

BADULLA

DEVELOPMENT PLAN

2019 - 2030

Volume I



Urban Development Authority
Uva Provincial Office - Badulla

Badulla Development Plan

Part I

Volume I



Uva Provincial Office - Badulla
Urban Development Authority

Honourable Minister's forward



Having been established under the provisions of the Urban Development Authority Law: Act No. 41 of 1978, the Urban Development Authority by now has completed 40 years of service contributing to planned urban development in Sri Lanka. At this moment the UDA marks another milestone by completing a comprehensive Development Plans for three urban development areas in the Uva Region

This development plan has been prepared for the implementation of the envisaged integrated development of the Badulla MC area. Badulla MC area is the administrative capital of the Uva region. Therefore, it serves services to whole province. The presence of the Badulla General Hospital is special element in the town, which gives services more than the Uva regional boundaries. However, being provincial capital, Badulla town has high residential agglomeration.

Our effort is to conserve the environment sensitivity of the Badulla while supporting the appropriate physical development of the town.

My understanding is that the preparation of this Plan involved extensive consultation with professionals, experts, stakeholders and the communities, while engaging modern methods, sound techniques and innovative approaches. In this regard, I appreciate the extraordinary efforts of the Chairman, Director General, Planning Team and all staff of the Urban Development Authority those who have contributed in numerous ways to successfully complete this work. I also appreciate the support and contribution of relevant local authorities, state and private sector agencies and general public by working equally on the same platform to make the Badulla Development Plan a success.

Patali Champika Ranawaka
Honourable Minister of Megapolise and western Development



Honourable Mayor's Message



The preparation of development Plan in urban area with compatible changes is difficult work. Therefore, it is indeed great pleasure and honour to deliver a message when publishing the 2019-2030 Badulla Development Plan.

My personal idea about the previous planning attempts on Badulla town is, though there are several plans informal living pattern and not having changes to the attitudes are reason to failure of those plans.

Though Badulla referred as administrative town of the Uva province so far, current resources and plans take us further with administrative, sport and green theme to the town. However Urban Development Authority has been prepared Spatial plan for achieving this goal to the town. Therefore, they have done a great effort on behalf of the town development.

The responsibility of the Badulla Municipal council is upgrade the daily facilities and services as per the urbanization. Though there are several lands own by Badulla MC it is difficult task to plan individually on those lands and implement them. Consequently, implement such development plan is highly important for town development.

Anyhow, town development is not filled with only physical development. There should be an environment development as per the physical development. There are huge commuter population to the Badulla town and facilitating them in a convenient environment is Badulla MC responsibility.

This plan has been prepared by the Urban Development Authority with collaboration of the Badulla MC. Therefore, I expect great attention and pleasure on this plan from Badulla general public.

I offer my sincere gratitude to all the planning team who prepared this development plan and expect successful practical implementation of this development plan.

Let's join for create people centered planned town.

W.D. Priyantha Amarasiri
Mayor
Badulla

Chairman's Message



Today, the Urban Development Authority (UDA) is the apex planning and plan implementation body in Sri Lanka that is responsible for managing the state of the urban environments of the nation. The Authority was established in 1978 with the objective of introducing integrated planning and implementation in order to promote and regulate the developments for the common benefit of all inhabitants of the urban areas.

Under the Amendment Act No 4 of 1982; (Part II section 8A [1]) the Urban Development Authority has been mandated to prepare Development Plans for the Urban Development Areas, declared by the Minister-in-charge. The development plan for Badulla MC area has been prepared and enforced under such provisions. As per the provisions Badulla Development Plan (2010-2024) has been gazette on 17th of March 2010 under the 1645/22 Gazette. But considering economic and social changes during the decade, there were need of revise the Badulla Development Plan. Under the Amendment Act No 4 of 1982; (Part II section 8A [1I]) the Urban Development Authority, Badulla Development Plan revised from the year 2017.

For the implementation of this Plan, we have not forgotten that our path is not as smooth as silk, but as rough as gravel, full of challenges, filled with uncertainties, and fouled by vicious intents. Yet the UDA today is equipped with necessary systems, tools and strategies to face such challenges, withstand those uncertainties and to make the Badulla MC area: 'Administrative and health center of the Uva valley'.

I take this opportunity to offer my sincere gratitude to the Team of the UDA who had to work hard and was committed to deliver this comprehensive work and also to all those who have supported and contributed with various means towards its formulation and hope the equal and continuous support of the all of them will be there towards its successful implementation.



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Badulla Development Plan – 2019 - 2030 is delivered through a series of publication; Volume I and II. Volume I contain the situational analysis and the planning frame work of vision, goals, objectives, strategies and the strategic action projects and the implementation mechanism. Volume II is a separate document which contains both special, Planning and Building Regulations applicable to Badulla town within the period of 2019 – 2030. Badulla Development Plan – 2019 -2030 was prepared by Uva Provincial Office with consultation of relevant stakeholder agencies.

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Preface

Badulla Municipal Area is a Main City of Badulla District and Main Administrative City of Uva Province. In addition to administrative functions the town act as a provincial health service provider. Accordingly, prime objective of this plan arranges required land use in order to strengthen administrative service and health services. The plan is enforcing duration of year 2019-2030. The plan was prepared by studying many sectors such as existing land use, commuting people to the city, residential density and nature of urban population, economic pattern, distribution of main roads with category, situation of health services, characters of institutional rhythm etc.

The theme of the development plan is "Administrative and health service town in Blue Green Valley of Uva". Accordingly, it is expecting to achieve planned city development with improvement of existing infrastructure and commercial use in order to arrange aforesaid prime sectors, it's administrative and health services. As well it is expecting to preserve environmental resources and sensitivity of environmental sensitive area with Green Valley.

The development plan consists of two volumes where Volume I include situational analysis and physical planning projects. Volume II consist with development regulations.



Acknowledgement

Badulla Development Plan has been prepared by the Uva Provincial Office, Urban Development Authority with collaboration of the other divisions in the head office and several other institutions.

According to that including Badulla Municipal Council, Badulla Divisional Secretariat office, District secretariat and several other government offices and semi government offices such as National Building Research Organization, Central Environment Authority take part of this comprehensive work.

Therefore, Uva Provincial Office of Urban Development Authority offer its sincere gratitude to all divisions of the heads of the Authority and stakeholders' institutions for valuable contribution render to Uva Provincial Office Planning Team to make success this task.

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INTRODUCTION

1. INTRODUCTION

1.1. Background of the Development Plan

The Urban Development Authority was established under the Urban Development Act No. 41 of 1978 in order to implementation of Integrated Development of Urban Development Areas declared for the time been. According to the Act and subsequent amendment for the same Identification and Declaration of Urban Development Areas. Preparation of Integrated Development Plans for the declared area and implementation of the same are basic activities of the Urban Development Authority.

Accordingly Badulla Municipal Council area was declared as 1st Urban Development Area in Uva Province by the Gazette Extraordinary Notification No. 38/16 dated 1st June 1979. As per Section II B 8 A (1) of Urban Development Authority Act No. 04 of 1982 (Amendment) power vested to Preparation of Development Plan and accordingly 1st Development Plan prepared for Badulla Municipal Council area declared by Gazette Extraordinary Notification No. 1645/22 dated 17th March 2010. The necessity has been arise updating the same plan suit to present due to changes take place in economic and social context.

Accordingly, power vested with Section 8 H (1) of Urban Development Authority Act No. 04 of 1982 (Amendment) process was initiated to updating the Existing Development Plan.

New Development Plan of regional level is complete for Badulla Municipal Area for targeting year 2019-2030 in order to create city with better infrastructure for the resident population as well as for commuting population. The Development Plan envisage promotion of all physical, social, economic and environmental sectors. Comments propels and recommendation of government and private sector stake holders, service provident in the city resident and commuting population are accommodated in the development plan and proposal included in detailed in the development plan.

1.2. Planning Team

Main Stake holders participate for preparation of development plan (2019-2030).

- i. Uva Province Office of Urban Development Authority
- ii. Badulla Municipal Council

Government and Semi Government Institutions participation for consultancy discussion.

- i. District Secretariat Office, Badulla
- ii. Divisional Secretariat Office, Badulla
- iii. Agrarian Service Department
- iv. General Hospital, Badulla
- v. National Building Research Organization
- vi. National Water Supply and Drainage Board
- vii. Road Development Authority
- viii. Railway Department
- ix. Board of Investment Sri Lanka
- x. Archeological Department
- xi. Land Use Policy Planning Division
- xii. Badulla Prison
- xiii. Ceylon Electricity Board
- xiv. Provincial Sports Ministry
- xv. Badulla Pradeshiya Sabha

Other Stakeholders

- i. Three Wheeler Association, Badulla
- ii. Commercial Community of Badulla
- iii. Resident and Commuter to Badulla

Planning Team of Uva Provincial Office

Team Member	Position
Plnr. Anura Medawela	Director (Uva Province)
Plnr. W.D.D. Chamila Mahathanthila	Deputy Director (Planning)
Mr. K.M.C.S. Kumara	Planning Officer
Mr. E.M. Indrasiri	Planning Officer
Mr. R.M.S. Rajapaksha	Planning Officer
Mrs. W.K. Rangajeewani	Planning Officer
Mr. S.J.K. Lelwala	Planning Officer
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- iii. Research and Development Division



- iv. Development Planning Division
- v. Environment & Landscape Division
- vi. Geographic Information System Division
- vii. Staff of Uva Province Office

(Annexure 1)

1.3. The Scope

The scope of Badulla Development Plan consist of study of economic, social, environmental and physical potential of the city, identification of opportunities in relation to Local, Regional and National Level and required level of in preparation of development plan and which sectoral to be covered by the plan etc.

Badulla is the main Capital City of Uva Province and it is the first municipal council of the province as well first Urban Development Authority area. As well it is the main administrative center of Uva Province and where many local, district and provincial important administrative institution were located and it is important local level too.

The Badulla City is located along main junction of Peradeniya - Chenkalady A5 Road, Bandarawela, Hali Ela, Mahiyanganaya and Passara are secondary main town located around Badulla City. As Badulla is the destination of up-country railway line. Accordingly, Badulla Act as transport hub as well.

As per National Physical Plan 2030 Badulla falling within medium Environmentally Sensitive Zone (Map No. 1.1). Accordingly, there are not identified much large-scale development in Badulla. Therefore, the main development project identified in the Badulla are in Agricultural, Education and Tourism Sectors in relation to future development.

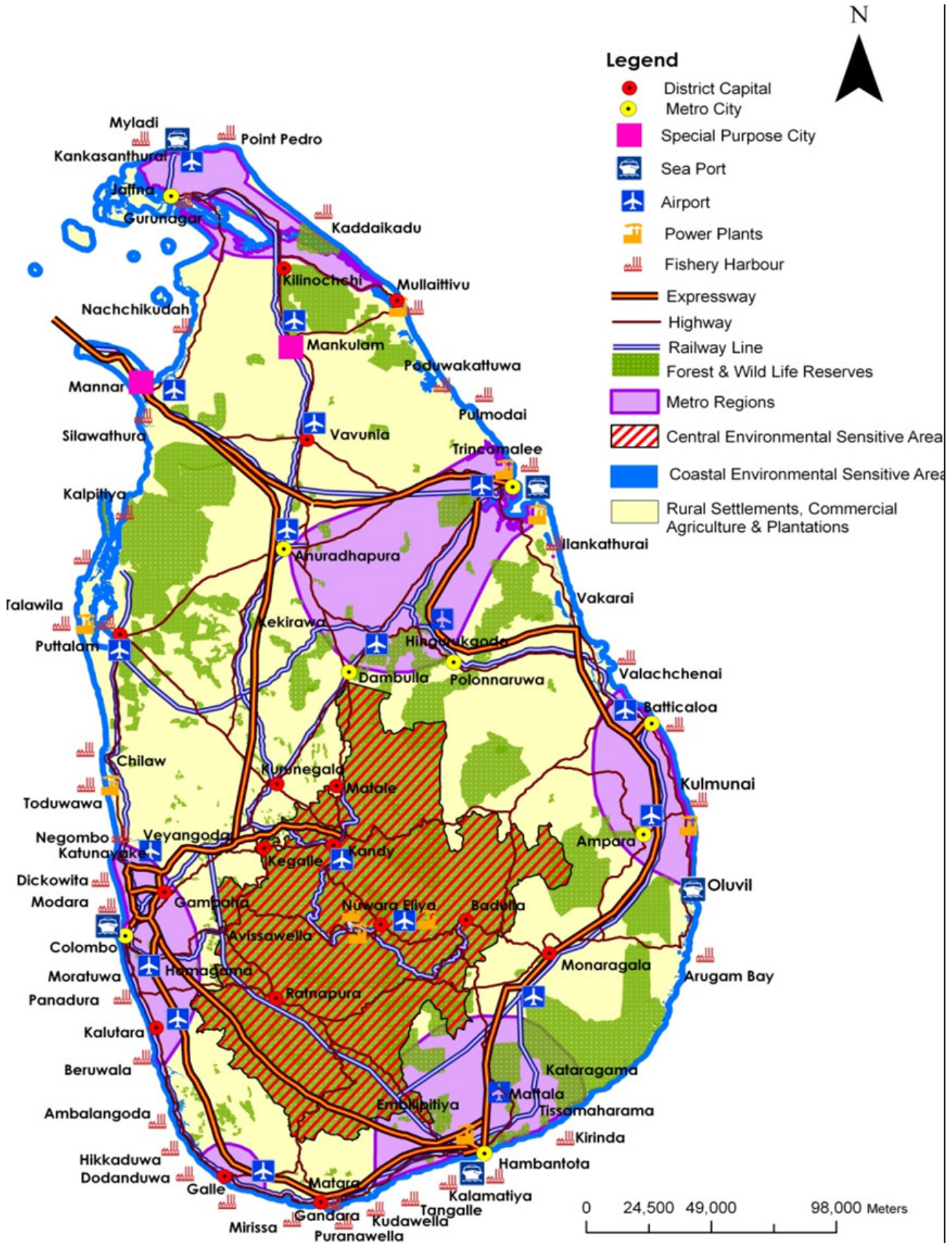
As per Draft National Physical Plan (2050) (Map No. 1.2) Badulla City falling within Medium Environmentally Sensitive Zone. Accordingly, it has been identified as existing population to be kept in the same level. The plan recommend that it should promote economic activities which not cause to increase of population on employment opportunities creating on same economic activities.

The goal of the Badulla Development Plan declare on 17th March 2010 was to develop the Badulla as main administrative city by continue that services in optimum level. Land Use Zoning Plan (Map No. 1.3), Floor Area Ratio, dimension of lots of the same plan in inadequate in relation to development taking place in commercial, residential and administrative sector at present. Since the axis of development trend has been changed, necessity has been arised to update the present development plan in order the guide present physical development trend.

Since Badulla is falling within Medium Environmentally Sensitive Zone both Nation Physical Plans 2030 and 2050 (Draft) only activities related to tourism and agriculture sector which are affect minimal to the environment have been proposed within the area by plans. There are much service located Badulla since it is main administrative center in Uva Province and large improvement acquired by service sector residential and local services. Demand create by people engage in service sector and resident people in the Badulla City should be considered by Development Plan necessarily. As well proposed development aim to develop plain area within the City Centre with sustainable environmental conditions.

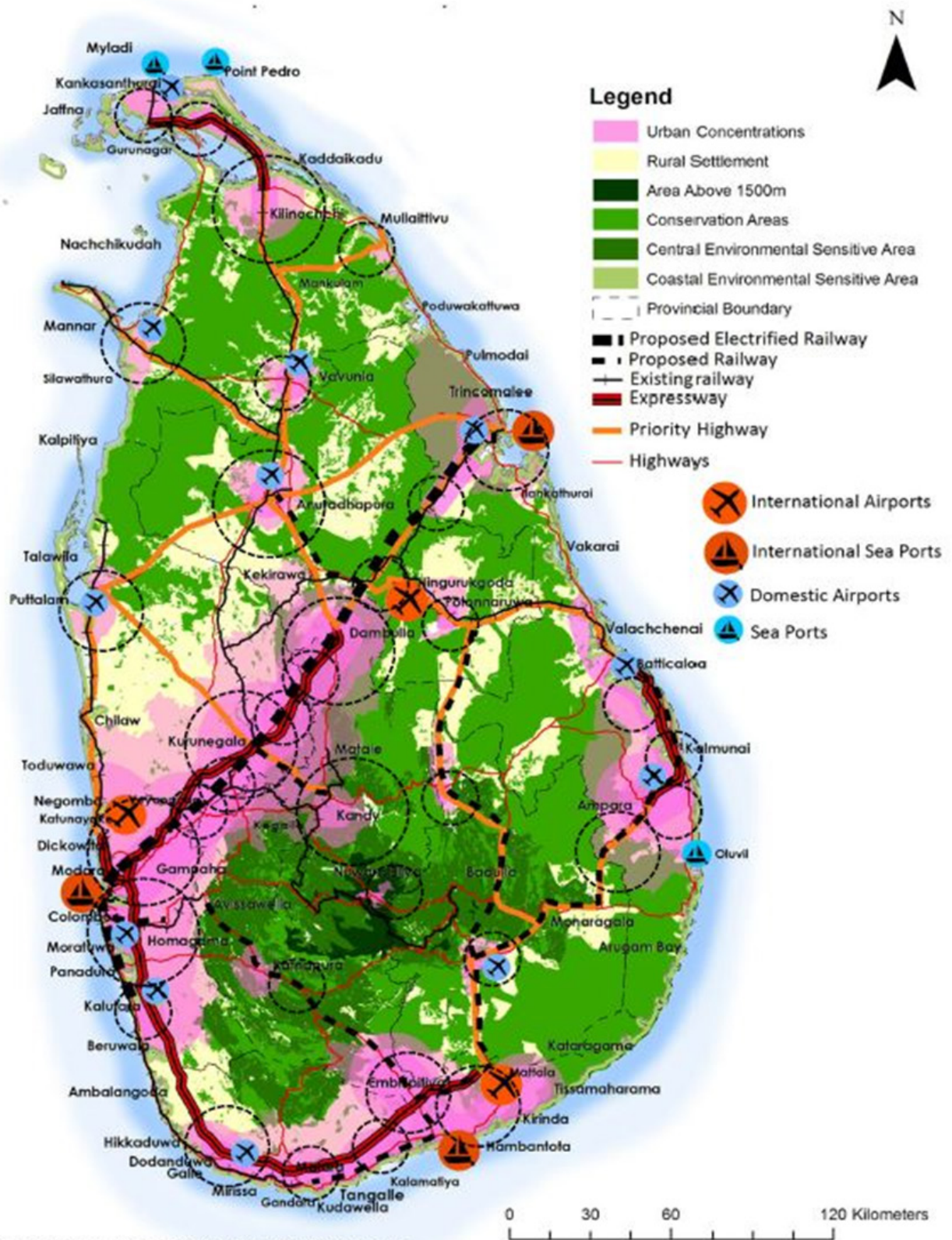
Population influx to the Badulla City for residential purpose increase gradually due to natural hazard are minimum within the city compare with among other town of Uva Province. But it the issue is create to unnecessary environmental degradation trend due to filling of paddy field and subject of hill slopes for residential development demand. Therefore, it is envisaging to minimize environmental degradation and create sustainable service city through this development plan.

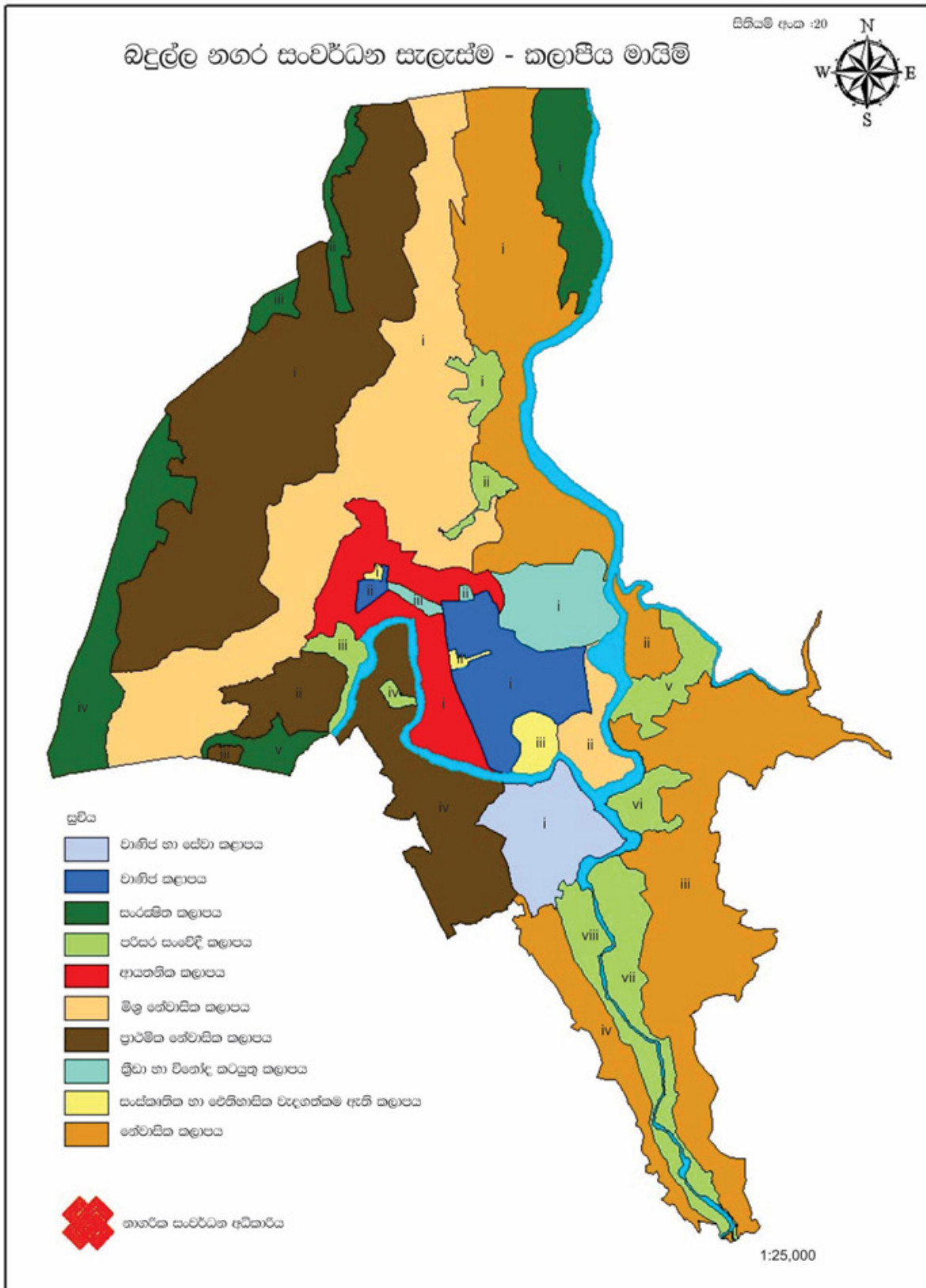
Although Badulla has opportunity to developed as tourist attraction base on environmental harmony of up-country hilly area only several tourist attractions located within it self-due to limited land area within Badulla Municipal Limits. Except Muthiyangana Raja Maha Vihara Temple, Lindamulla Pattini Devalaya, Kataragama Devalaya grass land in Medapathana has opportunity to develop as tourist attractions. But, situation in the field of tourism is minimal in Badulla Town due to existing land use pattern and social economic trends are concern. The city development already covered by base on service sector rather than tourism development. Due to that existing city structure to be developed with focusing trend on service sector and not focus on tourism sector, since it has low priority.





Map No. 1.2: National Physical Plan 2050



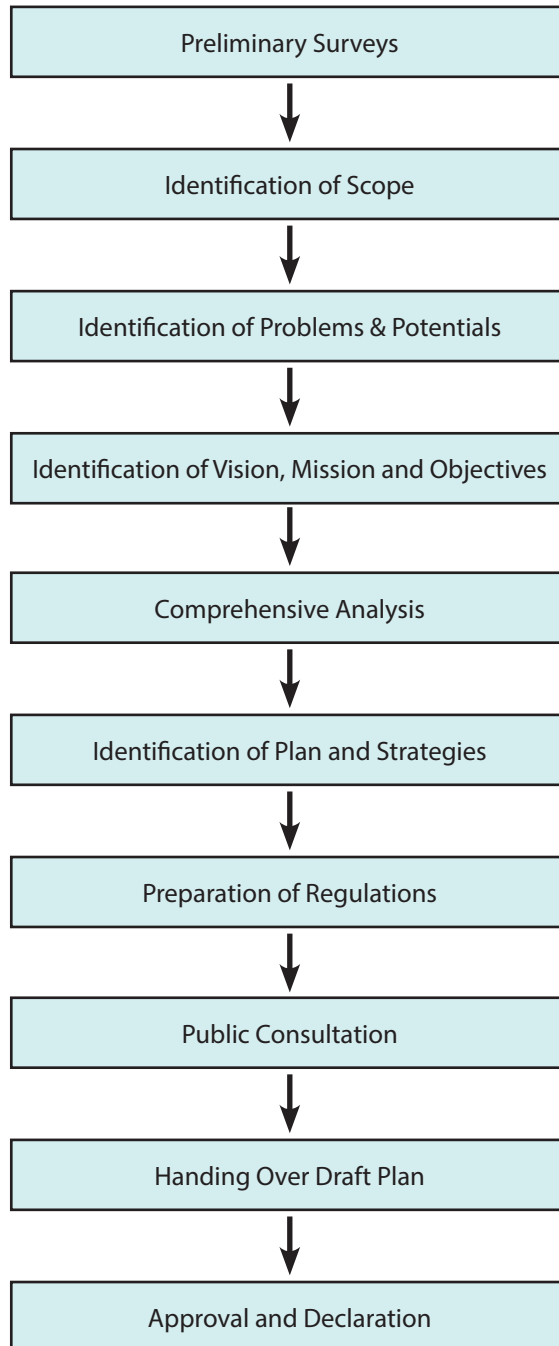




Therefore, the Development Plan focus on developed Badulla Environmental Sensitivity as identified nationally as Regional Capital with complete Infrastructure Facilities with protecting environmental sensitivity as envisage nationally.

1.4 The Planning Process

The following planning methodology has been adapted in preparation of Badulla Development Plan.



I. Preliminary Surveys

The first attempt in preparation of Badulla Development Plan was collect primary and secondary data pertaining to physical, economic, social and environmental sectors of the city. Information and data collected from Badulla Municipal Council, Badulla Divisional Secretariat Office, General Hospital, Office of Medical Health, National Building Research Organization, Water Supply and Drainage Board, Ceylon Electricity Board, Agrarian Department Office. These information and data were analyzed. Maps prepared on above and windscreen and field surveys were use for base studies.

II Identification of the Scope

The situation of Badulla City informs of regional and national context identified at this stage. Recommendation on development status given to Badulla Town falling within Medium Environmental Sensitivity Zone by National Physical Plan 2030, National Physical Plan 2050 (Draft). As well it is identified proposal for development projects through Uva Regional Plan of National Physical Planning Department. At the same time it is also identified proposed development projects by infrastructure development agencies with their concern and existing situation of same field also studied.

iii. Identification of Problems and Potentials

In addition to problem identified in scoping session by analyzing primary and secondary data, to obtain public view on problem of town it was held stake holder meeting on 10th March 2017 with participation of government and semi government infrastructure provision agencies, administrative sector and various community organization of the city. As well public views obtained by having focus group meeting, field visits and informal meeting with resident and commuting population to the city.

IV. Identification of Vision, Mission and Objectives

In order to solve identified problems through development plan by considering identified potentials significant, context and magnitude of the problems and potentials were analyzed and vision, mission and objectives decided to achieve by the development plan during the period of 2019-2030.

IV. Comprehensive Analysis

According to Vision and Mission place in Badulla Development Plan (2019-2030) the SWOT Analysis was done to identified Strength, Weaknesses, Opportunities and Threats. In addition to that Environmentally Sensitivity Analysis, Potential Analysis, Livability Analysis, Development Presser Analysis and Watershed Analysis also done.

V. Identification of the Plan and Strategies

The Land Use Zoning Plan, Infrastructure Facilities Service Plan, Economic Plan, Sustainable Environmental Plan and Archeological and Heritage Conservation Plan and Strategic Plan and projects prepared according to identified vision, mission and objectives.

VI. Preparation of Regulations

Preparation of regulation pertaining to land use and construction of building were under taken under this stage. Changes to non-implemented regulation of existing development plan, essential conditions to be considered in land use and construction in plains and slopes were analysis in detailed under this stage.

VII. Public Consultation

Draft Development Plan open to public for comments and forum was conducted in order to convince stake holders who contributed to preparation of the plan.



VIII. Handing Over Draft Development Plan

After public consultation, final Draft Development Plan directed to Main Planning Committee of Urban Development Authority with accommodating public views and comments.

IX. Approval and Declaration

With the recommendation Main Planning Committee of UDA the plan to be submitted to approval of Hon. Minister and subsequently Gazette Notification to be issued published the plan.

Preliminary Surveys

2. Preliminary Surveys

2.1. The Study Area

The Badulla Municipal Council Area which is Badulla District Main Town and Provincial Capital of Uva Province consist with 13 Grama Niladhari Division located in western part of Badulla Divisional Secretary Division. Badulla City located between 6.5 - 7.1 latitude and 81.2 - 81.4 longitude. It was bounded by Soranathota Pradeshiya Sabha in north, Badulla Pradeshiya Sabha in east and Hali Ela Pradeshiya Sabha in east and south.

The Area of Badulla Municipal Council is 10.5 square kilo meter and consists with 15 municipal wards.

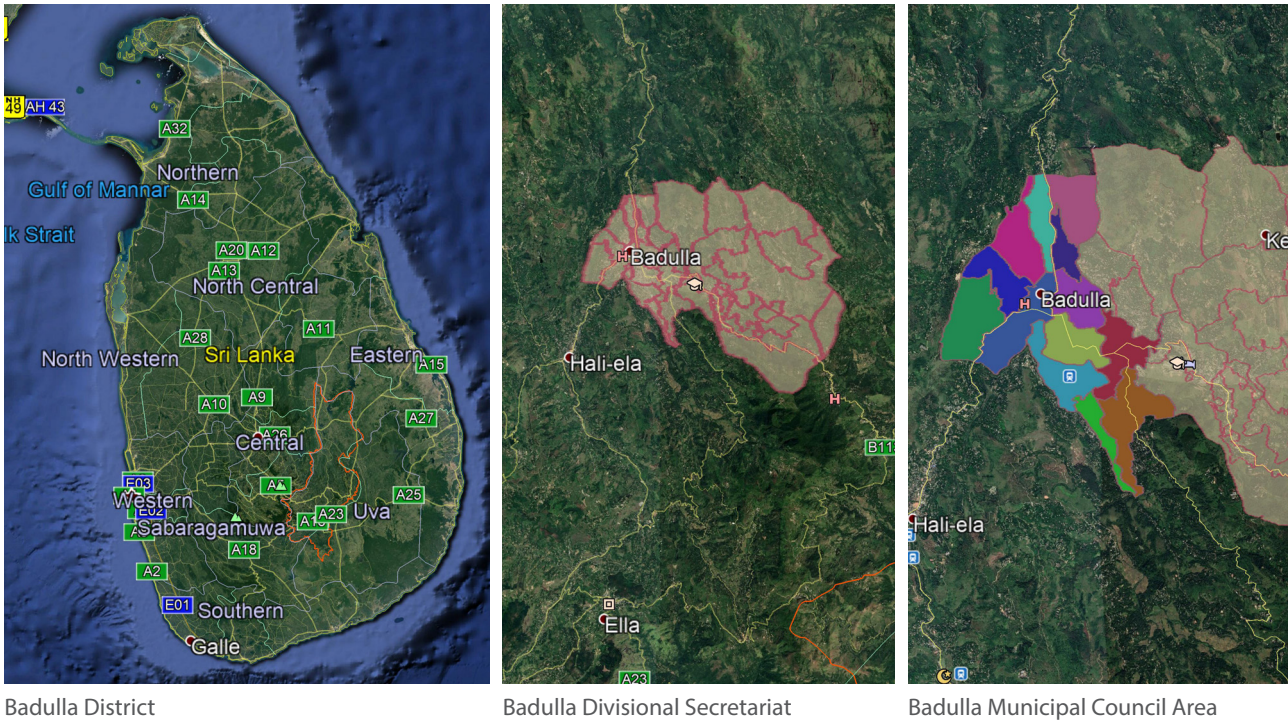
2.2. Physical Background and Situational Analysis

Planning background centered with inter regional linkages and physical, economic, social and environmental situation discuss in this section.

As per the urban hierarchy identified in National Physical Plan 2030 Badulla is a third order provincial capital town which provide good and services. As per the Uva Regional Plan (2030) Badulla is a first order city within the region. By the National Physical Plan (2050 (Draft) Badulla has been identified as Provincial Capital.

The gazette development plan gazette in 17 March 2010 change to necessity of contemporary requirement and it is update with and objective of create the sustainable urban area.

Figure No. 2.1: Location of Badulla City



Source: Google Earth, 2017

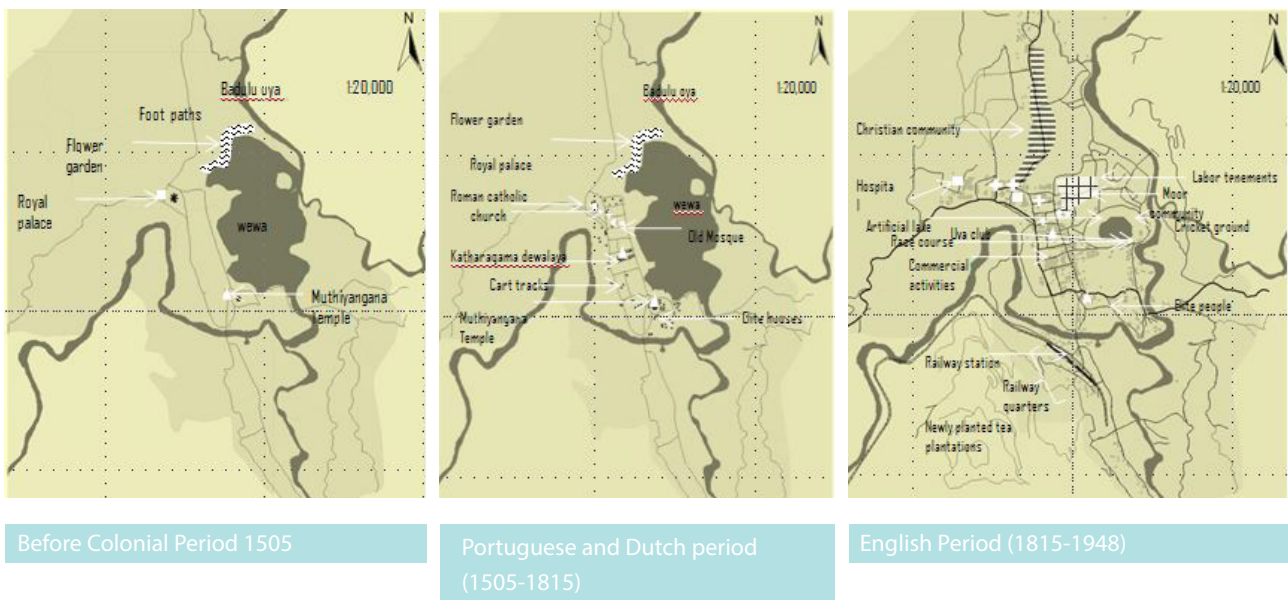
Climate and Topography

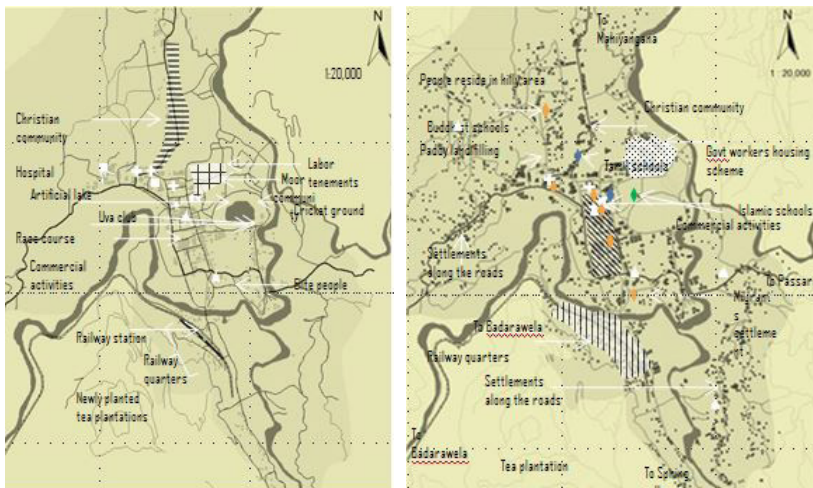
Badulla belongs to the Wet and Dry Intermediate Climatic Zone and its Average Annual Temperature is about 24 Celsius. Average Annual Rainfall is about 1885mm. It has a basin-like shape and the middle area is plain, while the surrounding areas are hilly. The height is about 680m from the mean sea level and it changes to 800m in hilly areas.

Historical Evaluation

Historical evaluation witnesses information from several centuries. 'Uva Wansa Storey' written on archaeological evidence denotes that Badulla was first mentioned during the 3rd visit to Sri Lanka by Lord Buddha. Lord Buddha visited Kelaniya on invitation by "Mani Akkitha Na Raju" in the 18th Buddhist year and also visited Badulla by invitation of the regional administrator called "Indika". It is mentioned that Lord Buddha stayed at the present Muthiyangana Raja Maha Vihara premises.

Figure No. 2.2: Historical Evaluation





After Independence (1948-1977)

At present (After 1977)

Source: Rathnayake, S., Correlation study between Urban Planning Structure and Social Physical sectors.2000

According to "Uva Wansa" storey during between 227 Buddhist year - 207 B.C. Badulla during Kingdom of Devanam Piyathissa King Badulla was considers as religious city. The regional administrator known as "Udayaraja" was administered that same time. As well lake connected to BaduluOya flows around the town and present flower garden.

Badulla considered as second Capital City during Mahanuvara Kingdom. As per Uva Wansa Storey during 1604 - 1548 Buddhist year Regional Administrator King Wimaladharmasuriya was constructed the Kataragama Devalaya at Badulla. It also mentional in Uva Wansa that there were population belong to 32 races were residence in Kottagoda Village close to city.

Although control of highland not subject to Portuguese and Dutch it affected activities in social and economic activities of the area. Migration of Christians take place to the city where only Buddhist resided. Location of the religious places of them take place in the city.

British ruling period can be considering as specific time period which to rapid population growth taken place and limit of Badulla as service centre. Entire Sri Lanka comes under colonial states after 1815. After that Badulla has been growth as main administrative town and economic centre. Establishment of the Kachcheri, Courts Complex, Badulla General Hospital was taken place at that time and similarly economic activities also promoted. The commencement of Badulla - Colombo railway line commenced for transport of Tea produce in Passara area this duration.

More and Moor and Mo ethnic groups has made make contribution merchandise activities. They resided around Badulupitiya area. As well Christian people settled Mahiyangana road area and their religious place also origin in parallel.

The government institution limit to city centre dispersed to surroundings after independence. Missionary schools origin during British period were converted to Buddhist school due to impact of resurrection of Buddhism. As well Hindu and Islamic schools also started at the same time.

The population of Badulla town decrease reasonably due to expatriate of state Tamils to return to India lives in the town as per Srma - Sasthri Agreement in (1967) afterward majority of employed personal of the government institution settled in the town. Meanwhile Mor and Islamic people settled at Badulupitiya. Christian community settled at either side of Mahiyangana road and Sinhalese community settled at Pinarawa, Kanupalella area etc.

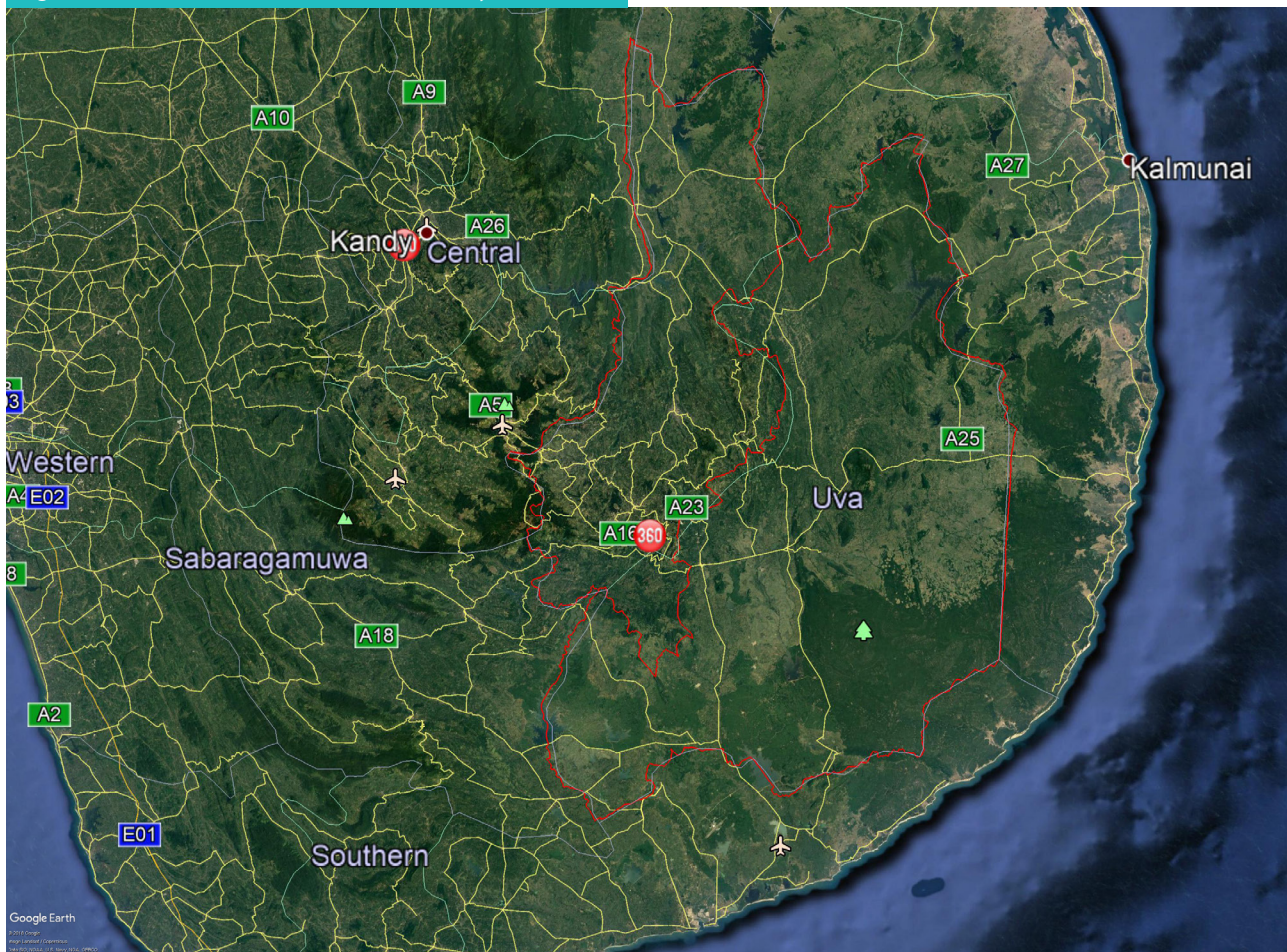
Inter and Intra Regional Linkages

Badulla City is located on Peradeniya - Badulla - Chenkalady A5 Main Road as a main junction. As well as Badulla is the destination of up country railway line. Accordingly both road and railway transport modes provide better opportunity for inter regional linkage with other regions and within Badulla. Four main roads are contributing in Intra-Regional Linkage with Badulla town. Those are,

- Badulla - Bandarawela Road (A5)
- Badulla - Wewelhinna Road
- Badulla - Passara Road (A5)
- Badulla - Mahiyangana Road (A36)

A large number of daily commuters come to the city for obtaining goods and services. Service threshold of Badulla stretches up to Batticaloa to the east and Balangoda to west for some services. Services of Badulla General Hospital are vital among those services.

Figure No. 2.3: Service Threshold of Badulla City



Source: Google Earth, 2017



Population

According to resource profile of Badulla Divisional Secretary Division 2016 total population of Badulla City was 48,641. Total area of Badulla City is 1,036 ha. Accordingly the population density within Badulla City limits is 44.6 people for a 1.0 sq.km. According to the Department of Census and Statistics average annual population growth rate from 2001 to 2012 was 0.4%. But when compared to 2012-2016 Resource profile data average annual population growth rate is 1.25%. It reveals that there is an increase in migration to the city for permanent residency. There is intra-regional variation in population density of the city. But when considering the average annual population growth rate Grama Niladhari Division wise, Badulla East and Badulla Central divisions show a negative growth. Since both divisions are in the center of the city, there is a tendency of changing residential units into non-residential, institutional and commercial use.

At the same time when considering the population density (Resource profile 2016-Badulla Divisional Secretary office) highest population density in Badulla is recorded from Badulla North, Kanupelella and Badulupitiya Grama Niladhari Divisions. But there is a higher population density in Badulupitiya and Kailagoda Grama Niladhari Divisions due to location of labor quarters within small land plots. (Map no. 2.1)

According to sex ratio, female population in 2016 was 25,840, 53% to the total population and male population was 22,301, 47% to the total population.

When considering the employment, out of total labor force 81% are employed as 11% are in government sector, 13% are in private sector, 37% are in agriculture sector and 20% are in commercial activities. Accordingly a higher percentage of people are employed in agriculture and commercial sector.

Badulla is a multi-ethnic city, consists of Sinhalese, Ceylon Tamil, Indian Tamils, Burghers, Muslims and Moors etc. The majority is Sinhalese and it accounts 34,258, 70% of total population. Second highest is the Moors, it accounts 7,940, 16.32% of total population. Figures of Ceylon Tamils are 3,603 and Indian Tamils 2,252, percentages are 7% and 4.6% respectively.

Housing

With the development of administration activities in Badulla city, residential population within Badulla MC Area has risen rapidly. At the same time, when compared to previous years, the number of houses within the MC area also has been increased. Department of Census and Statistics data in 1992, 2001 years and Resource profile of the 2016 shows the continuous increase of the housing.

Table no 2.2: Badulla housing and average size of the household

Year	No of Houses	No of People	Housing Ratio
1992	7316	39892	5.4
2001	9125	40920	4.9
2016	10298	48641	4.7

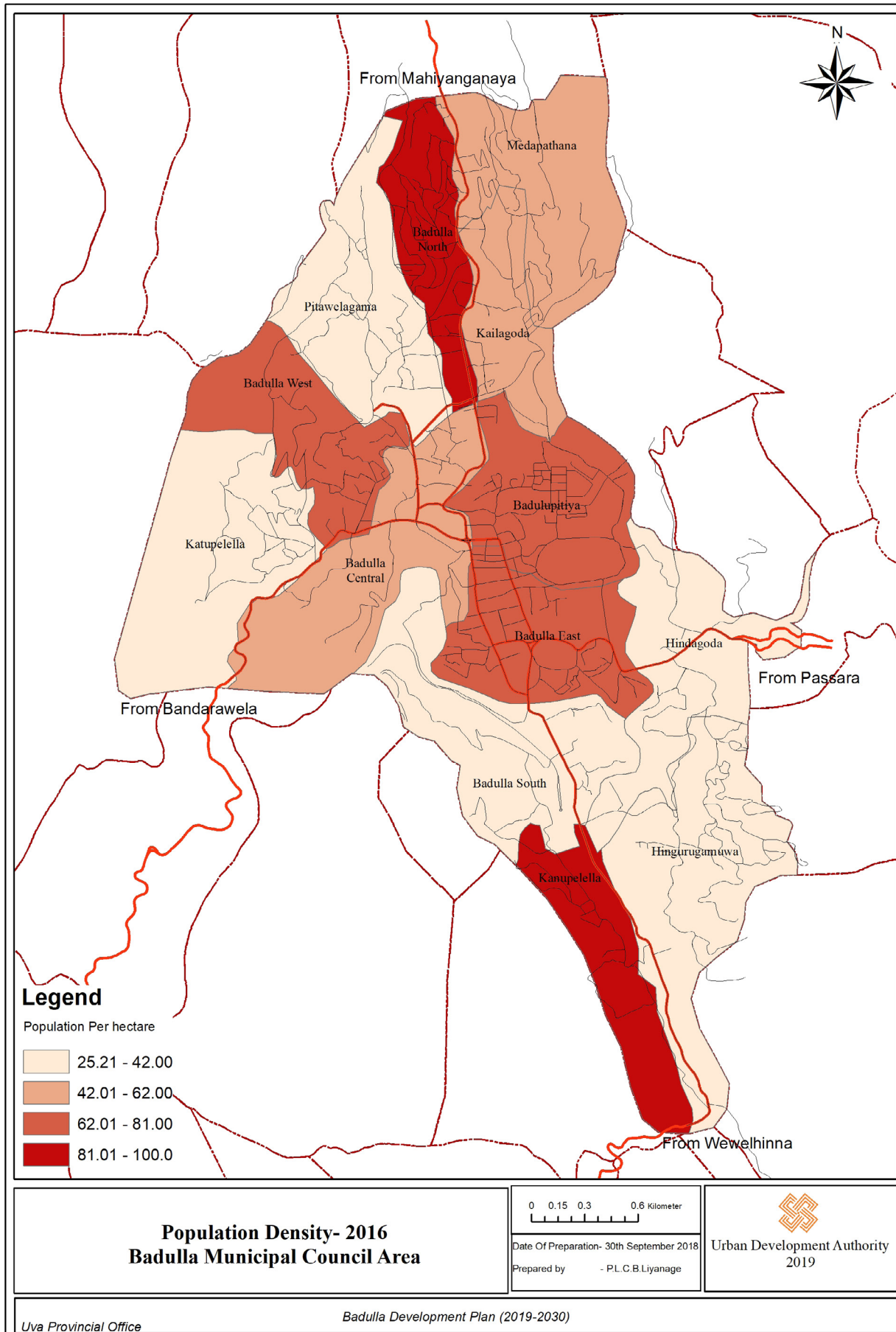
Source: Department of Census and Statistics and Resource Profile, Badulla Divisional Secretariat office

62% of the land within Badulla area is under residential use. Therefore, it can be considered as a residential city. This is mainly due to the employees who are working in the government and private sectors are willing to locate their residences within the MC area itself. However still there are under-utilized lands within the town center.

Housing Density

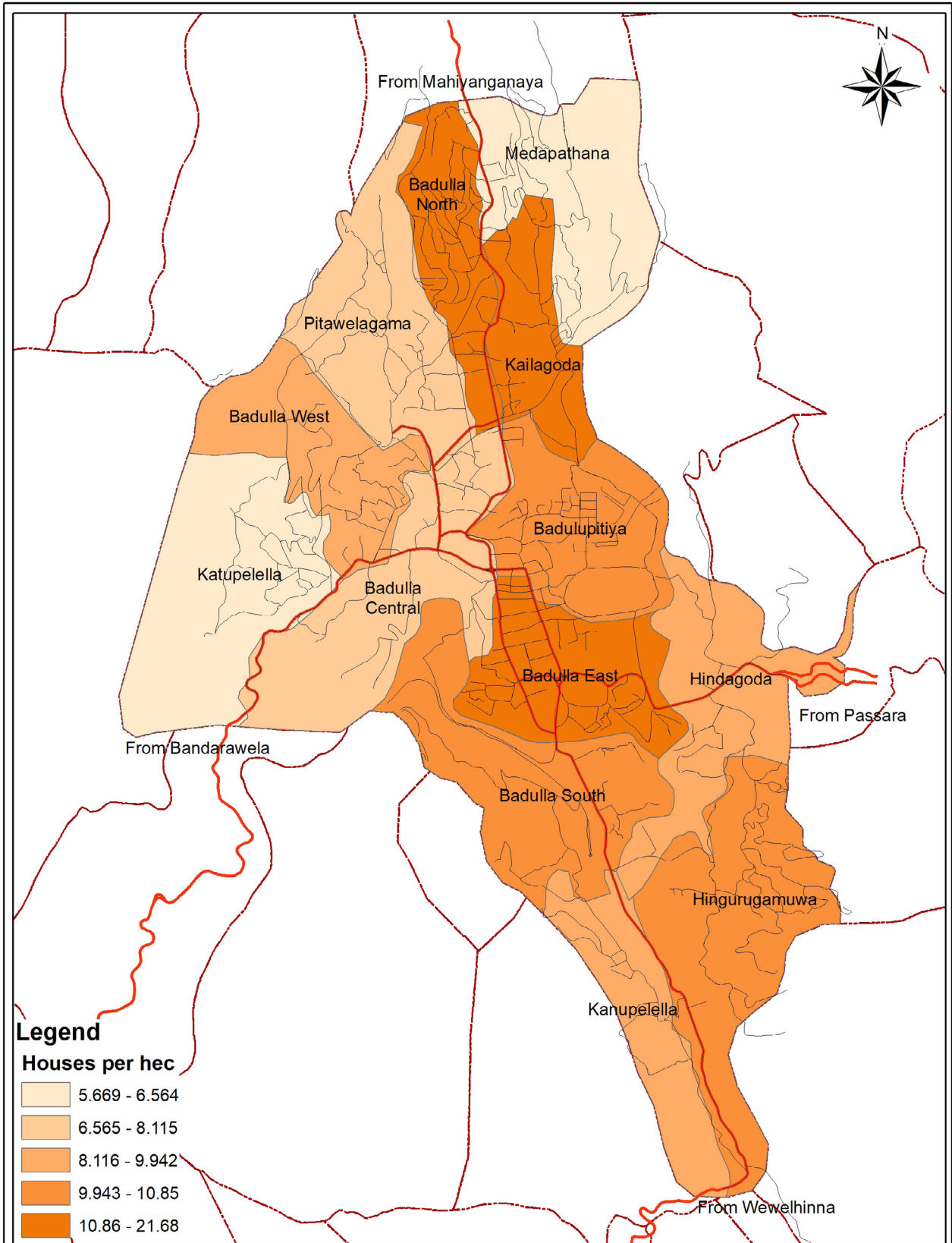
According to the average housing density Badulla MC area, there are 9 houses per hectare. Badulla North and Badulupitiya GN Divisions show a high housing density with 22 and 17 houses per hectare respectively. Other than that, Badulla West, Kailagoda, Kanupelella, Higurugamuwa GN Divisions show a moderate level of housing density which are considered as residential zones.

Map No 2.1: Badulla Population Density





Map No 2.2: Housing Density



Housing Density- 2016 Badulla Municipal Council Area	0 0.15 0.3 0.6 Kilometer 	 Urban Development Authority 2019
	Date Of Preparation- 30th September 2018 Prepared by - P.L.C.B.Liyanage	

Floating Population

According to the survey conducted by Uva Provincial Office of Urban Development Authority and Road Passenger Transport Authority in 2017, daily commuting people to the city is around

100,000. Daily commuters to the city, residents and the outsiders come to the city for three main services. (Table No. 2.1)

Table No. 2.1 Commuters to the City by Requirement

Serial No.	Service Sector	Percentage of Commuters
1	Education	22%
2	Health	18%
3	Institutional	8%

Source: Uva Provincial Office, UDA 2017

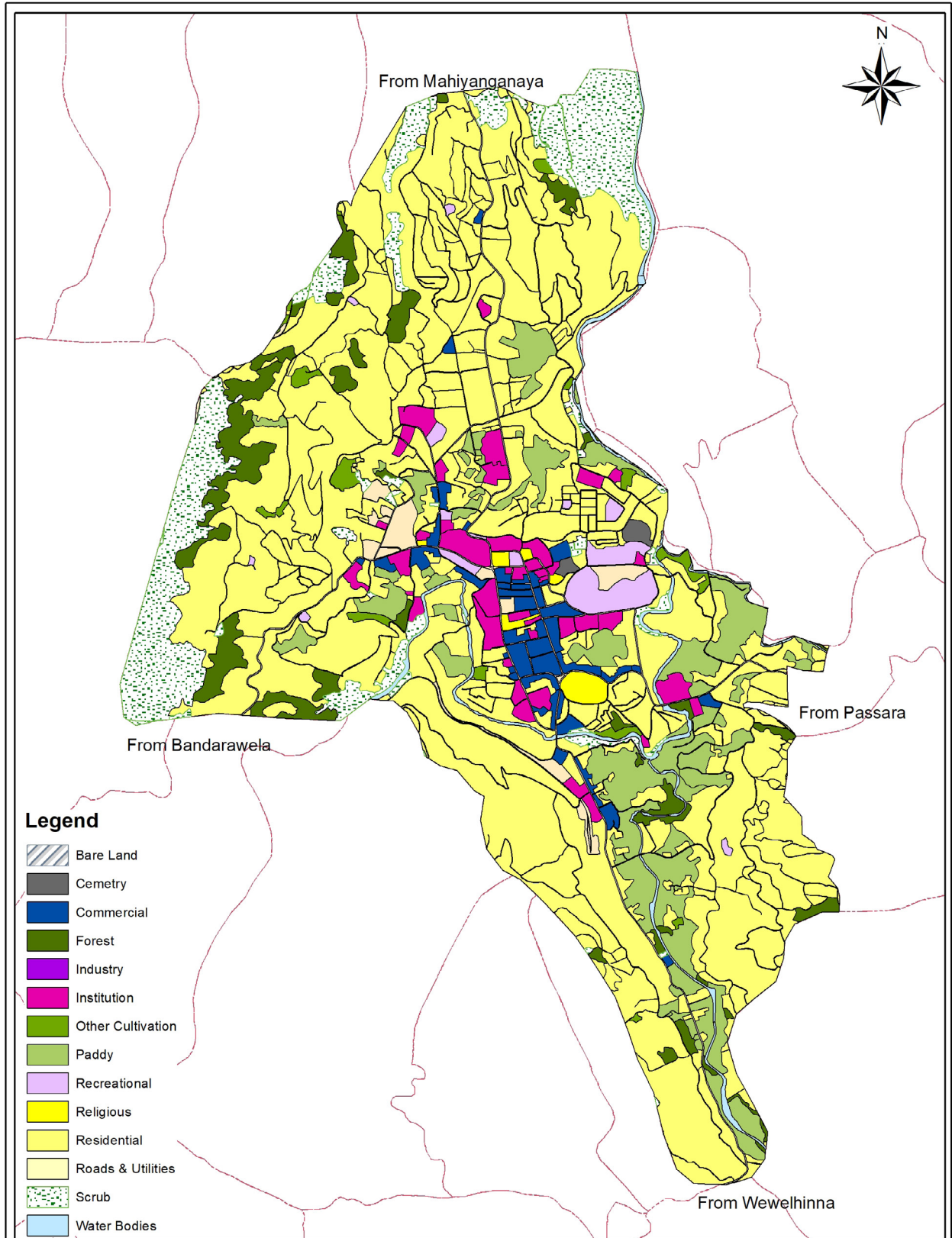
Land Use Pattern

Total land extent of Badulla City is 10.5 square kilometers. Out of that 62% is under residential use. The town centre lands devoted to Health, Institutional, Commercial and Recreational Uses. (Map No. 2.3)

Out of the total land extent within the town 1817 acres are in developed category. Another 278 acres, 10% of the total area is in developable category. Reasonable extent of developed land under the ownership of government and several lands of them are under-developed.



Map No. 2.3 Existing Land Use, Badulla



Legend

- Bare Land
- Cemetery
- Commercial
- Forest
- Industry
- Institution
- Other Cultivation
- Paddy
- Recreational
- Religious
- Residential
- Roads & Utilities
- Scrub
- Water Bodies

Land Use - 2016
Badulla Municipal Council Area

0 0.1250.25 0.5 Kilometer

Date Of Preparation- 30th September 2018
 Prepared by - P.L.C.B.Liyanage



Those under-developed lands are,

- (i) City center lands belong to Housing Development Authority
- (ii) Back portion of Governor's Office land
- (iii) Back portion of District Secretariat land
- (iv) Land own by Inland Revenue Department
- (v) City center land belong to Railway Department (Behind Prison, Kanupelella Road Quarters)
- (vi) Municipal officer quarters land at Badulupitiya Road
- (vii) Land categorized as Archeological Conservation and land not use at present

Land Ownership

Land ownership pattern in Badulla town can be classified as follows. (Table no. 2.3)

Table No. 2.3 Land Ownership in Badulla Town

Institution	Percentage (%)
State	20%
Badulla Kataragama Devalaya	11%
Muthiyangana Raja MahaViharaya	0.1%
Private	62%
Others	7%

Source: Divisional Secretary Office, Badulla, 2017

One salient feature to be mentioned here is that 60% of the land within Badulla South Grama Niladhari Division is owned by Kataragama Devalaya where majority is dominated by commercial activities.

Stream Network

BaduluOya can be introduced as a special character in Badulla city limit. In addition, KudaOya and RambukpothaOya flow to BaduluOya within Badulla town. There are several irrigation canal and natural water springs in Badulla connected to BaduluOya. Although pipe born water is available within entire Badulla town there are lots of crowds using water of BaduluOya for their daily needs. (Map No. 2.4)

Economic Base of the Town

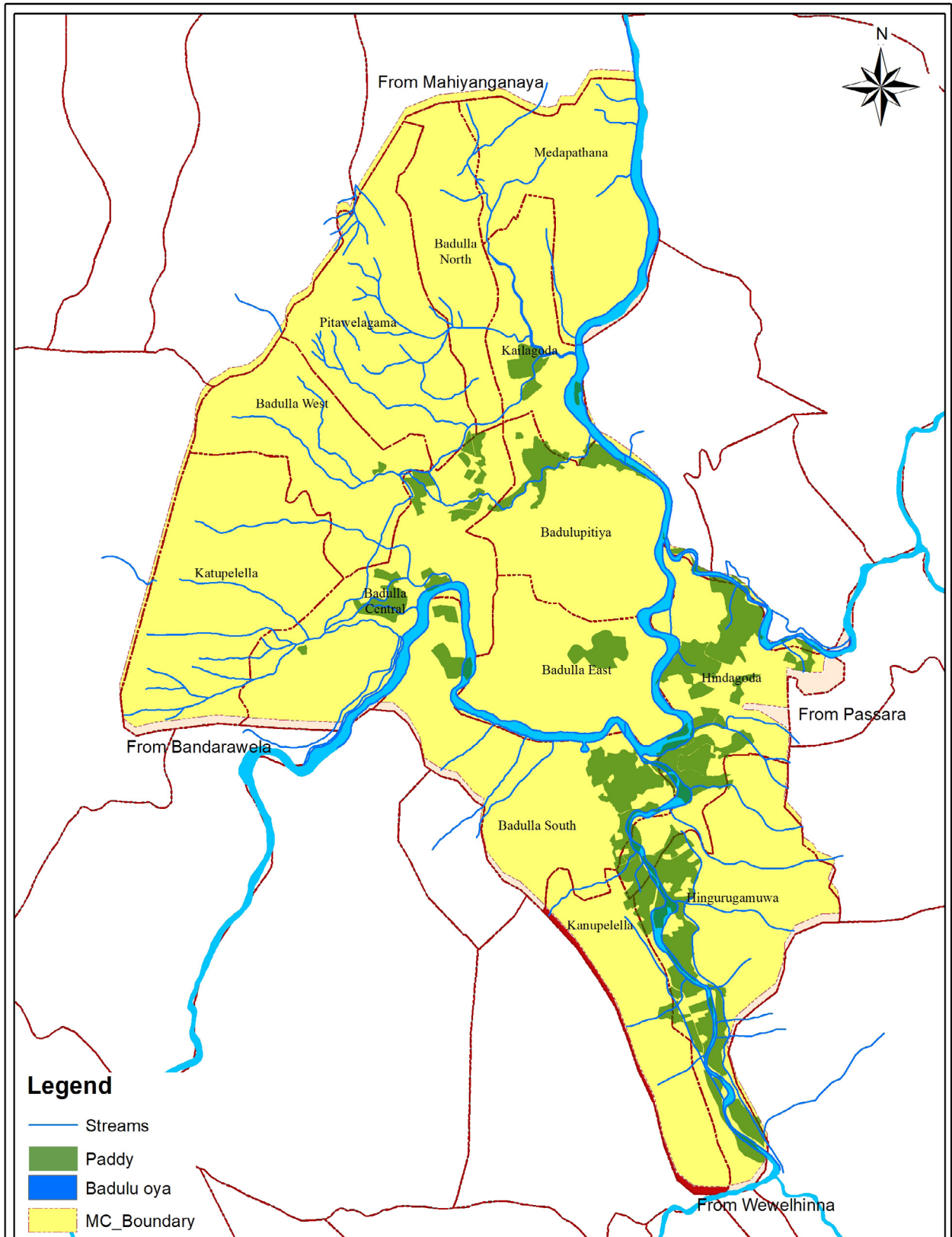
When considering about the historical evolution of Badulla, it's the centre of administration and it's a service town. But the economy of Badulla was based on the agriculture in the past. According to the fork-tails there was tank in Badulla and the city was self-sufficient based on it. Due to diminishing of economic productivity of paddy land, labor force was drawn towards the service sector, administrative and health.

At the same time the economic productivity of the paddy fields within Badulla city limits was diminished. The main reasons were irregular supply of water to the paddy fields, lack of lands for residential use. There is emerging trend of offilling paddy lands rapidly. But out of total paddy land in Badulla Divisional Secretary Division 31.4% of the paddy lands are within Badulla Municipal area. However, tertiary sector service provision is prominent in Badulla surpassing agriculture sector at the present.





Although there are places which can get tourist attraction in Badulla area yet the city of tourism has not been established.



Map No 2.4: Badulla Stream Network



Legend

-  Streams
-  Paddy
-  Badulu oya
-  MC_Boundary

Water Sources
Badulla Municipal Council Area

0 0.1250.25 0.5 kilometer

Date Of Preparation- 30th September 2018
Prepared by - P.L.C.B.Lijanage


 Urban Development Authority
 2019

Road and Transport

There are three categories of roads within Badulla City. (Table No. 2.4).

Table No. 2.4 Roads in Badulla by Category

Category	No. of Roads	Length of Road (Km)
Road Development Authority	6	14.1 Km
Provincial Road Development Authority	3	5.4 Km
Badulla Municipal Council Road	129	84.7 Km

Source: Road Development Authority & Badulla Municipal Council, 2017

The special character in Municipal Roads within Badulla is that the majority of them are in the form of steps passages due to the topographical features. (Map No. 2.5) The number of buses arrive to the city and the number of buses depart from the city are as follows, according to the data from the Transportation Authority of Badulla and Sri Lanka Transport Board.

(Table No. 2.5)

Table No. 2.5: Inbound - Outbound Commuter Passenger Buses

Direction	No. of Buses
Inbound	789
Outbound	810

Source: Road Passenger Transport Authority, Uva Province Sri Lanka Transport Board, Badulla 2016

As destination of up-country railway line, 5 railway turns departure and 5 railways turns arrive at the Badulla Railway Station a day.

Water Supply

The main source of drinking water within the Badulla city limits is Badulu Oya while the main drinking water supplier is National Water Supply and Drainage Board. The total number of families living within the city is 12,452 out of them 11,891 families, 40% of total families, are entitled for pipe born water supply. (Map no. 2.6)

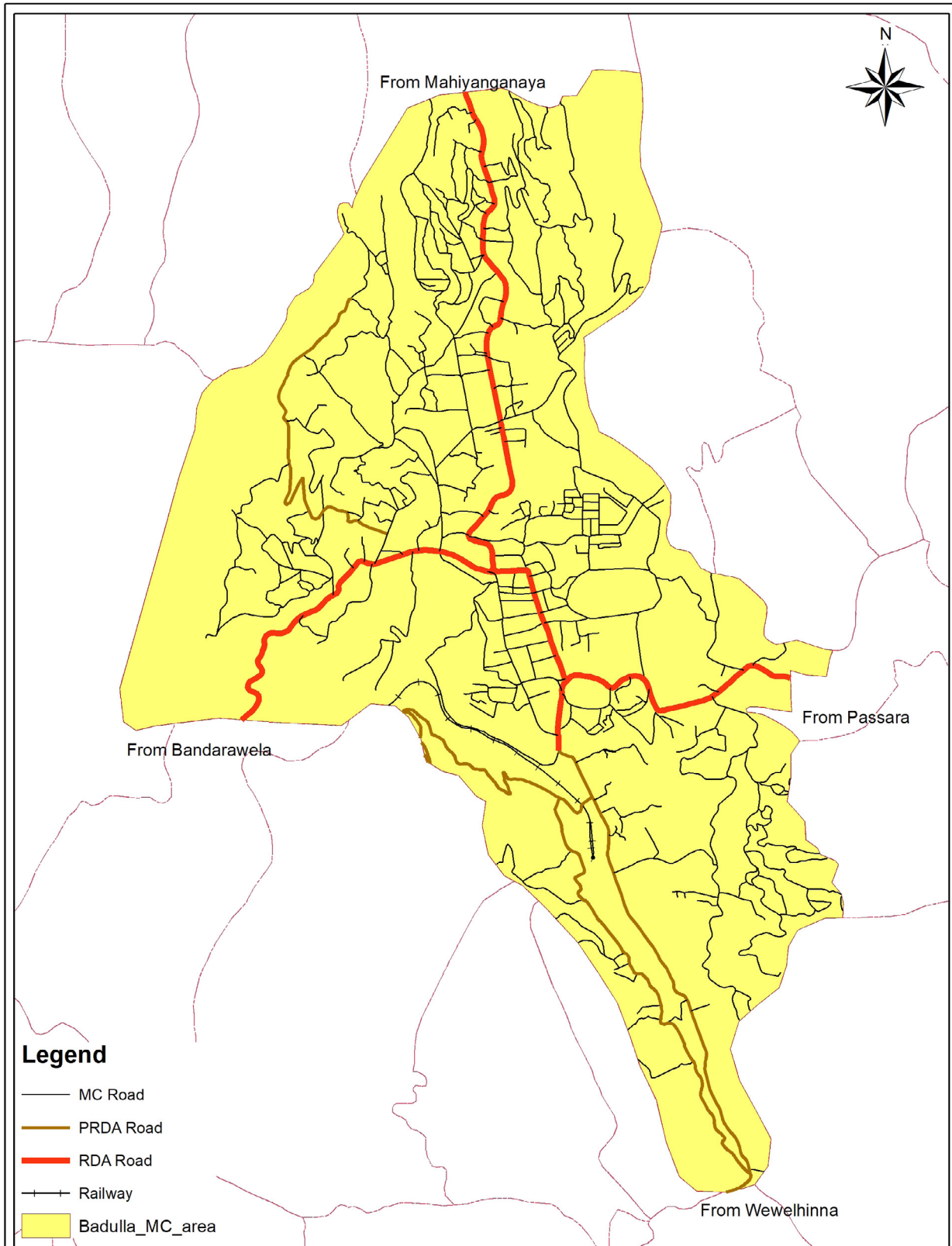
Electricity Supply

According to the data of Ceylon Electricity Board of Badulla, 99.5% is supplied with electricity within city limits. There are 51 transformers and one grid substation located in Badulla town.

(Map No. 2.7)



Map No. 2.5: Road Network in Badulla



Legend

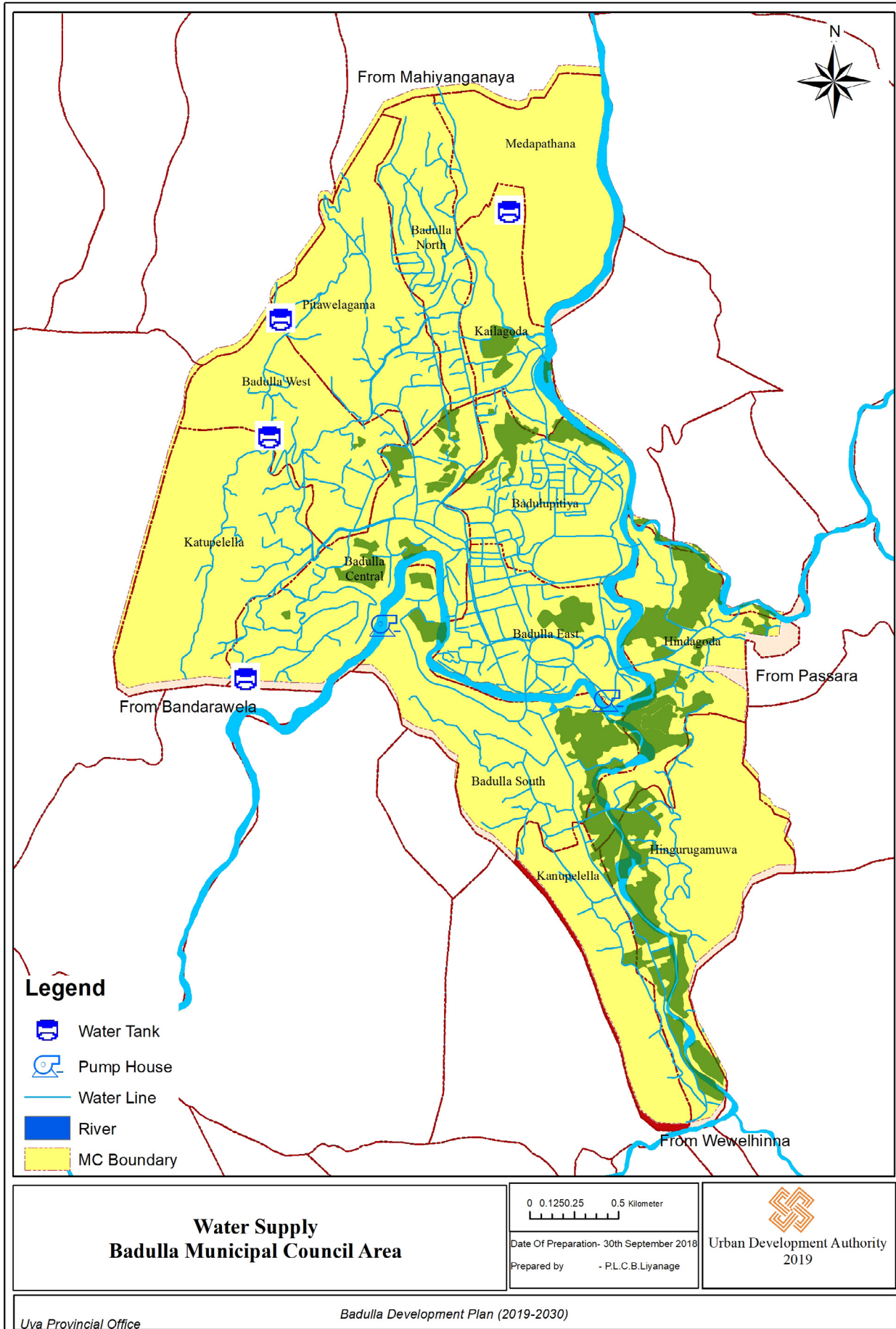
- MC Road
- PRDA Road
- RDA Road
- Railway
- Badulla_MC_area

Road Network - 2018
Badulla Municipal Council Area

0 0.15 0.3 0.6 Kilometer
 Date Of Preparation- 30th September 2018
 Prepared by - P.L.C.B.Liyanage

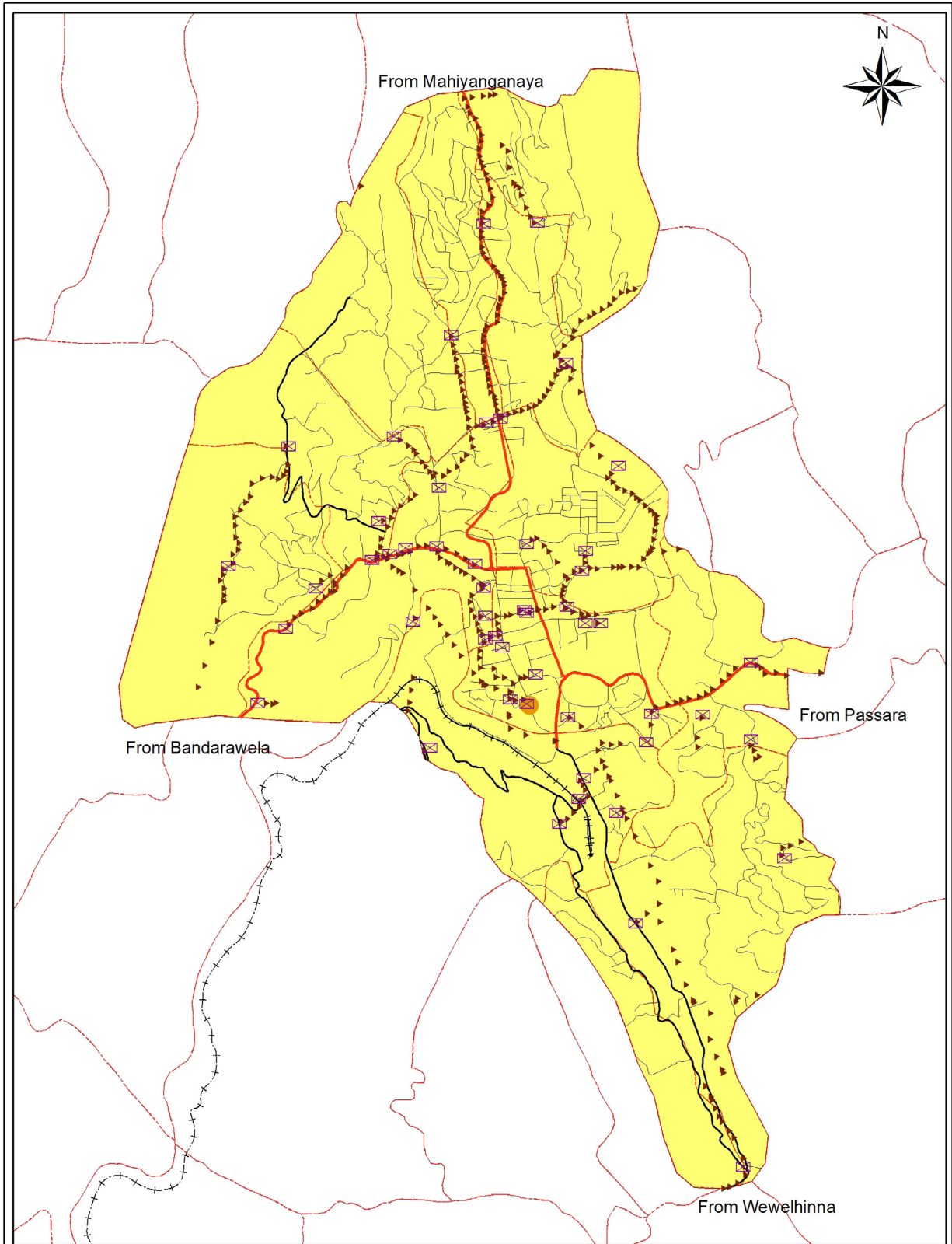
Urban Development Authority
 2019

Map No. 2.6: Water Supply System in Badulla





Map No. 2.7: Electricity Grid Network in Badulla



Electricity Supply- 2018 Badulla Municipal Council Area <i>Source : Electricity Board, Badulla</i>	0 0.1250.25 0.5 Kilometer 	Urban Development Authority 2019
	Date Of Preparation- 30th September 2018 Prepared by - P.L.C.B.Liyanage	

Uva Provincial Office Badulla Development Plan (2019-2030)

Health Services

Provision of health service is considered a peculiar service in the service sector of Badulla area. Badulla General Hospital, Medical Officer of Health and Aurvedic Health Service of Municipal Council contribute to provision of health services as government sector agencies. In addition several private hospitals, laboratories, medical consultancy centers are located within the town and special character is most of them are located similar Vicinity of Badulla General Hospital. (Map No. 2.4)

Figure No. 2.4 Location of Badulla General Hospital



Source: Google Earth. 2017

The commencement of Badulla General Hospital was taken place during the Colonial period of 1891. The 9 Acre land area is occupied by the General Hospital. Service threshold of General Hospital serve entire Uva Province and even to Batticaloa area.

Table No. 2.6: Staff of Badulla General Hospital

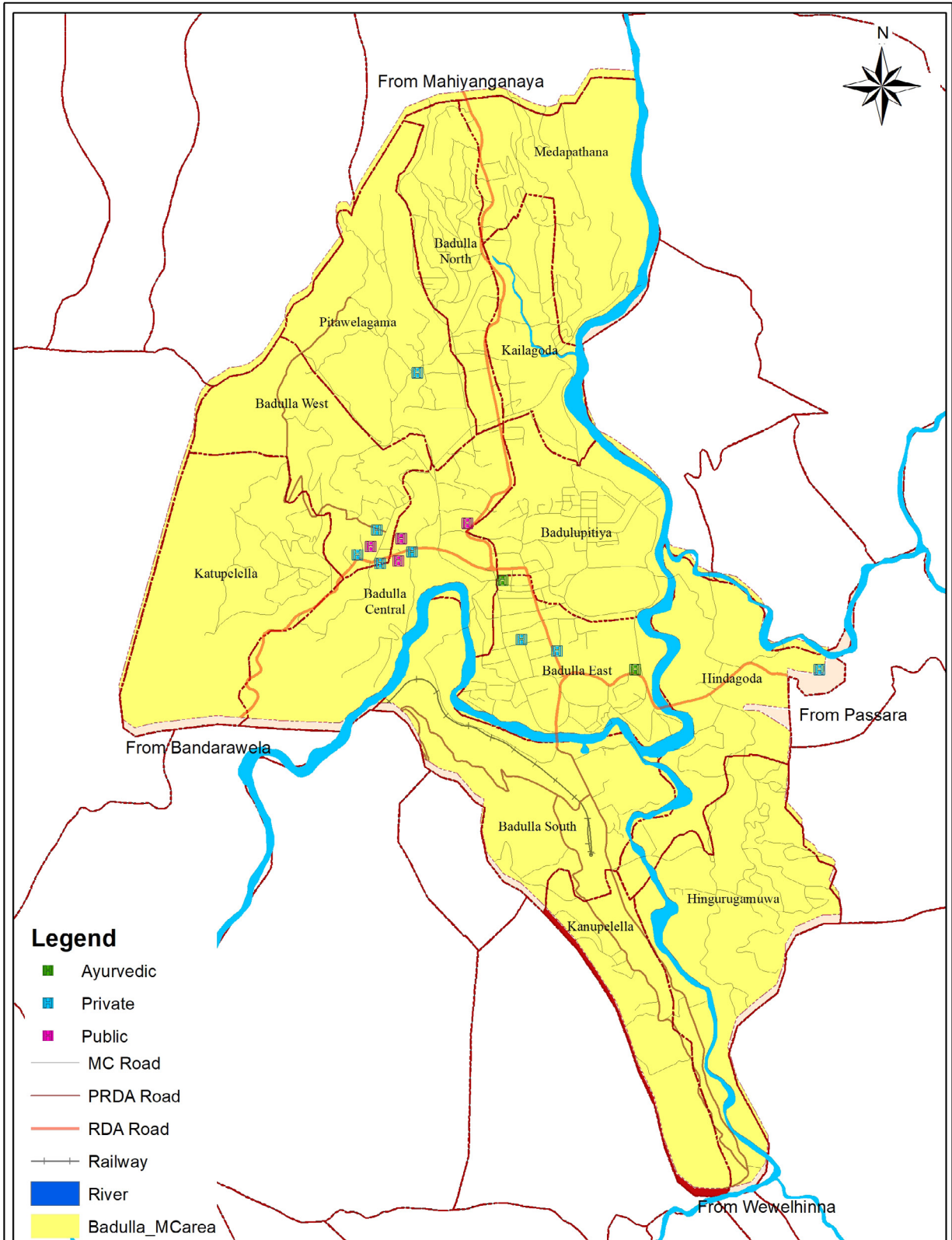
Category	No.
Specialist Doctors	41
General Doctors	201
Nurses	604

Source: Badulla General Hospital 2016

Badulla General Hospital comprises with 42 words and 1493 beds. General occupancy ratio is 82% and occupancy ratio in physical words is very high and much more than bed capacities.



Map No. 2.8 Location of Health Service in Badulla



Legend

- Ayurvedic
- Private
- Public
- MC Road
- PRDA Road
- RDA Road
- +— Railway
- River
- Badulla_MCarea

**Health Services- 2018
Badulla Municipal Council Area**

0 0.1250.25 0.5 Kilometer

Date Of Preparation- 30th September 2018
 Prepared by - P.L.C.B.Liyanage



Urban Development Authority
2019

Solid Waste Management

Badulla Municipal Council collects solid waste in about 70% of its total area. That means except municipal ward of Katupelella and part of Pitawelagama, out of the 15 divisions, solid waste is collected by the Municipal Council. The solid waste collected by the Municipality is dumped in low lying area adjacent to Race Course Ground, since 1964. The dumping ground is located in between Badulla Botanical Garden and Vincent Dias Stadium. Although waste is collected separately as degradable and non-degradable the system does not function systematically. According to statistics, waste generation in Badulla town is 25-28 tons per day. Residential sector is the main contributor to the waste generation stream. (Table No. 2.7)

Table No. 2.7 Categorization of Waste Generate per day by Source, in Badulla

	Category of Source	Amount (Tons)
1	Residential	11
2	Commercial	10
3	Hospital (Degradable)	2
4	Industries	1
5	Others (Restaurant, Government Institution)	1
	Total	25

Source: Badulla Municipal Council, 2017

There is no waste water management system within Badulla City. Although there is a wasteliquid management system for waste discharge by Badulla General Hospital its capacity is inadequate in the present. Due to less water absorption capacity in soil within the town center, there is a tendency of collecting waste water directly to the BaduluOya. Accordingly the land fragmentation with minimum standard aggravates which takes placereapidly in the city area causes issues in disposal of waste water in the town center.

As per report submitted by a survey conducted by researchers G.Kumarathilake, Y.Jayawardena, W.Dissanayake in waste water discharge in three hospitals in Sri Lanka to International Conference of Structural Engineering and Construction Management held in 2015, has revealed that waste water discharges by Badulla General Hospital has higher chemical and allergy level. Accordingly, the poor disposal of wastewater collected from Badulla General Hospital in a surface drain without treatment has created a problematic situation.

Education

There are improved education institutors and schools located within town. Among them, there are for National Schools and 29 Provincial Level Schools. As Badulla is popular for private education institute and Piriven education system. Teacher student ratio is 17:6 and it is international standard. In addition, Branch of Open University and High Technical School, technical institute are there in tertiary education category. Although not located in Municipal limits the Uva - Wellassa University located immediate vicinity has promoted education in the area.

Commercial Activities

Several commercial zone located in Badulla in order to serve resident of Badulla as well commuter to the city. Out of total acreage of Badulla Municipality around 25 Acre are in commercial use.

The Lower Street, Bazaar Street, Southern Lane, Raja Mawatha, Kokowatte Road and railway station area are the main commercial zone in the town center. As well commercial zone at Welekade in the vicinity of Badulla General Hospital and Puwakgodamulla commercial zones are important location of commercial activities are concerned. These commercial centres fulfill necessity of residential population and commuter population satisfactory.

There are no large-scale commercial establishment which selling higher order goods in Badulla. Comparatively large, higher order commercial activities are more concentrated at Bandarawela than Badulla.

Figure 2.5 Commercial Activities at PahalaVeediya and Bazaar Street



Captured by: Uva Provincial Office, UDA

There are no industries distribution within town limits. There are two industrial establishment in Badulla either side of WevalhinnaRoad, one tea factory and liquor production plant. As well several distribution centers located in Badulla North GramaNiladhari Division.

Meanwhile the Badulla Weakly Fair location near Badulla Railway Station little far away from the town center. Due to this reason people tend to use fulfill their needs from common market in town center.

Town center commercial activities are located in mixed manner. Due to this heavy traffic congestion occurred in day time at PahalaVeediya and Bazaar Street. Government and private sector bank and financial institution mostly concentrated Kokowatte and Bank Road area.

Government and Private Institutions

Specific land use in Badulla is location of institute, specially government sector administrative institutes. Institution in relation to government, semi government and private sector location in the town as provincial, district and divisional level. Provincial Council and District Secretariat most important institutes. As well many government and private sector banks located along PahalaRajaVeediya and Bank Road.

Specific feature in Institutional Zone is that most government offices occupied in Archeologically Conservation Buildings, Badulla District Secretariat, Municipal Council and Archeology Office special in this regard. Spaces in their institutions are inadequate in relation to activities allied with same buildings.

Environmental Situation

In relation to environmental condition of the both manmade and natural environmental situation are visible in the town. Consideration of possible natural hazards important in analysis of environmental sector.

According to National Building Research Organization 30% of the land in Badulla town liable subject to landslides. 16 hot spots liable to flood have been identified adjacent to BaduluOya and KudaOya.

Among built environment there are Badulla Botanical Garden, Senanayake Garden and Stadium Scattered all over the town. The built-up recreation area at present is 16.3 hectare in the town.

2.3 Delineation of Planning Area

In preparation of Badulla Development Plan Geographical Boundary, Functional Boundary and Administrative Boundary were considered.

Geographical Boundary

Badulla City is in a specific geographical feature of shape of basin, Badulu Oya flows crossing the city and surrounded by Namunukula mountain range and other few mountain ranges. Height of the town is around 680m from mean sea level and town center terrain is plain slightly, undulating nature. Existing topographical character limit the expansion of the city greatly. Due to that, developable land in the town center are very limited and land prices are high. Since the land prices are very high people tend to develop unsuitable hilly slope for residential activities. Topographical nature seriously affected concentrate the city into the center.

Figure 2.6 Badulla City



Captured by: Uva Provincial Office, UDA

Functional Boundary

In relation to consider functional boundary most attention paid to health and administrative provide by the town. After study geographical, functional and administrative boundaries of Municipal area development pressure analysis and building density analysis were undertaken through Geographical Information System. Final recommendation arisen on above analysis, revealed although Badulla city functional boundary stretched even beyond Uva Province development trend limited to geographical boundary and administrative boundary. Accordingly, administrative boundary of Badulla Municipal is selected as planning area in the exercise of delineation of urban area.

Administrative function spread in all three-level provincial, district and local. Entire Uva Province is a threshold for services to commuters even service threshold extended Batticaloa and Ampara are some service are concern. Accordingly, Badulla city has measureless service threshold specially in relation to health service of the Badulla General Hospital.

Administrative Boundaries

Badulla Municipal Council consist with thirteen wards parallel to 13 Grama Niladhari Division located western side of Badulla Divisional Secretary Division. Those wards are,

- | | |
|--------------------|-------------------|
| 1. Badulla North | 8. MadaPathana |
| 2. Badulla East | 9. Hindagoda |
| 3. Badulla West | 10. Badulupitiya |
| 4. Badulla Central | 11. Hingurugamuwa |
| 5. Badulla South | 12. Kanupelella |
| 6. Pitavelagama | 13. Kailagoda |
| 7. Katupelella | |

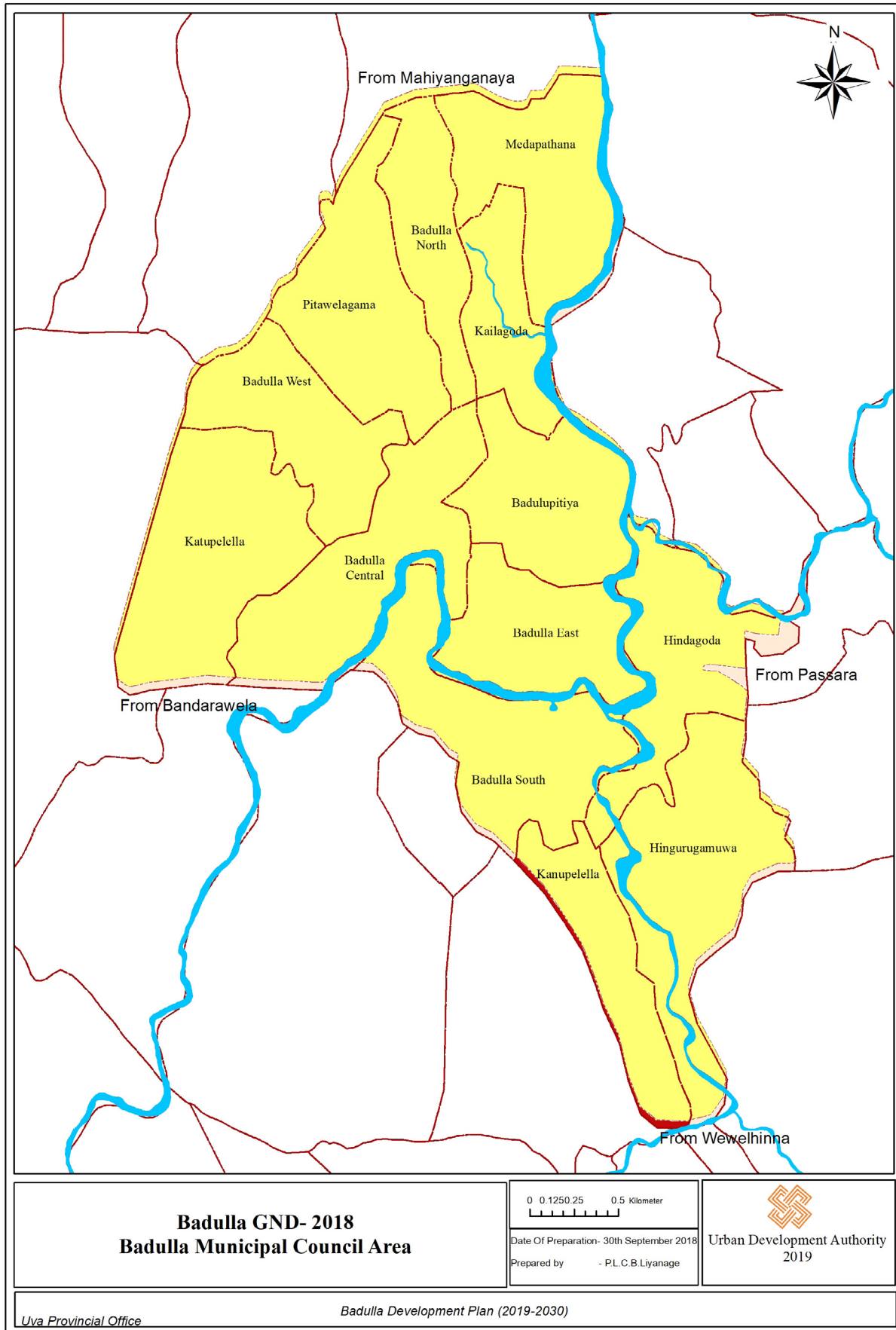
The square area of Municipality is 10.0 sq.km. and the area was declared as an urban development in 1979.

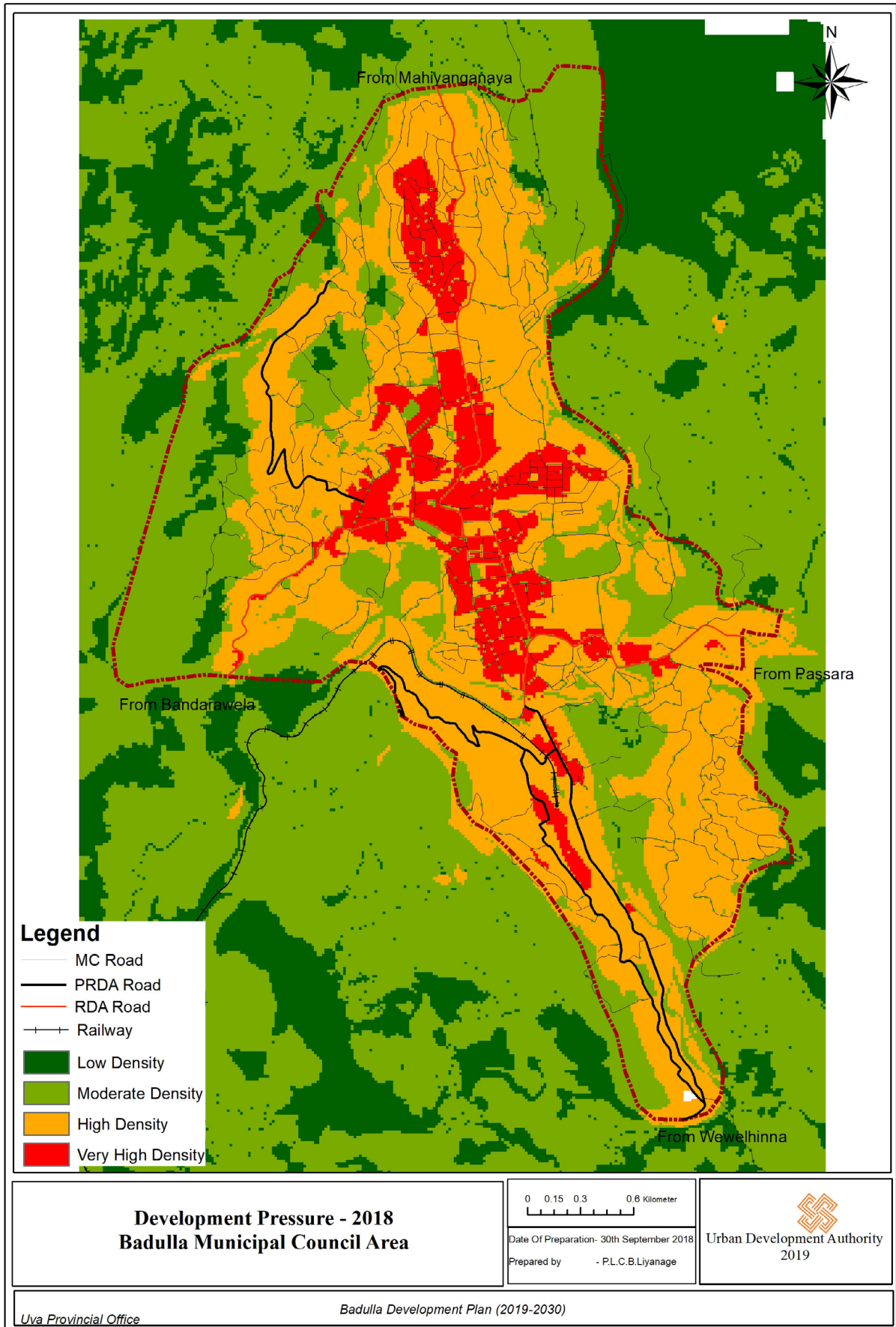


Figure No. 2.7 Badulla Service catchment area

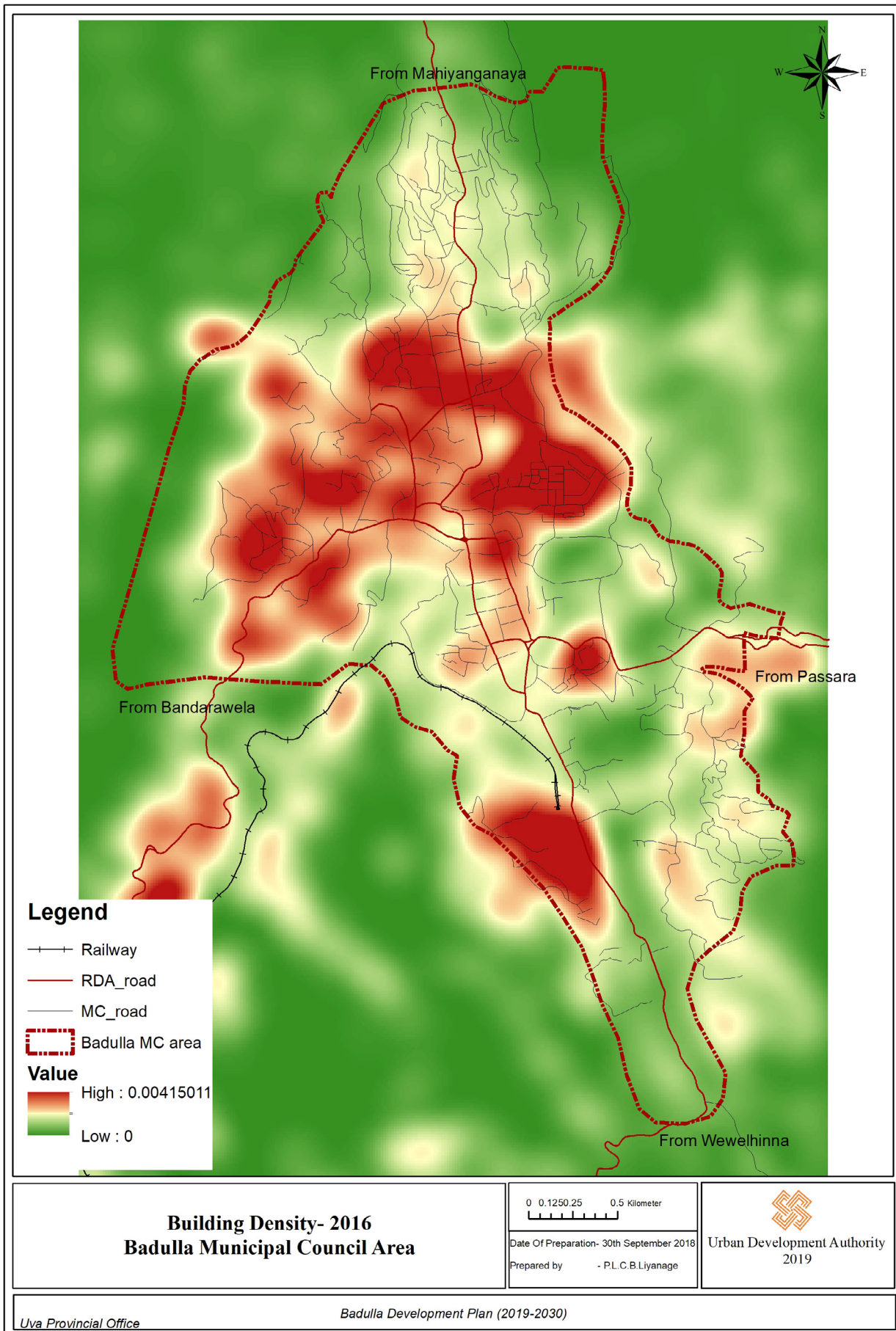


Source: Google Earth, 2017 (Compiled by Uva Province Office)





Map No. 2.11: Building Density Analysis



Necessity of Updating Urban Development Plan

3. Necessity of Updating Urban Development Plan

In order to preparation of development plan physical, economic, social and environmental conditions of the selected urban area that is Municipal Council area were studied. Developable potentials and mitigatory problems through the development plan were identified base on problem and potentials identified by the aforesaid analysis.

I. Rapid Population Growth Base on Employment

Daily commuting people to the city for employment, education, administrative health commercial and other services were around 100,000 people due to important of the city of provincial, district and local level due to Capital City of Uva Province.

During the period of 2001-2012 average annual growth rate of urban population in Municipal area was 0.3%. It is high as 3.0% per annum during 2012-2016 where Badulla district population growth rate was only 0.3% per annum. That denotes population in migration to the city taking place significantly.

Majority of in migrate to the city base on employment. Majority of them are in upper- and middle-classsocial level. Majority of middle-class level population tend to settled in Nadukarakanda, Katupelella, Pin Arawa, Badulla West and Hingurugamuwa areas. Accordingly, there are necessities of promote and develop education, health facilities, education and commercial service to suit demand created by these upper- and middle-class people. In addition to Kanupelella and Hindagoda area also tend to settled by middle income people. Labour community participating to commercial and health service tend to settled Badulupitiya and Kailagoda area. However due to limited spaces in the city evidenced that migrant middle level community settled all over the urban area.

There is a necessity to create city with complete infrastructure facilities in order to serve people comes for administrative and health services and employers of same sectors, resident population as well commuters and people going through the city.

2010 Development Plan more concentrate on administrative services center service town. Now provision of health service also a main contributory factor of function of the city. The development plan of the city must need focus both administration and health service and other services sector also.

II. Informal Nature of Infrastructure in town

(a) Issues related to Solid Waste Liquid Waste Management

Solid waste management by Badulla Municipal Council, facing severe problematic situation. 20% of solid waste

Figure No. 3.1 Badulla Dumping Yard

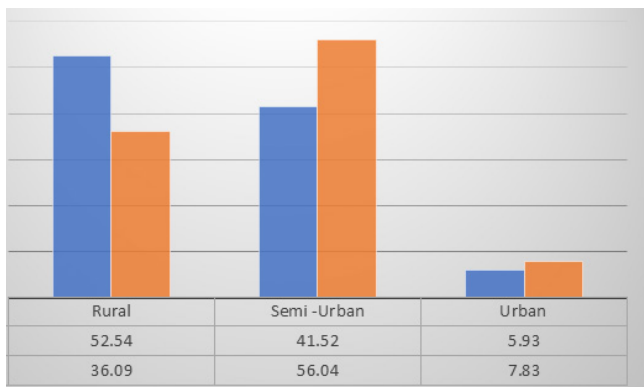


Captured by: Uva Provincial Office, UDA

As well there are collected residual waste storage which cannot be saled or separation from year 2014. This waste stream lead special malodor in the area. Since the dumping yard located between Vincent Dias Stadium which is only ground with necessary facilities to main sports activities in Badulla and Botanical Garden of Badulla caused to reduction of utility, efficiency and productivity these too rare resources.

As already mentioned, there is not available methodology for waste water generation in the city. These waste water directly flows to common drains through the same drains waste water flows to BaduluOya. Due to this the BaduluOya entitled to polluted waste water stream. This is issue to be considered critically, since the BaduluOya is the main source of pipe born water to Badulla city and large number of crowed for their daily needs.

Urban sprawl has calculated by Normalized Difference Built-Up Area Index (NDBI) using Satellite images of 2017 and 2018. The analysis pointed out that there is 2% increase in the urban portion of the Badulla area in 2018 compare to 2017. Thereby it also highlighted that area has high demand in population growth.



Source : Uva Provincial Office, Urban Development Authority, 2018

Figure No. 3.2 Waste Water Collect to BaduluOya



Captured by: Uva Provincial Office, UDA

(b) Issue related to Pedestrian Ways

There are many Government and Semi Government institute as well private institute scattered in the town, since it is provincial and district capital. Daily commuters to city around 100,000 people, majority of them comes to obtained administrative, health, education and commercial services of the town. Since most of commuters are using public transport services and administrative institutes, scattered in an over the town; there for there is a critical need to provide and improvement of pedestrian facilities and pedestrian friendly environment within the town.

III. Sub Optimal Use of Town Centre Land

Badulla City which subject to long historical evolution have more archeological important sites. According to Archeological Office of Badulla, there are 30 archeologically important places located in Badulla town. Most of government institutions were located in these buildings. Some archeologically important buildings are dilapidating due to negligence. These dilapidating building also located in most valuable land in the town centre. Land ownership and archeological conditions avoid optimal development of this lands.

Figure No. 3.3 Archeological Sites with Sub-optimal Use in Badullla Town



Thaldena Walawwa

Kotalawala Walawwa



Salusala Building



Welekade Fort

Captured by: Uva Provincial Office, UDA and Internet

In addition many government schools and private schools were located in the town centre. These sites are in sub optimal use, limited urban land use is concern. Badulupitiya labour quarters, railway land behind Prison, railway quarters in Kanupelella road, land near the swimming pool in Green Lane Drive and Badulla Rest House are some example for sub optimal land use.

IV. Unauthorized Constructions in the City

There are much unauthorized constructions in Badulla city due out of practice of Development Plan which prepared for direct to City Development. Those unauthorized constructions cannot be regularize according to plot dimensions of existing development plan. Higher demand for town centre land and ownership of much land with Mutiyangana Raja Maha Viharaya and Kataragama Devalaya were main reasons behind un-regularized ability of unauthorized construction. There are higher trend to blocking out of these land less than minimum land extents stipulated in the development plan. Accordingly there is necessity of formal physical development plan with correct vision which capable to avoid root cause for unauthorized construction.

V. Rapid Environmental Degradation

More attention shall be paid to topography of the town in this regard. The town centre is plain nature within basin shape Municipal Boundary. The BaduluOya vicinity was famous for paddy farming and there was a lake in present Race Course premises in the past. Storm water and spring water flows to the town direction, comes through those paddy field in the past before flows to BaduluOya. Filling of paddy land rapidly caused to loss of former water retention areas and this is lead to flash flooding of BaduluOya. There were 332 Acre paddy field in year 2000 in municipal area and that has been reduce to 247 Acres at present. 63 Acres out of them abandoned presently. In addition construction take place with blocking irrigation canal and natural springs be a cause to flash flood during the rainy season.

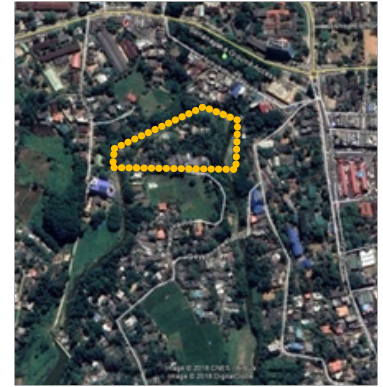
Figure No. 3.4 Construction with Filling Paddy Field Figure No. 3.4 Construction with Filling Paddy Field



2000



2010

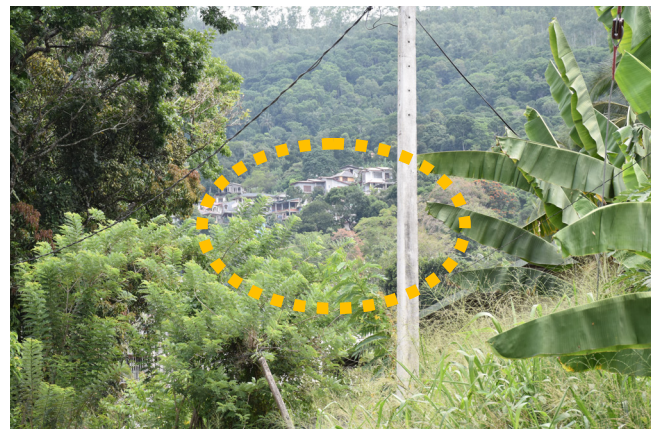
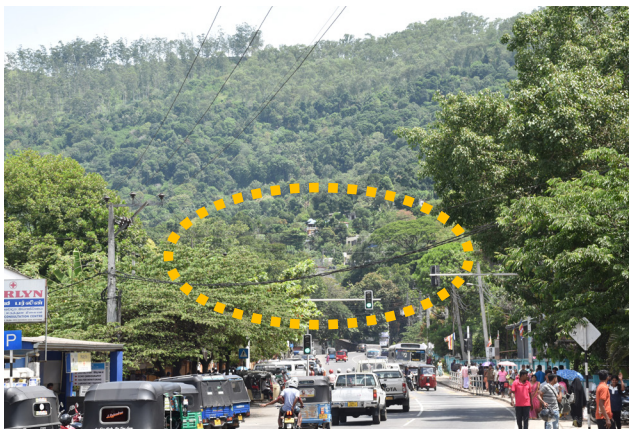


2017

Source: Google Earth

Due to high land values and land shortage in the city, higher demand create for residential development in surrounding hilly slopes areas. Most hilly slopes subject to haphazard construction which liable to land slides hazards.

Figure No. 3.5 Residential Development in Hilly Slopes



Captured by: Uva Provincial Office, UDA

Environmental sustainability existed in the city is demolishing rapidly due to aforesaid seasons. There for it is an essential to protect sustainability of environment in Badulla City which identified the area belongs to medium environmental sensitive zone by the National Physical Plan 2030.

Badulla Development Plan

Volume I

Part Two

Urban Development Authority

Uva Provincial Office - Badulla

2019 - 2030

Minister's Approval

Gazette Notification

Development Plan Framework

4. Development Plan Framework

4.1. Vision

Administrative and Health Center of the Uva Green Valley

4.2. Vision Statement

The capital city of the administrative and health services upgraded to become heart of the uva province by providing compatible infrastructure facilities while conserving the Environment and cultural identity of the Badulla.

Uva Green Valley

This means the plain terrain which takes the shape of basin makes by surrounding mountains and water bodies with having rich environmental sensitivity. In further it denotes the BaduluOya, Namunukula Mountain and other physical features of Badulla Town.

Administrative and Health City

This means the administrative, health services and livable environment of Badulla which are considered as the most important sectors of Badulla Town. These sectors are the base of functionality of the area. It includes the health services of Badulla Provincial hospital and administrative functions of Uva Province by government, semi government and private sectors. In further this means a good living environment with having proper infrastructure facilities for predicted residential population.

Badulla has developed as the administrative and health capital in Uva Province based on Administrative and Health services. Since this administrative and health services of Badulla Town area the demand for residential and commercial activities has increased rapidly. Since this rapid demand increase the environmental sustainability has threaten by the developments. Considering these situations this planning intervention anticipate to create a quantitatively

and qualitatively developed administrative and health city with having proper infrastructure facilities for expected population and by protecting the environmental sensitivity in sustainable manner in 2030.

4.3. Goals

Goal 01: Create the center for administrative and health services of the area

Goal 02: Facilitate the city by providing infrastructure facilities.

Goal 03: Create environmental sustainability with the development

Goal 04: Protect the heritage identity of the area.

4.4 Objectives

Goal 01: Create the center for administrative and health services of the area

- i. To enhance the connectivity among the institutions by developing two mixed development corridors for commercial and administrative uses from Welekade Junction to Badulupitiya and both sides of the Mahiyangana Road by 2030.
- ii. To emerge as the major service provider of the health facilities by creating health zone at the Badulla General hospital area, Keppetipola Road and Mediriya Road.
- iii. To agglomerate the development within town center by controlling the administrative services-based developments at high slope areas by 2030.
- iv. To establish the area of Rest House Junction to Pahala Veediya, Bank Road and Raja Veediya to a commercial center by 2030
- v. To a centering the educational, health and research-based activities towards the corridor of Badulupitiya to Welagedara – Dayagunasekara Mawatha
- vi. To create regional sport facilitator by 2030

Goal 02: Facilitate the city by providing infrastructure facilities

- i. To enhance the transportation connectivity among institutional, health, recreational and residential zones by providing road and street developments by 2025.
- ii. To increase the city beautification and pedestrian friendliness by developing a
- iii. Streets cape guideline along the Pahalaveediya commercial road by 2025.
- iv. To enhance the pedestrian walk ability by creating Green walkways along the roads from Rest House Junction to Raja Veediya post office road – Race course Road, Rest House Junction Kosgas Handiya, Bank Road to Kosgas Handiya by 2025.
- v. To introduce an Urban Regeneration Programme for Badulupitiya Urban Residential Zone by 2025.
- vi. To promote the Physical infrastructures of Waste water disposal system and Solid waste disposal system in 100% by 2020.
- vii. To develop the town center by changing the use of the archeological important places of Welekade open market, Salusala Building, Thaldena walawwa, Kothalawala walawwa to a proper use by 2025.
- viii. To promote an efficient transportation system by connecting the town and surrounding by 2025.
- ix. To regulate the infrastructure facilities by providing electricity and communication service lines near the A and B grade roads within the town by 2025.



Goal 03: Create make environmental sustainability with the development

- i. To protect the BaduluOya and its catchment by preserving river reservation and paddy lands by 2025.
- ii. To preserve the landslide risk area by limiting and controlling the developments located in sloppy areas by 2030.
- iii. To enhance the recreational facilities of residents and commuters by increasing recreational facility need by 80% by 2025.

Goal 04: Protect the heritage identity of the area.

- i. To conserve the religious and cultural important places by 2030
- ii. To protect the identity of the Muthiyangana Raja MahaViharaya area by landscaping by 2030
- iii. To develop the identified archeological places by introducing change of uses by 2025.
 - Welekade old fortress
 - Salusala Building
 - Thaldena walawwa
 - Kothalawala walawwa

Detailed Analysis

5. Detailed Analysis

SWOT Analysis

Goal 01: Create center for administrative and health services of the area

Table 5.1: Goal 01 - SWOT Analysis

<p>Strength</p> <ul style="list-style-type: none"> i. Being the capital city of Uva Province ii. Locating the administrative complexes iii. Having a residential population who are engaged with the service sector jobs iv. Having Badulla General hospital and many health institutions. v. Locating National Nursing Training Center. vi. Having Ayurveda Medical Centers. vii. Locating develop commercial service centers. viii. Having more spaces for extent the health service sector. ix. Distribution of develop able lands. x. Educational institutions located in the Town. 	<p>Weaknesses</p> <ul style="list-style-type: none"> i. The distance between Government institutions. ii. Not having proper guidance about the institutional locations. iii. Limited space for Badulla General Hospital. iv. Absence of required rest places for patients and community people. v. Absence of integrated place to obtain necessary services to patients & people
<p>Opportunities</p> <ul style="list-style-type: none"> i. Government proposals for Badulla General Hospital develop as a Teaching hospital. ii. Service sector immigration for exclusive and middle-class employment to settle with in Badulla. 	<p>Threat</p>

Strengths

i. Being the capital city of Uva Province

From the history, main administrative works of Uva Province was based on the Badulla town. Today also there are those historical places in Badulla Town. There are about 57 of Provincially, District and regionally important institutions Badulla Provincial Council, District Secretariat Office, Urban Development Authority, Geological Survey & Mines Bureau, National Building Research Organization and Central Environment Authority are important among them.

Picture 5.1: Main Administrative complexes



Uva Provincial Council



Kachcheri Complex

Source: From Internet

The administrative works are adding functionality to the Badulla to function as a town. The daily commuter population of this town is about 100,000 and 30% out of that is the people who came to get the administrative services. Due to these reasons the functionality as an administrative capital of Uva Province is a strength to develop the area.

The main and famous schools of this area are locating within this town area and those are also adding a value. Sinhala medium schools like Badulla Central College, Darmadutha Boys School, Viharamahadevi Girls School and Tamil Girls School, Sarasvathi Tamil School, Al Adan Central College as Tamil medium schools are special.

ii. Locating the Administrative Complexes

Most of the administrative institutions of this administrative capital is locates as institutional complexes. As an examples Uva Provincial Council two complexes and Badulla Kachcheriya as a complex can be mentioned. Other than those provincial, district and regional service departments are located as one complex combining all the features in Badulla. As examples Agrarian Department – Uva Povince, Post Office Complex, Medical Health Office, Water Supply and Drainage Board can be mentioned.

Picture 5.2: Some of Administrative Complexes in Town



Postal Office Complexes

National Water Supply & Drainage Board

Source: From Internet

iii. Having a residential population who are engaged with the service sector jobs

According to the Sampath Pethikada - 2017 the residential population within city limit is 48,641. Out of the total population around 40% of people are engaging with any occupation. Accordingly, the GN Division wise residents occupations are as following table 5.2.

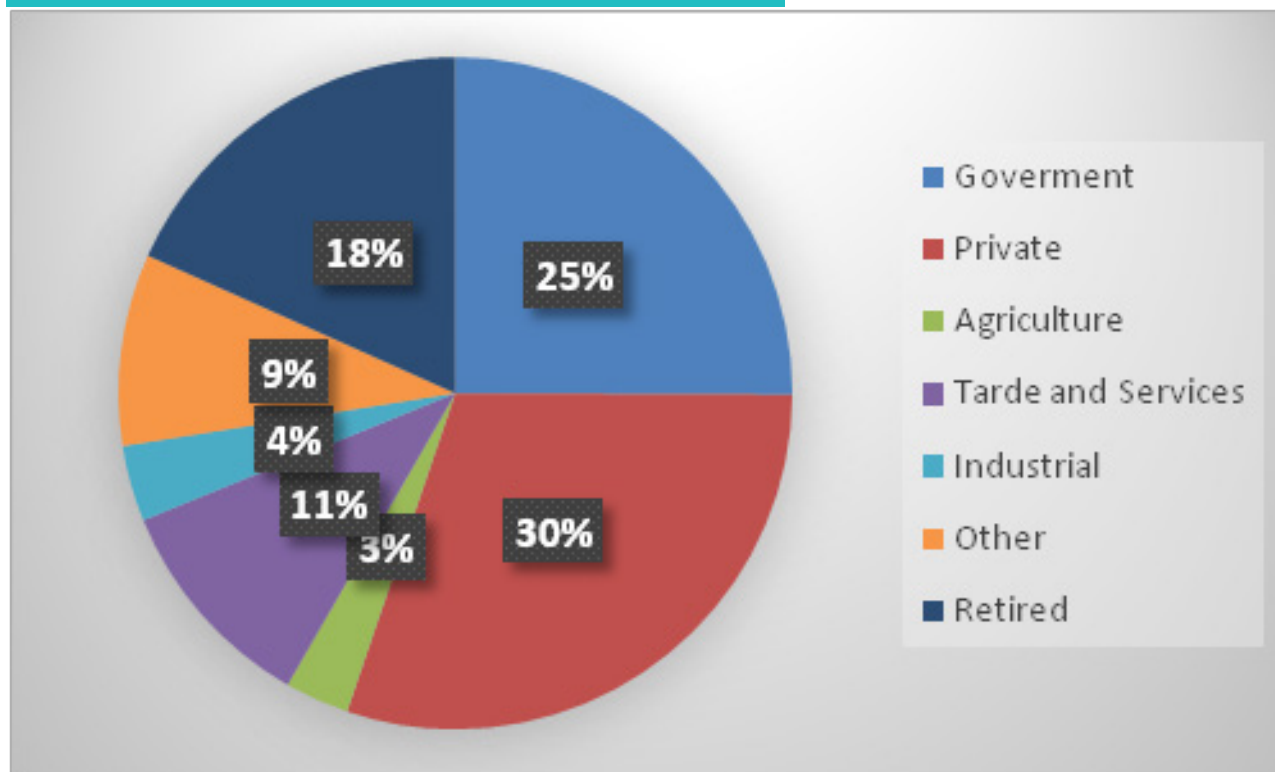
Table No: 5.2: G.N Division wise Employment Rate

No	GN Division	Government	Private	Agricultural	Trade and Services	Production factories	Other	Retired
1	Badulla South	906	405	10	18	5	0	207
2	Badulla North	546	160	49	219	0	830	364
3	Badulla East	858	734	12	80	71	0	277
4	Badulla West	81	300	15	183	35	88	299
5	Badulla Central	253	460	105	118	183	141	297
6	Higurugamuwa	692	855	86	550	106	0	398
7	kanupelella	142	302	77	98	66	71	319
8	Kailagoda	283	670	62	277	57	0	314
9	Katupelella	160	514	73	285	121	0	270
10	Badulupitiya	546	697	50	181	1	553	214
11	Hindagoda	358	187	30	39	6	272	241
12	Pitawelagama	169	743	23	61	24	0	391
13	Medapathana	335	385	66	129	100	0	300
		5329	6412	658	2238	775	1955	3891

Source: Badulla Sampath Pethikada. Badulla DS office 2016

Accordingly, the employment sector wise percentages are shown in following graph no 5.1

Chart No 5.1: Percentage classification of the population by occupation type



Source: Badulla Sampath Pethikada. Badulla DS office 2016

According to the graph 50% of employees out of the total no of employees are engaging with service sector employments. It proves that the highest number of people of Badulla are the people who are doing jobs with engaging government and private sector institutions.

iv. Having Badulla Provincial Hospital and many health institutions.

The number of beds of Badulla General Hospital is about 1493 according to the 2016 data of Badulla General Hospital. There are 42 wards in this hospital and the rate of bed capturing is around 82%.

Table No 5.3: Patients details (Yearly)

	2011	2012	2013	2014	2015	2016	2017
External Patients	307,888	292,087	319,732	335,383	363,128	323,006	295,076
Clinic Patients	349,802	369,616	357,882	358,352	423,338	424,024	405,459
Attendance of patients	78%	78%	80%	96%	71%	73%	70%

Source: Badulla General Hospital, 2016



Table No 5.4: Patients details (Daily)

No of External Patients (Daily)	799
No of Normal Clinic Patients (Daily)	1161
No of Dental Patients (Daily)	85

Source: Badulla General Hospital – 2016

Badulla Regional Health Service Directors' Office and Health Division of Badulla Municipal Council can be considered as the main functional bodies for disease prevention within the city limit. Following programs are handling to prevent the diseases within the city limit.

Antenatal and Child Clinic Center

- Katupelella – MOH office
- Pinarawa – MOH office
- Mailagasthenna – Community Hall
- Suvineethagama - Community Hall
- Rockhill - Community Hall
- Badulupitiya - Community Hall
- Kailagoda - Community Hall

There are two clinics per month for antenatal mothers and children below 5 years old to prevent their health. Other than that, the following programs also launching to prevent the diseases.

- Family Planning Clinic
- Health Education Program
- Food Health Program
- Diseases Prevention Program

v. Locating National Nursing Training Center.

The National Nursing Training Center of Badulla under the Badulla General Hospital is an especial opportunity for the city. The number of trainees under this training center is about 300.

vi. Location of Indigenous Medical Centers.

The Ayurvedic Medical Center which is locating in town center is providing service for large no of people who living in and surrounding of the Badulla. Ayurvedic Pharmacies and Private Ayurveda Medical Centers also adding strength for the Badulla development.

vii. Locating of Improved Commercial Service Centers.

Commercial places of the city located as complementary services to Provincial General Hospital & administrative institutions which attract people to the town & fulfill to obtain daily goods and services to the residential people. Accordingly, there are adequate facilities for government and private banking facilities and to fulfill day to day needs. But Bandarawela has the facilities on textile industries than the Badulla.

Figure 5.3: Commercial Places in South Lane & Bazar Street



Captured by: Uva Provincial Office, UDA

There are number of commercial service places, agglomerating based on the Badulla General Hospital. As example there are pharmacies, laboratories, private clinics, private hospitals and specialist medical services. Those places are locating based on the Badulla – Bandarawela Main Road, Daya Gunasekara Mawatha, Madiriya Road and Welekade Trade Complex. And also, there is a trend to change the use of residential to commercial at Mediriya Road and its surrounding.

Figure No 5.4: Commercial activities in Daya Gunasekara Road



Daya Gunasekara Mawatha

Bandarawela Road

Captured by: Internet and UDA uva provincial Office

viii. Having more spaces for extension of the health services sector.

Although the town area spread within limited spaces still there are considerable extent of develop able land available. Especially the residential area surrounding the Badulla General Hospital and paddy fields can be identified. Residential lands are converting to health uses in this area and the paddy lands are underutilized. Accordingly, there are adequate develop able lands to develop to match with the needs of commuters and residents who are getting health facilities.

ix. Distribution of develop able lands.

Badulla town is a town with unique geographical location. The central area is with plain terrain nature & it's surrounded by mountain range including Namunukula.

Therefore, lands in central area has higher development potential. The elevation of town area is about 680m and when comparing with the other hill towns that is a very low number. So, there is a potential for vertical development in city center.



The livability analysis and its summary which is done by using land use pattern, employment distribution, environment sensitivity is as following map no 5.1 and table no 5.5.

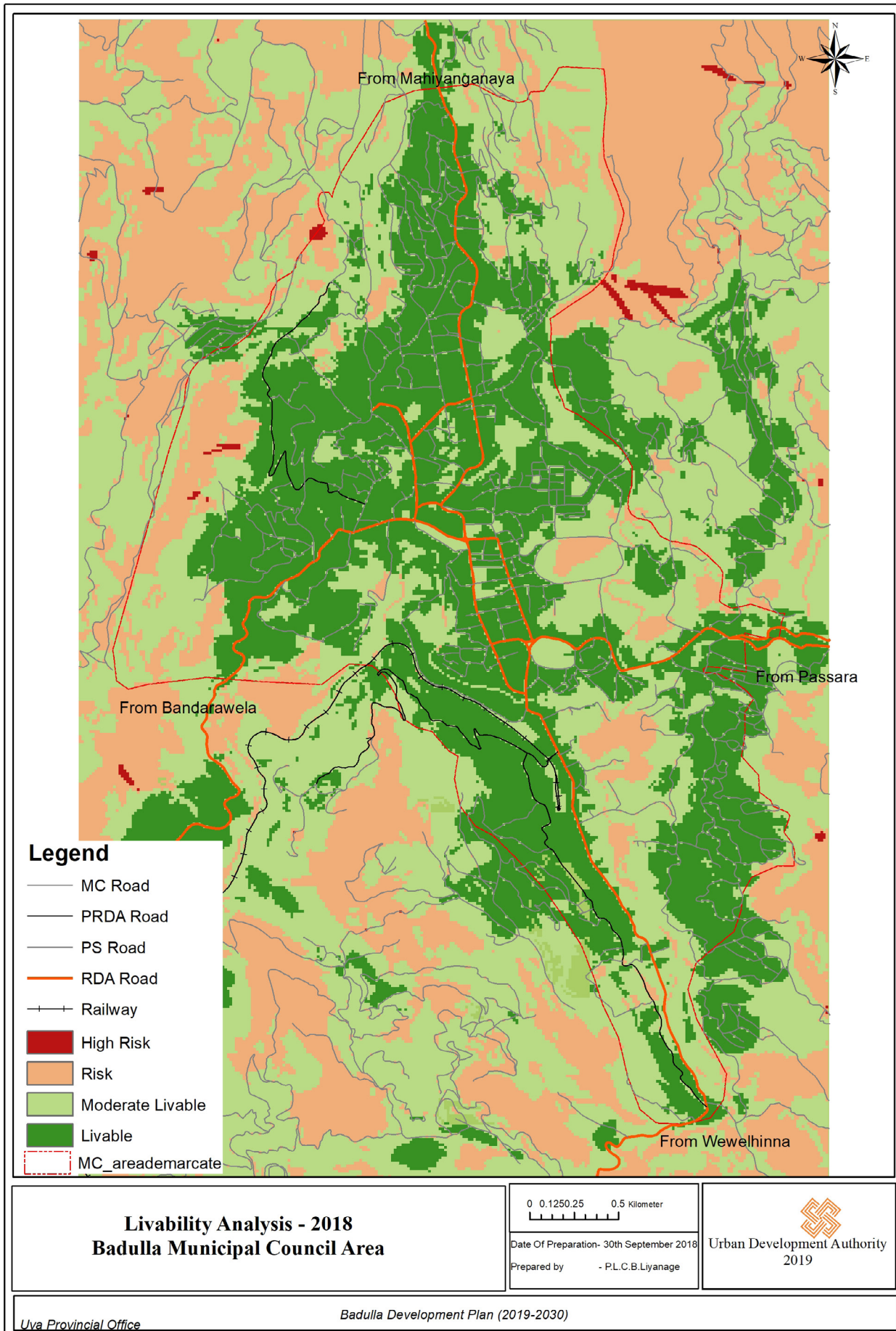
Table No 5.5: Livability Analysis Map summary of Badulla Town

Category	Land Extent (km ²)	Details
i	0.0111	Very Critical zone
ii	0.9995	Critical Zone
iii	3.9556	Safe for Living zone
iv	5.6249	Very Safe for Living zone
Total	10.56	

Source: Uva Provincial Office, UDA, 2018

According to the above analysis high amount about 9km² out of total land extent is suitable to live. The sensitivity analysis and its summary which is done by using land use pattern and Environmental Sensitivity Zones is as following map no 5.2 and table no 5.6.

Map No 5.1: Livability Analysis – Badulla Municipal Council Area





Map No 5.2: Sensitivity Analysis – Badulla Municipal Council Area

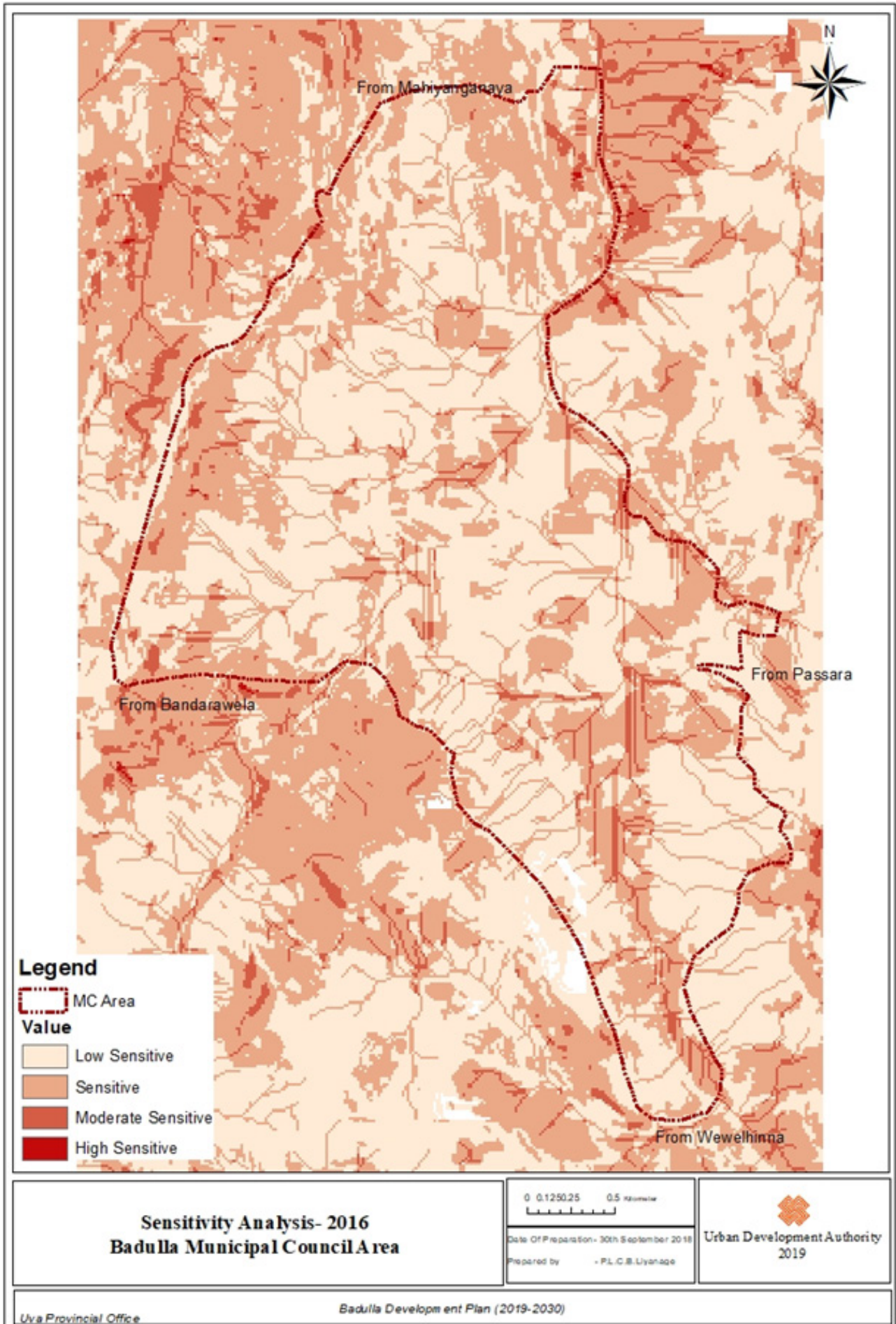


Table No 5.6: Sensitivity Analysis Map summary of Badulla Town

Category	Land Extent (km ²)	Details
1	6.016	Very less sensitive Zones
2	4.157	Less sensitive Zones
3	0.409	Medium Sensitive Zones
4	0.002	Very Sensitive Zones
Total	10.56	

Source: Uva Provincial Office, UDA

The summary of sensitivity analysis also proves that the high number of land extent out of total land extent is suitable for development. And also, in further it proves by the existing 62% of residential distribution.

x. Educational Institutions located in the Town.

There are several categories of educational institutions located in Badulla Municipal Council area. The institutions of primary education, secondary education and technical education can be further categorized as follows.

- I. 43 of preschools registered under the Education Ministry and Uva Provincial Education Ministry.
- II. 33 of Sinhala, Muslim and Tamil Secondary Schools belongs to the Uva Provincial Council.

Table No 5.7: Secondary Educational Institutions

Medium	Grade			Total	No of Teachers	No of Students
	1-13	1-11	1-5			
Sinhala	8	3		11	932	15742
Tamil	2		1	3	132	2854
Muslim	1		2	3	86	1200
Total				33	1150	19796

Source: Badulla Sampath Pethikada. Badulla DS office 2016

III. Higher Education Institutions

Table No 5.8: Higher Education Institutions within Badulla city limit

Institution	No of Students
Open University	700
National Apprentice and Industrial Training Authority	814
Technical College	700
Higher Technology Institution	750

Source: Badulla Sampath Pethikada. Badulla DS office 2016



- i. Educational programs conducting by National Youth Council and employment training programs conduct by religious centers.
- ii. Religious Educational Institutions – Piriwena
- iii. Private Educational Institutions

The secondary educational student population within city limit is 11,935 and about 9,249 students are coming from outside for the secondary educational facilities. 1:17 is the ratio between teachers and students of secondary education in Badulla. Accordingly, the educational facilities of Badulla is in good condition to provide facilities for the children of employees and residents.

Weaknesses

- I. The distance between Government Institutions.

Although the Badulla function as administrative capital of Uva Province, the distance between government and private institutions is far and due to that people have to walk about 1 – 1.5km to get administrative services from several institutions. Other way the existing roads are not pedestrian friendly and it is a weakness for the development of Badulla.

- II. Not having proper guidance about the institutional locations.

Since the distance between administrative institutions is far there is a need for guide for people who are coming to get services from Badulla. But due to not having that kind of guidance people have to spend more to find the locations.

- III. Limited space for Badulla General Hospital.

The land extent of Badulla General Hospital is not adequate for all services although it spreads in about 9 acres. Main reason for this is necessity of present service receivers & future expansion of requirement of the hospital.

Since there are archeologically important building at center of the land there is minimum ability to change the other buildings. The percentage of average admitting patients is 80% and the space for them at wards is limited. And also, there is a limitation to incorporate the government proposal to develop this area as a Teaching hospital due to the limited existing land extent.

- IV. Absence of required rest places for patients and community people.

Other infrastructure facilities & leisure infrastructure facilities of Badulla town not suitably located in order to cater entire population of Uva Province and people comes from Badulla to get the services of Badulla General Hospital.

The daily commuters for health facilities is about 18,000 and it is 18% out of the total commuters. These people can be categorized as OPD patients, visitors for admitted patients, patients for clinics. But the facilities for parking and resting is less. Because of that people are using both sides of the streets near the hospital for their parking and it is a disturbance for the pedestrians.

There are no at least basic facilities around the hospital for patients who came from long distance to get clinic facilities although they have to stay night time also. Some visitors come to visit the admitted patients are waiting full day to visit twice their relations and there is no any resting place for them.

- V. Absence of integrated place to obtain necessary services to patients & people.

No any combined facilities center for patients and visitors to get laboratory services although the laboratory facilities spread the area. Also the retail and other shops to get day to day goods for admitted patients is also limited and existence are located in pedestrian paths and it makes disturbances for the pedestrians.

Figure 5.5: The way of improper establishment of Hospital Based Service Centers in both sides of Bandarawela Road.



Captured by: Uva Provincial Office, JDA

People have to walk here and there for laboratory facilities based on the needs and it is not easy for the people.

Opportunities

- i. Government proposals for Badulla General Hospital develop as a Teaching Hospital.

Badulla Hospital has developed as Provincial Hospital which is opened on 1891 and considering the need of services there is a government proposal to future develop it as a Teaching Hospital, the project proposed to combine the hospital with proposed medical facilities of Uva Wellassa University. According to that existing Nursing Training Center will be become as a special place in Badulla.

- ii. Service sector immigration for exclusive and middle-class employment to settle with in Badulla.

The labor force of Badulla (Population between ages 18 - 60) is about 43% and out of that 63% of employees are engaging with the service sector employments.

Most of the new settlers of this area has immigrate due to the job and for that the areas of Katupelella, Badulla West, and Hingurugamuwa are important.

Goal 02: Facilitate the city by providing infrastructure facilities.

Table No 5.9: Goal No 2 SWOT Analysis

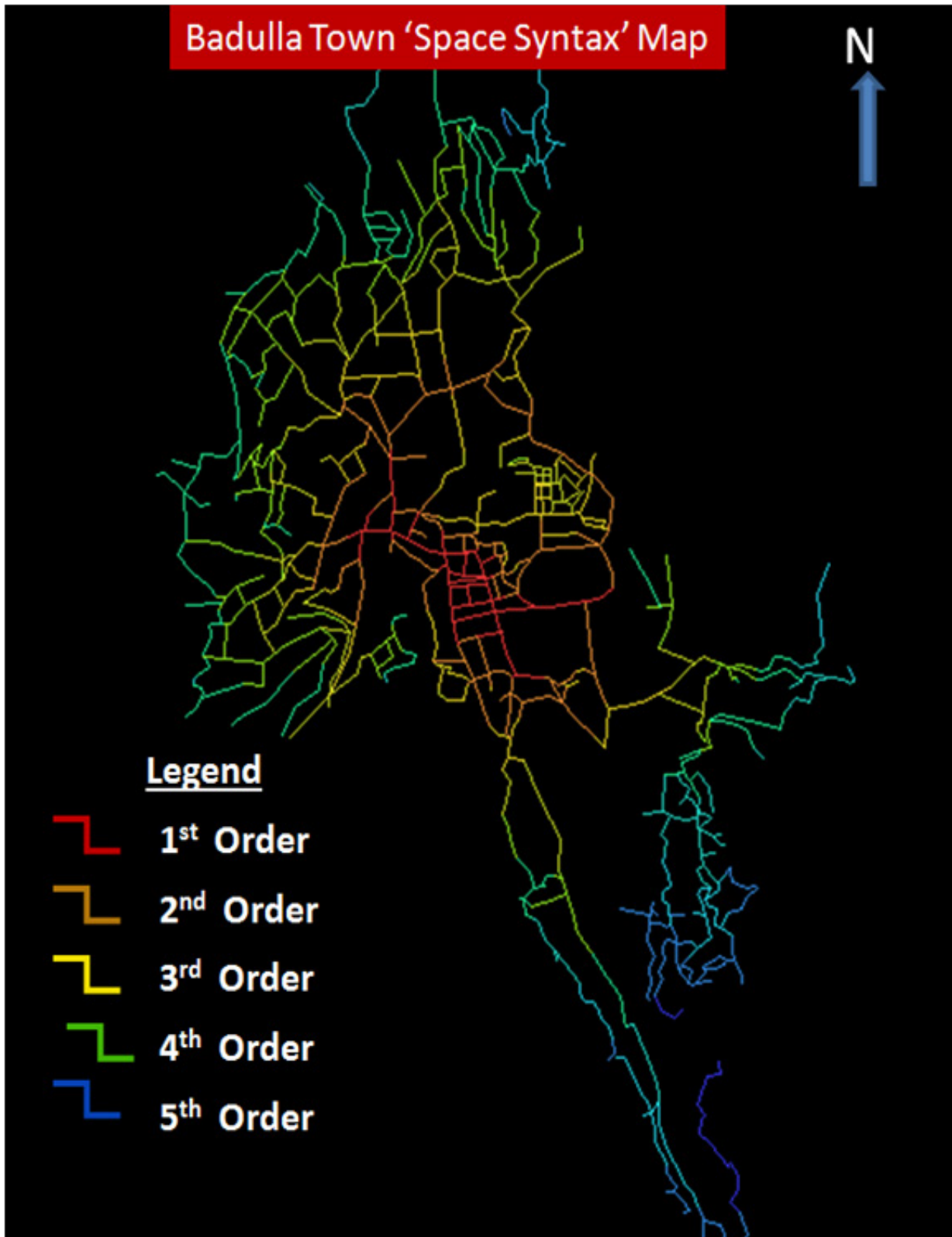
Strengths	<ul style="list-style-type: none"> i. High road connectivity at town center ii. Being the main transportation hub of the region iii. 96% of urban residential population based on pipe bone water iv. Having water sources v. Being 100% electricity occupied town 	Weaknesses	<ul style="list-style-type: none"> i. Problem regarding the solid waste management ii. Not having a method to waste water disposal iii. Trend for vehicular congestion iv. Under developed lands in town center v. Water pollution of Badulu Oya vi. Under developed archeologically important buildings in town center vii. Improper development at town
Opportunities	<ul style="list-style-type: none"> i. Combined water supply project for Badulla, Haliela and Ella ii. Proposed waste water collecting and cleaning project for urban area iii. Existence of the Uva Wellassa University iv. Locating tourism attraction places surrounding the town. 	Threats	<ul style="list-style-type: none"> i. Difficulties to provide facilities for hilly and lowline lands due to the terrain.

Strengths

- i. High road connectivity at town center

The road network of Badulla City Center has arranged as a grid pattern and it is an especial character. All the roads connected as a grid to Bank Road from the in front of Badulla Divisional Secretariat Office. The road connectivity has improved in Badulupitiya Residential Zone due to the well connections. Following Space Syntax Analysis map shows the pattern of road connection (Map No: 5.3)

Map No 5.3: Space Syntax Analysis



ii. Being the main transportation hub of the region

The bus transportation and railway transportation connect the other towns with Badulla. According to the Uva provincial Transport Authority 2017 data about 720 – 750 number of buses are coming to the city and about 800 - 820 number of buses are traveling outside from the Badulla City.

Other than this the railway transportation also transports the passengers and goods to the city. Since this is the end station of the hill country, 5 of turns start and 5 turns are end at this railway station per day. When consider the history there are evidences to confirm that this railway station has used for tea transportation to the areas of Passara, Madolsima.

iii. 96% of urban residential population based on pipe bone water

Number of families who are living within city limit is about 12452. 96% of families (11891) out of the total population are using the pipe born water. Pipe born water provided by Water Supply and Drainage Board of Badulla is as follows.

Table No 5.10: Pipe water connections within Badulla Municipal Council limit

1.	Residential	13010
2.	Commercial	1034
	Total	14405

Source: National Water Supply and Drainage Board, Badulla

Present daily water consumption is about 8409m³, but about 8688m³ is the daily demand of this area. Accordingly, the deficiency of pipe born water is about 278 m³. The water capacity and the data about water supply places of the BaduluOya pumping stations are as follows.

Table No 5.11: Water pumping stations and capacities (Badulla city limits)

	Water Pumping Stations	Water Pumping Place
01	9000m ³	Kumarasinghe Mawatha
		Mediriya
		Wes Molan
02	4000m ³	Kumarasinghe Mawatha
		Wes Molan

Source: National Water Supply and Drainage Board, Badulla,2018

iv. Having water sources

BaduluOya is the main water source for Badulla city limit. Other than this RambukpothaOya, KudaOya, Badulupitiya Ela, Aluth Ela and Agare Kandura provide water for paddy fields and agriculture lands within city limits.

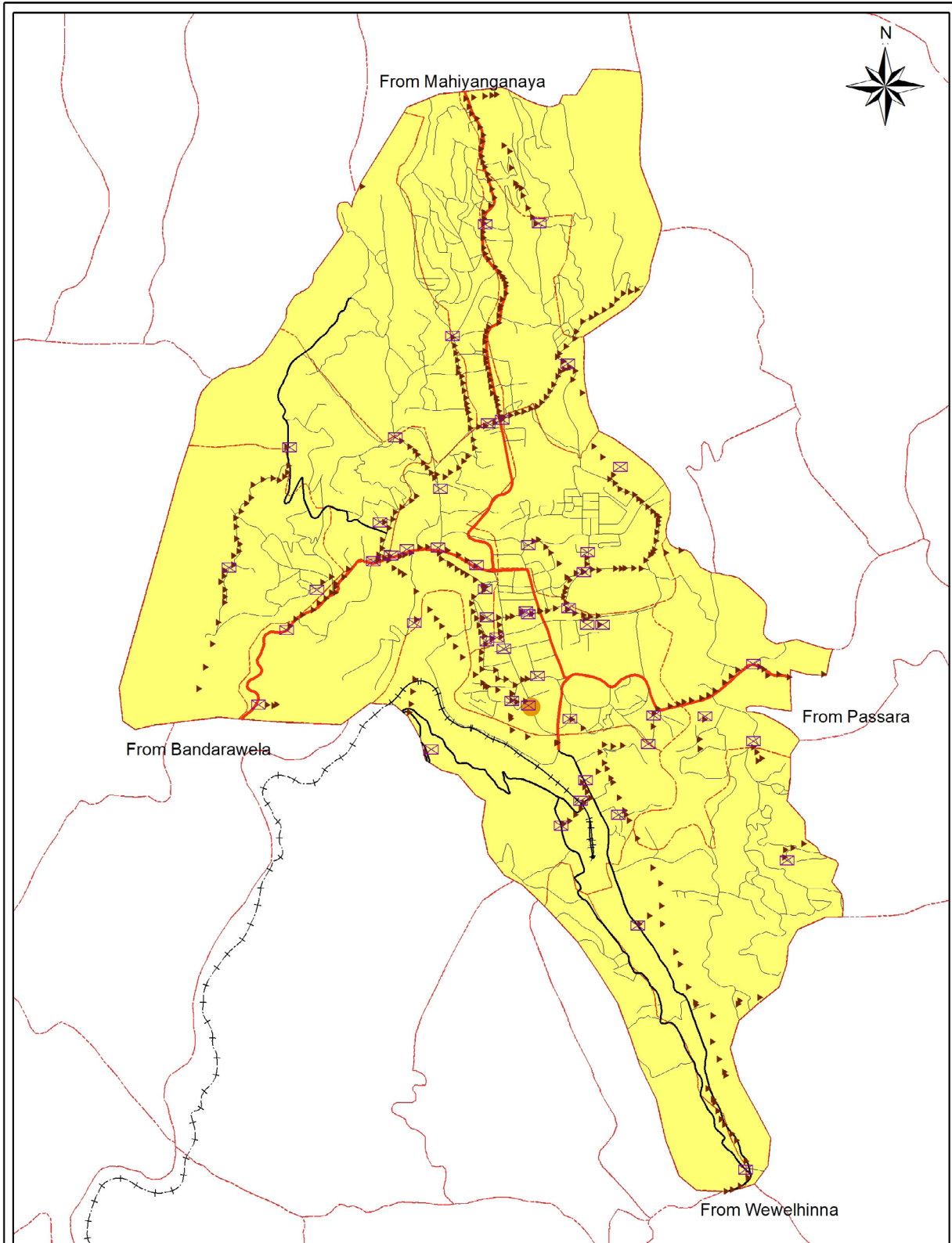
v. Being 100% electricity occupied town

The total population of electricity consumption in this Badulla Municipal Council area is about 12,385. Badulla includes to the third division of electricity supply in Sri Lanka.

According to the 2016 Sampath Pethikada of Badulla Divisional Secretariat office about 99.5% of residential and commercial units covered by the electricity. Within the city limit there is a grid substation having 132kw and 51 transformers having 33kw. The electricity line distribution with in city is shown in Map No: 5.4



Map No 5.4: Electricity line distribution in Badulla Town



Electricity Supply- 2018
Badulla Municipal Council Area

Source : Electricity Board, Badulla

0 0.1250.25 0.5 Kilometer

Date Of Preparation- 30th September 2018
 Prepared by - P.L.C.B.Liyanage

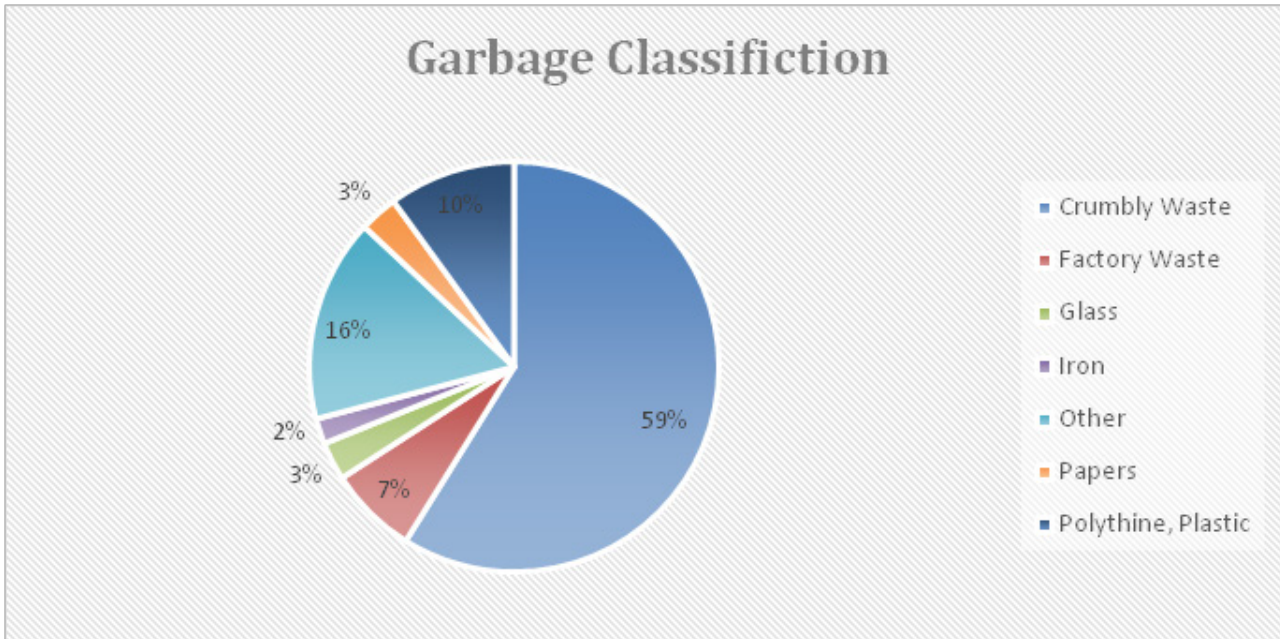
Urban Development Authority
 2019

Weaknesses

i. Problem regarding the solid waste management

The sources of solid waste of Badulla can be categorized as domestic, commercial, shops, slaughter houses, industries and others. These sources are generating about 25 - 28 tons and 50% out of it generate by the domestics. Urban solid waste contents are as following graph no 5.2:

Chart No 5.2: Solid Waste Classification of the city



Source: Badulla Municipal Council, 2017

Solid waste collection of Municipal Council is covering the area of 70% and it's all the divisions of Municipal Council area except the Katupelella and Pitawelagama. Bazar Street and Raja Veediya are the areas where generate huge amount of solid waste. Solid waste collects after the sorting to crumbling and non-crumbling at two turns per day. Collected solid waste are dumping to the Municipal Council dumping site.

The collected non- crumbling solid waste again sorted into two as recyclable and non- recyclable. The crumbling solid waste are using to make compost according to the method of open dumping. After the stacking of crumbling solid waste roll those once per week and continued this process within six weeks. Then packing the compost and sell to the market. About 40,000 kg issuing to the market per month and recyclable waste are selling for the private partners at the site. Non-recyclable and non-crumbling waste heaped at the site.

Figure No 5.6: Current Waste Yard



Captured by: Uva Provincial Office, UDA

The increasing of methane of residual waste was the reason for fire at Badulla solid waste dumping site on 2016. Since that this residual waste has become a problem for town and the residents of the area. Following issues can be seen at this solid waste dumping site.

- 20% of waste out of the total are collecting without the sorting.
- Non-crumbly waste heaped at the site from 2014 due to the unable to sell
- Spreading bad smell around the area
- Leachate waste water from waste dumping ground.

ii. Not having a method for waste water disposal

There is no sewerage system in Badulla Municipal Council area. Most of toilets in town center are overflowing due to less of water absorbing level. Badulla General Hospital, Sennanayake Ground, Bus Terminal, South Lane, Muthiyangana Temple, near the Railway Station, Welekade Shopping Complex are the places where having public toilets.

Although there is a sewerage treatment plant at Badulla General Hospital it is also in old condition.

The bio gas systems are not in better use although those introduced with combining the existing toilet systems at following places as a solution for environmental issues of Badulla sewage system. Bio gas systems in Sennanayake Ground.

- Bio gas system in Badulupitiya Slaughter House Area.
- Bio gas system in Badulla Waste Collection Yard.
- Bio gas system in Town Hall Premises.
- Bio gas system in Badulla Fair Premises.

In this area has to use a gully to make soakage pits empty due to the less of water absorbing level and it is the main issue of sewage transportation in Badulla. Collected sewages are dumping to the bio gas systems and it is not adequate at some periods of the year.

A problematic situation has emerged due to the people turned their sewage systems to public drainages.

Figure No 5.7: Polluted Public Drainages



Captured by: Uva Provincial Office, UDA.

iii. Trend for traffic congestion

Though the vehicular congestion not hugely effect for the functions of the area currently, there is a possibility for largely effecting vehicular congestion in the near future. It is due to the space limitation of the town. Since this limitation of parking, people are using both sides of the streets for vehicle parking.

Badulla commercial center parking and Senanayake underground parking area are the two places allocated for vehicle parking at town center. Due most of the people came to the town for getting administrative services, vehicle movements within the town is in high level. And also, some vehicles are parking during the morning to evening.

But the allocated parking spaces and spaces at administrative offices are not adequate for the demand. And also, people are using the both sides of the Pahala Raja Veediya, Badulla Bandarawela Road, Mediriya Road and Bazaar Road for their parking needs. Though the Pahala Raja Veediya is a one-way road due to the parking and loading and unloading of goods for commercial places there is a high vehicular congestion. Accordingly, the vehicle speeds at identified roads are as following table no 5.12

Table No 5.12: Speed limits in identified road sections

Road Section	Distance (m)	Speed (km/ph)
From General Hospital to Rest house Junction	500	10
From Prison Junction to Viharagoda Junction.	650	10

Source: Uva Provincial Office, UDA 2017

There are only several roads have pedestrian ways. Since the administrative offices are not in walking distance and roads are not pedestrian friendly people are using private vehicles to fulfill their service needs. It is due to the undeveloped public transportation system. People are mostly using three wheels. Three wheels are creating vehicular congestion although they provide service with their special package at Rs. 25. It also cause for the trend of traffic congestion.



The route which connects the other towns and residential areas is running through the town center and it increase vehicular congestion.

iv. Under developed lands in town center

Although the space of town is limited also most of the lands are underutilized. Government institutions lands, government quarter's lands, common buildings are including in underutilize category.

According to land prices in Badulla Town (map no 5.5), when consider the land values of underutilized lands in city center, all those are falling under the high land value category. There is a potential for vertical development at town center. According to following can be mention as an underutilized land.

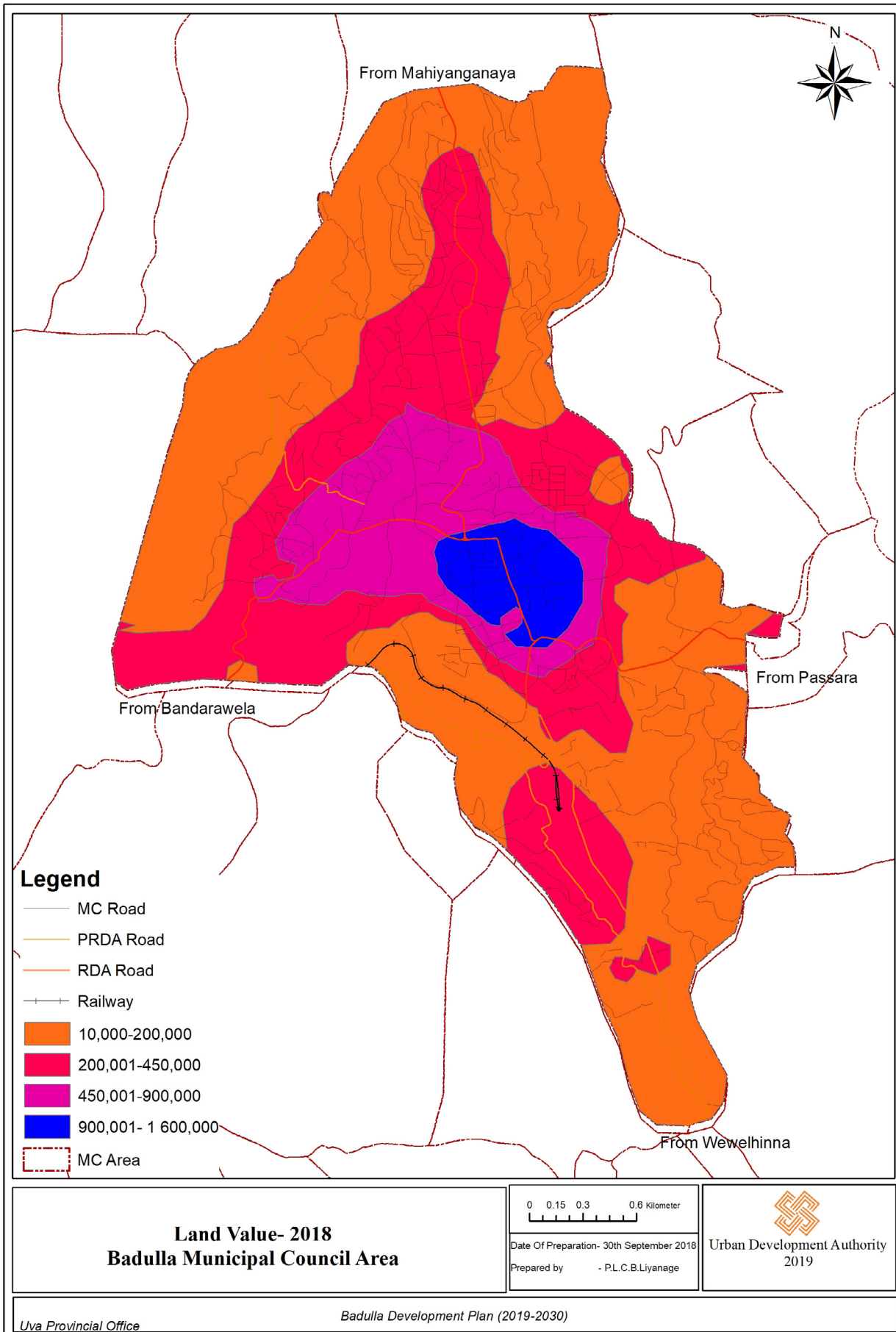
1. The land behind the Governor's Office
2. The land near the National Housing Development Authority
3. The land behind Kachcheri.
4. The land of Railway Departmentquarters

To achieve the vision of well-planned Administrative and Health services there is a restriction of congestion due to not having best use according to the land value. As the places where not having proper uses.

1. Badulla Prison
2. Schools (Badulla Vishaka Girls High School, Al Adhan School, Sarasvati primary Tamil School)

The space for the schools is limited and because of that there are inadequate facilities of sport and laboratory

Map No 5.5: Land Values in Badulla Town

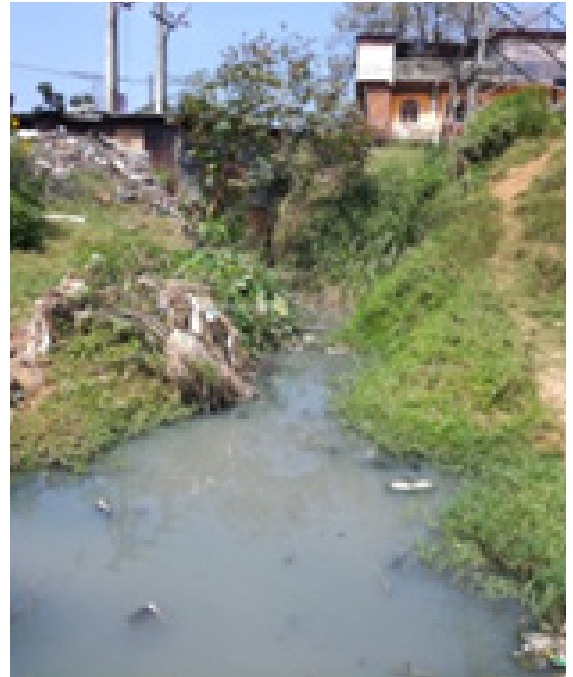


v. Water pollution of BaduluOya

Water pollution of BaduluOya is an issue since it is the main water source of the area. This is not badly effect for the drinking water treatment plants at Mediriya, Wesmolan and Kumarasingha Mawatha. but since most of the residents of this area are using BaduluOya for their washing purposes it has become as an issue.

National Water Supply & Drainage Board measures the treatment level of water according to the appearance, chemical condition, and Micro activity. Water from BaduluOya is in normal condition only at the Mediriya which is the origin place. But when test the water samples from several places like Kumarasigna Mawatha and Andeniya Bridge water is in polluted condition.

Figure No 5.8: Polluted drainages connecting with Baduluoya



Captured by: Uva Provincial Office, UDA

vi. Under developed archeologically important buildings in town center

Archeologically important buildings are not regenerate and conserve in proper way and it is a weakness for the development. The private ownership of archeological buildings is the main reason for this situation. Especially the ThaldenaWalwwa, Salusala Building and Kothalawala Walawwa is in abandoned situation. Due to the private ownership Archeology office of Badulla Region also cannot be intervening for this situation

Figure No 5.9: Underutilize archeologically monuments in city center.



Welekade Fortress



Thaldena Walawwa



Salusala Building



Kothalawala Walawwa

Captured by: Uva Provincial Office, UDA & Internet, 2017

The buildings other than said archeological buildings are also not adding a beauty for the city. Due to the rich of historical evaluation there are number of archeologically important buildings spreading at the town.

vii. Improper development at town

Town area is not in proper built form although it spreads within small area.

- Spreading unauthorized buildings

Most of the buildings in town are unauthorized constructions. The renovations and amendments for old buildings are the reason for this. The constructions at road and river reservations are general seen at this area.

- Haphazard Infrastructure developments

Communication lines and electricity lines are not distributing in a proper way within the town area. These improper developments have destructed the vistas towards the mountain sceneries to the town.

Figure No: 5.10: Improper electricity lines and telecommunication cables



Captured by: Uva Provincial Office- UDA, 2018

Most of the maintenance and renovation works of drainages and waterlines are doing with disturbing the pedestrian movements. There is a need to do those works with creating the pedestrian friendliness.

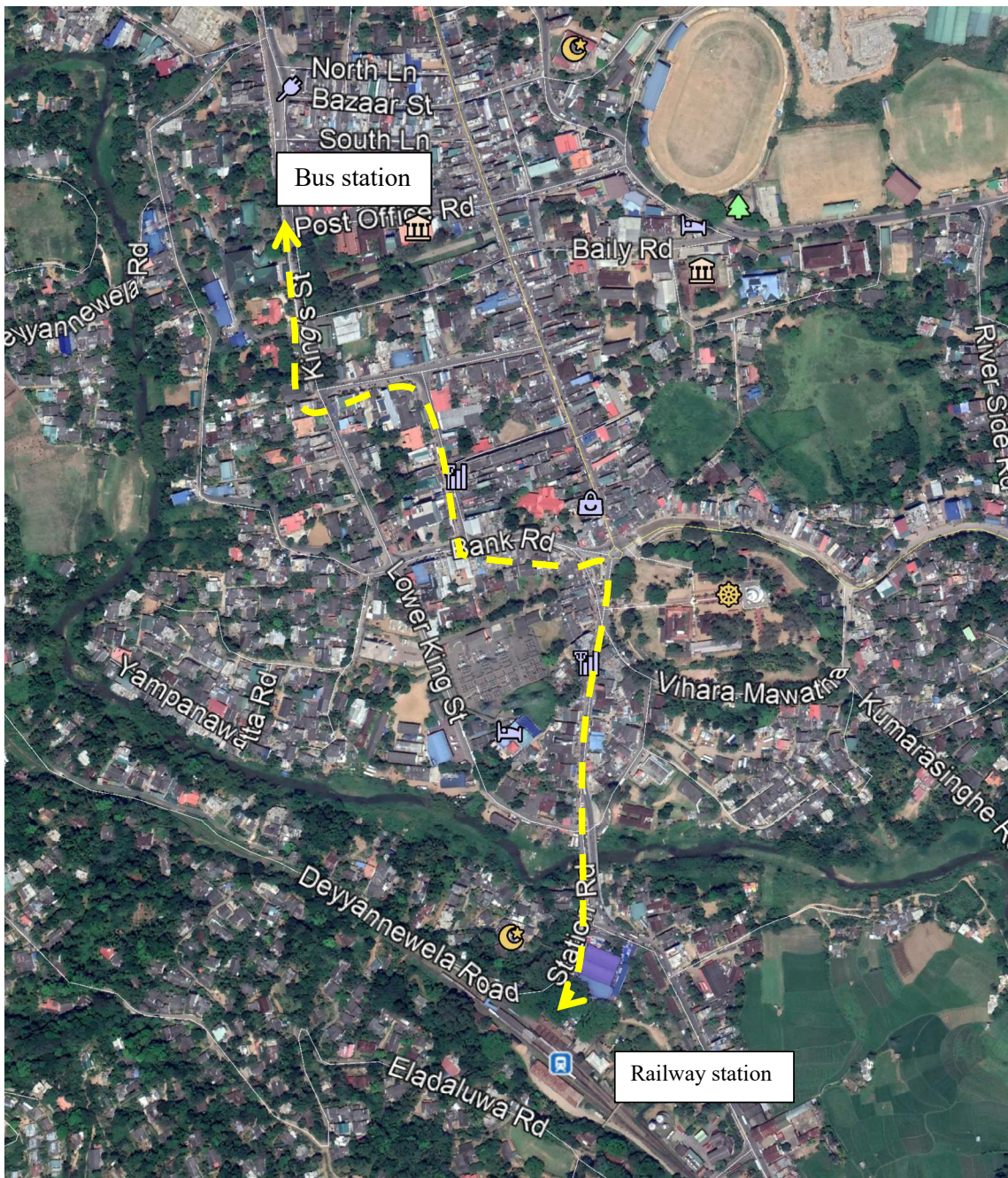


Figure No: 5.11: Maintenance and renovation works of drainages and waterlines



Captured by: Uva Provincial Office-UDA, 2018

viii. Not combining the railway transportation and bus transportation



Opportunities

i. Combined Water Supply Project for Badulla, Haliela and Ella

This project has established in Demodara, where far about 14km from Badulla town towards the Bandarawela. The volume of this project is about 15,000m³. This project provides about 8,500m³ of water for the area of Badulla town and towards the town. In further this project proposed to drive polyethylene pipes for town area. Accordingly, this project has the capacity to provide water for present and expected total population.

ii. Proposed waste water collecting and treatment project for urban area

This project covers the area of Badulla Central, Badulla east and Badulupitiya GN Divisions. The project is in planning stage and it has identified locations for waste water collection, pumping and disposal. As per the data of National water Supply and Drainage Board the treatment center will be established at the place Hindagoda and 11 of pumping stations will be established based the above GN Divisions

Accordingly, the length of proposed waste water collecting pipes are about 26,902m and the length of pumping pipes are 5315m. The daily capacity of treatment plant is about 4000m³.

iii. Location of the Uva Wellassa University

The University of Uva Wellassa is a good opportunity for the town area though it is locating far about 5km from the town towards the Passara. After the establishment of this Uva Wellassa University on 2005 the development pressure has spreads towards the Passara Road. And there are number of private education agencies at bothside of the Passara Road due to the impact of university.

There are three education facilities in Uva Wellassa University.

1. Animal Science and Export Agriculture
2. Management
3. Science and Technllogy

at present there are external educational centers other than this three faculties. the total number of students of this university is 1911.

iv. Tourism attraction places surrounding the town.

There are number of tourist attraction places surrounding the town like Bogoda Bridge, Ella, Demodara Bridge, Lipton Seat, Dunhida Waterfall, and Rawana Cage though they are not belongs to the town area. Most of the tourists who visit these places are traveling via the Badulla town. And the star hotels at town area are also adding economic value for the development.

Figure No: 5.11: Tourism attraction places surrounding the town



Source: From Internet

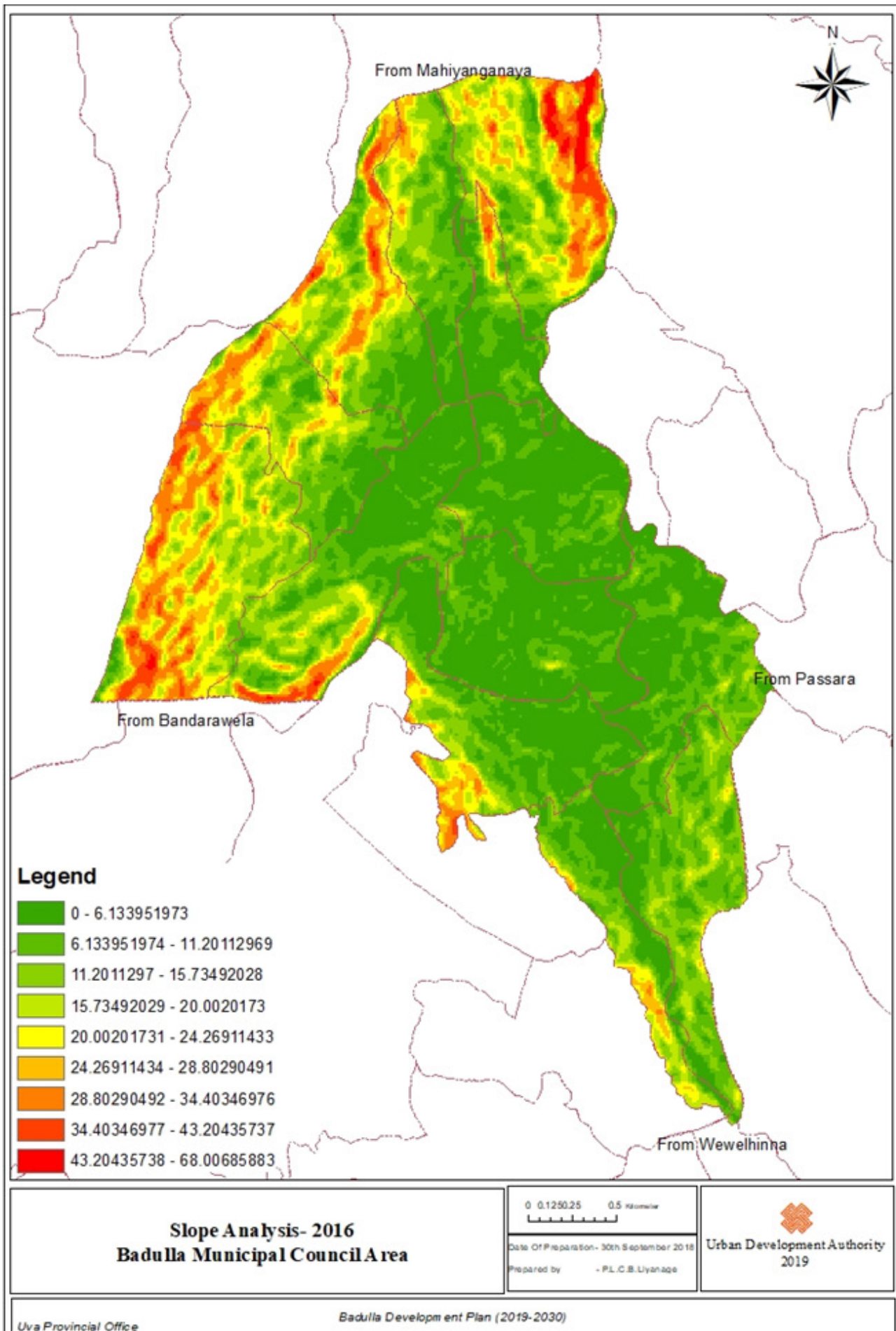
Threats

- I. Difficulties to provide facilities for hilly and lowline lands due to the terrain.

There are difficulties of provide facilities for hilly and low land area since the basin terrain of town area.

Due to that road developments are not at least minimum width. Most of the residential roads are about 2-3m wide roads. The low land area hasn't the mobile communication facilities like Dialog and Mobitel as well. The map of low land zones is shown in map no 5.6

Map No 5.6: Analysis of sloping areas of Badulla Town.



Goal 03: Create environmental sustainability with the development

Table 5.13: Goal 03 - SWOT Analysis

Strengths	<ul style="list-style-type: none"> i. Having water bodies like Badulu Oya and Kuda Oya running through the town ii. Having water retention places iii. Existence of natural forests and scrub lands at high mountain areas 	Weaknesses	<ul style="list-style-type: none"> i. Rapid reclamation of paddy lands ii. Polluting water sources such as BaduluOya iii. few rest areas and leisure places for passengers iv. Increasing demand for residential use in sloppy areas
Opportunities	<ul style="list-style-type: none"> i. Having a government special announcement against reclamation of paddy lands 	Threats	<ul style="list-style-type: none"> i. The low amount of water absorbing in the city center.

Strengths

- i. Having water bodies like BaduluOya and KudaOya running through the town

The water bodies running through the town are adding a beauty for the area with acting as the main water sources. Accordingly, there are three water pumping station based on the BaduluOya.

Other than this water bodies can be mentioned as a main potential for city beautification.

Figure No 5.13: BaduluOya



Captured by: Uva Provincial Office, UDA 2017

- ii. Having water retention places

The runoff water speed within basin shape of Badulla town center is slow. Due to this reason a flood situation can be seen at some places of town at heavy rainy seasons. But daily activities of Badulla town not disturbed due to location of water retention where Alikumbura.

- iii. Existence of natural forests and steppe at high mountain areas

Natural forests and scrubs can be seen at mountain areas. This forests and scrubs protect the area from landslide risk. Land extents of forests and steppes is shown in table no 5.14.

Table no 5.14: Land extent of forest & pathana in city limit

Use	Land extent (Acres)
Forests	128
Steppes	256

Source: Agricultural Development Department, Badulla

Weaknesses

i. Trend of rapid reclamation of paddy lands.

Judges' Hill forest reservation, Alugolla forest reservation, BaduluOya and paddy lands are the sensitive areas within town limit. Since the shape of basin terrain of the area all water bodies are connect to the BaduluOya. But due to the plain terrain of the town center paddy fields works as water storage areas.

The economic productivity of Badulla paddy lands is decreasing with the development as administrative capital. And the service allocation for paddy-based development has decreased. In other hand the demand for residential development is increasing.

Due to these reasons the paddy lands are reclaiming and converting to residential and commercial uses. The paddy land extent is 247 Acres, 18 Perch and the details are shown in following table no 5.15

Table no 5.15: Current paddy land extent & uses

Category		A	R	P
Cultivated Paddy Lands		158	0	0
Non-Cultivated Paddy Lands		63	0	24
	Cultivable	42	2	
	No cultivatable	20	2	24

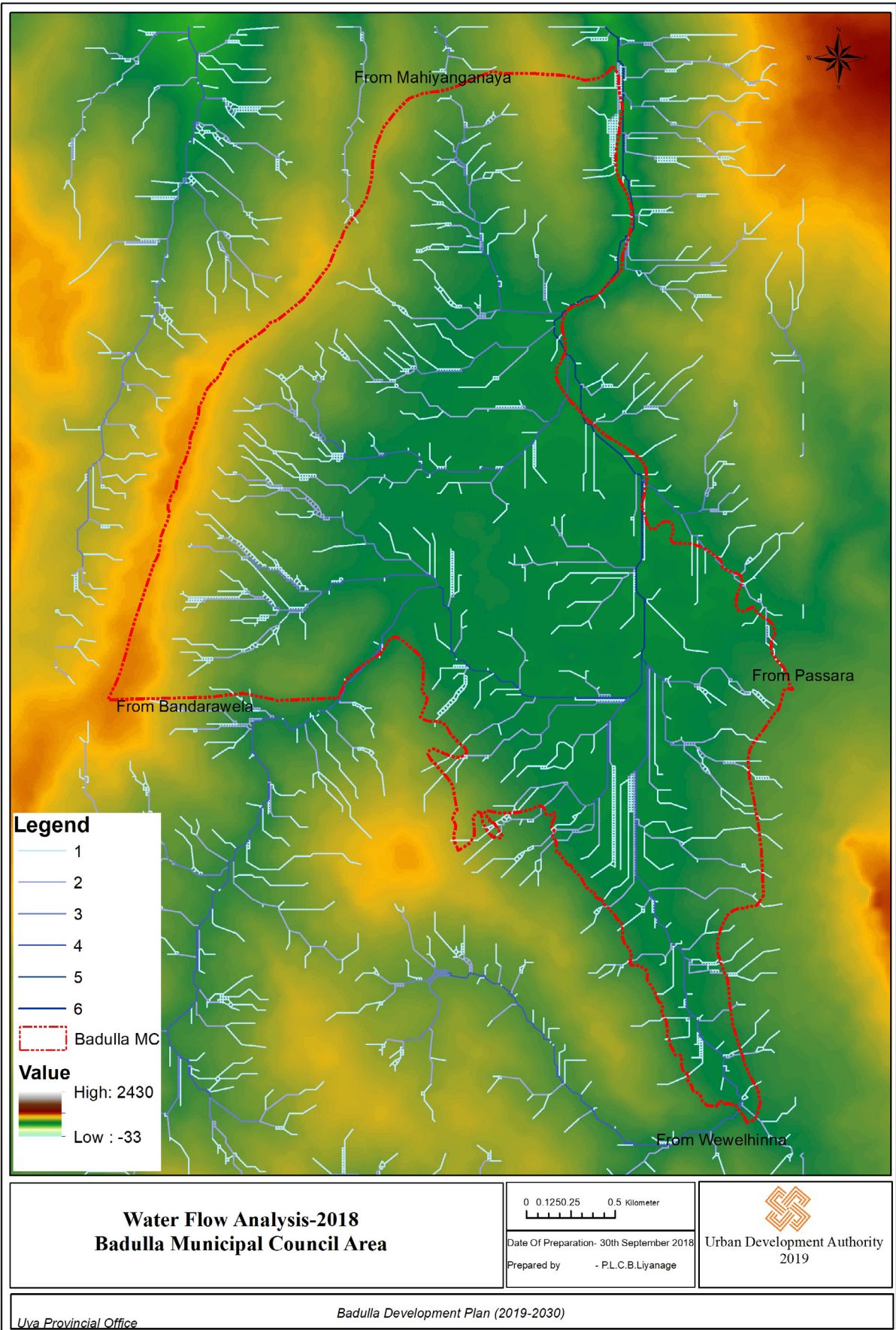
Source: Agricultural Development Department, Badulla

ii. Polluting water sources such as Baduluoya

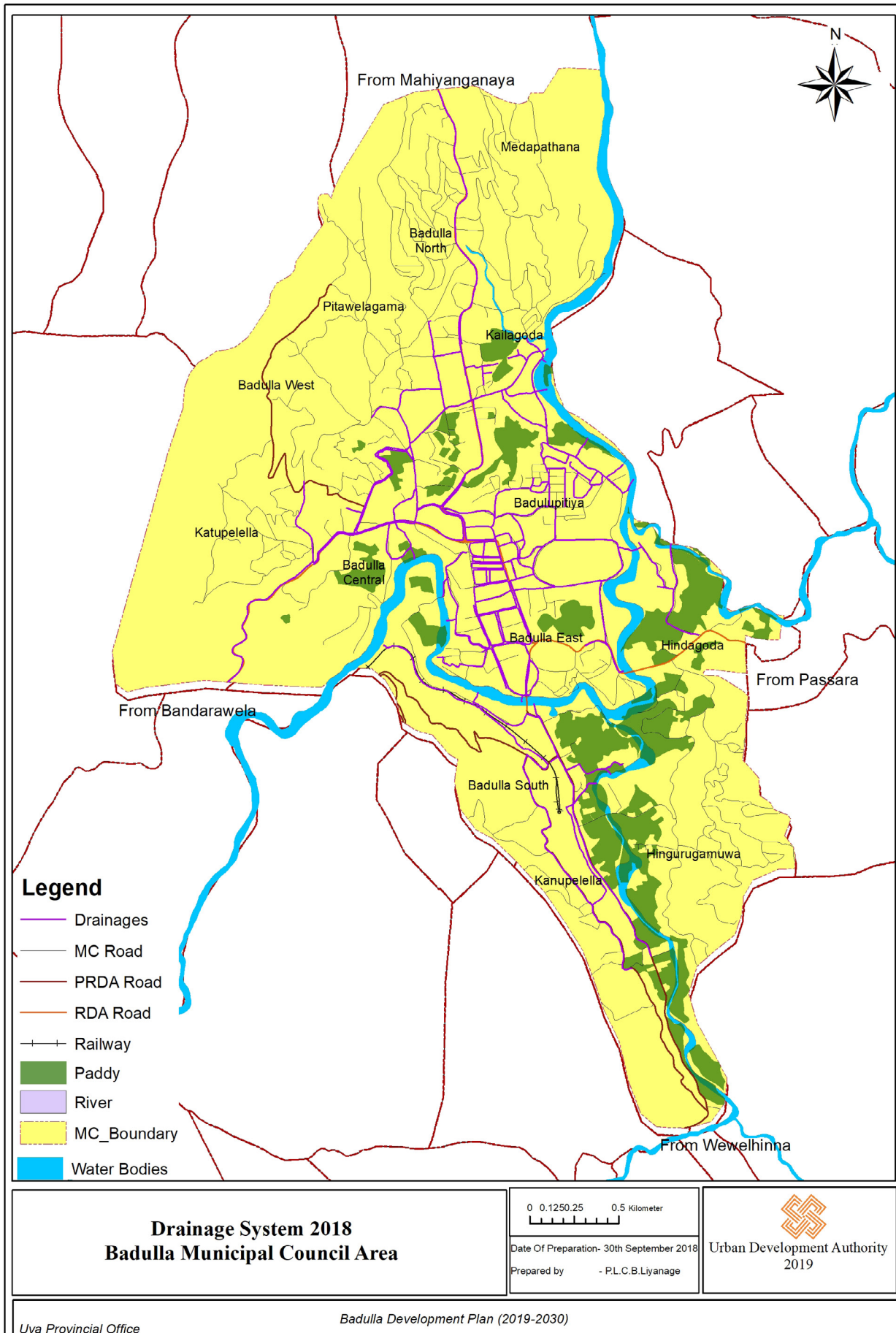
The water pollution of main water sources is a huge problem for Badulla. The waste water directly connecting to water sources due to not having proper management system. The dispose of the waste water I continuously increasing due to increasing the residents and commuters to the area. And also, the water connections to paddy lands has polluted due to the combination of rain water and waste water. Waste water from hospitals, dwellings, institutions and commercial places flowing to the paddy fields. Natural water flow within city limit is shown in map no 5.7 and the drainage system is shown in map no 5.8



Map No 5.7: Natural water flow in Badulla Town



Map No 5.8: Main Drainage System in Badulla Town





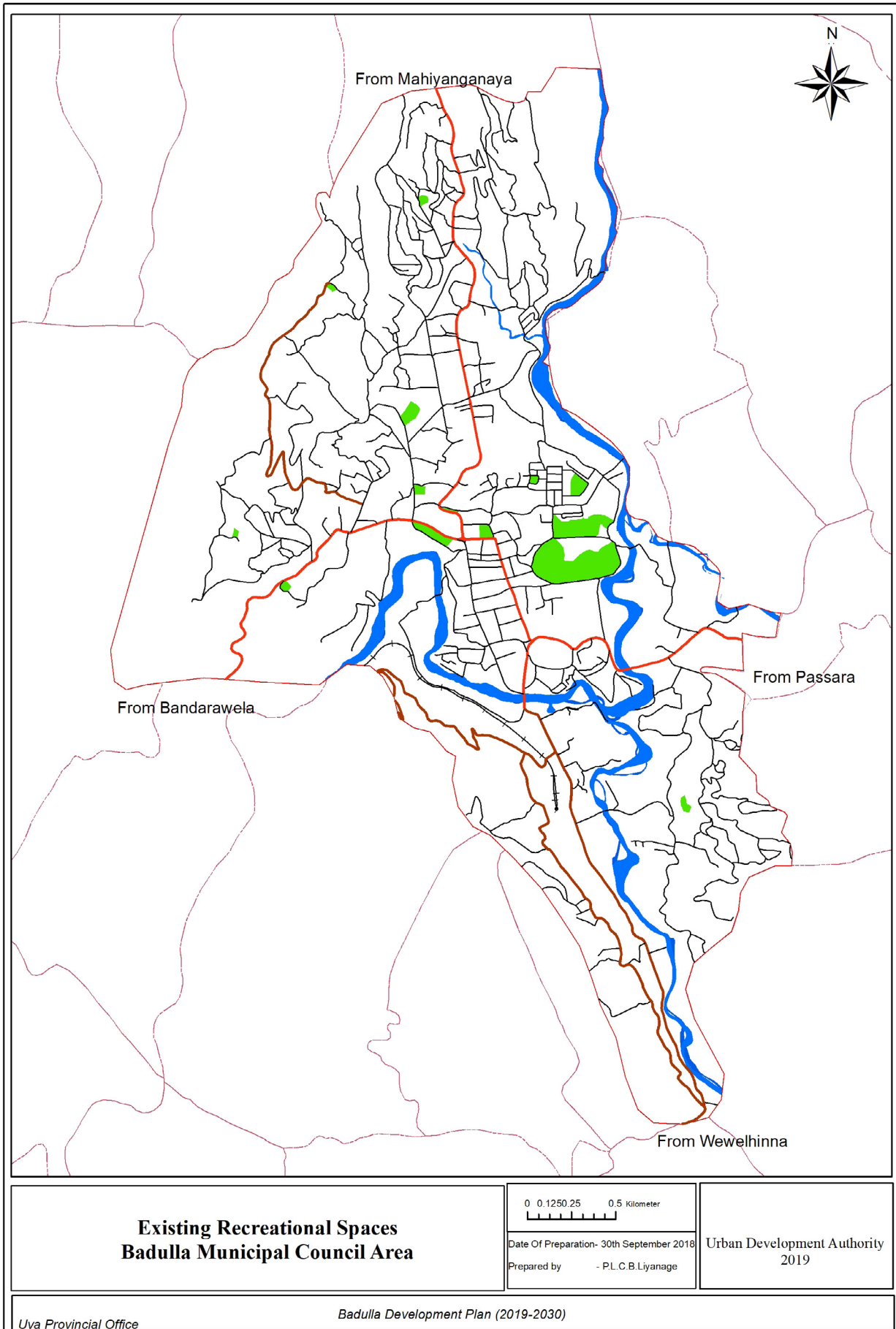
iii. few rest areas and leisure places for commuters.

The rest areas and leisure places are inadequate to fulfil the need of about 100,000 people who came to get services daily. Accordingly, the existing open spaces are shown in the map no 5.9. It is only 16.9 hectares out of total land extent has allocated for open spaces.

But most of the commuters are coming for the hospital and administrative services. Therefore, most are elders and there no facilities with accordance to their needs. Badulla Botanical Garden is mostly based to the young generation and due to solid waste side near to this garden. This resulted to decrease the visitors for this garden as well.

The standard for the open space is 1.4 hectares for 1,000 population. But when considering the total population of this are the existing extent open spaces is inadequate to fulfil the requirement. And also, the walking tracks for service sector residents of the town area is also inadequate.

Map No 5.9: Existing leisure & public open spaces in Badulla Town



iv. Increasing demand for residential use in sloping areas

People are moving to the hilly areas for residential purpose due to the limited land extent of town area and high land value. Nowadays the residential population of Katupella, Medapathana hilly areas is in high number. Accordingly, the risk for landslides has increasing. The landslide risk areas according to the National Building Research Organization is shown in map no 5.10

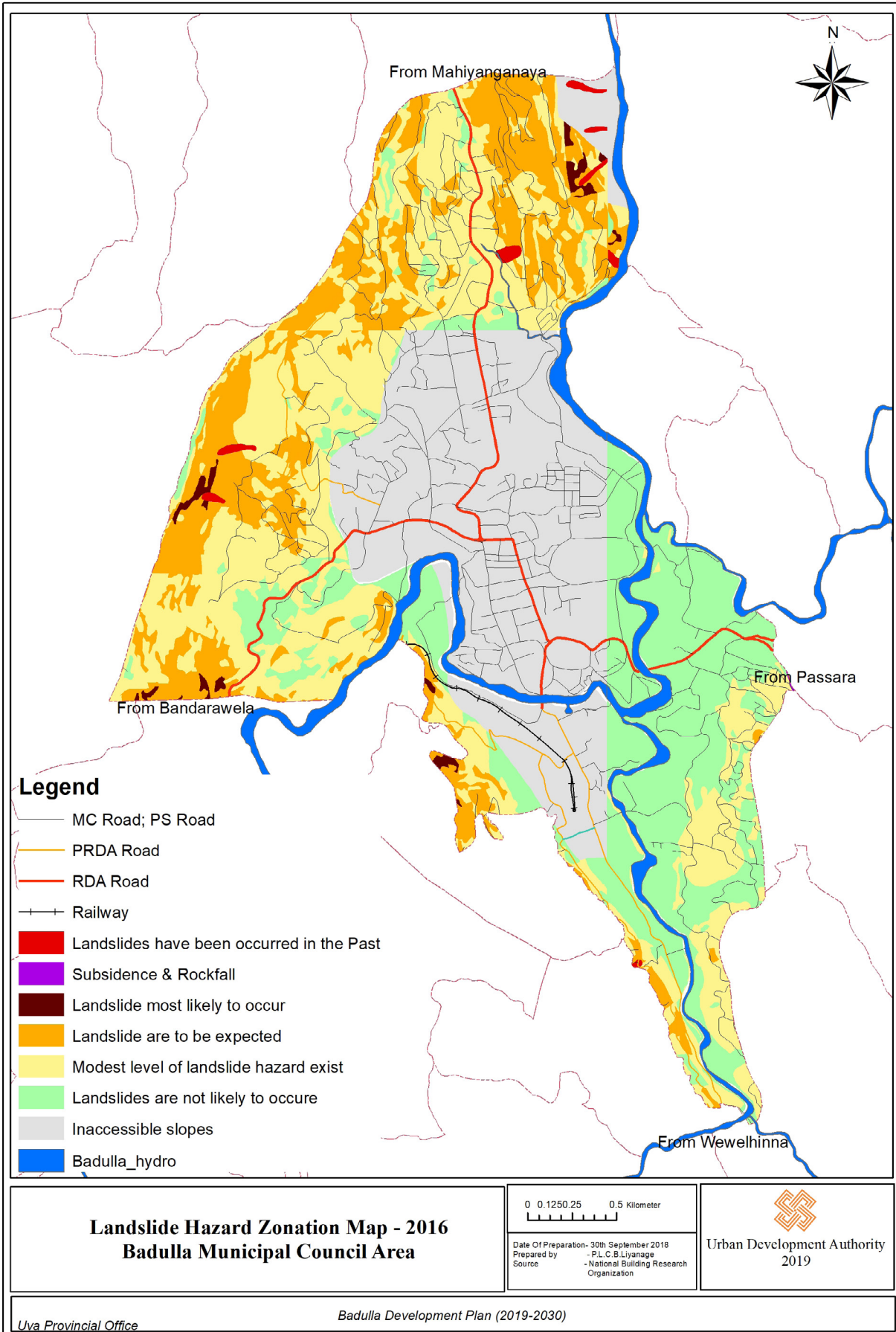
According to the land cover zone percentage result of NDBI study the urban sprawl has increased in sloping areas. (Map no 5.11 and 5.12)

Figure No 5.14: Residential uses in hill areas



Captured by: Uva Provincial Office, UDA.2018

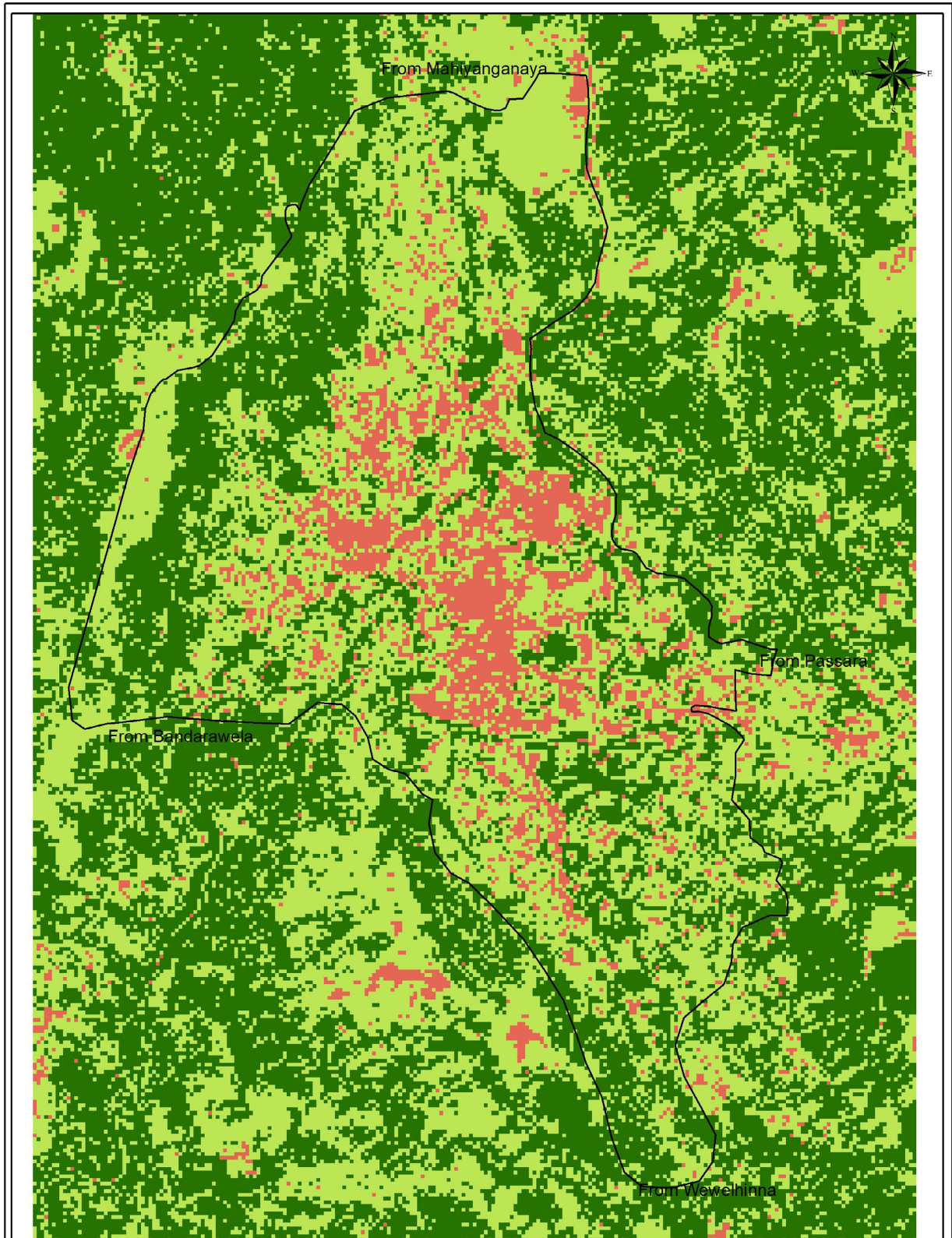
Map No 5.10: Landslide Hazard Zones in Badulla Town



Source: National Building Research Organization, 2015



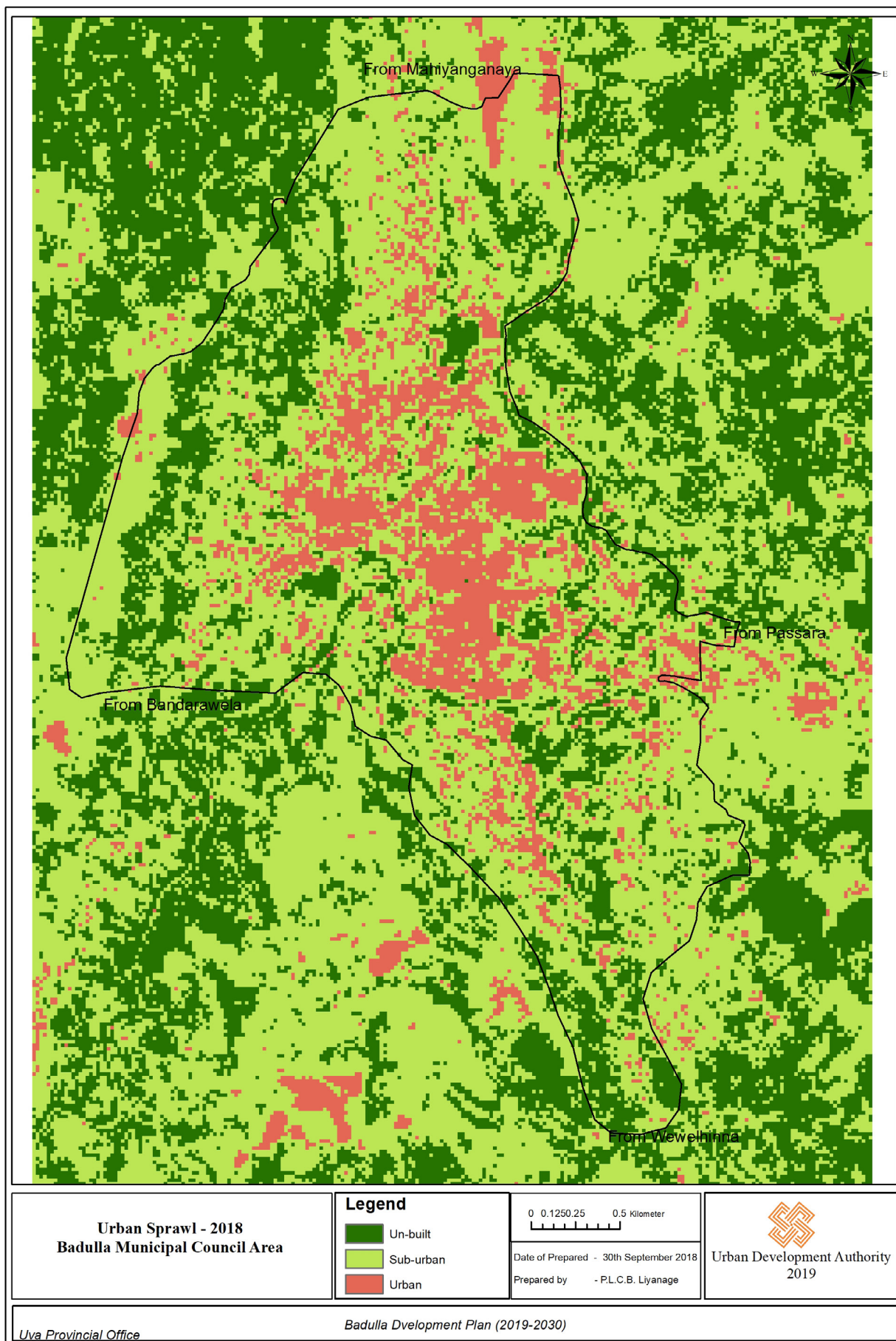
Map No 5.11: Badulla Urban Sprawl - 2017



Urban Sprawl - 2017 Badulla Municipal Council Area	Legend	0 0.1250.25 0.5 Kilometer 	 Urban Development Authority 2019
	<ul style="list-style-type: none"> Un-built Sub-urban Urban 	Date of Prepared - 30th September 2018 Prepared by - P.L.C.B. Liyanage	

Uva Provincial Office *Badulla Development Plan (2019-2030)*

Map No 5.12: Badulla Urban Sprawl - 2018



Opportunities

- i. Special announcement of the government against reclamation of paddy lands.

Most of the vacant lands in Badulla are paddy lands. Therefore, there is a trend to convert the use of open spaces and paddy lands to other uses.

The reclamation of paddy lands of Badulla town has limited according to the notice sent by commissioner of Agriculture Department to District Deputy Commissioner regarding the discontinuance of paddy land reclamation.

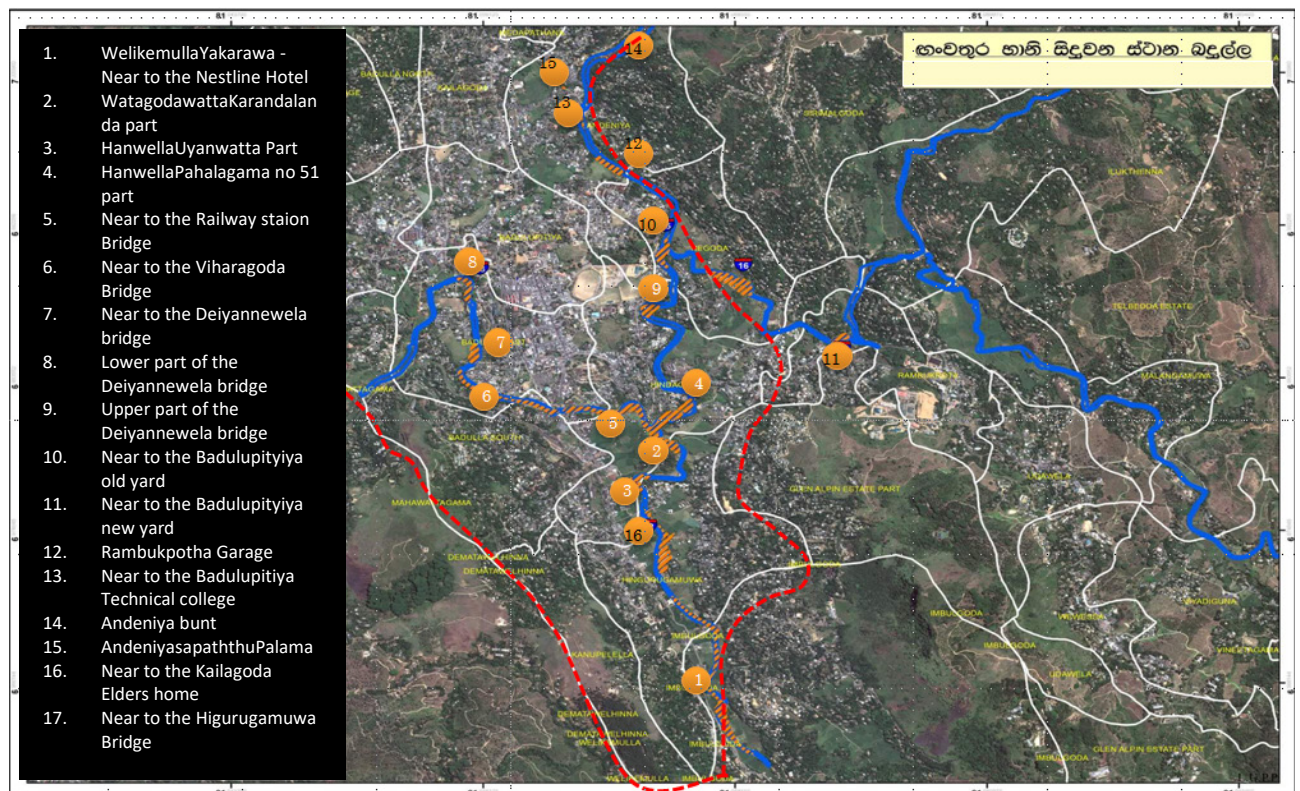
Threats

- i. The low amount of water absorbing in the city center.

When considering the history Badulla town was a lake. There were paddy lands surrounding the lake. Because of that at present also the water absorbing level of this paddy lands are very low.

Due that the water at rainy season connecting to the BaduluOya without absorbing. It has become a reason for flood also. That kind of flooding locations are shown in map no 5.13

Map No 5.13: Flooding areas in Badulla Municipal Council Area.



Source: Disaster Management Center, Badulla.2017

Goal 04: Protect the heritage identity of the area.

Strengths	<ul style="list-style-type: none"> i. Existence of Badulla Muthiangana Raja Maha Viharaya ii. Existence of archeological places iii. Religious places based cultural functions 	Weaknesses	<ul style="list-style-type: none"> i. Abandoned situation of archeological places ii. Under utilization of the archeological places
Opportunities	<ul style="list-style-type: none"> i. Commuter population coming for religious places 	Threats	

Strengths

i. Existence of Badulla Muthiangana Raja Maha Viharaya

According to the history, the religious environment is the reason to develop the Badulla as a town. In that Muthiyangana Raja Maha Viharaya getting a special place. According to the invitation by regional governor, Indika the Lord Buddha has come to Badulla area in third visit to Sri Lanka. As per the Mahawansha, the Lord Buddha has stay at Muthiyangana Dagaba Area in that visit.

There are Mukthaka Relics and hair relics of Lord Buddha was deposited at Muthiyangana Dagaba. Muthiyangana Dagaba is famous as the only one Dagaba in the world where deposited the supernatural relics of sweat drops of Lord Buddha. Other than this there are Hair Relics also. And also, this place is a one of the Buddhist religious place out of the "Solosmasthanana".

There are some boutiques of offering items are distributing surrounding the Muthiyangana Raja Maha Viharaya which locate in about 8A land. About 300 devotees at weekdays and about 1000 devotees at weekends are coming to this area. And also, about 10,000 people are coming for religious festivals which are based on Muthiyangana Raja Maha Viharaya at Vesak Poya day. The importance of Muthiyangana Raja Maha Viharaya has not change since the history. Due to that Muthiyangana Raja Maha Viharaya can be made as an identity of historically important of Badulla.

Figure No 5.15: Muthiyangana Raja Maha Viharaya



Source: From internet



ii. Existence of archeological places like Katharagaa Devalaya

Badulla Kataragama Devalaya is a historically important place in town other than the Muthiyangana Raja MahaViharaya. Kataragama Devalaya was built at Kandy Kingdom period by King Wimala Dharma Sooriya (1548-1604). According to Uva Viharawansaya, king's throne was built to watch perahara. Thi has built in front of the Devalaya land to seeing the lighting lamp in Katharagama Devalaya.

King Wimala Dharma Sooriya was the ruler of Badulla town area when Portuguese ruled the coastal side of Sri Lanka. Kings palace was located at the place calling old Kachcheri now. After that the catholic religious places was built at British ruling period. St. Marks church and Welekade Methodist church are examples for that. Other than that, there are villas built at long history. As examples Thaldena Walawwa, Kothalawala Walawwa, Rathwaththe Walawwa and Dimbulana Walawwa can be mentioned.

Due to the specialty of history, this town has called as the administrative city. Due to that there are some buildings up to now built at British Period. Most of those buildings are conserved as archeologically important places.

Figure No 5.16: Historically important places in Badulla Town



King's Throne



Katharagama Devalaya



Lindamulla – Paththini Devalaya



Old Kachcheri

Source: From Internet

iii. Religious places based cultural functions.

There are several functions in Badulla famous as cultural functions like Badulla Muthiyangana Vesak Festival, Kammanankada Temple Perahera, Kailagoda Sri Saddharmananda Temple Perahera, Badulla Katharagama Devala Perahera, Rockhill Kovil Radam Perahera. The vehicle movement plans are introducing within city on these functional seasons. Cultural functions denote the identity of the area.

Figure No 5.17: Badulla Katharagama Devalaya Perahera



Captured by: Uva Provincial Office, UDA

Weaknesses

i. Abandoned nature of archeological places.

Most of the archeologically important places in Badulla city has abandoned like Kothalawala Walawwa, Thaldenawalawwa, Salusala Building. These places locate in high land value areas and it is a problematic situation. Not having proper management for these areas is the main reason for this situation. Private developers are not trend to develop these places due to the limited development abilities. It is destroying the valuable monuments and identity of the area.

Figure No 5.18: Abandoned archaeological sites



Source: From Internet

ii. Undeveloped archeological places

Although there are private owners for archeologically important places those are not developed. As example the Welekade open market can be mentioned. These places can open up for public although those are in abandoned situation.

Figure No 5.19: Undeveloped archeological places



Welekade Open Market

Opportunities

i. Commuter population coming for religious places

People are attracting to this area other than the residents to worship the places like Muthiyangana Raja Maha Viharaya. Accordingly, the existence religious places are a reason to attract the commuter population. In perahera season about 10,000 devotees are coming to this area.

5.2 Development Pressure Analysis

Development pressure analysis done by using the land use, population density, population growth rate and road density of the area. It shows in the map no 5.12

Table No 5.17: Development pressure analysis Summary

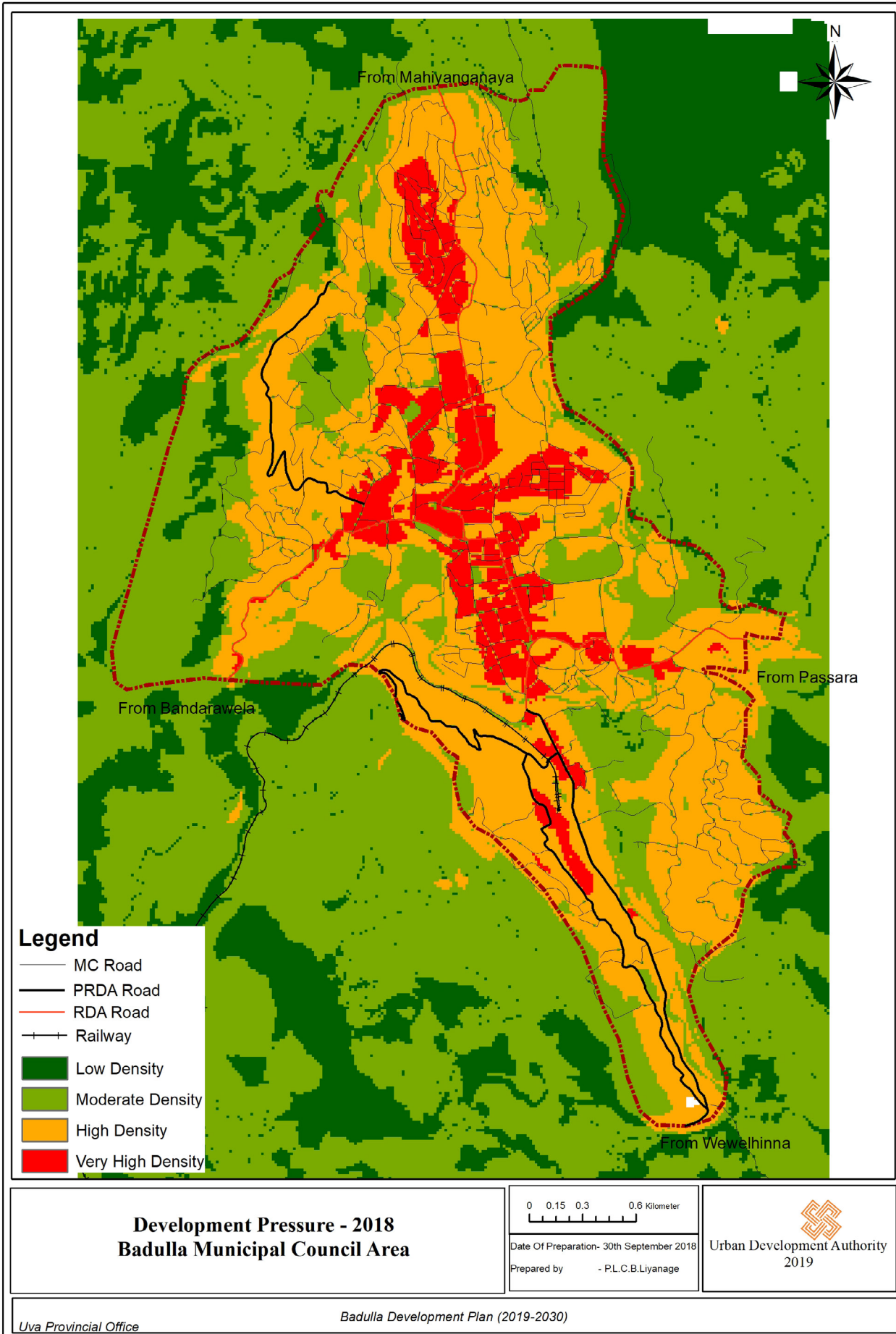
Zone	Description	Extent (km ²)
1	Low Developed	0.33
2	Moderately Developed	3.24
3	Developed	5.74
4	Highly Developed	1.2
Total		10.06

Source: Uva Provincial Office, UDA.

The demand for plain terrain area in town center is high according to the Development Pressure Analysis. And also it shows high density in residential areas like Badulupitiya, Kanupelella. The medium density is in average sloppy areas and there are low densities in hilly areas covering with forest and steppe.

According to the development pressure analysis the demand is in high value in about 1.2sqkm of town center area. It is about 11% out of the total land extent. The low developed and moderately developed area is about 84.7% out of the total land extent.

Map No 5.14: Development Pressure Analysis



The Plan

6.1 Concept Plan

Introduction to the concept plan

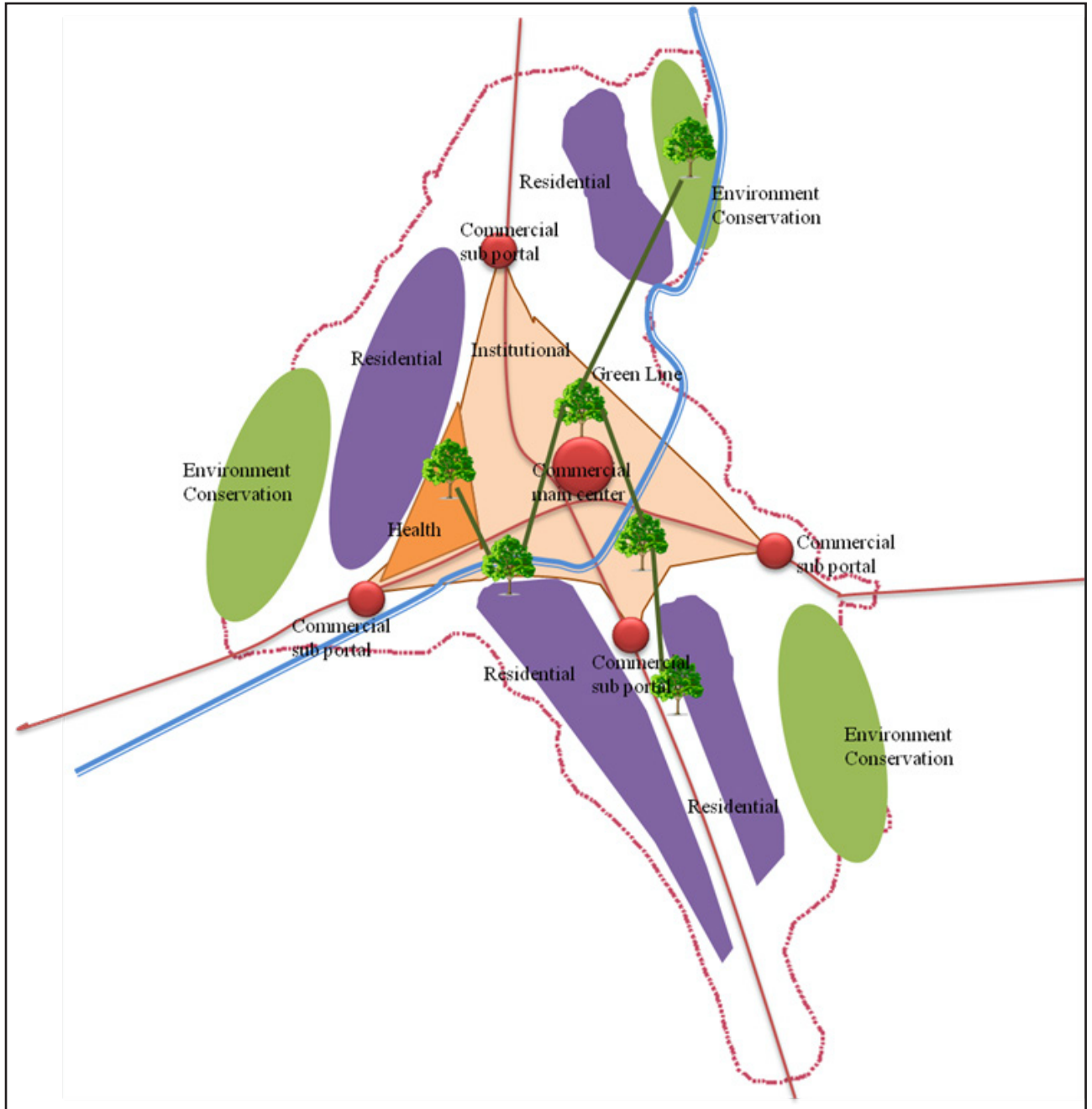
The concept plan described the expected urban form of Badulla Town. Throughout this comprehended main four sections of residential, commercial institutional development and sustainable environment. The main concern of this concept is to develop the area without harming the environment considering its sensitivity. Accordingly, a special place has allocated in urban land structure for administrative and health services. A large amount of land extent in town center has allocated for this. Throughout it vision to achieve an efficient service sector. It expected to develop the area as a combination of health and administrative services instead of the administrative capital.

Four commercial service zones are expected to develop based on Pahala Veediya area to enhance the urban economy with providing better service for residents and commuters. Accordingly the area from Pinarawa to Welekade commercial substations will be developed with commercial health facilities, the area from Kailagoda to Puwakgodamulla commercial sub stations will be developed as Institutional, Residential and Commercial Zone, the area surrounding the Hindagodacommercial substation will be developed with commercial uses for commuters and residents of the area and the railway station and its surrounding area will be developed as a commercial zone including wholesale and retail markets.

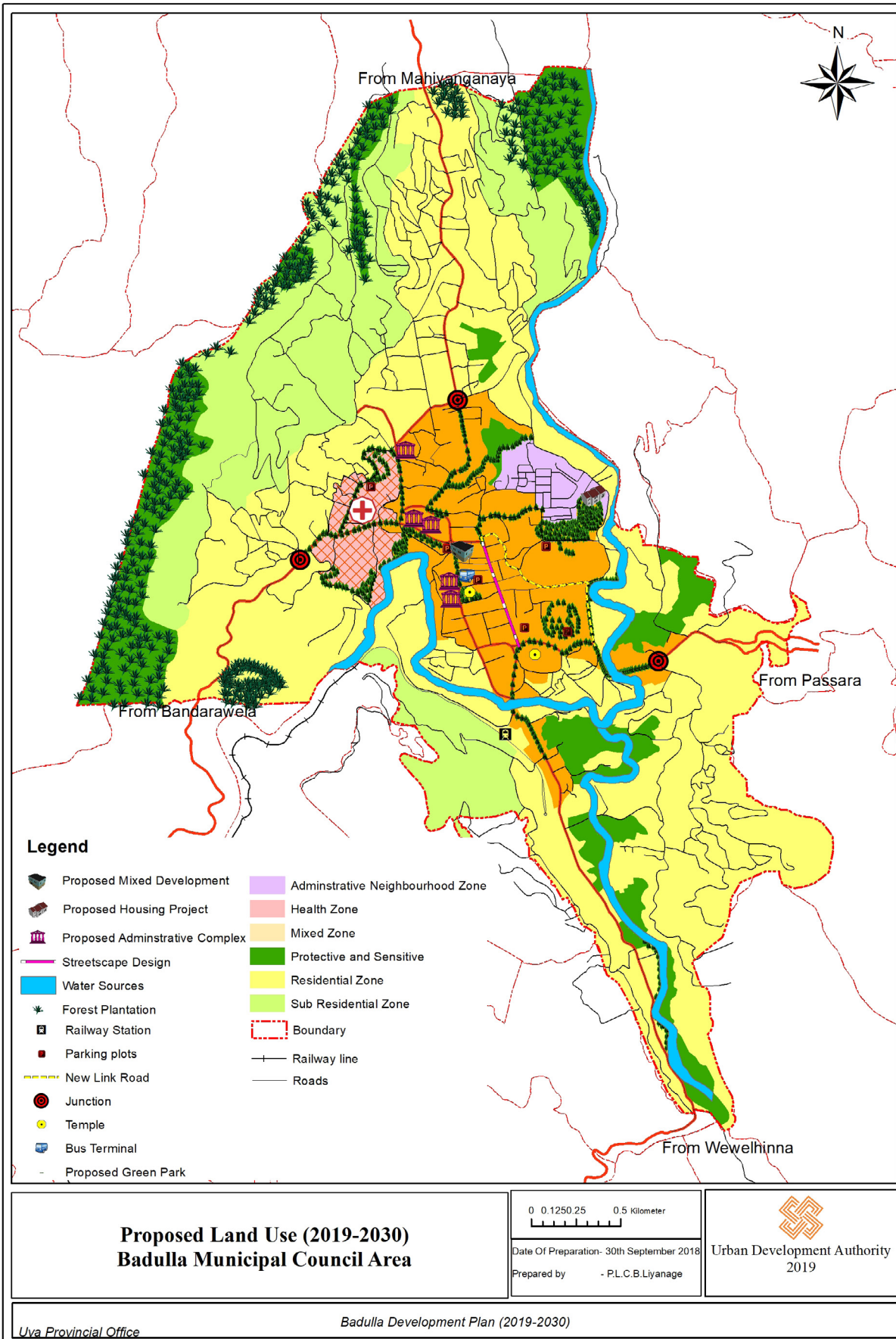
Topographically gentle slope areas will be developed as residential zones while the town center remain as areas of leisure & provide daily needs for residents. Environmentally sensitive zones shall be subject to natural hazards. These areas will be kept as conservation zones. In addition, green zones will be established in the town center & those will be help to city beautification& connectivity to pedestrian comfort. It is expected to establish pedestrian comfort by green pedestrian ways. Then commuters will not use private transport, but increase walkability in the town.



Map No 6.1: Concept Plan



Map No 6.2: Proposed Land Use Plan 2019-2030



6.2 Land and Building Development Strategies

6.2.1.1 Introduction to proposed Land Use Plan

Badulla town has become as the capital city of Uva Province in service sector. That priority remains from the history to up-to-date, Accordingly Badulla city own specific place historically. All sectors of Badulla city support to provide services with devoted land use to provide services.

Due to Badulla was main city from the history, it has added values from in relation to religious, educational, commercial sectors. Accordingly, there is a social and cultural surrounding in related with the religious environment and Muthiyangana Raja MahaViharaya. Due to that connection archeological building and own archetecturing designs created. The religious background caused to beautify the city shape. Badulla Development Plan (2018 – 2030) proposed to develop without harming to that city shape or urban form.

Figure 6.1: Cross section of the A-A Proposed High dense mixed-use Zone



By proposed land use plan expected to add an identity for the grid pattern road network. Accordingly proposed to increase the pedestrian movements by developing green pedestrian paths for facilitate to administrative services at Raja Veediya and by developing special pedestrian paths to facilitate for commercial services at PahalaVeediya. The proposed high-density mixed-use zones are spreading with encouraging the existing mixed-use developments from town center to Welekade, Passara Road to Hindagoda, Wewelhinna Road to Eladaluwa Junction and Mahiyangana Road to Kailagoda. Within that zone the priority is giving to the institutions and its supportive commercial uses. In further green paths will be developed at Alikumbura, Badulupitiya and Medirigiriya area to provide leisure activities for commuters with controlling the congestion in urban form. The Vincent Dias Ground is proposed to develop as a sports center for all schools and educational institutions of the area.

Figure 6.2: Cross section of the B-B Proposed Health Zone



Health zones will be developed to improve the health facilities by Badulla Development Plan (2018-2030) other than the institutional and commercial uses. Badulla General Hospital is the main health service provider of the area and currently it has capacity to provide facilities to outside areas also. Therefore, throughout the Badulla Development Plan (2018-2030) proposed to develop the land uses to support for that service providing. Accordingly proposed to develop the health services with moderate height building cluster but with high development since it is an essential service. Commercial developments and leisure activities will be established to facilitate for commuters of health zones. It is proposed to develop commercial facilities in front of the hospital for customers comfortable with providing easy accessibility by increasing the land use area.

Figure 6.3: Cross section C-C of proposed Administrative Neighborhood Zone



Adjacent to the mixed-use zone it is proposed to develop administrative neighborhood zone as high-density zone. The vertical development is encouraging at residential zones with better infrastructure facilities instead of the improper low-income houses. There are several institutional complexes towards the Badulupitiya to make easy accessibility for commuters.

Integrated rail and bus terminal locate near the residential zones which are surrounding the town. Bus transportation service has combined with the small bus stand in town and it support to create easy accessibility to institutional, residential, health and educational zones.

The sloppy areas between the town and hilly area is proposed to develop as low-density residential areas. It will be a low-density area and encouraging the residential use only.

Figure 6.4: Cross section D-D of the Moderate Dense Residential Zone



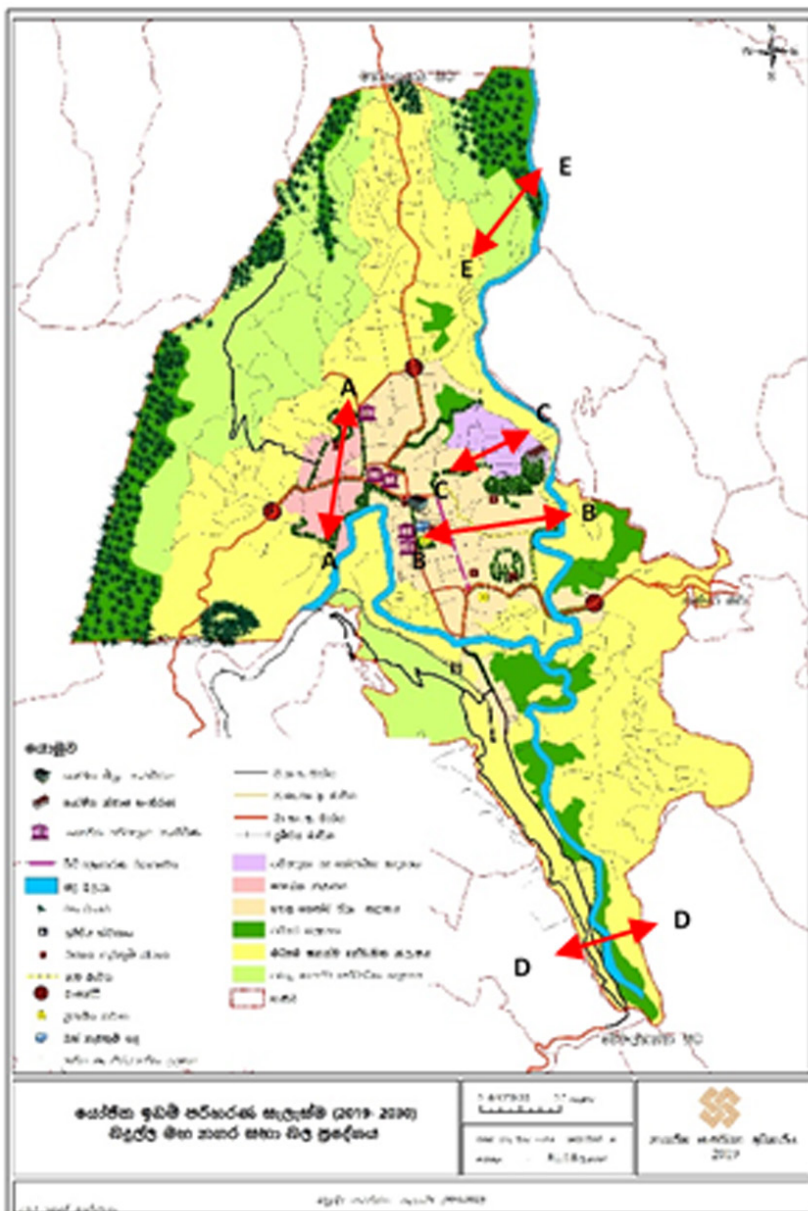
According to the vision of Badulla Development Plan (2019-2030) the identity of the area which has evaluated with the BaduluOya will be added again. The concept of this plan is proposed to see the BaduluOya from Mediriya Road Green Path, Green Lane Drive, Herbal Garden and Jogging Track at Kanupelella Road river reservation with making leisure activities with city beautification.

Figure 6.5: Cross Section E-E of the Low Dense Residential Zone



Mountains surrounding the town will be denoted as green area from the city where local forest cultivations and rain forests. Badulla is proposed to develop as the Administrative and Health City of Uva Green Valley with acting as main service provider by the land use development of Badulla Development Plan (2018-2030)

cross sections Key map



6.3 Social and Physical Infrastructure Development Strategies

According to the data records, about 100,000 commuters migrate to the area to get services since Badulla is the capital city of Uva Province. A considerable number of employees are migrating to the city area for residential purposes. Therefore, physical and social facilities should be developed considering the population.

6.3.1 Proposed Service Plan

Badulla Development Plan 2019-2030, it is expected to establish Badulla city as the administrative and health service town of Uva Green Valley. Accordingly, it is aimed to develop and promote the administrative and health services. This vision is going to be achieved by four goals which are proposed to regularize the service sector with fulfilling the needs of residents. Accordingly, this plan proposed to facilitate both residents and commuters.

Accordingly, by now 58% of the migrations in this area is based on service providing. It is predicted that the expected population growth and with the impacts of upcoming development projects the expected population growth will be increased in 20%.

Therefore, it is essential to develop the service sector to meet the demand with population growth and development of projects. Therefore, it is expected to direct the development trends of this area towards the service sector, according to the ambitious vision of Badulla Development Plan 2019-2030. It is expected to develop a zone with educational and higher educational institutions, from Mahiyangana Road to Badulupitiya to fulfill the educational needs of the people gathered.

Under the zoning plan, three distinct zones are identified for service provision. Town center as a mixed zone, area around Badulupitiya as an administrative and residential mixed zone and area around Badulla base hospital as a health service provision zone. These zones are facilitating based on the development trends and development potentials of the areas. There are several strategic projects identified in regularizing the service provision in strategically manner.

A combined health service zone is to be established based on the Badulla General Hospital. Population attraction for health services is the main development potential of this area and it is about 18% out of the total commuter population. Therefore, as a distinct potential of the city, it is expected to provide an optimum service for the migrant community. It is proposed to develop the land behind the Badulla Base Hospital, based on the health service provision as a combined service center of food and accommodation for patients and their visitors. Along with the Badulla hospital it is proposed to promote a health zone towards Mediriya road. Accordingly, it is expected to extend the extent of service provision to the Badulla Hospital in both quantitative and qualitative manner.

It is expected to agglomerate essential services to the town center by changing and streamlining non-confirming land uses, shift low commuter attraction services to the other zones and allocate suitable lands for appropriate land uses.

Followings are the strategic projects to be implemented under this strategy.

1. Badulla Administrative Complex Development Project – Phase II

This project is proposed to make easy access for service sector which are spreading all over the town area at present. This project has proposed to construct at the land adjacent to the Uva Provincial Governor's Office.

2. Re-establish Badulla prison and quarters at outside of the town

Badulla prison locates at a high valuable place in town center which is not suitable with the institutional and commercial zones according to the identification of the Badulla Development Plan 2019-2030. Because of that proposed to re-establish the prison at a place where can easily access to the hospital and police station. Hence prison functionality is low compared to other uses, it is proposed to shift from the town center

3. New Administrative Complex at existing prison quarters land at Badulupitiya Road.

According to the identification of Badulla Development Plan 2019-2030 distribution of administrative institutions all over the town is an issue for service sector development. Therefore, it is proposed to construct administrative complex at Badulupitiya road prison quarters land. This will be proposed to implement after shifting the prison and quarters out of municipal limits.



4. Commercial based mixed development project at existing prison land
This project is to encourage the commercial land use pattern in PahalaVeediya area.
5. Mixed development project at Badulla rest house premises
Considering easy accessibility, locational benefit and commercial value this project has proposed to develop as a mixed-use development at Badulla rest house premises.
6. Housing Development project at Badulupitiya
To regularly develop the low- income houses in Badulupitiya area this project has proposed. This project encourages the vertical development instead of horizontal development.
7. New administrative complex at Badulla Alugolla road
A new administrative complex and a housing complex proposed to develop near the Badulla Alugolla Road.
8. Badulla Vincent Dias Playground Development
Under this project adjacent solid waste dumping site will be relocated and proposed to develop as a recreational area with combining the Badulla Botanical Garden.

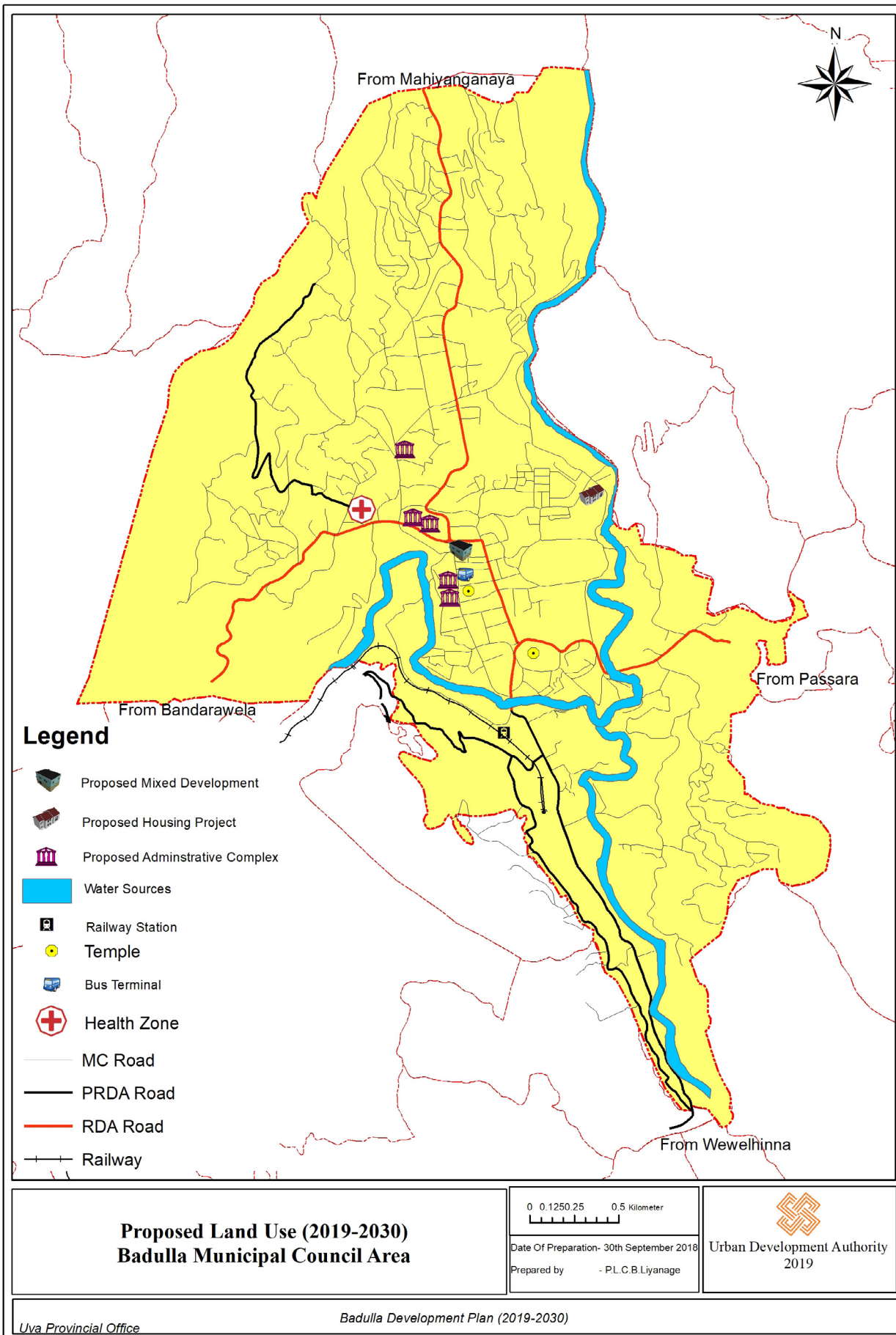
Education Service Plan

New educational institutions are needed to fulfill educational needs of residents when Badulla develop as the administrative and health-based center. Accordingly, the Badulla Development Plan 2019-2030 proposed to relocate the schools with providing proper infrastructure at non-suitable areas. Throughout that proposed to improve the play grounds and library facilities.

- i. Relocate Badulla Sarasvathi Primary School to existing Saravathi Central College premises

At existing primary school premises there are no space for further developments and for sports activities. In further this area is proposed for vertical commercial developments according to the vision of Badulla Development Plan 2019-2030. Considering the safety of students and the school development proposed to relocate this primary school to existing Saravathi Central College premises.

Map no 6.3: Proposed Service Plan 2018-2030





6.3.2 Proposed Transport Plan

Badulla will be developed as a service based commercial town in 2030 according to the vision of the plan. Residential population is expected to increase up to 56,000 and the expected commuter population is about 120,000 in 2030.

Expected traffic congestion and less connectivity among the service providing centers will be eliminated through the transport strategy. In further it is expected to enhance city beautification through the streetscape guidelines.

According to the goal of create better infrastructure facilitated town, it is proposed to improve the mobility between institutional, health, recreational and residential zones with related infrastructure facilities. On the other hand, it is proposed to regularize the roads with commercial activities for city beautification. Less efficiency and the expected traffic congestion in future are the main issues related to the transportation sector of Badulla. Traffic congestion has been an issue due to the geomorphology of the area and irregular locations of service agencies. To minimize these conditions, efficient transportation strategies have been proposed in this plan.

For making efficient transportation, the expected and present vehicle movement has been considered. The total number of vehicles entering Badulla City at present is about 11,909 and 90% throughout it is light vehicles. 35% out of that 90% are three-wheelers and when comparing the present vehicle mobility with the population, it will be increased by 20% in 2030. Accordingly, following strategic projects are proposed to make efficient transportation.

It is proposed to integrate the railway station with a bus terminal at the town center. There are only five turns of rail transportation from Badulla. Those transport services focus on the general public transportation, not the tourism sector. Therefore, to promote and utilize the railway transport, it is proposed to establish the bus terminal near the railway station.

A5 road, which is under the Road Development Authority, is a one-way road from Prison to Viharagoda. There are difficulties to practice the Road Development Authority regulations at this road section. Considering that the direction of A5 road is proposed to change as follows.

Table No 6.1 : Directions of Proposed A5 road

Existing Road	Proposed Road
1.08km from in front of Prison to Viharagoda Kosgas Handiya	1.12km from in front of Prison to Martin Silva Mawatha to Kosgas Handiya across the Riverside Road

Junction improvement projects are proposed in front of the Badulla Provincial Hospital, near Hindagoda – Hingurugamuwa Road and at Kailagoda Handiya.

Road facilities to access for service and commercial places at plain terrain areas are less. Considering that road widening is proposed at identified locations to connect service places, residential and commercial zones.

A new road development has been proposed from Mediriya Road to Pilipothagama Road to connect institutional and residential zones. There is a possibility for traffic congestion at the existing road network, which is causing problems for residents and commuters. Existing step roads and narrow roads are to be widened up to 3m. As a solution, bypass roads are proposed to reach service centers without going through the town center.

This is the area which provides transport services for the whole region as a centralized public transport provider. Since this town has both bus and train transportation connecting with other cities, it should be efficient. In order to make that efficiency by reducing the congestion at the existing bus terminal, it should be relocated. For that, it is proposed to develop the bus terminal using existing old Municipal Council market land also. Existing commercial buildings are to be relocated to the Commercial Complex in the proposed bus terminal.

It is essential to develop pedestrian paths in well-connected road network of Badulla town. For those following roads has identified to develop pedestrian paths.

1. From Kanupelella Bridge to Pahala Raja Veediya
2. From Raja Veediya to Clinic Road
3. From PahalaVeediya to Riverside Road via Alikumbura
4. From Mediriya Road to Hunukotuwa Road

Parking places are need for this area to solve the issues related to traffic congestion, on street parking and low pedestrian friendliness. Following places has identified to develop parking places for facilitate to people who are coming to get administrative and commercial services.

1. Land behind the Badulla General Hospital
2. Land strip at right of the Racecourse Road
3. Adjacent land portion of existing solid waste management Land
4. Within the Alikumbura Land
5. In front of the Railway Station

Although there is well-connected road network, these roads are not friendly for pedestrian movements. Both sides of the following roads are proposed to develop the pedestrian paths.

1. From Badulla Prison to Kosgashandiya via Riverside Road
2. From Pinarawa Junction to Badulla Maha Vidyalaya
3. From Kanupelella to Raja Veediya via Railway Station Deiyawela Road
4. From ThanayamaHandiya to Racecourse Road via Raja Veediya and Post Office Road.

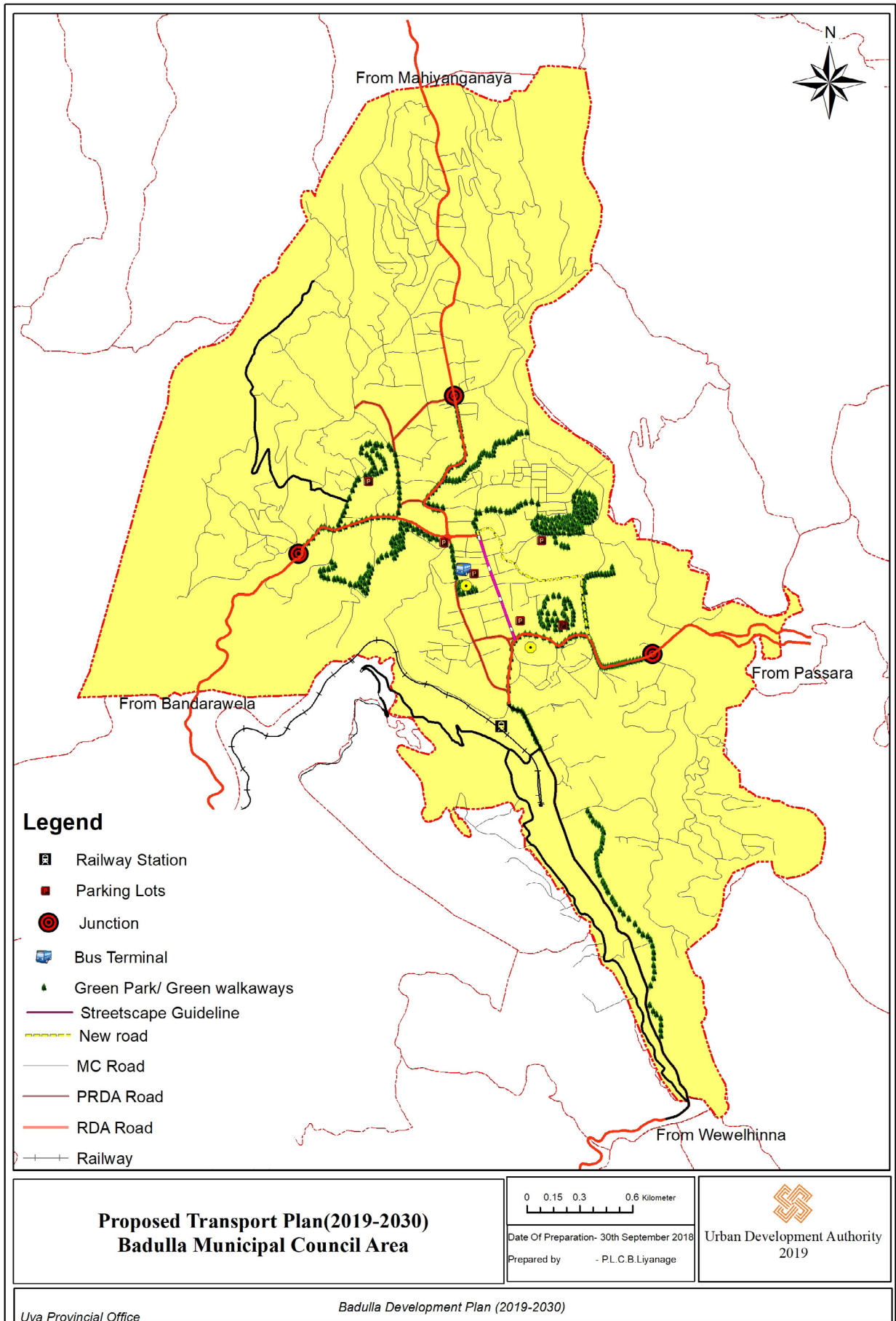
The commercial area, PahalaVeediya in town is long about 630m and it is a vehicular congested street although it functioning as one-way road. The reasons for the congestion are not having facilities for pedestrians and loading and unloading of wholesale vehicles.

Existing width of PahalaVeediya is 10m. Under this plan it is proposed a 5m building line and it will be 7m for ground floors facing the PahalaVeediya. That separating potion from building line is proposed to use as pedestrian path only.

Due to the geographic shape of the town and, institutions are spreading all over the town there is need of alternative transportation system to facilitate commuters. For that proposed an outer circular transportation facility and hope to enhance the efficiency of transportation.



Map No 6.4: Proposed Transport Development Plan

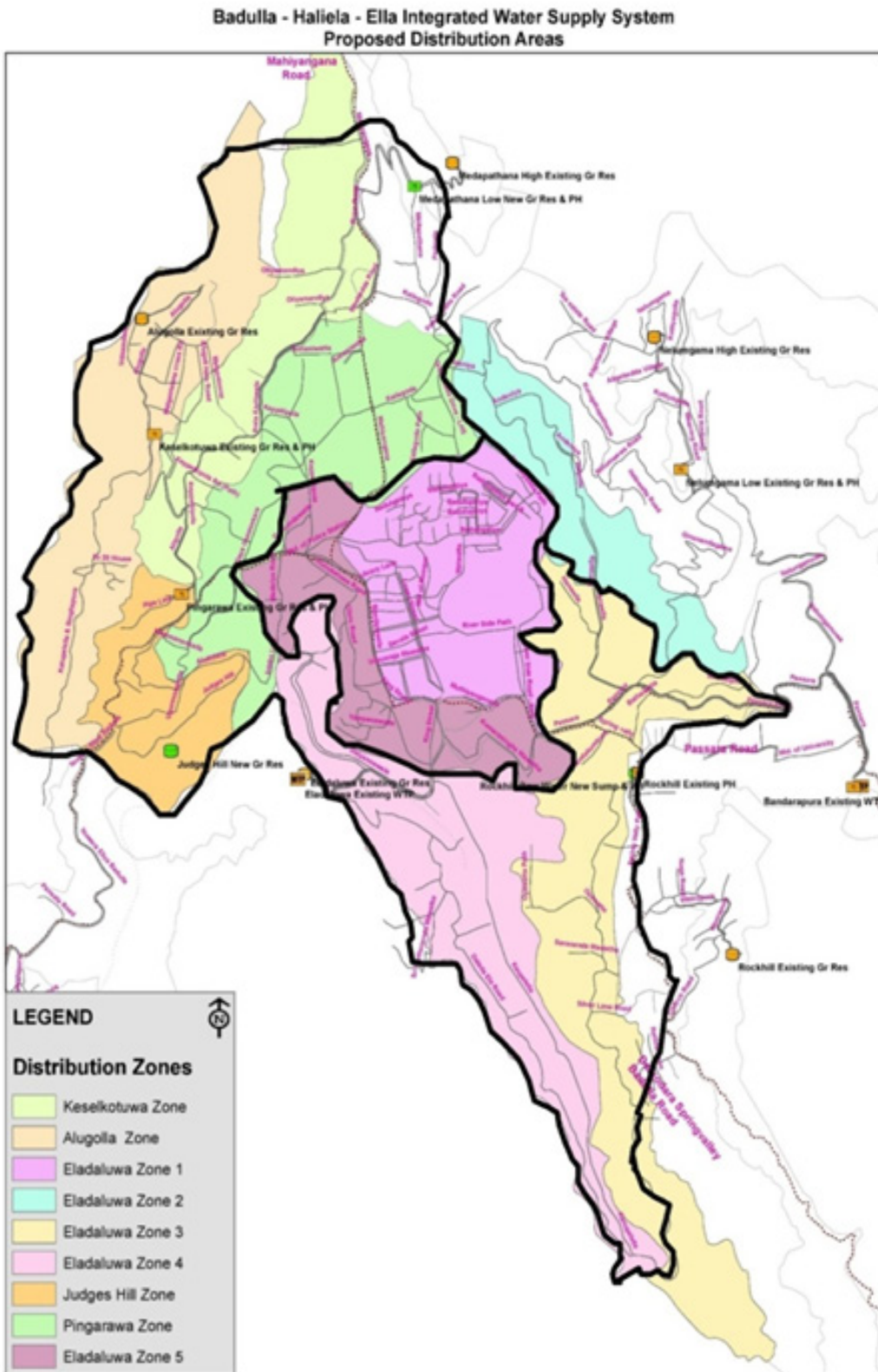


6.3.3 Proposed Water Supply Plan

Water supply of this area has proposed according to the expected residential and commuter population of 2030. There is about 278m³ shortage of water supply from existing BaduluOya water source.

According to the predictions the water demand on 2030 for expected population is 10,292m³. Accordingly, the water supply should be developed to fulfill the existing shortage and predicted need.

Map no 6.5: Distribution areas of proposed Badulla- Haliela – Ella Water Supply Project



Source: Badulla – Haliela – Ella Combine Water Supply Project, NWSDB, Badulla



Badulla- Haliela – Ella Water Supply Project has proposed considering the population prediction of 2035 by National Water Supply and Drainage Board, Badulla. Accordingly, it proposed to provide 8500m³ of maximum water supply for Haliela and Badulla Municipal Council Area. So up to now there is a planning solution for water supply issue.

According to that base on the existing water supply source BaduluOya and proposed Badulla- Haliela – Ella Water Supply Project will fulfill the residents and commuters water needs. But following land strips are proposed to separate as service strips.

- i. From Pinarawa Thanayama Junction – Bank Road – Viharagoda to Hindagoda
- ii. From Pahala Veediya – In front of existing Prison to Viharagoda
- iii. From Pinarawa Thanayama Junction – Prison – Racecourse Road – Riverside Road to Kosgas Handiya
- iv. From Post Office Road to Racecourse Road
- v. From Viharagoda to Kanupelella

6.3.4 Proposed Electricity and telecommunication Plan

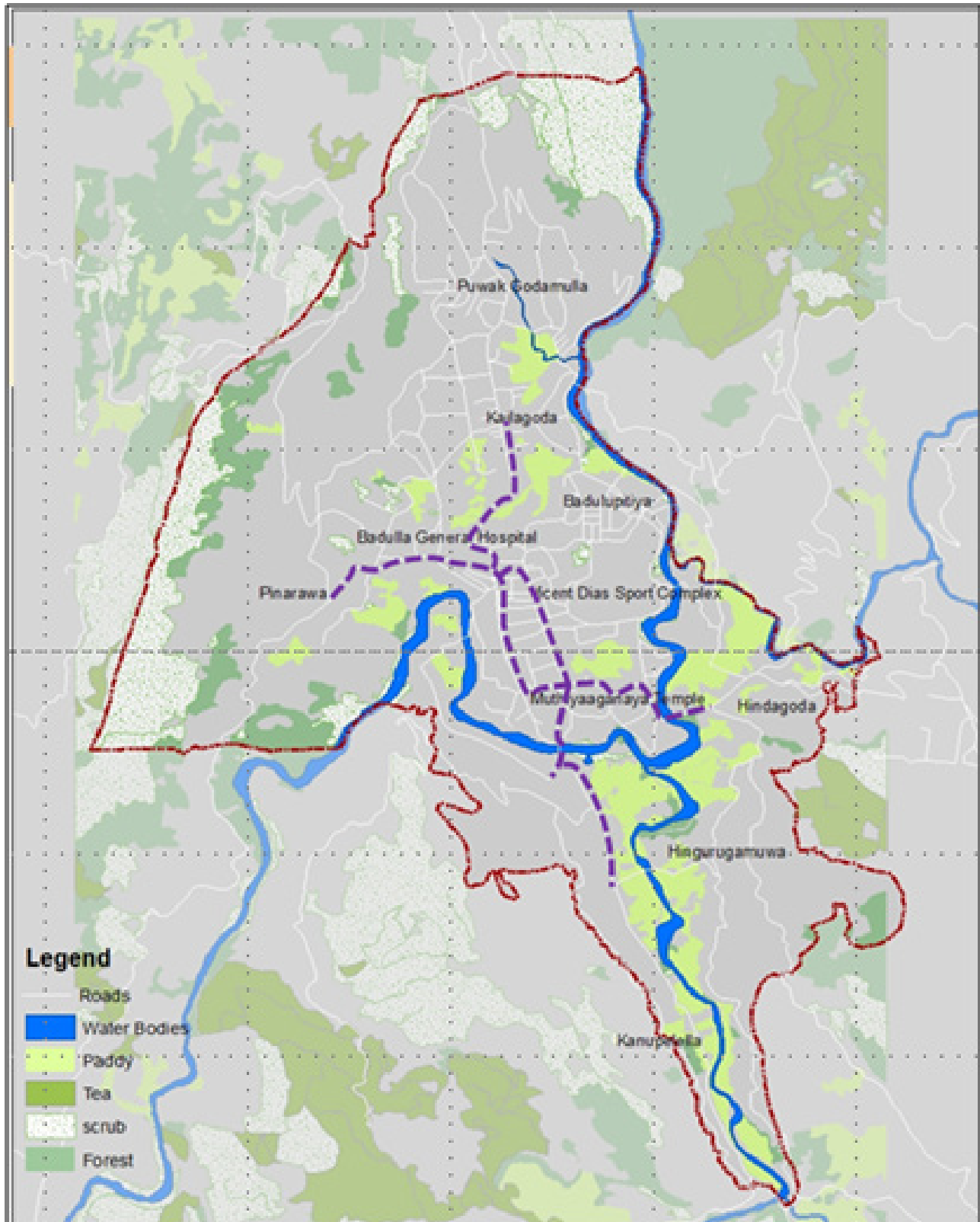
6.3.4.1 Electricity Supply

This plan proposed to supply electricity for predicted population on 2030 with keeping the existing supply as it is. The land strips used for water lines is proposed to use for underground electricity supply lines also. For that it is need to use an additional land strip other than the mentioned pedestrian path in 6.3.3.

6.3.4.2 Telecommunication Facilities

All the existing government & private institutions, health service centers & commercial places are already facilitated with communication facilities.

Map no 6.6: Proposed underground service lines.





The suppliers like Dialog are providing broadband and web facilities as (information & communication technology services) under the Badulla Telecom. But due to difference of terrain in this area it is difficult to provide communication facilities in same level for all. Considering that proposed to provide communication facilities using new technology for areas where not having communication facilities.

Communication cables in following roads are proposed to relocate as underground lines since those roads will be develop as service corridors. An underground service road will be developed for electricity lines and communication lines. Renovations on these existing lines which laid all around the town are reason for traffic congestion and pedestrian. Accordingly proposed to develop a land strip for water lines, electricity lines, communication lines and waste water lines as mentioned in 7.3.3 which will be separated from the carriage way of the road.

6.3.5 Proposed Waste Water and Sewerage Management Plan

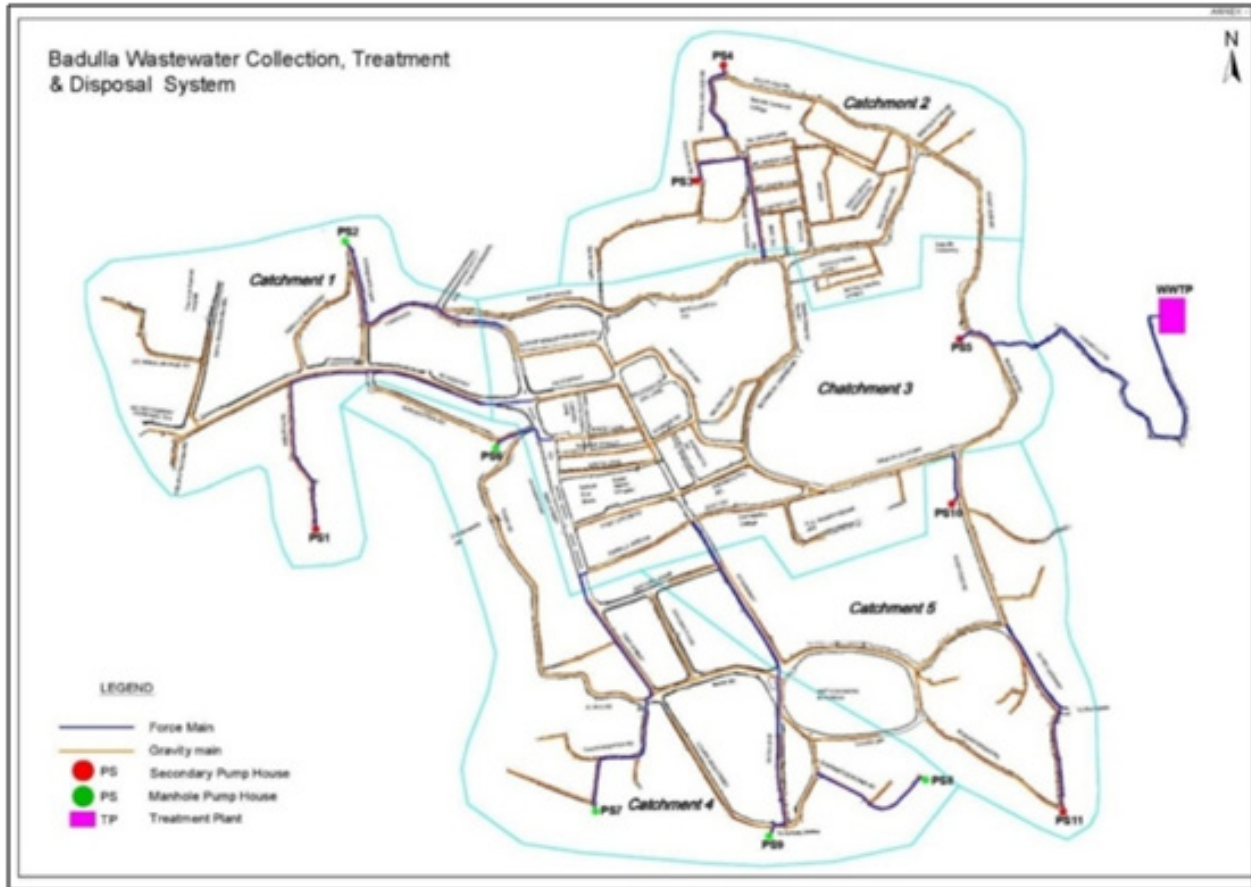
Badulla Town not covered by any of solid waste and sewerage management plan to facilitate for residents and commuters. There are few drainages which are used for the storm water runoff. However there are irrigation canals which facilitate paddy lands. Currently those irrigation canals have connection of various liquid waste systems. Therefore, problematic situation has emerged when taken water for paddy fields. These domestic and other waste water disposal to canals due to not having proper management is a reason for this situation.

Anyhow there is need of liquid waste disposal management system to keep paddy fields clean. However economic productivity of paddy fields is less compared to the recent past years. But these lands need to be kept as water retentions as per the geographic condition of the town.

The liquid waste management system needs to cover the areas of Badulla General Hospital, government and private institutions, residential areas and town center commercial places. Water through the waste water management projects can be disposing to Baduluoya after treatments.

According to the predictions waste water generation in 2030 is about 2 233m³. As a solution for this issue a wastewater and sewerage management system has proposed for that the plan national water supply and drainage board has incorporated to this plan.

Map No: 6.7: Proposed Waste Water & Sewerage Plan



Source: National Water Supply and Drainage Board, Badulla 2017

6.3.6 Proposed Solid Waste Management Plan

To become Uva regional administrative and health provider it is essential to have better infrastructure facilities. For that priority has to be given to Solid waste management in Badulla.

Current daily solid waste collection amount is about 30 tons and these solid wastes are collected to the 5 acres of solid waste dumping yard. Due to weaknesses of the current solid waste management high amount of solid are kept as residual. On the other hand, leachate from the dumping yard is directly connecting to the Baduluoya through the drainages.

As per the predictions, Solid waste collection will be increased up to 34 tons by 2030. Therefore Badulla 2019- 2030 Development plan is propose strategic actions to by 2020 to minimize the solid waste collection and management of the solid as follows.

- 1) Relocate the existing solid waste dumping site to identified land at Meegahakewla.

Current solid waste dumping yard is located middle of the town and this is very close to the recreational zone. Therefore, existing location of solid waste dumping site at town is unsuitable according to the Badulla Development Plan. Existing solid waste at this site is proposed to use for sanitary land filling at Meegahakewla area. And also, it is proposed to recycle solid waste at this site.

- 2) Product organic fertilizer using degradable solid waste.

A project to produce organic fertilizer at solid waste dumping site is proposed under this development plan.

- 3) Recycle the non- degradable waste at waste dumping site.



Using above 20P land portion from existing waste dumping site proposed to a recycling project for solid waste management.

- 4) Established chemical incinerators process by municipal council.

An improvement in health sector is expected in 2030 according to the Badulla Development Plan. Most of the investors in health sector are private parties and it is essential a proper management for chemical waste disposal. For that proposed to established chemical incinerators process by municipal council.

- 5) Should follow the regulations for every development related to health services having more than 500m² extents.

This strategic intervention proposed to achieves the expected development in health sector under the proposed vision for 2030. According to that, there is a need to establish a division for get approval to solid waste disposal. Under that, it is proposed to initiate permit procedure to constructions more than 400m². if not should provide a description document regarding solid waste disposal.

- 6) Establish a regular and continuous process for waste management.

Under this plan proposed to charge 10% out of total tax from the people who are giving degradable waste more than 50kg. Also, people should arrange an onsite waste management method that are generating more than 100 kg.

6.4 Economic Development Strategies

6.4.1 Proposed Economic Plan

Economy is essential component of the town function. Badulla 2019-2030 Development Plan is proposing Services based strong commercial development by 2030 through the development promotion of administrative and health sector. In order to that proposed to develop a commercial and institutional uses mixed development corridor from Pinarawa Junction to Badulupitiya and Rest house Junction to Sujatha Road.

This will be open up a commercial development with mixing service providing places which is a main potential in this area. Throughout this expected to develop the city economy with providing commercial services for residents and commuters of this area.

1. Commercial Place Development in related to Health Services.

Private hospitals, Medical centers and laboratories based on Badulla General Hospital is the main character of Badulla city area economy. Special regulations have added under the zoning plan of Badulla Development Plan 2030 to enhance the economic and service facilities in related to health sector.

The plot coverage has exceeded to get maximum benefit from health zone lands. Throughout that the developments are allowed in paddy lands with 50% of plot coverage.

2. Establish the thrift economic activities related to leisure activity promoting places.

When consider the Badulla daily commuter population includes all the ages limits and social status. Accordingly, proposed to establish thrift economic centers from Mediriya Road to Hunukotuwa Road, Alikumbura Urban Wetland Park, and Walking Path from Badulupitiya to Mahiyanganaya Road.

Under this plan expected to achieve a regional economic development with enhancing the strong business community by utilizing existing development potentials. Badulla commercial activities are agglomerated around Pahalaveediya. Since there is high land demand, lands have subdivided to small portions and have created unauthorized construction as well. Therefore, it is expected to utilize these Pahalaveediya commercial lands in a proper manner.

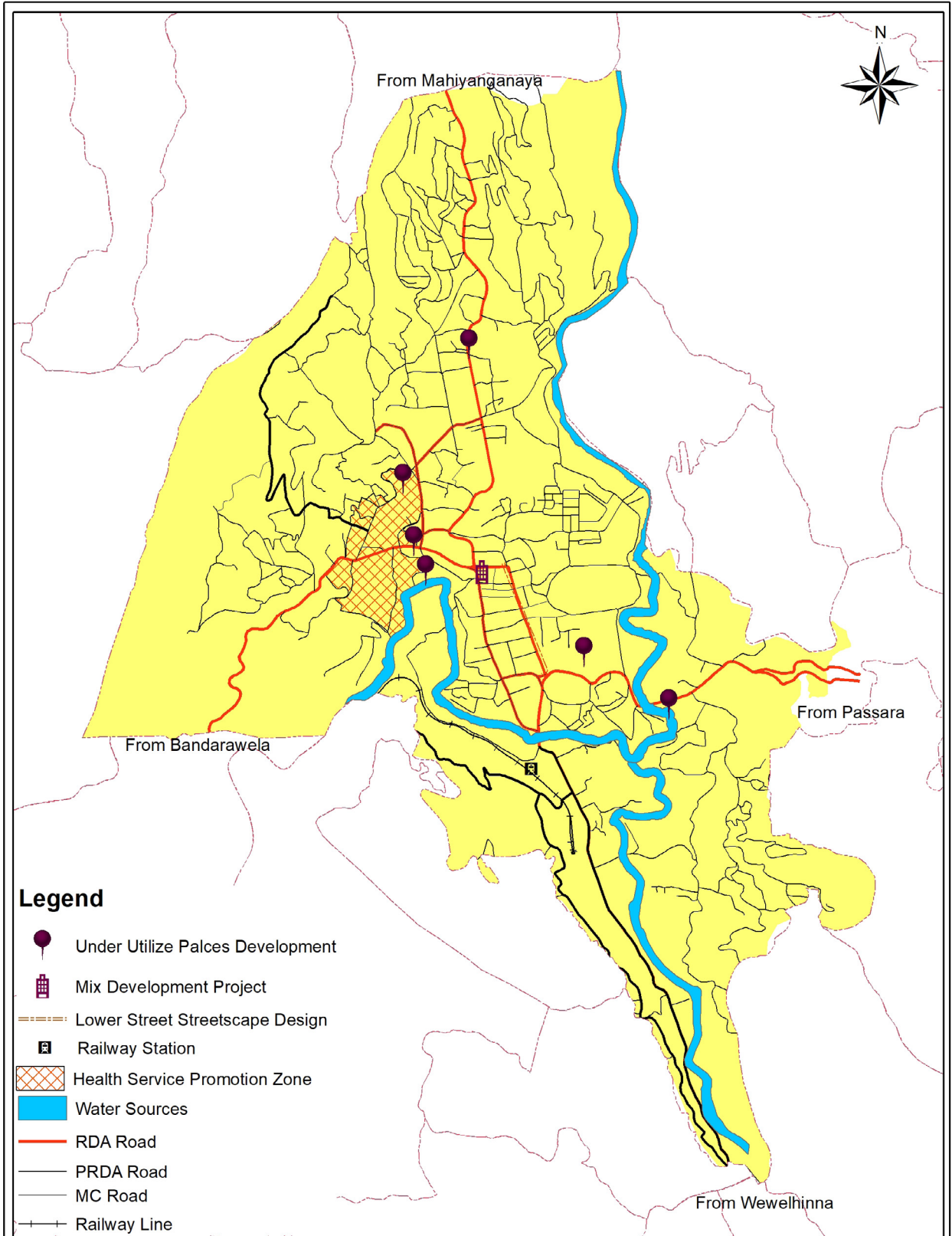
Other than this it is expected to promote commercial activities within the mismatch land uses around Pahalaveediya. Accordingly, proposed to relocate the Badulla Prison to Edmand Bungalow land at Spring Valley Road and to relocate the Badulla Saraswathi Primary School to its main school land.

This plan has identified the underutilized lands in town center and proposed to use those for investment opportunities. Although the land value is high, land utilization has not got maximum benefits. Especially the government lands and archeological lands are proposed to utilize. Accordingly, the rest house premises, old public market of Municipal Council and shops along south lane are proposed to utilize in better way.

Archeological sites are proposed to utilized economically with promoting tourism industry and protecting the archeologically importance of that sites. Accordingly, Welekade open market premises, Salusala building, ThaldenaWalawwa and KothalawalaWalawwa are proposed open up for public with promoting economic activities. These development activities will be providing place for tourists who are passing through the town as well.



Map no 6.8: Proposed Economic Plan



<p>Proposed Economic Plan (2019-2030) Badulla Municipal Council Area</p>	<p>0 0.1250.25 0.5 Kilometer </p> <p>Date Of Preparation- 30th September 2018 Prepared by - P.L.C.B.Liyanage</p>	 Urban Development Authority 2019
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6.5 Environmental Suitability Strategies

Badulla Municipal Council area includes to environmental sensitive areas in National Physical Plan 2030 and Proposed National Physical Plan 2050. And also, this area includes in wet and dry intermediate climate zone of Sri Lanka.

This strategy developed to achieve the aim of assure the environmental safety in Badulla Development Plan 2019 – 2030. Throughout this expected to conserve the river reservation, essential water retention paddy lands and to protect the BaduluOya and its catchment. This strategy is to protect the natural hazards in low land areas by limiting the developments in more than 300 of high lands. Promote the leisure activities with enhancing the need of leisure activities up to the 80% in 2025 is also an aim to achieve in this plan. Environmental conservation, Landscape management, mitigates natural disasters and planning leisure activities are the strategies proposed under this plan.

6.5.1 Proposed Environmental Conservation

Judges' Hill and Alugolla Kanda is proposed to confirm as conservation areas where having forest cover. In further encourage the local reforestation in existing pine forest covers. Also expect to develop Gambian wall along the BaduluOya river bank.

6.5.2 Proposed Landscape Management

Landscape management is to protect the environmental systems in sustainable manner and it includes the land characters, bio diversity areas and climate and cultural characters. There are several strategies to achieve the aims of landscape management.

Accordingly, 15m reservation should be separated from the edge of the BaduluOya, KudaOya and RambukpothaOya to protect those water bodies as main character of the area. And also, this plan proposed to develop walking paths along the river reservation.

In further under this strategy proposed to protect the existing environmental systems of Senanayake Garden, Badulla Botanical Garden, Green library path and the Green path in front of Thisara Florists.

The maximum distance between service centers in city area is about 1.5km. Therefore, proposed to connect service centers and residential areas by developing green pedestrian paths along identified roads. For that following roads are proposed.

- i. Road section from Welekade Junction to Badulla Central College Junction
- ii. Road section from Pinarawa to Badulupitiya
- iii. Road section from Badulla Depot to Bank Road.
- iv. Road section from Kailagoda to Bank Road.
- v. Road section from Rest house Junction to Bank Road.
- vi. Road section from Viharagoda to Railway Station

Other than this proposed to develop new green gardens to enhance the city beauty. The Mahogani Tree line in Mediriya Road is one of existing isolated environmental system. That tree line is proposed to develop as a recreational area to get maximum recreational benefit of it. Further it is proposed to develop as public open space with proposed new link road development. A garden with jogging path is proposed to develop from river reservation to Senanayake Garden where a narrow road has at present.

The land at Alikumbura, which locates near to the PahalaVeediya and residential area is expected to develop as a parking area to PahalaVeediya commercial zone. Since Alikumbura is function as existing one and only green patch around this Pahalaveediya, natural water flow is going through this land. Therefore, this is being water retention are. As per that, a wetland park is proposed at this PahalaVeediya are with having a water pond.

A green rest area will be developed at the hospital backyard paddy lands which will be serves facilities for patients and their visitors. And also, a passenger rest area will be developed at Green Lane drive, Baduluoya river reservation as aherbal Garden.



6.5.3 Proposed Natural Disasters and Hazard Mitigation Strategies

Following regulations should be followed when approving the land subdivisions and building applications to mitigate the landslide.

- i. Should approve the developments above 200 sloppy area consider the disaster risk reduction strategies and regulations of National Building Research Organization.
- ii. Construct buildings considering the contour lines.
- iii. Lands which do not belong to the environment Zone maintain existing and construct new developments without impact to the natural landscape.

River reservation has introduced to control the development at flood risky areas according to the Badulla Divisional Secretariat Office and Disaster Management Center. Therefore, developments are not allowed within 15m reservation from river bank.

To mitigate the flood situation following regulations should be followed.

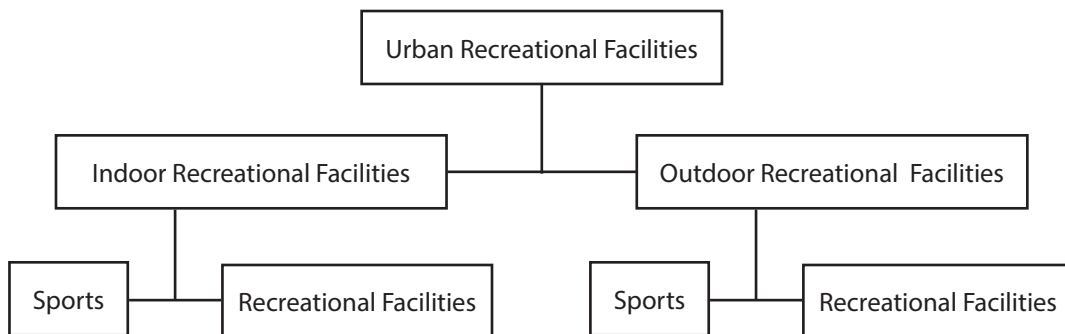
- i. Water flow should be marked at the plan when applying for developments at town area.
- ii. The clearance from Agrarian service department is required for paddy lands when approving for another use.
- iii. Development permits not allowed for paddy lands of zone 6 to convert for another use except residential uses.
- iv. The existing water flow and proposed water flow should be marked at plan to approve paddy lands for another use which are not at zone 6 but in paddy land list.
- v. Canal reservations should be separated to approve developments adjacent to the canals within town.

Other than this the irrigation canals such as Pita Ela and Vari Ela in town area should be continuously maintained.

6.5.4 Proposed Public Open Recreational Space Plan

The aim of this plan is to make 1030 hectare of Badulla municipal limits livable are with providing recreational facilities for residential and commuter population. In further this plan aim to cater for predicted commuter population which will be increased in 20% at 2030.

Accordingly, proposed to develop recreational facilities as per the following categorization at Badulla Municipal Council Area.



6.5.4.1 Proposed Open Space Plan

The extent of natural and manmade open spaces in Badulla Municipal Council area is as following table number 6.2

Table No 6.2: The Extent of Natural and Manmade Open Spaces

	Open Space	Extent (Ha)	Type
1	Senanayake Park	0.8	Active
2	Badulla Botanic Gardens	2	
3	The Wheels Park Ground	0.38	
4	Kammanankada Playground	0.2	
5	Mahogany Green Belt	0.7	
6	Katupelallagama Playground	0.03	
7	In Front of Railway Station	0.3	
8	Playground near the Badulupitiya Nelson Community Hall	0.17	
9	Badulupitiya Nimal Wikramathunga Playground	0.7	
10	Green rest area in front of Thisara Funeral Parlor (Mal Shalawa)	0.07	
11	Green Library Lane - Mahiyangana Road	0.03	
12	Muthiyangana Raja MahaViharaya	0.37	
13	Medapathana – Pathana land	29	
14	Hingurugamuwa Playground	0.7	
15	Mailagasthenna Playground	0.2	
	Total	35.65	

As per the Public Open recreational space standards, open space for 1,000 population is one hectare. The population of Badulla Municipal Council area in 2017 is 48,641 and 48 hectares of recreational spaces needed to be existed. But the expected population in 2030 is about 55,847 and the required open spaces according to it will be increased up to 55 Ha.

Due to that following open spaces, table no 2.3 will be developed to facilitate for people with providing public access. (Map No 2.38)

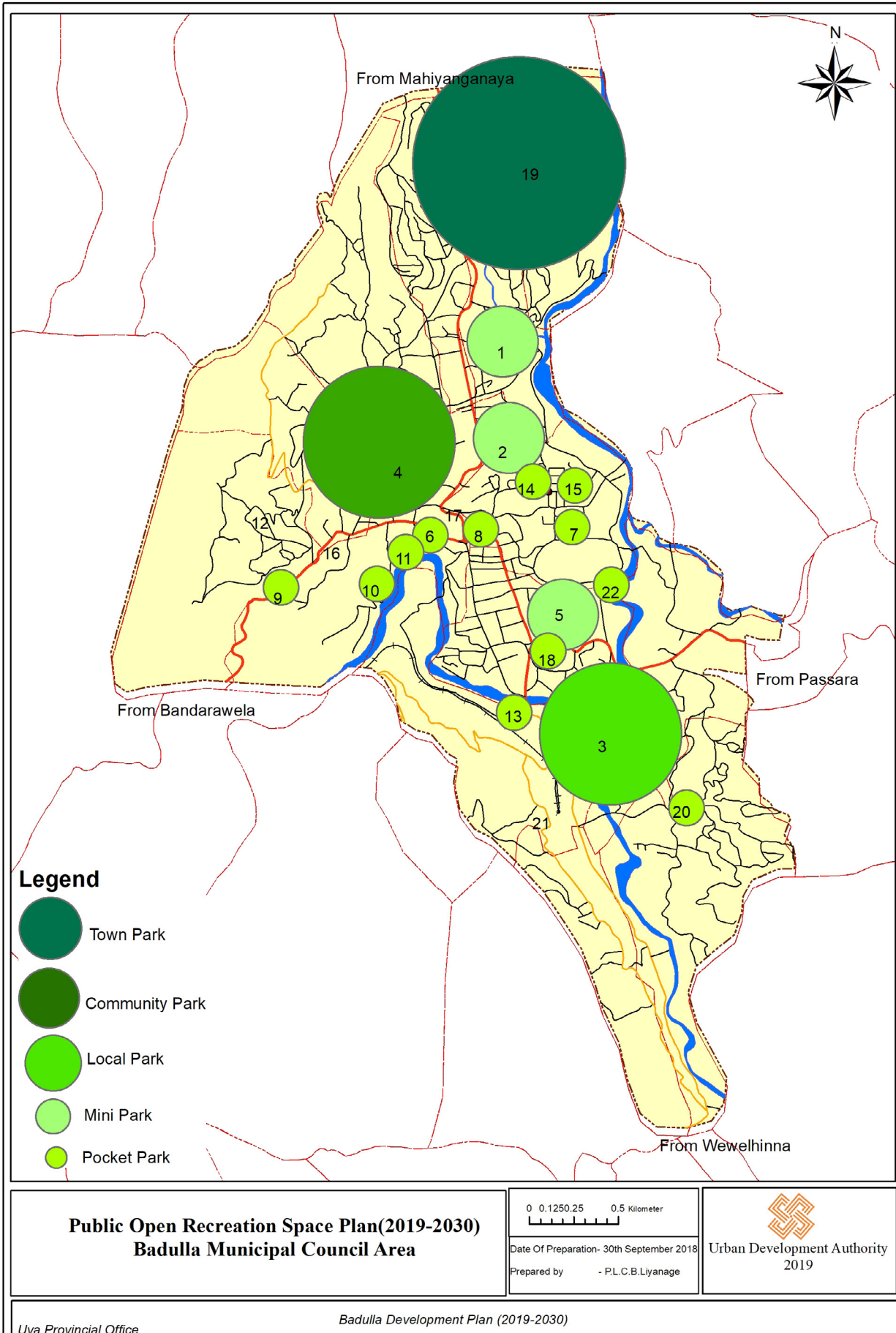


Table No 6.3: Proposed Public Open Spaces Extents

	Open Space	Extent (Ha)	Park	Service area (radius)km
1	Paddy Land 1	3.4	Local park	0.4
2	Paddy Land 2	3.5	Local park	0.4
3	Paddy Land 3	11.2	Community park	0.8
4	The park behind the General Hospital	0.2	Pocket park	-
5	Alikumbura	2.5	Local park	0.4
6	Senanayake Park	0.8	Mini Park	0.2
7	Badulla Botanic Gardens	1.5	Mini Park	0.2
8	The Wheels Park Ground	0.38	Mini Park	0.2
9	Kammanankada playground	0.2	Mini Park	0.2
10	Mahogany green belt	0.7	Mini Park	0.2
11	Madiriya Road park & walking paths	0.3	Mini Park	0.2
12	Katupelallagama playground	0.03	Pocket park	-
13	In front of Railway station	0.3	Mini Park	0.2
14	Playground near the Badulupitiya nelson community hall	0.17	Pocket park	-
15	Badulupitiya Nimal Wikramathunga Playground	0.7	Mini Park	0.2
16	Green rest area in front of Thisara Funeral Parlor (Mal Shalawa)	0.07	Pocket park	-
17	Green Library Lane - Mahiyangana Road	0.03	Pocket park	-
18	Muthiyangana Raja MahaViharaya	0.37	Mini Park	0.2
19	Mediopathana – Pathana land	29	Town park	1.6
20	Hingurugamuwa Playground	0.7	Mini Park	0.2
21	Mailagasthenna Playground	0.2	Pocket park	-
22	River reservation	1.14	Mini Park	0.2
	Total	57.89		

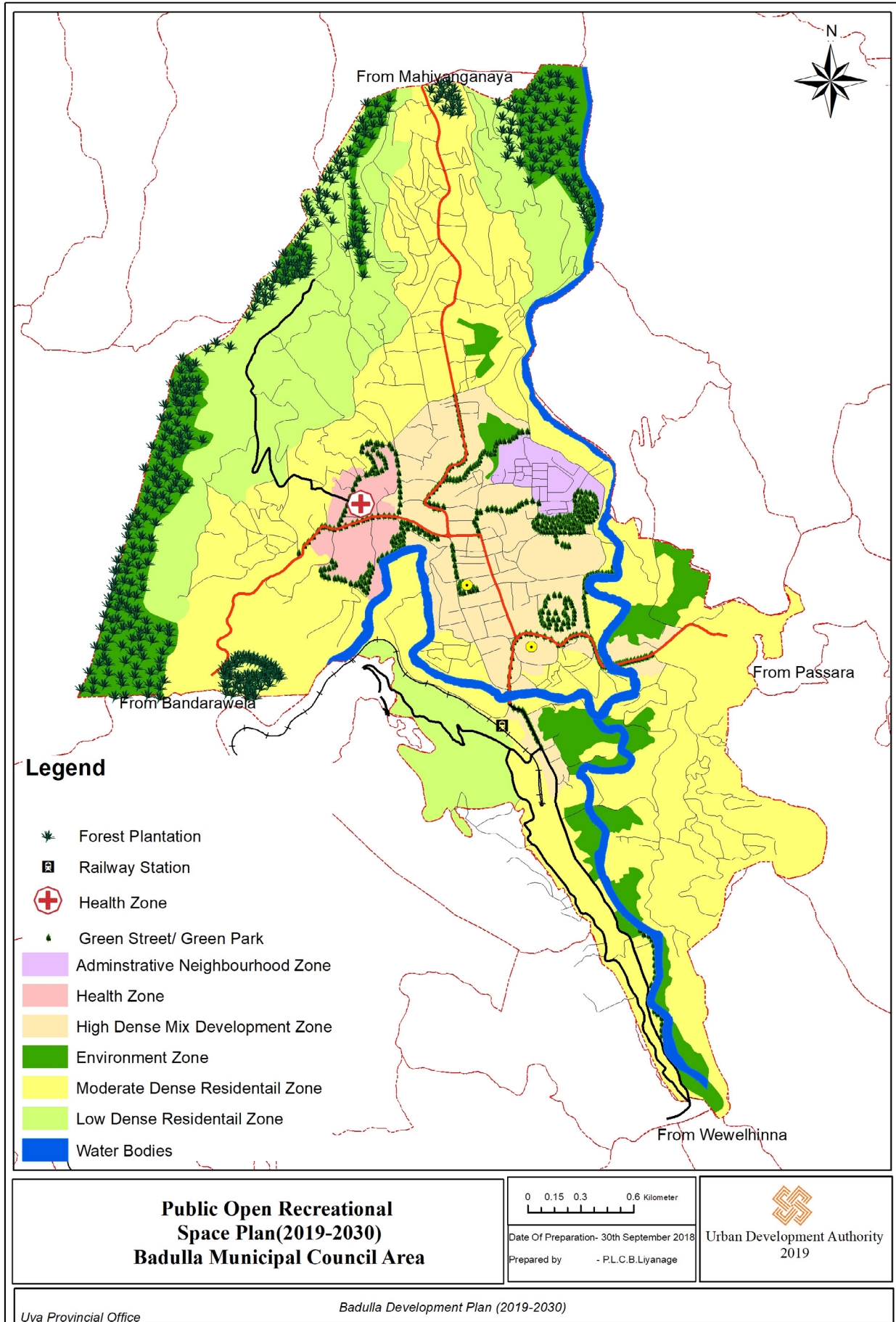
Under this proposed to develop the existing Badulla Vincent Dias playground. From that it is expected to achieve the Badulla 2030 vision of administrative and health city of Uva Valley. Therefore, developing sport sector in Badulla town will serve sports facilities not only for the Badulla town as well as to the whole province.

Map No 6.9: Proposed Service Zone at Public Open Spaces Zone





Map No 6.10: Proposed Environmental Safety Plan



6.6 Culture and Heritage Management Strategies

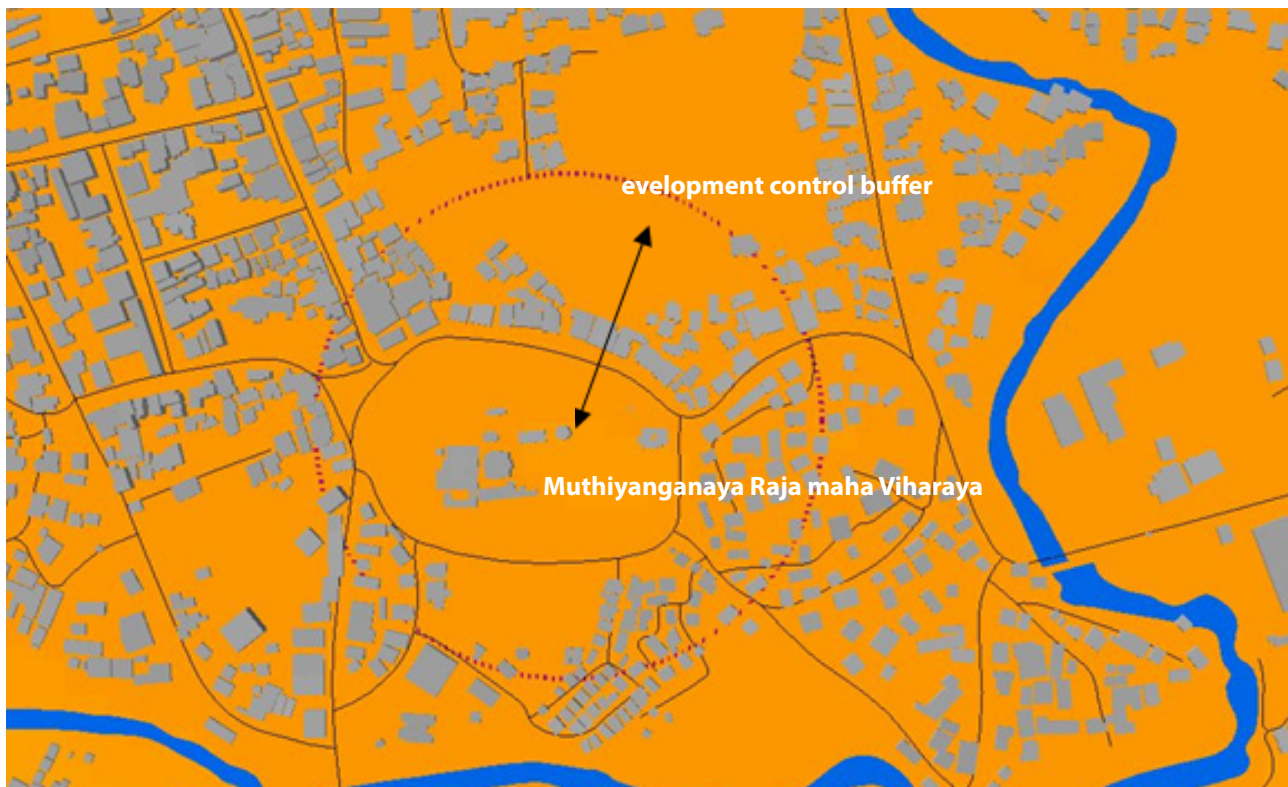
6.6.1 Proposed Cultural Heritage Conservation Plan

Badulla Muthiyanganaya Raja Maha Viharaya and Katharagama Dewalaya are the important religious heritages in Badulla Town. The aim of protect the Badulla identify in Badulla Development Plan 2030 is expected achieve through this strategy. Further it is expected to promote cultural tourism through these religious monuments.

Under this there are three objectives are trying to achieve such as conserving important cultural and religious monuments, protect religious identity through landscape around Muthiyanganaya Raja maha Viharaya and regenerate selected archeological sites by changing of uses in selected archeological monuments etc.

Following sections has identified as the strategic actions of this strategy. It is not allowed more than three story buildings withing the 50m buffer zone. To this buffer zone it is include Passara road, Station road and other adjacent roads.

Figure No 6.13: Development Control Buffer Zone Area around the MuthiyanganaRajamahaViharaya

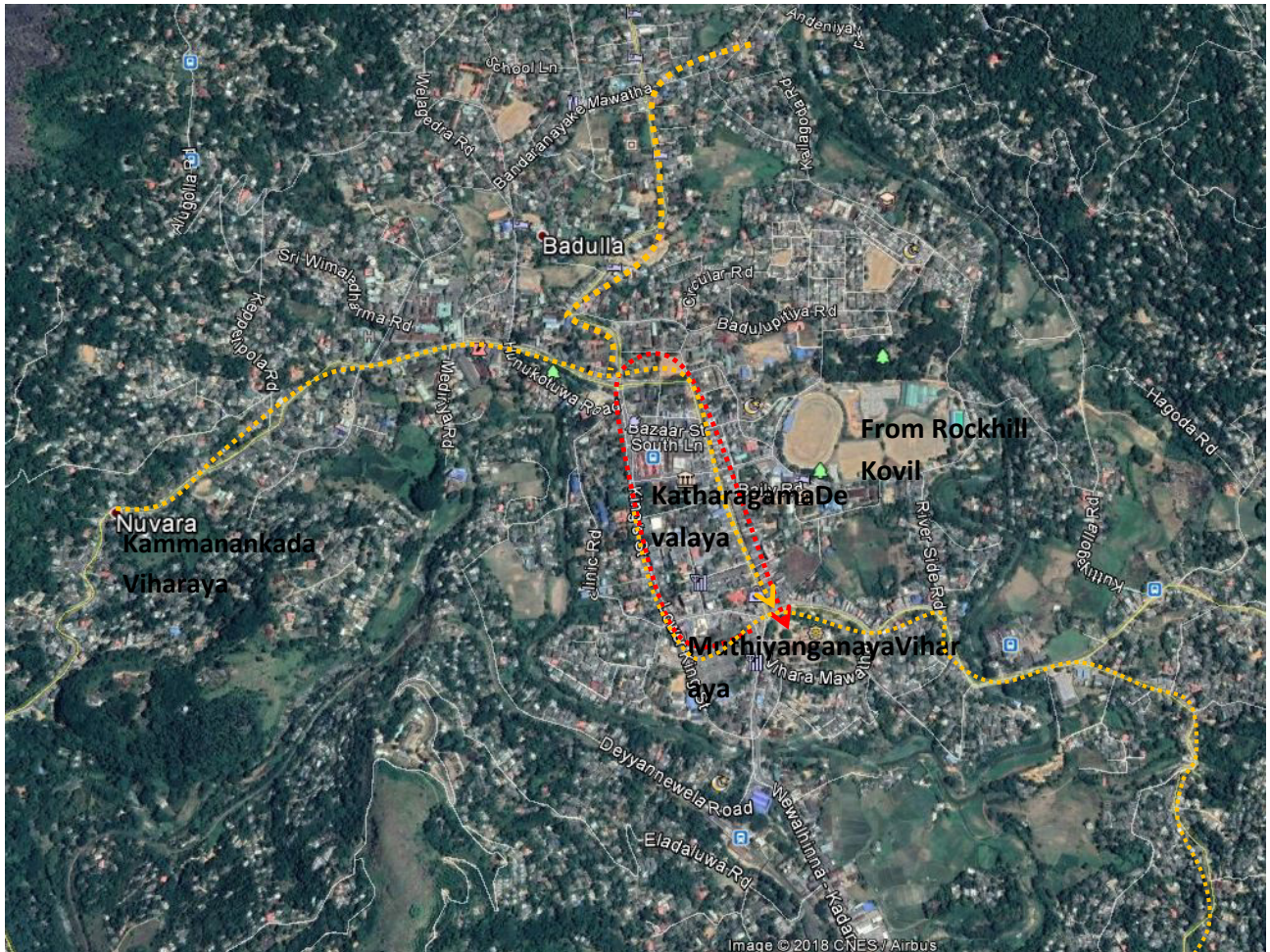


- i. Regularize the roads where held the cultural functions.

Badulla town has added cultural importance with the 'Perehara' events in several religious places. This was started in ancient times and it is been important cultural event in the Badulla town.

According to that, Muthiyangana Rajamaha Viharaya, Badulla Katharagama Dewalaya, Kammankada Rajamaha Vihara Perahera and Rock Hill Kovil Rodham Perahera are important. These functions are a tradition of this area coming from the history. These functions are holding based on the Badulla Pahala Veediya, Bandarawela Road and Bank Road. Accordingly, proposed to develop pedestrian paths at this perahera holding roads.

Map No 6.11: Roads Holding the Badulla Cultural Perahera



7.6.2 Proposed Archeological Monuments Conservation Plan

Badulla has a rich history which interpret from the archeological evidences within the city area. Therefore, to protect this identity to future, it is proposed to conserve these historical monuments. Therefore,

- i. Religious and archeological monuments conservation strategies (Annexure No 01)

There are two special features of religious heritages in Badulla Municipal Council area are Muthiyangana Rajamaha Viharaya and Katharagama Devalaya. Further development proposals need to be compatible with the current Muthiyangana Rajamaha Viharaya landscape.

Within the Katharagama Dewalaya premises, from Raja Veediya to Pahala Veediya building developments should be followed the inherited architectural methods and landscapes.

Further, clearance from archeology department should be obtain for any development at places in annexure 01.

- ii. Following archeological places are identified for regeneration development projects to with changing the use.
 - Welekade open market – Public Resting Places Project.

Welekade Old Fortress is proposed to develop as a public resting place for commuters who are coming to this area for administrative and health services. In here the landscaping should be done without harming for the archeological characters.

Figure No 6.14: Existing Welekade premises & proposed public resting place



Source: From internet.

- Salusala Building

A mixed development project is proposed combining the places of adjacent rest house premises to existing Salusala Building, Labor Court, Ayurvedic Center. The Archeological Monument at Salusala Building should be protected as it is in this project.

Figure No 6.15: Existing Salusala Building and Proposed Mixed Development



Source: From Internet

- ThaldenaWalawwa

A hotel project is proposed to provide restuarnt modern facilities for residential population, commuters and people who are passing this town to visit surrounding tourist's attraction places. The renovation of this project should be done without destroying to the existing archeological monuments.

Figure No 6.16: Existing Thaldena Walawwa and Proposed Restaurants Project



Source: From Internet.

- Kothalawala Walawwa

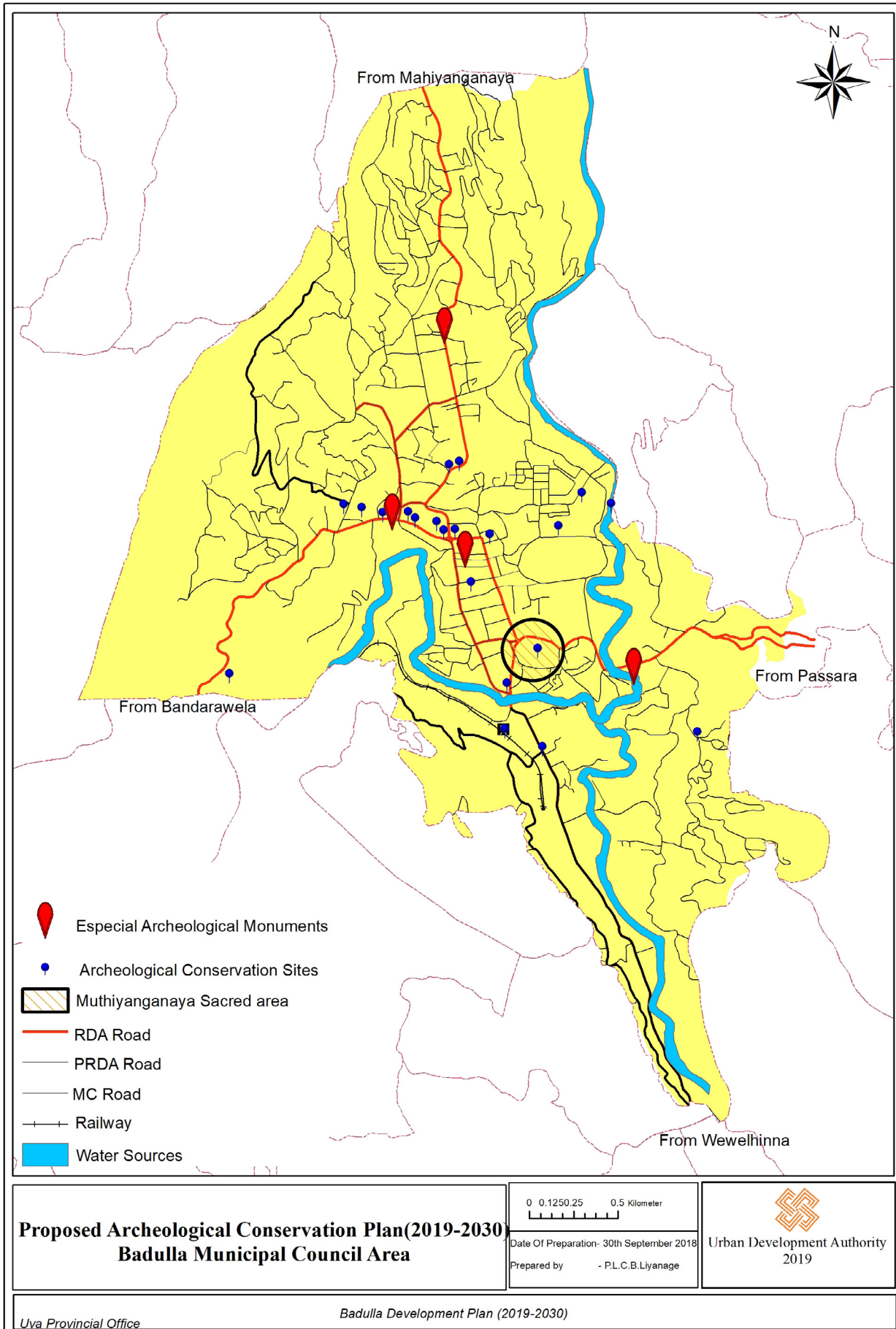
This building is an archeologically important building which is located adjacent to the river at passara road. This building proposed to develop as a hotel which facilitate for residents and commuters who are passing this area to surrounding tourist's attraction places.

Figure No 6.17: Existing Kothalawala Walawwa and Proposed Restaurants Project



Source: From internet.

Map No 6.12: Proposed Heritage Conservation Plan





6.7 Implementation Strategies.

6.7.1. Strategic Projects

Summary of Project Priorities

Table No 6.3: Summary of Project Priorities

Priority No	Project
1	Solid Waste Management Project
2	Proposed Green Park – Mediriya Road
3	Green Walkways Development Project
4	Proposed Pedestrian Paths Development Project – PahalaVeediya
5	Vincent Dias Ground Complex Development Project
6	Road Widening Projects
7	Commercial Development Project – Welekade Market Complex 02ndFloor
8	Proposed River Base Development (Green Lane Drive)
9	KothalawalaWalawwa Tourists Restaurant Project
10	Public Vehicle Park, integrated commercial & institutional complex and urban wetland park Development Project-Alikumbura
12	Proposed New Road Development – Mediriya Road
13	Bus and Rail Integrated Transport Terminal - Badulla
14	Badulla General Hospital Backyard Land Development Project
15	Proposed Administration Complex Project at Prison Quarters Premises
16	Proposed Mix Commercial Development at Prison Premises
17	Redevelopment of Badulla Urban Councils Public commercial complex
18	Mixed Development Project at Rest House Premises ((Institutional and Commercial)
19	Badulla Administrative Complex - Stage II Project
20	Welekade open restaurant Project
21	Proposed Junction Developments
22	Proposed Vehicle Parks - Railway Station (Badulla)/ Racecourse Road
23	Inclinators Project
24	Jogging track development project beside the Baduluoya
25	Badulupitiya housing Development project

6.7.2 Project Implementation Organizational Structure

Table no 6.4: Project Implementation Organizational Structure

Plan	Sub plan and action plan	Associated institutions	Associated institutions responsibility for implementation projects
Service Plan	Badulla General Hospital Backyard Land Development Project	Badulla Provincial General Hospital / Urban Development Authority/ Department of Agrarian Development	Land Acquisition
			Obtaining approvals for land filling
			Study the potential of the project.
			Project implementation on project concept.
	Badulla Administrative Complex - Stage II Project	Urban Development Authority / Badulla Municipal council/ UvaProvincial Council	Land Vesting
			Study the potential of the project.
			Project implementation on project concept.
	Badulla Prison and office quarters replace Outside the Badulla Municipal Council	Badulla D.S Office/ Prison Department	Study the potential of the project.
			Project implementation on project concept.
	Badulupitiya Road, new administrative complex within the prison quartersland	Urban Development Authority	Releasing lands
			Study the potential of the project.
			Implementation of the project on the project concept.
	Mix Commercial development at proposed prison premises	Urban Development Authority / Badulla Municipal council	Land Acquisition
			Study the potential of the project.
Implementation of the project on the project concept.			
Mixed Development Project in the Rest house land (Insitutions and Commercial)	Urban Development Authority / Badulla Municipal council	Land Acquisition	
		Study the potential of the project.	
		Implementation of the project on the project concept.	
Proposed Residential Development Project (Badulupitiya)	Housing development authority/ Badulla Municipal council	Land Acquisition	
		Study the potential of the project.	
		Implementation of the project on the project concept.	
Commercial Development Project - Welekade shopping complex 2nd floor	Badulla Municipal council	Implementation of the project on the project concept.	
The proposed old public market development project	Badulla Municipal council	Study the potential of the project.	
		Implementation of the project on the project concept.	
Relocation the Saraswathi Primary School, Badulla	Uva Provincial council / Badulla Municipal council	Land Acquisition	
		Study the potential of the project.	
		Implementation of the project on the project concept.	
		Implementation of the project on the project concept.	



Plan	Sub plan and action plan	Associated institutions	Associated institutions responsibility for implementation projects
Transport plan	Green Pedestrian Lane Development Project	Urban Development Authority / Badulla Municipal council / Road Development Authority	Release the land Study the potential of the project. Implementation of the project on the project concept.
	Alternative Roads Development Project	Badulla Municipal council	Release the land Study the potential of the project. Implementation of the project on the project concept.
	Junctions improvement Project	Badulla Municipal council / Road Development Authority	Study the potential of the project. Implementation of the project on the project concept.
	Widening the road from front of general hospital to Kosgas junction through Riverside road	Urban Development Authority / Badulla Municipal council	Release the land Implementation of the project on the project concept.
	Widening the road from Pin Arawa junction to Badulla Maha Vidyalaya	Urban Development Authority / Badulla Municipal council	Release the land
	Widening the road from Kailagoda junction to Hindagoda through Hanwella road.	Urban Development Authority / Badulla Municipal council	Release the land Implementation of the project on the project concept.
	Widening the road from Hindagoda to Kanupelella through Higurugamuwa.	Urban Development Authority / Badulla Municipal council	Release the land Implementation of the project on the project concept.
	Widening the road from in front of Railway station, Raja veediya Road through Deyiyannewela road.	Urban Development Authority / Badulla Municipal council	Release the land Implementation of the project on the project concept.
	Road development project from Mediriya road to Pilipothagama road.	Urban Development Authority / Badulla Municipal council	Release the land Study the potential of the project. Implementation of the project on the project concept.
	Intergrate rail & bus transport	Urban Development Authority / Badulla Municipal council	Release the land Study the potential of the project. Implementation of the project on the project concept.
	Parking places development project	Urban Development Authority / Badulla Municipal council	Release the land Study the potential of the project. Implementation of the project on the project concept.
	Pahala vediya Streetscape design project	Urban Development Authority / Badulla Municipal council/ Road development authority	Release the land Study the potential of the project. Implementation of the project on the project concept. Study the potential of the project. Implementation of the project on the project concept.
	Proposed vehicle parking at Railway station (Badulla)	Badulla Railway Department/ Badulla Municipal council	Release the land Study the potential of the project. Implementation of the project on the project concept.
	Proposed vehicle parking place – Racecourse Road	Badulla Municipal council	Release the land Study the potential of the project. Implementation of the project on the project concept.

Plan	Sub plan and action plan	Associated institutions	Associated institutions responsibility for implementation projects
Proposed water supply plan	Underground service corridor development project	National Water Supply & Drainage Board	Release the land
			Study the potential of the project.
			Implementation of the project on the project concept.
Drain and waste transportation system plan	Proposed Waste Water Management Project	Divisional Secretariat - Badulla / Badulla Municipal Council	Release the land
			Implementation of the project on the project concept.
Solid Waste Management Plan	The Proposed Solid Waste Disposal Site Management Project	Badulla Municipal Council	Implementation of the project on the project concept.
	Incinerator Project	Badulla Municipal Council	Study the potential of the project.
			Implementation of the project on the project concept.
Conservation plan	Local Forest Plantation Project – Alugolla Kanda	Department of Forest Conservation	Implementation of the project on the project concept.
Landscape management plan	Green Park Project at the Mahogani forest corridor, Mediriya Road	Urban Development Authority / Badulla Municipal council	Establishment of conservation zones
			Implementation of the project on the project concept.
	Green Park Project from Mediriya Road river reservation to Senanayake Garden	Urban Development Authority / Badulla Municipal council	Release the land
			Study the potential of the project.
			Implementation of the project on the project concept.
	Alikumbura - Proposed Wetland park Project	Urban Development Authority / Badulla Municipal council	Release the land
			Study the potential of the project.
			Implementation of the project on the project concept.
	Proposed River Base Development (Green Lane Drive)	Divisional Secretariat - Badulla / Badulla Municipal council	Release the land
			Study the potential of the project.
			Implementation of the project on the project concept.
	The Park Behind the Badulla General Hospital	Badulla General Hospital	Release the land
Study the potential of the project.			
Implementation of the project on the project concept.			
Badulla Sports Complex Development	Badulla Municipal council, Sport Department	Study the potential of the project.	
		Implementation of the project on the project concept.	
Archaeological monument conservation plan	Kotalawala Walauwa Tourist Restaurant Project	Department of Archaeological Conservation / Badulla Municipal Council / Urban Development Authority	Release the land
			Study the potential of the project.
			Implementation of the project on the project concept.
	Welekade Public Rest House Project	Department of Archaeological Conservation / Badulla Municipal Council	Release the land
			Study the potential of the project.
			Implementation of the project on the project concept.
	Thaldena Walawwa Tourist Restaurant Project	Department of Archaeological Conservation / Badulla Municipal Council	Release the land
			Study the potential of the project.
			Implementation of the project on the project concept.



1. Waste Water Management Project

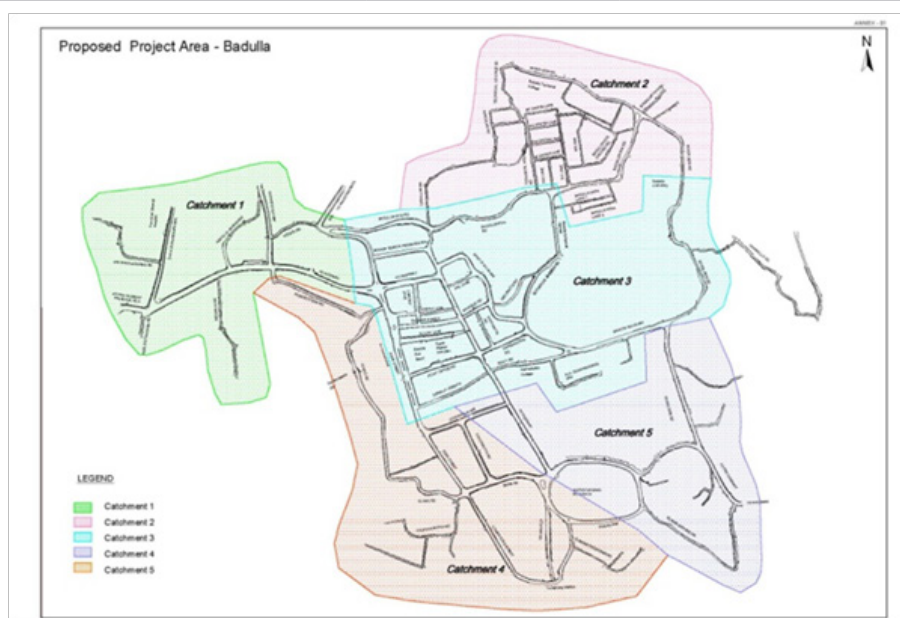
Project Identification

Project Title	Badulla Waste Water Management Project
Project	Urban Waste Water Management
Project Proposal	Waste Water Management Project

Project Location

Location	Province	Uva	District	Badulla
	DS Division	Badulla	Local Authority	Badulla
Boundary	North	East	South	West
	-	-	-	-
Access	-			

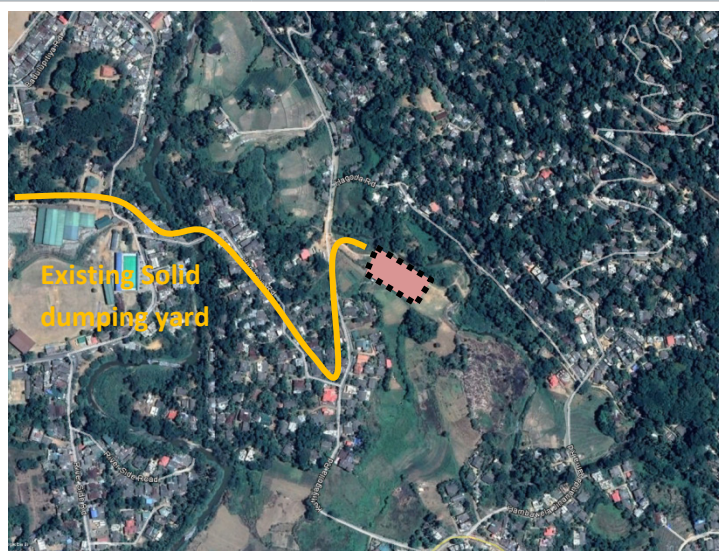
Location Map



Adjacent Land Uses

This project is proposed for the Mixed Use Zone of city center. Badulla Central, Badulla East and Badulupitiya GN Divisions in city center have selected for this purpose. It is proposing to refine the wastewater collect from pipelines within area in a land at Hindagoda GN division.

The proposed land for the refinery is an abandoned paddy land and locates close to Rambukpotha Oya. The surrounding lands of this is also paddy lands.







Project Justification

Project Type	New	√	Improvement		Extension		Land development only.
Project category	Conservation	Commercial	Landscape	Historical	Housing	Reconstruction	Other
			√				
Project Aspect	Economic			√	Social		
Project Objective	<ul style="list-style-type: none"> • Create a Waste Water Management System. • Improving the city beautification 						
Rational of project	<p>According to Sampath Pethikada 2016, population of Badulla MC area is 48,641. The number of families is 12,132. The Population growth rate is 1.25%. In order to the NDBI analysis it has increased 2% in 2018 urban portion compared to 2017. About 20 Tons of solid wastes collecting in MC boundary as per the Badulla MC data. Daily garbage collection will be reached up to 34.69 tons by 2030.</p> <p>However, due to the poor quality of waste management in the Badulla MC area, a large quantity of garbage has already been collected in the yard. This is mainly due to the handing over of garbage to the Municipal council without proper sorting. And also due to not having a waste water management system in Badulla, the waste water also disposed to the current garbage yard.</p> <p>Throughout the total amount of waste 58% is crumbling garbage and 48% can be added to a management strategy. The Badulla Municipal Council has a basin shape geographic condition. As a result, the city center is plain, and the slope around the city. Due to the landslide situation of the area, the demand for flat terrain is very high. Accordingly, the amount of developable lands is very low and it cause to high density in town center.</p> <p>However due to not having a common wastewater management system, there are soakage pits in each house.</p> <p>According to the existing sanitary facilities, there is a waste water management system for Badulla General Hospital. Even though waste water by the aforesaid system connects to Baduluoya across Kailagoda. Also, the waste water disposing by administrative institutions, commercial places and the Muthiyangana Raja Maha Viharaya are collecting by the Municipal Council and dispose to the current site of solid waste disposal. Residential wastewater also disposes to that site.</p> <p>Accordingly, it is essential, wastewater management system to solve the expected urbanization issues.</p>						

Property Description

Present Land Ownership	UDA		Private	√	State	
Free Encumbrances	Yes		No		If No give details	
Details of the Ownership						
Survey Plan Detail	Survey Plan No.		Name of the Surveyor	Date	Land Extent	
					A	R P

Project Description

Project Period	Short Term (1 > year)		Mid Term (1-3 year)	√	Long Term (3 < year)		Total Estimated Cost (Rs. Mn)	7500
Financing Method	Foreign assets and Treasury funds							
Description of the Project	This project consists of Waste Water Treatment Plant and 11 of water pumping stations. This project will be covered Badulla Central, Badulla East and Badulupitiya GN Divisions to collect the waste water using offshore gravity and pumping methods.							
Infrastructure Availability	Water	Required Capacity			Electricity	Required Capacity		
		Available Capacity				Available Capacity		
	Solid waste Management system	Yes			No	If No give suitable SWM proposal		
Zone	Mixed zone	Zoning compatibility		Yes	√	No		
History								
Present Status (Explain details with measurements)								
Existing Situation								
Layout Map								



Project Budget		
Activity	Cost (Rs. Mn)	
Land acquisition	299	
Basic Cost	4406	
Construction	2709	
Total	7500	
Approval Agencies		
Activity	Relevant Authority	Authorized person
Land clearances	Department of Agrarian Development	Commissioner
	Urban Development Authority	Director
	N.B.R.O	Geologist
Regulations and Guidelines		
Details of Attachments		

2. Proposed Green Park – Mediriya Road

Project Identification

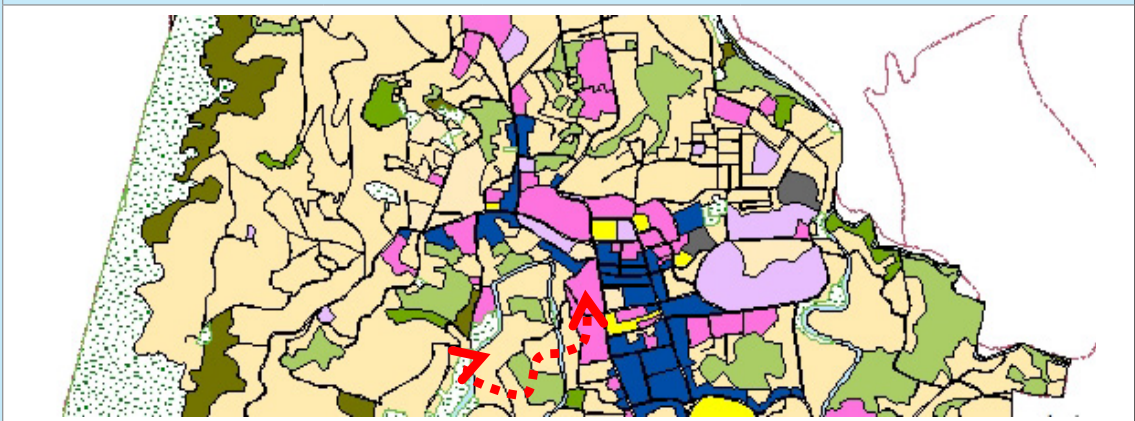
Project Title	Mediriya Road, Green Park Corridor
Project	Badulu Oya Water Stream Development Project
Project Proposal	Green Park Corridor, Mediriya Road

Project Location

Location	Province	Uva	District	Badulla
	DS Division	Badulla	Local Authority	Badulla
Boundary	North	East	South	West
	Senanayake Park	Residential	BaduluOya	Paddy lands and residential zones
Access	Hunukotuwa Road, Mediriya Road, Pilipothagama Road			



Adjacent Land Uses The proposed land for development is very close to the city of Badulla. The east of the land is currently using for residential purposes. The access to this residential area is running across this land. Badulu oya is locate south side and that location can see from the Eladaluwa Kanda. Paddy lands located in the west side of land. That place is the location where Kandala Ela join to the Badulu oya. A green corridor is proposed to develop from propose developable land to Madiriya Road along the river reservation. this corridor can be open up for residents in Pilipothagama Road.





Project justification

Project Type	New		Improvement		Extension		Land development only.	
Project category	Conservation √	Commercial	Landscape √	Historical	Housing	Reconstruction	Other	
Project Aspect	Economic				Social		√	
Project Objective	<ul style="list-style-type: none"> Develop the river belt of BaduluOya. Development of a park from Senanayaka Garden to BaduluOya. 							
Rational of project	Senanayake Garden & Badulla Botanical Garden is important parks in Badulla town area. But it has not opened for the town beautification. Accordingly, BaduluOya is using as waste disposal area of city of Badulla. But there is a need of making environmental sensitive zones in the town and also current green zones in city limit need to be protected. This land proposed to develop as a Green Park (from Senanayake park to BaduluOya) which locates around the Badulla General Hospital, District Secretary Office and Court Complex.							

Property Description

Present Land Ownership	UDA		Private	√	State	√
Free Encumbrances	Yes	√	No		If Yes give details	Negotiations with land owners are taking place for land acquisition.
Details of the Ownership	Private					
Survey Plan Detail	Survey Plan No.	Name of the Surveyor		Date	Land Extent	
					A 1	R - P 20

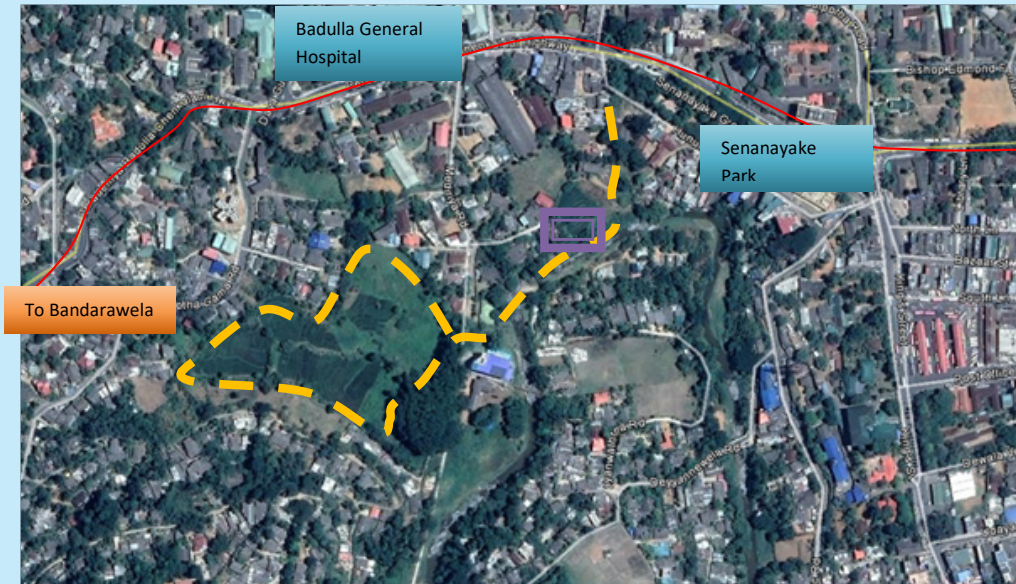
Project Description

Project Period	Short term (1> year)		Mid Term (1-3 year)	√	Long Term (3< year)		Total Estimated Cost (Rs. Mn)	7500
Financing Method	UDA funds, Treasury and Project Development							
Description of the Project	The underutilized land in front of Senanayake Park which is own by Udyoghi Institution needs to be acquired for this development. Accordingly, a green corridor with pedestrian paths is proposed to develop up to the river through this land. In here proposed to develop walking paths from river reservation to Pilipothagama Road through Kendala Ela connecting with Mediriya Road, Mahogany tree lines. A portion of this land is proposed for a Restaurant Development Project.							
Infrastructure Availability	Water	Required Capacity			Electricity	Required Capacity		
		Available Capacity				Available Capacity		
	Solid waste Management system	Yes			No	If No give suitable SWM proposal		
Zone	Mixed zone	Zoning compatibility			Yes	√	No	
History								

Present Status (Explain details with measurements)

Existing Situation

Proposed Garden Plan



Project Budget

Activity	Cost (Rs. Mn)	
Land acquisition	80	
Restaurant Project	20	
Garden development	15	
Total	115	

Approval Agencies

Activity	Relevant Authority	Authorized person
	Irrigation Department	Director
	N.B.R. O	Geologist

Regulations and Guidelines

Details of Attachments



3. Green Walkways Development at Badulla Town Center

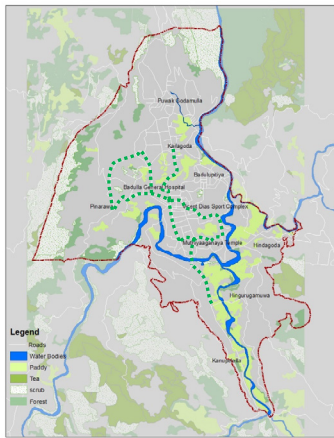
Project Identification

Project Title	Green Walkways Development at Badulla City Center
Project	Walkability improvement through Green Walkways Development
Project Proposal	Green Pedestrian Walkways Development

Project Location

Location	Province	Uva	District	Badulla
	DS Division	Badulla	Local Authority	Badulla
Boundary	North	East	South	West
	-	-	-	-
Access	-			

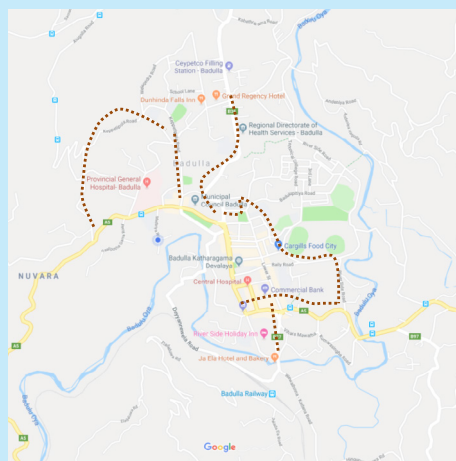
Location Map



- i. From Pinarawa Junction to Kosgas Junction via current Badulla Prison – Riverside Road.
- ii. Road from Pinarawa Junction to Badulla Maha Vidyalaya
- iii. Road from Rest house Junction to Kailagoda Junction.
- iv. Road from Viharagoda to Railway Station – Kanupelella.
- v. Road from Viharagoda to Kosgas Junction.

Adjacent Land Uses

The roads proposed for pedestrian walkways development are own by Road Development Authority, Provincial Road Development Authority and Badulla Municipal Council. These roads connects the health services, institutional services and commercial activities and this project will be helped to promote pedestrian movement through the city.



Project justification

Project Type	New	√	Improvement		Extension		Land development only.	
Project category	Conservation	Commercial	Landscape	Historical	Housing	Reconstruction	Other	
			√					
Project Aspect	Economic				Social			√
Project Objective	<ul style="list-style-type: none"> Improve Pedestrian movement in town. Improve infrastructure facilities for pedestrians. 							
Rational of project	<p>Badulla is a city which having high number of daily migration population as the capital of the Uva Province. Also, the residential zones are locating in vicinity of the city with attracting high number of pedestrians towards the city.</p> <p>Pedestrian paths are using to reach to institutions and to walk from residential areas. But most of the people are using three-wheelers due to the minimal facilities available in the pavements. There is no at least the required minimum width for pedestrian paths. Accordingly, the project proposed to improve and protect the environmental sensitivity of the city and to enhance the pedestrian movement of the city.</p>							





Property Description

Present Land Ownership	UDA		Private		State		√
Free Encumbrances	Yes	√	No		If Yes give details		
Details of the Ownership	Municipal Council, Provincial Road Development Authority, Road Development Authority						
Survey Plan Detail	Survey Plan No.	Name of the Surveyor		Date	Land Extent		
					A -	R -	P -

Project Description

Project Period	Short term (1> year)	√	Mid Term (1-3 year)		Long Term (3< year)		Total Estimated Cost (Rs. Mn)	30
Financing Method	UDA funding and Treasury funds							
Description of the Project								
Infrastructure Availability	Water	Required Capacity			Electricity		Required Capacity	
		Available Capacity					Available Capacity	
	Solid waste Management system	Yes			No		If No give suitable SWM proposal	
Zone	Mixed zone, Residential Zone, Health Zone	Zoning compatibility			Yes	√	No	
History								

Present Status (Explain details with measurements)

Existing Situation	Kappetipola Road 1	Kappetipola Road 2
		
	Wewelhinna Road	Mahiyanganaya Road
		
	Passara Road	Green Lane Drive Road
		
Details	Width-	
Kappetipola Road 1	5m	
Kappetipola Road 2	9m	
Wewelhinna Road	9m	
Mahiyanganaya Road	9m	
Passara Road	9m	
Green Lane Drive Road	9m	

Project Budget		
Activity	Cost (Rs. Mn)	
Construction Pedestrian Pavement	15	
Total	15	
Approval Agencies		
Activity	Relevant Authority	Authorized person
	Badulla Municipal Council	Commissioner
	U.D. A	Director
Regulations and Guidelines		
Details of Attachments		

4. Bus and Railway Integrated Transport Terminal - Badulla

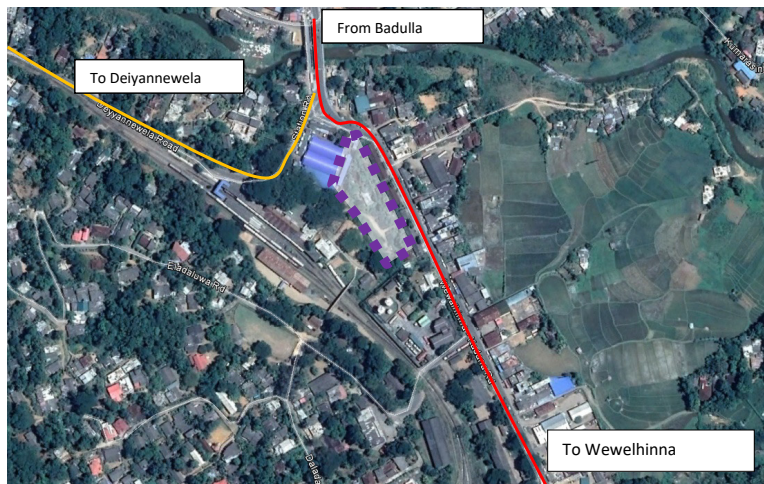
Project Identification

Project Title	Relocation of central Bus Stand - Badulla
Project	Establish integrated bus and railway Transport system
Project Proposal	Badulla bus station and the railway station Integrated Project

Project Location

Location	Province	Uva	District	Badulla
	DS Division	Badulla	LA	Badulla
Boundary	North	East	South	West
	Badulla Wevelhinna Road	Badulla Wevelhinna Road	Petroleum cooperation	Railway department
Access	Badulla Wevelhinna Road			

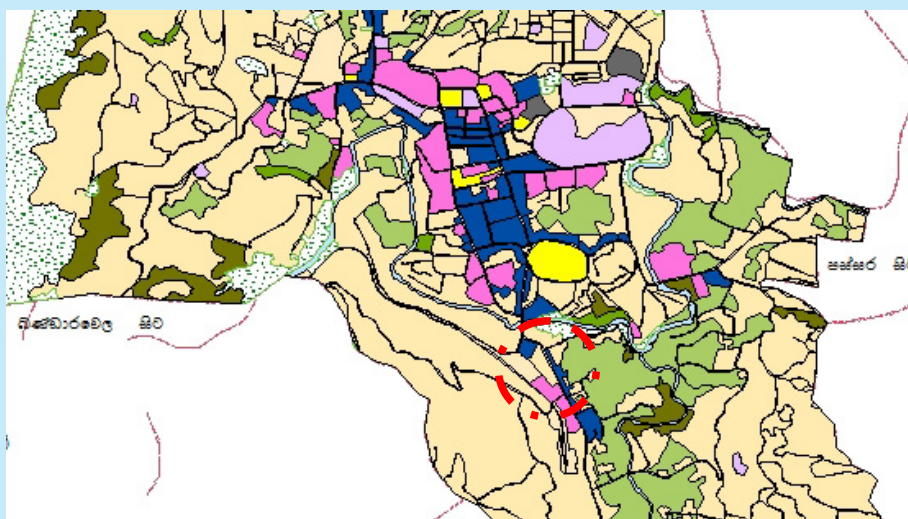
Location Map



Adjacent Land Uses

The land adjacent to railway station is the location where proposed to relocate the existing bus terminal. Current railway quarters are single story buildings and those are old about 20 years. This buildings will be rebuilt as the vertical development and proposed to relocate the bus terminal.

There is the railway station at west of the land. Wewelahina Road is bounded the land by North and East side. Commercial uses and Badulla bus terminal are locate at the left side of this road. The Petroleum Corporation is located at the right side of the land.



Project justification

Project Type	New	√	Improvement		Extension		Land development only.	
Project category	Conservation	Commercial	Landscape	Historical	Housing	Reconstruction	Other	
Project Aspect	Economic			√	Social		√	
Project Objective	<ul style="list-style-type: none"> • Create Multi model Transport Service. (Train and Bus) • Increase the number of Public & private bus bays • Make safe passenger movement. • Provide necessary commercial facilities to commuters. 							
Rational of project	<p>Badulla is the main transport hub of the region. According to the Badulla transport authority survey data, around 800 buses are moving around the Badulla bus terminal daily. But the existing infrastructure and vehicle handling spaces are inadequate for the existing demand.</p> <p>The Badulla bus terminal spreads over 1.3 acres extent in city center. There is a two storied building and a three-story building at Bus terminal. Ground level is maintained as bus stops and commercial stations. Second and third floors are available for commercial premises and lodging facilities of the CTB employees.</p> <p>At present, SLTBs and private buses are not integrated and private bus services are using end of the bus terminal.</p> <p>However, they operate around 20 private bus services and they are less able to operate the buses due to not having space for handling the buses. Bus terminal is located adjacent to Raja Street and south lane, the postal office road, and these routes are obstructed due to the traffic jam at the bus stand.</p> <p>The Badulla District is a city with both bus and railway services. At present, the railway services have become separate services from the town. The use of the Railway to bring the community to urban activities is low level. The analysis found that for this, the distance between the railway station and the bus terminal is about one kilometer and half. This is resulted to separate function of railway station from town center.</p> <p>However, since railway transport is separate, the great potential of the city is at a low level of development. Accordingly, this project is proposed to be developed integrated transport service.</p>							

Property Description

Present Land Ownership	UDA		Private		State	√		
Free Encumbrances	Yes		No	√	If Yes give details			
Details of the Ownership	Railway Department							
Survey Plan Detail	Survey Plan No.	Name of the Surveyor			Date	Land Extent		
						A 1	R 0	P 30



Project Description

Project Period	Short term (1 > year)		Mid Term (1-3 year)	√	Long Term (3 < year)		Total Estimated Cost (Rs. Mn)	
Financing Method	UDA Funding/ Treasury Funding							
Description of the Project								
Infrastructure Availability	Water	Required Capacity	5m ³	Electricity	Required Capacity	yes		
		Available Capacity	-		Available Capacity	-		
	Solid waste Management system	Yes		No	If No give suitable SWM proposal	Municipal council management		
Zone	Mixed zone	Zoning compatibility		Yes	√	No		
History	<p>The city of Badulla firstly identified as a transportation hub due to the establishment of railway station during the colonial period. Accordingly, railway service has used for transport pepper and tea from Passara, Kandana and Meegahakiula to Colombo. That time bus terminal was built in current city fair location and after that rebuilt facing to Raja Veediya in city center.</p> <p>With the establishment of the Badulla bus stand, Badulla Municipal Council Public market has been established. This is a high commercially valuable land since locate the commercial uses of South lane at north, Urban Development Authority commercial complex and MC Commercial complex at east, Posta Office complex at south.</p> <p>Although Badulla is considered as the hub of transport in the region, railway station and bus terminal has been established in a 1km distance. Due to this reason, the bus transportation is the main transport mode in the city and the railway transport serving for 50-60 passengers per day. Accordingly, the potential of having railway station has not been utilized as a potential.</p>							

Present Status (Explain details with measurements)	
Existing Situation	
Proposed Plan & Building Design Requirements	The existing railway quarters proposed rebuilt as a vertical development at south of the same land. After that the bus stands can be developed as a horizontal way with getting accessibility from the Badulla-Wevelahinna Road. It should be constructed in combine with the backyard of station.

Project Budget		
Activity	Cost (Rs. Mn)	
Total		
Approval Agencies		
Activity	Relevant Authority	Authorized person
Land Vesting process	Department of Railway	
Land Development	Urban Development Authority,	Director General
Constructions	Department of Railway	Director General
Regulations and Guidelines		
Details of Attachments		

5. Redevelopment of Badulla Municipal council commercial complex

Project Identification

Project Title	Redevelopment of Public Shops in Badulla Urban Council Area.
Project	Redevelopment of Public Shops
Project Proposal	Redevelopment of Badulla Municipal council commercial complex

Project Location

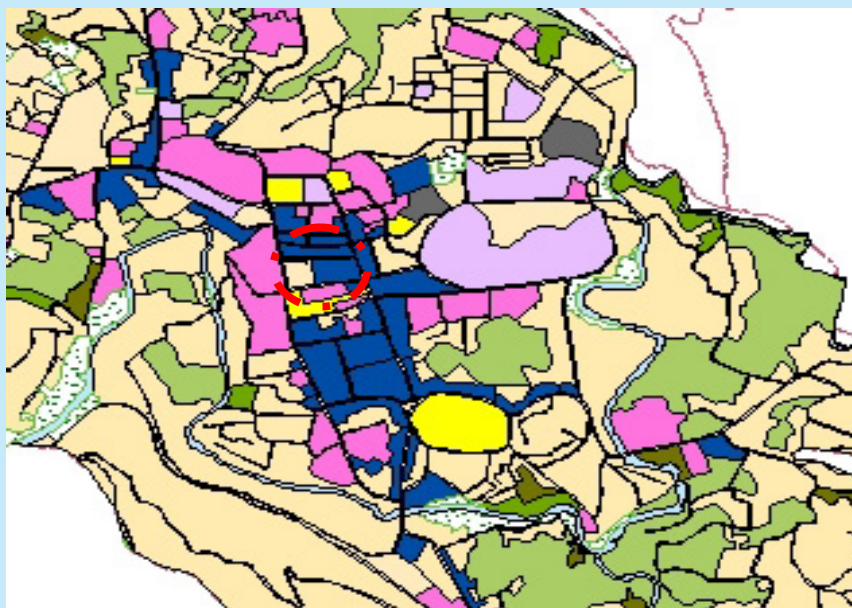
Location	Province	Uva	District	Badulla
	DS Division	Badulla	LA	Badulla
Boundary	North	East	South	West
	Devala Lands	Municipal Council Lands	Government Lands	UDA Lands
Access	From Raja Veediya South Lane or Post office Lane			

Location Map



Adjacent Land Uses

The Badulla Municipal Public Market has been established as simultaneous establishment of the Badulla bus stand. At north South lane commercial uses, east side UDA commercial complex uses, south side Post office building and west side current bus terminal is locating. This land has high land value.



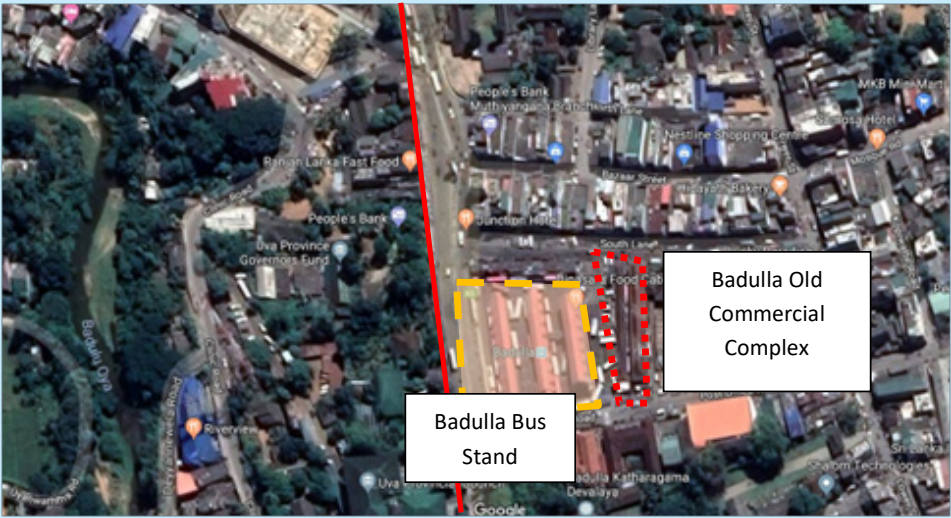
Project justification

Project Type	New	√	Improvement		Extension	√	Land development only.	
Project category	Conservation	Commercial	Landscape	Historical	Housing	Reconstruction	Other	
		√						
Project Aspect	Economic			√	Social		√	
Project Objective	<ul style="list-style-type: none"> Reestablishment of commercial activities with easy accessibility. Provide commercial facilities to the proposed city intermediate Passenger terminal 							
Rational of project	Current public market locates as backyard to the bus terminal. There is about 160 shops and need to be redevelop due to the old condition.							



Property Description

Present Land Ownership	UDA		Private		State	√
Free Encumbrances	Yes	√	No		If Yes give details	
Details of the Ownership	Badulla Municipal Council					
Survey Plan Detail	Survey Plan No.	Name of the Surveyor		Date	Land Extent	
	-	-		-	A	R

Project Description

Project Period	Short term (1 > year)		Mid Term (1-3 year)	√	Long Term (3 < year)		Total Estimated Cost (Rs. Mn)	7500
Financing Method	UDA funds/ Municipal Council funds							
Description of the Project	 <p>The shops locate facing to South Lane and bus stand and shops at backside of the bus stand to be rebuilt with facing to proposed middle size bus terminal. In further it should be built as two-story building with connecting to the upper floor of existing bus stand by bridges.</p>							



Infrastructure Availability	Water	Required Capacity	-	Electricity	Required Capacity	-
		Available Capacity	5m ³		Available Capacity	-
	Solid waste Management system	Yes		No	If No give suitable SWM proposal	Method of work together of Municipal Council
Zone	Mixed zone	Zoning compatibility		Yes	√	No
History						
Present Status (Explain details with measurements)						
Existing Situation						
Proposed Building Plan						
						

Project Budget		
Activity	Cost (Rs. Mn)	
Construct commercial building	90	
Total	90	
Approval Agencies		
Activity	Relevant Authority	Authorized person
	Municipal Council	Municipal Commissioner
	Urban Development Authority	Director General
	N.B.R. O	Geologist
Regulations and Guidelines		
Details of Attachments		

6. PahalaVeediya Pedestrian Paths Development Project

Project Identification

Project Title	PahalaVeediya Pedestrian Paths Development Project
Project	PahalaVeediya Pedestrian Movement Development Project
Project Proposal	PahalaVeediya Pedestrian Paths Development

Project Location

Location	Province	Uva	District	Badulla
	DS Division	Badulla	LA	Badulla
Boundary	North	East	South	West
	-	-	-	-

Access: PahalaVeediya

Location Map



Adjacent Land Uses



Pahala Veediya is the main commercial street in Badulla town and it is running about 0.6km from prison premises to Viharagoda. This street is considered as a part of A5 Road. The buildings facing to this road is function as commercial except the Katharagama Devalaya.



Project justification

Project Type	New		Improvement		Extension		Land development only.	√
Project category	Conservation	Commercial	Landscape	Historical	Housing	Reconstruction	Other	
			√					
Project Aspect	Economic			√	Social		√	
Project Objective	<ul style="list-style-type: none"> • Make safe and easy accessibility for pedestrians in PahalaVeediya. • Get maximum utilization of the lands in the PahalaVeediya. 							
Rational of project	<p>PahalaVeediya is the highest pedestrian movement recorded road in the Badulla city. Commercial places are located at both sides of the road and there are no pedestrian paths. One side of the road is using for parking facilities.</p> <p>It is a one-way road and this on street parking make barriers to pedestrian movement and access to the commercial places. Although this is the main commercial street of town, commercial spaces have become abandoned since there are limited parking places.</p>							

Property Description

Present Land Ownership	UDA		Private		State	√
Free Encumbrances	Yes	√	No		If Yes give details	Will be discussed with owners of commercial places.
Details of the Ownership	Kataragama Devalaya, Muthiyangana Raja MahaViharaya					
Survey Plan Detail	Survey Plan No.		Name of the Surveyor		Date	Land Extent
	-		-		-	A R P

Project Description

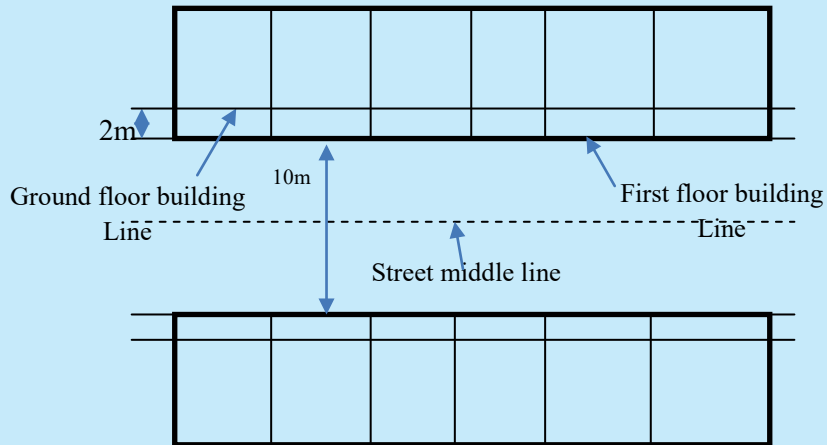
Project Period	Short term (1 > year)		Mid Term (1-3 year)		Long Term (3 < year)		Total Estimated Cost (Rs. Mn)	7500
Financing Method	UDA funds							
Description of the Project	By this project it is proposed to develop 2m wide pedestrian path by acquiring 2m from ground floors of commercial buildings in PahalaVeediya.							
Infrastructure Availability	Water	Required Capacity			Electricity	Required Capacity		
		Available Capacity				Available Capacity		
	Solid waste Management system	Yes			No	If No give suitable SWM proposal		
Zone	Mixed zone	Zoning compatibility			Yes	√	No	
History								

Present Status (Explain details with measurements)

Existing Situation



Proposed Building Plan



Project Budget

Activity	Cost (Rs. Mn)	
Demolishing	9	
Construction	11	
Total	19	

Approval Agencies

Activity	Relevant Authority	Authorized person
	Urban Development Authority	Director General
	N.B.R.O	Geologist

Regulations and Guidelines

Details of Attachments

7. Badulla General hospital Backyard land development Project

Project Identification

Project Title	General hospital Backyard land development Project
Project	Development around the General Hospital - Badulla
Project Proposal	Badulla General hospital Backyard land development Project

Project Location

Location	Province	Uva	District	Badulla
	DS Division	Badulla	LA	Badulla
Boundary	North	East	South	West
	Private	Private	Government Lands	Private
Access	Daya Gunasekara Mawatha			

Location Map



Adjacent Land Uses



Proposed developable land locates behind the Badulla General Hospital. Daya Gunasekara Road has been developed as an alternative route. It is running around this land and government and private lands are facing to that road. Badulla General Hospital is locating at south side of this land.


Project justification

Project Type	New		Improvement	√	Extension		Land development only.	√
Project category	Conservation	Commercial	Landscape	Historical	Housing	Reconstruction	Other	
	√		√		√			
Project Aspect	Economic			√	Social			√
Project Objective	<ul style="list-style-type: none"> Establishment of rest rooms for the Badulla General Hospital. Provide required parking facilities for the Badulla General Hospital. 							
Rational of project	<p>Badulla General Hospital is getting important place in Badulla capital city of the Uva province. There is a need to provide facilities for patients who are coming daily from outer areas. About 18% out of the total commuters are coming to get the services from Badulla General Hospital. This amount will be increased in 2030 and to cater for that community parking and leisure places to be provided.</p> <p>But with the demand of the area there is a trend to subdivide this land in to small lots for residential purpose. And also, people are filling lands unauthorized way. Considering the environmental sensitivity this land is proposed to develop based on the Garden concept.</p>							



Property Description

Present Land Ownership	UDA		Private	√	State	
Free Encumbrances	Yes		No	√	If Yes give details	Will be discussed with owners of commercial places.
Details of the Ownership	Private					
Survey Plan Detail	Survey Plan No.	Name of the Surveyor		Date	Land Extent	
					A	R

Project Description

Project Period	Short term (1 > year)		Mid Term (1-3 year)	√	Long Term (3 < year)		Total Estimated Cost (Rs.Mn)	7500
Financing Method	UDA funds/ Health Ministry Funding							
Description of the Project	 <p>This development project will be mainly provided parking facilities for Badulla Hospital. As well as expected, to establish small scale shops (Cups, Food packs, Plates, Fast foods). This shop needs to build without exceeding 10m2. Except that this project will be develop as a hospital park to provide resting facilities for patients and visitors separately.</p>							



Infrastructure Availability	Water	Required Capacity	5m ³	Electricity		Required Capacity	yes
		Available Capacity				Available Capacity	
	Solid waste Management system	Yes	√	No		If No give suitable SWM proposal	
Zone	Mixed zone	Zoning compatibility		Yes	√	No	
History							
Present Status (Explain details with measurements)							
Existing Situation							
Layout Map							

Project Budget		
Activity	Cost (Rs. Mn)	
Land acquisition	9	
Construction	5	
Total	14	
Approval Agencies		
Activity	Relevant Authority	Authorized person
	Department of Agrarian Development	Commissioner
	Urban Development Authority	Director
	N.B.R.O	Geologist
Regulations and Guidelines		
Paddy land reclamations for development purposes at Health zone should be within 50% of plot coverage		
Details of Attachments		

8. Road widening project

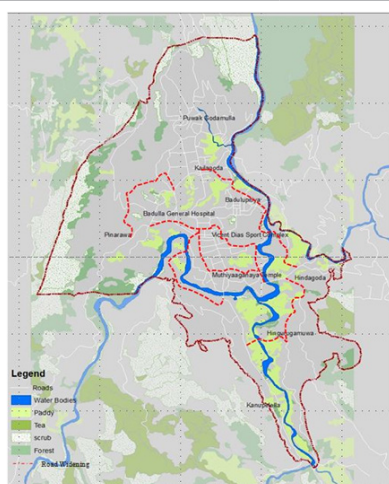
Project Identification

Project Title	Road Widening Project
Project	Kappetipola Road, A05 Road, Hanwella Road, Hingurugamuwa Road Widening Projects
Project Proposal	Road widening

Project Location

Location	Province	Uva	District	Badulla
	DS Division	Badulla	LA	Badulla
Boundary	North	East	South	West
	-	-	-	-
Access	-			

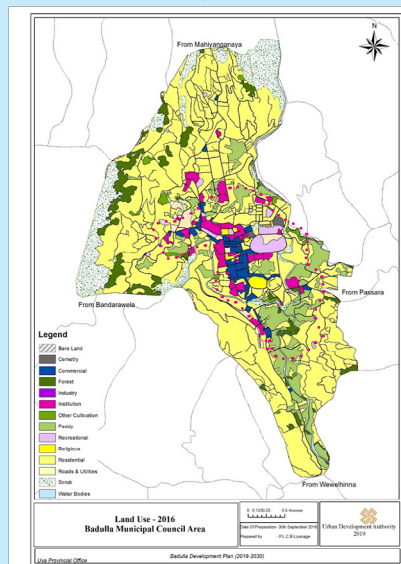
Location Map



Adjacent Land Uses

Proposed roads for road widening projects.

- Keppetipola Road – Residential & Institutional land use
- A05 Road – Provincial General Hospital, Residential, Commercial and Institutional land uses
- Hanwella Road – Residential & Institutional land uses
- Hingurugamuwa Road - Residential & Institutional land uses
- Raja Veediya – Commercial, Institutional land uses




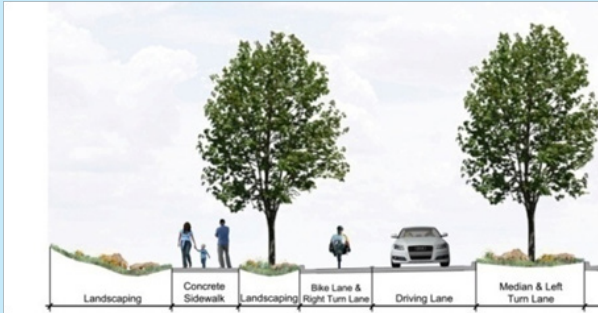




**Project justification**

Project Type	New		Improvement		Extension	√	Land development only.	
Project category	Conservation	Commercial	Landscape	Historical	Housing	Reconstruction	Other	
			√					
Project Aspect	Economic			√	Social		√	
Project Objective	<ul style="list-style-type: none"> Reduce the vehicle congestion at town center. Develop alternative roads to skip the town area 							
Rational of project	<p>Badulla town has a basin shape of terrain. Accordingly town center is a plain area. this plain terrain caused for the grid road pattern of town center. due to this, the vehicles running to other areas also using these roads. It has created a vehicular congestion in town area. but the road density is 9.8km length to 1km². accordingly the analysis has proved that there is a good road pattern in Badulla.</p> <p>Accordingly to minimize the road congestion, proposed to widen the Kappetipola Road, A05 Road, Hanwella Road and Hingurugamuwa Road to reduce the vehicular congestion. And also proposed to widen the Raja Veediya where is the commercial and institutional uses. Accordingly hope to get space for green pedestrian path developments at these two roads. .</p>							

Property Description

Present Land Ownership	UDA		Private		State	√
Free Encumbrances	Yes	√	No		If Yes give details	Will be discussing with RDA, PRDA and Badulla MC.
Details of the Ownership	RDA, PRDA, Badulla MC					
Survey Plan Detail	Survey Plan No.		Name of the Surveyor		Date	Land Extent
						A R P

Project Description

Project Period	Short term (1 > year)	√	Mid Term (1-3 year)		Long Term (3 < year)		Total Estimated Cost (Rs.Mn)	
Financing Method	UDA funds/ Treasury funds							
Description of the Project	<p>This project proposed to widen roads, develop green pedestrian paths and to develop alternative roads up to two lane roads without harming to land uses.</p>  							
Infrastructure Availability	Water	Required Capacity		Electricity	Required Capacity		Solid waste Management system	Yes
		Available Capacity			Available Capacity			
Zone	Mixed zone Residential zone Health zone	Zoning compatibility		Yes	√	No	If No give suitable SWM proposal	
History								
Present Status (Explain details with measurements)								
Existing Situation	5m - Keppetipola Road		A 05 Road – 7					
								
Existing Situation	Hanwella Road – 5m		Hingurugamuwa Road – 5m					
								



Project Budget		
Activity	Cost (Rs. Mn)	
Land acquisition	10	
Road widening	400	
Total	410	
Approval Agencies		
Activity	Relevant Authority	Authorized person
	Provincial Road Development Authority	Director
	Urban Development Authority	Director
	Badulla Municipal Council	Municipal Commissioner
Regulations and Guidelines		
Details of Attachments		

9. Commercial Development Project – 02ndFloor of Welekade Shopping Complex

Project Identification

Project Title	03rd floor of Welekade Shopping Complex
Project	Facilitate for commercial and institutional services.
Project Proposal	03rd Floor of Welekade Shopping Complex Development

Project Location

Location	Province	Uva	District	Badulla
	DS Division	Badulla	LA	Badulla
Boundary	North	East	South	West
	Private	Kappetipola Road	A05 Road	Welekade Dutch Fortress
Access	A05 Road			



Adjacent Land Uses	
--------------------	--

Welekade Commercial Complex is locating facing to the Keppetipola Road and A5 Badulla Chenkaladi Main Road. this place catering for large population due to this is the only one commercial complex near to the Badulla General Hspital, Prison complex and Vishaka Vidyalaya.



Project justification

Project Type	New		Improvement		Extension	√	Land development only.	
Project category	Conservation	Commercial	Landscape	Historical	Housing	Reconstruction	Other	
		√					√	
Project Aspect	Economic			√	Social		√	
Project Objective	<ul style="list-style-type: none"> Develop Welekade Shopping complex as an institutional & commercial mixed development project. Develop as a facilitating place for court complex 							
Rational of project	<p>Welekade commercial complex is important throughout the commercial complexes in Badulla city. The reason for that is the welekade junction has developed as a small town due to this commercial complex. Adjacent to this place Badulla General Hospital, Schools like Vishaka Vidyalaya, court complex, stationary shops, communication facilities, lowyers office, laboratory facilities are locating. The resident a community near to this place are using to fulfill their day to day needs without going to the city center.</p> <p>This is a two storied building and it attracts high amount of customer community. But when consider the demand there is a need to develop third floor for lowyers offices.</p>							

Property Description

Present Land Ownership	UDA		Private		State	√
Free Encumbrances	Yes	√	No		If No give details	
Details of the Ownership	Municipal Council					
Survey Plan Detail	Survey Plan No.		Name of the Surveyor		Date	Land Extent
						A R P

Project Description

Project Period	Short term (1 > year)	√	Mid Term (1-3 year)		Long Term (3 < year)		Total Estimated Cost (Rs.Mn)	7500
Financing Method	UDA funding Municipal council							
Description of the Project	Current two storied building develop as three storied building.							
Infrastructure Availability	Water	Required Capacity		5m ³	Electricity	Required Capacity		
		Available Capacity		15m ³		Available Capacity		
	Solid waste Management system	Yes			No		If No give suitable SWM proposal	Collect by MC
Zone	Mixed zone	Zoning compatibility			Yes	√	No	
History								

Present Status (Explain details with measurements)

Existing Situation



Project Budget

Activity	Cost (Rs. Mn)	
Land acquisition	50	
Total	50	

Approval Agencies

Activity	Relevant Authority	Authorized person
	Department of Agrarian Development	Commissioner
	Urban Development Authority	Director

Regulations and Guidelines

Details of Attachments

10. Proposed River Based Development (Green Lane Drive)

Project Identification

Project Title	"Green Lane Drive" River Base Park
Project	River Based Development
Project Proposal	River Based Garden Development at "Green Lane Drive"

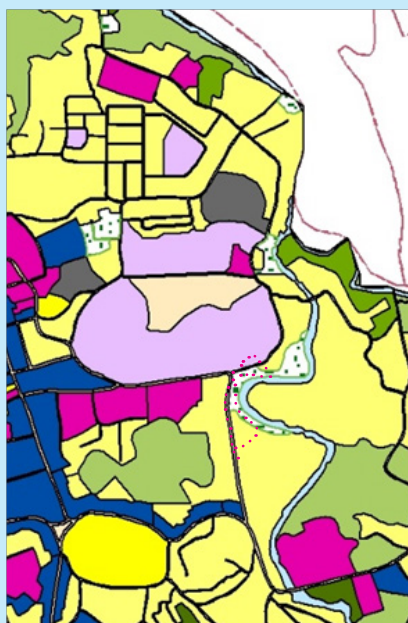
Project Location

Location	Province	Uva	District	Badulla
	DS Division	Badulla	LA	Badulla
Boundary	North	East	South	West
	Green Lane Drive	BaduluOya	Private	Green Lane Drive
Access	Green Lane Drive			

Location Map



Adjacent Land Uses



Green Lane Drive proposed garden land is facing to proposed A5 Road (existing Green Lane Drive). This is a grassy land and Baulu Oya is flowing from the east side. Badulla Vincent Dias Ground is locating in front of the river reservation strip, and also the proposed Alikumbura Wetland Park is locating at the east side.


Project justification

Project Type	New	√	Improvement		Extension		Land development only.	
Project category	Conservation	Commercial	Landscape	Historical	Housing	Reconstruction	Other	
	√		√					
Project Aspect	Economic				Social		√	
Project Objective	<ul style="list-style-type: none"> Landscaping the river reservation. Develop a leisure activity corridor in town 							
Rational of project	Badulu Oya has not tapped as a potential to improve the city beautification. And also protecting the environmental sensitivity has become as an important thing. accordingly proposed to develop the river reservation as a park with adding city beauty.							

Property Description

Present Land Ownership	UDA		Private		State	√
Free Encumbrances	Yes	√	No		If No give details	
Details of the Ownership	Divisional Secretariat Office, Badulla					
Survey Plan Detail	Survey Plan No.	Name of the Surveyor		Date	Land Extent	
					A	R P

Project Description

Project Period	Short term (1 > year)		Mid Term (1-3 year)	√	Long Term (3 < year)		Total Estimated Cost (Rs.Mn)	50
Financing Method	UDA fund / Municipal Council - Badulla							
Description of the Project	 <p>Connect both river banks by developing a bridge with parks at both sides.</p>							
Infrastructure Availability	Water	Required Capacity			Electricity		Required Capacity	
		Available Capacity					Available Capacity	
	Solid waste Management system	Yes			No		If No give suitable SWM proposal	Collect by Municipal Council.
Zone	Mixed zone	Zoning compatibility			Yes	√	No	
History								



Present Status (Explain details with measurements)

Existing Situation



Layout Map

Project Budget

Activity	Cost (Rs. Mn)	
Garden Development	20	
Bridge Development	30	
Total	50	

Approval Agencies

Activity	Relevant Authority	Authorized person
	DS Office - Badulla	Divisional Secretary
	Urban Development Authority	Director
	Municipal Council	Municipal Commissioner

Regulations and Guidelines

Details of Attachments

11. Kothalawala Walawwa -Tourist Restaurant Project

Project Identification

Project Title	Kothalawala Walawwa Tourist Restaurant Project
Project	Tourist Restaurant Development Project
Project Proposal	Kothalawala Walawwa Tourist Restaurant Project

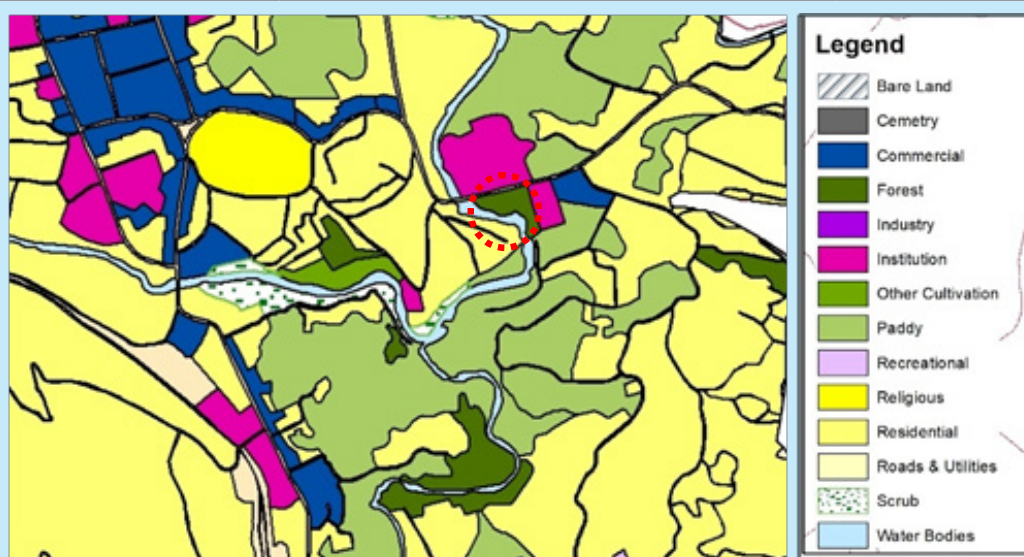
Project Location

Location	Province	Uva	District	Badulla
	DS Division	Badulla	LA	Badulla
Boundary	North	East	South	West
	Passara Road	Badulu Oya	Badulu Oya	Private lands
Access	Passara Road			

Location Map



Adjacent Land Uses



The proposed land locates facing to the A5 Passara Road and Badulu Oya is at west and south sides of the land. Badulla Depot is at the front of this land.

**Project justification**

Project Type	New		Improvement	√	Extension		Land development only.	
Project category	Conservation	Commercial	Landscape	Historical	Housing	Reconstruction	Other	
	√	√		√				
Project Aspect	Economic			√	Social			
Project Objective	<ul style="list-style-type: none"> To Conservation of archaeological sites. To economic productivity through Archaeological sites 							
Rational of project	Badulla Kothalawala Walawwa belongs to a initial generation of Baulla city. This is a coservation building due to its archeological importance and historical building pattern. But the present condition is not good it is dilapidating. Although it is locating very near to town this is not utilize as economic potential site. Considering those propose to regenerate as a restuarant.							

Property Description

Present Land Ownership	UDA		Private		State	√
Free Encumbrances	Yes	√	No		If No give details	
Details of the Ownership	Badulla Deport					
Survey Plan Detail	Survey Plan No.		Name of the Surveyor		Date	Land Extent
						A R 3 P 4

Project Description

Project Period	Short term (1 > year)	√	Mid Term (1-3 year)		Long Term (3 < year)		Total Estimated Cost (Rs.Mn)	
Financing Method	UDA funds/ Private Entrepreneurship							
Description of the Project	It is proposed to carry out a Restaurant project in this land using the beautiful view of BaduluOya. It is necessary to develop the monuments with minimizing damages to existing buildings.							
Infrastructure Availability	Water	Required Capacity	10m ³	Electricity	Required Capacity	-		
		Available Capacity	-		Available Capacity	-		
	Solid waste Management system	Yes		No		If No give suitable SWM proposal	Collect by Municipal Council.	
Zone	Mixed zone	Zoning compatibility			Yes	√	No	
History								

Present Status (Explain details with measurements)

Existing Situation



Layout Map

Project Budget

Activity	Cost (Rs. Mn)	
Regenerate	30	
Construction	30	
Total	60	

Approval Agencies

Activity	Relevant Authority	Authorized person
	Department of Archeological conservation	Commissioner
	Urban Development Authority	Director

Regulations and Guidelines

Details of Attachments

12. ThaldenaWalawwa Tourist Restaurant Project

Project Identification

Project Title	Thaldena Walawwa Tourist Restaurant Project
Project	Tourist Restaurant Development Project
Project Proposal	Thaldena Walawwa Tourist Restaurant Project

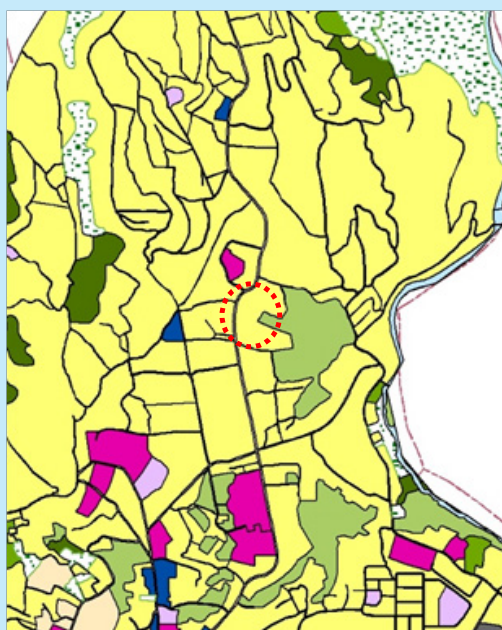
Project Location

Location	Province	Uva	District	Badulla
	DS Division	Badulla	LA	Badulla
Boundary	North	East	South	West
	Private lands	Private lands	Private lands	Badulla Mahiyangana Road
Access	Badulla Mahiyangana Road			

Location Map



Adjacent Land Uses



This land situated face to Badulla Mahiyangana Road which east side of the land. Residential uses from north, south and west boundaries. This land close to Kailagoda junction and it is about 1km far away from Badulla Town.

Project justification

Project Type	New		Improvement	√	Extension		Land development only.	
Project category	Conservation	Commercial	Landscape	Historical	Housing	Reconstruction	Other	
	√		√	√				
Project Aspect	Economic			√	Social			
Project Objective	<ul style="list-style-type: none"> Conservation of archaeological sites. Archaeological sites focus for an effective and efficient economic process. 							
Rational of project	Badulla Thadena Walawwa has ancient importance. This is a coservation building due to its archeological importance and historical building pattern. But the present condition is not good it is dilapidating. Although it is locating very near to town this is not utilize as economic potential site. Considering those propose to regenerate as a restuarant.							

Property Description

Present Land Ownership	UDA		Private	√	State	
Free Encumbrances	Yes		No	√	If No give details	
Details of the Ownership	Private					
Survey Plan Detail	Survey Plan No.	Name of the Surveyor		Date	Land Extent	
					A	R P

Project Description

Project Period	Short term (1> year)	√	Mid Term (1-3 year)		Long Term (3< year)		Total Estimated Cost (Rs.Mn)	
Financing Method	UDA funding / Private Entrepreneurship							
Description of the Project	It is proposed to carry out a Restaurant project in this land using the beautiful view of BaduluOya. It is necessary to develop such monuments in a manner that minimizes damage to existing buildings.							
Infrastructure Availability	Water	Required Capacity	10m ³	Electricity	Required Capacity	-		
		Available Capacity	-		Available Capacity	-		
	Solid waste Management system	Yes		No		If No give suitable SWM proposal	Collect by Municipal Council.	
Zone		Zoning compatibility		Yes		No		
History								

Present Status (Explain details with measurements)

Existing Situation



Project Budget

Activity	Cost (Rs. Mn)	
Regenerate	20	
Construction	20	
Total	40	

Approval Agencies

Activity	Relevant Authority	Authorized person
	Department of Archeological conservation	Commissioner
	Urban Development Authority	Director

Regulations and Guidelines

Regenerate according to Archeological Conservation Department regulations.

Details of Attachments

13. Propose Housing Development Project (Badulupitiya)

Project Identification

Project Title	Badulupitiya Housing Development Project
Project	Low Income Housing Redevelopment Project
Project Proposal	Badulupitiya Settlement Regeneration Project

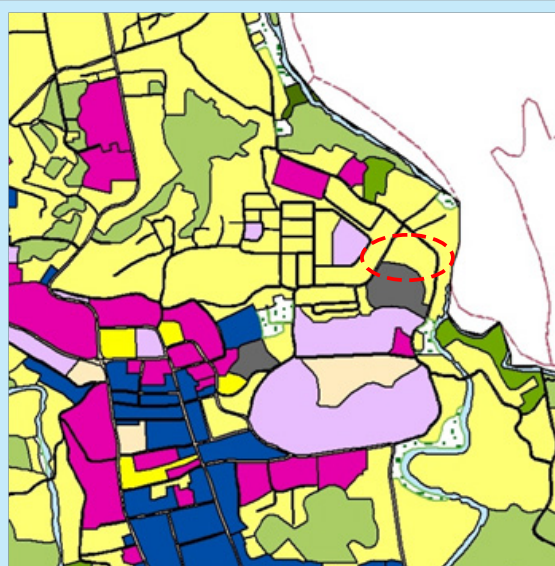
Project Location

Location	Province	Uva	District	Badulla
	DS Division	Badulla	LA	Badulla
Boundary	North	East	South	West
	Private lands	Private lands	Badulla Cemetery	Badulla Cemetery
Access	Badulupitiya Road			

Location Map



Adjacent Land Uses



There are 35 houses are settle at the specified land. This land face to Badulupitiya Road and west side locate Badulla Municipal council cemetery.

**Project justification**


Project Type	New		Improvement	√	Extension		Land development only.	
Project category	Conservation	Commercial	Landscape	Historical	Housing	Reconstruction	Other	
					√			
Project Aspect	Economic				Social			
Project Objective	<ul style="list-style-type: none"> Enhance the living status of labor population 							
Rational of project	<p>This project can be named as a housing development which cater for labor community those who are working at administrative offices. Accordingly, there are 42 families living in the 35 of houses with minimal infrastructure facilities. The land extent of a house is about 1P-1.5P. Due to that a new housing project is proposed to enhance their living condition.</p>							

Property Description

Present Land Ownership	UDA		Private		State	√
Free Encumbrances	Yes	√	No		If No give details	
Details of the Ownership	Badulla Municipal Council					
Survey Plan Detail	Survey Plan No.		Name of the Surveyor		Date	Land Extent
						A R 2 P 5

Project Description

Project Period	Short term (1 > year)		Mid Term (1-3 year)	√	Long Term (3 < year)		Total Estimated Cost (Rs.Mn)	
Financing Method	UDA funds							
Description of the Project	<p>This is a sub project of Kanupella Road middle income housing project. The income from that middle income housing project and investments of residents are hoping to use for this project. Accordingly proposed to develop a three storied building with having 150sqm for each house.</p>							
Infrastructure Availability	Water	Required Capacity	200m ³	Electricity	Required Capacity	-	If No give suitable SWM proposal	Developing a separate management system for these housing units in parts of land of the housing development proposals
		Available Capacity	-		Available Capacity	-		
	Solid waste Management system	Yes		No	√			

Zone	Administrative & Residential Zones	Zoning compatibility	Yes	√	No	
History						
Present Status (Explain details with measurements)						
Existing Situation						

Project Budget		
Activity	Cost (Rs. Mn)	
Construct Houses	300	
Total	300	
Approval Agencies		
Activity	Relevant Authority	Authorized person
Land clearances	Badulla Municipal Council	Commissioner
	Urban Development Authority	Director
Regulations and Guidelines		
Details of Attachments		

14. Alikumbura, Public Car Park, Urban Facilities and Wetland Park Project

Project Identification

Project Title	Alikumbura, Public Car Park, Urban facilities and Wetland Park Project
Project	Public Car Park, Urban Facilities and Wetland Park Project
Project Proposal	Alikumbura, Public Car Park, Urban Facilities and Wetland Park Project

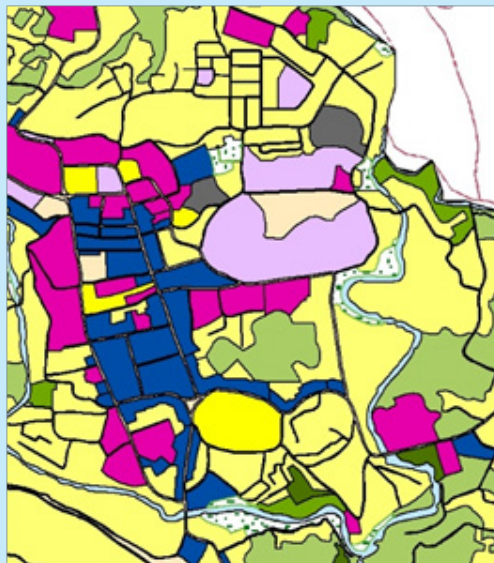
Project Location

Location	Province	Uva	District	Badulla
	DS Division	Badulla	LA	Badulla
Boundary	North	East	South	West
	Private lands	KatharagamaDevalaya	Muthiyangana Raja MahaViharaya	Private lands
Access	Lower Street/ Green Lane Drive/ Passara Road			

Location Map



Adjacent Land Uses



This land strip has abandoned which is locating behind the Pahala Veediya main commercial corridor. Private lands, a government school and Uva Provincial Council are locating at the north of this land. at the eastern side there are private lands. Those lands are facing to the Green Lane Drive. The lands at the south are belongs to Muthiyangana Raja Maha Viharaya and Andeniya Raja Maha Viharaya. It includes trade centers, Piriven and residential uses. Pahala Veediya commercial uses are locating at the south of this land and it is the main commercial street.

Project justification

Project Type	New	√	Improvement		Extension		Land development only.	
Project category	Conservation	Commercial	Landscape	Historical	Housing	Reconstruction	Other	
	√	√	√					
Project Aspect	Economic			√	Social		√	
Project Objective	<ul style="list-style-type: none"> Develop green zone in city center. Reduce the Traffic congestion in Down Street. 							
Rational of project	<p>It is essential to preserve the city's green zones to develop the Badulla town as an environmentally sensitive region. But paddy lands are rapidly acquired for Commercial purposes due to the commercial demand.</p> <p>There are no parking places at PahalaVeediya for commercial purposes and due to that the onsite parking in this road is a regular seen.</p> <p>And also the commercial uses in Pahala Veediya are existence from a long period. Accordingly there is a trend of spreading commercial uses to outer area. But this land can be used to establish essential urban uses at town center. This land can be used to develop commercial purpose with having parking facilities.</p>							

Property Description

Present Land Ownership	UDA		Private	√	State	
Free Encumbrances	Yes	√	No		If No give details	Arrange the meetings.
Details of the Ownership	Muthiyangana Raja MahaViharaya, Andeniya Raja MahaViharaya					
Survey Plan Detail	Survey Plan No.		Name of the Surveyor		Date	Land Extent
						A R P

Project Description

Project Period	Short term (1 > year)		Mid Term (1-3 year)		Long Term (3 < year)		Total Estimated Cost (Rs.Mn)	
Financing Method	UDA funding							
Description of the Project								
Infrastructure Availability	Water	Required Capacity		Electricity		Required Capacity		
		Available Capacity				Available Capacity		
	Solid waste Management system	Yes		No		If not give a suitable SWM proposal		
Zone	Administrative & Residential Zones	Zoning compatibility			Yes	√	No	
History								



Present Status (Explain details with measurements)	
Existing Situation	

Project Budget		
Activity	Cost (Rs. Mn)	
Total		

Approval Agencies		
Activity	Relevant Authority	Authorized person

Regulations and Guidelines
Details of Attachments

15. Proposed New Road Development Project – Mediriya Road

Project Identification

Project Title	Proposed New Road Development Project – Mediriya Road
Project	Develop alternative Road Facilities for Nadukara Kanda Residential Zone
Project Proposal	Develop alink Road Connecting Mediriya Road and Pilipothagama Road

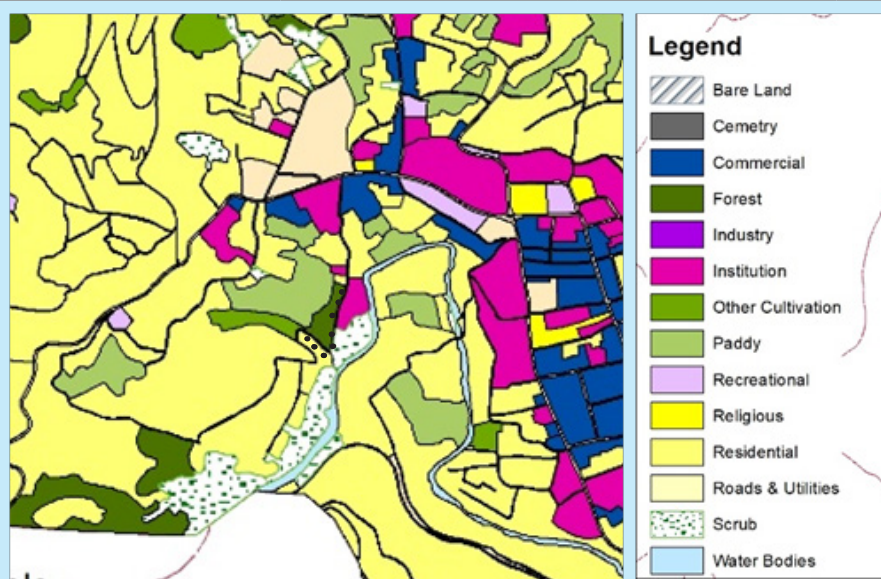
Project Location

Location	Province	Uva	District	Badulla
	DS Division	Badulla	LA	Badulla
Boundary	North	East	South	West
	-	-	-	-
Access	Mediriya Road, Pilipothagama Road			

Location Map



Adjacent Land Uses



Proposed new road development is to connect Mediriya Road and Pilipothagama Road. National Water Supply And Drainage Board and residential uses at the south of this road and paddy lands and Madiriya Forest reservation is at the left side.

**Project justification**

Project Type	New		Improvement		Extension	√	Land development only.	
Project category	Conservation	Commercial	Landscape	Historical	Housing	Reconstruction	Other	
			√					
Project Aspect	Economic				Social		√	
Project Objective	<ul style="list-style-type: none"> • New Road Development. • Conservation of Mediriya Road Forest Reservation. 							
Rational of project	Mediriya Road exists as a foot path from mahogany reservation to Pilipothagama road. The width of it is about 6m from Mediriya Road to mahogany reservation. After that it connect with Pilipothagama Road. Because of that people who are living in Nadukarakanda to Pilipothagama Road have to travel around 1km again. This road is a main road locates in proposed Health Zone. Because of that there is a need to develop this road up to Pilipothagama Road.							

Property Description

Present Land Ownership	UDA		Private	√	State	
Free Encumbrances	Yes	√	No		If No give details	
Details of the Ownership	Private					
Survey Plan Detail	Survey Plan No.		Name of the Surveyor		Date	Land Extent
	-		-		-	A R P

Project Description

Project Period	Short term (1 > year)		Mid Term (1-3 year)	√	Long Term (3 < year)		Total Estimated Cost (Rs.Mn)	7500
Financing Method	UDA fund and Badulla Municipal council							
Description of the Project								
Infrastructure Availability	Water	Required Capacity			Electricity		Required Capacity	
		Available Capacity					Available Capacity	
	Solid waste Management system	Yes			No		If not give a suitable SWM proposal	
Zone		Zoning compatibility			Yes		No	
History								

Present Status (Explain details with measurements)	
Existing Situation	
Layout Map	

Project Budget		
Activity	Cost (Rs. Mn)	
Road Development	20	
Total	20	
Approval Agencies		
Activity	Relevant Authority	Authorized person
	Municipal Council - Badulla	Commissioner
	Urban Development Authority	Director
Regulations and Guidelines		
Details of Attachments		

16. Institutional Complex Project at Badulupitiya Road, Prison Quarters Land

Project Identification

Project Title	Institutional Complex Project at Badulupitiya Road, Prison Quarters Land
Project	Providing opportunities for institutional services
Project Proposal	Badulla administrative Complex at Badulupitiya Road

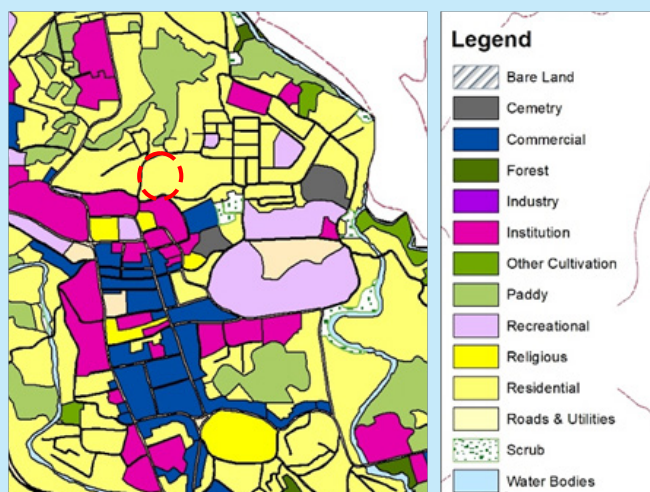
Project Location

Location	Province	Uva	District	Badulla
	DS Division	Badulla	LA	Badulla
Boundary	North	East	South	West
	Private	MC lands	Badulupitiya Road	Turning cycle Road
Access	Badulupitiya Road, circular Road			

Location Map



Adjacent Land Uses



This land closed to Badulla Town and it exists with prison quarters. Badulla prison is proposed to shift from Municipal council area according to the Badulla Development Plan 2019-2030.

Accordingly, the prisons official quarters will be relocated and the area will be used for development purposes. The Survey Department, Board of Investment is locating close to this property. The quarters land belongs to the Badulla Municipal Council on the right. There are residential and commercial uses on the left of the land.

Project justification

Project Type	New	√	Improvement		Extension	√	Land development only.	
Project category	Conservation	Commercial	Landscape	Historical	Housing	Reconstruction	Other	
		√					√	
Project Aspect	Economic			√	Social		√	
Project Objective	<ul style="list-style-type: none"> • Providing spaces to institutional services within the town center • Develop the underutilized lands in Badulla city center 							
Rational of project	<p>Although the Badulla is famous as the administrative capital of the area institutional uses are not in a wide area in city center. Because of that the Badulla Development Plan 2019-2030 proposed to relocate the prison since there is no any direct involvement to the city functionality.</p> <p>Accordingly the quarters behind the prison also will be relocated under this project. this project proposed to develop the land with combining the bare land belongs to Municipal Council.</p>							

Property Description

Present Land Ownership	UDA		Private		State	√
Free Encumbrances	Yes	√	No		If No give details	
Details of the Ownership	Prison Department, Badulla Municipal Council					
Survey Plan Detail	Survey Plan No.	Name of the Surveyor		Date	Land Extent	
	-	-		-	A 1	R 0 P 0

Project Description

Project Period	Short term (1 > year)		Mid Term (1-3 year)	√	Long Term (3 < year)		Total Estimated Cost (Rs.Mn)	300
Financing Method	UDA funds, Badulla MC and Treasury							
Description of the Project	A three story Institutional Complex is proposed to develop at this land. it will be includes offices and a day care center. in further the accessibility to private lands will be improved by widening the private road which is through this land up to 4.5m.							
Infrastructure Availability	Water	Required Capacity			Electricity	Required Capacity		
		Available Capacity				Available Capacity		
	Solid waste Management system	Yes		No	If not give a suitable SWM proposal			
Zone	Mixed Zone	Zoning compatibility		Yes	√	No		



Present Status (Explain details with measurements)	
Existing Situation	
Layout Map	

Project Budget		
Activity	Cost (Rs. Mn)	
Demolition of Buildings	1	
Development of Buildings	370	
Road Development	1	
Total	372	
Approval Agencies		
Activity	Relevant Authority	Authorized person
	Municipal Council - Badulla	Commissioner
	Urban Development Authority/ Prison Department	Director
Regulations and Guidelines		
Details of Attachments		

17. Mixed Commercial Development Project at existing Prison land

Project Identification

Project Title	Mixed Commercial Development Project at existing Prison land
Project	Lower street commercial area expansion project
Project Proposal	Mixed Commercial Development Project at existing Prison land

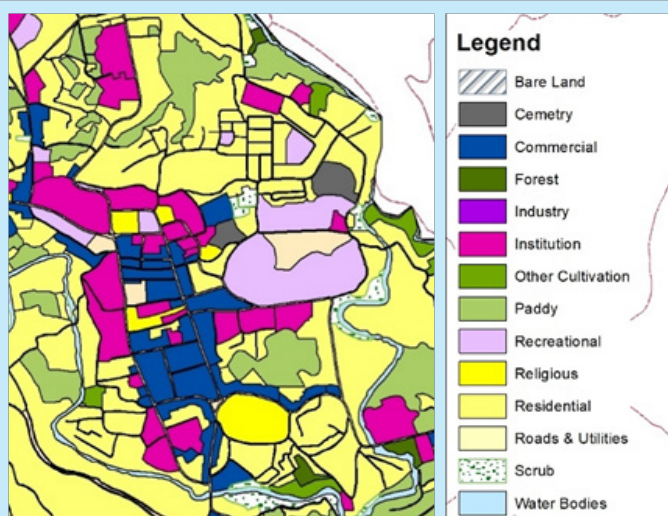
Project Location

Location	Province	Uva	District	Badulla
	DS Division	Badulla	LA	Badulla
Boundary	North	East	South	West
	Badulla Wenkaladi A5 Road	Racecourse Road	Prison Road	Badulla Chenkaladi A5 Road
Access	Badulla Chenkaladi A5 Road			

Location Map



Adjacent Land Uses



It is proposed to relocate the Badulla prison from the Badulla town to out of the city limit according to the 2019-2030 Development plan. It is located near to the commercial zone and Badulla Chenkaladi road. Racecourse Road is going around the land. Viharamahadevi Balika School is in north side, Provincial Administrative Department at east, Prison store land at south and Bank of Ceylon located at west side.



Project justification

Project Type	New	√	Improvement		Extension		Land development only.	
Project category	Conservation	Commercial	Landscape	Historical	Housing	Reconstruction	Other	
		√					√	
Project Aspect	Economic			√	Social		√	
Project Objective	<ul style="list-style-type: none"> Lower Street commercial zone development. Develop the underutilized lands at Badulla city center 							
Rational of project	<p>Even though it is considered the capital of the province for administrative services in Badulla, it is minimum of providing institutional services at the town center land use. Badulla Prison is one of the key places that locates in the middle of the town center and only 1% of migrant populations focus on the Badulla prison.</p> <p>There is a geographical barrier in establishing urban activities and facilities in Badulla. As a result, the city center lands have a high price and demand. Among them the land with the prison is unique. The limited land space is a limitation to widen the prison activities. Because of that the Badulla Development Plan 2019-2030 proposed to relocate the prison since there is no any direct involvement to the city functionality.</p>							

Property Description

Present Land Ownership	UDA		Private		State	√
Free Encumbrances	Yes	√	No		If No give details	
Details of the Ownership	Prison Department					
Survey Plan Detail	Survey Plan No.		Name of the Surveyor		Date	Land Extent
	-		-		-	A R 3 P 20

Project Description

Project Period	Short term (1 > year)		Mid Term (1-3 year)		Long Term (3 < year)	√	Total Estimated Cost (Rs.Mn)	275
Financing Method	UDA funds and Private							
Description of the Project	The proposed project is to be developed as a three storied commercial building. The ground floor and the second floor of the building should be used for commercial services and third floor should be used for institutional services. The provision of the access should be entered in the east of the land area, as to minimize the traffic congestion in the city. The commercial community currently operating commercially viable commercial space and under phase 2 of the Administrative Complex is proposed to be re-established in this mix commercial complex.							
Infrastructure Availability	Water	Required Capacity			Electricity	Required Capacity		
		Available Capacity				Available Capacity		
	Solid waste Management system	Yes		No		If not give a suitable SWM proposal		
Zone	Mixed Zone	Zoning compatibility			Yes	√	No	
History								

Present Status (Explain details with measurements)

Existing Situation



Project Budget

Activity	Cost (Rs. Mn)	
Demolition of Buildings	1	
Development of Buildings	274	
Total	275	

Approval Agencies

Activity	Relevant Authority	Authorized person
	Municipal Council - Badulla	Commissioner
	Urban Development Authority/ Prison Department	Director

Regulations and Guidelines

Details of Attachments

18. Badulla Administrative Complex – Stage II Project

Project Identification

Project Title	Badulla Administrative Complex – Stage II Project
Project	Administrative complex Development
Project Proposal	Badulla Administrative Complex – Stage II Project

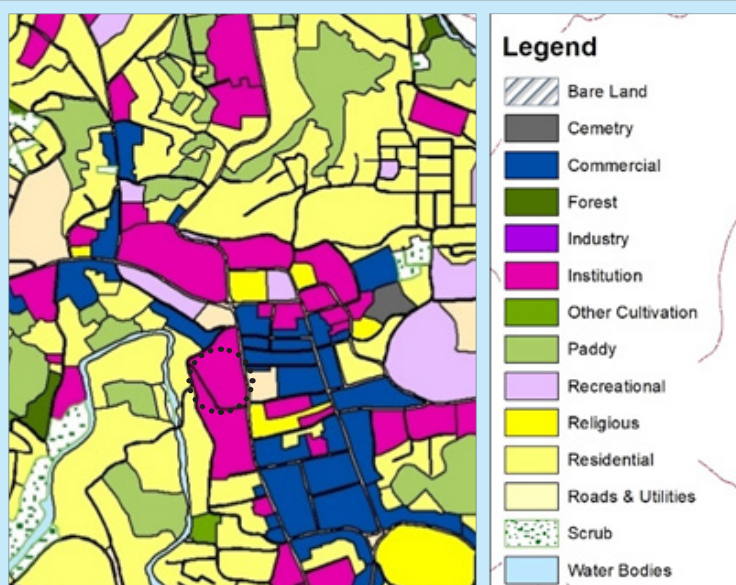
Project Location

Location	Province	Uva	District	Badulla
	DS Division	Badulla	LA	Badulla
Boundary	North	East	South	West
	Hunukotuwa Road	Raja Vediya	Government Office Complex	Housing Development Authority
Access	Raja Vediya			

Location Map



Adjacent Land Uses



Proposed land is located near to Governor's office and one side of this land is used for commercial uses facing to Raja Vediya. Behind this land National Housing Development Authority, National Electricity Board and Divisional Engineer's Office are located. Commercial places and current bus terminal is located in front of the land.

Project justification

Project Type	New	√	Improvement		Extension		Land development only.	
Project category	Conservation	Commercial	Landscape	Historical	Housing	Reconstruction	Other	
		√					√	
Project Aspect	Economic			√	Social		√	
Project Objective	<ul style="list-style-type: none"> Allocate underutilized lands in Badulla town center for land development purposes. Allow land spaces for Administrative complexes in city center. 							
Rational of project	Even though it is considered the capital of the province for administrative services in Badulla, it is minimum of providing space for institutional services in the town center. Land uses are not well planned and most of the lands are separated for several uses. Accordingly the land facing to Raja Veediya is proposed to develop as an administrative complex to well utilize the underutilized lands.							

Property Description

Present Land Ownership	UDA		Private		State	√
Free Encumbrances	Yes	√	No		If No give details	
Details of the Ownership	Governor's office					
Survey Plan Detail	Survey Plan No.	Name of the Surveyor		Date	Land Extent	
	-	-		-	A -	R - P -

Project Description

Project Period	Short term (1 > year)		Mid Term (1-3 year)	√	Long Term (3 < year)		Total Estimated Cost (Rs.Mn)	280
Financing Method	UDA funds and Pre sale							
Description of the Project	This project is proposed to develop as a five story building. 40% of green plot coverage is proposed for this administrative complex development project. The accessibility of this project should not create any vehicular congestion.							
Infrastructure Availability	Water	Required Capacity		Electricity	Required Capacity			
		Available Capacity			Available Capacity			
	Solid waste Management system	Yes		No	If not give a suitable SWM proposal			
Zone	Mixed Zone	Zoning compatibility		Yes	√	No		
History								

Present Status (Explain details with measurements)	
Existing Situation	
Commercial Buildings	11

Project Budget		
Activity	Cost (Rs. Mn)	
Exist building demolishing	2	
Building Development	278	
Total	280	
Approval Agencies		
Activity	Relevant Authority	Authorized person
	Municipal Council - Badulla	Commissioner
	Urban Development Authority/ Governor's office	Director
Regulations and Guidelines		
Details of Attachments		

19. Welekade Pubic outdoor recreational space Project

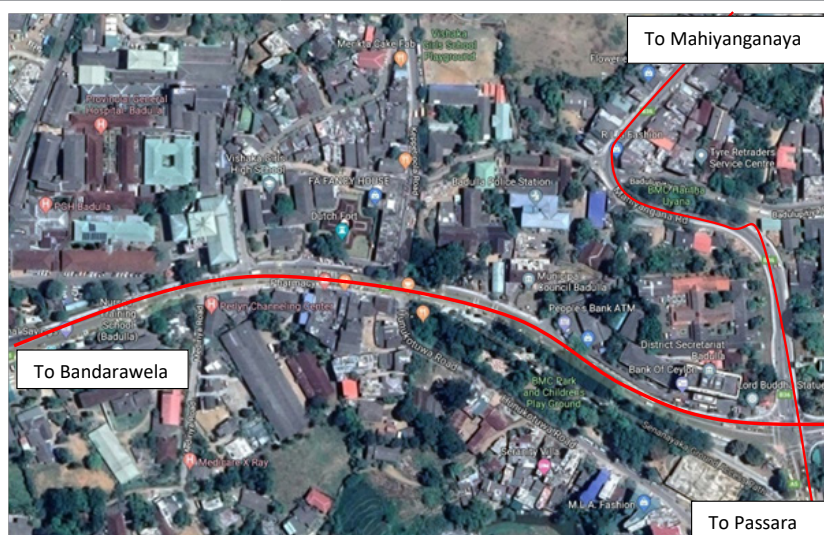
Project Identification

Project Title	Welekade Pubic outdoor recreational space Project
Project	Improvement of Public outdoor recreational facilities
Project Proposal	Welekade Pubic outdoor recreational space Project

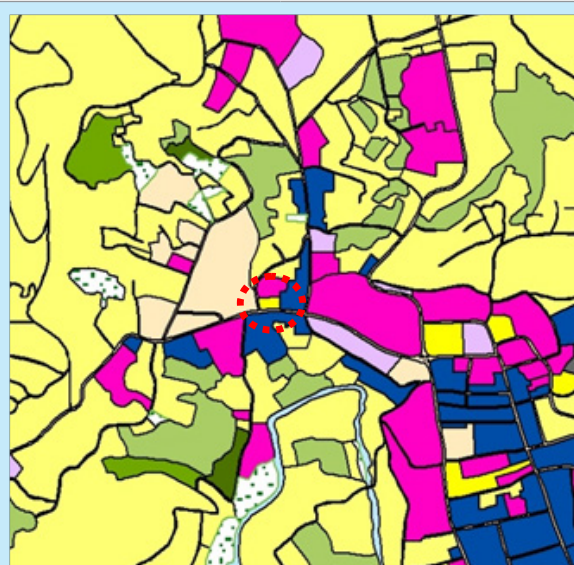
Project Location

Location	Province	Uva	District	Badulla
	DS Division	Badulla	LA	Badulla
Boundary	North	East	South	West
	Welekade MC Shop	Welekade MC Shop	A5 Badulla – Chenkaladi Road	VisakaVidaylaya
Access	Raja Vediya			

Location Map



Adjacent Land Uses



Legend

	Bare Land
	Cemetry
	Commercial
	Forest
	Industry
	Institution
	Other Cultivation
	Paddy
	Recreational
	Religious
	Residential
	Roads & Utilities
	Scrub
	Water Bodies

The proposed regeneration Project is closed to Badulla General Hospital. This site is facing the Badulla-Chenkaladi main road. Archeological monuments of Welekade open market premises bounded by the west- Vishaka Balika Vidyalaya, from east and North Welekade Municipal Coucil Public Market and south is bouded by the A5 Badulla-Chenkaladi road.



Project justification

Project Type	New		Improvement	√	Extension		Land development only.	
Project category	Conservation	Commercial	Landscape	Historical	Housing	Reconstruction	Other	
	√		√	√				
Project Aspect	Economic			√	Social		√	
Project Objective	<ul style="list-style-type: none"> To develop the underutilized lands in Badulla town center To allow spaces in city center for resting places. To promote archeological monuments significance 							
Rational of project	Welekade Dutch Market is proven the rich history of Badulla. This place was built in pre colonial period and now it has listed as an archeological place. But this place is not adding any functionality to the city. Due that the place has abandoned. It is at least not open for tourists also. Considering these circumstances, this project proposed to open this place for tourists without harming to the archeological importance.							

Property Description

Present Land Ownership	UDA		Private		State	√
Free Encumbrances	Yes	√	No		If No give details	
Details of the Ownership	Archeological Department					
Survey Plan Detail	Survey Plan No.		Name of the Surveyor		Date	Land Extent
	-		-		-	A - R - P -

Project Description

Project Period	Short term (1 > year)	√	Mid Term (1-3 year)		Long Term (3 < year)		Total Estimated Cost (Rs.Mn)	280
Financing Method	UDA funds and Treasury funds							
Description of the Project	This project proposed to develop a restaurant and resting place without harming to the archeological monuments and to conserve the Welekade Dutch Market under the proposed archeological places regeneration project.							
Infrastructure Availability	Water	Required Capacity		Electricity	Required Capacity			
		Available Capacity			Available Capacity			
	Solid waste Management system	Yes		No	If not give a suitable SWM proposal			
Zone	Mixed Zone	Zoning compatibility			Yes	√	No	
History	This was identified as the commercial center constructed by the English Government after the Kandyan Convention of 1818. This market place was built in 1889 and was known as 'Welekade' because of locating above of paddy fields. The building had been built with wooden arches and some arches had been preserved by the Department of Archeology. Detailed information about this place is given in the British Architecture in Sri Lanka. The building has been designed with a courtyard, four entrance gates and four corridor towers. It is considered the first free-mall built in Sri Lanka. This building and the nearby buildings have been built as a cross. The archaeological and architectural value is preserved in its preservation.							

Present Status (Explain details with measurements)

Existing Situation

Project Budget

Activity	Cost (Rs. Mn)	
Monuments conservation and repairing	20	
Make resting places	10	
Total	30	

Approval Agencies

Activity	Relevant Authority	Authorized person
	Archeological Department	Commissioner
	Urban Development Authority	Director

Regulations and Guidelines - According to Archeological department Regulation



20. Proposed Junctions Improvement at the Kailagoda, Hindagoda and in front of hospital

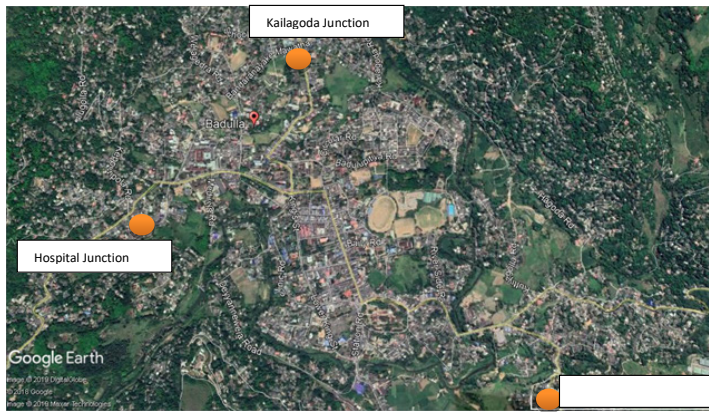
Project Identification

Project Title	Proposed Junctions Improvement Project
Project	Kailagoda, Infront of Hospital and Hindagoda Junction Improvements
Project Proposal	Kailagoda, Infront of Hospital and Hindagoda Junction Improvements

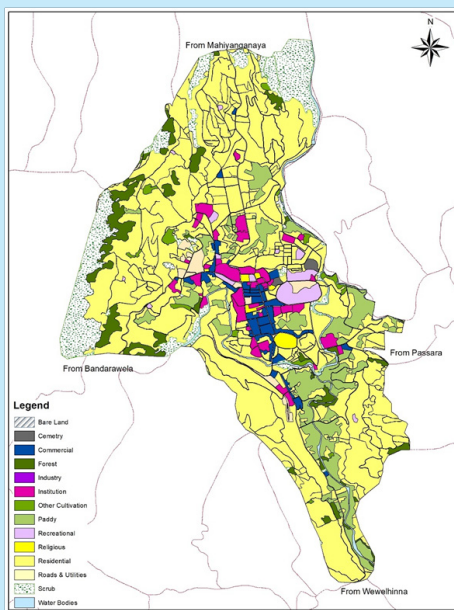
Project Location

Location	Province	Uva	District	Badulla
	DS Division	Badulla	LA	Badulla
Boundary	North	East	South	West
	-	-	-	-
Access	A5 Badulla – Chenkaladi Road, Mahiyangana Road			

Location Map



Adjacent Land Uses



Commercial and institutional services have been consolidated in the proposed junction of the Kailagoda. The residential property facing the junction has a trend to switching to institutional services or commercial use. There is a petrol filling station in the Hindagoda Junction and other bounded land use is paddy lands.

The Badulla General Hospital, private hospitals and laboratories are in the Hospital Junction.

Project justification

Project Type	New	√	Improvement		Extension		Land development only.	
Project category	Conservation	Commercial	Landscape	Historical	Housing	Reconstruction	Other	
			√					
Project Aspect	Economic				Social		√	
Project Objective	<ul style="list-style-type: none"> Reduce the Traffic congestion in Badulla Develop alternative roads to avoid the Badulla town 							
Rational of project	<p>Badulla road network is a connected road network. In terms of road density, there is a road pattern of about 9 kilometers in length per square kilometer, but this will be created a traffic jam in future. Accordingly, the analysis found that existing road network is not use properly and that most of the service supply points have been gathered around the main roads.</p> <p>Accordingly, this project proposed to improve the vicinity junctions to avoid the city center for passing through vehicles.</p>							

Property Description

Present Land Ownership	UDA		Private		State	√
Free Encumbrances	Yes	√	No		If No give details	
Details of the Ownership	Road Development Authority					
Survey Plan Detail	Survey Plan No.	Name of the Surveyor		Date	Land Extent	
	-	-		-	A -	R - P -

Project Description

Project Period	Short term (1 > year)	√	Mid Term (1-3 year)		Long Term (3 < year)		Total Estimated Cost (Rs.Mn)	30
Financing Method	UDA funds and RDA funds							
Description of the Project	<p>This project contain 03 steps.</p> <p>Accordingly, the Kailagoda Junction will be provided 4 access, hospital junction will be access to 4 roads and three access will be developed by Hindagoda Junction.</p>							
Infrastructure Availability	Water	Required Capacity		Electricity	Required Capacity			
		Available Capacity			Available Capacity			
	Solid waste Management system	Yes		No	If not give a suitable SWM proposal			
Zone	Mixed Zone	Zoning compatibility		Yes	√	No		
History								



Present Status (Explain details with measurements)

Existing Situation

Project Budget

Activity	Cost (Rs. Mn)	
Kailagoda Junction Development	10	
Infront pf Hospital Junction Development	10	
Hindagoda Junction Development	10	
Total	30	

Approval Agencies

Activity	Relevant Authority	Authorized person
	Road Development Authority	Director

21. Proposed Parking Places

Project Identification

Project Title	Proposed Parking Places at Railway Station, and southside of the Racecourse Road.
Project	Proposed Parking Place development at Railway Station and southside of the Racecourse Road.
Project Proposal	Development of Parking Places at Railway Station, and southside of the Racecourse Road project

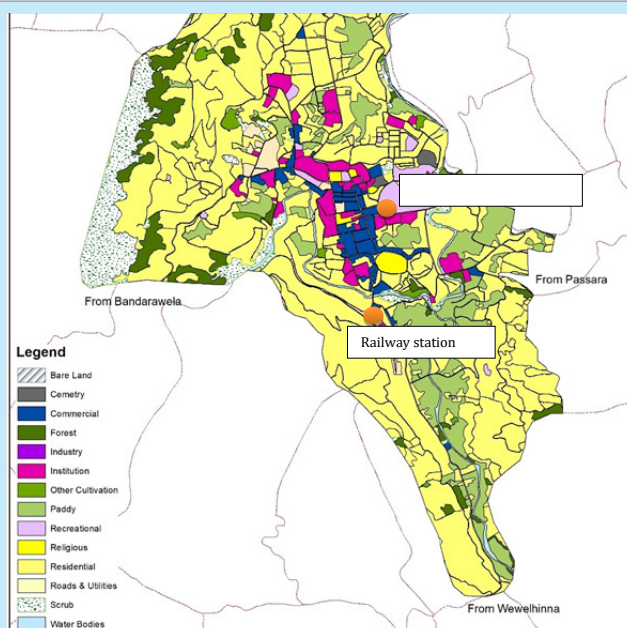
Project Location

Location	Province	Uva	District	Badulla
	DS Division	Badulla	LA	Badulla
Boundary	North	East	South	West
	-	-	-	-
Access	A5 Badulla – Chenkaladi Road, Railway station Road			

Location Map



Adjacent Land Uses



The land in front of the railway station is proposed for this development. Currently, Sunday fair is located at this land.

Right side of the Racecourse ground is also not using. Provincial libraries and commercial uses are located nearby this and at the left the Vincent Dias ground and the Complex is located.

**Project justification**

Project Type	New	√	Improvement		Extension		Land development only.	
Project category	Conservation	Commercial	Landscape	Historical	Housing	Reconstruction	Other	
			√					
Project Aspect	Economic			√	Social		√	
Project Objective	<ul style="list-style-type: none"> Reduce the traffic congestion in Badulla. 							
Rational of project	<p>Badulla being a administrative service town, the number of vehicle concentration is high. Apart from that school service and staff service vehicles are parking within the city. They are using beside the streets to park their vehicles and it creates a vehicular congestion.</p> <p>Infront of the railway station is using as a temporary parking space. Accordingly proposed a parking space to maintain by railway station. Other than this the land strip at the right of the Vincent Dias Ground is not using and it is proposed to utilized.</p>							

Property Description

Present Land Ownership	UDA		Private		State	√
Free Encumbrances	Yes	√	No		If No give details	
Details of the Ownership	Municipal Council / Railway Department					
Survey Plan Detail	Survey Plan No.		Name of the Surveyor		Date	Land Extent
	-		-		-	A - R - P -

Project Description

Project Period	Short term (1 > year)	√	Mid Term (1-3 year)		Long Term (3 < year)		Total Estimated Cost (Rs.Mn)	30
Financing Method	UDA funds and Municipal Council / Railway Department							
Description of the Project	<p>This project contain 02 steps.</p> <p>Accordingly, a parking lot in front of the railway station will be developed as the first. The second stage is the land at left of the Race Course ground will be developed.</p>							
Infrastructure Availability	Water	Required Capacity			Electricity	Required Capacity		
		Available Capacity				Available Capacity		
	Solid waste Management system	Yes			No	If not give a suitable SWM proposal		
Zone	Mixed Zone	Zoning compatibility			Yes	√	No	
History								

Present Status (Explain details with measurements)

Existing Situation

Project Budget

Activity	Cost (Rs. Mn)	
Infront of Railway Station	10	
Race Course Land Left side Section	10	
Total	20	

Approval Agencies

Activity	Relevant Authority	Authorized person
	Road Development Authority	Director
	Railway Department	

Regulations and Guidelines

22. Play Grounds Development project

Project Identification

Project Title	Badulla Vincent Dias Sport complex Development Project
Project	Vincent Dias Playground, Football Playground, Cricket Playground, Basketball Playground development project.
Project Proposal	Vincent Dias Playground, Football Playground, Cricket Playground, Basketball Playground, Swimming pools redevelopment and proposed Hockey Playground development project.

Project Location

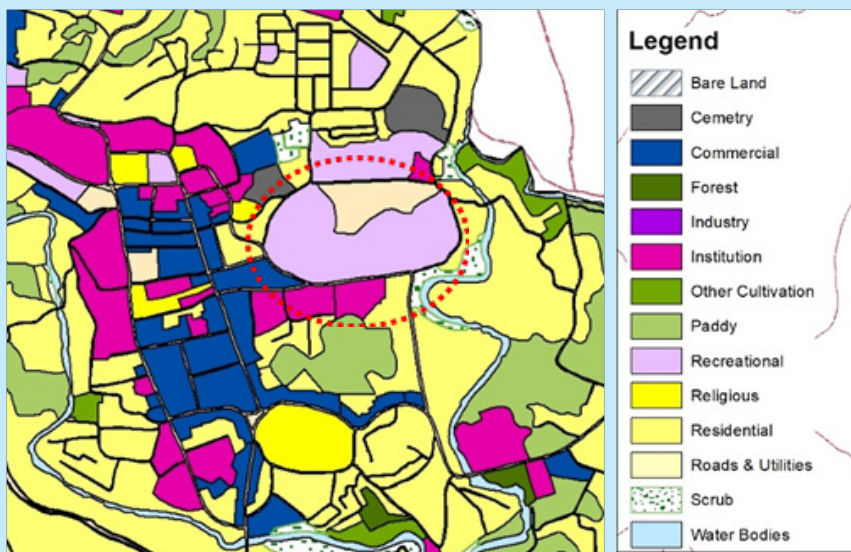
Location	Province	Uva	District	Badulla
	DS Division	Badulla	LA	Badulla
Boundary	North	East	South	West
	-	-	-	-

Access
Race Course Road

Location Map



Adjacent Land Uses



Badulla Vincent Dias playground is located at the left side of the Racecourse Road. Left side of the road there are commercial places and institutional uses such as Uva Provincial Library Service Board, the Duthians Sports Club, river reservation near the Gangabada Road and the Badulla fire brigade at the right. In addition, the Al-Adan Tamil Maha Vidyalaya, the current garbage yard, the Badulla Botanical Garden and residential uses are located around the sport complex.

Project justification

Project Type	New	√	Improvement	√	Extension		Land development only.	
Project category	Conservation	Commercial	Landscape	Historical	Housing	Reconstruction	Other	
			√					
Project Aspect	Economic			√	Social		√	
Project Objective	<ul style="list-style-type: none"> • Sports related integrated services development in Badulla Town. • Beautification of the city landscape 							
Rational of project	<p>Badulla town is a service center for various services. Accordingly, Badulla is considered as the main sports capital of the Uva Province. By now, the Badulla Municipal Council has 14 playgrounds, 02 swimming pools and one walking path. These services are available to improve the health and wellness of the city's inhabitants, while the play areas of Vincent Dias's playground are very important.</p> <p>Vincent Dias Stadium, Football ground, Cricket Ground and Basketball Stadium are using to hold Uva provincial sports competitions and all island competitions. The stadium also has outdoor shows and exhibitions.</p> <p>However, the existing facilities of the Sports Complex are confronted with difficulties due to inadequacy and lack of infrastructure facilities. The bad smell of the waste dumping yard, not having paths for training, not having proper electricity system and other facilities are main issues of this ground. The old swimming pool also can be used to the develop up to usable condition.</p> <p>In addition, the garbage dump will be shifted from this region and will be made a significant contribution to the Uva region through the development of this area as Hockey ground.</p>							

Property Description

Present Land Ownership	UDA		Private		State	√
Free Encumbrances	Yes	√	No		If No give details	
Details of the Ownership	Badulla Municipal Council					
Survey Plan Detail	Survey Plan No.	Name of the Surveyor		Date	Land Extent	
	-	-		-	A -	R - P -

**Project Description**

Project Period	Short term (1 > year)		Mid Term (1-3 year)	√	Long Term (3 < year)		Total Estimated Cost (Rs.Mn)	
Financing Method	UDA funds and Municipal Council							
Description of the Project	<p>This project contain 06 steps.</p> <p>Accordingly, as the first phase of the Vincent Dias Stadium, football stadium, and cricket stadium and basketball court will be developed in the following fields.</p> <p><u>1. Vincent Dias Stadium</u></p> <p>Development proposals for Vincent Dias Stadium</p> <ul style="list-style-type: none"> • Develop Synthetic Tracks. • Preparation of mobile platform • Preparation of an internal fence to separate the Pavilion and the stadium. • Preparation of a roof covering the existing two sides of pavilion. • Construct a covered pavilion for public around the ground. • Establishment of a gymnasium to develop the health of the general public • Install open body build sets to cover the existing walking ways. • Preparation of a regular electrical system covering the stadium. <p>As a Phase II,</p> <p><u>02. Foot ball stadium</u></p> <ul style="list-style-type: none"> • Regularize the electrical system. • Preparing a fence behind the playground. • Construction of a concrete drainage system for the proper drainage of the playground and the refuse site between the boundary playgrounds. <p>As a Phase III,</p> <p><u>03. Cricket stadium</u></p> <ul style="list-style-type: none"> • Improvement of the old pavilion. • Preparation of the playground for playDivision one category. • Fencing around the playground. • Construction of the electrical system at the stadium. • Completed work on the newly constructed public pavilion. <p>As a Phase IV,</p> <p><u>04. Basketball court</u></p> <ul style="list-style-type: none"> • Preparation of surface level. • Construct an upper floor pavilion covering the Basketball court, Vincent Dias stadium and a sports ground and a playground, an office room and a gymnasium. • Construction of a roof covering the public pavilion. • Modernization of the electric lighting system. <p>As a Phase V,</p> <p><u>08. Swimming pool</u></p> <ul style="list-style-type: none"> • Development of the old swimming pool for reuse. <p>The swimming pool is developed for children and as a warm-up pool. Ground preparation around it, construct an auditorium and construct filters.</p> <p>Prepare a electrical system for main swimming pool.</p> <p>As the sixth stage,</p> <p>The current garbage yard is proposed to be developed as a complete hockey ground</p>							

Infrastructure Availability	Water	Required Capacity		Electricity		Required Capacity	
		Available Capacity				Available Capacity	
	Solid waste Management system	Yes		No		If no give suitable SWM proposal	
Zone	Mixed Zone	Zoning compatibility		Yes	√	No	
History							
Present Status (Explain details with measurements)							
Existing Situation							

Project Budget		
Activity	Cost (Rs. Mn)	
Vincent Dias Playground		
Football Playground		
Cricket Playground		
Netball Playground		
Swimming Fool		
Completed Hockey Playground		
Total		
Approval Agencies		
Activity	Relevant Authority	Authorized person
	Municipal Council	Mayor
	Sports Department	Director
Regulations and Guidelines		



23. Solid Waste Management Project

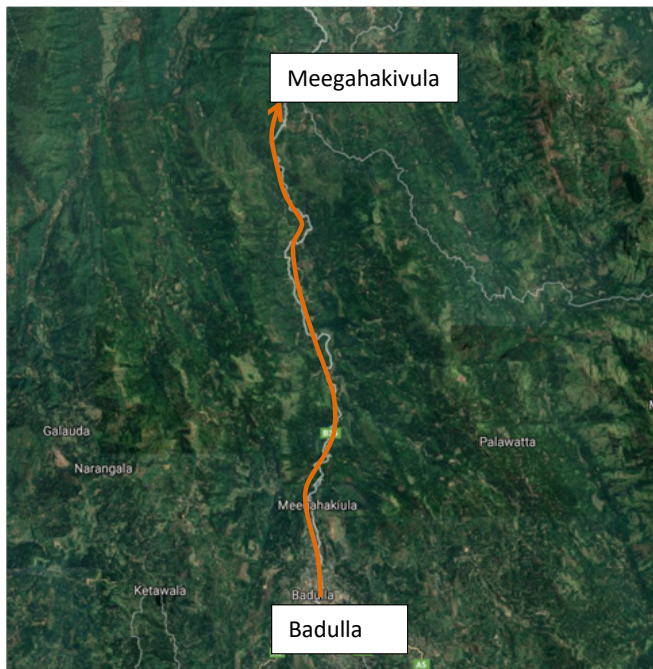
Project Identification

Project Title	Solid Waste Management Project
Project	Current waste yard shifting and proposed Meegahakewla solid waste management project.
Project Proposal	Current waste yard shifting and proposed Meegahakewla solid waste management project.

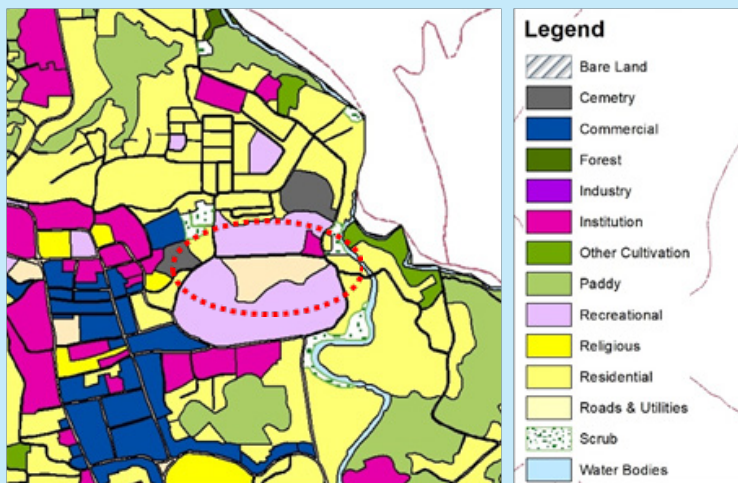
Project Location

Location	Province	Uva	District	Badulla
	DS Division	Badulla	LA	Badulla
Boundary	North	East	South	West
	-	-	-	-
Access	Badulla- Mahiyanganaya road			

Location Map



Adjacent Land Uses



The current garbage yard is adjacent to the main city of Badulla town. Accordingly, the garbage yard has been adjoined to the Badulla Vincent Dias Stadium, the Basketball Complex, the cricket stadium and the Badulla Botanical Gardens

Project justification

Project Type	New	√	Improvement		Extension		Land development only.	
Project category	Conservation	Commercial	Landscape	Historical	Housing	Reconstruction	Other	
			√					
Project Aspect	Economic			√	Social		√	
Project Objective	<ul style="list-style-type: none"> Relocate the existing garbage yard Promotion of the existing sports complex and recreational gardens 							
Rational of project	<p>The Badulla garbage yard is a long-standing problem. Accordingly, only 20 tons of garbage will be collected by the Municipal Council per day and all this garbage are disposing to this yard. The solid waste is classified as decaying and non-decaying. However, 80% of the garbage has not classified and it exists as a residual of this yard.</p> <p>Accordingly, the harsh stench and disease spreading in the area have led to many cumbersome issues. Players practicing around the region are unsuccessful in doing this. By getting the maximum benefits from the sports activities and by helping for players around this area expected to achieve the vision of the Badulla town</p>							

Property Description

Present Land Ownership	UDA		Private		State	√
Free Encumbrances	Yes	√	No		If No give details	
Details of the Ownership	Badulla Municipal Council					
Survey Plan Detail	Survey Plan No.	Name of the Surveyor		Date	Land Extent	
	-	-		-	A -	R - P -

Project Description

Project Period	Short term (1 > year)	√	Mid Term (1-3 year)		Long Term (3 < year)		Total Estimated Cost (Rs.Mn)	30
Financing Method	UDA funds and Municipal Council							
Description of the Project	<p>This project contain 02 steps.</p> <p>As the first stage the existing garbage yard to be relocated at the proposed Meegahakiula yard. Accordingly the existibng garbage to be transported.</p> <p>As the second stage the land filling to be done with a proper management. In further the daily collecting waste to be sorted as crumbling and non crumbling waste. The crumbling waste to be used to make fertilizer and non crumbling waste to be recycled. It is also proposed to set up a chemical within the proposed meegahakivula yard.</p>							
Infrastructure Availability	Water	Required Capacity		Electricity	Required Capacity			
		Available Capacity			Available Capacity			
	Solid waste Management system	Yes		No	If No give suitable SWM proposal			
Zone	Mixed Zone	Zoning compatibility		Yes	No			
History								



Present Status (Explain details with measurements)

Existing Situation

Project Budget

Activity	Cost (Rs. Mn)	
Relocate the existing garbage	5	
Land filling using garbage at Meegahakiula Yard	10	
Daily management of the Meegahakiula yard	5	
Set up Chemicals	10	
Total		

Approval Agencies

Activity	Relevant Authority	Authorized person
	Municipal Council	Mayor

Regulations and Guidelines

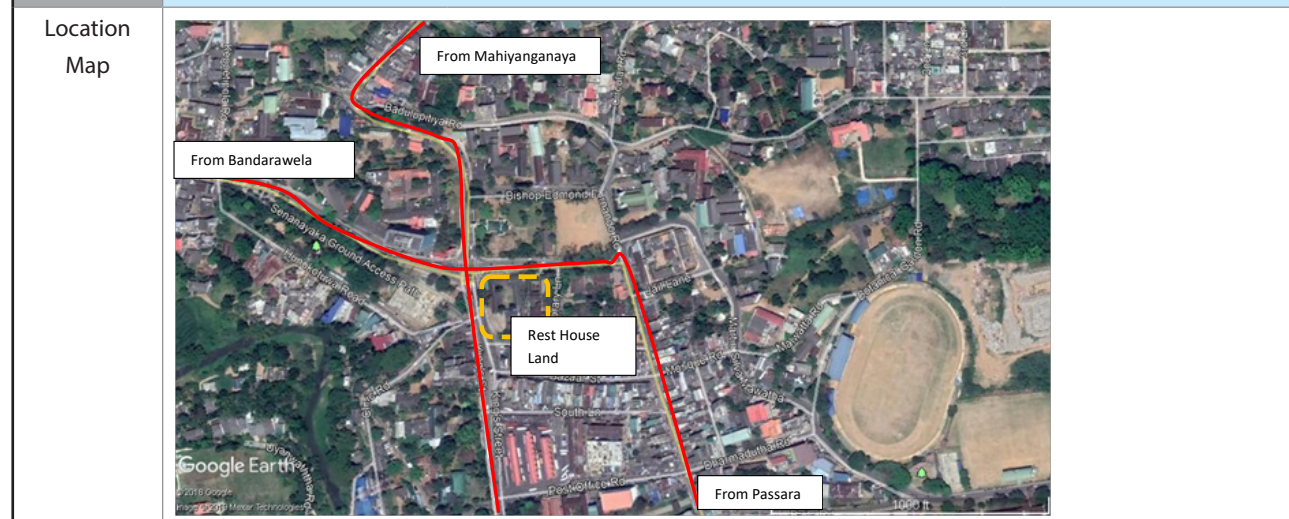
24. Mixed Development Project at Rest House Land

Project Identification

Project Title	Mixed Development Project at existing Rest House Land
Project	Vertical Commercial Development and Institutional Mixed Use Development Project at existing Rest House Land Premises
Project Proposal	Mixed Development Project at existing Rest House Land Premises.

Project Location

Location	Province	Uva	District	Badulla
	DS Division	Badulla	LA	Badulla
Boundary	North	East	South	West
	-	-	-	-
Access				



Adjacent Land Uses

[Hatched]	Bare Land
[Grey]	Cemetery
[Blue]	Commercial
[Green]	Forest
[Pink]	Industry
[Light Pink]	Institution
[Light Green]	Other Cultivation
[Light Yellow]	Paddy
[Light Purple]	Recreational
[Yellow]	Religious
[Light Yellow]	Residential
[Light Yellow]	Roads & Utilities
[Dotted]	Scrub
[Light Blue]	Water Bodies

The present Rest House land is bounded by the west King's Street, from north A-5 Road and from south Northern Lane. Accordingly, the Senanayaka Park, Senanayke underground car park, District Secretariat Office, Bazaar Street and commercial uses at Raja Veediya are located near to the land.



Project justification

Project Type	New	√	Improvement		Extension		Land development only.
Project category	Conservation	Commercial	Landscape	Historical	Housing	Reconstruction	Other
Project Aspect	Economic			√	Social		√
Project Objective	• Establish a High-end commercial complex including office space, parking facilities and leisure activities.						
Rational of project	Even though it is considered the capital of the province for administrative services in Badulla, it is minimum level of providing spaces for institutional services. Land uses are not well planned and most of the lands are separated for several uses. Accordingly, the rest house land facing to king street proposed to develop to proper utilize land. In that it is proposed to develop as a commercial complex considering the land value and adjacent land uses.						

Property Description

Present Land Ownership	UDA		Private		State	√
Free Encumbrances	Yes	√	No		If No give details	
Details of the Ownership	Badulla Municipal Council					
Survey Plan Detail	Survey Plan No.		Name of the Surveyor		Date	Land Extent
	-		-		-	A - R - P -

Project Description

Project Period	Short term (1 > year)		Mid Term (1-3 year)		Long Term (3 < year)	√	Total Estimated Cost (Rs.Mn)	280
Financing Method	UDA funds and Municipal Council							
Description of the Project	This project contain 02 steps. This project is proposed to develop as a ten-story building including institutional and commercial uses. 30% of green plot coverage is proposed for this mixed commercial complex development project. The accessibility of this project should not create any vehicular congestion. accordingly a tunnel is proposed to construct connecting this complex and Senanayaka underground parking space. And also the designs should follow the building line of the Raja Veediya. The vehicular entrance should be kept from the Library Road.							
Infrastructure Availability	Water	Required Capacity		Electricity	Required Capacity			
		Available Capacity			Available Capacity			
	Solid waste Management system	Yes		No		If No give suitable SWM proposal		
Zone	Mixed Zone	Zoning compatibility		Yes		No		
History								

Present Status (Explain details with measurements)

Existing Situation

Project Budget

Activity	Cost (Rs. Mn)	
Building Clearing	0.5	
Current institutions are shifting	3	
Construction	996.5	
Total	996.5	

Approval Agencies

Activity	Relevant Authority	Authorized person
	Municipal Council	Mayor
	RDA	

Regulations and Guidelines



Annexure No 01

- Officers who participated and contributed for the stakeholder meeting held for making the Badulla Development Plan

No.	Name	Position	Institution
1	Mr. K. Sathis Kumara	Chief Station Master	Railway Department
2	Mr. D.M.S. Kumara	Chief Engineer	Lanka Electricity Board
3	Mr. I. Ariyawansa	Grama Niladhari	Badulla Divisional Secretary Office
4	Mr. G. W. N. Nimalasiri	Land Use Planning Officer	Land Use Planning Policy Planning Department
5	Mr.H.M.A.S. Herath	Administrative officer	Provincial General Hospital - Badulla
6	Mrs. Deepa Punchihewa	Agrarian Development Officer	Agrarian Services Department
7	Mr. K.R. Gajanayake	Administrative officer	Social Service Department
8	Mr. E.M.I.G. Thennakon		Badulla Police
9	Mr. W.R. Wimaladasa	Technical Officer	Road Development Authority - Badulla
10	Mr. A.P. Abeykon	Architect	Provincial Building Department
11	Mr. D.M. Ravendra Dhanapala	Regional Engineering Buildings Badulla	Regional Engineering Office Pinarawa, Badulla
12	Mr. E.I. Jayasekara	Geologist	N.B.R.O
13	Mr. R.M.W.P. Rathnayake	Scientist	N.B.R.O
14	Mr. C.A. Herath		Municipal Council, Badulla
15	Mr. L.H.A. Ruwanwella	Administrative GramaNiladari	Badulla Divisional Secretary Office
16	Mr. D.S. Vithanage	Sports Officer	Badulla Divisional Secretary Office
17	Mr. H.M.N. Sanjeewa	Technical officer	Municipal Council, Badulla
18	Mr. G.N. Hemal		Divisional Secretary Office
19	Mr. M.R. Kumara	Development Officer	Archeological Office
20	Mr. H.M.N. Wijeythunga	Deputy Secretary	Chamber of Commerce
21	Mr. M.M.G.K. Muhandiram	Chief Engineer	Road Development Authority, Bandarawela
22	Mr. H.M.C.K. Bandara	Grama Niladari	Divisional Secretary Office, Badulla
23	Mr. Roshan Rajapaksha	Deputy Superintendent of Police	Badulla
24	Mr. S.P. Atthanayake	Officer in charge	SLTB, Badulla
25	Mr. D.M. Piyadasa		Badulla Depot
26	Mr. H.M. Mahindapala		Prison, Badulla
27	Mr. L.M.P.B. Lankadhikari	Prison guards	Prison, Badulla
28	Mr. W.M.C. Weerasinghe	Assistant District Secretary	District Secretary Office, Badulla
29	Mrs. Geetha Pathiranasam	Provincial Sports Director	Sports Department
30	Mr. B.M.C.R.B. Basnayake	Senior Environment Officer	Central Environment Authority
31	Mrs. M.C. Madhushika	Scientist	N.B.R.O

No.	Name	Position	Institution
32		Deputy Director of Education	Badulla Zonal Education Office
33	Kasun Athukorala	Development Officer	Municipal Council, Badulla
34	Mr. D.M. Piyasiri	Revenue inspector	Municipal Council, Badulla
35	Mr. R.W. Kumara	Public Health Inspector	Municipal Council, Badulla
36	Mr. C. Sanjeewa	Engineer	National Water Supply and Drainage Board
37	Mr. P.C Wanniarachchi	Engineer	National Water Supply and Drainage Board
38	Mr. A.H. Nimal	Chief Engineer	National Water Supply and Drainage Board

- Officers of UDA Head Office assisted in developing the Badulla Development Plan

	Division	Name of Officer	Position
1	Development Planning Division	Mrs. Christeen	Assistant Planning Officer
2	Research and Development Unit	Mr. IsuruBiyawala	Planning Officer
		Mr. Lakshan Dissanayake	Assistant Planning Officer
3	Geological Information Systems Division	Mrs. HasiniHapuarachchi	Computer Assistant / GIS Technical Assistant



- Officers of the UDA Uva Provincial Office assisted in developing the Badulla Development Plan.

	Officer's Name	Position
1	Mrs. H.K.P. Perera	Accountant
2	Mr. N.D.C. Weerawardhana	Finance Assistant
3	Mrs. A.H.A.O. Thusara	Assistant Planning Officer
4	Mr. A.M.M.P. Kumara	Assistant Planning Officer
5	Mr. A.D.M.L.L.B. Senevirathna	Technical officer
6	Mrs. R.P. Mahanama	Clerk
7	Mr. A.J.M.N.B. Nawela	Clerk
8	Mrs. P.C. Sharmalee Coray	Clerk
9	Mrs. K.V. Rekha Nilmini	Typist (English)
10	Mrs. H.K. Nissansala	Computer Operator
11	Mr. D.M.N. Niroshana	Driver
12	Mr. A.S.K. Weerakon	Driver
13	Mr. R.M. Jayasinghe	Office work assistant
14	Mr. A.A.J. Perera	Office work assistant
15	Mr. W. Duglas Silva	Office work assistant
16	Mrs. D.M. Kusumawathi	Women security guard
17	Mr. L.H. Saranadasa	Labor
18	Ms. Purni Tennakon	Trainee Typist
19	Mrs. Srimathi Rathnayake	Sanitary worker



Urban Development Authority

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