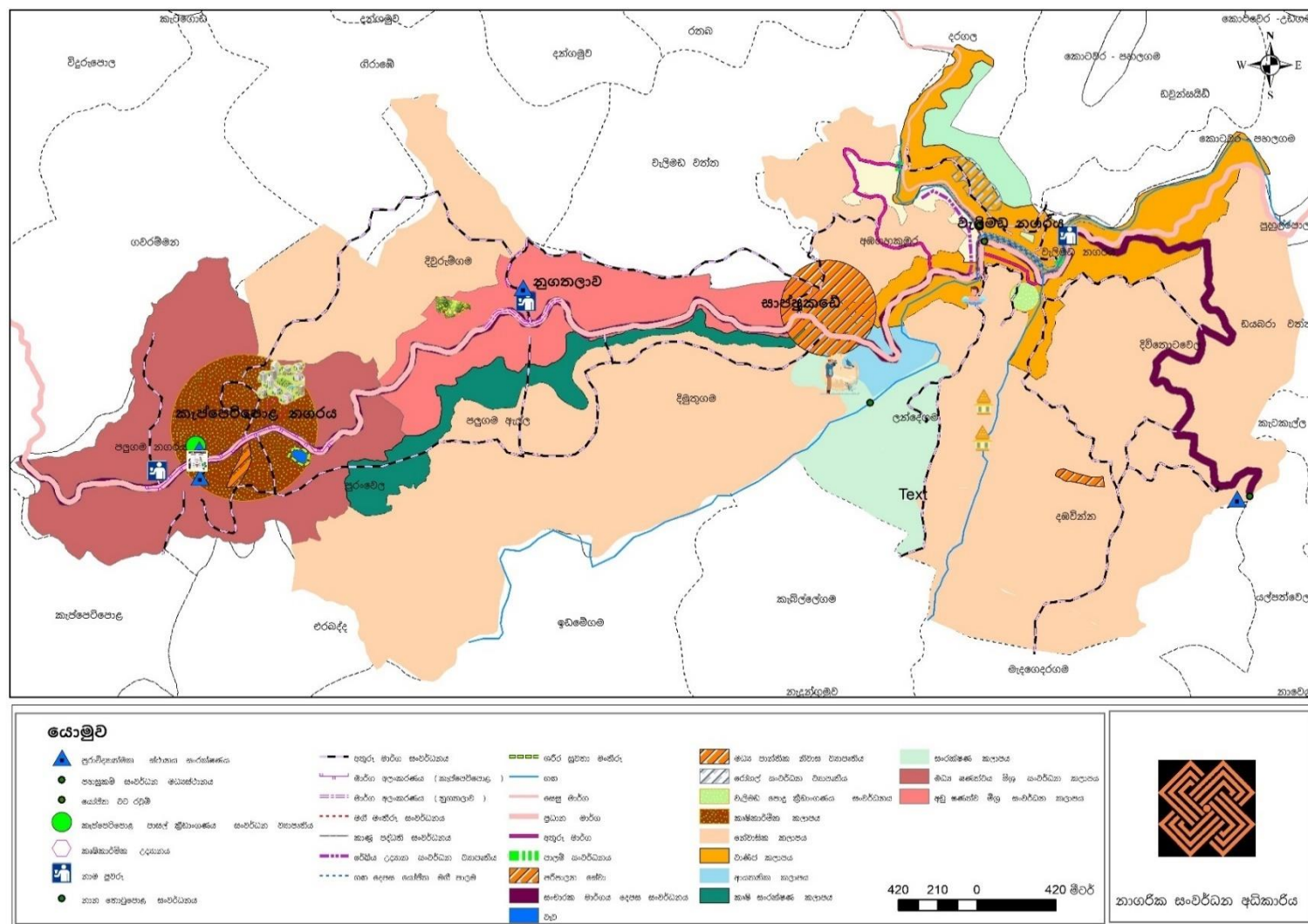
According to the analysis of development trends, the development of Welimada town is re-expanding towards Kappetipola through Shopping mall Junction via Nugatalawa. Accordingly, the development of Shopping mall junction, Nugatalawa and Kappetipola will be accelerated in the next ten years. Also, the factors such as natural hazards (hurricanes, landslides) areas, developable lands, urbanization, urban facilities, population expansion and agricultural lands were considered while preparing this land use plan. Accordingly, the following strategies were introduced through the land use plan of the Welimada planning area.

- Strategy 1:** Concentrate the respective activities separately to each zone to facilitate the existing uses in those areas and the uses that will be promoted in the future.
- Strategy 2:** Direct the commercial activities of the Welimada town towards Shopping Mall junction, Nugatalawa and Kappetipola Based on the development trends.
- Strategy 3:** Maintain the existing cultivated land as a conservation zone since it is an area based on the agro-industrial economy.
- Strategy 4:** Provide necessary facilities to promote the Kappetipola area as agro-industrial service area.
- Strategy 5:** Declare the road reservations and irrigation reservations within Welimada town to suit the development of the town.

Welimada town is a physically surrounded by ecologically sensitive areas developed in the Uma Oya River valley. Accordingly, Welimada town consists of an area surrounded by highlands as well as paddy, natural waterways and sloping topographical components that are unfavourable for the town's expansion. Accordingly, apart from high ground, paddy fields, rivers and highways, only 20 hectares developed for commercial activities land is available in the planning area. At present, that area is 100% developed. And this problem will be further aggravated by the fact that no regulation can be made during the construction of buildings due to the existing road reservation/ building

line and river reservation in the town centre. Therefore, this plan makes proposals to reduce the river reservation and road reservation/ building lines in Welimada town.

Map No.6.1 Proposed Land Use Plan



Source: Urban Development Authority, Uva Provincial Office, 2023

6.3. Physical and Social Infrastructure Development Strategies

6.3.1. Service Plan

The Welimada town can be identified as the main service centre that provides services to that population of nearly 115,000 in 2022 lives in the Welimada Divisional Secretariat area. According to this, a large number of service centres that provide administrative services for this entire population are located in the centre of Welimada town and small amount of administrative activities are located in the centre of Kappetipola town. Also, Welimada town can be identified as the main commercial town that provides commercial and other services not only to the people living in Welimada Divisional secretariat area but also to the people living in Uva Paranagama Divisional secretariat area. Accordingly, nearly 45000 people come to Welimada town and 10000 people to Kappetipola town to fulfil their daily needs. For this reason, the development of physical and social infrastructure is essential in order to provide efficient services to the people of the area by increasing the efficiency and effectiveness of Welimada and Kappetipola cities. Accordingly, many strategies have been identified in the Welimada Development Plan to achieve the above objectives and the service plan takes the main place. Under that

- Residential Facilities – Introduction of Middle-Income Housing Scheme
- Health facilities - Expansion of Welimada Hospital,
- Administrative Services - Relocation of administrative functions from Welimada town to Shopping Mall junction
- Agricultural Services - Development of the area around Kappetipola town as an urban centre providing agricultural services.

6.3.1.1. Residential Plan

Identifying the housing needs of the urban community can be stated as one of the most important aspects of the Welimada development plan. Accordingly, the identification of a suitable environment for the construction of houses and the identification of suitable projects for that has been done by the Welimada Development Plan. According to the calculations made based on the data profile of the Welimada Divisional Secretariat., the total number of houses in the year 2020 is about 4960

and the total number of families living in the planning area is 5441. Accordingly, the housing requirement/ shortage of the Welimada planning area in the year 2020 is about 531. And it is expected to increase to 650 houses by the year 2033. Also, 80% of these houses 4212 are permanent houses and 14% 694 houses are semi-permanent houses. Also, the number of temporary houses in the planning area is close to 50. Accordingly, the Welimada Development Plan has identified many strategies to meet this housing need. Also, the following assumptions were made while calculating this housing shortage.

- Population growth rate
- Number of members living in a family
- Annual housing growth rate
- Annual housing depreciation

Accordingly, the following strategies are proposed to meet the housing needs of the planning area.

Strategy 1:

- i. Identification of housing construction projects in planning area.
 - Middle class housing project in the land owned by the Reclamation Corporation at Dambawinna.
 - Housing project for low-income people in the land owned by Land Reclamation Corporation at Dambawinna.

6.3.1.2. Health Plan

The Welimada Base Hospital can be identified as main health centre that providing the health facilities to over 150,000 people within the Welimada Divisional Secretariat Division and the Uva Paranagama Divisional Secretariat Division. In addition, the Health Medical Officer Office, Kappetipola, Institutions such as Regional Health Centre, Welimada Ayurveda Hospital etc. are also prominent of this area. The basic information of Welimada Base Hospital in 2023 is shown in the following table.

Table No. 6.2 ; Basic information of welimada Base hospital

Discription	Quantity
Number of doctors	37
Number of Nurses	138
Number of Health Officers	156
Number of workers	45
Number of Wards	5
Number of beds	150
Average number of OPD patients per day	500-750
Number of patients admitted to the hospital per day	30-40

Source: Welimada Base Hospital ,2022

Accordingly, the existing human and physical facilities in the Welimada Hospital are not sufficient to meet the health needs of the people living in the 2 divisional secretariat divisions of Welimada and Uva Paranagama.

Also, the Office of the Medical Officer of Health is located in the centre of the town and it is important place where a place that provided a great service to the people of the area. However, due to the location of the Medical Officer of Health office in the centre of the town, its users have faced inconvenience. As a result, large numbers of pregnant women come here to get services they suffer a lot of mental discomfort due to the high noise and traffic in the town centre. This issue has been worsened especially lack of spaces for parking facilities.

Therefore, the lack of public recreational facilities required for maintaining the mental and physical health of the people living in the Welimada planning area is also a major problem in the Welimada planning area. The need for public recreation areas is 27 hectares. Accordingly, strategies have been identified to provide recreation areas, which are an essential sector for improving the health of the people, through the Welimada Development Plan.

Strategy 2.1:

- ❖ Centralization of health services at one place.
- ❖ Establishment of the office of the Medical Officer of Health in the present hospital premises.

Strategy 2.2: Improve the existing health facilities in the hospital for health services.

Strategy 2.3: Promotion of linear parks along highways and at Uma Oya where the spaces available.

Strategy 2.4: Optimum utilization of all existing playgrounds and redevelopment.

6.3.1.3. Administrative Services Plan

At present, the total population of Welimada Divisional Secretariat is about 115000 and Welimada town can be identified as the main administrative centre where administrative services are provided to the entire population. Accordingly, the main institutions that provide administrative services are the Welimada Divisional Secretariat, the Welimada Pradeshiya Sabha, the Office of the Medical Officer of Health, the court, the police and other government and semi-government institutions located in Welimada town.

However, these government institutions are scattered within the Welimada town due to geographical location and it is difficult to get access the services to the people. Accordingly, people have to use some means of transport to travel from one institution to another due to the scattered of these government institutions. It has been able to increase traffic in the town as well as have a strong impact on the urban economic process. Especially several problems related to the existing administrative services in Welimada town can be observed.

Inconveniences in moving from one institution to another due to the location of government and semi-government institutions in the town are,

- Located at a difficult walking distance.
- Unnecessary traffic congestion in the town
- Non-availability of minimum land per person by the main administrative agencies.

- Minimum facilities for required parking the vehicles of the people coming to get the services.

Accordingly, the following strategies are proposed through this Welimada Development Plan to solve these problems.

Strategy 01 -

1. Decentralization of administrative services to shopping malls junction.

Project – Establish the main administrative units in YMCA land.

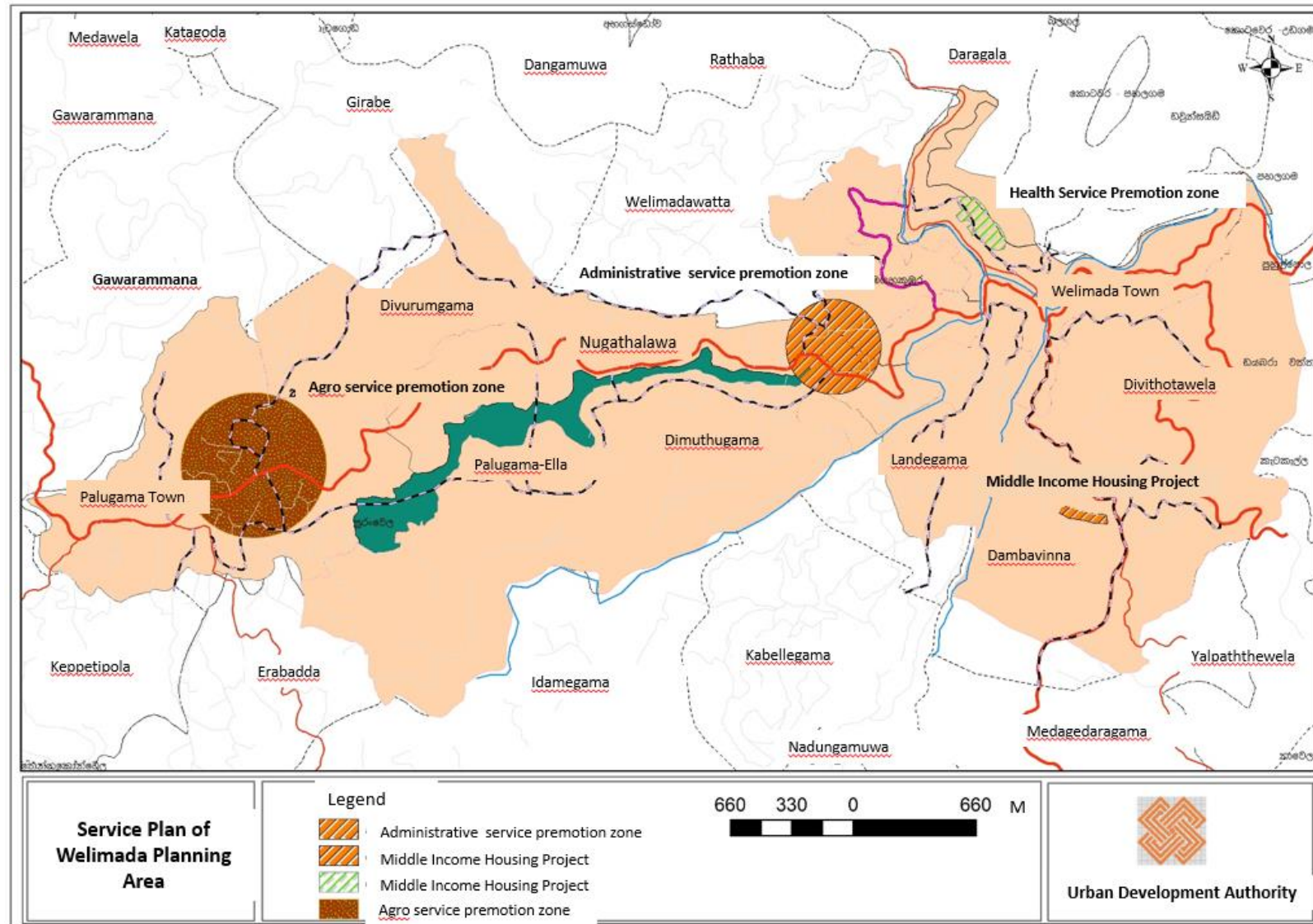
6.3.1.4. Agricultural Services Plan

Welimada can be identified as an area with high demand for agricultural services. Accordingly, the development plan proposes to develop Kappetipola as a centre where provide the services required for agriculture sector. The following strategies are introduced for that.

Strategy 1

- i. Establish a factory for by-products.
- ii. Establishment outlets for agricultural products.
- iii. Increase the facilities in existing centres and introduce new technology for aggregating agricultural products.

Map No. 6.2 Proposed Service Plan



Source: Source: Urban Development Authority, Uva Provincial Office, 2023

6.3.2. Transport Development Strategy

The Welimada total planning area is spread over approximately 11 square kilometres including 10 Grama Niladhari divisions. Accordingly, the main service and commercial town of the Welimada planning area is Welimada, and Kappetipola town is a suburb of the Welimada town located 6.5 kilometres away from the Welimada town along Peradeniya - Chenkaladi (A -5) road.

Nearly 15,000 daily vehicles come to Welimada from the roads connecting Badulla, Bandarawela, Uva Paranagama, and Nuwara Eliya. Accordingly, Welimada town which is located in a narrow valley, is subject to normal traffic jams during the day due to the moving of large number of vehicles. Also, Kappetipola town can be observed as a normal traffic jam on working days of the economic centre. Due to this, the following issues can be observed related to transportation in the Welimada area.

- Lack of alternative routes
- Unstructured service layout
- Inadequate parking facilities
- Parking on both sides of the main road
- Decreased connectivity between and within urban areas

Thus, the following strategies have been identified for the transport plan with the aim of creating an efficient transport service by solving the above problems related to transport in the Welimada planning area,

Strategy 1

- ❖ Development of by roads to reduce the existing traffic congestion in the Town Centre.
 - i. By Road 1 – By roads connecting Badulla-Nuwara Eliya Road.
 - ii. By 2 - By roads connecting Uva Paranagama - Nuwara Eliya road.

The main traffic routes to Welimada town are the Welimada-Uva Paranagama road, the Welimada-Nuwara Eliya road, the Welimada-Badulla road, the Welimada-Bandarawela road and the Welimada Haputale road. Accordingly, when traveling to areas like Nuwara Eliya, Badulla, Bandarawela, Uva

Paranagama, it is mandatory to pass the Welimada town, and due to the lack of alternative routes to travel without entering the town, heavy traffic congestion occurs in the town. Accordingly, in order to reduce this traffic, it is proposed to develop 2 by roads through the Welimada Development Plan.

Strategy 2: Create high connectivity through road development in the planning area.

Apart from the main roads, most of the secondary roads in the planning area are undeveloped narrow roads. Therefore, it is extremely difficult to travel on these roads for the people of the area. Therefore, it can be increased the connectivity between the agricultural areas for the transport the agricultural products as well as efficient transportation by developing by roads with sufficient width and in proper condition.

- i. Hospital Road
- ii. Moragolla Road
- iii. Kappetipola Erabadda Road
- iv. State Timber Corporation Road
- v. Road behind Economic Centre
- vi. Landegama Road

Strategy 3: Create new connectivity by constructing the new bridges

When traveling from Welimada town to Badulla and Bandarawela towns, due to connecting with the same road near Welimada town. The construction of this bridge by connecting the road from the front of the Welimada bus station and the A5 road near the Welimada Muslim College will facilitate the traffic of vehicles and passengers and create an efficient transportation system by reducing the traffic congestion. Several proposals are proposed by this development plan in order to avoid these issues.

- i. Proposed bridge project near Muslim College
- ii. Widening of bridge near National Water Supply and Drainage Board on Uva Paranagama road

Strategy 2.4: Reducing traffic congestion on both sides of the road in Welimada town by introducing public parking spaces.

There are about 15,000 vehicles coming to the Welimada town daily and most of those vehicles are parked on both sides of the main road due to the lack of public parking spaces within the Welimada town. Therefore, the town needs public parking spaces to prevent the unnecessary traffic congestion in the town. Accordingly, assuming that 60% (700) of the vehicles coming into the town per hour ($15000/12=1250$) are parked in the town according to the following percentages (motorcycles 50% ($375*12=4500$) cars/vans / Three-wheelers 40% ($300*128 =38400$ W.A), buses 10% ($70*200 =14000$ W.A) and so on, approximately 209 perches are required to park the vehicle for one hour. Assuming that 40% of the total traffic coming to the town and park in the town as per the above percentages, 170 perches per hour are required. Accordingly, it is suggested to establish public parking spaces at the following locations by this development plan to reduce this traffic congestion,

- i. Upper floor of the Divisional Secretariat building.
- ii. Proposed car park within the land near Welimada Satipola owned by the Pradeshiya Sabha.
- iii. Proposed car park near Indrani Cinema.
- iv. Proposed car park in the MOH office land.
- v. Use of one lane of the proposed bypass road as a car park.
- vi. Proposed car park in the roadside section near the weekly market.

However, there are enough parking facilities in Kappetipola town.

Strategy 2.5: Development of pedestrian paths for the convenience of the people.

The pedestrian paths have been proposed to develop with this transport plan in the vicinity of Welimada town, Shopping Mall junction, Nugatalawa, Kappetipola town for the convenience of the commuters. Especially since Welimada town is a town built and developed in a limited space, the urban traffic has increased. Due to the large amount of vehicle parked on both sides of the road, the public is greatly inconvenienced due to the increase in traffic. Accordingly, in order to prevent this situation, many pedestrian lanes have been proposed to develop through the Welimada

Development Plan especially walk from the parking spaces to the town. Pedestrian lanes have been proposed in such a way that people can easily walk from the town to the town, and the development plan suggests the pedestrian lanes to walk freely into the town after park their vehicles at the parking space.

- i. Development of pedestrian lanes s around Welimada town.
 - The portion of Peradeniya-Chenkaladi Road near the town.
 - Part of Hemapala Munidasa Mawatha (part of alternative route).
 - Designing the new iron bridge proposed to be constructed on both sides of the river in a way that is convenient for pedestrians.
 - Facilitation of proposed bridge connecting Badulu Road and Hemapala Munidasa Mawatha.
 - Development of Badulla road for passenger convenience.
- ii. Pedestrian lane development around shopping mall junction.
- iii. Pedestrian lane development along Nugatalawa junction
- iv. Development of footpaths around Kappetipola town.

Strategy 2.6: Provision of new facilities for bus and three-wheeler services

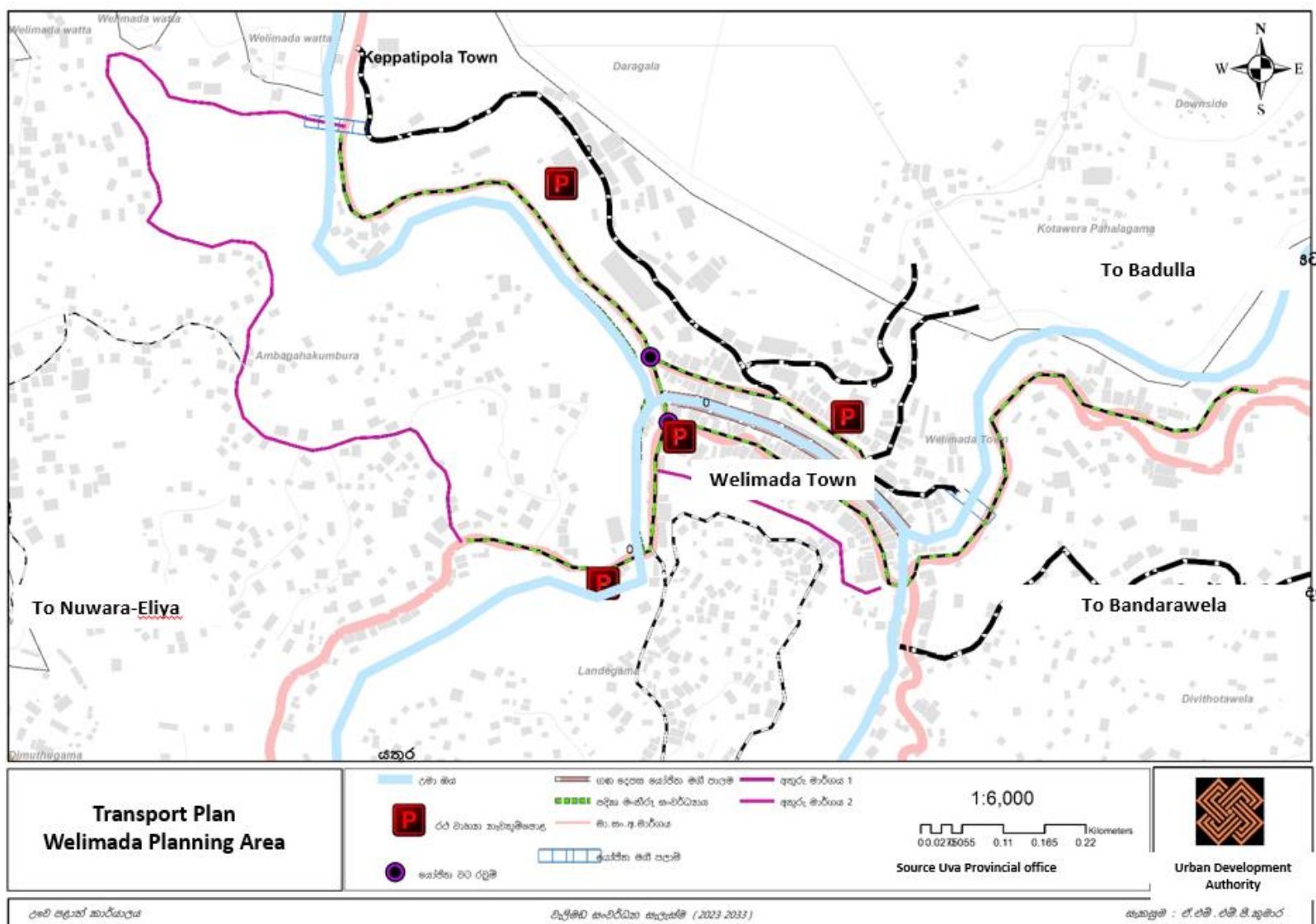
Currently, two main bus stations are functioning within the Welimada town, as old bus station and the new bus station. Accordingly, buses will be run in association with these two bus stations. Accordingly, long-distance services will be operated near the new bus station, and short-distance services will be operated by the old bus station. Accordingly, the entry of buses into the town centre should be reduced and arrangements should be made to maintain the traffic in an orderly manner in order to reduce the traffic congestion of the town.

Also, due to the development of Welimada town in a very limited area, there has been a heavy traffic jam, and this traffic jam has been caused due to the three-wheelers in the town. Accordingly, a new system should be installed in such a way as to prevent these three-wheelers from parking on both sides of the road and not to harm their vehicle movement.

Accordingly, several proposals for this purpose are suggested by the development plan

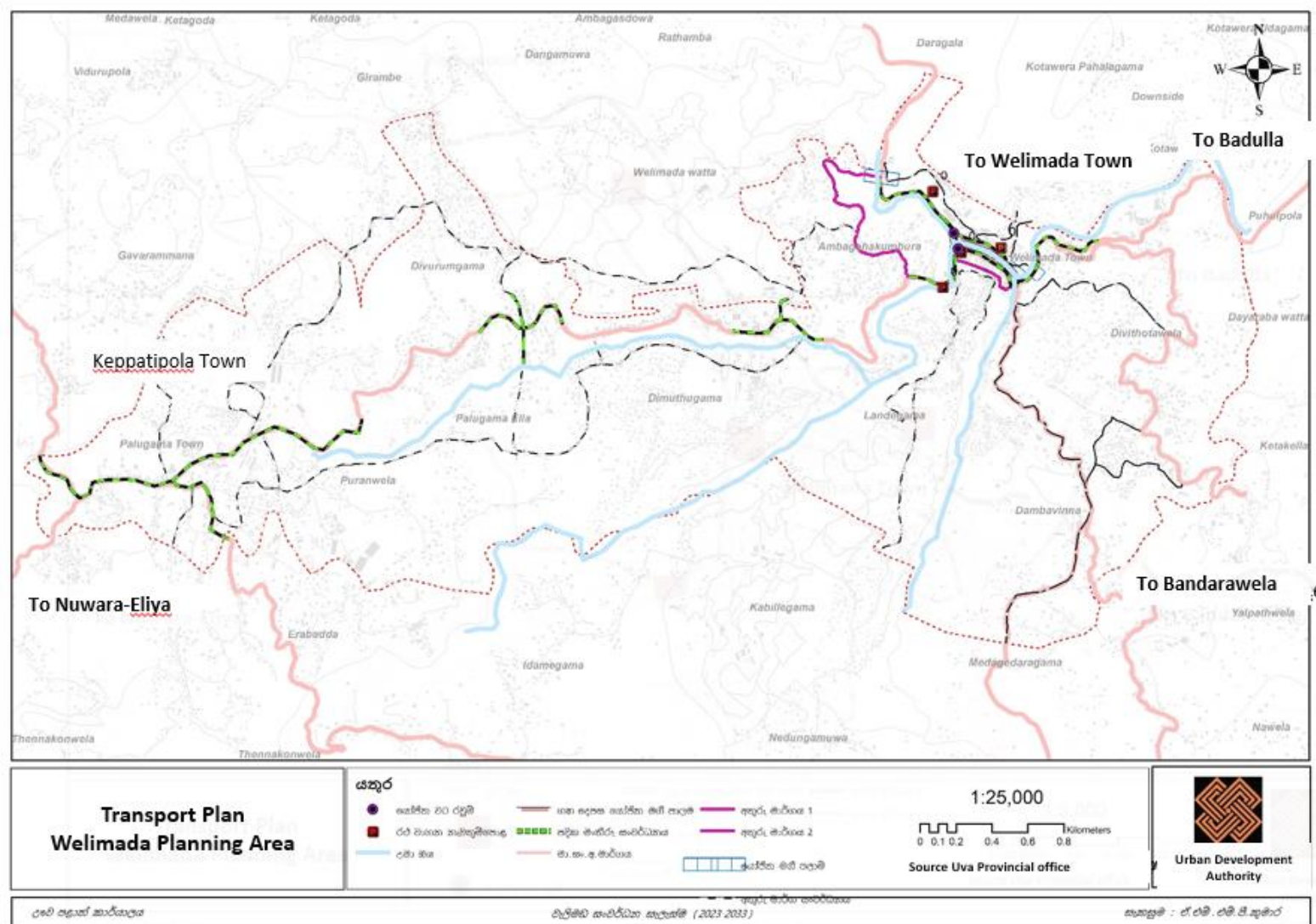
- i. Construction of a new bus stand near Kappetipola town.
- ii. Establish a mini bus station along the Uva Paranagama road.
- iii. Introduce the new software for three-wheelers and making it convenient for this area.

Map No. 6.3 Proposed Transport Plan (town centre)



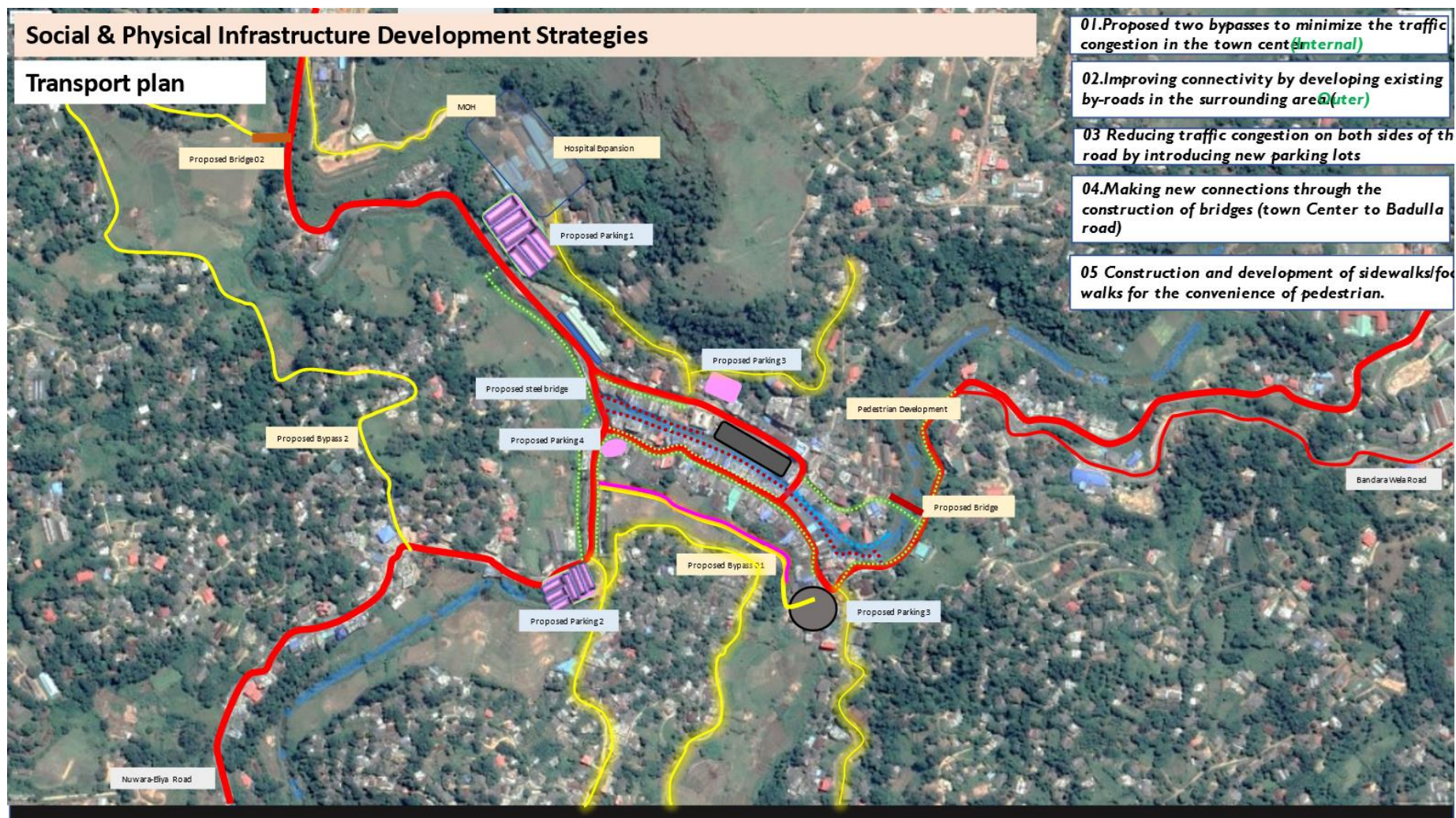
Source: Source: Urban Development Authority, Uva Provincial Office,2023

Map No. 6.4 Proposed Transport Plan



Source: Source: Urban Development Authority, Uva Provincial Office,2023

Map No. 6.5 Proposed Transport Plan (town centre)



Source: Source: Urban Development Authority, Uva Provincial Office, 2023

6.3.3. Water Supply Plan

The daily water requirement of 2022 in Welimada planning area is 4839 cubic meters. It is expected that the amount will increase to 5924 cubic meters by 2033. And it can be identified the National water supply and Drainage Board is the main water supply agency for the Welimada planning area through the Kappetipola water supply system and Welimada water supply system. According to these water supply projects, about 90% of the total water requirement is completed per day. Accordingly, the other 10% water requirement is provided by other water sources. Accordingly, the current water supply and the water requirement for the next 10 years are as follows.

Table No.6.2 : Water Requirement for next 10 years period

Use	Requirement for the year 2023 (cubic meter)	Requirement for the year 2033 (cubic meter)
Residential water requirement	4,033	4,424
Commercial water requirement	806	1,500
Total water requirement	4,839	5,924

Source:water supply and drinage board,Bandarawela 2022

Accordingly, after completing the 90% of this water requirement by the Water Supply and Drainage Board, the following strategies are proposed to fulfil the remaining water requirement of 10% and to meet the future requirement.

Strategy 1: Increase the capacity and facilities of existing water treatment plants to ensure continuous water supply.

Accordingly, it is proposed to increase the water capacity and water purifier facilities of the existing water treatment plant located in Welimada, Nugatalawa areas to provide adequate water supply by 2033 in the Welimada planning area.

Strategy 2: Verification of the quality of water sources in the Welimada planning area.

Accordingly, tree planting programs in the identified areas around all the water sources are proposed to implement in order to confirm the quality of the water sources in the Welimada planning area,

through this development plan. Therefore, it is suggested to follow strategies like silt trap through this development plan to prevent it to some extent.

6.3.4. Electrical and data Line plan

It can be observed how the electricity and telephone lines are in very irregularly (in a way that obstructs the visual quality) within the Welimada and Kappetipola town area. Accordingly, strategies have been proposed by this development plan to protect the visual quality in Welimada town by the year 2033.

Strategy 1: Regular arrangement of existing electricity and telephone lines in Welimada and Kappetipola towns.

Accordingly, replacement of existing electricity and telephone lines in Welimada and Kappetipola towns using new methods to preserve visual quality.

Strategy 2: Establishing a service line cantering on Uma Oya in Welimada town.

Improving the visual quality of the town by introducing a service corridor for electricity and telephone lines on both sides of the Uma Oya flowing through Welimada town.

6.3.5. Wastewater and Sewerage Plan

The calculations has been done as follows for the wastewater discharge of the 10 Grama Niladhari divisions within the Welimada planning area. Accordingly, the Welimada Development Plan has identified the following strategies to properly manage of this wastewater.

Table No. 6.3 Proposed Wastewater management plan

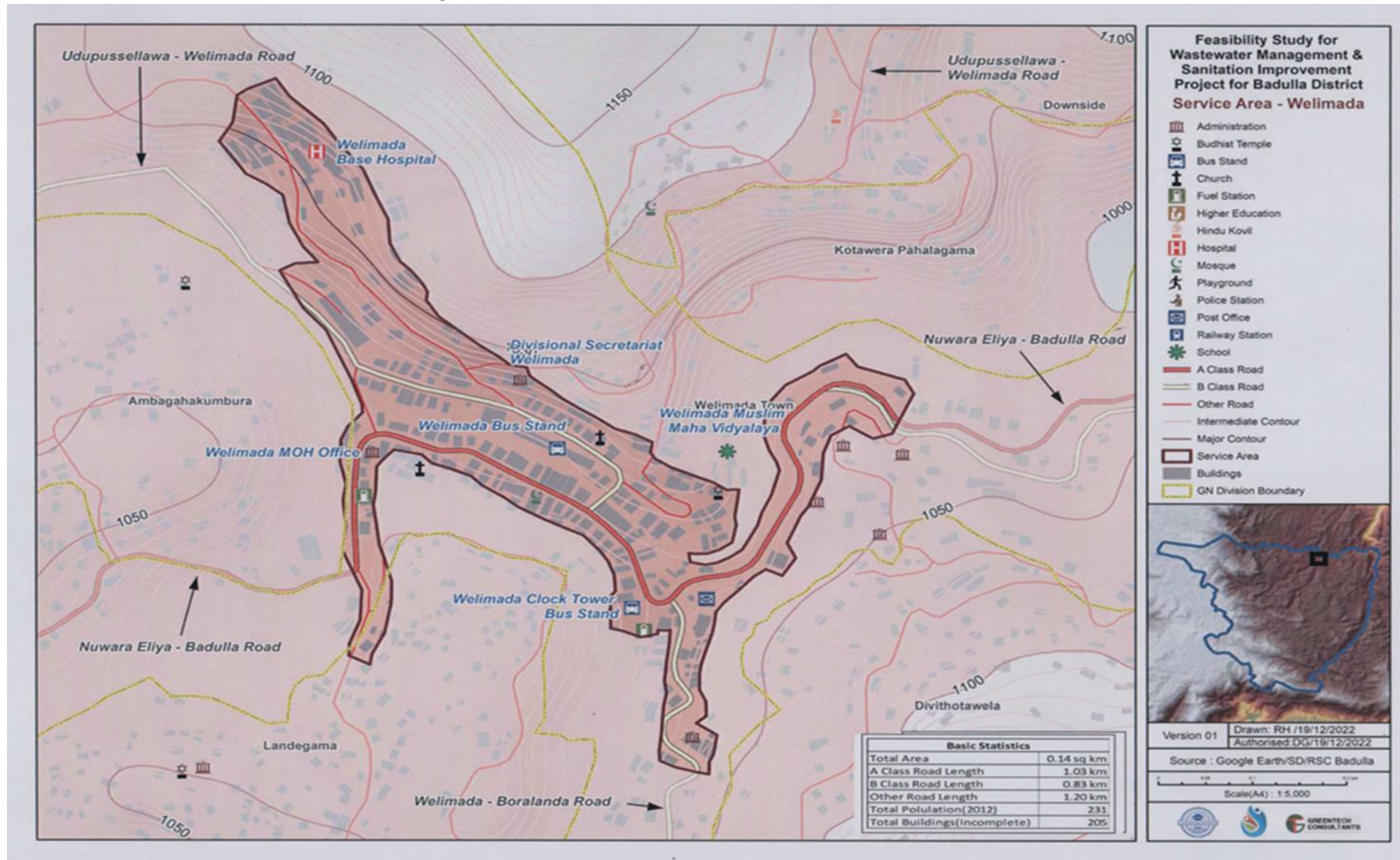
GND No.	GND Name	REMARK	Population (2012-census)	Population (2022)	Population (2052)	% GND within Project Area	Population Coverage (2052)	Domestic WW (m ³ /day)	Non Domestic WW (m ³ /day)	Infiltration & Inflow WW (m ³ /day)	Total WW (m ³ /day)	Total WW (m ³ /day)	%
50C	Palugama Ella	WELI-1	1,272	1,364	1,682	100%	1,682	161	53	36	251	188	75%
50	Palugama Town	WELI-2	1,850	1,984	2,446	100%	2,446	235	77	53	365	-	
50H	Dimuthugama	WELI-3	2,078	2,229	2,748	100%	2,748	264	87	60	410	410	100%
50I	Puranwela	WELI-4	1,768	1,896	2,337	100%	2,337	224	74	51	349	-	
48	Ambagahakumbura	WELI-5	2,049	2,198	2,710	100%	2,710	260	86	59	405	405	100%
59A	Dambawinna	WELI-6	2,447	2,624	3,235	100%	3,235	311	102	70	483	290	60%
59D	Divithotawela	WELI-7	1,863	1,998	2,463	100%	2,463	236	78	53	368	350	95%
48A	Divurungama	WELI-8	1,524	1,635	2,016	100%	2,016	193	64	44	301	-	
52B	Landegama	WELI-9	1,736	1,862	2,295	100%	2,295	220	73	50	343	240	70%
52A	Welimada Town	WELI-10	2,051	2,200	2,712	100%	2,712	260	86	59	405	405	100%
												-	
	Migrant Population			55,000	67,803	100%	67,803		2,373	403	2,777	2,777	100%
	Migrant Population				0	0%	0	0		0	0	-	
											6,458	5,065	

Source water supply and drinage board,Bandarawela 2022

Strategy 1: Improvement of the existing waste water management system in the town limits

At present, the areas except Welimada and Kappetipola town if the Welimada Planning area, are able to manage the waste water in their own backyards and the waste is removed by the Pradeshiya Sabha. However, a drain system has been built with the support of the Asian Development Bank to manage the waste water in Welimada town and its total length is approximately 2 kilometres. And also, it is proposed to modernize the existing system through this Plan. Since this water management system is not able to discharge the waste water, from the institutions/shops/hotels located on both sides of Uma Oya and waste water of those uses has been discharged into Uma Oya. These proposals are carried out by this development plan is to prevent those issues.

Map No. 6.6 Area where waste water management should be implemented.



Source water supply and drinage board, Bandarawela 2023

❖ **Strategy 2:** Identifying a service corridor to provide the physical facilities that need to release wastewater as per the topography of the land.

In particular, it is proposed to create an efficient waste water transportation system for waste water disposal in the town by creating a drain system parallel to Uma Oya to properly release the waste water discharged from the business places located on both sides of Uma Oya in Welimada town. Especially the business places/institutions etc. on both sides of Uma Oya directly release 30% of wastewater directly into Uma Oya. Hence, this strategy is also important to create a hygienic urban environment by minimizing it.

❖ **Strategy 3:** Identification of a new site for disposal of residual of the waste water management system.

In the next ten years, a new land has been identified for depositing the wastewater residual in the Welimada planning area near the land where the solid waste is currently deposited.

❖ **Strategy 4:** Taking necessary measures to reduce the amount of pollutants released into the wastewater.

A large amount of pollutants are released by various sources (agriculture, industries, business places) in the Welimada planning area and various strategies are proposed in the development plan to reduce that amount. The strategy of taking (water retention pond) and releasing more water (water detention pond) will take a major part.

Strategy 5: Introducing regulations to control the discharge of waste water.

Under this strategy, regulations should be made for the construction of toilets/bathrooms on both sides of Uma Oya in Welimada town and all the sources that release waste water above the drain system prepared for waste water on the main road.

Strategy 6: Introducing wastewater management methods specific to those places within the town limits.

The development plan proposes to reduce the amount of water entering the water sources of the area and to reduce pollutants by introducing new techniques specific to each premises within the planning area. The Jakashuva strategy.

Strategy 7: Provision of adequate sanitation facilities to the migrant community

Regarding sanitary facilities in the Welimada planning area, there are relatively sufficient number of toilets for the resident population, but there are not enough toilets for the migrant population in the Welimada town and Kappetipola town. Especially in the town of Welimada, the migrant population is expected to increase to 55000 by the year 2032 and the Welimada Development Plan is expected to provide adequate sanitary facilities for them.

Accordingly, according to rough calculations, the sanitation requirement of Welimada town is 30 units for women and 20 units for men. Accordingly, in order to provide sufficient sanitation facilities, it is proposed by the Welimada Development Plan to develop public sanitation facilities in the vicinity of all the car parks and identified locations proposed by the development plan.

Map No. 6.7 Public sanitation Facilities.



Source: Urban Development Authority 2023

6.3.6. Solid Waste Management Plan.

Municipal solid waste is a collection of various wastes produced in the urban area and it varies from area to area. (Source: United Nations 2005) Municipal solid waste management is the collection, transportation, treatment, recycling, resource recovery and disposal of solid waste in urban areas. Municipal waste can be classified into two main categories “general waste and recyclable waste”.

The municipal waste is that the waste generated from the residential, commercial, industrial, construction, demolition and municipal services of the town. Due to population expansion and economic development, waste is generated and without proper waste management, it poses a threat to human health and the environment.

Current status of solid waste management of the Welimada Pradeshiya Sabha

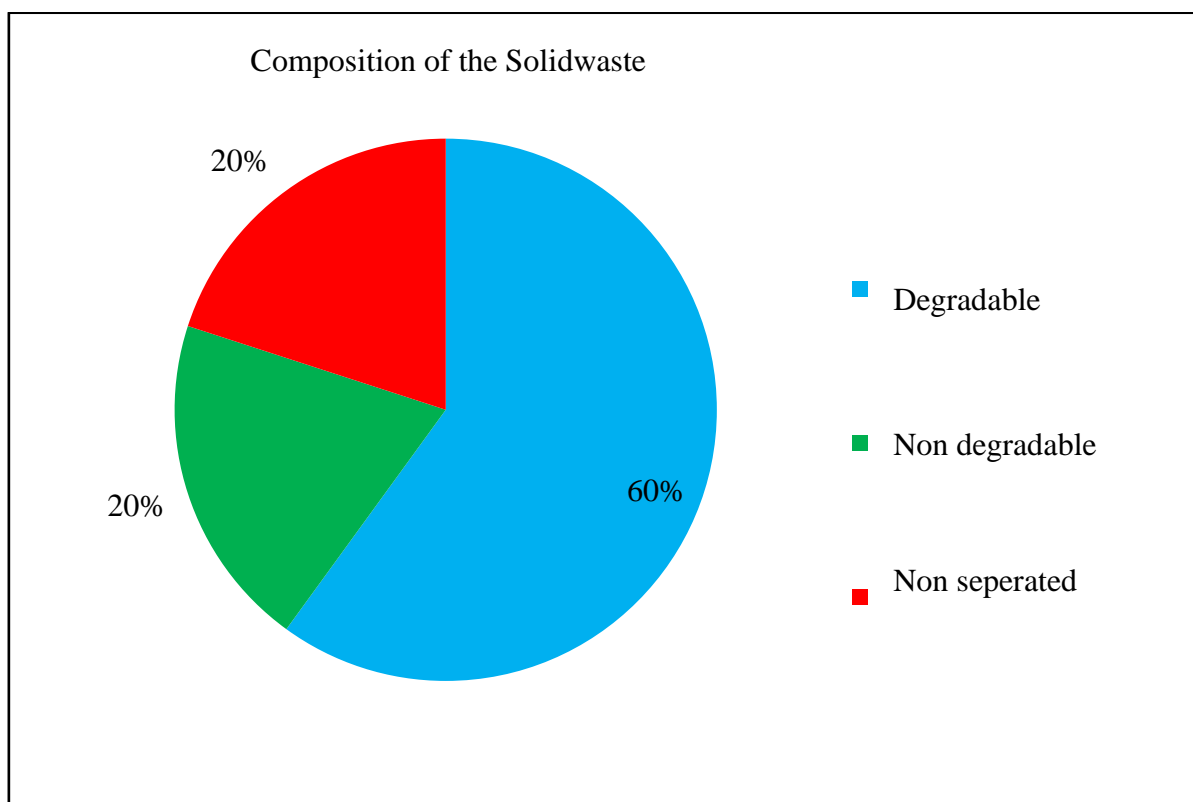
Garbage collection is done daily from door to door in public areas and near the main road, within the Welimada town area. Accordingly, nearly 5 tons of garbage is collected daily in the Welimada planning area. Especially in the economic centre in Kappetipola town, between 5-6 metric tons are generated daily (this garbage is collected and disposed by the private sector). In addition, a large amount of garbage is collected daily generated from the Kappetipola Satipola, Welimada Satipola and commercial and offices and hotels in Welimada town.

At present, the Pradeshiya Sabha manages the waste in a 2-acre land belonging to the Department of Forest located near the third post on the Welimada Haputale road. All the garbage collected from the Welimada area is segregated in this yard and plastic and polythene are separated. Degradable solid waste is used for compost production. Other remains will be buried in the land according to the method of burial in the open ground.

Welimada Pradeshiya Sabha has sufficient staff and equipment for garbage collection. Among them, Welimada Pradeshiya Sabha has 46 workers, 04 tractors and 01 garbage collection machines.

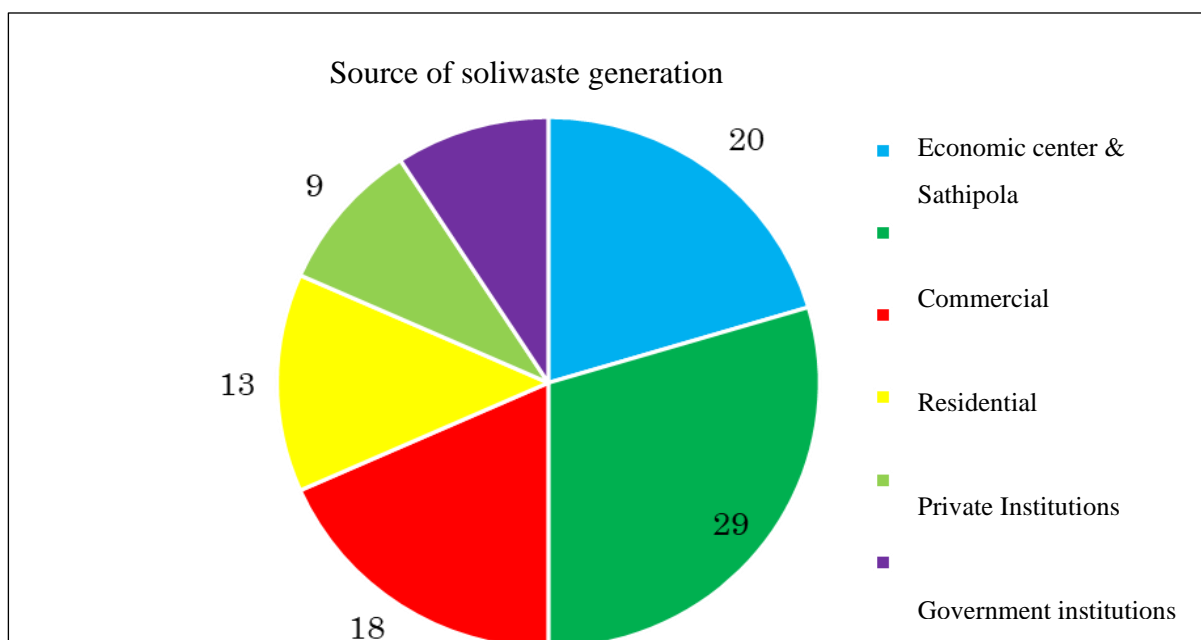
Accordingly, the composition of solid waste, and the sources of generation are as follows

Figure: Composition of the Solidwaste of planning area



Source: Welimada Pradhesiya Sabha,2022

Figure: Source of soliwaste generation of planning area



Source: Welimada Pradhesiya Sabha,2022

Accordingly, the following strategies for waste management have been identified through the development plan.

Strategy 01: Streamline Garbage Collection

- a) The 'Bell Method' of Garbage Collection
- b) Using GPS technology
- c) Introduction of mobile applications

Strategy 02: Mandatory for segregation of waste

- a) Degradable waste
- b) Waste recycling
- c) Utilization of waste for land reclamation

Strategy 03: Conversion of all biodegradable waste into compost, promotion and promotion of community participation to ensure sustainable use of compost.

- a) Promotion of composting of biodegradable waste.
- b) Setting up of decentralized composting plants with simple technology. (Some hotels, restaurants, Hospitals, market) that it is not practical to operate large-scale generators for domestic waste.

Strategy 04: Facilitating use of environmentally friendly and economically viable waste treatment technologies for non-biodegradable waste.

- a) Introduction of awareness programs at all levels to promote recycling methods.
- b) Returning recyclables to the market.
- c) Provision of facilities by the local council to facilitate informal services provided by the private sector to collect waste.
- d) Encourage the community to recycle the waste.

Strategy 05: Waste management

- a) Minimize waste generation
- b) Introducing a system to reduce waste generation in domestic, commercial and industrial sectors.

- c) Make financial vision, introduce awareness programs and organize educational programs in public places and schools, discourage excessive use of polythene and plastic products.
- d) Maximizing resource recovery
 - Encourage reuse of polythene and paper, plastic.
 - Organize continuing education and public awareness sessions in all areas with the help of community organizations and other NGOs.

Strategy 06:

- Identifying health waste as an important source.
- Mandatory to follow the safety measures for disposing the sanitary waste.
- Establish the system for the final disposal of health waste in a safe manner.
- Establish an institutional mechanism for the waste management.

Strategy 07: Electronic Waste Management

- a) Handover the e-waste to qualified e-waste disposal institute.

Strategy 08: Strengthening garbage collection and transportation

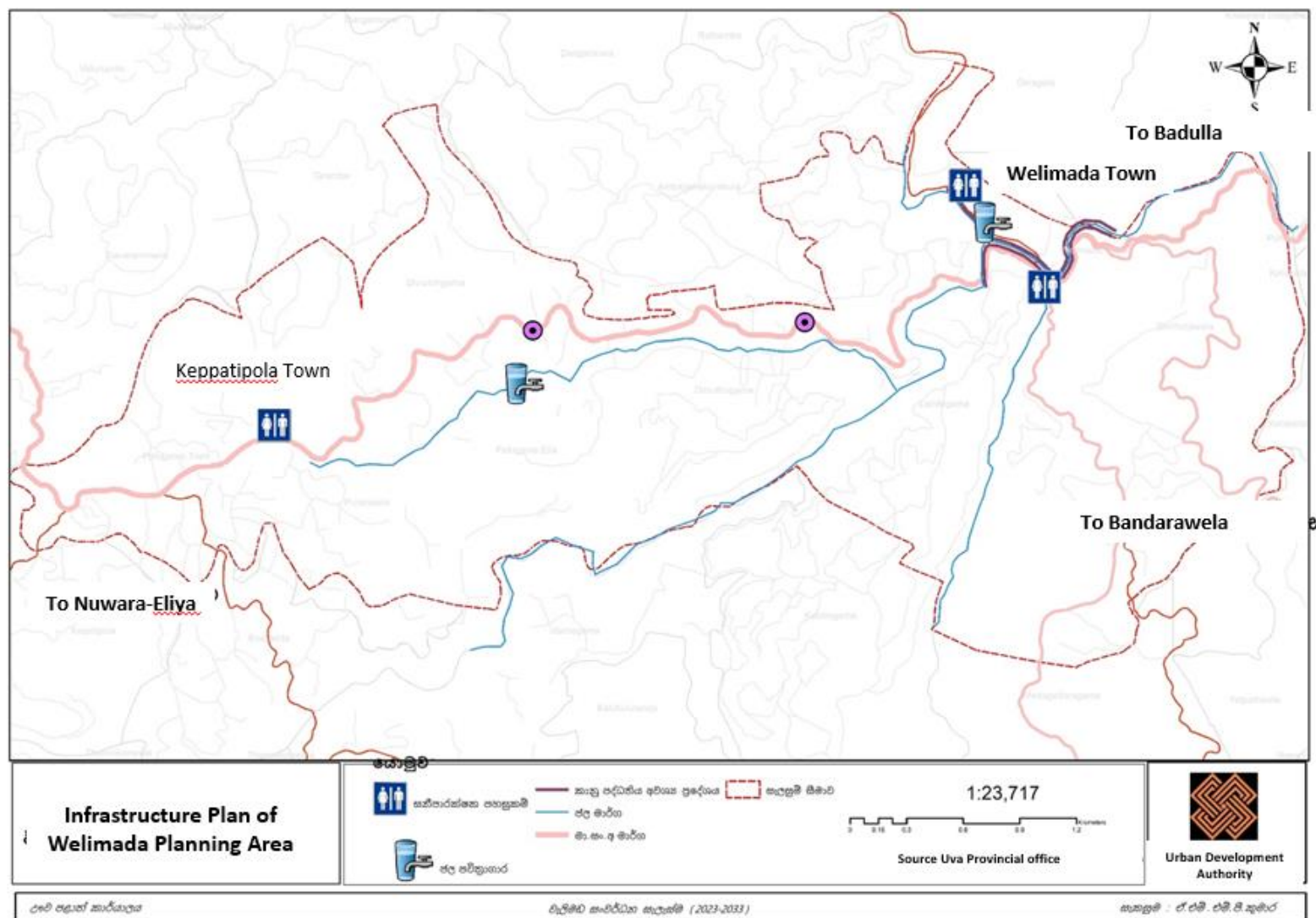
- a) Introduction of a door-to-door garbage collection system.
- b) Inform the general public about the garbage collection schedule.
- c) Introduction of a rhythm system.
- d) Provision to local authorities to provide suitable equipment/machinery for implementation of composting areas.
- e) Use of vehicles allocated to units
- f) Use of handcarts for areas impassable by large vehicles.

Strategy 09: Establishment of sanitary waste disposal yard

For this purpose, it is proposed to use the land belonging to the Forest Department which is currently used by the Welimada Pradeshiya Sabha for waste management.

Strategy 10: Implementation of awareness programs on waste management

Map no. 6.7: Infrastructure Development plan



Source: Source: Urban Development Authority, Uva Provincial Office,2023

6.3.7. Storm water Management Plan

Welimada is an area that receives high annual rainfall. Accordingly, the rain water received in this area is flowed by the water channels that are spread over the area. Meanwhile, Uma Oya takes important place. Especially after the rains water getting polluted due to the rainwater flowing through the by mixing the agrochemicals used for the agricultural industry and a large amount of sediments are deposited in the waterways due to agriculture is carried out in this area. Therefore, the following strategies are adopted to manage storm water in this area.

Strategy 01: To promote the concept of gardening to minimise the soil erosion.

Accordingly, it is proposed to introduce rainwater management in the planning area through water detection and water retention methods through this development plan. Accordingly, it is suggested to follow the water determination method for the slope areas and the water retention method for the flat areas.

Strategy 02: Construction of sidewalls on both sides of Uma Oya within Welimada town

Most of the rainwater collected in the Welimada planning area is drained through the Uma Oya which flows through the Welimada town. Therefore, the water flow in the river is obstructed due to the buildings located on both sides of Uma Oya in Welimada town. By constructing sidewalls on both sides of Uma Oya, rainwater will be made to flow smoothly. This is an intervention to manage rainwater in this area.

Strategy 03: Planting native plants and deep-rooted plants along water bodies.

It is proposed to plant the native plants with long roots (Kumbuk, Mee) in the water source areas which were spread throughout the area to prevent soil erosion by controlling rain water flow and to protect ground water table.

Strategy 04: Conservation of about 200 hectares of paddy fields

The total paddy land area in the Welimada planning area is more than 200 hectares. Accordingly, these paddy lands provide a great support for the management of rainwater in this area, and by

conserving those lands, it will be possible to manage rainwater in this area without disaster in the next ten years.

6.4. Agro-Industry Development Strategies

The main objective of this development plan is to achieve the vision of 'Uma Valley Agricultural City' by 2033. Accordingly, this development plan proposes to give more value to the agricultural products of the planning area as an agro-industrial area and to reduce production costs and create quantitative and qualitative products.

Strategy 1: Achieve the higher returns from agriculture sector by establishing an agro-related by-product and service promotion zone

Thus, at present almost 1000 tons of vegetables received by the Kappetipola Economic Centre daily as a centre that collects and distributes agro-industrial products in the Welimada planning area, and they are distributed all over Sri Lanka. Especially, after receiving about 80% of the vegetables to the Kappetipola Economic Centre produced by the Welimada and Uva Paranagama Divisional Secretariat area will be distributed and others will be distributed through various channels. However, it is proposed to uplift the national economy of Sri Lanka itself by establishing agro industrial park in the cultivated lands (Eucalyptus) in the vicinity of Kappetipola town for diversification and make value added products and sending the to the market.

Strategy 2: Development of necessary infrastructure facilities for efficient transportation of agricultural products from surrounding areas to the markets.

Especially considering the road facilities in the Welimada planning area, which is a geographically diverse area, the surrounding roads are not in a very advanced condition, and the road system described in the transport plan should be developed to easily transport agricultural materials to the market. Accordingly, it is proposed to develop these roads in a manner that increases the connectivity between Kappetipola town, Nugatalawa, Shopping Mall junction and Welimada town through the development plan.

Strategy 3: Protect the existing agro-industrial lands in the area

Agricultural land consumption in the planning area is approximately 70%, of which 44% is under horticulture. Apart from that, another 18% is paddy land and agricultural activities are carried out. Accordingly, the strategies and regulations are proposed to maintain such agricultural lands avoid the use for other activities.

Strategy 4: Protect the existing water sources in the area

The Welimada planning area belongs to the medium ecologically sensitive area and receives high annual rainfall. Also, water getting from the water sources in these areas is mainly used for agricultural activities in this area. Among them, Uma Oya, Duhulgolla Oya, Hal Oya and Galpotte Kadura take a major place. Accordingly, protecting these water sources and waterways is an essential factor for the survival of agriculture, which is the lifeblood of this area, and for other water consumption needs. Accordingly, this plan proposes to protect these waterways and to protect the reservations on both sides of the existing waterways in this area and to plant trees in such a way as to protect the water springs.

Strategy 5: Establish the sale centres for agricultural products

Welimada, is famous in Sri Lanka as an area where potatoes are produced. This area is also famous for upland vegetable cultivation. Accordingly, especially the tourist destinations of Nuwara Eliya and Ella are travelled through the cities of Welimada and Kappetipola and therefore a large amount of traffic passes through this town on a daily. According to this plan, it is proposed to create a centre for them to easily get the fresh vegetables and potatoes they need. And also, it is proposed to establish the centres for the selling of agricultural products around the Kappetipola town.

Strategy 6: Promotion of economic activities related to flower cultivation in Nugatalawa

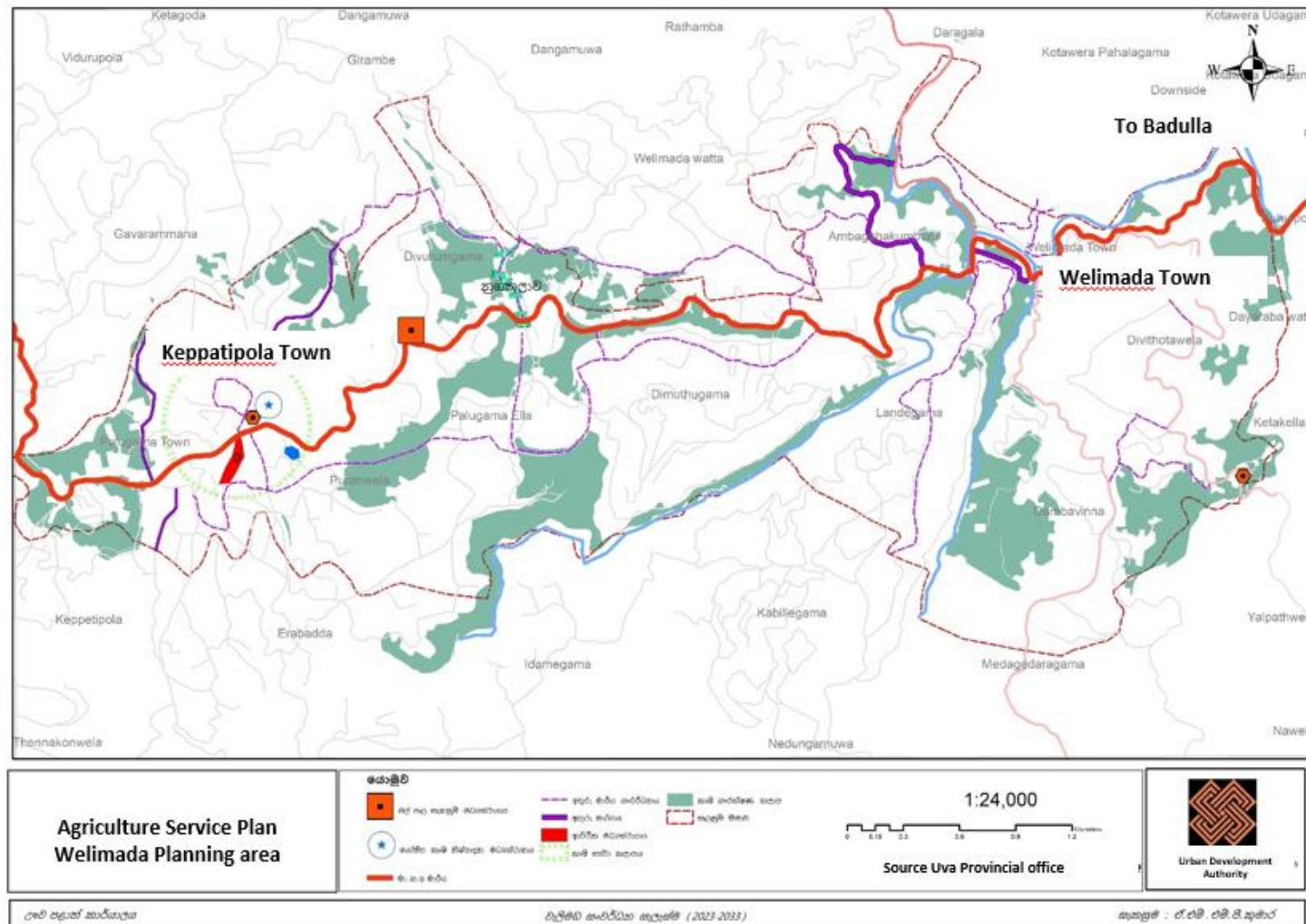
Welimada planning area can be identified as an area where flower cultivation is carried out. According to this, it can be seen that the cultivation of flowers is popular in this area even now and it is expected that by promoting the cultivation of flowers in the area, it will create tourist attraction and thereby bring about the economic development of the area. Accordingly, a land

owned by the Pradeshiya Sabha has been identified for this purpose, and it is expected to popularize this practice in this area by providing it for horticulture by the development plan.

Strategy 7: Introduce new technology.

It is proposed to use new technologies to increase the productivity of agricultural sector by introducing new technologies like Computer software especially for the process of collecting and distributing agricultural products.

Map No. 6.8 Agricultural Plan



Source: Source: Urban Development Authority, Uva Provincial Office,2023

6.5. Tourism Development Strategies

Strategy 1: Identify the different experiential travel destinations to attract local and foreign tourists

The upland tourist route is located between Kappetipola and Welimada towns, and this plan is proposed to achieve some economic advantage to this planning area by attracting tourists traveling through it. Accordingly, it is propose to introduce new activities related to Nugatalawa to attract tourists. This strategy is proposed to acquire some economic advantage related to the tourism industry in the Welimada planning area by providing facilities for the development of the tourism industry in the area with the bird watching experience located in the shopping mall junction and the vicinity of the tea estates.

Strategy 2: Establish tourist service centres to provide essential services to tourists

It is hereby proposed to establish tourist facility centres to provide the necessary facilities to tourists traveling through the Welimada planning area. Accordingly, it is proposed to establish several tourist centres in the planning area to provide food, information and sanitary facilities to the tourists. Accordingly, it is expected to provide facilities to the tourists through the construction of the tourist facility centre near the Kappetipola town and near the present police station.

Strategy 3: Identify and establish natural viewing spots and bathing areas.

It is proposed to develop linear parks, bathing places, scenic view point's etc. for the leisure and entertainment of the tourists passing through the planning area, to gain the tourist attraction.

Strategy 4: Establish the information and direction boards at selected places for convenience of the tourists.

It is proposed to inform the tourist community of the area by displaying the information necessary to travel to the places, especially the historical and archaeological places as well as the tourist attractions.

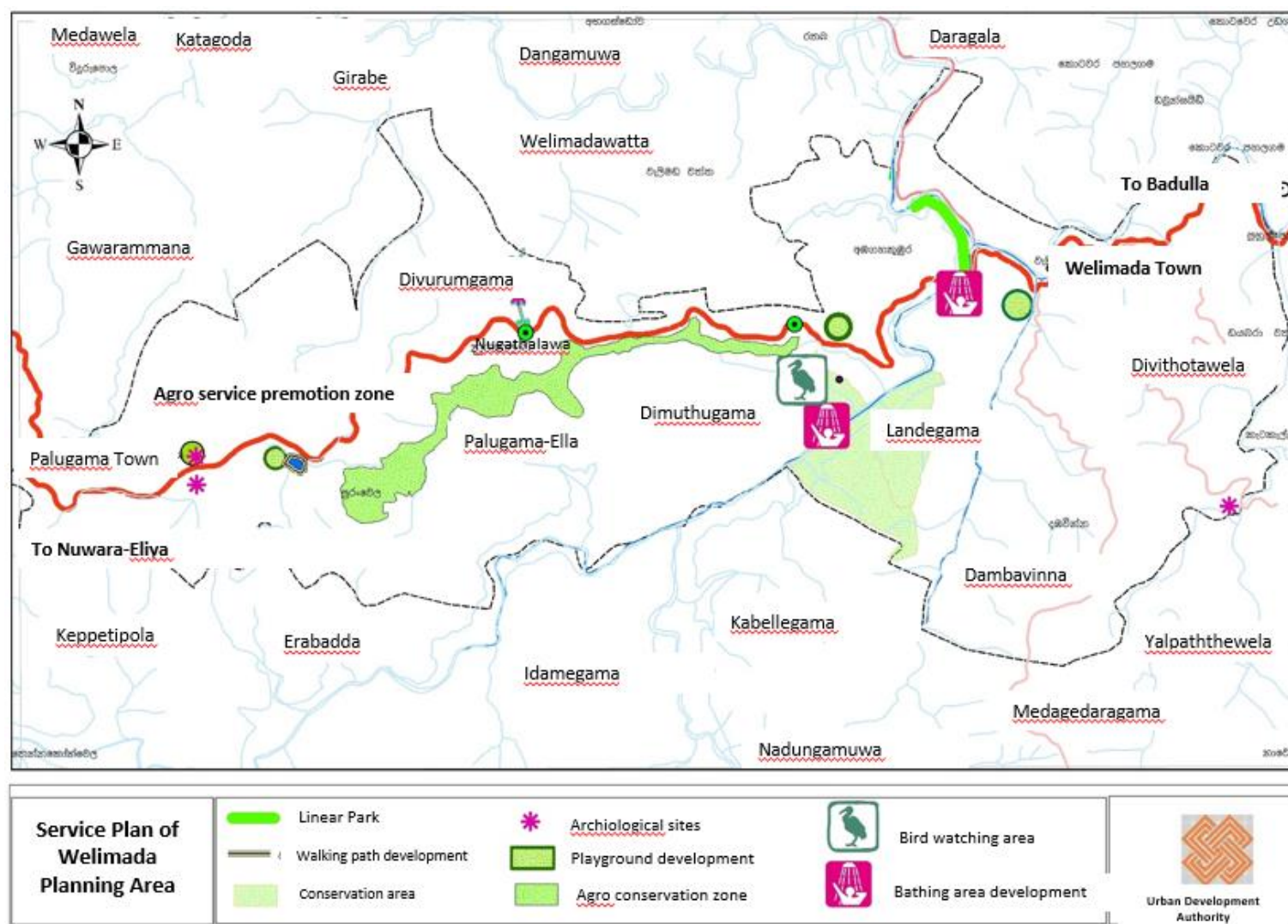
Strategy 5: Open the archaeological sites for tourism activities in compliance with archaeological rules and regulations.

According to the tourism plan included in the Welimada Development Plan, the places such as Divurumwela Viharaya, Kappetipola Fort, Kappetipola Statue, and Dambavinna Viharaya are proposed to develop to attract the tourist community according to the archaeological guidelines.

Strategy 6: Beautification of road sides in the planning area to attract tourists.

The Peradeniya-Chenkaladi road connecting Kappetipola and Welimada can be identified as the main road connecting the tourist areas of Nuwara Eliya and Ella. Accordingly, beautification of both sides of the road is proposed in the areas of Kappetipola, Nugatalawa, Shopping mall junction and Welimada which are located in the planning area to attract the tourists to the area.

Map No. 6.9 Tourism Development Plan



Source: Urban Development Authority, Uva Provincial Office, 2023

6.6. Sustainable Environmental Strategies

Sustainable environmental strategies can be identified as another important strategy used to achieve the vision of the Welimada planning area, which consists of natural ecological features. Accordingly, the realization of this strategy is carried out under 04 main plans. As those 04 plans

1. Sustainable Environmental Management Plan
2. Public open and recreational spaces Plan
3. Cultural Heritage Management Plan
4. Disaster Mitigation Plan

The following strategies are proposed through the Welimada Development Plan to achieve the vision of the development plan by protecting the natural ecosystem of the planning area under sustainable environmental management strategies.

6.6.1. Sustainable Environmental Management Plan

Strategy 1: Declaration of Ecological Conservation Areas.

In order to protect the paddy lands that are currently being cultivated in the Welimada planning area, will be included in the environmental protection zone and by doing so, it is expected to maintain the agricultural production stably and to protect the agricultural ecosystem integrated with the natural environment.

Strategy 2: Identification of view corridors and prepare necessary regulations for the same.

Accordingly, the agri-tourism zone was identified as a view corridors in the planning area and declared it as a conservation zone to protect the paddy land in the region.

Strategy 3: Declare the reservation for water sources

The Welimada planning area is a self-sufficient area with natural waterways spread throughout the area provide sufficient water for agricultural production and other human needs in the area and to protect those water sources, it is proposed to declare reservations for those waterways. Accordingly, the current river reservation declared by the Irrigation Department is in effect (except for the

Welimada town section) and the river reservation related to the waterways that have not been declared a reservation can be listed as follows.

- Uma Oya
- Hal Oya
- Duhulgolla Oya

Strategy 4: Planting native plants and deep-rooted plants along water bodies.

Water sources are spread all over the planning area and it is proposed to plant indigenous plants with long roots (Kumbuk, Mee) to protect that water sources and to prevent soil erosion by controlling rain water flow, thereby protecting the underground water table by the Welimada Development Plan.

Strategy 5: Construction of sidewalls on both sides of Uma Oya within Welimada town

Most of the rainwater collected in the Welimada planning area is drained through the Uma Oya which flows through the middle of the Welimada town. Therefore, the water flow of the river is obstructed due to the buildings located on both sides of Uma Oya in Welimada town. Accordingly, it is proposed to construct the sidewalls on both sides of Uma Oya, in order to make to flow smoothly. This is an intervention to manage rainwater in this area.

Strategy 6: Conservation of about 200 hectares of paddy fields

The total paddy land area in the Welimada planning area is more than 200 hectares. Accordingly, these paddy lands provide a great support for the management of rainwater in this area, and by conserving those lands, it will be possible to manage rainwater in this area without disaster in the next ten years.

6.6.2. Public open and recreational spaces Plan

It can be identified as public facilities active recreational facilities and inactive recreational facilities in the urban area. There, the space where people can participate actively under the active recreational facilities (playing, swimming, running, walking, boating, etc. can be mentioned). Movies,

libraries, cinemas, and viewing places can be called entertainment facilities as inactive recreational facilities. There are very few such facilities in the Welimada urban area. Accordingly, the Welimada Development Plan makes the following proposals to enhance the recreational facilities of the area.

According to the standards introduced by the Urban Development Authority, a minimum of 1.4 hectares of land for leisure and recreational facilities per 1000 population of an area should be allocated under the public outdoor open space plan. Accordingly, the projected population of the Welimada Urban Planning Area has been predicted as 21781. Accordingly, a minimum of 30 hectares of land is required and 23.5 hectares of open and recreational areas are required apart from the existing. Accordingly, several strategies have been identified under this plan to meet these needs.

Strategy 01: Proposed new park and playground development

1. Construction of a linear park of about 1 km along Uma Oya within Welimada town.
2. Development of walking path and stadium in Kappetipola town.
3. Development of new stadium in Welimada town.

Strategy 02: Development of existing playgrounds.

1. Stadium Development adjacent to the Proposed Administration Centre at YMBA.
2. Development of Kappetipola School Ground.

Strategy 03: Promotion of linear parks along identified areas of Uma Oya/Kuda Oya/Duhulgolla Oya.

1. Development of bathing pier centring on Uma Oya within Welimada town.
2. Promote a bird watching centre in the agro tourism zone.
3. Promotion of activities related to Tea Tourism in the agritourism zone.

6.6.3. Cultural Heritage Management Plan

1. Establish an information centre and museum centring on Kappetipola Fort.
2. To convert archaeological sites into tourist attractions as per the guidelines of the Department of Archaeology.

6.6.4. Disaster Mitigation Plan

The dominant hazards in the Welimada planning area are cyclones and landslides. The Welimada Development Plan has identified several strategies to mitigate these disasters.

Strategy 01: Identification of the area of high risk of landslides as low density zones in the zoning plan.

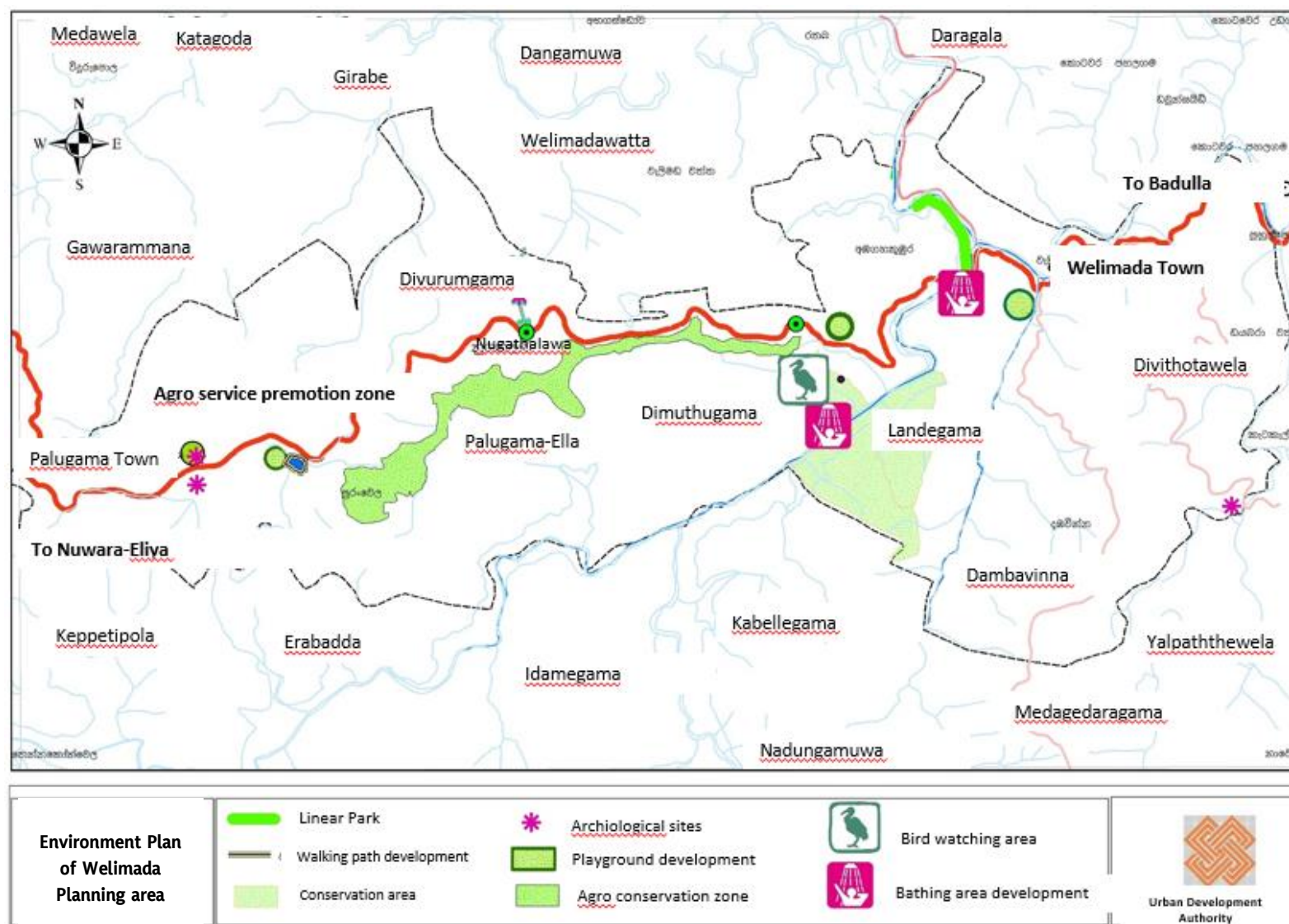
Strategy 02: Conservation and reforestation of windbreak forest cover around Kappetipola town. (A selected region).

Strategy 03: Implementation of guidelines provided by National Building Research Organization.

- i. Plant the low height trees near buildings as per the instructions of the National Building Research Organization.
- ii. Fixing the roof so that it does not blow away in the wind during the construction of buildings.
- iii. Designing the building to suit the winds.

Landslide risk areas in Welimada area are found only in a very limited area. Accordingly, Welimada Development Plan has identified many ways to reduce landslides in such areas.

Map No. 6.10 Sustainable Environmental Strategy



Source: Urban Development Authority, Uva Provincial Office, 2023


6.7. Implementation Strategy



Strategic Projects

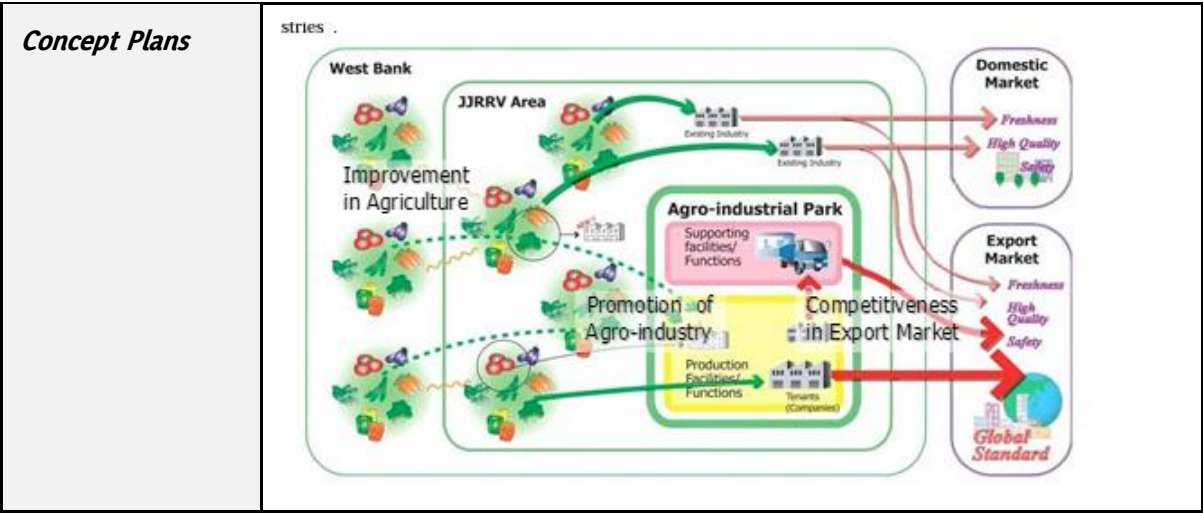
No.	Project name	Priority
1	Administrative complex project in present YMCA land i. Divisional Secretariat ii. Pradeshiya Sabha	2
2	Welimada Hospital Expansion Project	1
3	Project to relocate Office of Medical Officer of Health to Hospital premises	1
4	Housing Development Project- Dambawinna Land	3
5	Agro- Manufacturing Value Added Industry - Kappetipola Town Centre	2
6	Bypass Road Development Project - Nuwara Eliya Road from Near Petrol Station to Old Bus Stand	1
7	Bypass Road Development Project - Uva Paranagama Road from Near Hospital Access Road to Nuwara Eliya Road	3
8	Access road development project - for Welimada Base Hospital	3
9	Moragolla Road Development Project	3
10	Dambawinna Road Development Project	3
11	Landegama Road Development Project	3
12	Road Development Project Behind Kappetipola Economic Centre	3
13	Bridge Development Project - Between Welimada Muslim College and Badulla Road	3
14	Passenger bridge development project on both sides of Uma Oya	1
15	Embankment Development Project on Both Sides of Uma Oya	1
16	Proposed Car Park Development Project - Front of the Indrani Cinema	1
17	Proposed Car Park Development Project near Sathipola	1
18	Proposed car park development project on the office of the Medical Officer of Health land	1
19	Car park on the upper floor of the Divisional Secretariat building	1
20	Pedestrian Lane Development Project - Welimada Town Centre	2
21	Pedestrian Lane Development Project – Shopping mall Junction	2


No.	Project name	Priority
22	Pedestrian Lane Development Project - Nugathalawa	2
23	Pedestrian Lane Development Project - Near Kappetipola Town	2
24	Sewage Disposal Project - Welimada Town Centre	1
25 26	Kappetipola fresh vegetable market development project – front of the Economic Centre	1
27	Kappetipola Mixed Development Project - Land belonging to the Pradeshiya Sabha	2
28	Nugatalawa Park Development Project	2
29	New technical infrastructure facility development project in association with economic centre	2
30	Building facade development project on both sides of A-5 road in Welimada town	2
31	Proposed bath place development project on Welimada - Nuwara Eliya road	2
32	Project to develop Kappetipola Fort as a tourist facility	3
33	Linear park development project on both sides of Uma Oya in Welimada town	2
34	Jogging path and Playground Development Project - Kappetipola	2
35	Sports Complex Development Project - YMCA Land	2
36	Stadium Development Project - Welimada Town Centre	1
37	Agro Tourism Promotion Farm - Nugatalawa	2

Details of the Projects

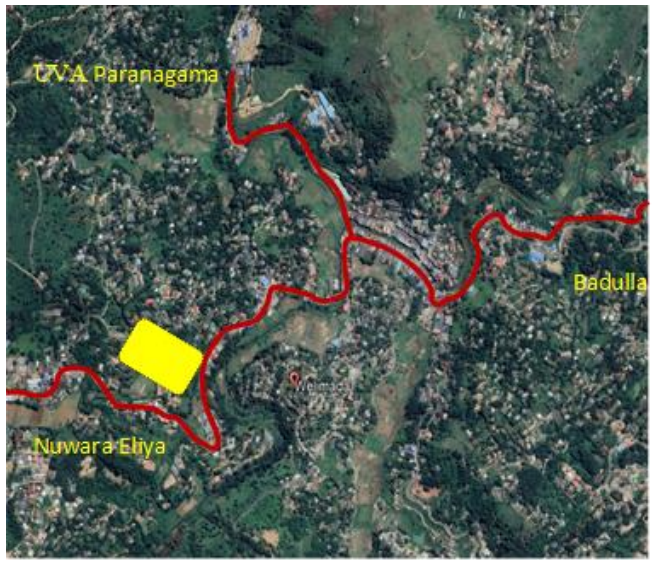
01. Agricultural products and value-added factories				
Project Proposal	Agricultural products and value-added factories			
Location	Province	UVA	District	Badulla
	DSD	Welimada	Local Authority	Welimada PS
Access	A-5 Peradeniya Chenkaladi Main Road			
Location map				
Existing Use	Eucalyptus Commercial forest			
Land Ownership	Forest Department			
Land Extent	O1	5 Acres		
Project Justification	<p>Welimada is one of the main areas of upland vegetable cultivation in Sri Lanka. Accordingly, the annual vegetable production in the planning area is MT. Over 10,000. Also, Welimada area is mainly known for the cultivation of potato. Accordingly, most of the potato production in Badulla district is produced in Welimada and Uva Paranagama divisional secretariat divisions. More than 50% of the total amount of vegetables produced in Welimada and Uva Paranagama Divisional Secretariats and distributed throughout Sri Lanka and they are released to the market without any product diversification. But one of the main objectives of the proposed project is to diversify and add value to the vegetables, potatoes and fruits before release to the national and international markets.</p> <p>Accordingly, if 5% almost 40 Mt of the total production of Uva Paranagama and Welimada divisional secretariats and about 5% of the production of potato, that is an amount of 7.5 Mt. is also available to this agricultural production and value addition centre.</p>			




	Accordingly, this project will produce an average of 5 Mt. There is potential to release the products to the market. Accordingly, by selling those products to the international market, vegetables and related products have the ability to acquire a share of the market value of about 890 billion in the world market through the implementation of this project.	
Objectives of the Project	<ul style="list-style-type: none"> i. Establishing an agricultural production factory to improve local food security and attracting private investors for the same. ii. Adding value to the local content of food and reducing price volatility to reduce post-harvest losses. iii. Increasing the connectivity between agricultural people and agricultural products in this area. iv. Creating markets for processed products. v. Job creation, economic growth and reduction of rural-urban migration. 	
Benefits of the Project	<ul style="list-style-type: none"> i. Establishment of an agro-products factory ii. Creating new job opportunities for the area iii. Improvement of infrastructure facilities within the area 	
Project Implementation and Maintenance	<ul style="list-style-type: none"> i. Department of Agriculture ii. Urban Development Authority iii. Ministry of Industries iv. Welimada Pradeshiya Sabha 	
Existing Situation		





02. Upgrade the Welimada Hospital to A Category Hospital				
Project Proposal	Upgrade the Welimada Hospital to A Category Hospital			
Location	Province	UVA	District	Badulla
	DSD	Welimada	Local Authority	Welimada PS
Access	Welimada -UVA Paranagama Road			
Location map				
Existing Use	Existing Welimada Hospital			
Land Ownership	Health Ministry			
Land Extent	5 Acres			
Project Justification	<p>Welimada Hospital is currently operating as a C Category hospital, and its services are not only served for the people of Welimada Divisional Secretariat but also from Uva Paranagama Divisional Secretariat. However, the majority of the 200,000 people living in the Welimada and Uva Paranagama Divisional Secretariats visit the Welimada Hospital for their health needs. Large number of patients have to go to the Badulla Provincial General Hospital by passing the Welimada Hospital in order to get health facilities that are not available at the Welimada Hospital. Because of this, there is a congestion in the Badulla Provincial Hospital. The current facilities of the Welimada Base Hospital, which provides services to nearly 200,000 people, should be increased.</p>			
Objectives of the Project	<ol style="list-style-type: none"> Provide health facilities in quantity and qualitatively to the people living in Welimada Divisional Secretariat Division and Uva Paranagama Divisional Secretariat Division. Create a healthy community not only in Welimada planning area but also in Welimada and Uva Paranagama Divisional Secretariat. 			

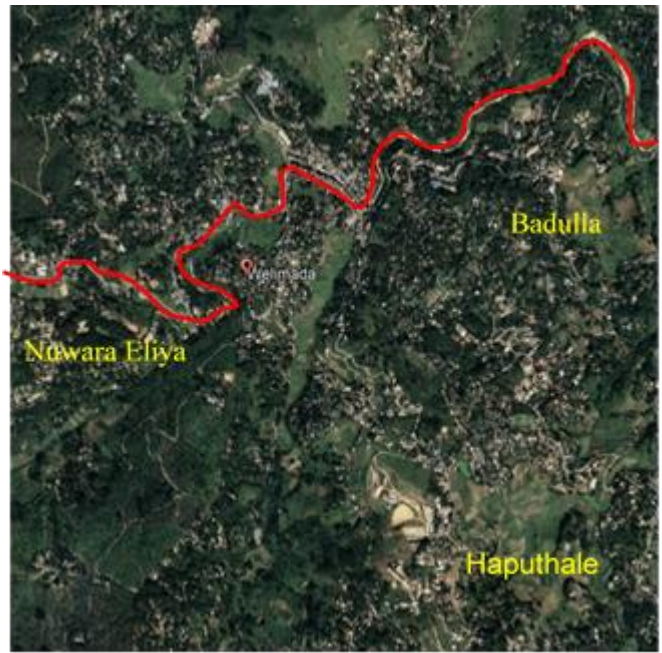
Benefits of the Project	To enable adequate and quality healthcare to the public	
Project Implementation and Maintenance	Ministry of Health	
Existing Situation		



03. Relocate the Government and Semi-Government institutions to YMCA land located at Sappukade junction				
Project Proposal	Relocate the Government and Semi-Government institutions to YMCA land located at shopping Mall junction			
Location	Province	UVA	District	Badulla
	DSD	Welimada	Local Authority	Welimada PS
Access	A-5 Peradeniya Road			
Location map				
Existing Use	Currently, several buildings belonging to the YMCA society in this land are used by the Divisional Secretary from time to time for various purposes and most of the buildings are currently underutilized.			
Land Ownership	Divisional Secretary office			
Land Extent	6 Acres			
Project Justification	<p>Most of the administrative institutions within the Welimada Divisional Secretariat area are currently located in Welimada town and in Kappetipola town. As the administrative institutions are located in various places, the public has to face the following issues while going to perform their duties. Accordingly</p> <ol style="list-style-type: none"> I. Disturbances in service delivery due to the remoteness of these government agencies. II. Increased traffic congestion and adverse effect on the urban economic process due to travel on the same route for each government agency. III. The minimum amount of land required for each employee 50Sq.ft. is not available in government institutions. 			


	<p>IV. The lack of sufficient parking spaces for the respective government agencies.</p> <p>For these reasons, it is proposed in the Welimada Development Plan to move the existing government institutions located in the Welimada town to the proposed land. Accordingly,</p> <p>I. Divisional Secretariat</p> <p>II. Pradeshiya Sabha</p> <p>III. Office of Family Health Medical Officer</p>	
Objectives of the Project	<p>i. Reducing the traffic congestion and making the economic process more efficient in Welimada town.</p> <p>ii. Provision of adequate facilities for government employees.</p> <p>iii. Facilitating the people who coming to get services.</p>	
Benefits of the Project	<p>I. Easy access to services required by the public within the Welimada administrative area.</p> <p>II. Increase the productivity of the economic process.</p> <p>III. Providing adequate facilities for government employees</p>	
Project Implementation and Maintenance	Ministry of Public Administration	
Existing Situation		
Concept Plan		



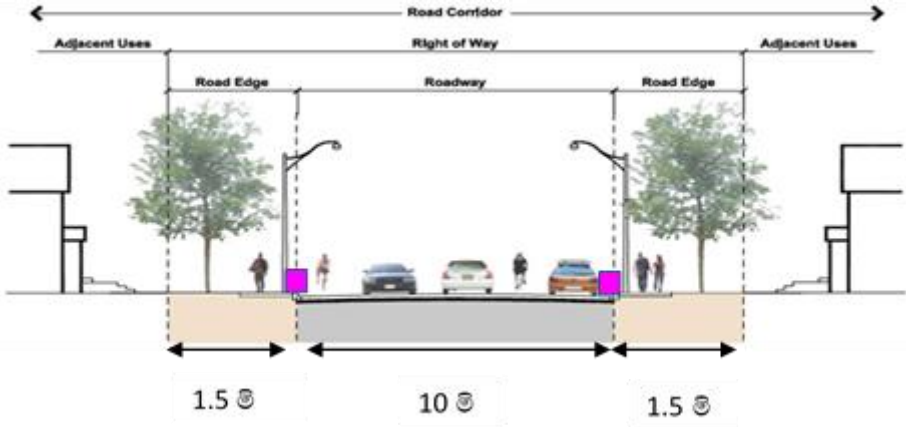
04. Establishment of the Medical Officer of Health Office within the Hospital Premises				
Project Proposal	Relocate the MOH office within the Wemada Hospital premises for the Optimum utilization of urban land			
Location	Province	UVA	District	Badulla
	DSD	Welimada	Local Authority	Welimada PS
Access	A-5 Peradeniya Road			
Location map				
Existing Use	Welimada Hospital			
Land Ownership	Ministry of Health			
Land Extent	6 Acres			
Project Justification	<p>Welimada town is the area with getting highest income in Uva province built on a limited land area. Accordingly, the town is very busy during the day with heavy traffic and people coming to the town to fulfil their daily needs. Accordingly, the Welimada Medical Officer of Health office is located in the centre of Welimada town, so it has a great impact on the people who come here daily to get the service. This proposal is made to provide an opportunity for pregnant mothers to get health services in a free environment, especially from the noisy nature of this town.</p> <p>Also, the land where the Medical Officer of Health office is located in the town centre is a space with high commercial value and the land is expected to be used as a solution to the existing vehicle parking in the town.</p>			

Objectives of the Project	<ul style="list-style-type: none"> i. Provision of health care facilities for the public from the Office of the Medical Officer of Health in free environment. ii. Optimum utilization of underdeveloped land in the town centre. iii. Develop the necessary parking facilities for Welimada town.
Benefits of the Project	<ul style="list-style-type: none"> I. Establishment of new office for the MOH office. II. People can get health services in a free environment. III. New parking space within the town for the public.
Project Implementation and Maintenance	Ministry of Public Administration
Existing Situation	

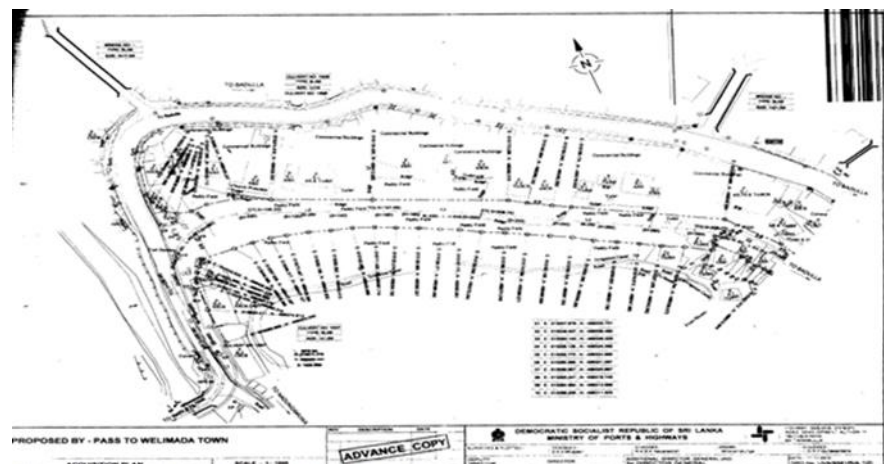
05. Proposed Middle income housing Project - Dambawinna				
Project Proposal	Develop the Middle income housing Project at Dambawinna area			
Location	Province	UVA	District	Badulla
	DSD	Welimada	Local Authority	Welimada PS
Access	Welimada Haputale Road			
Location map				
Existing Use	Vacant Land			
Land Ownership	Land Development Cooperation			
Land Extent	2 Acres			
Project Justification	<p>The total number of houses in Welimada planning area is 4960 by the year 2020 including 4212 permanent houses, 694 semi-permanent houses and 50 temporary houses. Accordingly, nearly 50 of the existing houses in the planning area are temporary houses. Also, nearly 40 doctors work in the Welimada Hospital, and a most of the doctors come from other areas to work. Accordingly, considering the need for middle class housing in the Welimada area, a middle income housing project has been identified through this development plan to fulfil that need.</p>			
Objectives of the Project	<ol style="list-style-type: none"> To provide housing for middle income peoples. Establishment of permanent housing scheme for temporary houses 			
Benefits of the Project	<ol style="list-style-type: none"> Being able to retain professionals such as doctors and engineers who provide great service to the area. 			

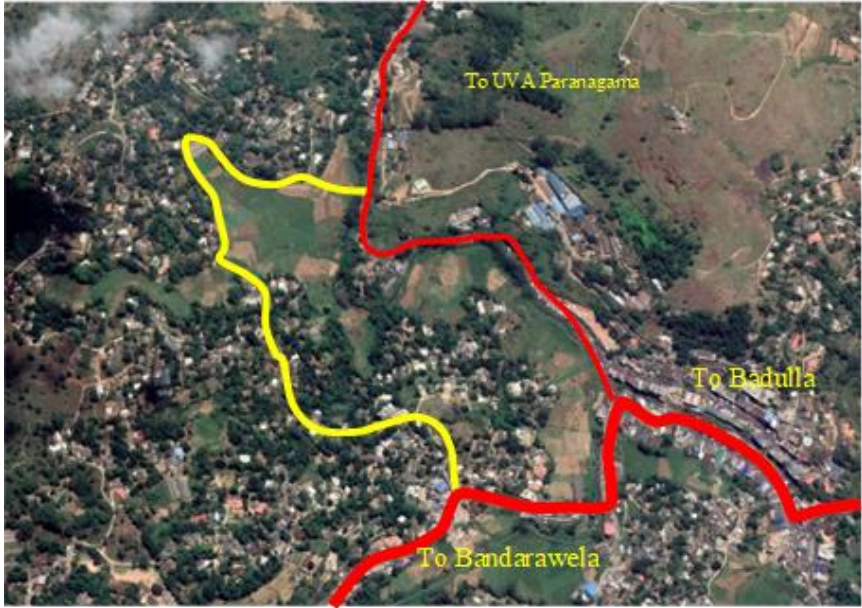
	II. Being able to provide housing for the homeless people.
Project Implementation and Maintenance	Private sector
Existing Situation	
Concept Plans	



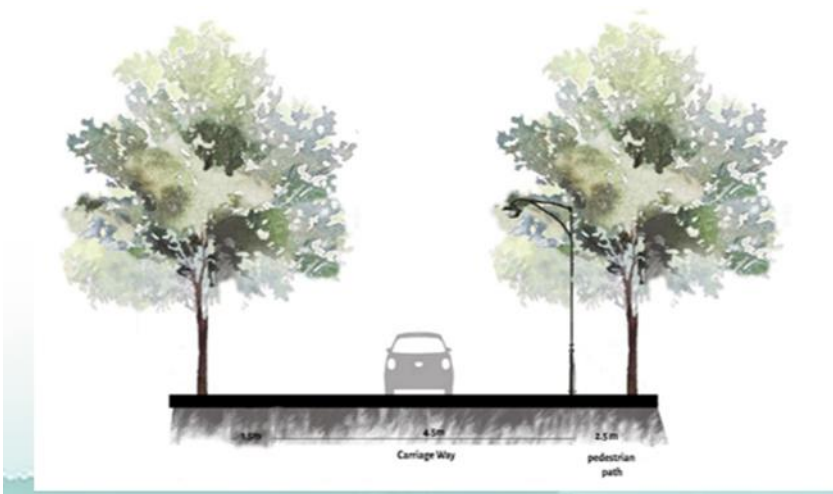
06. By pass Road Development Project by connecting the Old Bus stand and the Nuwara Eliya Road				
Project Proposal	Develop the by-pass road by connecting the old bus stand and the Nuwara Eliya road			
Location	Province	UVA	District	Badulla
	DSD	Welimada	Local Authority	Welimada PS
Access	A5 Peradeniya - Chenkaladi Road			
Location map				
Existing Use	Vacant Land and land occupied by the public			
Land Ownership	Private Sector			
Land Extent	2 Acres			
Project Justification	<p>At present, nearly 150000 vehicles come to Welimada town daily and more than 60% of them travel on the Peradeniya - Chenkaladi route. Accordingly, most of these vehicles running through the Welimada town going destination of Badulla Bandarawela or Kappetipola, Nuwara Eliya. But, it is not necessary for some of those vehicles to running through Welimada town. Therefore, it is possible to reduce unnecessary traffic congestion in Welimada town by being able to bypass Welimada town instead of passing through Welimada town. Also, due to the lack of existing parking spaces in the town, the traffic congestion has increased and since one lane of the proposed by road can be used for vehicular parking, and r parking requirement will be achieved to some extent from this project. Further, these roads should be developed in such a way including the following elements.</p> <p>I. Preparation of footpaths</p> <p>II. Maintaining 2 strips of 1 meter width for flower plants on both sides of the road.</p>			

	III. Maintaining a 10 meter wide traffic lane	
Objectives of the Project	<ul style="list-style-type: none"> i. To strength the urban functions to reduce existing traffic congestion in Welimada town. ii. To establish an efficient transport system to deliver its services to the Welimada migrant community. 	
Benefits of the Project	I. Convenience to the Public II. Convenience to the Agricultural community of the area	
Project Implementation and Maintanance	Road development Authority	
Existing Situation		
Concept Plans		



***Plan Made by
the RDA***



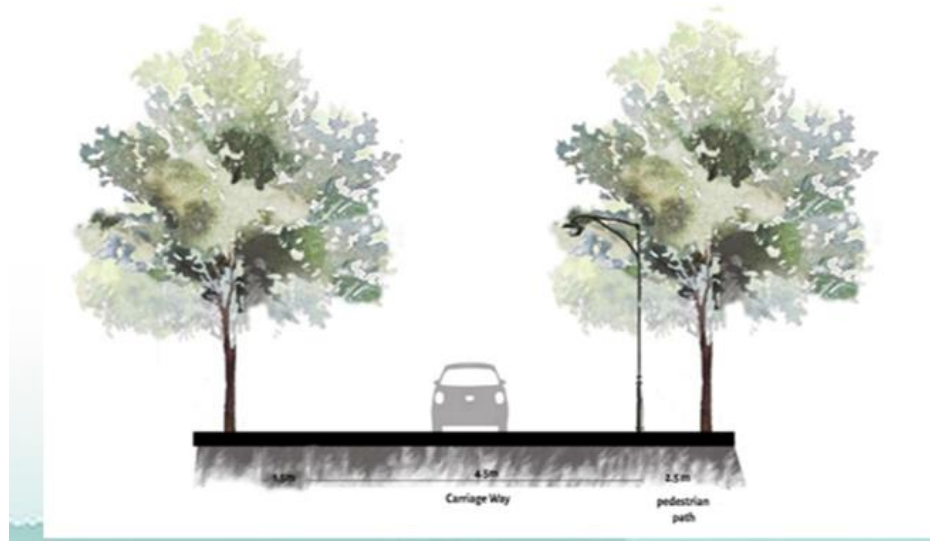
07. By pass Road Development Project by connecting the Uva Paranagama and the Nuwara Eliya Roads				
Project Proposal	Develop the by-pass road by connecting the Uva Paranagama and the Nuwara Eliya road			
Location	Province	UVA	District	Badulla
	DSD	Welimada	Local Authority	Welimada PS
Access	A5 Peradeniya - Chenkaladi Road			
Location map				
Existing Use	Paddy Lands			
Land Ownership	Private Sector			
Land Extent	2 Acres			
Project Justification	<p>This road is proposed to be constructed connecting Uva Paranagama road and Peradeniya - Chenkaladi road. Accordingly, this project has been identified by the development plan to provide the necessary facilities for the community traveling from Uva Paranagama or Nuwara Eliya or to above areas to bypass Welimada town. Accordingly, nearly 1000-5000 vehicles use these roads daily and only a limited number of vehicles will need to go to Welimada town. This project will provide the ability to reduce traffic congestion in Welimada town through the facilities for other vehicles to bypass the town.</p> <p>Also, this will help to increase the economic productivity of Welimada town by preventing the unnecessary traffic congestion in Welimada town through the efficiency of transport in Welimada town and the results of this it will be available to saving time and effort of the people through this project.</p>			

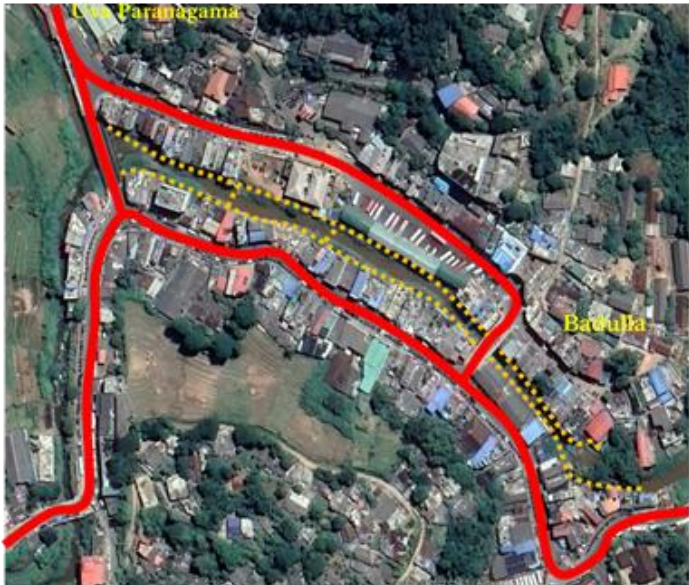
Objectives of the Project	<ul style="list-style-type: none"> i. To reduce the traffic congestion within the Welimada town. ii. To increase the efficiency of the area around Welimada town. iii. As an alternative proposal for the parking. 	
Benefits of the Project	The public and the agricultural community of the area will get benefits of this project	
Project Implementation and Maintenance	Road development Authority	
Existing Situation		
Concept Plans		


08. By Road Development Projects				
Project Proposal	Develop the by- roads to increase the functional efficiency of the town			
Location	Province	UVA	District	Badulla
	DSD	Welimada	Local Authority	Welimada PS
Access	<p>I. Widening of Welimada Hospital access road</p> <p>II. Moragolla Road Development Project</p> <p>III. Dambavinna Road Development Project</p> <p>IV. Landegama Road Development Project</p> <p>V. Behind Kappetipola Economic Centre Road Development Project</p>			
Location map				
Existing Use	Existing road in narrow and dilapidated conditions			
Land Ownership	Pradeshiya Sabha			
Land Extent	10 Km. length			
Project Justification	<p>Welimada is an efficient town where daily urban population is about 45000 and the population of the divisional secretariat is more than 100000. Accordingly, the development of the existing roads in the area is really important in order to use the human and physical resources of the area efficiently and effectively. Accordingly, it is expected to improve the connectivity of the area through the development of each road.</p> <p>Accordingly, the improvement of the existing road from Welimada town to Welimada Hospital is a prominent proposal in the development of by roads. Accordingly, two roads can be observed to get access to the hospital at present, and through the</p>			

	<p>development of those by roads, it will be possible to secure the lives of the patients receiving services from the Welimada Hospital by increasing the accessibility to the hospital. Accordingly, it is possible to protect the lives of patients and the public by developing the road in such a way that two vehicles can move at the same time, considering the physical condition. Accordingly, the road should be prepared as shown in the diagram</p> <p>Moragolla road, Dambawinna and Landegama roads connect the town and these roads are used to transport agricultural products to the town as well as for the people living in those areas to travel for their daily needs. Accordingly, by developing these by roads, it is expected to fulfil the following,</p> <ul style="list-style-type: none"> i. Efficient transport of local agricultural products to market. ii. Providing facilities to the people of the area to fulfil their needs efficiently. 	
Objectives of the Project	<ul style="list-style-type: none"> i. To reduce the traffic congestion within Welimada town. ii. To increase the functional efficiency of the area around Welimada town. iii. An alternative to vehicular parking. 	
Benefits of the Project	The public and the agricultural community of the area will get benefits of this project	
Project Implementation and Maintenance	Road development Authority	
Existing Situation	 <p>Moragolla Road</p>	 <p>Hospital Road</p>

Concept Plans






09. Construction of bridges on Uma Oya				
Project Proposal	Project of construction of bridges both side of Uma Oya			
Location	Province	UVA	District	Badulla
	DSD	Welimada	Local Authority	Welimada PS
Access	A5 Peradeniya - Chenkaladi Road			
Location map				
Existing Use	Existing roads			
Land Ownership	Pradeshiya Sabha			
Land Extent	10 km. length			
Project Justification	<p>Welimada town can be identified as a town built on a small land area consisting mainly limited to the commercial, within the age of 20 hectares. Therefore, as there is heavy traffic on all roads around Welimada town, the safety of the passengers has also been severely affected.</p> <p>Therefore, in order to reduce this existing unsafe traffic and to increase the existing connection between the town and to create visual quality on both sides of Uma Oya, a passenger bridge project integrated with the proposed side wall (Gabion Wall) is proposed by this development plan.</p> <p>Accordingly, this project will create a great opportunity to maintain the town decoration as well as an additional advantage to the business premises by being able to use the back yard of the business premises facing the Uma Oya for business activities. Accordingly, the proposed project can be identified as a very important project for increasing the efficiency of Welimada town, beautification of the town, and for the safety of passengers.</p>			


	<p>Also, the buildings on both sides of the river have become a big obstacle for the unhindered movement of the water in Uma Oya, which flows through the middle of Welimada town. Therefore, it can be identified that the proposed side wall provides a great service for the unhindered flow of water in Uma Oya and for the protection of the buildings in the town</p>
Objectives of the Project	<ul style="list-style-type: none"> i. To Increase the connectivity between cities ii. To ensure the passenger safety iii. To enhance the town beautification
Benefits of the Project	<ul style="list-style-type: none"> i. public ii. Business entities iii. Government and Semi-Government Institutions
Project Implementation and Maintenance	<ul style="list-style-type: none"> i. Pradeshiya Sabha ii. Urban Development Authority iii. Irrigation Department
Existing Situation	



Concept Plans






10. Establish the Fresh agricultural products Sales centre				
Project Proposal	Construction of sale centre for fresh agricultural products			
Location	Province	UVA	District	Badulla
	DSD	Welimada	Local Authority	Welimada PS
Access	A5 Peradeniya - Chenkaladi Road			
Location map				
Existing Use	Eucalyptus forestry			
Land Ownership	Forest Conservation Department			
Land Extent	80 Perches			
Project Justification	<p>Welimada town can be identified as one of the main vegetable producing areas in Sri Lanka. And this is a town located between the two main tourist destinations of towns Nuwara Eliya and Ella. Therefore, daily a large number of vehicles travel through the A5 (Peradeniya - Chenkaladi road) which passes through the town of Welimada. Accordingly, according to the survey conducted by the Urban Development Authority, approximately 10,000 vehicles travel on this road daily.</p> <p>However, although this area is an area where upland vegetables and potatoes are produced, the main problem is that there is no place in Welimada town where fresh vegetables, potatoes or by-products made from these products can be purchased near Kappetipola and Welimada cities.</p> <p>Therefore, it is proposed through this Development Plan to provide convenient place to the commuters to buy fresh products by avoiding the above weaknesses in this area. Accordingly, this project is proposed for the land located adjacent to the main road in front of the economic centre near Kappetipola town.</p>			


Objectives of the Project	<ul style="list-style-type: none"> i. To provide proper value for products available in the area. ii. To provide fresh agricultural products to the consumers. iii. To strength the local economy
Benefits of the Project	<ul style="list-style-type: none"> i. Agricultural community living in the area ii. Welimada Pradeshiya Sabha iii. Consumers
Project Implementation and Maintanance	<ul style="list-style-type: none"> i. Pradeshiya Sabha ii. Urban Development Authority
Existing Situation	
Concept Plans	



11. Development of Park Based on the Flower Cultivation - Nugathalawa				
Project Proposal	Nugathalawa Park Development Project			
Location	Province	UVA	District	Badulla
	DSD	Welimada	Local Authority	Welimada PS
Access	A5 Peradeniya - Chenkaladi Road			
Location map				
Existing Use	Eucalyptus forestry			
Land Ownership	Forest Conservation Department			
Land Extent	80 Perches			
Project Justification	<p>The vision of the Welimada Planning Area by the 2033 is 'Agricultural Town of Uma Valley'. Accordingly, it is planned to expand the development from Welimada town towards Kappetipola town and the intersections between Shopping mall junction and Nugathalawa are proposed to be developed according to the current characteristics of those areas by 2033.</p> <p>Accordingly, the development plan proposes to develop a garden in Nugathalawa area for flower cultivation and related products to be marketed, and a land owned by the Pradeshiya Sabha has been selected for that purpose.</p>			
Objectives of the Project	<ul style="list-style-type: none"> i. To promote the floriculture related products ii. To enhance the economy of the area iii. To strength the Agro-Industrial Community (Flower Growers) iv. To increase the tourist attraction v. To improve town beautification. 			

Benefits of the Project	i. Flower cultivation community living in the area ii. Welimada Pradeshiya Sabha iii. Consumers (tourist community)	
Project Implementation and Maintenance	i. Pradeshiya Sabha ii. Urban Development Authority	
Concept Plans		





12. Kappetipola Mixed Development Project				
Project Proposal	Kappetipola Mixed development Project			
Location	Province	UVA	District	Badulla
	DSD	Welimada	Local Authority	Welimada PS
Access	A5 Peradeniya - Chenkaladi Road			
Location map				
Existing Use	Vacant Land			
Land Ownership	Welimada Pradeshiya Sabha			
Land Extent	80 Perches			
Project Justification	<p>The Welimada Planning Area is an area where agriculture has become the main lifeline of the economy. Accordingly, annually Nearly 10,000 Mt. are produced within this planning area, and the total production of Welimada and Uva Paranagama Divisional Secretariat is almost 250,000 Mt. Accordingly, the machinery, inputs, seeds, etc. required for these overall products are primarily procured from Welimada and Kappetipola cities, but due to the inability to provide the necessary facilities for these areas, the necessities can be taken from the areas of Nuwara Eliya, Bandarawela and Badulla.</p> <p>Accordingly, in order to overcome this weakness in this area, a mixed development project has been proposed on a land owned by the Welimada Pradeshiya Sabha and the project will provide services required for the agricultural industry. Meanwhile, this project will establish a sales centre for the seeds, agricultural equipment, and inputs used for the agricultural industry.</p>			





Objectives of the Project	<ul style="list-style-type: none"> i. To provide fresh agricultural products to the consumers. ii. To strength the economy of the area. iii. To give proper value to the products available in the area
Benefits of the Project	<ul style="list-style-type: none"> i. Agricultural community living in the area ii. Welimada Pradeshiya Sabha iii. Consumers
Project Implementation and Maintanance	<ul style="list-style-type: none"> i. Pradeshiya Sabha ii. Urban Development Authority
Existing Situation	
Concept Plans	

13. Proposed Vehicle Parking Development Project				
Project Proposal	Allocate spaces for the vehicle parking within the town			
Location	Province	UVA	District	Badulla
	DSD	Welimada	Local Authority	Welimada PS
Access	A5 Peradeniya - Chenkaladi Road			
Location map				
Existing Use	i. The land near Welimada Satipola - remains vacant ii. Medical Officer of Health Office Land - Offices of Medical Officer of Health iii. Divisional Secretariat Land - Divisional Secretariat			
Land Ownership	i. Land near Welimada Satipola - Welimada Pradeshiya Sabha ii. Office of the Medical Officer of Health - Ministry of Health iii. Divisional Secretariat Office Land - Divisional Secretary iv. Proposed Bypass – Govt/Private			
Land Extent	80 Perches			
Project Justification	<p>Nearly 15000 vehicles arrive daily to the Welimada town and there are not enough parking facilities in Welimada town. It can be seen that especially because of this, the people who come to get daily services are very uncomfortable. It is observed that not only the public parking in Welimada town but also there are not enough parking facilities for government institutions.</p> <p>Accordingly, the Welimada Development Plan made an approximate calculation of the amount of space required for the daily parking, assuming that 40% of the vehicle</p>			

	<p>coming to the town will park within one hour daily. (40 motorcycles, 30 tricycles and 25 other 5 cars) It requires at least 130 perches of land. And if that amount is about 40%, then nearly 200 perches of land are required for parking vehicles. Accordingly, the above mentioned proposals are made through the development plan to provide the required amount of land for parking these vehicles.</p>
Objectives of the Project	<ul style="list-style-type: none"> i. To reduce traffic congestion within Welimada town ii. To provide adequate parking facilities for vehicles. iii. To streamline the municipal process iv. Attracting people to Welimada and Kappetipola town.
Benefits of the Project	<ul style="list-style-type: none"> i. Public using the Welimada town ii. Business community iii. Public and private institutions
Project Implementation and Maintenance	<ul style="list-style-type: none"> i. Pradeshiya Sabha ii. Urban Development Authority
Existing Situation	<div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;">  <p><i>Land located near to Indrani Cinema</i></p> </div> <div style="text-align: center;">  <p><i>Land Located Near to Welimada Weekly Fair</i></p> </div> </div>

		
	<i>Divisional Secretariat Land</i>	<i>MoH Office Land</i>
Concept Plans		
	<i>Land located near to Indrani Cinema</i>	<i>Land Located Near to Welimada Weekly Fair</i>
		
	<i>Divisional Secretariat Land</i>	<i>MoH Office Land</i>

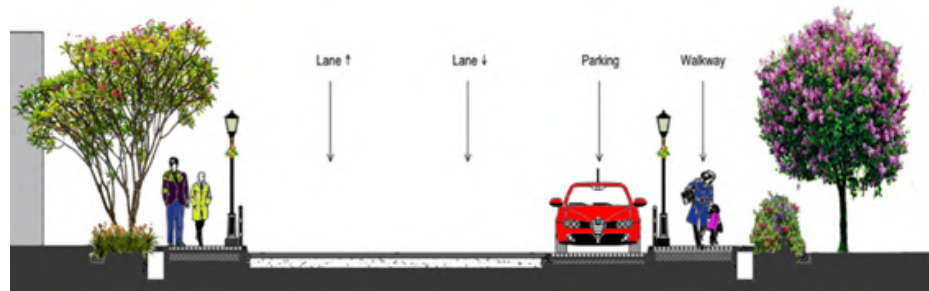
14. Proposed Pedestrian Lanes Development Project				
Project Proposal	Develop the paths for pedestrian circulation			
Location	Province	Uva	District	Badulla
	DSD	Welimada	Local Authority	Welimada PS
Access	i. Welimada town - 3000 meters ii. Shopping Mall Junction - Km. 1.2 (both sides) iii. Nugathalawa Junction - Km. 1 (both sides) iv. Kappetipola Town - Km. 1 (both sides)			
Location map				
				
Existing Use	i. Welimada town ii. Shopping Mall Junction iii. Nugathalawa junction iv. Kappetipola town			
Land Ownership	Road Development Authority			
Land Extent	-			
Project Justification	Welimada town is belonging to the central ecologically sensitive zone and it can be identified as a centre between the two tourist destinations of Nuwara Eliya and Ella. Accordingly, a large number of local and foreign tourists travel daily between Kappetipola and Welimada. Accordingly, the development plan proposes to develop these pedestrian lanes in the vicinity of Welimada, Shopping Mall junction, Nugathalawa and Kappetipola in order to attract the tourist and the public.			

	And to create a pleasant and attractive environment as well as a safe destination for the people living in this area, it is proposed to develop roads with the following features in Welimada, Shopping Mall junction and Nugathalawa areas. Among them, the project proposal includes the planting of footpaths, drainage systems, lamp posts, flowers and suitable plants for landscaping.
Objectives of the Project	<ul style="list-style-type: none"> i. To get tourist attraction. ii. To enhance the town beautification. iii. To create a comfortable urban environment for commuters.
Benefits of the Project	Ensuring road safety for the public in the area
Project Implementation and Maintenance	<ul style="list-style-type: none"> i. Pradeshiya Sabha ii. Urban Development Authority
Existing Situation	<div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;">  <p style="text-align: center;"><i>Welimada</i></p> </div> <div style="width: 50%;">  <p style="text-align: center;"><i>Sappukade</i></p> </div> <div style="width: 50%;">  <p style="text-align: center;"><i>Nugathalawa</i></p> </div> <div style="width: 50%;">  <p style="text-align: center;"><i>Kappetipola</i></p> </div> </div>

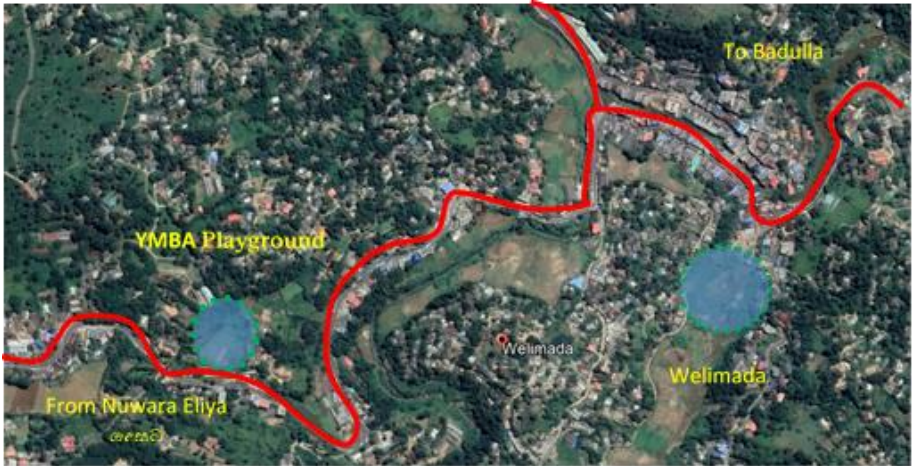

Concept Plans



For Welimada Town

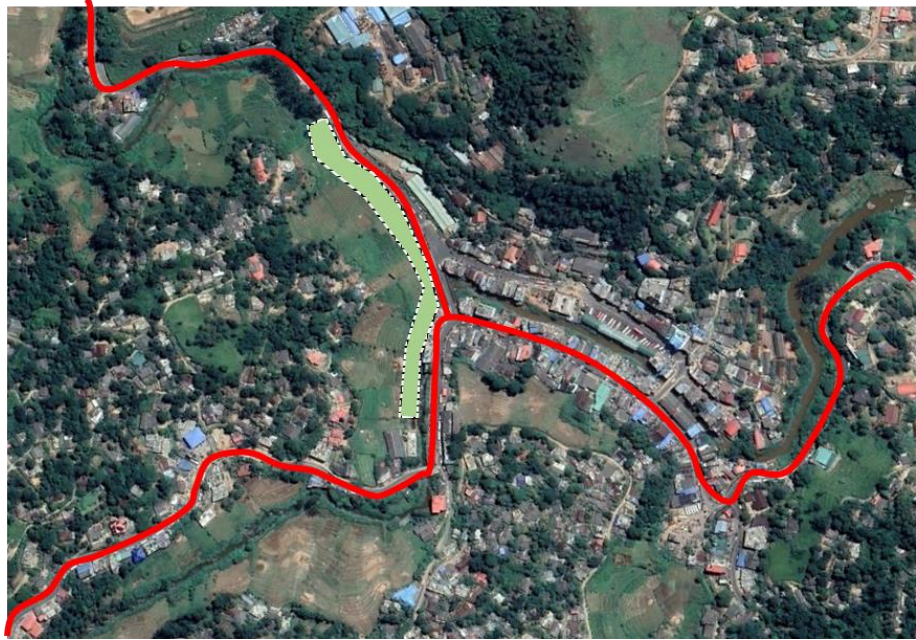





For Shopping Mall junction, Nugathalawa, Kappetipola


15. Proposed Playground Development Project				
Project Proposal	Develop the playgrounds within the planning area			
Location	Province	UVA	District	Badulla
	DSD	Welimada	Local Authority	Welimada PS
Access	i. Proposed Playground Development Project in Welimada Town - A5 Main Road ii. YMCA Land Sports Complex Development Project - A5 Main Road iii. Kappetipola Playground Development Project and Walking path Development Project - - A5 Main Road			
Location map				
				
Existing Use	i. Proposed stadium adjacent to Welimada town - Paddy land ii. Sports Complex Development Project at YMCA Land - Playground iii. Kappetipola Stadium Development Project - Playground			
Land Ownership	i. Proposed Stadium near Welimada Town - Private ii. Sports Complex Development Project on YMCA Land - Divisional Secretary iii. Kappetipola Stadium Development Project - Welimada Pradeshiya Sabha			





Land Extent	-
Project Justification	<p>The Welimada planning area is approximately 10.8 square kilometres with a population of approximately 21,600. Accordingly, the area currently has a 4.7 hectares of public open space. That amount is a very small amount in corresponding with the need of the open spaces/ recreational spaces within the Welimada planning area. Accordingly, it is proposed to provide the public open space and facilities needed by the people living in the area and the people coming to the town by 2033, through the Welimada Development Plan.</p> <p>Accordingly, in order to increase the public open spaces required by Welimada town, it is proposed to use the paddy land near the Welimada old bus station for the development of this stadium, and thus the related proposals will be able to improve the mental and physical health conditions of the people in the area. Accordingly, the proposed stadium will be able to solve the issues in Welimada town under the open, leisure and entertainment facilities which are currently required to the town.</p> <p>Also, it has the potential to use the proposed sports complex in connection with the YMCA land to improve the existing open spaces in the Welimada planning area. Many different sport activities have been held in this stadium in the past which has been abandoned now and it will be a great support for the development of sport activities of this area and for the administration services that are proposed to be built in this area.</p> <p>Also, the development plan proposes to implement these projects in order to provide sufficient public open space facilities to the area through the development of the existing public stadiums and school grounds in the vicinity of Kappetipola town.</p>
Objectives of the Project	<ul style="list-style-type: none"> i. To get the tourist attraction ii. To enhance the town beautification. iii. To create a comfortable urban environment for commuters
Benefits of the Project	<ul style="list-style-type: none"> .i. Creation of stadiums with new sports facilities in the area. ii. Development of sports infrastructure in the area. iii. Creation of new job opportunities in the area.
Project Implementation and Maintenance	<ul style="list-style-type: none"> i. Pradeshiya Sabha ii. Urban Development Authority


<p>Existing Situation</p>	<div data-bbox="432 212 970 463" data-label="Image"> </div> <div data-bbox="440 481 963 562" data-label="Caption"> <p><i>Proposed Welimada Playground Development Site</i></p> </div> <div data-bbox="432 613 970 848" data-label="Image"> </div> <div data-bbox="459 862 946 945" data-label="Caption"> <p><i>Proposed playground development site at Kappetipola</i></p> </div> <div data-bbox="1011 212 1382 701" data-label="Image"> </div> <div data-bbox="1125 862 1267 904" data-label="Caption"> <p><i>Sappukade</i></p> </div>
<p>Concept Plans</p>	<div data-bbox="432 1048 1074 1375" data-label="Image"> </div>



16. Proposed Linear Park Development Project on both side of the Uma Oya - Welimada				
Project Proposal	Develop the linear park along the both side of the Uma Oya			
Location	Province	UVA	District	Badulla
	DSD	Welimada	Local Authority	Welimada PS
Access	A-5 Peradeniya Chenkaladi Main Road Welimada - Uva Paranagama Road			
Location map				
Existing Use	Reservation			
Land Ownership	Irrigation Department/ Mahaweli Authority/ Pradeshiya Sabha			
Land Extent	500 m.			
Project Justification	<p>Welimada planning area consists with 10.8 Sq. km. and Its rich with natural ecological components. According to that, nearly 45000 daily commuters come to Welimada town for various needs. Accordingly, the people who arrived to this town there cannot find a free place in Welimada town where they can stay until their needs are fulfilled. Accordingly, in order to fulfil that need, a linear park within the reservation area of Duhulgolla Oya (near Uma Oya/Kuda Oya) is proposed to develop by the Welimada Development Plan. It is highlighted the importance of setting up a linear park for the section from the starting point of Sathipola on the Uva Paranagama road to the bridge near the Indrani cinema hall on the Nuwara Eliya road, with a pedestrian lane for the general public and their convenience. Other elements required for this should be provided in the linear park. And this should be built parallel to the waterways mentioned above.</p>			

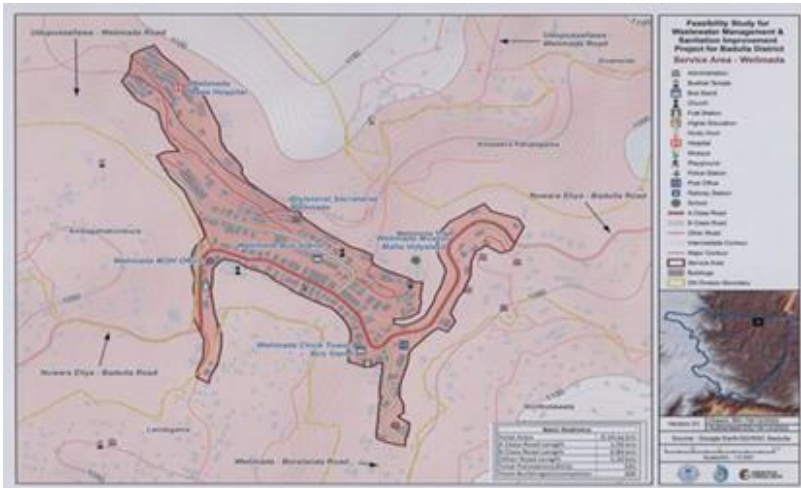

Objectives of the Project	<p>To provide adequate open space facilities for Welimada town.</p> <p>To attract the tourists to the town through the town beautification.</p>	
Benefits of the Project	<p>Beautification of the town and enhancement of tourist attractions</p>	
Project Implementation and Maintenance	<p>Pradeshiya Sabha</p> <p>Urban Development Authority</p>	
Existing Situation		
Concept Plans		

17. Development of Kappetipola Fort as a Tourist Facilitation Centre				
Project Proposal	Develop the Kappetipola as tourist facility centre			
Location	Province	UVA	District	Badulla
	DSD	Welimada	Local Authority	Welimada PS
Access	A-5 Peradeniya Chenkaladi Main Road Welimada - Uva Paranagama Road			
Location map				
Existing Use	At present, the building is in a dilapidated stage and it is being maintained as a handicraft production place belonging to the textile department			
Land Ownership	Archaeological Department			
Land Extent	1 Acre			
Project Justification	<p>Welimada planning area consists with 10.8 Sq. km. and its rich with natural ecological components. According to that, nearly 45000 daily commuters come to Welimada town for various needs. Accordingly, the people who arrived to this town there cannot find a free place in Welimada town where they can stay until their needs are fulfilled. Accordingly, in order to fulfil that need, a linear park within the reservation area of Duhulgolla Oya (near Uma Oya/Kuda Oya) is proposed to develop by the Welimada Development Plan. It is highlighted the importance of setting up a linear park for the section from the starting point of Sathipola on the Uva Paranagama road to the bridge near the Indrani cinema hall on the Nuwara Eliya road, with a pedestrian lane for the general public and their convenience. Other elements required for this should be provided in the linear park. And this should be built parallel to the waterways mentioned above.</p>			
Objectives of the Project	<p>To provide adequate open space facilities for Welimada town.</p> <p>To attract the tourists to the town through the town beautification.</p>			

Benefits of the Project	Beautification of the town and enhancement of tourist attractions	
Project Implementation and Maintenance	Pradeshiya Sabha Urban Development Authority	
Existing Situation		
Concept Plans		

18. Proposed Bath Place Development Project				
Project Proposal	Proposed Bath Place Development Project			
Location	Province	UVA	District	Badulla
	DSD	Welimada	Local Authority	Welimada PS
Access	A-5 Peradeniya Chenkaladi Main Road			
Location map				
Existing Use	A poorly maintained bathing place remains.			
Land Ownership	Department of Archaeology			
Land Extent	1 Acre			
Project Justification	<p>Welimada is a town located between the two tourist destinations of Nuwara Eliya and Ella. Accordingly, a large number of people travel between these two destinations on a daily basis. Therefore, the Welimada Development Plan proposes a number of proposals to provide leisure and recreational facilities cater for these tourist population. Amongst, this Bathing Pier Development Project can be mentioned as one of the most promising projects. The proposed site is located close proximity to Welimada town at the starting point of the Welimada to Nuwara Eliya road. Presently, this bathing place is also used by the Welimada business community for daily bathing. Accordingly, Welimada Development Plan proposes to develop this bathing place to a tourist attraction.</p>			
Objectives of the Project	<ul style="list-style-type: none"> i. Increasing tourism attraction. ii. Beautification of Welimada Town. iii. Enhancement of leisure and recreational facilities. 			

Benefits of the Project	Providing recreational facilities required by local people and tourist community
Project Implementation and Maintenance	Pradeshiya Sabha
Existing Situation	
Concept Plans	

19. Wastewater Management Project				
Project Proposal	Wastewater Management Project			
Location	Province	Uva	District	Badulla
	DSD	Welimada	Local Authority	Welimada PS
Access	A-5 Peradeniya Chenkaladi Main Road			
Location map				
				
Land Ownership	Private/Government			

Land Extent	Welimada CBD Area
Project Justification	<p>Except for Welimada town and Kappetipola town, other areas are able to manage the waste water in the backyards whilst the sewer is disposed by the local authority. The wastewater drainage system that has been constructed with the financial assistance of the Asian Development Bank in Welimada town with total length of approximately 2 kilometres only cater in the town limits. However, aforementioned sewer system could not be fully utilized for practical issues raised due to undulating terrain of Welimada town whereas this development plan proposes to modernize the system to overcome these challenges technically. Since wastewater management system could not be connected, many of institutions/ shops /hotels located on both sides of Uma Oya discharge the waste water into Uma Oya. This proposal is made in the development plan to overcome these issues.</p>
Objectives of the Project	<ul style="list-style-type: none"> i. Prevent water pollution caused due to discharging of water into natural waterways. ii. Creating a pleasant environment around Welimada town. iii. Improving the quality of water extracted for consumption from Uma Oya/ Duhulgolla Oya
Benefits of the Project	<ul style="list-style-type: none"> i. Water consumption community of Uma Oya Duhulgolla Oya ii. Welimada Urban Community iii. Welimada Pradeshiya Sabha and Government Institutions
Project Implementation and Maintenance	Pradeshiya Sabha

An abstract graphic design featuring three large, overlapping circles. The top circle is a vibrant green, the bottom-left circle is a light blue, and a middle circle is a teal color. A small, light green oval is positioned to the right of the teal circle. A grid of small, light green dots is located to the left of the teal circle. The text "PART - II" is centered within the teal circle.

PART - II



7

CHAPTER

**Development zones and
Zoning regulations**

Chapter seven

Development zones and zoning regulations

7.1 Introduction

This chapter explains how the lands and buildings should be developed in the coming years as prescribed in the Welimada Urban Development Plan for the period 2023-2033. The topography of the area was also taken into account in the preparation of this zoning plan and development regulations.

This plan has been prepared in order to create a conducive living environment for the residents through enhancing the agricultural, tourism and industrial development potentials of the area, while protecting the environmental conservation areas and preserving the archaeological and cultural values.

Accordingly, this section is based on Development Pressure Analysis, Environmental Sensitivity Analysis, Slope Analysis and Livability Analysis, Potential Analysis and desired urban model etc.

The existing population density, population growth rate, housing density, infrastructure expansion, road density were utilized for the Development Pressure Analysis. This Development pressure analysis was prepared using weighted overlay technique for each factors using Geographical Information System (GIS).

The slope of the topography was taken as the main parameter for slope zone analysis. Accordingly, Welimada Town is a sloppy area whilst the area has gradually become flat terrain area when going towards Kappetipola Town.

The road distribution and density, the distribution of the proposed infrastructure facilities, the service distribution of Kappetipola economic centre and the distribution of tourist attractions in the area were taken into consideration for the feasibility zone analysis.

Each analysis was weighted according to the effects related to each sector through the Geographical Information System (GIS) and then the development direction was identified. The zoning plan was

then developed based on the carrying capacity of each area that could accommodate the future resident and the migrant population.

7.2 Development Zones and Zoning Regulations

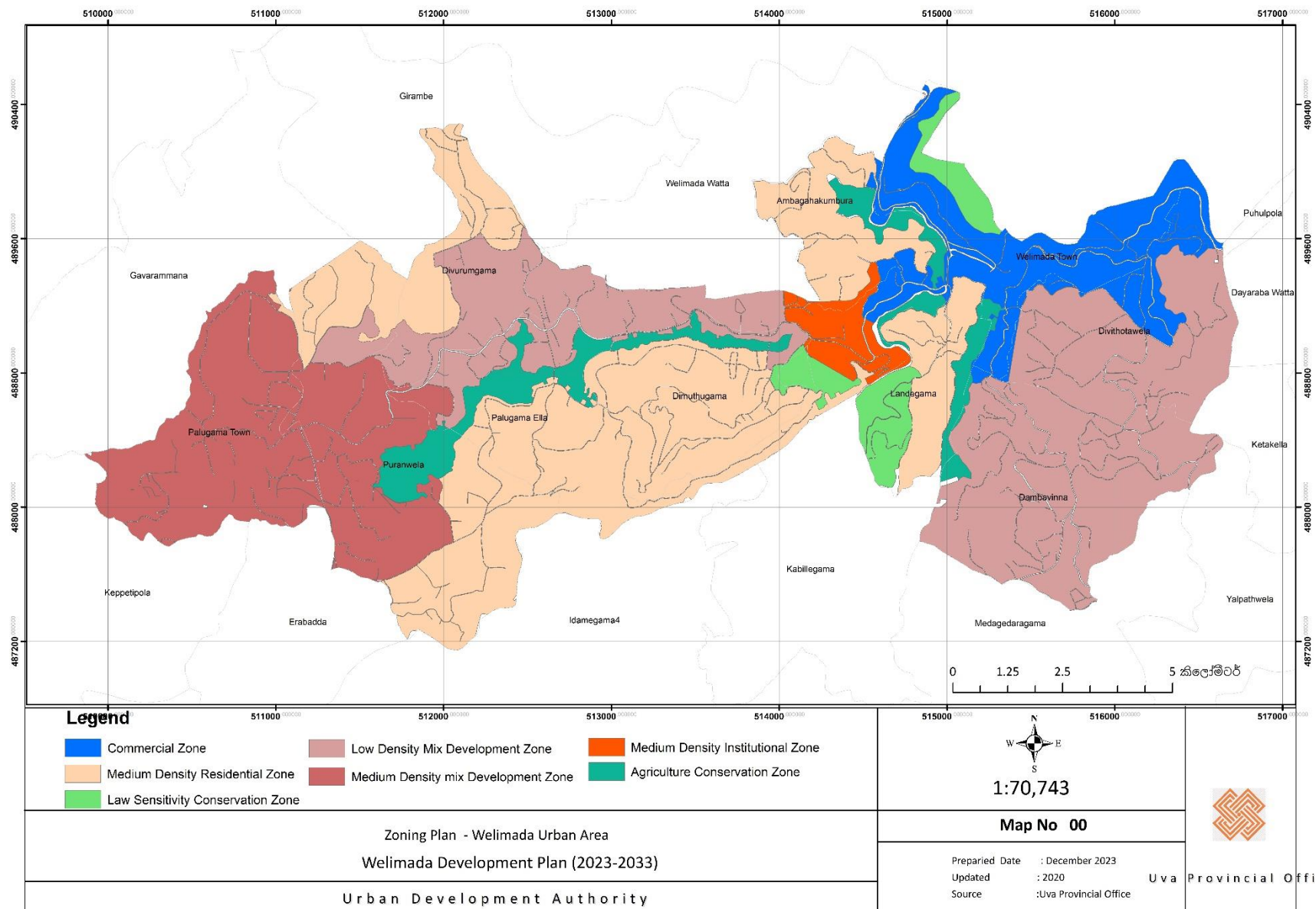
The Welimada Development Plan has divided the Welimada urban area into seven (07) main development zones. The following table depicts the main zones and symbols that will be in force for the Welimada urban area for the period 2023-2033.

Table No. 7.1: Development zones and Zone codes

Development Zone	Sub – Development Zone	Zone Code
Residential Zone	Medium Density Residential Zone	R2
Commercial Zone	Medium Density Commercial Zone	C1
Mix Development Zone	Medium Density mix Development Zone	MD2
	Low Density Mix Development Zone	MD3
Institutional Zone	Medium Density Institutional Zone	IN1
Conservation Zone	Law Sensitivity Conservation Zone	CN2
Agriculture Conservation Zone		AC

Source: Urban Development Authority – 2023

7.3 Zoning Plan (2023 – 2033)



7.4. Zone Factor

The Welimada Development Plan divides the Welimada planning area into six (06) main development zones. Those main development zones are further divided into sub-zones based on the expected development density. Accordingly, the zone factor was determined based on the expected development density and the amount of developable lands available in each development zone. (Table No. 7.2)

Table No. 7.1: Development zones and Zone Factors

Development Zone	Sub – Development Zone	Zone Code	Zone Factor
Residential Zone	Medium Density Residential Zone	R1	1.3
Commercial Zone	Medium Density Commercial Zone	C1	1.9
Mix Development Zone	Medium Density mix Development Zone	MD2	1.5
	Low Density Mix Development Zone	MD3	1.3
Institutional Zone	Medium Density Institutional Zone	I1	1.2
Conservation Zone	Low Sensitivity Conservation Zone	C1	0.75
Agriculture Conservation Zone		AC	0.75

Source: Urban Development Authority – 2023

7.5. General Zoning Guidelines in effect for the Planning Area

1. These Regulations and guidelines apply to the entire area within the administrative limits of the Welimada Urban area which has been declared as an Urban Development Area in the Extraordinary Gazette Notification No. 1210/6 – dated 06.11.2021 and No. 2352/10 - dated 03.10.2023 under Section 3(i) of the Urban Development Authority Act No. 41 of 1978.
2. In addition to the provisions of this zoning plan, the Planning and Development guidelines applicable to any development work is regulated by the Planning and Building Regulations/Orders (General) published in the Gazette Notification No. 2235/54 dated 08th July 2021 by the Urban Development Authority effective for Welimada Urban Area.
3. For areas declared as urban areas prior to 10.03.1986, the lots sub-divided before 10.03.1986 and the minimum plot size is less than 150 Sqm. are considered as existing lots, For areas declared as urban areas prior to 13.11.2013, the lots sub-divided before 13.11.2013 and the minimum plot size is less than 150 sqm are considered as existing lots.
4. The regulations introduced by the Development Guide Plan shall apply to the Development Guide Planning Areas. The zoning regulations in this plan shall also apply to above areas until the said regulations are introduced. However, Preliminary Planning Clearance from the Urban Development Authority shall be obtained for the development activities to be carried out in the above Development Guide Plan Areas and the Authority shall have power to decide the developments in accordance with the Draft Development Guide Plan prepared by the Authority.
5. If the owner of a certain land gifts the portion of land, falling within the street line/proposed road width without compensation for the road, the entire plot will be considered for the allowable Floor Area Ratio for the proposed development. But while calculating the plot coverage percentage, the rest of the plot, excluding the portion belonging to the street line/proposed road width should be considered.

6. In cases where the development premises face more than one road having right of way with a minimum width of 6 m. or more than that and connected to main roads independently, the sum of the widths of all those roads may be considered as the access road width to calculate the permissible development on a case-by-case basis
7. In cases of bank cutting for construction work on a sloped land, the recommendations of the relevant institutions should be obtained and a space of at least 1 meter should be allocated from the upper edge of the cutting plane to the border of the adjacent fence.
8. In cases where any land belongs to two or more zones, the designated zone of the land is determined as the zone which provides the main access to the respective lot. When such plot of land, is accessed by two or more roads of the same width the zone in which higher portion of land is fallen shall be considered as the designated zone. *This regulation is not applicable for conservation zones.
9. If a land portion falls between two Local Authority areas, the Authority shall determine the use of that land on the agreement of the relevant Local Authorities for the use of the zone which gets the main access.
10. If the plot is accessed by two or more roads of the same width, the zone of the larger extent of the plot shall be applied.
11. When a zone is demarcated as the first block facing an access road as the zone boundary, the entire plot shall include in that zone.
12. When the plots in the back is somehow amalgamated with the first plot and approved as a single plot of land, the last boundary of that total land shall be considered as the zonal boundary.
13. If a boundary change occurs between the physical boundary and Geographical Coordinates shown in the zoning plan, the final decision in this regard rests with the Planning Committee of the Urban Development Authority.

14. The Authority has the power to decide on granting approval for uses similar to the permitted uses in the zone, although not specified in the category of permitted uses in the zoning plan.
15. Existing uses which are not permissible within particular zone can be considered only for continuing under prevailing status. Approval for any extension of those existing uses shall not be considered and if the continuation of that use is deemed unfavourable, such misuse may be ordered to cease.
16. Construction of boundary walls within the Building Line may be considered for approval subject to the signing of non-compensation agreement with the Authority to which the road belongs.
17. Various religious statues, religious symbols, signs or similar constructions are not allowed in the intersection, both sides of roads, building lines, road widening limits and reservations, and no compensation will be paid for the removal of such constructions.
18. If any land is earmarked for a cemetery/crematorium, recommendations should be obtained from the relevant Local Authority.
19. A Preliminary Planning Clearance from the Urban Development Authority should be obtained for the approval of low lands, swamp lands, paddy fields, wetlands or Owita or other such land which are not identified in the development plan.
20. 50% of the land should be kept open as open space when constructing buildings for schools and children's homes.
21. If it is not possible to provide parking space within the development site itself, then a site at a maximum distance of 500 meters can be used for the purpose subject to a Preliminary Planning Clearance.
22. Architectural or planning regulations may be imposed to preserve the identity of areas identified by the Authority.

23. In this planning area, for the lands or reservations belongs to the government institutions, departments or corporations Preliminary planning Clearance should be obtained from the Urban Development Authority before carrying out any development work.
24. The preliminary planning clearance for any development work within all sacred areas, world heritage areas, special tourism development areas, archaeological conservation areas, should be obtained from the Urban Development Authority.
25. The preliminary planning clearance for any development work within the Special Economic Zones, Industrial Zones, Special Project Zones, should be obtained from the Urban Development Authority.
26. The preliminary planning clearance before lease/allocate/assign/subdivide for any development purpose of the Government land, lands under the sacred area Ordinance Act, should be obtained from the Urban Development Authority.
27. The preliminary planning clearance for any development activity or development project that may have an impact on the land use pattern of the town should be obtained from the Urban Development Authority.
28. The preliminary planning clearance For prior to carrying out all mining activities related to minerals (gems, river sand, gravel soil, quartz, felsfa, black stone, heaps, gravel, thiruvana, graphite, clay work, all things of mineral value) should be obtained from the Urban Development Authority.
29. A minimum distance of 3 meters from the boundary should be maintained for the construction of all pits and septic tanks within the development premises.
30. All excavation work should be done according to the recommendations of the relevant institutions including the Geological Survey and Bureau of Mines, and after the completion of the work, the excavated places should be restored or appropriate measures should be taken according to the recommendation of the said institution.

31. In case a problem arises in relation to any statutory planning, development or building regulation or its interpretation or practical application, the Main Planning Committee of the Urban Development Authority has the final decision in the matter.
32. If a regulation related to the land is relaxed or removed for any reason during the granting of development approval and the amount of land belonging to that regulation is numerically calculated, the related value is assessed and an amount not exceeding 30% of that value should be charged to the authority.
33. The following specifications shall apply to lands with access stair way.
- a) The building limit for Stair way maintained by the Bandarawela Municipal Council and private stair way is 1 meter from the stair way boundary.
 - b) Approved Uses- Residential, Tourism, Agriculture and Commercial premises less than 25 square meters.
 - c) The preliminary planning clearance before subdividing the land access getting from the stair way should be obtained from the Urban Development Authority.
 - d) Subdivision can be done into maximum four lots only.
 - e) The preliminary planning clearance before applying for commercial or tourist building access getting from the stair way should be obtained from the Urban Development Authority.
 - f) No vehicle parking is required for residential use which access taking from the stair way and for tourist use, vehicle parking should be provided within a radius of 250 meters from the starting point of the stair way.
 - g) In such cases, the developer should submit a special proposal for fire protection and obtain certification from the Local Authority's fire department or an authorized agency.
 - h) Specifications of stair way:

1	Width of the stair	1.8 meters
2	Maximum height of stairs	6 inches

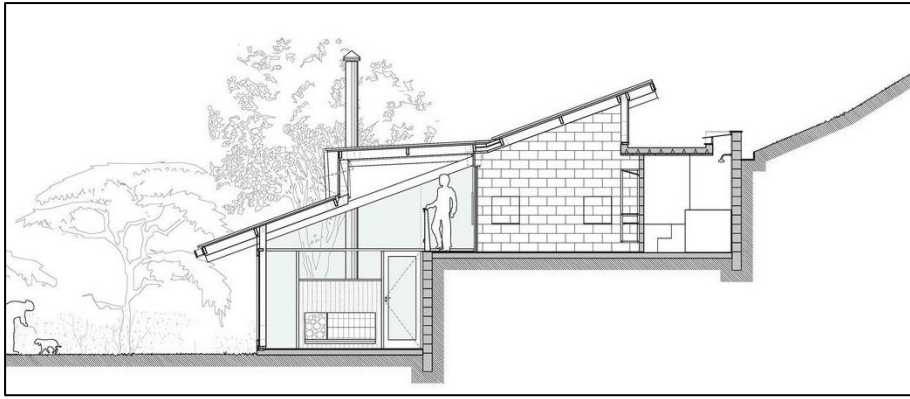
3	Minimum width of stairs	12 inches
4	Maximum length of stairs	300 meters
5	fall	Every 20 steps (Minimum 1.8m*m1)
6	Building line	1 meter from the edge

Source : Urban Development Authority, 2023

34. The following specifications are applicable in the development of existing and new Alleyways in the town.
- a) Minimum width 1.8 meter.
 - b) Lighting should be done.
 - c) Landscaping should be done.
35. In all these regions, the concept of allotment gardening will be given priority and consideration will be given to increase the percentage of floor area ratio up to a maximum of 30% as per the percentage of the allocation of land for the allotment gardening.
36. Number of Floors for 3m, 4.5m roads and stairs with a minimum width of 1.8m should be placed as per form "B". (For residential, commercial (retail) and tourist uses only).

Form "B"– number of floors for the roads of 3 m. and 4.5 m. width and for stepped roads of 1.5 m. width					
minimum width of the road	minimum road frontage	* Plot Coverage	Maximum no. of Floors		
			Zone Factor 0.5 - 0.74	Zone Factor 0.75 - 1.24	Zone Factor 1.25 - 3.49
3 m.	6 m.	65%	1 (G)	2 (G+1)	3 (G+2)
4.5 m.	6 m.	65%	1 (G)	2 (G+1)	3 (G+2)
1.8 m. (stairs**)	6 m.	65%	1 (G)	2 (G+1)	3 (G+2)
The number of floors are given above including parking spaces.					
The maximum height of the building should be less than 10 meters.					
The number of housing units for each roads will not change.					
* In cases where plot coverage percentages are not specified under zoning regulations.					
** For residential, commercial (retail) and tourist uses only.					

37. The use of bright colours is not allowed for the buildings, and colours should be used in harmony with the surrounding environment.
38. Priority will be given to conservation of existing paddy lands in all these zones.
39. Recommendation of National Building Research Organization (NBRO) should be obtained regarding site suitability and construction for every construction within these zones.
40. Every building shall have foundations capable of safely supporting the individual weight of the building and the loads imposed on it in such a way that no settlement or movement occurs so as to damage the stability of the whole building or any part thereof or to damage the whole building or any part thereof or any adjacent building.
41. If the tower cranes are being used for any development, an approval with the recommendation of qualified engineer and insurance cover shall be obtained from institution where relevant development approval was granted.
42. In case of damage to adjoining property during the construction period, reimbursement of such damage is mandatory, even with a written declaration obtained from a qualified person that there is no damage to the subject adjoining property.
43. The ground supporting or helping to support any building or any part thereof shall not be subjected to any pressure (whether caused by any part of the building or otherwise) which is not such as may be accepted by the Authority with a view to securing the safety of the occupants of that building.
44. Buildings in sloping areas should always be designed to conform to the existing natural slope.



45. The Authority may order an owner of a development to make such changes as the Authority deems necessary in relation to the height, architecture and design of a building to suit the surrounding development.
46. If the land adjacent to any proposed building make pressure on any part of that building or causes an undue load to be applied thereon, the building or part of that building shall be constructed as to be capable of bearing or transmitting the pressure or load without damage, without exceeding the rated load.
47. Except in the case of a boundary wall erected by mutual consent of the owners of the lands on which a boundary wall is situated, the foundations of any building shall not extend beyond the boundary lines of the land on which such buildings are erected.
48. Before commencing anything on the work site such as foundation work or related earthworks such as piling, earth compaction and earth excavation which may impose a burden on the subject property or cause movement of the ground or may in any way adversely affect the stability of any part of the adjoining property, , the plans and designs prescribed under these orders shall be carefully considered by the qualified person at the time of preparation and it shall always be the responsibility of the qualified person and the owner to prevent possible damage.
49. The entire work site, including foundation and temporary retaining works, shall be separated from an adjoining road or property by a suitable fence or enclosure in such manner as may be prescribed by the Authority.

50. If there is any damage to any building or property on the land or adjacent to it due to ground preparation/construction work done before obtaining a development permit or contrary to the conditions of the development permit, the relevant developer should be responsible for all damages.
51. The preliminary planning clearance for all development activities carried out within the Development Regulatory Area should be obtained from the Urban Development Authority, and all development permits and certificate of conformity should be issued through the Urban Development Authority.
52. Specifications for hostels/boarding house and Tution classes:
 - a) Hostels/Boarding House - Minimum specifications required if accommodation facilities are maintained with below elements.

Bed rooms	The minimum floor area for every three occupants shall be 09 square meters, with a minimum of 2.5 meters per side.
Common room	Should not be less than 10 square meters. One out of every 09 people should have guest accommodation.
Toilet and bathroom facilities	
Electricity	Adequate electricity should be provided for each room.
Water	If potable water is not available from a main supply system, the source of water must be obtained under the approval of the Community Health Officer.

- b) Tution Classes

Lecture hall	When open to the opening receiving natural light and ventilation, the light and ventilation of the window can be obtained only up to 7 meters from the outer edge of the window of the hall being served.
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7.5 . Schedules

Schedules I – Form "A: Permissible Floor Area Ratio published by the Urban Development Authority under the Gazette No. 2235/54 dated 08/07/2021

Land Extent)square meters(meters(= Zone Factor 0.50 - 0.74				= Zone Factor 0.75-0.99				= Zone Factor1.00-1.24				= Zone Factor1.25-1.49			
	Minimum Road Width				Minimum Road Width				Minimum Road Width				Minimum Road Width			
	** 6 meters	9meters	12 meters	15 meters and above	** 6 meters	9meters	12 meters	15 meters and above	** 6 meters	9meters	12 meters	15 meters and above	** 6 meters	9meters	12 meters	15 meters and above
150 less than 250	0.8	0.9	0.9	0.9	1.3	1.3	1.4	1.4	1.6	1.7	1.8	1.9	2.0	2.2	2.3	2.4
250 less than 375	0.9	1.0	1.2	1.3	1.3	1.6	1.8	2.0	1.8	2.2	2.4	2.7	2.2	2.7	3.0	3.3
375 less than 500	0.9	1.0	1.2	1.4	1.3	1.6	1.9	2.1	1.9	2.2	2.5	2.8	2.3	2.8	3.2	3.4
500 less than 750	1.0	1.1	1.3	1.5	1.4	1.7	2.0	2.2	2.0	2.3	2.7	3.0	2.4	3.0	3.4	3.5
750 less than 1000	1.0	1.2	1.4	1.7	1.5	1.8	2.2	2.5	2.1	2.4	2.9	3.3	2.6	3.0	3.6	4.0
1000 less than 1500	1.1	1.3	1.5	1.8	1.6	1.9	2.3	2.7	2.2	2.5	3.0	3.6	2.7	3.1	3.8	4.5
1500 less than 2000	1.1	1.4	1.7	2.0	1.7	2.1	2.5	3.0	2.3	2.7	3.4	4.0	2.9	3.4	4.2	5.0
2000 less than 2500	1.2	1.5	1.8	2.1	1.8	2.3	2.7	3.1	2.4	2.8	3.5	4.2	3.0	3.5	4.4	5.4
2500 less than 3000	1.2	1.6	2.0	2.4	1.9	2.4	3.0	3.6	2.5	3.2	4.0	4.7	3.1	3.8	4.7	5.8
3000 less than 3500	1.3	1.7	2.1	2.5	2.0	2.5	3.1	3.7	2.6	3.4	4.2	5.0	3.2	4.0	5.0	6.2
3500 less than 4000	1.4	1.8	2.2	2.6	2.2	2.6	3.3	3.9	2.8	3.6	4.3	5.3	3.3	4.3	5.5	6.6
More than 4000	1.5	1.9	2.3	2.8	2.5	2.8	3.5	4.0	3.0	3.8	4.5	5.5	3.5	4.5	6.0	7.0
<p>UL – Unlimited.</p> <p>Floor area allocated for parking facilities are not calculated for FAR.</p> <p>Above Floor Area Ratio shall not be applicable for the Zones where number of floors or FAR indicated under the zoning regulations.</p> <p>Above Permissible FAR may be restricted under the development plan based on the slope of the land.</p> <p>Clearance shall be taken from the National Building Research Organization for the lands having slope more than 11 degrees.</p> <p>* FAR more or equal to10.0 shall be permitted only for access roads having minimum 12 meters (from the centre of the road). Building line, if not maximum FAR shall be limited to 9.0.</p>																

Land Extent)square meters(= Zone Factor 1.50 - 1.74				= Zone Factor 1.75-1.99				Zone Factor = 2.00-2.24				Zone Factor = 2.25-2.49			
	Minimum Road Width				Minimum Road Width				Minimum Road Width				Minimum Road Width			
	** 6 meters	9meters	12 meters	15 meters and above	** 6 meters	9meters	12 meters	15 meters and above	** 6 meters	9meters	12 meters	15 meters and above	** 6 meters	9meters	12 meters	15 meters and above
150 less than 250	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
250 less than 375	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
375 less than 500	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
500 less than 750	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
750 less than 1000	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
1000 less than 1500	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
1500 less than 2000	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
2000 less than 2500	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
2500 less than 3000	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
3000 less than 3500	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
<p>UL – Unlimited.</p> <p>Floor area allocated for parking facilities are not calculated for FAR.</p> <p>Above Floor Area Ratio shall not be applicable for the Zones where number of floors or FAR indicated under the zoning regulations.</p> <p>Above Permissible FAR may be restricted under the development plan based on the slope of the land.</p> <p>Clearance shall be taken from the National Building Research Organization for the lands having slope more than 11 degrees.</p> <p>* FAR more or equal to 10.0 shall be permitted only for access roads having minimum 12 meters (from the centre of the road). Building line, if not maximum FAR shall be limited to 9.0.</p> <p>** Minimum road width of 7 meters shall be considered for the roads identified as 7 meters wide in the particular Development plans.</p>																

Schedule II - Form "B" Permissible Number of Floors for 3.0m. And 4.5m. wide roads published by the Urban Development Authority under the Gazette No. 2235/54 dated 07/08/2021

Form "B" Number of Floors for 3.0 m. and 4.5 m. wide roads						
Minimum Road Width	Minimum Site Frontage	P*lot 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
3.0 Meters	6 Meters	65%	1 (G)	2 (G+1)	3 (G+2)	3 (G+2)
4.5 Meters	6 Meters	65%	1 (G)	2 (G+1)	3 (G+2)	4 (G+3)
<p>Number of floors are indicated including parking areas.</p> <p>Number of units allowed for each road shall not change.</p> <p>* Where not plot coverage specified under the zoning regulations</p>						

Schedule III – Form “E”: Setbacks and Open Spaces published by the Urban Development Authority under the Gazette No. 2235/54 dated 07/08/2021

Form "E": Setbacks and 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 (m)	When NLV is taking this end (m)	When no NLV is taking this end (m)	When NLV is taking this end (m)	Minimum Width (m)	Minimum Area (.Sq.m)
Less than 7	6	80%**	65%	2.3 meters	2.3 meters	-	2.3 meters	2.3 .meters	5 .Sq.m
7 less than 15	6	65%	65%	3.0 meters	3.0 meters	-	3.0 meters	3.0 .meters	9 .Sq.m
15 less than 30	12	65%	65%	4.0 meters	4.0 meters	1.0 m. & 3.0m.	4.0 meters	4.0 .meters	16 .Sq.m
30 less than 50	20	65%	65%	4.0 meters	5.0 meters	3.0m. both side	5.0 meters	5.0 .meters	25 .Sq.m
50 less than 75	30	50%***	50%***	5.0 meters	6.0 meters	4.0m. both side	6.0 meters	6.0 .meters	36 .Sq.m
75 and more	More than 40	50%***	50%***	5.0 meters	6.0 meters	5.0m. both side	6.0 meters	6.0 .meters	****
<p>NLV- natural light & Ventilation</p> <p>Building height – height between access road level to roof top or roof level (including parking floors)</p> <p>* Where no plot coverage specified under the zoning regulations.</p> <p>** the entire development is for non-residential activities</p> <p>*** 65% plot coverage can be allowed only for the podium level not exceeding 205 of the tower height or 12 floors whichever is less.</p> <p>**** Minimum area shall be increased by 1 Sq. m. for every additional 3 m. height.</p>									

Schedule IV – Form "F ": Permitted uses for Development Zones

			Residential Zone (R)	Commercial Zone(C)	Mixed Development Zone (MD)	Mixed Development Zone (MD3)	Institutional Zone) I)	Conservation Zone) Cn)	Agriculture Conservation Zone)A)
Main Activity	No	Sub Activity	R1	C1	Md1	Md1	I1	Cn1	A1
1. Residential	1	Residential	√	√	√	√	√	√	√
	2	Condominium Housing Complexes	√		√	√			
	3	Housing complexes	√		√	√			
	4	Housing Projects	√		√	√			
	5	Quarters/Staff Quarters	√		√	√	√		
	6	Service Housing	√		√	√			
	7	Studio housing	√		√	√			
	8	Dormitory	√		√	√			
	9	Hostels	√		√	√			
	10	Day care centres	√	√	√	√			
	11	Ambulance Service Centres	√		√	√			
	12	Elderly homes	√					√	
	13	Children's homes	√						
	14	Disabled Rehabilitation Homes	√						

			Residential Zone (R)	Commercial Zone(C)	Mixed Development Zone (MD)	Mixed Development Zone (MD3)	Institutional Zone) I)	Conservation Zone) Cn)	Agriculture Conservation Zone)A)
Main Activity	No	Sub Activity	R1	C1	Md1	Md1	I1	Cn1	A1
	15	Rehabilitation Homes/ Probation	√						
	16	Community halls	√						
	17	Resorts/Tourist Bungalows/Home stay	√						
	18	guest houses	√						
	19	Lodges	√	√	√	√			
	20	Rest houses	√	√	√	√			
	21	Resting Halls			√	√			
2. Health	1	Hospitals	√						
	2	Medical centres (with only one doctor)	√						
	3	Medical centres (with two or more doctors)	√	√	√	√			
	4	Sample collection centres	√	√	√	√			
	5	Laboratories	√	√	√	√			
	6	Pharmacy	√	√	√	√			
	7	Veterinary clinics	√	√	√	√			

			Residential Zone (R)	Commercial Zone (C)	Mixed Development Zone (MD)	Mixed Development Zone (MD3)	Institutional Zone (I)	Conservation Zone (Cn)	Agriculture Conservation Zone (A)
Main Activity	No	Sub Activity	R1	C1	Md1	Md1	I1	Cn1	A1
	8	Veterinary Hospitals	√	√	√	√			
	9	Quarantine centres	√						
	10	Paediatric and Maternal/Family Clinics	√	√	√	√			
	11	Other medical institutions not falling under 1 to 10	√	√	√	√			
	12	Medical Consultancy Service Centres	√	√	√	√			
	13	Animal Care Centre	√	√	√	√			
3. Office & Institution	1	Offices							
	2	Professional offices	√	√	√	√	√		
	3	Office Complex (over 5000 square meters)			√		√		
	4	Banks/Insurance Financial Institutions		√	√	√	√		
	5	Other office and institutes not covered 1 to 4					√		
4. Commercial	1	Shopping Malls	√						
	2	Retail Shops							

			Residential Zone (R)	Commercial Zone(C)	Mixed Development Zone (MD)	Mixed Development Zone (MD3)	Institutional Zone) I)	Conservation Zone) Cn)	Agriculture Conservation Zone)A)
Main Activity	No	Sub Activity	R1	C1	Md1	Md1	I1	Cn1	A1
	3	Wholesale Market	√	√	√	√			
	4	Department Stores Supermarkets	√	√	√	√			
	5	Open market	√	√	√	√			
	6	Showrooms	√	√	√	√			
	7	Restaurants/ Take Away	√	√	√	√	√		
	8	Restaurants	√				√		
	9	Reception Halls	√	√	√	√			
	10	Star Class Hotels			√	√			
	11	Hotels		√	√	√			
	12	City Hotels		√					
	13	Clubs		√	√	√			
	14	Motel		√	√	√			
	15	Cabana Hotels						√	√
	16	Broadcasting Stations		√	√	√			
	17	Studios (Non- Broadcasting)							

			Residential Zone (R)	Commercial Zone (C)	Mixed Development Zone (MD)	Mixed Development Zone (MD3)	Institutional Zone (I)	Conservation Zone (Cn)	Agriculture Conservation Zone (A)
Main Activity	No	Sub Activity	R1	C1	Md1	Md1	I1	Cn1	A1
	18	Beauty Centres / Barber Shops	√	√	√	√			
	19	Customer Service Centres	√	√	√	√			
	20	SPA						√	√
	21	Tailor shops	√	√	√	√	√		
	22	Funeral parlours	√		√	√			
	23	Flower shops	√		√	√			
	24	Laundries/Clothes Cleaning Centres		√	√	√			
	25	Hardware/ Building Material Sales Centres	√						
	26	Liquor Stores/ Bars		√	√	√			
	27	Vehicle Spare Parts Shops	√	√	√	√			
	28	Taxi Service Centres		√	√	√	√		
	29	Vehicle Service Centres	√		√	√	√		
		Bicycle / Three Wheeler	√						

			Residential Zone (R)	Commercial Zone (C)	Mixed Development Zone (MD)	Mixed Development Zone (MD3)	Institutional Zone (I)	Conservation Zone (Cn)	Agriculture Conservation Zone (A)
Main Activity	No	Sub Activity	R1	C1	Md1	Md1	I1	Cn1	A1
		Light Vehicles	√						
		Heavy Vehicles	√						
	30	Garage	√		√	√			
	31	Fuel Stations	√		√	√			
	32	Emission Testing Stations		√	√	√			
	33	Betting Centres		√					
	34	Bus Terminals		√	√	√			
5. Educational	1	Preschools / Early Childhood Development Centres/ Kindergarten	√		√	√			
	2	Primary Schools					√		
	3	Secondary Schools	√		√	√	√		
	4	Tertiary Schools			√	√	√		
	5	Private Schools / International Schools			√	√	√		
	6	Higher Education Centres (Campus)	√		√	√	√		

			Residential Zone (R)	Commercial Zone (C)	Mixed Development Zone (MD)	Mixed Development Zone (MD3)	Institutional Zone (I)	Conservation Zone (Cn)	Agriculture Conservation Zone (A)
Main Activity	No	Sub Activity	R1	C1	Md1	Md1	I1	Cn1	A1
	7	Public / Private Universities	√		√	√	√		
	8	Technical Colleges / Vocational Training Centres / Training Centres	√		√	√	√		
	9	Private Tution classes- less than 50 square meters	√	√	√	√			
	10	Private Tuition - Between 50 sq. m and 500 sq./m	√	√	√	√			
	11	More than 500 square meters of private Tution	√	√	√	√			
	12	Art Institutes/ Theatre Institutes	√	√	√	√			
	13	Other Educational Institutions	√		√	√			
	14	Research and Development Centres	√		√	√	√		
6. Social & Religious	1	Religious Places	√		√				
	2	Religious Education Centres	√		√	√			

			Residential Zone (R)	Commercial Zone (C)	Mixed Development Zone (MD)	Mixed Development Zone (MD3)	Institutional Zone (I)	Conservation Zone (Cn)	Agriculture Conservation Zone (A)
Main Activity	No	Sub Activity	R1	C1	Md1	Md1	I1	Cn1	A1
	3	Museum	√		√	√			
	4	Social and Cultural Centres	√		√	√			
	5	Cemeteries / Crematoria	√		√	√			
	6	Community Development Centres	√		√	√	√		
	7	Auditorium	√	√	√	√	√		
	8	Conference Halls	√	√	√	√	√		
7. Industrial and Warehouses	1	Vehicle Assembly/ Repair Centres	√	√	√	√	√		
	2	Warehouses for Distribution Purposes	√						
	3	Stores/ Warehouses			√	√			
	4	Service Industries			√	√			
	5	Domestic/ Cottage Industries	√		√	√			
	6	Packaging Industries		√	√	√			
	7	Recycling Industries			√	√			
	8	Value-Adding Industries	√		√	√			

			Residential Zone (R)	Commercial Zone (C)	Mixed Development Zone (MD)	Mixed Development Zone (MD3)	Institutional Zone (I)	Conservation Zone (Cn)	Agriculture Conservation Zone (A)
Main Activity	No	Sub Activity	R1	C1	Md1	Md1	I1	Cn1	A1
	9	Scrap Collection Centres			√	√			
	10	Bakery Products Wood Fired Ovens	√	√	√	√			
	11	Bakery Products Electric	√						
	12	Concrete related Manufacturing Industries	√		√	√			
	13	Tile and Brick Industries	√		√	√			
	14	Industries related to Wood Products	√		√	√			
	15	Mills	√		√	√			
	16	Lathes, Welding Shops	√	√	√	√			
	17	Other non-polluting industries (as defined by Central Environment Authority)	√	√	√	√			
	18	Polluting Other Industries (as defined by Central	√	√	√	√			

			Residential Zone (R)	Commercial Zone (C)	Mixed Development Zone (MD)	Mixed Development Zone (MD3)	Institutional Zone (I)	Conservation Zone (Cn)	Agriculture Conservation Zone (A)
Main Activity	No	Sub Activity	R1	C1	Md1	Md1	I1	Cn1	A1
		Environment Authority)							
8. Leisure and Recreation	1	Indoor Stadiums	√		√	√			
	2	Open theatres	√		√	√			
	3	Libraries	√		√	√			
	4	Gym	√	√	√	√	√		
	5	Children's parks	√		√	√	√		
	6	Open ground	√		√	√	√		
	7	Cinemas	√	√	√	√	√		
	8	Swimming pools	√		√	√	√		
	9	parks	√		√	√	√		
	10	Recreational Park parks	√		√	√	√	√	√
9. Agriculture and Fishery	1	Boat Jetty/ Ferry Anchorage							
	2	Berths							
	3	Fishing Piers							
	4	Madel Padu with Construction							

			Residential Zone (R)	Commercial Zone (C)	Mixed Development Zone (MD)	Mixed Development Zone (MD3)	Institutional Zone (I)	Conservation Zone (Cn)	Agriculture Conservation Zone (A)
Main Activity	No	Sub Activity	R1	C1	Md1	Md1	I1	Cn1	A1
	5	Fish Auctions							
	6	Animals Farms and Crop Farmlands	√					√	√
	7	Agricultural Products Collection Centres	√		√	√	√	√	
	8	Animal and Seed Breeding Centres (Hatcheries)			√	√	√	√	
	9	Greenhouses	√		√	√	√	√	√
10. Other	1	Roof Antenna Towers	√						
	2	Antenna Towers	√						
	3	Communication Towers	√	√	√	√	√	√	√
	4	Car Parks	√	√	√	√			
	5	Electricity Substations	√	√	√	√	√	√	√
	6	Sand Mining/Mineral Mining/Washing							
	7	Quarry							
	8	Soil Cutting / Clay Cutting							

			Residential Zone (R)	Commercial Zone(C)	Mixed Development Zone (MD)	Mixed Development Zone (MD3)	Institutional Zone) I)	Conservation Zone) Cn)	Agriculture Conservation Zone)A)
Main Activity	No	Sub Activity	R1	C1	Md1	Md1	I1	Cn1	A1
	9	Sanitary Buildings	√	√	√	√	√		
	10	A.T.M Centres	√	√	√	√	√		
	11	Electric Charging Stations	√	√	√	√	√		
	12	Compost Facility/ Waste Recycling Centres	√	√	√	√	√	√	√

Schedule IV – Form "G ": Minimum Land Extent for Permitted uses

Form "G ": Minimum Land Extent for Permitted uses			
Main Activity	No	Sub Activity	Minimum land extent (Sq.m.)
1. Residential	1	Residential	150
	2	Condominium Housing Complexes	-
	3	Housing complexes	-
	4	Housing Projects	-
	5	Quarters/Staff Quarters	150
	6	Service Housing	150
	7	Studio housing	150
	8	Dormitory	-
	9	Hostels	-
	10	Day care centres	250
	11	Ambulance Service Centres	500
	12	Elderly homes	500
	13	Children's homes	500
	14	Disabled Rehabilitation Homes	500
	15	Rehabilitation Homes/ Probation	1000
	16	Community halls	500
	17	Resorts/Tourist Bungalows/Home stay	250
	18	guest houses	250
	19	Lodges	250
	20	Rest houses	250
	21	Resting Halls	250

Form "G ": Minimum Land Extent for Permitted uses			
Main Activity	No	Sub Activity	Minimum land extent (Sq.m.)
2. Health	1	Hospitals	1000
	2	Medical centres (with only one doctor)	150
	3	Medical centres (with two or more doctors)	250
	4	Sample collection centres	150
	5	Laboratories	150
	6	Pharmacy	150
	7	Veterinary clinics	150
	8	Veterinary Hospitals	500
	9	Quarantine centres	500
	10	Paediatric and Maternal/Family Clinics	250
	11	Other medical institutions not falling under 1 to 10	250
	12	Medical Consultancy Service Centres	500
	13	Animal Care Centre	500
3. Office & Institution	1	Offices	150
	2	Professional offices	150
	3	Office Complex (over 5000 square meters)	1000
	4	Banks/Insurance Financial Institutions	150
	5	Other office and institutes not covered 1 to 4	-
4. Commercial and Services	1	Shopping Malls	500
	2	Retail Shops	150
	3	Wholesale Market	250

Form "G ": Minimum Land Extent for Permitted uses			
Main Activity	No	Sub Activity	Minimum land extent (Sq.m.)
	4	Department Stores Supermarkets	500
	5	Open market	150
	6	Showrooms	500
	7	Restaurants/ Take Away	150
	8	Restaurants	250
	9	Reception Halls	1000
	10	Star Class Hotels	2000
	11	Hotels	500
	12	City Hotels	250
	13	Clubs	500
	14	Motel	250
	15	Cabana Hotels	500
	16	Broadcasting Stations	500
	17	Studios (Non-Broadcasting)	150
	18	Beauty Centres / Barber Shops	150
	19	Customer Service Centres	150
	20	SPA	150
	21	Tailor shops	150
	22	Funeral parlours	500
	23	Flower shops	150
	24	Laundries/Clothes Cleaning Centres	150

Form "G ": Minimum Land Extent for Permitted uses			
Main Activity	No	Sub Activity	Minimum land extent (Sq.m.)
	25	Hardware/ Building Material Sales Centres	250
	26	Liquor Stores/ Bars	150
	27	Vehicle Spare Parts Shops	150
	28	Taxi Service Centres	250
	29	Vehicle Service Centres	
		Bicycle / Three Wheeler	375
		Light Vehicles	500
		Heavy Vehicles	1000
	30	Garage	1000
	31	Fuel Stations	1000
	32	Emission Testing Stations	1000
	33	Betting Centres	150
	34	Bus Terminals	1000
5. Educational	1	Preschools / Early Childhood Development Centres /Kindergarten	500
	2	Primary Schools	-
	3	Secondary Schools	-
	4	Tertiary Schools	-
	5	Private Schools / International Schools	-
	6	Higher Education Centres (Campus)	3000
	7	Public / Private Universities	4000

Form "G ": Minimum Land Extent for Permitted uses			
Main Activity	No	Sub Activity	Minimum land extent (Sq.m.)
	8	Technical Colleges / Vocational Training Centres / Training Centres	1000
	9	Private Tution classes- less than 50 square meters	150
	10	Private Tuition - Between 50 sq. m and 500 sq./m	500
	11	More than 500 square meters of private Tution	1000
	12	Art Institutes/ Theatre Institutes	1000
	13	Other Educational Institutions	250
	14	Research and Development Centres	250
6. Social & Religious	1	Religious Places	500
	2	Religious Education Centres	500
	3	Museum	250
	4	Social and Cultural Centres	500
	5	Cemeteries / Crematoriums	-
	6	Community Development Centres	150
	7	Auditorium	500
	8	Conference Halls	1000
7. Industrial and Warehouses	1	Vehicle Assembly/ Repair Centres	500
	2	Warehouses for Distribution Purposes	500
	3	Stores/ Warehouses	1000
	4	Service Industries	1000
	5	Domestic/ Cottage Industries	250

Form "G ": Minimum Land Extent for Permitted uses			
Main Activity	No	Sub Activity	Minimum land extent (Sq.m.)
	6	Packaging Industries	500
	7	Recycling Industries	1000
	8	Value-Adding Industries	1000
	9	Scrap Collection Centres	1000
	10	Bakery Products Wood Fired Ovens	500
	11	Bakery Products Electric	250
	12	Concrete related Manufacturing Industries	500
	13	Tile and Brick Industries	1000
	14	Industries related to Wood Products	500
	15	Mills	250
	16	Lathes, Welding Shops	500
	17	Other non-polluting industries (as defined by Central Environment Authority)	500
	18	Polluting Other Industries (as defined by Central Environment Authority)	1000
8. Leisure and Recreation	1	Indoor Stadiums	1000
	2	Open theatres	1000
	3	Libraries	250
	4	Gym	150
	5	Children's parks	500
	6	Open ground	1000
	7	Cinemas	500

Form "G ": Minimum Land Extent for Permitted uses			
Main Activity	No	Sub Activity	Minimum land extent (Sq.m.)
	8	Swimming pools	250
	9	parks	-
	10	Recreational park parks	-
9. Agriculture and Fishery	1	Boat Jetty/ Ferry Anchorage	-
	2	Berths	-
	3	Fishing Piers	-
	4	Madel Padu with Construction	-
	5	Fish Auctions	-
	6	Animals Farms and Crop Farmlands	2000
	7	Agricultural Products Collection Centres	500
	8	Animal and Seed Breeding Centres (Hatcheries)	1000
	9	Greenhouses	150
10. Other	1	Roof Antenna Towers	-
	2	Antenna Towers	250
	3	Communication Towers	-
	4	Car Parks	250
	5	Electricity Substations	-
	6	Sand Mining/Mineral Mining/Washing	-
	7	Quarry	-
	8	Soil Cutting / Clay Cutting	-
	9	Sanitary Buildings	-

Form "G ": Minimum Land Extent for Permitted uses			
Main Activity	No	Sub Activity	Minimum land extent (Sq.m.)
	10	A.T.M Centres	Not Applicable
	11	Electric Charging Stations	Not Applicable
	12	Compost Facility/ Waste Recycling Centres	2000



8

CHAPTER

Zonning regulations

Chapter eight

Zonning regulaions

The Welimada Development Plan sets out below zoning regulations applicable to 6 main development zones in the Welimada planning Area.

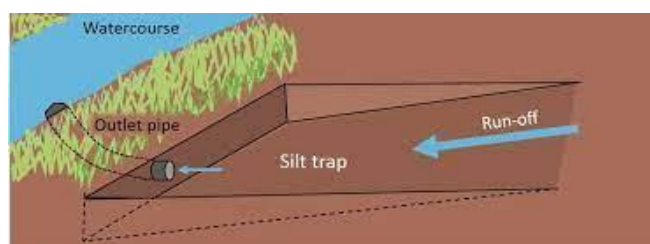
8.1: Commercial Zone

Table No 8.1: Commercial Zone

Main Zone	Commercial Zone
Definition of zones	The commercial zone in the town centre, which is considered as the engine of the town's economy, is expected to become a zone that can meet the daily needs of the resident and migrant community effectively and with high quality and efficiency.
Zoning Boundaries	Annexure I
Zone Code	C1
Zone Factor	1.9
Permissible Maximum Floor Area Ratio/ Number of floors	As per the form “A” in Schedule I & “B” in Schedule II
Permissible Maximum Plot Coverage	As per the form “B” in Schedule II and form “E” in Schedule III
Setbacks & maximum height	As per the form “E” in Schedule III
Minimum land extent for sub division	150 Sq.m.
Permissible uses	As per the form “F” in Schedule IV & “G” in Schedule V

Common zoning regulations

- i. Bright colours should not be allowed to be used in the application of colours to the buildings, and colours integrated with the surrounding environment should be used. Accordingly, the following colours can be used.
- ii. In any development activity, if any land is situated on the border of a natural waterway/canal, the reservation of that canal should be physically separated and plants should be planted and maintained in that reservation. (Ex: = Mee trees, Kumbuk trees)
- iii. There should be a natural/artificial water flow in the land/plot to be developed, and if agricultural activities are carried out in the garden, clean water should be disposed of using Silt Traps in the drainage.



- i. In addition, soil conservation methods should be followed when developing the land. The use of water retention ponds and water detention ponds should be encouraged.

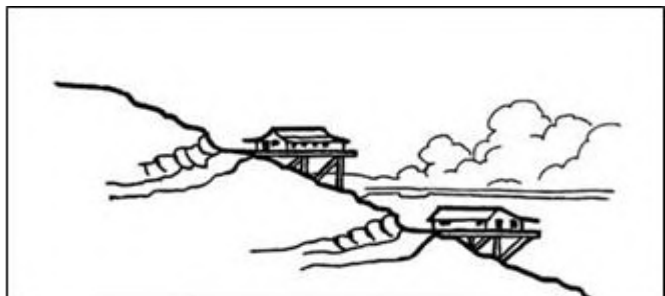


Water retention ponds



Water detention pond

- i. Buildings should be constructed in such a way as to conform to the natural slope of the land.





Source: Urban Development Authority -2023

8.1.2 Special Urban Zone

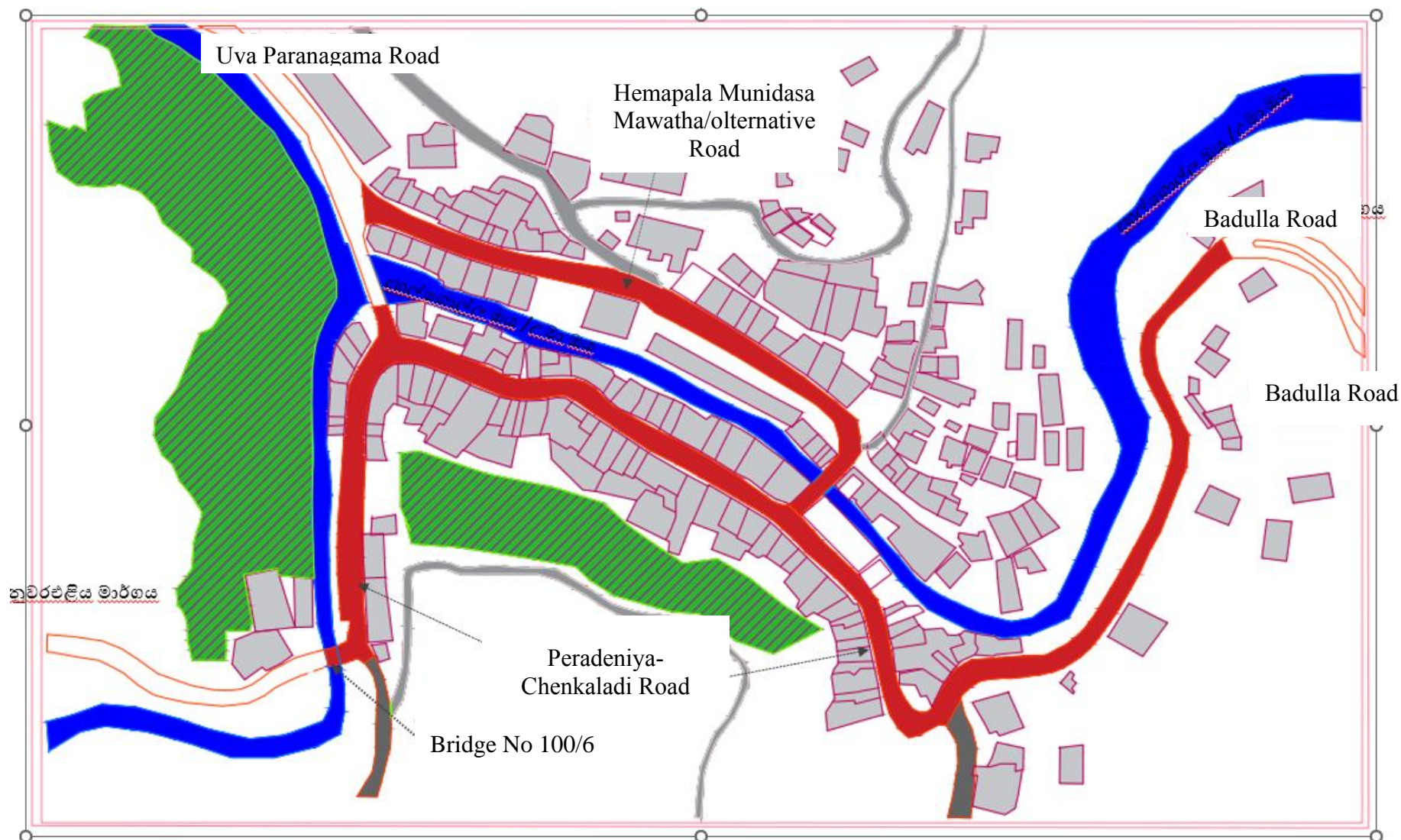
Welimada town has been declared as an urban development area by Gazette No. 1210/16 dated 16.11.2001 and No. 2352/10 dated 03.10.2023, and the main commercial activities of Welimada town are concentrated between the Badulla-Chenkaladi road and the Welimada alternative road. But after removing the Uma Oya reservation that flow through the town and road reservation, there is not enough space for development as a town.

Therefore, it has not been possible to further regularize any construction within the Welimada urban limits or to further promote the potential of the town. Apart from this, the Welimada Pradeshiya Sabha and this authority are constantly receiving development applications for development work, but due to reservation limits, it has not been possible to legalize any development .

According to the field survey conducted in this area, it was observed that the buildings were constructed at a distance of 6-8 meters from the centre of the road. All the buildings are commercial uses, and the buildings are constructed as basement + ground floor+2 floors (B+G+2). Furthermore, it was identified in the field survey that there is a small amount of vacant land left for development activities in that area .

Accordingly, it has been proposed to reduce the existing reservation limits to legalize the existing developments as one of the ways to continue Welimada town as a town thorough the proposed development plan. Accordingly, special Welimada urban area between the Badulla - Chenkaladi road (A16) from the bridge bearing No. 100/6 to the culvert No. 101/4, between the Welimada alternative roads (B 471) and the Uma Oya reservation limits is declared as a special urban area.

Map No 8.1.2 - Special Urban Zone



8.1.2 – Regulation for Special Urban Zone

Main Zone	Commercial Zone
Sub Zone	Special Urban Zone
Zone Definition	It is expected that the special urban zone located in the centre of the town, which is considered as the engine of the town's economy, can meet the daily needs of the resident and migrant community effectively and with high quality and efficiency.
Zonning Boundaries	Map No. 1
Zone Code	SUZ
Zone Factor	For lands above 20 perches in this zone, Floor Area Ratio can be applied based on the zone factor applicable to the commercial zone and the relevant zoning rules will be applicable.
Permissible Floor Area Ratio/ Maximum Floors	The maximum building height is 17 meters and the proposed building will be provided with a maximum of 5 floors consisting of Basement, ground floor and 3 floors only.
Permissible plot Coverage	80 %
Minimum Land Extent for Subdivisions	<ul style="list-style-type: none"> i. Approval can be granted for existing lots ii. 150 Sq. m.
Frontage of the Building	3 m.

Parking Facilities	As it is impractical to show parking spaces in this zone, the fee for parking spaces should be paid to the Urban Development Authority as per the gazette notification.
Permissable Uses	Commercial (retail)/ Residential
Road Reservations	<p>The building limit of 8 m. for the following roads shall be maintained from the centre line of the road.</p> <ol style="list-style-type: none"> 1. Peradeniya-Chenkaladi Road (the section from near the 100/6 bridge on the Nuwara Eliya road to the junction of the Badulla and Bandarawela roads). 2. Hemapala Munidasa Mawatha (Alternative Route) - The section of the alternative route shown in red colour on the above map (the section from where the alternative route meets the A-5 road up to it meets the Welimada Uva Paranagama road).
Uma Oya/ Dulgolla Oya/ Kuda Oya reservations.	<ol style="list-style-type: none"> 1. Uma Oya Reservation should keep a minimum distance of 15 meters from one building to another or 7.5 meters from the centre of the Oya. 2. A retaining wall shall be constructed at a distance of not less than 7.5 meters from the centre of the river on the instructions of the Urban Development Authority/Local Authority. 3. The retaining walls pertaining to the entire land facing the river should be designed and constructed under the supervision of a structural engineer and in accordance with the instructions given by the Urban Development Authority.

	<ol style="list-style-type: none"> 4. A space of not less than 1.5 meters should be physically set aside on the side wall on the river side for the proposed pedestrian circulation routes in the Welimada Town Development Plan. 5. Building facades facing the river should be attractively maintained as functional areas. 6. No construction should be made in the said river reservation which interferes with the natural flow of the river.
Disposal of Waste water/ Storm water/ Sewerage	<ol style="list-style-type: none"> 1. Waste water of a building should not be discharged into the Uma Oya/ watercourse. 2. Septic tank should be completely sealed to avoid not to mix with the water and it should be constructed in order to easily remove by the Local Authority. 3. In this zone, toilets shall be considered for approval as they are designed to discharge into the existing sewage system. 4. Rainwater on the land should not be directly discharged into a road drain or public watercourse, and the rain water should be managed on the land and connect to a public water course.
Special Conditions	<ol style="list-style-type: none"> 1. Preliminary Planning Clearance should be obtained from the Urban Development Authority Prior to carrying out development activities in this zone, 2. Approval of plans under this zone should be done through the Urban Development Authority.

8.2: Middle Density Mixed Development Zone

Table No. 8.2.1 : Middle Density Mixed Development Zone

Main Zone	Middle Density Mixed Development Zone
Definition of Zones	Welimada Planning Area is the main area where development activities will be promoted for the next 10 years. Accordingly, this region is primarily centred around the town of Kappetipola and is expected to be developed as a service centre that provides services for the agricultural industry, which is the main potential of the Welimada area.
Zoning Boundaries	Annexure I
Zone Code	MD3
Zone Factor	1.5
Permissible Maximum Floor Area Ratio/ Number of floors	As per the form “A” in Schedule I & “B” in Schedule II
Permissible Maximum Plot Coverage	Residential – 60% Commercial – 70%
Setbacks & maximum height	As per the form “E” in Schedule III
Minimum land extent for sub division	200 Sq.m.
Permissible uses	As per the form “F” in Schedule IV & “G” in Schedule V

<p>Common zoning regulations</p>	<div data-bbox="655 208 1394 1137"> <ul style="list-style-type: none"> i. Preliminary Planning Clearance should be obtained from the Urban Development Authority for the more than 40 Perches land for Institutional or Commercial activities in this zone. ii. In any development activity, if any land is situated on the border of a natural waterway/canal, the reservation of that canal should be physically separated and plants should be planted and maintained in that reservation. (Ex: = bee trees) (Thus, natural waterways can be protected by planting bee trees on both sides of natural waterways). iii. There should be a natural/artificial water flow in the land/plot to be developed, and if agricultural activities are carried out in the garden, clean water should be disposed of using Silt Traps in the drainage. </div> <div data-bbox="724 1189 1382 1431"> </div> <div data-bbox="724 1487 1382 1832"> </div> <div data-bbox="655 1868 1394 1968"> <ul style="list-style-type: none"> iv. In addition, soil conservation methods should be followed when developing the land. The use of water </div>
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- v. retention ponds and water detention ponds should be encouraged.

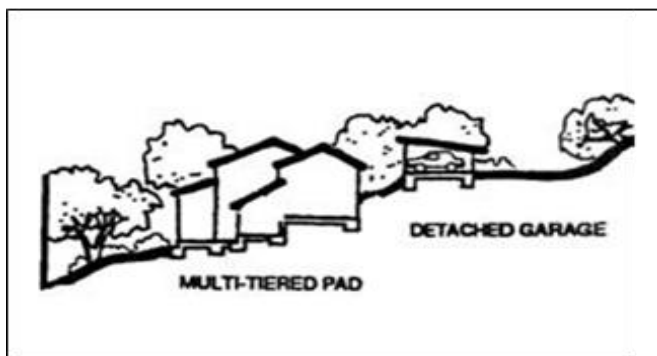
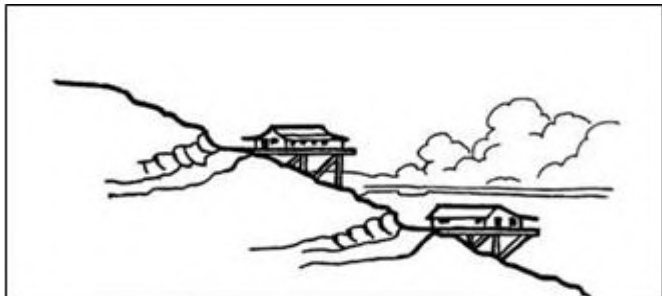


Water retention ponds



Water detention pond

- vi. Buildings should be constructed in such a way as to conform to the natural slope of the land.



8.3 Low Density Mixed Development Zone

Table No. 8.3: Low Density Mixed Development Zone

Main Zone	Low Density Mixed Development Zone
Definition of zones	Presently, both commercial and residential uses can be seen in this area and it can be seen a high-quality residential use than the residential uses in Welimada town and the further increase of that use is expected from this area.
Zoning Boundaries	Annexure I
Zone Code	MD3
Zone Factor	1.3
Permissible Maximum Floor Area Ratio/ Number of floors	As per the form “A” in Schedule I & “B” in Schedule II
Permissible Maximum Plot Coverage	As per the form “B” in Schedule II and form “E” in Schedule III
Setbacks & maximum height	As per the form “E” in Schedule III
Minimum land extent for sub division	Commercial -150 Sq.m. Residential – 200 Sq.m.
Permissible uses	As per the form “F” in Schedule IV & “G” in Schedule V
Common zoning regulations	i. Preliminary Planning Clearance should be obtained from the Urban Development Authority for the more than 40 Perches land for Institutional or Commercial activities in this zone.

	<p>ii. In any development activity, if any land is situated on the border of a natural waterway/canal, the reservation of that canal should be physically separated and plants should be planted and maintained in that reservation. (Ex: = bee trees) (Thus, natural waterways can be protected by planting bee trees on both sides of natural waterways).</p> <p>iii. There should be a natural/artificial water flow in the land/plot to be developed, and if agricultural activities are carried out in the garden, clean water should be disposed of using Silt Traps in the drainage.</p>
	<div data-bbox="735 920 1396 1162" data-label="Image"> </div> <div data-bbox="735 1218 1396 1561" data-label="Image"> </div> <p>iv. In addition, soil conservation methods should be followed when developing the land. The use of water retention ponds and water detention ponds should be encouraged.</p>

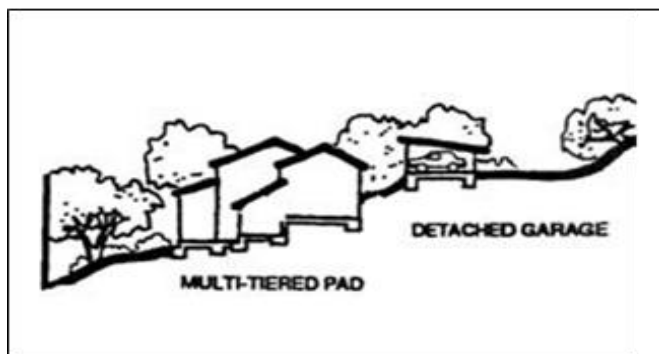
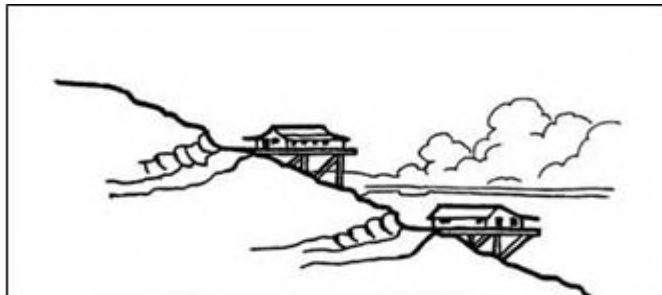


Water retention ponds



Water detention pond

- v. Buildings should be constructed in such a way as to conform to the natural slope of the land.



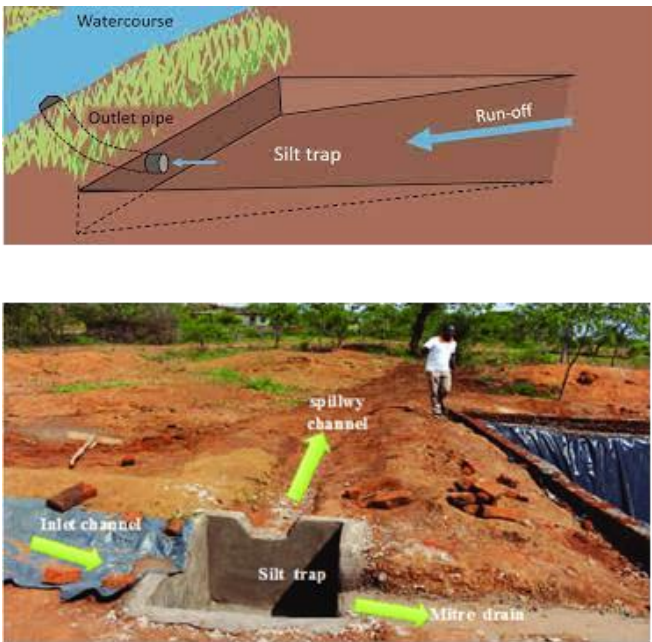

Source: Urban Development Authority -2023

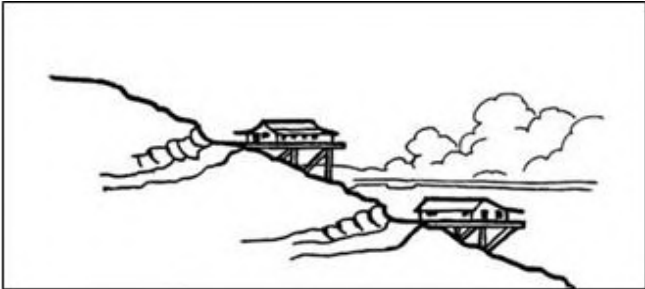
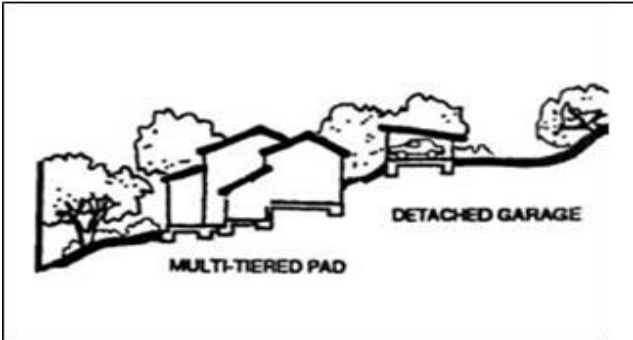
8.4: Institutional Zone

Table No. 8.4: Institutional Zone

Main Zone	Institutional Zone
Definition of zones	The Institutional zone is located about 1 km away from Welimada town towards Kappetipola, and with the aim of reducing the traffic in Welimada town due to government institutions and creating an efficient government service. This zone is located slightly beyond the main town, mainly for establish the government institutions.
Zoning Boundaries	Annexure I
Zone Code	I1
Zone Factor	1.2
Permissible Maximum Floor Area Ratio/ Number of floors	As per the form “A” in Schedule I & “B” in Schedule II
Permissible Maximum Plot Coverage	As per the form “B” in Schedule II and form “E” in Schedule III
Setbacks & maximum height	As per the form “E” in Schedule III
Minimum land extent for sub division	250 Sq.m.
Permissible uses	As per the form “F” in Schedule IV & “G” in Schedule V
Common zoning regulations	i. Preliminary Planning Clearance should be obtained from the Urban Development Authority for the more

	<p>that 40 Perches land for Institutional or Commercial activities in this zone.</p> <p>ii. Bright colours should not be allowed to be used in the application of colours to the buildings, and colours integrated with the surrounding environment should be used. Accordingly, the following colours can be used.</p> <p>iii. In any development activity, if any land is situated on the border of a natural waterway/canal, the reservation of that canal should be physically separated and plants should be planted and maintained in that reservation. (Ex: = bee trees) (Thus, natural waterways can be protected by planting bee trees on both sides of natural waterways).</p> <p>iv. There should be a natural/artificial water flow in the land/plot to be developed, and if agricultural activities are carried out in the garden, clean water should be disposed of using Silt Traps in the drainage.</p>
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	<p>v. In addition, soil conservation methods should be followed when developing the land. The use of water retention ponds and water detention ponds should be encouraged.</p>
	 <p><i>Water retention ponds</i></p>
	 <p><i>Water detention pond</i></p>

	<p>vi. Buildings should be constructed in such a way as to conform to the natural slope of the land.</p>
	
	

Source: Urban Development Authority -2023

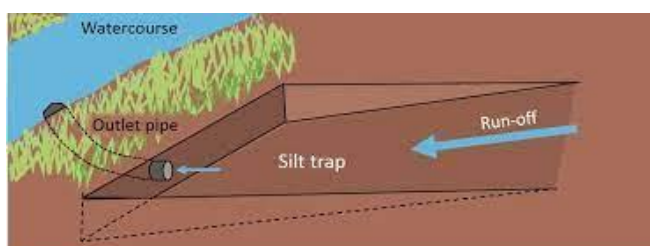
8.5: Residential Zone

Table No. 8.5: Residential Zone

Main Zone	Residential Zone
Definition of zones	This zone, which mainly covers a large part of the planning area, is primarily used for residential use, and it is expected that this zone will promote residential use for the next 10 years.
Zoning Boundaries	Annexure I
Zone Code	R1
Zone Factor	1.3
Permissible Maximum Floor Area Ratio/ Number of floors	As per the form “A” in Schedule I & “B” in Schedule II
Permissible Maximum Plot Coverage	As per the form “B” in Schedule II and form “E” in Schedule III
Setbacks & maximum height	As per the form “E” in Schedule III
Minimum land extent for sub division	Residential – 250 Sq. m. Commercial – 150 Sq.m.
Permissible uses	As per the form “F” in Schedule IV & “G” in Schedule V
Common zoning regulations	<ul style="list-style-type: none"> i. In any development activity, if any land is situated on the border of a natural waterway/canal, the reservation of that canal should be physically separated and plants should be planted and

maintained in that reservation. (Ex: = bee trees) (Thus, natural waterways can be protected by planting bee trees on both sides of natural waterways).

- ii. There should be a natural/artificial water flow in the land/plot to be developed, and if agricultural activities are carried out in the garden, clean water should be disposed of using Silt Traps in the drainage.



- iii. In addition, soil conservation methods should be followed when developing the land

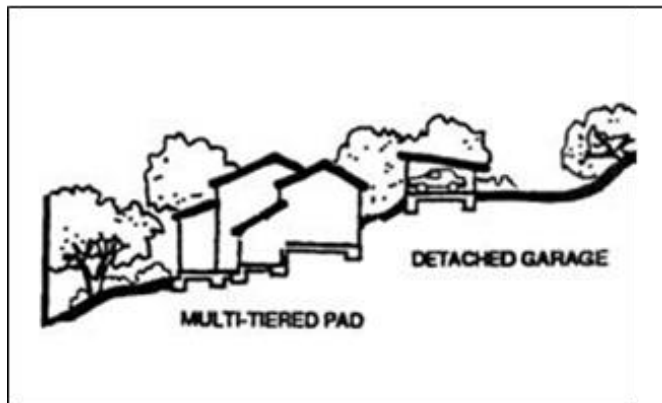
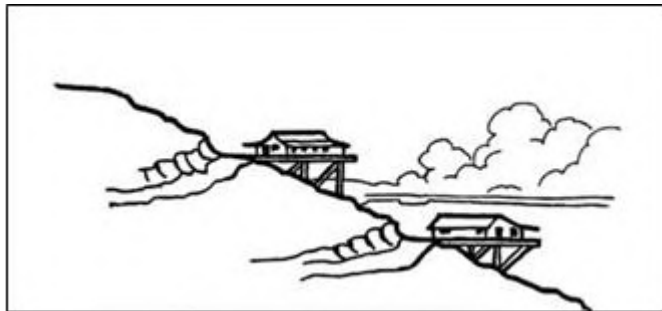


Water retention ponds



Water detention pond

- iv. Buildings should be constructed in such a way as to conform to the natural slope of the land.

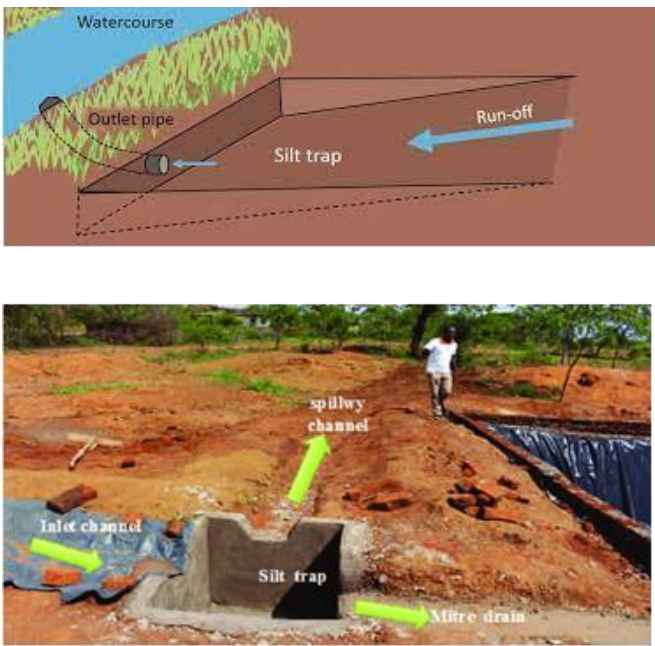


Source: Urban Development Authority -2023

8.6: Agriculture Conservation Zone

Table No. 8.6: Agriculture Conservation Zone

Main Zone	Agriculture Conservation Zone
Definition of zones	The agriculture conservation zone is primarily intended to promote agriculture activities.
Zoning Boundaries	Annexure I
Zone Code	AC
Zone Factor	0.75
Permissible Maximum Floor Area Ratio/ Number of floors	As per the form “A” in Schedule I & “B” in Schedule II
Permissible Maximum Plot Coverage	As per the form “B” in Schedule II and form “E” in Schedule III
Setbacks & maximum height	As per the form “E” in Schedule III
Minimum land extent for sub division	Sub-divisions are allowed for tourist use only. Minimum area of a plot is 500 square meters. Residential use is permitted only for existing plots.
Permissible uses	As per the form “F” in Schedule IV & “G” in Schedule V
Common zoning regulations	<ol style="list-style-type: none"> i. Preliminary Planning Clearance should be obtained from the Urban Development Authority before carrying out development activities in this zone. ii. Only tourism activities compatible with agro-tourism are permitted.

	<p>iii. Bright colours should not be allowed to be used in the application of colours to the buildings, and colours integrated with the surrounding environment should be used. Accordingly, the following colours can be used.</p> <p>iv. In any development activity, if any land is situated on the border of a natural waterway/canal, the reservation of that canal should be physically separated and plants should be planted and maintained in that reservation. (Ex: = bee trees) (Thus, natural waterways can be protected by planting bee trees on both sides of natural waterways).</p> <p>v. There should be a natural/artificial water flow in the land/plot to be developed, and if agricultural activities are carried out in the garden, clean water should be disposed of using Silt Traps in the drainage.</p>
	 <p>The top image is a 3D perspective diagram of a silt trap. It shows a 'Watercourse' on the left with an 'Outlet pipe' leading into a 'Silt trap' structure. A blue arrow labeled 'Run-off' indicates the direction of water flow from the trap to the right. The bottom image is a photograph of a similar silt trap installed in a field. It features an 'Inlet channel' leading into a concrete 'Silt trap' structure, which has a 'spilly channel' on top and a 'Mitre drain' at the bottom. A person is standing in the background near the trap.</p>

- vi. In addition, soil conservation methods should be followed when developing the land.

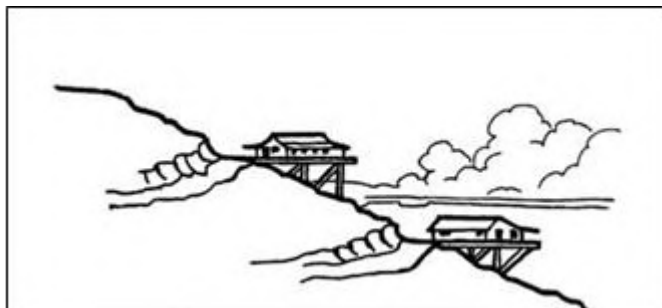


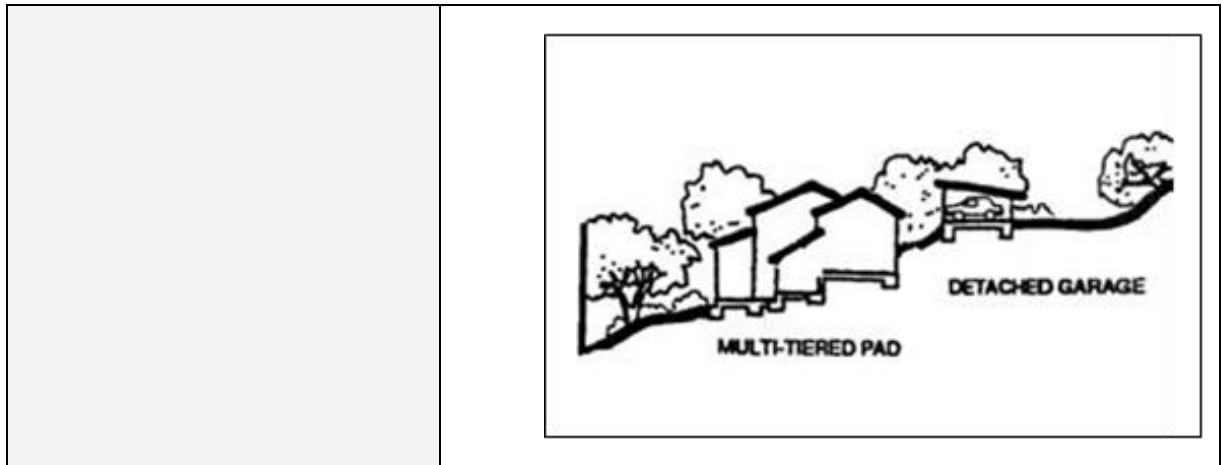
Water retention ponds



Water detention pond

- v. Buildings should be constructed in such a way as to conform to the natural slope of the land.





Source: Urban Development Authority -2023

8.7: Conservation Zone

Table No. 8.7: Conservation Zone

Main Zone	Conservation Zone
Definition of zones	The Conservation Zone is primarily intended to promote tourism related agriculture.
Zoning Boundaries	Annexure I
Zone Code	AT1
Zone Factor	0.75
Permissible Maximum Floor Area Ratio/ Number of floors	As per the form “A” in Schedule I & “B” in Schedule II
Permissible Maximum Plot Coverage	As per the form “B” in Schedule II and form “E” in Schedule III
Setbacks & maximum height	As per the form “E” in Schedule III
Minimum land extent for sub division	500 Sq.m.
Permissible uses	As per the form “F” in Schedule IV & “G” in Schedule V
Common zoning regulations	i. Preliminary Planning Clearance should be obtained from the Urban Development Authority before carrying out development activities in this zone.

	ii. Only tourism activities compatible with agro-tourism are permitted.
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9

CHAPTER

Proposed road widths, building
lines and reservations

Chapter nine

Proposed road widths, building lines and reservations

The proposed road widths have been given for identified priority roads when developing the road network depicted in Welimada Urban Development Plan whilst building lines and reservations have been introduced for other roads.

9.1. Proposed Road Widths

9.1.1. Proposed width of Roads owned by Road Development Authority

Road Name	Existing Road Width	Proposed Road Width
Peradeniya – Chenkaladi Road (excluding specific urban segment)	8	10
Welimada – Udupussallawa Road (excluding specific urban segment)	8	10
Welimada – Bandarawela Road	8	10
Kappetipola – Haputale Road	6	10
Welimada – Haputale Road	6	10

9.1.2. Proposed width of Roads owned by Provincial Road Development Authority

Road Name	Existing Road Width	Proposed Road Width
Welimada – Keredimulla Road	8	10
Nugathalawa – Erabaddha Road	8	10
Welimada Hospital Access Road	8	10
Nugathalawa – Jayasuriya Road	6	8
Ayurvedic Junction – Divithotawelakanda Road	6	8
Welimada – Kirimandala Road	6	8

Welimada – Yahala – Arawa – Imbulgashinna – Rahupola Road	5	6
Walimadagama Road	5	6

9.1.3. Proposed width of Roads owned by Pradeshiya Sabha

Road Name	Length	Existing Road Width	Proposed Road Width
Palugama Town			
Warallawatta Road	0.75	4	5
Karagaswagura Road	1.0	4	5
Road up to Kosgahakumbura – Pelliwinna Village	1.0	4	5
Samurdhi Bank – Road to Kosgahakumbura	0.75	4	5
Udakumbura – Bibila Village Road	0.75	4	5
Puranwela			
Road up to Wewathanna – Siripura	1	4	5
Wewathenna By-road	0.5	4	5
Puranwela – Hettigedara Road	0.5	4	5
Erabadda – Hettigedara Road	1.5	4	5
Hettigedara – Kalugala Road	1.0	4	5
Erabadda Road (in front of Depot)	3.0	5	5
Palugama Ella			
Ambagahakumbura Road	1.0	4	5
Ella – Uruwelathanna Road	2.0	4	5
Jamanaramgaswatta Road	0.5	4	5
Nugathalawa – Mahawatta Road	0.5	4	5

Road Name	Length	Existing Road Width	Proposed Road Width
Amunu Arawa Road	0.5	4	5
Ella Temple Road	0.5	4	5
Divurumgama			
Gannilagoda Cross Road	1.0	4	5
Giramba Road	3.0	4	5
Road up to Divurumwela	3.0	4	5
Road from Kammala (blacksmith) of Nuwara Eliya Road	0.5	4	5
Road from Cemetery to Kanda Ela	1.0	4	5
Road From Nuwara Eliya Road to Kanda Ela	3.0	4	5
Kanda Ela/ Peela Agala Kanda Ela Road	2.0	4	5
Udul Kanda Ela Road	2.0	4	5
Demanhandiya Road	1.0	4	5
Dehipolu Road	3.0	4	5
Swimming Pool Road	2.0	4	5
Rawana Mawatha	2.0	4	5
Seetha Mawatha	1.0	4	5
Khemananda Vidyalaya – Siripura Road	2.0	4	5
Dimuthugama			
Road up to No.208 – 222	0.5	4	5
Road from Dhammikawatta to Dimuthugama Community Hall	1.0	4	5
Road from Corporative to Dimuthugama Main Road	1.5	4	5

Road Name	Length	Existing Road Width	Proposed Road Width
Road from Community Hall/ Ella Vidyala Boundary	0.5	4	5
Welimada Town Grama Niladhari Division			
Labutota Road	0.4	3	4
Kirimandala (Milk Board) Road	0.4	5	6
Walimadagama – Wattegedara Road	0.5	3	4
Hospital Road	0.5	5	6
Pattiya – Medawatta Road	0.3	4	4.5
Tamil Maha Vidyala Road	0.4	3	4
Landegama Grama Niladhari Division			
Landegama Upper Canal Road	1	3	4
Pagaragala Road	1	3	4
Yaddessakumbura Road	1	3	4
Pasala Esala Kabillegama	3	3.5	4
Divithotawela Grama Niladhari Division			
Divithotawela Village Council Road	1.25	3	4
Road to Thovithotawela Village	1	3	4
Road up to Vijaya Vidyalaya – Demodaragedara	1	3	4
Road from Vocational Training Centre to Divithotawela Kanda	1	4	5
Bandarawela Road to Muthuwalgoda Road	0.3	3	4
Muthu Uyana Access Road	0.3	3	4
Road from Dambavinna Vidyalaya to Village	0.25	3	4
VC Road – Divithotawela Kanda Road 1	0.25	3	4

Road Name	Length	Existing Road Width	Proposed Road Width
VC Road – Divithotawela Kanda Road 2	0.2	3	4
Road from Wewa Road – Cemetery Road	0.25	3	3.5
Road from Sarvodaya to Corporative	1	3	4
Ambagahakumbura Road	1	4	5
Bungalow - Row Housing Road	0.75	3	4
Dewala Road	0.75	3	4
Aradeka Road	0.5	3	4
Ambagahakumbura Ela Road	0.75	2.5	3

9.2. Proposed Building and Street Line Reservations

Apart from the roads identified to be developed on priority basis under the Welimada Urban Development Plan, building Reservations have been introduced considering future development needs for existing roads. Accordingly, building reservations apply for the following roads.

9.2.1. Building lines for the roads belonging to Road Development Authority, Provincial Road Development Authority and Pradeshiya Sabha

a. Road Development Authority

Road Name	Existing Road Width	Proposed Building Line
Peradeniya – Chenkaladi Road (excluding specific urban segment)	8	15
Welimada – Udupussallawa Road (excluding specific urban segment)	8	15
Welimada – Bandarawela Road	8	15

Kappetipola – Haputale Road	6	15
Welimada – Haputale Road	6	15

b. Provincial Road Development Authority

Road Name	Existing Road Width	Proposed Building Line
Welimada – Keredimulla Road	8	7
Nugathalawa – Erabaddha Road	8	7
Welimada Hospital Access Road	8	7
Nugathalawa – Jayasuriya Road	6	7
Ayurvedic Junction – Divithotawelakanda Road	6	7
Welimada – Kirimandala Road	6	7
Welimada – Yahala – Arawa – Imbulgashinna – Rahupola Road	6	7
Walimadagama Road	6	7

c. Pradeshiya Sabha

Road Name	Length	Existing Road Width	Proposed Road Width	Proposed Building Line
Palugama Town				
Warallawatta Road	0.75	4	5	6
Karagaswagura Road	1.0	4	5	6
Road up to Kosgahakumbura – Pelliwinna Village	1.0	4	5	6
Samurdhi Bank – Road to Kosgahakumbura	0.75	4	5	6
Udakumbura – Bibila Village Road	0.75	4	5	6
Puranwela				

Road up to Wewathanna – Siripura	1	4	5	6
Wewathenna By-road	0.5	4	5	6
Puranwela – Hettigedara Road	0.5	4	5	6
Erabadda – Hettigedara Road	1.5	4	5	6
Hettigedara – Kalugala Road	1.0	4	5	6
Erabadda Road (in front of Depot)	3.0	5	5	6
Palugama Ella				
Ambagahakumbura Road	1.0	4	5	6
Ella – Uruwelathanna Road	2.0	4	5	6
Jamanaramgaswatta Road	0.5	4	5	6
Nugathalawa – Mahawatta Road	0.5	4	5	6
Amunu Arawa Road	0.5	4	5	6
Ella Temple Road	0.5	4	5	6
Divurumgama				
Gannilagoda Cross Road	1.0	4	5	6
Giramba Road	3.0	4	5	6
Road up to Divurumwela	3.0	4	5	6
Road from Kammala (blacksmith) of Nuwara Eliya Road	0.5	4	5	6
Road from Cemetery to Kanda Ela	1.0	4	5	6
Road From Nuwara Eliya Road to Kanda Ela	3.0	4	5	6
Kanda Ela/ Peela Agala Kanda Ela Road	2.0	4	5	6
Udul Kanda Ela Road	2.0	4	5	6
Demanhandiya Road	1.0	4	5	6

Dehipolu Road	3.0	4	5	6
Swimming Pool Road	2.0	4	5	6
Rawana Mawatha	2.0	4	5	6
Seetha Mawatha	1.0	4	5	6
Khemananda Vidyalaya – Siripura Road	2.0	4	5	6
Dimuthugama				
Road up to No.208 – 222	0.5	4	5	6
Road from Dhammikawatta to Dimuthugama Community Hall	1.0	4	5	6
Road from Corporative to Dimuthugama Main Road	1.5	4	5	6
Road from Community Hall/ Ella Vidyala Boundary	0.5	4	5	6
Welimada Town Grama Niladhari Division				
Labutota Road	0.4	3	4	6
Kirimandala (Milk Board) Road	0.4	5	6	6
Walimadagama – Wattegedara Road	0.5	3	4	6
Hospital Road	0.5	5	6	7
Pattiya – Medawatta Road	0.3	4	4.5	6
Tamil Maha Vidyala Road	0.4	3	4	6
Landegama Grama Niladhari Division				
Landegama Upper Canal Road	1	3	4	6
Pagaragala Road	1	3	4	6
Yaddessakumbura Road	1	3	4	6
Pasala Esala Kabillegama	3	3.5	4	6
Divithotawela Grama Niladhari Division				

Divithotawela Village Council Road	1.25	3	4	6
Road to Thovithotawela Village	1	3	4	6
Road up to Vijaya Vidyalaya – Demodargedara	1	3	4	6
Road from Vocational Training Centre to Divithotawela Kanda	1	4	5	6
Bandarawela Road to Muthuwalgoda Road	0.3	3	4	6
Muthu Uyana Access Road	0.3	3	4	6
Road from Dambavinna Vidyalaya to Village	0.25	3	4	6
VC Road – Divithotawela Kanda Road 1	0.25	3	4	6
VC Road – Divithotawela Kanda Road 2	0.2	3	4	6
Road from Wewa Road – Cemetery Road	0.25	3	3.5	6
Road from Sarvodaya to Corporative	1	3	4	6
Ambagahakumbura Road	1	4	5	6
Bungalow - Row Housing Road	0.75	3	4	6
Dewala Road	0.75	3	4	6
Aradeka Road	0.5	3	4	6
Ambagahakumbura Ela Road	0.75	2.5	3	6

9.2.2. Opening of the proposed Street line for development

1. If there is a proposed street line to the development site during the issuance of development permits, the owner of the land shall release the land by a deed without compensation to the relevant Local Authority, Road Development Authority, Provincial Road Development Authority for public use as appropriate in the proposed road widening, the Authority shall consider the development by substituting the width of the street line as the physical road width considered for the development.
2. In the development of a land facing to the road that has enforced the proposed road width, the space from the centre of the access road should be allocated for widening the access road and make physically with the support of the Local Authority or the relevant institute in order to make road width minimum 7 meters. The said piece of land should be transferred to the Local Authority or the relevant institute without any additional cost.
3. If it is necessary to take advantage of the total floor area related to the proposed road width, the part belonging to the particular land from the middle of the road should be released to the road and transferred to the relevant institutions through a deed of gift.

9.2.3. Building limit for other roads

- i. Other public roads and roads maintained by Ella Pradeshiya Sabha that has not been mentioned in Table No. 9.2 - Building limit 4.5 meters from the centre of the roads.
- ii. Private Roads - Building limit 1.5 meters from road boundary

9.3. Reservations for canals, lakes, rivers and reservoirs.

1. Kuda Oya / Duhulgolla Oya / Uma Oya 4.5 meter should be kept from the bank (except the relevant part of Welimada Urban Area).

The development activities carried out adjacent to Kuda Oya / Duhulgolla Oya / Uma Oya approval should be obtained from the relevant institutions.

2. In cases where reservations are not published by the Irrigation Department, Central Environment Authority, Mahaweli Authority, Agricultural Services Department or local Authorities, the following reservations / building limits should be maintained for other canals, rivers and reservoirs.

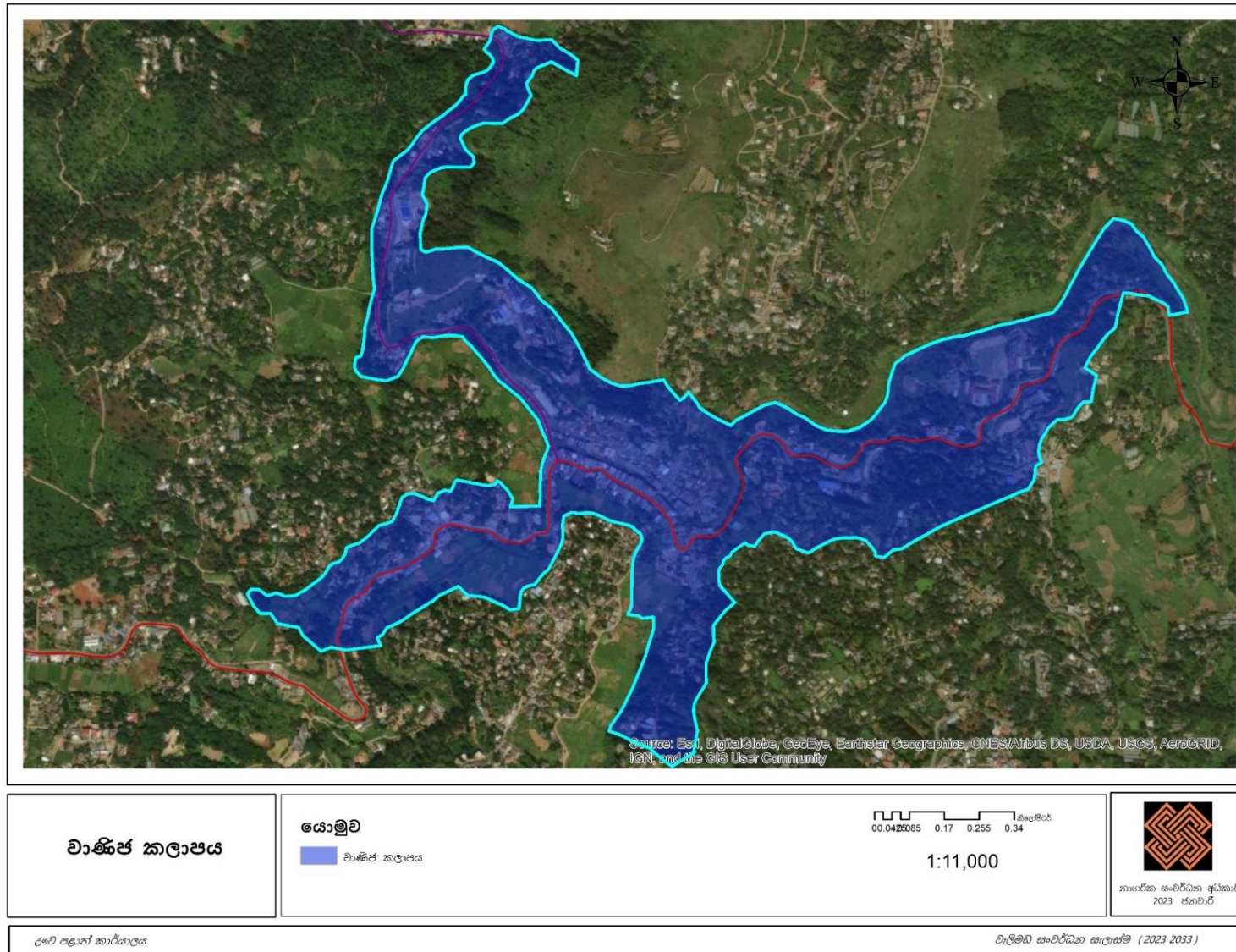
Table No. 9.2: Reservation for canals, lakes, rivers and reservoirs

No.	Water Source	Distance to be placed from the bank of water source
O1.	Canals / Waterways	3 Meter
O2.	Kandura	3 Meter
O3.	Fountain / water bubble	The area within a radius of about 50 meters from the centre of the water source or water bubble.
O4	Less than 2 meters wide Pita Ela, Depa Ela, and Storm water drains	Half of the existing width of the canal/drain

PART - III

Zonning Map

1. Comercial Zone



#	Latitude	Longitude
1	6°54'53.21"N	80°54'29.32"E
2	6°54'54.99"N	80°54'30.09"E
3	6°54'54.19"N	80°54'34.63"E
4	6°54'52.46"N	80°54'36.70"E
5	6°54'51.29"N	80°54'36.54"E
6	6°54'52.36"N	80°54'34.57"E
7	6°54'51.29"N	80°54'36.54"E
8	6°54'51.61"N	80°54'33.20"E
9	6°54'50.63"N	80°54'32.58"E
10	6°54'49.64"N	80°54'33.01"E
11	6°54'47.49"N	80°54'30.67"E
12	6°54'46.47"N	80°54'27.44"E
13	6°54'44.21"N	80°54'28.45"E
14	6°54'42.88"N	80°54'24.78"E
15	6°54'40.48"N	80°54'24.79"E
16	6°54'37.50"N	80°54'24.55"E
17	6°54'37.23"N	80°54'28.84"E
18	6°54'32.98"N	80°54'34.49"E
19	6°54'27.61"N	80°54'38.09"E
20	6°54'27.40"N	80°54'43.27"E
21	6°54'23.69"N	80°54'48.77"E
22	6°54'25.46"N	80°54'52.25"E
23	6°54'23.10"N	80°54'57.87"E
24	6°54'28.66"N	80°55'2.15"E
25	6°54'31.43"N	80°55'9.08"E
26	6°54'33.44"N	80°55'14.96"E
27	6°54'39.75"N	80°55'18.88"E
28	6°54'32.56"N	80°55'24.69"E
29	6°54'31.97"N	80°55'23.03"E
30	6°54'33.77"N	80°55'19.58"E

#	Latitude	Longitude
35	6°54'24.33"N	80°55'15.58"E
36	6°54'23.36"N	80°55'13.66"E
37	6°54'19.18"N	80°55'12.54"E
38	6°54'13.24"N	80°55'0.66"E
39	6°54'14.81"N	80°54'57.74"E
40	6°54'13.45"N	80°54'54.79"E
41	6°54'15.17"N	80°54'52.11"E
42	6°54'14.03"N	80°54'50.40"E
43	6°54'13.05"N	80°54'48.27"E
44	6°54'11.10"N	80°54'47.88"E
45	6°54'9.92"N	80°54'49.06"E
46	6°54'7.93"N	80°54'47.42"E
47	6°54'6.38"N	80°54'47.32"E
48	6°54'5.06"N	80°54'46.86"E
49	6°54'3.27"N	80°54'46.76"E
50	6°54'1.50"N	80°54'45.82"E
51	6°53'59.70"N	80°54'46.10"E
52	6°53'57.92"N	80°54'45.91"E
53	6°53'56.81"N	80°54'44.12"E
54	6°53'58.17"N	80°54'42.00"E
55	6°53'59.75"N	80°54'39.12"E
56	6°54'4.73"N	80°54'41.67"E
57	6°54'8.53"N	80°54'42.58"E
58	6°54'8.92"N	80°54'40.53"E
59	6°54'12.85"N	80°54'41.03"E
60	6°54'14.96"N	80°54'41.76"E
61	6°54'16.15"N	80°54'39.19"E
62	6°54'16.79"N	80°54'36.74"E
63	6°54'16.58"N	80°54'35.53"E
64	6°54'14.74"N	80°54'35.46"E

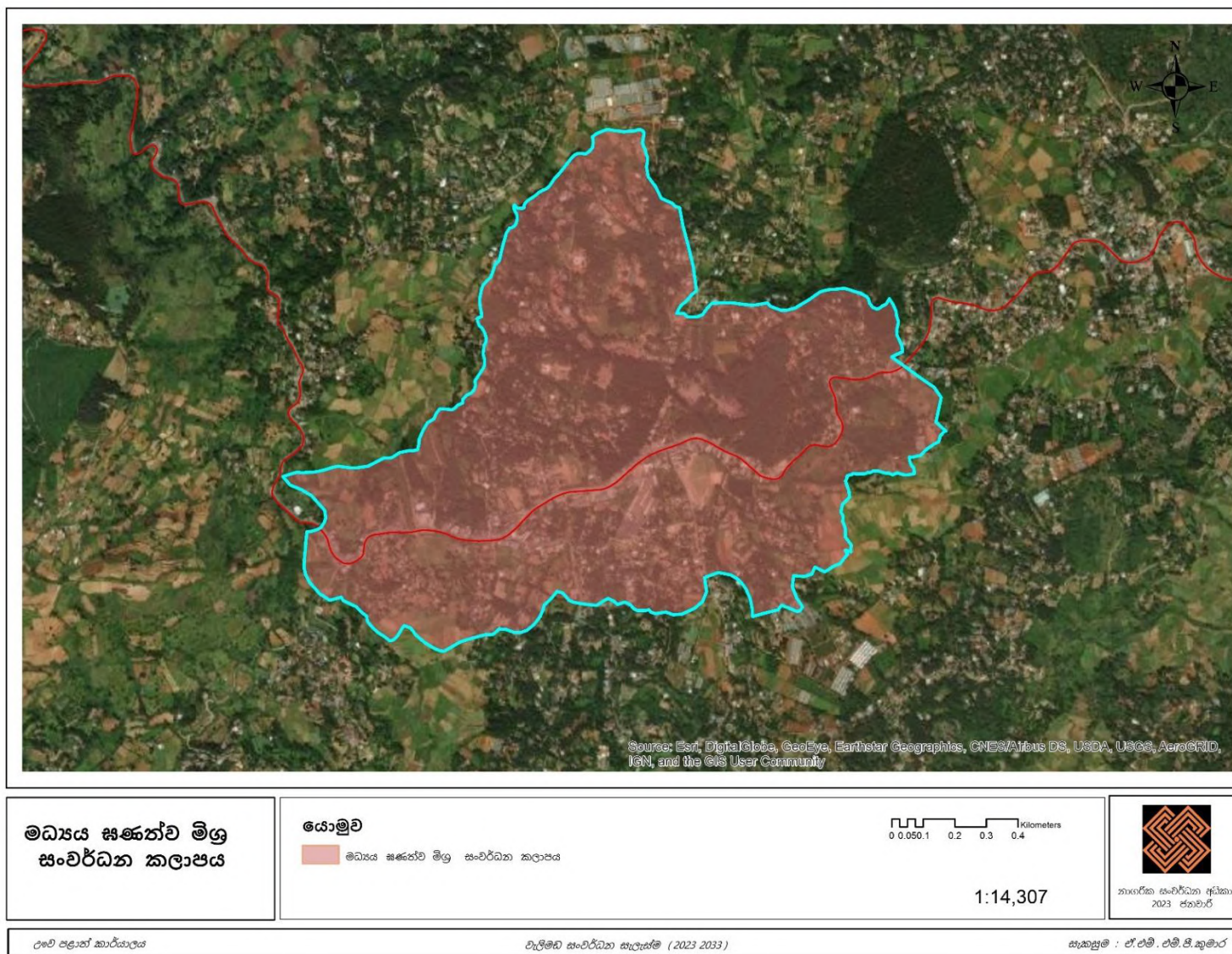
31	6°54'31.30"N	80°55'19.00"E
32	6°54'28.49"N	80°55'16.68"E
33	6°54'27.54"N	80°55'17.49"E
34	6°54'25.56"N	80°55'17.08"E

65	6°54'12.29"N	80°54'34.26"E
66	6°54'11.17"N	80°54'33.14"E
67	6°54'10.69"N	80°54'32.31"E
68	6°54'9.25"N	80°54'31.89"E

69	6°54'10.11"N	80°54'29.22"E
70	6°54'10.91"N	80°54'27.24"E
71	6°54'9.24"N	80°54'24.24"E
72	6°54'8.20"N	80°54'22.69"E
73	6°54'7.33"N	80°54'21.45"E
74	6°54'6.29"N	80°54'21.06"E
75	6°54'5.98"N	80°54'18.27"E
76	6°54'6.19"N	80°54'17.19"E
77	6°54'5.93"N	80°54'16.35"E
78	6°54'7.73"N	80°54'14.72"E
79	6°54'8.07"N	80°54'13.00"E
80	6°54'8.91"N	80°54'12.44"E
81	6°54'8.80"N	80°54'11.63"E
82	6°54'10.44"N	80°54'10.66"E
83	6°54'10.33"N	80°54'14.39"E
84	6°54'11.93"N	80°54'16.78"E
85	6°54'14.05"N	80°54'18.46"E
86	6°54'15.77"N	80°54'20.93"E
87	6°54'16.23"N	80°54'22.12"E
88	6°54'18.30"N	80°54'23.20"E
89	6°54'17.81"N	80°54'25.34"E
90	6°54'18.57"N	80°54'26.63"E
91	6°54'19.37"N	80°54'27.09"E
92	6°54'19.35"N	80°54'30.28"E

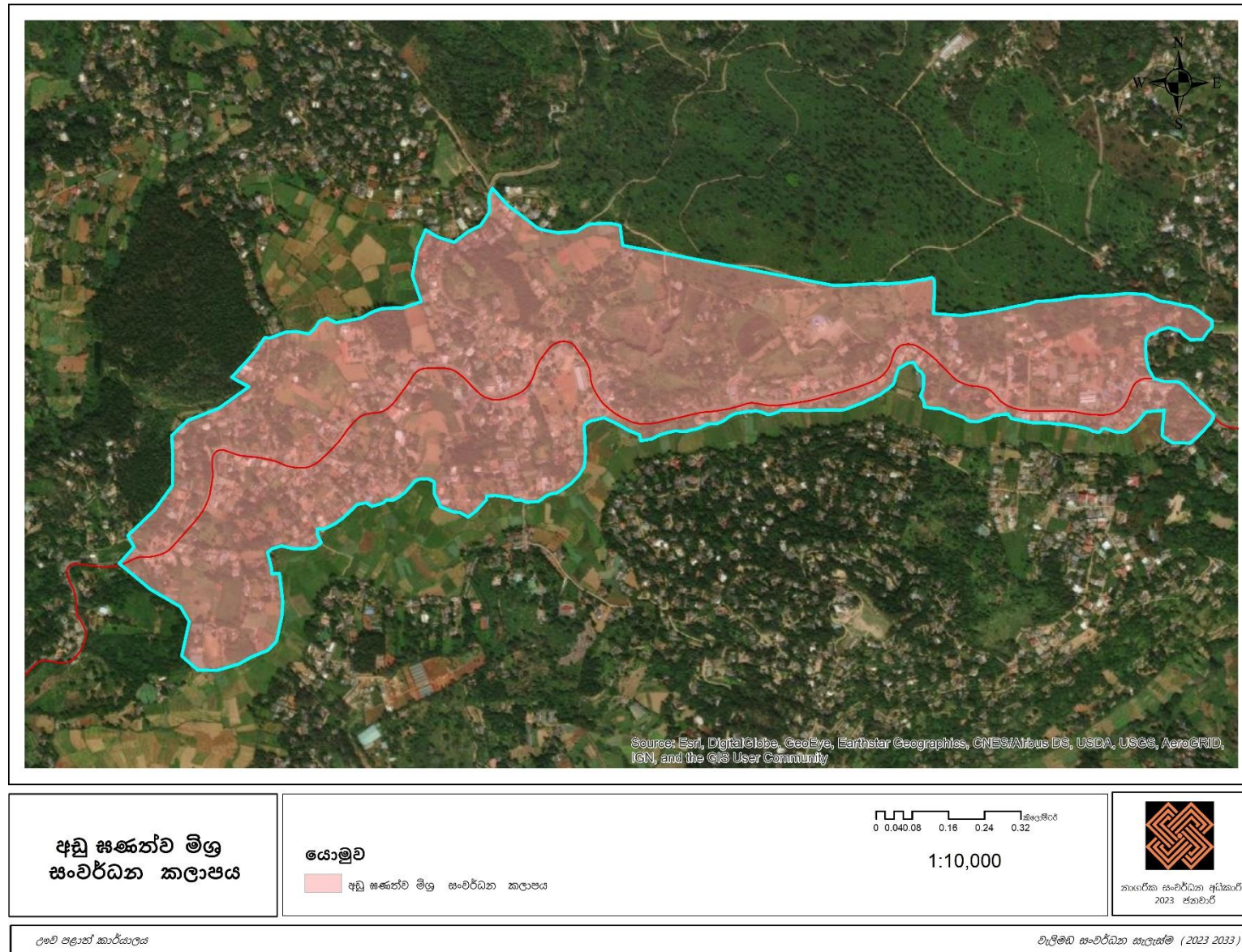
94	6°54'17.24"N	80°54'31.37"E
95	6°54'17.33"N	80°54'33.58"E
96	6°54'19.73"N	80°54'33.70"E
97	6°54'22.06"N	80°54'34.27"E
98	6°54'24.96"N	80°54'32.91"E
99	6°54'28.68"N	80°54'29.35"E
100	6°54'30.64"N	80°54'27.05"E
101	6°54'30.30"N	80°54'24.15"E

Medium Density Mix zone



#	Latitude	Longitude
1	6°53'42.94"N	80°51'48.41"E
2	6°54'18.09"N	80°52'23.40"E
3	6°54'10.15"N	80°52'27.26"E
4	6°53'59.12"N	80°52'29.32"E
5	6°54'0.80"N	80°52'48.71"
6	6°53'55.41"N	80°52'50.09"
7	6°53'54.83"N	80°52'48.97"E
8	6°53'47.23"N	80°52'54.47"E
9	6°53'34.87"N	80°52'44.66"E
10	6°53'28.25"N	80°52'34.66"E
11	6°53'29.88"N	80°52'19.41"E
12	6°53'28.52"N	80°51'54.84"E

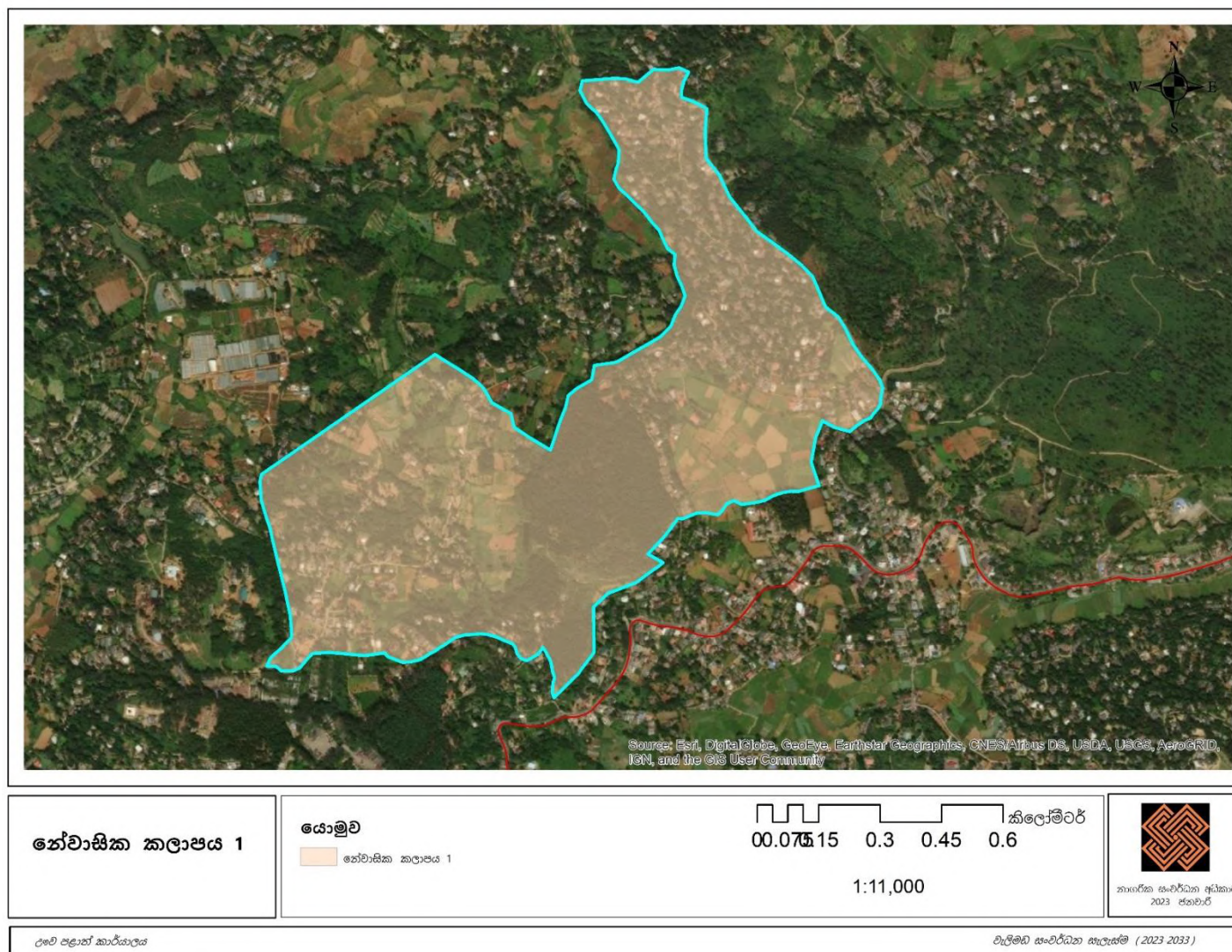
low Density Mix zone



#	Latitude	Longitude
1	6°53'54.84"N	80°52'49.07"E
2	6°53'56.73"N	80°52'49.55"E
3	6°54'0.44"N	80°52'52.79"E
4	6°54'2.21"N	80°52'58.64"E
5	6°54'7.47"N	80°52'58.32"E
6	6°54'3.48"N	80°53'7.27"E
7	6°54'10.52"N	80°53'22.85"E
8	6°54'18.66"N	80°53'10.92"E
9	6°54'21.24"N	80°53'15.63"E
10	6°54'18.44"N	80°53'20.09"E
11	6°54'19.02"N	80°53'24.78"E
12	6°54'17.60"N	80°53'25.01"E
13	6°54'15.26"N	80°53'47.03"E
14	6°54'12.63"N	80°53'47.25"E
15	6°54'13.93"N	80°54'2.73"E
16	6°54'12.47"N	80°54'6.96"E
17	6°54'11.02"N	80°54'5.87"E
18	6°54'11.51"N	80°54'4.76"E
19	6°54'10.90"N	80°54'2.87"E
20	6°54'9.39"N	80°54'2.84"E
21	6°54'7.83"N	80°54'3.44"E
22	6°54'7.61"N	80°54'5.06"E
23	6°54'10.10"N	80°54'7.66"E

#	Latitude	Longitude
24	6°54'5.35"N	80°54'7.37"E
25	6°54'4.07"N	80°54'6.82"E
26	6°54'3.40"N	80°54'5.73"E
27	6°54'3.85"N	80°54'3.80"E
28	6°54'5.85"N	80°54'3.79"E
29	6°54'5.68"N	80°54'2.41"E
30	6°54'4.13"N	80°54'0.74"E
31	6°54'5.10"N	80°53'52.86"E
32	6°54'4.99"N	80°53'50.11"E
33	6°54'6.08"N	80°53'46.63"E
34	6°54'9.20"N	80°53'45.79"E
35	6°54'7.48"N	80°53'44.18"E
36	6°54'5.80"N	80°53'40.62"E
37	6°54'3.58"N	80°53'26.33"E
38	6°54'4.75"N	80°53'22.32"E
39	6°53'59.36"N	80°53'17.96"E
40	6°53'58.19"N	80°53'13.89"E
41	6°54'0.75"N	80°53'11.48"E
42	6°53'57.15"N	80°53'3.08"E
43	6°53'55.71"N	80°52'59.70"E
44	6°53'49.24"N	80°53'0.21"E
45	6°53'47.21"N	80°52'54.65"E
46	6°53'51.74"N	80°52'53.35"E

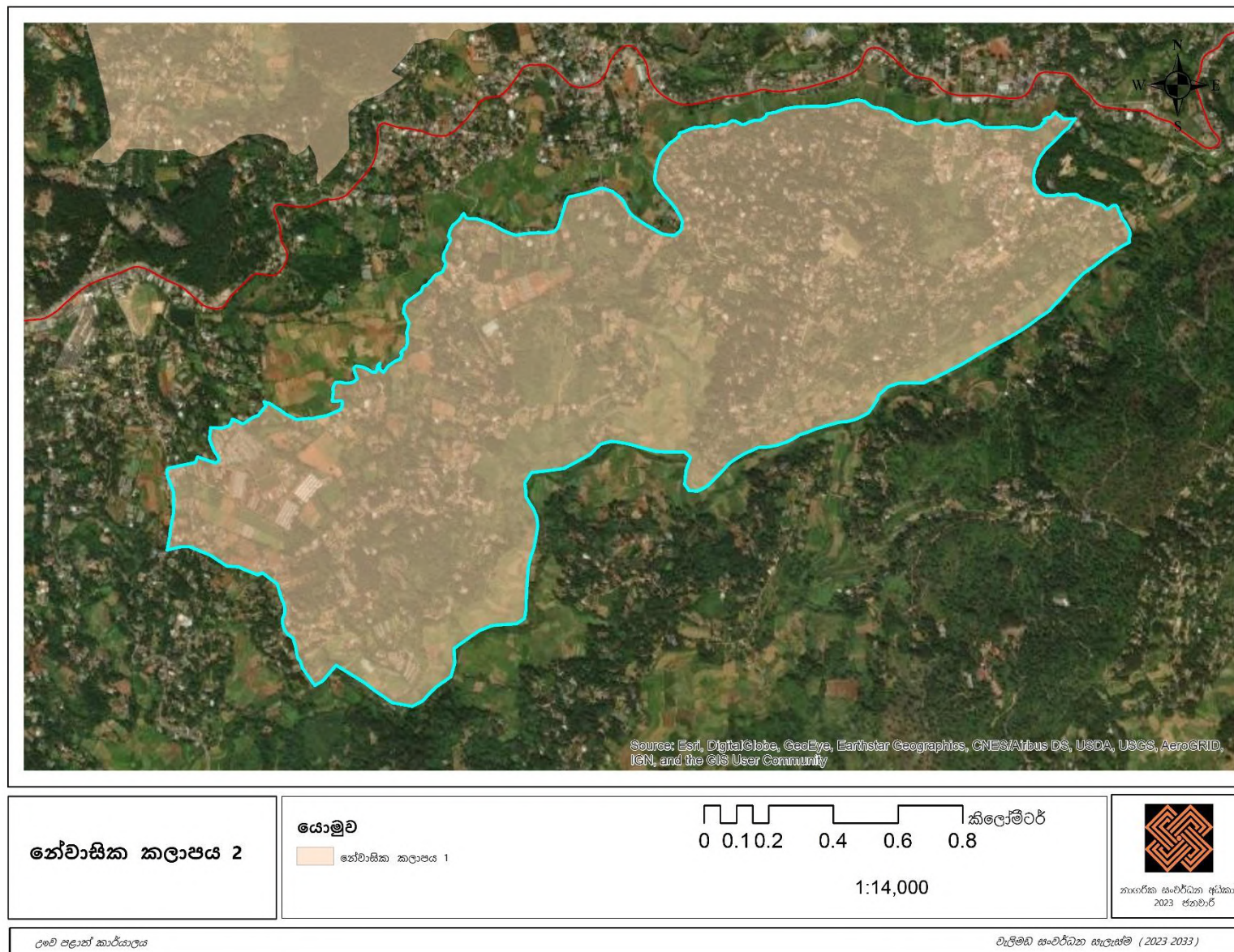
Residential Zone



#	Latitude	Longitude
1	6°54'33.86"N	80°55'19.76"E
2	6°54'22.29"N	80°55'28.10"E
3	6°54'8.03"N	80°55'30.71"E
4	6°53'56.47"N	80°55'27.90"E
5	6°53'47.10"N	80°55'20.97"E
6	6°53'45.90"N	80°55'26.69"E
7	6°53'39.03"N	80°55'25.49"E
8	6°53'33.35"N	80°55'13.95"E
9	6°53'25.69"N	80°55'10.44"E
10	6°53'20.91"N	80°55'2.11"E
11	6°53'14.04"N	80°55'3.02"E
12	6°53'12.55"	80°54'57.70"E
13	6°53'18.22"N	80°54'47.87"E
14	6°53'25.39"N	80°54'28.80"E
15	6°53'37.93"N	80°54'32.80"E
16	6°53'34.45"N	80°54'23.87"E
17	6°53'47.70"N	80°54'27.57"E
18	6°53'56.86"N	80°54'27.47"E
19	6°53'57.87"N	80°54'29.31"E
20	6°53'59.37"N	80°54'28.65"E
21	6°53'59.62"N	80°54'27.34"E
22	6°54'0.46"N	80°54'26.10"E
23	6°54'2.76"N	80°54'26.62"E
24	6°54'4.15"N	80°54'22.23"E

#	Latitude	Longitude
25	6°54'6.92"N	80°54'20.97"E
26	6°54'11.01"N	80°54'27.11"E
27	6°54'9.13"N	80°54'31.99"E
28	6°54'10.83"N	80°54'32.34"E
29	6°54'14.06"N	80°54'35.31"E
30	6°54'16.66"N	80°54'35.56"E
31		
32	6°54'11.94"N	80°54'40.96"E
33	6°54'8.79"N	80°54'40.40"E
34	6°54'8.33"N	80°54'42.64"E
35	6°53'59.56"N	80°54'39.17"E
36	6°53'56.79"N	80°54'44.12"E
37	6°54'1.09"N	80°54'45.82"E
38	6°54'6.47"N	80°54'47.49"E
39	6°54'9.75"N	80°54'49.09"E
40	6°54'11.98"N	80°54'47.75"E
41	6°54'14.94"	80°54'51.43"E
42	6°54'13.68"N	80°54'54.85"E
43	6°54'13.45"N	80°55'0.08"E
44	6°54'18.89"N	80°55'12.36"E
45	6°54'23.80"N	80°55'13.99"E
46	6°54'25.64"N	80°55'17.25"E
47	6°54'28.32"N	80°55'16.46"E
48	6°54'31.16"N	80°55'18.93"E

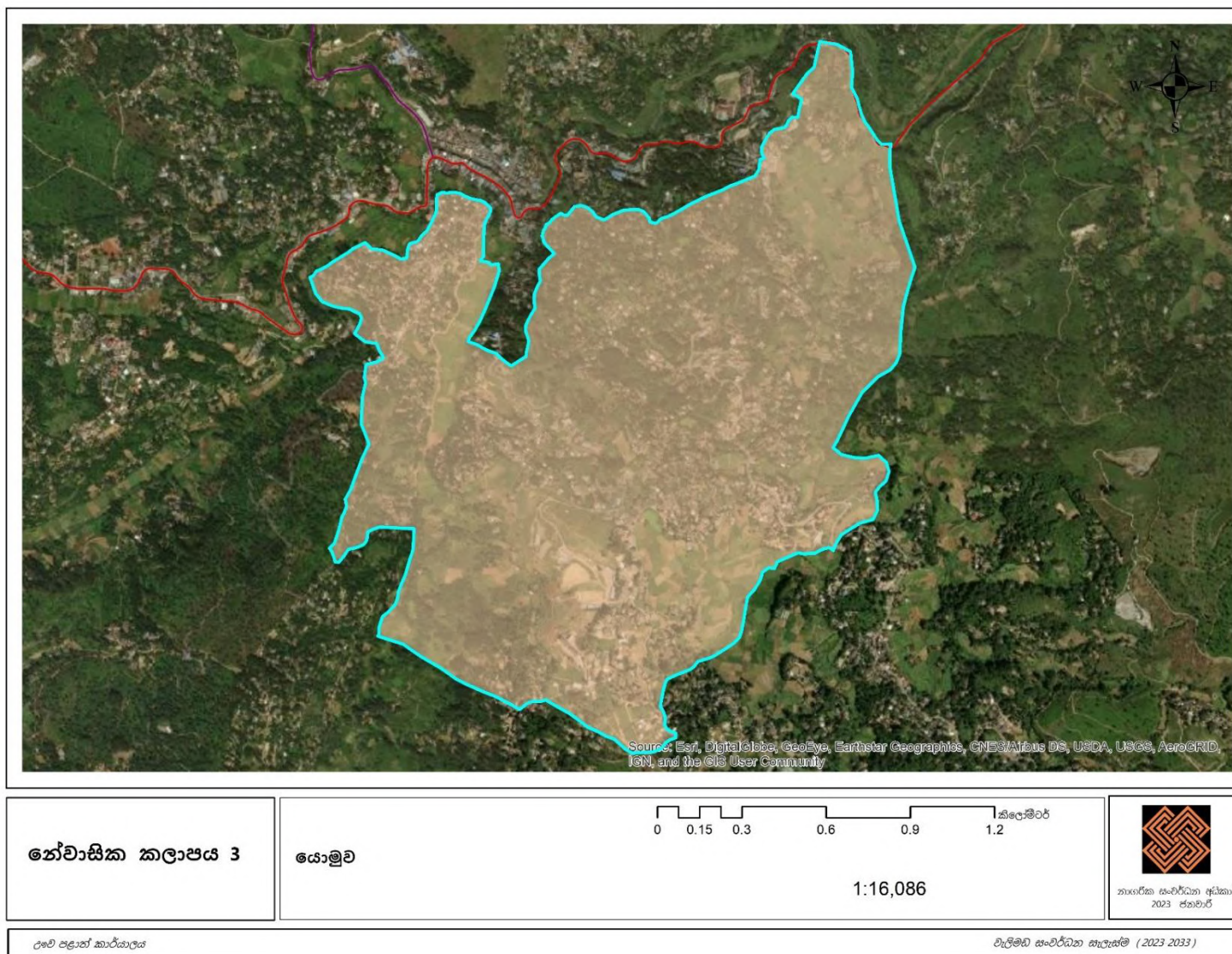
Residential Zone



#	Latitude	Longitude
1	6°54'33.86"N	80°55'19.76"E
2	6°54'22.29"N	80°55'28.10"E
3	6°54'8.03"N	80°55'30.71"E
4	6°53'56.47"N	80°55'27.90"E
5	6°53'47.10"N	80°55'20.97"E
6	6°53'45.90"N	80°55'26.69"E
7	6°53'39.03"N	80°55'25.49"E
8	6°53'33.35"N	80°55'13.95"E
9	6°53'25.69"N	80°55'10.44"E
10	6°53'20.91"N	80°55'2.11"E
11	6°53'14.04"N	80°55'3.02"E
12	6°53'12.55"	80°54'57.70"E
13	6°53'18.22"N	80°54'47.87"E
14	6°53'25.39"N	80°54'28.80"E
15	6°53'37.93"N	80°54'32.80"E
16	6°53'34.45"N	80°54'23.87"E
17	6°53'47.70"N	80°54'27.57"E
18	6°53'56.86"N	80°54'27.47"E
19	6°53'57.87"N	80°54'29.31"E
20	6°53'59.37"N	80°54'28.65"E
21	6°53'59.62"N	80°54'27.34"E
22	6°54'0.46"N	80°54'26.10"E
23	6°54'2.76"N	80°54'26.62"E
24	6°54'4.15"N	80°54'22.23"E

#	Latitude	Longitude
25	6°54'6.92"N	80°54'20.97"E
26	6°54'11.01"N	80°54'27.11"E
27	6°54'9.13"N	80°54'31.99"E
28	6°54'10.83"N	80°54'32.34"E
29	6°54'14.06"N	80°54'35.31"E
30	6°54'16.66"N	80°54'35.56"E
31		
32	6°54'11.94"N	80°54'40.96"E
33	6°54'8.79"N	80°54'40.40"E
34	6°54'8.33"N	80°54'42.64"E
35	6°53'59.56"N	80°54'39.17"E
36	6°53'56.79"N	80°54'44.12"E
37	6°54'1.09"N	80°54'45.82"E
38	6°54'6.47"N	80°54'47.49"E
39	6°54'9.75"N	80°54'49.09"E
40	6°54'11.98"N	80°54'47.75"E
41	6°54'14.94"	80°54'51.43"E
42	6°54'13.68"N	80°54'54.85"E
43	6°54'13.45"N	80°55'0.08"E
44	6°54'18.89"N	80°55'12.36"E
45	6°54'23.80"N	80°55'13.99"E
46	6°54'25.64"N	80°55'17.25"E
47	6°54'28.32"N	80°55'16.46"E
48	6°54'31.16"N	80°55'18.93"E

Residential Zone



Residential Zone

#	Latitude	Longitude
1	6°53'54.84"N	80°52'49.07"E
2	6°53'56.73"N	80°52'49.55"E
3	6°54'0.44"N	80°52'52.79"E
4	6°54'2.21"N	80°52'58.64"E
5	6°54'7.47"N	80°52'58.32"E
6	6°54'3.48"N	80°53'7.27"E
7	6°54'10.52"N	80°53'22.85"E
8	6°54'18.66"N	80°53'10.92"E
9	6°54'21.24"N	80°53'15.63"E
10	6°54'18.44"N	80°53'20.09"E
11	6°54'19.02"N	80°53'24.78"E
12	6°54'17.60"N	80°53'25.01"E
13	6°54'15.26"N	80°53'47.03"E
14	6°54'12.63"N	80°53'47.25"E
15	6°54'13.93"N	80°54'2.73"E
16	6°54'12.47"N	80°54'6.96"E
17	6°54'11.02"N	80°54'5.87"E
18	6°54'11.51"N	80°54'4.76"E
19	6°54'10.90"N	80°54'2.87"E
20	6°54'9.39"N	80°54'2.84"E
21	6°54'7.83"N	80°54'3.44"E
22	6°54'7.61"N	80°54'5.06"E
23	6°54'10.10"N	80°54'7.66"E

#	Latitude	Longitude
24	6°54'5.35"N	80°54'7.37"E
25	6°54'4.07"N	80°54'6.82"E
26	6°54'3.40"N	80°54'5.73"E
27	6°54'3.85"N	80°54'3.80"E
28	6°54'5.85"N	80°54'3.79"E
29	6°54'5.68"N	80°54'2.41"E
30	6°54'4.13"N	80°54'0.74"E
31	6°54'5.10"N	80°53'52.86"E
32	6°54'4.99"N	80°53'50.11"E
33	6°54'6.08"N	80°53'46.63"E
34	6°54'9.20"N	80°53'45.79"E
35	6°54'7.48"N	80°53'44.18"E
36	6°54'5.80"N	80°53'40.62"E
37	6°54'3.58"N	80°53'26.33"E
38	6°54'4.75"N	80°53'22.32"E
39	6°53'59.36"N	80°53'17.96"E
40	6°53'58.19"N	80°53'13.89"E
41	6°54'0.75"N	80°53'11.48"E
42	6°53'57.15"N	80°53'3.08"E
43	6°53'55.71"N	80°52'59.70"E
44	6°53'49.24"N	80°53'0.21"E
45	6°53'47.21"N	80°52'54.65"E
46	6°53'51.74"N	80°52'53.35"E

