

# KATARAGAMA

DEVELOPMENT PLAN

2019-2030



URBAN DEVELOPMENT AUTHORITY  
UVA PROVINCIAL OFFICE  
BADULLA

# **KATARAGAMA DEVELOPMENT PLAN**

**2019 - 2030**

**VOLUME I**



**MINISTRY OF MEGAPOLIS & WESTERN DEVELOPMENT  
URBAN DEVELOPMENT AUTHORITY  
UVA PROVINCIAL OFFICE - BADULLA**



# Kataragama Development Plan 2019 - 2030

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**Kataragama 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 Kataragama town within the period of 2019 – 2030.

Kataragama Development Plan – 2019 -2030 was prepared by Monaragala District Office Planning Division with consultation of relevant stakeholder agencies.

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Geographic Information System Unit	- Urban Development Authority
Development Planning Division	- Urban Development Authority
Research & Development Division	- Urban Development Authority

## **Gratitude**

The Planning Division of the Monaragala District Office of the Urban Development Authority (UDA) prepared the Kataragama Development Plan for the time period extending from 2018 to 2030. In the process of plan preparation, diverse functional Divisions of the UDA and many other Government and Non-Government Organizations extended their assistance to make this endeavor a success. Following are the Agencies, which helped the Planning Team of the Monaragala District Office of the UDA in completion of this plan successfully.

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

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

## Message of the Hon. Minister of Megapolis and Western Development



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 all urban development areas in the Uva Region.

This development plan has been prepared for the implementation of the envisaged integrated development of the Kataragama area (Pradeshiya Sabha) area.

Kataragama is one of the most sacred cities in the Country as the location of Kirivehera, Ashtaphala Bodhiya, Ruhunu Kataragama Devalaya (Temple) Wadahitikanda and Sella Kataragama and is an attractive multi religious and cultural town being visited by pilgrims in large numbers for religious and leisure purposes. Therefore, our effort is to support the entire Kataragama area to be developed with sacred area with the necessary infrastructure facilities and other facilities for this pilgrim's and residents while conserving the natural 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 extra ordinary 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 Kataragama Development Plan a success.

Patali Champika Ranawaka

*Minister*

*Megapolis and Western Development*

## UDA Chairman's forward



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 Kataragama has been prepared and enforced under such provisions. As a result of the declaration of the Kataragama as an urban development area, the Urban Development Authority initiated the preparation of Kataragama development plan considering physical, economic, social and environmental aspects of the Kataragama 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 Kataragama : the “Great Worshiped City in Ruhunupura”.

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*

## **Pradesheeya Sabha Chairman's forward**



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

I would like to offer my sincere gratitude Ministry of megapolis and western development, Urban Development Authority for preparation of development plans for kataragama urban area for fulfil my purpose.

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

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

Chanka Amil Rangana

***Chairman***

***Pradesheeya Sabha - Kataragama***

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## **Preamble**

The Kataragama Town is one of the prime Sacred Towns in the Island, situated in a geographically flat plain land, covering an area of 561.7 Square Km (sqkm) in the Monaragala District of Uva Province, Sri Lanka. This town is culturally characterized by a multi religious and multi cultural attractions in terms of demography and it harbours most sacred Sthupa (Kiriwehera), “Ashtaphala” Sacred Bo-Tree, Kataragama Hindu Temple, Wadahiti kanda (Wadahity Mountain) Sithulpowwa Buddhist Temple and Sella Kataragama Hindu Temple and so on, which are considered not only as sacred monuments but also as historically significant places. In commemoration of sacredness and historical significance of these places, the people who respect these places religiously hold peagons annually in the Kataragama Town in the Month of “Esala” which has become an established cultural practice in the town attracting the attention of the entire Country. Due to these reasons, the Kataragama is visited by many devotees in thousands daily. The devotees so arriving the Kataragama Town do not forget to visit and enjoy the natural beauties of the environm, such as Manik River and forest gardens in the locality. These cultuaral and environmental features contributed in a great way to enhance the significance of the Kataragama Town.

This Development Plan, that has been prepared for development of the Kataragama Pradesheeya Sabhaa Area (KPS) during the next 11 year period starting from 2019 to 2030, envisages guiding the the development process to achieve an advanced economic and physical development enhancing the sacredness as well as protecting the natural environment making the Kataragama Town the “Great Worshiped City of the Ruhunupura” which being the main objective.

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

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## INTRODUCTION

- 1.1. Background of the Development Plan
- 1.2. Planning Team
- 1.3. Scope of the Plan
- 1.4. Planning Process



## 1. Introduction

### 1.1. Background of the Development Plan

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

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

Accordingly, all the Municipal Councils, Urban Councils, some selected number of Pradesheeya Sabha Areas and one Kilo Meter land-ward belt right around the Country along the beach has been declared under the section 3 of the said Law. The Kataragama Pradesheeya Sabha (KPS) has been one of the selected Pradesheeya Sabhas declared under this provision for urban development. The Kataragama was declared as an urban development area in 1986 by a Special Gazette Notification bearing number 423/6. The planned development activities of the Kataragama were initiated during the Gam Udawa Program of the Government in the year of 1987. However, the plans prepared since the Gam udawa Program in 1987, none of



them had followed the full legal procedure provided for in the Law but remained as draft plans guiding the ongoing developments. In conclusion, it is necessary to be mindful of the fact that there is no legally acceptable development plan that has been prepared and enforced in the KPS area.

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

Accordingly, undertaking planning of the KPS for development protecting the religious, cultural and social values and physical characters of the town, as it has been declared as an urban development area under the UDA Law, has been recognized by the Planning Team and decided to prepare a development plan for the future development of the KPS area covering a physical area of 5 Grama Niladhari Divisions (GND). As a result of this decision initial steps were taken in 2017 to prepare strategic Development Plan for implementation over a period of 11 years starting from 2019 to 2030.

## 1.2. Planning Team

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

### Main Stakeholders

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

### Other Stake Holders

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



### Planning Team

The Planning Team, which was consisting of Officers of the UDA, attached to the Monaragala District office of the Uva Provincial Office of the UDA, engaged with the preparation of this Development Plan under the supervision and guidance of the Chairman and the Uva Provincial Director of the UDA. Their names are appended below

Name of the Officer	Position
<b>Mr. Anura Medawela</b>	Director (Uva Province)
<b>Miss. Deepthi Wijenayaka</b>	Deputy Director (Planning)
<b>Mr. W.M.S. Bandara</b>	Planning Officer
<b>Miss. G.W.Poornika Prasadi</b>	Asst. Planning Officer

### Other Functional Divisions of the UDA which contributed towards the success of the Kataragam Development Plan 2019 -2030 preparation.

- Chairman - Dr. Jagath Munasinghe
- Deputy Director General - Mr. D.M.B. Ranathunga
- Director (Development Planning) - Mr. Lalith Wijerathne
- Director (Research and Development) - Mr. Janak Ranaweera
- Development Planning Division
- Geographic Information System Division
- Environment and Landscape Management Division
- Research and Development Unit

### 1.3. Scope of the Development Plan

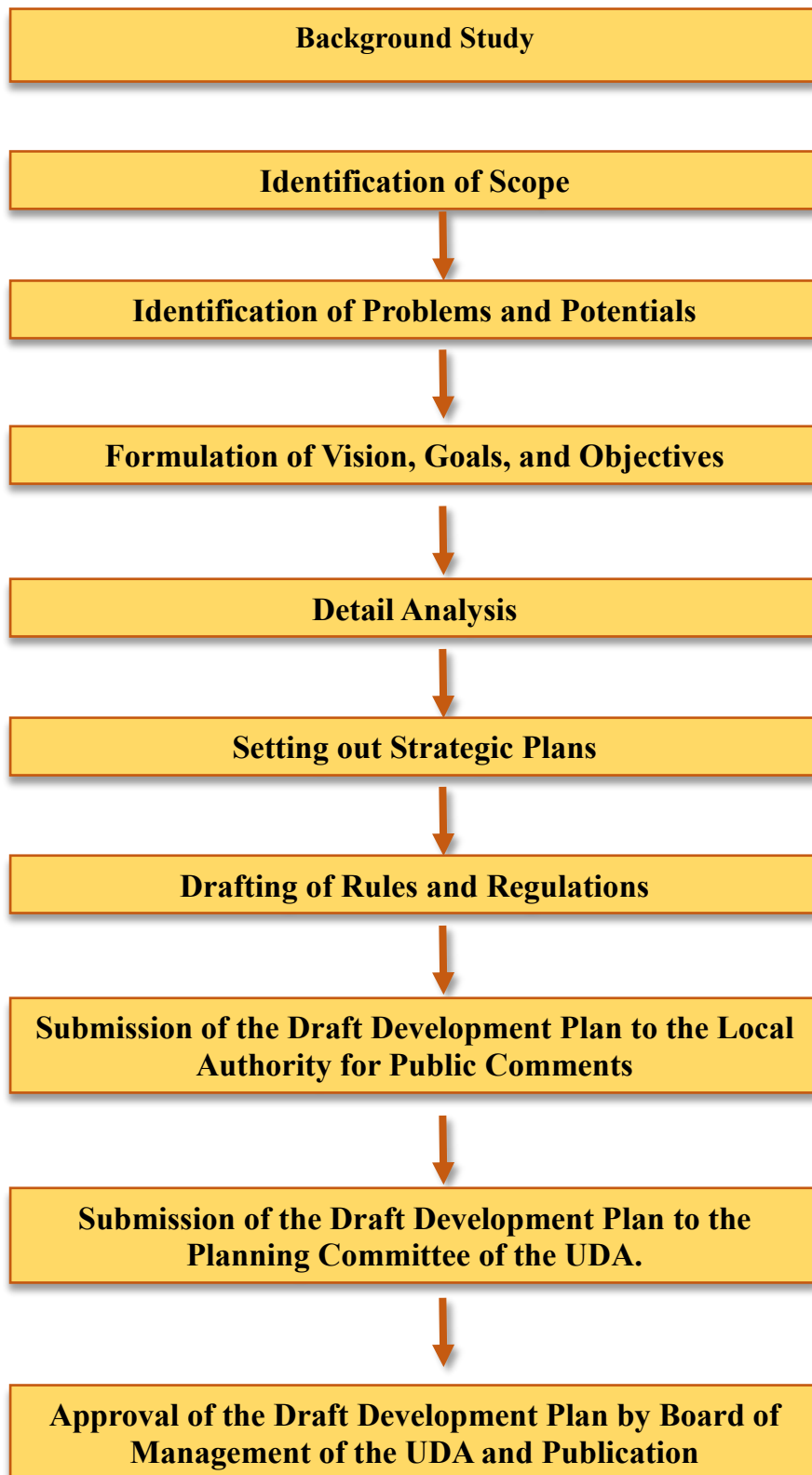
The assignment of preparation of this development plan envisaged finalizing the planning process within a period of one year, accordingly the planning process was initiated on 01/04/2017. The Planning Area, which resembles the Kataragama Pradesheeya Sabha Area as well as the Katharagama Divisional Secretariat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

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

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

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

#### 1.4. Planning Process



### **1.4.1. Background Study**

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

### **1.4.2. Identification of Scope of the Plan**

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

### **1.4.3. Identification of Problems and Potentials**

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

#### **1.4.4. Formulation of Vision, Goals and Objectives**

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

#### **1.4.5. Detail Analysis**

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

#### **1.4.6. Preparation of Strategic Plans.**

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

#### **1.4.7. Drafting Rules and Regulation**

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

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

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

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

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

#### **1.4.10. Publication of the Development Plan**

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

## PRELIMINARY SURVEYS

- 2.1. Study Area
- 2.2. Planning & Situational Context
- 2.3. Delineation of the Planning Boundary



## 2. Preliminary Survey

### 2.1. Study Area

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

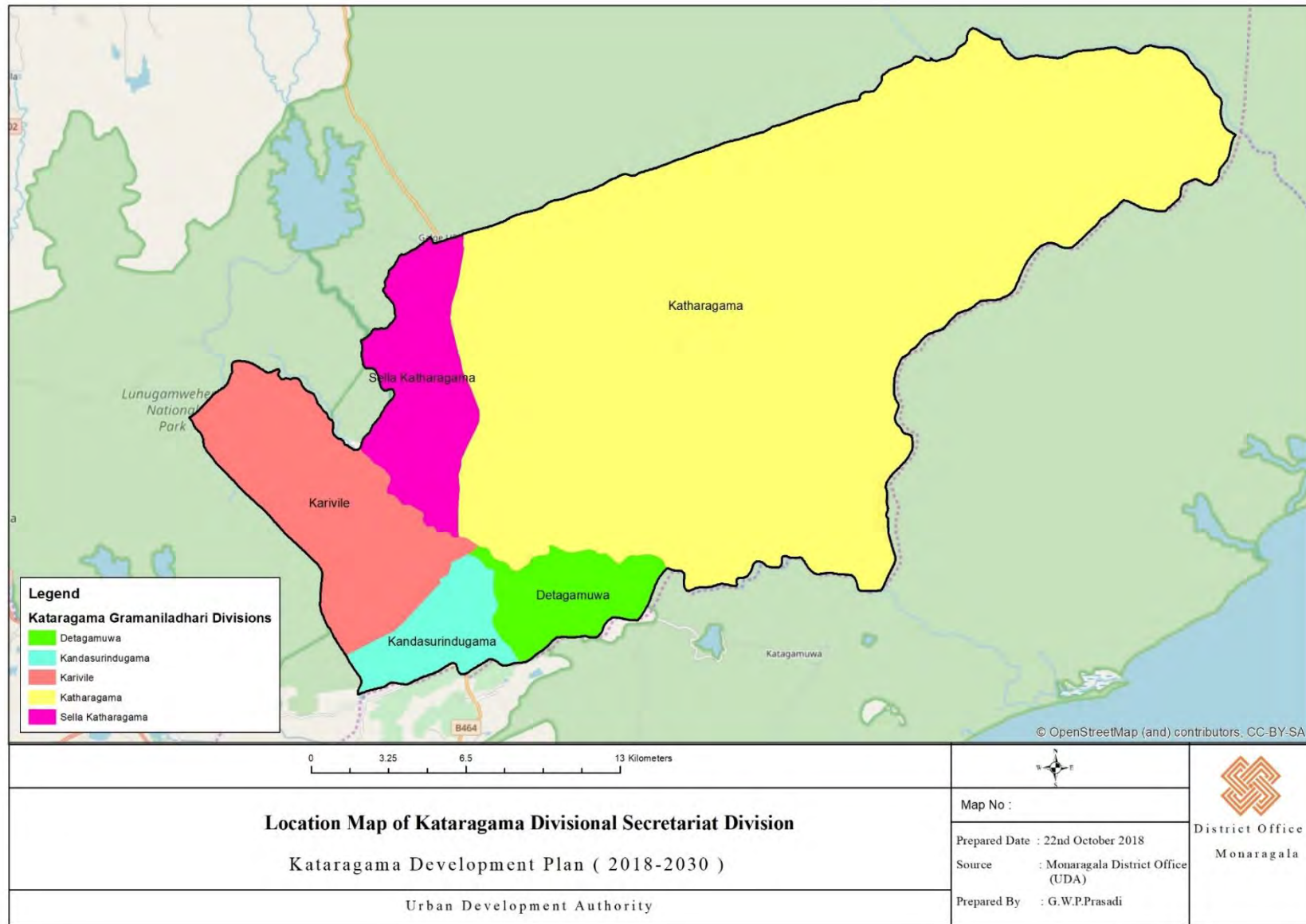
#### Location

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

The Kataragama Town is located in a flat plain land, covering an area of 561.7 sqkm at a distance of 280 Km from the City of Colombo, the Commercial Capital of Sri Lanka. (Vide Map no 2.1) Kataragama Town has a unique location as it is being bordered by administrative boundaries of a District and a Province, as such this town has been influenced by the socio-economic and demographic factors of both administrative units. Further the Kataragama Divisional Secretariat Division has 5 Grama Niladhari Divisions. Because of these locational characteristics, the planners had to pay a special attention not only to the Kataragama Divisional Secretariat Divisional area but also to the Hambanthota and Monaragala Districts’ influencing socio-economic factors as all these factors could influence the development of the Kataragama town. As such 6 GS Divisions located right around the Kataragama Divisional Secretariat Division and falling within the purview of the Monaragala and Hambanthota Districts’ administration, namely, Wellawaya, Thanamalwila, Buttala, Thissamaharama,

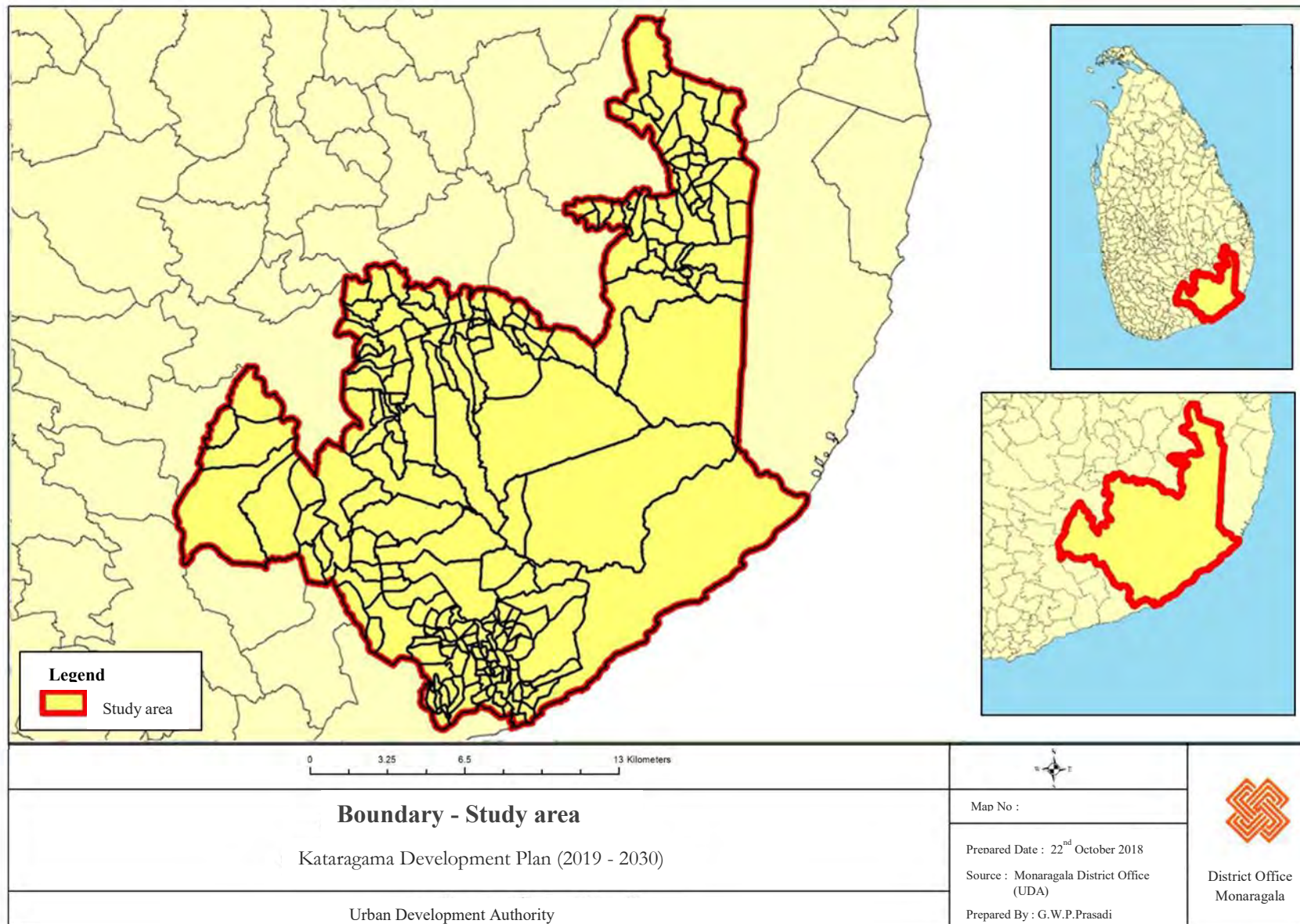
Lunugamwehera and Siyambalanduwa have been considered as the planning area of the Kataragama Town, which covers an area of 4669 sqkm. (Vide 2.2)

**Map 2.1. Location of Kataragama Divisional Secretariat Division**



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

Map 2.2. Study area



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

## 2.2. Planning Context and Situational Analysis

### 2.2.1. Planning Context

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

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

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

#### 1987 - Gam Udawa Town Development Plan.

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

#### Physical Planning Policy on Uva Province 2011-2030

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

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

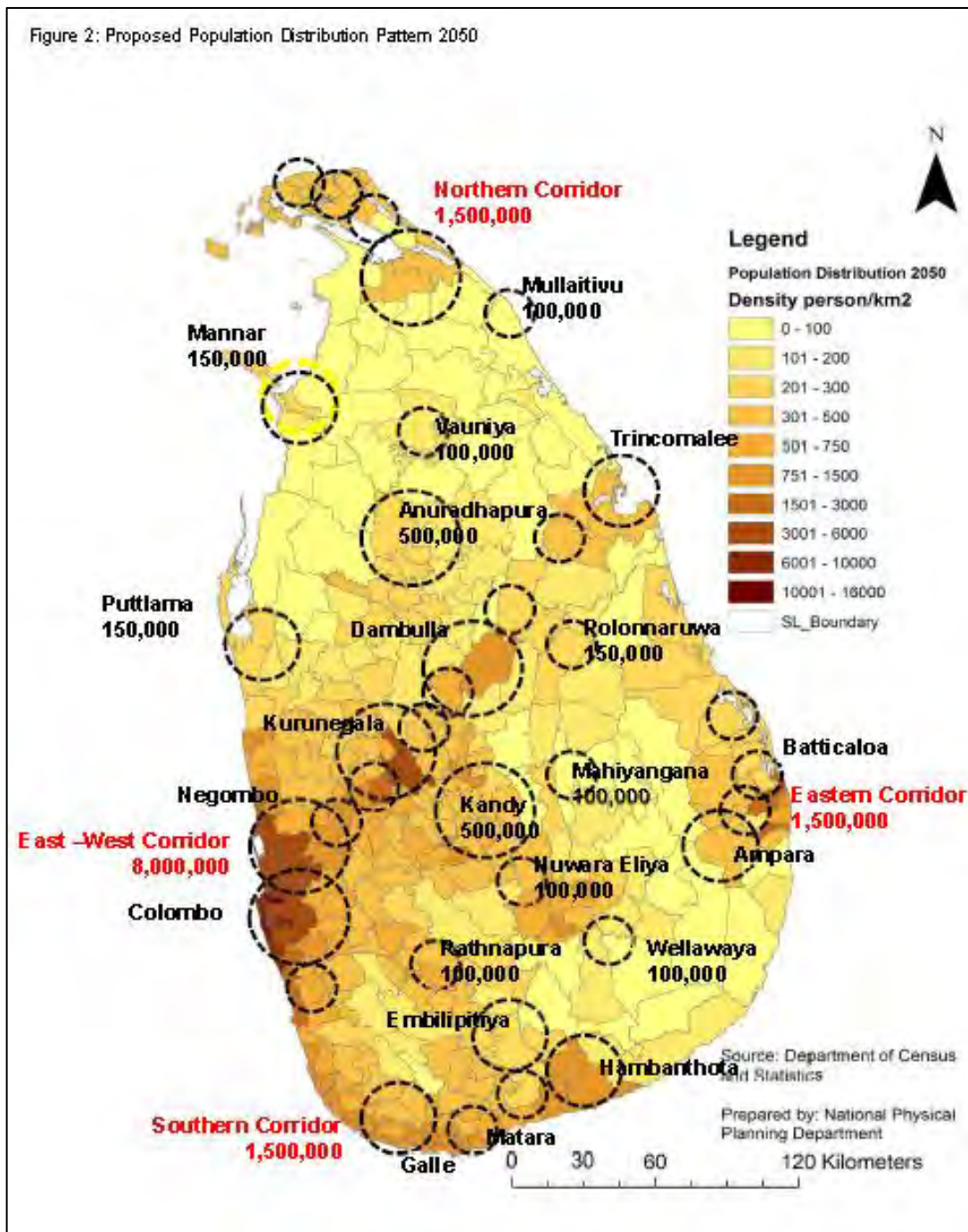
The Uva Provincial Development Plan proposed a development corridor from Hambanthota to Batticalo via existing towns of Siyambalanduwa, Moneragala, Buttala, Wellawaya and Thanamawila, which will be developed as the main centres of interactions. The Provincial Authorities have selected these towns for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

### **National Physical Planning Policy (2011-2050)**

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

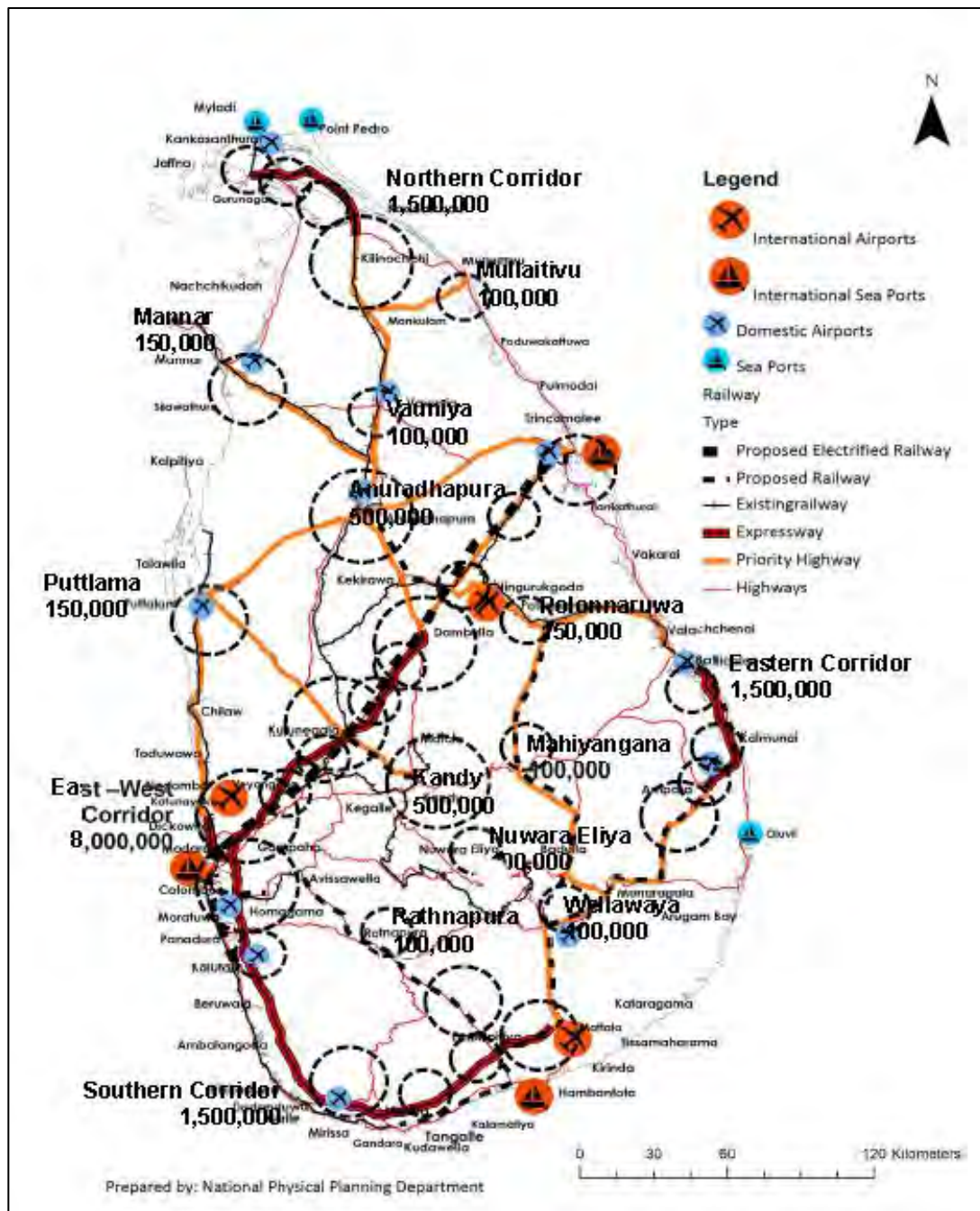
According to this national physical planning policy, the spread of locations in the Country, where major settlements are concentrated and the proposed town developments proposed are presented. The kataragama Town, according to this national policy, is located within the influencing area of proposed Hambanthota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

Figure 2.1. National Physical Planning Policy Proposals 2011-2050



Source: National Physical Planning Department, National Physical Planning Policy Proposals 2011-2050 (Draft), 2017

National Physical Planning Policy Proposals 2011-2050



Source: National Physical Planning Department, National Physical Planning Policy Proposals 2011-2050 (Draft), 2017

## 2.2.2. Situational Analysis

### Geographical terrain and Climatic Conditions

Kataragam falls within the dry zone of the low country with an annual average temperature ranging from 26<sup>0</sup>C to 28<sup>0</sup>C. The average annual rainfall has been ranging from 1000 mm to 1500mm. The terrain is featured by gentle ripples formed together with isolated hills at sporadic locations. The main water source is Manik River which runs across the area of Kataragama. (Annexure - 1)

### Historical Evolution

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

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

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

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

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

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

**Figure 2.2. Kiriwehera Sthoopa**



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

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

**Figure 2.3. Kataragama Shrine (Devalaya) - 1819**



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

*Figure 2.4. Devalaya Entrance - 1953*



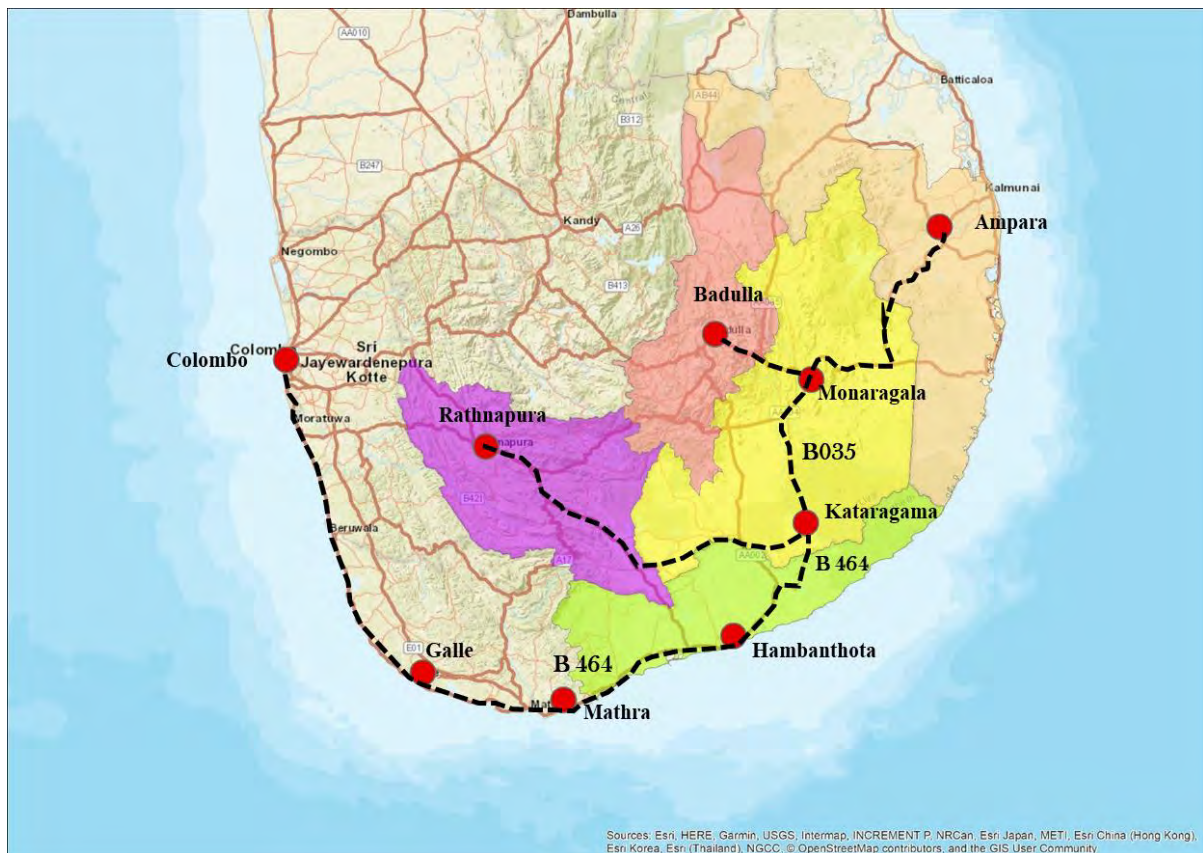
*Main gateway (Wahalkada) of Kataragama Devalaya*

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

## Intra Local Linkages

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

**Figure 2.5. Intra Local Linkages of Kataragama Town**



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

## Demography

Demographic information gathered is based on the Population Censuses carried out by the Department of Census and Statistics. The Census enumerated in 2012 recorded a population of 18220 in the Kataragama Divisional Secretariat Division, which has increased to 19337 in the year of 2017 (Table 2.1). At the same time this Census has reported a population growth rate of 1.31% in the same Divisional Secretariat area during the period between the two Censuses enumerated. (Annexure - 2 and 3)

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

GN Division	2001	2012	2017 (Forecast)
Sella Kataragama	1,736	1,924	2,037
Kataragama	2,882	3,364	3,666
Detagamuwa	4,991	4,777	4,662
Kandasurindugama	3,608	4,031	4,287
Karawile	3,155	4,124	4,786
<b>Total</b>	<b>16,372</b>	<b>18,220</b>	<b>19,335</b>

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

The information in the Table 2.1 demonstrates that the population in the GS Division of Sella Kataragama had been the minimum in the year of 2017, while a comparatively high population concentration was indicated in the Karawile GS Division in the same year. However, the population growth in the Kataragama GS Division did not show a significant increase, which can imply that the people do not want to reside in the Kataragama GS Divisional area due to some reasons. Another notable feature of the spatial population distribution is that the population density in the Kataragama area is considerably low, which has been 38 persons per sqkm, hence Kataragama can be categorized as one of the towns with low population density. (Annexure - 4 and 5)

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

Year	2001	2012	2017
<b>Population</b>	16,372	18,220	19,335
<b>Population Density (Persons/sqkm)</b>	27	31	38

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

Resource Profile -2016, Kataragama Divisional Secretariate Office

The composition of the population in Kataragama, in terms of ethnicity, during the year of 2017 was characterized by 95% Sinhala, 3% Tamils, 1% Islamic and another 1% composed by other ethnicity groups

### **Migratory Population/ Visits by Pilgrims**

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

**Table 2.3. Visits of Kataragama by the Pilgrims**

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

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

## Housing Distribution

The housing distribution pattern in the Divisional Secretariat area of the Kataragama Division demonstrates a resemblance to the Population Distribution in the same Division. The housing distribution in the Sella kataragama GS Division demonstrates a comparatively low housing distribution, while Kandasurindugama and Karawile GS Divisions show a comparatively higher rate of distribution. The study of the housing distribution during the time period from 2001 to 2012, indicates a declining trend (Table 2.4), but there is no such a decline in the housing stock in the kataragama GS Division during the same period of time. This notable feature of the housing distribution could be attributed to the fact that the change of use of residential buildings to non-residential activities in areas of declining housing stock indicates a decline in the housing stock without reflecting a similar change in the building stock in the same areas. The housing stock in Kataragama is made up of houses being categorized as 75% of permanent houses, 18% semi-permanent houses and 7% of uncategorized houses. (Annexure 6 - 7)

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

GS Division	2001	2012
Sella Kataragama	540	495
Kataragama	801	870
Detagamuwa	1,643	1,213
Kandasurindugama	1,154	1,074
Karawile	1,113	1,075
<b>Total</b>	<b>5,251</b>	<b>4,727</b>

Source: Resource Profile -2016, Kataragama Divisional Secretariate Office

## Land use Pattern

The planning area (Divisional Secretariat Division of Kataragama) has an area of 58,684 Hectares, of which more than 80% is made up of forests officially designated as sanctuaries while the balance 20% shared between the other diversified activities of the area (Annexure 9, 10).

### Land Use-Storm Water Drainage

The main water source of the planning area is the Manik River (Ganga) which snakes through most part of the area. The area is also rich of a chain of rain-fed tanks which facilitates a better storm water drainage system. ( Annexure - 11)

### Economic Base

Historically Kataragama economy had been primarily an agricultural one, but along with the implementation of the Sacred Area Development Plan since 1970, the Kataragama began to emerge as a facilitator of pilgrims, transforming the agricultural economy into a service providing economy relegating the agricultural economic activities into a secondary position. (Annexure - 12)

### Education Facilities

The Divisional Secretariat Division of Kataragama has 05 Government schools with a student population of 3,790 students as of 2016. Out of five schools, the Kataragama National School and the Sella kataragama Vidyalaya (school) are the principal schools, while the other three schools, namely, Detagamuwa Junior School, the Gothamigama School and the Sasheendra Rajapaksha Junior School are secondary schools functioning in the area. Beside these schools, there are higher education facilities located within the Kataragama Divisional Secretariat Area, such as Youth Centre, E-Nanasala and Sarvodaya, functioning in the area with a purpose of promoting the higher education in the locality. However, one cannot be satisfied with the performance of the education sector as the school dropout trend in this area is considerably high. (Annexure - 13 )

### Health Facilities

The kataragama Government Hospital is the principal medical facility functioning in the Planning Area. The MOH Office, which is also located in the area, is conducting community health and clinic services. This sector is also supported by many health facility centres, such as Ayurveda Centre, Dispensaries, and Pharmacies. The patients needing advanced treatments are referred to the Government Hospitals located at Debarawewa and Hambanthota. However, it has been observed that the facilities already available in the Kataragama area is not adequate enough to meet the needs of the pilgrims who arrive in Kataragama on pilgrimage, most of them stay there more than a day. (Annexure - 14)

## Water Supply

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

- During the Dry spell - 6500 m<sup>3</sup>
- During the rainy Period - 4500 m<sup>3</sup>

(Annexure - 15)

## Electricity Power Supply

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

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

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

Source: Ceylon Electricity Board - Kataragama, 2017

## Roads and Transport

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

**Table 2.6. Roads in Kataragama**

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

Source: Kataragama City Profile - 2017, Kataragama Pradeseeeya Sabha

## Drainage and solid waste management

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

### 2.3. Delineation of the Planning Boundary

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

#### Geographical Boundary

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

#### Functional Boundary

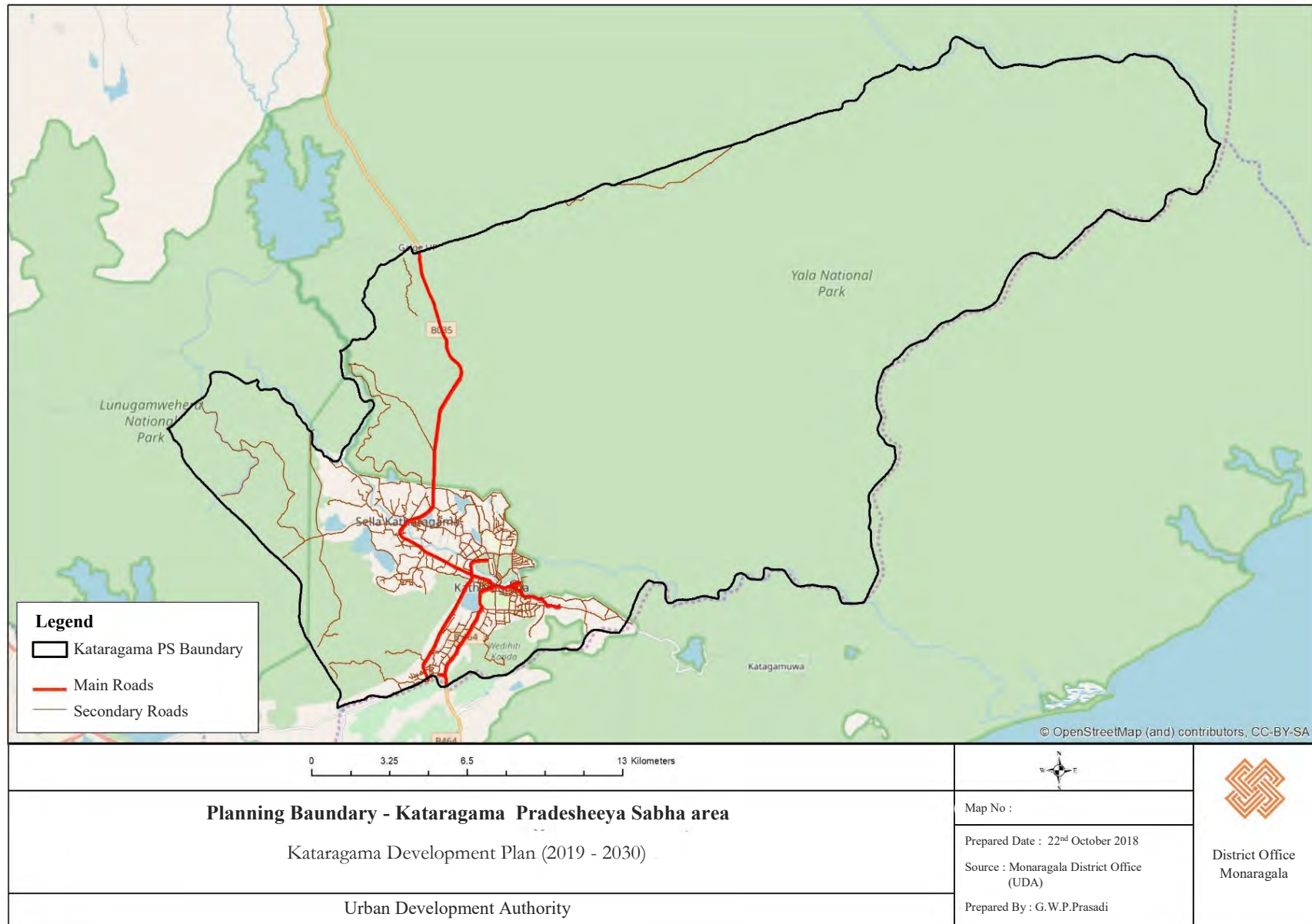
The Kataragama Town, being located within the Uva Province in Moneragala Administrative District, closer to the Southern Provincial Boundary, has more effective linkages with the towns of the Southern Province than that of Uva Province. As a result the residents of the Kataragama tend to undertake more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

#### Administrative Boundary

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

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

Map 2.3. Planning Boundaries (Kataragama Divisional Secretariat Division)



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



**NEED OF THE  
DEVELOPMENT PLAN**



### 3. Need of the Development Plan

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

#### 1. Religious and Cultural Significance of Kataragama

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

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

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

contrary to the planning rules and regulations elsewhere in the town, particularly in the areas surrounding the most sacred places. The structures, so constructed haphazardly, contravening the development and planning regulations include trade stalls and many other commercially motivated diverse service centres. These developments mar the aesthetic beauty of the built environment as well as the tranquility of the sacred places and relegate the sanctity of the most sacred religious places venerated by many thousands of devotees.

### I. Haphazard development and unauthorized Vendors

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

**Figure 3.1. Unauthorized Stals at Kataragama Town**



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

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

Menik River is the main drinking water source in Kataragama. This important water source is currently under a formidable threat of pollution caused by human activities, such as discharge of waste water in to the river, use of river waters for bathing and washing of clothes by the pilgrims etc. mining of sands in the river, use of insecticide and pesticide in agricultural areas which are being washed off in to the river recording an increased reading of toxic contents the waters of the Menik River. Further, the embankment and the reservations of the Menik River, tank reservations, forest which are aesthetically and environmentally sensitive are being used for verity of developments. This situation has further been aggravated by solid wastes, which are not collected by the PS due to its capacity limitations, could find way in to the river waters

with the help of the storm water during the rainy seasons. Under these circumstances the local residents as well as the pilgrims have to undergo many hardships and threats that are caused by unhygienic and polluted environment.

*Figure 3.2. Menik River*



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

### **III. Limitation of Waste management**

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

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

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

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

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

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



# **KATARAGAMA DEVELOPMENT PLAN**

**2019 - 2030**

**VOLUME I  
PART II**



**MINISTRY OF MEGAPOLIS & WESTERN DEVELOPMENT  
URBAN DEVELOPMENT AUTHORITY  
UVA PROVINCIAL OFFICE - BADULLA**

## Approval of the Hon. Minister



## Approval of the UDA Chairman



## Gazette Notification



## PLANNING FRAMEWORK

- 4.1. Vision
- 4.2. Vision Statement
- 4.3. Goals
- 4.4. Objectives



## 4. Planning Framework

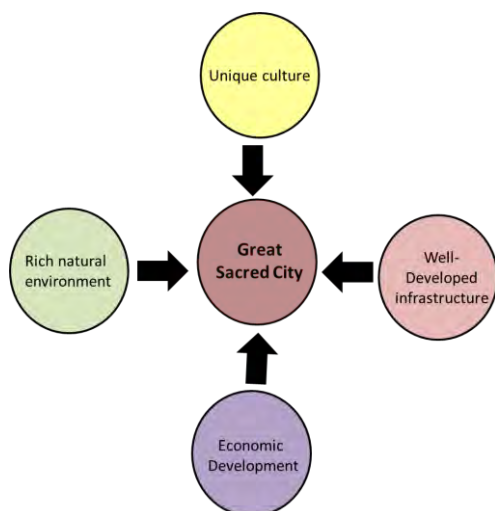
### 4.1. Vision

**“The Great Worshipped City in Ruhunupura”**



### 4.2. Vision Statement

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



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

followers of one religion. The Esala Pageant, that held annually in Kataragama is another event which represent the multi-cultural character of Kataragama attracting active participation of people belonging to diverse religions from different parts of the Country. Therefore, this town is full of pilgrims throughout the year demonstrating religious significance of the kataragama

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

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

### 4.3. The Goals

#### Goal 01

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

#### Goal 02

**Improve the economic security of Kataragama area**

#### Goal 03

**Provide well Developed infrastructure**

#### Goal 04

**Well preserved Natural environment**

## 4.4. Objectives

### Goal 01

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

#### Objectives

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

### Goal 02

**Improve the economic security of Kataragama area.**

#### Objectives

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

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

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

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

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

# SWOT & DETAIL ANALYSIS



## 5. SWOT and Detail Analysis

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



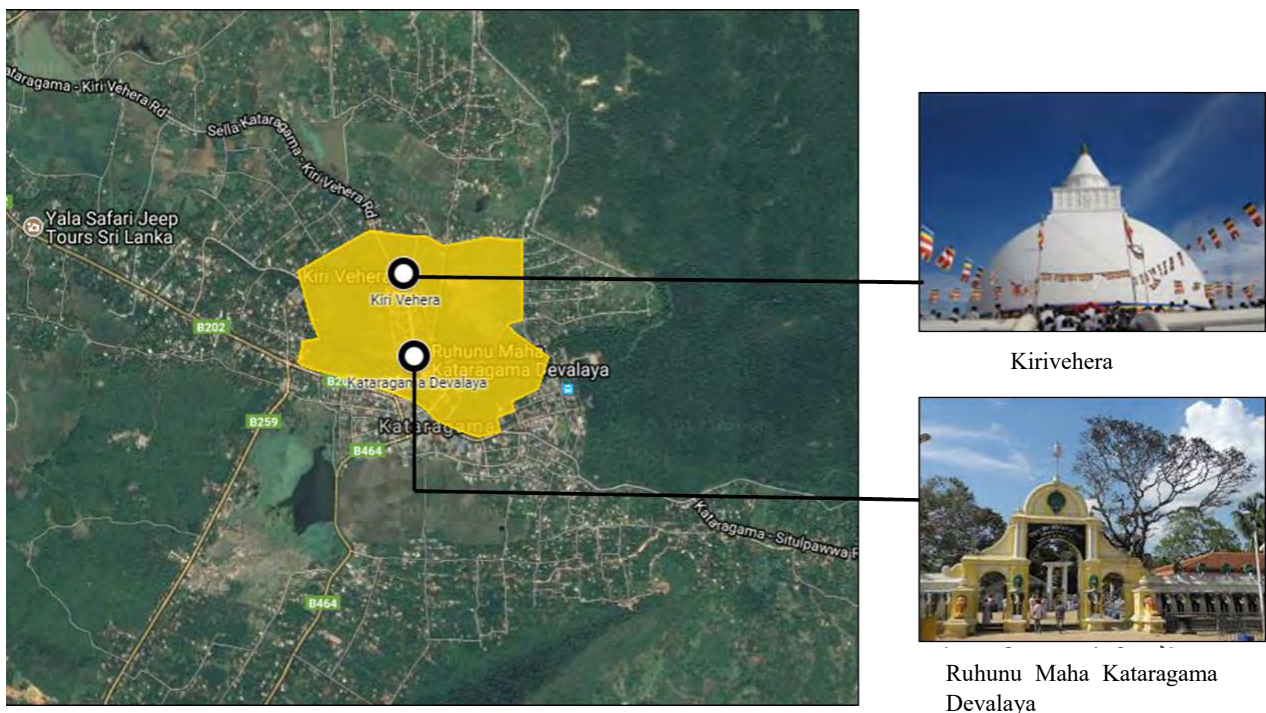
## Strengths

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

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

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

*Figure 5.1. Location of Kataragama main sacred area*

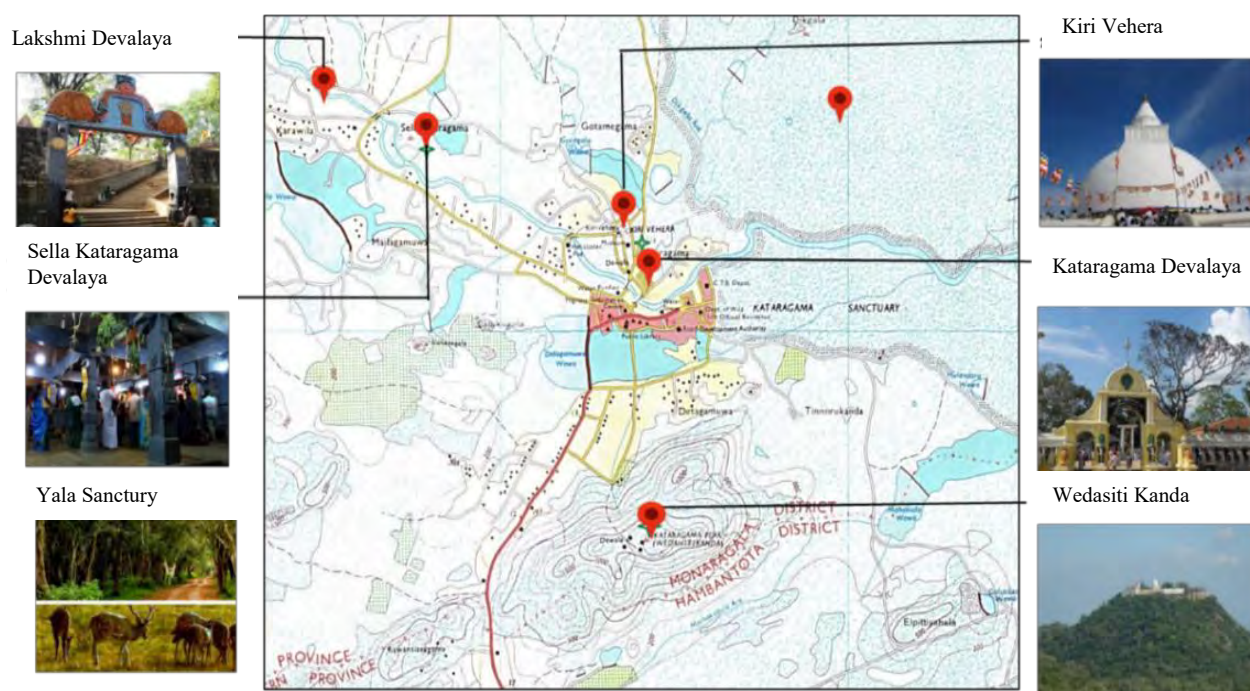


Source: District Office - Moneragala, Urban Development Authority, 2018

## 2. Location of other Pilgrims and tourist attraction places.

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

**Figure 5.2. Location of other historical and religious places**



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

## 3. Cultural Events that unique to the Kataragama Area

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

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

Photographs : Sandima Devapriya, 2019

## Weaknesses

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

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

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

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

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

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

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

*Figure 5.4. Unauthorized stalls at kataragama*



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

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

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

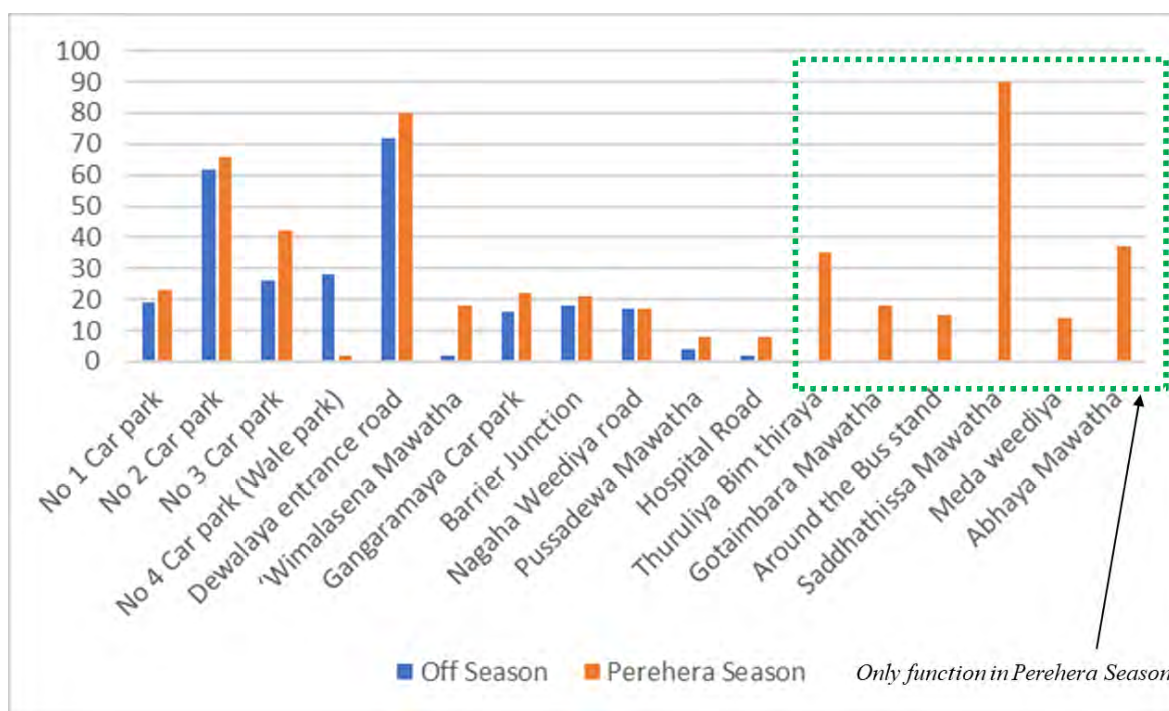
Source: Field Survey on Unauthorised vendors - 2011, Urban Development Authority - Kataragama

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



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

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

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

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

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

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

- Gothamigama Car Park
- Barrier Junction

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

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

**Figure 5.8.** Vehicles parking in the Sacred Area



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

## Opportunities

### 1. UDA Entrance Square Development Project at Kataragama

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

**Figure 5.9.** Entrance Square Development Project - Kataragama



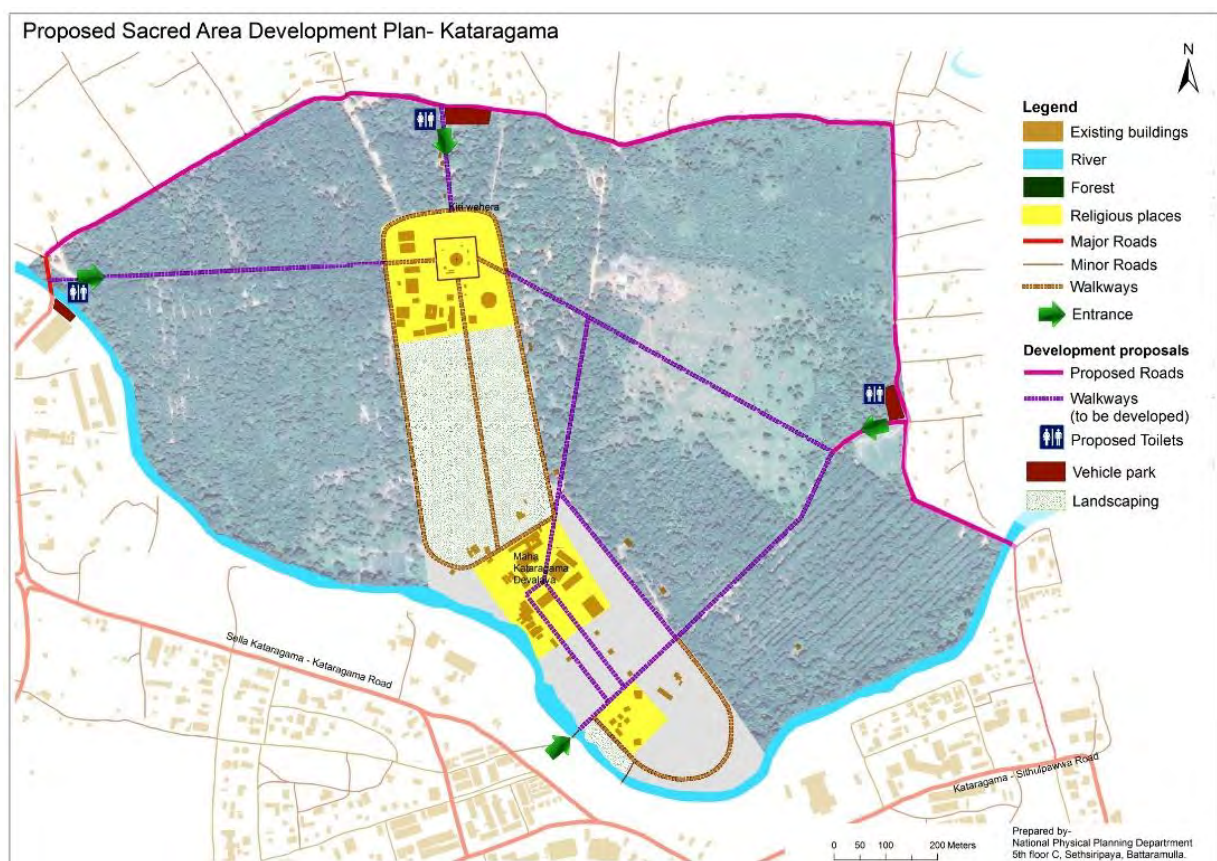
Source: Project Management Division - Urban Development Authority , 2019

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

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

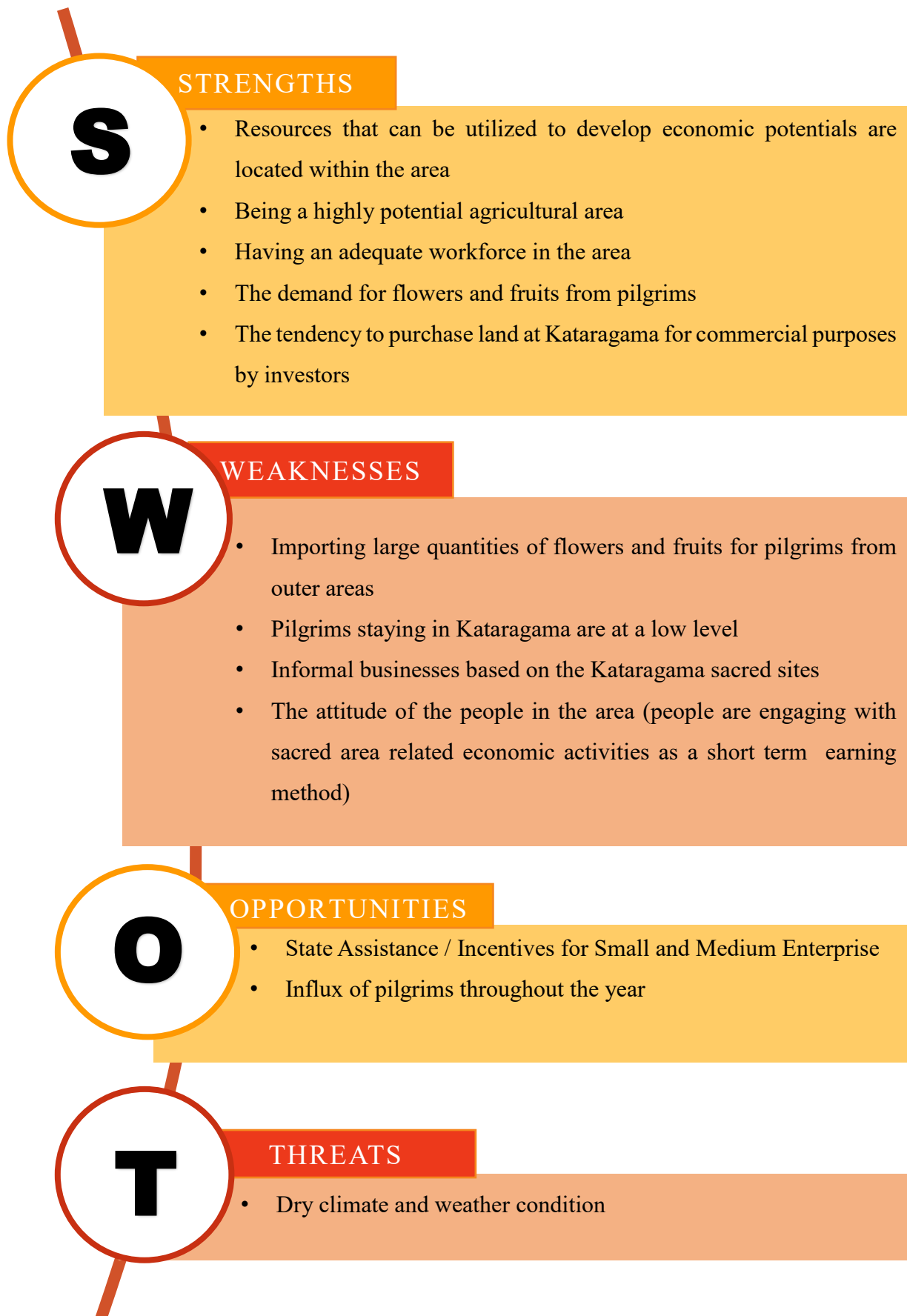
- Identification of new alternative access roads to kataragama
- Construction of new internal roads and landscaping the public areas.
- Provision of sanitary facilities to the devotees.

**Figure 5.10. Kataragama Sacred Area Development Proposals**



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

## Goal 2 : Improve the economic security of Kataragama area



## STRENGTHS

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

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

### 2. Having an adequate workforce in the area

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

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

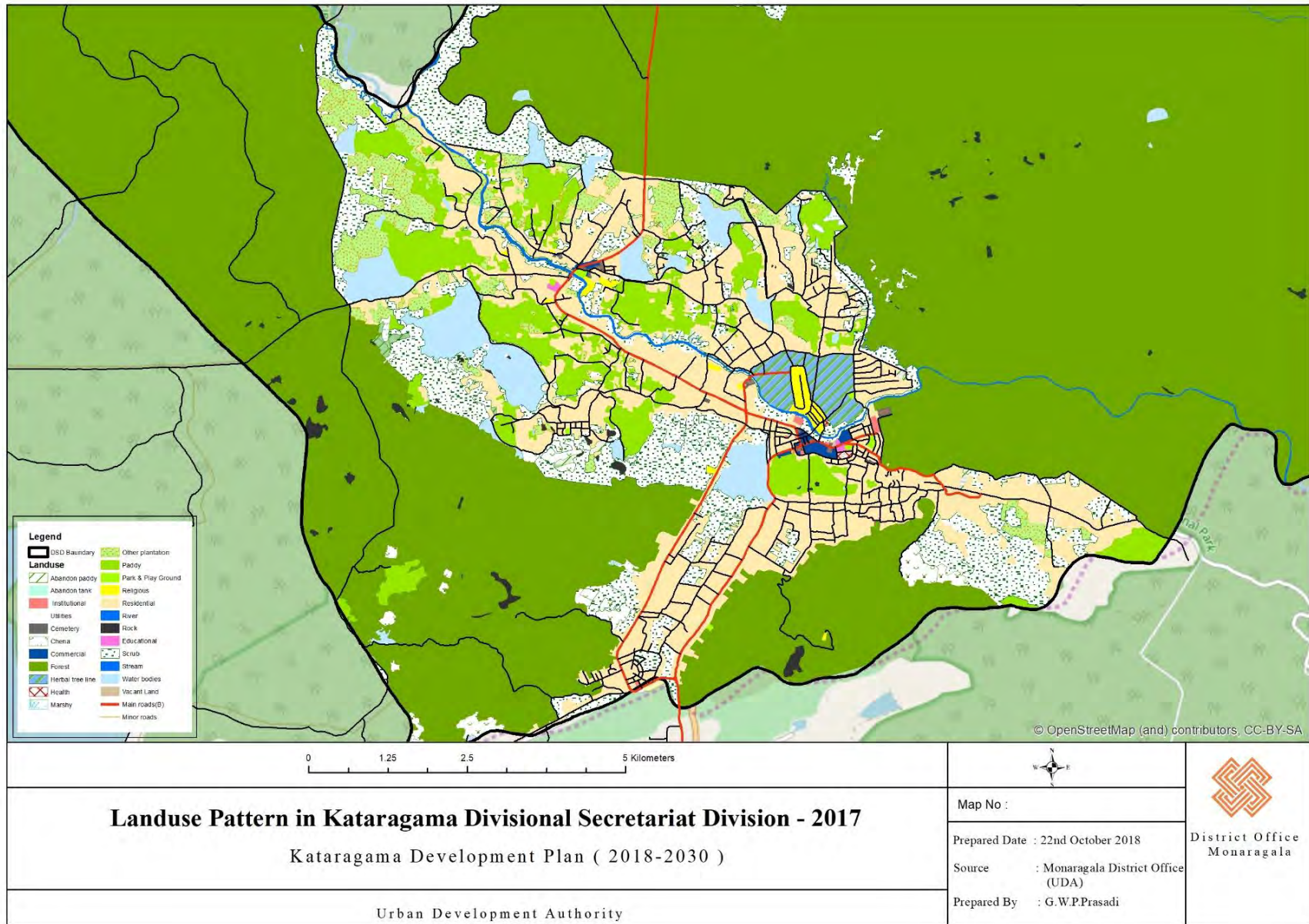
Age cohort	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64
<b>Population</b>	1603	1500	1580	1542	1224	1149	1117	1085	793	690

Source: Department of Census and Statistics, 2016

### 3. Being a highly potential agricultural area

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

Map 5.1. Kataragama Land use pattern - 2017



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

#### 4. The demand for flowers and fruits from pilgrims

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

*Figure 5.11. Sale of flowers and fruits in Kataragama*



*Photohraphs ( Urban Development Authority, District Office - Moneragala, 2018*

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

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

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

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

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

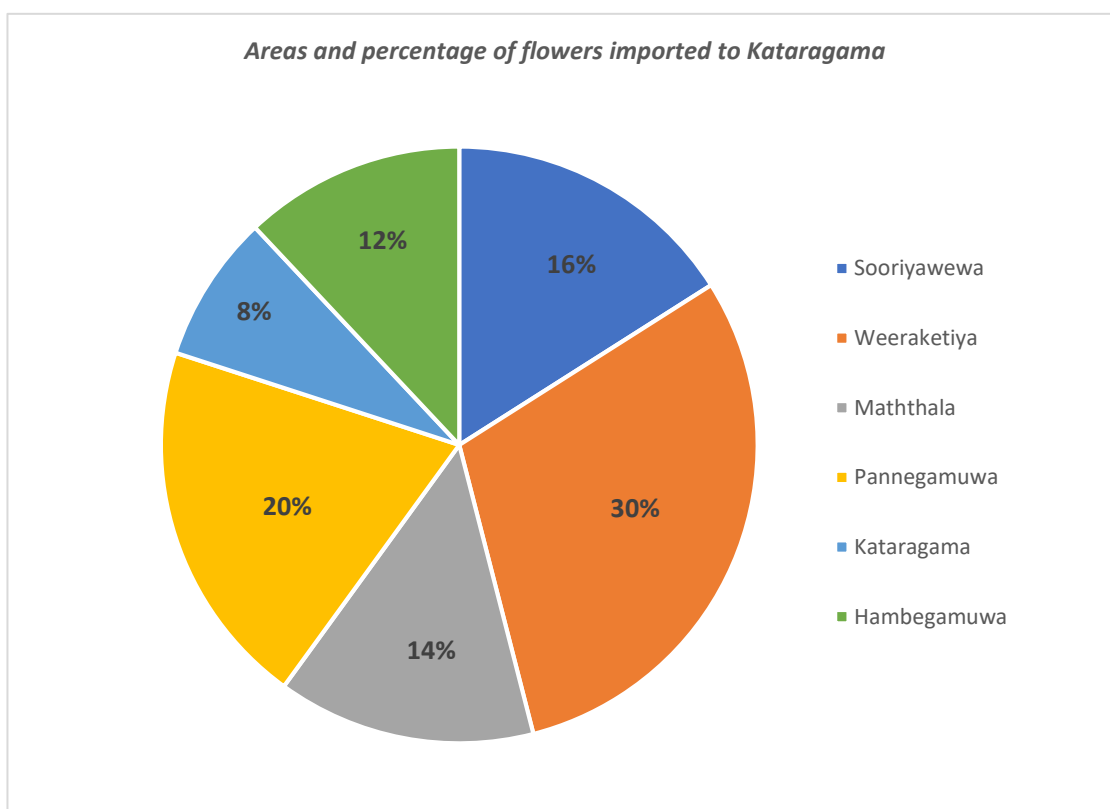
*Source: District Office - Moneragala, Urban Development Authority - 2017, 2018*

## Weaknesses

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

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

*Figure 5.12. Areas and percentage of flowers imported to Kataragama*



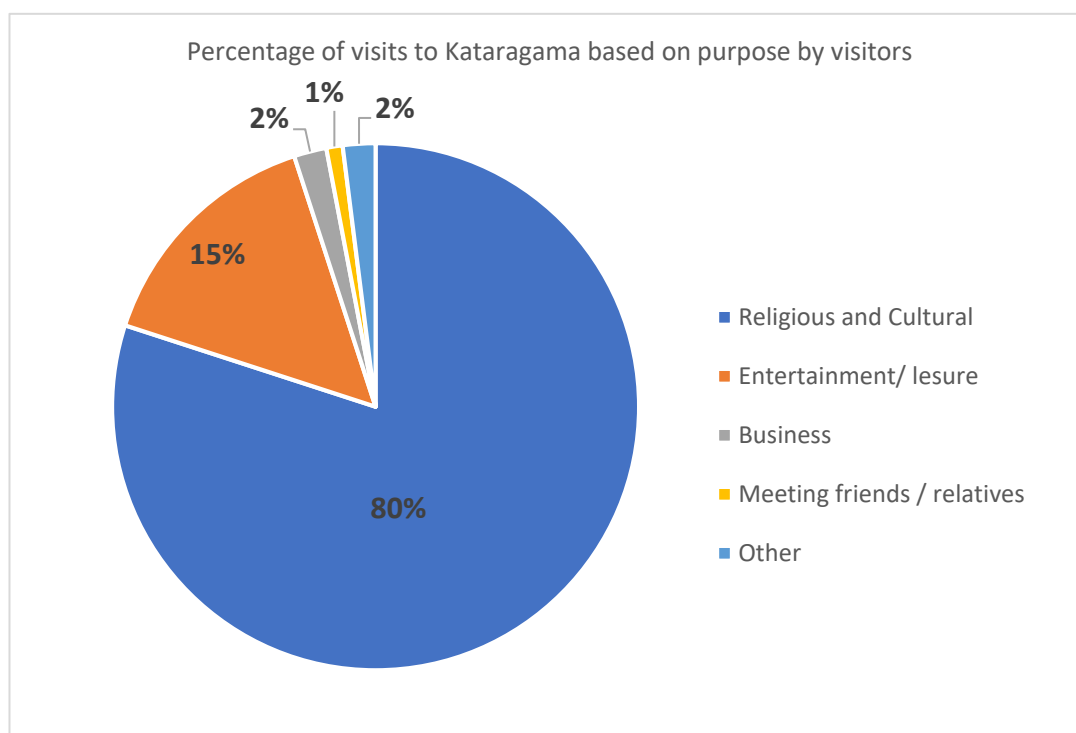
*Source: Survey on Pilgrims and Traders in Kataragama - 2017.08.05, Urban Development Authority*

## **2. Informal businesses based on the Kataragama sacred sites**

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

## **3. Short duration of pilgrims' stay in Kataragama area**

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

**Figure 5.13. Purpose of visiting Kataragama by the Visitors**

*Source: Survey on Pilgrims - 2017.08.05, Urban Development Authority*

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

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

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

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

Source: Sampath Pathikada - 2016, Kataragama Divisional Secretariat Office

**Table 5.4. Arrival of Pilgrims**

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

Source: Sampath Pathikada - 2016, Kataragama Divisional Secretariat Office

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

**Table 5.5. Capacity of accommodation facilities**

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

Source: Sampath Pathikada - 2016, Kataragama Divisional Secretariat Office

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

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

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

## Opportunities

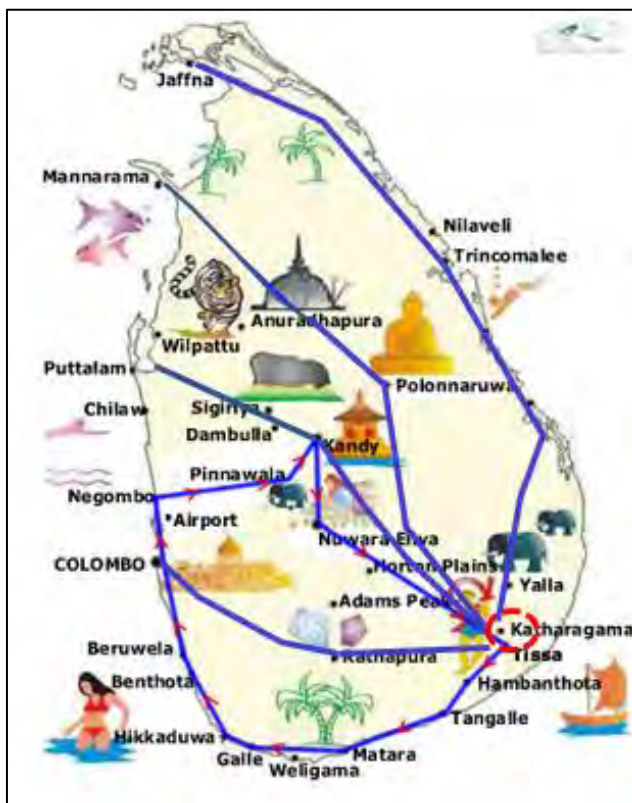
### 1. State Assistance / Incentives for Small and Medium Enterprise

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

### 2. Influx of pilgrims throughout the year

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

*Figure 5.14. Pilgrims attraction*



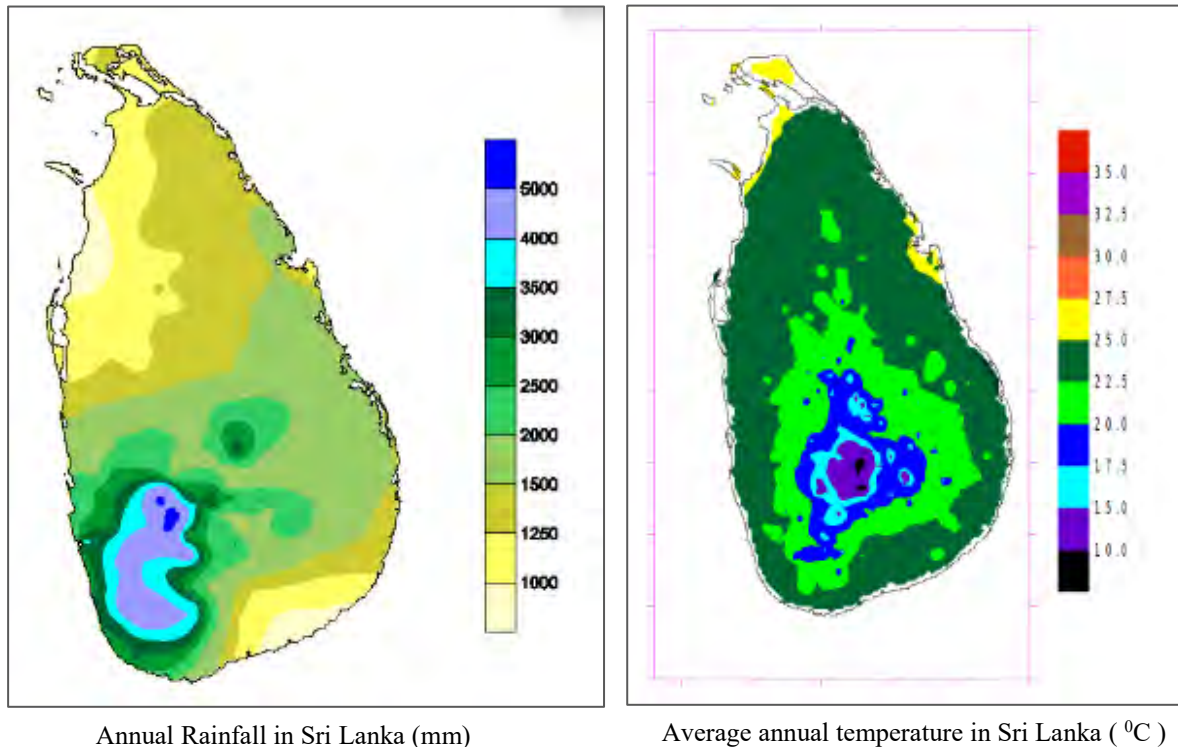
*Source: Internet*

## Threats

### 1. Dry climate and weather condition

Kataragama falls in to the low country dry zone in terms of climatic conditions, with an annual rain-fall ranging from 1000 mm to 1500 mm and with an average annual temperature ranging from 26°C to 28°C. The dry spell prevails most part of the year.

*Figure 5.15. Climate and Temperature in Sri Lanka*



*Source – Department of Meteorology - Srilanka web site, 2018*

### Goal 3 : Provide well Developed infrastructure

#### S

##### STRENGTHS

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

#### W

##### WEAKNESSES

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

#### O

##### OPPORTUNITIES

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

#### T

##### THREATS

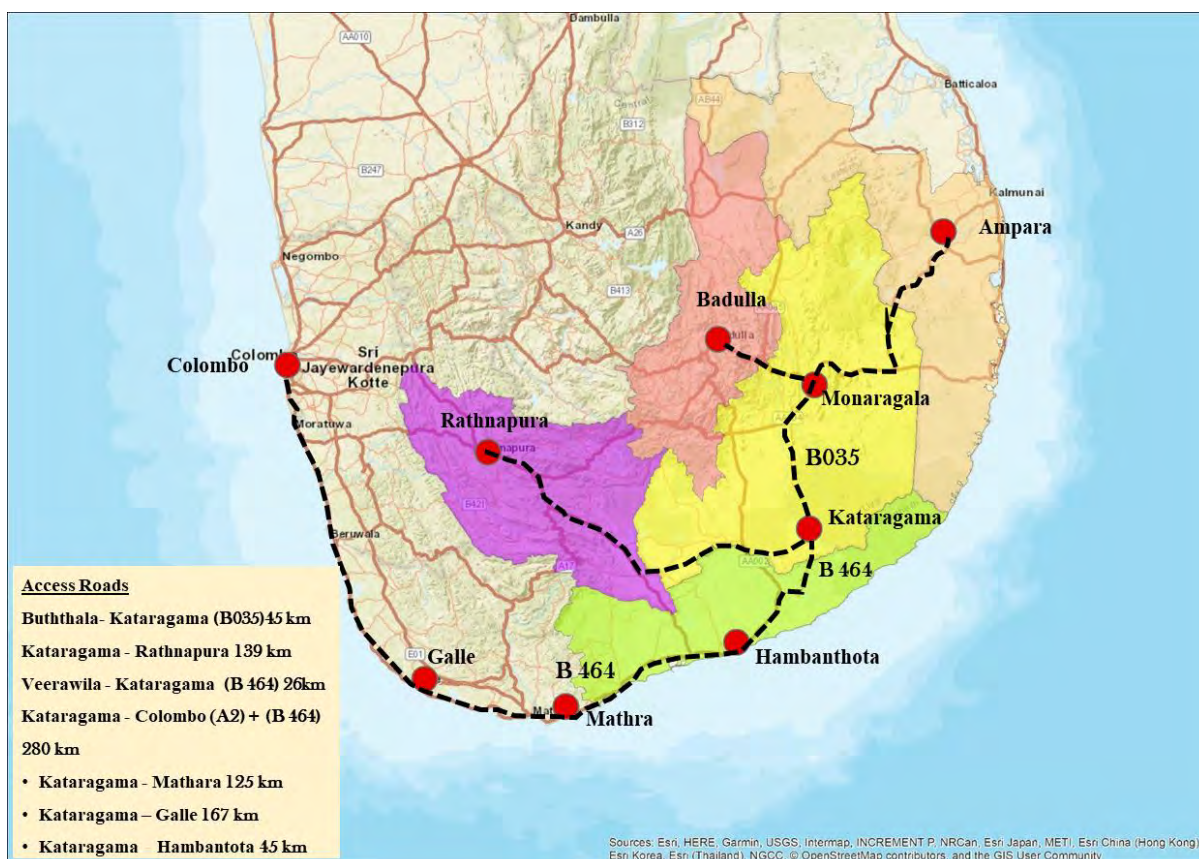


## Strengths

### 1. Easy access to main roads

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

**Figure 5.16. Accessibility of Kataragama**

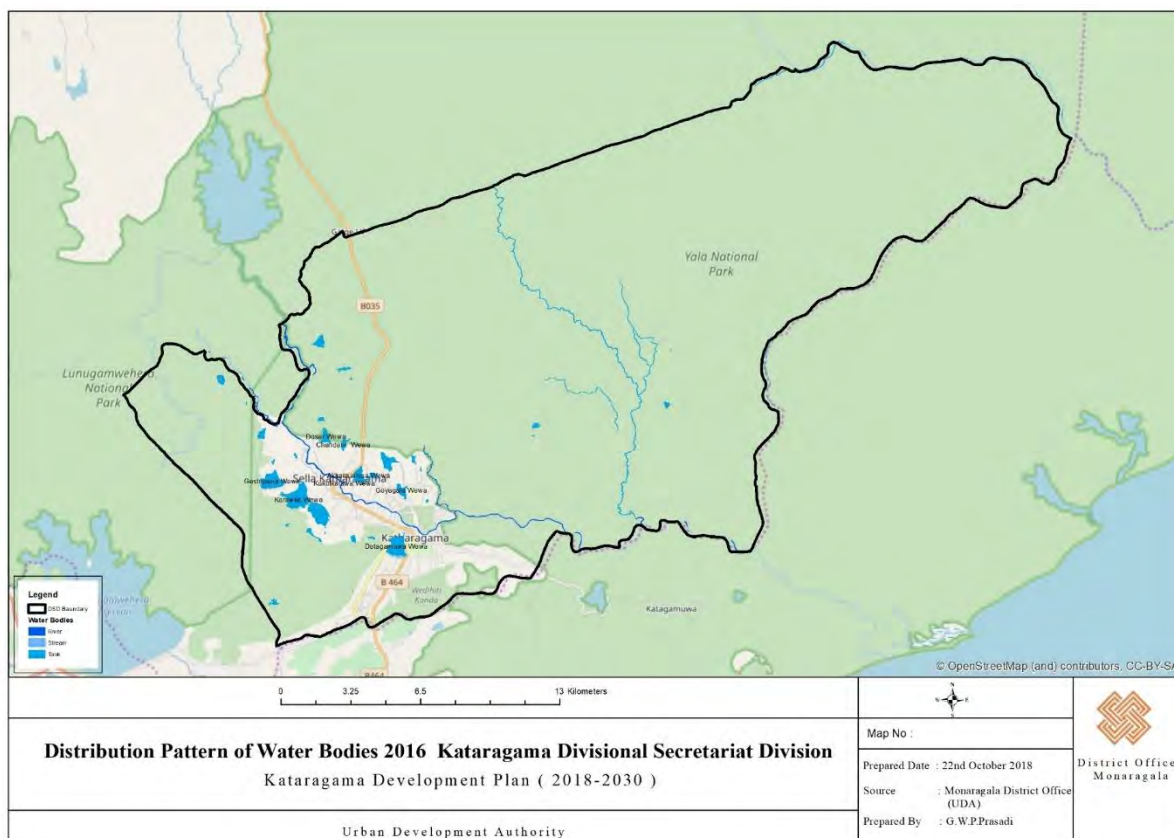


Source: Urban Development Authority, District Office - Moneragala, 2018

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

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

**Figure 5.17. Locations of Water Sources of Kataragama**



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

## 3. Implementation of Identified Infrastructure Projects in Kataragama

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

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

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

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

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

**Table 5.6. Location of accommodation facilities in Kataragama**

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

Source: Resource Profile - 2016, Kataragama Divisional Secretariat Office

## Weaknesses

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

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

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

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

**Table 5.7. Demand for Water in Kataragama**

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

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

## 2. Inadequate Vehicle parking facilities in the area.

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

**Table 5.8. Number of vehicles arriving Kataragama**

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

Source : Kataragama Pradesheeya Sbha, 2017

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

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

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

Source : Urban Development Authority, Kataragama, 2017

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

*Source: Field Survey - 2017.08.03, Urban Development Authority*

### 3. Underutilization of open spaces and recreational facilities

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

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

**Figure 5.19. Open and recreational facilities in Kataragama**

Children's Park



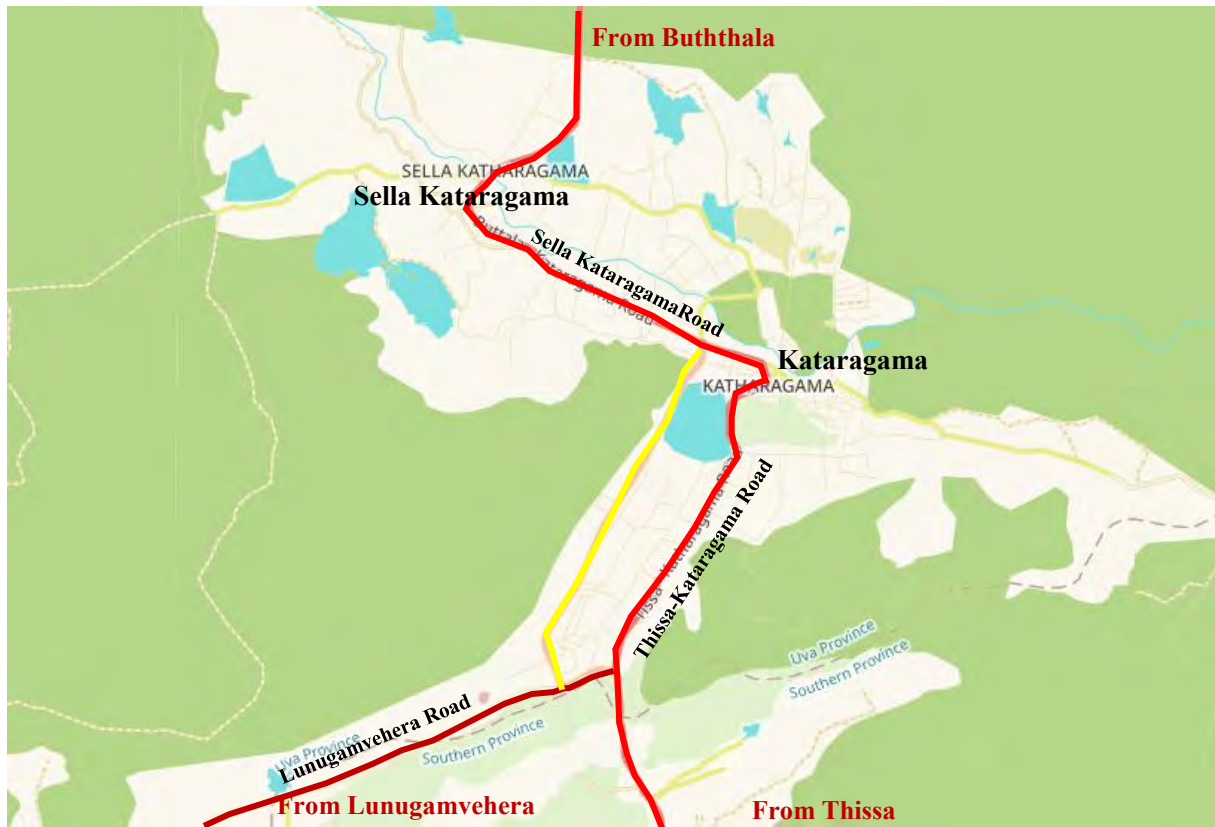
Ranjith Madduma Bandara Play Ground

Source: Field Survey - 2017, Urban Development Authority

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

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

Figure 5.20. Main Access Roads of Kataragama



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

## 5. Lack of proper sanitary facilities

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

**Table 5.10. Sanitary Facilities in Kataragama**

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

Source: Field Survey - 2017, Urban Development Authority

**Figure 5.21. Public Toilet Rooms in Kataragama**



Source: Field Survey - 2017, Urban Development Authority

## Opportunities

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

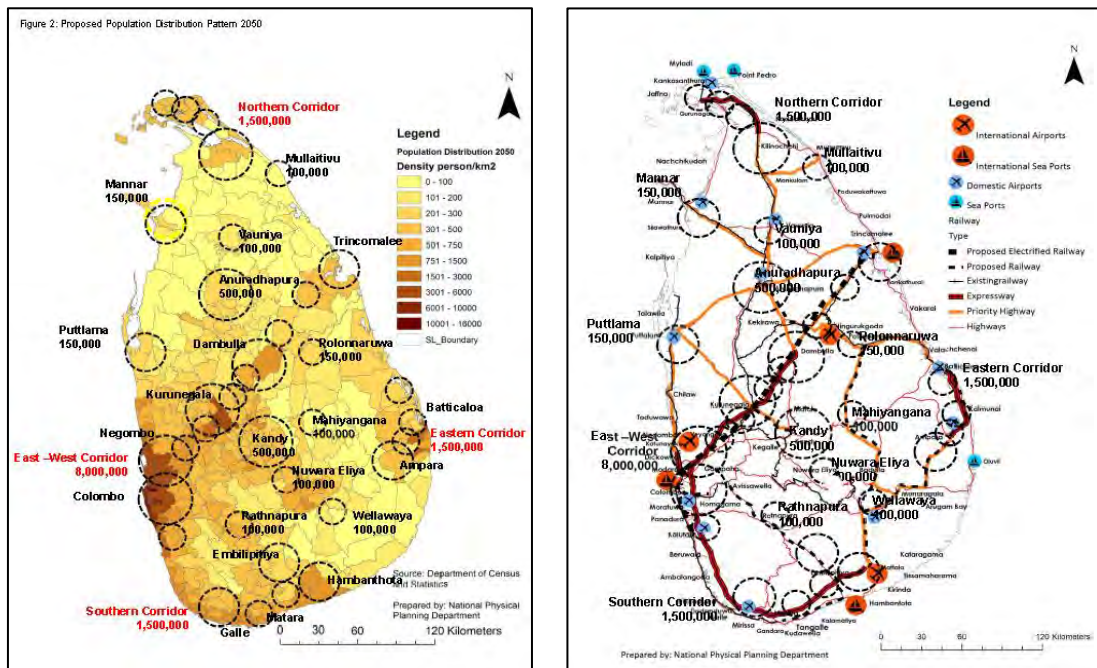
The Kataragama Town is respected by multi cultural and multi religious communities, representing local areas as well as areas of overseas, it is one of the most respected sacred cities in the Country. The Southern Development Board and the National Physical Planning Department have focussed their special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

### 2. National Physical Planning Policy Proposals (2011-2050)

The National Physical Development Plan (2011-2030) includes several proposals that offer many opportunities for development of Kataragama. They are appended bellow.

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

Figure 5.22. National Physical Planning Policy proposals



Source : National Physical Planning Department, National Physical Planning Policy 2011 -2050 (Draft), 2017

**Goal 4 : Well preserved Natural environment**

## Streangths

### 1. Being a city with an increased natural environmental beauty

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

**Figure 5.23.** Location of Forests and Water Sources in kataragama



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

**Figure 5.24.** Bio-Diversity in Kataragama

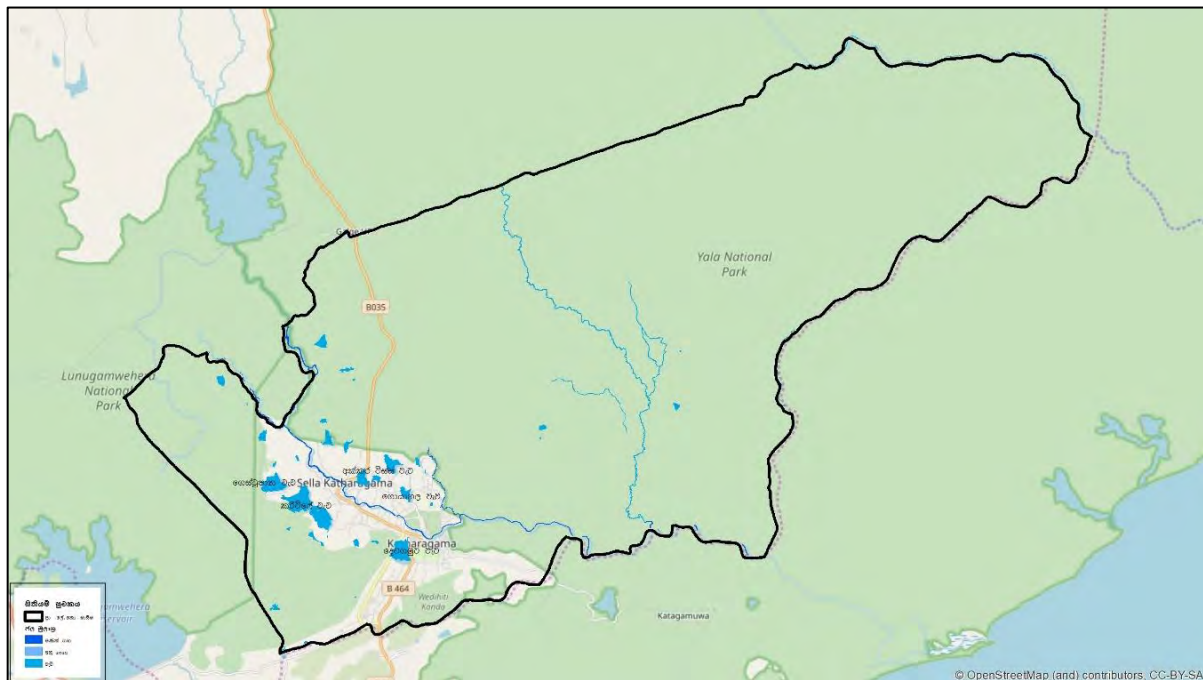


Source: Internet

## 2. Location of the water resources including Menik River

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

**Figure 5.25. Distribution of Water Sources in kataragama**



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

## 3. Location of forest reserves and wild life sanctuaries

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

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

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

Figure 5.26. Location of Yala Sanctuary



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

## Weaknesses

### 1. Pollution of Manik River

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

**Table 5.11. The components in the Waters of Manik River**

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

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

Figure 5.27. Menik River

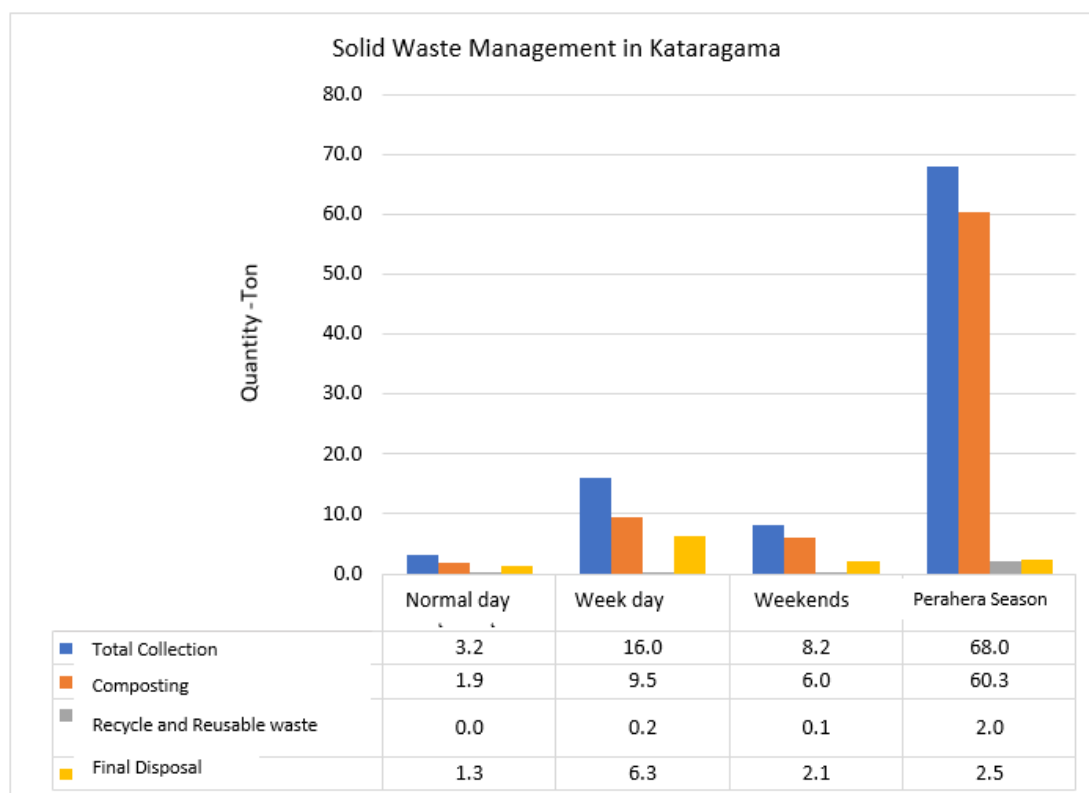


Source: Field Survey - 2017, Urban Development Authority

## 2. Limitation of waste management system

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

Figure 5.28. Solid Waste Management in Kataragama



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

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

**Figure 5.29. Solid waste disposal in Kataragama**

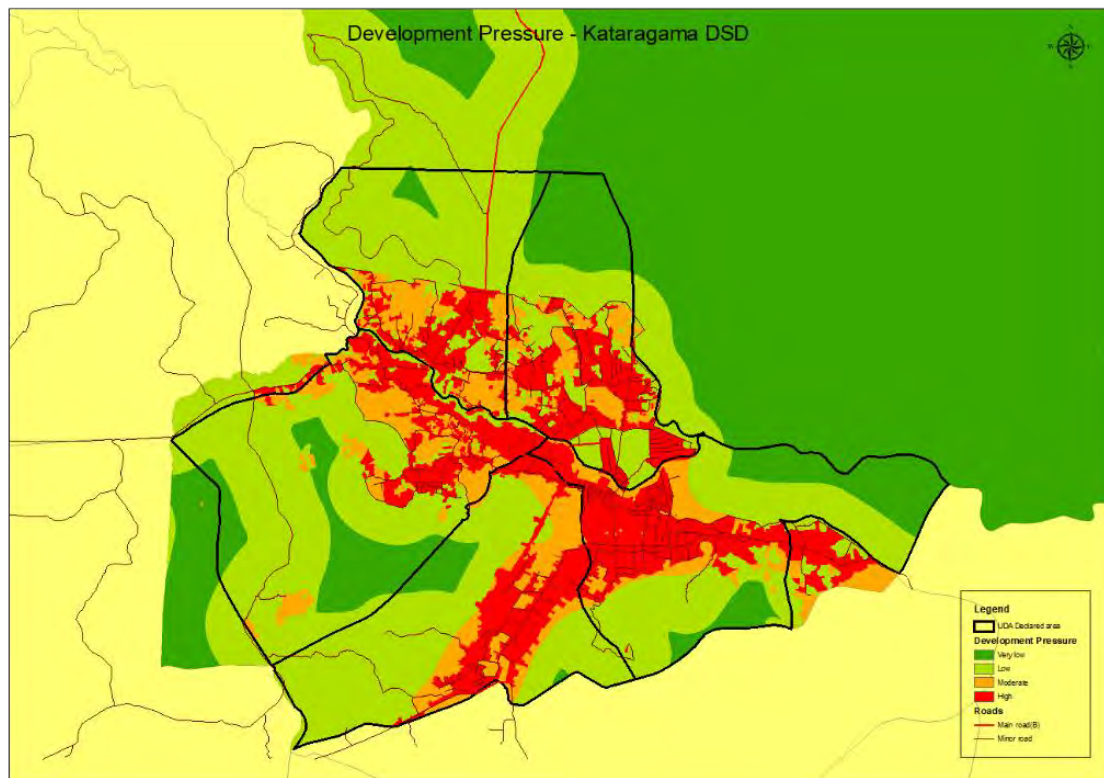


Source: Field Survey - 2017, Urban Development Authority

### 3. Encroachment of environmental sensitive areas

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

**Figure 5.30. Distribution of Development Pressure in Kataragama.**



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

#### 4. Unauthorized Encroachments of water reservations

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

## Opportunities

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

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

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

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



## THE PLAN

- 6.1. Concept Plan
- 6.2. Proposed Land Use Plan
- 6.3. Social & Physical Infrastructure Development Strategies
- 6.4. Economic Development Strategies
- 6.5. Environment Sustainable Strategies
- 6.6. Culture & Heritage Management Strategy
- 6.7. Implementation Strategies
- 6.8. Projects



## 6. The Plan

### 6.1. Concept Plan

#### 6.1.1. Introduction

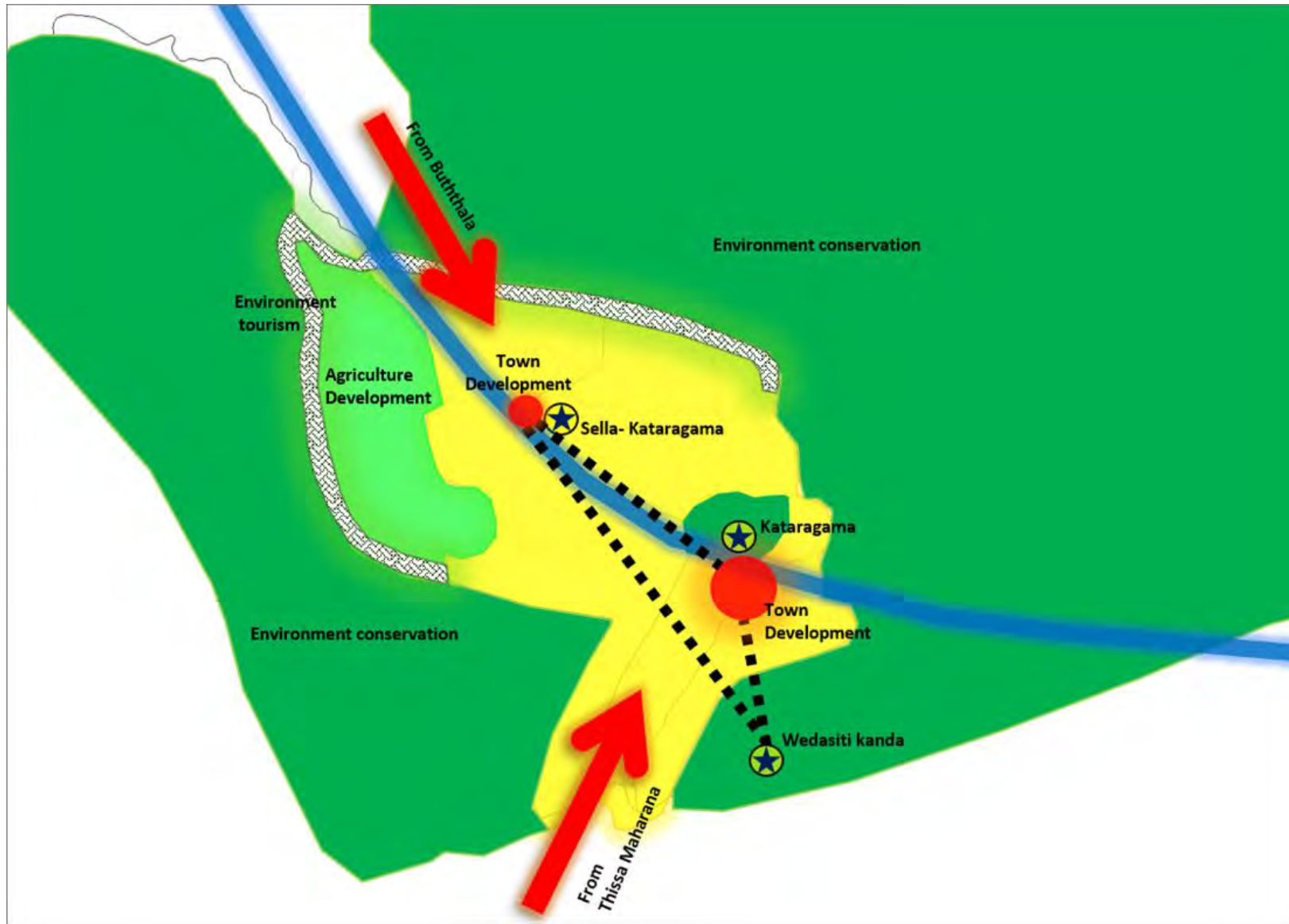
Kataragama is one of the most attractive sacred Cities, in terms of multi cultural and multi religious character, in the Country. This town has been growing surrounding the sacred places of Kiriwehera and Kataragama Temple (Devalaya) and such growth has been bordered naturally by the forest reservations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

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

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

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

Figure 6.1. Concept Plan



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

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

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

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

## 6.2. Proposed Land Use Plan

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

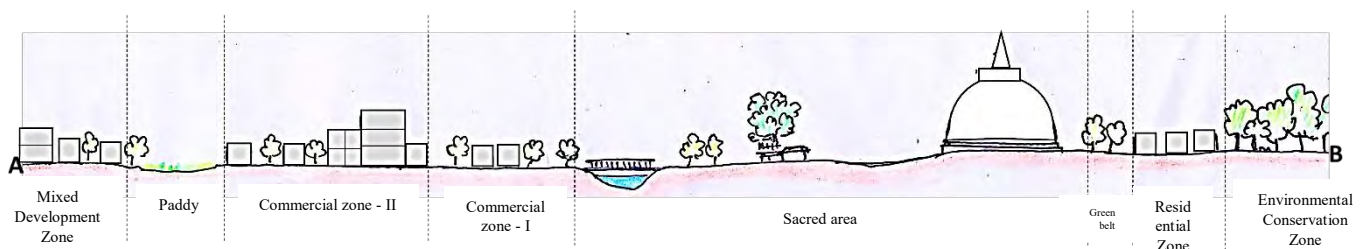
Currently, diverse activities relating to urban economic environment are taking place in Kataragama, of which activities that are directly linked with the supply of goods and services relevant to the sacred area and the religious activities are becoming more prominent. The influence of these activities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

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

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

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

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

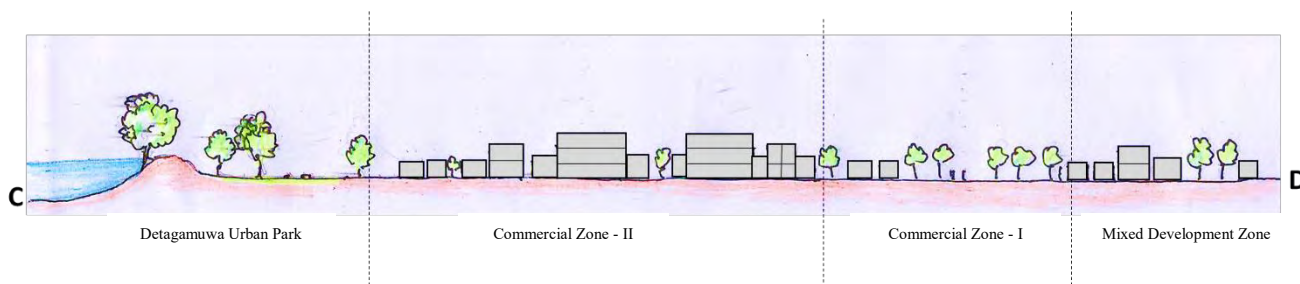


The Mixed Development Zone has been provided for to achieve a development with a higher intensity with more infrastructure facilities, such as water, roads and other services being provided to the visitors arriving at Kataragama. The physical development in this zone will be allowed to achieve a higher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

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

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

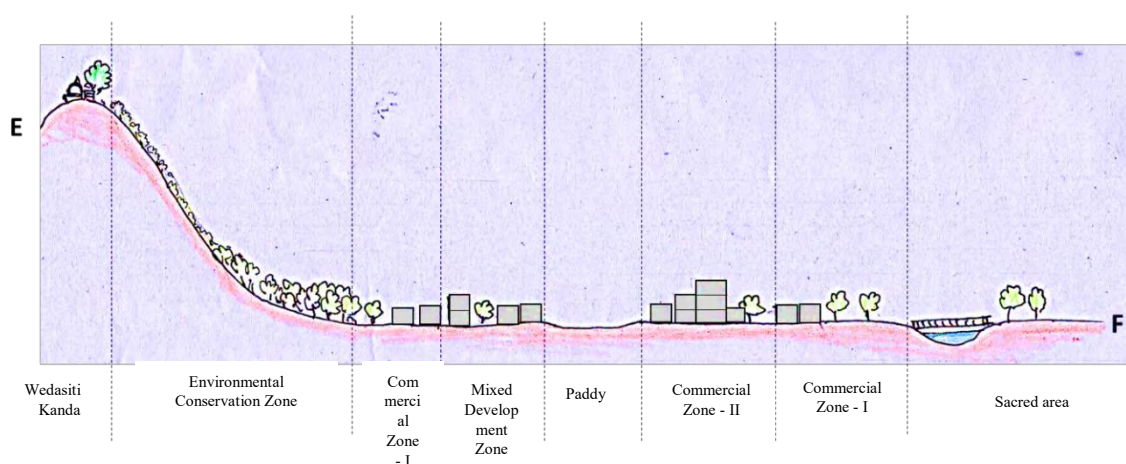
**Figure 6.3. Cross Section – From Detagamuwa Wewa to Mixed Development Zone via Commercial Zones**



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

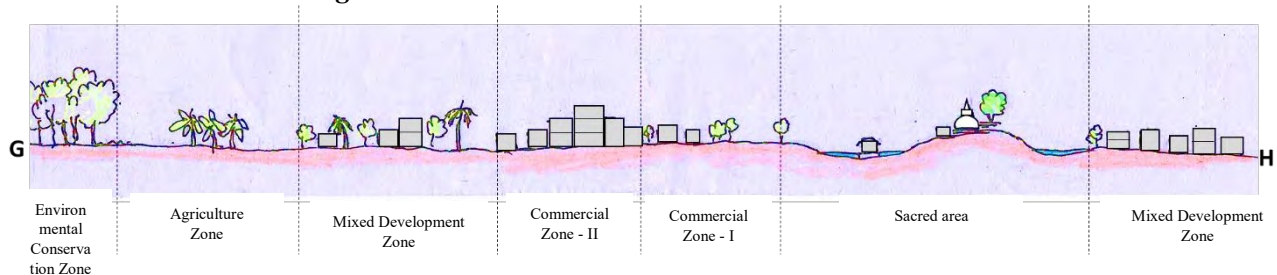
The devotees who pass the environmental conservation zone will reach the commercial zone closer to the sacred area, where all the facilities required (only goods and services required for religious activities) for religious functions will be provided. From this commercial zone towards the mixed development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

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



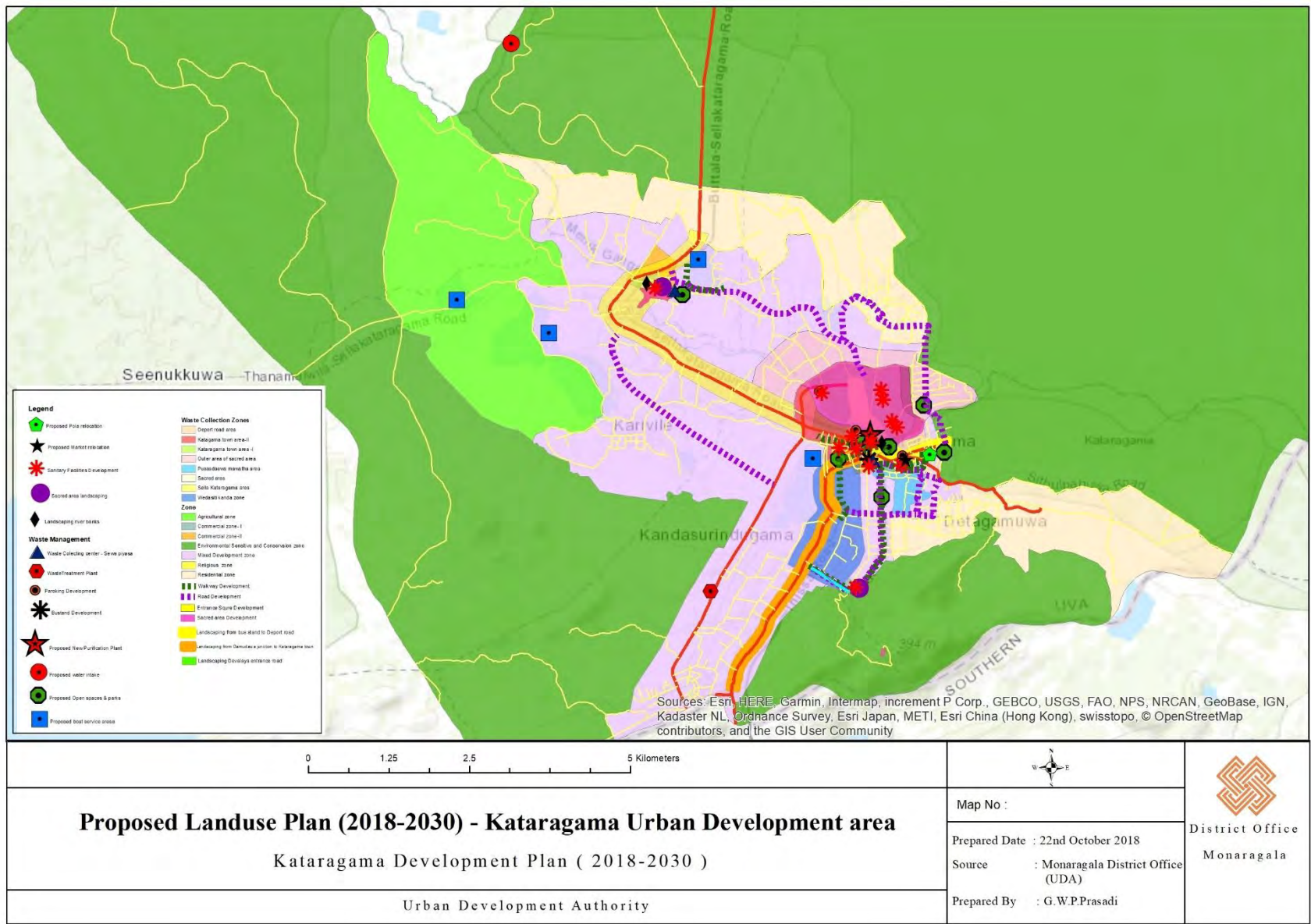
The cross section drawn from the environmental zone to the Mixed development zone from point G to point H cut across the sacred area and the agricultural zone, where only low density developments are permissible. This agricultural zone can produce and supply fruits and flowers to the sacred area where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

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



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

Map 6.1. Proposed Land Use Zoning Plan -2018



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

### 6.3. Physical and Social Infrastructure Development Strategies

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

#### 6.3.1. Proposed Service Provision Plan

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

#### Education

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

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

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

#### 1. School developments

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

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

#### 2. Vocational Training Centre Establishment



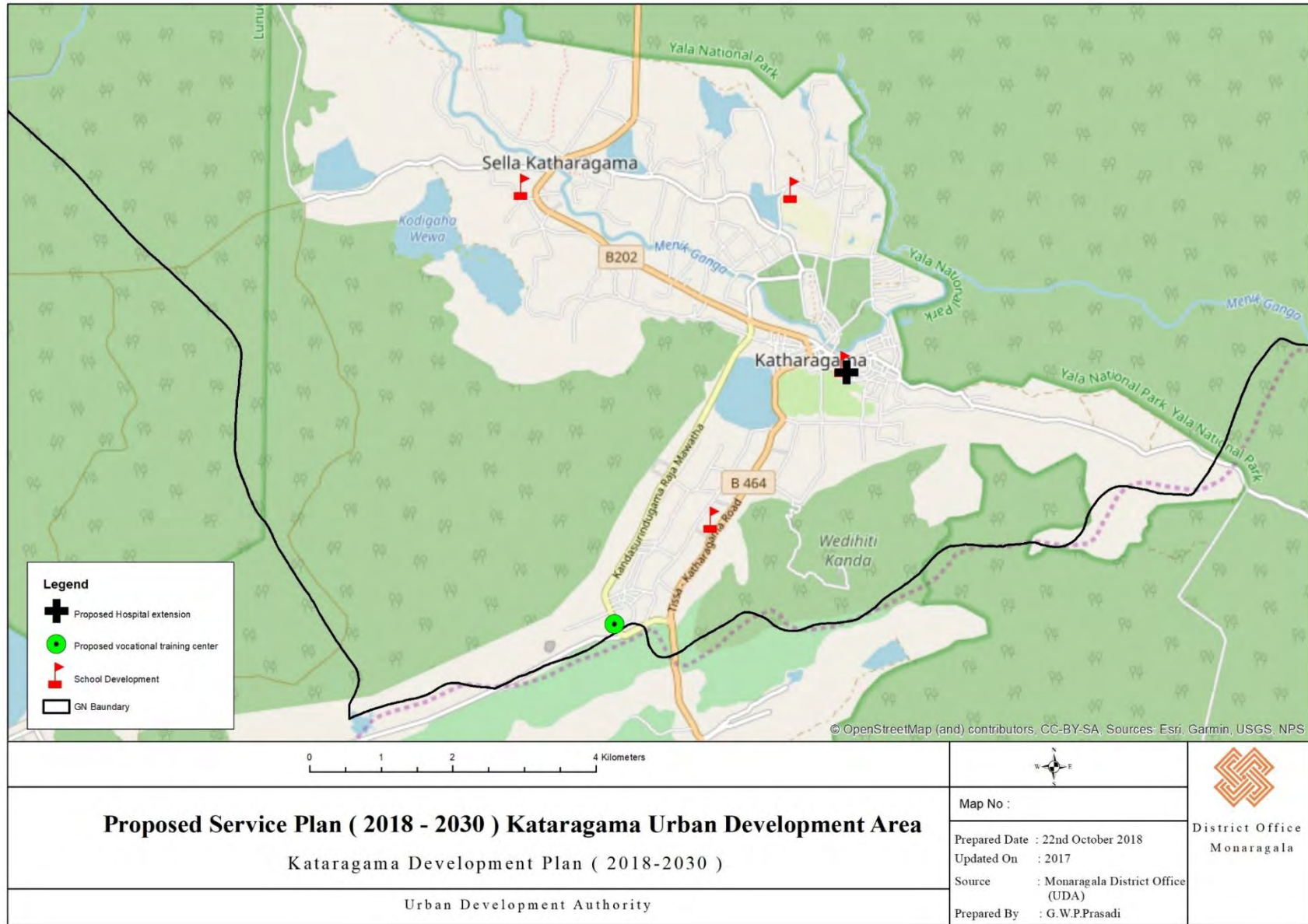
The main objective of this training centre is to develop the skills of youngsters in the areas of providing services and goods to the visitors and to help indirectly promoting the quality of goods and services provided to the visitors in the market. In the long run it is expected to promote the commercial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

## **Health**

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

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

Map 6.2. Proposed Services Plan



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

### 6.3.2. Road and Transport Development Plan

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

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

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

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

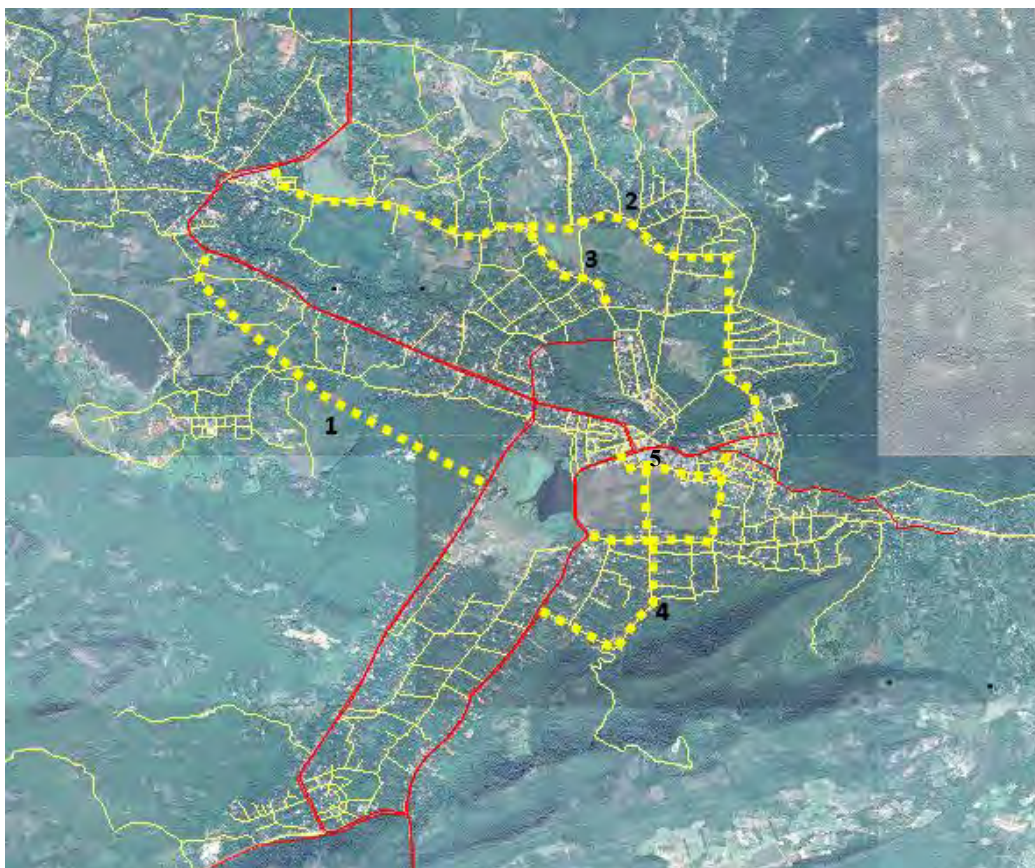
## 1. Development of Alternative Roads

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

1. Development of a new road connecting Gamudawa Approach road and the Sella Kataragama main road.
2. Development of Kiriwehera Road connecting with the Sithulpwwa Road.
3. Development of Road providing access via Northern Entrance.
4. Development of Roads connecting Wadihitykanda with the Kataragama Town.
5. Development of a new road to meet the publick market

Map no 6.3. Alternative Roads Development

**Map 6.3. Alternative Roads Development**



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

## 2; Widening of Road Network

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

- 1.Hospital Road
- 2.Old Wadihitykanda Road
- 3.Pussadewa Mawatha (Road)
- 4.Galahitiya Road

## 3; Development of Pavements and Pedestrians' Walkways.

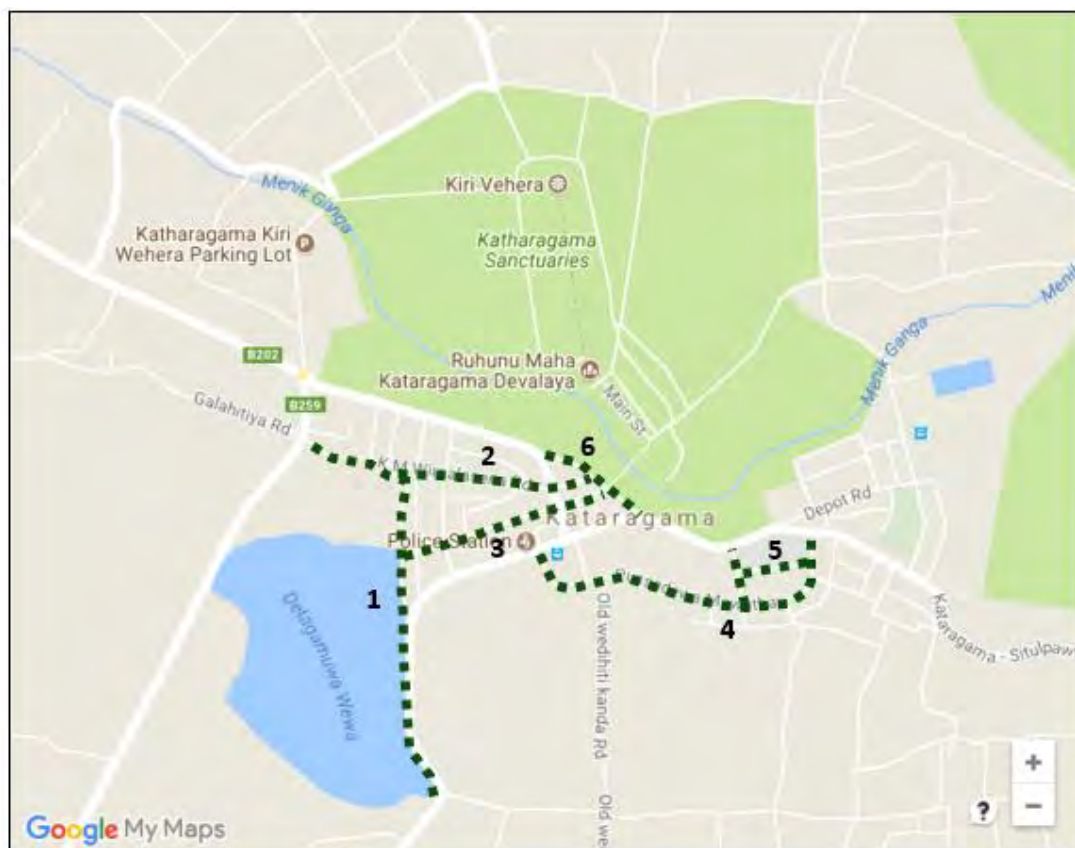
In order to facilitate the visitors of Kataragama, a visitor-friendly environment is expected to create in Kataragama and Sella Kataragama by developing pavements and walkways in selected places.

### Selected Places in Kataragama Town

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

### Selected Places in Sella Kataragama

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

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

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

### 3. Development of Kataragama Public Bus Stand

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

**Figure 6.6. Present Statuion of the Kataragama Bus Stand, Proposed Conceptual Diagram and Proposed Lnad**



Present Statuion



Proposed Conceptual Diagram



*Proposed Lnad*

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

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

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

Accordingly following existing car parks will be redeveloped

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

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

#### Development of New Vehicle Parks

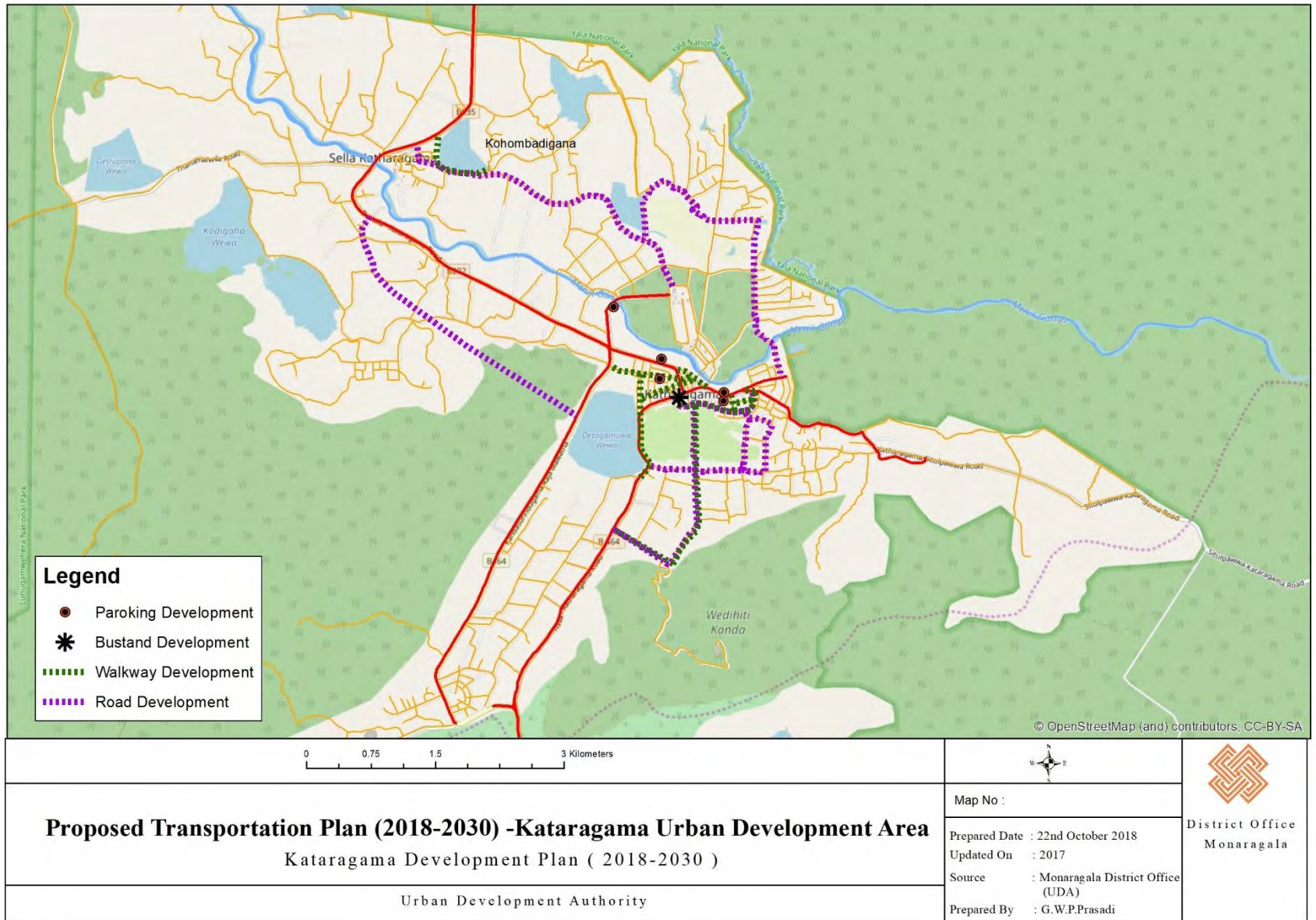
- Wimalasena Road Car park
- Sella Kataragama Car Park near the Water Supply & Drainage Board's Premises
- Reservations along the selected roads in the urban area.

**Table 6.1. Proposed Car Parks in Kataragama**

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

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

Map 6.5. Proposed Roads and Transport Development Plan of Kataragama



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

### 6.3.3. Proposed Drinking Water Supply Plan

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

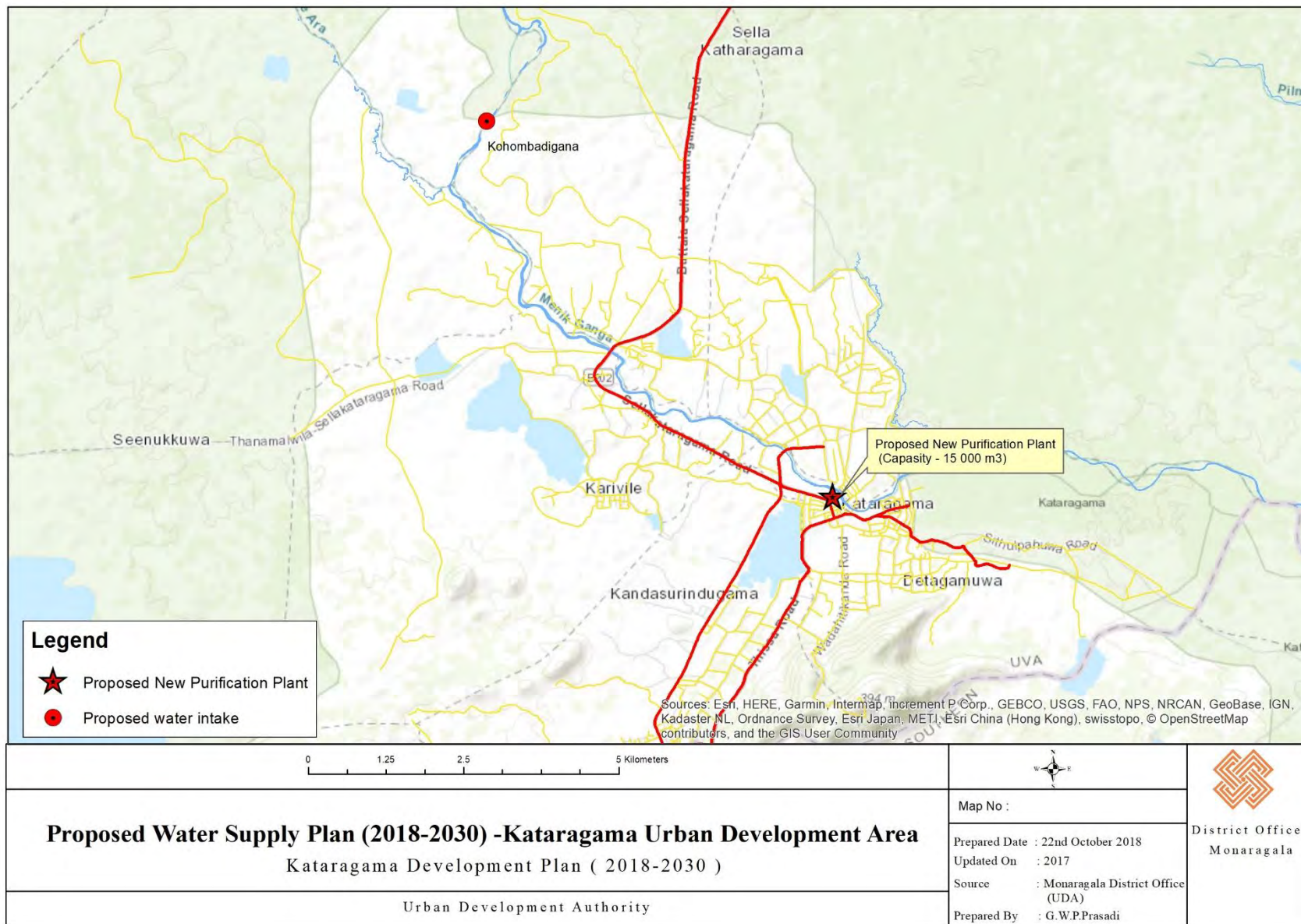
The main water source of the area is the Manik River that runs across the area, the pipe borne network does not cover the entire planning area. The shallow wells and the tube wells become the main drinking water sources in areas where pipe borne network is not operational. Nevertheless, the pipe borne water supply network is responsible for supplying water to meet the needs of the people more than 50%. In the year of 2017 the demand for drinking water in kataragama (including visitors) was 7000m<sup>3</sup>, but the system can supply only 6500 m<sup>3</sup>, the water supplied can be increased to 4000 m<sup>3</sup> during the rainy period owing to the capacity limitations. These figures reflects that the water supply is currently functioning at its full capacity. Under these circumstances the Water Supply and Darinage Board has temporarily suspended the establishment of new water connections to the local residents.

The facts so far discussed relate to the normal week days and weekends water supply situation, but during the festive season the demand for water ramps to the peak level, reaching to the level of 10,000 m<sup>3</sup> of water creating a shortage of 3500 m<sup>3</sup> of water. The visitors as well as the local residents encounter this acute water shortage during the festive season of every year.

According to the population forecast and the visitor arrival projections the demand for water supply in the Kataragama Town by the year 2030 can rise to 8000 m<sup>3</sup> during the normal week days, which can rise to 11,000 m<sup>3</sup> during the weekends. The demand peak can be resulted in the year of 2030 in 12,000 m<sup>3</sup> or more. This situation can create an alarming situation as far as the water supply is concerned. With the understanding of this grave water shortage that can befall in the year of 2030, this water supply plan devised a strategy to supply safe drinking water in sufficient quantity to the total population in the area including the visitors.

1. Development of a new water purification plant with a capacity of 15 000 m<sup>3</sup>
2. Establishment of a new Water intake at Kohomba digana

Map 6.6. Proposed Water Supply Plan



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

#### 6.3.4. Proposed Storm Water and Waste Water Drainage Plan

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

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

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

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

### 6.3.5. Proposed Solid Waste Management Plan

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

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

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

## 1. Establishment of solid wastes collection zones

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

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

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

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

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

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

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

- Additional Bobcat machine 01 Number
- One additional Cutter machine
- A solid wastes processing and filling centre with necessary facilities.

The Galapitagalayaya processing centre needs to be expanded accordingly.

**Figure 6.7. Location of Galapitagalayaya Solid Waste management Centre in Kataragama**



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

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

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

**Figure 6.8. Waste Collection Center at Sacred area**



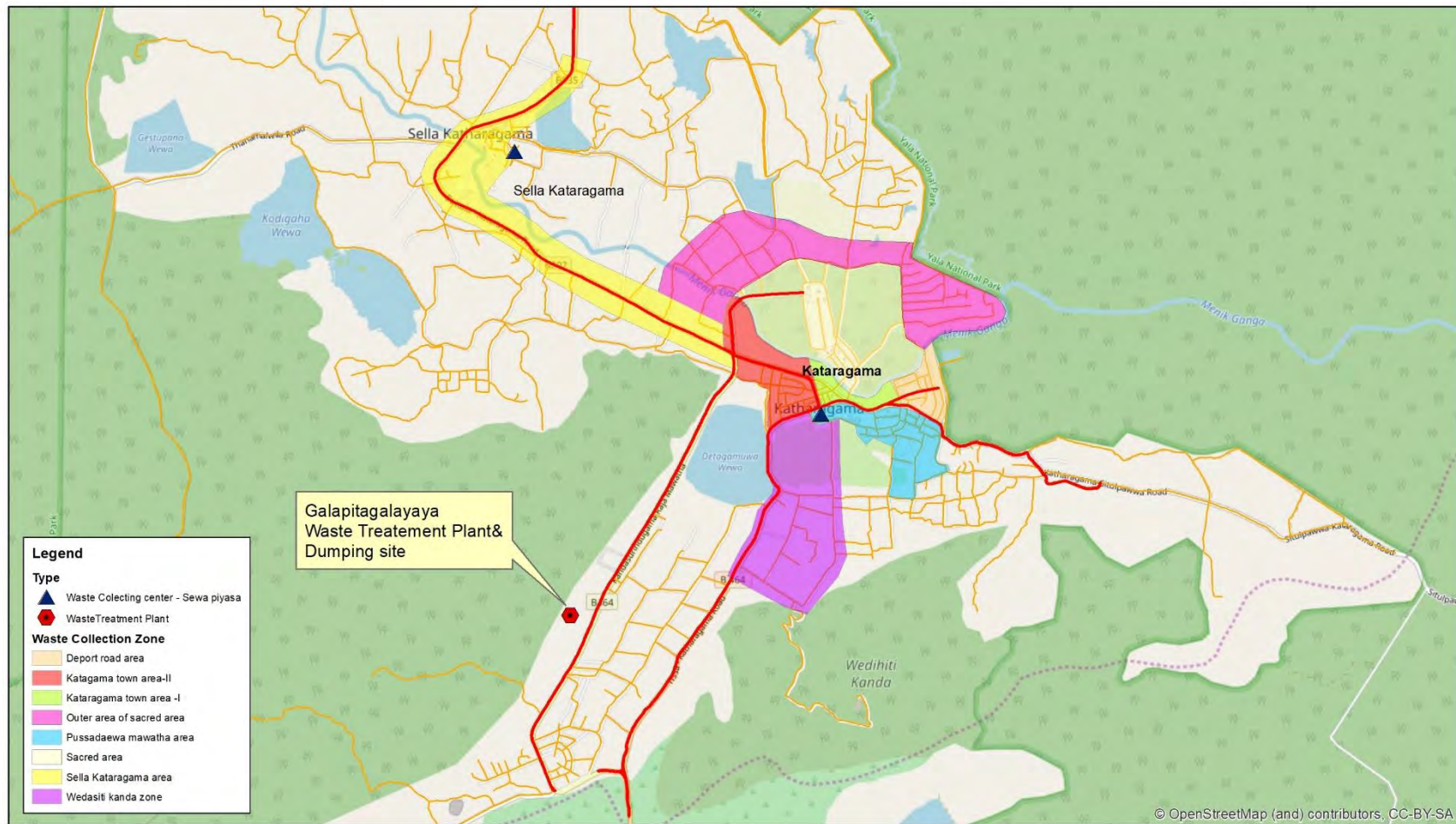
Source: District Office - Moneragala, Urban Development Authority, 2018



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

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

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

Map 6.7. Proposed Solid Waste Management Plan



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

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

### 6.3.6. Other Utilities Plan

#### 6.3.6.1. Sanitary Facility Development Plan

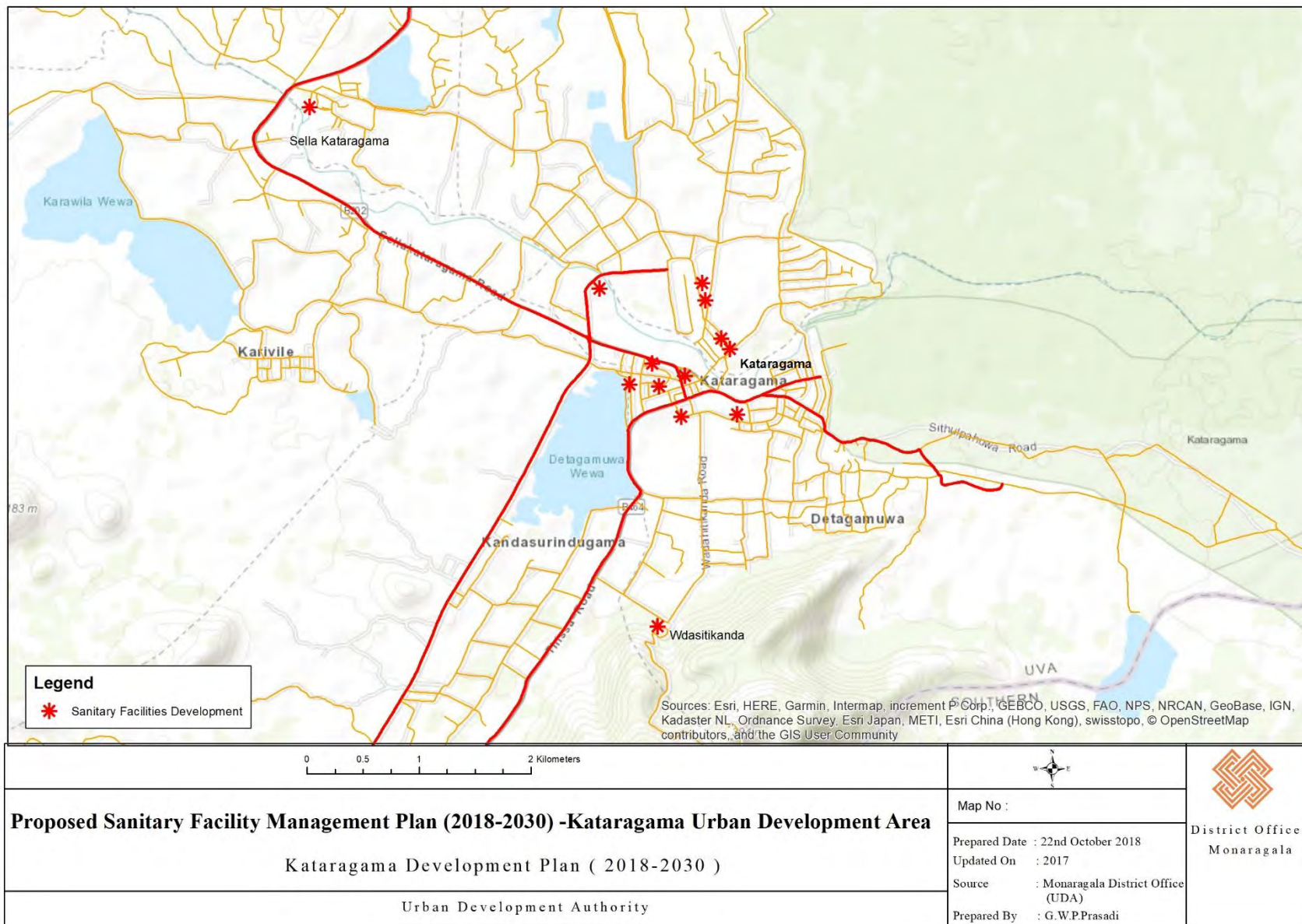
One of the main objectives of this development plan was to provide more infrastructure services to the resident population and the visitor population of Kataragama. Therefore this service facility plan was prepared aiming at providing improved sanitary facilities to the people.

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

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

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

Map 6.8. Sanitary Facilities Development Plan



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

## 6.4. Economic Development Plan

### 6.4.1. Proposed Economic Plan

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

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

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

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

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

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

#### **I. Modal Farm in the Proposed Agricultural Zone**

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

#### **II. Proposed Agricultural Produce Sale Centre**

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

#### **III. Proposed Rice Milling and Sale Centre**

## 2. Establishment of Mixed Development Zone

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

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

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

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

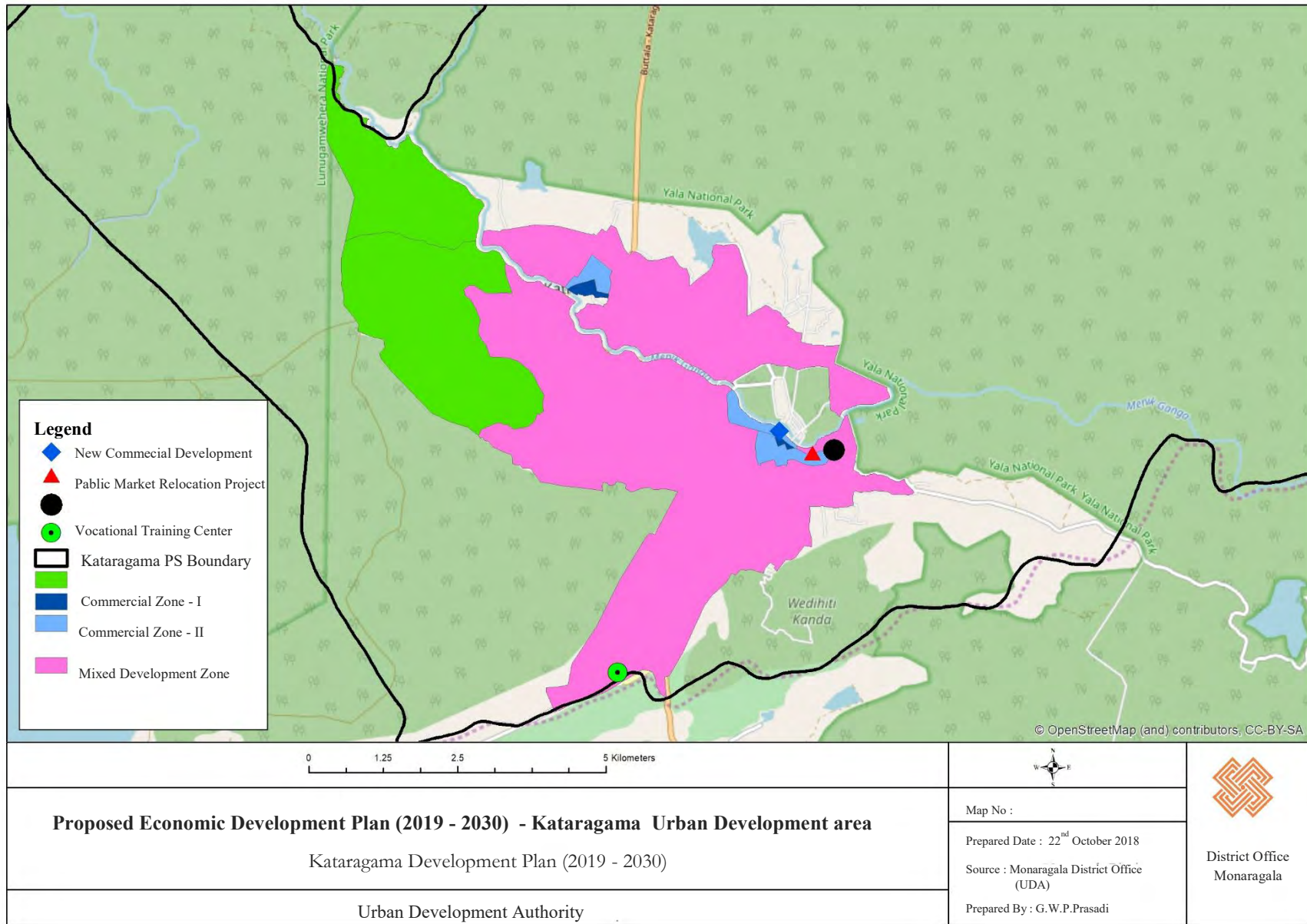
## 4. Arrange facilities for formalize business and small scale industries established at Kataragama

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

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

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

Map 6.9. Proposed Economic Development Plan



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

## 6.5. Environment Sustainable Strategies

### 6.5.1. Introduction

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

### 6.5.2. Environment Conservation Plan

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

#### 1. Introduction of Environmental Conservation Zones

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

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

## 2. Introduce environment conservation buffer for water bodies

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

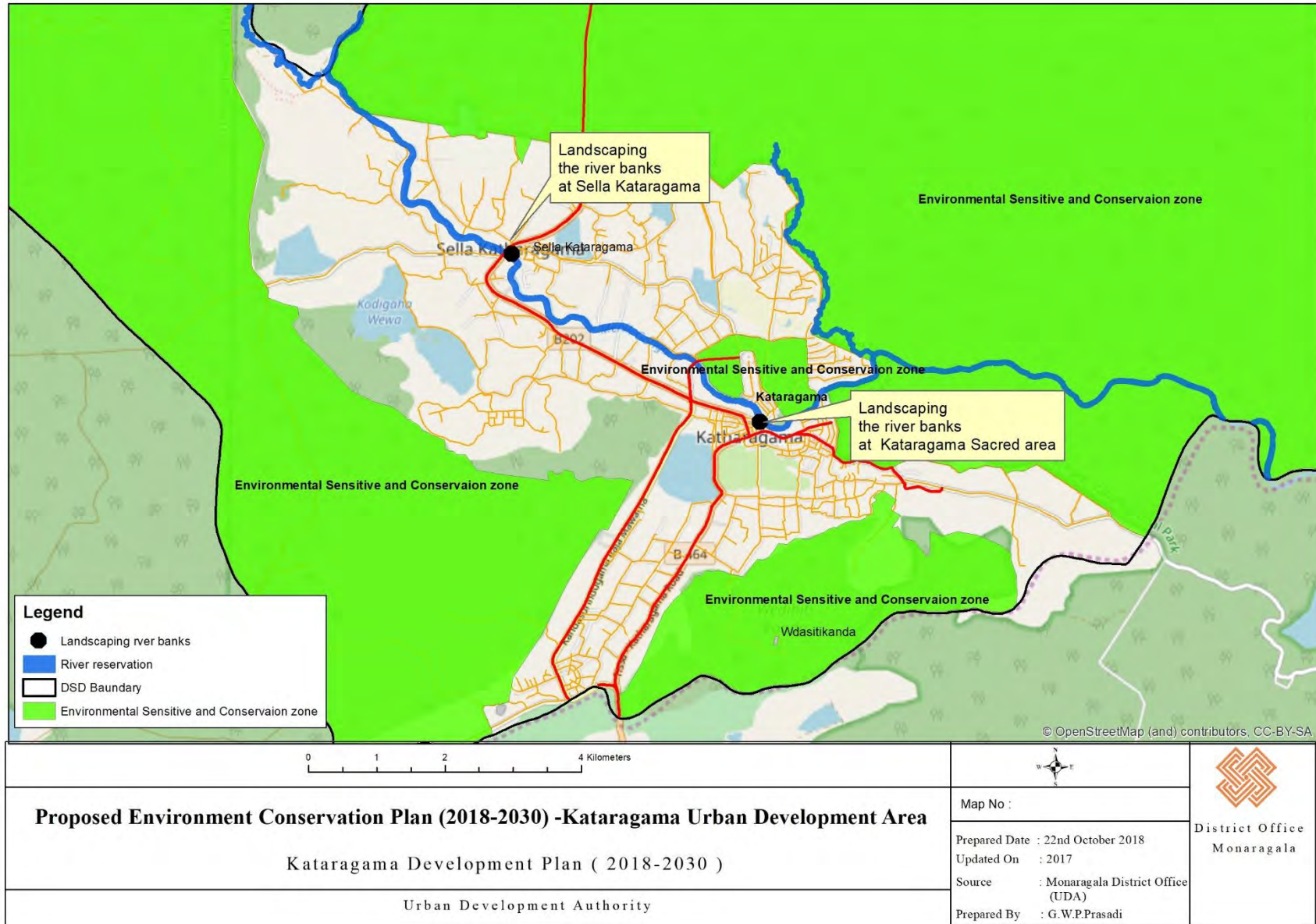
**Table 6.2. Demarcation of Reservations**

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

Source: Law of Land Development Act no 19 of 1935

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

Map 6.10. Proposed Environmental Conservation Plan



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

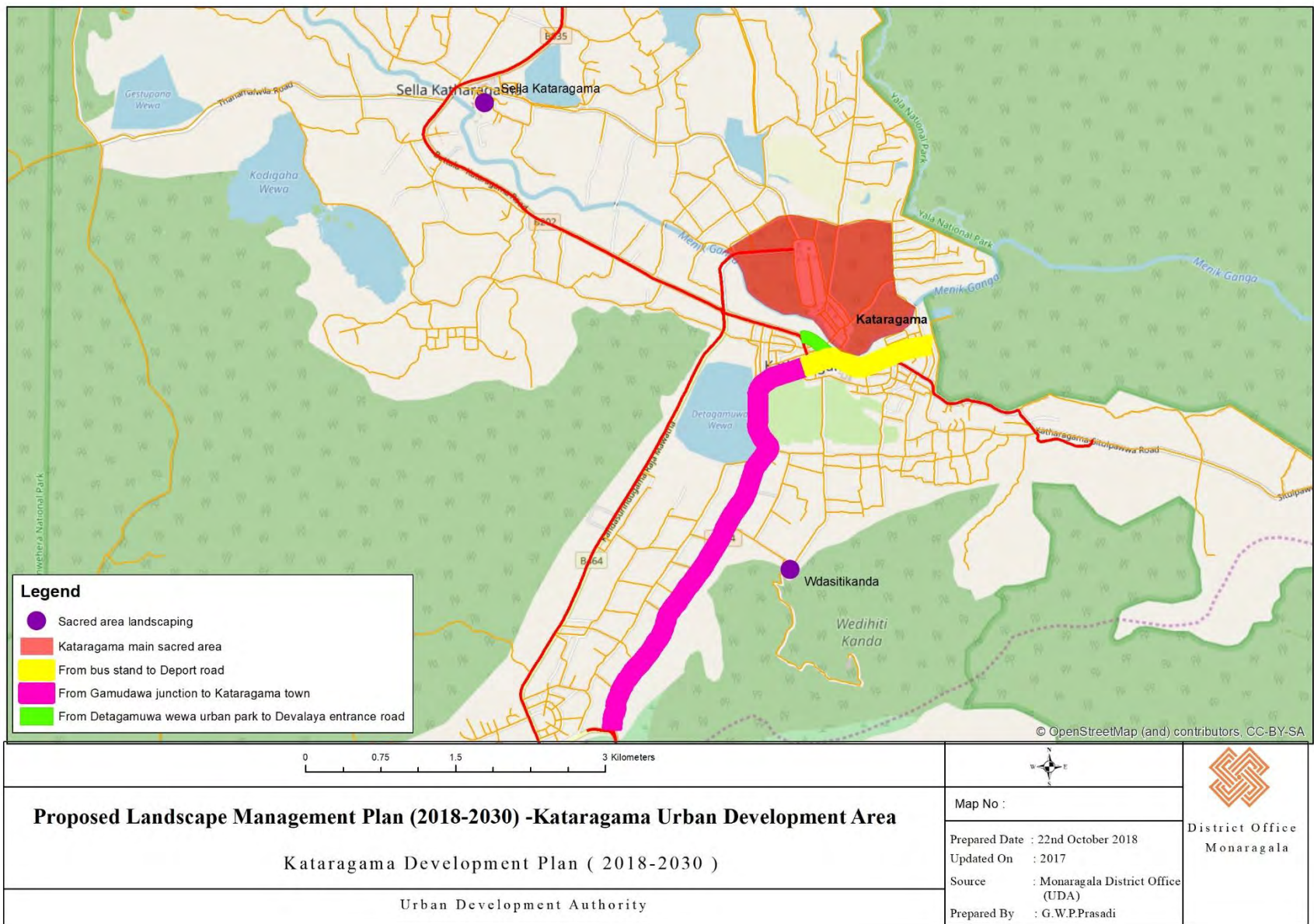
### 6.5.3. Landscape Management Plan

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

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

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

Map 6.11. Proposed Landscape Management Plan



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

#### 6.5.4. Public Open Space Plan

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

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

**Table 6.3. Existing public recreational and leisure facilities**

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

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

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

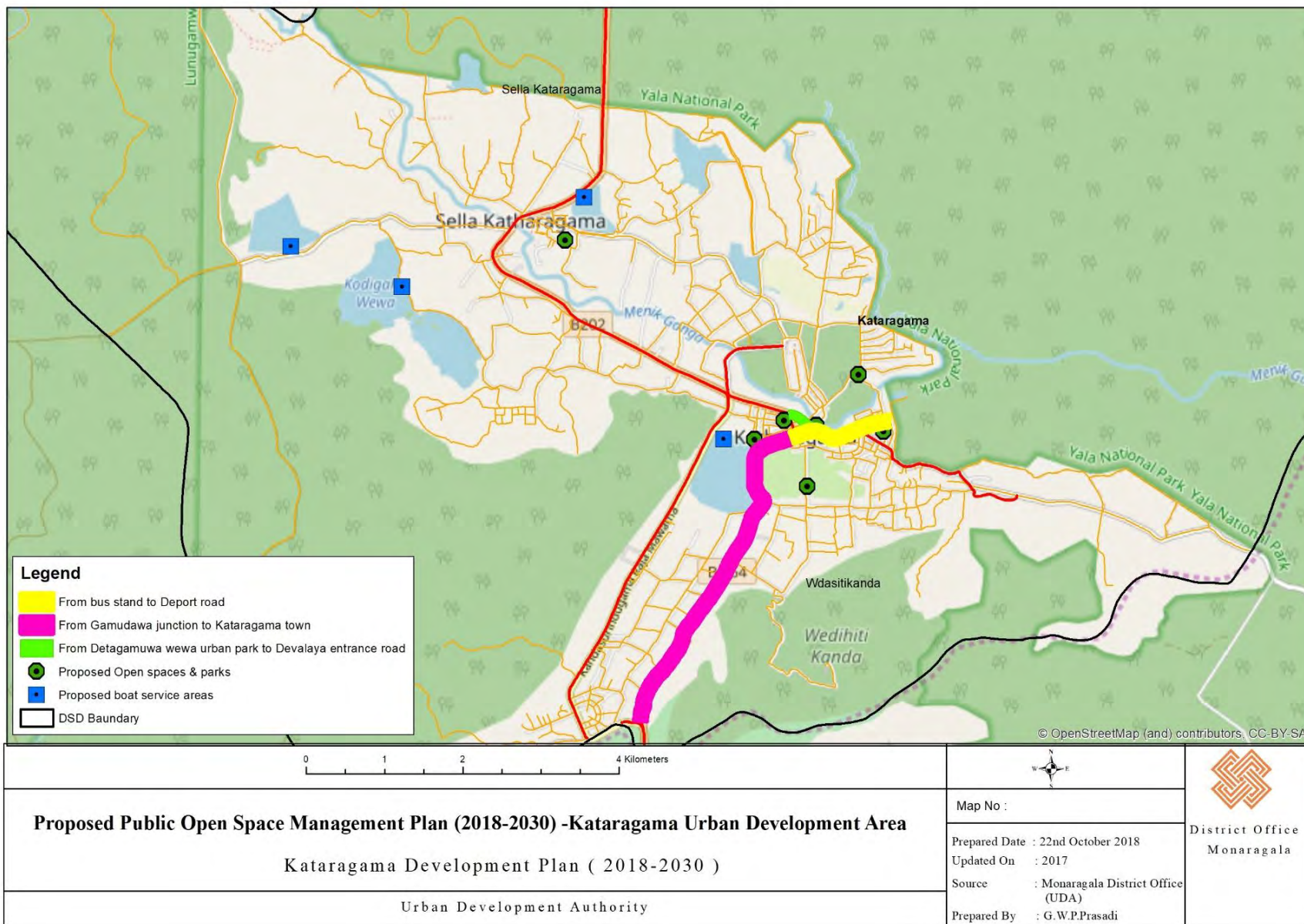
1. Redevelopment of all existing play grounds and development of new such facilities at appropriately identified locations.
  - Rehabilitation of Madduma Bandara Play Ground.
  - Relocation of Kataragama Children’s Park at a location closer to the Detagamuwa Tank.
  - Development of a new Play Ground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

**Table 6.4. Public Recreational and Leisure facility Spatial Plan**

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

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

Map 6.12. Proposed Open Area Plan



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

## 6.6. Cultural and Heritage Management Plan

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

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

### 1. Establishment of Sacred area zones from zoning plan.

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

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

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

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

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

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

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

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

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

**Figure 6.9. Trade Stalls in Kataragama**



**Figure 6.10. Model of the Proposed Building in the Entrance Square Project in Kataragama**



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

**Figure 6.11. identified zone for Facade improvement at Kataragama**



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

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

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

1. Public Market Relocation Project

#### **5. Sacred Area Development and Landscaping Project.**

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

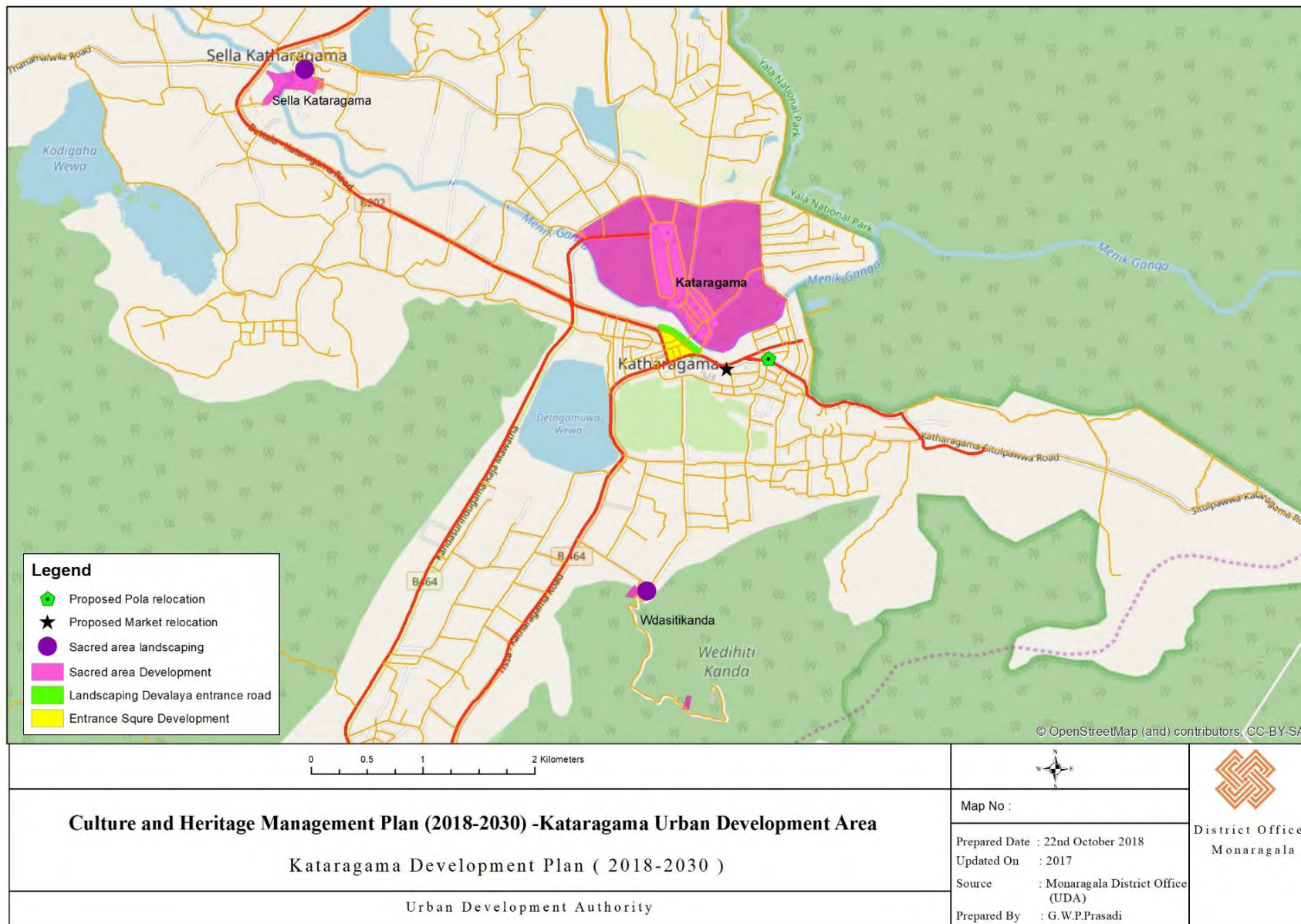
- I. Wadahitikanda Landscaping and development of a Centre to provided facilities for the pilgrims
- II. Landscaping of Kiriwehera with pedestrian walkways being provided.
- III. Landscaping of the approach road to the Kataragama Temple (Devalaya)
- IV. Development and landscaping of Approach road to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

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

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

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

Map 6.13. Culture and Heritage Management Plan



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

## 6.7. Implementation Strategies

The Kataragama Development Plan 2018- 2030 set out strategies for implementation of project proposals. The project proposals identified under each strategy will be implemented in a manner selected through comparative analysis of methodology and the analysis of the social and environmental impact of such project proposals.

### 6.7.1. Strategic Projects

#### Project Prioritization

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

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

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

## 6.7.2. Institutional Set Up

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

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

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

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

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

<b>Landscape Management Plan</b>	Landscaping the road reservation from the Gam Udawa Clock Tower up to the Town		- Divisional Secreteriat Office - UDA - RDA	Implementation of the project in line with the project's concepts
	Landscaping either side of the road from the Bus Stand up to the Depot Road.		- Pradeshiya Sabha - Divisional Secreteriat Office - UDA - RDA	Release of Land Implementation of the project in line with the project's concepts
	Landscaping the pedestrian walkway from Detagamuwa Urban Park to the Dewalaya Entrance connecting the Saddhathissa Road.		- Pradeshiya Sabha - Divisional Secreteriat Office - UDA	Release of Land Implementation of the project in line with the project's concepts
	Landscaping the Sacred Areas		- NPPD - UDA	Implementation of the project in line with the project's concepts
<b>Public Open Space Plan</b>	Development New Public Parks	Development of an Urban Park in the surroundings of the Detagamuwa Tank	- UDA - Dpt. Of Irrigation - Pradeshiya Sabha - Divisional Secreteriat Office	Release of Land Implementation of the project in line with the project's concepts
		Development of Children's Park premises as an Urban Park	- Pradeshiya Sabha - Divisional Secreteriat Office - UDA	Implementation of the project in line with the project's concepts

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

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

## 6.8. Projects

### Development of Detagamuwa Urban Park and Resting area

#### Project Identification

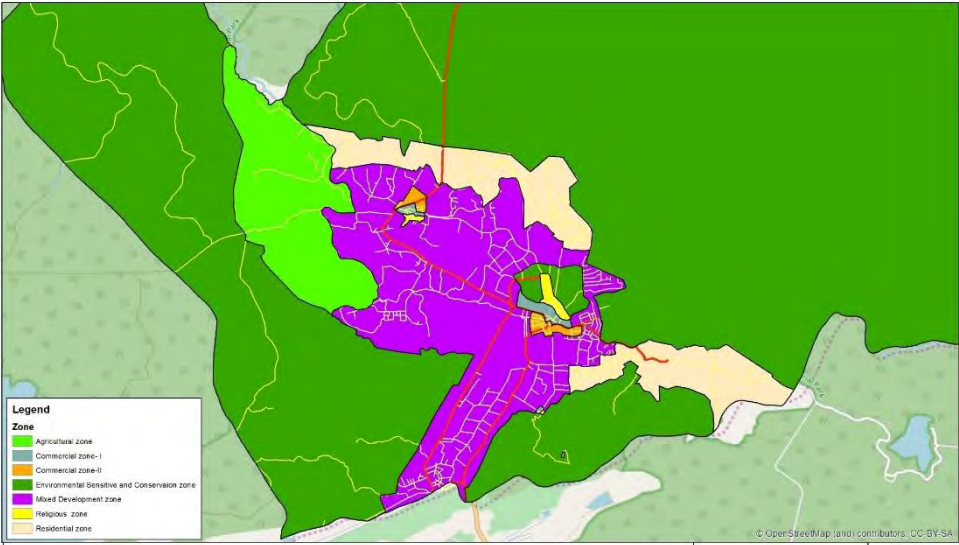
Project Name	Development of Detagamuwa Urban Park and Resting area
Project	Kataragama Town Development Project
Project Proposal	Development of Urban Park and Children's Park

#### Project Location

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

#### Location Map



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

### Project Justification

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


	According to the UDA standards, the open area requirement of the people in 2017 was 19 Hectares but this requirement was not met. The leisure areas and entertainment facilities available is insufficient to meet the needs of the visitors and the residents posing many hardships on the public. In order to overcome this shortcoming the Development Plan 2018-2030 made this proposal to develop an urban Park and a Resting Centre for the visitors at the Detagamuwa area.
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### Details of Project Site

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

### Project Details

Duration	Shrt-Term (1> year:)	✓	Mid -Term (1-3 year:)		Long -Term (3< year)		TEC	80 Mn
Funding Source	UDA and Treasury							
Description of project	Planned to develop urban park, public resting centre and a children's park at Detagamuwa including landscaping the area.							
Infrastructure Facilities	Water	Capacity Required			Electricity	Capacity Required		
		Existing Capacity				Existing Capacity		
		✓				✓		

	Solid Waste management system	Yes	✓	No		If alternative Proposals	not	
Zone	Mixed Development Zone	Compatibility	Yes	✓	No			
<b>Current Situation</b>								
The proposed site falls within the Detagamuwa tank reservation. Currently this area is vacant.								
								
<b>Estimated Cost of Project Rs. Mln.</b>								<b>80 Mn</b>
<b>Responsible Agencies</b>								
<ul style="list-style-type: none"> <li>• Dpt. Of Irrigation</li> <li>• UDA</li> <li>• Kataragama PS</li> </ul>								
<b>Regulations and Consultations</b>			Development should Comply with planning regulations of the UDA			<b>Consultants</b>		



## Wedasiti Kanda Pilgrims Facility Center Development and Landscaping Project

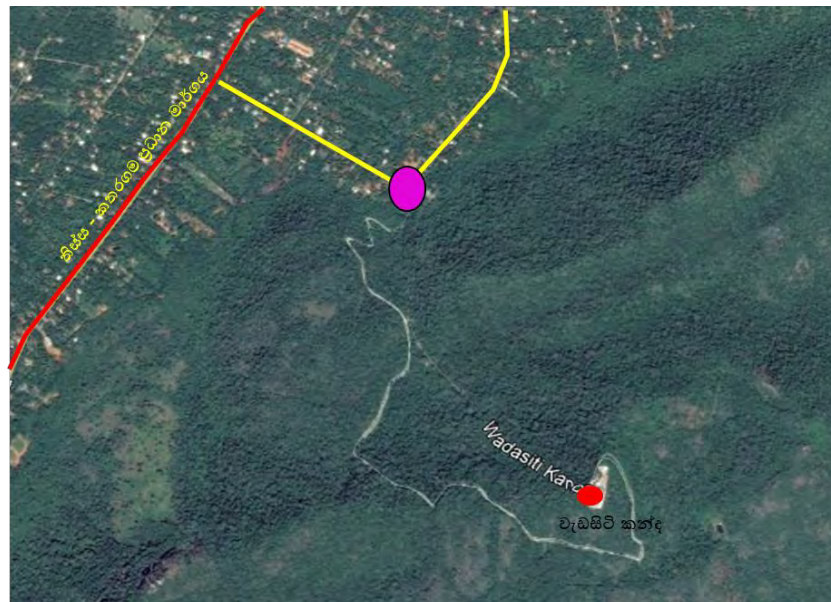
## Project Identification

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

## Project Location

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

Location Map



**Surrounding Land Use**

Proposed Land falls within a mixed development zone according to the Kataragama Zoning Plan and situated in the vicinity of the environmental conservation zone

### Project Justification

Nature of the Project	New	✓	Redevelopment		Expansion		Land Development Only	
Project Type	Conservation	Commercial	Landscaping	Historical	Housing	Relocation	Other	
		✓	✓					
Project Vision	Environmental		Economic		✓	Social		✓
Project Objectives	<ul style="list-style-type: none"> <li>• Provision of qualitative commercial and infrastructure facilities to the pilgrims of Wadahitikanda Sacred Area</li> <li>• Creation of more economic opportunities for the benefit of the residents and development of their skills.</li> <li>• Development of Wadahitikanda approach area creating a pleasant and picturesque environment.</li> </ul>							



Project Justification	<p>The Wadahitikanda is one of the most sacred places in the Kataragama Town. The pilgrims come to this town would rarely miss the visiting of Wadahitikanda, almost all the pilgrims make it a point to visit this sacred place, which results in a large number of devotees visiting this sacred place throughout the years. However irregular development in the area contributes towards the sanctity of this place to diminish. The facilities currently available cannot meet the needs of the pilgrims adequately.</p> <p>As such this project envisages providing essential facilities such as sanitary facilities, commercial facilities, car parking facilities and resting and accommodation facilities. The Development Plan of Kataragama 2018-2030 identified these issues and made this proposal to develop the Pilgrims' Rest and landscaping the area to make it more attractive.</p>
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### Details of Project Site

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

### Project Details

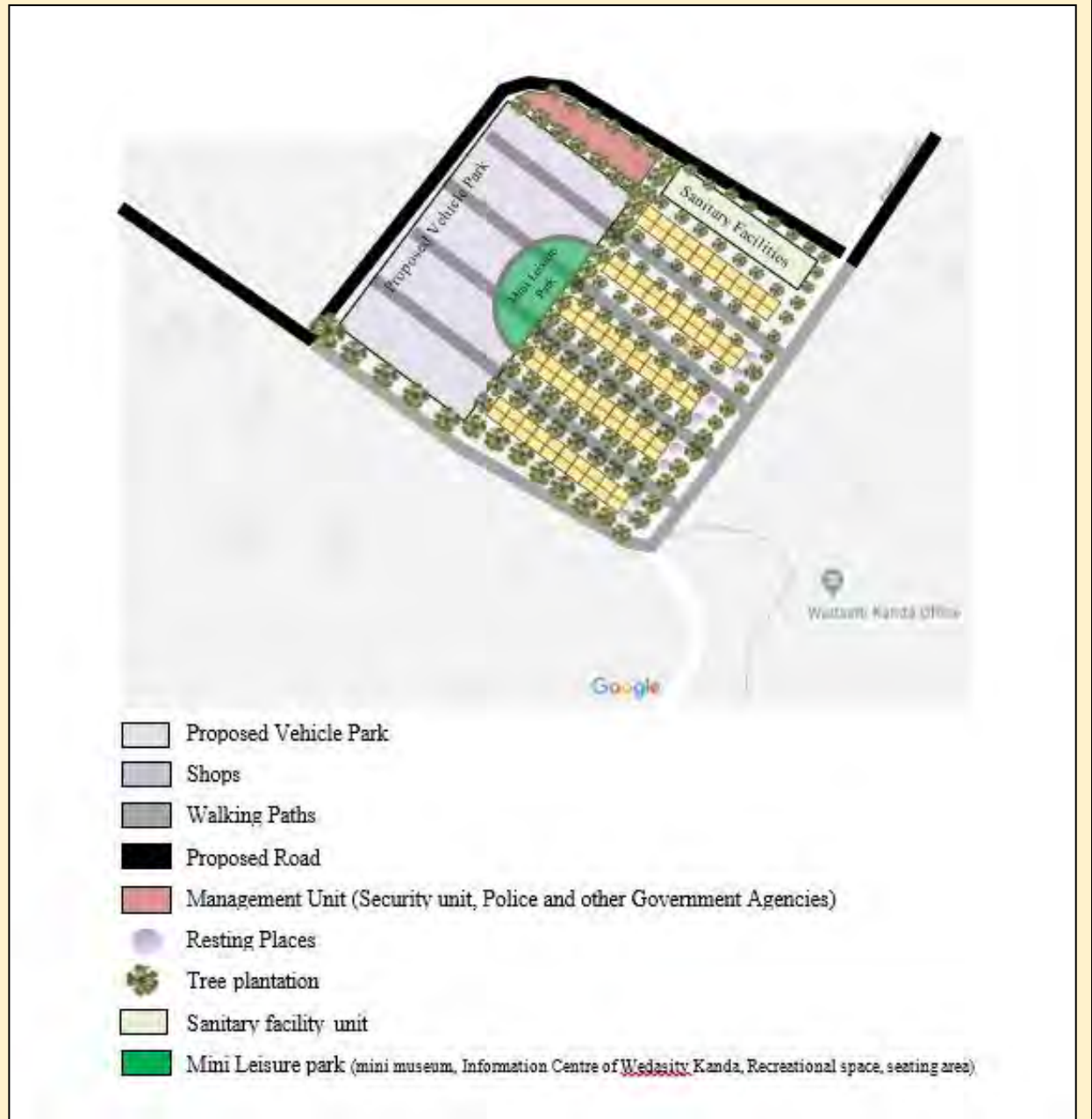
Duration	Shrt-Term (1>year:)		Mid -Term (1-3 year:)		Long -Term (3< year)	✓	TEC	200 Mn
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Funding Source	UDA and Treasury						
Description of project	<p>This project, which includes Pilgrims' Rest and the Landscaping of the area has been planned to implement in two stages. The first stage includes implementation of Trade Stalls, Sanitary Facilities. The second stage will include development of Car Parks and the Pilgrims' Rest and the landscaping of the area.</p> <p>Development of Urban Park, Childrens' Park and the landscaping the area will be implemented under the Detagamuwa Public Rest and the Detagamuwa Urban Park Project.</p>						
Infrastructure Facilities	Water	Capacity Required			Electricity	Capacity Required	
		Existing Capacity				Existing Capacity	
		✓				✓	
Infrastructure Facilities	Solid Waste management system	Yes	✓	No	If alternative Proposals	not	
Zone	Mixed Development Zone	Compatibility	Yes	✓	No		
<b>Current Situation</b>							
<p>Happhazard development spread in most of the places which are incompatible with the religious functions and conflict with the required peaceful and calm atmosphere of the sacred area. .</p>							
							
<b>Estimated Cost of Project Rs. Mn.</b>						<b>200 Mn</b>	

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

Annexures

Draft Lay-Out Plan of the Proposed Project



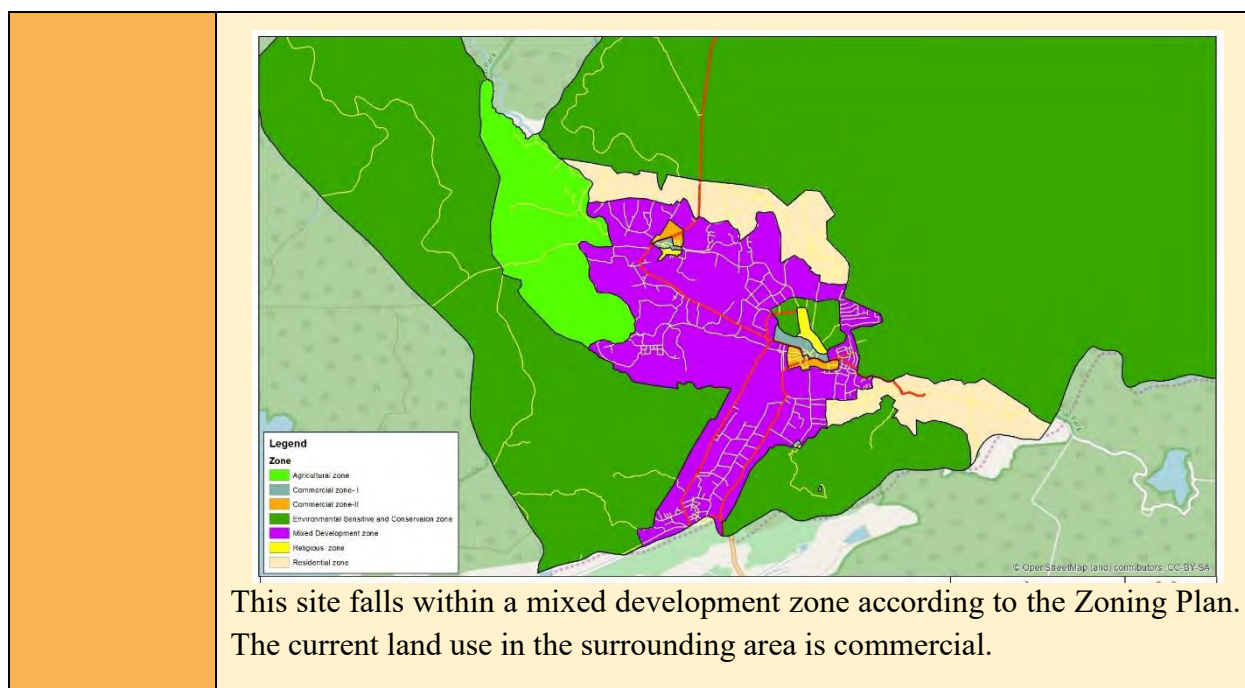
## Kataragama Public Market Relocation Project

### Project Identification

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

### Project Location

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



### Project Justification

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

	<p>The haphazard development of unauthorized buildings and structures for commercial activities run in to conflict with the religious functions of the sacred area. These uncontrolled developments are threatening the sanctity of the religious places to diminish. This may be able to influence the devotees who are more sensational towards the religious places to cut down their visits to Kataragama in the long run affecting the economy of the planning area.</p> <p>Therefore the Kataragama development plan 2018-2030 includes proposals to remove such activities from the sensitive areas closer to the religious places providing a long lasting protection for the religious environment. Accordingly the public market functioning closer to the sacred area will be relocated suitably.</p>
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### Details of Project's Site

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

### Project's Details

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

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

### Current Situation

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



Estimated Cost of Project Rs. Mn.

**300 Mn**

### Work Items

### Estimated Cost Rs. Mln.

**Stage I**

150Mn

**Stage II**

150 Mn

**Total Estimated Cost (TEC)**

300Mn

### Responsible Agencies

Responsible Agency	Authorized Officer
UDA	
Kataragama PS	

Regulations and Consultations	Regulations	Consultants
	Proposed development should comply with the planning and development regulations of the UDA	

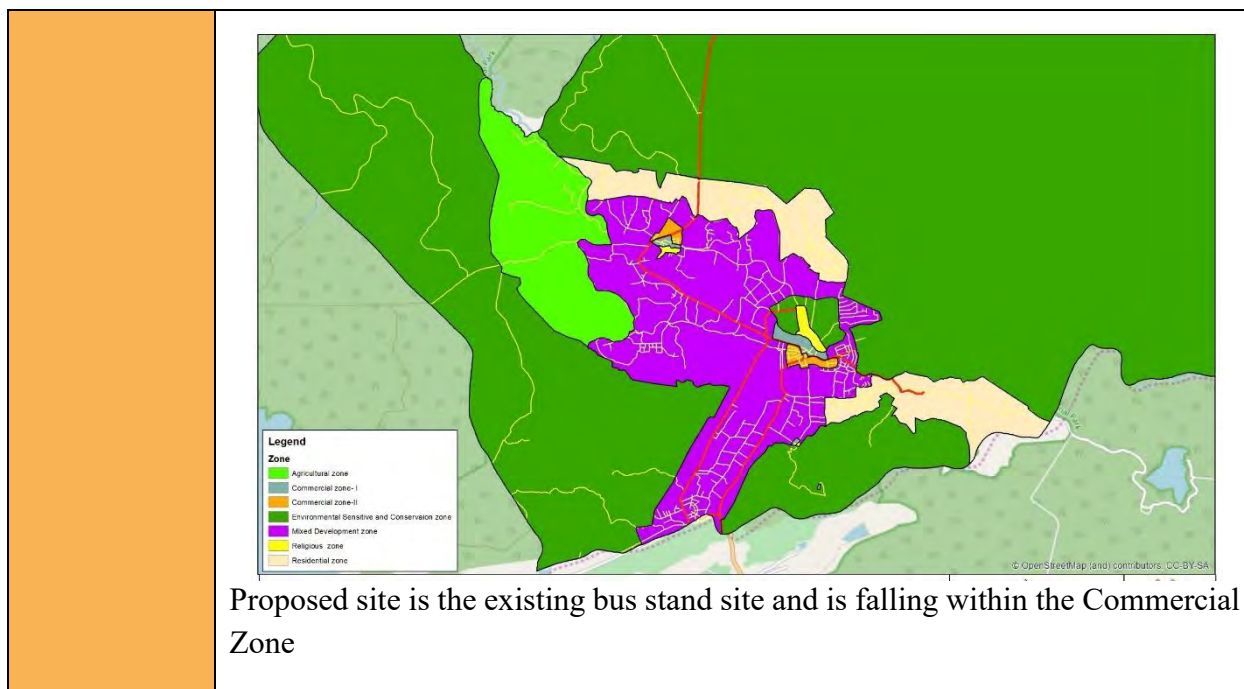
## Kataragama Public Bus Stand Development

## Project Identification

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

## Project Location

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



### Project Justification

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



	But the existing bus stand is incomplete to meet the needs of the visitor population as well as the residents. The condition of infrastructure availability has been very poor for a long period of time. Therefore the Development Plan 2018-2030 identified the redevelopment of the Bus Stand as a vital project in view of the fact that a large number of devotees are coming to Kataragama by public transport.
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### Details of Project Site

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

### Project's Details

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

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

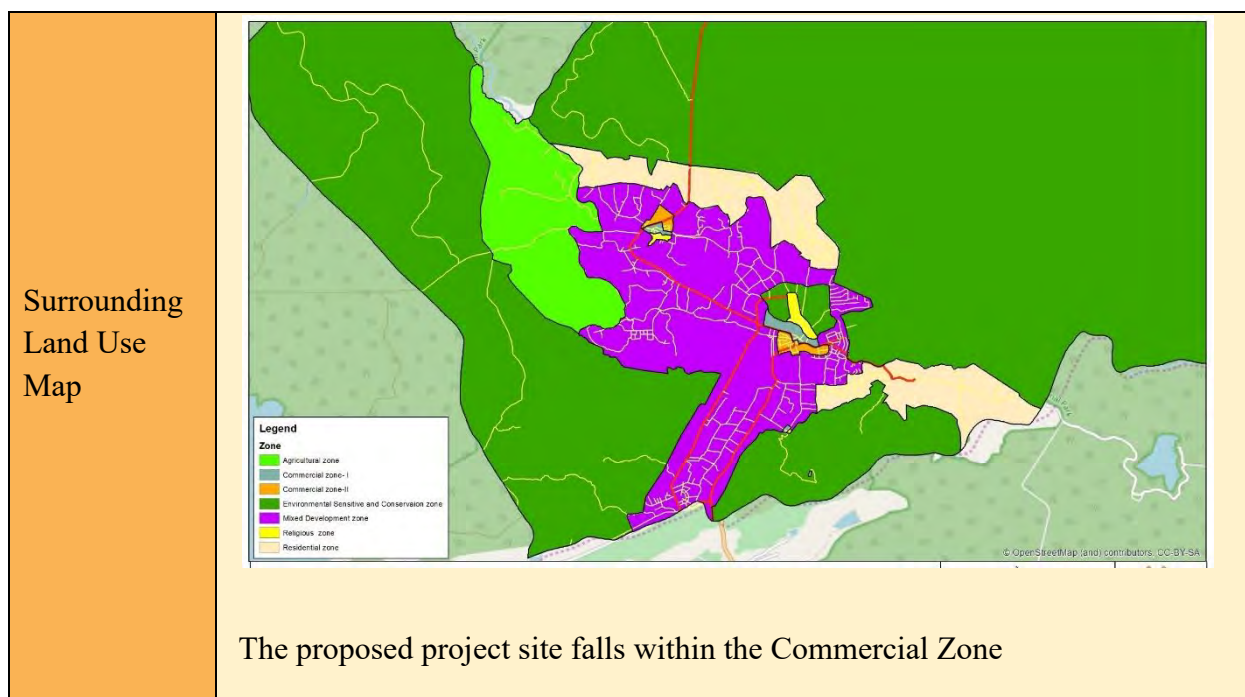
## Car Park Development at Wimalasena Mawatha (Road) project

### Project Identification

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

### Project Location

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



### Project’s Justification

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


	<p>cultural town being visited by pilgrims in large numbers for religious and leaisure purposes</p> <p>As a practice most of the long distance devotees and tourists are coming to the Kataragama Sacred area by their own vehicles or by hired vehicles, which they normally park in irregular places as the car parks already provided are insufficient to meet the full need. This ad-hoc parking of vecles in the town area and in the sacred area caused many issues to the devotees as some of such vehicles park disturbing the walk ways dedicated for the pedestrians. In orer to overcome this irregular parking practice, the Kataragama Development Plan 2018-2030 formulated this proposal</p>
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### Details of Project's Site

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

### Project's Details

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


Infrastructure Facilities	Water	Capacity Required :				Power	Capacity Required :							
		Existing Capacity :					Existing Capacity :							
	Solid Waste management system	Yes	✓	No		If alternative proposal	not							
Use Zone	Mixed Development Zone	Compatibility	Yes	✓	No									
<p><b>Current Situation</b></p> <p>Currently the proposed project site is being used for the weekly fair to be held. During the other days it remains as a vacant land.</p> 														
<b>Estimated Cost of Project Rs. Mln. 150</b>							<b>150 Mn</b>							
<p><b>Responsible Agencies</b></p> <table border="1"> <thead> <tr> <th>Agency Responsible</th> <th>Authorized Officer</th> </tr> </thead> <tbody> <tr> <td>UDA</td> <td></td> </tr> <tr> <td>Kataragama PS</td> <td></td> </tr> </tbody> </table>									Agency Responsible	Authorized Officer	UDA		Kataragama PS	
Agency Responsible	Authorized Officer													
UDA														
Kataragama PS														
Regulations and Consultations	Regulations Proposed development should be undertaken in conformity with the UDA Planning and Development Regulations.				Consultants									

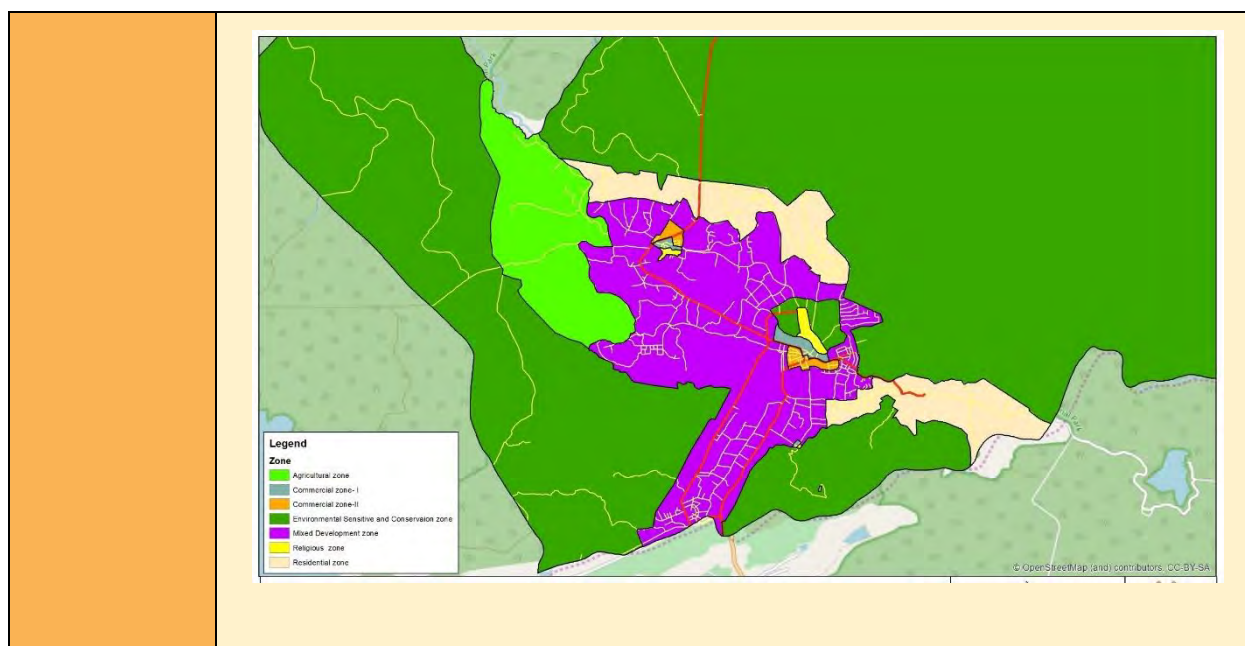
## Proposed Car Park Development Project in Sella kataragama near the Water Supply Board's Premises

### Project Identification

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

### Location of the Project

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



### Project’s Justification

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

	insufficient to meet the full need. This ad-hoc parking of vecles in the town area and in the sacred area caused many issues to the devotees as some of such vehicles parked disturbing the walk ways dedicated for the pedestrians. In orer to overcome this irregular parking practice, the Kataragama Development Plan 2018-2030 formulated this proposal for implementation at a site closer to the Water Supply Board's premises.
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### Details of Project's Site

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

### Project's Details

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


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

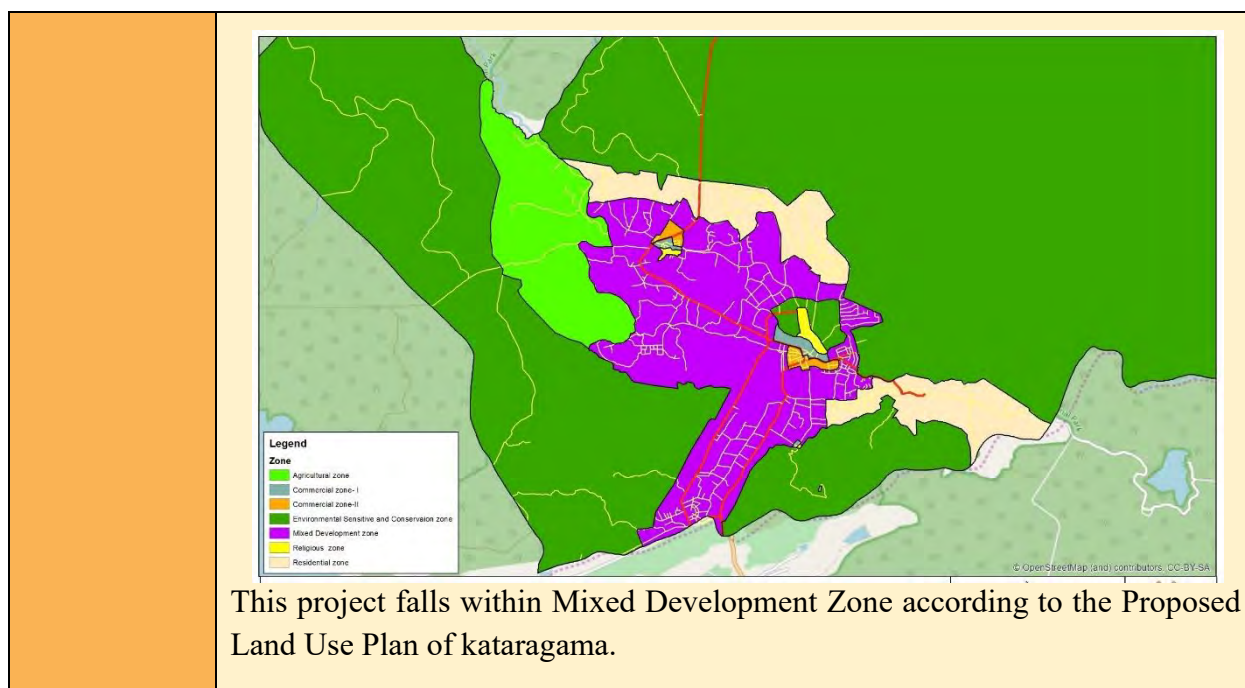
## Development of Car Park near the Ganagaramaya

## Project Identification

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

## Location of the Project

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



Project’s Justification

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

	<p>cultural town being visited by pilgrims in large numbers for religious and leisure purposes</p> <p>As a practice most of the long distance devotees and tourists are coming to the Kataragama Sacred area by their own vehicles or by hired vehicles, which they normally park in irregular places as the car parks already provided are insufficient to meet the full need. This ad-hoc parking of vecles in the town area and in the sacred area caused many issues to the devotees as some of such vehicles parked disturbing the walk ways dedicated for the pedestrians. In orer to overcome this irregular parking practice, the Kataragama Development Plan 2018-2030 formulated this proposal for implementation at a site closer to the Gangaramaya Premises.</p>
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### Details of Project's Site

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

### Project's Details

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

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

**Current Situation**

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



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

**200 Mn**

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

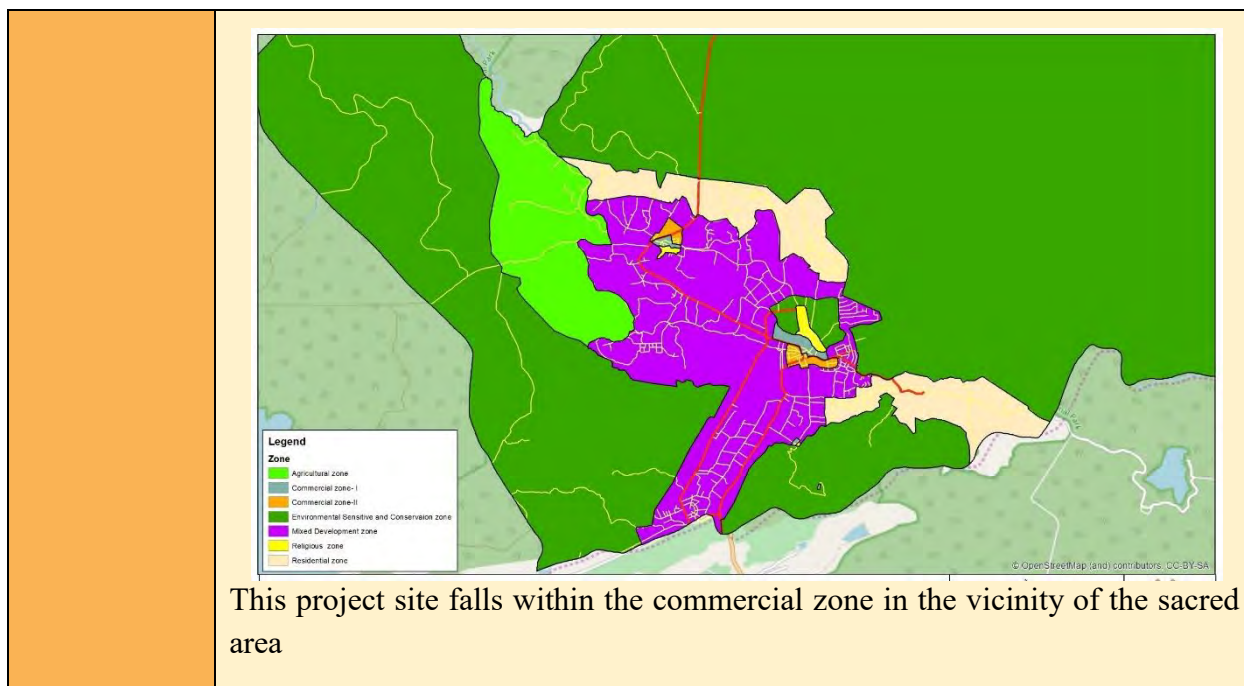
## Kataragama No 03 Car Park Development Project

### Project Identification

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

### Project's Location

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



### Project Justification

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

	As a practice most of the long distance devotees and tourists are coming to the Kataragama Sacred area by their own vehicles or by hired vehicles, which they normally park in irregular places as the car parks already provided are insufficient to meet the full need. This ad-hoc parking of vecles in the town area and in the sacred area caused many issues to the devotees as some of such vehicles parked disturbing the walk ways dedicated for the pedestrians. In orer to overcome this irregular parking practice, the Kataragama Development Plan 2018-2030 formulated this proposal for implementation of a car park with commercial facilities at No 03, Kataragama.
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### Details of Project Site

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

### Project Details

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

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

**Current Situation**

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



**Estimated Cost of Project Rs. 200 Mn**

**Responsible Agencies**


Agency Responsible	Authorized Officer
Kataragama PS	
UDA	

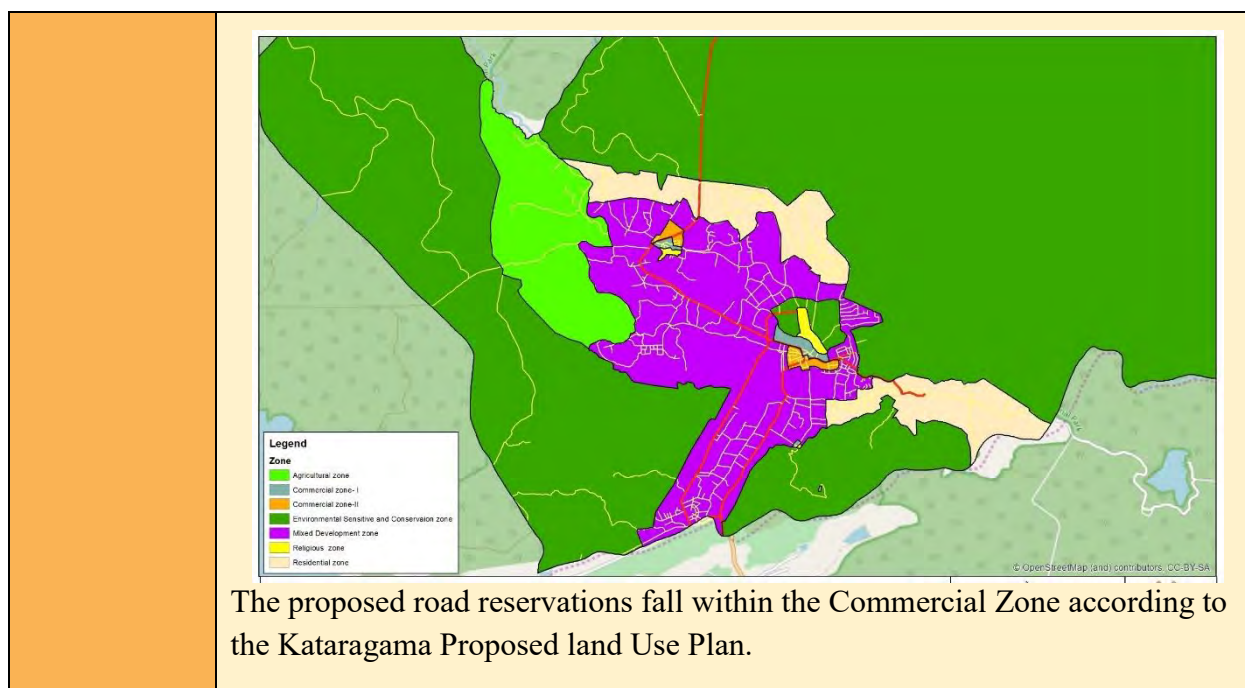
## Development of Reservations of selected Roads within the Urban Area of Kataragama for Vehicle parking purposes

### Project Identification

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

### Project Location

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



### Project Justification

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

	As a practice most of the long distance devotees and tourists are coming to the Kataragama Sacred area by their own vehicles or by hired vehicles, which they normally park in irregular places as the car parks already provided are insufficient to meet the full need. This ad-hoc parking of vecles in the town area and in the sacred area caused many issues to the devotees as some of such vehicles parked disturbing the walk ways dedicated for the pedestrians. In orer to overcome this irregular parking practice, the Kataragama Development Plan 2018-2030 formulated this proposal under the transport development strategy for implementation of a car park with commercial facilities at No 03, Kataragama.
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### Details of Project's Site

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

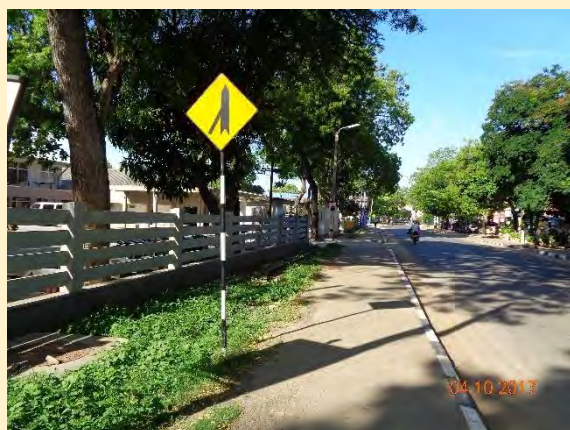
### Project's Details

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

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

**Current Situation**

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



**Estimated Cost of Project Rs.**

**200 Mn**

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

### Project Identification

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

### Project Location

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

### Project Justification

Nature of the Project	New	✓	Redevelopment		Expansion		Land Development Only	
Project Type	Conservation	Commercial	Landscape	Historical	Housing	Relocation	Other	
							✓	
Project Vision	Environmental		Economic			Social		✓
Project Objectives	<ul style="list-style-type: none"> <li>• Provide more vehicle parking facilities for the visitors</li> <li>• Creating a pleasant and picturesque urban environment</li> </ul>							
Project Justification	<p>Kataragama is one of the most sacred cities in the Country owing to the location of Kirivehera, Ashtaphala Bodhiya, Ruhunu Kataragama Devalaya (Temple) Wadahitikanda and Sella Kataragama and is an attractive multi religious and cultural town being visited by pilgrims in large numbers for religious and leisure purposes</p> <p>As a practice most of the long distance devotees and tourists are coming to the Kataragama Sacred area by their own vehicles or by hired vehicles, which they normally park in irregular places as the car parks already provided are insufficient to meet the full need. This ad-hoc parking of vecles in the town area and in the sacred area caused many issues to the devotees as some of such vehicles parked disturbing the walk ways dedicated for the pedestrians. In orer to overcome this mobility issues, the Kataragama Development Plan 2018-2030 formulated this proposal under the transport development strategy for implementation of a new road from Gam Udawa Approach Road to the Sella Kataragama Raja Mawatha</p>							

### Details of Project Site

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

### Project Details

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

## Responsible Agencies

Agency Responsible	Authorized Officer
RDA	
Kataragama PS	

## Annexures



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

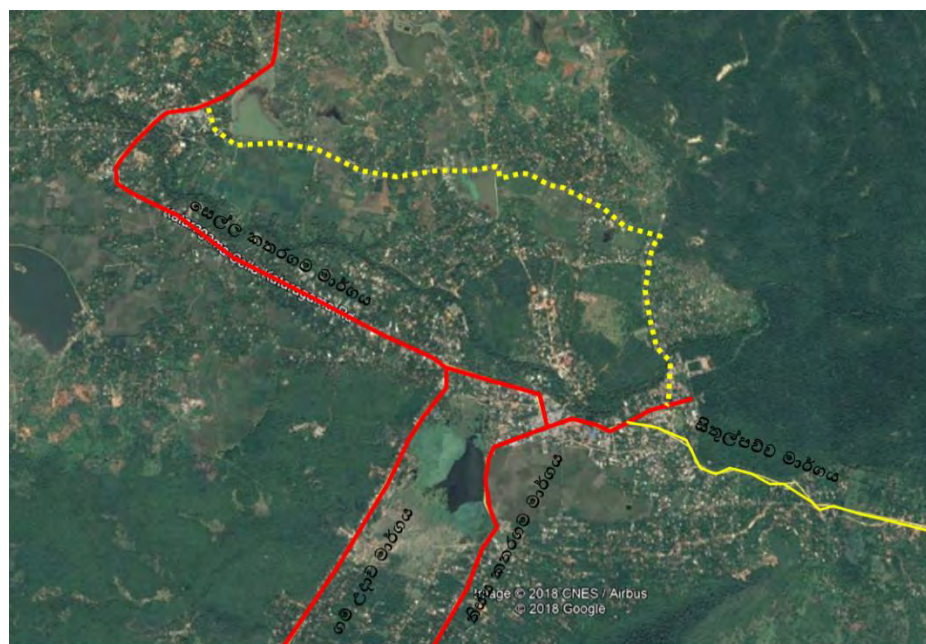
### Project Identification

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

### Project Location

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

### Location Map



### Project Justification

Nature of the Project	New		Redevelopment	✓	Expansion		Land Development Only	
Project Type	Conservation	Commercial	Landscape	Historical	Housing	Relocation	Other	
							✓	
Project Vision	Environmental		Economic			Social		✓
Project Objectives	<ul style="list-style-type: none"> <li>• Provide mobility facilities to the visitors coming to Kataragama</li> <li>• Ease the vehicular traffic congestion in the urban area and create a pleasant and picturesque built environment</li> </ul>							
Project Justification	<p>During the festival seasons and week ends Kataragama Sacred area received a large number of devotees and visitors. So do the passenger vehicles, which caused severe traffic congestion in the urban area as well as the sacred area. This situation creates a difficult time for the visitors and the devotees. With this issue in mind the Kataragama Development Plan 2019-2030 made a proposal under the transport Development Strategy to identify alternative roads for development. Development of this new road was one of them identified under that strategy for development connecting Kiriwehera Old Road with the Sithulpwwa Road.</p>							

### Details of Project Site

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

## Project Details

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

## Development of Roads from Wadahitikanda to the Kataragama Town

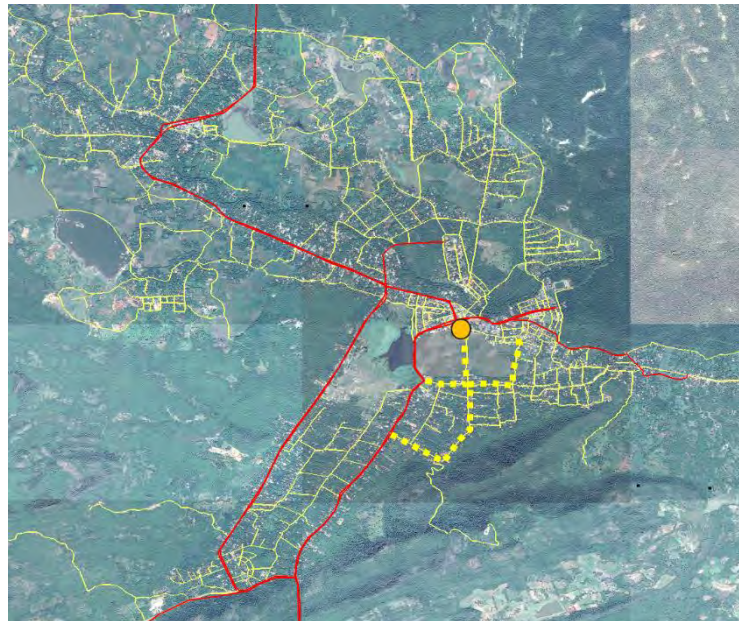
## Identification of project

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

## Project Location

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

Project Location



### Project Justification

Nature of the Project	New		Redevelopment	✓	Expansion		Land Development Only	
Project Type	Conservation	Commercial	Landscape		Historical	Housing	Relocation	Other
								✓
Project Vision	Environmental		Economic				Social	✓
Project Objectives	<ul style="list-style-type: none"> <li>• Provide mobility facilities to the visitors coming to Kataragama</li> <li>• Ease the vehicular traffic congestion in the urban area and create pleasant and picturesque built environment</li> </ul>							
Project's Justification	<p>During the festival seasons and week ends Kataragama Sacred area received a large number of devotees and visitors. So do the passenger vehicles, which caused severe traffic congestion in the urban area as well as the sacred area. This situation creates a difficult time for the visitors and the devotees. With this issue in mind the Kataragama Development Plan 2018-2030 made a proposal under the transport Development Strategy to identify alternative roads for development. Development of this new road was one of them identified under that strategy for development connecting Wadahitikanda with the Kataragama Town.</p>							

### Details of Project's Site

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

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

### Project's Details

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

## Detagamuwa Tank Walk Way Development

### Identification of the Project

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

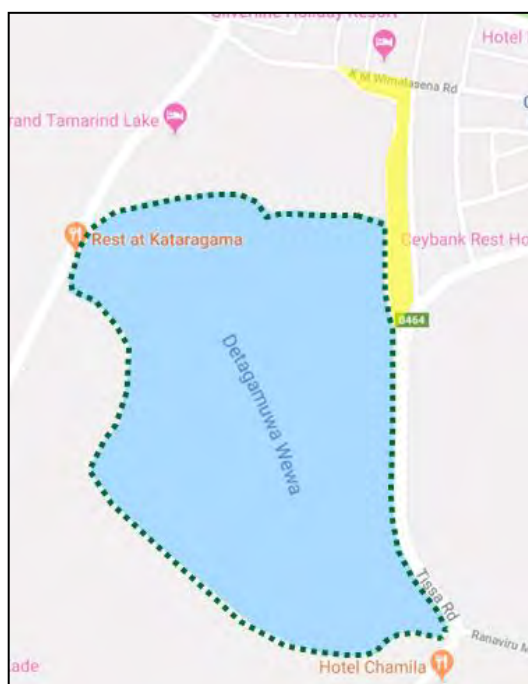
### Project Location

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

Access

-

Location Map



### Project Justification

Nature of the Project	New	✓	Redevelopment	Expansion		Land Development Only	
Project Type	Conservation	Commercial	Landscaping	Historical	Housing	Relocation	Other
			✓				
Project Vision	Environmental		Economic			Social	✓
Project Objectives	<ul style="list-style-type: none"> <li>• Creation of a pedestrian-friendly environment within the urban area.</li> <li>• Creation of a pleasant and picturesque urban environment</li> </ul>						
Project Justification	<p>During the festival seasons and week ends Kataragama Sacred area received a large number of devotees and visitors. But such visitors do not have have opportunity to enjoy visitor-friendly infrastructure facilities within the town and the sacred area. The Kataragama Development Plan 2018-2030 identified this issue and set out a proposal under the Transport Development Strategy to identify and develop pedestrian walkways. The Detagamuwa Tank Walkway is one of them to be developed as a project.</p>						

### Details of Project Site

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

## Project Details

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

## Development of Walkways in Kataragama Town

## Project Identification

Project Name	Development of Walkways in Kataragama Town
Project	Kataragama Town development Project
Project Proposal	<p>i. Walkway development from Detagamuwa Urban Park to the Dewalaya Approach road connecting Gotaimbara Mawatha.</p> <p>ii. Walkway Development from Detagamuwa Urban Park to Dewalaya entrance road connecting Saddhathissa Mawatha.</p>

## Project Location

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

## Location Map



### Project Justification

Nature of the Project	New	✓	Redevelopment		Expansion		Land Development Only	
Project Type	Conservation	Commercial	Landscape	Historical	Housing	Relocation	Other	
							✓	
Project Vision	Environmental		Economic			Social		✓
Project Objectives	<ul style="list-style-type: none"> <li>• Creation of people –friendly environment within the town</li> <li>• Creation of a pleasant and picturesque urban environment</li> </ul>							
Project Justification	<p>During the festival seasons and week ends Kataragama Sacred area received a large number of devotees and visitors. But such visitors do not have opportunity to enjoy visitor-friendly infrastructure facilities within the town and the sacred area. The Kataragama Development Plan 2018-2030 identified this issue and set out a proposal under the Transport Development Strategy to identify and develop pedestrian walkways.</p>							

### Details of Project Site

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

## Project Details

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

**Current Situation**



**Estimated Cost of Project**

**150 Mn**

**Responsible Agencies**

Agency Responsible	Authorized Officer
RDA	
Kataragama PS	

## Development of Walkways in Sella Kataragama

## Project Identification

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

## Project Location

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

Location Map



### Project's Justification

Nature of the Project	New	✓	Redevelopment	Expansion		Land Development Only	
Project Type	Conservation	Commercial	Landscape	Historical	Housing	Relocation	Other
							✓
Project Vision	Environmental		Economic			Social	✓
Project Objectives	<ul style="list-style-type: none"> <li>• Creation of a people – friendly environment within the town</li> <li>• Creation of a pleasant and picturesque urban environment</li> </ul>						
Project Justification	<p>During the festival seasons and week ends Kataragama Sacred area received a large number of devotees and visitors. But such visitors do not have opportunity to enjoy visitor-friendly infrastructure facilities within the town and the sacred area. The Kataragama Development Plan 2018-2030 identified this issue and set out a proposal under the Transport Development Strategy to identify and develop pedestrian walkways in Sella Kataragama</p>						

### Details of Project Site

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

## Project Details


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

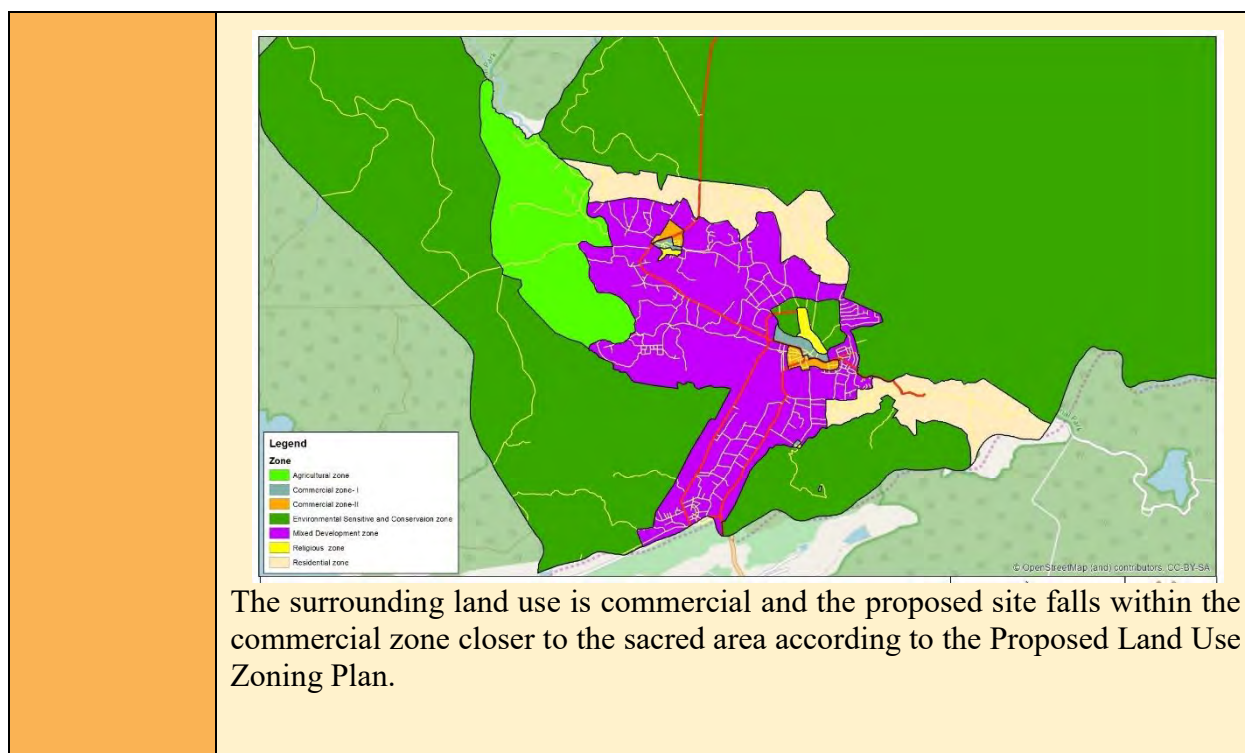
## Construction of a Drinking Water Purification Plant

## Project Identification

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

## Project Location

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



### Project Justification

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

	days. As such the Kataragama Development Plan 2018-2030 proposes to establish a new water purification plant in Kataragama with a capacity of 15,000 m <sup>3</sup> .
--	---

### Details of Project Site

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

### Project Details

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

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

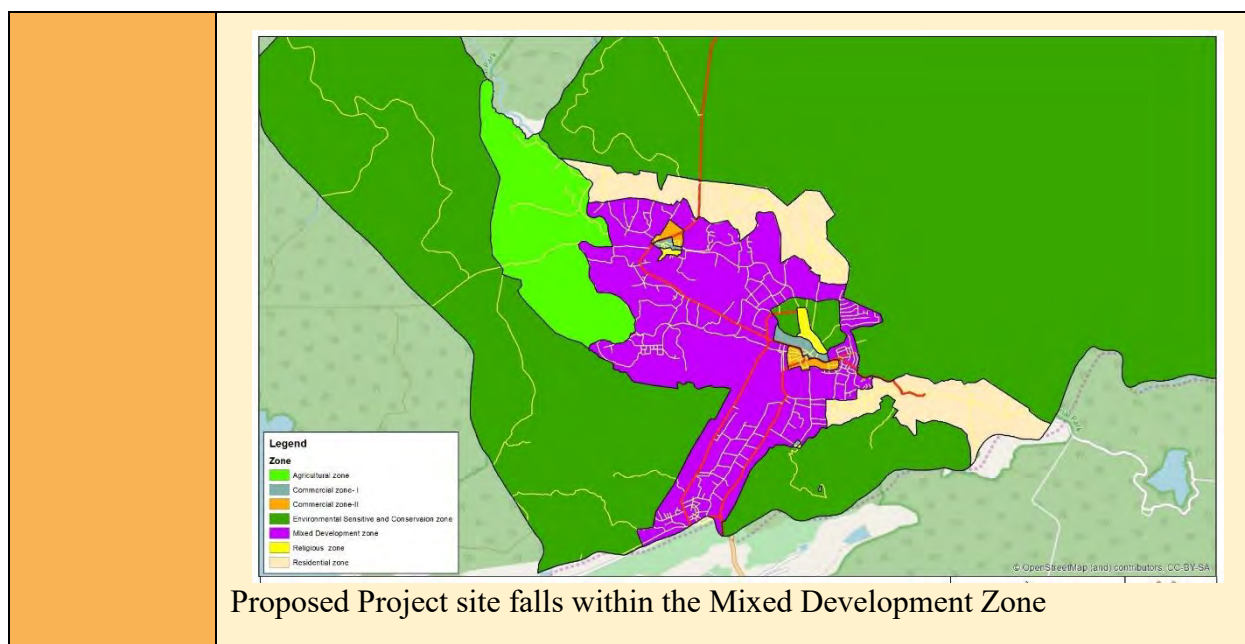
## Waste Recycling Plant Expansion Project

### Project Identification

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

### Project location

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



### Project Justification

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

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

### Details of Project Site

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

### Project Details

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

	managem nt system						
Zone	Mixed Development Zone	Compatibility	Yes	✓	No		

**Current Situation**



Current Solid Waste management Centre at galapitagalayaaya

**Estimated Cost of Project Rs. Mln.**

**Responsible Agencies**

Agency Responsible	Authorized Officer
Kataragama PS	

**Regulations and Consultations**

Development should conform to the development & planning regulations of the

**Consultants**

## Development of “Sewa Piyasa” to purchase recyclable solid wastes

## Project Identification

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

## Project Location

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

## Project Justification

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

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

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

### Project Details

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

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

Development of Agro Products Sale Centre

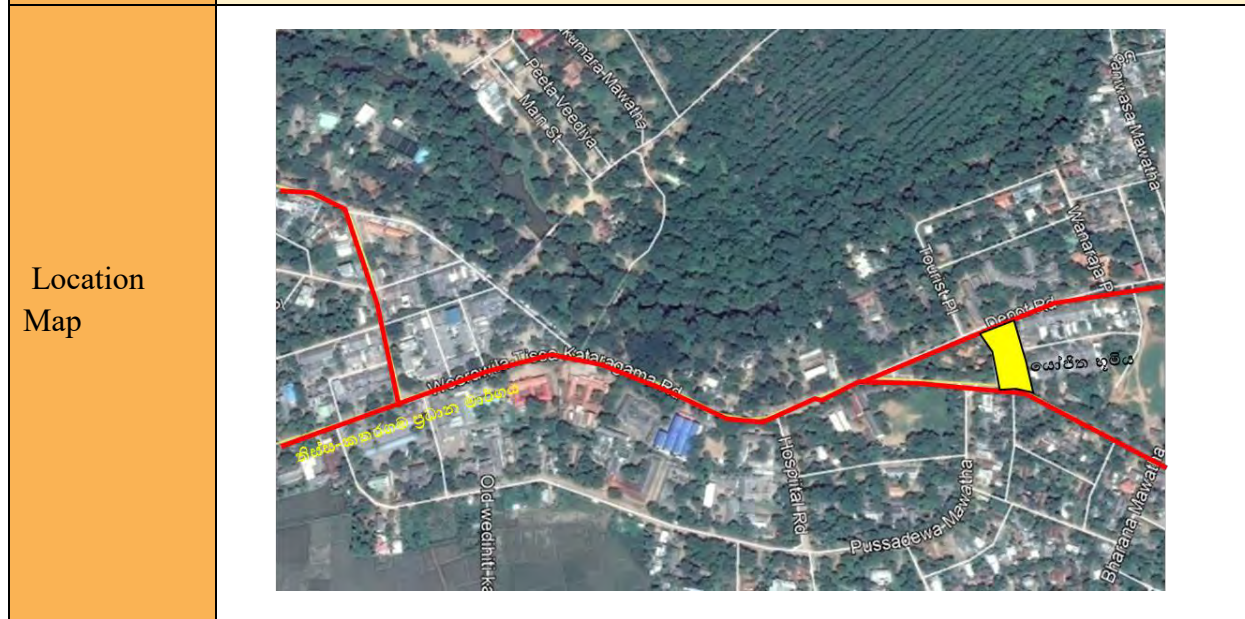
**Project Identification**

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

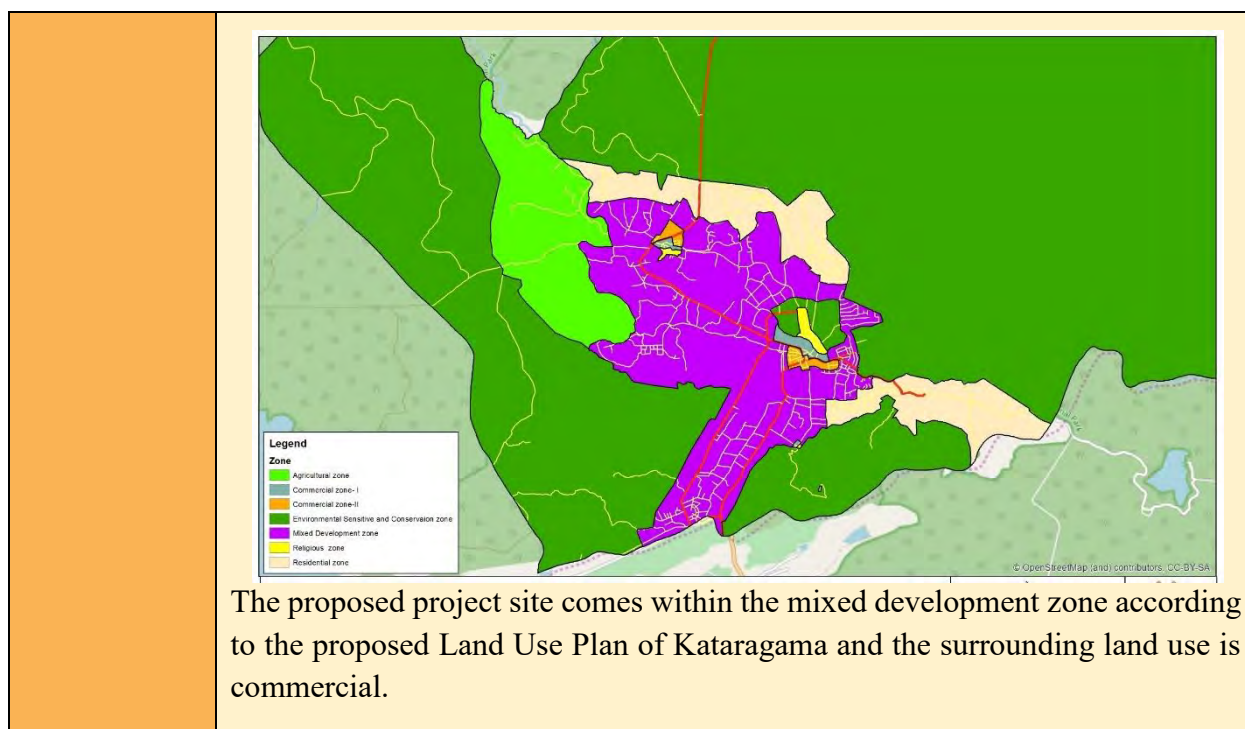
**Project Location**

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

Access	Thissa-kataragama main Road
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Surrounding Land Use	
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### Project Justification

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

## Details of Project Site

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

## Project Details

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

## Responsible Agencies


Agency Responsible	Authorized Officer
Kataragama PS	

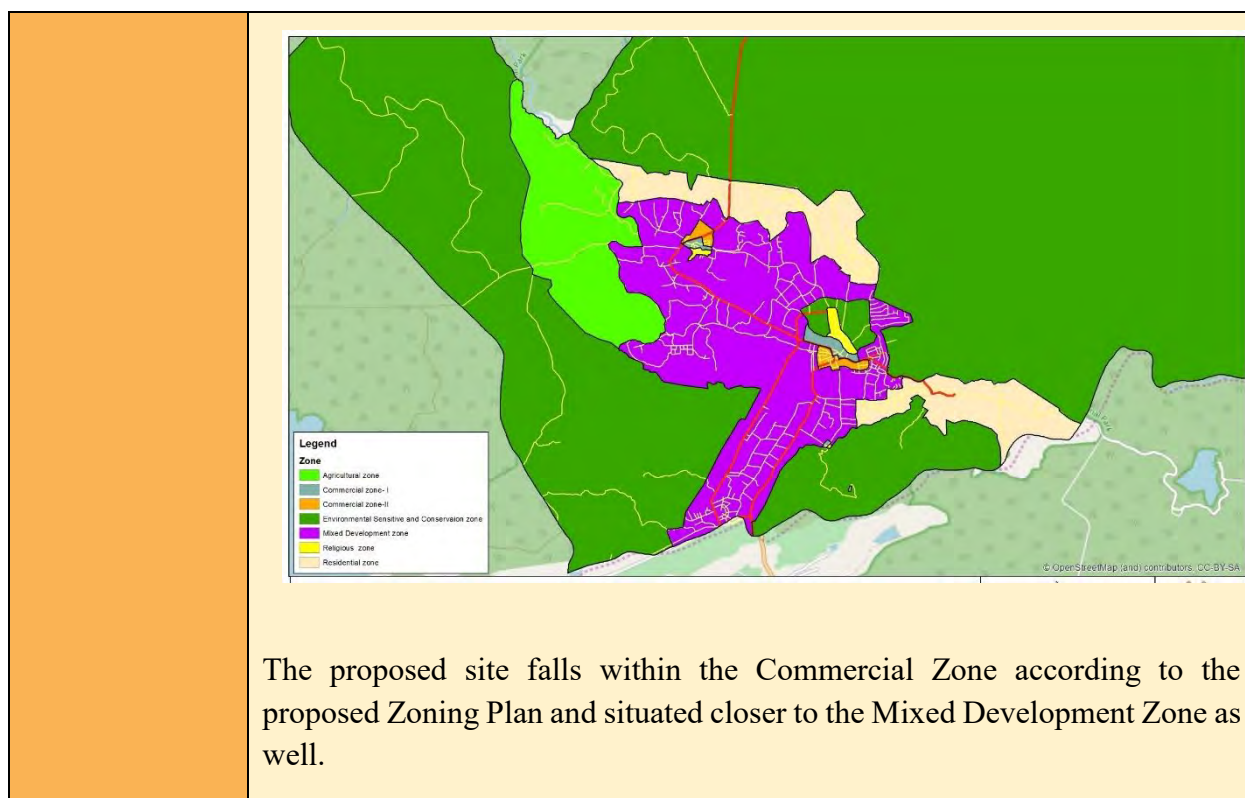
## Mixed Development at the Wimalasena Mawatha (Road)

### Identification of the Project

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

### Project Location

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



### Project Justification

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


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

### Details of Project Site

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

### Project Details

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

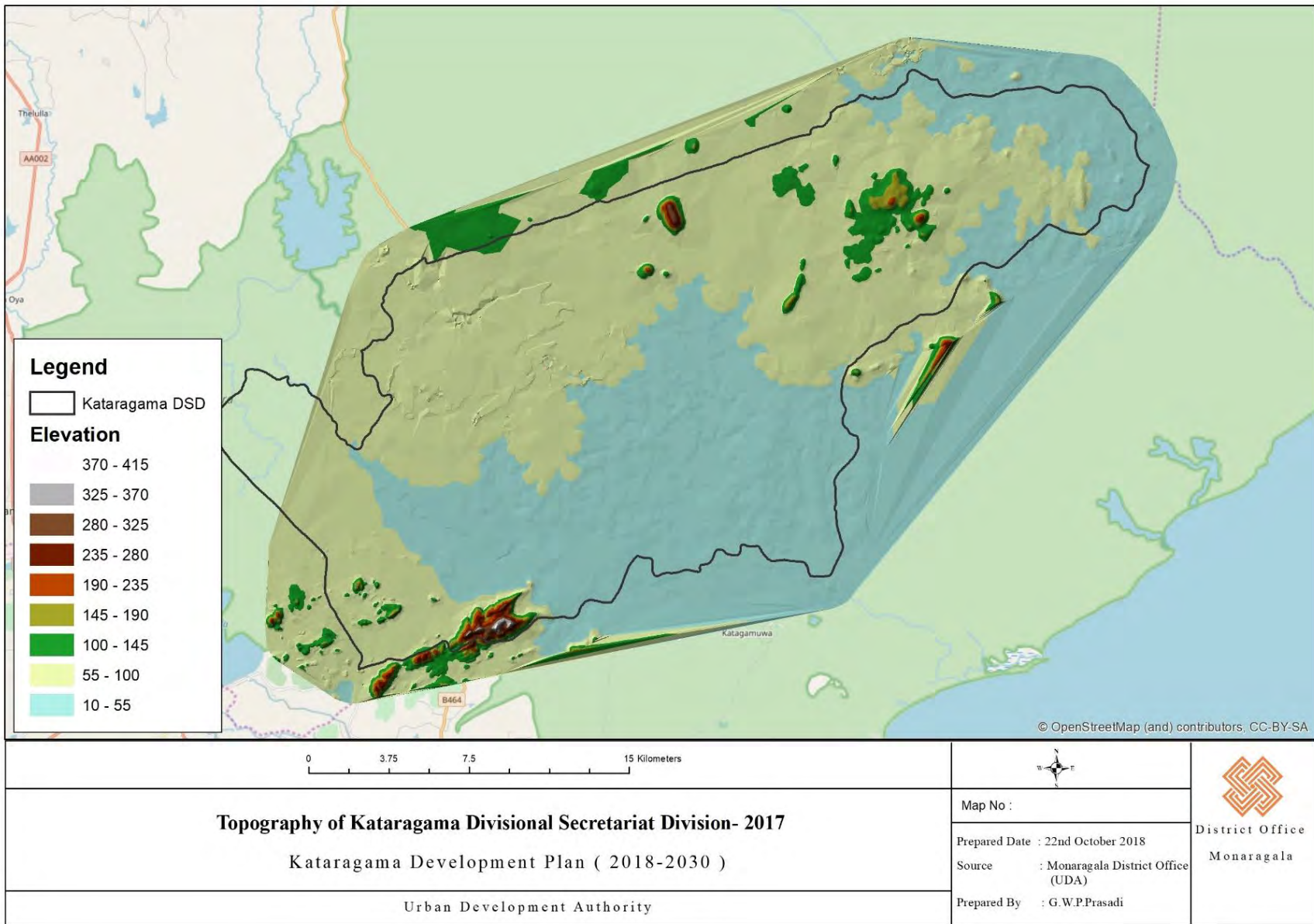
	Solid Waste management system	Yes	✓	No		If not alternative proposal	
Use Zone	Mixed Development Zone	Compatibility	Yes	✓	No		
<b>Current Situation</b>							
Vacant land							
							
<b>Estimated Cost of Project</b>							<b>300 Mn</b>
<b>Work Items</b>					<b>Cost in Rs. Mln</b>		
Stage I					150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



# ANNEXURES

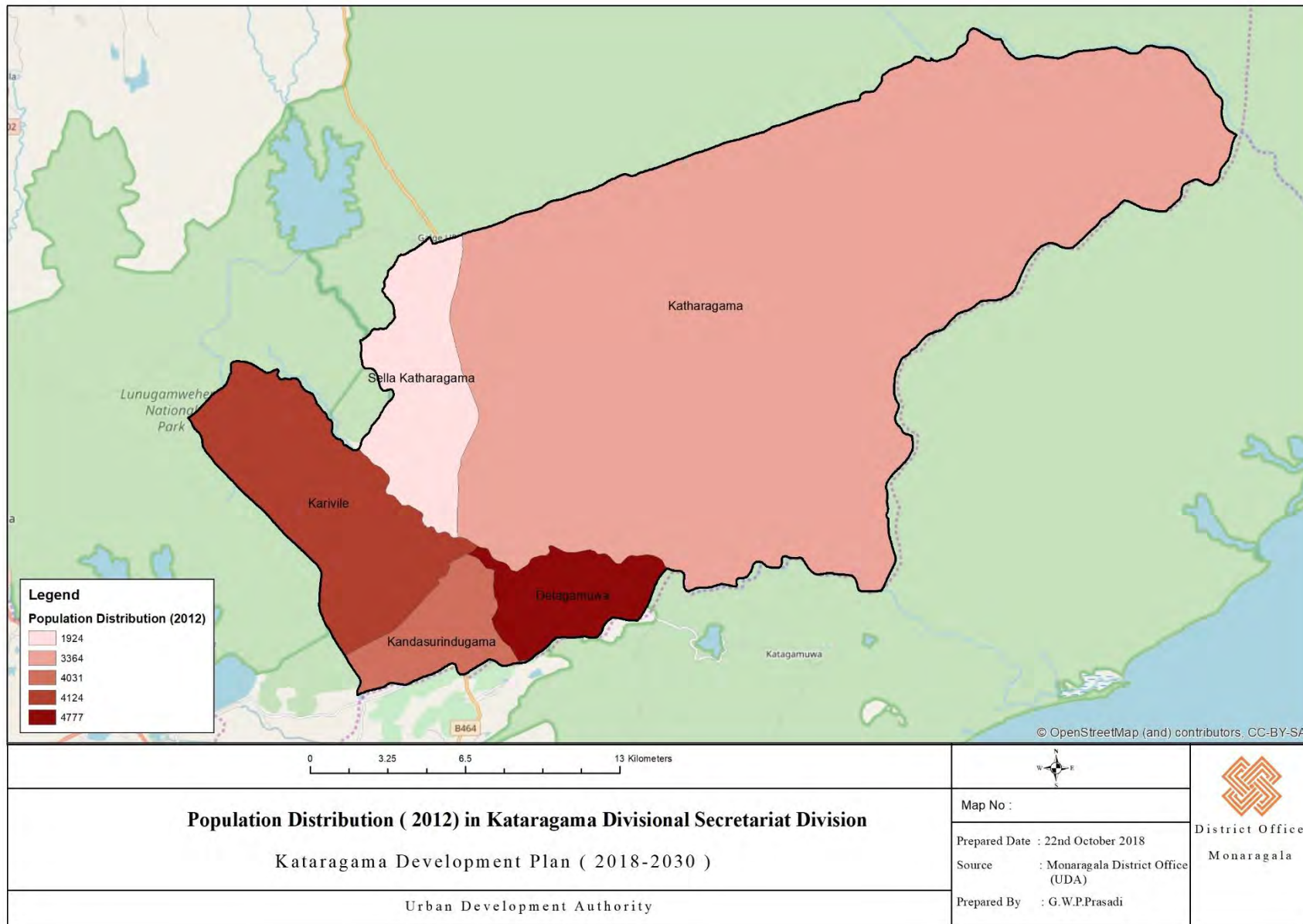


**Annexure 1. Topography of the Kataragama Divisional Secretariat Division**



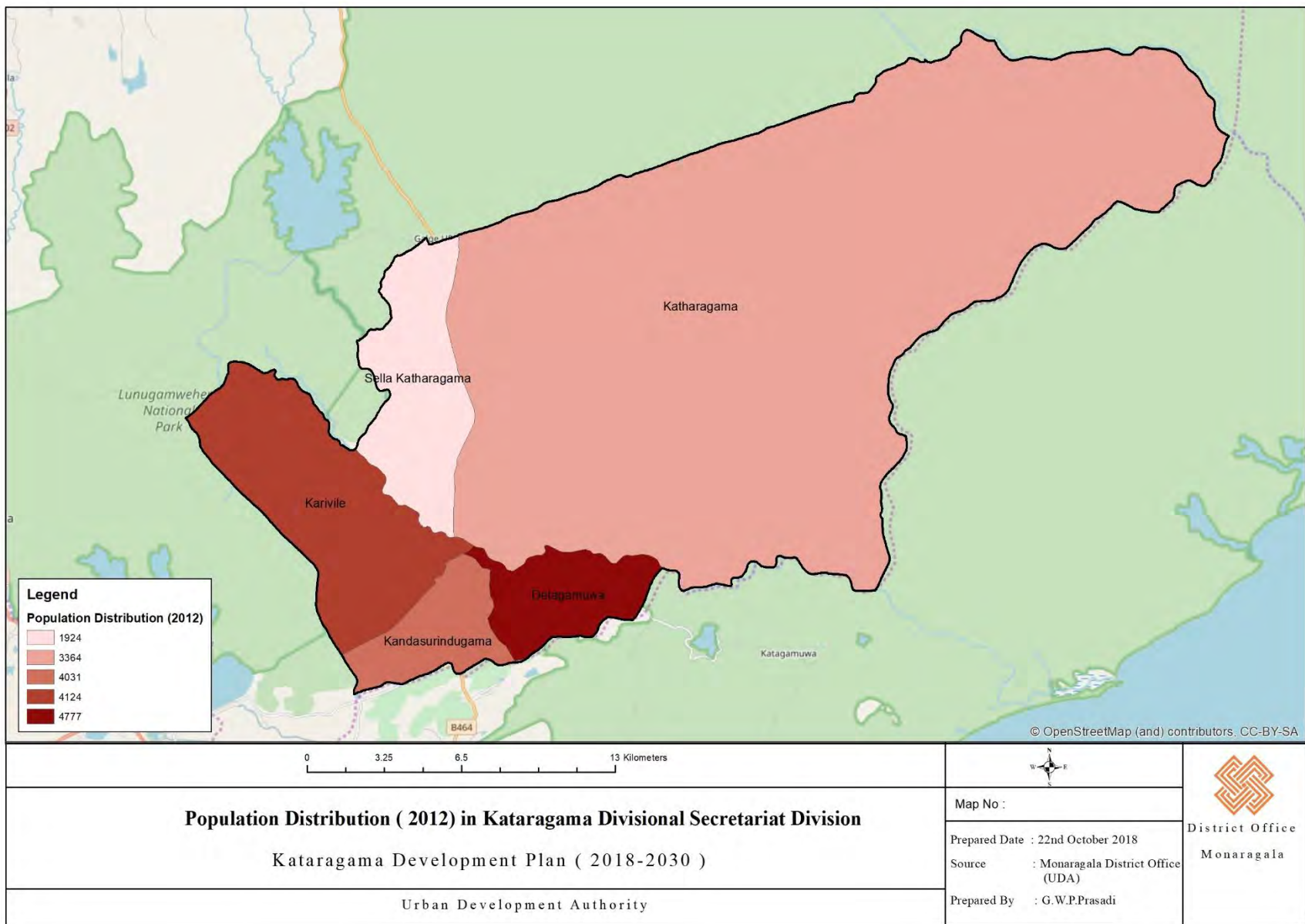
Source: District Office - Moneragala, Urban Development Authority, 2018

**Annexure 2. Population Distribution of Kataragama Divisional Secretariat Division- 2001**



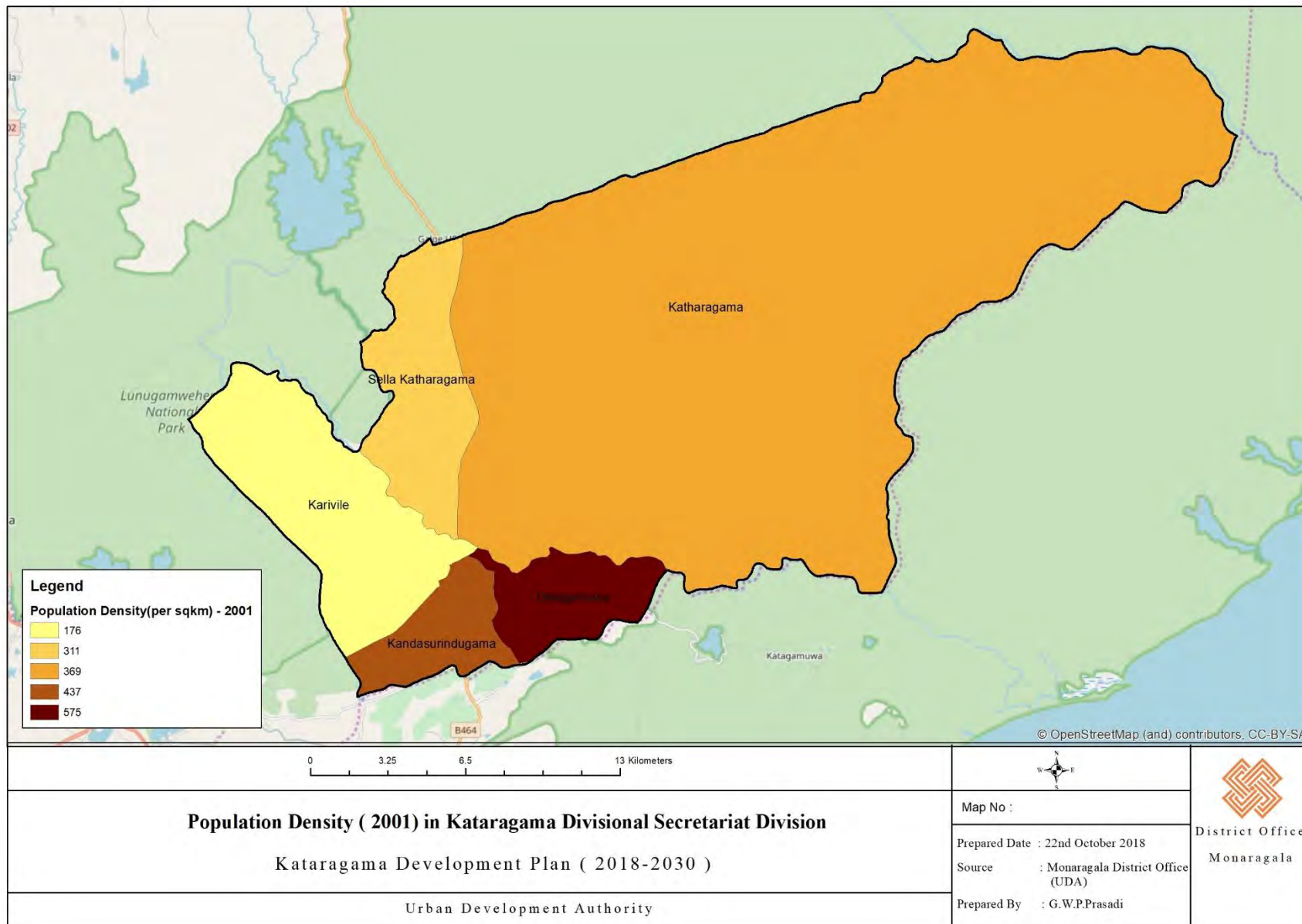
Source: District Office - Moneragala, Urban Development Authority, 2018

**Annexure 3. Population Distribution of Kataragama Divisional Secretariat Division- 2012**



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

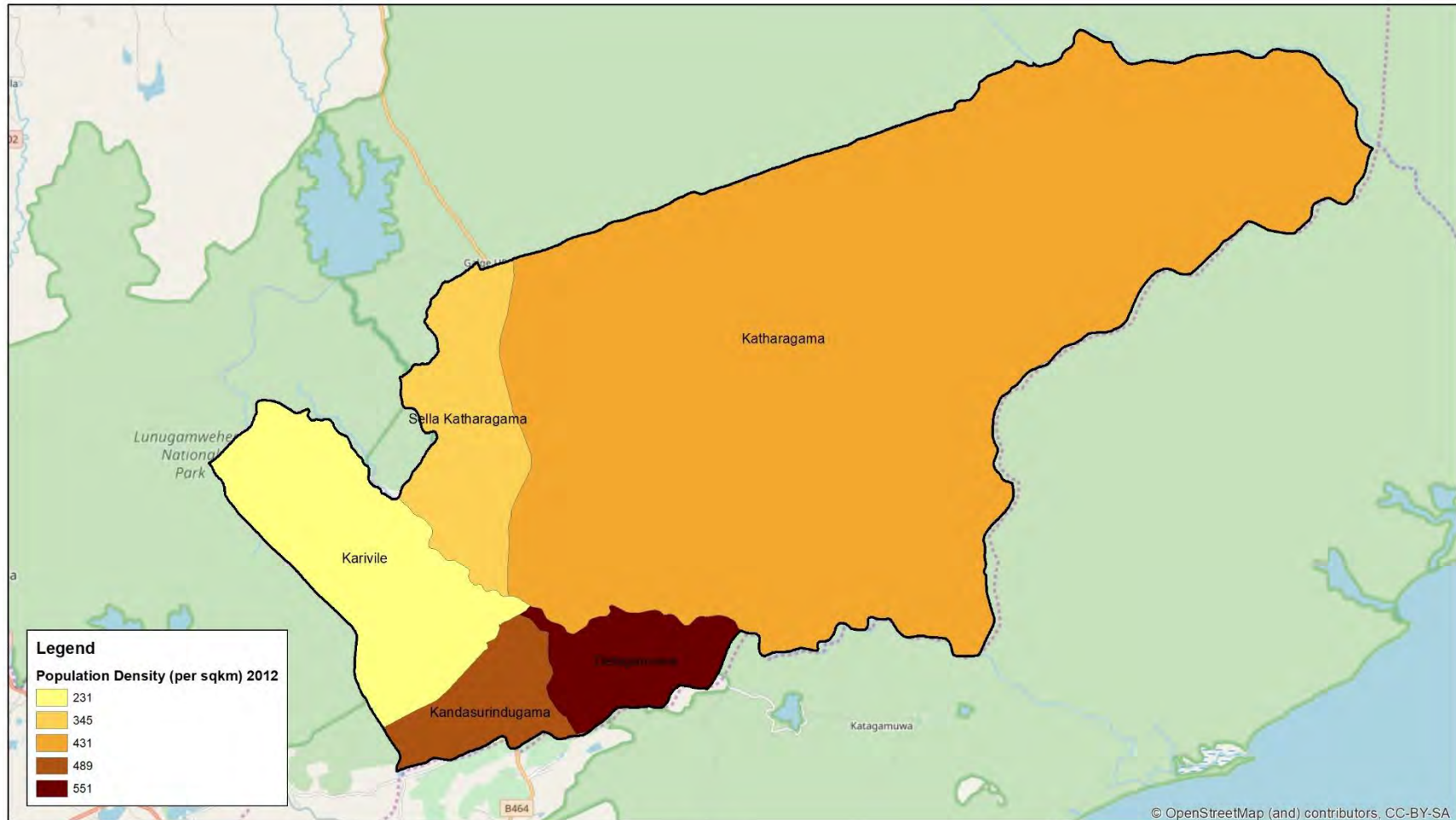
**Annexure 4. Population Density Distribution in Kataragama Divisional Secretariat Division-2001**



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



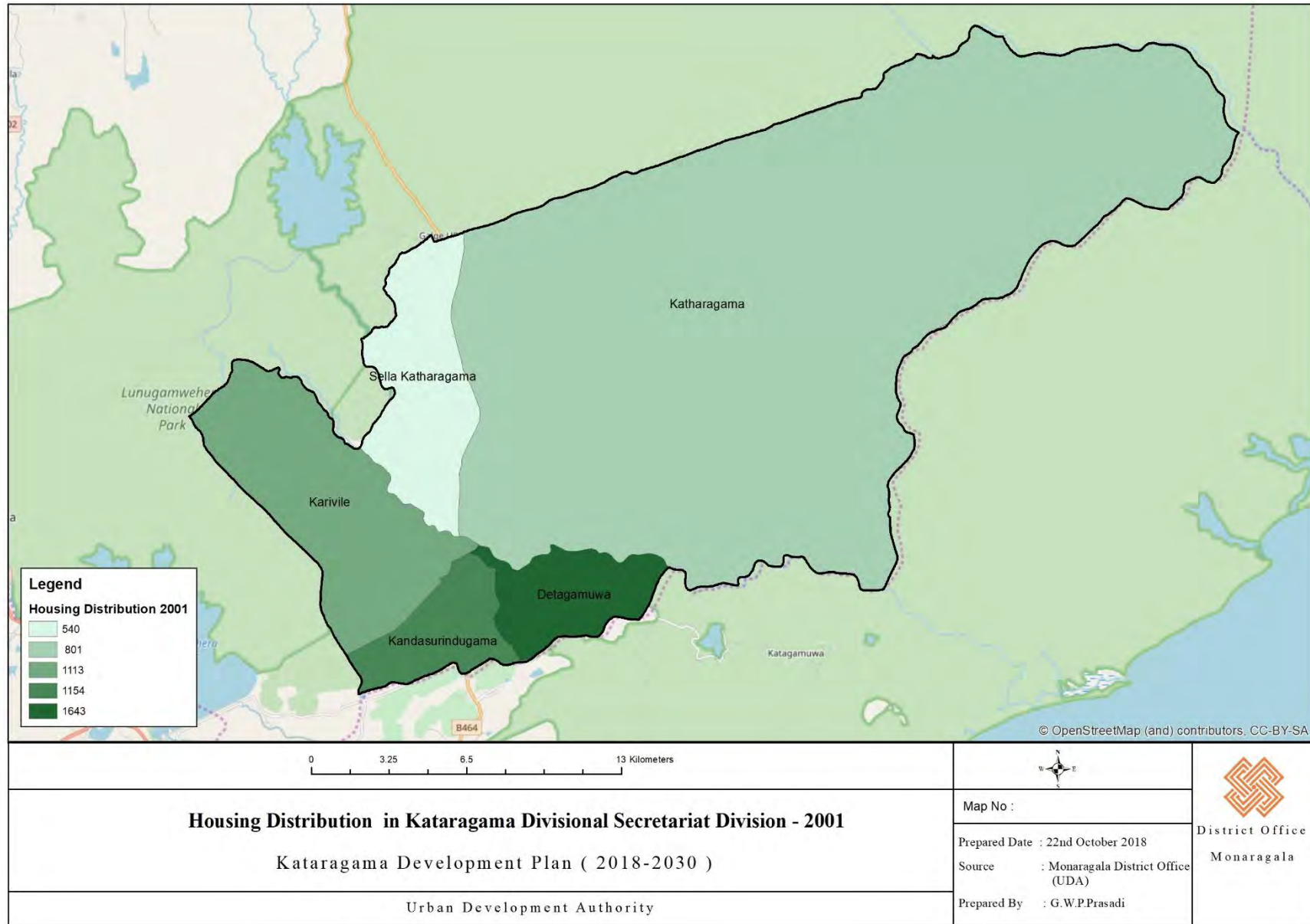
**Annexure 5. Population Density Distribution in Kataragama Divisional Secretariat Division-2012**



		<p>District Office Monaragala</p>
<p><b>Population Density ( 2012) in Kataragama Divisional Secretariat Division</b></p> <p>Kataragama Development Plan ( 2018-2030 )</p>	<p>Map No :</p> <p>Prepared Date : 22nd October 2018</p> <p>Source : Monaragala District Office (UDA)</p> <p>Prepared By : G.W.P.Prasadi</p>	
<p>Urban Development Authority</p>		

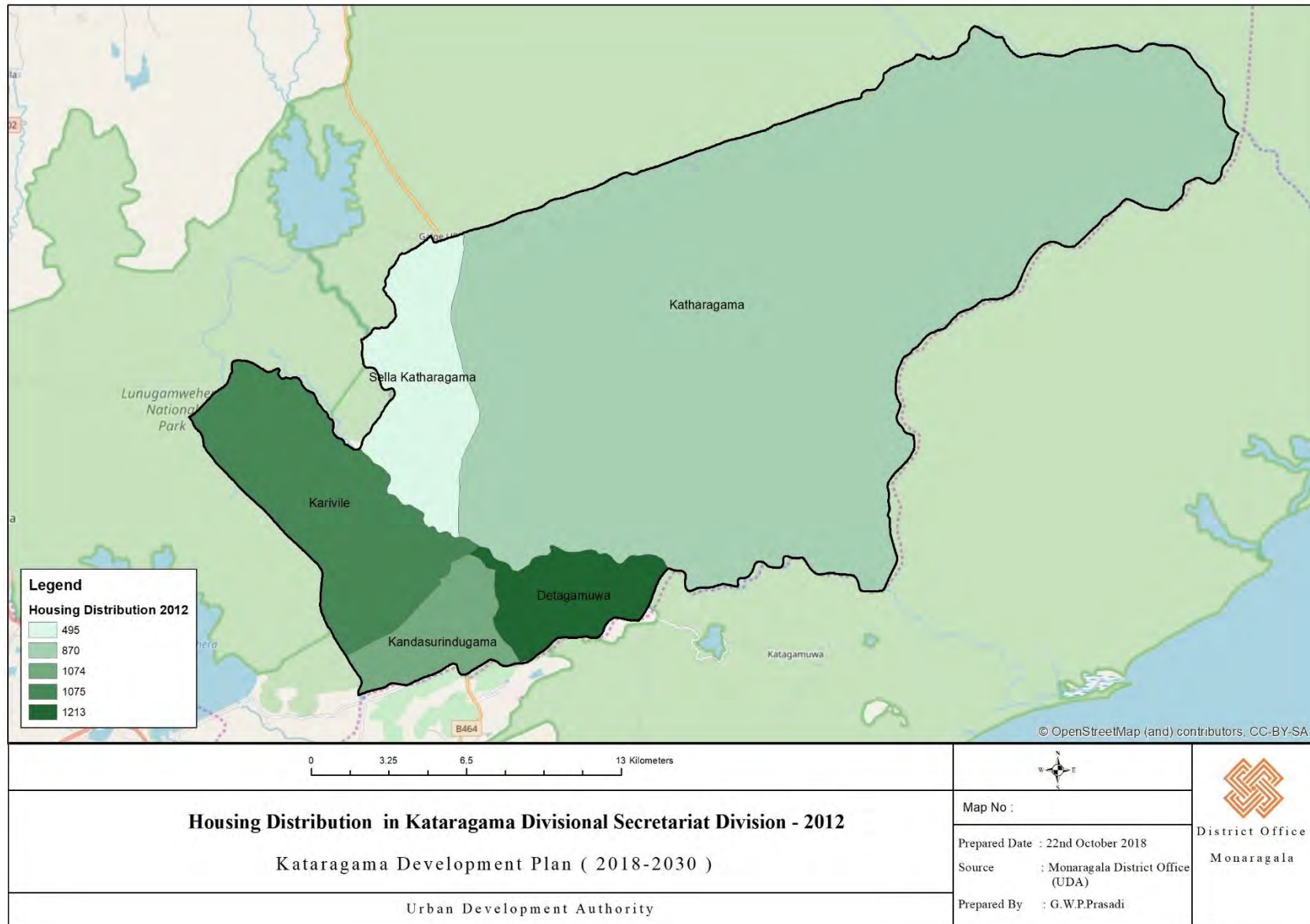
Source: District Office - Moneragala, Urban Development Authority, 2018

**Annexure 6. Housing Distribution in Kataragama Divisional Secretariat Division -2001**



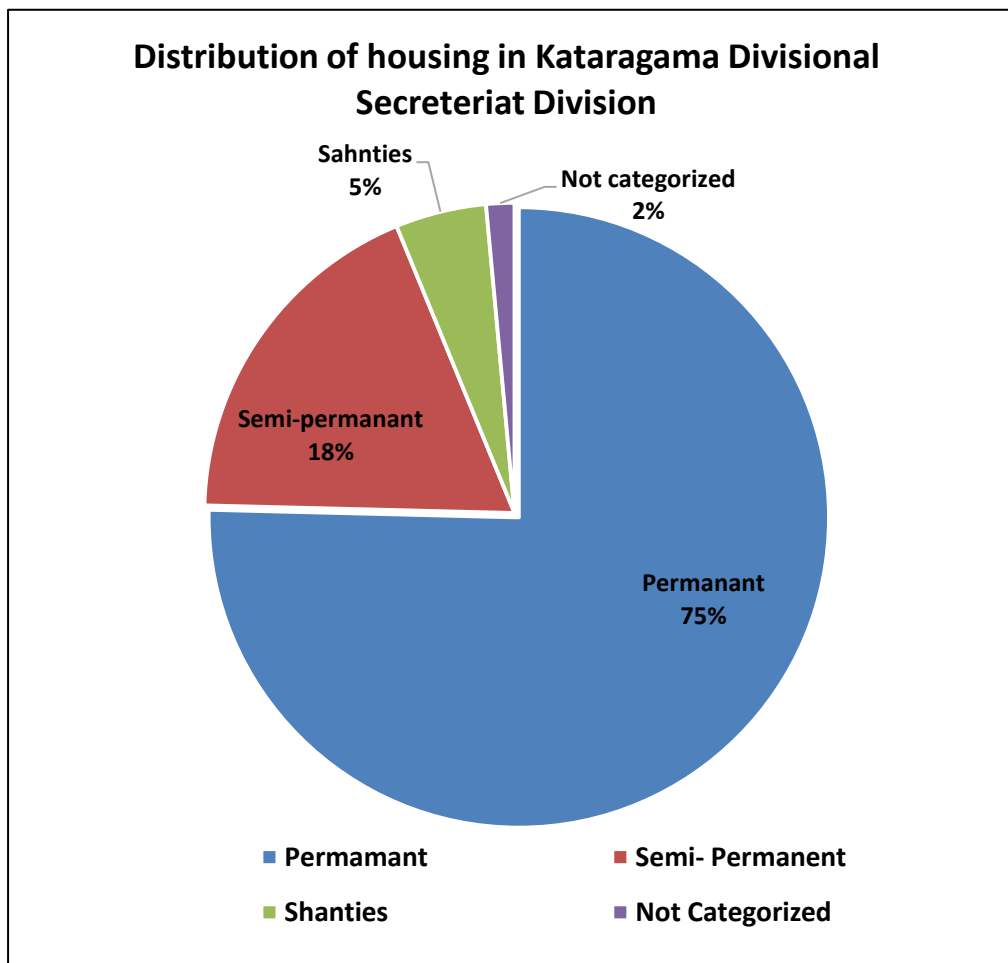
Source: District Office - Moneragala, Urban Development Authority, 2018

**Annexure 7. Housing Distribution in Kataragama Divisional Secretariat Division -2012**



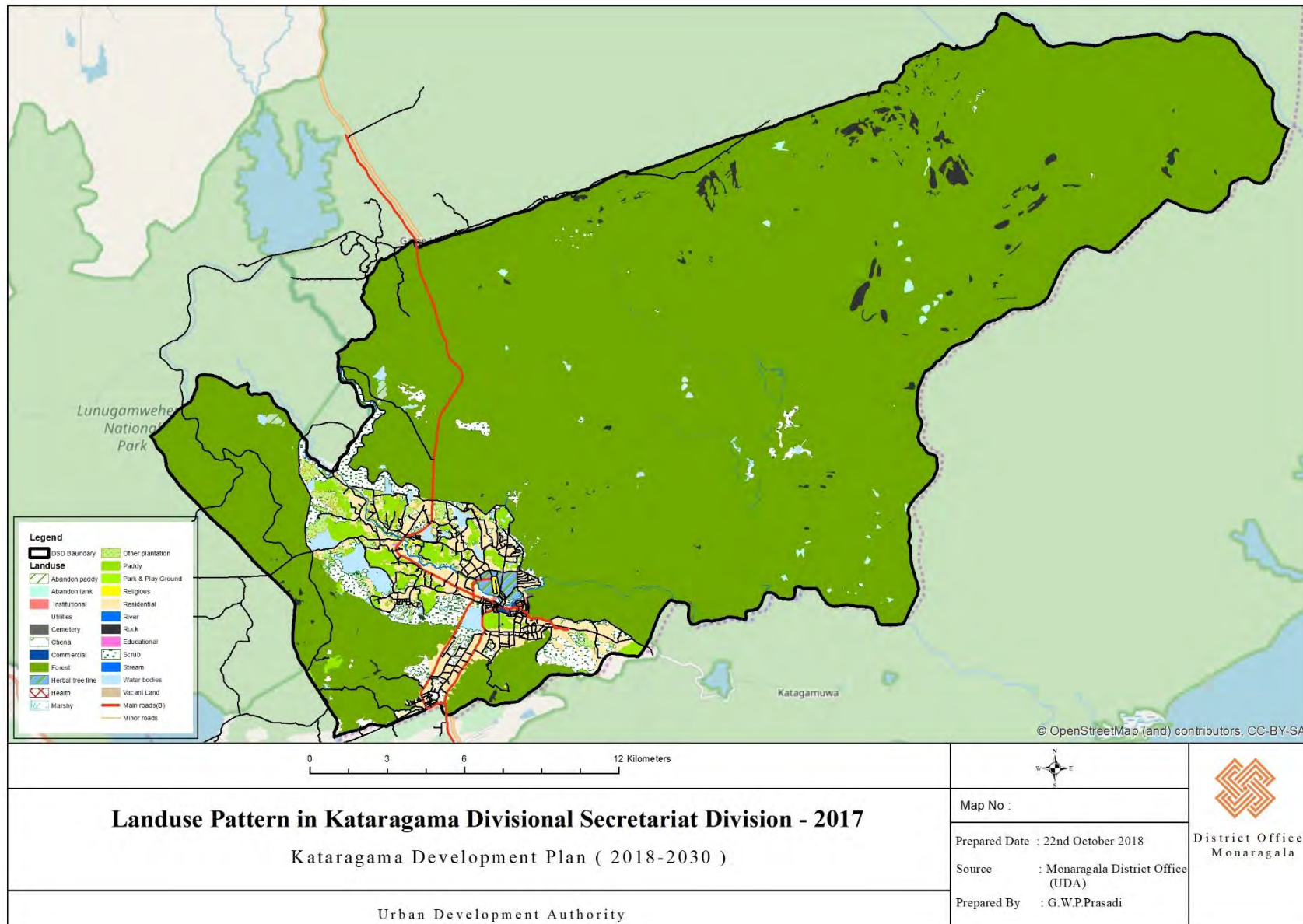
Source: District Office - Moneragala, Urban Development Authority, 2018

**Annexure 8. Distribution of housing in Kataragama Divisional Secretariat Division**



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

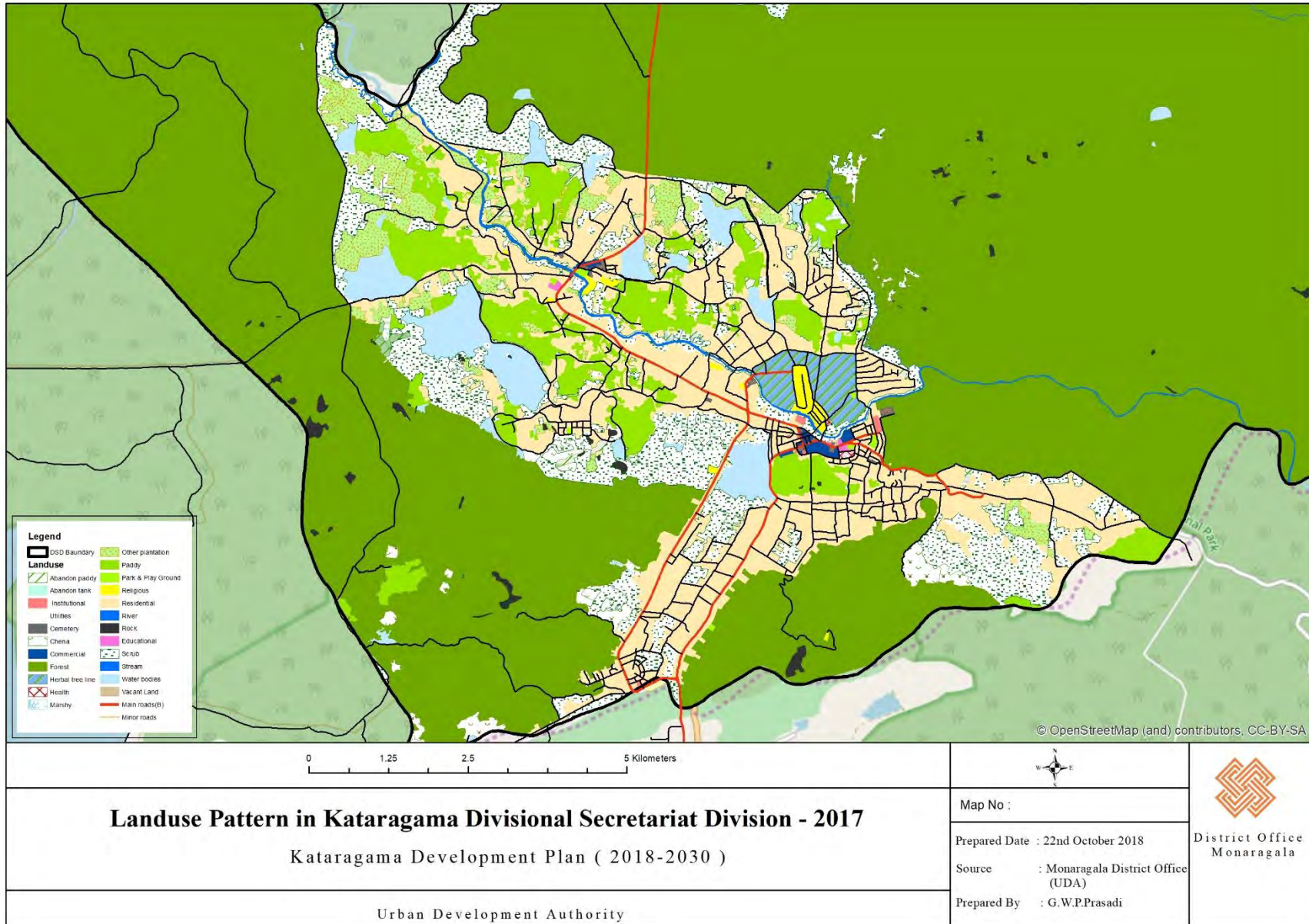
**Annexure 9. Landuse Pattern in Kataragama Divisional Secretariat Division**



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



**Annexure 9. Landuse Pattern in Kataragama Divisional Secretariat Division**



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

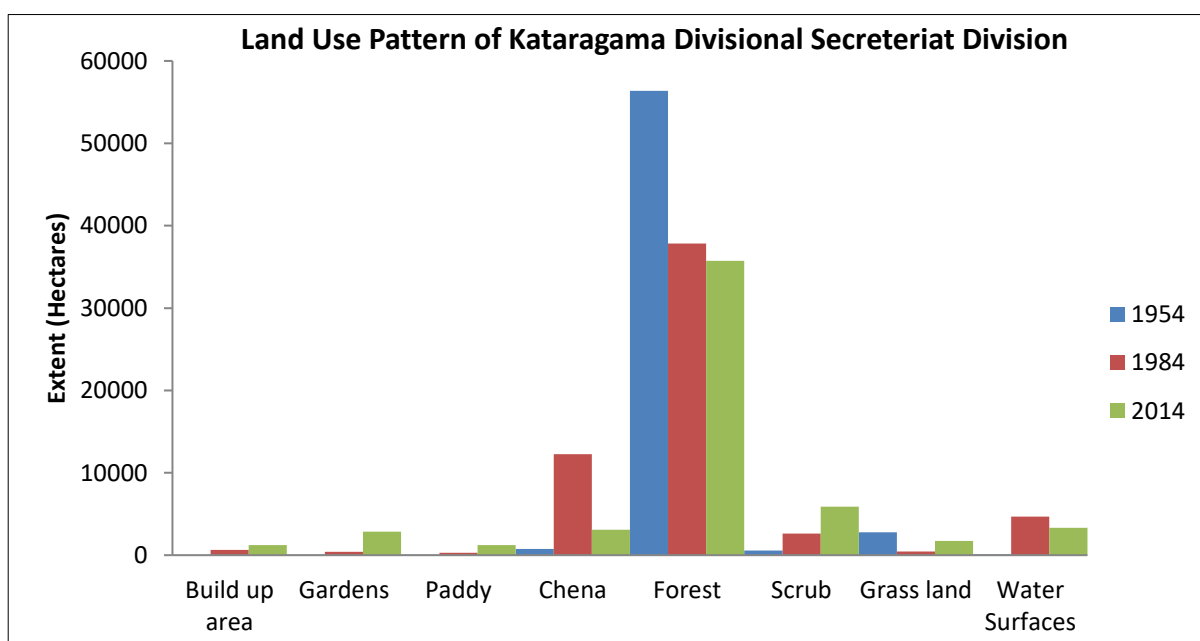


Urban Development Authority - Uva

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

**Annexure 10. Changes in the Land Use Pattern of Kataragama**

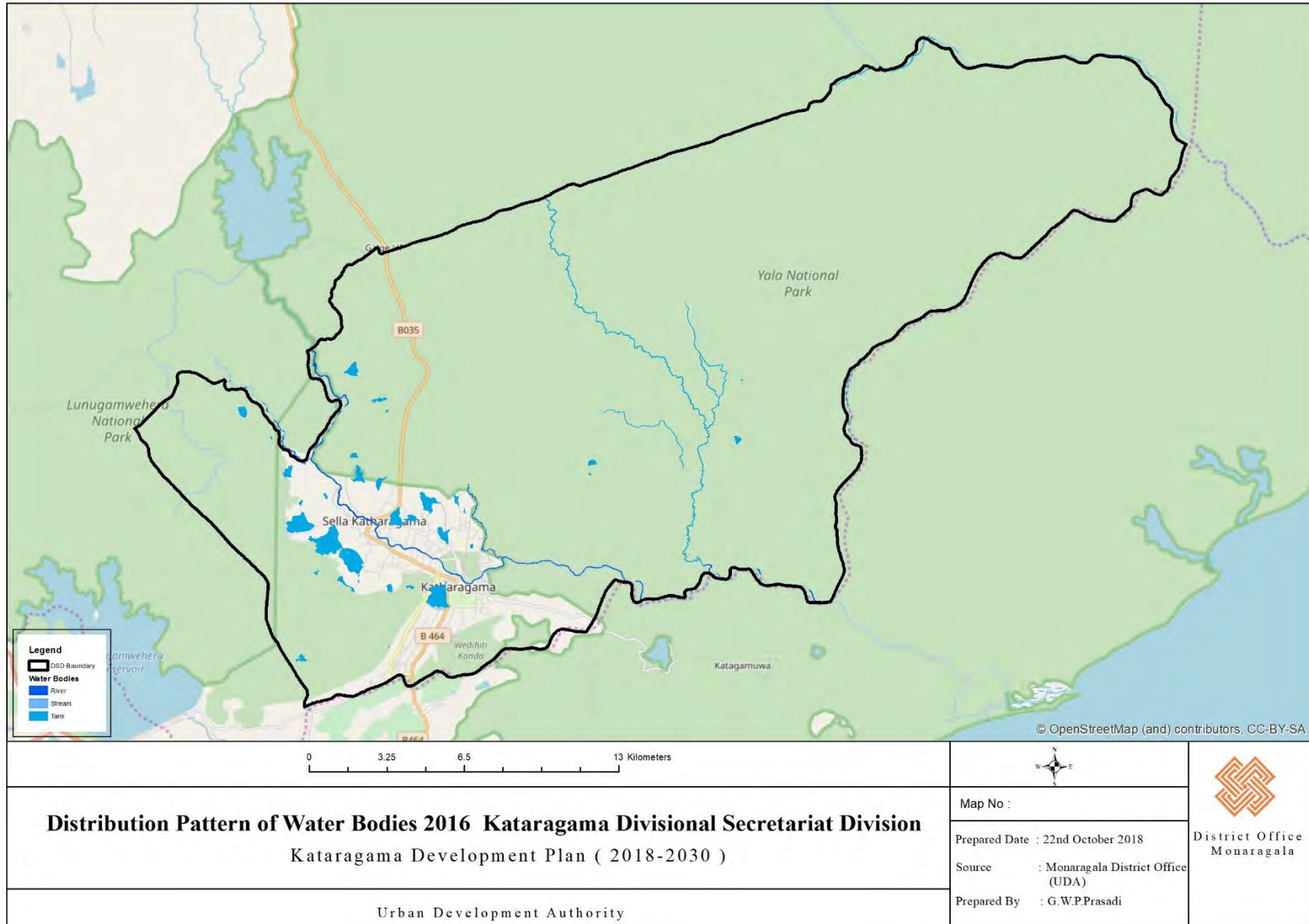
Land Use	Land Extent (Hectares) as a % of 1954 land use	Land Extent (Hectares) as a % of 1984 land use	Land Extent % of 1914 land use
Built up area	0.04	1.1	2.2
Homestead	0.08	0.7	5.2
Paddy cultivated	0.12	0.5	2
Chena Cultivated	1.22	21	6
Forests	93	62	65
Shrub Jungles	0.9	4.5	11
Pasture Lands	5	0.8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



Source: LUPPD - Moneragala, 2016

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

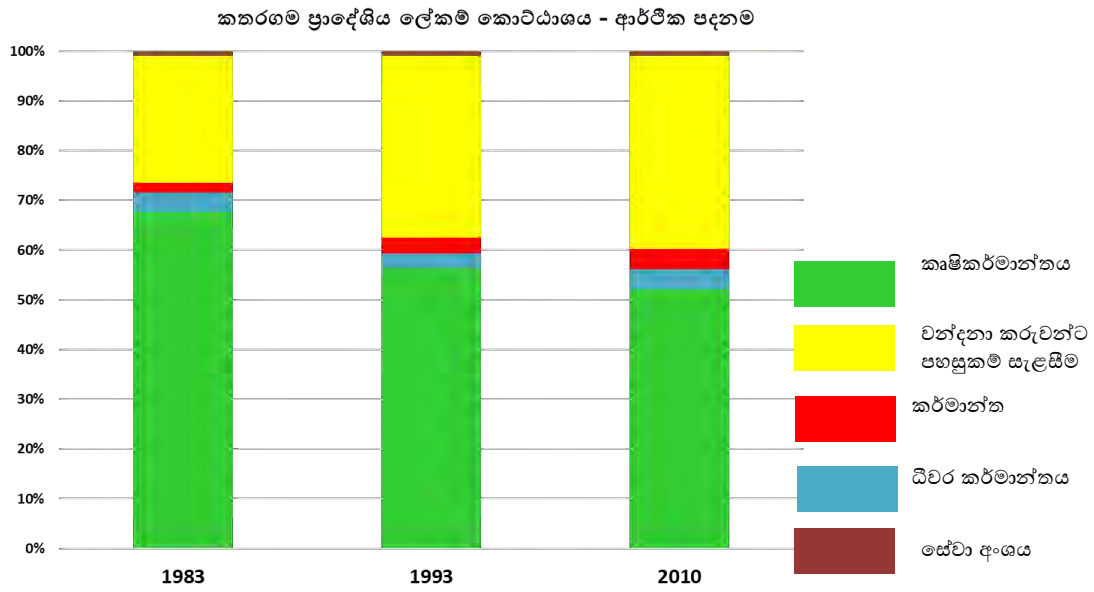
**Annexure 11. Water Sources in Kataragama Divisional Secretariat Division**



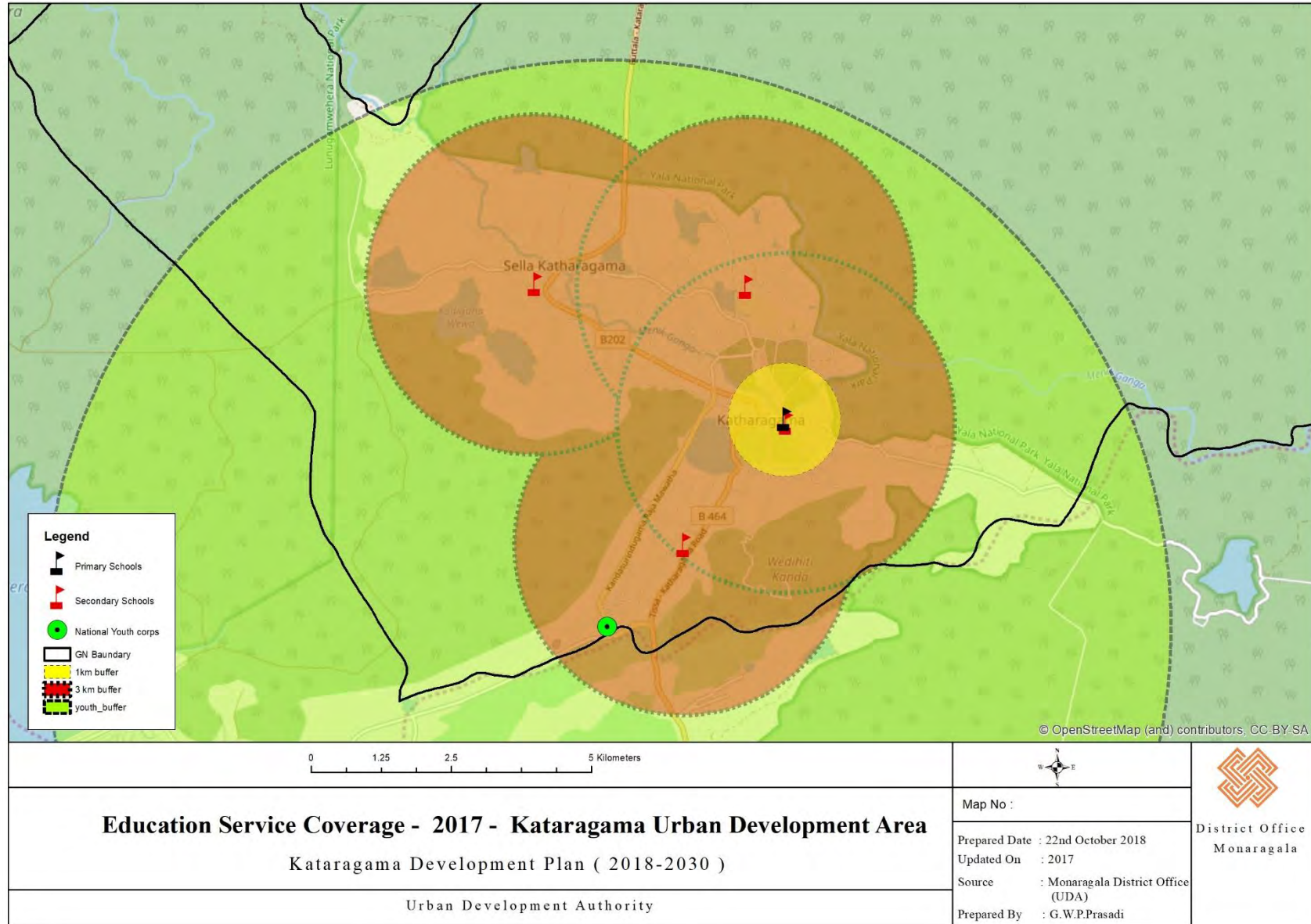
Source: District Office - Moneragala, Urban Development Authority, 2018



**Annexure 12. Economic Base of Kataragama Divisional Secretariat Divisional Area**

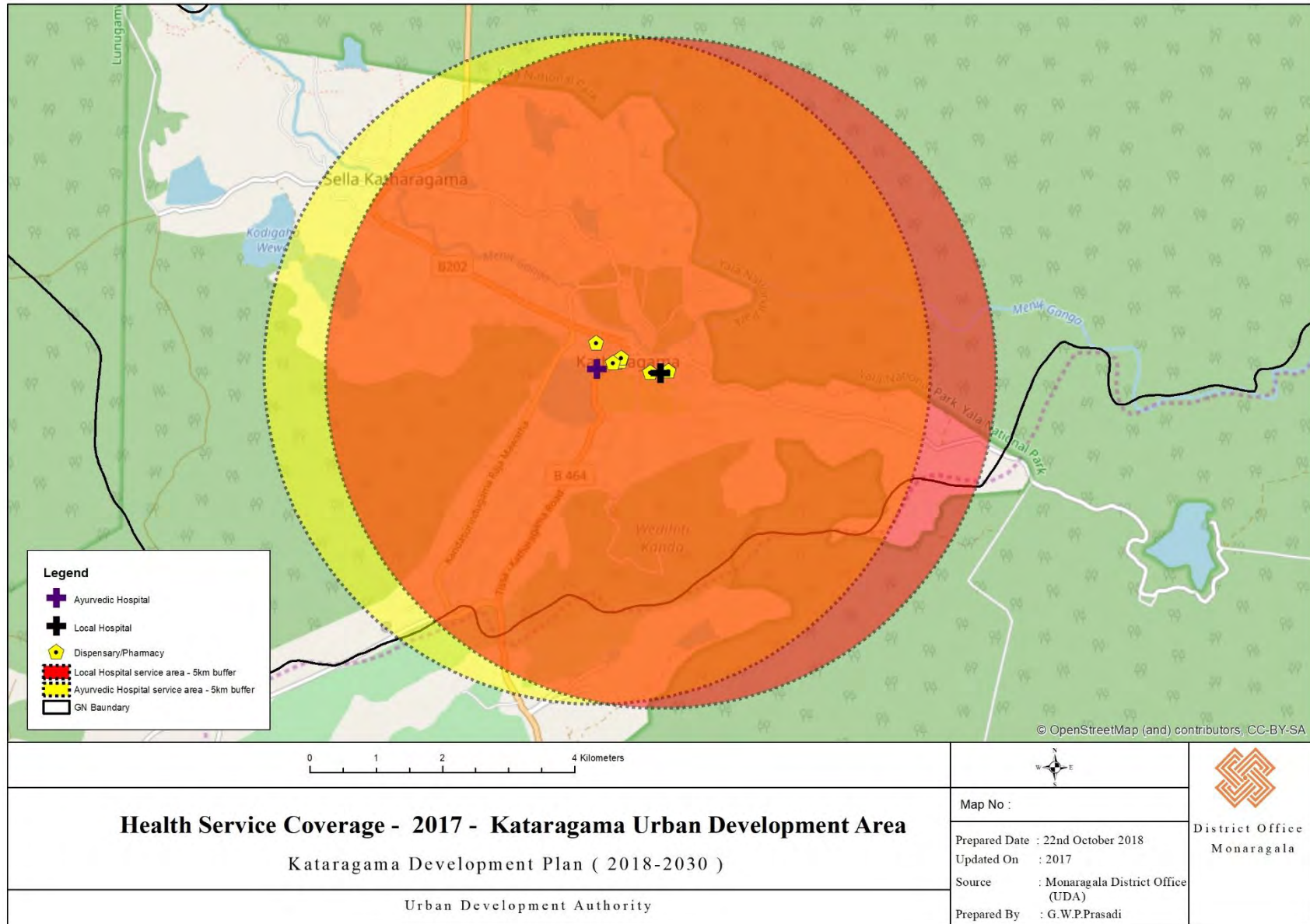


**Annexure 13. Distribution of Educational Services in Kataragama**



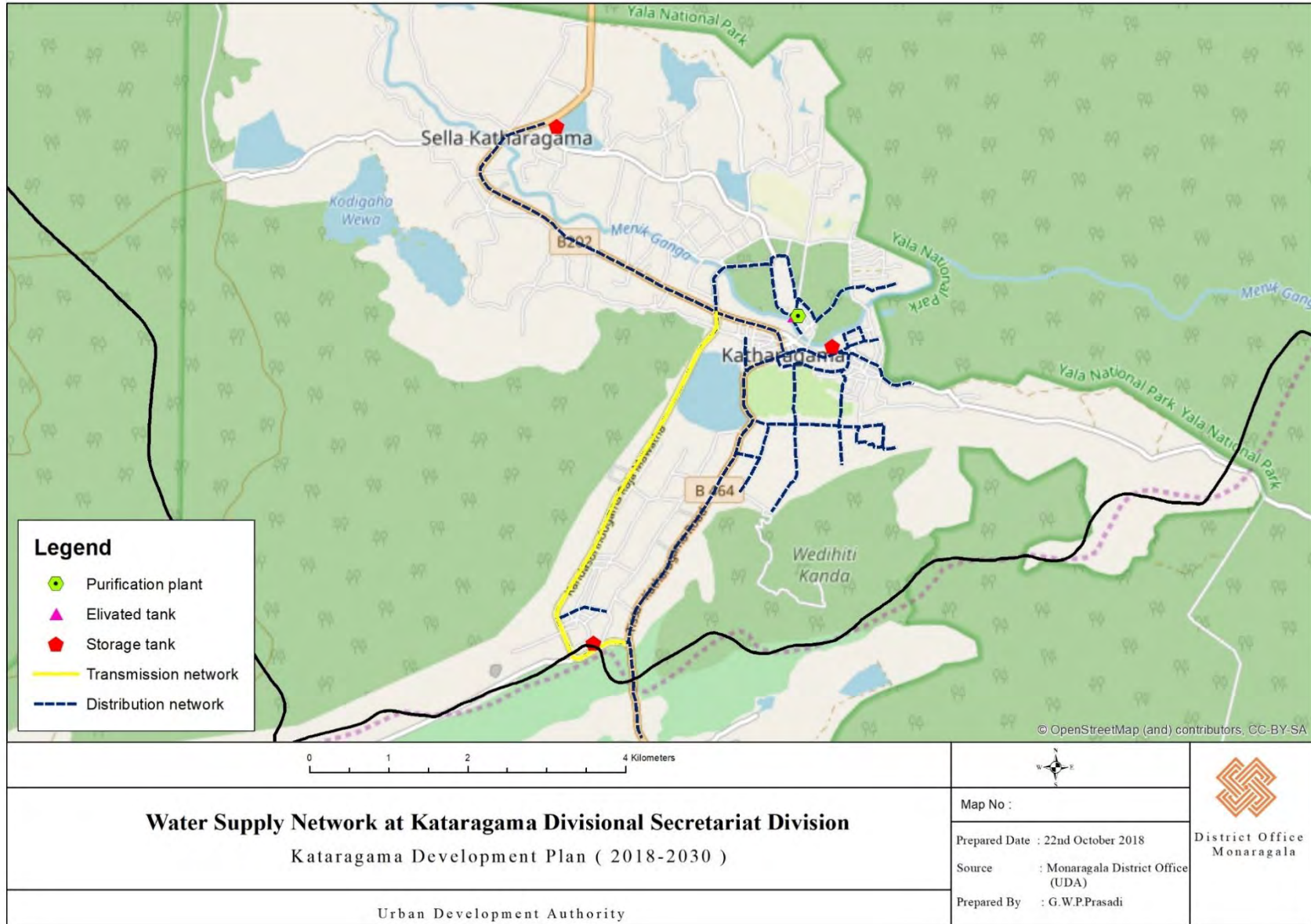
Source: District Office - Moneragala, Urban Development Authority, 2018

**Annexure 14. Health Services Distribution in Kataragama area.- 2017**



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

**Annexure 15. Kataragama Drinking Water Supply network**



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





URBAN DEVELOPMENT AUTHORITY  
UVA PROVINCIAL OFFICE  
BADULLA

