

# Embilipitiya Development Plan 2019 - 2030

Volume I



Urban Development Authority  
2019 June

# Embilipitiya Development Plan 2019–2030

VOLUME I



Ministry of Megapolis & Western Development  
Urban Development Authority

## Embilipitiya Development Plan 2019 – 2030 Volume 1

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### Published by

Urban Development Authority – Sri Lanka  
6<sup>th</sup>, 7<sup>th</sup> & 9<sup>th</sup> Floors, “Sethsiripaya”,  
Battaramulla, Colombo, Sri Lanka

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Published in June 2019.

Embilipitiya 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 Embilipitiya City within the period of 2019 – 2030. Embilipitiya Development Plan – 2019 -2030 was prepared by Sabaragamuwa Provincial Office with consultation of relevant stakeholder agencies.

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## ACKNOWLEDGEMENT

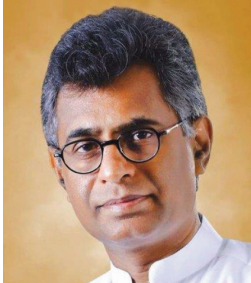
It is our privilege and pleasure to acknowledge the contributions of many individuals and parties who supported directly and indirectly to prepare the Embilipitiya Development Plan.

First of all we must thank to the Embilipitiya Urban Council Chairman Lalith Gamage and the Embilipitiya Pradeshiya Sabha Chairman Surantha Weerasinghe, and all public representatives and staff of Embilipitiya Urban Council and Pradeshiya Sabha for their generous support to make this development plan a success.

Special thanks to the Divisional Secretary of Embilipitiya Divisional Secretariat, Assistant Divisional Secretary and the staff of the Planning Division. Furthermore, would be thank for the Heads and all staffs of each government institutions, who given their expert contribution to success this development plan. And here we would like to express our special thanks for local community who has given their support for this task completion.

We are thankful to and fortunate enough to get constant encouragement, support and guidance from the Chairman, Director General, Additional Director General, Deputy Director General (Planning) and Development Planning Division, Research and Development Unit, Geographic Information Systems Division and Environment and Landscape Division. Also, heartily thank to the Director of Sabaragamuwa Province and the Deputy Director of the Sabaragamuwa Provincial Office and all the staff members who has given their big support to successful output.

## Honorable Minister's foreword



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 identified specific development areas in the Sabaragamuwa Region.

This development plan has been prepared for the implementation of the envisaged integrated development of the Embilipitiya UDA declared area (Urban Council and part of Pradeshiya Sabha area). Embilipitiya Town which is an agriculture based service center of Ratnapura District, serves a considerable catchment population. Further, using the agricultural products available in the Embilipitiya town, it has been identified that there is a potential for agriculture related industries. Industrial raw materials and production distribution based export and import services are very easy with the Southern Expressway, Hambantota Highway, Mattala Airport. Steps have been taken to extend the development of the town by making it an attractive tourist destination and habitable habitat by developing tourism facilities around the Udawalawe tourism zone.

Our effort is to support the entire Embilipitiya town to be developed in par with the rest of the urban areas by facilitating the appropriate physical environment.

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 Embilipitiya Development Plan a success.

Patali Champika Ranawaka  
Minister of Megapolis and Western Development

## Chairman's foreword



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 Embilipitiya UDA Declared area has been prepared and enforced under such provisions. As a result of the declaration of the Embilipitiya as an urban development area, the Urban Development Authority initiated the preparation of Embilipitiya development plan considering physical, economic, social and environmental aspects of the Embilipitiya UDA Declared area and its surroundings.

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 UDA Declared area: the 'Agro Economic Product navel of Walawa 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.

Dr. Jagath Munasinghe  
Chairman  
Urban Development Authority

## Embilipitiya Urban Council Chairman’s foreword



Urban development authority as pioneer of urban development in Sri Lanka has started development plans preparation using new technology and knowledge to create livable cities for people.

Preparation a development plan for Embilipitiya UDA Declared area including Embilipitiya Urban Council is the best answer for timeliness needs and this town has identified as a second order town according to Sabaragamuwa provincial urban hierarchy.

This development plan has taken best solution to minimize and solve all barriers which effect for town development with best understanding about day today life, agriculture base city identity and development trends of the city. Proposed land use plan and new development strategies are created considering existing population and population growth rate with suit legal frames are introduced to infrastructure development and to minimize misuse human activities.

Specially when preparation of this development plan for 2019–2030 period, Sabaragamuwa provincial office urban planning team has carried on good coordinate with all kind of relevant local institution in this area. Based on this coordination UDA has identified real ground situation of social, physical, economic and environment aspects of this area. And also UDA has identified area specific issues and has given best solution tapping all potentials of this area to achieve sustainable development of this town. Specific urban center development projects have introduced to facilitate community population and to attract foreigners towards the city with all kind of physical infrastructure development considering traffic and parking issues.

As finally must be thankful to Urban Development Authority taken this action to prepare a development plan for Embilipitiya Town and hope to provide our best support as our responsibility to complete these projects as public representatives of this area.

Lalith Gamage  
Chairman  
Embilipitiya Urban Council

## Embilipitiya Pradeshiya Sabha Chairman's foreword



The Urban Development Authority (UDA) has initiated as one of the main agencies responsible for urban development and is committed to improving the physical development of cities to improve quality of life.

As a part of urban development effort, preparation a development plan for Embilipitiya is a great opportunity for the people who live in this area. In addition to the Embilipitiya Urban Council area, special strategies have been identified for Embilipitiya Pradeshiya Sabha area including urban centers such as Udawalawa, Thunkama and Padalangala to get the benefits via future development.

The Udawalawa Tourism Zone, which has already gained a high position in tourism. Further cultivation land including banana like value added crops are valuable resources in the city. Hambantota Port, Mattala Airport and Southern Expressway are great opportunities for future economic developments of the city. Utilizing these resources special projects are introduced to uplift the city economy and community life.

The Urban Development Authority (UDA) in collaboration with the Embilipitiya Pradeshiya Sabha and other local administration institutions in carrying out this development role should appreciate and also this authority has identified future needs to make the city a more attractive and livable for people.

As responsible public representatives, I and all other public representatives of the Embilipitiya urban community are expected to extend their fullest cooperation in implementing this development plan.

Surantha Weerasinghe  
Chairman  
Embilipitiya Pradeshiya Sabha

## PREFACE

Embilipitiya Urban area was declared by the Extraordinary Gazette Notification No. 385/8 of 21<sup>st</sup> January, 1986 and expanded declared area by Extra Ordinary Gazette Notification No. 1605/41 11<sup>th</sup> June 2009 and this declared area has selected as planning area of Embilipitiya Development Plan. Accordingly, the Embilipitiya Urban Development Plan has been prepared to be implemented for the period 2019-2030 based on the main issues identified in the study area by scientific analysis.

The first volume consists of two parts, the first part and the second part. The first part consists three chapters and discusses the background of the development plan, the preliminary study and the need for a development plan. The second section contains the Development Planning Framework, the SWOT analysis, and the Development Plan.

The first chapter, the background of the development plan, details of the development planning team, scope and the planning process. Chapter two describes the determination of the study area, Planning and Situational context, and Delineation of the Planning Boundary. Chapter three discusses the need of the development plan for the Embilipitiya UDA declared area, based on four main issues with logical basis.

The second part begins with chapter four named the Development Planning Framework including vision, goals and objectives. Main expectation of this plan is create a developed and attractive city with a quality standards production center that highlights the agricultural identity of the town, through a sustainable agriculture and a value-added manufacturing process. Interconnecting services among main four service centers such as Agriculture, commercial, tourism, and industry hope to uplift city economy and create an attractive livable city for city dwellers. Chapter five describes summarized and detailed SWOT analysis done for main three objectives.

Chapter six describes the development plan prepared for achieving the envisioned vision for 2030 and includes the conceptual plan, the proposed land use plan, strategic plans, strategic projects and responsible institutional framework.

# Table of Contents

Acknowledgement	III
Honorable Minister's forward	IV
Chairman's forward	V
Embilipitiya Urban Council Chairman's foreword	VII
Embilipitiya Pradeshiya Sabha Chairman's foreword	VII
Preface	VIII
Table of contents	IX
List of Maps	XI
List of Tables	XII
List of Figures	XII
List of Aneexures	XIV
<b>Part 1</b>	
<b>Chapter 1 – Introduction</b>	<b>1</b>
1.1. Background of the Development Plan	2
1.2. Planning Team	2
1.3. Scope	4
1.4. Planning Process	5
<b>Chapter 02 – Preliminary Survey</b>	<b>9</b>
2.1. Study Area	10
2.2.Planning context and Situational context	19
2.2.1. Historical Background of the Town	19
2.2.2. National Physical Plan	20
2.2.3. Pre-prepared development plans for Embilipitiya town	21
2.3. Determination of the Planning Boundary	22
2.3.1. Geographical Boundary	22
2.3.2. Functional Boundary	22
2.3.3. Administrative Boundary	24
<b>Chapter 03 – Need of the development plan</b>	<b>29</b>
<b>Part II</b>	
Minister's Approval	39
Gazette Notification	40
<b>Chapter 04 – Development Framework</b>	<b>43</b>
4.1. Vision	44
4.2. Goals	45
4.3. Objective	46

<b>Chapter 05 – SWOT Analysis and summery of Data analysis</b>	<b>49</b>
5.1. Summarized SWOT Analysis	50
5.2. Detailed SWOT Analysis	56
5.2.1. SWOT Analysis relevant to the Goal One	56
5.2.2. SWOT Analysis relevant to the Goal Two	70
5.2.3. SWOT Analysis relevant to the Goal Three	81
<b>Chapter 06 – The Plan</b>	<b>91</b>
6.1. Concept Plan plan	92
6.2. Proposed Land Use Plan	94
6.3. Social and Physical Infrastructure Development Strategies	98
6.3.1. Social Infrastructure Development Strategies	99
6.3.1.1. Residential Facilities	99
6.3.1.2. Health Facilities	99
6.3.1.3. Educational Facilities	100
6.3.2. Physical Infrastructure Development Strategies	101
6.3.2.1. Proposed City Center Development Plan, 2030	102
6.3.2.2. Proposed Transport Plan, 2030	106
6.3.2.3. Proposed Water Supply Plan, 2030	115
6.3.2.4. Proposed Electricity and Data Line Supply Plan,2030	118
6.3.2.5. Proposed Wastewater and Sewerage Management Plan, 2030	121
6.3.2.6. Proposed Solid Waste Management Plan, 2030	124
6.4. Economic Development Strategies	128
6.4.1. Proposed Agro Economic Plan, 2030	128
6.4.2. Proposed Industrial Plan, 2030	132
6.4.3. Proposed Tourist Service Plan, 2030	136
6.5. Sustainable Environment Development Strategies	140
6.5.1. Proposed Environment Conservation Plan, 2030	140
6.5.2. Proposed PORS Plan, 2030	144
6.6. Implementation Strategies	148
6.6.1. Strategic Projects and Other Projects	148
Annextureures	201
Abbreviation	241
References	242

## List of Maps

Map 2.1	National Physical Plan (Greater Cities)	21
Map 2.2	Geographical Location of Embilipitiya	23
Map 2.3	Administrative Boundaries	25
Map 2.4	Embilipitiya UDA declared area	27
Map 3.1	Built up areas of Chandrika Lake Resevaion Area	34
Map 5.1	Sabaragamuwa Province Structure Plan	57
Map 5.2	Proposed service centers of greater Hambantota project	58
Map 5.3	Location of Rathnapuraya and Embilipitiya.	65
Map 5. 4	Agricultural product collection centers near Embilipitiya.	69
Map 5.5	Agriculture Uses	74
Map 5.6	Existing Tourist hotel distribution	83
Map 5.7	Linear development on either side of the Main roads.	86
Map 6.1	Proposed Land use Plan – 2030	97
Map 6.2	Proposed City Center Development Plan –2030	105
Map 6.3	Proposed Transport Plan, 2030	114
Map 6.4	Proposed Drinking Water Supply Plan, 2030	117
Map 6.5	Proposed Electricity Supply Plan, 2030	120
Map 6.6	Proposed Drainage and Sewage System Plan, 2030	123
Map 6.7	Proposed Solid Waste Plan, 2030	127
Map 6.8	Proposed Agro Economic plan, 2030	131
Map 6.9	Proposed Industry Plan, 2030	135
Map 6.10	Proposed Tourism Plan, 2030	139
Map 6.11	Proposed Environment conservation Plan, 2030	143
Map 6.12	Proposed PORS Plan, 2030	147

## List of Tables

Table 4.1	First goal and objectives.	46
Table 4.2	Second goal and objectives.	46
Table 4.3	Third goal and objectives.	47
Table 5.1	Monthly Collection of the products in the Economic Center	63
Table 5.2	Existing Land Use Pattern of Embilipitiya	73
Table 5.3	Paddy cultivation in Yala and Maha season	76
Table 5.4	Classification of the Roads -Embilipitiya UDA declaired area.	78
Table 5.5	Monthly collection of Agricultural products in the economic center	80
Table 5.6	Land ownership	85
Table 6.1	Residential Density	99
Table 6.2	Services of Embilipitiya District General Hospital	100
Table 6.3	Educational Facilities of the Embilipitiya UDA declaired area	101
Table 6.4	Drinking water supply in Embilipitiya declaired area (Number of families covered)	115
Table 6.5	Existing Industries of Embilipitiya declared area	132
Table 6.6	Active Recreational Facilities of Embilipitiya UDA declared area	144
Table 6.7	Proposed Park Classifications	145
Table 6.8	Project Order	148

## List of Figures

Figure 1.1	Planning Process	05
Figure 2.1	Study Area	10
Figure 2.2	Population	11
Figure 2.3	Population Distribution by Age Groups	11
Figure 2.4	Labourforce Embilipitiya DSD 2012	13
Figure 2.5	Udawalawa Zone Paddy Production (Yala & Maha Session)	14
Figure 2.6	Land use for cultivations without Paddy	14
Figure 2.7	Economic Base of the City	15
Figure 2.8	Occupational Types of Embilipitiya DSD 2012	15
Figure 2.9	Tourist Arrivals January - July Session 2015	16
Figure 2.10	Maduwanwela walawwa	19
Figure 2.11	Relationships with Embilipitiya town (Nearness centrality)	24
Figure 3.1	Embilipitiya Paper Factory	31
Figure 3.2	Moraketiya Paddy Warehouse scheme	32
Figure 3.3	Embilipitiya Economic Centre	32
Figure 3.4	Unauthorized Construction of Chandrika lake reservation area	33
Figure 3.5	Inland Sand mining on the land area of Walawe River	35
Figure 3.6	Mineral mining in the city.	36
Figure 3.7	After mining minarets, cultivations of citrus	36
Figure 4.1	Image Related to Vision	44
Figure 5.1	Embilipitiya Special Economic Center	59
Figure 5.2	The side view of public fair in Embilipitiya	59
Figure 5.3	Front view of Public fair in Embilipitiya	60

Figure 5. 4	Public fair in Embilipitiya declared area	60
Figure 5. 5	Spreads of financial institution in Embilipitiya town	61
Figure 5. 6	The commercial uses of the city in 2016	62
Figure 5. 7	Traffic Survey of Embilipitiya declared area 2016	64
Figure 5. 8	Mahaweli Development Walawe Region	70
Figure 5. 9	Land usage according to crop cultivation (hectares) 2016	72
Figure 5. 10	Existing condition of Industrial Zone 2017	73
Figure 5. 11	Udawalawa Hydro Power plant	75
Figure 5. 12	ACE Power Plant	75
Figure 5. 13	Land use changes in the Embilipitiya Town (1992- 2017)	77
Figure 5. 14	Tourist hotel facilities 2016	82
Figure 5. 15	Tourists attraction areas of Embilipitiya	88
Figure 6. 1	Conceptual Plan	92
Figure 6. 2	Intersection from Udawalawe Water Tank to Kawantissa urban Park	94
Figure 6. 3	Intersection from Moraketiya to Embilipitiya Town center	95
Figure 6. 4	Intersection from Padalangala to Embilipitiya Town center	96
Figure 6. 5	Intersection from Kumbugoda Ara to Embilipitiya Town center	96
Figure 6. 6	Urban Infrastructure development Plans	98
Figure 6. 7	Physical Infrastructure Development Plans	102
Figure 6.8	Proposed City Center Development Plan Objectives	102
Figure 6.9	Proposed commercial developments for government lands in town center	103
Figure 6.10	Proposed Administrative zone and government institutions	103
Figure 6.11	Strategies for Expansion of Transport Facilities	104
Figure 6.12	Strategies for Transport Facilities Improvement	104
Figure 6.13	Proposed bypass roads	107
Figure 6.14	Development of proposed alternative roads	108
Figure 6.15	Proposed service roads	109
Figure 6.16	Proposed tourist service road	110
Figure 6.17	vehicle parking and bus station development	111
Figure 6.18	Proposed heavy vehicle flow direction	112
Figure 6.19	Proposed light vehicle flow direction	112
Figure 6.20	Cross section of Proposed four lane roads	113
Figure 6.21	Cross section of Proposed two lane roads	113
Figure 6.22	Cross section of Proposed local roads	113
Figure 6.23	Proposed water supply plan	116
Figure 6.24	Drinking water distribution system	116
Figure 6.25	Solar power generation methods	118
Figure 6.26	Solar power generating center to be implemented by Embilipitiya Urban council	119
Figure 6.27	Identified city centers for WI-FI coverage	119
Figure 6.28	The cross section of a land	121
Figure 6.29	Sewage management method	122
Figure 6.30	Proposed sewage and wastewater treatment	122
Figure 6.31	Proposed recycling and production center by Embilipitiya Urban Council (Model of Green Village Project)	125
Figure 6.32	Solid waste collection by EUC using modern GPS technology and specialized APP	125

Figure 6.33	Proposed sanitation land filling system by Embilipitiya	126
Figure 6.34	Proposed Kadurugasara Mihisara Organic Fertilizer Production center	126
Figure 6.35	Economic development plans	128
Figure 6.36	Production of breeding seed	130
Figure 6.37	By-products of banana	133
Figure 6.38	Embilipitiya Agro Products Collecting Center Network	134
Figure 6.39	Embilipitiya proposed manufacturing raw materials & manufacturing distribution network	134
Figure 6.40	Ath athuru sevena and Chandrika wawa	136
Figure 6.41	Liyangasthota wella and sankapala temple	136
Figure 6.42	Udawalawe reservoir and Maduwanwela walauwa	137
Figure 6.43	Proposed Udawalawa Tourism Zone	138
Figure 6.44	Green circuit bungalows and adventure park proposed by the Embilipitiya Urban Council	138
Figure 6.45	Sustainable environmental development plan	140
Figure 6.46	Conservation area and green conservation area around Chandrika lake	141
Figure 6.47	City economic development opportunities with recreational facilities	146





# Chapter 01



## Background of the Development Plan

## Chapter 1 Background of the Development Plan

### Background of the Development Plan

#### Planning Team

## 1.1. Background of the Development Plan

Identification of urban development areas, declaration of those areas as UDA Declared areas and preparation of development plans for those areas and executing them are major functions of the Urban Development Authority. Accordingly, this development plan was prepared for Embilipitiya UDA Declared area including Embilipitiya town, Udawalawa, Tunkama and Padalangala small towns in Rathnapura District.

Embilipitiya Urban area was declared by the Extraordinary Gazette Notification No. 385/8 of 21<sup>st</sup> January, 1986 and expanded the declared area Parallel to the Greater Hambantota Development project, Embilipitiya Urban Council and Embilipitiya Pradeshiya Sabha including 21 GND divisions with 150sqkm extent of land in the Rathnapura District was declared as Embilipitiya urban development area on 11 June 2009 under the Urban Development Authority Act No 41 of 1978 by the No 1605/41 Special Gazette paper.

This Development Plan was prepared as guideline to provide strategies for development, with detail study of economic, social, physical and environmental issues, to up lift the living standards of the people living in the urban and around area and strengthening the urban economy. The aim of preparing this development plan was to create a planned city during 2019–2030 period. Development Plan was prepared in accordance with the Act No. 4 of 1982. The initial studies were started in March 2017.

This development plan was prepared by methodical data collection and analysis of that data after taking into consideration the input of ideas and suggestions of local public. This report includes details of all the development proposals of this development plan.

## 1.2. Planning Team

*For the development of Embilipitiya Development Plan, great assistance was provided by various institutions, including state and semi-government agencies, various sector representing agencies and project organizations, in addition to the planning team of the Urban Development Authority and other relevant stakeholders. Thirty three number of organizations have given their contribution.*

### *Main consultancy agencies*

1. *Embilipitiya Urban Council*
2. *Embilipitiya Pradeshiya Sabha*

## Other consultancy agencies

1. *National Physical Planning Department*
2. *Mahaweli Authority - Embilipitiya*
3. *Divisional Secretariat - Embilipitiya*
4. *Road Development Authority - Embilipitiya*
5. *Ceylon Electricity Board - Embilipitiya*
6. *National Water Supply & Drainage Board*
7. *Community Water Supply Project - Ratnapura*
8. *Sri Lanka Transport Board - Embilipitiya*
9. *Sabaragamuwa Road Passenger Transport Authority*
10. *Embilipitiya / Kuttigala / Udawalawa Police Stations*
11. *Postal Department - Embilipitiya*
12. *Sri Lanka Telecom (SLT) - Embilipitiya*
13. *Office of the Medical Officer of Health - Embilipitiya*
14. *Divisional Education Office - Embilipitiya*
15. *Executive Engineer's office - Kuttigala*
16. *Industrial Park - Embilipitiya*
17. *Forest Department - Udawalawa*
18. *Land Reforms Board - Embilipitiya*
19. *District Secretariat - Ratnapura*
20. *Ministry of Industries - Sabaragamuwa Provincial Council*
21. *Central Environmental Authority - Ratnapura*
22. *Housing Development Authority - Ratnapura*
23. *Provincial Road Development Authority*
24. *Department of Agrarian Development - Ratnapura*
25. *Department of Agriculture. Ratnapura*
26. *Irrigation Department - Ratnapura*
27. *Department of Archeology - Ratnapura*
28. *Land Use Policy Planning Department - Sabaragamuwa Provincial Council*
29. *Geological Survey and Mines Bureau - Ratnapura*

## Other Stakeholder Groups

1. *Embilipitiya Trade Association*
2. *Embilipitiya Farmers' Association*

## Chapter 1 Background of the Development Plan

### Planning Team

### Scope

### UDA Planning Team

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2. *Research and Development Division*
3. *Environment and Landscaping Division*
4. *Geographic Information Systems Division*

## 1.3. Scope

Embilipitiya town, is one of the towns in Rathnapura District is a center that facilitates interconnection of Sabaragamuwa, Southern and Uva Provinces. Due to the spatial position of this city, it can obtain privileges to the Hambantota development project by the Hambanthota International Port and the Mattala International Airport.

The National physical plan prepared according to national policies, has been identified Embilipitiya city as a second-class city in Sabaragamuwa province. Further, in the future development process combining with Southern province, it is included to southern economic development corridor. (Annexure map no 1.2) According to all these contributions it is observed that there is a way to rapid development process. Even though it has not been identified the essentially of national level rapid development process, it has been identified to developed Embilipitiya Town through the process of local development process.

By this development plan entire Embilipitiya UDA Declared area has been covered. it is expected to use available resources in this region effectively and efficiently, to build economically sound, environmentally friendly, physically developed beautiful city with healthy people in a just society by the year 2030.

## 1.4. Planning Process



*Figure 1.1 : Planning Process*

*Source : Planning Team, Sabaragamuwa Provincial Office, UDA, 2017*

## Chapter 1 Background of the Development Plan

### Planning Process

The preparation of the Embilipitiya development plan consisted of several steps. This planning process is shown in figure no 1.1.

As the primary step of the city development plan, a thorough study on the proposed area for development was carried out. Accordingly, a comprehensive picture was gained from the study of primary and the secondary data on the economic, social, environmental, and physical aspects of UDA Declared area.

Apart from the study of primary and secondary data, further information was collected in relation to the relevant development activities through the study of the National and physical plan, the Sabaragamuwa Provincial structure plan, other plans prepared by Local Government Institutions and other institutions.

The primary and secondary data collected through the above-mentioned steps and the development activities have assisted in identifying the new development potentials and problems in the development of the city.

In addition to the potentials and the problems identified in the basic study of the city, identifying the city development needs through stakeholder meetings, consultations with various types of organizations, and by sharing their experiences and aspects was a significant element in this development plan (Annexure no 06).

When considered in grass root level, of the surfaced and highlighted problems in this city, it has been studied that it should be whether find solution to all of them through, this development plan. Thus, when conducting the comprehensive study of the problems, their significance, context, and their comparative magnitude of effects were explored.

Further, to make the background of this development plan several data analysis such as sensitivity analysis, SWOT analysis, potential analysis, livability analysis, development pressure identification, etc. were done.

Based on the data and all the information gathered in all the above steps, a suitable vision, goals and objectives have been set to achieve the Embilipitiya development plans by the year 2030.

To achieve the aim of the development plan necessary strategies have been included to the development plan. Four key development strategies have been set. Which are, land and building development strategies, social and physical infrastructure development strategies, economic development strategies and sustainable environment development strategies.

Under these development strategies some major development plans were made. These development plans have been developed under elements such as the proposed land uses, urban service development, small township development, transport, development of value-added industries, development of agriculture related activities and public open space recreational activities. In addition, development guide plans were prepared for identifying special zones.

After the completion of the development plan, and after gaining the approval of the Local Authority, and then after 60 days were given for the public consultation and amendments were made, the approval of the plans by the main planning committee of the Urban Development Authority was gained. The development plan was published by the Minister in charge of the subject of a gazette notification.

## Chapter 1 Background of the Development Plan

### Planning Process



# Chapter 02



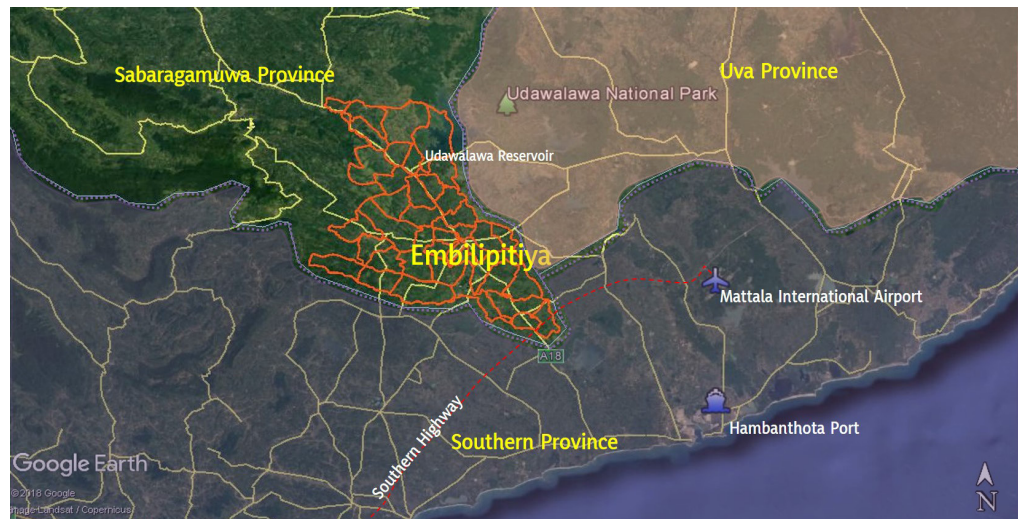
## Preliminary Survey

Chapter 02  
Preliminary Survey

Study Area

## 2.1. Study Area

Embilipitiya town is in the Embilipitiya district secretariat division in the Rathnapura District, in Sabaragamuwa province, and the center of main road junction located by the 55th Km of Palmadulla-Nonagama (A 18) road which connects Embilipitiya –Moraketiya (B549) road which connects, Embilipitiya – Middeniya (B486) roads and which connects Embilipitiya – Panamura (B18) roads (Figure 2.1)



**Figure 2.1 :** Embilipitiya study area  
**Source:** : google earth map

The Embilipitiya development plan is based on quality analysis of the area focused on the socioeconomic physical and environmental dimensions.

An extensive study of the social dimension of the study area has enabled to identification of the social infrastructure of the region, education, health facilities and developments in those areas. The total population of the Embilipitiya Divisional Secretariat Division is 185,470 (2016) (Resource profile - Embilipitiya Divisional Secretariat) of which 56.9% of the population is reported to live in the Embilipitiya UDA Declared area and the forecasted population for the study area in 2030 is 230,000 of which 125,045, or 54.3% of the population (Figure no 2.2) is expected to live in the Embilipitiya UDA Declared area.

Population

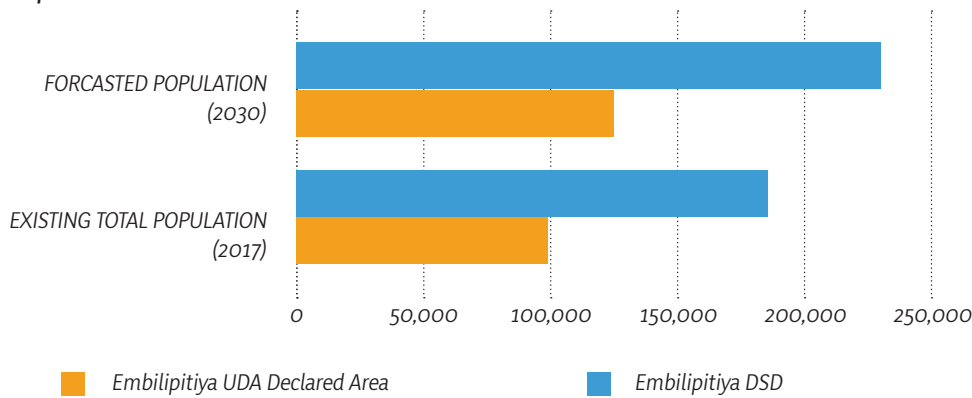


Figure 2.2 : population  
Source : Department of Census and Statistics 2012

In the Embilipitiya Divisional Secretariat Division, the population density is 484 persons per sq. Km and the urban population exceed 660 persons per square kilometer (Annexure map no.1.5), while the population growth rate is 1.3.

In the study area, Ethnicity wise, highest population of 99.9% of Sinhalese people were found and religion wise, highest population of 99.8% of Buddhists were found. Population segregates according to the age group are 46.6%, which is higher and found to be residents among the age groups 20-50 years, and the population of 30.3% is between the age of 0-20 years, and the lowest percentage is 23.1% of the population age over 50 years. According to these statistics, residents living in the study areas have been identified as a significant strength that can account for 46.6% of the working age population, which can immensely contribute to the development activities (Figure no 2.3)

Population Distributon by AGE Groups

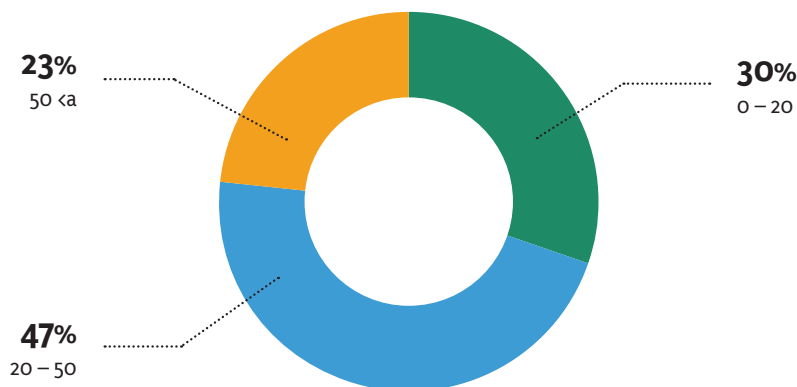


Figure 2.3 : Population Distribution by Age Groups  
Source : Department of Census and Statistics 2012

## Chapter Two Preliminary Survey

### Study Area

At the beginning of this planning process it has been given special attention to identify the existing infrastructure facilities of the study area, and it has been revealed that under the social infrastructure, it is to full fill education needs, there are 50 schools were established in the education zone in the Embilipitiya region. Out of 50 schools, there are 6, 1AB schools, 9 1C schools, 1 semi-government school, 24 second category schools and 10 in the third category schools. Out of the 6, 1AB schools, in that high-quality facilities wise, five schools are in the municipal area (Education Zonal Office, 2016). Other than these schools, 8 educational teaching institutes and technology teaching institutes are also situated this town area.

The study was carried out at the Embilipitiya zone's education level of the year 2016, was revealed that, after the GCE Ordinary level education, there were more than 46.6% of students did not follow the GCE Advanced level education. (Annexture graph no. 4.1).

In comparison to other zones of Rathnapura district, except Rathnapura education zone, a higher number of student population reports from the Embilipitiya education zone (Annexture graph no 4.2)

It is possible to identify the existing health facilities through the data, analyzing on the health status of the region and there has been no specific impact on communicable and non-communicable diseases over the past few years.

In 2016, 454 epidemic patients were reported, of which 254, or 56% of them were dengue patients. But since this illness affected the whole country in the year 2016 it cannot be considered to cause by the Embilipitiya area alone. (Resource Profile - Embilipitiya Divisional Secretariat) Health facilities are provided through the Embilipitiya district General hospital, four private hospitals and an Ayurvedic hospital. All these hospitals are situated in the Embilipitiya UDA Declared area is an exceptional (Annexture map no.1.6).

Learning about the economic situation in the study area has been done a comprehensive analysis of the economic base and about the labor force of the city. The total workforce in the study area is 99,765, out of this economically active work force is 52,284. The economically inactive amount is 47,481. Also, 48,461 are reported as employed and 3803 are unemployed. (Department of Census and Statistics 2012). In comparison, it has been identified that the rate of unemployment is very low compared to the employment rate; is considered one of the most important strengths for the economic growth of the town (Figure no 2.4).

## Labourforce Embilipitiya DSD

## Chapter Two Preliminary Survey

Study Area

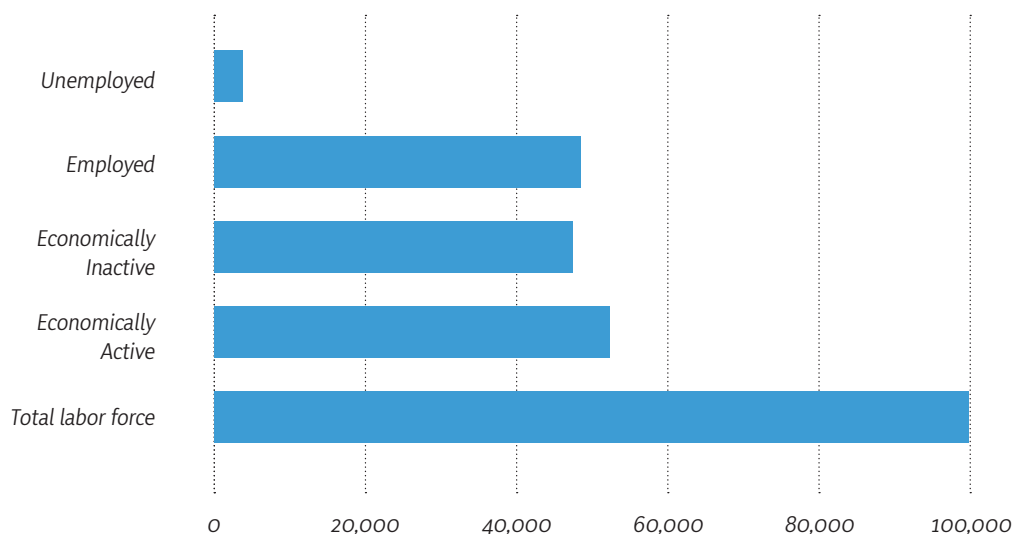


Figure 2.4 : Labourforce Embilipitiya DSD 2012

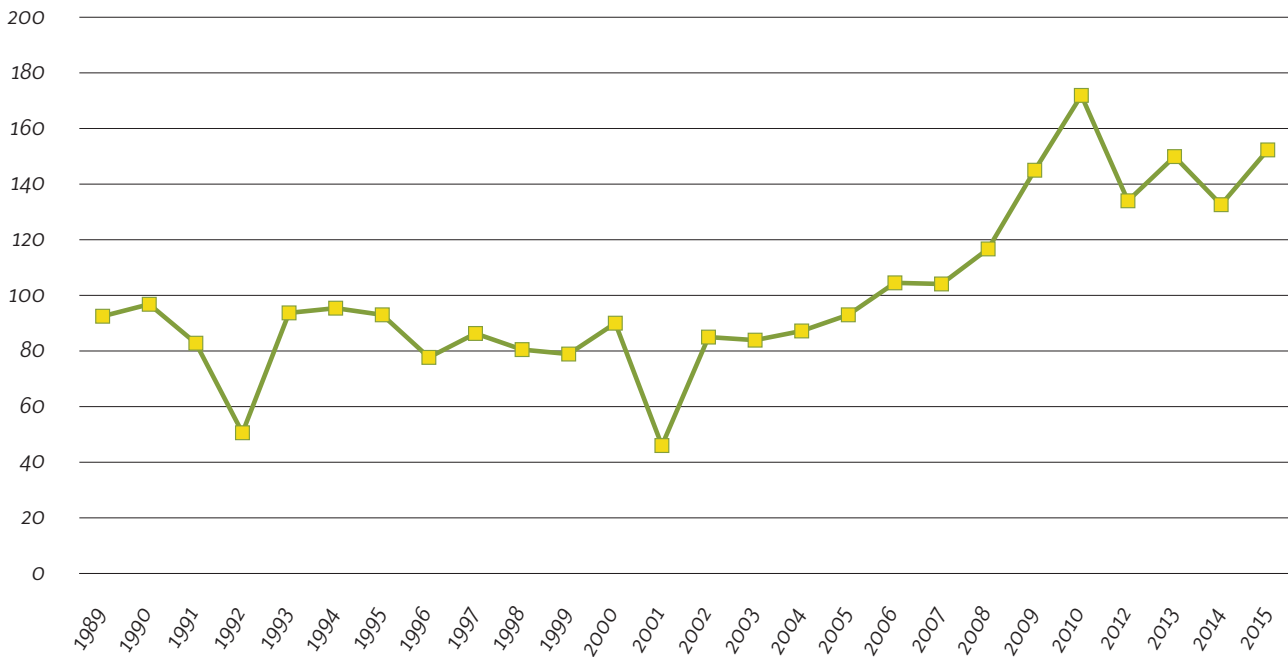
Source : Department of Census and Statistics 2012

The economic base of the city has been built through agriculture, industries, wholesale and retail trade, automobile and spare parts, tourism industry and minerals etc. And the main economic contribution is provided by agriculture.

An increase in agricultural production is already being demonstrated based on the arising farming community with the Udawalawe Multipurpose Scheme (1963). As the main crop, paddy cultivation is being carried out in this region. In addition, vegetables, bananas, fruits, sugar cane, peanuts and maize are also being cultivated in this region. The Udawalawe main agricultural area has been named as the Walawa special zone under the Mahaweli Development Scheme and has been divided and named under 6 subdivisions. Out of this Embilipitiya town belongs to the Chandrikawewa division.

During the past 2015–2016 years, in the Yala season 11,378 MT of paddy and in the Maha season 9,935 MT of paddy have been harvested in this region and contribution of the Chandrika Wewa zone to the Udawalawa zone in paddy production in the Yala and Maha season was 14.6%. Out of 27 major paddy production regions in Sri Lanka, Udawalawa is in 15<sup>th</sup> place (Annexure graph 4.3) and the overall paddy production of the Udawalawa region from 1989 to the year 2015 trend to the gradual increase. (Figure no 2.5).

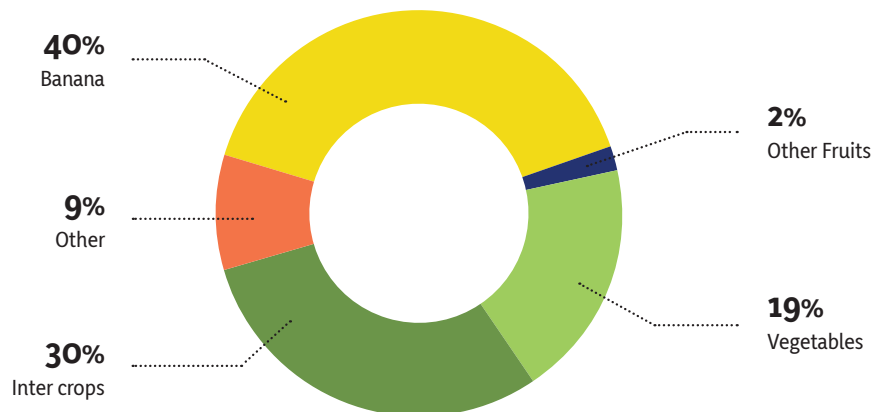
### Udawalawa Zone Paddy Production (Yala & Maha Session)



**Figure 2.5 :** Udawalawa Zone Paddy Production (Yala & Maha Session)  
 Source : Department of Census and Statistics 2015

In addition to paddy cultivation, mainly Banana cultivation and inter-crop cultivation are done in Embilipitiya. During the year 2016, except paddy cultivation highest amount of land has been used to cultivate Banana, that is 2121.6 hectares (16% of the total cultivated land) for Banana cultivation, and 1587 hectares (12% of the total cultivated land) for additional crop cultivation has been used (Figure no.2.6).

### Land use for cultivations without Paddy



**Figure 2.6 :** Land use for cultivations without Paddy  
 Source : Resource Profile, Embilipitiya DSD 2012

Crop cultivations, Agrao productions and Agricultural services-based market have been contributed to evolving Embilipitiya city economy (Figure No 2.7), based on Agriculture. All the machinery, agricultural vehicles, fertilizers, Agrochemicals and collection centers are available in the existing Embilipitiya Market.

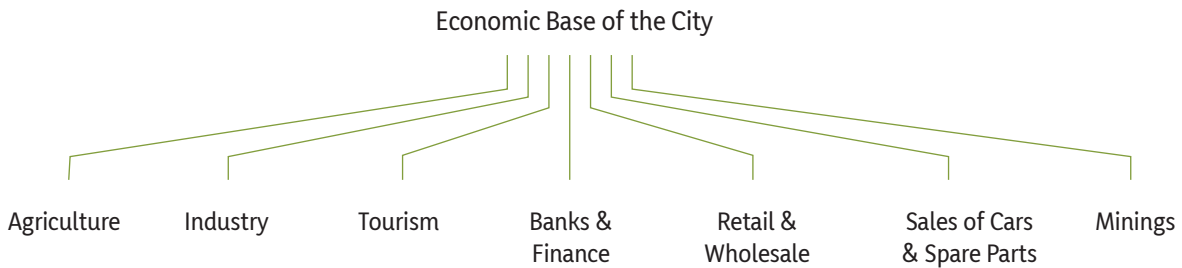


Figure 2.7 : Economic Base of the City  
Source : Resource Profile, Embilipitiya DSD 2012

In addition to urban population, Southern and various part of Uva province people are coming in to Embilipitiya town to purchase agricultural machinery and service facilities. As classified according to the types of occupations (Figure no.2.8) in the region, the highest percentage, that is 27% are involved in the agricultural sector.

Occupational Types of Embilipitiya DSD 2012

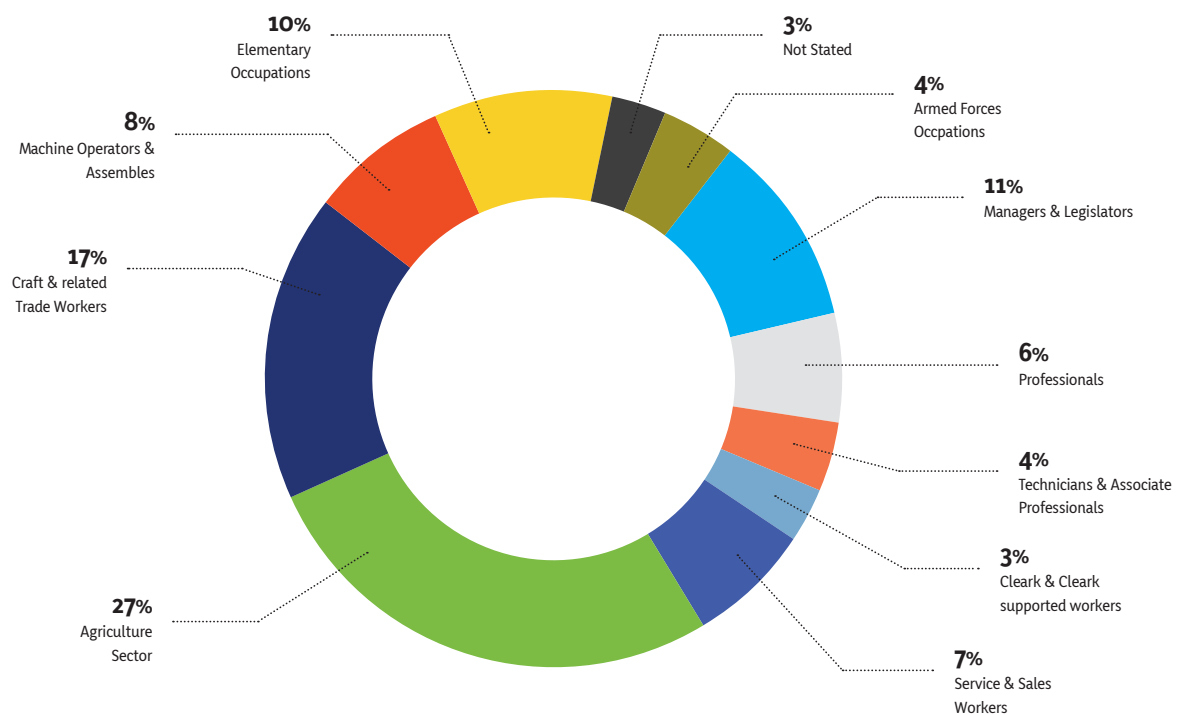


Figure 2.8 : Occupational Types of Embilipitiya DSD 2012  
Source : Department of Census and Statistics 2012

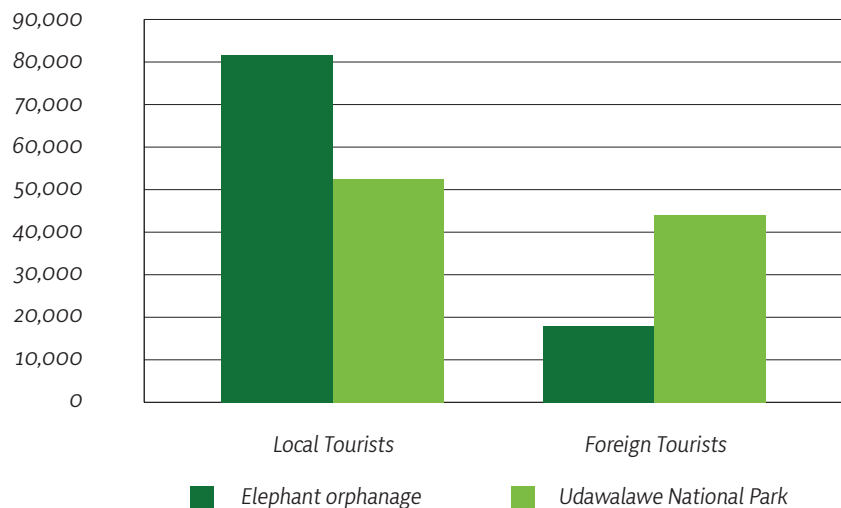
## Chapter Two Preliminary Survey

### Study Area

In addition to the agricultural sector, industrial sector also contributes to the strengthening of the regional economy. Within the study area there are overall 2400 industries established which consists of a large-scale industry, 35 medium scale industries, 297 small scale enterprises, 562 traditional industries and 1505 self-employment industries. Out of these industries, 917 industries are in the UDA Declared area. In addition to these industries, an industrial park comprising 50 acres of land has been established by the Ministry of Industries and presently, an area of 25 acres is being used in industries under the first stage.

In addition to the manufacturing industries, the tourism industry can be identified as a significant industry in the region. Out of the seven main tourist zones of the Sabaragamuwa Province (Annexure Map no.12) Embilipitiya and adjacent tourism areas are included in Udawalawa Tourism zone Udawalawe Reservoir, Udawalawe National Park, Sankapala Viharaya, Maduwanwela Walauwa, Chandrika Wewa, Liyangasthota Amuna and Udawalawa Elephant orphanage are among the tourist attraction of this region. The Udawalawe National Park has attracted tourists from all over the world and within 2015 January to July this park had attracted arrivals of 44,032 foreign tourists and 52,530 local tourists. In addition to this, 76,248 local tourists and 12,119 foreign tourists visited the Elephant orphanage (Eth author sauna) from January to July 2014 (Figure no.2. 9).

### Tourist Arrivals (January -July Session 2015)



**Figure 2.9 :** Tourist Arrivals January - July Session 2015  
 Source : Ministry of Tourism, Sabaragamuwa Provincial Council

There are various sorts of minerals such as Dolomite, Rubble, Sand, Lands and, kaolinite and Gems in this study area and the Geological Survey and Mines Bureau (GSMB) has issued about 120 permits for mining for the last year (2016) (Annexure Tables 2.1). Thus, by efficient management of these commercially value mineral resources will help to strengthen the economy of the city.

The study of physical resources in the study area has identified the way needed to meet the future demands for infrastructure and the spread of infrastructure. Accordingly, considering the physical infrastructure development of Embilipitiya, special attention was focused towards Roads, Water, Electricity and Transportation.

The main road network of Embilipitiya town is formed by joining of Pelmadulla-Nonagama (A18) road, Embilipitiya-Moraketiya road (B549), Embilipitiya-Middeniya road (B486) and Embilipitiya-Panamura (B18) road. The road network in the city provides easy access to most parts of the Southern and Uva Provinces and is known for being a city in the Sabaragamuwa Province and has a short distance to reach the Uva and Southern Provinces. The distance from Embilipitiya to Ratnapura town is 79 kilometers, while Sewanagala towns in Uva is 12.8 kilometers away from Embilipitiya and Suriyawewa town in Southern Province is only a distance of 21.7 kilometers.

In many areas of the town, there is a linear development on both sides of the main roads (Annexure map no. 8). The poor standard of main road network in the center of town and by road network in the town has been identified.

It has been identified that it is benefited of locality of the Embilipitiya Town as a transport hub to commence transport facilities to the many areas of the country. There are 626 Buses long distance travel turns per day and there are 771 Buses short distance travel turns per day.

To meet the electricity requirement of the city, the transformers are to be installed and wired to cover the entire city. In addition, ACE POWER private oil-fired power plant in Embilipitiya provides the national grid with a total capacity of 100 MW and a capacity of 6MW by the Udawalawa Hydro Power Plant provides to meet the regional electricity requirements.

The National Water Supply and Drainage Board and Community Water Supply Project fulfill 68.6% of the drinking water requirement in this region. In addition, wells and other water resources also use for drinking water supply and the Chandrika Wewa is the main source of drinking water supply.

Although the garbage management in the city is being carried out separately by the Embilipitiya Urban Council and the Pradeshiya Sabha, there is no sewerage and drainage system installed in the city.

The main feature of the environment of this study area is the area covered by the Tanks and the irrigation canal system, as well as paddy fields and other vegetable, fruit cultivated land use in the city and suburbs area. 35% of land in the Embilipitiya UDA Declared area has been used for agricultural purposes.

The Embilipitiya town and the surrounding area are located as the hub of an agricultural region with cultivated land use. Over 70 small irrigation canals connected to the Udawalawa South Stream, which brings water from Udawalawe reservoir have been built for irrigation purposes. The Udawalawe reservoir, including 16 small tanks, as well as the Hulanda Oya and the Walawe River, meets the water requirements of this area

## Chapter Two Preliminary Survey

### Study Area

(Annexure map no. 1.9.) Areas associated with paddy fields and tanks are identified as sensitive area once the land use for agricultural purposes.

Center of city land surrounded by Chandrika Tank, New City Children's Park, Mahaweli ground, Yodagama Sports Ground has been identified for outdoor entertainment and sports and also within the village level small scale sports grounds and the school grounds have been identified.

Embilipitiya is in the intermediate zone between the dry and wet zones. According to the weather statics every year from the end of June to the beginning of November there is dry weather prevails in Embilipitiya. Also, the average annual temperature is 26.8 degrees Celsius and rainfall is 1423 mm (Annexure graph no. 4.4).

The determination of the present land value of Embilipitiya is based on the physical location and the distribution of the infrastructure of the city and the existing land use. Accordingly, the price of a land of high demand for commercial use in the city center is over 500,000-1,000,000 rupees. Lands situated little far from the center of the city on either side of the road costs between 200,000 to 400,000 rupees, while the price of cultivated land areas has reduced.

Out of the Mahaweli zones, Embilipitiya town which belongs to Walawa zone identified as a special development center. Accordingly, projects relating to the development of agriculture as Mahaweli Authority are in progress. The project of extensions of the Southern Expressway from Matara to Mattala via Embilipitiya city also in progress.

## 2.2. Planning context and Situational context

### Chapter Two Preliminary Survey

#### 2.2.1. Historical Background of the Town

#### Planning context and Situational context

The historical background of the city dates to the 2nd and 3rd BC. The name Embilipitiya was recorded in the history of King Kavantissa. According to the folk story, that construction of the Kavantissa tank was done by the minister Weera Vaahala on his own decision, has invited the king to open the tank. But the king was angry with Minister Weera Vaahala due to the tank construction done by him without getting approval from him and ordered to behead of the minister WeerVaahala. The place where the minister was killed was called "Bilipitiya" then converted to present "Embilipitiya".

#### Historical Background of the Town

According to historical evolution, Embilipitiya was administered under the district administrative system as a major city of the Kolonna Korale area in Ratnapura District under the regime of the British rule. The last district administrator of the area was Maduwanwela Disaawe who was very famous as a district administrator. The house he lived, was built during the period of the king Wimaladharmasooriya II in 1700 AD (Figure no 2.10). This Maduwanwela walauwa is situated in the Kolonna town near the Embilipitiya town. It is currently preserved being the historical and archaeological site by the Department of Archeology, and this place has become a frequent visiting place for local and foreign tourists (Wijesinghe, 2016).



Figure 2.10 : Maduwanwela walawwa  
Source : <https://bit.ly/2RUqxOT>

After the district administration method, until 1986 Embilipitiya became a developmental council. It was declared as a Pradeshiya Sabha with the 17th Amendment of the 1986 Constitution and subsequently declared as a Municipal Council in 2002.

## Chapter Two Preliminary Survey

### Planning context and Situational context

#### Historical Background of the Town

#### National Physical Plan

With the “Gam Udawa” program, new town of Embilipitiya, Higura ara (including Gramaniladahari division of Yodagama), Gramaniladahari division of Udagama, Kumbugoda Ara, Halmilla Ketiya, Thunkama, Pallegama, Kalagedi Ara and Higura Ara, including the Area adjacent to the area of Main Roads (Nonagama, Moraketiya, Middeniya, and Panamura Roads) have been declared as Urban Development Authority declared Area under the UDA act number 41 of 1978 by the special Gazette notification number 385/8 dated 21<sup>st</sup> January 1986.

The Embilipitiya divisional secretariat division consisting of the total number of 40 Grams Niladari divisions are considered as the study area for the town development plan. The area under study that consists of 8 Grama Niladari Divisions and parts of 2 divisions at the center of Embilipitiya makes up the Embilipitiya Urban Council area and the rest of the Divisional Secretariat areas of Embilipitiya are governed as Pradeshiya Sabha areas. Based on the development plan, from Udawalawa Junction to Padangangala area including entire Embilipitiya Urban Council and the Pradeshiya Sabha which include 21 Grama Niladari Divisions are considered as UDA declared area and declared under the Urban Development Authority Act, No. 41 of 1978 on the 11th June 2009 by the 1605/41 gazette notification.

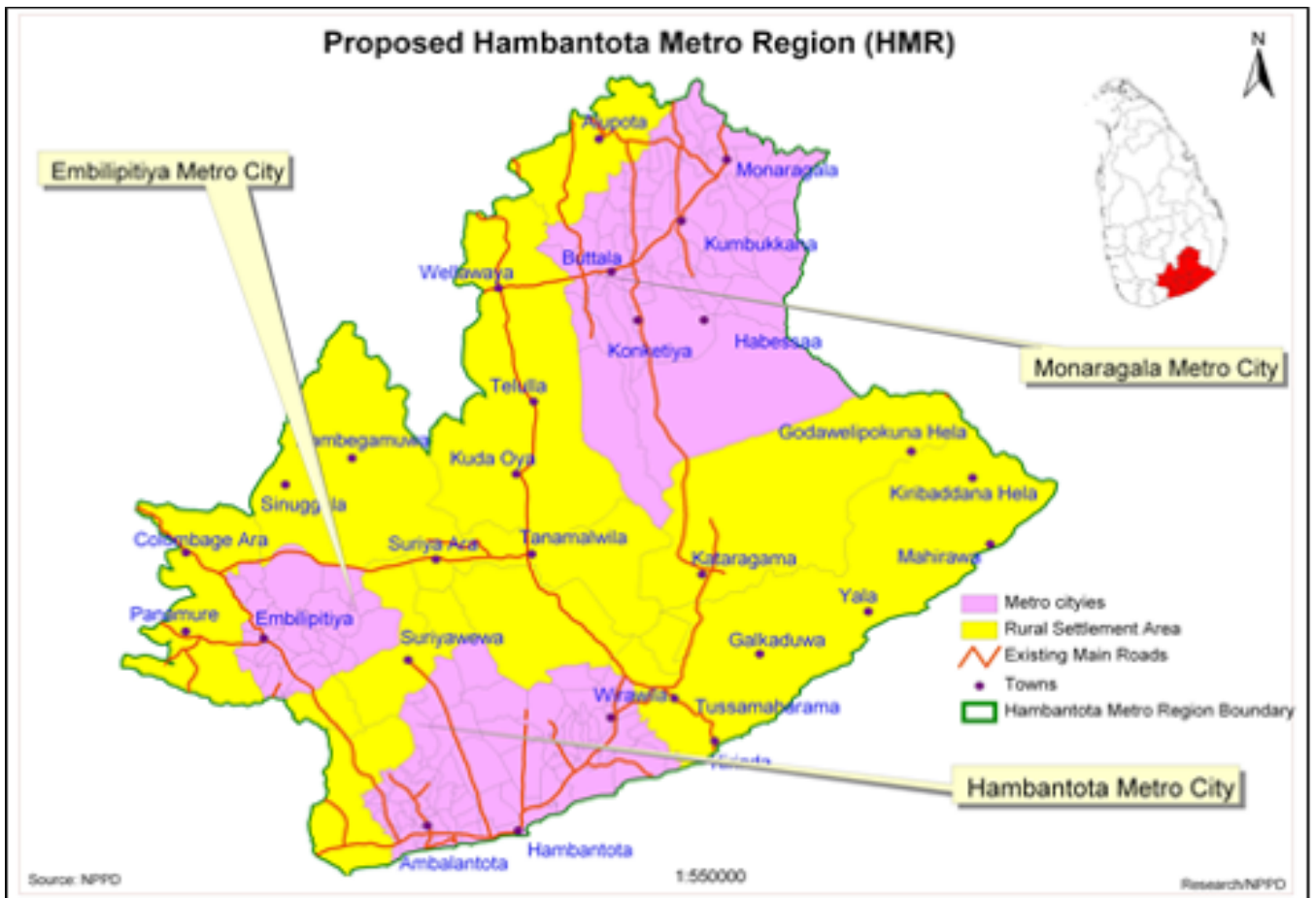
### 2.2.2. National Physical Plan

Four major corridors have been identified through the National Physical Plan prepared by the National Physical Planning Department for 2050, Embilipitiya Town has been included its Southern Economic Development Corridor. (Annexure Map No.1.2).

Five metro regions in Sri Lanka have been identified through the National Physical Plan prepared by the National Physical Planning Department for 2030. (Annexure Map 1.1). Out of these cities, Hambantota, Embilipitiya and Monaragala three major cities fall under the Greater Southern region plan. (Map No.2.1).

Embilipitiya city has been in close locality of nationally important greater Hambantota. With the implementation of proposed national level development projects, main roads and highway projects of the Greater Hambantota Zone, paves the way for future development of the Embilipitiya city as well.

According to the proposed Town Hierarchy of the Sabaragamuwa Provincial Plan prepared by the National Physical Planning Department, Embilipitiya has been identified as a second-class town. (Annexure Map no 1.4). Accordingly, aside from the first-class town of Sabaragamuwa which is Ratnapura town, Kegalle district also exists as a second-class town. Embilipitiya being a second-class town alongside Kegalle is significant.



Map 2.1 : National Physical Plan (Large City)  
 Source : National Physical Plan, 2030

### 2.2.3. Pre-prepared development plans for Embilipitiya town

In 2009, the National Physical Planning Department prepared a development plan for the 12 Grama Niladari divisions, including the Municipal Council area of Embilipitiya, but it has not yet been implemented.

The vision of the above development plan has been envisioned as a "prosperous city and a Hinterland". It has been included, Regional plan, infrastructure and Chandrika Wewa forest reservation plans.

According to the new development trend in the city plan has been prepared for 2030. It has not been implemented due to insufficient of extent included and the shortcomings of planned regional and infrastructure facilities.

Chapter Two  
Preliminary Survey

Delineation of the  
Planning Boundary

Geographical Boundary

Functional Boundary

## 2.3. Delineation of the Planning Boundary

In determining the design area for Embilipitiya, the geographical boundary, the Functional Boundary, the Administrative Boundaries, and the existing urban boundaries are mainly considered.

### 2.3.1. Geographical Boundary

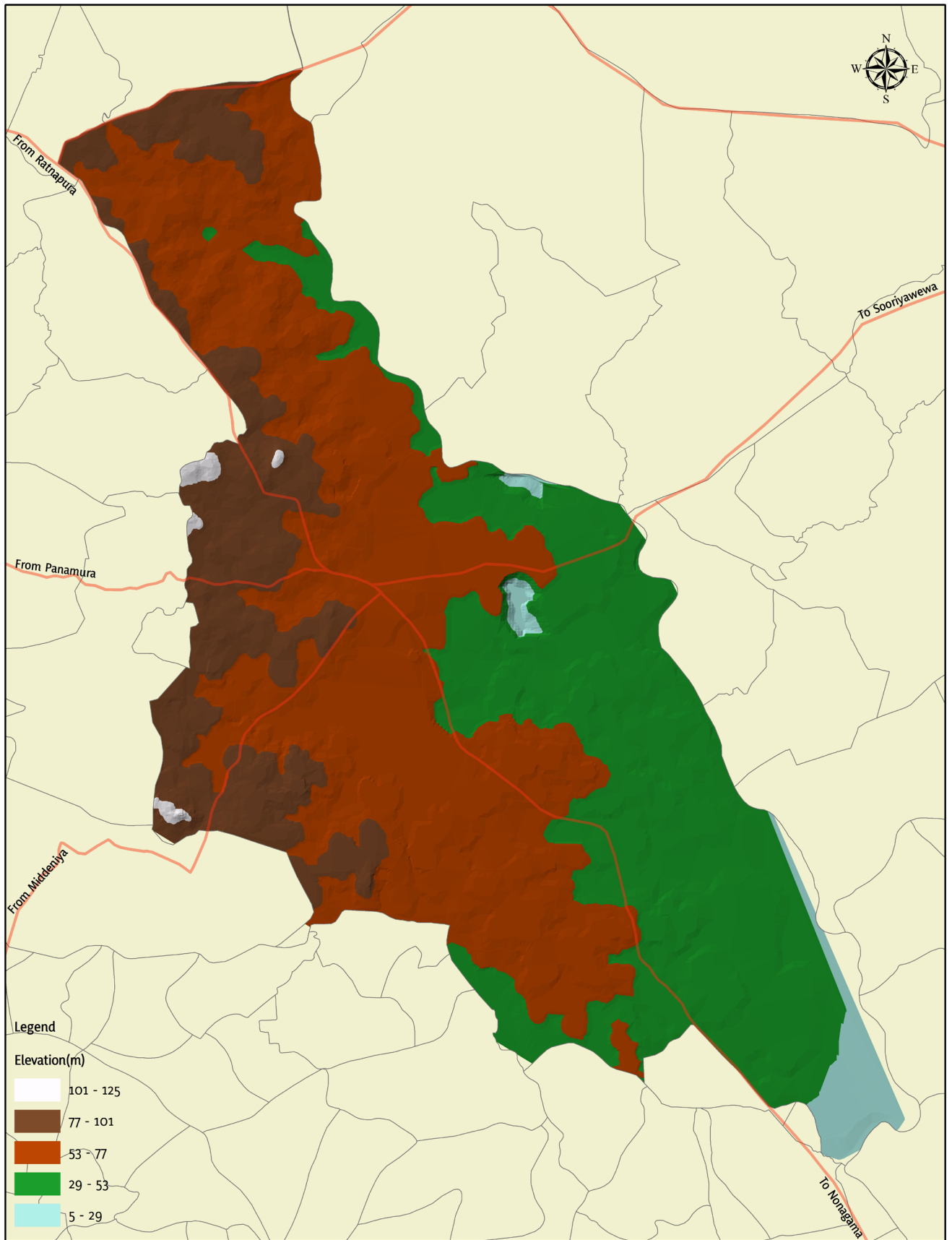
This study area is in Ratnapura District of Sabaragamuwa Province (Embilipitiya DSD) and located in 6° 20'38" north latitude and 80° 50'56" eastern longitude. Considering the geography of the area, the city at the Walawe river valley is 60–100 m above sea level and most of the city has a flat plain, but it also displays scattered wavy geographical features (map no 2.2).

The plains in the eastern and southern, especially the urban center, show a somewhat flat nature compared to the northern and western parts of the town and this change is gradual. It is also evident that the natural drainage pattern in the area is a linear drainage pattern feeding the Walawe River. These characteristics of the landscape, identify the physical development of the city and is identified as an area with very low risk of natural disasters such as floods and landslides.

### 2.3.2. Functional Boundary

The distinctive feature of Embilipitiya town located on the boundary of Sabaragamuwa Province and in the Rathnapura District is the emergence of distinct connections with the district of Hambantota in the Southern Province in comparison to the existing connections with the other areas of Ratnapura district. Most of the people in the Southern Province have been resettled in the Embilipitiya town and surrounding areas during the Gam Udawa program and the Mahaweli project. Accordingly, folk culture of the people of the city, as well as their behavior, shows the characteristics of Southern province.

Also, about 70% of commuting population is coming to Embilipitiya town from outside of the study area, to meet their day-to-day needs are coming from nearby towns and villages in Uva and the Southern Province (Figure no. 2.11). Another highlight of urban development trend analysis is that the development of Embilipitiya is expanding towards the south (Annexure Figure 3.1)



<b>Geographical Location</b> <b>Embilipitiya UDA Declared Area</b>		<b>Urban Development Authority</b> April 2017
Source: Urban Development Authority	Embilipitiya Development Plan (2019 - 2030)	Prepared by: Planning Sabaragamuwa Provincial Office

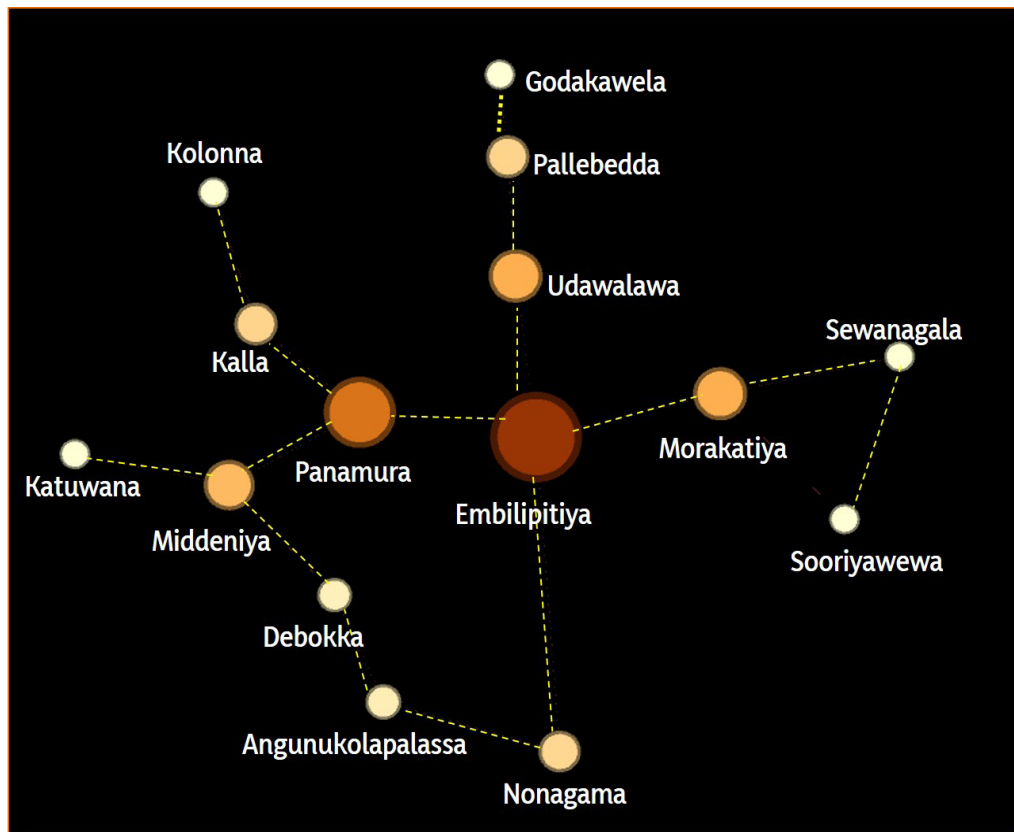
Map 2.2: Geographical Location of Embilipitiya

## Chapter Two Preliminary Survey

Delineation of the  
Planning Boundary

Functional Boundary

Administrative Boundary

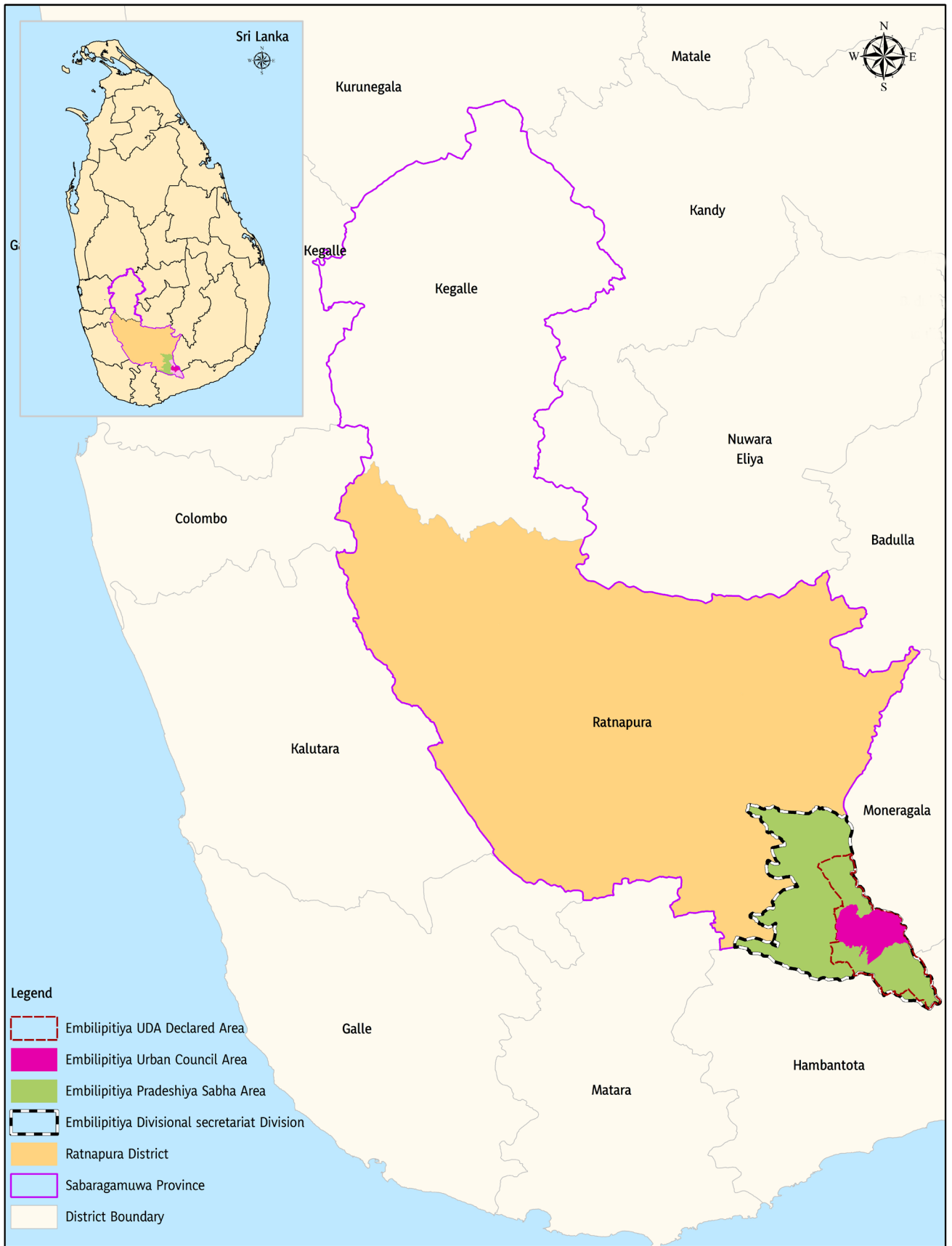


*Figure 2.11 : Relationships with Embilipitiya town (Nearness centrality)*  
*Source : Sabaragamuwa Provincial Office, UDA*

### 2.3.3. Administrative Boundary

The Embilipitiya Divisional Secretariat Division is in the Ratnapura District of the Sabaragamuwa Province and is situated on the boundary of Moneragala District and Hambantota district of Uva Province and the Southern Province. Administrative District is Ratnapura District and consists of 40 Grama Niladari Divisions. The Embilipitiya Divisional Secretariat Division is administered under two local government bodies, which are, the Embilipitiya Urban Council and Pradeshiya Sabha.

Under the Urban Development Authority Act, for the greater Hambantota Development Project, the declared area which was declared on 11th June 2009 was included 21 Grama Niladari Divisions including the entire Embilipitiya Urban Council area which included in the study area, a part of the Udawalawa town which belong to Pradeshiya Sabha and small town named Tunkama and Padalangala with a land area of 150 square kilometers. Plans and building regulations are implemented under the Urban Development Authority Act, according to the provisions in the mentioned urban land area.



**Administrative Boundaries of Embilipitiya** 0 3.5 7 14 21 28 Kilometers

Urban Development Authority April 2017

Source: Urban Development Authority Embilipitiya Development Plan (2019 - 2030) Prepared by: Planning Sabaragamuwa Provincial Office

Map 2.3 : Administrative Boundaries

## Chapter Two Preliminary Survey

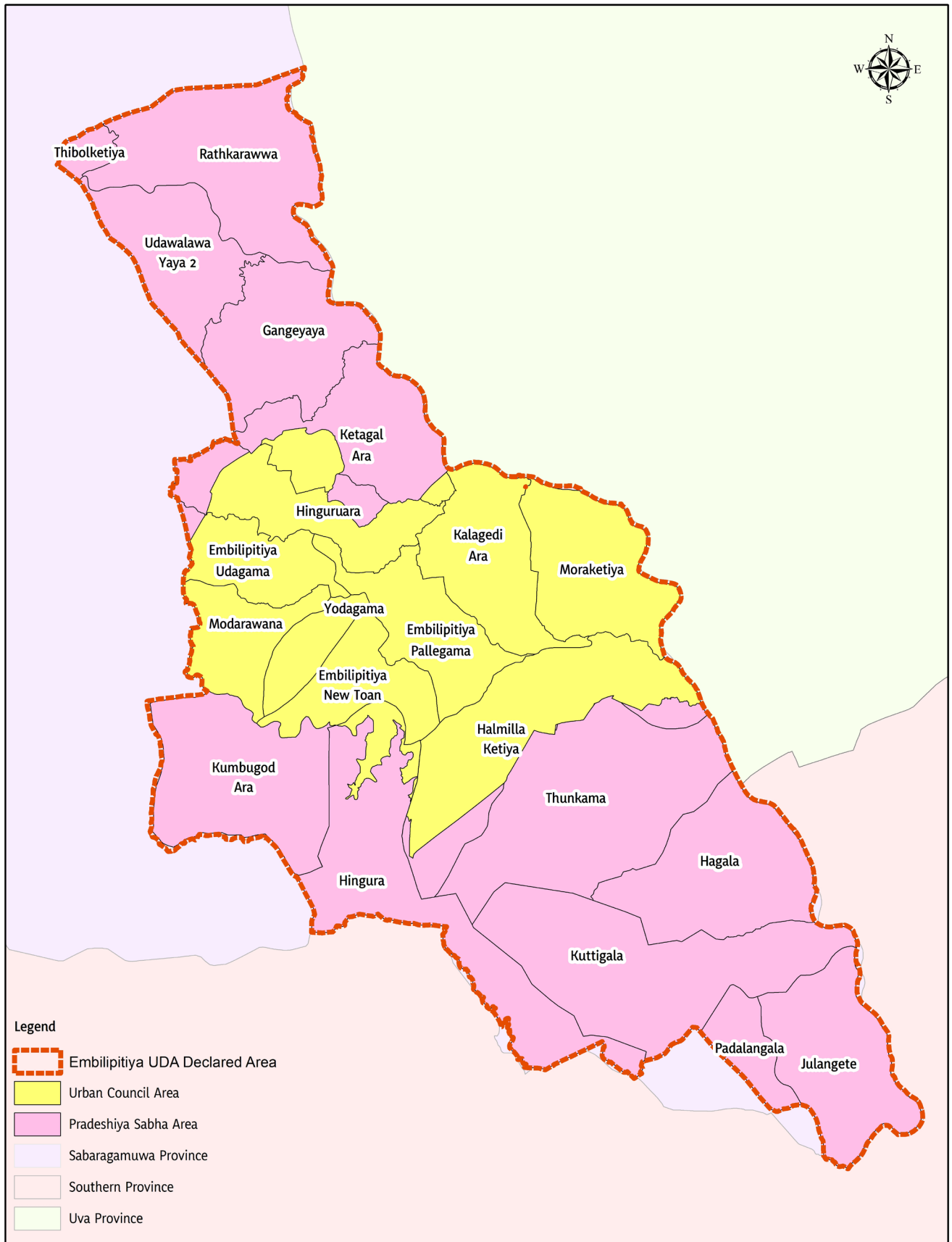
### Delineation of the Planning Boundary

#### Administrative Boundary

Considering the above facts, the declared area includes the entire Embilipitiya Urban Council area and considering the impact of the development Embilipitiya city, from small towns such as Udawalawe, Tunkama and Padalangala, and emphasizing the links between other major cities, it has been considered, the existing UDA Declared area is the most appropriate area of the Embilipitiya city development plan.

In addition to the Embilipitiya town, small cities such as Udawalawe, Tunkama, Padalangala, and another 19 Grama Niladari divisions, and inclusively parts of 2 Grama Niladari divisions altogether there are 21 Grama Niladari Divisions are included in this planning area and the extent of the planning area is of 150 square km.

The boundaries of UDA Declared area starting from Udawalawa junction, spreading up to Padangala town and East boundary ending up at the river Walawa (Map no. 2.4)



**Embilipitiya UDA Declared Area** Urban Development Authority  
April 2017

0 0.5 1 2 3 4 Kilometers Prepared by:  
Planning Sabaragamuwa Provincial Office

Source: Urban Development Authority Embilipitiya Development Plan (2019 - 2030)

Map 2.4 : Embilipitiya Urban Authority area



# Chapter 03



## Need of the development plan

## Chapter 03 Need of the development plan

The need for planning in the development planning process is identified based on a comprehensive study of the economic, social, environmental, physical aspects of the planning area, and from the existing problems and development potentials. Accordingly, four main issues endemic to this area have been identified that obstructed the development.

1. During the dry season in the year from the month of June to the month of November, there is insufficient water supply for agriculture work.
2. Inability of actively keeps growing large scale industries including Embilipitiya Industrial Park.
3. It has been failed to reach the desired objectives by the Embilipitiya Economic Center.
4. Due unfavorable activities on the environment, unauthorized building constructions which are carried out by the human being causes of ecological imbalance.

1. *During the dry season in the year from the month of June to the month of November, there is insufficient water supply for agriculture work.*

After the colonial era; with the construction of the Chandrika Wewa in 1957, the development of the Walawa River Basin was begun. In 1963 a large geographical area inclusive of the Embilipitiya city has been included under the Walawa special Administrative division in the Udawalawa development project (the second multi-purpose development project in Sri Lanka). Also, in 1986, from the Gam Udawa program a boost to the agricultural sector in the region was given. The Udawalawa reservoir is identified as the main source of water for the area's agricultural activities and the Chandrika Wewa that feeds by the Udawalawa south canal and Hulanda Oya also contributes.

Due inability maintains the enough water level of Udawalawa reservoir throughout the year, supplying the total water requirement uninterruptedly to Embilipitiya Zone agricultural purposes is impossible.

The ordinary water capacity of the Udawalawa reservoir is approximately 217,000-acre feet, will be reduced to 35,000-acre feet during the dry season from end of June to the beginning of the November. Due to this situation water cannot be released enough to the irrigation system during dry season, the main economic potential of agriculture of the region will be obstructed.

This has turned out to be an annual issue, and the total amount of agricultural lands cannot be cultivated during dry season. Therefore, annual harvest cannot be maintained at a stable level and farmers are affected badly as well. It is not easy to find solutions for this water scarcity and the main reasons for this problem are, lack of proper renovation of the existing tanks, irrigation systems and poor water management. (Annexure Flow chart note no. 5.1).

## 2. Inability of actively keeps growing large scale industries including Embilipitiya Industrial Park.

The industrial park established in the Higura area in Embilipitiya has begun in 2007. Although the total land area is 50 acres, under the first stage of the project the industrial park was active in only 25 acres out of which 4 acres of land was bare without any investors.

In this industrial park there are 4 factories functioning. In these factories manufacturing coir, rubber products, concrete poles, dehydrated coconut, pure coconut oil, and quartz powder. Although there is scope for setting up manufacturing facilities to produce through agricultural raw materials easily in this region, there has been no trend for such industries over the 10-year period from 2007 to 2017. This has been identified as an acute problem in the field of industry.

In addition to this industrial park, Embilipitiya paper mill and the Moraketiya Rice mill complex run long period back has not been in operation for several years to date, leads to the collapse of the regional industry. This paper mill had the capacity of producing 35 metric tons of pulp required to produce 50 metric tons of paper per day and was declared opened in 1977. In 2003, with 1500 workers, it halted production after 26 years of operation. (Vidanapathirana, 2017), (Perera, 2017).



Figure 3.1 : Embilipitiya Paper Factory

Source : <https://bit.ly/2EogDSR>, <https://bit.ly/2UzDM9v>

In addition to the paper mill, Moraketiya Rice mill which was inaugurated in 1970 has been built with the financial assistance of the Asian Development Bank. This had only been in operation for a short period of 10 years. The complex had been in the process of boiling, drying and storing paddy 24 hours per a day, and over 1000 employees had been involved in this industry. Shutting down of such large scale industrial activities in this manner had contributed to the decline in the industrial sector in Embilipitiya also was causing over 1000 people have lost their jobs. (The Great Paddy Store refused by the county, 2016) (Jayasekara, 2016).

Analyzing the causes to find the main reasons for decline of the industry revealed that, (Annexure Flow chart no 5.2) failure to use regionally produced raw materials, even regional raw materials are used it had been not introduced modern technology, and not been introduced the value-added products. This directly affected to the weakening of the regional economy, increase in the number of unemployed and the breakdown of the agricultural product market.

Chapter 03  
Need of the  
development plan



Figure 3.2 : Moraketiya Paddy Warehouse scheme  
Source : Local News, 2016

3. *It has been failed to reach the desired objectives by the Embilipitiya Economic Center.*

Embilipitiya city which is being developed in agricultural regions as a hub. People live in and around Embilipitiya to facilitate of selling their agricultural products. The Embilipitiya Spacial Economic Center was established in 2003. Prior to the establishment of the economic center, an extensive study was carried out and data were collected on the regional crop cultivations.

According to the study calculated data of harvest as follows, in the Higura Ara, Udagama, Tunkama and Higura area, 4212 metric tons of paddy harvest, 1650 metric tons of banana and 1560 metric tons of vegetables. Over 200 metric tons of Bananas produced from these areas per a month. Out of this Economic Center receives only 40% or 50%. 260 metric tons of vegetable produced per month. Out of this Economic Center receives a low rate of 23% or 26%. This situation has become a major problem in reaching to the desired targets at the inception of the Economic Center.

Since its inception in 2003, the Center had been functioning successfully for nearly 3 years, but since then for 11 years, it had not been functioning efficiently and it has been one of the main problems in the region's development. The Economic Center is comprised of 46 stalls, including the main building. Out of this 46 only about 12 shops are used for agricultural products and out of these, 5 shops had been closed.



Figure 3.3 : Embilipitiya Economic Centre  
Source : Embilipitiya Economic Centre

To find the causes of failure in achieving expected targets by the economic center, the root cause analysis was done. It was revealed that intermediary vendors buying regional agricultural products are the main cause of failure in achieving expected targets by the economic center. (Annexure flow chart no 5.3)

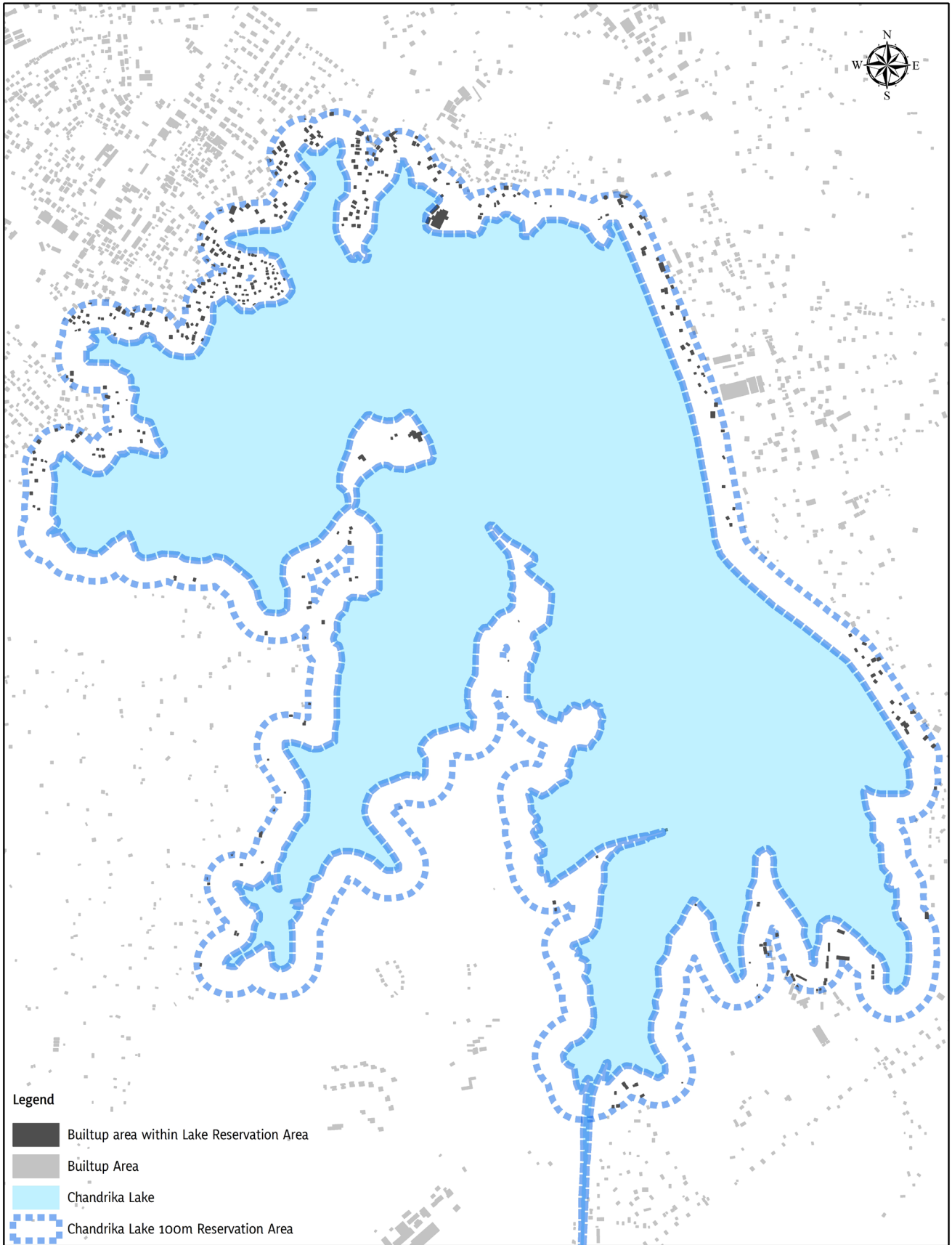
4. *Due unfavorable activities on the environment, unauthorized building constructions which are carried out by the human being causes of ecological imbalance.*

In addition to the three major problems identified above, several environmental damages occurring due to resource misuse in this area have been identified. Not giving due attention for a long period of time to the environmental damage by the human activities, causes ecological imbalance. Unauthorized mining in the water catchment sanctuary and sand mining in the surrounding of the Walawe river bank has been identified as major problems of the environmental damage.

90% of the City water requirement is full fill by the Chandrika Wewa, considered as the heart of the city. Due to unauthorized constructions being done in the water catchment area of the reservoir and discharging polluted water to the water catchment and the water source is a dangerous situation. According to the present situation, it is found that there are about 400 unauthorized constructions situated within the 100 meters radius of the Chandrika Wewa Reservation Area.



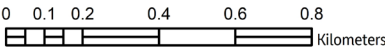
*Figure 3.4 : Chandrika Wewa surrounded by the unauthorized constructions*  
*Source : google map*



**Legend**

- Builtup area within Lake Reservation Area
- Builtup Area
- Chandrika Lake
- Chandrika Lake 100m Reservation Area

**Builtup Area of Chandrika Lake Reservation Area**



**Urban Development Authority**  
April 2017

Source: Urban Development Authority

Embilipitiya Development Plan (2019 - 2030)

Prepared by:  
Planning Division, Sabaragamuwa Provincial Office

*Map 3.1 : Built up areas of Chandrika Lake Resevaion Area*

Same as above explained situation, traveling two kilometers towards the Embilipitiya to Sooriya Wewa along on the Moraketiya road there is Canal and Canal reservation area right side of this road. Alongside this canal and reservation also can be seen the number of unauthorized linear constructions had been built.

From the frequently receiving public complaints it is also identified that the waste water collected from most of the city's commercial sites has been directed to the d 26 channel that flows from the center of the city and these wastes get collected in paddy fields which harms the Farmer community.

Over the past year (2016), the Geological Survey and Mines Bureau has issued over 100 licenses to excavate mineral resources in this zone. The use of these resources makes an economic gain possible, but the conditions that go beyond it have not considered environmental concerns associated with it. Particularly, it is possible to see large scale pits, due to land, sand mining, gravel mowing, digging. Thus, the main reason for the imbalance of the lands' stability is due to not covering these pits created after mining.

Lapses in controlling human activities during lengthy period, causes an environmental imbalance also creates barriers to the sustainable development as well.

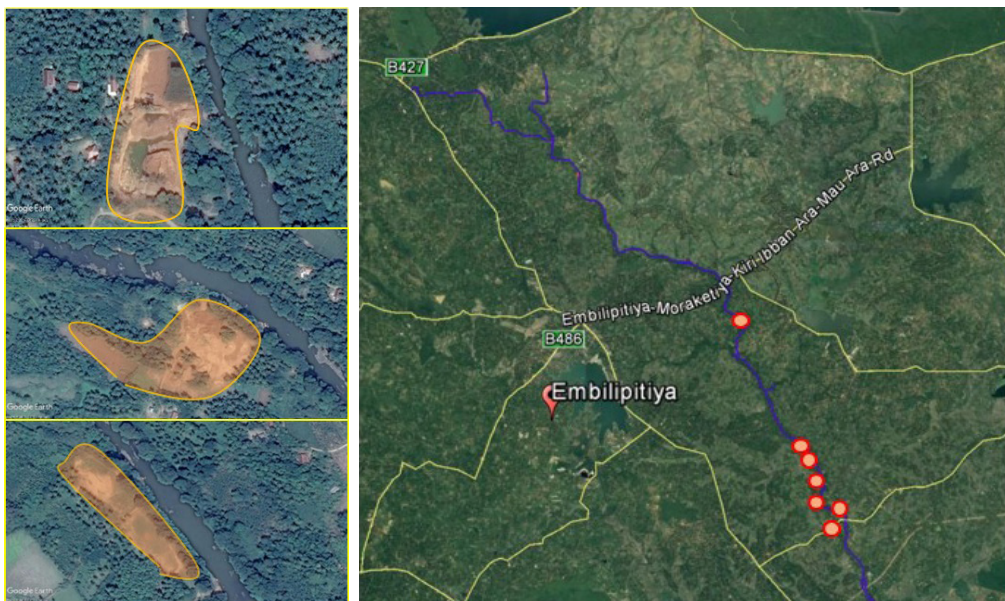


Figure 3.5 : Inland Sand mining on the land area of Walawe River

Source : google map

Chapter 03  
Need of the  
development plan



*Figure 3.6 : Mineral mining in the city*  
*Photography : U. G. D. Udeshika*



*Figure 3.7 : After mining minarets, cultivations of citrus*  
*Photography : U. G. D. Udeshika*

The above photographs show the excavations carried out in the Embilipitiya Declared area and refilling large amounts of pits using mud, soil and subsequently commencing citrus cultivation as the recovering measure. To minimize the environmental damage, cultivation of citrus can be considered as the best strategy. (Annexure flow chart No 5.4).

While identifying the needs to preparing the Embilipitiya Development Plan, it has been identified the existing development potentials and the issues that exist in the area as well. Especially in the Sabaragamuwa Province, the city of Embilipitiya, which has become a second-class city, is located adjacent to the Sabaragamuwa Provincial boundary and two other provincial boundaries, has been paved the way of development of the city towards a new path.

Embilipitiya is in a close relation with Southern Province, which is vital for a long-term development process, but it has been identified that Embilipitiya has still not gain its necessary results in this manner. During the Southern Development Program and the Greater Hambanthota Project was emerged new development opportunities for Embilipitiya.

Therefore, parallel to the Greater Hambanthota Project, including Embilipitiya city and a part of the Ratnapura district have been declared as Urban area and this town has been identified as an economic center of this Greater Hambantota Project.

The Southern Expressway, which connects Colombo and the South, will be extended from Matara to Mattala and the expressway will travel through Padalangala, of Embilipitiya. The closest interchange is "Watiya" which is only 14km away from the center of Embilipitiya. Accordingly, it is a development opportunity to reach Colombo and South with convenience for commercial and agricultural purposes using the Southern Expressway.

In addition, Mattala Airport is located 43 km away from Embilipitiya town, and Hambantota Port is located at 57 km from the Embilipitiya town. It is facilitating for distribution of agricultural products, obtaining raw materials for the region's industries as well as access for local and foreign tourists to Udawalawa.

Embilipitiya town has been established as an agricultural city, under the Udawalawa Multipurpose Scheme and the Gam Udawa Development Program. Small scale and medium scale tanks and canal network emerged from Udawalawa reservoir, provides water requirements of Walawa agriculture zone. This irrigation network is potential to produce agriculture related new products in the region.

Also, 15,000 acres of land have been proposed for the Southern Province development program and 1,500 acres land has been allocated for an industrial zone around the Embilipitiya town area. It is possible to establish new industries using agricultural raw materials and distribution and exporting products facilitate through the Hambantota Port and Mattala Airport. In addition, this industrial zone will create direct and indirect employment opportunities for the people in this area.

According to the locality of Embilipitiya town, it is observed that the people who lives in the suburbs of South and Uva provinces such as Sewanagala, Sooriyawewa, Middeniya, Angunakolapelessa, Katuwana, Debokka and Nonagama area are being provided easy access to Embilipitiya town for their agricultural, commercial and financial services. It has been also identified as an opportunity to develop Embilipitiya as a commercial and service center.

Embilipitiya town has been developed as an agricultural city and its existing major problems also relate to the agriculture. In this context, new development opportunities have been identified to uplift the living standard of the people in the region through streamlining the agriculture industry. It is expected to address the identified major issues, to create an attractive city with favorable living environment while strengthening its economy. Further, these studies were carried out according to the implementation of identified development opportunities sustainably to make the Embilipitiya City a developed city by the year 2030.



## Part II







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**The Gazette of the Democratic Socialist Republic of Sri Lanka**  
**EXTRAORDINARY**

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No. 2129/95 - FRIDAY, JUNE 28, 2019

(Published by Authority)

**PART I : SECTION (I) — GENERAL**  
**Government Notifications**

**NOTICE OF APPROVAL OF THE DEVELOPMENT PLAN FOR THE EMBILIPITIYA URBAN  
DEVELOPMENT AUTHORITY AREA COMPRISING OF EMBILIPITIYA URBAN COUNCIL AND  
EMBILIPITIYA PRADESHIYA SABHA AREAS**

NOTICE is hereby given to the General Public of the Democratic Socialist Republic of Sri Lanka under Section 8G of the Urban Development Authority Law, No. 41 of 1978 as amended from time to time that I, Patali Champika Ranawaka, the Minister in charge of the subject of Megapolis & Western Development, by virtue of the powers vested in me under Section 8F of the said law, had approved the development plan on the 28th day of June, 2019 for Embilipitiya Urban Development Area comprising of the Embilipitiya Urban Council and Embilipitiya Pradeshiya Sabha Areas prepared under Section 8A of the said Law.

PATALI CHAMPIKA RANAWAKA,  
Minister of Megapolis and Western Development.

28th June 2019.

**Approval of the Development Plan for the Embilipitiya Urban Development Authority Area comprising of  
Embilipitiya Urban Council and Embilipitiya Pradeshiya Sabha Areas**

Public are hereby informed that the Development Plan prepared under Section 8A of the Urban Development Authority (Amendment) Act, No. 4 of 1982, for the Embilipitiya Urban Development Authority Area comprising of Embilipitiya Urban Council and Embilipitiya Pradeshiya Sabha Areas have been approved on 28th June 2019, by Hon. Patali Champika Ranawaka, Minister of Megapolis and Western Development by virtue of powers vested on him under Section 8 “F” of the said Amendment Act.

DR. JAGATH MUNASINGHE,  
Chairman,  
Urban Development Authority.

28th June 2019.

07 - 4554/8

1A PG 4554—177 (06/2019)

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# Chapter 04



## Development Framework

Chapter 04  
Development  
Framework

VISION

## 4.1. VISION

“වලව නිම්නයේ කෘෂි Aráථික නිපැයුම් කේන්ද්‍රය”  
“Agro economic product navel of Walawa Valley”

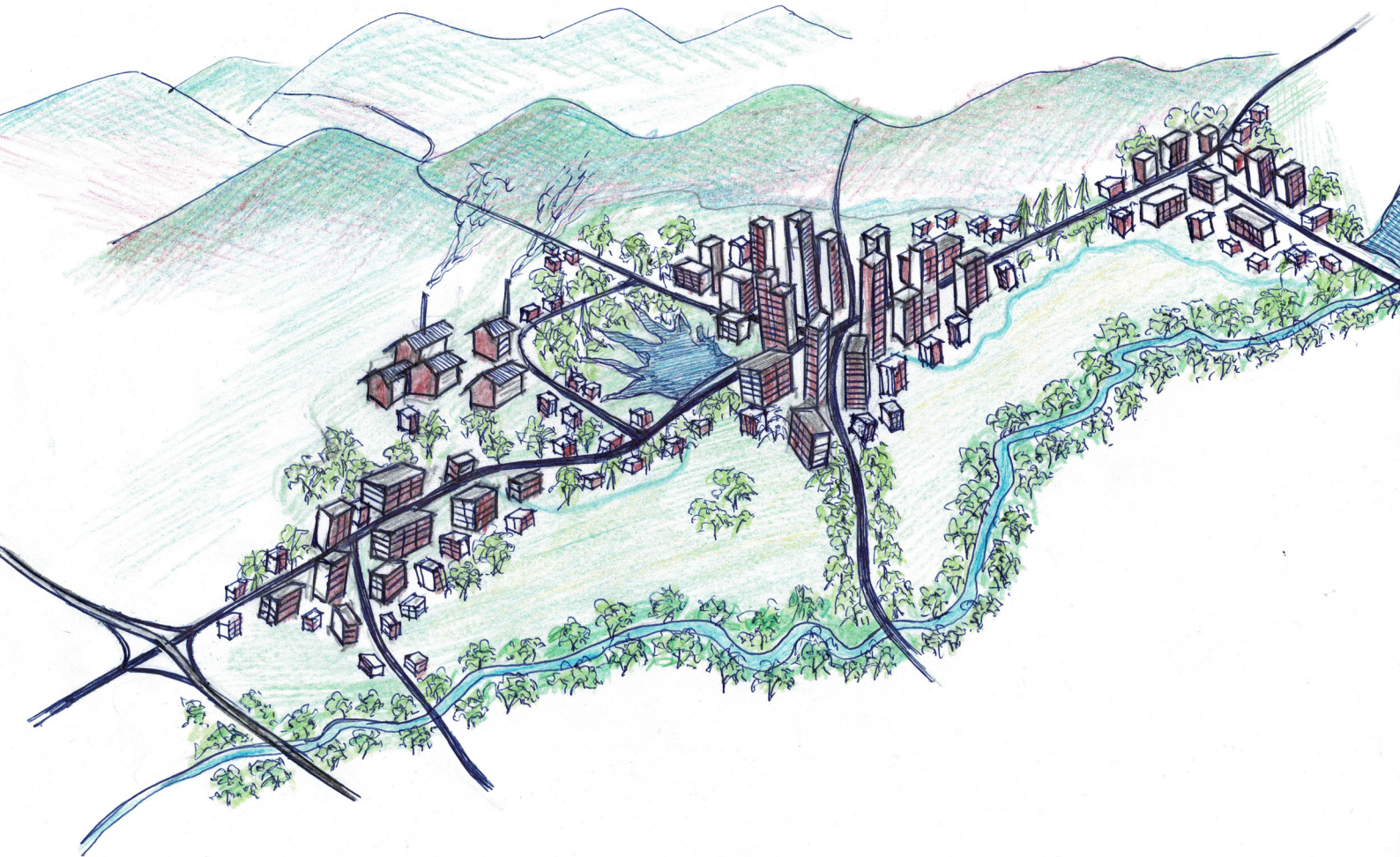


Figure 4.1 : Embilipitiya conceptual vision for the year 2030  
Source : Planning team-Sabaragamuwa Provincial Office, UDA2017

### 4.1.1. Vision Statement

The detailed statement of the Urban Development Vision states that "To create a developed and attractive city with a quality standard production center that highlights the agricultural identity of the town, through a sustainable agriculture and a value-added manufacturing process". The Walawe Valley highlights the agricultural identity of the city and describe the agriculture-based product economy through the "Agra economic product navel".

By adding the "Walawa Valley" to the urban development vision, it is expected to protect and maintain the city's agricultural identity and its associated irrigation system, tourist attractions, urban nature attraction and ecological resources. At the same time, by the year 2030, it is expected to achieve a developed city to increase the economic capacity of the city with introducing value added production hub for agricultural production.

## 4.2. Goals

Three main objectives have been built to reach the vision of the Embilipitiya Development Plan by 2030.

- Goal 01 To make Embilipitiya Town as the main commercial and agricultural service center in Ratnapura district by 2030.
- Goal 02 To strengthen the city economy by the agricultural products of the Walawe region to value added product manufacturing process by 2030.
- Goal 03 To create an attractive city for living and visiting by the year 2030 through environmentally friendly development.

Chapter 04  
Development  
Framework

Objectives

## 4.3. Objectives

Goal

01

To make the Embilipitiya City as the main commercial and agricultural service center in Ratnapura district by 2030.

Objectives

1. To increase the commercial land use of the existing city center area about 0.3% of UDA Declared area (hectares 46.8) to 1% (hectares 174) by 2030.
2. To convert Embilipitiya Special Economic Center to an operational center for collecting agricultural products.
3. To manage the existing developable land of hectares 8187.72, of land for potential development, according to a proper plan to meet the land demand by 2030.

Goal

02

To strengthen the town's economy by directing the agricultural products of the Walawe region to value added product manufacturing process by 2030.

Objectives

1. Providing facilities to increase regional agricultural production by 8% by utilizing 1825.8 hectares of agricultural land that are not cultivated due to lack of water. In addition, continuously supplying for water demand to the current utilization of 22,924.7 hectares of agricultural land.
2. Facilitate the use of modern technology and the use of organic fertilizer.
3. To establish an industrial zone in Higura and Kumbugoda Ara area and introduce a value added process for the establishment of industries using regional agricultural products as raw materials and to generate an additional 30,000 direct and indirect employment opportunities through a value added process to agricultural products..

Goal

03

To create an attractive city for living and visiting by the year 2030 through environmentally friendly development

Objectives

1. Development of the city while preserving the identity of Embilipitiya Town, to create a city with a pleasant environment for all by 2030.
2. To distribution physical and social infrastructure facilities in Embilipitiya along with Udawalawa, Tunkama and Padalangala required to meet the residential requirement for an expected population of 125,045 by 2030.
3. To make the area an attractive place by reducing the congestion to make it easier for the expected 117000 commuting population to reach their service requirements every day from the city center.
4. Providing residential and other facilities for local and foreign tourists in the Udawalawa Tourist Zone to increase of the annual tourist arrival rate by 25% by the year 2030.



# Chapter 05



## Summary of SWOT Analysis

## 5.1. Summary of SWOT Analysis

Goal **O1** *To make Embilipitiya City as the main commercial and agricultural service center in Ratnapura district by 2030*

### S

- According to the physical plan of the Sabaragamuwa Provincial Council prepared by the National Physical Planning Department (2030) Embilipitiya has been identified as a Second-Class ranked city.
- Embilipitiya has been identified as an economic center by the Greater Hambantota Development Plan.
- Special Economic Center established in Embilipitiya targeting regional agricultural products.
- Establishment of public fairs covering Embilipitiya, Udawalawe, Tunkama and Kuttigala
- The total financial network of Embilipitiya is a network of 17 state and private banks and 25 financial institutions.
- Currently established service center networks are present for selling Seeds, fertilizers, agrochemicals, agricultural vehicles and machinery as well as service networks for selling cars and spare parts, and city market for the sale of agricultural products and foodstuffs in the city are present.
- Sri Lanka Mahaweli Authority possesses nearly 70% of the entire urban area.



### W

- Embilipitiya economic center has remained poor in its performances due to par below accumulation of the anticipated agricultural products.
- Traffic congestion in the city center and by-roads not being developed.
- Embilipitiya is located at the southern end of the Ratnapura District.



# O

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- 1500 acres from Embilipitiya has been reserved for an industrial zone of 15,000 acres which was proposed to be implemented under the Southern Development Project..
- The Hambantota harbor is 57 km away from the center of Embilipitiya and the Mattala airport is also located 44 km away. It's an opportunity to meet the needs of both passenger and freight transportation.
- According to the project to extend the existing Southern Expressway from Matara to Mattala, the nearby interchange (Watiya interchange) is only 14km away from the center of Embilipitiya town.
- There are seven main tourist zones in Sabaragamuwa Province, which have been specially trapped in tourism. These include the Embilipitiya town that comes under the Udawalawa tourist zone.
- Ratnapura city which is the main commercial city of Ratnapura District receives annual flood threats.



# T

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- Agricultural product collection centers spread around the city.
- The Old Ratnapura town, which is the commercial hub of Ratnapura town the main city of the Ratnapura district gets annual flood threats, but the commercial affairs remain uninterrupted.



Goal **O2** *To strengthen the city economy by the agricultural products of the Walawe region to value added product manufacturing process by 2030*

## S

- Action is being taken to develop Embilipitiya and Angunukolapeessa towns as urban centers to provide services to the farms established in the Walawe Special zone under the accelerated Mahaweli Development Program which was started to develop the agriculture and power generation in the country.
- Presence of a favorable climate and fertile soil constituents for cultivation
- The crops currently being cultivated in this region can be used for the value-added process.
- The irrigation system built covering the entire agricultural area.
- This town is located 60-100m above sea level in the Walawe river basin mostly consist with plain lands.
- An industrial zone had been established in the Urban Authority area with the capacity of establishment of agricultural based product manufacturing industries..
- 35% urban land use in the city are used for land and muddy cultivation
- Udawalawa Hydro Power plant and Hingura Thermal Power plant which contribute to the generation of power are located close to Embilipitiya town.
- The Sabaragamuwa Regional physical plan (Sabaragamuwa Structure Plan) which was prepared by the National Physical Planning Department for 2030 identified Embilipitiya as an Agricultural area.



## W

- Due to the climatic changes within a year, the farmers tend to change the type of crops cultivated. Therefore, there will be no supply of agricultural products required to meet the target.
- Abandoning of cultivation in urban agricultural lands and changing urban lands use..
- There is a need of maintenance 90.6% of the road network covered agricultural land.
- Embilipitiya Industrial Zone is functioning under Ministry of industries. It has been observed that there was not commendable industrial establishment in the first stage and the second stage has not commenced yet.
- It had been started as large-scale industries, that Embilipitiya paper mill and Moraketiya rice mill complex had been bankrupted and closed.



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- 1500 acres from Embilipitiya has been reserved for an industrial zone of 15,000 acres which was proposed to be implemented under the Southern Development program.
- The Hambantota Port is 57km away from the center of Embilipitiya and the Mattala Airport is located about 44km away. This is an opportunity to meet the needs of both people and freight transport.
- Establishment of an interchange in Watiya for the Southern expressway which is only 14 km away from Embilipitiya town with the extension of the Southern Expressway from Matara to Mattala.



# T

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- Outsourcing most of the overall production due to the intervention of mediating vendors.
- It is vulnerable to severe drought, in dry climatic condition.



Goal **03** *To create an attractive city for living and visiting by the year 2030 through environmentally friendly development.*

## S

- Embilipitiya town is located on the boundary of the Walawe River. Canals network spreads the area for distributing water from the Udawalawa water reservoir to Chandrika Wewa, and other small tanks. This water network creates an aesthetically friendly and comfortable environment.
- Embilipitiya town is located 60-100m above sea level on the bank of the Walawe river and most parts of the town has plains features..
- Tourism Development Area plan which was prepared for the year 2030 by the National Physical Planning Department, Embilipitiya has been named as an eco-tourism destination.
- To provide services for locals and foreign tourists, there is high trend in establishing hotels and lodges in Udawalawe and Embilipitiya.
- Compared to other areas of the Ratnapura District, Embilipitiya is least prone to natural disasters.
- Eco friendly projects have identified under Model of Green village proposed by Embilipitiya Urban Council for 2020



## W

- Temperature intensification during dry weather season from June to November due to drying up water bodies.
- Land ownership had not been sorted out.
- Unauthorized constructions have been carried out in the reserves of Tanks and Canals.
- Linear development on either side of the Main roads.



# O

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- Mattala Airport is 44km away from the center of Embilipitiya town is an opportunity to meet the needs of people's travelling.
- Establishment of an interchange in Watiya for the Southern expressway proximity from Embilipitiya town with the extension of Colombo Matara Southern Expressway from Matara to Mattala..
- Sabaragamuwa province is a special tourism destination. Sabaragamuwa Ministry of Tourism had declared, seven main tourist zones, Udawalawa tourism zone one of them belongs to Embilipitiya.
- Development of 15,000 acres of land for an industrial zone containing 1,500 acres of land around Embilipitiya is proposed to establish industries and generate direct and indirect job opportunities.



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- It is vulnerable to severe drought, in dry climatic condition.



Chapter 05  
SWOT Analysis

Detailed SWOT Analysis

## 5.2. Detailed SWOT Analysis

### Goal 01

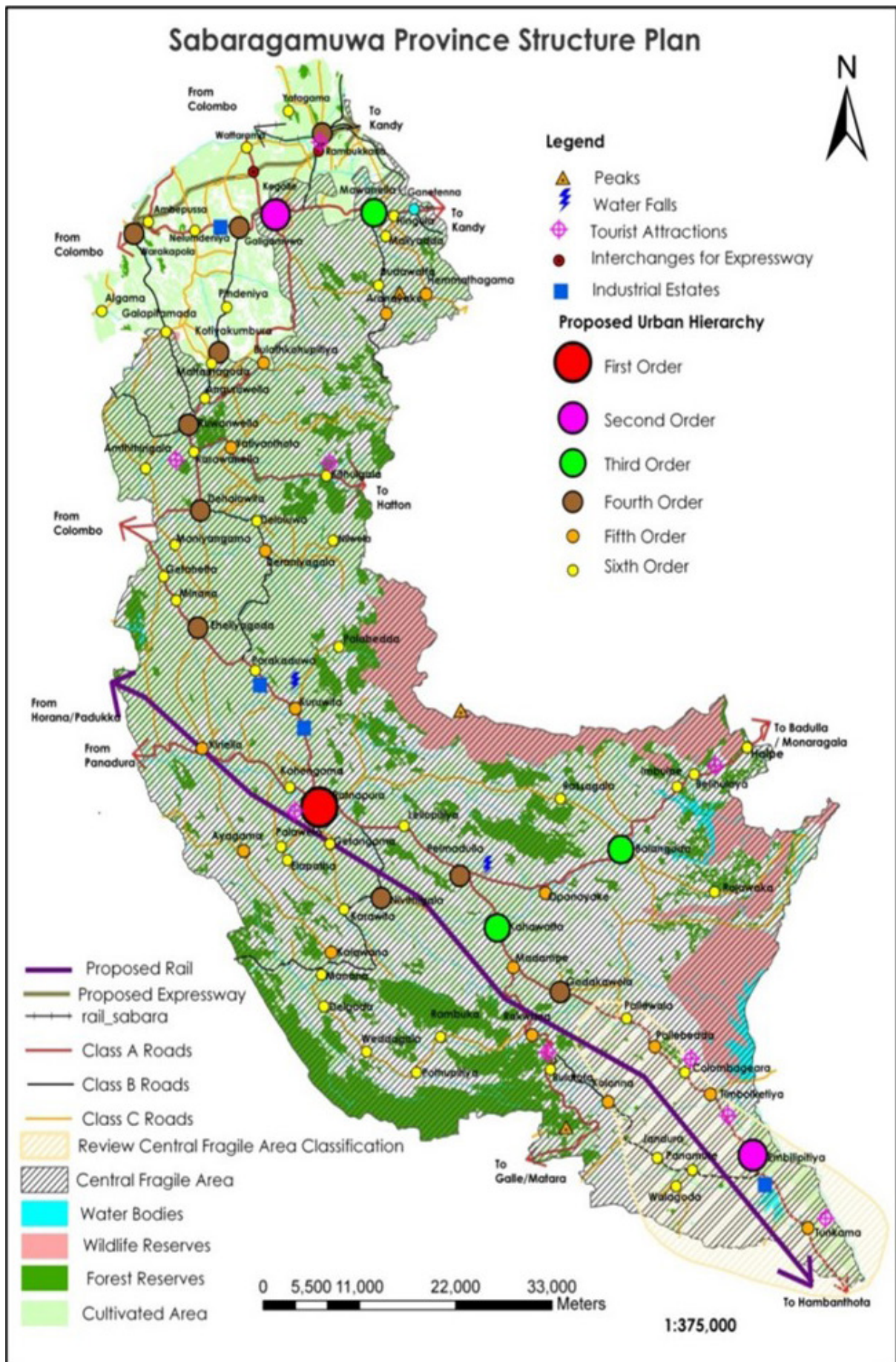
*To make Embilipitiya City as the main commercial and agricultural service center in Ratnapura district by 2030.*



### Strengths | Goal 01

1. *Sabaragamuwa Provincial Physical Plan (2030) prepared by the National Physical Planning Department identified Embilipitiya as a Second Ranked City.*

According to the ranks of the towns in Sabaragamuwa Province introduced by SPP plan 2030, except from the First order Rathnapura town, Embilipitiya Town having a rank like the Kegalle Town is a significant strength feature in respect of achieving first objective under the development plan.



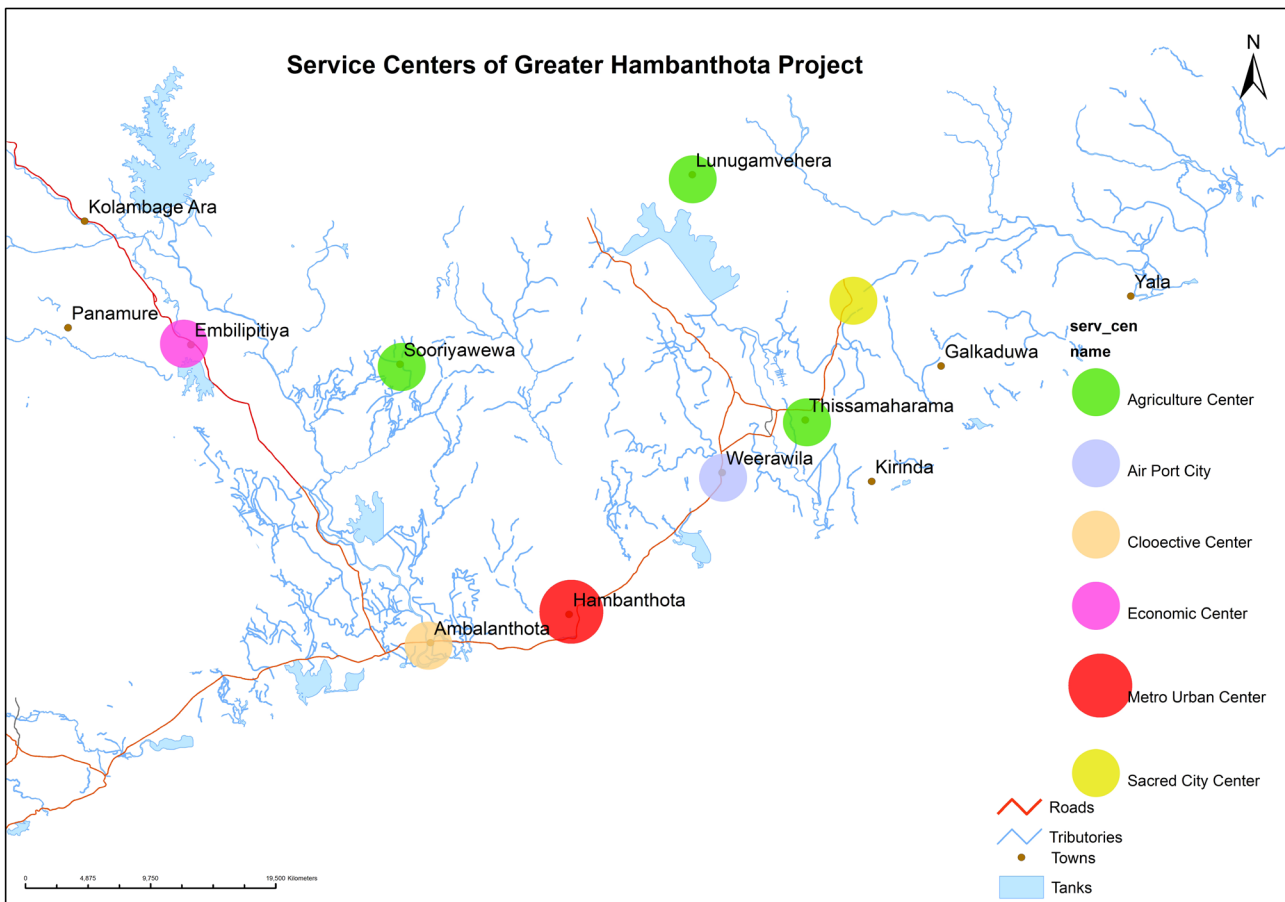
Map 5.1 : Sabaragamuwa Province Structure Plan

**Chapter 05**  
**SWOT Analysis**

Detailed SWOT Analysis

2. *Embilipitiya has been identified as an economic hub of the greater Hambantota development plan.*

Under the Greater Hambantota development plan six major service centers have been identified (Map No.5.2) and the Embilipitiya town and its economic center are included in it. Accordingly, due to Embilipitiya being named as an economic center in such a great regional level development plan, it is evident that the development of the economy and the commercial sector can be achieved along with the development of the city.



*Map 5.2 : proposed service centers of greater Hambantota project*  
 Source : National Physical Planning Department

3. *Agricultural products based Economic Center established in the Embilipitiya New Town along the Middeniya Main Road.*

The Economic Center, which was started in the year 2003 consists of 45 stalls, a Canteen and an open building of 1500 square meters. At present these stalls have been used to sell agricultural products and for other commercial requirements. Although there are agricultural product sales markets, wholesale stores and public markets near Embilipitiya, the Embilipitiya special Economic center is the main economic center in the region. Thus, this economic center can be utilized for further development activities of the city under a proper management process.



Figure 5.1 : Embilipitiya Special Economic Center  
Source: : Google earth map, Embilipitiya Special Economic Center

4. *Public fairs which covered Embilipitiya, Udawalawe, Thunkama and Kuttigala*

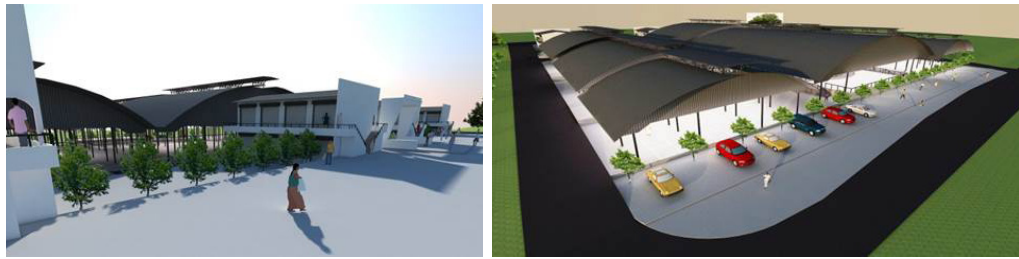
The public fairs in Embilipitiya, Udawalawa, Thunkama and Kuttigala are used for wholesale and retail trade of agricultural products. The main public fair is located facing the Middeniya main road of the Embilipitiya new town. The land consists of 2 acres and 35 perches. It contains 4 buildings, including 16 permanent shops and the public market. There is a vast number of traders in the public market from 950 to 1000, and since the building contains a platform, it can be used for public purposes as well on days public fair is not there.



Figure 5.2 : The side view of public fair in Embilipitiya

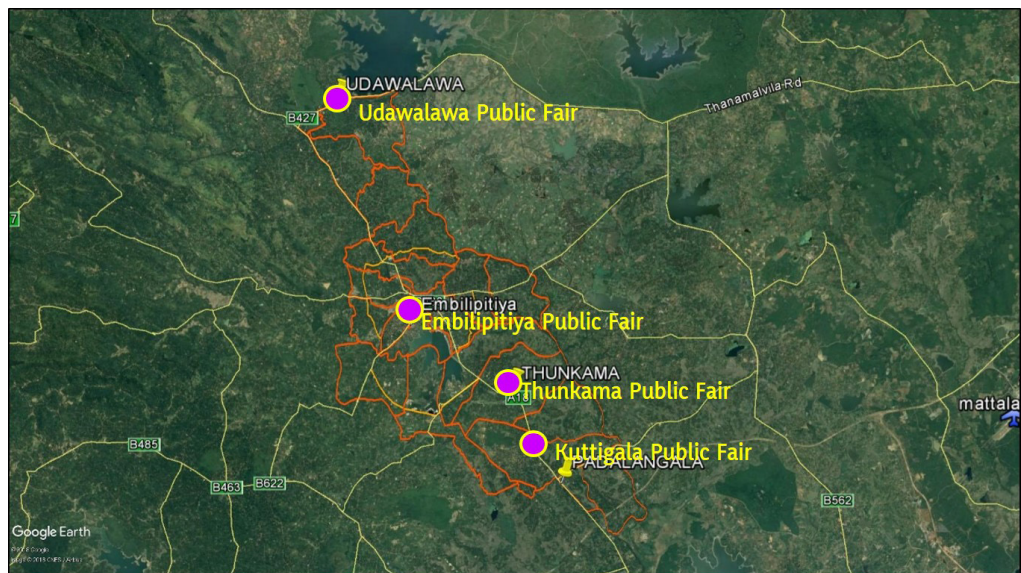
Chapter 05  
SWOT Analysis

Detailed SWOT Analysis



**Figure 5.3 :** Public fair in Embilipitiya  
**Source :** Sabaragamuwa Provincial Office, UDA

This development project has been implemented by the Urban Development Authority and the public fairs are being operated under the management of the Embilipitiya Urban Council. In addition, the fairs in the Udawalawe, Thunkma and Kuttigala towns and the Moraketiya Banana fair are also used for the marketing of agricultural products. Accordingly, these sites have been identified as resources for the purchasing and trading of agricultural raw materials for the economic development of the city



**Figure 5.4 :** Public fair in Embilipitiya  
**Source :** Google earth map

5. The entire financial network of 17 state and private banks and 25 financial institutions operating in Embilipitiya.

Apart from two or three financial institutions all other financial institutions are found on either side of the Nonagama main road and the Middeniya main road, which makes it easy to obtain their services. Embilipitiya is the only city containing 42 established institutions in the banking and finance sectors in the Walawa region. Therefore, people from surrounding towns and villages come to Embilipitiya to meet their financial needs. Accordingly, already made specialty progress in trade and finance of Embilipitiya town is recognized as a special strength in respect of future development activities of the town (Annexure table no. 2. 9).

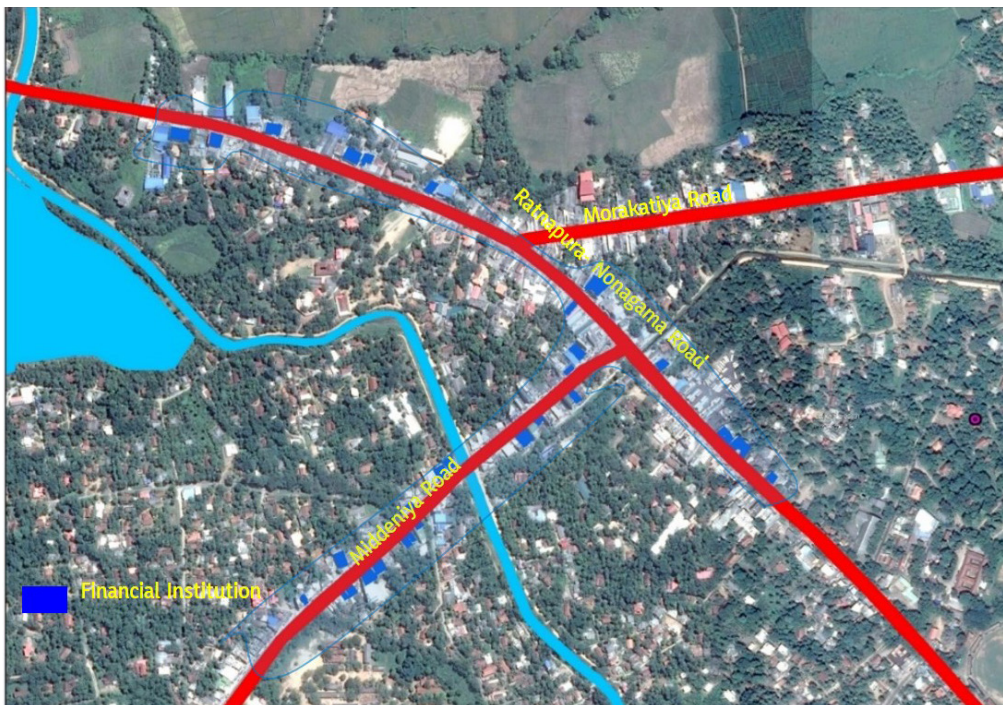


Figure 5.5 : Spreads of financial institution in Embilipitiya town

#### 6. Agriculture based all kind of Production, equipments and other commercial products based existing city market

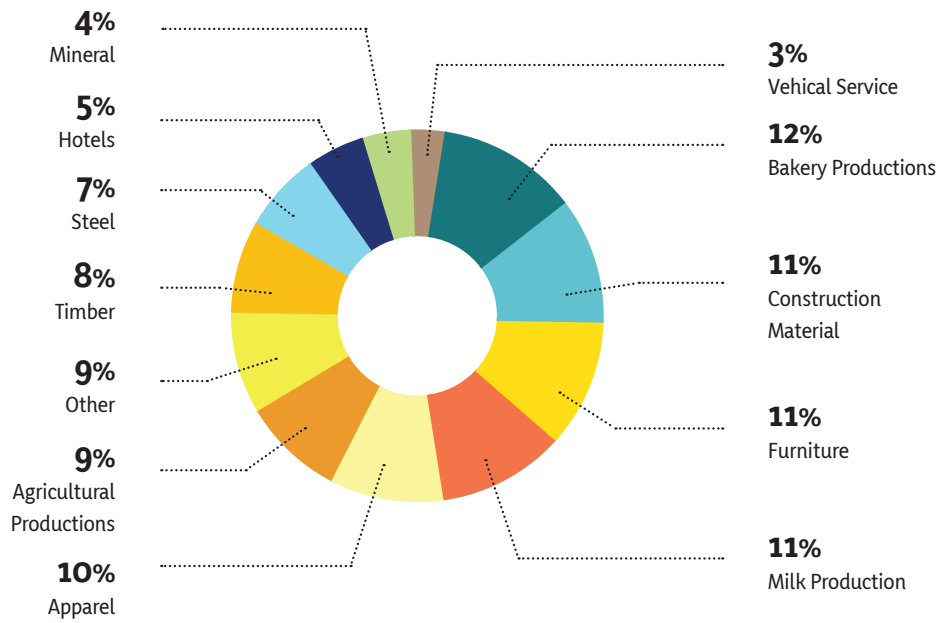
In the city that Market has been established to capable of supplying of agricultural seeds, fertilizers and Agrochemicals, agricultural vehicles, and machinery, as well as vehicles, motor spare parts sales service center network and centers for sales of foods and restaurants. (Figure no 5.6)

All these services are available in New town, Pallegama and Yodagama areas belonging to the town center, allowing the clients to carry out their work easily. Established as the main urban center in the Walawa region, this town receives from 30,000 to 60,000 people to acquire various services daily. Arrival for agricultural services from Godakawela, Pallededa, Sankapala, Udawalawe, Kolonna, Kella, Sevanagala, Middeniya, Sooriyawewa and Ridiyagama has been identified.

Especially from Kolonna, Sevanagala, Middeniya, Sooriyawewa and Ridiyagama, people come to Embilipitiya town for agricultural services due to the convenience of access to all requirements. For example, for a person who comes to the Embilipitiya Economic Center to sell agricultural crops, many financial companies are established in the city for their financial purposes and can purchase seeds, fertilizer and other chemicals as per the desire of them in the city itself. The ability to buy machineries for agricultural services, motor vehicles, and spare parts to purchase agricultural products and food items, to buy essential daily items, to provide administrative, health, educational and financial necessities have been identified as the strength of the city to transform the city into a commercial center.

**Chapter 05**  
**SWOT Analysis**

Detailed SWOT Analysis



*Figure 5.6 : The commercial uses of the city in 2016*  
*Source : Resource Profile, Embilipitiya divisional secretariat, 2016*

**7. The Mahaweli Authority owns around 70% land of the entire declared area**

The Mahaweli Authority owns around 70% of the entire urban area and out of 70% of the land 47% is used by agriculture, 51% by residential, commercial 0.3% and other 1.79%. Accordingly, ownership of lands by one institute will make land acquisition for future development activities much easier. It also allows easy lands acquiring for new investors. This has been identified as an existing strength to facilitate development activities.



1. *Though the Embilipitiya Special Economic Center is a strength to the town, it has been identified that, its performances are in a weak state at present due to the expected agricultural products has not been collected.*

According to the initial studies of the Higura Ara, Udagama, Thunkama and Higura areas, the expected harvest from a single cultivated season was, 3372 metric tons of paddy, 1290 metric tons of banana and 1560 metric tons of vegetables. However, the harvest received per month from these areas is 200 metric tons of banana. Out of this, the economic center receives a low percentage of between 40% and 50%. Vegetable production is about 260 metric tons per month and the economic center receives a low rate of 23% to 26%.

<i>Crop</i>	<i>Amount (Metric tons)</i>
Banana	80-100
Vegetables	60-70
Fruits	10-15

*Table 5.1 : Monthly collection of the products in the Economic center*

*Source : Economic Center Embilipitiya, 2016*

Accordingly, the Economic Center is currently at a level where the expected results cannot be met. Also, out of 46 stalls in this economic center only 14 stalls are used for the sale of agricultural products while 5 stalls are not in use and the rest of the stalls are being used for other purposes. This has been identified as an existing weakness.

2. *The traffic congestion in the city center and the by-roads are being under developed has been identified as a problem that could impede future development of the city.*

When considering the traffic congestion during weekdays in Embilipitiya, the traffic congestion on Nonagama road is quite high relative to the other main roads. (Figure no5. 7)

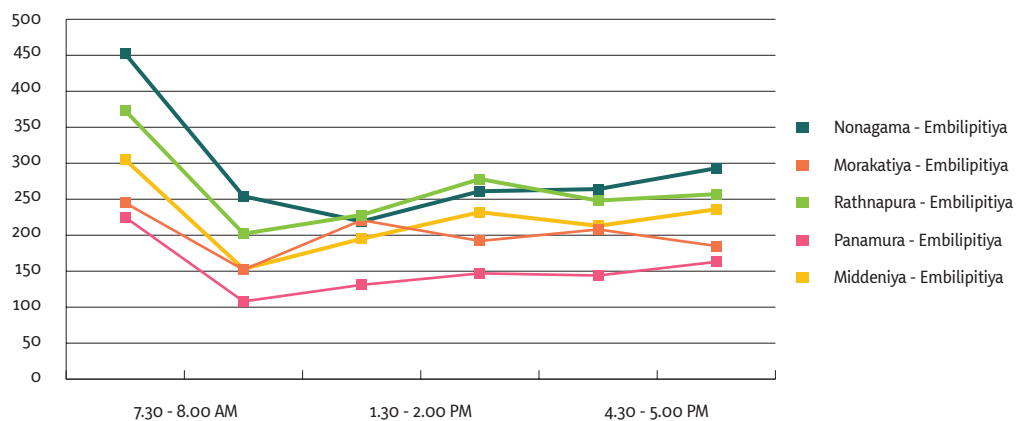
Considering the time of the day, the increase of vehicles entering the city can be seen in the morning. The lack of space and facilities for public transportation in the city also contributes to the problem.

**Chapter 05**  
**SWOT Analysis**

Detailed SWOT Analysis

Especially there is not enough space to operate buses and to stop, long distance buses in the Embilipitiya main bus stand. In addition to the traffic congestion, most of the roads in the city are in the maintenance condition and around 90% of roads in rural and agricultural areas are maintenance condition.

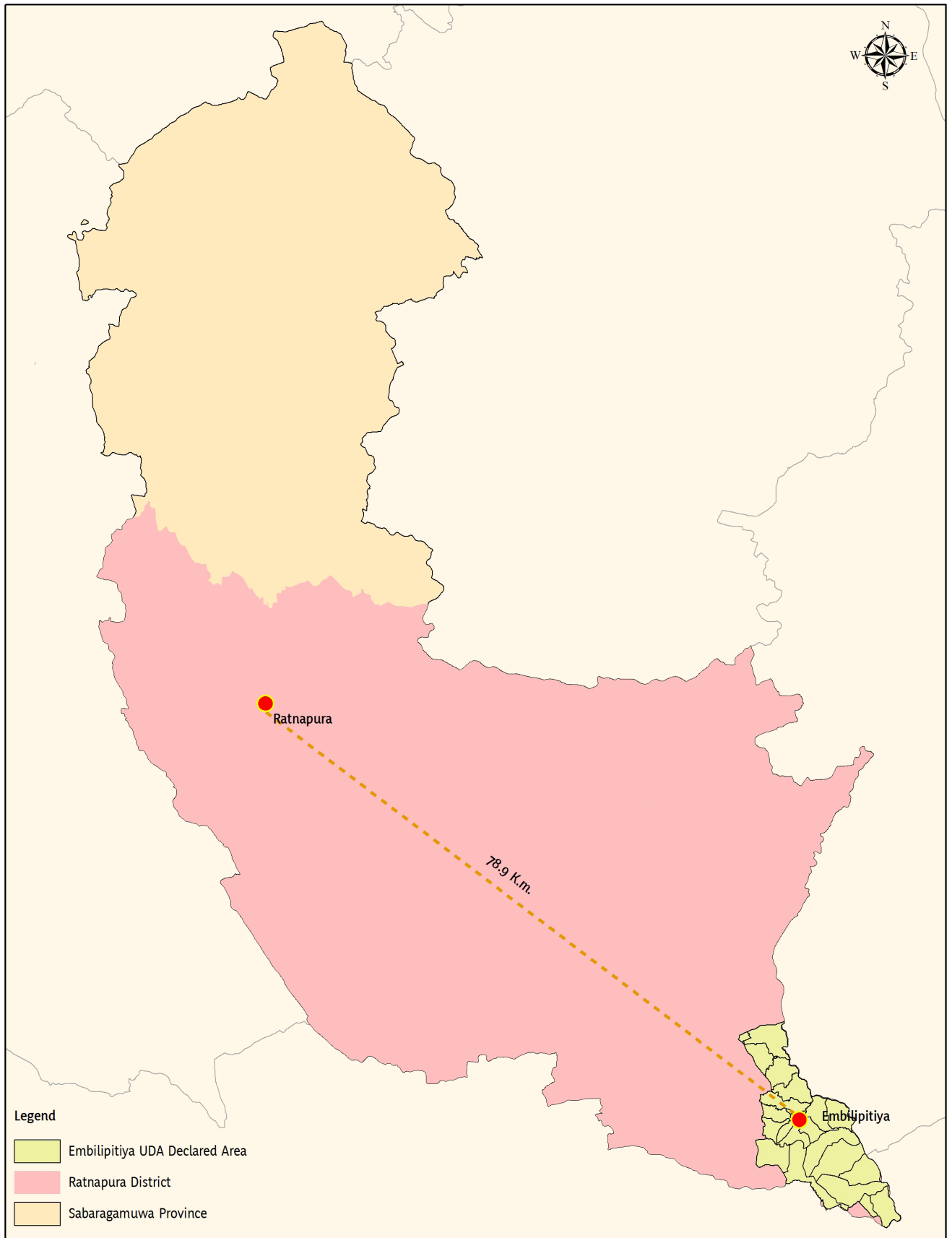
**Traffic survey - Embilipitiya Town 2017**



*Figure 5.7 : The commercial uses of the city in 2016*  
 Source : Sabaragamuwa province office, Urban Development Authority

**3. Embilipitiya is located at the southern end of the Ratnapura District.**

The location of the Embilipitiya town of the Ratnapura District, which is now the commercial capital of Ratnapura, is 78.9 kilometers away near the Southern border. This has been identified as a weakness in becoming a major commercial center in the Ratnapura District (map no 5.3).



**Location of Ratnapura and Embilipitiya Towns** 0 2.5 5 10 15 20 Kilometers

Urban Development Authority  
April 2017

Source: Urban Development Authority      Embilipitiya Development Plan(2019 - 2030)      Prepared by:  
Planning Division Sabaragamuwa Provincial Office

Map 5.3 : Location of Rathnapuraya and Embilipitiya.

## Chapter 05 SWOT Analysis



### Opportunities | Goal 01

#### Detailed SWOT Analysis

#### 1. *1500 acres lands in Embilipitiya has identified for Industrial Zone*

1500 acres of Hingura and Kumbugoda Ara areas in the Embilipitiya town have been identified for an industrial zone and this industrial zone is part of the proposed project of 15,000 acres to be developed under the Southern Development Program. (Appendix map no.1.11). This project proposes to create 2400 industries and 400,000 direct and indirect employment opportunities and out of this, 2400 industries, 200 industries to be established in Embilipitiya region to create 30,000 direct and indirect employment opportunities in the Embilipitiya region.

Accordingly, in this industrial zone by introducing industries producing value added products it will be possible to create zonal indigenous agricultural crop-based quality products. Also, some of these products can be supplied to the city markets to create a unique opportunity to be established as an agricultural and commercial center.

With the creation of new employment opportunities, for migrant workers to provide the necessary services, there will be opportunities such as the emergence of agglomeration centers and residential zones, the associated infrastructure development and development of the regional market by the usage of industrial based products will arise from the establishment of the industrial zone.

#### 2. *It is easy to full fill commercial activities with the short distance to Mattala Airport & Hambanthota harbor*

In developing the Embilipitiya town as the main commercial service center in Ratnapura District, the fact that the Hambanthota harbor is just 57km away from the Embilipitiya town, and the Mattala airport being just 44km away is important for the transportation of goods necessary for commercial activities, for reducing the transportation cost in export and import, and for attract in new investors. (Annexure figure no.3.2)

3. *Easy transport access with the ongoing southern expansion of commercial activities*

The Southern Expressway from Colombo to Matara will be extended to Mattala and the expressway runs close to Embilipitiya and the closest interchange "Watiya" is located about 14 km from the center of Embilipitiya town. This makes it easier to access the Commercial and financial sector services. This will also enable easy access to the investors, to get hold of joint ventures with major commercial cities in Colombo and to transport goods from Mattala. Thus, this Southern expressway is identified as an opportunity for commercial development in Embilipitiya (Annexure figure no. 3.2)

4. *Udawalawa Tourism Zone that can supported to increase urban economy*

Embilipitiya is a part of the Udawalawa tourism zone, which is one of the 7 tourism zones (Annexure map no.1.11) in the Sabaragamuwa Province as identified by the Provincial Tourism Ministry. The tourist attractions such as "Udawalawa Ath Athuru Sewana", "Sankapala Rajamaha Viharaya", "Udawalawa reservoir", "Chandrikawewa", "Maduwanwela walauwa", "Liyanangasthota dam" and "Panamura Athgala" are in this zone and are economically beneficial to the city.

Local and foreign tourists who visit the Udawalawe Tourist Zone, are coming to Embilipitiya Town to find their all needs including food, lodging. The existing tourist attractions have been identified as a special opportunity to streamline of those services and developments in a commercial way (Annexure map no. 1.16).

5. *Ratnapura town which is the main town of the Ratnapura District being annually subjected to disaster situations.*

Ratnapura commercial city has been identified as a city with annual flood threats, and disaster-free commercial land use in this city has been identified to be less and this is an opportunity to develop Embilipitiya, which is least subjected to natural disasters, into one of the leading commercial hubs in the district. (Annexure Figure no3. 3).

Chapter 05  
SWOT Analysis



Threats | Goal 01

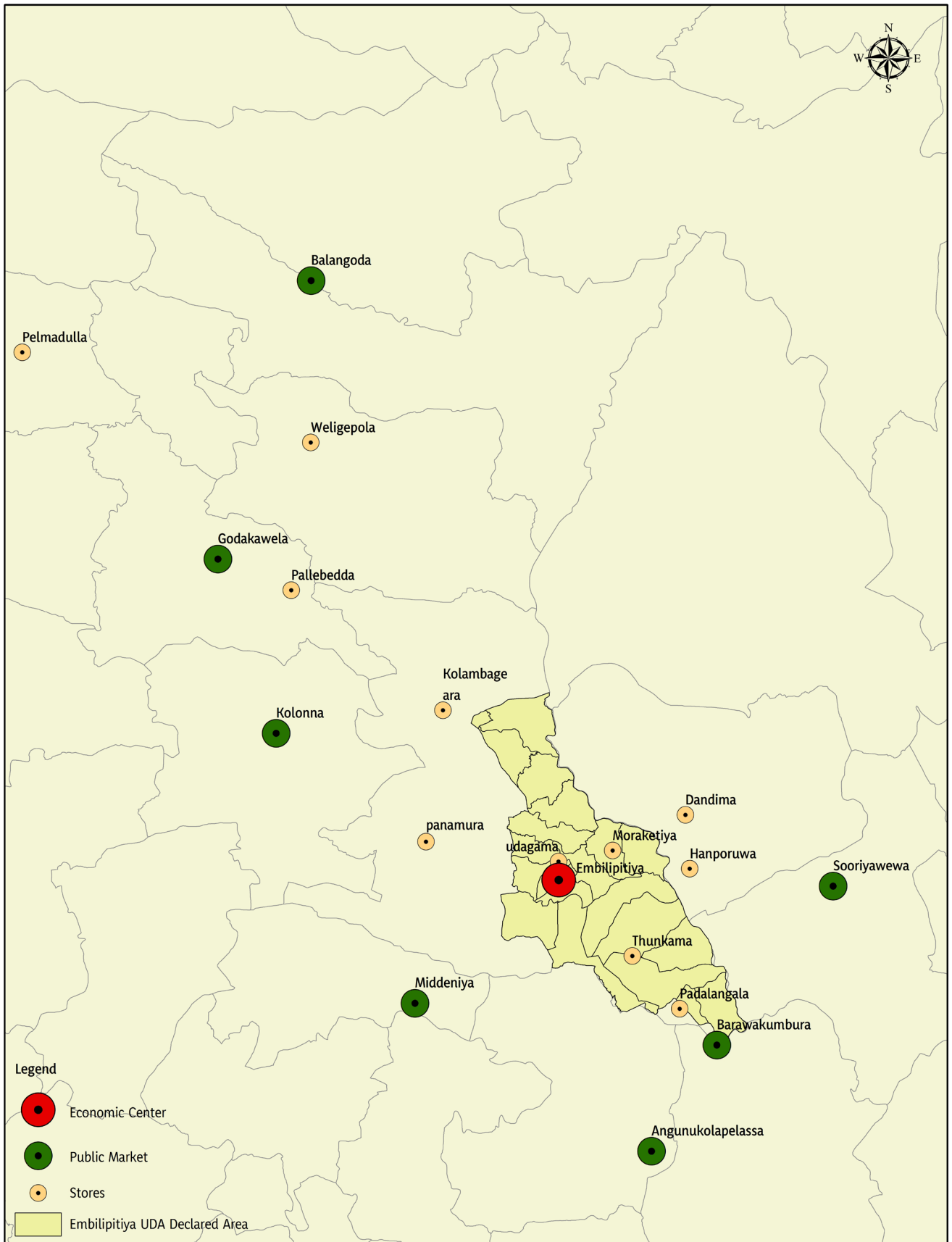
Detailed SWOT Analysis

1. *Agricultural product collection centers spread around the city*

Outside of the declared area, seven Public Market centers and seven whole sale warehouses have been identified in the vicinity. Due to this, limiting the flow of Walawe regional agricultural products into Embilipitiya town has been identified as a weakness to establish Embilipitiya town as an Agricultural and commercial center (Map No. 5.4).

2. *Even though the old city of Ratnapura which is the main commercial hub in the Ratnapura District gets annually flooded, the commercial activities of the town remain uninterrupted.*

A Rathnapuraya old town situated in the main Ratnapura city in Rathnapura District, has been established as the main commercial hub which is under annual flood threat. Although the commercial network collapses during that flooded period, it has been identified that the commercial practices of the city have not been changed to date. This situation has been identified as a threat to develop Embilipitiya as the main commercial and Agricultural services center in Ratnapura District. (Annexure map no.1.14).



**Agricultural Production Collection Centers in Embilipitiya and Nearby Areas** 0 1.5 3 6 9 12 Kilometers

Urban Development Authority  
May 2017

Source: Urban Development Authority      Embilipitiya Development Plan (2019 - 2030)      Prepared by: Planning Division, Sabaragamuwa Provincial Office

Map 5.4 : Embilipitiya Agricultural product collection centers.

Chapter 05  
SWOT Analysis

Detailed SWOT Analysis

Goal 02

To strengthen the city economy by the agricultural products of the Walawe region to value added product manufacturing process by 2030.



Strengths | Goal 02

1. Embilipitiya named as a Mahaweli development center for future development

Steps have been taken to develop Embilipitiya and Angunukolapelessa towns as urban centers to provide services to the farmers colonies nourished by the Udawalawa reservoir which was built based on the Walawe River (called Walawa special zone) under the accelerated Mahaweli Development Program to develop the country's agriculture and energy production.

Out of these two cities, Embilipitiya is moving towards a rapid development as an agricultural area as of the recent past. Enough lands are provided to the farmers for dwelling and cultivating under the Mahaweli Development Project. More than 50% of the agricultural lands in the Embilipitiya UDA Declared Area are owned by the Mahaweli Authority.

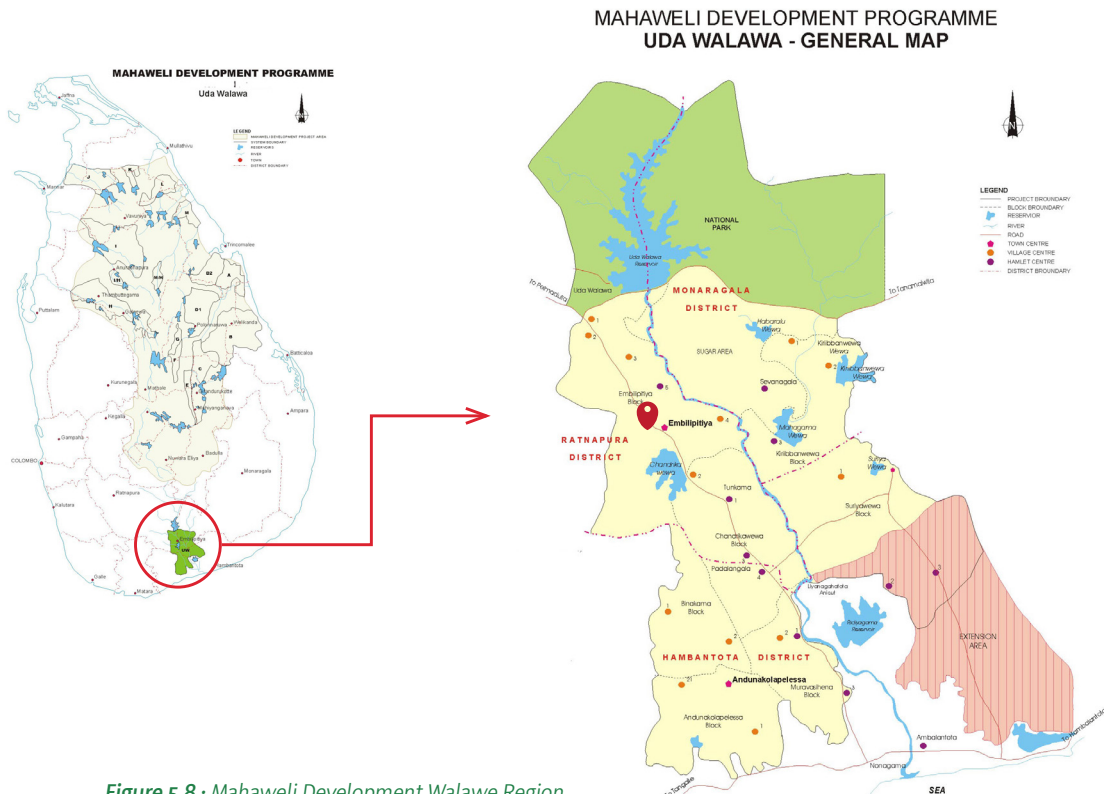


Figure 5.8 : Mahaweli Development Walawe Region  
Source : <http://mahaweli.gov.lk/en/maps.html>

Under the Udawalawa Multipurpose Scheme, colonization and agricultural area development were carried out between 1961 and 1981 and it has been functioning under the "River Valley Development Board". The people who came from other areas of the Sabaragamuwa Province and those from the Southern Province were resettled and given lands for agricultural purposes. In 1979, the area was designated as the Walawa Special Zone and in 1982, the Mahaweli Authority took over the administration of the Walawe region (Embilipitiya leaflet). Accordingly, it is now possible to move towards an accelerated development, prioritizing agriculture as a special area of the Mahaweli and this has been identified as an enormous strength to reach an agriculture base economic development.

## 2. *Contains of fertilize soil suit for cultivation*

Embilipitiya town, with a distinct intermediate and dry zone climate, contains soil types suitable for cultivation. This has been identified as a strength to focus on local and foreign marketable crops and to increase production of agricultural products.

There are five varieties of soil that are favorable for crop cultivation in this region

- Red yellow podosolic soils
- Reddish brown earths
- Immature brown loam
- Alluvial soil
- Low humid clay soils

The soil in this region is suitable for paddy, vegetable (pumpkin, ladies, fingers, long beans, bitter gourd, brinjal, and ridge gourd), fruit (banana, mango, types of mandarins, dragon fruit, and pomegranate), peanuts, maize, and ash pumpkin like cultivation. Thus, the raw materials required to establish the value-added product manufacturing process can also be obtained from the region itself. This is identified as a strength for the development of the economy of the country.

## 3. *Crop cultivation, which suit for value added industries*

Through the value adding process to the agricultural products being produced in this region, could be focused on new product process. Following named product have been identified for this value-added process: Paddy, bananas, fruits, vegetables, types of potatoes, peanuts and corn etc. Out of these crops, mostly cultivated amount i.e. 59% are paddy cultivation. In addition, 16% of banana cultivation, 12% of supplementary crop cultivation and 8% of vegetable cultivated are conducted. Producing quality products from the crops harvested in the region itself is identified as a strength for urban economic growth.

Chapter 05  
SWOT Analysis

Detailed SWOT Analysis

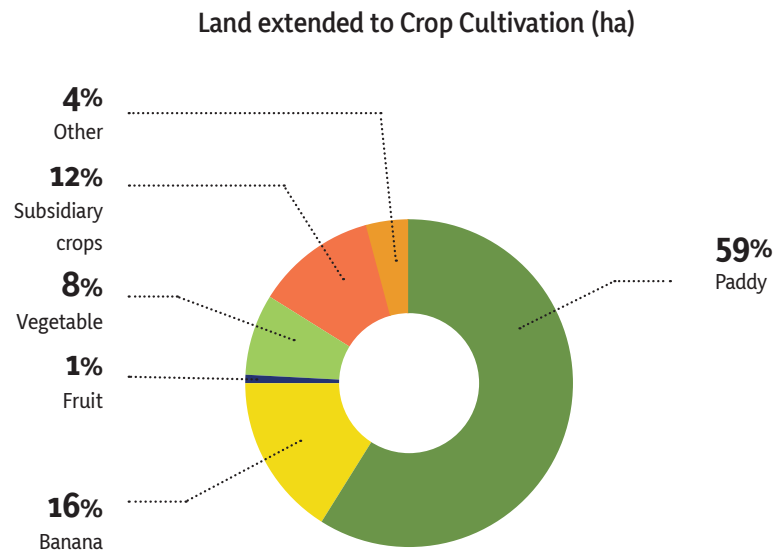


Figure 5.9 : Land usage according to crop cultivation (hectares) 2016  
Source : Resource Profile, Embilipitiya divisional secretariat

4. *Over 70 irrigation canals covering the Embilipitiya region*

Over 70 irrigation canals covering the Embilipitiya region have been built based on the Udawalawe reservoir and the Chandrika Wewa feeding in the Walawe River. This irrigation system provides water for all agricultural activities in the region. In 2016, paddy fields that were cultivated using 63 irrigation systems amounted to 6950.3 acres. Accordingly, the irrigation system has identified as a potential for further development of agriculture in the city (Annexure map no 1.9).

5. *It is easy to transport raw materials and production with flat land terrain*

This town is located 60–100m above sea level in the Walawe river basin and many areas show features of being plain areas which are considered a strength for agricultural use as well as for the transportation of agricultural products and for facilitating water supply for agricultural purposes (Annexure Maps No. 1.15).

6. *Presence of an industrial zone in the urban area with a capacity of supporting the establishment of agricultural based product manufacturing industries.*

In the 50-acre industrial zone, at present, an area of 25 acres is being used for industrial activities and four main industries are in operation. In addition, the existing large and medium scale industries around the town are identified as an inherent strength for the development of agriculture and other production-based industries. The 25-acre land area that is still not in use, has been identified as a strength for the development of the city in the new value-added industries.



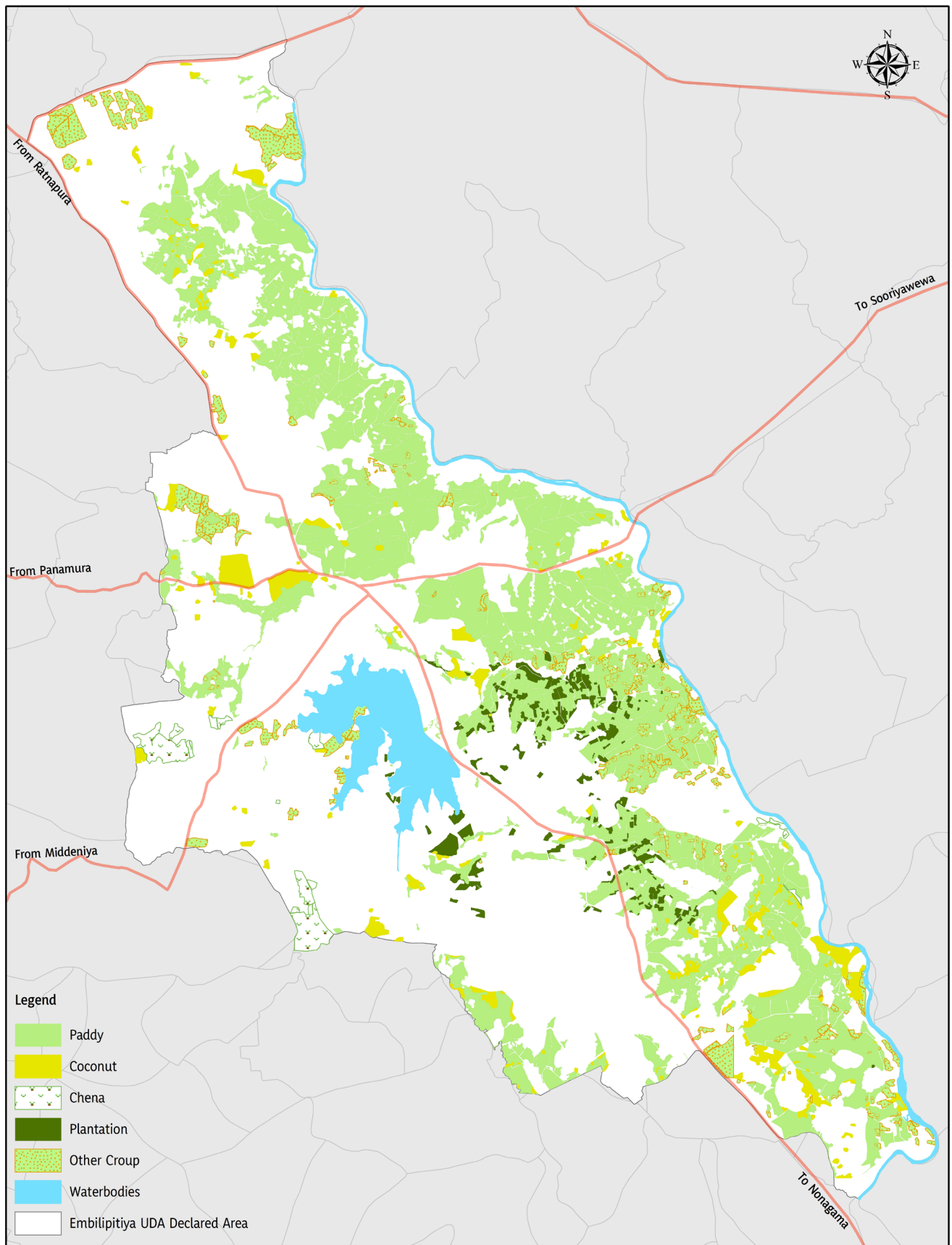
Figure 5.10 : Existing situation of Industrial Zone 2017  
Source: : Google earth

7. Out of existing urban lands area 1/3 of land use for agriculture is strength to establish industries

Out of existing urban land area 1/3, of the lands have been used for agricultural purposes, it is calculated that this usage is 35% of the total available lands. Presently, in these lands there are paddy, banana, coconut, fruits, vegetables and Chena cultivations as well as inter-crop cultivation is being carried out. Accordingly, this area is already found to be an agricultural area. It has been identified as a developmental strength of the city to enable obtaining crops harvested in the region itself for the process of value-added product manufacture.

Land use	Extent (Hectares)
Residential	6682.485
Commercial	44.586
Industrial	111.51
Government Institutions	87.54
Roads	471.97
Playgrounds	10.84
Religious	4.09
Scrubs	1250.48
Cemeteries	2.28
Paddy fields	4129.68
Coconut	374.654
Other crops	487.825
Marshy lands	38.45
Water bodies	904.89
Vacant Lands	0.29
Chena	128.75
Cultivations	216.75
Total	15082.38

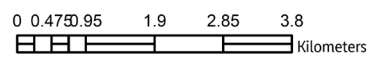
Table 5.2 : Existing Land Use Pattern of Embilipitiya | Source : Sabaragamuwa Provincial Office, UDA, 2017



**Legend**

- Paddy
- Coconut
- Chena
- Plantation
- Other Croup
- Waterbodies
- Embilipitiya UDA Declared Area

**Agricultural Land Use  
UDA Declared Area**



**Urban Development Authority**  
April 2017

Source: Urban Development Authority

Embilipitiya Development Plan (2019 - 2030) Prepared by: Planning Division, Sabaragamuwa Provincial Office

Map 5.5 : Agriculture Uses

8. Udawalawe Hydro Power Generating Plant and Hingura Thermal Power Generating Plant which contributes to the generation of power have been established in Embilipitiya town.

The capacity 6 MW, Udawalawa small scale Hydro Power generating plant was commissioned in 1969. In addition, Hingura fuel driven Thermal Power generating plant (ACE Power) supplies 100 MW of electricity to the national grid.

In addition, a power plant that generates electricity by "Girisidiya wood" in Hingura area has been in operation since recently and it adds 3MW to the national grid. Such power generation centers located near Embilipitiya have been identified as a powerful force to achieve the future development goals of the Embilipitiya town.



Figure 5.11 : Udawalawa Hydro Power plant

Source : [goo.gl/SimwKkN](http://goo.gl/SimwKkN)

Figure 5.12 : ACE Power Plant

Source : [goo.gl/3kc6Q9](http://goo.gl/3kc6Q9)

9. Embilipitiya town has named as an agricultural area in Sabaragamuwa Province structure Plan

The Sabaragamuwa Province Structure plan which was prepared by the National Physical Planning Department for 2030 identified Embilipitiya Divisional Secretary Division as an Agricultural area. This matter has been identified as a viable strength to expand the agricultural based services efficiently in regional development of Embilipitiya city. (Annexure Map no. 1.16).

Chapter 05  
SWOT Analysis



**Weakness** | Goal 02

Detailed SWOT Analysis

1. *Unable to achieve expected annual production due to the climatic changes*

Due to the climatic changes, the farmers tend to change the type of crops cultivated. Therefore, there will be no supply of agricultural products required to meet the target, and identified it as one of the main weaknesses of the agriculture-based economy of the town.

For example, paddy cultivation is being carried out in Yala and Maha seasons, and the quantities of cultivation and the harvest depends on these seasons. Further, it has been changed to banana cultivation when insufficient water for paddy cultivation. In addition, there are instances, no cultivation in both seasons due to not receiving an adequate amount of rainfall. In this context, difficult to meet the required amount of crop for producing agricultural product, which is identified as a weakness.

Season	Total Land extent (Ha)			Cultivated Land		
	Major Irrigation	Minor Irrigation	Nourished by Rain	Major Irrigation	Minor Irrigation	Nourished by Rain
Paddy Maha Season	4040.6	584.1	141.1	3800.8	542.2	123.1
Paddy Yala Season	4040.6	546.7	122.5	3797.6	506.6	97.5

*Table 5.3 : Paddy cultivation in Yala and Maha season*

*Source : Resource Profile - Embilipitiya Divisional Secretariat*

2. *Abandoning of cultivation and changes in utilization purpose of urban agricultural lands, have been identified as a weakness in the agricultural sector.*

It has been observed that most of the land use for agriculture purposes during 1992, especially in the center of Embilipitiya town, had been considerably converted into residential and commercial uses from 2003 to 2017. This has been identified as a weakness in terms of agriculture development (Figure no 5.13).

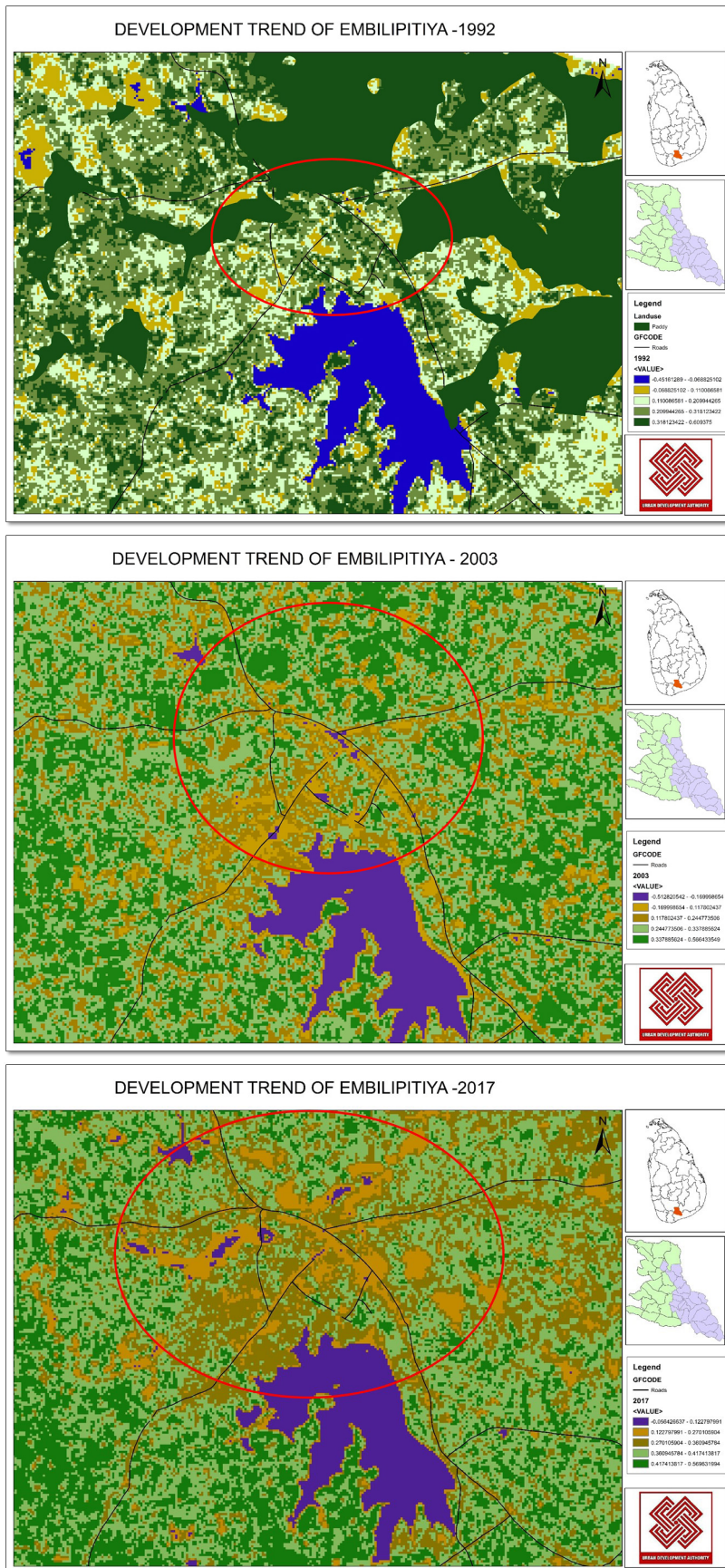


Figure 5.13 : Land use changes in the Embilipitiya Town (1992- 2017)

## Chapter 05 SWOT Analysis

### Detailed SWOT Analysis

3. *There is a need of maintenance 90.6% of the road network covered agricultural land has been identified as barriers to efficient transportation of agricultural product.*

Especially roads in rural areas 2-3 km away from the main roads beyond the center of the city, are gravel roads and yet to be developed. This matter has been identified as a weakness to achieve development goals of the city.

Grade						Total distance (k.m.)	Developable distance (K.m.)
A Grade	B Grade	C Grade	D Grade	Local Authority roads	Gravel roads	469	425 (90.6%)
38.5	35	28.3	12.5	134	220.7		

**Table 5.4 :** Classification of the Roads - Embilipitiya UDA Declared area

Source : Resource Profile, Embilipitiya Divisional Secretariat

4. *Embilipitiya Industrial Zone stage II hasn't started yet.*

The Embilipitiya Industrial Zone is functioning under Ministry of industries. It has been observed that there was not commendable industrialists established in the first stage and the second stage has not commenced yet. This matter has been identified as a weakness in the establishment of agricultural industry.

The Embilipitiya Industrial Zone has 50 acres. Under the first stage 25 acres and under the second stage the other 25 acres were planned to be operated. But since the first stage was not completed even by 2018, there isn't a possibility of starting the operations of the second stage. Under the first stage, an area of 4 acres, is still (2018) vacant without any investment and only 4 industries are currently in operation. Accordingly, the inability of implementing the second stage of the industrial zone has been identified as a weakness.

5. *It had been started as large-scale industries, that Embilipitiya paper mill and Moraketiya rice mill complex has been bankrupted and closed.*

This paper mill had the capacity of producing 35 metric tons of pulp required to produce 50 metric tons of paper per day and was declared opened in 1977. In 2003, with 1500 employees, its halted production after 26 years of operation. Moraketiya rice mill which was inaugurated in 1970 has been built with the financial assistance of the Asian Development Bank. This had only been in operation for a short period of 10 years.

The complex had been in the process of boiling, drying and storing paddy 24 hours of the day, and over 1000 employees had been involved in this industry. The closedown of two large scale manufacturing industries have been identified as a disadvantage in meeting the development goals of the region.



## Opportunities | Goal 02

1. *There are new opportunities to establish agriculture based industries in this proposed industrial Zone*

1500 acres from Embilipitiya has been reserved for an industrial zone of 15,000 acres which was proposed to be implemented under the Southern Development program (Annexure Map no 1.11).

Nearly 2,400 industries will be set up by this entire project and it will generate around 400,000 direct and indirect employment opportunities. This project has been identified as an opportunity to create value added agricultural industries.

2. *Mattala airport and Hambantota port are new opportunities to export and imports of industrial raw materials and productions.*

The Hambantota Port is 57km away from the center of Embilipitiya and the Mattala Airport is located about 44km away. This is an opportunity to meet the needs of both people and freight transport. (Annexure figure no.3.2).

3. *With the southern highway expansion create a new easy path to connect with the commercial hub of the country*

Establishment of an interchange in Watiya for the Southern expressway which is only 14 km away from Embilipitiya town center with the extension of the Southern Expressway from Matara to Mattala(Annexure figure no3.2).

Chapter 05  
SWOT Analysis



Threats | Goal 02

Detailed SWOT Analysis

1. *Outsourcing most of the overall production due to the intervention of mediating vendors. Which resulted deprive of the high income to the region.*

According to the study carried out at the outset, calculated data of harvest as follows, in the Higura Ara, Udagama, Tunkama and Higura area, 3372 metric tons of paddy harvest, 1290 metric tons of banana and 1560 metric tons of vegetables. Over 200 metric tons of Bananas produced from these four areas per a month. Out of this Economic Center receives only 40% or 50%. 260 metric tons of vegetable produced per month. Out of this Economic Center receives a low rate of 23% or 26%. This situation has become a major problem in reaching to the desired targets at the inception of the Economic Center.

The main reason for this situation is the intermediate vendors direct approach to the farm fields and purchasing the harvest directly from farmers. This situation has been identified as a threat to the city's economic development through the value-added agricultural products.

Banana	Metric tons. 80-100
Vegetables	Metric tons 60-70
Fruits	Metric tons 10-15

*Table 5.5 : Monthly collection of Agricultural products by the economic center  
Source : Embilipitiya Economic Center, 2016*

2. *It is vulnerable to severe drought, dry climatic condition.*

The rainfall in the catchment areas in the region will decrease due to climate changes occurring from late June to early November. Due to this, the volume of water in the Udawalawe reservoir that enrich the regional irrigation system decreases. The Udawalawe reservoir has an average capacity of 217,000-acre foot and during prolonged dry climatic conditions this capacity is reduced to 35,000-acre foot. During the dry season and in severe drought situations the water level of the main water bodies dropped up to the zero-use level. It has been identified that this scenario threat to the agricultural economy in the city.

## Goal 03

*To create an attractive city for living and visiting by the year 2030 through environmentally friendly development.*

## Chapter 05 SWOT Analysis

### Detailed SWOT Analysis



### Strengths | Goal 03

#### 1. *Attractive environment consists with green & blue*

Embilipitiya town is located on the boundary of the Walawe River. Canals network spreads the area for distributing water from the Udawalawa water reservoir to Chandrika Wewa, and other small tanks. This water network creates an aesthetically friendly and comfortable environment. The Udawalawa reservoir and the Chandrika tank have attracted attention to the city and small tanks like Kawantissa tank and Hingura Ara tank which are in the inner city also contribute to the natural beauty of the city.

1/3, of the land area of the region is used for cultivation and 6% of the land area is in the form of water sources (Annexure map no.1.9). Also, large buildings have no windshields and therefore, the wind blows through the city which helps to control the temperature of the environment.

The inheritance of an environment created by irrigation canals within a dry climatic condition is identified as a strength to achieve the development objectives of Embilipitiya town.

#### 2. *Easy to continue physical development with existing flat terrain.*

Embilipitiya town is located 60-100m above sea level and is on the river valley of Walawe river. Here, most of the areas are identified with features of a plains area (Annexure map No.1.15). The location of the plains grounds have been identified as a special strength for the physical development of the city.

#### 3. *Embilipitiya has been named as an eco-tourism destination under the tourism development plan for 2030 prepared by the National Physical Planning Department*

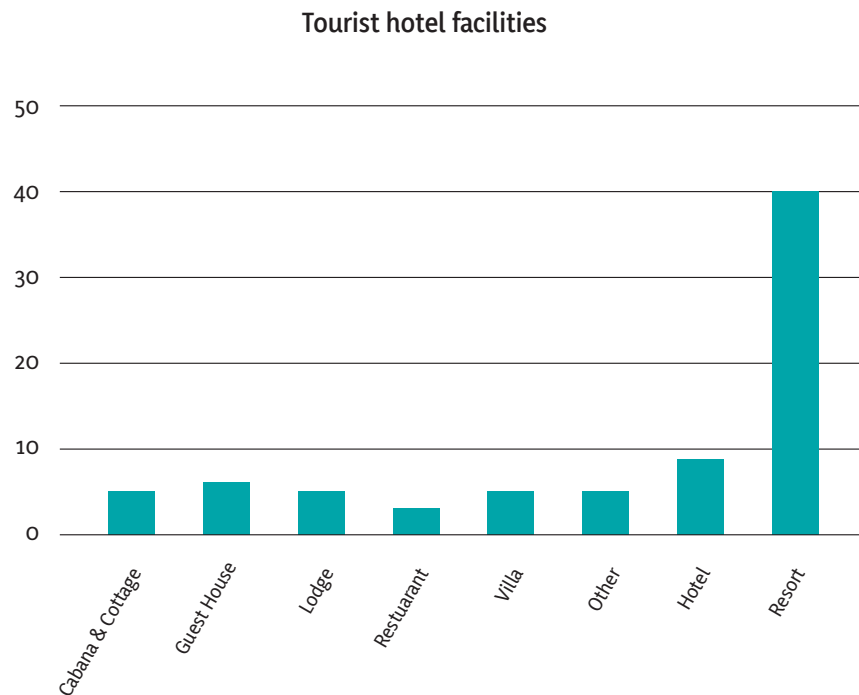
The specialty thus offered by the National Physical Plan to Embilipitiya recognizes the opportunity for urban development while preserving the natural environment in the region as a potential strength to achieve the development objectives (Annexure map No. 1.17)..

## Chapter 05 SWOT Analysis

### Detailed SWOT Analysis

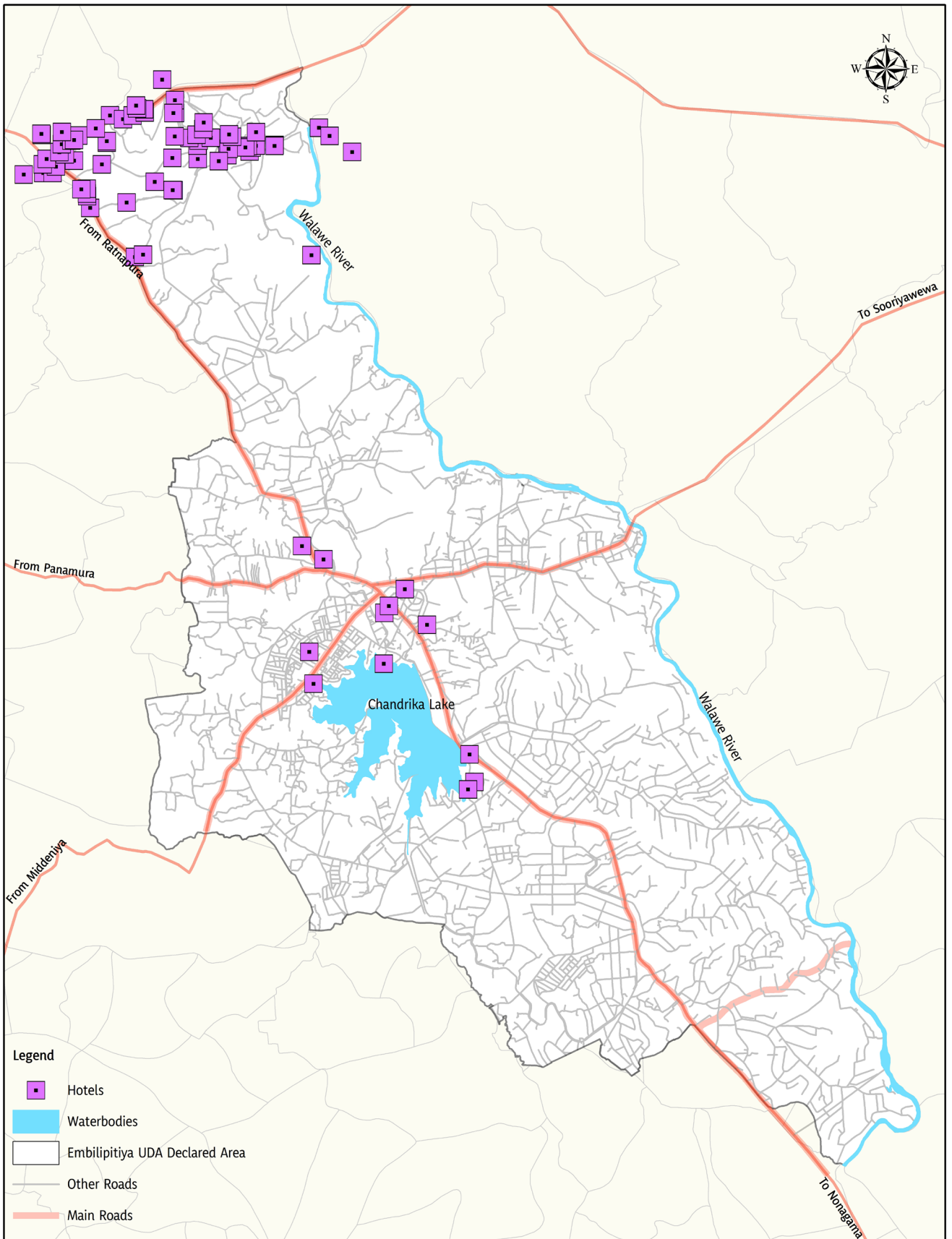
4. To provide services for locals and foreign tourists, there is a high trend in establishing hotels and lodges in Udawalawe and Embilipitiya.

Currently, Udawalawe and Embilipitiya towns have been established as service centers for many visitors to the Udawalawe Tourist Zone for services such as food, shelter and safari (Map No. 5.6). It has been identified that the above scenario is strength for future development of city by streamlining those potentials to achieving intended objectives in order to make the city attractive and favorable city to be lived.



**Figure 5.14 :** Tourist hotel facilities 2016

**Source :** Resource Profile, Embilipitiya Divisional Secretariat, 2018



Map 5.6 : Existing Tourist hotel distribution

## Chapter 05 SWOT Analysis

### Detailed SWOT Analysis

#### 5. *Situated in free of natural disasters*

It has been reported that, out of the major cities in the Ratnapura District, Embilipitiya is least prone to natural disasters.

Ratnapura District, the lowest number of natural disasters are reported from Embilipitiya. This situation paved the way for the people to construct their habitats in a safe environment. (Annexure map no. 1.13)

#### 6. *Eco friendly projects have identified under Model of Green village proposed by Embilipitiya Urban Council in 2020*

The Embilipitiya Urban council has started a sustainable development program in 2018 and "clean, green city 2020 is the vision of that program. The main objective of this program is to create a well-planned sustainable city with protecting the existing natural environment by 2020.

Proposed sectors in model of green village

1. Mihisara Waste Management Center
2. Sanitary land filling
3. Recycle and production center
4. Sewerage and waste water treatment plant
5. Proposed administrative center including waste management training center
6. Solar power generation center
7. Adventure Parks with Eco tourist bungalow

This city development program has identified strengthen to achieve third goal of the Embilipitiya development plan.



1. *Temperature intensification during the dry weather season from June to November due to drying up water bodies.*

The average temperature in Embilipitiya is about 26 degrees Celsius, but due to climatic changes, the temperature rises more than the average. This situation has been identified that due to this reason, people who are visiting the city and living in the city are getting fatigued. Accordingly, this environmental temperature rise has been identified as a disadvantage for achieving the third objective of the city development plan.

2. *Land ownership issues have created with Mahaweli Land permit ownerships*

Dispute of Land ownership has been identified as a problem faced by the Walawa regional population and the main reason for this problem is the possession of about 70% of the land by the Mahaweli Authority. Land ownership has been handed over to the people by the Mahaweli Authority on annually issued basis license. Transferring of such ownership of the land to another family member or use for commercial purposes are difficult. Only less than 20% of land ownerships have been given by the clear deeds. The percentage of land ownership had been deprived has been increased up to 56.4%.

Private Land Owners	18,654
No of unclear Land ownerships	24,112

Table 5.6 : Land ownership  
Source : Resource Profile, Embilipitiya Divisional Secretariat2016

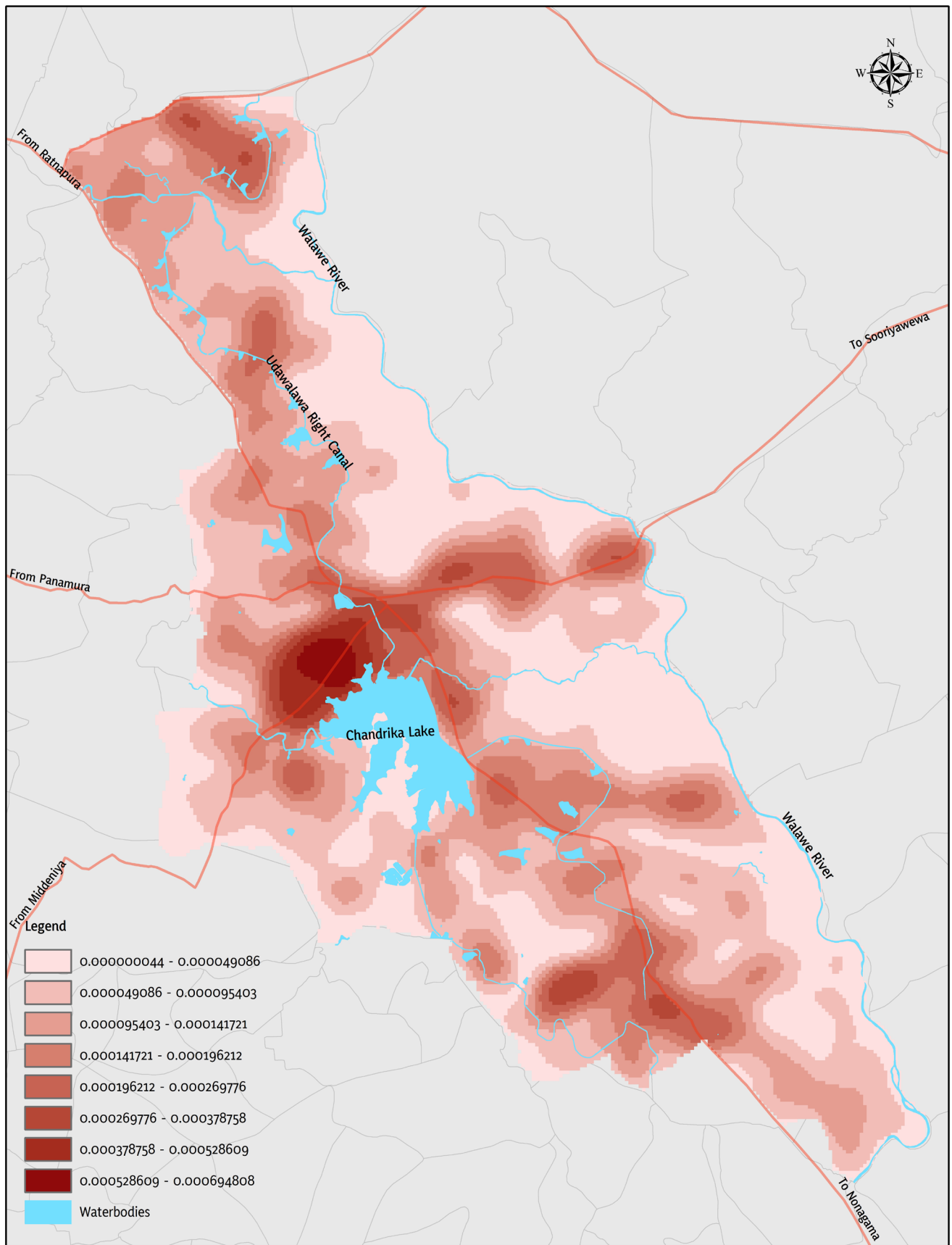
3. *Unauthorized constructions have been carried out in the reservations of Tanks and Canals.*

Unauthorized constructions have been identified around the main drinking water source of the Chandrika Wewa. This can cause a decline in the natural attraction as well as can cause drinking water problems. This situation has been identified as a weakness in urban development.

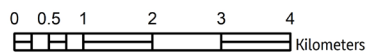
4. *Linear development on either side of the Main roads.*

There is a linear development on either side of the Nonagama road, Moraketiya, Middeniya and Panamura Roads of Embilipitiya town. In addition to commercial uses, residential uses also have been built around these main roads(map no.5.7).

In this context, due to the lack of development of infrastructure in the rural areas outside the town center has been identified as a weakness in favor of a habitable city.



**Building Density**  
Embilipitiya UDA Declared Area



Urban Development Authority  
June 2017

Source: Urban Development Authority

Embilipitiya Development Plan (2019 - 2030)

Prepared by:  
Planning Sabaragamuwa Provincial Office

Map 5.7: linear development on either side of the Main roads



## Opportunities | Goal 03

## Chapter 05 SWOT Analysis

### Detailed SWOT Analysis

1. *The Mattala International Airport is located 44 km away from Embilipitiya town.*

This facility has been identified as a unique opportunity for easy access to the city for both local and foreign tourists visiting the city in addition to Embilipitiya residents (Annexure Figure.3.2).

2. *Easy accessibility with location of Proposed Watiya Interchange, and Southern Highway expansion*

Establishment of an interchange in Watiya (Annexure Figure 3.2) for the Southern expressway, which is only 14 km away from the Embilipitiya town with the extension of the Southern Expressway from Matara to Mattala. This has been identified as an opportunity for residents of the city to be able to access the island's capital and the southern province.

3. *Embilipitiya Town is included in Udawalawa Tourism Zone proposed by ministry of tourism, Sabaragamuwa Province*

Sabaragamuwa province is a special tourism destination. Sabaragamuwa Province, Ministry of Tourism had declared, seven main tourist zones, Udawalawa tourism zone are one of them belongs to Embilipitiya. (Annexure Map no 1.12). Udawalawe Tourist Zone, which is unique to the tourism industry, attracts local and foreign tourists annually. The tourist attraction in Udawalawa has been identified as an opportunity to promote urban attractiveness (Figure no5.15).





## Threats | Goal 03

## Chapter 05 SWOT Analysis

### Detailed SWOT Analysis

1. *Temperature intensification during the dry weather season from June to November due to drying up water bodies.*

As a problem in Embilipitiya, the water level of water sources decreases during the period from late June to early November. Usually, the Udawalawa reservoir has a capacity of 217,000-acre foot and this reduces to 35,000-acre foot in dry periods.

The volume of the Udawalawa reservoir that replenish the regional irrigation system decreases during the above period. This causes urban attractiveness depletes, which has been identified as a threat.



# Chapter 06



## The Plan

Chapter 06  
The Plan

Concept Plan plan

## 6.1. Concept Plan plan

The conceptual plan included in the Embilipitiya Urban Development Plan illustrates how the future development of the city will take place. It has been developed with the aim of developing Embilipitiya as the main commercial and Agro service center in Ratnapura district by creating an interrelationship between four major development centers identified with the commercial, agricultural, industrial and tourism sectors.

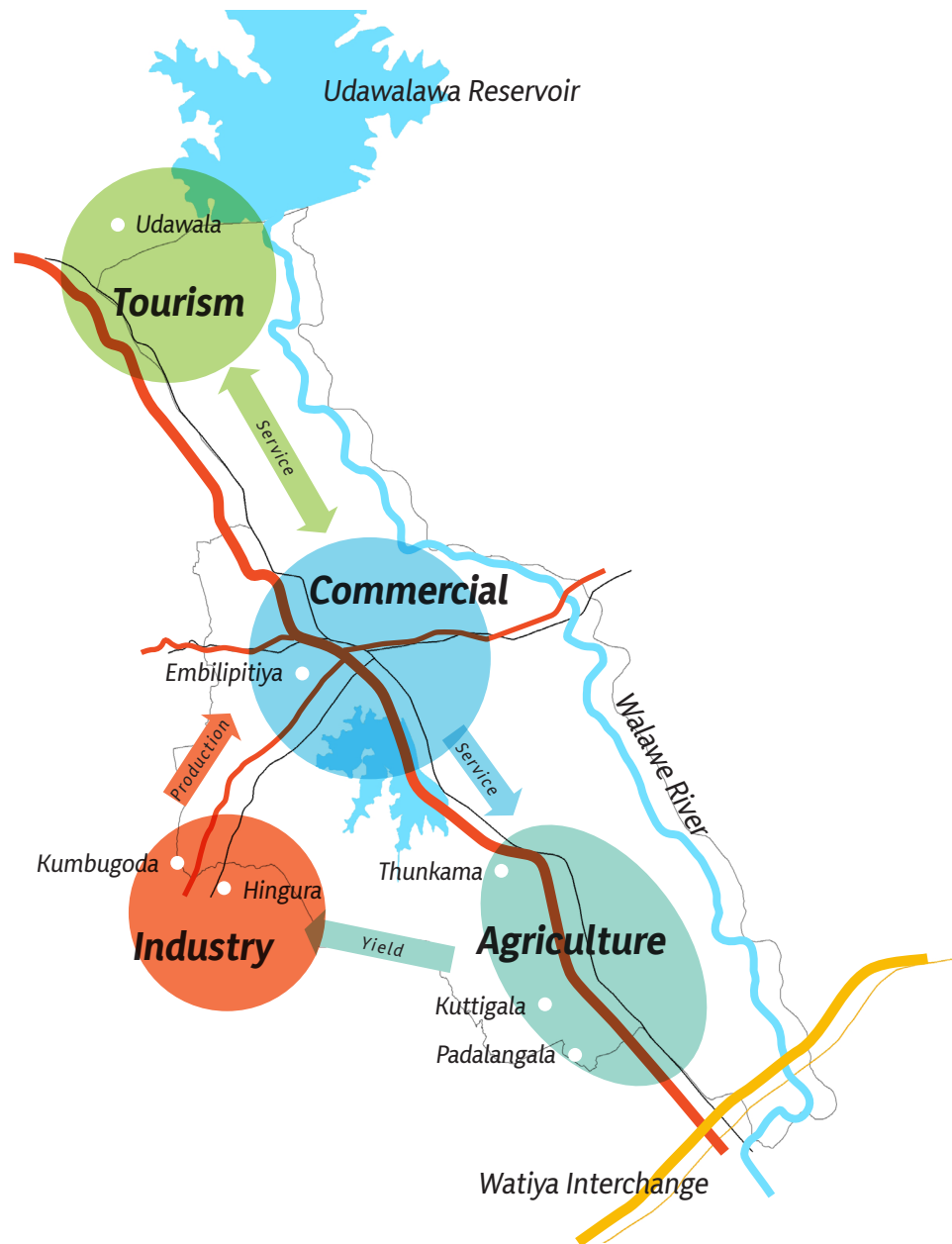


Figure 6.1 : Conceptual Plan

In developing the conceptual plan, the urban development trends identified from the UDA declared areas as well as the future opportunities have been considered. Attention has also been given to developing specialized areas for various activities as development centers and making their development activities systematic and efficient, whilst establishing an interrelationship between these centers.

Accordingly, it has been identified to develop the area around Udawalawa Town, which is located North of the Embilipitiya declared area, as a tourism services hub it will promote the tourism related activities happening in the area.

It is expected to provide facilities such as accommodation, meals, and safaris and opportunities to buy good quality agricultural products for the tourists who visit the Udawalawa Elephant Transit Home and the Udawalawa National Park via these development activities. Further, opportunities have been identified to promote tourism by developing many attractive places around the city including the Chandrika Wawa.

The Embilipitiya town center is now undergoing a rapid development as a commercial hub based on Pelmadulla -Nongama A 18 lane and Middeniya, Panamura and Moraketiya main road networks. Therefore, this development plan has identified to develop that area as the main commercial hub.

The small towns such as Thunkama, Kuttigala and Padalangala, situated in the Southern part of the declared area are established based on the A 18 road and they function as small urban centers that serve a larger agricultural area. Accordingly, this small township has been identified to be developed as an agricultural service center, to strengthen the economy of the city via the development of agricultural service facilities, because agriculture is the backbone of urban economy in this area.

Strengthening the industry sector to develop the city economy has been identified as a major economic development strategy. In addition, it has been identified to establish an industrial zone in the declared area and to establish more Agro-based industries that use Agro products of the area, in that industrial zone.

Accordingly, a new industrial zone is proposed to be established in Hingura and Kumbugoda Ara areas and it will include the current 50-acre industrial zone operated by the Ministry of Industry and Commerce as well.

This development concept has been built to create economic, social, physical and environmental development in the whole urban area by the year 2030, via implementation of strategic plans, including the proposed industrial zone and the above-mentioned interconnection between agricultural, commercial and tourism urban centers.

## Chapter 06 The Plan

### Proposed Land Use Plan

## 6.2. Proposed Land Use Plan

The Embilipitiya Town is an agricultural town in the Mahaweli Walawa special zone and is currently identified as a natural growth town without special development interventions. Embilipitiya town, being bounded by 3 provinces, has been able to have regional interconnections and benefit from the major scale development opportunities that take place regionally. Accordingly, the proposed land use plan for the year 2030 has been prepared to meet the future development goals by improving the development trends of the city protecting the urban agricultural identity and the surrounding sensitive ecosystem and utilizing the available resources and the land at optimum level.

The entire urban model introduced by this development plan shows green landscapes of agricultural fields, such as gardens, paddy fields and banana plantations and bluish backgrounds of rivers, tanks and canals illustrating a scenic blue-green environment. It also shows buildings with heights appropriate for the unique developmental characteristics in each area constructed along the main roads that run into all directions, in such a way that the scenic views and the main wind flows are not blocked. Moreover, a person entering the city through any of the main four gateways will be able to enjoy the experience of an attractive and active functioning city surrounded by a tranquil environment.

With the entrance to the town of the Northern gateway, an area with a wide range of amenities and recreational activities such as, the scenic area around the Udawalawe Reservoir, gardens, aquatic related activities along the Thanamalwila-Udawalawa route, tourist hotel lodging with natural environments and tourist services including safaris can be seen. To travel further into the city, the attractive trail, running along the Udawalawa Southern canal, located left to the four-lane-Nonagama Road, can be used.

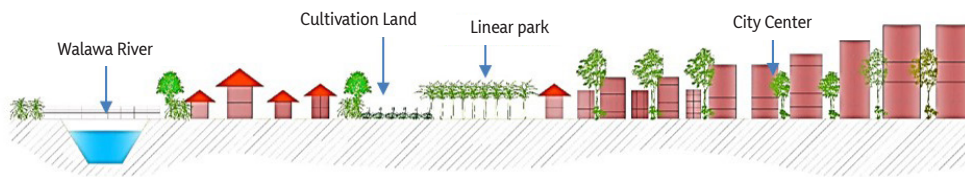
When travelling along the Udawalawa South canal road, city's endemic agricultural land, banana and paddy cultivations can be seen, and one would also get the chance to enjoy the local food and drinks. This can be experienced around the urban park near the Kawantissa Lake, as well.



*Figure 6.2 : Intersection from Udawalawe Water Tank to Kawantissa urban Park*

*Source : Sabaragamuwa Provincial Office, UDA, 2018*

In the Eastern side, the access point to the city starts from the Walawa river boundary and the Moraketiya road is the main access. When entering the city via the Moraketiya road, agricultural lands and a few of Banana trees in between the main road and the irrigation canal on the left can be seen. There is also a linear park and can be spent time enjoying local food and relaxing in the area. The buildings on either side of the road gradually increase in height when moving towards the city, passing the park.



**Figure 6.3 :** Intersection from Moraketiya to Embilipitiya Town center  
**Source :** Sabaragamuwa Provincial Office, UDA, 2018

When reaching the Embilipitiya city from the Southern entrance, one would come across the proposed Watiya Interchange that will connect Nonagama Road to the Southern Expressway and the expressway running through the Padalangala area.

Vehicles exiting the highway through Watiya Interchange could enter the Embilipitiya city through Nonagama road. When traveling towards the city center along this road, scenic views of paddy fields and banana plantations will be seen on either side of the road. Low height buildings would be seen in Padalangala, Kuttigala, and Thunkama areas.

When moving forward along this road one will be able to witness urban features with an agricultural identity. After passing Halmillaketiya, a gradual increase in building heights and density could be identified in Pallegama area. As further proceeded along the road, one would come across Mahaweli Stadium, luxury shopping complexes, banks and other commercial buildings and Embilipitiya main bus stand.



**Figure 6.4 :** Intersection from Padalangala to Embilipitiya Town center  
**Source :** Sabaragamuwa Provincial Office, UDA, 2018

Kumbugoda-ara junction is one of the main junctions one would come across if accessed the Embilipitiya town via the Middeniya road, which is the main access entrance to the town from the West. The heavy vehicles that would travel from the Embilipitiya Industrial Zone and Hambantota harbor towards Colombo could come through alternative roads and join the Middeniya road at this junction. Alongside the four-lane-main-road starting from the junction will be visual with banana and coconut plantations and a mixed development of residential and commercial buildings.

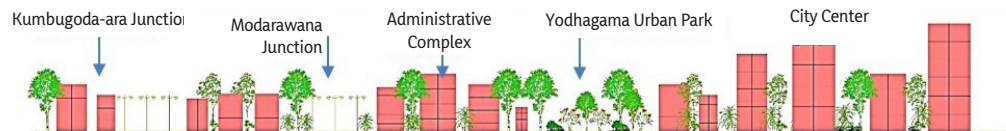
Modarawana junction could be seen on the left of the Middeniya road when travelling towards the city past Kumbugoda-Ara area. One would also see heavy vehicles travelling to Colombo along the alternative road leading to Modarawana passing Kumbugoda-ara. The new town boundary can be identified when moving further towards the town center along the Middeniya main road. The area consists of administrative complexes and related activities. In the same area, onto the right side of the road, activities based on the main economic operations center and public fair of Embilipitiya are identified.

## Chapter 06 The Plan

### Proposed Land Use Plan

Anyone travelling through that area would be able to buy organic agricultural products. It would be seen that the building gradually increases in height and density after passing Embilipitiya Janadhipathi Vidyalaya along the Middeniya road.

Although there would be multiple activities happening alongside the Middeniya main road, the well-structured parking spaces, pavements and drainage systems and beautifully landscaped gardens would create an attractive city.



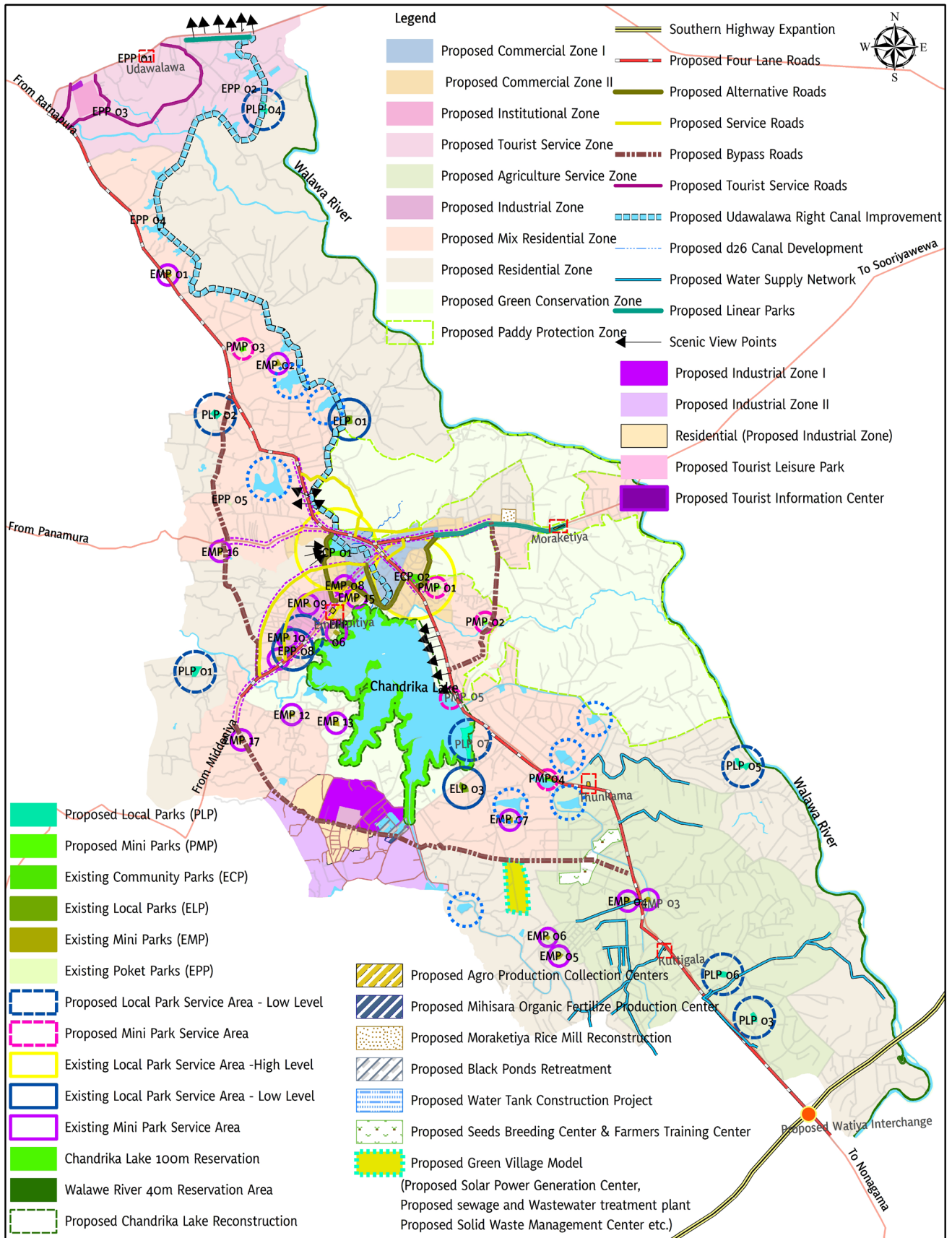
*Figure 6.5 : Intersection from Kumbugoda-ara to Embilipitiya Town center*

*Source : Sabaragamuwa Provincial Office, UDA, 2018*

As such, the greenery alongside the main roads which provide entrance to the town will feel about agricultural background and the uniqueness of the area. At the town center is approached the diversified characteristics of the city activities and the change in urban form could be identified.

Entrance to the city center would give the vibe of a city with a commercially active mechanism surrounded by agricultural lands. This town's structure will be different to that of the Kumbugoda-ara and Hingura areas and industries with large scale buildings and associated activities will be seen.

Accordingly, the above description indicates that through the development of Embilipitiya town, an urban structure depicting the urban vision of "Agro-economic Product navel of the Walawa valley" will be seen by 2030.



<b>Proposed Land Use Plan (2030)</b> <b>Embilipitiya UDA Declared Area</b>		<b>Urban Development Authority</b> August 2018
Source: Urban Development Authority	Embilipitiya Development Plan (2019 - 2030)	Prepared by: Planning Sabaragamuwa Provincial Office

Map 6.1 : Proposed Land use Plan – 2020

Chapter 06  
The Plan

Physical, and Social  
Infrastructure development  
strategies

## 6.3. Physical, and Social Infrastructure development strategies

To achieve an eco-friendly development by 2030, which will enable a city with tourist attractions and favorable habitats, it is expected to develop the physical and social infrastructure facilities from the town center to Udawalawa, Thunkama, Kuttigala and Padalangala, in such a way that the city residents' daily needs will be met.

Urban infrastructure development strategies have been identified through strategic plans to uplift the urban economy by achieving the desired urban vision and goals for urban development.

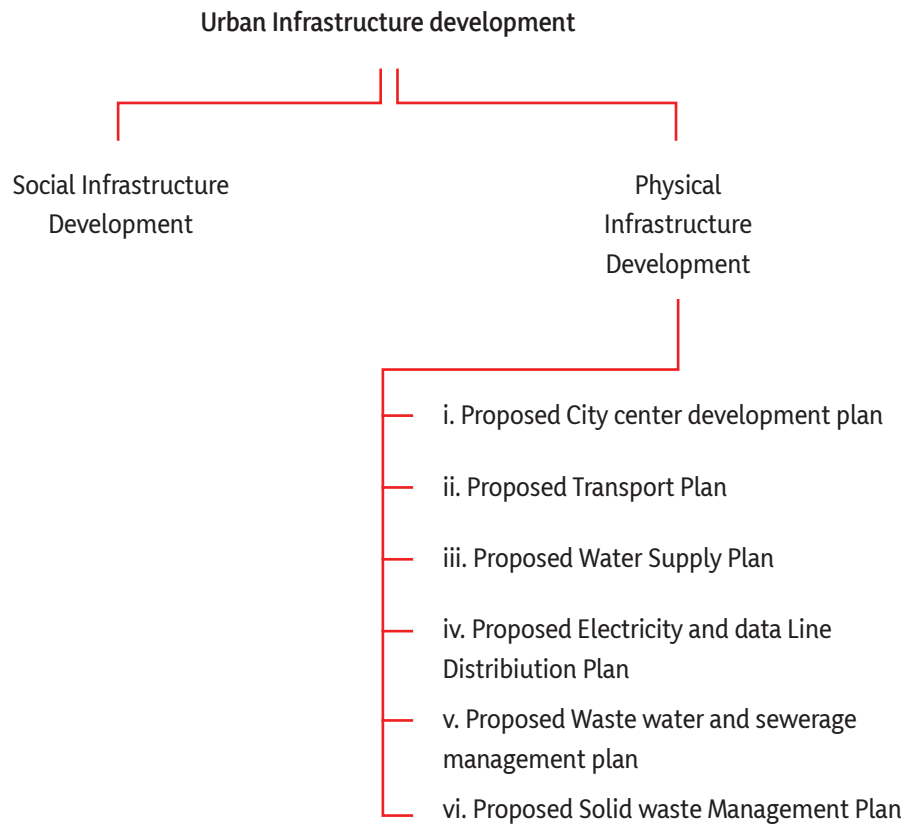


Figure 6.6 : Urban Infrastructure Development Plans

### 6.3.1. Social Infrastructure Development Strategies

The proposed service provision plan has been prepared by studying the main areas of residential, health and educational needs under social infrastructure facilities and the infrastructure requirements of the expected residential population by 2030.

#### 6.3.1.1 Residential facilities

The proposed service provision plan for the year 2030 includes proposals on infrastructure development for residential facilities, health and education services, which are identified as key services in the city.

The current population of Embilipitiya declared area is 99,138 (2017) and the forecasted population by the year 2030 is 125,045. Accordingly, the expected increasing population over the current population by the year 2030 is 25,907. There are 24,784 families living in the Embilipitiya declared area at present and as per the forecasted population the total number of families expected is 31,261. Accordingly, by the year 2030, there will be 6,477 families in addition to the current number.

According to the existing land uses of Embilipitiya declared area, the total residential area is 6,666 hectares. At present, about 2507 hectares have been used for residential use by the existing number of residential units (considering a minimum 40 perch area for each family unit). This extent of land is as low as 37.6% of the currently available extent of residential land. Accordingly, the residential land area required for the increasing family units expected by the year 2030 is identified to be a surplus.

Year	Population	Number of families	Residential density	
			Residential density (housing units per sq.km)	Net residential density (housing units per sq.km)
2011	78,150	22,293	148	318
2017	99,138	24,784	165	354
2030	125,045	31,261	208	446

**Table 6.1 :** Residential density

**Source :** Resource Profile, Embilipitiya Divisional Secretariat 2016

The proposed land use plan for 2030 has taken into consideration areas that can satisfy the recreational needs as well as health facilities and educational services and introduced mixed residential zones and residential zones, through which adequate land has been provided for the residential needs.

## Chapter 06 The Plan

### Physical, and Social Infrastructure development strategies

#### Social Infrastructure Development Strategies

### 6.3.1.2. Health Facilities

In addition to the Embilipitiya District General Hospital, both the Padalangala and Udawalawe Divisional hospitals and the Ayurvedic hospital in the new town provide health facilities to the city. Further, three private hospitals and other medical centers operating in the town also provide health services.

<i>Number</i>	<i>Name of the Hospital</i>	<i>Classification</i>	<i>Number of Beds</i>
01	Embilipitiya District General Hospital	District General Hospital	433
02	Ayurvedic hospital Embilipitiya	A Grade	58
03	Wijenayaka weda Madura (Pvt)	-	30
04	Green Medicare Private Hospital	A Grade	08
05	Chandrika Wawa Divisional hospital	B Grade	65
06	Poly clinic Private Hospital	A Grade	85
07	Navodya Private Hospital	A Grade	05
08	Udawalawe Divisional hospital	D Grade	24
09	Vithanachchi and Shakthi Ayurvedic hospital	Ayurvedic	30
<i>Total</i>			738

**Table 6.2 :** Health facilities of Embilipitiya declared areas

**Source :** Resource Profile, Embilipitiya Divisional Secretariat2016

As per table 6.2 above there are hospitals including Embilipitiya District General Hospital, the Chandrika Lake Divisional Hospital, Udawalawa Divisional Hospital, Nine (9) ayurvedic and private hospitals. Other than that, there are 2 local medical centers around Thunkama and Moraketiya areas, all these health centers cover health services within Embilipitiya declared area. The Udawalawa and Padalangala District hospitals need to be developed specially to minimize the congestion in the residential and outpatient department (OPD) unit in Embilipitiya District General Hospital. By studying the catchment areas of existing hospitals, it has been identified to improve the health facilities covering the whole of Embilipitiya declared area (Annexure map1.6).

### 6.3.1.3. Education Facilities

The 20 schools in the UDA declared area are enough to provide basic educational facilities for the students in the area. The facilities of the schools at 1 AB and 1 C levels could be improved to cater to the educational needs of the growing student population by 2030, and there would be no need to build new schools. Further, it has been identified to provide adequate opportunities for tertiary education by developing facilities at Embilipitiya Technical College, Vocational Training Centers and the Military Engineering School ( Annexure map no.1.7).

<i>Grama Niladhari Division</i>	<i>Name of the School</i>	<i>School Grade</i>	<i>Classes Range</i>	<i>N of Classes</i>	<i>Number of Students</i>	<i>No. of Students</i>	<i>Teacher student Ratio</i>
Gange yaya	Gange yaya Vidyalaya	2	1 - 11	16	438	23	
Yaya 2	Bodomaluva Vidyalaya	2	1 - 11	29	1126	46	
Udagama	Embilipitiya Maha Vidyalaya	1AB	1 - 13	42	1280	93	
Pallegama	Junior secondary school	2	1 - 11	54	2440	70	1:30
Kumbukgoda Ara	Kanamada Ara Vidyaya	2	1 - 9	09	123	13	1:9
Morakatiya	Morakatiya Maha Vidyalaya	1AB	1 - 13	41	1184	68	1:19
Hingura Ara	Bodiraja Vidyalaya	semi	1 - 11		779	43	1:18
Katagal Ara	Embilipitiya Katagal Ara Vidyalaya	2	1 - 11	11	252	19	1:13
Modarawana	Embilipitiya Modarawana Vidyalaya	2	1 - 11	13	334	20	1:17
New Town	Presidents College	1AB	1 - 13	115	4765	204	1:22
Hingura	Kachchigala Vidyalaya	2	1 - 11	11	180	16	1:9
Padalangala	D.A. Rajapaksha Vidyalaya	3	1 - 5	24	901	30	1:37
Hingura	Sirisangabo Vidyalaya	2	1 - 11	11	200	21	1:14
Hingura	Embilipitiya Chandrika Wawa Jayanthi Vidyalaya	1AB	1 - 13	40	1206	66	1:19
Kuttigala	Embilipitiya Uruparaththa Vidyalaya	2	1 - 11	11	156	20	1:9
Jalangate	Walawa Nadi Vidyalaya	2	1 - 11	11	326	20	1:18
Thunkuma	Thunkuma Maha Vidyalaya	1C	1 - 13	21	506	30	1:15
Hagala	Therapuththa Vidyalaya	2	1 - 11	11	299	23	1:13
Hagala	Karawilayaya Maha Vidyalaya	2	1 - 11	13	343	28	1:15
Halmillakatiya	Halmillakatiya Maha Vidyalaya	1C	1 - 13	30	1129	52	1:18
Thibolkatiya	Thibolkatiya Vidyalaya	2	1 - 11	08	293	17	1:14
Hingura Ara	Hingura Ara Primary Vidyalaya	1C	1 - 13	30	779	44	1:13

**Table 6.3 :** Educational facilities of Embilipitiya declared area

**Source :** Educational Zonal Office, Embilipitiya, 2017

### 6.3.2. Physical Infrastructure Development Strategies

Issues with providing physical infrastructure and adequacy of social infrastructure for building an attractive city to provide sufficient facilities for residential and commuting population have been identified. There are major strategic plans that have been identified to provide enough physical infrastructure facilities for the expected residential and commuting population in 2030.

**Chapter 06**  
**The Plan**

Physical, and Social  
 Infrastructure development  
 strategies

Physical Infrastructure  
 Development Strategies

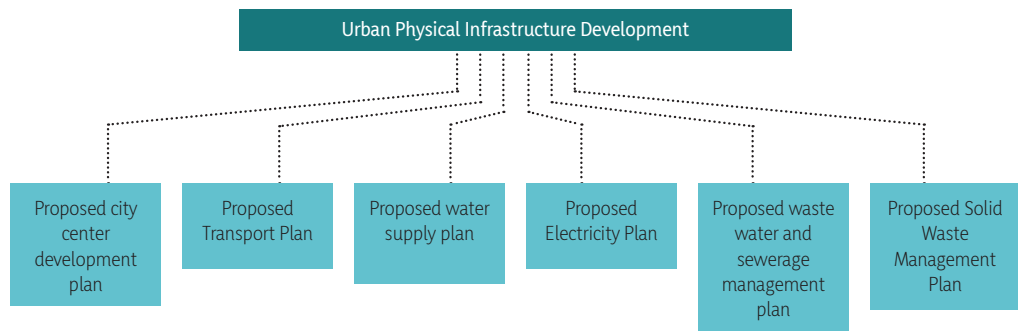


Figure 6.7 : Physical Infrastructure Development Plans

**6.3.2.1. Proposed City Center development plan**

The town center covered by the commercial zone I and commercial zone II and the administrative zone identified by the proposed zoning plan, is designed as a high-density zone consisting of many activities in areas such as, commercial, financial, administrative and transport. There are few strategies identified in the proposed city center development plan to develop the city center and provide all the necessary facilities to the service providers and recipients who come to the city center expecting to satisfy their needs efficiently and without difficulty.

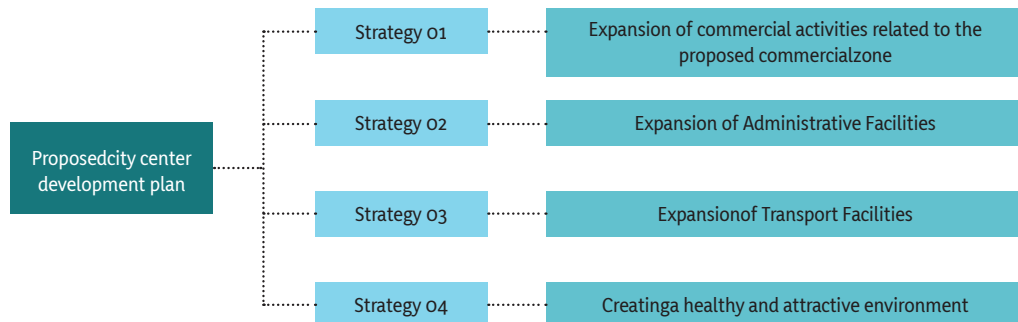


Figure 6.8 : Proposed city center development plan objectives

**Strategy 01**

Higher value lands located in the central of town, which are owned by the government institutions, to be acquired for commercial development.

## Chapter 06 The Plan

### Physical, and Social Infrastructure development strategies

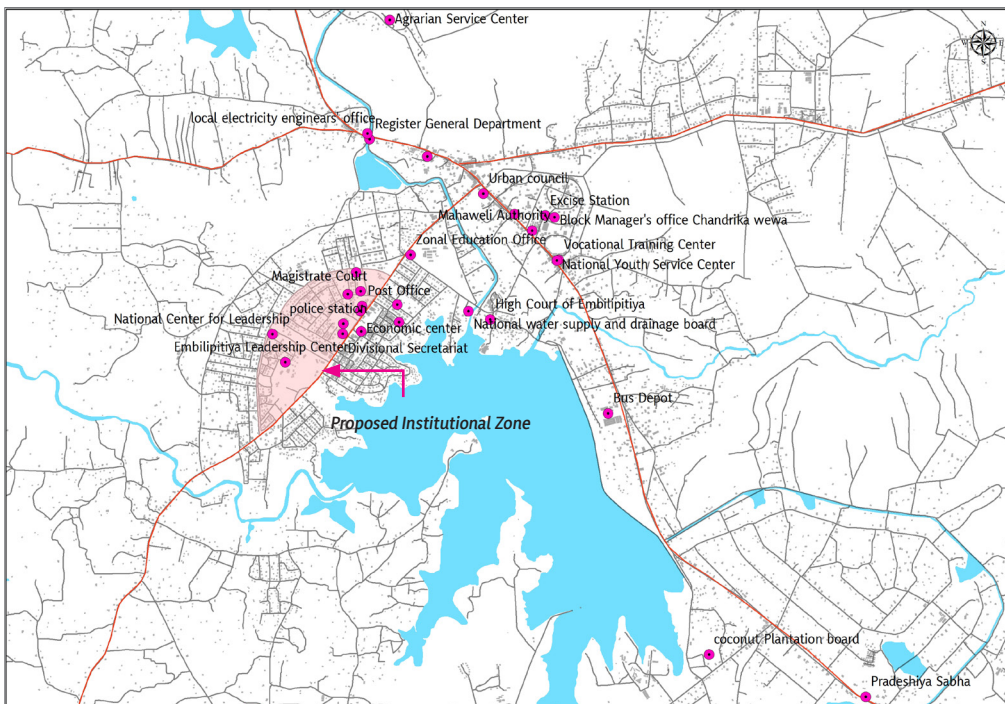
### Physical Infrastructure Development Strategies



**Figure 6.9 :** Proposed commercial developments for government lands in town center  
Source : Sabaragamuwa Provincial Office, UDA

### Strategy 02

Centralization of administrative institutions, for facilitate to easily obtaining of administrative services



**Figure 6.10 :** Proposed Administrative zone and government institutions  
Source : Sabaragamuwa Provincial Office, UDA

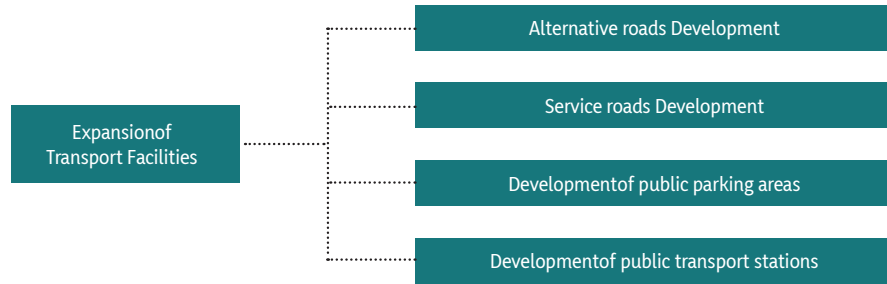
**Chapter 06**  
**The Plan**

Physical, and Social  
 Infrastructure development  
 strategies

Physical Infrastructure  
 Development Strategies

**Strategy 03 : Expansion of Transport Facilities**

- (a). To provide service facilities to the people, minimization of the traffic congestion at the center of the town and regulating of transportation facilities
- (b). Reduce traffic congestion in the city center area through identified special road development



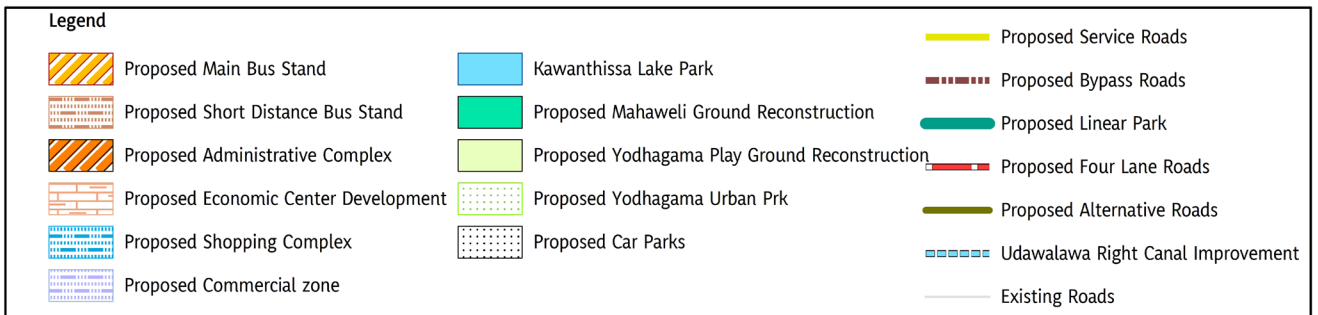
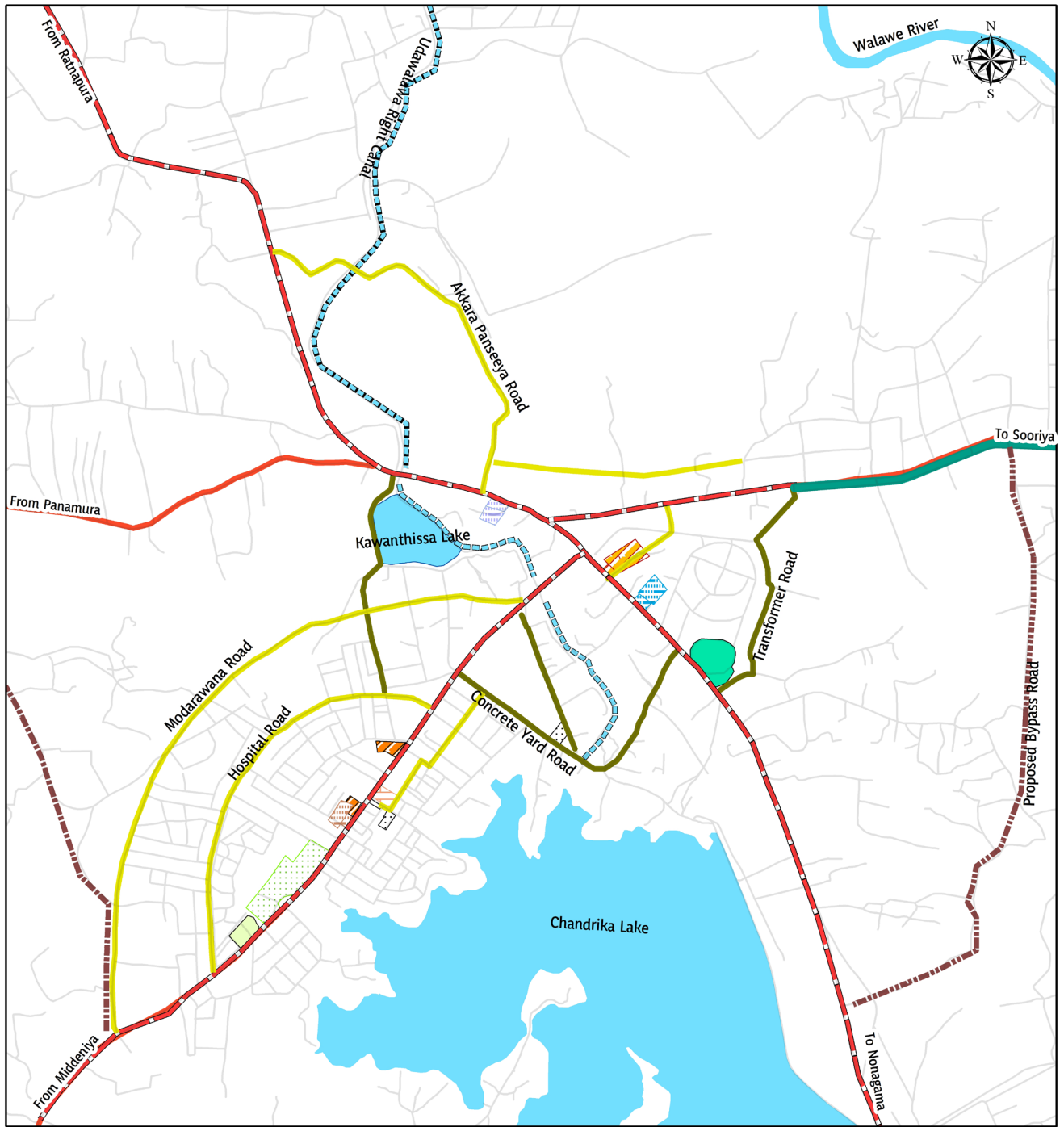
*Figure 6.11 : Strategies for Expansion of Transport Facilities*

**Strategy 04**

To provide facilities for leisure and recreation activities to the urban population, improving the attractiveness of the town center through the creation of Water Parks, Urban Forest parks and Linear Parks in the town.



*Figure 6.12 : Strategies for City Center Beautification*  
 Source : Sabaragamuwa Provincial Office, UDA



Map 6.2 : Development plan of Centre of Town -2030

## Chapter 06 The Plan

### Physical, and Social Infrastructure development strategies

#### Physical Infrastructure Development Strategies

### 6.3.2.2. Proposed Transport Plan

The transport plan has been prepared for 2030 is one of the strategies for developing physical infrastructure facilities in Embilipitiya Development Plan. The population of 125,045 inhabitants expected in 2030. Expected commuting population of the city has been estimated 301,100 by 2030.

Considering projected population in year 2030, this plan has been planned for providing transport services to the people without any interruption.

According to vehicles In and Outflow of the city, traffic survey conducted in Embilipitiya in 2017 the average number of traffic daily flows into the city during the traffic congestion period within half an hour, in the morning, noon and evening is about 1220 and the number of traffic flows out of the city is 1040. According to the forecasted commuting population by 2030, it has been estimated within half an hour there would be 1525 traffic inflow to the city and traffic outflow would be 1300 per day.

It has been assumed that these estimated traffic flows, will be generated through. The proposed industrial zone activities related to the development activities in the region, Udawalawa tourism related activities, agricultural activities and the development of commercial services at the center of the city, as well as the development of residential areas in the city and mixed residential and residential zones

With the increase of traffics, there would be requirements for alternative road construction, by-road construction, service road construction and widening of existing roads, and constructions of Bus and Car parking facilities for public transportation. Accordingly, several major strategies have been identified in respect of road development in the city.

#### *Strategy 01 : Development of Bypass roads*

- (a). Traffic congestion has been occurred by Car carriers, container carriers traveling along Nonagama road from Hambanthota Port of Colombo and other areas passing Padalangala to be minimized, and heavy vehicles bound to Higura Ara and Kubugoda Ara proposed Industrial Zone to be avoided traveling through the center of the city and to be diverted to the Nonagama, Middeniya, and Panamura roads. Therefore, alternative roads have been identified.

(Via Colombo road 100 post close to (Boosirigama road) Panamura road, Modarawana road up to Middeniya road, from Kubugoda junction to Paper mill road via Kadurugas ara, Karawila Yaya road up to Nonagama road to be developed as two lane road as an alternative route.)

- (b). The heavy vehicles coming along Moraketiya road via Monaragala by passing center of the town to be directed to the Southern Expressway and to interconnecting with proposed Industrial Zone in Monaragala district and exchange raw materials with Embilipitiya Industrial Zone, Embilipitiya Halmillaketiya School Road connecting to Hathara Ela road along Veheragama road up to Moraketiya to be developed as two lanes road as a by road route.

## Chapter 06 The Plan

Physical, and Social  
Infrastructure development  
strategies

Physical Infrastructure  
Development Strategies

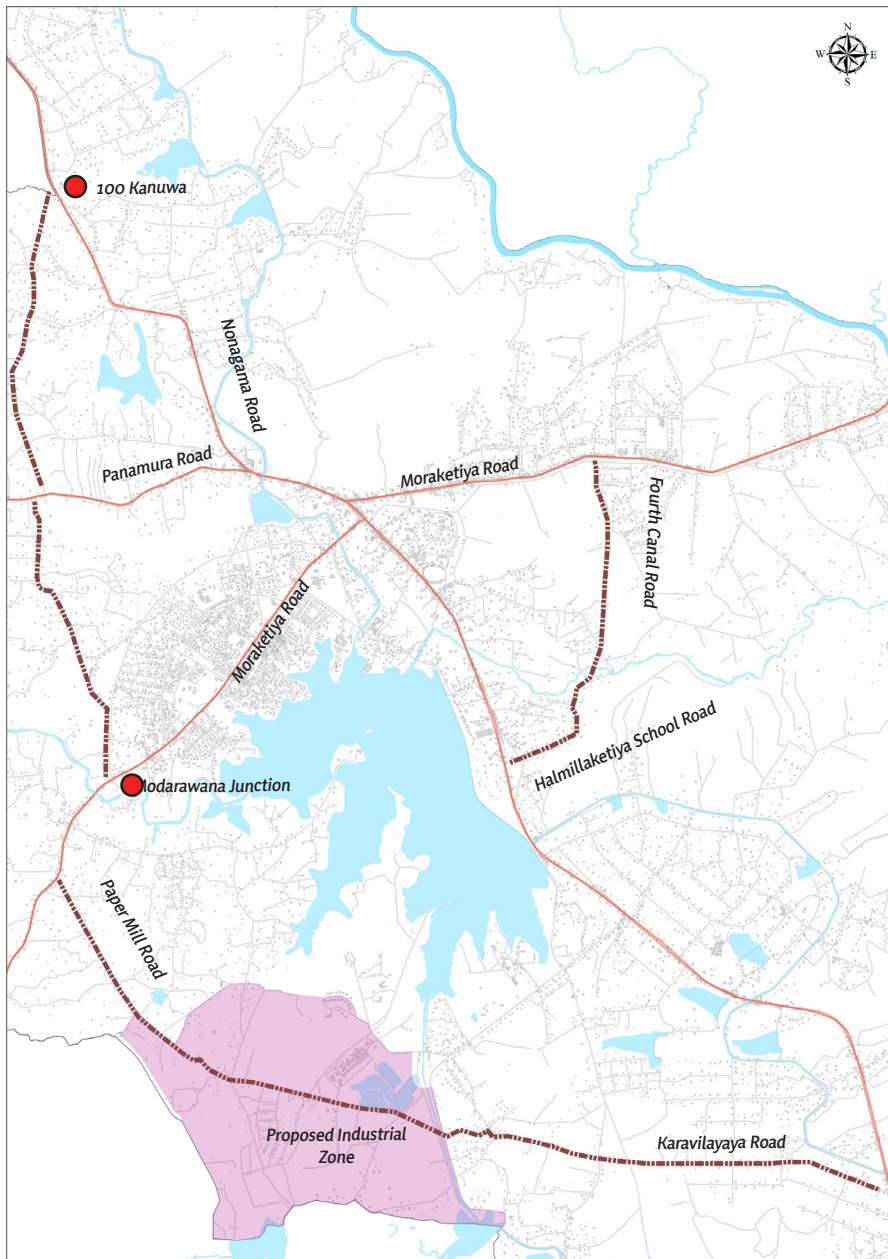


Figure 6.13 : Proposed bypass roads

Source : Sabaragamuwa Provincial Office, UDA

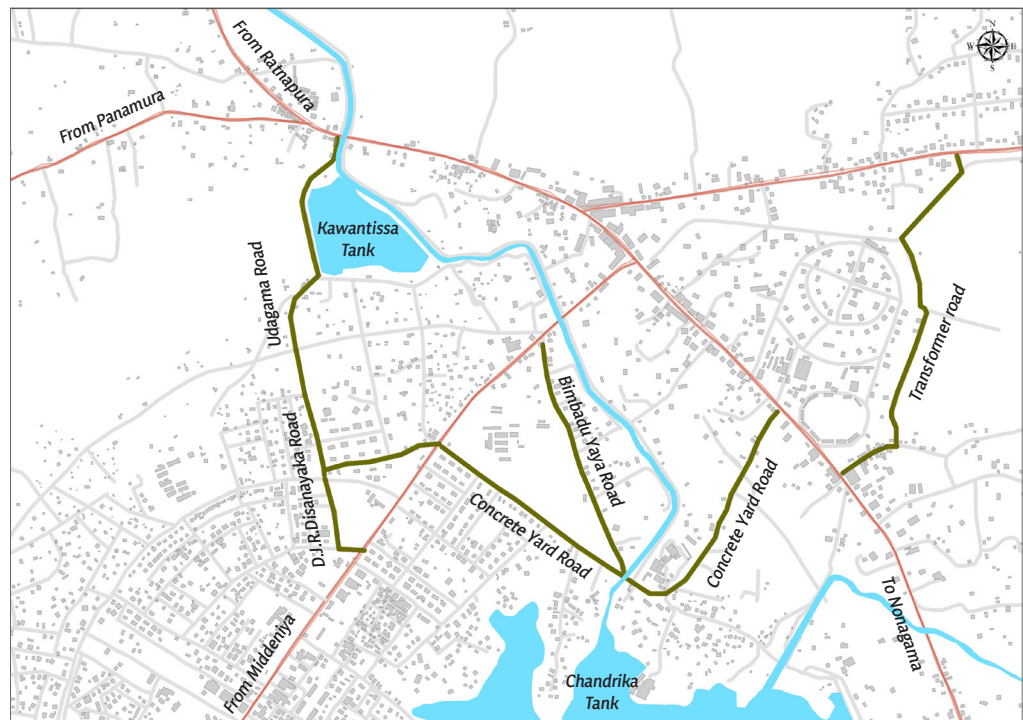
## Chapter 06 The Plan

### Physical, and Social Infrastructure development strategies

#### Physical Infrastructure Development Strategies

### Strategy 02 : Alternative Roads Development

Main bus station, public fair, Embilipitiya district hospital and Embilipitiya President School are the populous places in the center of the town should be free from traffic congestions for providing service to the public. Therefore, following roads must be developed as alternative roads with two lanes to minimize traffic. Hospital road from Udagama junction up to the President College, from there along Concrete yard road to Nonagama road and Transformer road starting near to Mahaweli ground road up to Moraketiya road.



**Figure 6.14 :** Development of proposed alternative roads  
**Source :** Sabaragamuwa Provincial Office, UDA

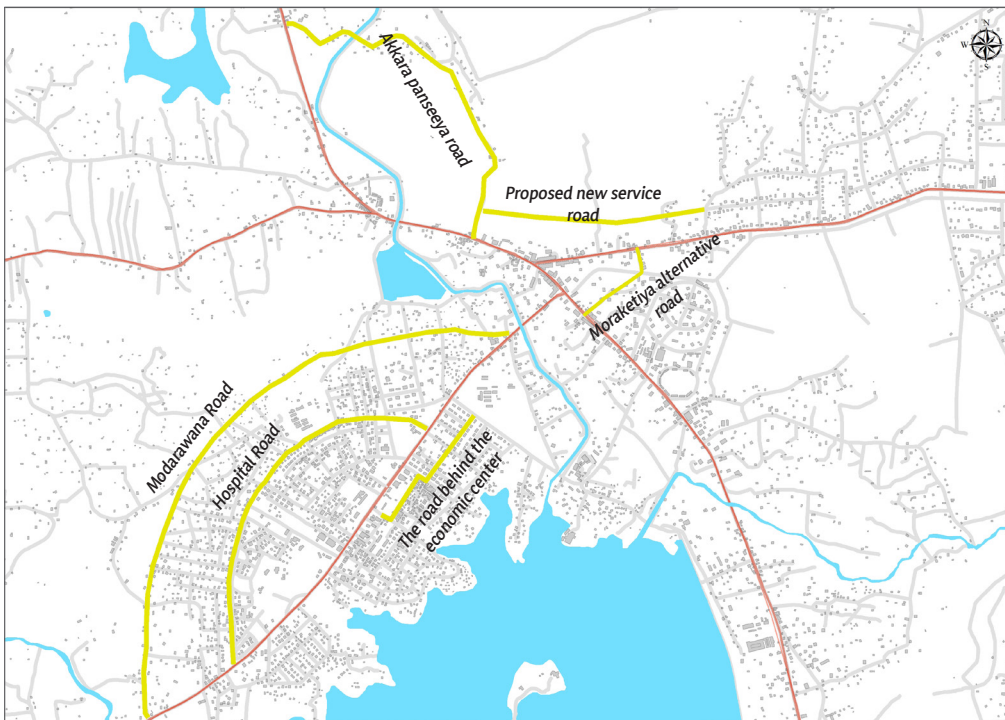
### Strategy 03 : Service Road Development

To minimize traffic congestion on mostly used populous following five roads in dilapidated conditions at the center of the city, to be developed as main service roads. Hospital road, Modarawana ring road, Road is nearing to the Economic center behind the Fair up to Concrete yard road, Akkara panseeya road. And new road from Akkara panseeya road behind the Embilipitiya Royal College, Moraketiya Road's up to Liyinagama Road.

## Chapter 06 The Plan

### Physical, and Social Infrastructure development strategies

### Physical Infrastructure Development Strategies



**Figure 6.15 :** Proposed service roads

Source : Sabaragamuwa Provincial Office, UDA

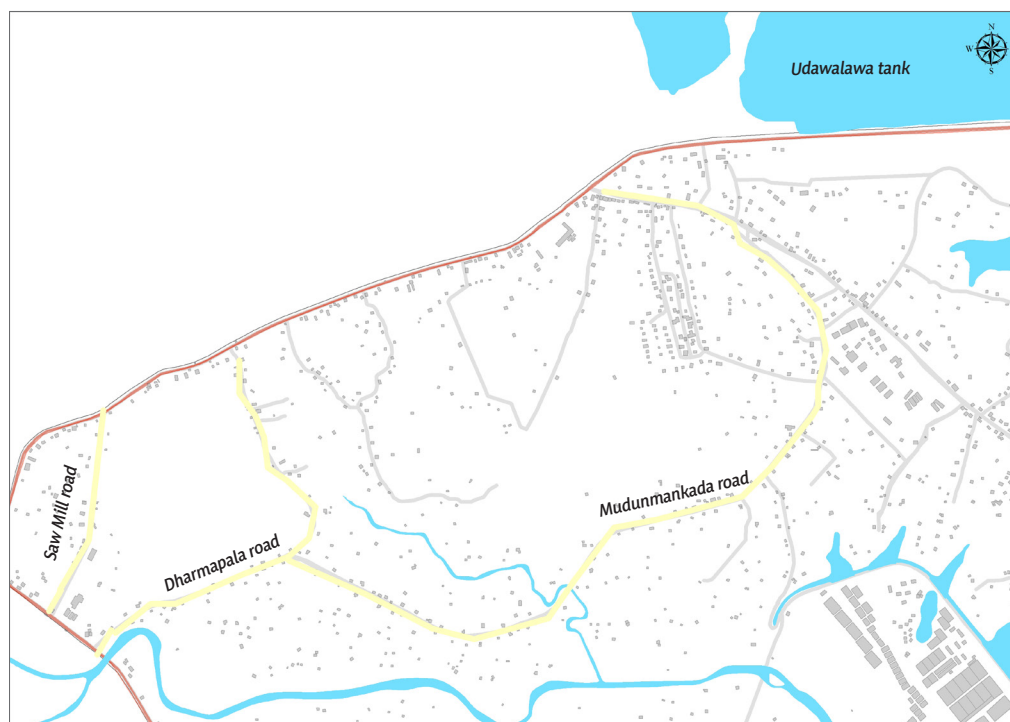
### Strategy 04 : Tourist Service Road Development

Following roads must be developed as two-lane roads. The roads have been identified located in the Udawalawa town which is proposed Tourist service center with hotels and safari facilities in Udawalawa Junction, Rathkarawwa area, are saw mill road, Dharmapala Mawatha and Mudunmankada Road. And road along Udawalawa right stream bank to be developed as a special tourist trajectory for attracting Tourist to the Embilipitiya Town.

## Chapter 06 The Plan

### Physical, and Social Infrastructure development strategies

#### Physical Infrastructure Development Strategies



**Figure 6.16 :** Proposed tourist service road  
**Source :** Sabaragamuwa Provincial Office, UDA

### Strategy 05 : Vehicle Parking Areas and Bus station Development

- (a). Improvement of the facilities required for the operation of buses within the city Bus station And construction of a bus station in Embilipitiya New Town for the short distance travel busses. In addition, construction of a bus park, where the place near to the main bus station for new busses for parking during their waiting period until comes next turn for departure. And to be widen and developed the road leading up to the Moraketiya road from bus station, to regularize the urban transport service.
- (b). To be increased the vehicle parking facilities near the economic center for customers who coming to the Embilipitiya Public fair, Economic Center and the new town. Construction of a vehicles park for school buses and van in the, bare lands in the school premises to minimize traffic congestion near the Embilipitiya Presidents School. As well as providing an alternative approach to the school through expansion and development of the road behind the school.
- (c). To provide vehicle parking facilities in the center of the city, construction of vehicle parks in the land owned by the Urban Council and the Ceylon Electricity Board (land belong to the proposed vehicle park and shopping complex)

## Chapter 06 The Plan

Physical, and Social  
Infrastructure development  
strategies

Physical Infrastructure  
Development Strategies



**Figure 6.17 :** vehicle parking and bus station development  
**Source :** Sabaragamuwa Provincial Office, UDA

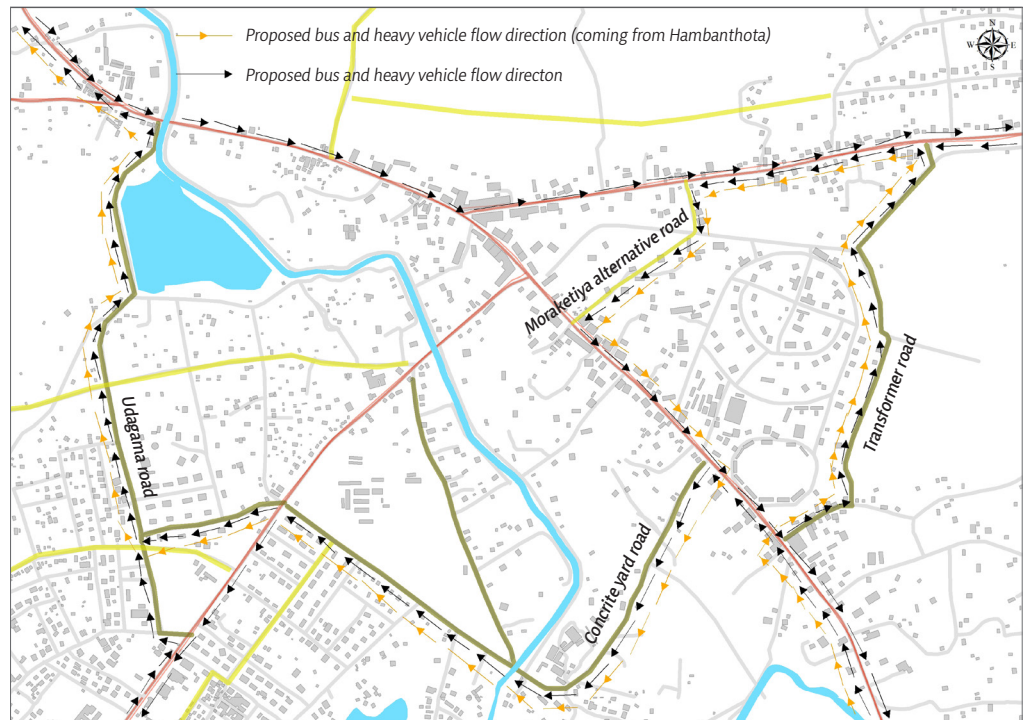
### Strategy 06 : Management of Existing Vehicle Flow Direction

Implementation of strategies for elimination of parking vehicles either side of roads, route changes of vehicle movement for smooth flow of vehicles. To be implemented a traffic plan to city center to minimize traffic congestion.

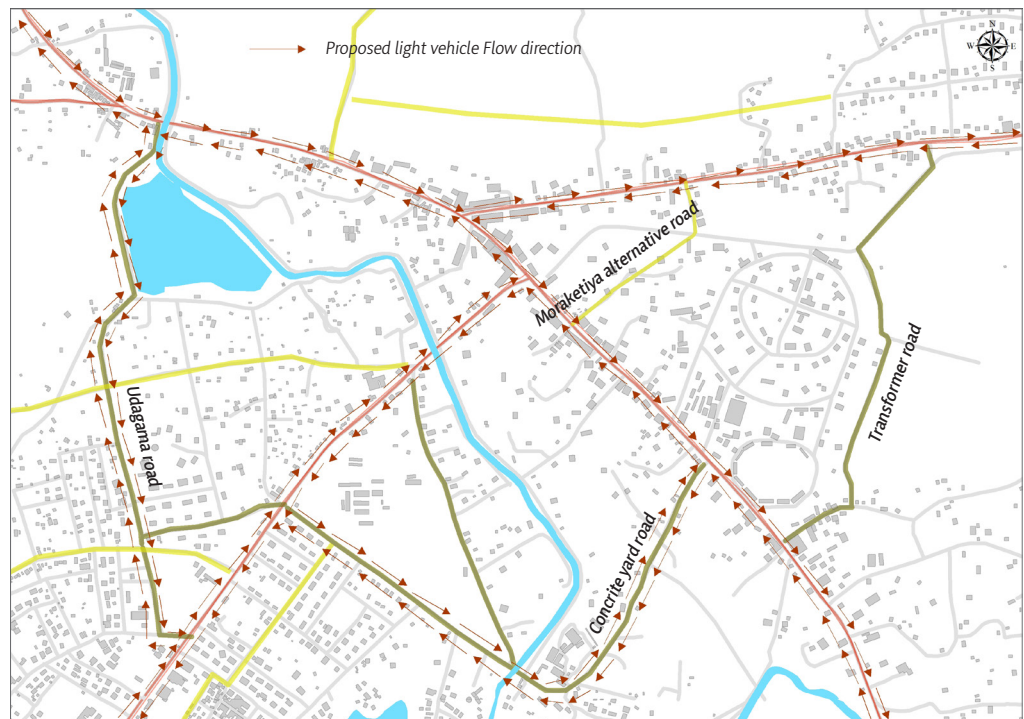
## Chapter 06 The Plan

Physical, and Social  
Infrastructure development  
strategies

Physical Infrastructure  
Development Strategies



**Figure 6.18 :** Proposed heavy vehicle flow direction  
**Source :** Sabaragamuwa Provincial Office, UDA



**Figure 6.19 :** Proposed light vehicle flow direction  
**Source :** Sabaragamuwa Provincial Office, UDA

Strategy 7 :

Introduce the concept of Green Vehicles Park for all the proposed car parks and the existing car parks to be converted to green vehicle parks.

Expand the proposed roads in the heart of the city area and incorporate green coverings to minimize the temperature associated with the city and facilitate to pedestrians.

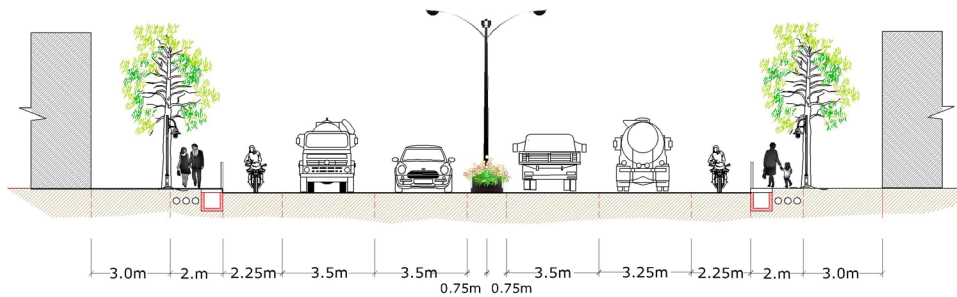


Figure 6.20 : Cross section of Proposed four lane roads  
Source : Sabaragamuwa Provincial Office, UDA

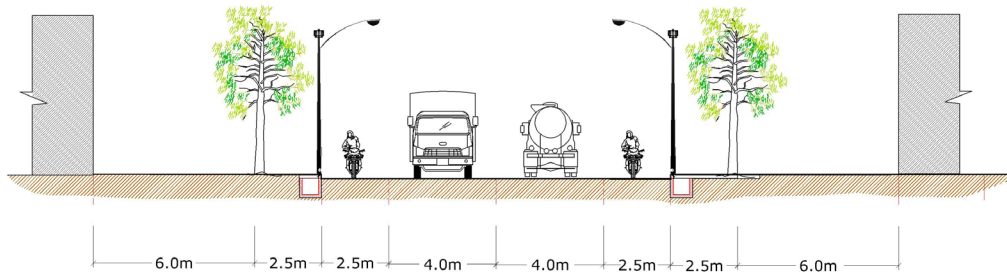


Figure 6.21 : Cross section of Proposed two lane roads  
Source : Sabaragamuwa Provincial Office, UDA

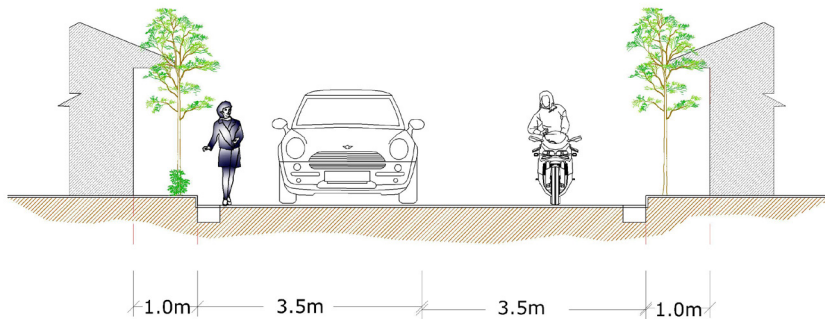
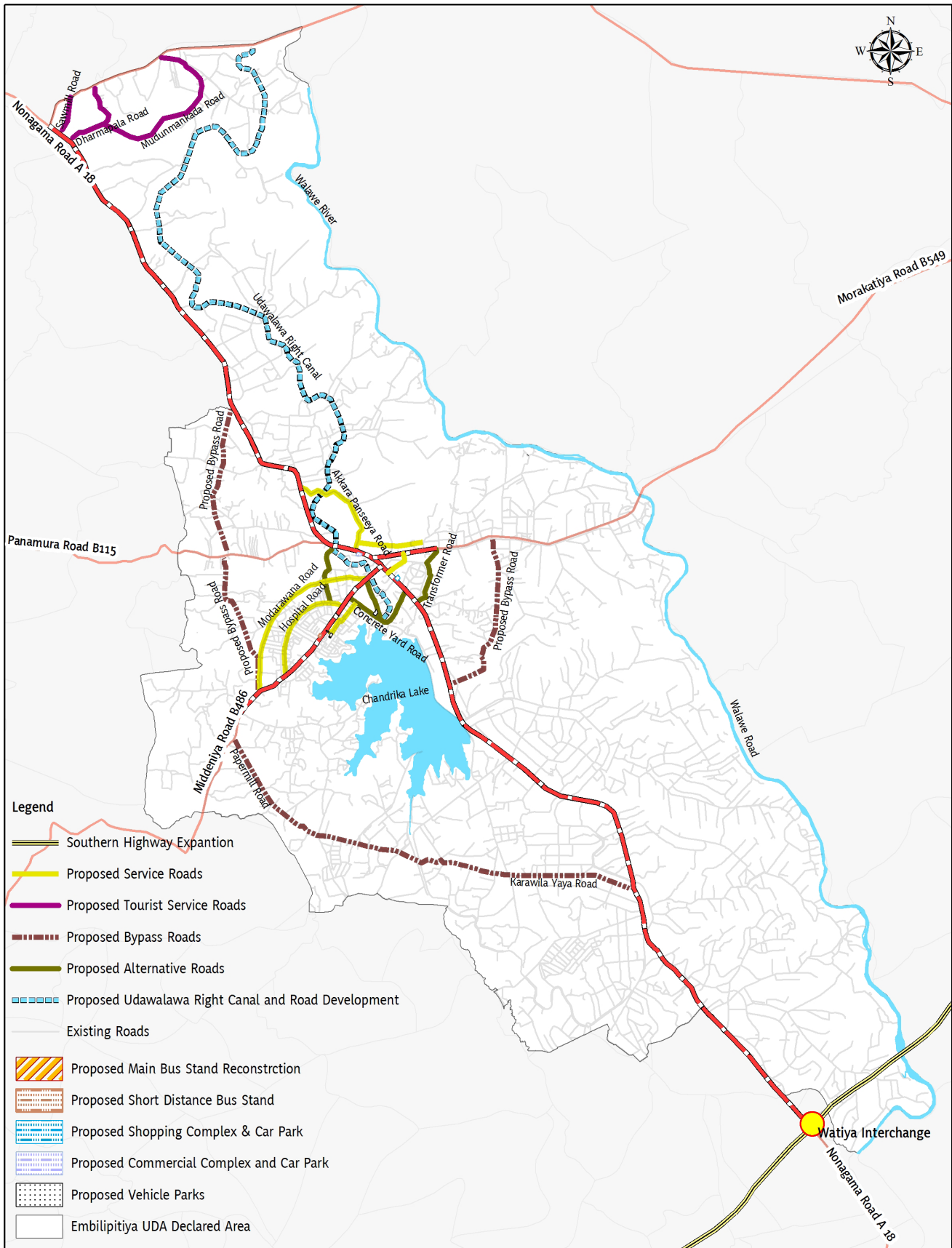


Figure 6.22 : Cross section of Proposed local roads  
Source : Sabaragamuwa Provincial Office, UDA



**Proposed Transport Plan (2030)**  
**Embilipitiya UDA Declared Area**

0 0.5 1 2 3 4 Kilometers

Urban Development Authority  
 July 2018

Source: Urban Development Authority  
 Embilipitiya Development Plan (2019 - 2030)  
 Prepared by:  
 Planning Sabaragamuwa Provincial Office

Map 6.3 : Proposed Transport Plan 2030

### 6.3.2.3. Proposed water supply plan

The Embilipitiya residents meet the water requirement for drinking and domestic needs by several main sources. Around 55% of drinking water is supplied by the National Water Supply and Drainage Board. The National Water Supply and Drainage Board is currently in the process of fulfilling the water requirement in addition to the drinking water requirements for commercial, institutional, industrial and other requirements (Table 6.4 and Map 6.4).

	National Water Supply and Drainage Board	Community Water Project	Tube wells	Safety wells	Insecure well	Other
Urban Area	12,153	5,409	339	2671	468	881
Percentage	55.4%	24.6%	1.5%	12.1%	2.1%	4%

**Table 6.4 :** Drinking water supply in Embilipitiya urban area (Number of families covered) 2016

**Source :** Resource Profile, Embilipitiya Divisional Secretariat 2016

In Udawalawa and Embilipitiya, two main water storage tanks are used to fulfill the water requirement in the Embilipitiya declared area. The Embilipitiya drinking water reservoir capacity is 18,000 cubic meters while the Udawalawe drinking water reservoir capacity is 7500 cubic meters.

Out of total water consumption about 11,000 cubic meters of water from the Embilipitiya Water tank and about 6500 cubic meters of water from the Udawalawe water retention tank uses per day. According to the current usage, in these two water tanks an accumulated water stock of 8,000 cubic meters of excess water level has been maintained.

By 2030, 25,907 number of residential populations will be increased than existing residential population and drinking water requirement would be 3108 cubic meters per day for increasing dwellers. In addition, the daily water requirement for forecast commuting population of 301,100 anticipated for various services such as commercial, institutional, travel and transport, would be 6022 cubic meters. Accordingly, the daily water requirement of the increasing amount of residential and commuted population could not be met by the existing excess water cubic meters 8,000.

The water requirement of 116 number of small and medium scale industries proposed to be set up by 2030 in the industrial zone would be cubic meters 13764. Existing water storage tanks capacities and water purification centers capabilities would be insufficient to meet this water requirement. According to the above calculations anticipated shortages of water by 2030 would be cubic meters 14894.

Accordingly, to supply water for anticipated shortage by 2030, following strategies have been identified.

## Chapter 06 The Plan

Physical, and Social  
 Infrastructure development  
 strategies

Physical Infrastructure  
 Development Strategies

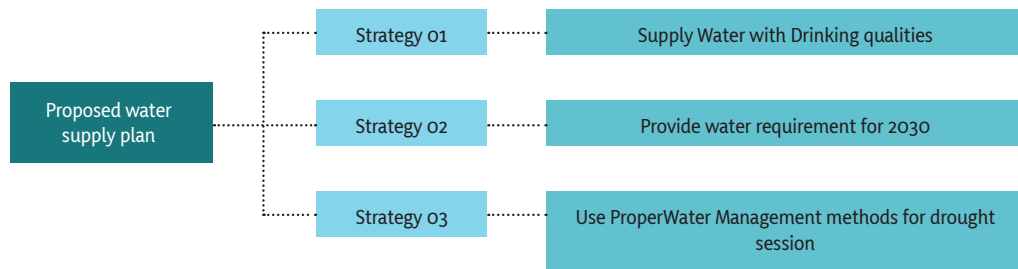


Figure 6.23 : Proposed water supply plan objectives

### Strategy 01 :

Necessary steps would be taken to implement proposed community drinking water distribution projects, covering the Thunkama, Padalangala and Kuttigala with the proper hygienic water purification process.

### Strategy 02 :

To meet the predicted water requirement by 2030, it is to be built new water tank with the capacity of 15000 cubic meters and enhance the capabilities of existing water purification plant to suit the total new requirement.

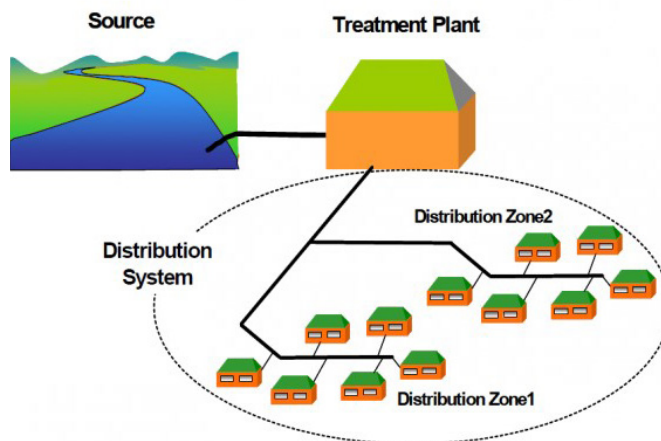
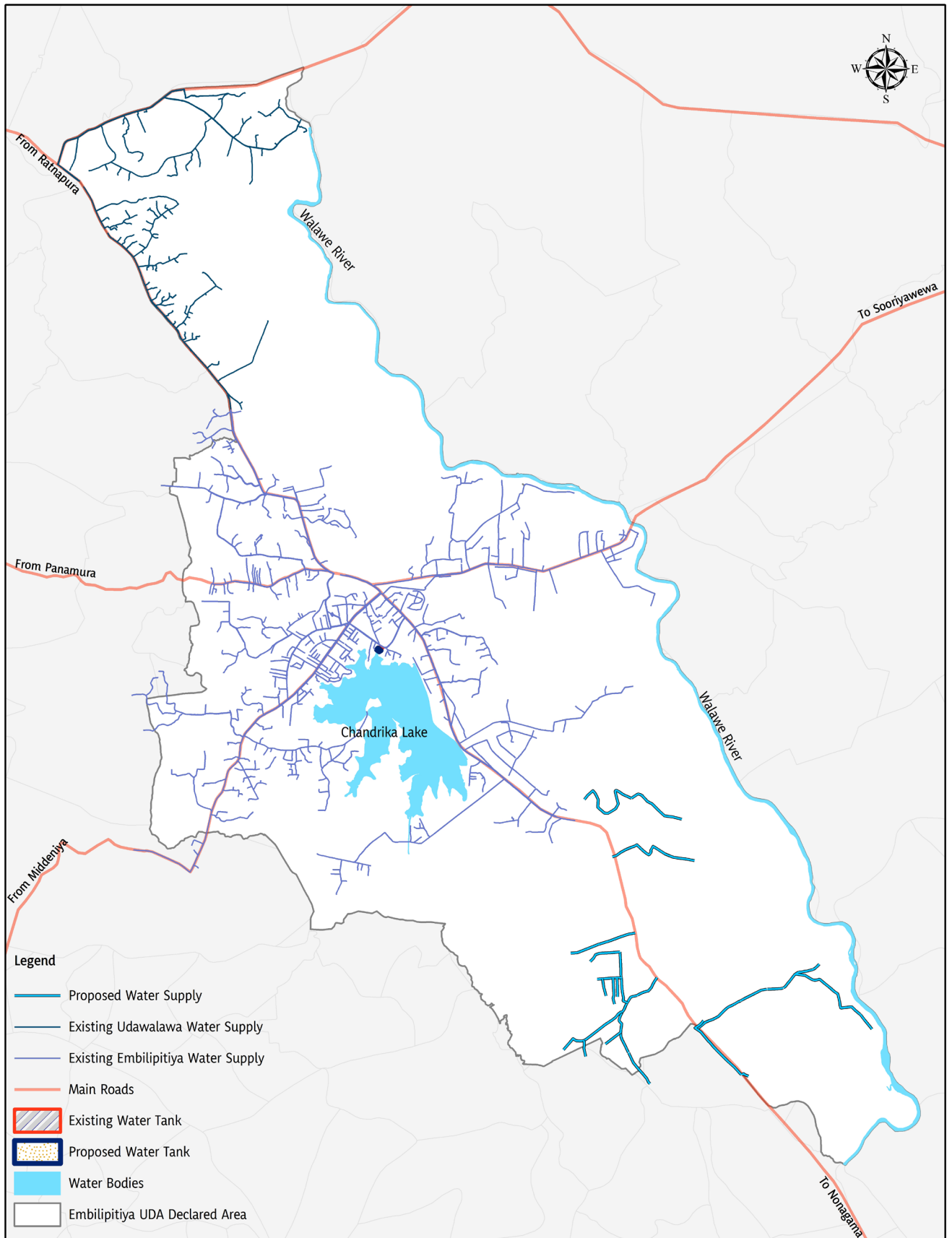


Figure 6.24 : Drinking water distribution system  
 Source : <https://bit.ly/2FEaqkL>

### Strategy 03 :

Chandrika Wewa is the main water source of the region to maintain adequate water capacity by proper systematic water management system to supply water, even in the annual drought period of Embilipitiya zone.



<b>Proposed Drinking Water Supply Plan</b> <b>Embilipitiya UDA Declared Area</b>	0 0.5 1 2 3 4 Kilometers	<b>Urban Development Authority</b> June 2017
	Source: Urban Development Authority	

Map 6.4 : Drinking water supply plan 2030

## Chapter 06 The Plan

### Physical, and Social Infrastructure development strategies

#### Physical Infrastructure Development Strategies

### 6.3.2.4. Proposed electrical and data lines Plan

Presently whole Embilipitiya urban declared area has been covered by electricity supply, and electricity distribution has been done by the main grid station in the Kadurugas Ara area. Its maximum capacity is 63 megawatts ampere. 31.5 megawatts ampere electricity had been consumed in residential, industrial, institutional and commercial sectors during the year 2017. 31.5 megawatts ampere of excess electricity have been existing in the Electricity grid.

Accordingly, to the forecast population in the year 2030, 6476 residential units have been expected to increase, in addition to the current residential units, the anticipated capacity of the projected commercial, institutional, and industrial sectors, 49.3 megawatts has been expected to increase by 2030. The current surplus cannot meet the increasing requirement. Accordingly, it has been identified, 18 megawatts ampere requires to meet the forecast demand for electricity by 2030.

It has been identified the necessity of providing data network to the entire urban area, to achieve the objectives of the proposed town development plan by 2030, with modern technology for future communication, interchange of data and increasing global connectivity. Accordingly, some of the key strategies identified through the proposed power supply and data plan for fulfilling the power consumption requirements and the requirements for data usage by the year 2030 are as follows.

#### Strategy 01:

Generate electricity through Solar Power to meet the expected electricity demand by 2030.

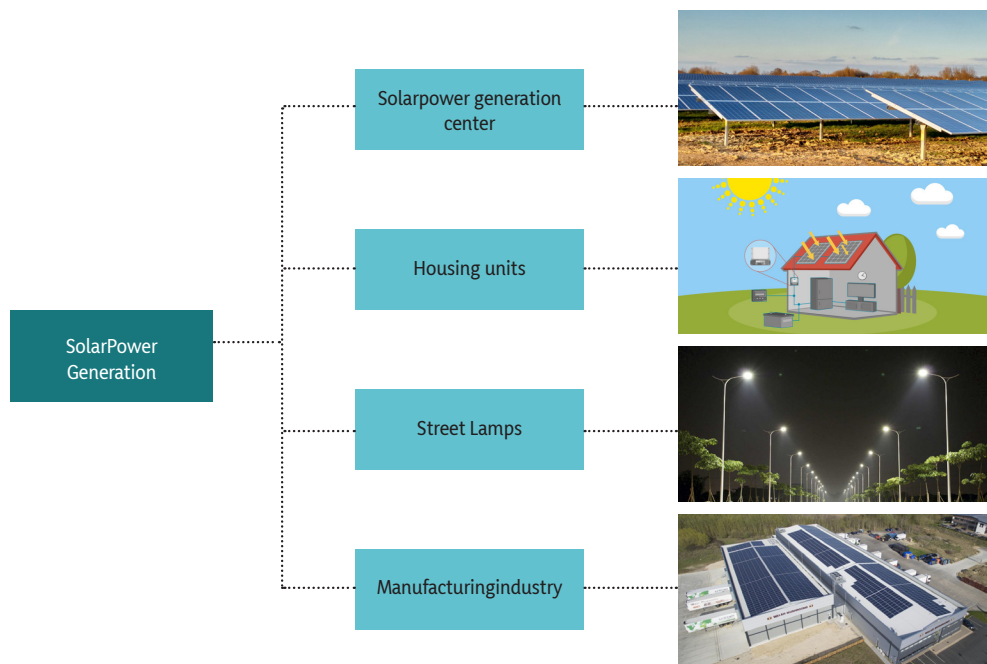
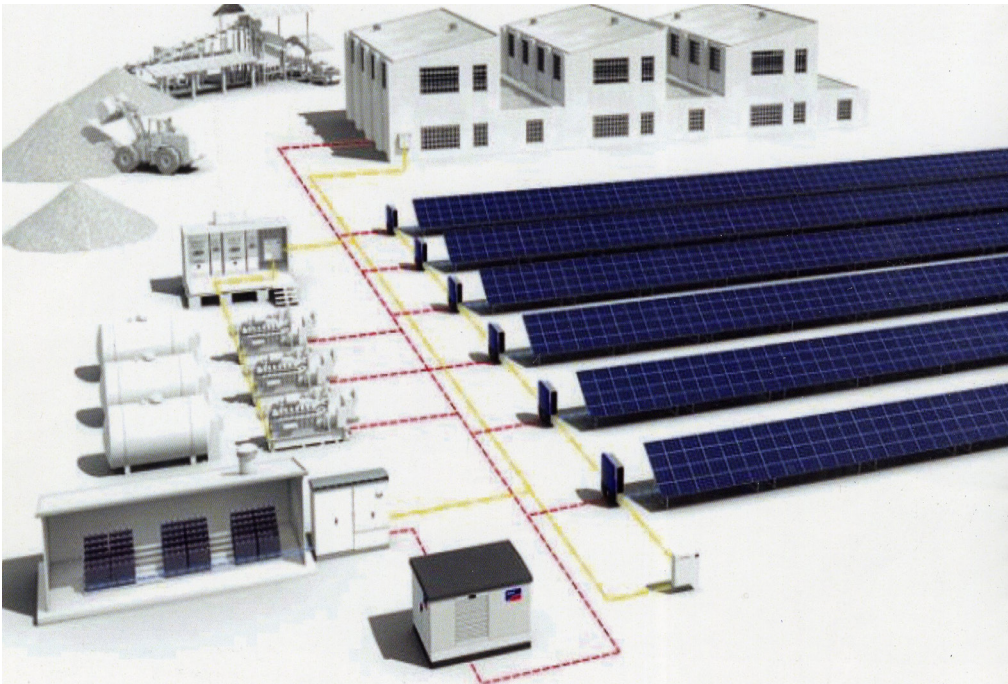


Figure 6.25 : Solar power generation methods

## Chapter 06 The Plan

Physical, and Social  
Infrastructure development  
strategies

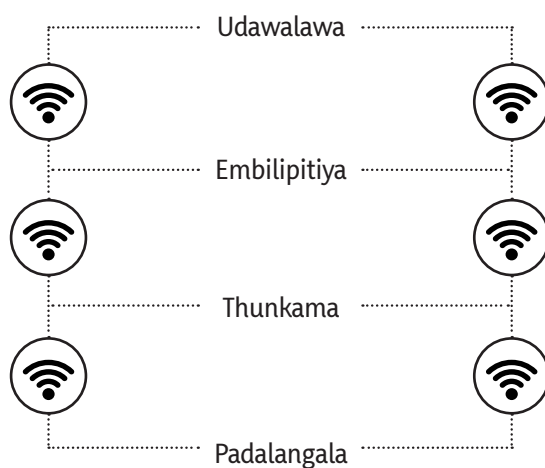
Physical Infrastructure  
Development Strategies



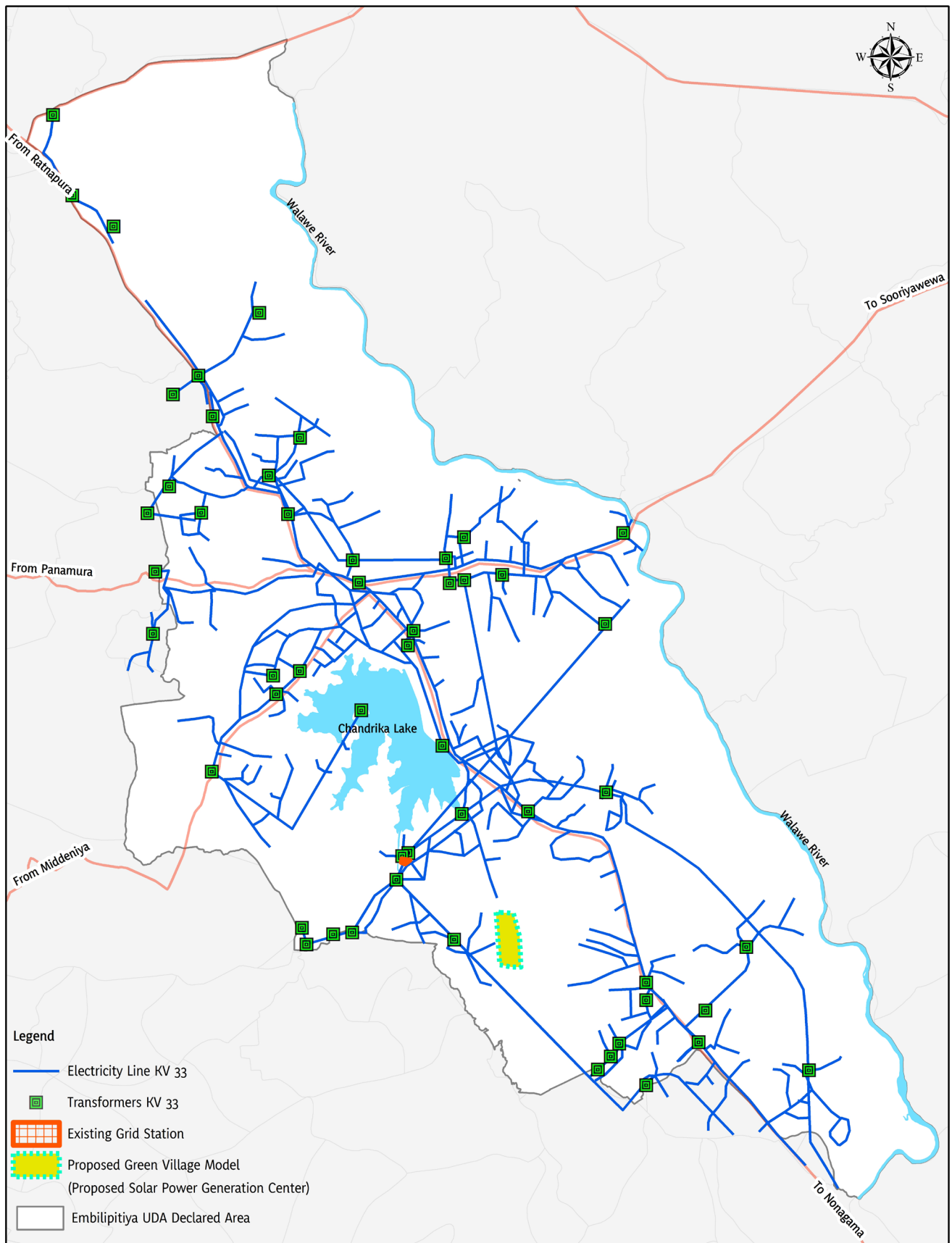
*Figure 6.26 : Solar power generating center to be implemented by Embilipitiya Urban council (green village model project) | Source : Proposed Green Model Village Project, EUC*

### Strategy 02:

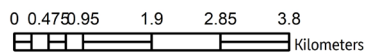
Data network must be covered the entire declared area, including Udawalawa Tourist Service Center, Embilipitiya Commercial Center, Thunkama, Padangalagala, Agriculture Service Center Zone and Proposed Industrial Zone.



*Figure 6.27 : Identified city centers for WI-FI coverage*



**Proposed Electricity Supply Plan (2030)  
Embilipitiya UDA Declared Area**



**Urban Development Authority**  
August 2018

Source: Urban Development Authority

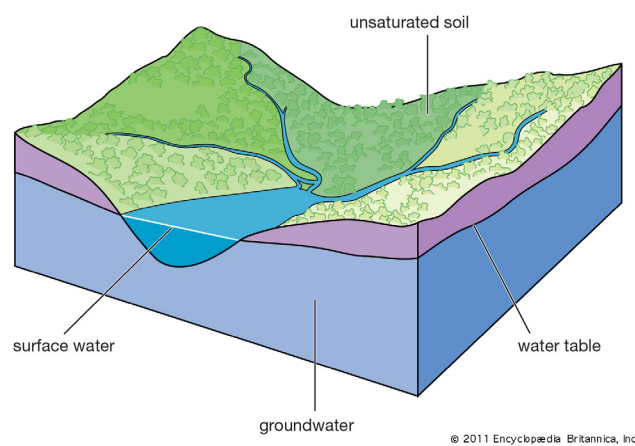
Embilipitiya Development Plan (2019 - 2030)

Prepared by:  
Planning Sabaragamuwa Provincial Office

Map 6.5 : Electricity supply plan 2030

### 6.3.2.5. Proposed Wastewater and sewerage management Plan

Septic tanks and waste water pits have been used for drainage and sewerage system in the House, Commercial buildings, and Institutes in Embilipitiya urban area, there is no proper methodology for drainage and sewerage system. However, the use of these methods has become a problem due to the high density of commercial use of the Embilipitiya town center. According to the geographical location of the town low water table depth (figure no 6.28), malfunction of absorbing of waste water pits and septic tanks have been overflowing.



**Figure 6.28 :** The cross section of a land  
**Source :** <https://bit.ly/2J16dIG>

At present, drainage and sewerage system of the buildings at the commercial center in the city center has been malfunctioning. During rainy days and night time, some of the people has been diverted drainage and sewerage to storm water drains. These drains have been carried contaminated water to the Canal D 26, at the Kawantissa Rajamaha Viharaya to the paddy fields. Therefore, who use D26 canal's water for the cultivations has been experiencing severe inconvenience due to contaminated water.

Accordingly, to find solutions to the existing problems by the year 2030, there are several strategies have been identified by the proposed drainage and sewerage Plan.

#### *Strategy 01 : Release of Wastewater into the Environment after treatment Process*

- (a). Formalize existing drainage system and polluted water caring through the drain to be refined prior flows to the environment.
- (b). D 26 canal, to be renovated and to be prevented of waste and sewage disposal to the canal

## Chapter 06 The Plan

Physical, and Social  
Infrastructure development  
strategies

Physical Infrastructure  
Development Strategies

## Chapter 06 The Plan

### Physical, and Social Infrastructure development strategies

#### Physical Infrastructure Development Strategies

### Strategy 02 :

Sewage system line work with the gravitation force to be constructed in the area covered by the proposed commercial zone I for 2030. And sewage carries through the sewage system line to be collected at place, and to be transported by Gully Bowers to the proposed recycling plant for recycling, to be built in the proposed green model village by Embilipitiya Urban Council.

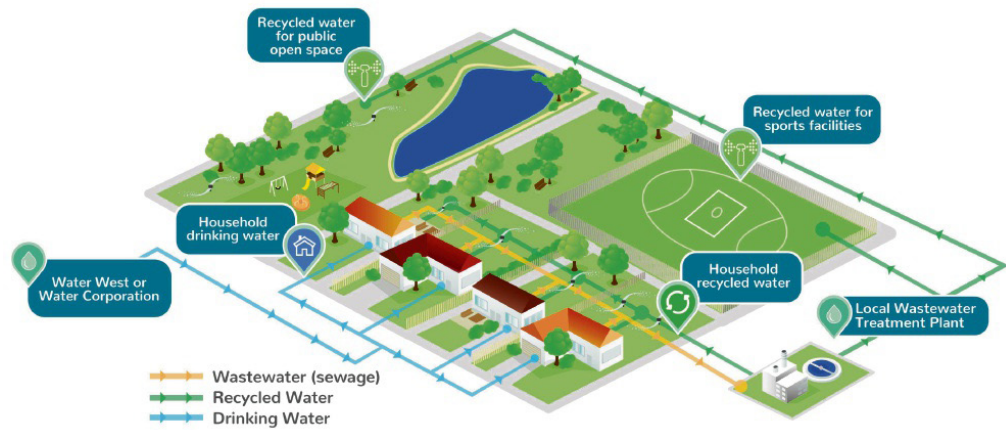


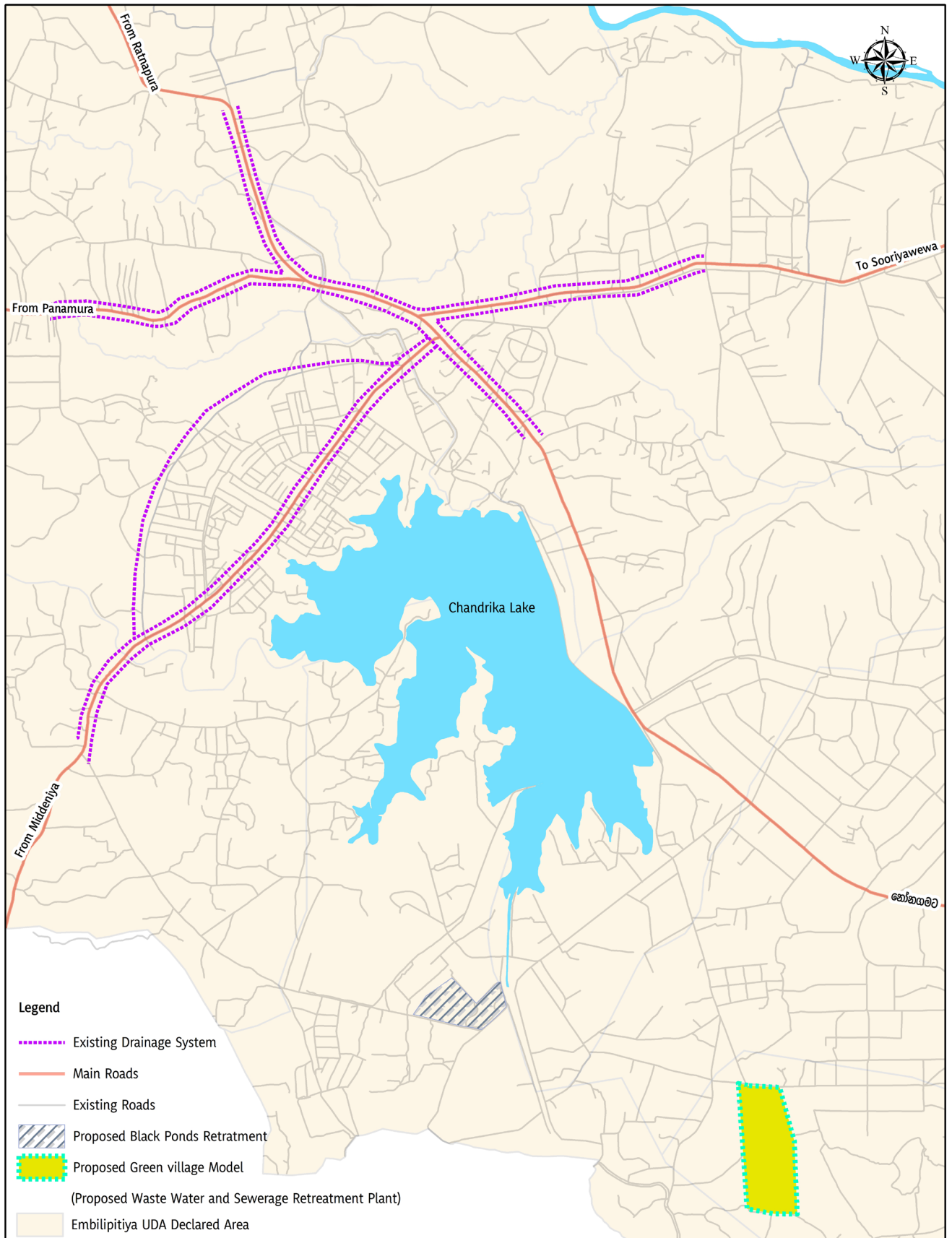
Figure 6.29 : Sewage management method

Source : <https://bit.ly/2x7C8S5>, <https://bit.ly/31FV7B6>

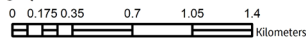



Figure 6.30 : Proposed sewage and wastewater treatment

Source : Proposed Green Model Village Project, EUC



**Proposed Waste Water & Sewerage Management Plan (2030)**  
**Embilipitiya UDA Declared Area**



 **Urban Development Authority**  
 August 2018

Source: Urban Development Authority

Embilipitiya Development Plan (2019 - 2030)

Prepared by:  
 Planning Sabaragamuwa Provincial Office

Map 6.6 : Drainage and sewage system Plan 2030

## Chapter 06 The Plan

### Physical, and Social Infrastructure development strategies

#### Physical Infrastructure Development Strategies

### 6.3.2.6. Proposed Solid waste management plan

Solid waste management in Embilipitiya declared area has been carried out by under main administration institutions of Embilipitiya Urban Council and Pradeshiya Sabha. The amount of solid waste generated within the Embilipitiya Urban Council is about 24 tons. Out of 24, the Urban Council collects 6 tons per day. From the Provincial council area which belongs to declared area, 16 tons of solid waste has been generated. Out of 16 tones Pradeshiya Sabha collected only about 4 tons per day.

Accordingly, from the entire Embilipitiya declared area 40 tons of total solid waste has been generated per day. Out of 40 tons, only 10 tons have been collected per day. According to the expected number of inhabitants to be increased by 2030, it has been forecast 9.9 tons solid waste could be generated by them per day, and by the commuted population by 2030, it has been forecast 6.7 tons solid waste could be generated by them per day. Accordingly it has been expected that total of 56.6 tons of solid waste could be generated in the Embilipitiya declared Area by 2030.

The predicted commuting population of 2030 predicts a tone of solid waste per day about 6.7 tons per day. Accordingly, by 2030 the Embilipitiya Urban Council will generate 56.6 tons of solid waste.

Out of 6 tons, 2.25 tons of garbage collected daily by the Embilipitiya Urban Council have been used to produce organic fertilizer, while 1 ton has been issued to private buyers for recycling. The balance 2.75 tones have been dumped and covered by the soil layer, at the disposal site of the Kadurugas Ara Solid Waste Management Center. However, in some occasions this disposal process could not be carried out in practically, in such instance, it has been observed garbage had been kept on open ground for a number of days.

4 tons of solid waste collected within the urban area belonging to Embilipitiya Pradeshiya Sabha has been dumped to the land called Ethhodagala Nindagama. This land has been located very close to the Chandrika Wewa, such a manner dumping of garbage to open ground has not advisable, and it has been created many environmental issues.

At present, there has been no proper system for solid waste management in the declared Area. It has been prepared the Solid Waste Management Plan for Embilipitiya UDA declared Area up to 2030. The plan has been included identified strategies and it has been taken into the consideration of anticipated Solid Waste generated by the increasing population by the year 2030.

Major strategies identified

Strategy 01 : Collecting and disposing of garbage according to a systematic procedure

(a). Collection of segregated waste

It has been identified the requirement of separation of garbage according to a systematic methodology such as decay, non-decaying and garbage to be collected from the entire declared area according to these categories.

Collection of garbage from residential, commercial, institutional and all sectors in a systematic manner covering the entire municipal area under various categories such as decay, non-decaying, electronic Waste (E-waste).

Implementation of awareness programs on waste management practices such as Reduce, Reuse and Recycle (3R Concept).

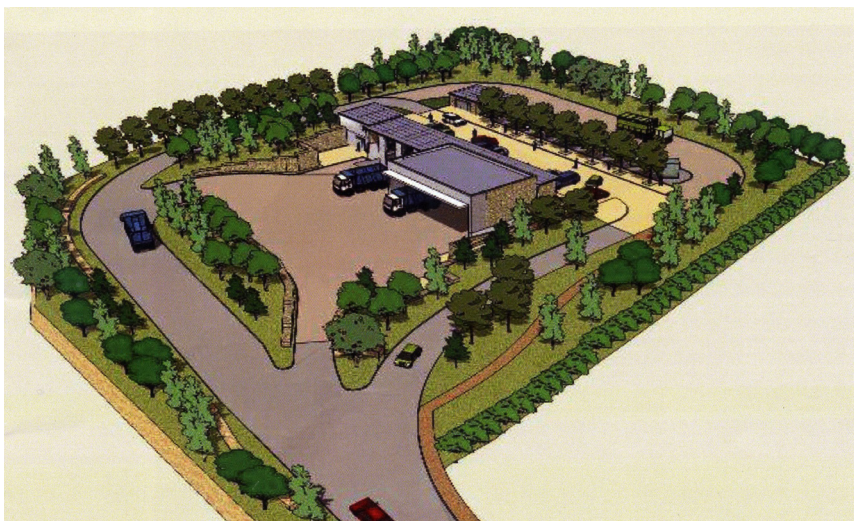


Figure 6.31 : Proposed recycling and production center by Embilipitiya Urban Council (Model of Green Village Project) | Source : Proposed Green Model Village Project, EUC

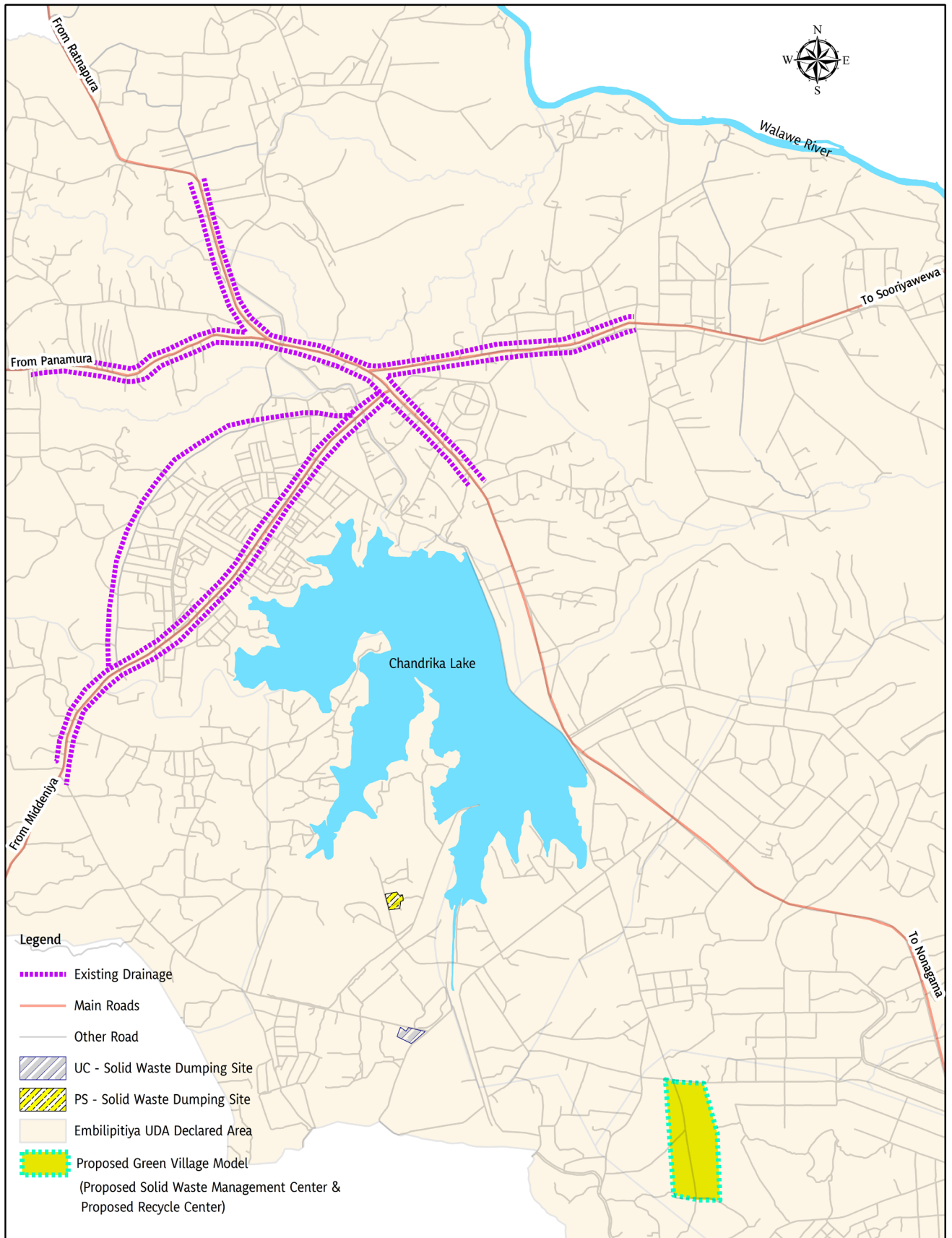
(b). Practice of GPS technology

GPS technology and other technology have been used for collection, garbage in the Urban Council Area, to be implemented to all Urban Council and Pradeshiya Sabha areas.



Figure 6.32 : Solid waste collection by EUC using modern GPS technology and specialized APP  
Source : Embilipitiya Urban Council





<b>Proposed Solid Waste Management Plan (2030)</b> <b>Embilipitiya UDA Declared Area</b>	0 0.2 0.4 0.8 1.2 1.6 Kilometers	<b>Urban Development Authority</b> January 2019 Prepared by: Planning Sabaragamuwa Provincial Office
	Source: Urban Development Authority Embilipitiya Development Plan (2019 - 2030)	

Map 6.7 : Solid waste Plan 2030

Chapter 06  
The Plan

Economic development  
strategies

Proposed Agro  
Economic Plan

## 6.4. Economic development strategies

Embilipitiya Development Plan based on the economic development of the town focused on following objectives. Develop Embilipitiya as the main commercial and Agro service center in Ratnapura district by 2030 and strengthening the economy of the town Through value added production process of Walawa regional agricultural products. Accordingly, three strategic plans for agriculture, industry and tourism have been identified in the development of Embilipitiya town in 2030.

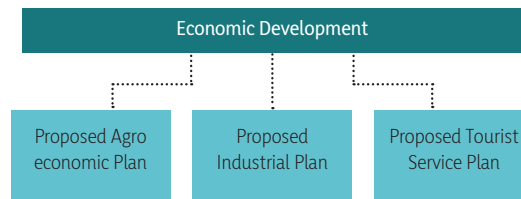


Figure 6.35 : Economic development plans

### 6.4.1. Proposed Agro economic plan

According to the urban hierarchy Sabaragamuwa Provincial Council, Embilipitiya town in the Ratnapura district has been identified as a second order town.

According to the Department of Census and Statistics (in 2012), 52% of the total workforce in Embilipitiya declared area is economically active. The 92% of the active population is employed and the remaining 8% is considered as unemployed.

Agricultural activities are the main economic base of the town and about 1/3 or 35% of urban lands have been used for agricultural purposes and over 59% of land areas have been used for cultivation purposes. Out of 27 paddy producing zones in Sri Lanka, udawalawa zone has been ranked in 15<sup>th</sup> place. The rice production in Embilipitiya has been strengthened in the paddy production in the Walawe region.

In the year 2016, paddy production in the Yala season was 11,378 metric tons and the Maha season was 9,935 metric tons.

Although the paddy cultivation in the urban area is in higher rates. Embilipitiya town famous for banana cultivation. Banana production in Embilipitiya town has been distributed to the whole country. Four days a week, Banana markets have been operating within the Embilipitiya, Thunkama and Moraketiya. About 13,750 Banana stock has been sold in the weekly banana markets. (Hector Kobbekaduwa Agri Research and Training Institute 2011).

Embilipitiya is rich with fertile soil and it is good for different kind of cultivations. Therefore, except banana cultivation, vegetables, fruits and supplementary crop cultivations also available. Out total lands, 21% of the lands have been used for agricultural purposes. Taken into consideration the type of job expansion in the city, there are 27% of the people employed in agriculture sector is considered as the higher rate.

City economy mainly based on the agriculture. In addition, industries, tourism industry, wholesale and retail trade, mineral resources, Banks and Financial institutions contribute to the overall economy.

Embilipitiya town is the service provider for its surrounded small towns and agricultural activities as well. There are 152 different types of businesses can be identified. There are 64 different tourist hotels have been in declared area.

People who live around Embilipitiya town specially coming to the city to obtain financial services from financial institutions in the city. There are 17 state and private sector banks and 25 financial institutions located besides the main roads in the city; such as the Nonagama, Moraketiya and Middeniya road. This has been identified as strengthened of the city. The economy of the city has been expanded in many ways. These sectors have been operated in an inter connected manner. The main link of this economic vitality is agriculture, and that promotes the economy of the town.

Inability of issuing annual water requirement for agriculture has been identified as a major problem of irrigation. It is the major issue of agriculture sector. During the dry weather climatic conditions, it is impossible cultivating both Yala and Maha seasons. Due to this reason it must be abandoned cultivation in one season or cultivation half of the land area.

Introducing a new variety of seeds of low quantity water requires, and high yield and could be cultivated under dry weather condition also key strategy.

In this context, water is an indispensable factor for the promotion of agriculture. If managing the water in the dry weather condition, both Yala and Maha seasons could be cultivated and harvest would be increased. This is also a key strategy in strengthening the regional agricultural economy.

### *Strategy 01 : Facilitate for a maximum production*

- (a). Provide adequate water for cultivation

Improvement of irrigation canal system at Udawalawe southern stream, water supplying from Udawalawa reservoir to the Chandrika Wewa and agricultural lands

- (b). Increase water retention capacity to full fill water demand

To be reconstructed of nine Tanks with the capacity of three (3) to fifteen (15) hectares water retention capacity, could be issued water for agricultural activities.

## Chapter 06 The Plan

### Economic development strategies

#### Proposed Agro Economic Plan

- (c). Supply of water as needed

Implementation of a Water Management Plan covering the entire region to provide annual water demand continuity. (Water for Quota system)

#### *Strategy 02 : Collection of yield near the cultivation areas*

Establishment of collection centers for Agro-products in the stall, Thunkama, Kuttigala and Moraketiya areas and interconnecting these centers with the Embilipitiya Economic Center. And making the Economic Center as a major operational center for selling agricultural products, obtaining the products of the regional farmers at reasonable prices, and minimize the output of agricultural products via intermediate vendors, for strengthening the economy of the town.

#### *Strategies 03 : Improve qualitative products*

- (a). To be Introduced new variety of seeds of low quantity water requires while high yield produced and could be cultivated under dry weather condition. To be established farmers training centers adjacent to Agrarian service centers to educate farmers about modern technology.

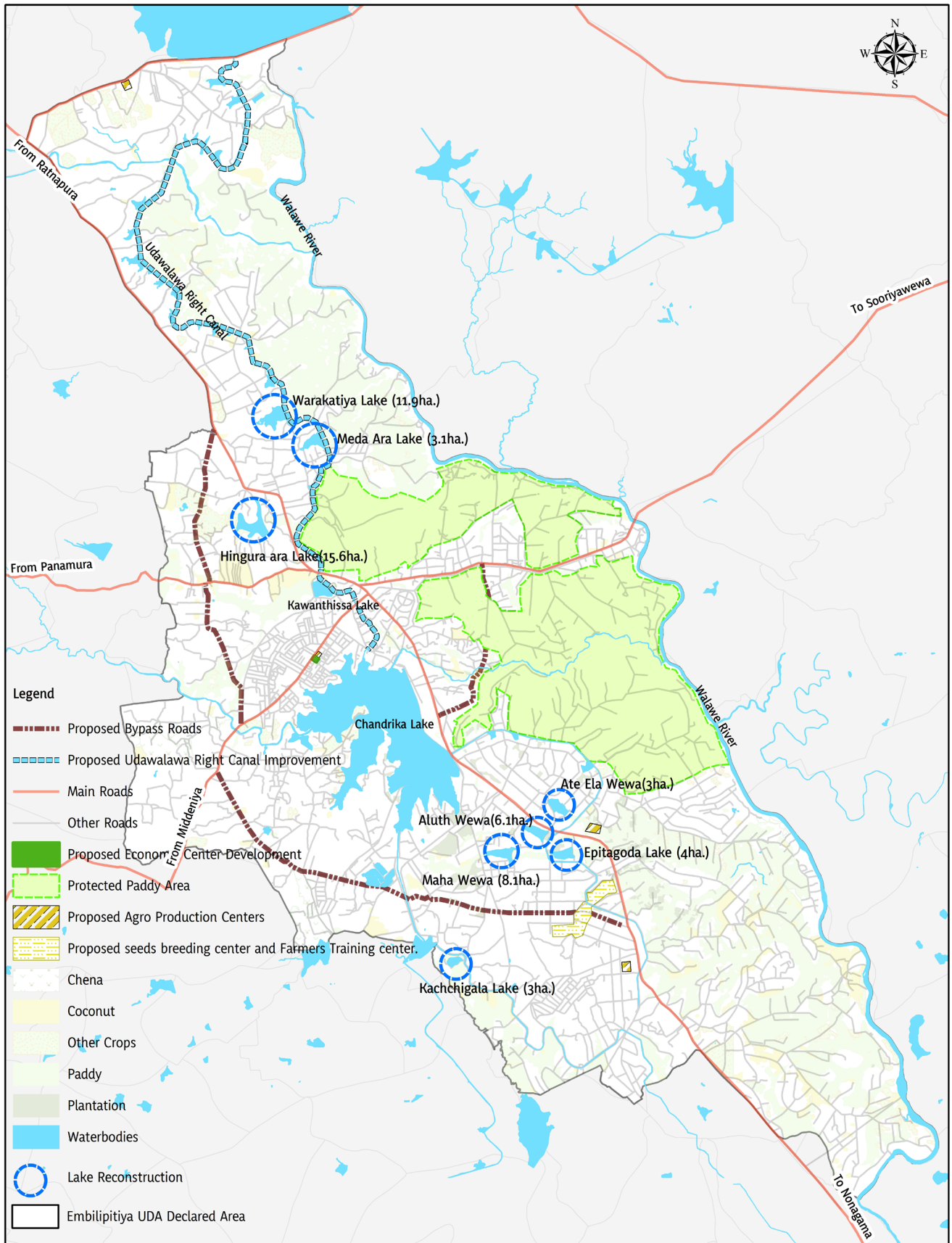


*Figure 6.36 : Production of breeding seed*

- (b). To be establish large scale and small-scale compost plants in the region to minimize the use of Agro chemicals and chemical fertilizers and promote farmers to use of organic fertilizer in the cultivation practices.

#### *Strategy 04 : Protection of cultivated lands*

Protect existing paddy lands in Halmillaketiya and Moraketiya as sensitive ecosystem by developing as a Green Conservation Zone and to be utilized the area only for agricultural purposes



**Proposed Agro Economic Plan (2030)**  
**Embilipitiya UDA Declared Area**

0 0.475 0.95 1.9 2.85 3.8 Kilometers

**Urban Development Authority**  
 August 2018

Source: Urban Development Authority      Embilipitiya Development Plan (2019 - 2030)      Prepared by: Planning Sabaragamuwa Provincial Office

Map 6.8 : Proposed Agro Economic plan 2030

## Chapter 06 The Plan

### Economic development strategies

#### Proposed Industry Plan

### 6.4.2. Proposed Industry Plan

The main economic source of the town is agriculture and in addition, several industries are operating in the declared area. Currently, 287 industries are in operation in the Embilipitiya UDA declared area, including small, medium and large scale industries as well as traditional industries. Also, as a self-employed 630 small scale industries operating in the region. (Table no.6.5).

An area of 25 acres has been used in industries in the 50 acres industrial zone currently in operation in the Embilipitiya declared area. The remaining 25 acres of land will be allocated for the second phase.

<i>Classification</i>	<i>Embilipitiya Urban Council</i>
<i>Small scale Industries</i> <i>Employees 1-10</i> <i>Employees 10-50</i>	191 18
<i>Small scale Industries</i> <i>Employees 50-200</i>	32
<i>Large scale Industries</i> <i>Employees 650</i>	01
<i>Traditional Industries</i>	45
<b>Total</b>	<b>287</b>

**Table 6.5 :** Existing industries of Embilipitiya Declared Area  
මූලාශ්‍රය : Resource Profile, Embilipitiya Divisional Secretariat 2016

The area is being used for industrial development activities, identifying trends in new industries in the industrial zone, which has been identified in the proposed land use plan for 2030.

The total area of the industrial zone is 1200 acres. The Developable land area is 823.8 acres and it is estimated that 20% out of the total land area is allocated for outdoor areas and roads and 633.8 acres of land allocated for development of new industries.

The proposed industrial zone will be implemented in two phases and it has been identified to establish small, medium and large-scale industries. Proposed industries are proposed to be utilized with the agriculture related activities and Agro yield in the region

And some of the key strategies identified to create this industrial zone.

*Strategy 01 : Establishment of a Manufacturing Industrial Zone, which use regional agricultural productions as raw materials*

- (a). Establishment of more than 100 industries (small, medium and large scale) which include value added Agro products and industries that can be used with minimize environmental damage, within the industrial zone proposed by the proposed land use plan for 2030
- (b). Development of Infrastructure facilities in 280-acres land for the establishment of industries including existing 50-acres industrial zone and paper mill land in Hingura, under the first stage of the proposed industrial zone.

As the second stage of the proposed industrial zone, the development of infrastructure facilities in approximately 580 acres adjacent to the proposed industrial zone under the first stage.

- (c). Resettlement of people who living in the proposed industrial zone with infrastructure facilities and resettling elsewhere in a favorable environment.
- (d). Manufacturing of value added productions using regional raw materials



Figure 6.37 : By-products of banana  
Source : <https://bit.ly/2Y2lu>

*Strategy 02 : Collection and transportation of regional agro-products in a convenient way*

- (a). Easy access to urban raw materials, manufacturing centers

Developing the market for bananas and other Agro-based products such as Thunkma, Moraketiya, Kuttigala and Udawalawa as major Agro-product collecting centers and the raw material required for the industry with value-added products gathering easily from the region.

Chapter 06  
 The Plan

Economic development  
 strategies  
 Proposed Industry Plan

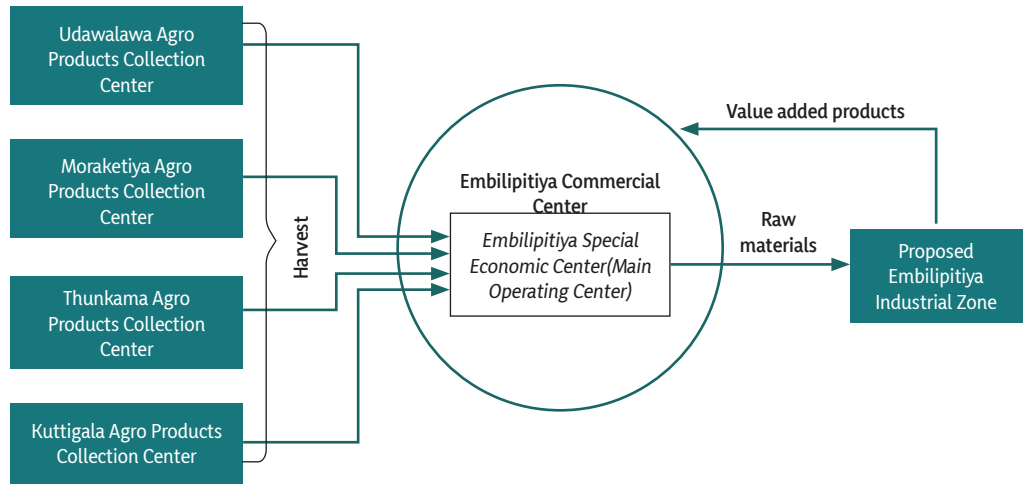


Figure 6.38 : Embilipitiya Agro Products Collecting Center Network

(b). Minimize transport cost for products and raw materials

For transporting products and materials to minimize costs, to connect to the Mattala Airport and the Hambantota Port as well as to the Southern Expressway, development of the two lanes alternative road from the paper mill to the Kadurugas Ara via Karavila Yaya road proceed to the Nonagama road

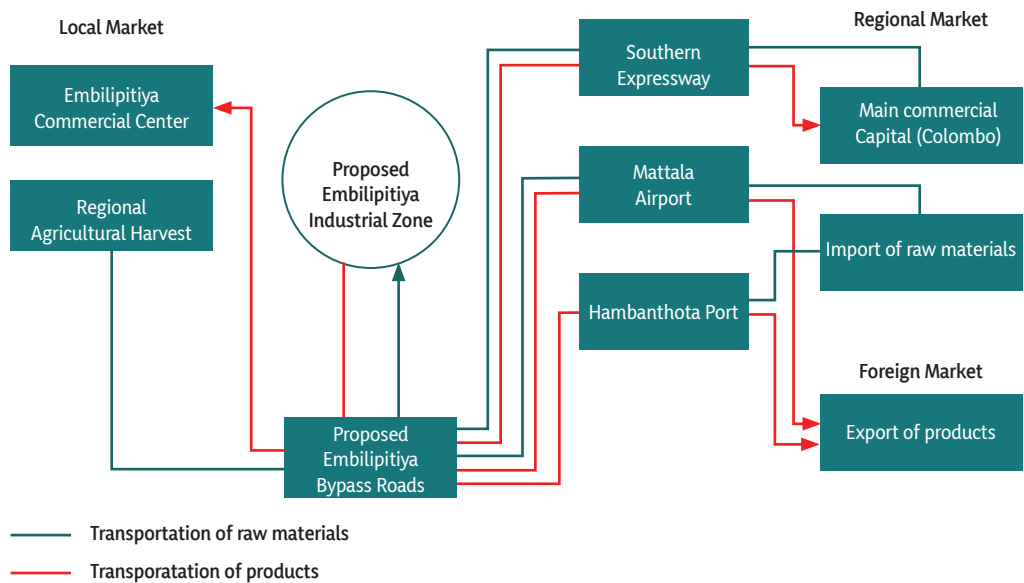
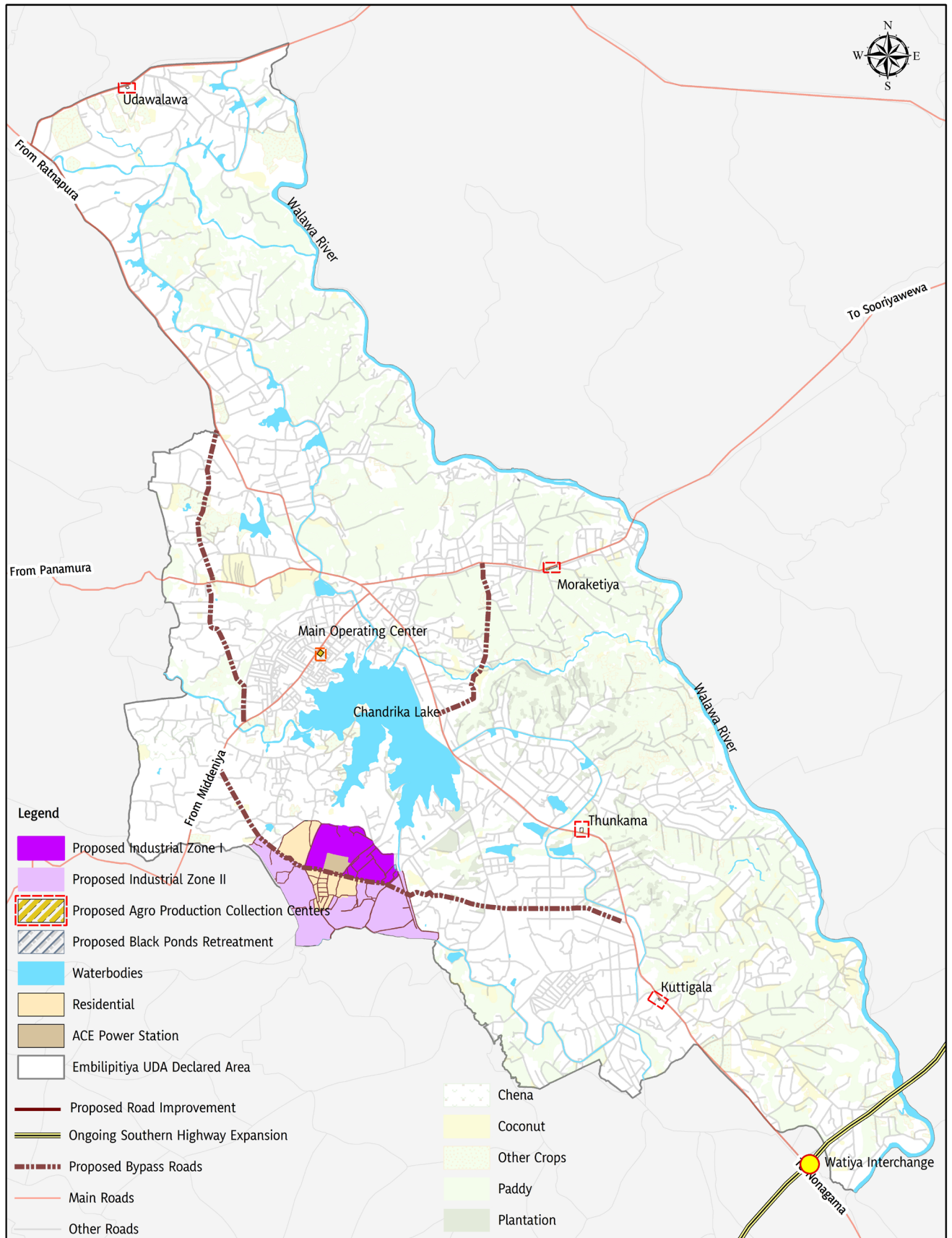


Figure 6.39 : Embilipitiya proposed manufacturing materials & manufacturing distribution network



**Proposed Industry Plan (2030)**  
**Embilipitiya UDA Declared Area**

0 0.475 0.95 1.9 2.85 3.8 Kilometers

**Urban Development Authority**  
 August 2018

Source: Urban Development Authority      Embilipitiya Development Plan (2019 - 2030)      Prepared by: Planning Sabaragamuwa Provincial Office

Map 6.9 : Proposed Industry Plan

## Chapter 06 The Plan

### Economic development strategies

#### Proposed tourism service Plan

### 6.4.3. Proposed tourism service Plan

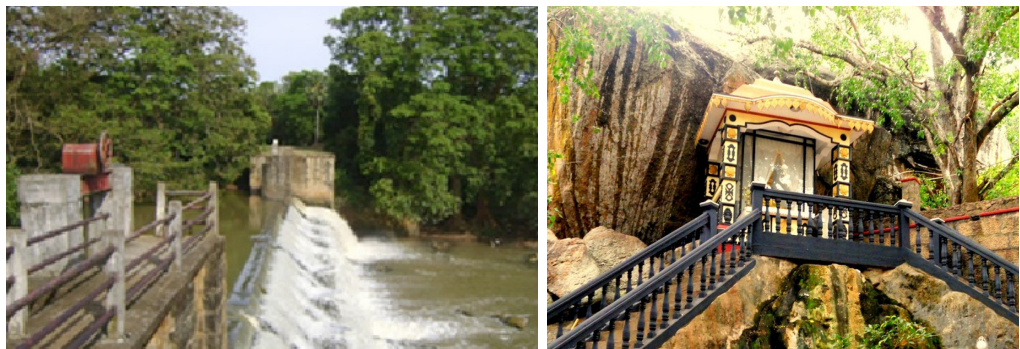
Among the seven tourism zones in the Sabaragamuwa Province, Embilipitiya town is included in Udawalawa tourism zone. Among the more popular attractions in the tourist region are the Udawalawa Elephant Conservation, Udawalawa National Park, Sankapala Rajamaha Viharaya, Panamura Ettagala, Udawalawa Reservoir, Chandrika Wewa, Liyangastota Dam and Maduwanwela Walawwa. Although most of these places don't belong to the Embilipitiya declared area, but most tourist arrivals have been identified to visit the Embilipitiya declared area for obtain services.

Especially the Udawalawa Tourist Zone has become famous for watching elephants. During the January-July period, 134,116 domestic tourists and 62,145 foreigners visited the Udawalawa elephant transit home and the Udawalawa National Park. Similarly, the number of visitors to the Udawalawe Tourism Zone during the months of January-August and September-September is nearly 100,000, identified by travel gate counts.

About 50% of the visitors come to the Udawalawe National Park and travel to Embilipitiya for safari, accommodation and food. Udawalawa tourist arrivals have been spent in the urban area only and the Udawalawa track 2, Rathkarawwa areas have traveled to other areas and the attractions of the city center and the city have attracted many of the attracting areas to visit.



**Figure 6.40 :** Udawalawa Elephant Transit Home and Chandrika wewa  
**Source:** : [goo.gl/c1pqrE](http://goo.gl/c1pqrE)



**Figure 6.41 :** Liyangasthota Dam and Sankapala Temple  
**Source:** : [goo.gl/jDL1iY](http://goo.gl/jDL1iY)

## Chapter 06 The Plan

### Economic development strategies

#### Proposed tourism service Plan



**Figure 6.42 :** Udawalawe reservoir and Maduwanwela walauiwa

**Source:** : [goo.gl/fzpLdy](https://goo.gl/fzpLdy) , [goo.gl/fzpLdy](https://goo.gl/fzpLdy)

In addition, there are various types of facilities such as Cabana Cottage, Lodge, Restaurant, Villa, Hotels, Resorts etc. for lodging and catering at the Udawalawa Tourist Zone. There are 80 such centers in Embilipitiya, of which 64 are in Embilipitiya declared area. Further, residential units in the Udawalawa area have been identified conversion for tourism purposes.

There are some key strategies identified to promote tourism industry Thus, the resources available in the Udawalawa Tourist Zone are being improved as Embilipitiya is a major source of income

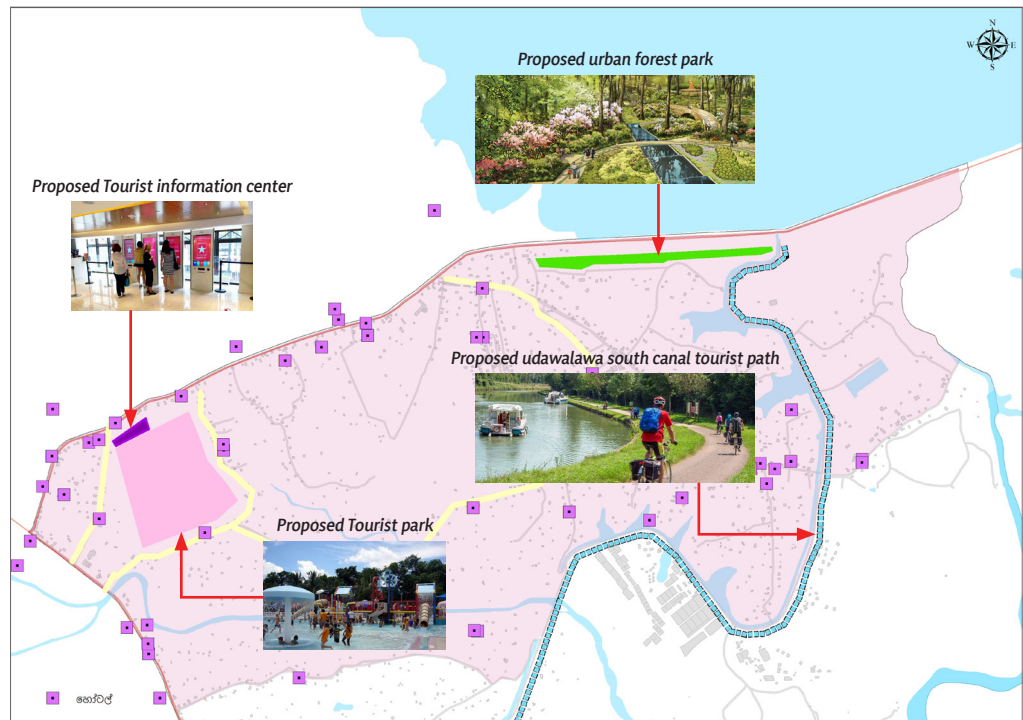
#### *Strategy 01 : Expansion of Tourism services in the Udawalawa Tourism Zone*

- (a). Udawalawa and other nearby attraction areas named as tourism service zone to promote tourism activities.
- (b). The lands which have high demand for tourism activities use for tourism.
- (c). Developing the Saw Mil Road, Dharmapala and Mudungankada Roads in the Udawalawa Tourist Zone to arrange transportation of visitors to obtain travel services.
- (d). Developing the Udawalawe Southern Canal road as the tourist path from Udawalawe to Embilipitiya town center, attracting tourists to the attractive tourist areas in the town.

## Chapter 06 The Plan

Economic development  
strategies

Proposed tourism  
service Plan



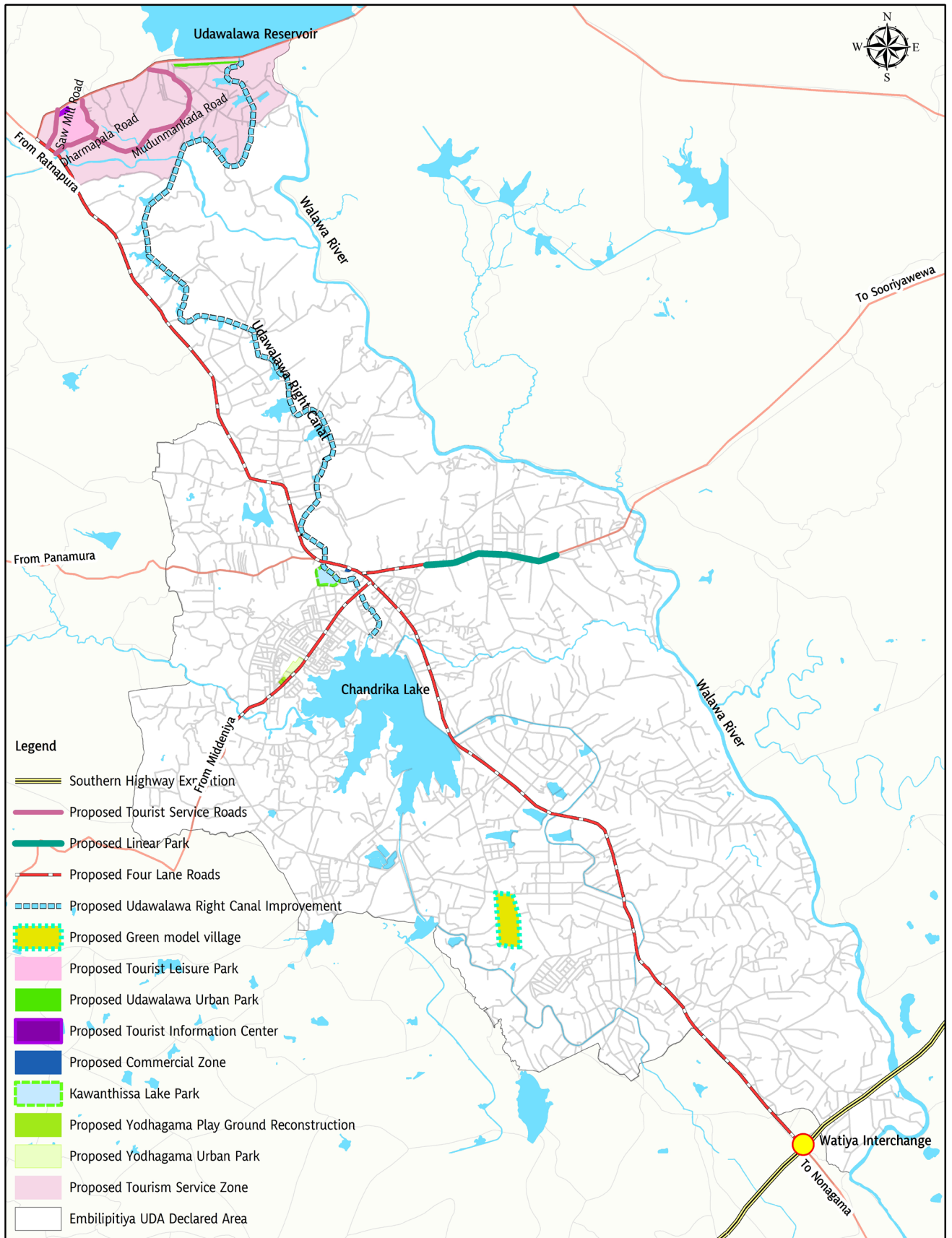
**Figure 6.43 :** Proposed Udawalawa Tourism Zone  
**Source :** Sabaragamuwa Provincial Office, UDA

### Strategy 02 : Provide tourists attract new experiences

Attract local and foreign tourist to the city via the proposed adventure park, Eco tourist bungalow including in the green village model proposed by urban council.



**Figure 6.44 :** Green circuit bungalows and adventure park proposed by the Embilipitiya Urban Council  
**Source :** [goo.gl/fzplDy](http://goo.gl/fzplDy) , [goo.gl/fzplDy](http://goo.gl/fzplDy)



**Proposed Tourism Plan(2030)**  
**Embilipitiya UDA Declared Area**

0 0.475 0.95 1.9 2.85 3.8  
 Kilometers

**Urban Development Authority**  
 October 2018

Source: Urban Development Authority      Embilipitiya Development Plan (2019 - 2030)      Prepared by: Planning Sabaragamuwa Provincial Office

Map 6.10 : Proposed tourism plan 2030

Chapter 06  
The Plan

Sustainable environment  
development strategies

Environment  
Conservation Plan

## 6.5. Sustainable environment development strategies

A major development objective identified in the Embilipitiya Development Plan for 2030 is to create an attractive city for a better environmentally-friendly development. The Proposed Environment Conservation Plan and open spaces (PORS) plan is key strategies under the sustainable environmental development strategy.

The identified strategic plans include the development of an environmentally friendly city, protecting environmentally sensitive areas, including Chandrika Wewa, Walawe River basins, paddy fields and other wetlands.

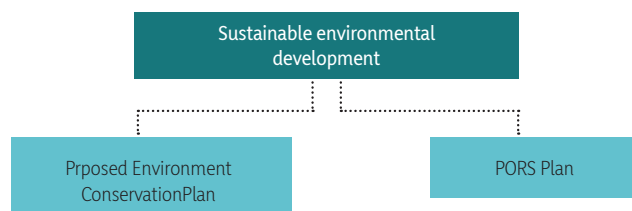


Figure 6.45 : Sustainable environmental development plans

### 6.5.1. Environment Conservation Plan

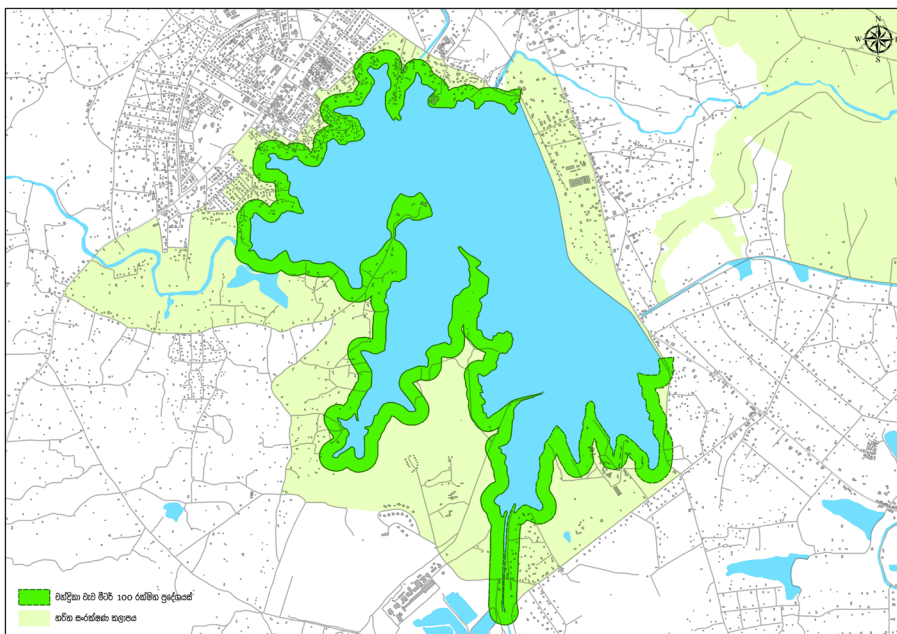
Out of the total land area in Embilipitiya Declared area 27% of land area is a paddy field and 6% of water Bodies. Accordingly, this town has been identified as an area with sensitive lands with tanks and reservoirs, irrigation canals, rivers, water resources and of 0.25% wetlands. Due to adverse human activities of the city the existing ecosystem has been damaged. Chandrika Wewa is the main water supply of the city and there is a 100m lake reservation area, in the present situation buildings are constructed in lake reservation area has identified as a threat to Chandrika Lake.

In addition to that releasing waste water to D26 canal which flows through the city center to paddy lands and land sand mining near Walawa river area are affected for imbalance of the existing ecosystem.

There are no serious natural disasters in the area and 1710 families have been affected by the drought during the past 5 years. Thus, conserving the existing ecosystem, some of the major strategies identified for carrying out the development activities of the city

*Strategy 01 : Establish regulations for the protection by identifying unique water sources and sensitive ecological zones*

- (a). Protection of lake related ecosystems by creating 100 meter buffer zone for the Chandrika Wewa
- (b). Protection of riverine ecosystems by creating a 40-meter riverside protected area for the Walawa River
- (c). Chandrika Wewa and surrounded area develop as a low density area to protect the existing ecosystem.



*Figure 6.46 : Conservation area and green conservation area around Chandrika lake  
Source : Sabaragamuwa Provincial Office, UDA*

*Strategy 02 : Rehabilitation of existing water sources*

Improvement of the irrigation canal system at Udawalawe south stream supplying agricultural lands, including from Udawalawa reservoir to the Chandrika Wewa.

*Strategy 03 : Increase quality production and promoting around the region*

Reduce the use of pesticides and chemical fertilizers and promotion of organic fertilizer for cultivation and Establishment of large scale and small compost plants in this region.

## Chapter 06 The Plan

### Sustainable environment development strategies

#### Environment Conservation Plan

### *Strategy 04 : Conservation of existing wetlands to protect ecological imbalance*

Wetlands in Embilipitiya Urban area can be categorized as follows.

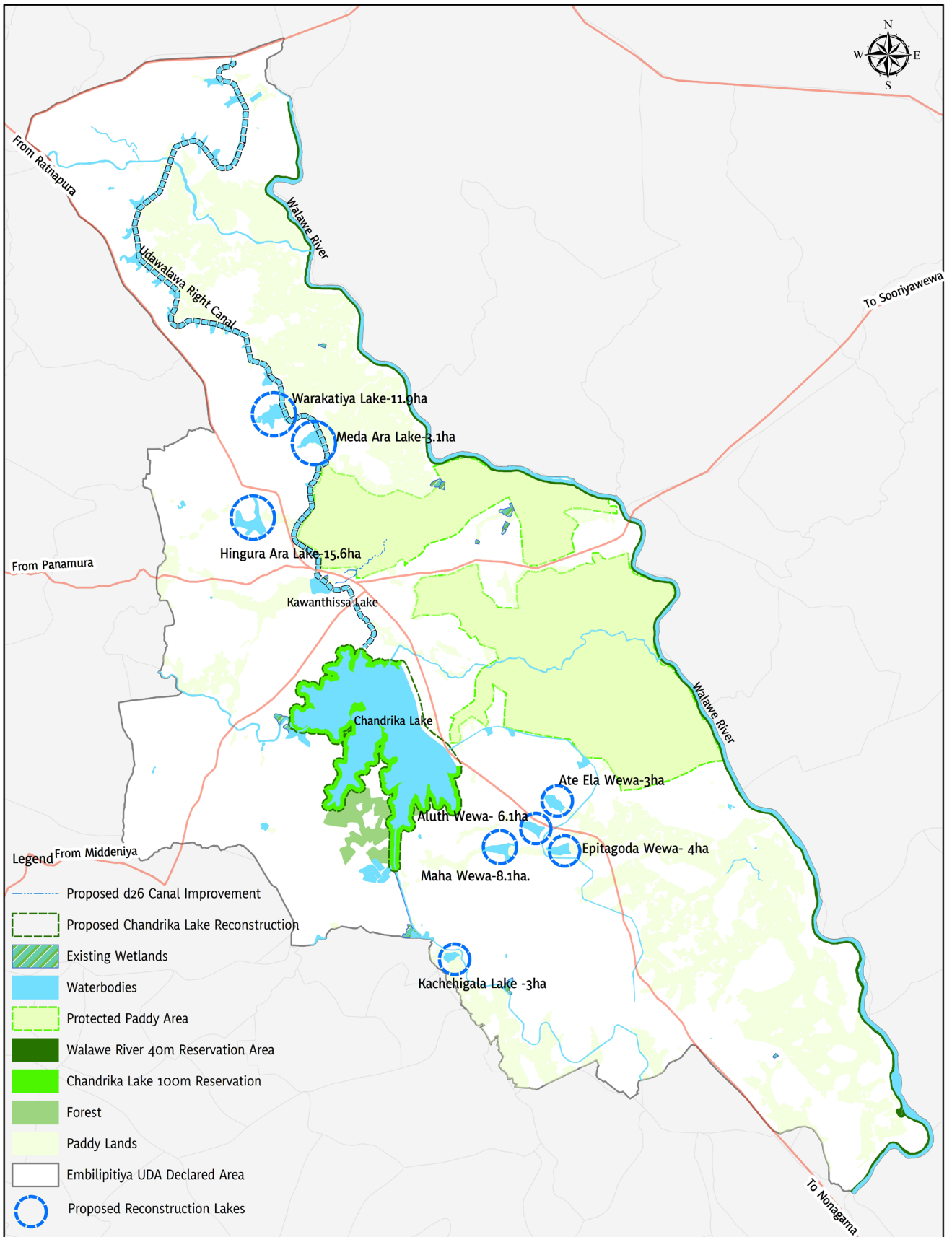
1. The Marshy lands
2. Paddy fields

The above wetlands can be divided into two zones as follows.

1. Natural wetlands conservation area
2. Special paddy cultivation zone

Major methods of conservation of wetlands

- (a). Introducing special uses for Wetland areas belonging to 38 hectares as a Natural Wetland Protected Areas in the Embilipitiya declared area.
- (b). Protecting paddy areas in Halmillaketiya and Moraketiya area as a low density zone and developing them as a sensitive ecosystem.



**Proposed Environment Conservation Plan (2030)**  
**Embilipitiya UDA Declared Area**

0 0.475 0.95 1.9 2.85 3.8 Kilometers

Urban Development Authority  
 August 2018

Source: Urban Development Authority  
 Embilipitiya Development Plan (2019 - 2030)  
 Prepared by:  
 Planning Sabaragamuwa Provincial Office

Map 6.11 : Environment conservation plan

## Chapter 06 The Plan

### Sustainable environment development strategies

#### Proposed PORS Plan

### 6.5.2. Proposed PORS Plan

In 2016 the total population in the Embilipitiya declared area is 99,138 people and the net population density is 660 persons per square kilometer. The expected population in 2030 is predicted to be 125,045. The available space at present is 24.28 hectares to cater to the population needed for direct recreation. In addition to this, only two public libraries, one cinema halls and 68 community centers have been established to fulfill the indirect recreation facilities.

According to the design standards of Urban Development Authority, 1.4 hectares for 1000 population should be allocated for direct and indirect recreational facilities. Embilipitiya consist of large agriculture and residential lands and plenty of open spaces are there. So need to provide sufficient open spaces for commuting population and future population.

No	Classification	Extent (ha)
1.	Pocket Parks (EPP)	0.72
2.	Mini Park (EMP)	10.47
3.	Local Parks (ELP)	4.17
4.	Community Parks (ECP)	8.92
	<i>Total</i>	24.28

**Table 6.6 :** Direct Recreational area in the Embilipitiya Town

**Source :** Landscape Division, UDA, 2017

An extent of 175 hectares of land should be allocated for direct and indirect recreation for the predicted population for the 2030s. Accordingly, it has been identified as one of the strategies to fulfill the direct and indirect recreation in the town as a major infrastructure facility for the city dwellers (Annexure Table no 2. 6).

*Strategy 01 : Provide direct and indirect entertainment facilities to the desired population*

- (a). To provide direct entertainment facilities for predicted population for 2030 covering the whole declared area need and allocating space for small, medium and linear parks.

No	Classification of Parks	Extent (ha)
1.	Proposed Mini Park (PMP)	4.95
2.	Proposed Local Parks (PLP)	19.7
3.	Proposed Linear Park (PLiP)	209.2
	Total	233.9
4.	Extent of existing common open space	24.28
	Total	258.1

**Table 6.7 :** Proposed Park Classifications  
Source : Landscape Division, UDA, 2017

- (b). All available play grounds and playable and common open spaces maximum use of recreation, and classification and Redevelopment for recreation.

*Strategy 02 : Promote the urban economy through leisure facilities*

- (a). Reconstructing the Mahaweli Stadium, which is one of the major playgrounds in the town and contributing to the urban economy by providing national and regional requirements.
- (b). Developing the South Canal of the Udawalawe as a tourist trail, providing an environmentally friendly recreational like miner boats, rowing, bicycles and rafting to provide entertainment for people contributing to the urban economy.
- (c). Develop the area that located near the Moraketiya canal facing to main road as Linear park to elimination of unauthorized constructions.

Facilitate the establishment of small scale Hela Bojun Halls located at Moraketiya linear park and create new employment opportunities for the urban people and contribute to the urban economy.

## Chapter 06 The Plan

Sustainable environment  
development strategies

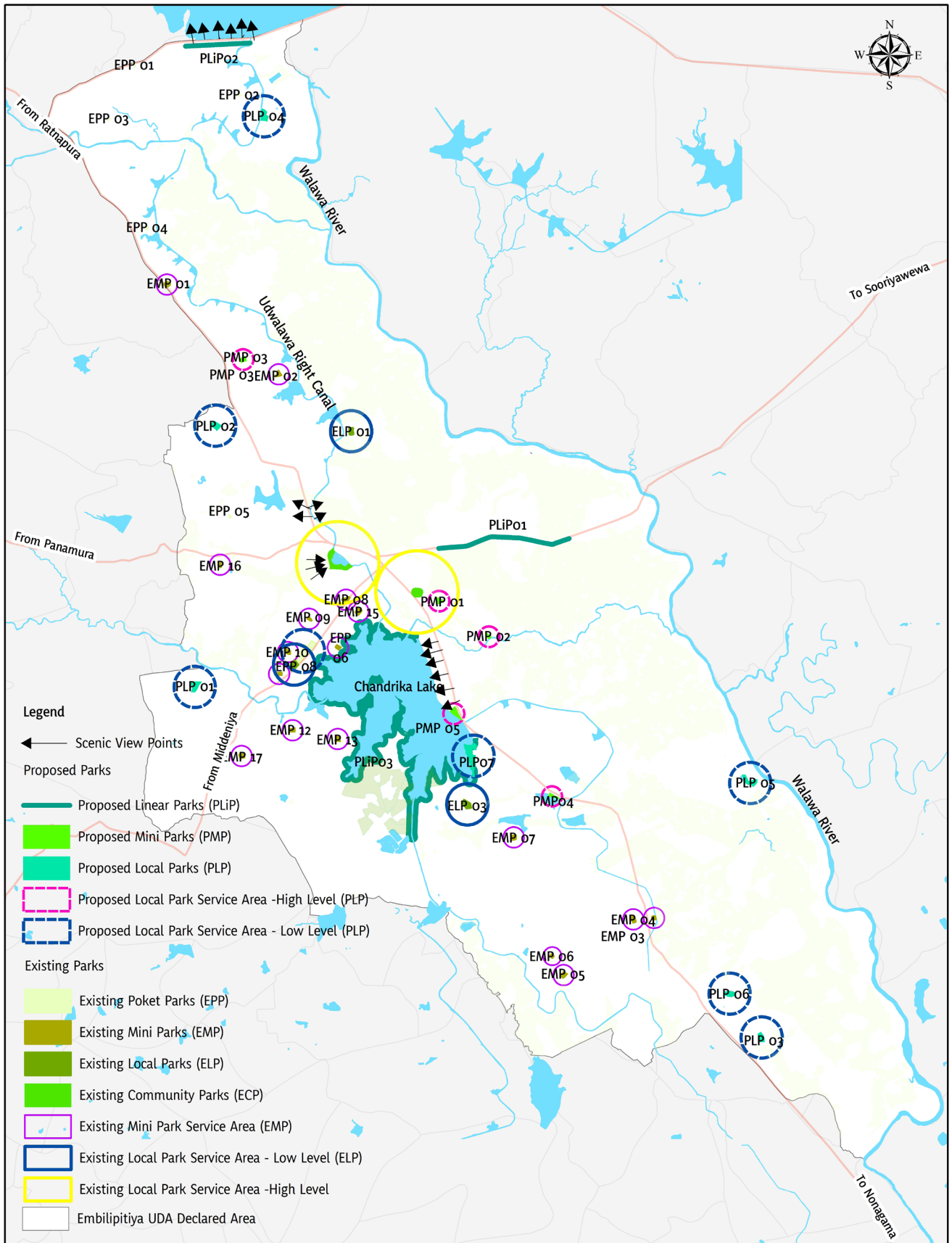
Proposed PORS Plan



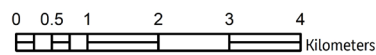
**Figure 6.47 :** City economic development opportunities with recreational facilities  
**Source :** <httpson.ny.gov2ZKOLke>, <https://bit.ly/2XoISjo>

### *Strategy 03 : Creating a comfortable environment by using temperature minimizing techniques to increase urban attraction*

- (a). Conducting all official state and semi-state buildings according to Green Building Concept.
- (b). Applying water sprinkler in the construction of all the offices and houses in the construction of the green paws and the green roof.
- (c). Awareness on the application of light colors to buildings.
- (d). Flooring is restricted to water-absorbing systems and restricted to light colors.
- (e). Maintenance of existing playgrounds, parks and open lands and planning and implementing proposed open ground green concept.



**Public Outdoor Recreation Space Plan (2030)**  
**Embilipitiya UDA Declared Area**



**Urban Development Authority**

October 2018

Source:Urban Development Authority

Embilipitiya Development Plan (2019 - 2030)

Prepared by: Planning Division  
 Sabaragamuwa Provincial Office

Map 6.12 : Spatial Plan for common open spaces

Chapter 06  
The Plan

Implementation strategies

Strategic Projects and  
Other Projects

## 6.6. Implementation strategies

### 6.6.1. Strategic Projects and Other Projects

The projects identified in the Embilipitiya Urban Development Plan for 2030, based on socio-economic and environmental effect, the period of the project, project Costs, measures to comply with the anticipated city development concept Etc. The project portfolio has been carried out by the analysis of data on above mentioned sectors (Annexure table no: 2.10).

<i>Projects Order</i>	<i>Project</i>
1	<ol style="list-style-type: none"> <li>1. <i>Embilipitiya main bus stand development Project</i></li> <li>2. <i>Proposed Administration Building Complex Construction Project</i></li> <li>3. <i>Embilipitiya Shopping Complex and Car Park Construction Project</i></li> <li>4. <i>Developing the Thunkama public fair and establishing agriculture harvest collection centers project</i></li> <li>5. <i>Development Project of Kuttigala public fair and establishment of agriculture harvest collection centers</i></li> <li>6. <i>Project of establishing Moraketiya Agricultural Harvest Collection Center</i></li> <li>7. <i>Moraketiya Linear Park Development Project</i></li> <li>8. <i>Proposed Embilipitiya alternative road development project</i></li> <li>9. <i>A car park construction project related to the economic center</i></li> <li>10. <i>Udawalawa Tourist Leisure Park construction project</i></li> </ol>
2	<ol style="list-style-type: none"> <li>1. <i>Embilipitiya main Road Development Project.</i></li> <li>2. <i>Proposed Embilipitiya service road development project</i></li> <li>3. <i>Chandrika Lake Rehabilitation Project</i></li> <li>4. <i>D26 canal reconstruction project</i></li> <li>5. <i>Embilipitiya Economic Center redevelopment project</i></li> <li>6. <i>Development of Udawalawe public fair and establishment of agriculture harvest collection centers</i></li> </ol>
3	<ol style="list-style-type: none"> <li>1. <i>Project of "Kaludiya pokuna" waste water purification plant belonging to the paper mill located in the proposed industrial zone</i></li> <li>2. <i>Rehabilitation project of Embilipitiya Tanks network</i></li> <li>3. <i>Udawalawa Tourism Information Center construction project</i></li> <li>4. <i>Proposed Udawalawa Urban Forest Park and Car Park Construction Project</i></li> <li>5. <i>Chandrika Wewa Recreation Parks Development Project</i></li> <li>6. <i>Construction project of Commercial complex with restaurants and Cinema halls</i></li> </ol>
4	<ol style="list-style-type: none"> <li>1. <i>Proposed by-pass road development project</i></li> <li>2. <i>Short Distance Bus Stand Construction Project at New Town</i></li> <li>3. <i>Construction projects of seeds breeding center and Farmers Training center.</i></li> <li>4. <i>Water Tank construction Project of Embilipitiya New Town</i></li> <li>5. <i>Udawalawa Southern Canal pathway developing as a tourist project</i></li> <li>6. <i>Yodhagama Play Ground and Urban Park development Project</i></li> <li>7. <i>"Hingura Industrial Zone " Phase I construction project</i></li> </ol>

## Chapter 06 The Plan


Implementation strategies

Strategic Projects and  
Other Projects

<i>Projects Order</i>	<i>Project</i>
5	<ol style="list-style-type: none"><li>1. <i>Udawalawa Tourist Service Road Development Project</i></li><li>2. <i>Rehabilitation project of Moraketiya Paddy Storage Complex</i></li><li>3. <i>Resettlement relating to "Hingura Industrial Zone " Phase II</i></li><li>4. <i>"Hingura Industrial Zone " Phase II construction project</i></li><li>5. <i>Mahaweli Stadium Rehabilitation Project</i></li><li>6. <i>Embilipitiya President College Car Park Construction Project</i></li></ol>

**Table 6.8 :** *Project order*

## Project 01

<b>Project Name</b>	Embilipitiya main bus stand development Project			
<b>Project Proposal</b>	Formalize the main transport facilities in the town			
<b>Location</b>	<b>Region</b>	<b>District</b>	<b>D.S. Division</b>	<b>Local Authority</b>
	Sabaragamuwa	Rathnapura	Embilipitiya DSD	Embilipitiya Urban Council
<b>Access</b>	Road Development Authority Road (Nonagama Road)			
<b>Location Map</b>				
<b>Existing Use</b>	Use as Main Bus stand			
<b>Land Ownership</b>	Embilipitiya Urban Council			
<b>Land Extent</b>	1.7 acres			

### Significance of the Project

The space and physical infrastructure facilities of the main bus stand of Embilipitiya have not been sufficiently developed. Embilipitiya town located as a hub of three major provinces and long-distance bus services is commencing from Embilipitiya town. There are 771 long, short distance buses are operated daily, and the area allocated for parking long distance buses are not sufficient.

There have not been established formalized and adequate transportation facilities required by the passengers. With these existing shortcomings, it has been identified the necessity of the development of the main bus station to provide adequate facilities expected to commute population by 2030 by streamlining the urban transport facilities.

### Project objectives

It is to rehabilitation of the Embilipitiya main bus terminal, to enhancing basic services of transportation facilities and providing, common facilities properly to the urban population and to the commuting population.

### Benefits of the project

- It has been Minimizing of the traffic congestions at the center of the city.
- It has been providing enough space facilities for operating buses.
- Providing sanitary facilities and common and public facilities for the commuters.
- It has enhanced the Service facilities of short and long-distance running buses in Embilipitiya town.

### Finance Plan

Modules	2020 (Rs. Million.)
Embilipitiya main bus terminal development Project	350

### Project Operation & Maintenance

On completion of the project, operation and maintenance will be done by Embilipitiya Urban Council.

## Project 02

<b>Project Name</b>	Administrative complex buildings construction project			
<b>Project Proposal</b>	Formalizing administrative service through centralizing administrative activities			
<b>Location</b>	<b>Region</b>	<b>District</b>	<b>D.S. Division</b>	<b>Local Authority</b>
	Sabaragamuwa	Rathnapura	Embilipitiya DSD	Embilipitiya Urban Council
<b>Access</b>	Road Development Authority Road (Middeniya Road)			
<b>Location Map</b>				
	Administration Building 1		Administration Building 2	
<b>Existing Use</b>	Old Post office and bare land		Embilipitiya Divisional Secretariat office	
<b>Land Ownership</b>	Mahaweli Authority, Postal Department,		Mahaweli Authority, Embilipitiya Divisional Secretariat office	
<b>Land Extent</b>	1.8 acres		1 acre	

### Significance of the Project

By proposed zoning plan for the 2030, it has been identified that, the administrative complex setup within the, named administrative services zone is facilitating to people who are coming to obtain services and easily activating their administrative services within one zone.

### Project objectives

- Easy access to administrative services
- To regulate existing land uses
- To be excluded suitable Areas for the commercial purposes of administration.

### Benefits of the project

- It is easy for people to obtain their administrative services
- No unnecessary traffic congestion
- Providing adequate space and facilities for institutions
- State employees can discharge their services while in the comfortable environment


### Financial Plan

Modules	2020 (Rs. Millions)
Proposed Administrative complex building construction Project Phase 01	1800
Proposed Administrative complex building construction Project Phase 11	1500

### Project Operation & Maintenance

On completion of the project, operation and maintenance will be done by relevant ministries.

## Project 03

<b>Project Name</b>	<i>Embilipitiya Shopping Complex and Car Park Construction Project</i>			
<b>Project Proposal</b>	<i>Accomplishment of Commercial shopping needs of urban people under one roof</i>			
<b>Location</b>	<b>Region</b>	<b>District</b>	<b>D.S. Division</b>	<b>Local Authority</b>
	Sabaragamuwa	Rathnapura	Embilipitiya DSD	Embilipitiya Urban Council
<b>Access</b>	Road Development Authority Road (Nonagama Road)			
<b>Location Map</b>				
<b>Existing Use</b>	<i>Office of the Ceylon Electricity Board, Storing of Light posts and the Quarters</i>			
<b>Land Extent</b>	3 acres			

### Significance of the Project

Due to the commercial expansion and development trend of the Embilipitiya town, this project has been identified to provide adequate land space to meet modern shopping complex needs. According to the proposed zoning plan by 2030, land for this project has been marked, belonged to the commercial zone. Lands are being used for commercial purposes; it has the potential of increases of the land value.

Due to the expansions of the commercial activities in the Embilipitiya town center to facilitate the shopping activities of the city dwellers, it has been identified the requirement of the establishment of the commercial shopping complex. This project has been identified, also for developing the city as a tourist destination to provide tourist's requirements up to the maximum level.

Considering the existing land use of the central area of the city facing Nonagama road, as the main access road to the Embilipitiya town, it has been identified that this is the most suitable land for this project, which belongs to the Ceylon Electricity board. Offices of the Ceylon electricity board will be established in the proposed administrative zone. So this commercial complex expects to provide essential to the peoples such as textile, home appliances, modern equipment markets, ATM machines and restaurants under the one roof. By the proposed Car parking, facilities with this shopping complex further enhance the service facilities of the people.

### Project objectives

Most shopping requirements of the urban population could be met by in one place.

### Benefits of the project

- Most shopping requirements of the urban population could be met by in one place
- Easy access to financial services
- Convenience to spending time leisurely with shopping
- Increases of urban attractiveness



### Financial Plan

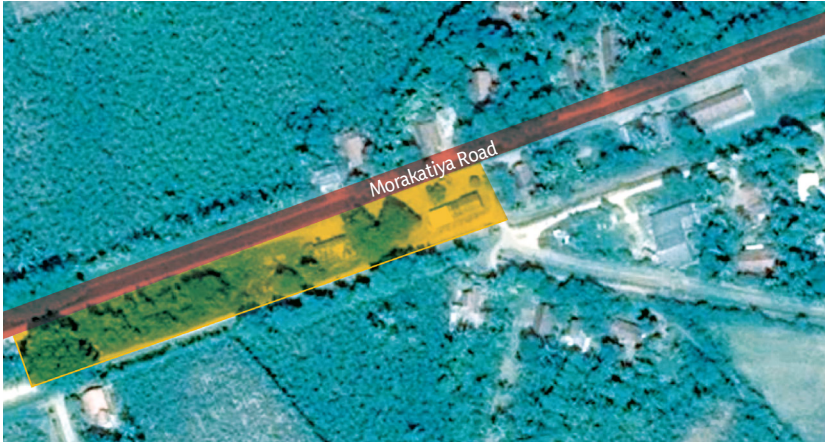

Modules	2020 (Rs. Millions)
Embilipitiya Shopping Complex and Car Park Construction Project	550

### Project Operation & Maintenance

On completion of the project, operation and maintenance will be done by UDA

## Project 04

<b>Project Name</b>	Construction project of Agro-Harvest collection centers			
<b>Project Proposal</b>	Establishment of Agro- Harvest collection centers nearby cultivated areas to purchase agricultural products in bulk.			
<b>Location</b>	<b>Region</b>	<b>District</b>	<b>D.S. Division</b>	<b>Local Authority</b>
	Sabaragamuwa	Rathnapura	Embilipitiya	Embilipitiya Urban Council and Provincial Council
<b>Access</b>	Road development authority road (Rathnapura-Nonagama road, Moraketiya road, Udawalawa Thanamalwila road)			
<b>Location Map</b>  Proposed Thunkama public fair and Agro-Harvest collection center				
<b>Location Map</b>  Proposed Kuttigala public fair and Agro-Harvest collection center				

<p><b>Location Map</b></p> <p>Proposed Moraketiya Agro- Harvest collection center</p>									
<p><b>Location Map</b></p> <p>Proposed Udawalawe Agro- Harvest collection center (Closed to public fair)</p>									
<p><b>Existing Land use</b></p>	<p>Udawalawa, Thunkama, and Padalangala uses for public fair, / Moraketiya uses for Banana fair.</p>								
<p><b>Land ownership</b></p>	<p>Embilipitiya Provincial council / Mahaweli Authority</p>								
<p><b>Land extent</b></p> <p>(Proposed Agro-production collection center)</p>	<table border="1"> <tr> <td data-bbox="370 1449 908 1503">Thunkama</td> <td data-bbox="908 1449 1441 1503">1.2 acres</td> </tr> <tr> <td data-bbox="370 1503 908 1556">Kuttigala</td> <td data-bbox="908 1503 1441 1556">0.7 acres</td> </tr> <tr> <td data-bbox="370 1556 908 1610">Moraketiya</td> <td data-bbox="908 1556 1441 1610">1.2 acres</td> </tr> <tr> <td data-bbox="370 1610 908 1657">Udawalawa</td> <td data-bbox="908 1610 1441 1657">0.75 acres</td> </tr> </table>	Thunkama	1.2 acres	Kuttigala	0.7 acres	Moraketiya	1.2 acres	Udawalawa	0.75 acres
Thunkama	1.2 acres								
Kuttigala	0.7 acres								
Moraketiya	1.2 acres								
Udawalawa	0.75 acres								

### Significance of the Project

The Embilipitiya agricultural city belongs to Walawa special zone, main income source is the agriculture. It has been identified that major problems faced by the farmers are, impossible of selling their products, reasonable competitive price and compelled to sell their agricultural products for the lowest price to the intermediate vendors. It has been

## Chapter 06 The Plan

### Implementation strategies

#### Strategic Projects and Other Projects

identified by the project; Fairs are in active state in this agricultural zone, to be operated as agricultural harvest collecting centers, for buying the farmers 'products in the reasonable price.

Further, it is expected these agricultural harvest, collecting centers to be operated combining Embilipitiya main economic center.

#### *Project objectives*

- Establishing Agro-harvest collection centers and collected Agro product supplies as raw materials for industries in the proposed industrial zone.
- It is to be stopped Agro-production in the region flowing out of the region.
- To set up these centers in the agricultural zones, provide opportunities for farmers to sell new products at a reasonable price.
- To minimize transport damage for Agro harvest

#### *Benefits of the project*

- The expenditure incurred by the farmers for transportation, agricultural products has been reduced.
- Minimization of damage to harvest during informal transportation
- The regional agricultural production economy has been uplifted
- Farmers to sell their products conveniently
- Farmers are provided a reasonable price for their harvest


#### *Financial Plan*

<i>Modules</i>	<i>2019-2020 (Rs. Millions.)</i>
<i>Proposed Thunkama public fair and Agro- harvest collection center</i>	75
<i>Proposed Kuttigala public fair and Agro- harvest collection center</i>	75
<i>Proposed Moraketiya Agro- harvest collection center</i>	75
<i>Proposed Udawalawa Agro- harvest collection center</i>	75

#### *Project Operation & Maintenance*

On completion of the Moraketiya Agro-production collection center project, operation and maintenance will be done by Embilipitiya Urban Council and, Thunkama and Kuttigala Agro-production collection center project operation and Maintenance will be done by Embilipitiya Pradeshiya Sabha

## Project 05

<b>Project Name</b>	Moraketiya linear park development Project			
<b>Project Proposal</b>	Improve urban attractiveness through developing the green land area on the right side of Embilipitiya Moraketiya Road as a Linear Park.			
<b>Location</b>	<b>Province</b>	<b>District</b>	<b>D.S.Division</b>	<b>Local Authority</b>
	Sabaragamuwa	Rathnapura	Embilipitiya D.S.D	Embilipitiya Urban Council
<b>Access</b>	Road Development Authority Road (Moraketiya Road)			
<b>Location Map</b>				
<b>Existing Use</b>	Unauthorized commercial activities have been taken placed in Some places in the green land area between the Moraketiya Road and the Irrigation Channel.			
<b>Land Ownership</b>	Mahaweli Authority			
<b>The length of the linear park</b>	2 km			

## Chapter 06 The Plan

### Implementation strategies

#### Strategic Projects and Other Projects

### *Significance of the Project*

Moraketiya road identified as Main entrance to the Embilipitiya and unauthorized commercial activities is underway in the canal reservation adjacent to the Moraketiya Road. Accordingly, the project has been identified to protect the canal removing all the existing unauthorized structures. Linear Park, adjacent to channel Area along the Moraketiya main road have been identified to provide livelihoods for the urban population providing market stalls related to local food products. Accordingly, travelers across the Moraketiya road will be able to rest in this linear park and enjoy local cuisine. It has been identified that executing this project is essential to removing existing unauthorized structures and enabling enjoying facilities by the public through the proposed project.

### *Project objectives*

- Enhance leisure and entertainment facilities for the urban population and the commuting population
- Unauthorized construction along the Moraketiya Road and adjacent Canal area could be prevented.
- To be improved the urban attractiveness using existing canals network

### *Benefits of the project*

- To be improved Urban attractiveness
- Could be prevented of unauthorized constructions
- To be accrued economic benefits

### *Financial Plan*

<i>Modules</i>	<i>2019-2020 (Rs. Million)</i>
<i>Moraketiya linear park development Project</i>	350

### *Project Operation & Maintenance*

On completion of the project, operation and maintenance will be done by Embilipitiya Urban Council.

## Project o6

<b>Project Name</b>	Alternative road Development Project in the Embilipitiya town			
<b>Project Proposal</b>	Development of urban alternative-roads for the expansion of urban services and development of infrastructure			
<b>Location</b>	<b>Region</b>	<b>District</b>	<b>D.S. Division</b>	<b>Local Authority</b>
	Sabaragamuwa	Rathnapura	Embilipitiya D.S.D	Embilipitiya Urban Council
<b>Location Map</b>				
<b>Existing Use</b>	By-roads			
<b>Road Length</b>	Part of the Udagama Road and Hospital Road	From Udagama Junction to Hospital Road up to the President College	1.5 km	
	Concrete Yard Road	From the Presidential College to the Concrete Yard Road up to the Nonagama Road	1.6 km	
	Transformer Road	Road near the Mahaweli ground via transformer road up to Moraketiya road.	1.3 km	
	Bimbadhuyaya Road		800m	

## Chapter 06 The Plan

### Implementation strategies

#### Strategic Projects and Other Projects

### Significance of the Project

To provide services free from traffic congestion in the central area of city that population are mostly concentrated at the main service points such as Main Bus Stand, Public Fair, Embilipitiya District General Hospital, and Presidential College Embilipitiya, must be developed alternative-roads are indispensable.

### Project objectives

- Develop a road network that is easy to access to the main roads by avoiding traffic congestion in the central area of the city.
- Expansion of development activities of town center beyond the city

### Benefits are taken from the project

- Minimize traffic congestion
- Formalizations of transport facilities at the central of the city

### Financial Plan

Name of the Road	Project Cost (Rs. Million)
Project related to road widening and development of hospital Road from Udagama junction to President College	60
Project related to road widening and development of concrete yard road	64
Project related to road widening and development of Road near the Mahaweli ground via transformer road to Moraketiya road.	52
Bimbadhuyaya road expansion project	32

### Project Operation & Maintenance

On completion of the Project, operation and Maintenance will be done by the Road Development Authority.

## Project 07

<b>Project Name</b>	Public Car Park construction projects in new town			
<b>Project Proposal</b>	Providing parking facilities for peoples visiting to obtain urban services near their service locations			
<b>Location</b>	<b>Region</b>	<b>District</b>	<b>D.S. Division</b>	<b>Local Authority</b>
	Sabaragamuwa	Rathnapura	Embilipitiya D.S.D.	Embilipitiya Urban Council
<b>Access</b>	Road Development Authority Road (Middeniya Road)			
<b>Location Map</b>				
<b>Existing Use</b>	Proposed Car Park 1 – Proposed bare land for Car Park in the Economic Centre		Proposed Car Park 2 – Old Quarters	
<b>Land ownership</b>	Embilipitiya Urban Council/ Mahaweli Authority			
<b>Land extent</b>	Proposed Car Park 1 - 0.3 Acres (48 perch)		Proposed Car Park 2 - 1 Acre	

## Chapter 06 The Plan

### Implementation strategies

#### Strategic Projects and Other Projects

### *Significance of the Project*

There are large number of vehicles are coming in Public Fair days and obtain services of Economic Centre and there are no sufficient vehicle parking facilities for them. In addition, there are no enough parking facilities for people visiting to government institutions and new town to obtain various services. It has been identified the requirement of construction of new Car Parks.

### *Project objectives*

- Upgrade necessary parking facilities for visitors come to the Embilipitiya Public Fair, Economic Center and New Town
- For preventing of traffic interruption to shops and institutions around the city
- It is to provide systematic transport facilities to operate the city methodically and attractively.

### *Benefits of the project*

- Minimizing traffic congestion by enhancing parking facilities
- Improvement of urban Attraction

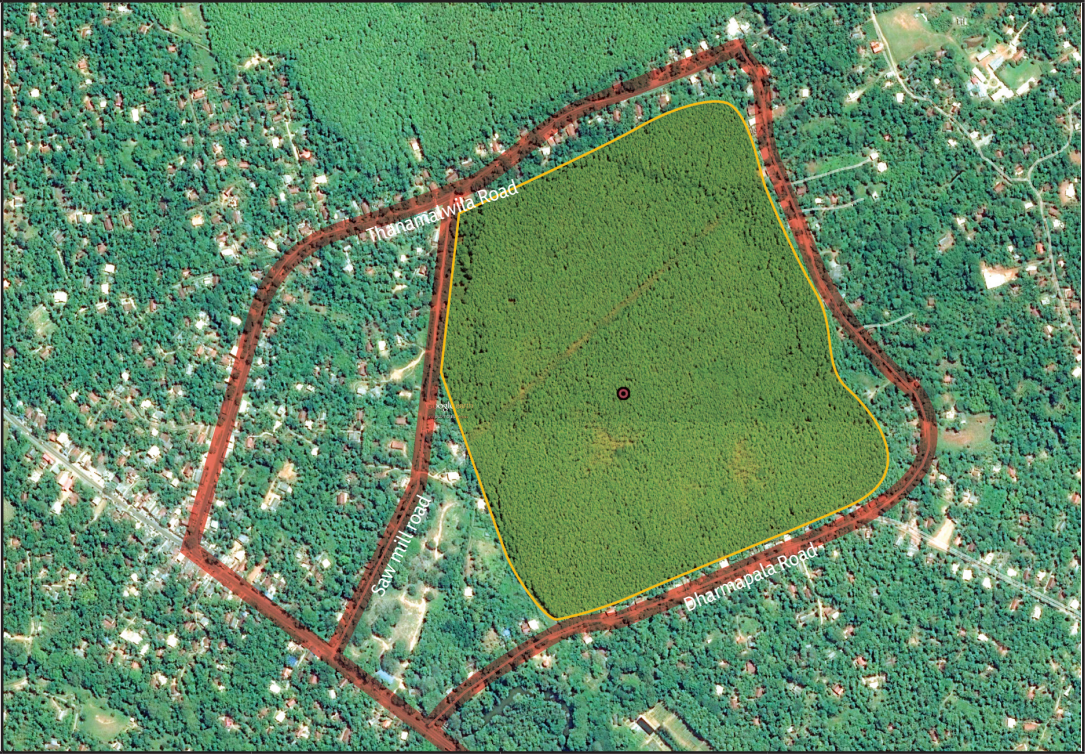
### *Financial Plan*

<i>Modules</i>	<i>2019-2020 (Rs. Million)</i>
<i>Proposed Car Park I</i>	10
<i>Proposed Car Park II</i>	25

### *Project Operation & Maintenance*

On completion of the project, operation and Maintenance will be done by Embilipitiya Urban Council.

## Project o8

<b>Project Name</b>	Construction of Tourist leisure Park in Udawalawa town			
<b>Project Proposal</b>	Attraction of Local and Foreign Tourist formalizing tourist service facilities			
<b>Location</b>	<b>Region</b>	<b>District</b>	<b>D.S. Division</b>	<b>Local Authority</b>
	Sabaragamuwa	Rathnapura	Embilipitiya D.S D	Embilipitiya Urban Council and Provincial Council
<b>Access</b>	Road Development Authority Road (Thanamalwila road) / Local road (saw mill road/ Dharmapala Mawatha)			
<b>Location Map</b>				
<b>Existing Use</b>	Teak cultivation			
<b>Land Ownership</b>	State Timber Corporation, Mahaweli Authority			
<b>Land Extent</b>	100 acres			

## Chapter 06 The Plan

### Implementation strategies

#### Strategic Projects and Other Projects

### *Significance of the Project*

Among the tourist zones in the Sabaragamuwa Province, the Udawalawe Tourism Zone is a prominent place while large number of local and foreign tourists visits this zone annually. It has been identified that tourist arrivals increase during the period of January to July and August to September.

Large numbers of tourists nearly 100,000 come to visit the Udawalawa National Park per year. While they are watching the Udawalawa reservoir via Thanamalwila road being visited the Uva Province and Southern province tourist Zones. Many tourists have been coming to Udawalawa with the aim of watching elephants.

Several tourist hotels are located in the Udawalawa town. However, it has been identified that there has not been established the proper facilitated place for entertaining of tourists. Accordingly, establishment of the Tourists Park with water sports facilities, other entertainment activities, and facilitating to experience this unique aesthetics of the region has been expected to get the tourist attraction and actuate the Tourists, traveling passing Embilipitiya town via Thanamalwila Road.

### *Project objectives*

- Attracting Tourists to Udawalawa town
- Providing new entertainment opportunities to tourists visiting the Udawalawa Tourist Zone
- Increase the tourism industry by providing essential services to tourists for strengthening the urban economy

### *Benefits of the project*

- Provide water base sports facilities
- Fun activities that can be enjoyed throughout the day
- Parking facilities
- Providing facilities for obtaining foods
- Development of the urban economy

### *Financial Plan*

<i>Modules</i>	<i>Rs. Million</i>
Construction of Tourist Park in Udawalawe town	4500

### *Project Operation & Maintenance*

On completion of the project, operation and maintenance will be done by Embilipitiya Pradeshiya Sabha.

## Project 09

<b>Project Name</b>	Main roads Development Project in the Embilipitiya			
<b>Project Proposal</b>	Minimize traffic congestion and formalize transport activities through the development of main roads in the Town			
<b>Location</b>	<b>Region</b>	<b>District</b>	<b>D.S. Division</b>	<b>Local Authority</b>
	Sabaragamuwa	Rathnapura	Embilipitiya	Embilipitiya Urban Council and Pradeshiya Sabha
<b>Location Map</b>				
<b>Road length</b>	Nonagama Road	From Udawalawa junction up to the Watiya Interchange of the Southern Expressway		26.65 km
	Middeniya Road	From main road, this was developed with 4 lanes, close to leadership training center to Kubugoda Ara junction.		2.5 km
	Moraketiya Road	From Embilipitiya town up to proposed Linear Park		1.35 km

## Chapter 06 The Plan

### Implementation strategies

#### Strategic Projects and Other Projects

### Significance of the Project

Nonagama road, Moraketiya road and Middeniya roads are the main entrance roads to Embilipitiya town, and there are large numbers of vehicles have been entering and leaving the town daily. Accordingly, these roads development have been identified to achieve the desired development goals by 2030.

These main roads are important to maintain interconnection between the three provinces. With the anticipated future development of the city, the number of vehicles will be increased. Therefore, to meet the future demand of vehicles to be increased, developments of these main roads are essential in the urban development process.

### Project objectives

For facilitating traffic by the development of the main roads that are mostly used for access to Embilipitiya town, transportation infrastructure has to be improved.

### Benefits of the project

- Convenience movements of vehicle traffic
- Minimizes of traffic congestion
- Improving of urban attraction
- Creating of new investment opportunities
- The land value will be Increased
- It is easier to carry out expected future development in the city

### Financial Plan

Modules	Rs. Million
Nonagama road widening and development project from Udawalawa junction to Padalangala- Vatiya Interchange	1350
Middeniya Road, widening and development project from leadership training center to Kubugoda Ara junction. (This was developed with 4 lanes, close to leadership training center)	125
Moraketiya road widening and development project from Embilipitiya town to propose Linear Park	75

### Project Operation & Maintenance

On completion of the project, operation and Maintenance will be done by Road development Authority

## Project 10

<b>Project Name</b>	Service Road Development Project in Embilipitiya			
<b>Project Proposal</b>	Service road development for facilitating identified key service delivery locations in the town and minimize traffic congestion.			
<b>Location</b>	<b>Region</b>	<b>District</b>	<b>D.S. Division</b>	<b>Local Authority</b>
	Sabaragamuwa	Rathnapura	Embilipitiya	Embilipitiya Urban Council
<b>Location Map</b>				
<b>Road length</b>	Hospital Ring road	Complete Hospital Ring road	2.1 km	
	Modarawana Ring Road	Complete Modarawana Ring Road	3.5 km	
	Akkara Panseeya Road	Complete Akkara Panseeya Road	2 km	
	Road behind public fair close to economic center	From economic center to concrete yard road	0.9 km	
	Proposed new service road	From Akkara Panseeya road (behind Embilipitiya Royal College) up to Liyinegama road of Moraketiya road	1.3 km	

## Chapter 06 The Plan

### Implementation strategies

#### Strategic Projects and Other Projects

### Significance of the Project

The Modarawana Road and Hospital Road are the major access roads to Yodagama Area, which situated close to center of the city has been identified as the main service roads used by urban residents.

The Akkara Panseeya Road starts from Hingura Ara of Nonagama Road is used to travel to town should be developed as a service road. To minimize the traffic congestion has been created around Embilipitiya Royal College situated in the Nonagama road closed to the central of the city; it has been proposed a new service road, running parallel to the Moraketiya Road. It will help to minimize traffic congestion on the main road during the school hours.

### Project objectives

- Widening and development of the Hospital road for convenience of the public, who is coming for administrative purposes of the government institutions, court and health services related to the Embilipitiya District General Hospital.
- Developing service roads for minimize the traffic congestion near the main road, which are large number of people gathering places (Public Fair, Economic Center, Embilipitiya Royal College)

### Benefits of the project

- Easy Access to obtain urban service facilities
- Increases of land value
- Formalize of urban infrastructure facilities


### Financial Plan

<i>Modules</i>	<i>2019-2020 (Rs. Million)</i>
<i>Hospital ring Road Development project</i>	63
<i>Modarawana ring Road Development project</i>	105
<i>Akkara Panseeya road Development project</i>	60
<i>Road (behind public fair closer to economic center) Development project</i>	27
<i>New service road From Akkara Panseeya road (behind Embilipitiya Royal College) up to Liyinigama road of Moraketiya road</i>	52

### Project Operation & Maintenance

On completion of the project, operation and Maintenance will be done by Embilipitiya Urban Council.

## Project 11

<b>Project Name</b>	Project for Rehabilitation of Chandrika Wawa			
<b>Project Proposal</b>	Fulfillment of urban drinking water and agricultural water requirement			
<b>Location</b>	<b>Region</b>	<b>District</b>	<b>D.S. Division</b>	<b>Local Authority</b>
	Sabaragamuwa	Rathnapura	Embilipitiya	Embilipitiya Urban Council
<b>Access</b>	Road Development Authority Road (Pelmadulla, Nonagama Road)			
<b>Location Map</b>				
<b>Land Ownership</b>	Mahaweli Authority			
<b>Land Extent</b>	1082 acres			

## Chapter 06 The Plan

### Implementation strategies

#### Strategic Projects and Other Projects

### *Significance of the Project*

The main source of drinking water for the urban population is the Chandrika Wewa. The high demand has been identified for drinking water by the residential and industrial zone population by 2030. It has been identified the requirement of renovation of Chandrika Wewa to meet the future demand for water.

Embilipitiya is agricultural town and lack of enough water for both the Yala and Maha seasons has been identified as a problem. Tanks and irrigation canals supplied for paddy and other agricultural crops are irrigated by the Udawalawe reservoir and the Chandrika Wewa. Thus, the main water source Chandrika Wewa in the city needs to be reconstructed to increase the water retention capacity to maintain the required water level during the dry weather. This tank is the main resource of town and, in the tank reservation; some illegal constructions have been identified. Therefore, regulations have been laid down to protect the reservoir and control their development activities.

In addition to this, environment friendly Park has been identified around this tank and it is expected to make it possible for the tourists to view the tanks without affecting the tank.

### *Project objectives*

- Accomplish demand water anticipated by 2030
- Agricultural productivity to be increased by providing water requirements for the agricultural purposes

### *Benefits of the project*

- Drinking water supply system will be formalized
- Increase tourism attractiveness
- Protection of the Chandrika Wewa and the surrounding environment


### *Financial Plan*

<i>Modules</i>	<i>2020 (Rupees Million)</i>
Chandrika Wewa Rehabilitation Project	1500
Construction of Chandrika Wewa Park Project	75

### *Project Operation & Maintenance*

On completion of the project, operation and maintenance will be done by Mahaweli Authority and Embilipitiya Pradeshiya Sabha.

## Project 12

<b>Project Name</b>	Project of development of Embilipitiya economic center as a main operational center			
<b>Project Proposal</b>	Collection and distribution of all agricultural crops, including organic agricultural products			
<b>Location</b>	<b>Region</b>	<b>District</b>	<b>D.S. Division</b>	<b>Local Authority</b>
	Sabaragamuwa	Rathnapura	Embilipitiya	Embilipitiya Urban Council and Provincial Council
<b>Access</b>	Road Development Authority Road (Middeniya Road)			
<b>Location Map</b>				
<b>Existing Use</b>	Embilipitiya special Economic Center			
<b>Land Ownership</b>	Ministry of Trade and Consumer Affairs			
<b>Land Extent</b>	2 acres			

## Chapter 06 The Plan

### Implementation strategies

#### Strategic Projects and Other Projects

### *Significance of the Project*

The Economic Center commenced as the main operational hub for the collection of agricultural commodities. The anticipated objectives have not been achieved at the desired level. Some of the buildings at the Economic Center have been used for various other purposes and several have been closed. Farmers in the region have been selling Bananas and Vegetables to the Economic Centre, but most of the farmers have been selling their products to intermediate vendors by passing the Economic Center.

The main objective of the establishment of the Economic Center was to purchase agricultural products of the farmers' community, under the reasonable prices in order to provide a direct contribution to the economy of the City. It has been identified to inspire this Economic Center situated in a busy area of central of the city, presently in operation state to be opened every day to the Public for selling agricultural products as the Agricultural Products Sales Center. Instead of that, it has been introduced flavored and low-quality products every day; it is to be given priority for organic product sales. Thus, make as peoples' demand is high productions sales Center. Further, it is to be operated as main operation center for coordination with Thunkama, Kuttigala, Udawalawa, and Moraketiya agricultural product collection centers, and distribution of regional products to the market in a systematic manner.

The project has been identified as an indispensable project to strengthen the urban economy, on priority base of agriculture and production of regional quality agricultural crops.

### *Project objectives*

- To be the main operational center of the Agro - produces spread throughout the city.
- To be the major organic Agro - products Sales Center.

### *Benefits of the project*

- Increase the benefits of organic product sales
- Commuting population facilitating to purchase of immanent organic products of the city
- Facilitating to the exchange of city's Agro-crop product information

### *Financial Plan*

<i>Modules</i>	<i>(Rupees. Million)</i>
<i>Project of development of Embilipitiya economic center as a main operational center</i>	100

### *Project Operation & Maintenance*

On completion of the project operation and Maintenance will be done by the Ministry of Trade and Consumer Affairs.

## Project 13

<b>Project Name</b>	It has been identified rehabilitation of 9 small tanks in Embilipitiya			
<b>Project Proposal</b>	Existing Tanks to be deepened and rehabilitate to Increase water capacity to supply water adequate for agriculture			
<b>Location</b>	<b>Region</b>	<b>District</b>	<b>D.S. Division</b>	<b>Local Authority</b>
	Sabaragamuwa	Rathnapura	Embilipitiya D.S.D	Embilipitiya Urban Council /Pradeshiya Sabha
<b>Location Map</b>				

## Chapter 06 The Plan

### Implementation strategies

#### Strategic Projects and Other Projects

<i>Tank</i>	<i>Land extent</i>	<i>Land Ownership</i>
Chandrika Tank	434 ha	Mahaweli Authority
Waraketiya Ara Tank	11.9 ha	Mahaweli Authority
Meda Ara tank	3.1 ha	Mahaweli Authority
Hingura Ara Tank	15.6 ha	Irrigation Department
Ate Ela Tank	3.1 ha	Mahaweli Authority
Aluth Wewa	6.1 ha	Mahaweli Authority
Epitagoda Tank	4 ha	Mahaweli Authority
Maha Wewa	8.1 ha	Mahaweli Authority
Nelum Wewa	6.1 ha	Mahaweli Authority
Kanchigala Wewa	3 ha	Mahaweli Authority

### *Benefits of the project*

Presently, water requirement of Embilipitiya town for drinking and agricultural purposes are supplied by the Chandrika Wewa. Water requirement for agricultural purposes are being taken by small scale tanks spreads around the city and from the south canal of Udawalawa Tank.

The South Canal of the Udawalawe Reservoir provides water to the canal system including the Chandrika Wewa. In small tanks surrounding them holding the water down and released for agricultural activities. Extent is more than 3 hectares of Tanks, in the town are need to be renovated and some of Tanks have been filled with soils and muds.

In this situation, the water resource that provides the primary energy for the functioning of town need to protect the Chandrika Wewa and other small-scale Tanks irrigation systems. In addition, the Chandrika Wewa, which meets the drinking water and agricultural needs of the Embilipitiya town, the Chandrika Wewa should be deepened and rehabilitated to improve the current retention capacity.

### *Project objectives*

- Water requirement for cultivation in dry weather conditions, retention of enough capacity of water
- Protecting of the existing small-scale Tank system

### Benefits of the project

- Receiving water for agricultural purposes
- Increase of agricultural productions
- Increase of urban attractiveness
- Protecting existing the ecosystem

### Financial Plan

Tank	Project Period	Project cost (Million)
Waraketiya Ara Tank	1 year	297.5
Meda Ara tank	1 year	77.5
Hingura Ara Tank	1 year	390
Ate Ela Tank	1 year	77.5
Aluth Wewa	1 year	152.5
Epitagoda Tank	1 year	100
Maha Wewa	1 year	202.5
Nelum Wewa	1 year	152.5
Kanchigala Wewa	1 year	75

### Project Operation & Maintenance

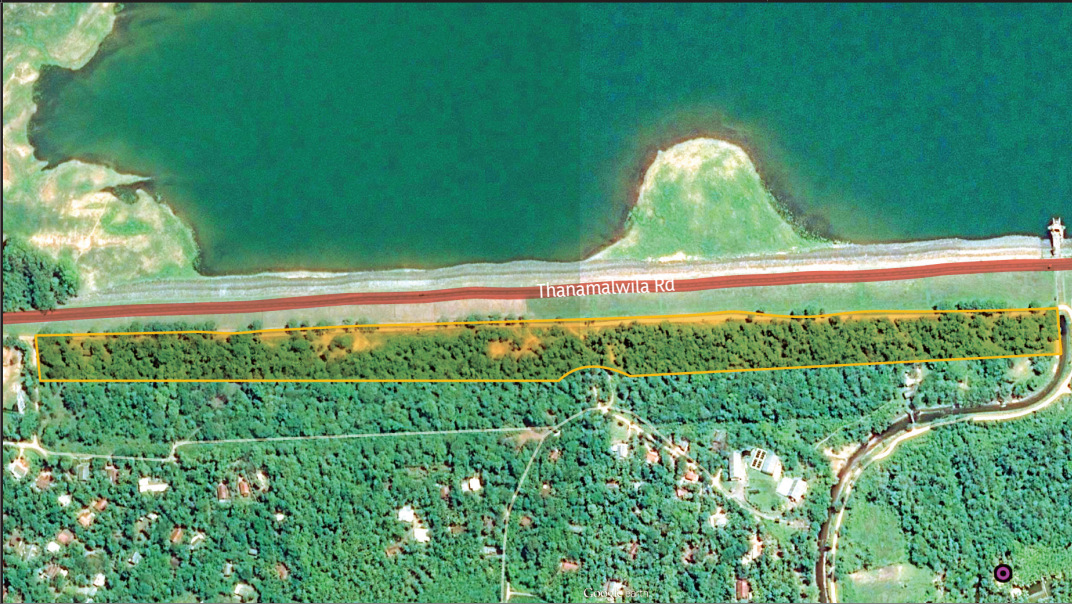
On completion of the project, operation and Maintenance will be done by Mahaweli Authority and department of irrigation according to ownerships of lakes.

## 06 පරිච්ඡේදය සංවර්ධන සැලැස්ම

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## Project 14

<b>Project Name</b>	Udawalawe Forest Park and Car Park Project			
<b>Project Proposal</b>				
<b>Location</b>	<b>Region</b>	<b>District</b>	<b>D.S. Division</b>	<b>Local Authority</b>
	Sabaragamuwa	Rathnapura	Embilipitiya	Embilipitiya Pradeshiya Sabha
<b>Access</b>	Road Development Authority Road (Thanamalwila Road)			
<b>Location Map</b>				
<b>Existing Use</b>	Scrub Land			
<b>Land Extent</b>	10 acres			
<b>Land Ownership</b>	Mahaweli Authority			

### Significance of the Project

There is a land remaining in this zone as scrubland, has been allocated for making an Urban Forest Park, while protecting available flora in this scrubland. This urban park has been proposed under the proposed tourist zone for 2030. It is proposed to build a Carpark and staying facilities within the Urban Park, facilitating Tourists who are coming to watch Udawalawa reservoir along Thanamalwila road.

### *Project Objectives*

- Providing relaxing facilities for Tourists who are coming to watch Udawalawa reservoir along Thanamalwila road
- Securing the existing ecosystem

### *Benefits of the project*

- Providing relaxing facilities for Tourists who are coming to watch Udawalawa reservoir
- Parking facilities
- Protecting the natural environment

### *Financial Plan*

<i>Modules</i>	<i>Rupees,million</i>
<i>Udawalawe Forest Park and Car Park Construction Project</i>	<i>200</i>

### *Project operation and maintainance*

On completion of the project, operation and Maintenance will be done by Embilipitiya Pradeshiya Sabha

## Project 15

<b>Project Name</b>	By pass road development project in the Embilipitiya Town			
<b>Project Proposal</b>	To be developed of by-pass road to streamline urban services and minimizing the traffic congestion in the town.			
<b>Location</b>	<b>Region</b>	<b>District</b>	<b>D.S. Division</b>	<b>Local Authority</b>
	Sabaragamuwa	Rathnapura	Embilipitiya	Embilipitiya Urban Council and Pradeshiya Sabha
<b>Location Map</b>				

<i>Road Length</i>	<i>Proposed By-pass Road 1</i>	<i>From Kubugoda Ara Junction, Paper mill road via Kadurugas Ara, along Karawila yaya up to Nonagama Road</i>	<i>8.9km</i>
	<i>Proposed By-pass Road 2</i>	<i>From 100-mile post of Colombo Road (near to Boosiri Gama road) via Panamura road Modarawana road up to Middeniya road</i>	<i>5.9 km</i>
	<i>Proposed By-pass Road 3</i>	<i>Halmillaketiya school road, connecting to Hathara Ela road along Wehearama road up to Moraketiya road</i>	<i>3.7 km</i>

### *Significance of the Project*

By the year 2030, with the expected development of the central of town, minimize the traffic Congestion on the main roads, which are Nonagama, Moraketiya, and Middeniya, has been identified by-pass road development to strengthen urban activities.

The activities of the proposed industrial zone in Hingura and Kumbugoda are also used in heavy vehicles for transport raw materials and products and these by-pass roads are essential to minimize traffic congestion in heavy vehicles.

By-pass roads have been identified by connecting main access roads to enter the town is expected to reduce the number of vehicle traffic central of town.

With future development activities; vehicles have been arrived from Monaragala to Hingura industrial zone for whatever the transportations requirement, could be avoided the center of the city and could come to Nonagama road, via the bypass road to the Moraketiya road to the Industrial zone of Embilipitiya. Again, via same way opportunity for connecting by pass roads around Karawila Yaya and Paper mill road.

Proposed main by-pass roads are identified to connecting existing narrow roads, and widening those narrow roads, facilitate to the development of the small towns connected them.

## Chapter 06 The Plan

### Implementation strategies

#### Strategic Projects and Other Projects

### Project Objectives

- Heavy vehicles, traffics from Hambantota port to Colombo and other areas from Padalangala via Nonagama Road diverting the central of the city, could be minimized the traffic congestion.
- Heavy vehicles, traffics towards the proposed industrial zone in Hingura and Kubugoda Ara, avoiding central of the city and directing to Nonagama road Middeniya road, and to Panamura Road '
- Obtain new investment opportunities
- Colombo bound traffics from Monaragala via Moraketiya road could be avoiding city center and directing to Southern express way.
- Exchange of raw materials between Industrial Zone Monaragala and Embilipitiya Industrial Zone

### Benefits of the project

- Opportunities for transportation of production without traffic congestion
- Increases of Urban land value
- Success of Industrial production in the region


### Financial Plan

<i>Components</i>	<i>Rupees Million</i>
<i>From Kubugoda Ara Junction ,Paper mill road via Kadurugas Ara, along Karawila yaya up to Nonagama Road</i>	311
<i>From 100 mile post of Colombo Road (near to Boo Siri Gama road) via Panamura road Modarawana road up to Middeniya road</i>	206
<i>Halmillaketiya school road, connecting up to Hathara Ela road along Wehearama road up to Moraketiya road</i>	129.5

### Project Operation & Maintenance

On completion of the project operation and Maintenance will be done by the Road Development Authority

## Project 16

<b>Project Name</b>	Construction of short-distance travel Bus Station in Embilipitiya New Town			
<b>Project Proposal</b>	Construction of small station for Buses in the Embilipitiya new town to formalize internal transport facilities and minimize traffic congestion in the main Bus Station			
<b>Location</b>	<b>Region</b>	<b>District</b>	<b>D.S. Division</b>	<b>Local Authority</b>
	Sabaragamuwa	Rathnapura	Embilipitiya D.S.D	Embilipitiya Urban Council
<b>Access</b>	Road Development Authority Road (Middeniya Road)			
<b>Location Map</b>				
<b>Existing Use</b>	Office of the Passenger Transport Authority office and a bare land			
<b>Land Extent</b>	0.6 acres (96 perches)			

## Chapter 06 The Plan

### Implementation strategies

#### Strategic Projects and Other Projects

### *Significance of the Project*

The limited space available in the Main Bus Station of Embilipitiya is insufficient to operate and parking Buses. Therefore, it has been identified the necessity of construction of Bus Station closer to central of the city, for parking and operation of short distance travelling buses, to minimize inconvenience to the passengers and formalization of transportation activities.

### *Project objectives*

- Minimize traffic congestion in the main bus station.
- Formalization of public transport services
- Minimize traffic congestion in the central of the city.
- Provide transport facilities for people who come for obtaining services and to the office workers of new town administration complex

### *Benefits of the project*

- Formalize transport services
- Convenient transport facilities for people, who comes to obtain administrative services

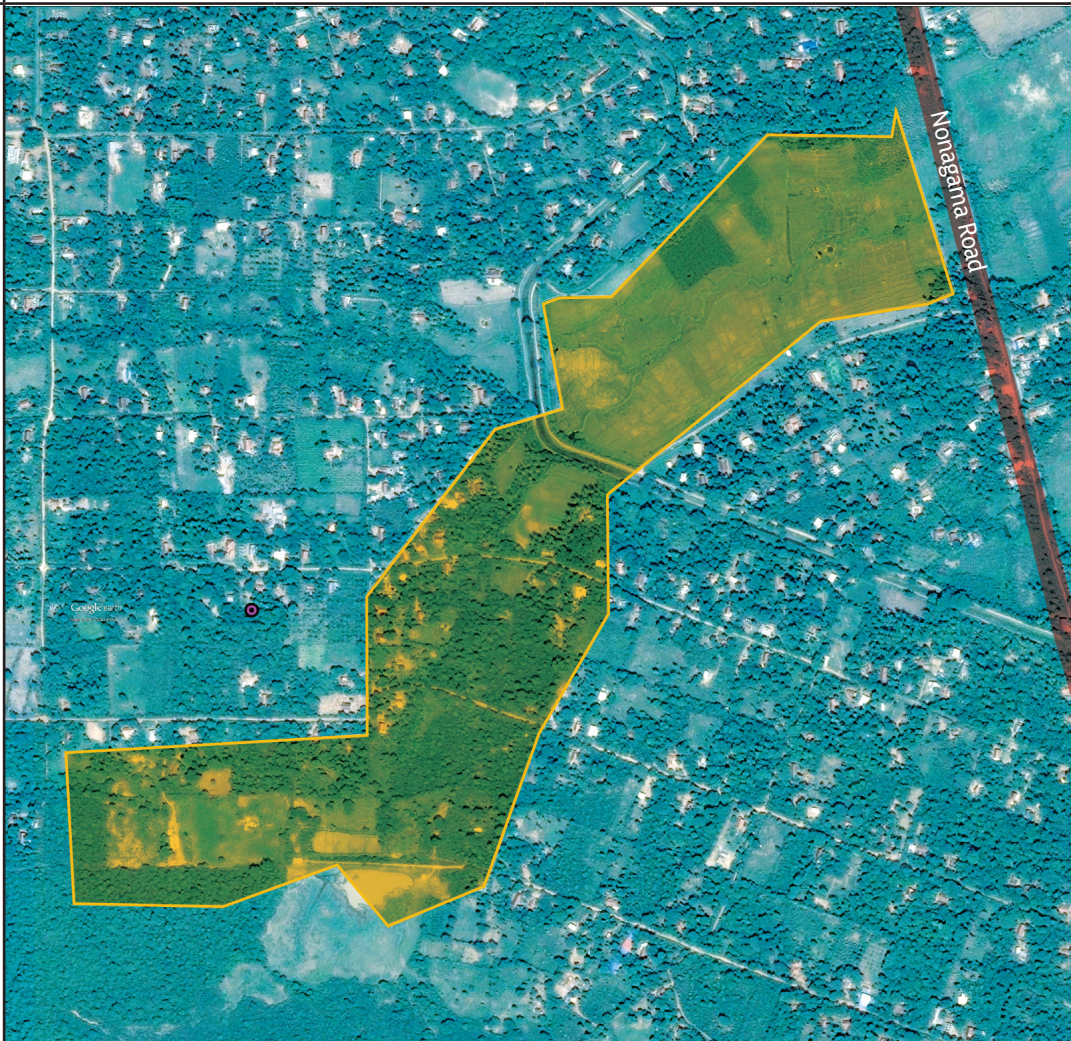
### *Financial Plan*

<i>Modules</i>	<i>Rupees. Million</i>
Construction of short-distance travel Bus Station in Embilipitiya New Town	200

### *Project Operation & Maintenance*

On completion of the project, operation and Maintenance will be done by Embilipitiya Urban Council.

## Project 17

<b>Project Name</b>	Construction project of farmer training center and seed breeding center			
<b>Project Proposal</b>	Training farmers for modern technology and promotion of regional agro-production through introducing new varieties of seeds			
<b>Location</b>	<b>Region</b>	<b>District</b>	<b>D.S. Division</b>	<b>Local Authority</b>
	Sabaragamuwa	Rathnapura	Embilipitiya	Embilipitiya Pradeshiya Sabha
<b>Access</b>	Road Development Authority Road (Rathnapura-Nonagama Road)			
<b>Location Map</b>				
<b>Existing Use</b>	Paddy fields and Scrubland			
<b>Land Ownership</b>	Mahaweli Authority's licenses' Lands			
<b>Land Extent</b>	100 acres			

## Chapter 06 The Plan

### Implementation strategies

#### Strategic Projects and Other Projects

### *Significance of the Project*

Embilipitiya City is known as agricultural Base, has been cultivating of Rice, Vegetables, Fruits and supplementary crops. There are identified problems related to agriculture are insufficient water for cultivating in the dry weather conditions, unreasonable prices for farmers' agricultural product.

Establishing by the Seed breeding center, it is expected to identify crop species that are resistant to dry weather conditions and introduce seed varieties that are less available for harvesting.

The seed breeding center is expected to identify crop species that are resistant to dry weather conditions and introduce seed varieties that are less available for harvesting. The task of the farmer training center is to provide new technological knowledge to regional farmers, and the use of organic fertilizers for quality crops, reducing the use of chemicals through conducting awareness programs.

### *Project objectives*

- To provide knowledge to farmers about the use of modern technology
- Introduce new specific endemic seeds to the Area
- Strengthening the urban economy through the promotion of regional agriculture

### *Benefits of the project*

- The possibility of obtaining epidemic seeds in the region
- Provide modern technical knowledge in agriculture to the farmers
- Improvement of agriculture related services
- Farmers in other areas could be participating in training programs


### *Financial Plan*

<i>Modules</i>	<i>2021-2023 (Rupees. Million)</i>
Construction project of farmer training center	1000
Construction project seed breeding center	1500

### *Project Operation & Maintenance*

On completion of the project, operation and Maintenance will be done by the Department of Agrarian Services.

## Project 18

<b>Project Name</b>	Vehicle Park construction project near Embilipitiya President College			
<b>Project Proposal</b>	Parking school buses, vans and other vehicles during school hours			
<b>Location</b>	<b>Region</b>	<b>District</b>	<b>D.S. Division</b>	<b>Local Authority</b>
	Sabaragamuwa	Rathnapura	Embilipitiya	Embilipitiya Urban Council and Pradeshiya Sabha
<b>Access</b>	Provincial Council Road (Concrete Yard Road)			
<b>Location Map</b>				
<b>Existing Use</b>	Bare Land			
<b>Land Ownership</b>	President College Embilipitiya			
<b>Land Extent</b>	1.5 Acres			

## Chapter 06 The Plan

### Implementation strategies

#### Strategic Projects and Other Projects

### *Significance of the Project*

The Embilipitiya President College is one of the leading and popular schools in Embilipitiya.

The project has been identified to provide parking facilities for school buses, school vans and other vehicles in school premises. This can reduce traffic congestion during school hours in surrounding roads. Furthermore, students are picking up and dropping by vehicles within the school premises ensured the safety of students. Therefore, this project has been identified as a timely need.

### *Project objectives*

Provide adequate parking facilities for school Buses, Vans and other vehicles of Embilipitiya President's College, will results, minimize traffic congestion around the concrete yard road during school hours.

### *Benefits through the Project*

- Providing facilities for traffics controls in school busses and other school vehicles
- Providing parking facilities during school hours for school children's transport vehicles

### *Financial Plan*

<i>Modules</i>	<i>Rupees. Million</i>
Vehicle Park construction project near President College Embilipitiya	25

### *Project Operation & Maintenance*

On completion of the project, operation and maintenance will be done by Embilipitiya Urban Council.

## Project 19

<b>Project Name</b>	Development project of Southern Canal as a tourist trajectory from Udawalawa to Embilipitiya			
<b>Project Proposal</b>	Provide opportunities to enjoy the natural beauty of the town, creating tourist trail through increase tourist attractions			
<b>Location</b>	<b>Region</b>	<b>District</b>	<b>D.S. Division</b>	<b>Local Authority</b>
	Sabaragamuwa	Rathnapura	Embilipitiya	Embilipitiya Urban Council and Pradeshiya Sabha
<b>Access</b>	Provincial Roads (Southern Canal Udawalawa)			
<b>Location Map</b>				
<b>Existing Use</b>	This is left bank of the Udawalawa southern canal and it exists as a local road authority.			
<b>Length of the canal</b>	17.3 km			

## Chapter 06 The Plan

### Implementation strategies

#### Strategic Projects and Other Projects

### *Significance of the Project*

The south canal of Udawalawa has been started from the Udawalawa reservoir. It is the main source of water for agricultural purposes of the town and supplying water to Chandrika Lake. It has been in the proposed tourist zone up to the year 2030 of the Embilipitiya Development plan. This road has been proposed along the Canal to reach the central of the town, while enjoying the natural features which inherent to the city.

In addition, Tourists who have been visiting, can experience the local cuisine and the view of the Chandrika Wewa and Kawantissa Wewa and Urban Park. It has been identified the need for this project with the aim of facilitating easy access to attractive tourist areas in the town and the popularization of urban Agro products.

### *Project objectives*

- Attract tourist into the town providing new tourist experiences in the Udawalawe tourist zone
- Upgrade urban economy by directing tourists visiting Udawalawa also towards to the Embilipitiya commercial City.

### *Benefits of the project*

- Provide new tourist experience
- Easy access to the city center while enjoying natural attractions of Udawalawe
- Tourist attraction
- Increase Land values
- Protection of the canal


### *Financial Plan*

<i>Modules</i>	<i>2021 (Rupees. Million)</i>
<i>Development project of Southern Canal as a tourist trajectory from Udawalawa to Embilipitiya</i>	200

### *Project Operation & Maintenance*

On completion of the project, operation and Maintenance will be done by Mahaweli Authority.

## Project 20

<b>Project Name</b>	Yodagama Playground and Urban Park Development Project			
<b>Project Proposal</b>	Provide facilities for sports, leisure, and recreation for urban people by improving existing attraction of the city center.			
<b>Location</b>	<b>Region</b>	<b>District</b>	<b>D.S. Division</b>	<b>Local Authority</b>
	Sabaragamuwa	Rathnapura	Embilipitiya	Embilipitiya Urban Council
<b>Access</b>	Road Development Authority Road (Middeniya Road)			
<b>Location Map</b>				
<b>Existing Use</b>	Yodagama Playground and Scrubland			
<b>Land Ownership</b>	National Housing Development Authority			
<b>Extent</b>	18 acres			

## Chapter 06 The Plan

### Implementation strategies

#### Strategic Projects and Other Projects

### *Significance of the Project*

This project has been included the Institutional zone of the zoning plan for 2030. The city has been situated in the dry zone as the hot climatic city; provide facilities to residents of the town and who is visiting by Middeniya road to the town, to stay leisurely in cool climatic condition, this project has been identified.

### *Project objectives*

- To fulfill the sports, leisure and entertainment facilities required for the urban population.
- Improvements of facilities in the existing stadium
- To be increased the city beautification and uplift urban attraction near the Middeniya road which is one of the main entrances to the city

### *Benefits of the project*

- Facilitate the facilities for sports and recreation to the urban population
- Increased urban attractiveness
- Providing staying facilities for people who are visiting the city and who are coming to obtain administrative services


### *Financial Plan*

<i>Modules</i>	<i>Rupees. Million</i>
Yodagama Playground and Urban Park Development Project	100

### *Project Operation & Maintenance*

On completion of the Project, operation and Maintenance will be done by Embilipitiya Urban Council.

## Project 21

<b>Project Name</b>	Proposed Udawalawe road development project			
<b>Project Proposal</b>	Developing roads in Udawalawa to promote tourism services			
<b>Location</b>	<b>Region</b>	<b>District</b>	<b>D.S. Division</b>	<b>Local Authority</b>
	Sabaragamuwa	Rathnapura	Embilipitiya	Embilipitiya Pradeshiya Sabha
<b>Location Map</b>				
<b>Road Length</b>	Somil Road	Complete Saw mill Road	0.7km	
	Dharmapala Mawatha	Complete Dharmapala Mawatha	1.6 km	
	Mudunmankada Road	Complete Mudunmankada Road	3.6 km	

### Significance of the Project

According to the proposed zoning plan for the year 2030, Udawalawa town area has been named as Tourist Service Zone and Tourist hotels have been located near the Udawalawa town. It has been proposed teak land between Dharmapala Mawatha and the Saw mill road to be developed as Tourist Park. Proposed road will facilitate for local and foreign tourists to smooth traveling experience to the Tourist Park, Hotels, and Restaurants to get required entertainment and other facilities.

## Chapter 06 The Plan

### Implementation strategies

#### Strategic Projects and Other Projects

### *Project objectives*

- Development of the Saw mill Road and Dharmapala Mawatha to facilitate enter in to the proposed Tourist Park
- To develop alternative access roads to facilitate reaching to tourist lodging and other services
- To facilitate access of accommodation and other service by developing alternative roads

### *Benefits are taken from the project*

- Improve tourism attractiveness
- Easily obtaining Tourist service facilities


### *Financial Plan*

<i>Modules</i>	<i>2020-2022 (Rupees.Million)</i>
<i>Saw mill road development project</i>	24.5
<i>Dharmapala Mawatha development project</i>	56
<i>Mudunmankada road development project</i>	126

### *Project Operation & Maintenance*

On completion project, operation and Maintenance will be done by Embilipitiya Pradeshiya Sabha.

## Project 22

<b>Project Name</b>	Restoration of Moraketiya Rice Mill Complex			
<b>Project Proposal</b>	Restoration of Moraketiya Rice Mill Complex to provide storage facilities for regional paddy production.			
<b>Location</b>	<b>Region</b>	<b>District</b>	<b>D.S. Division</b>	<b>Local Authority</b>
	Sabaragamuwa	Rathnapura	Embilipitiya	Embilipitiya Urban Council
<b>Access</b>	Road Development Authority Road (Moraketiya Road)			
<b>Location Map</b>				
<b>Existing Use</b>	The closed paddy storage complex and its bare land			
<b>Land Ownership</b>	Ministry of Agriculture, Mahaweli Authority			
<b>Land Extent</b>	18 Acres			

## Chapter 06 The Plan

### Implementation strategies

#### Strategic Projects and Other Projects

### *Significance of the Project*

The Moraketiya rice mill Complex had been established in 1970 and it had been in operation for more than 10 years and had been used for 24 hours throughout the day for boiling, drying and grinding as well as storing paddy.

In present only several buildings are used for paddy storage. Other machinery and buildings have not been used. Therefore, use of this site and buildings has been identified as an impetus to promote agricultural activities in the region and strengthen the agricultural economy.

### *Project objectives*

- Providing modern storage facilities for regional paddy storage, Production of rice and rice flour
- Promoting urban agriculture related business.
- Strengthening the urban economy through reuse of these valuable assets without letting them deteriorate

### *Benefits of the project*

- The ability of urban farmers to carry out rice production within the city
- Improvements to the urban product market


### *Financial Plan*

<i>Modules</i>	<i>2021-2022 (Rupees. Million)</i>
Restoration of Moraketiya Paddy Storage Complex	200

### *Project Operation & Maintenance*

On completion of the project, operation and Maintenance will be done by Paddy Marketing Board

## Project 23

<b>Project Name</b>	Mahaweli Ground Rehabilitation project			
<b>Project Proposal</b>	Promoting sports activities of the urban people			
<b>Location</b>	<b>Region</b>	<b>District</b>	<b>D.S. Division</b>	<b>Local Authority</b>
	Sabaragamuwa	Rathnapura	Embilipitiya	Embilipitiya Urban Council
<b>Access</b>	Road Development Authority Road (Nonagama road)			
<b>Location Map</b>				
<b>Existing Use</b>	Mahaweli Ground			
<b>Land Extent</b>	9.9 Acres			

## Chapter 06 The Plan

### Implementation strategies

#### Strategic Projects and Other Projects

### *Significance of the Project*

The main stadium in Embilipitiya is the Mahaweli Playground and the project has been identified to eliminate the existing shortcomings.

### *Project objectives*

- Reconstruction as the main stadium in the area reinforce the sports needs of the people

### *Benefits of the project*

- Convenience for people to commence practices for participate on local and national level sports events
- To easy organizing of sports events

### *Financial Plan*

<i>Modules</i>	<i>2021-2022 (Rupees. Million)</i>
<i>Mahaweli Ground Rehabilitation project</i>	<i>2000</i>

### *Project Operation & Maintenance*

On completion of project operation and Maintenance will be done by Embilipitiya Urban Council

## 6.6.2. Responsible institutional framework

Plan	Sub plan and action projects	Relevant institutions	The responsibility of the organization for the implementation of projects
Physical and Social Infrastructure Development strategies	<b>Transport plan</b>		
	1. Main Road Development Project	Road Development Authority, Provincial Road Development Authority, Embilipitiya Urban Council	Project operation and Maintenance
	2. By-pass Road Development Project		
	3. Alternative Development Project		
	4. Service Road Development Project		
	5. Development Project of Embilipitiya main bus stand	Urban Development Authority,	Project operation
		Embilipitiya Urban Council	Project Maintenance
	6. Short Distance bus station project	Urban Development Authority	Project operation
		Embilipitiya Urban Council	Project Maintenance
	7. Car park construction project for public needs, including the Economic Center and the Public Fair	Urban Development Authority	Project operation
		Embilipitiya Urban Council	Project operation and Maintenance
	8. Udawalawa tourist service road development project	Provincial Road Development Authority, Embilipitiya Pradeshiya Sabha	Project operation and Maintenance
	9. Proposed Car park development Project of President College, Embilipitiya	Embilipitiya Urban Council.	Project operation and Maintenance
<b>Town Centre Development Plan</b>			
10. Proposed Administrative complex construction Project	Urban Development Authority	Project operation	
	Administration institution and subject based ministries	Project Maintenance	
<b>Drinking Water Plan</b>			
11. Proposed Water Tank construction Project in New Town	National Water Supply and Drainage Board	Project operation and Maintenance	
12. Chandrika Wawa redevelopment project	Mahaweli Authority	Project operation and Maintenance	
Physical and Social Infrastructure Development strategies	<b>Drainage and Sewerage Plan</b>		
	13. Proposed industrial zone Kaludiya Pokuna belongs to the Paper mill, Wastewater Refining Project.	Ministry of Industry	Project operation
	<b>Agro-economic Plan</b>		
	14. Tank system redevelopment project	Mahaweli Authority Department of Irrigation	Project operation and Maintenance
	15. Construction project of farmer training and seed breeding center	Department of Agriculture	Project operation
<b>Tourism Plan</b>			
16. Tourist information center construction project	Ministry of tourism Sabaragamuwa provincial council	Project operation and Maintenance	

Plan	Sub plan and action projects	Relevant institutions	The responsibility of the organization for the implementation of projects
Economic development strategies	<b>Agro-economic Plan</b>		
	17. Develop Embilipitiya Economic Center at the main operations center	Ministry of rural area economic development	Project operation and Maintenance
	18. Rehabilitation project of Moraketiya Paddy Storage Complex	Paddy Marketing Board, ministry of agriculture	Project operation and Maintenance
	19. D26 Canal improvement project	Mahaweli Authority	Project operation and Maintenance
	20. Project for the development of Thunkama, Kuttigala public fair and establishment of agriculture harvest collection centers	Ministry of Agriculture, Urban Development Authority	Project operation
		Embilipitiya Provincial Council	Project Maintenance
	<b>Industrial Plan</b>		
	21. Embilipitiya Hingura Industrial zone Development Project	Ministry of Industry	Project operation and Maintenance
	<b>Tourist Plan</b>		
	22. Udawalawa Tourist Leisure Park Project	Ministry of Tourism Sabaragamuwa Provincial Council Urban Development Authority	Project operation
Embilipitiya Pradeshiya Sabha		Project Maintenance	
Economic development strategies	<b>Central of Town development Plan</b>		
	23. Proposed shopping complex and vehicle park	Urban Development Authority	Project operation and Maintenance
	24. Proposed commercial complex with restaurants and cinema halls	Urban Development Authority	Project operation and Maintenance
Sustainable environmental development strategies	<b>Tourist Plan</b>		
	25. Proposed Udawalawa forest park and car park	Urban Development Authority	Project operation
		Embilipitiya Pradeshiya Sabha	Project Maintenance
	26. Park development project around to Chandrika Wewa	Urban Development Authority	Project operation
		Embilipitiya Pradeshiya Sabha	Project Maintenance
	27. Development project of Southern Canal as a tourist trajectory	Urban Development Authority, Ministry of Tourism Sabaragamuwa Provincial Council	Project operation
		Mahaweli Authority	Project Maintenance
<b>PORS Plan</b>			
28. Proposed linear park development project in Moraketiya	Urban Development Authority	Project operation	
	Embilipitiya Urban Council	Project Maintenance	
29. Yodhagama Playground and Urban Park Construction Project	Urban Development Authority	Project operation	
	Embilipitiya Urban Council	Project Maintenance	
30. Mahaweli playground redevelopment project	Mahaweli Authority	Project operation and maintenance	

**Table 6.9 : Projects and institutions responsible for the project**  
Source : සැලසුම් කණ්ඩායම, සබරගමුව පළාත් කාර්යාලය, 2017

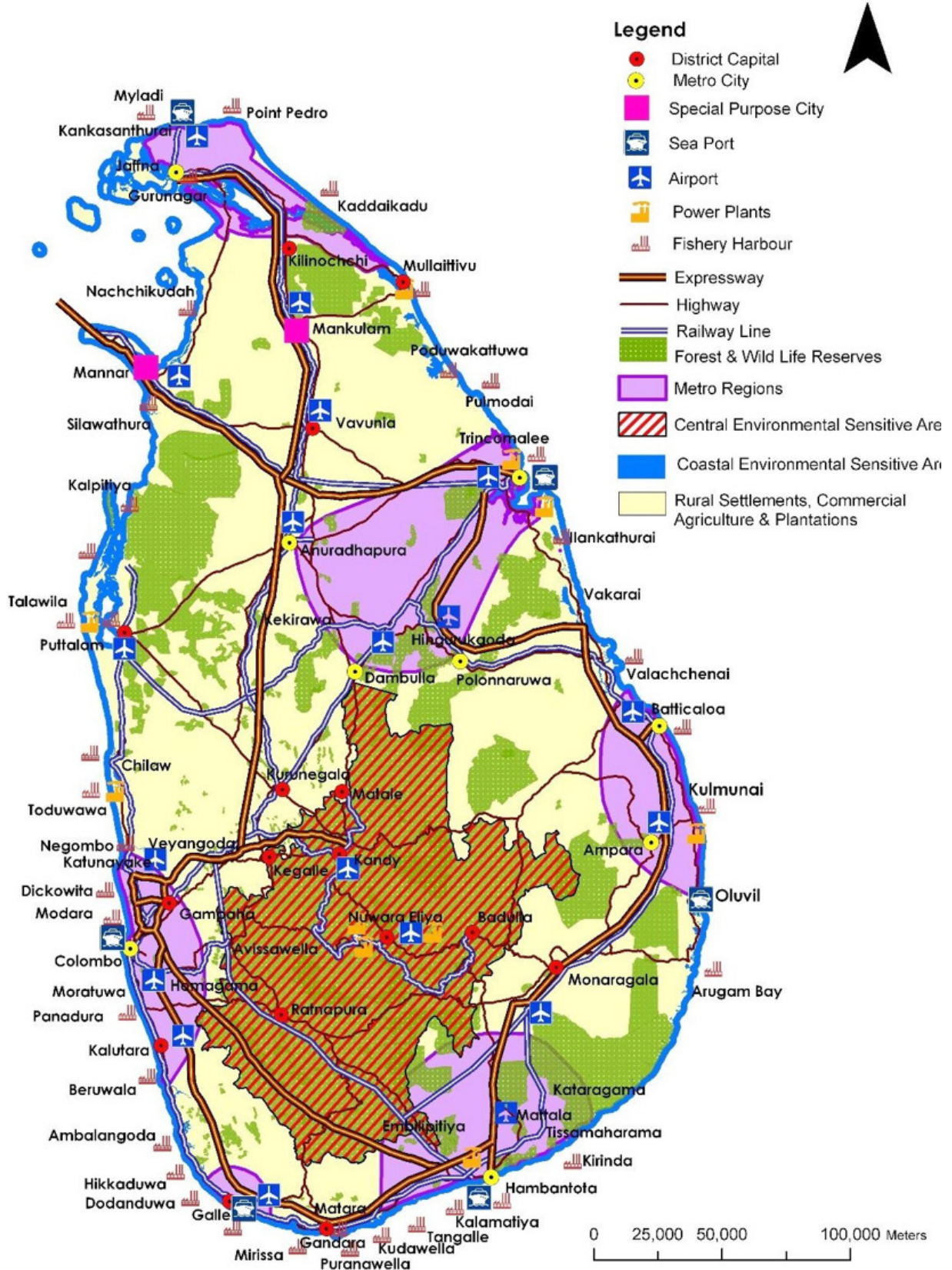


# Annexures

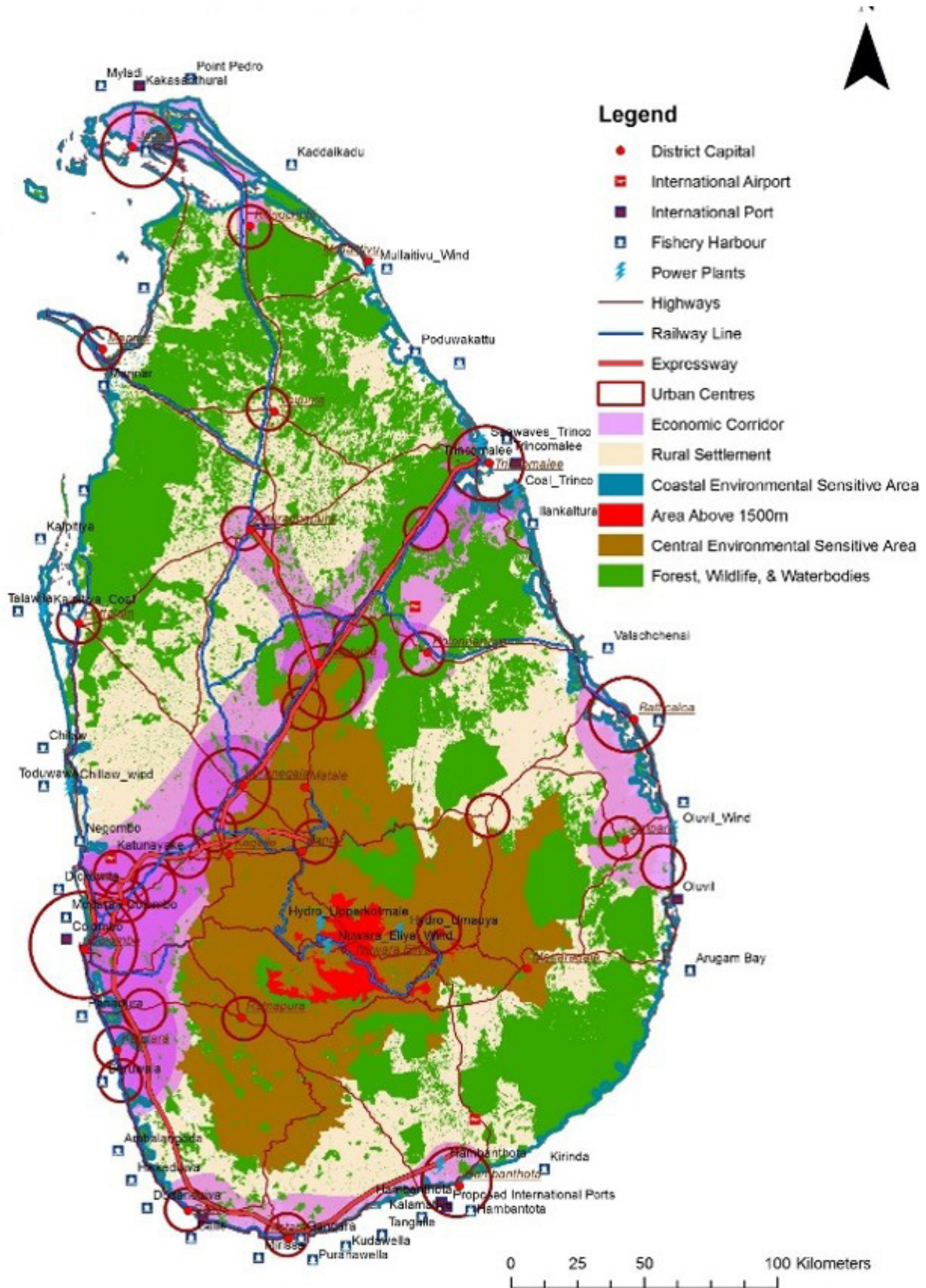


## Annexure 01 : Maps

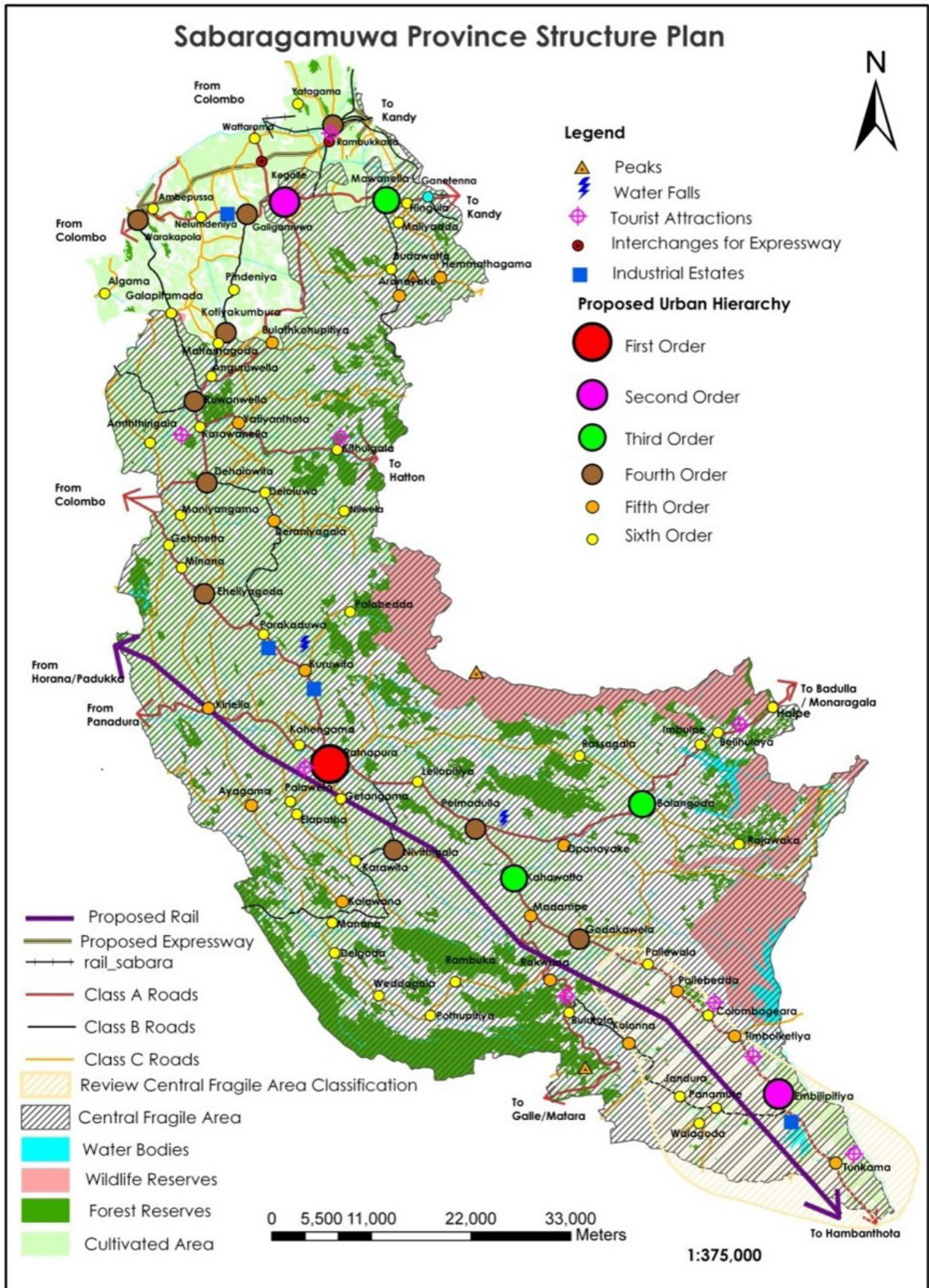
### 1.1 National Physical Plan 2030



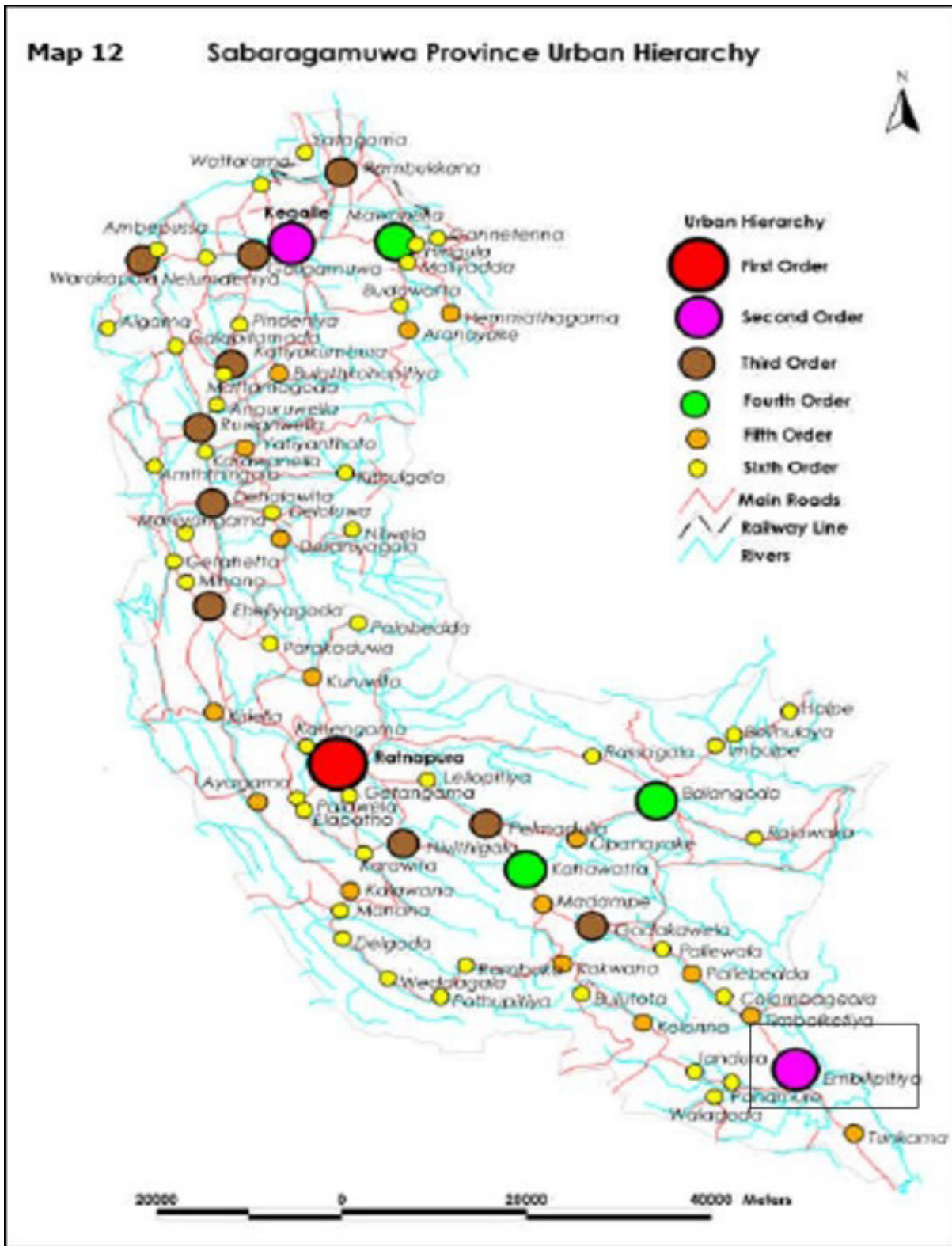
## 1.2 National Physical Plan 2050



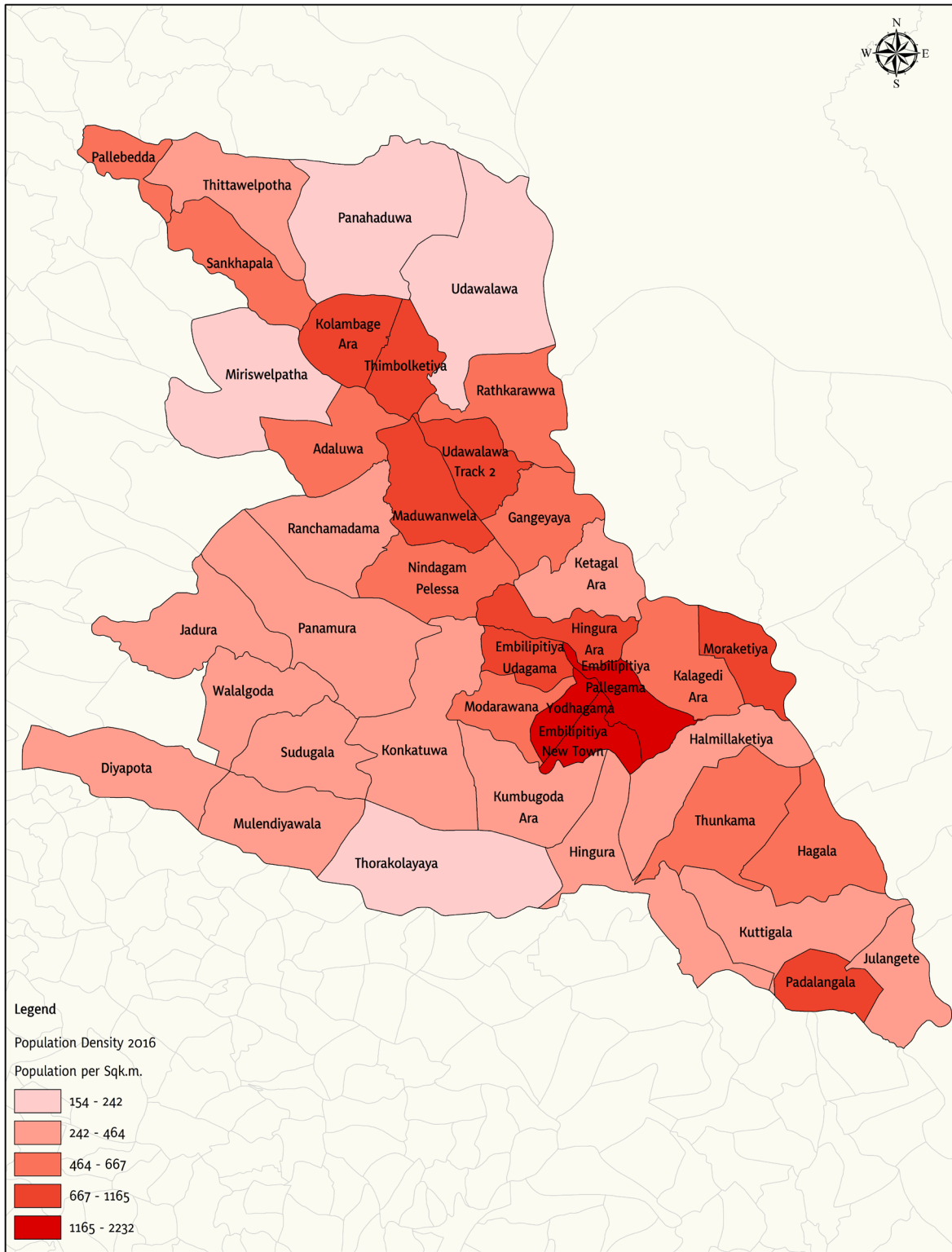
### 1.3 Sabaragamuwa province structure plan



### 1.4 Sabaragamuwa Province Urban hierarchy

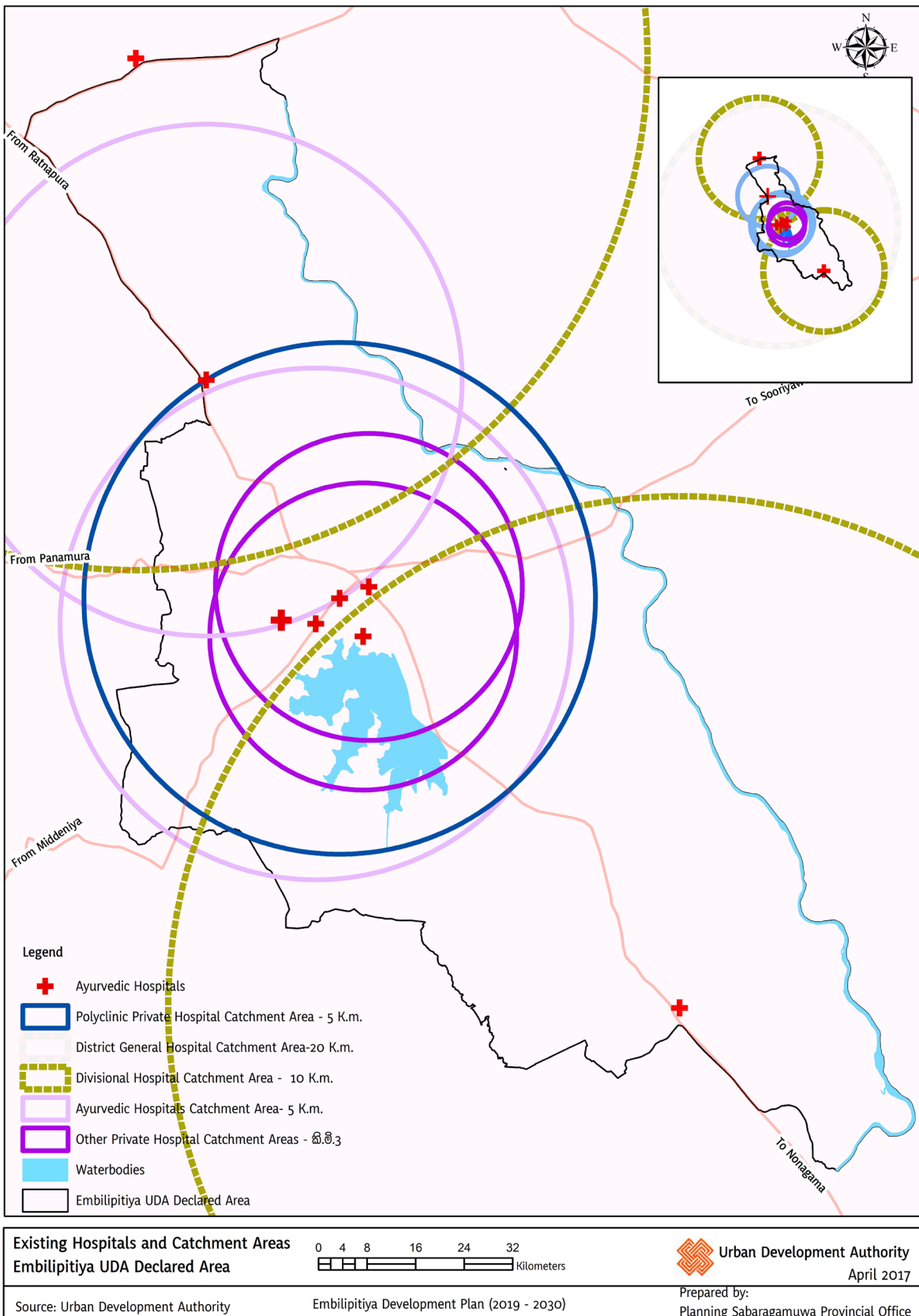


### 1.5 Population density – Embilipitiya DSD

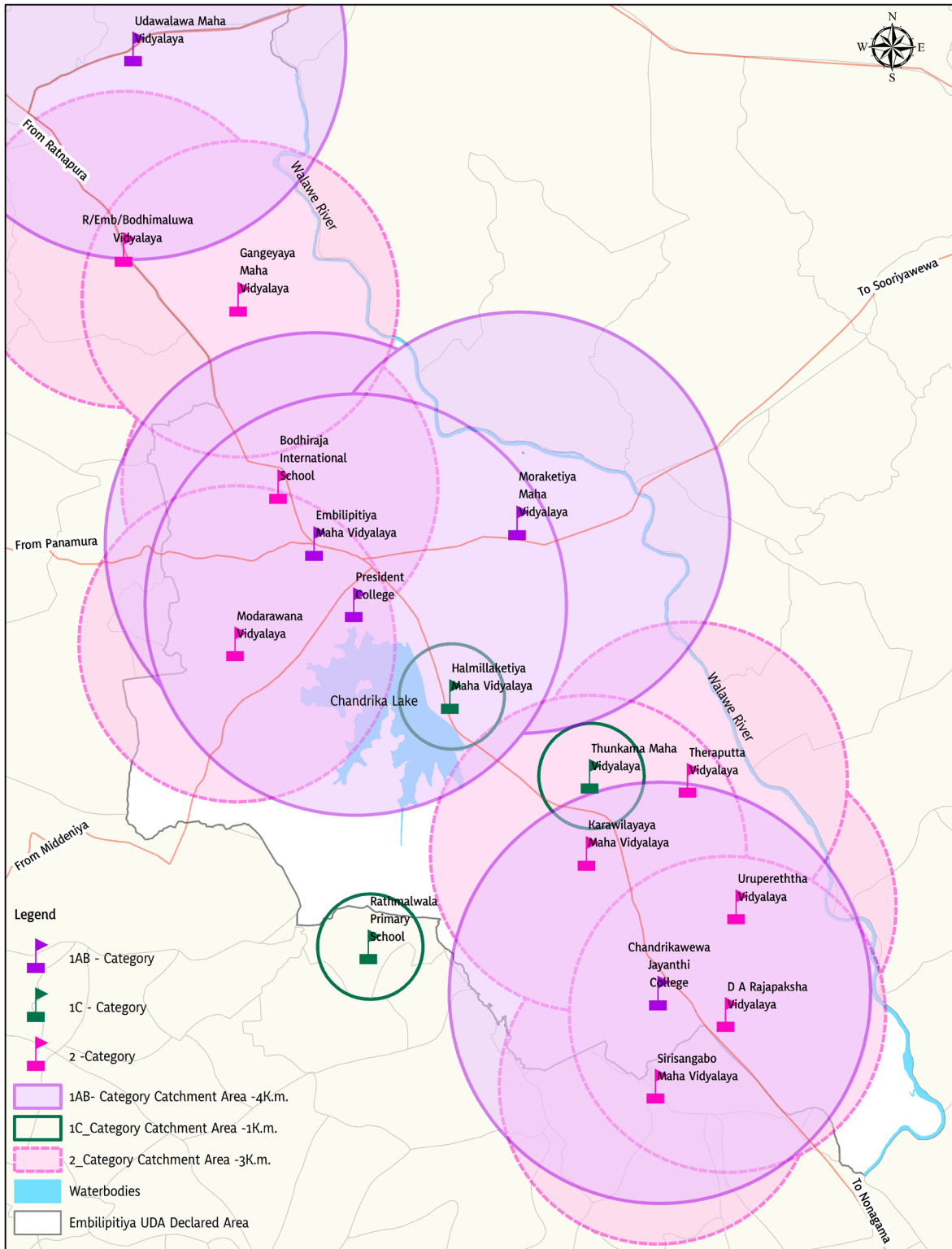


<b>Population Density</b> Embilipitiya Divisional Secretariat Division	0 0.75 1.5 3 4.5 6 Kilometers	Urban Development Authority April 2017
	Source: Urban Development Authority	

## 1.6 Hospital Location

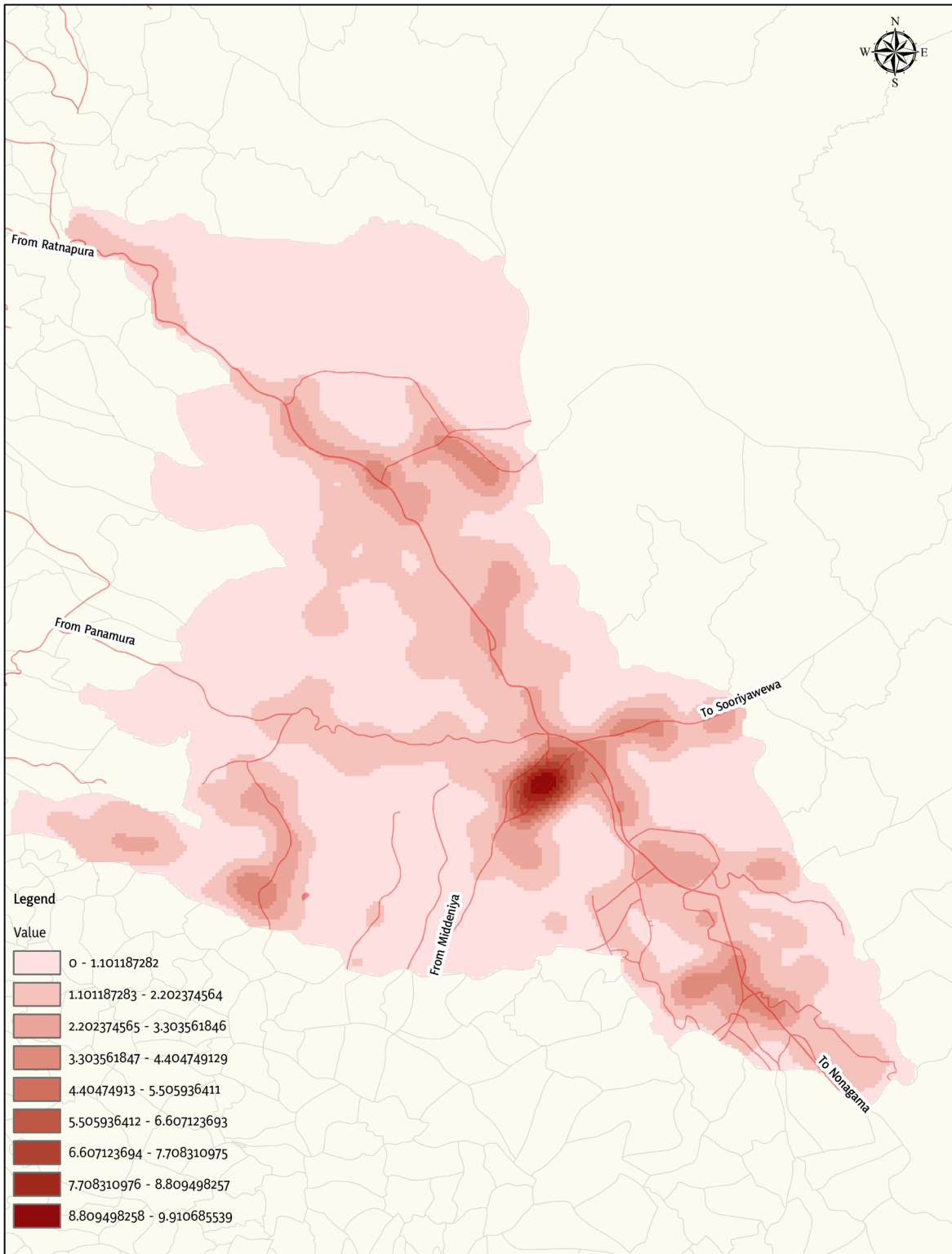


### 1.7 Schools Location



<b>Existing Schools and Catchment areas</b> <b>Embilipitiya UDA Declared Area</b>	0 0.4750.95 1.9 2.85 3.8 Kilometers	Urban Development Authority April 2017
	Source: Urban Development Authority	

## 1.8 Linear development along the roads



**Linear Building Density**  
Embilipitiya Study Area

0 0.75 1.5 3 4.5 6  
Kilometers

 **Urban Development Authority**  
May 2017

Source: Urban Development Authority

Embilipitiya Development Plan (2019 - 2030)

Prepared by:  
Planning Sabaragamuwa Provincial Office

## 1.9 Irrigation network



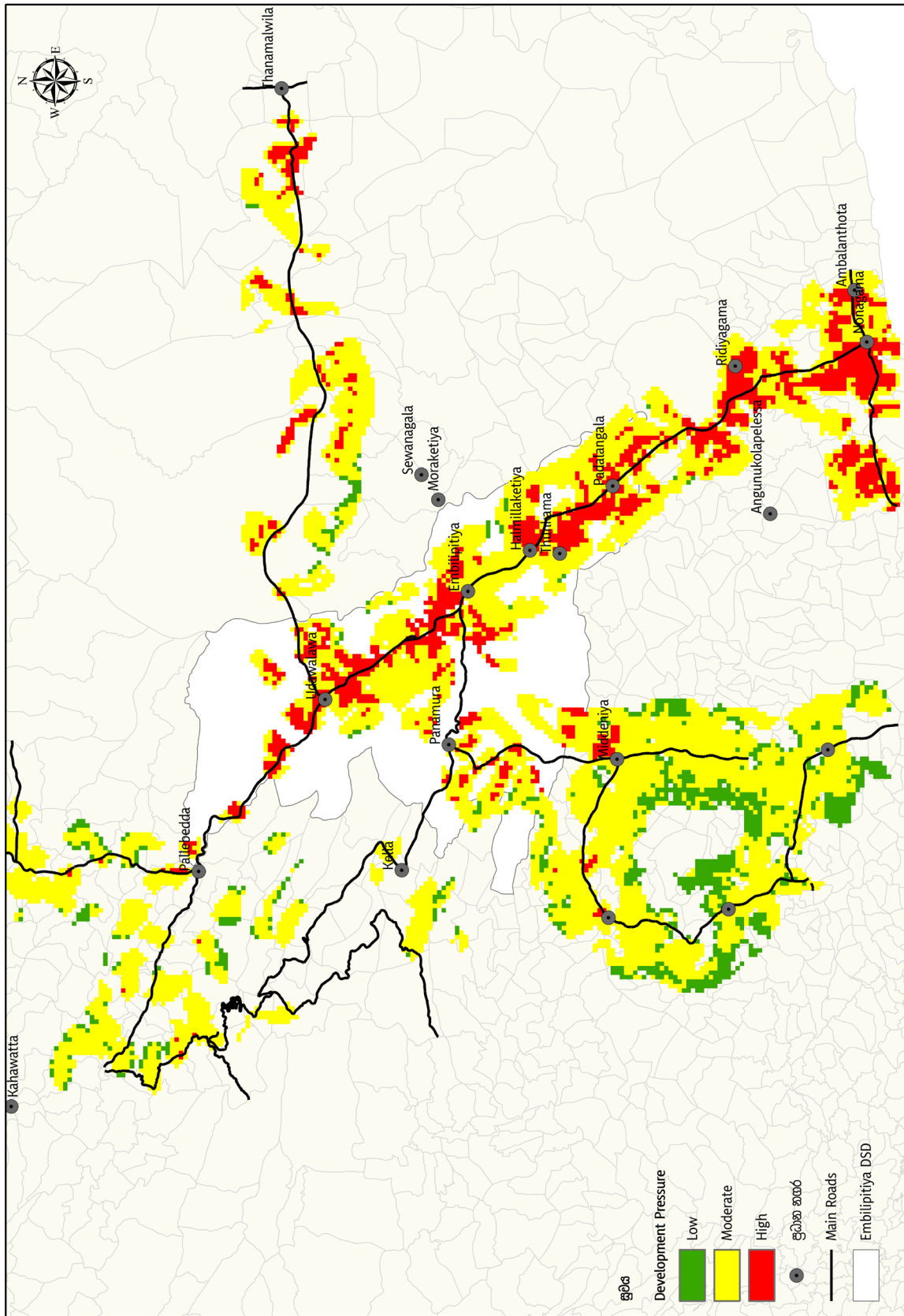
**Lakes and Canal Network**  
 Embilipitiya UDA Declared Area

0 0.5 1 2 3 4  
 Kilometers

Urban Development Authority  
 June 2017

Source: Urban Development Authority      Embilipitiya Development Plan (2019 - 2030)      Prepared by: Planning Sabaragamuwa Provincial Office

# 1.10 Development Pressure



**Development Pressure Analysis  
Embilipitiya Study Area**

Urban Development Authority  
April 2017

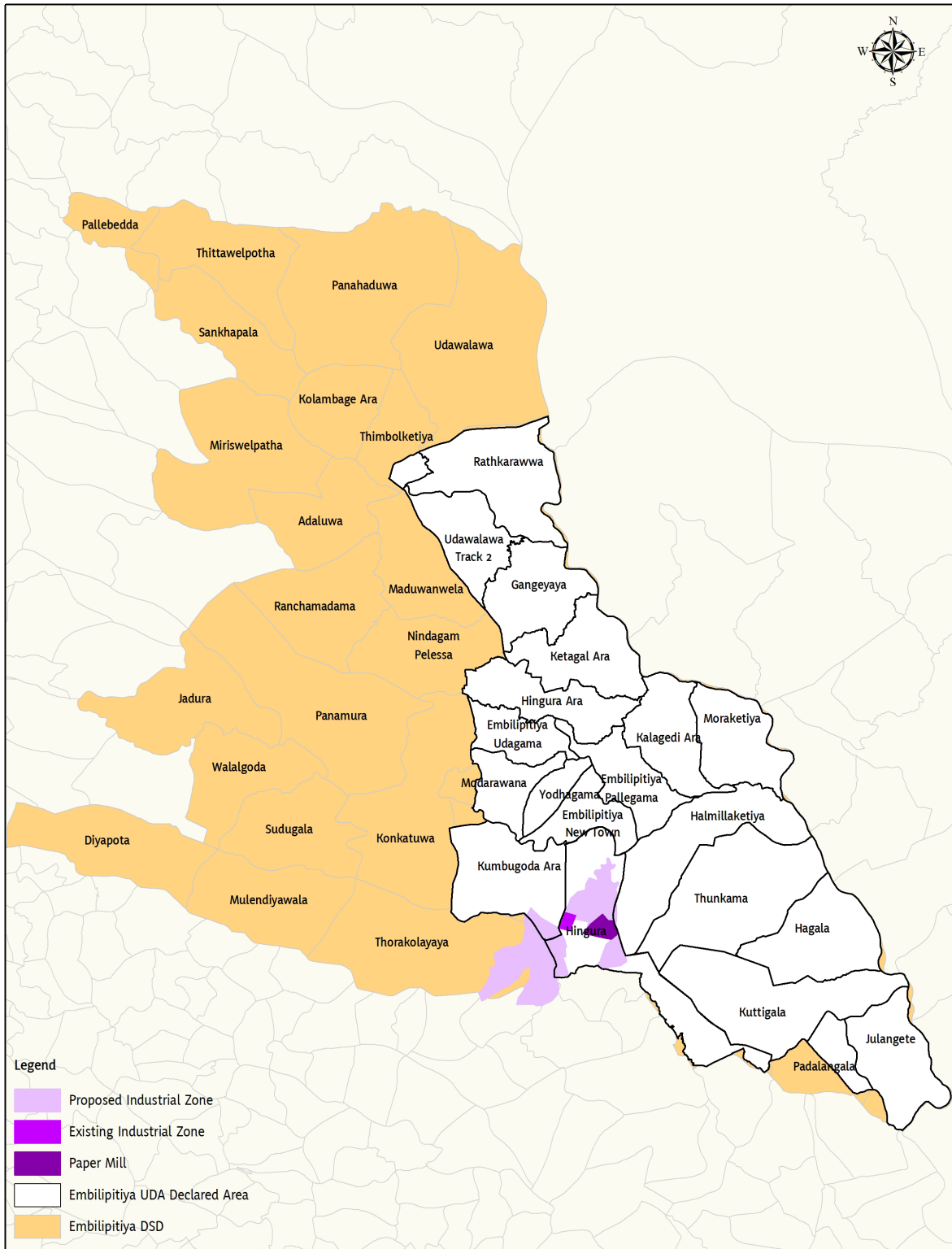
0 0.5 1 2 3 4 Kilometers

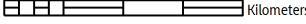

Embilipitiya Development Plan (2019 - 2030)

Source: Urban Development Authority

Prepared by: Planning Division, Sabaragamuwa Provincial Office

### 1.11 industrial zone

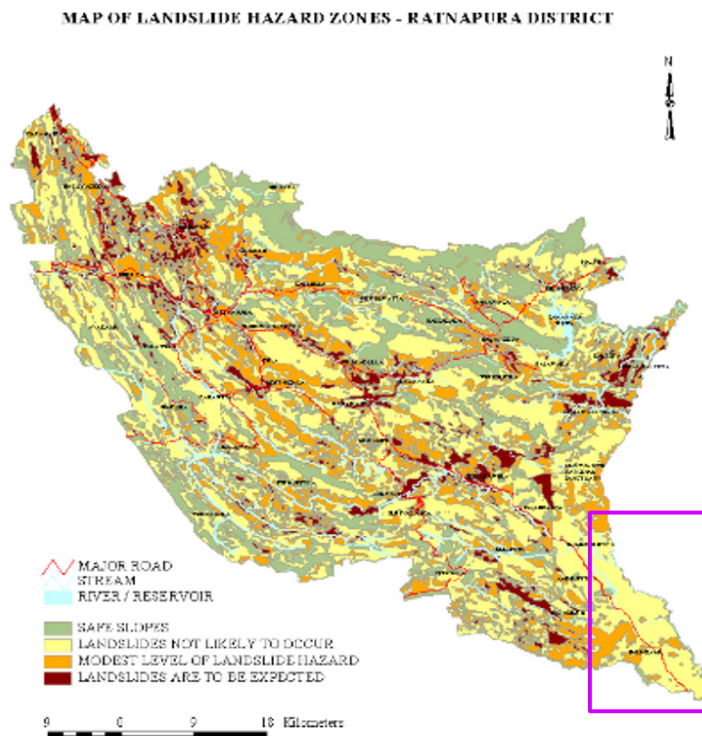


<b>Proposed Industrial Zone</b> <b>Embilipitiya UDA Declared Area</b>	0 0.75 1.5 3 4.5 6  Kilometers	 <b>Urban Development Authority</b> November 2017
Source: Urban Development Authority	Embilipitiya Development Plan (2019 - 2030)	Prepared by: Planning Sabaragamuwa Provincial Office

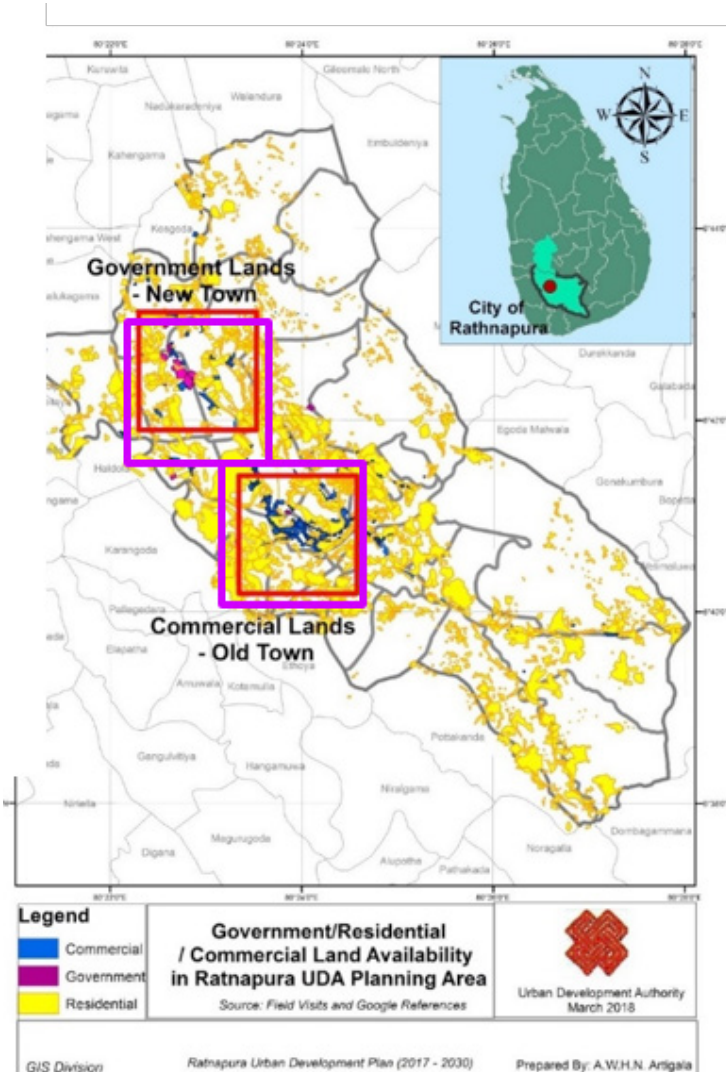
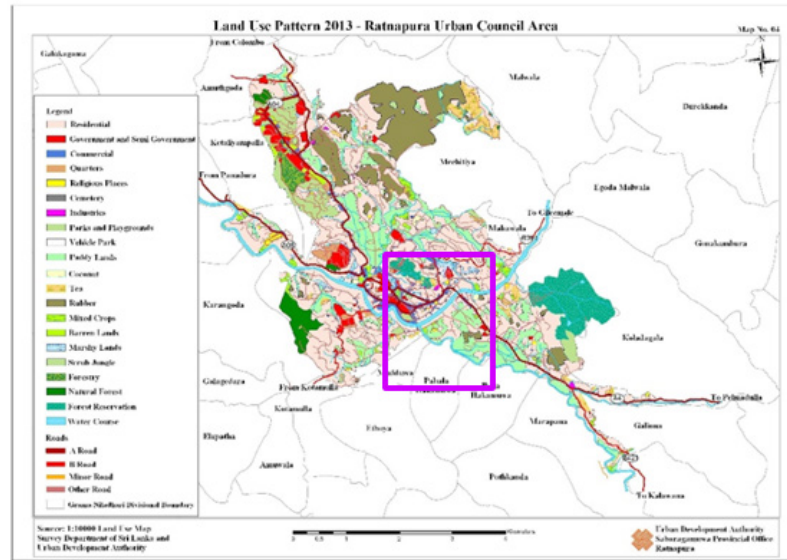
### 1.12 Tourism zones – Sabaragamuwa Province



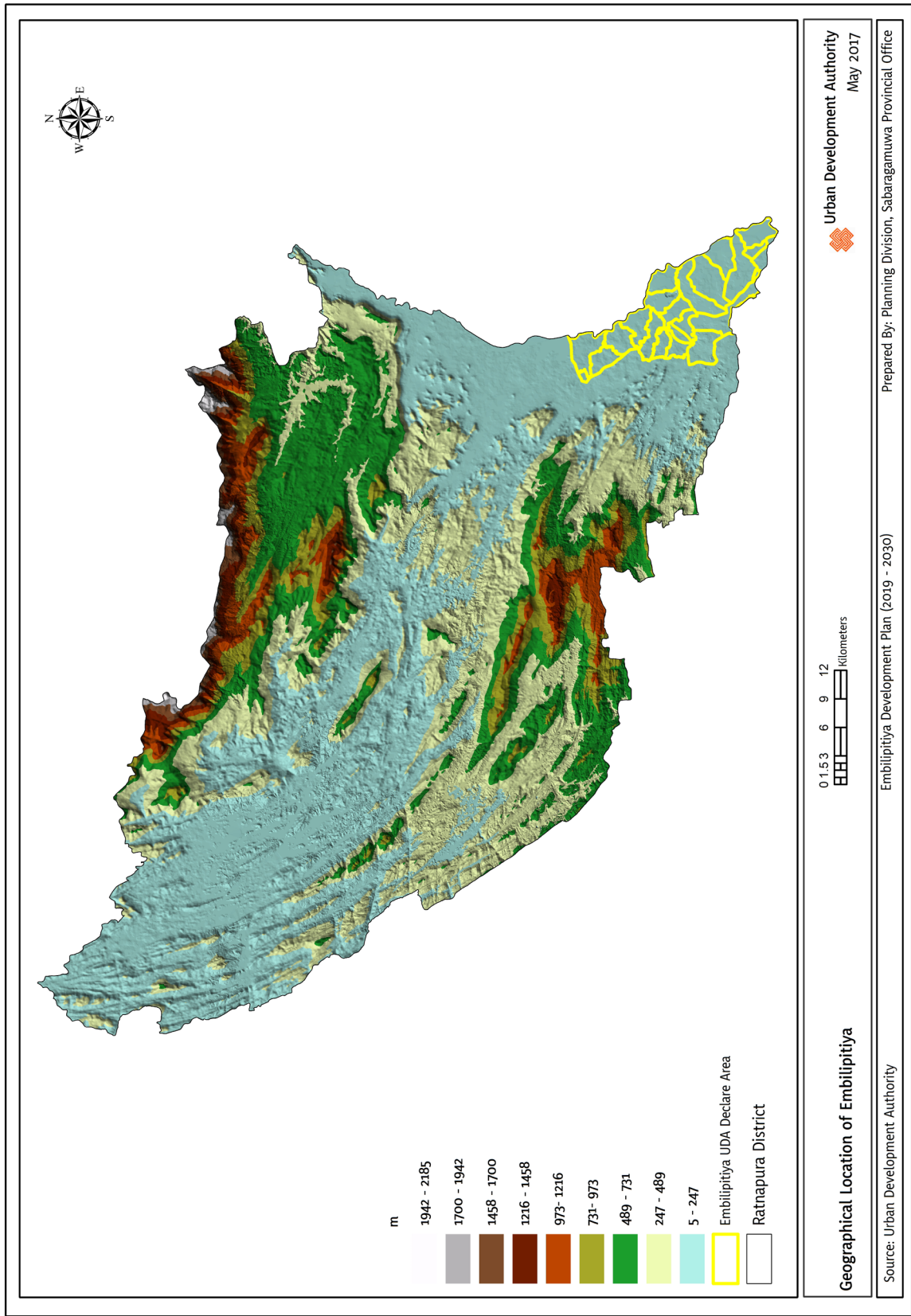
### 1.13 Landslide vulnerable areas in Ratnapura District



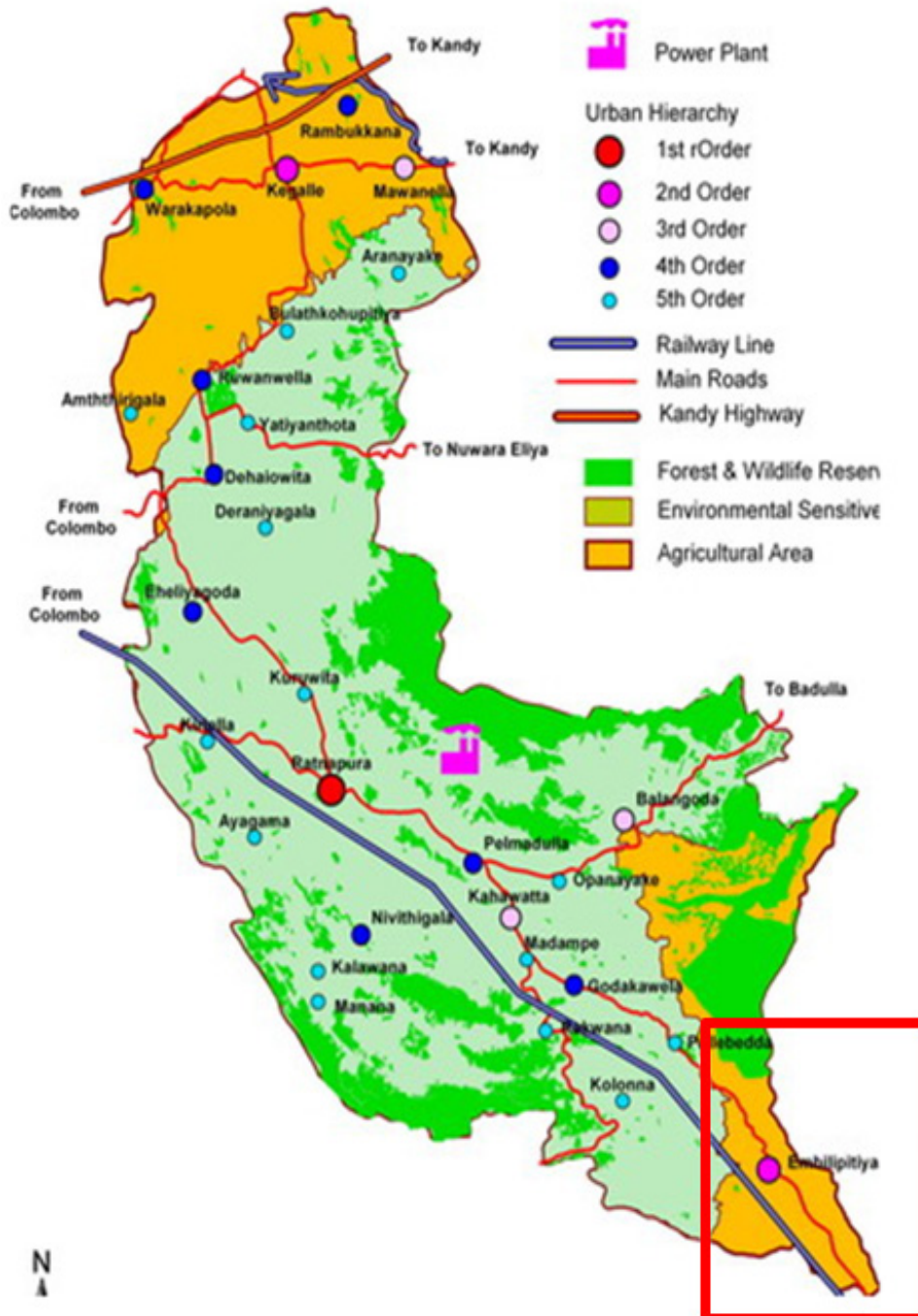
### 1.14 Commercial uses in Ratnapura District



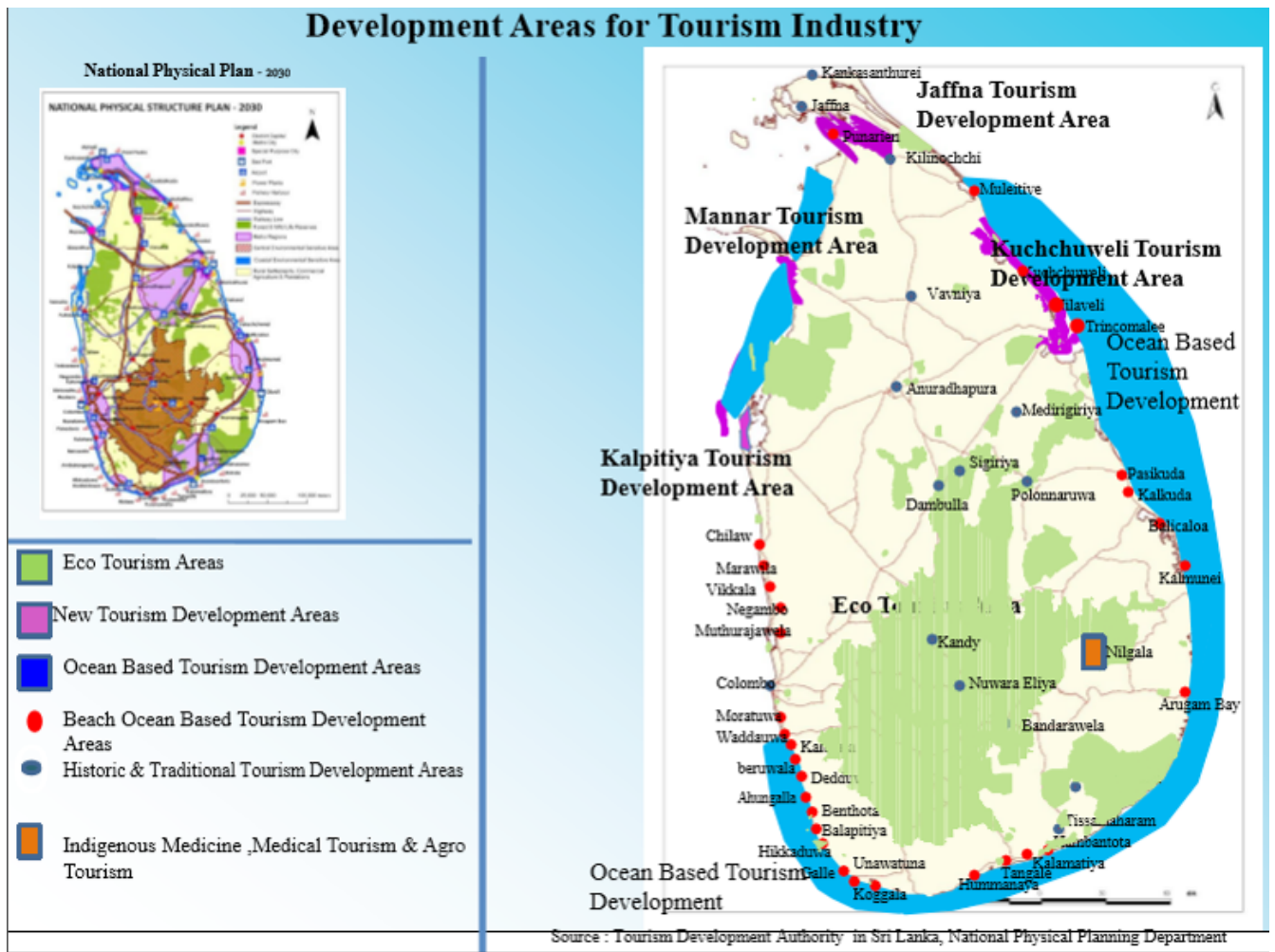
# 1.15 Topography of Embilipitiya



### 1.16 Embilipitiya named as an agricultural area (Sabaragamuwa Province Structure Plan)



1.17 Development Areas for Tourism Industry (National physical plan 2030)



## Annexure 02 : Tables

### 2.1 Issued mineral excavation permits 2017

Type	No of permits (2017)
Calcite, Dolomite	25
Inland Sand	10
Mica	4
Granite	32
Sand	31
Soil and gravel soil	19
Kaolin	1

Source: : Geological survey and mines bureau

## 2.2 Values relevant to Development pressure

CORE VALUES	WEIGHT	PARAMETER	VALUES	SCORE
Land use	20	Land use distribution	Built up Vegetation Hydro other	5 3 2 1
Accessibility	30	Tendency to accessibility of transport network	Major Roads (A Roads) Minor Roads (B Roads) Other Roads (C Roads, jeep/Cart track)	(0-1km) 5 (1-2km) 4 (2-3km) 3 (0-1km) 5 (1-2km) 4 (2-2.5km) 3 (0-200m) 5 (200-300m) 4 (300-500m) 3
Population density	10	Density	<218 294 497 1047 2515<	1 2 3 4 5
Population growth rate	10	Rate	<-0.003 0.006 0.014 0.029 0.07	1 2 3 4 5
Local connectivity	30	Hierarchical level of town centers	Level 1 town center Level 2 town center Level 3 town center	5 3 1

Source : Sabaragamuwa Provincial Office, UDA, 2017

## 2.3 Playgrounds and recreational parks in Embilipitiya

No	Category	Open spaces	Extent (Hectares)	GN Division
01	EPP 01	Samagi Sports Club Play Ground	0.14	Rathkarawwa
	EPP 02	South Canal death grant association playground	0.12	Rathkarawwa
	EPP 03	Playground	0.09	Rathkarawwa
	EPP 04	Playground	0.16	Track 02
	EPP 05	Darshanagama Play Ground	0.12	Udagama
	EMP 01	Playground	0.78	Track 02
	EMP 02	Playground	0.64	Katagal Ara
	EMP 03	Pubudu Play Ground	0.46	Kuttigala
	EMP 04	Playground	0.90	Kuttigala
	EMP 05	Playground	0.72	Kuttigala
	EMP 06	Playground	0.72	Thunkama
	EMP 08	Aloka Play Ground	0.34	Yodhagama
	EMP 09	Village leadership training center playground	0.60	Yodhagama
	EMP 10	Siluminagama Play ground	0.52	Yodhagama
	EMP 11	Weerasinghepura Play Ground	0.47	Kumbugoda Ara
	EMP 12	Play Ground	0.67	Higura Ara
	EMP 13	Wew Asirigama play ground	0.47	New Town
	EMP 14	United Play Ground	0.90	New Town
	EMP 15	Play Ground	0.21	Modarawana
	EMP 16	Play Ground	0.69	Kumbugoda Ara
	EMP 17	Play Ground	0.34	Kalagedi Ara
	EMP 18	Play Ground	0.26	Moraketiya
	ELP 01	Play Ground	1.05	Katagal Ara
	ELP 02	Ranasinghe Premadasa Play Ground	1.42	Yodhagama
ELP 03	Play Ground	1.70	Halmillakatiya	
ECP 01	Kawanthissa Lake leisure park	5.70	Udagama	
ECP 02	Mahaweli Play ground	3.22	Pallegama	
02 Children Parks	EPP 06	Wew Asirigama Children Park	0.01	New Town
	EPP 07	Weerasinghepura Children Park	0.02	Kumbugoda Ara
	EPP 08	Ranasinghe Premadasa Children Park	0.06	Yodhagama
	EMP 07	Anagarika Dharmapala Children Park	0.78	Yodhagama

Source : Landscape Division, UDA, 2017

## 2.4 Proposed Recreational Parks

No	Type	Existing Use	Extent (Ha.)	Proposed Use	GN Division
o1	<b>Proposed Mini Park (PMP)</b>				
	PMP 01	Scrub	0.97	Mini Park	Pallegama
	PMP 02	Scrub	0.43	Mini Park	Pallegama
	PMP 03	Scrub	0.95	Mini Park	Gangeyaya
	PMP 04	The land near Thunkama Tank	0.7	Mini Park	Thunkama
	PMP 05	Scrub	1.9	Mini Park	Halmi
o2	<b>Proposed Local Parks (PLP)</b>				
	PLP 01	Scrub	90.1	Local Park Low Level	Kalagedi Ara
	PLP 01	Scrub	2.52	Local Park Low Level	Kumbugoda Ara
	PLP 02	Scrub	1.97	Local Park Low Level	Higura Ara
	PLP 03	Scrub	1.52	Local Park Low Level	Padalangala
	PLP 04	Scrub	2.26	Local Park Low Level	Rathkarawwa
	PLP 05	Scrub	2.63	Local Park Low Level	Hagala
	PLP 06	School Play Ground	1.77	Local Park Low Level	Padalangala
	PLP 07	Scrub land near Chandrika Lake	7.1	Local Park Low Level	Halmillaketiya
o3	<b>Proposed Linear Parks (PLiP)</b>				
	PLiP 01 (10m)	Canal Reservation	2.61	Linear Park	Pallegama, Kalagedi ara, Morakatiya
	PLiP 02	Scrub	4	Linear Park	Rathkarawwa
	PLiP 02 (Chandrika Lake Reservation - 100m)	Lake Reservation	202.61	Linear Park	New Town, Halmillaketiya, Hingura, Kumbugoda Ara
					<b>Total Ha - 229.14</b>

Source : Landscape Division, UDA, 2017

## 2.5 Water requirement for 2030

<b>Daily Water Consumption</b>		
Existing water tank capacity	18,000 m <sup>3</sup>	
Water capacity of Udawalawa Tank	7500 m <sup>3</sup>	
Sum	25500	
Existing water consumption	(11000+6500) 17500	
Surplus	8000 m <sup>3</sup>	
Forecasted drinking water capacity for resident population by 2030	3108 m <sup>3</sup>	
Water requirement for commuter population (l)	(301100*20)	
	6022 m <sup>3</sup>	
<b>Water requirement for proposed industrial zone by 2030</b>		
<b>Assumptions</b>		
Daily Water requirement per a large scale industry	166.6 m <sup>3</sup>	
Daily Water requirement per a medium scale industry	133.3 m <sup>3</sup>	
Daily Water requirement per a small scale industry	100 m <sup>3</sup>	
<b>Drinking Water requirement for the proposed industrial zone by 2030</b>		
Water requirement for large scale industries	15*166.6	2499 m <sup>3</sup>
Water requirement for medium scale industries	35*133.3	4665 m <sup>3</sup>
Water requirement for small scale industries	66*100	6600 m <sup>3</sup>
		<b>Sum</b> 13764
Total Water requirement by 2030	6022 m <sup>3</sup>	
	13764 m <sup>3</sup>	
	3108 m <sup>3</sup>	
Sum	22894 m <sup>3</sup>	
Existing water surplus	8000 m <sup>3</sup>	
Water shortage by 2030	14894 m <sup>3</sup>	

Source : Sabaragamuwa Provincial Office, UDA, 2017

## 2.6 Electricity requirement by 2030

	MWA	
Existing electricity Capacity	63	
Existing electricity surplus	31.5	
<b>Proposed electricity capacities for users</b>		
Institutions	(6/3)*21	42KVA
Commercial	(190/3) *21	1329KVA
Tourism	(60/3)*21	420KVA
Residential	(6476/3)*21	45339KVA
Sum		47130KVA
<b>Assumption</b>		
Proposed electricity for main uses (Institution, Commercial, Tourism, and Residential) assumed as 21MWA		
<b>Industry</b>		
Small Scale Industries	(66/3)*42	924KVA
Medium Scale Industries	(35/3)*42	504KVA
Large Scale Industries	(15/3)*160	800KVA
		2228KVA
Total Electricity Requirement by 2030	47130KVA	
	2228KVA	
	49358KVA	
Forecasted electricity shortage by 2030	49.3-31.5	
	17.8MVA	
<b>Assumptions</b>		
Assume electricity requirement for each number three of small and medium scale industries as 42 KVA		

Source : Sabaragamuwa Provincial Office, UDA, 2017

## 2.7 Banks and other financial institutions in Embilipitiya UDA declared area

<i>Bank</i>	<i>Other Financial Institution</i>
1. <i>Sampath Bank</i>	1. <i>Cooperative Insurance</i>
2. <i>Seylan Bank</i>	2. <i>Samarasinghe Investment</i>
3. <i>Hatton National Bank</i>	3. <i>Janashakthi Insurance</i>
4. <i>Commercial Bank</i>	4. <i>Union Insurance</i>
5. <i>Sanasa Development Bank</i>	5. <i>The Finance</i>
6. <i>NDB</i>	6. <i>Crystal Grameen</i>
7. <i>RDB</i>	7. <i>LB Finance</i>
8. <i>Sri Lanka Merchant Bank</i>	8. <i>Sri Lanka Insurance</i>
9. <i>Nation Trust Bank</i>	9. <i>Softlogic Finance</i>
10. <i>Pan Asia Bank</i>	10. <i>Commercial Leasing Finance</i>
11. <i>DFCC</i>	11. <i>Senkadagala Finance</i>
12. <i>People's Bank</i>	12. <i>Central Finance</i>
13. <i>Cooperative Rural Bank</i>	13. <i>Assetline Leasing Company</i>
14. <i>NSB</i>	14. <i>Nation Lank Finance</i>
15. <i>BOC</i>	15. <i>Ceylinco Insurance</i>
16. <i>HDFC</i>	16. <i>Mercantile Insurance</i>
17. <i>CDB</i>	17. <i>Elience Insurance</i>
	18. <i>Valible Finance</i>
	19. <i>AIA Insurance</i>
	20. <i>Singar Finance</i>
	21. <i>Commercaile Leasing and Finance</i>
	22. <i>Bimpath Finance</i>
	23. <i>LOLC Finance</i>
	24. <i>Abance Finance</i>
	25. <i>People's leasing and Finance</i>

*Source : Resource Profile, Embilipitiya Divisional Secretariat, 2018*

## 2.8 Prioritization of Projects

Physical and Social Infrastructure Development Strategies							
Transport Plan							
Projects	Cost & Time period Variation	Value of Concept Achieving	Social Benefits	Environmental Benefits	Economic Benefits	Total	Priority Level
<b>Proposed main road improvement</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>2</b>	<b>5</b>	<b>19</b>	<b>2</b>
1. Main road improvement project From Udawalawa junction up to the Watiya Interchange of the Southern Expressway	3	5	5	1	4	18	3
2. Main road improvement project from main road, this was developed with 4 lanes, close to leadership training center to Kumbugoda Ara junction.	4	4	5	2	5	20	1
3. Main Road improvement project From Embilipitiya town up to proposed Linear Park	5	4	5	2	4	20	1
<b>Proposed bypass road</b>	<b>3</b>	<b>5</b>	<b>4</b>	<b>1</b>	<b>4</b>	<b>17</b>	<b>3</b>
4. From Kubugoda Ara Junction, Paper mill road via Kadurugas Ara, along Karawila yaya up to Nonagama Road widening and redevelopment project	2	5	3	1	5	16	5
5. From 100-mile post of Colombo Road (near to Boosiri Gama road) via Panamura road Modarawana road up to Middeniya road widening and redevelopment project	3	5	5	1	4	18	3
6. Halmillaketiya school road, connecting to Hathara Ela road along Wehearagama road up to Moraketiya road widening and redevelopment project	3	5	5	1	4	18	3
<b>Proposed Alternative Road Improvement</b>	<b>4</b>	<b>4</b>	<b>5</b>	<b>3</b>	<b>4</b>	<b>20</b>	<b>1</b>
7. Road improvement project From Udagama Junction to Hospital Road up to the President College	3	4	5	1	4	17	4
8. Road improvement project From the Presidential College to the Concrete Yard Road up to the Nonagama Road	4	5	5	1	4	19	2
9. Road improvement project from Road near the Mahaweli ground via transformer road up to Moraketiya road.	2	4	5	1	4	16	5

<i>Proposed service Road Improvement</i>	3	4	5	2	4	18	3
<i>Projects</i>	<i>Cost &amp; Time period Variation</i>	<i>Value of Concept Achieving</i>	<i>Social Benefits</i>	<i>Environ-mental Benefits</i>	<i>Economic Benefits</i>	<i>Total</i>	<i>Priority Level</i>
10. <i>Hospital Ring road widening and redevelopment project</i>	4	4	5	1	4	18	3
11. <i>Modarawana Ring Road widening and redevelopment project</i>	2	4	5	1	4	16	5
12. <i>Akkara pansiya Road widening and redevelopment project</i>	4	3	4	1	3	15	6
13. <i>From economic center to concrete yard road widening and redevelopment project</i>	5	5	5	1	4	20	1
14. <i>From Akkara Panseeya road (behind Embilipitiya Royal College) up to Liyinegama road of Moraketiya road widening and redevelopment project</i>							4
<b>Transport service &amp; parking</b>							
15. <i>Embilipitiya main bus stand development Project</i>	3	5	5	3	4	20	1
16. <i>Construction of short-distance travel Bus Station in Embilipitiya New Town</i>	3	3	5	2	3	16	5
17. <i>Public Car Park construction projects in new town</i>	4	4	5	3	4	20	1
18. <i>Proposed bare land for Car Park of the Economic Centre</i>	5	3	4	3	3	18	3
19. <i>Proposed Car Park 2 construction project</i>	4	3	4	3	3	17	4
<b>Service Plan</b>							
20. <i>Embilipitiya New Town water tank construction project</i>	2	4	5	3	3	17	4
21. <i>Project for Rehabilitation of Chandrika Wawa</i>	3	5	5	4	3	20	1
22. <i>Solid waste management project</i>	2	4	5	4	5	20	1
23. <i>Black ponds retreatment project in proposed industrial zone</i>	2	4	4	5	3	18	3
24. <i>Administrative complex buildings construction project</i>	2	5	5	4	4	20	1
25. <i>Proposed administrative complex construction project step 1</i>	1	5	5	3	4	18	3
26. <i>Proposed administrative complex construction project step 2</i>	1	5	5	3	4	18	3
27. <i>Irrigation network restoration project</i>	1	5	4	4	4	18	3
28. <i>D26 Canal Improvement Project</i>	2	4	5	5	3	19	2

Economic Development Projects							
Agro Economic Plan							
Projects	Cost & Time period Variation	Value of Concept Achieving	Social Benefits	Environ-mental Benefits	Economic Benefits	Total	Priority Level
1. Project of development of Embilipitiya economic center as a main operational center	3	5	4	3	4	19	2
2. Rehabilitation project of Moraketiya Paddy Storage Complex	2	3	4	2	4	15	6
3. Thunkama public fair development and Agro- Harvest collection center construction project	3	5	4	3	5	20	1
4. Kuttigala public fair development and Agro-Harvest collection center construction project	3	5	4	3	5	20	1
5. Udawalawa public fair development and Agro- Harvest collection center construction project	3	5	4	3	4	19	2
6. Moraketiya public fair development and Agro- Harvest collection center construction project	3	5	4	3	5	20	1
7. Chandrika Lake Rehabilitation Project	2	5	5	4	4	20	1
Industrial plan							
8. Execution of "Hingura Industrial Zone" Phase I	3	4	3	2	5	17	4
9. Resettlement relating to "Hingura Industrial Zone" Phase I	2	4	5	1	3	15	6
10. Execution of "Hingura Industrial Zone" Phase II	2	4	3	2	4	15	6
Tourism plan							
11. Construction of Tourist leisure Park in Udawalawa town	2	5	5	3	5	20	1
12. Tourist information center construction project	4	4	4	2	4	18	3
City center development plan							
13. Embilipitiya Shopping Complex and Car Park Construction Project	4	5	5	1	5	20	1
14. Commercial complex construction project	4	5	4	1	4	18	3

<i>Sustainable environment development strategies</i>							
<i>Projects</i>	<i>Cost &amp; Time period Variation</i>	<i>Value of Concept Achieving</i>	<i>Social Benefits</i>	<i>Environ-mental Benefits</i>	<i>Economic Benefits</i>	<i>Total</i>	<i>Priority Level</i>
<i>Tourist attraction &amp; Landscape Improvement</i>							
1. <i>Proposed Udawalawa forest Park and Car Park Construction Project</i>	4	3	5	5	1	18	3
2. <i>Urban parks construction project near Chandrika lake</i>	3	4	4	4	2	17	4
3. <i>Udawalawa Southern Canal pathway developing as a tourist trail</i>	2	5	3	4	2	16	5
<i>PORS Plan</i>							
4. <i>Moraketiya linear park development Project</i>	3	4	4	5	4	20	1
5. <i>Yodhagama Play Ground and Urban Park development Project</i>	3	4	4	4	2	17	4
6. <i>Mahaweli Stadium Rehabilitation Project</i>	3	4	4	2	3	16	5

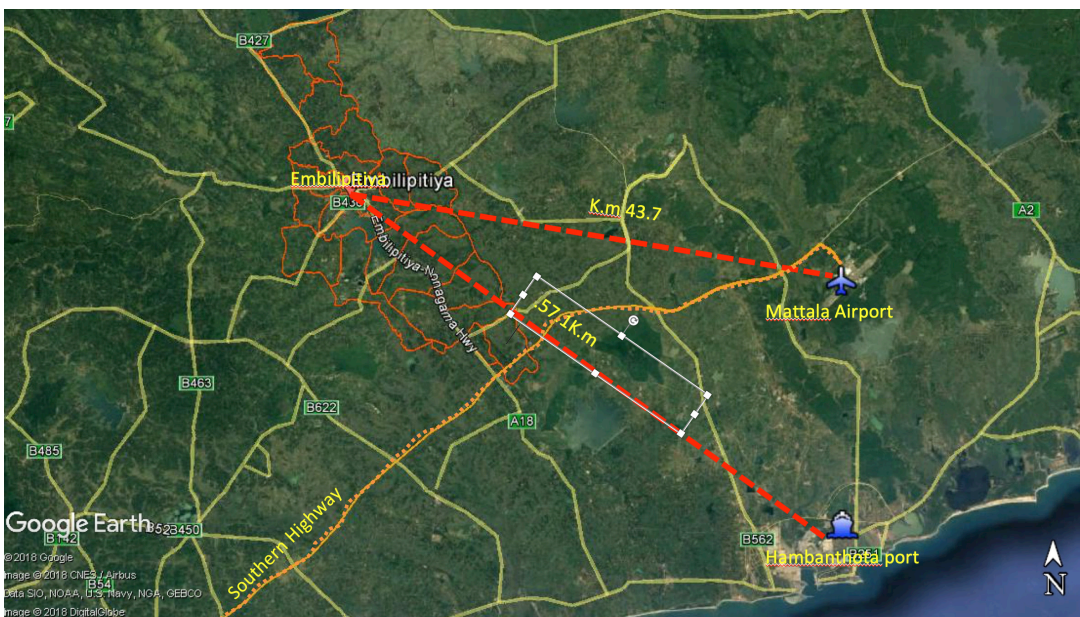
*Source : Sabaragamuwa Provincial Office, UDA, 2017*

## Annexure 03 : Figures

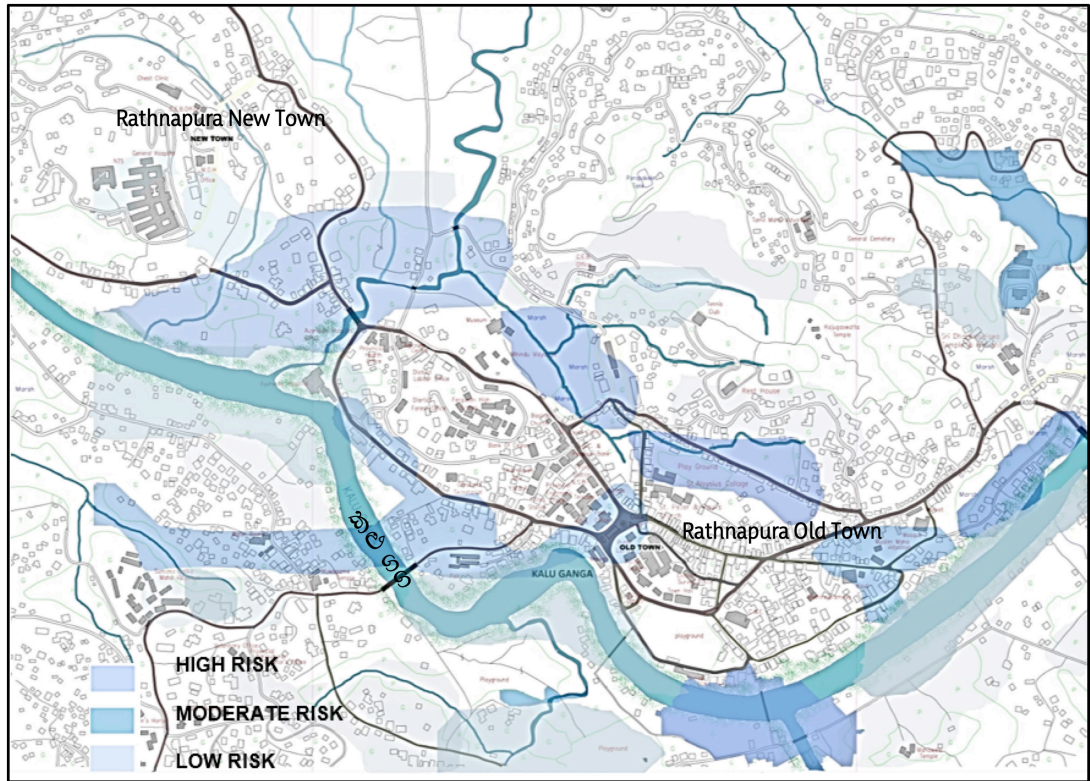
### 3.1 Sub centers which located around Embilipitiya



### 3.2 Location of Mattala airport and Hambanthota port

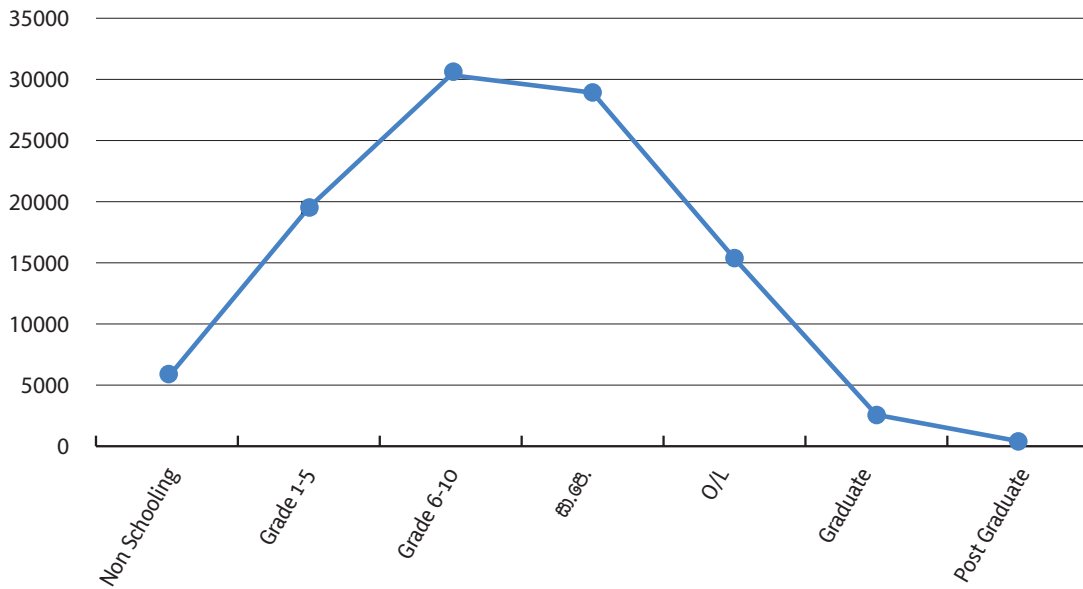


### 3.3 Flood vulnerable areas



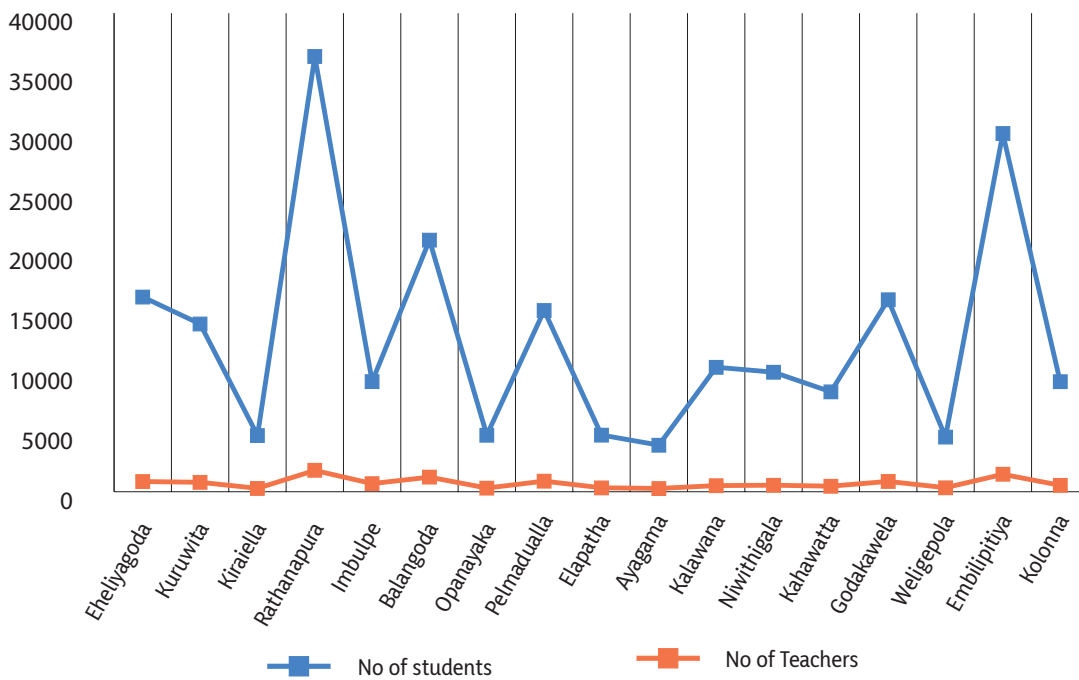
## Annexure 04 : Graph

### 4.1 Student population according to education level



Source : Department of Census and Statistics, 2016

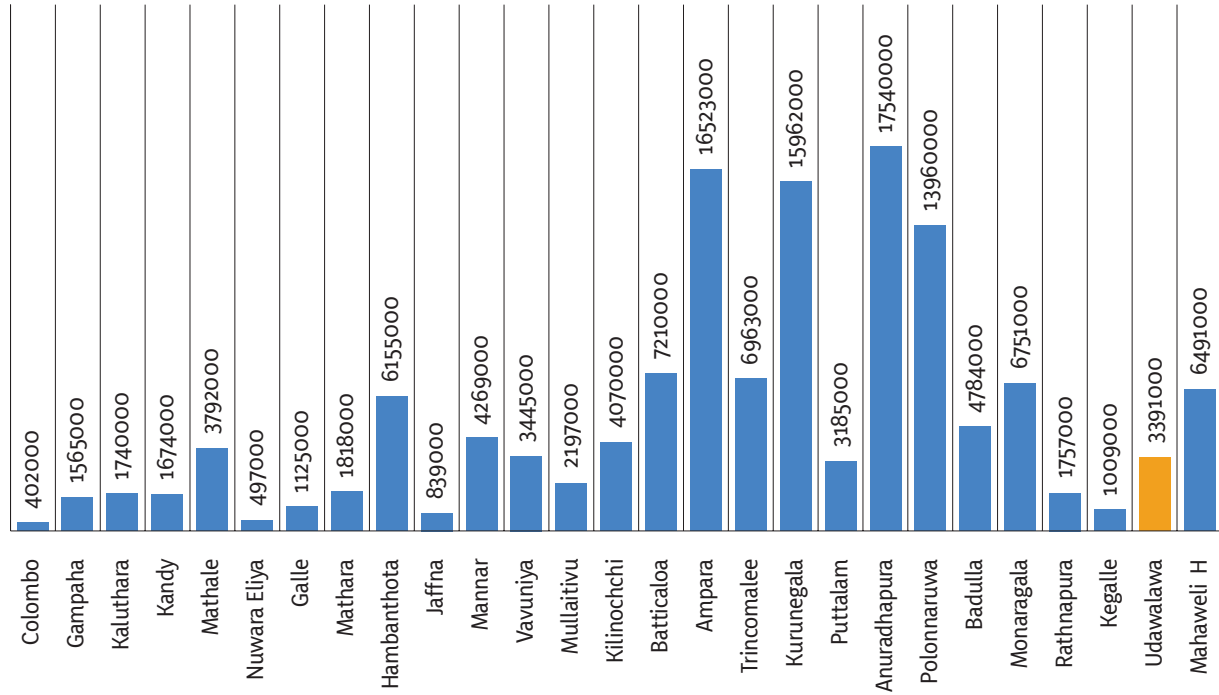
### 4.2 Student and teachers population 2016



Source : Department of Census and Statistics, 2016

### 4.3 Annual paddy production

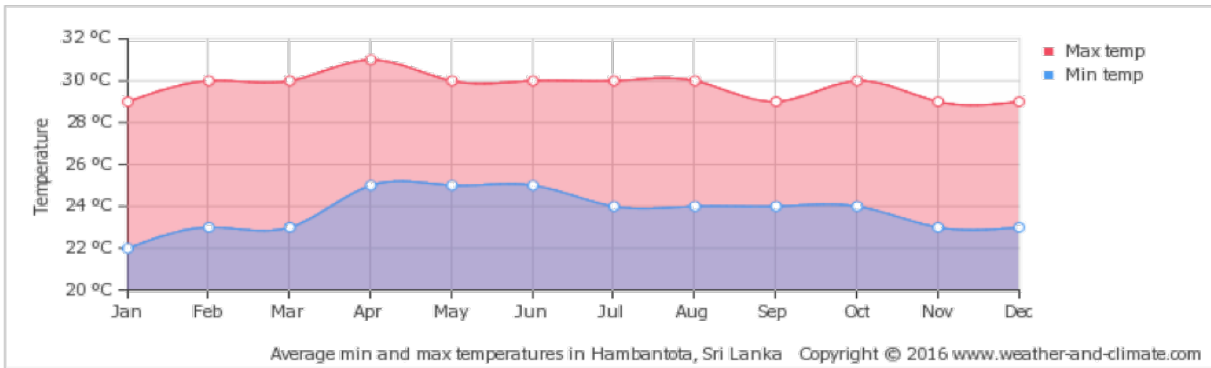
Annual paddy production



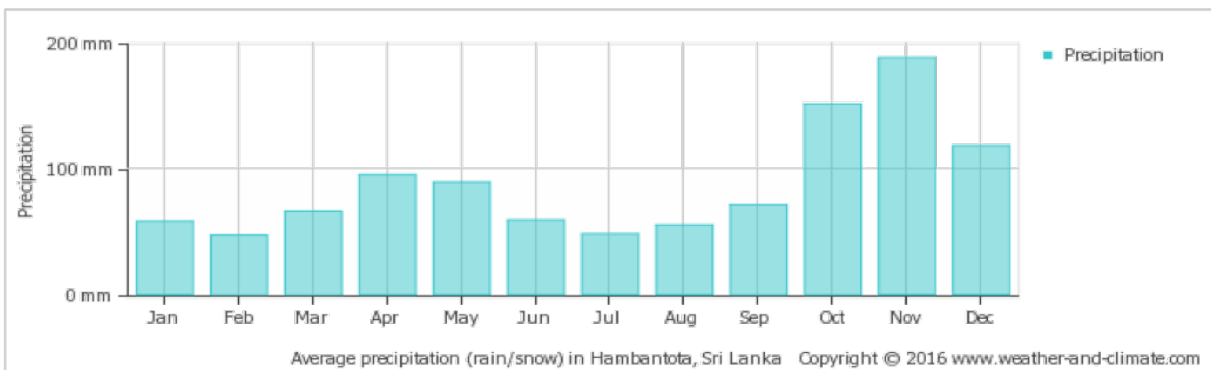
source : Department of Census and Statistics 2015

#### 4.4 Meteorology details in Embilipitiya

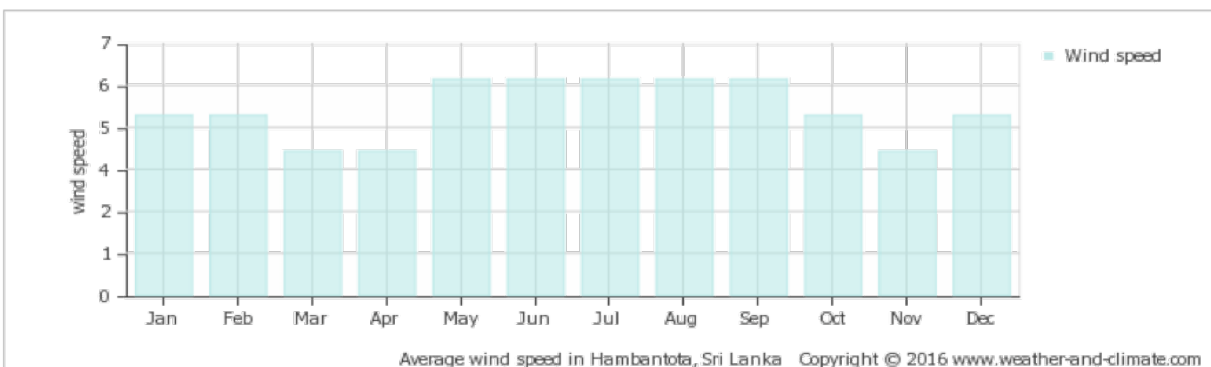
Average minimum and maximum temperature in Embilipitiya (2016)



Average minimum and maximum Rainfall in Embilipitiya (2016)



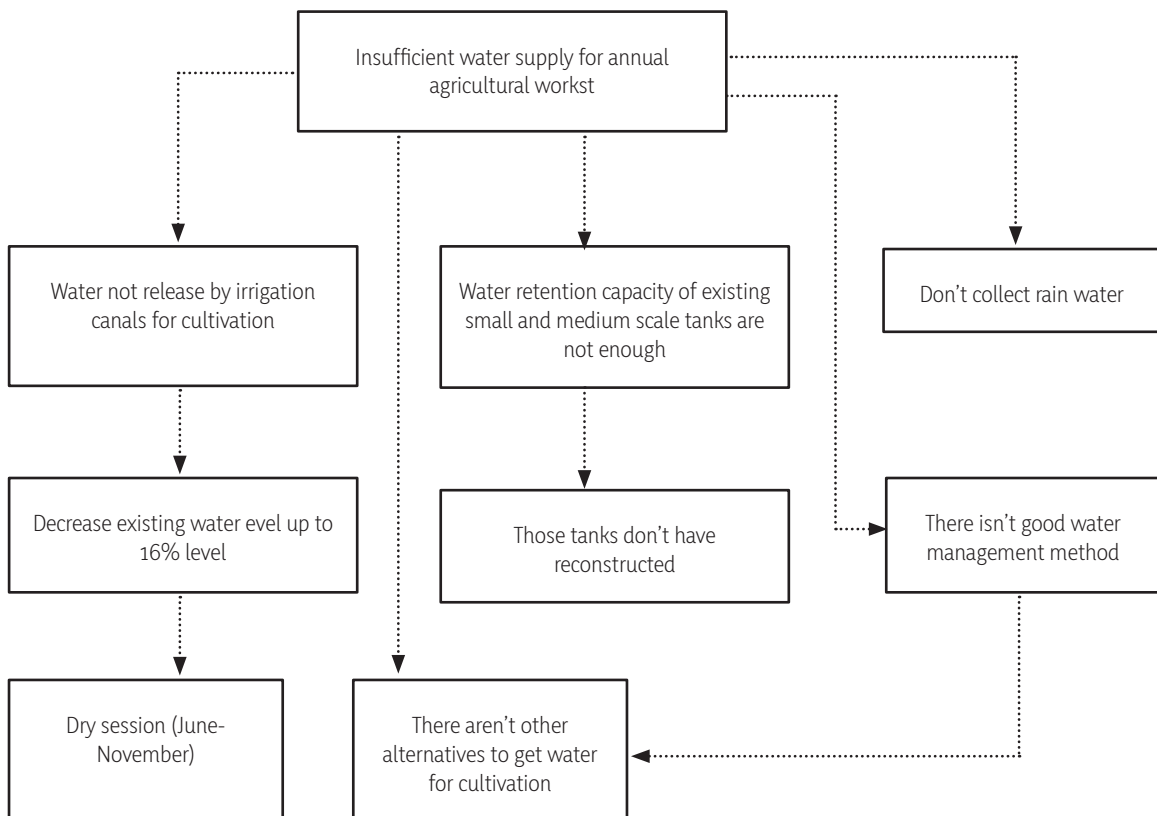
Average wind speed in Embilipitiya



## Annexure 05 : Flow Chart

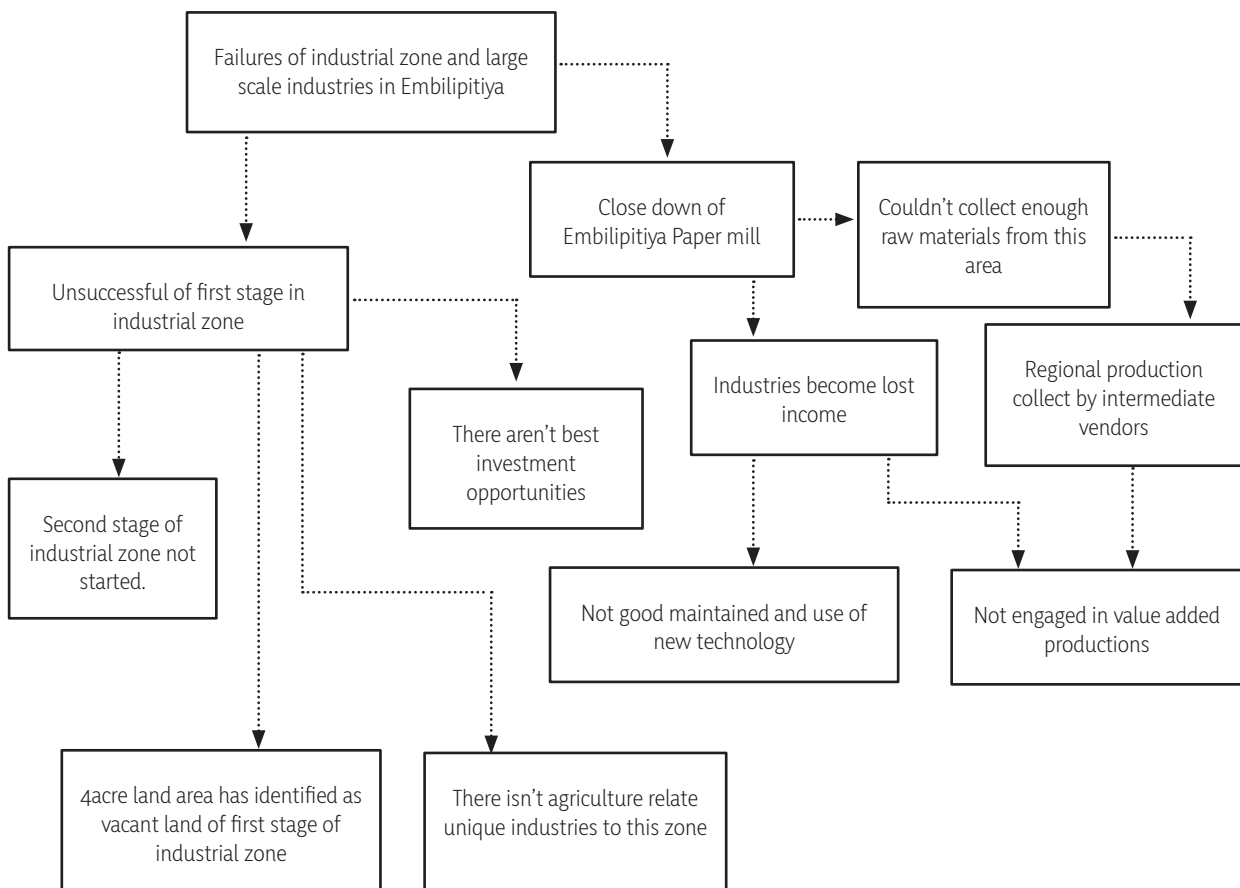
### 5.1 Root Cause Analysis 01

Root cause for insufficient water supply for agriculture work during the dry season in the year from month of June to month of November.



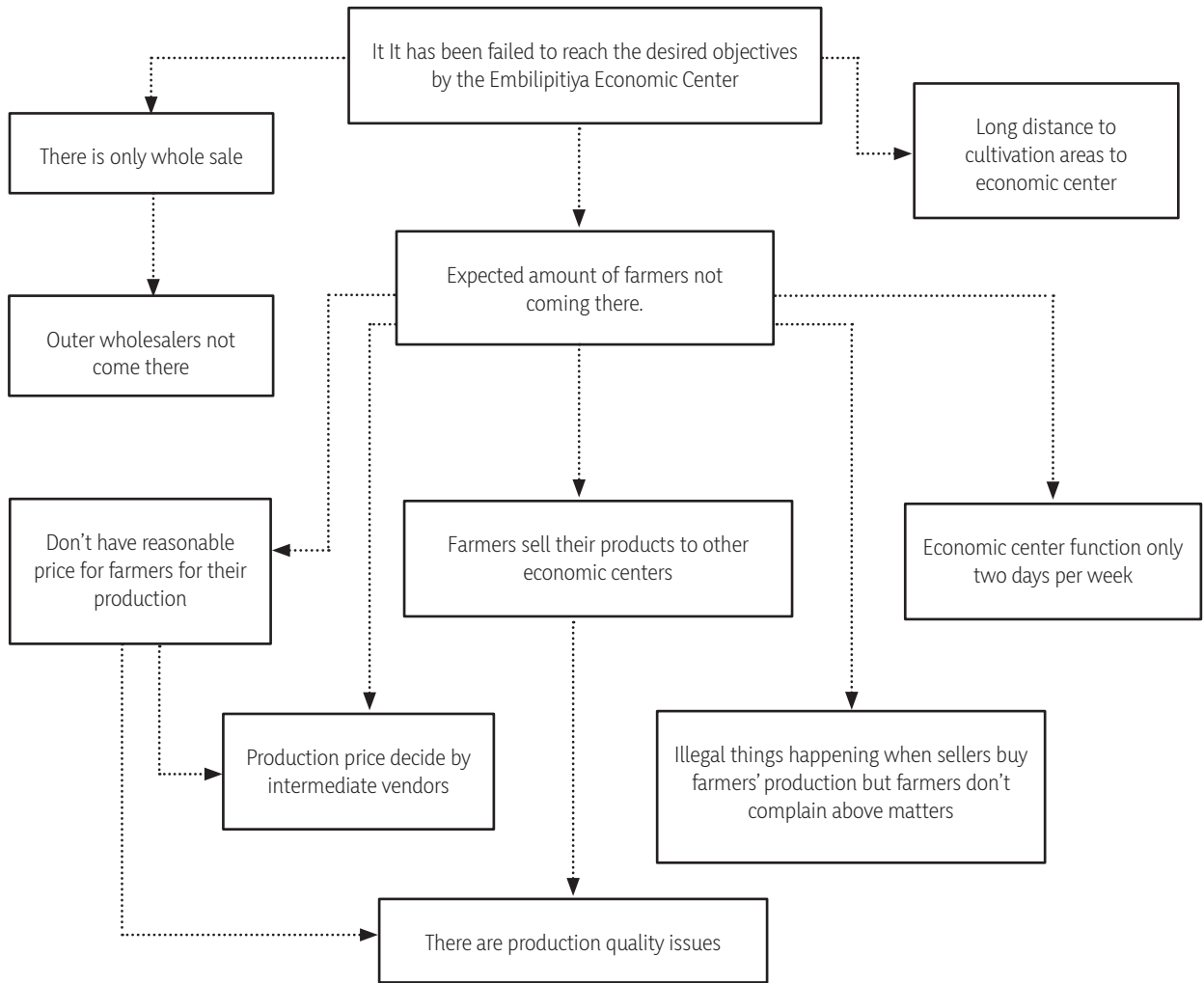
## 5.2 Root Cause Analysis O2

Root Cause Analysis for Inability of actively keep going large scale industries including Embilipitiya Industrial Park.



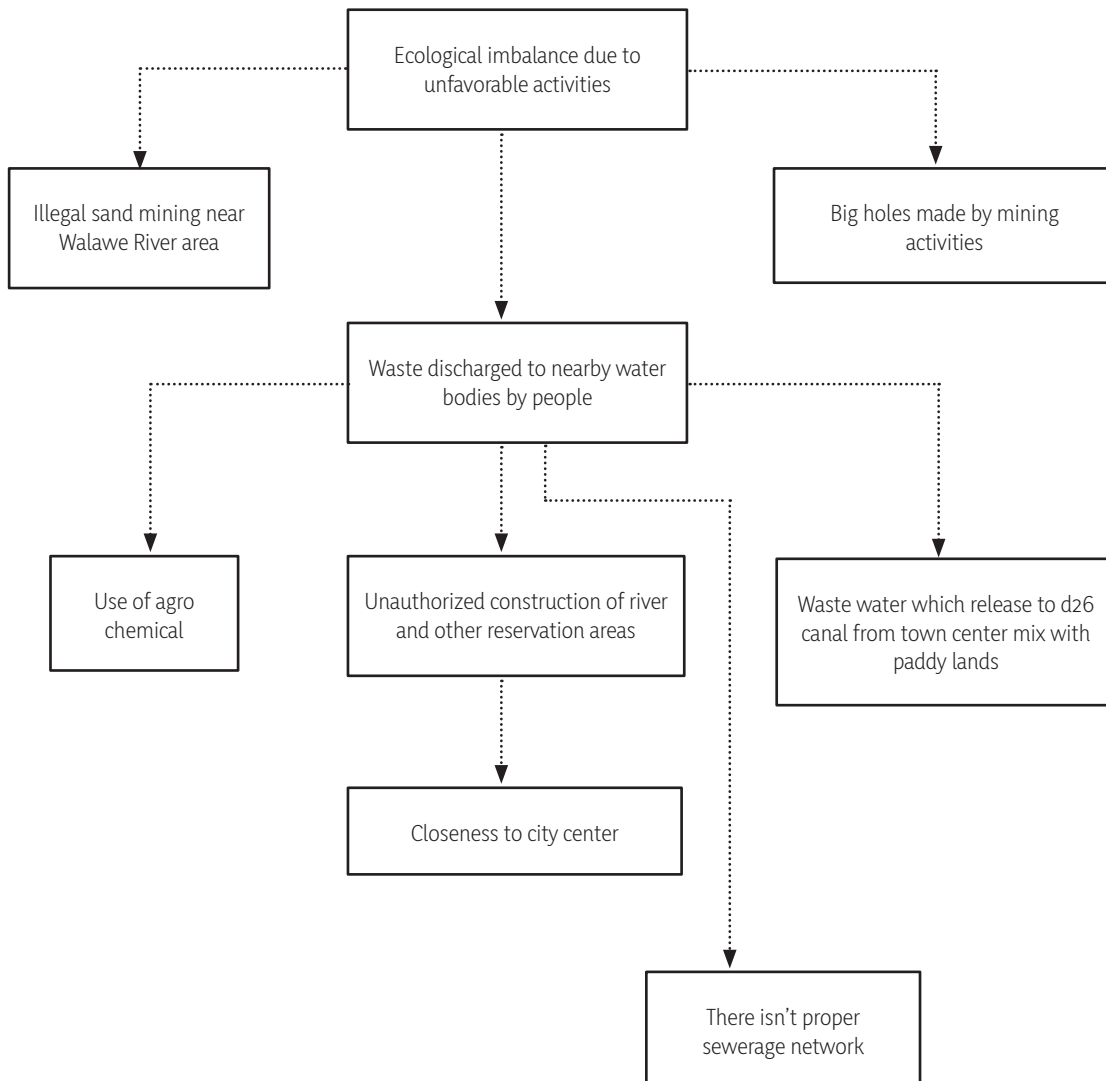
### 5.3 Root Cause Analysis 03

#### Root Cause Analysis for the failures of the Embilipitiya Economic Center



## 5.4 Root Cause Analysis 04

### Root Cause Analysis for ecological imbalance



## Annexure 06 : Computer word analysis of stakeholder ideas (Word Cloud Analysis)

The Embilipitiya stakeholder meeting was held on 12th of September and Nearly 45 representatives participated in this meeting representing government institutions, other institutions and local community associations. Those stakeholders divided into three groups such as Infrastructure, Agriculture & Environment, and Industry & Commerce. Each group discussions were analyzed according to their comments. The analysis was based according to the identified problems and potential of the Embilipitiya town area.

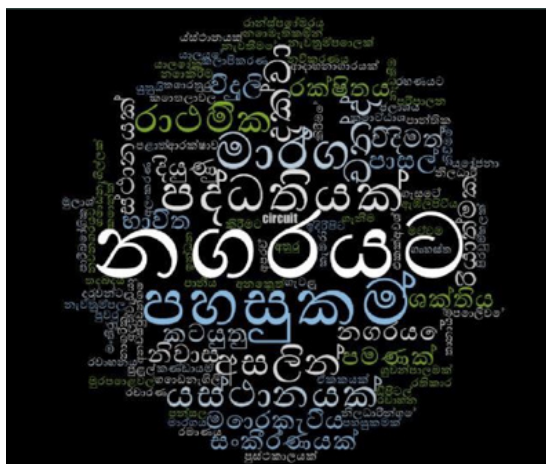
### Results of analysis

#### Group 01 (Infrastructure)



According to the group 01 discussion, analysis the most frequently discussed areas were Infrastructure, Facilities and Primary. They have mainly focused on developing infrastructure to serve city dwellers and commuters.

#### Group 02- (Agriculture and environment)



Group 02 has mostly focused to discuss Agriculture they have mainly discussed Habitat, Production, Paddy and Fruits.

Group 03- Industry and commerce



Group 03 most frequently discussed areas were Industries, Agriculture based Production and Tourism.

of each group through this analysis, and it can take the whole interpretation of each group as Facilities, Habitat, Infrastructure and Agriculture based Production.

Through this analysis, can identify what are the key areas where every group has addressed and what are the key points that should be highlighted in the future development plan.



NODES

According to the Nodes word cloud the area should focus in vision as based on following sectors.

1. Production Facilities
2. Habitat
3. Industries



## Abbreviation

UDA	Urban Development Authority
EUC	Embilipitiya Urban Council
Sqkm	Square Kilometers
m	Meters
O/L	Ordinary Level
A/L	Advance Level
DSD	Divisional Secretariat Division
E- waste	Electronic Waste
GPS	Global Positioning System
ha	hectares
SWOT	Strengths, Weakness, Opportunities, Threats

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