

# Seethawaka Pradeshiya Sabha Development Plan 2019 - 2030

Volume I



Urban Development Authority  
August, 2019

# Seethawaka Pradeshiya Sabaha Development Plan 2019–2030

Volume I



Ministry of Megapolis & Western Development  
Urban Development Authority  
Sri Lanka

## Seethawaka Pradeshiya Sabaha Development Plan (2019-2030) Urban Development Authority Sri Lanka -2019

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The Seethawaka pradeshiya sabaha Development plan (2019-2030) is basically contained with two sections and is published as Volume One and Two. Its first volume comprises with two sub sections ie, Section 1, and section 2. The section 1 includes the Introduction, Background study, Need of a plan. The section two include the Vision of the plan, Goals and Objectives, Conceptual plan and Development strategies. The Volume 2 of the plan has been prepared separately incorporating Planning and Building Regulations and all other general regulations to be enforced for the period 2019- 2030.

Seethawaka Development plan 2019-2030 was prepared by the Western Provincial Division of the Urban Development Authority with necessary guidance and advice of other divisions of the authority and relevant other resource persons.

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## Acknowledgement

The preparation of Seethawaka Pradeshiya Sabaha Development Plan is a joint effort of the Western Province Division and the Research and Development Division of the Urban Development Authority.

Firstly, we pay our special gratitude to the Hon. Patali Champika Ranawaka, the Minister of Megapolis and Western Development for his guidance, assistance and the official patronage extended us in preparing this development plan and also, we pay our gratitude to the Secretary to the Ministry of Megapolis and Western Development for his assistance given in numerous way.

Also, we thankfully acknowledge the corporation extended by the Hon. Jayantha Rohana, Chairman, Seethawaka Pradeshiya Sabha, including all honorary members and other officials, Divisional Secretaries of Hanwella and Padukka and their staff in preparation of this plan.

We pay our heartfelt gratitude to Dr. Jagath Munasinghe, the Chairman, Urban Development Authority who have gave his scientific knowledge in preparation of this plan. Also, we thankfully acknowledge Eng.S.S.P.Ratnayake, Director General, Mr. K. A. D. Chandradasa former Addl. Director General and Mr. D. M. B. Ranathunge, the Deputy Director General, UDA Mr. Janak Ranaweera, Director, Research and Development UDA, Mr. Lalith Wijayarathna, Director, Eastern Province, Y. A. G. K.Gunathilake, Director (Western Province) UDA, for their support. Further, we thankfully acknowledge the continuous support extend specially by Mrs. Thamara Jayagoda, Deputy Director (Planning) and Miss Samindi Nisansala Assistant Planning officer in the Development Planning Division in preparing this plan.

It should also be thankful to Mr. Athula Samarasinghe, Planning Officer of the Western Province Division for the assistance given for carrying out field surveys and the Development Planning Division, GIS Division, Environment and Landscape Division and for all other official for their valuable support for the preparation of this plan.

Finally, we are also thankful to Miss Anushka Harshani Abeykoon and all those staff in the Western Province Division who have undertaken to compile this document with type setting.

## Honorable Minister’s Forward



Having been established under the provisions of the Urban Development Authority Law: Act No 41 of 1978, the Urban Development Authority by now complete 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 Western Region.

This development plan has been prepared for the implementation of the envisaged integrated development of the Seethawaka Pradeshiya Sabha area. Seethawaka Pradeshiya Sabaha area which is the major green area of the Colombo District, serves a large catchment of population. Further, the Seethawaka pradeshiya Sabaha area has a high sensitive Natural Environment and Archilogical areas and a very high potential for Environment Friendly Tourism industry development.

Our effort is to support the entire Seethawaka pradeshiya Sabaha area to be developed in par with the rest of the island by facilitating the appropriate physical environment.

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

*Patali Champika Ranawaka*

*Hon. Minister of Ministry of Megapolis and Western Development*

## Honorable 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 04 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 Seethawaka Pradeshiya Sabha has been prepared and enforced under such provisions. Because of the declaration of the Seethawaka as an urban development area, the Urban Development Authority initiated the preparation of Seethawaka pradeshiya Sabaha Development Plan considering physical, economic, social and environmental aspects of the Seethawaka 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 uncertainty 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 Seethawaka pradeshiya Sabaha area: "The Charismatic Green Terrace of Colombo".

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 all of them will be there towards its successful implementation.

*Dr. Jagath Munasinghe*  
*Chairman*  
*Urban Development Authority*

## The Message of the Honorable Chairman of Seethawaka Pradeshiya Sabha



I express my sincere gratitude to the Urban Development Authority for preparing a development plan for the Seethawaka Pradeshiya Sabha area. The effort made through this plan to protect the inherited features of the Seethawaka Pradeshiya Sabha area specially the environment resources in bringing the maximum benefits to the inhabitants should be greatly appreciated.

I appreciate very much for paying close attention to the proposals and views expressed by us representing the general public in preparation of this plan and I hope that the Seethawaka area would become a well-developed self-sufficient urban entity in the western region by the year 2030 through implementation of this plan.

*Jayantha Rohana*  
*Chairman*  
*Seethawaka Pradeshiya Sabha*

## Preface

The Seethawaka Pradeshiya Sabha area has been declared under Section 3 (i) and 3 (ii) of the Urban Development Authority Act No. 41 of 1978 dated 19.01.1998 by a special Gazette notification bearing No 1011/4 by the Minister in charge of the subject of Urban Development as an "Urban Development Area".

This plan for 2019 – 2030 was prepared with a view to bring a sustainable development for the residence of the area in terms of socio-economic, physical and environmental sectors for which the information pertaining to whole area up to the year 2018 has been utilized in preparing this plan.

This development plan contains with two volumes; the Volume One and Volume Two. Volume one includes two sections; the Section One and Section Two. The Section one comprises with three chapters where its first chapter confine to explain about the plan and the powers held with the Urban Development Authority to prepare a plan, the planning process and the details about the stakeholder agencies and other resource persons who have contributed in the plan preparation stage.

Through the preliminary study which is the second chapter include the physical location of the planning area, national and regional linkages and its importance has been discussed. It is also described the Physical, socio- economic and environmental conditions to identify the issues. Having analyzed such issues, the need of a development plan for the area was described under the chapter three.

The vision of the plan is stated under the chapter four of the section two in Volume one. Having discussed about the goals and objectives in detail to achieve the said vision, the Strengths, Weaknesses, Opportunities and Threats identified in the Seethawaka planning area has been reviewed.

Spatial distribution of future development directions and the way of achieving the vision through long term goal is described under the chapter six. The proposed land use pattern to be realized through the development strategies for 2019-2030 is also included in the same chapter. In order to achieve expected targets, the strategies in each sector; social and physical infrastructure, economic development and sustainable environmental development are described in detail.

In order to realize the above-mentioned strategic plans, the regulations have been introduced and such general regulations pertaining to land and buildings are detailed out in the volume two.

Under the chapter one of the volume 2, describe the development zones and zonal boundaries identified under this plan and the proposed uses identical for each zone are described. The planning and building regulations pertaining to usage of land and building developments area described its chapter two.

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# Part 01





# 01

## Chapter



## Background of the Plan

01 Chapter  
Background of  
the Plan

Introduction

Stakeholders of the  
Development Plan

## 1.1. Introduction

The Clause 3(1) 3 (II) of the Urban Development Authority Act No 41 of 1978 has empowered the Minister in-charge of the subject of urban development to declare an area as “Urban Development Area” for which UDA is required to prepare an integrated urban development plan.

The clause 8 (a) of the Urban Development Authority (UDA) Act No 41 of 1978 as amended by the Act No 4 of 1982 has empowered the Minister to direct the UDA to prepare an integrated urban development plans for the areas so declared as “urban development areas” by taking into account the physical, socio-economic and environmental aspects of such areas and it was the main responsibility of the UDA.

Seethwaka Pradeshiya Sabha area has been declared as an “Urban Development Area” by the Minister on 19.01.1998 by the gazette notification (Extra Ordinary) bearing No 1011/04. Accordingly, this development plan was prepared for the period 2019 – 2030 by the Urban Development Authority.

## 1.2. Stakeholders of the Development Plan

For the preparation of this development plan, the views and the proposals of the relevant stakeholders were obtained where the ideas expressed pertaining to socio-economic, physical and environmental aspects were considered. The stakeholders participated for these consultative meetings were as follows.

### Main Stakeholder

1. *Seethawaka Pradeshiya Sabha*

### Consultative institutions

1. *Divisional Secretariat -Seethawaka*
2. *Divisional Secretariat – Padukka*
3. *National Physical Planning Department*
4. *Central Environmental Authority*
5. *Irrigation Department*
6. *Road Development Authority*
7. *Railway Department*
8. *Road Passenger Transport Authority*
9. *National Building Research Organization*
10. *Land use Policy Planning Department*
11. *Board of Investment Sri Lanka*
12. *Sri Lanka Land Reclamation and Development Corporation*
13. *Veterinary Office -Hanwella*
14. *Veterinary Office - Padukka*

## 01 Chapter Background of the Plan

### Stakeholders of the Development Plan

15. *National Water Supply and Drainage Board*
16. *Ceylon Electricity Board*
17. *Tourism Development Authority*
18. *Agriculture Department*
19. *Rubber Development Authority*
20. *Archeological Department*
21. *Community Medical Office*
22. *Veterinary Resources Office -Hanwella*
23. *Veterinary Resources Office - Padukka*
24. *Ministry of Megapolis and Western Development*
25. *Forest Department*
26. *Agrarian Services Department*

### Other Stakeholders

1. *Trade Association- Padukka*
2. *Trade Association - Hanwella*

### Main Planning Team UDA

1. *Mr. Y.A.G..K Gunatilake – Director Western Province*
2. *Mrs. Thamara Jayagoda – Deputy Director (Planning)*
3. *Mrs. Madhawe Kothlawela - Planning Assistant*
4. *Mr. Indunil Sandaruwan - Assistant Planning Officer*
5. *Mrs Dishni Tharika - Assistant Planning Officer*

### The Other Teams Assisted

1. *Development Planning Division*
2. *Research & Development Division*
3. *Environment and Landscape Division*
4. *Geographic Information Systems Division*

01 Chapter  
Background of  
the Plan

Scope of the  
Development Plan

## 1.3. Scope of the Development Plan

Seethawaka Pradeshiya Sabha area is situated within about 44 km distance from the City of Colombo and is the largest local authority area of the Colombo district. This development plan was prepared with a view to achieve a sustainable development based on the socio-economic, physical and environmental conditions of the area. In broader sense, it is expected to achieve this sustainability through making use of un-utilized resources in a maximum possible manner, and using of industries in an environmental friendly manner while protecting the eco system by implementing sectoral plans such as Sustainable Environmental Management Plan, Cultural and Religious Plan, Infrastructure Development Plan, Eco-tourism Promotion Plan for Economic Development and Environmental Friendly Promotion Plan for development of existing industries and Human Settlement Development Plan.

In preparation of this plan, the reservations maintained by each state agencies such as river reservations, railway reservations, forest reserves, water shed areas, archeological sites etc and its legal framework have been duly considered.

## 1.4. The Planning Process

The preparation of development plan for Seethawaka Pradeshiya Sabha was carried out through a systematic planning process from its inception which followed mainly 10 steps.

### Background study



Various studies and analysis have been carried out pertaining to Socio-economic, physical and environmental sectors. Accordingly, the geographical linkages were identified through Google maps, field investigations in the planning area. The information collected from the various institutions to see the development status by using the GIS software tool, the distribution of road network, details about natural ecosystems, the population and housing distribution pattern, educational facilities, land use pattern, labor force, infrastructure facilities, industries and plantation areas have been identified and prepared necessary plans such as transport plan, archeologically important sites, land values, disaster risk areas, parks and playground and thus a comprehensive knowledge was gathered for preparation of this plan. .

### Scope



Identification of socio-economic and topographic conditions by analyzing the existing conditions

### Problems and potentials



In order to identify the potentials and weakness, study was carried out through 3 methods. A stakeholder meeting was held on 16.10.2017 and obtained their views. Analysis of town planners' views and the previous planning interventions as stated in the background study were considered. The potentials and weakness were prioritized based on the physical context, importance and significance.

### Vision Goals and Objectives



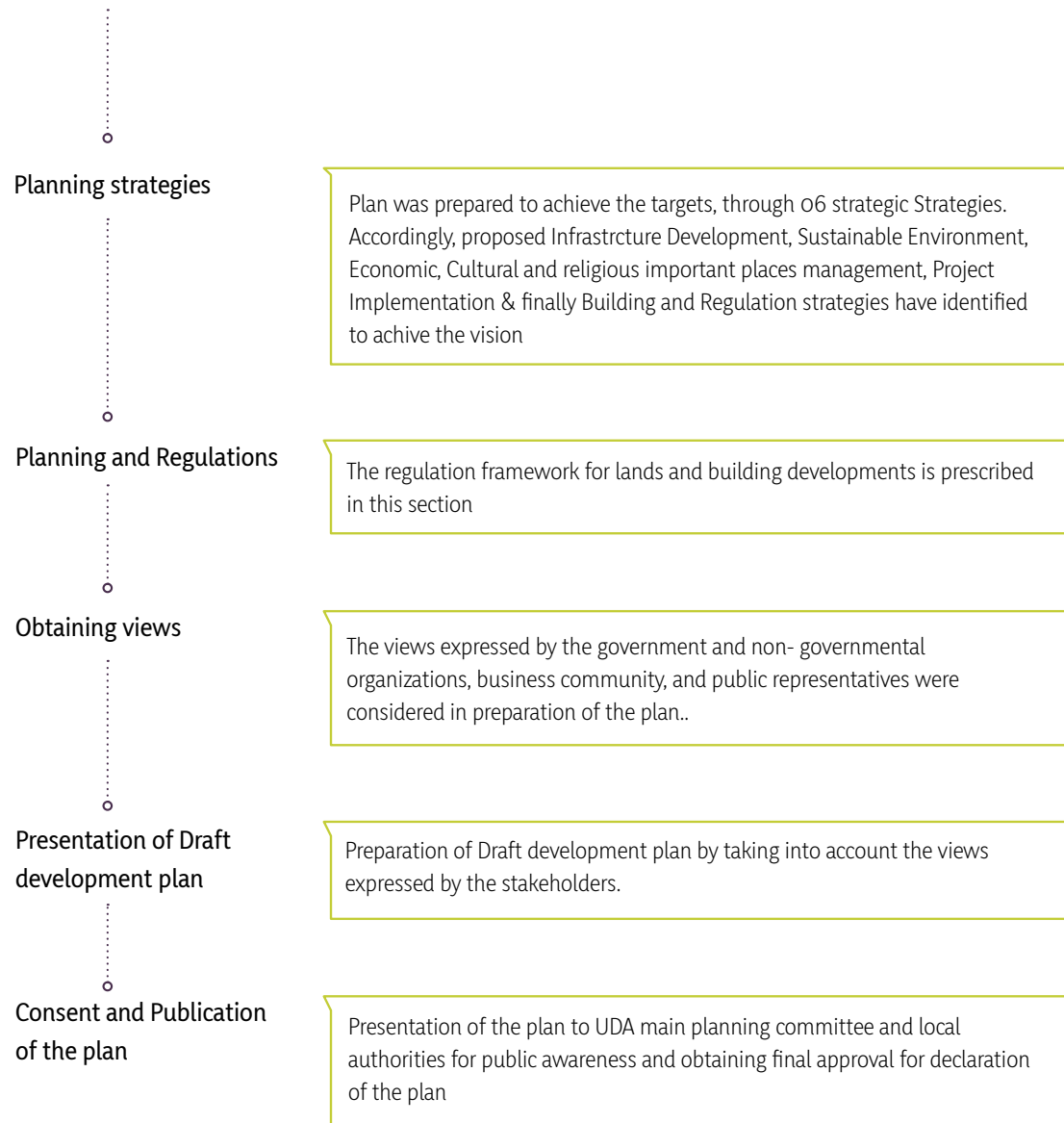
The vision and the goals of this plan was formulated with a view to develop the area through achieving a balance development in terms of Socio-economic, physical and environmental sectors through proper usage of the development potentials in the area.

After carrying out the above-mentioned scientific analysis, its final findings were prioritized and accordingly the objectives were formulated

### Detail analysis



A proper analysis was carried out (SWOT) to determine the strength and weaknesses in the area and the opportunities and threats from outer regions and based on which the targets were identified according to the development trend.



# 02

## Chapter



## Preliminary Study

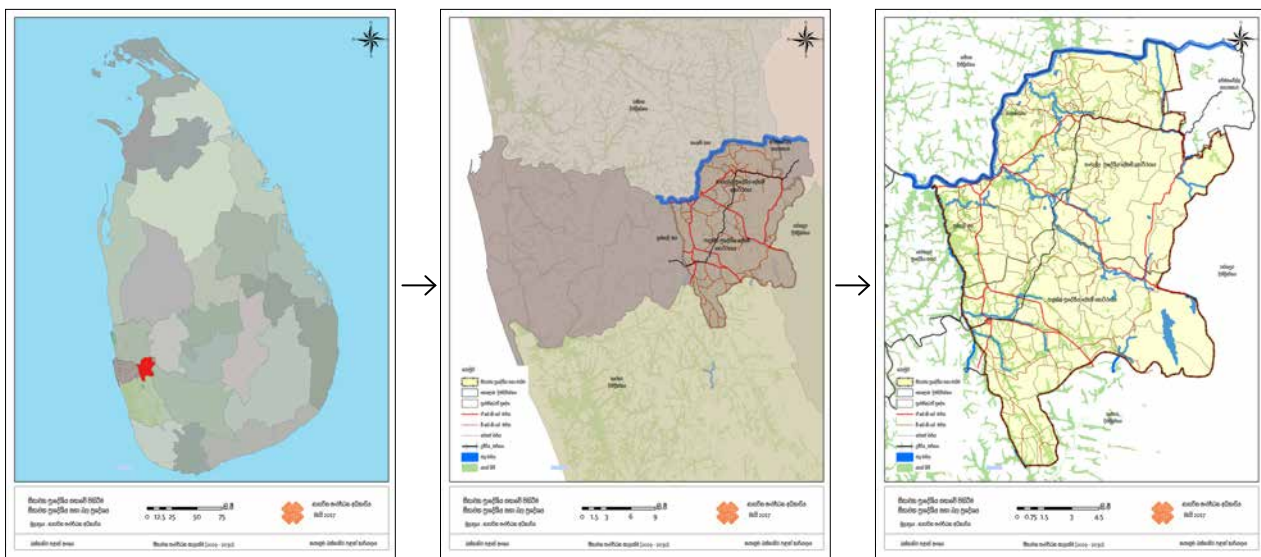
02 Chapter  
 Preliminary Study

Study Area

## 2.1. The Study Area

Seethawaka Pradeshiya Sabha area containing in extent of 208 Km<sup>2</sup> is the study area falls in the district of Colombo in the Western province. The area is bounded to the North by the Kelani river and the Gampaha district, East by the Ehaliyagoda Pradeshiya Sabha boundary, South by Horana Pradeshiya Sabha boundary and to the West by Pusweli Oya and Homagama Pradeshiya Sabha boundary.

Hanwella and Padukka towns have been identified as main town centers in the Seethawaka Pradeshiya Sabha area while Kosgama town was identified as sub urban center. The Seethawaka Pradeshiya Sabha area comprises with two divisional secretarial divisions areas such as Hanwella and Padukka. Hanwella Divisional Secretarial area contain with 36 GN divisions and Padukka contain with 56 GN divisions totaling to 90 GN divisions.



Images 2.1 : Location of the Seethawaka Pradeshiya Sabaha Area

Source : Urban Development Authority-2018

## 2.2. Planning and Situation Context

The historical legends revealed that the Seethawaka planning area belongs to ancient Seethawaka Kingdom. There are many historical evidences; the archeological monuments remain in Hanwella, Paduka and Kosgama area reveals that this area had been subjected to foreign influence such as; in 16 Century by Portuguese followed by Dutch and English thereafter. Out of the Colombo district, Seethawaka Pradeshiya Sabha area is the area which is having large number of historical and archeological important features.

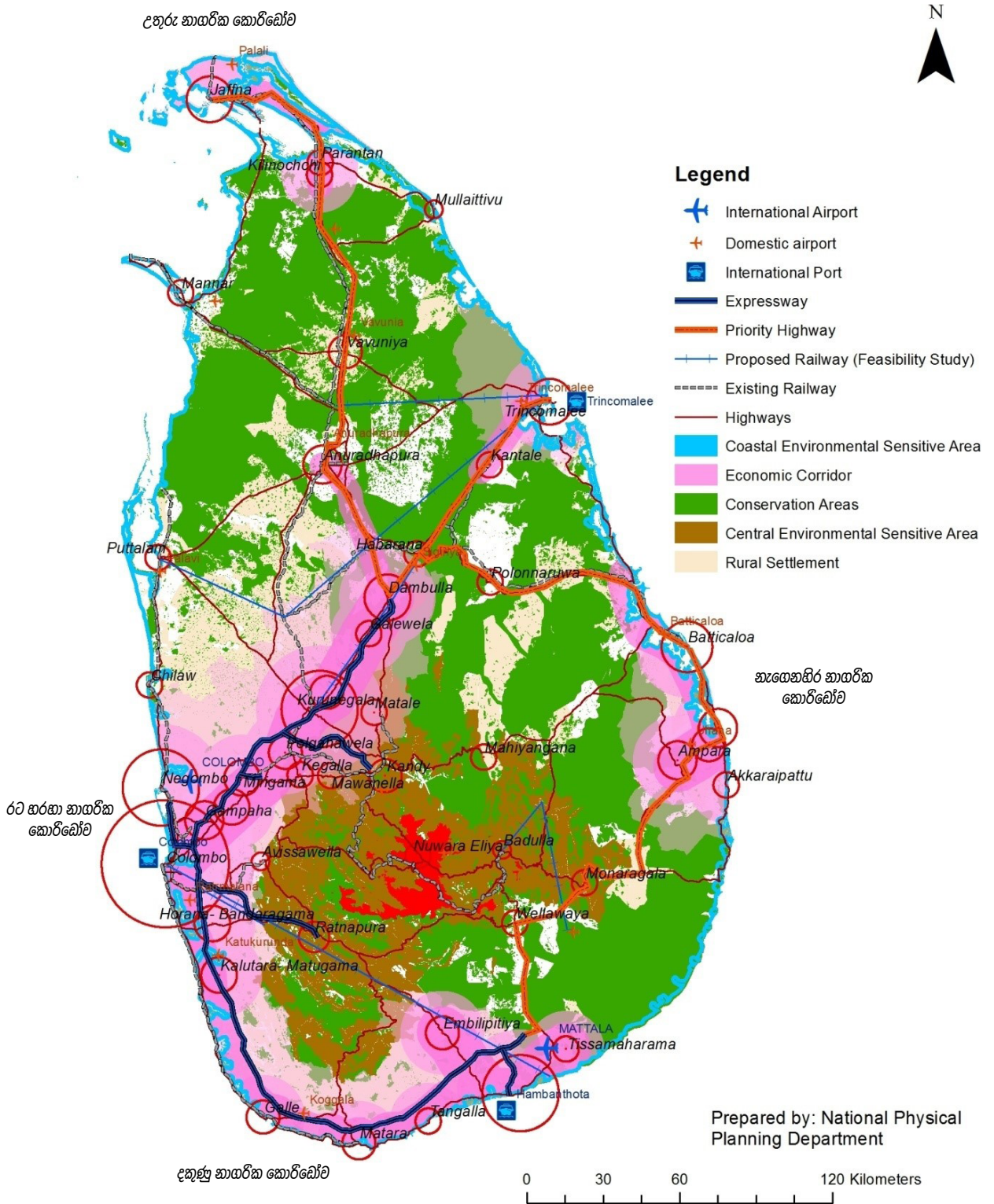
The ruins of a water moat seen near the present rest house building bordering Kelani river closer Hanwella town revealed that there had been a large fortress in the ancient period. The historically important monuments in the planning area include Kurugala Stone cave situated at Kurugala, Nidangala in Malagala GN division, the only Swing bridge in Colombo district erected across the Vak oya in Thunmodara area, Stone bungalow built in British era at Ayarwatta, Fortress at Hanwella area, Lenawara Rajamaha Viharaya and Mundigala Aranya Senasanaya. The administrative set up of the planning area was such that it was administrated till 1980's by the Village council (Gamkarya Sabha) and from 1980 to 1987 it was changed as Development council, (Sanwardena Sabha). The present Pradeshiya Sabha has been established by Pradeshiya Sabha Act bearing No 15 of 1987 as Seethawaka Pradeshiya Sabha in year 1987. During these periods, there had been some plans at national and regional level prepared for the area.

In national context, the planning area is located bordering to economic corridor and falling within the central environmental sensitive zone (Central Fragile Area) depicted in the national physical plan (2017-2050) prepared by the National Physical Planning Department. (Image No 2.2)

Under the Colombo Metropolitan Regional Structure Plan (CMRSP) prepared by the UDA for Colombo and its surroundings, the planning area has been identified as nationally important growth center and environmental sensitive area. Hanwella town has been identified as service center while Padukka as an urban service providing town. (Image No 2.3)

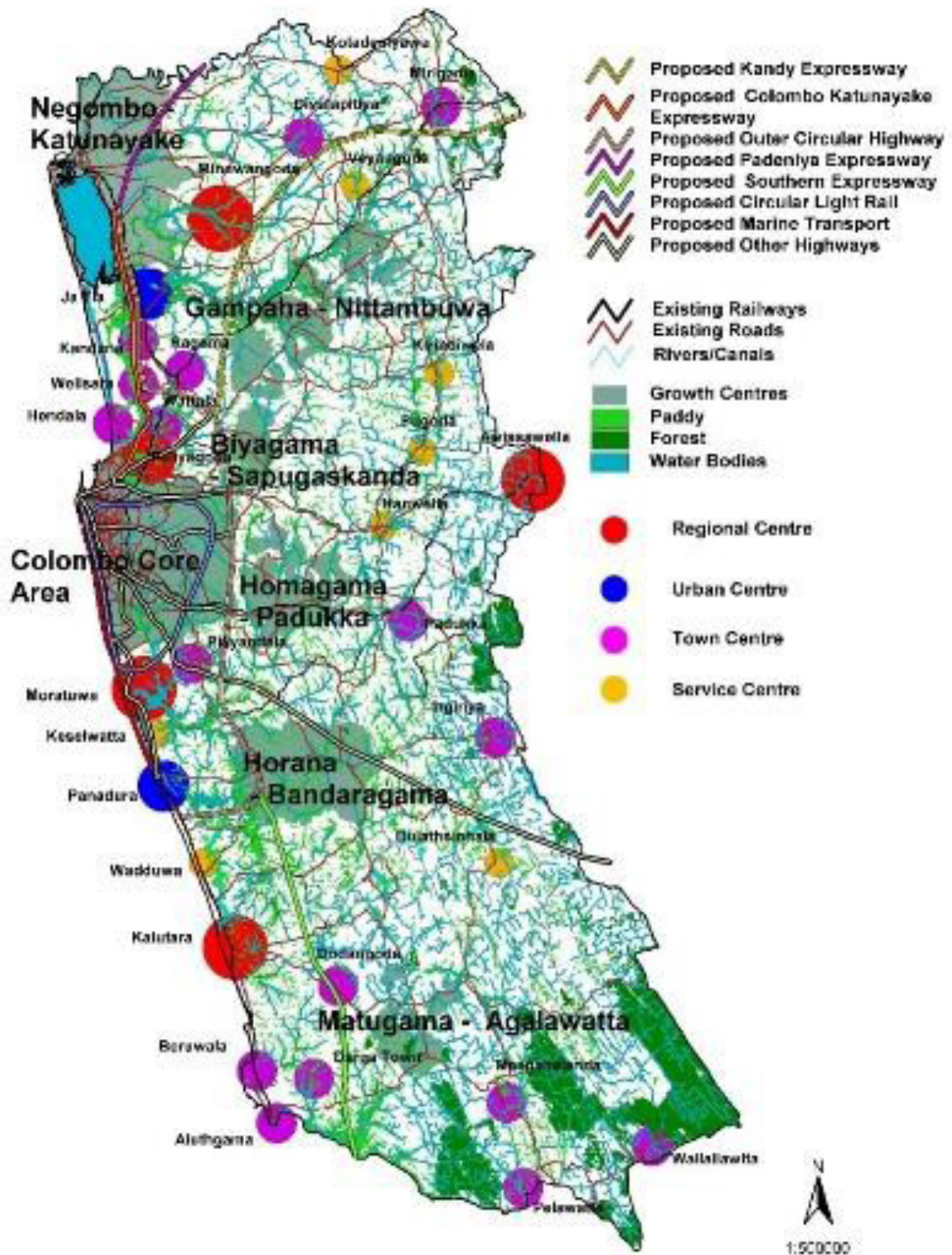
As per the western province draft development plan (2010), Hanwella and Padukka towns have been identified as service providing centers to the outer regions and accordingly, it has been proposed to maintain this area as low-density development areas. According to the Western region megapolis plan, the Seethawaka area has been proposed to be developed as eco-tourism zone while maintaining it as a plantation zone. (Image No 2.4)

Planning area is situated above 350- 1300 feet above the mean sea level with hilly and flat terrain with wetland areas. The annual average rainfall is recorded as 3000 mm and is received throughout the year from South West monsoon. The average annual temperature is recorded as 75o f.



Images 2.2 : National Physical Development Plan (2017-2050)  
Source : National Physical Planning Department-2017

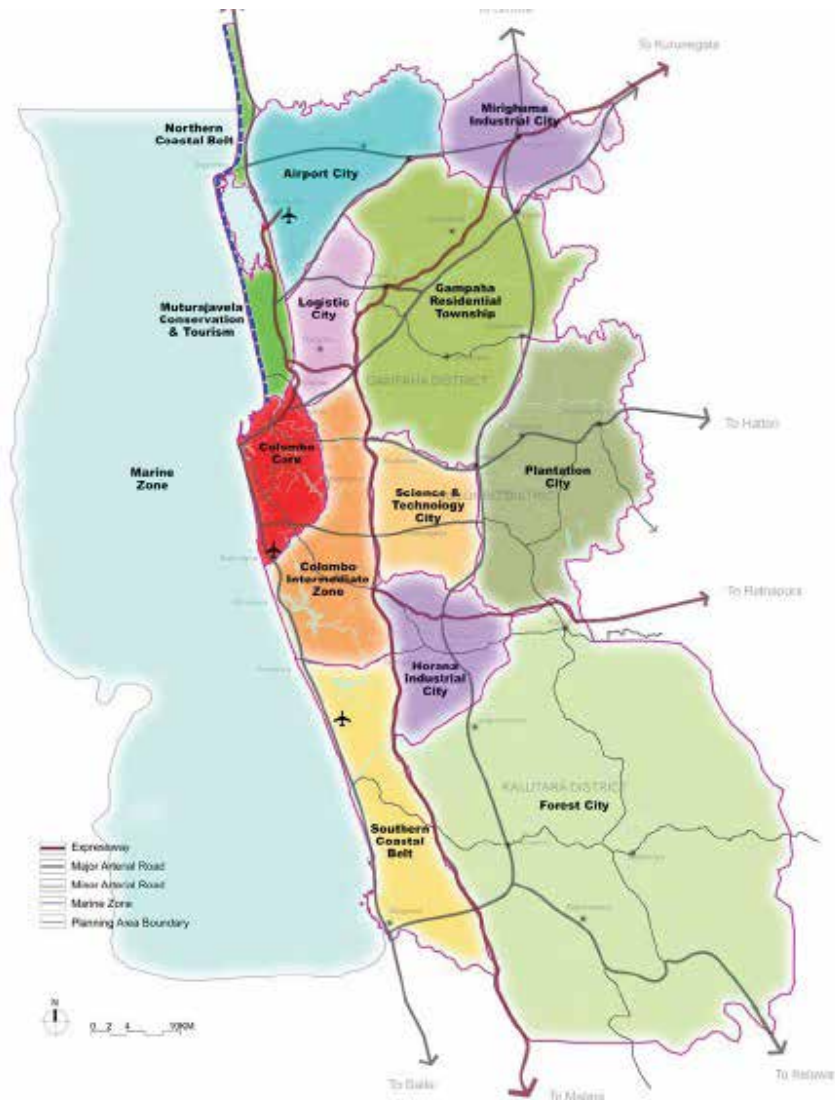
## Western Region Physical Structure Plan



Images 2.3 : Western Region Physical Structure Plan  
Source : National Physical Planning Department

## 02 Chapter Preliminary Study

### Planning Context



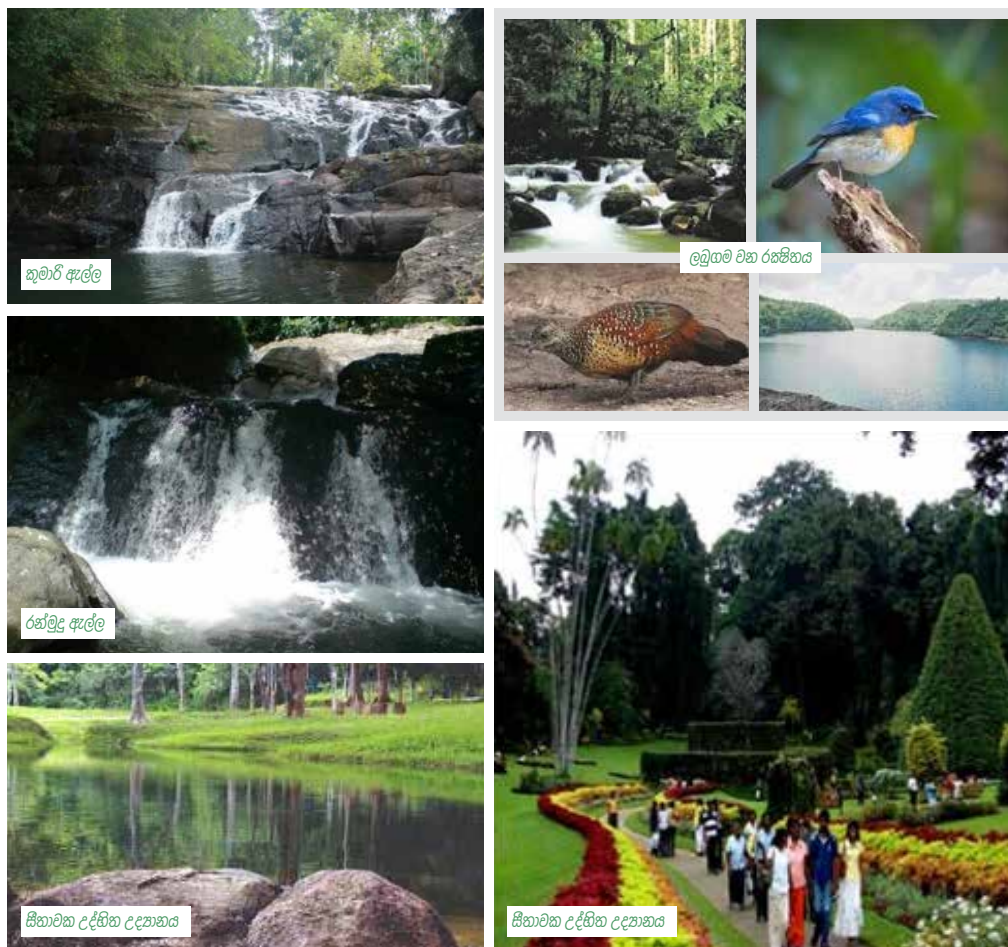
*Images 2.4 : Megapolis Master Plan 2030*  
*Source : Urban Development Authority, 2018*

Regionally this area is situated in such a way that it is surrounded by Kaduwela, Homagama, Moragahahena, Ingiriya, Kirindiwela and Awissawella towns. Hanwella is the main town of the area from which direct accessibility is available to Katunayake Airport, Colombo, Horana Awissawella and Ratnapura through a main road network.

The Bandaranayake International Airport which is located in a distance of 45km from Hanwella town is accessible from the newly constructed road via Kirindiwela. The Kelani Valley railway line from Colombo via Padukka, Kosgama up to Awissawella running across the planning area has been identified as a significant potential to the area. Based on the Padukka and Hanwella towns, this area is regionally linked with the Colombo, Nittambuwa, Kaduwela, Awissawella, Horana and Homagama, towns as well as with Mathugama, Kandy, Anuradhapura, and Badulla. (Map No 2.1)

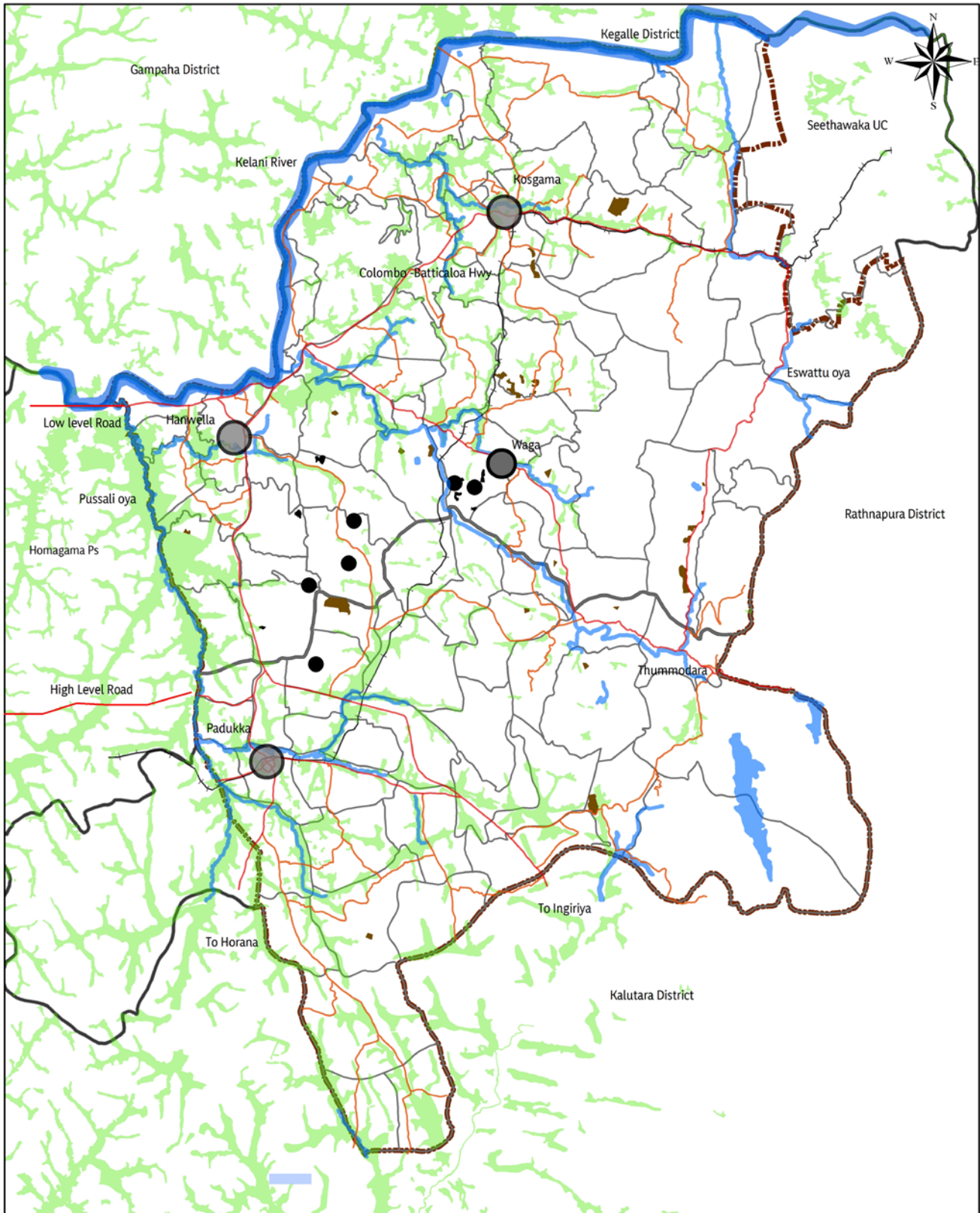
The existence of Ather C Clark satellite center being the high-tech communication exchange in Galagedara area in Padukka brings nationally and internationally importance to this area.

Existence of water purification plants of Labugama and Kalatuwawa supplying drinking water to the Colombo district from this area is also important and while the recreational Centre of Leisure world, and Seethawaka Botanical garden create national level linkages to this area. These nationally and regionally important resources are considered under this plan. Image No 2.5

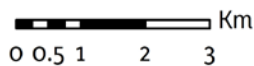


**Images 2.5 :** Some Attractive Places in Seethawaka Planning Area

**Source :** Urban Development Authority 2016



Regional Importance of Seethawaka Ps



Source : Urban Development Authority



Urban Development Authority  
January 2019

Western Provincial Office

Development Plan-Seethawaka Ps- (2019-2030)

Prepared By: Western Province Division

Map 2.1 Regional Importance of Seethawaka Pradeshiya Sabahawa

Source : Urban Development Authority, 2018

The environmental sensitive areas such as paddy fields, low-lying lands waterfalls, water streams, river, rubber cultivated areas forest reserves spread in a large extent of lands in the planning area is useful to protect the eco system and watershed areas. (Map No 2.2) The Water shed areas including Labugama reservoir has covered an area of 4.16Km<sup>2</sup> which is a considerable factor in the land use pattern of the area.

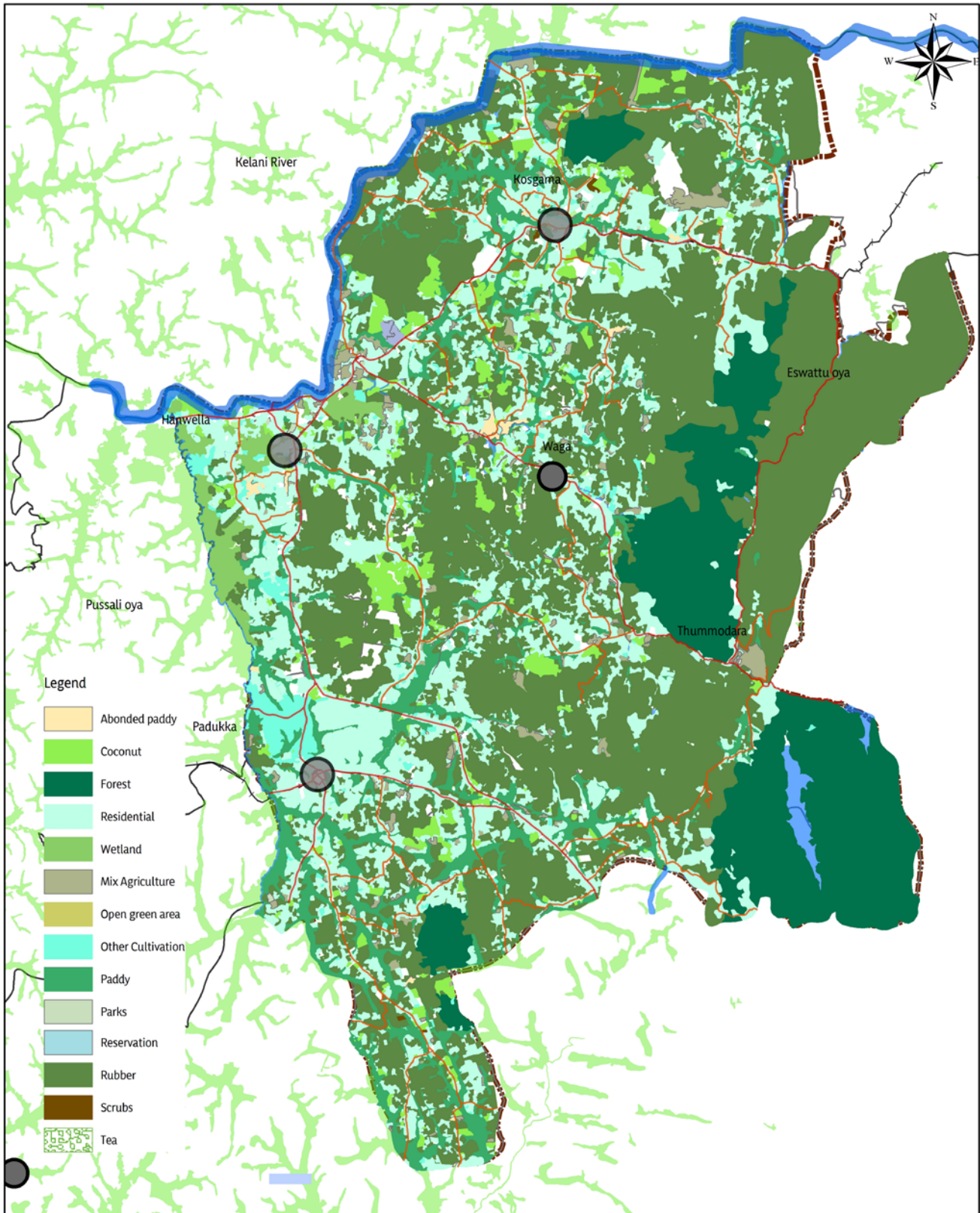
Out of the total land use, 1.1% is cover by water shed areas of which Kelani River, Pussali oya, Vak oya, Eswathu oya, Arukwatta oya, Angamuwa oya, Elige oya, and connected water streams and Labugama Reservoir, Kalatuwawa reservoir are the main waterways in the planning area. At the same time, some water falls like, Kumari Ella, Ranmudu Ella, Ellauda Ella, Damodara Ella etc are also located in the area.

Out of the total land use, 73% is identified as green cover of which 42% is utilized for rubber plantation. 7.6% of the land area out of total extent is used for paddy cultivation. Coconut cultivation is spread in an area of 3, 45% of the total extent. Out of the total employees, 40% are engaged in rubber plantation and others are engaged in plantation of tea, Pineapple and mix crops. Out of the total rubber production in the Colombo district, 62% is contributed from the planning area. Specially, rubber plantation in large scale is done in the areas like Kosgama, Bope and Pagnnagula. The government owned rubber states of about 4,698 Ha are spread in the areas like Salawa estate, Elison estate, Siriniwasa estate and Pannagula estate.

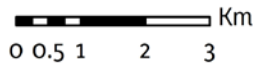
Livestock industry is also one of the main livelihoods in the area and there are some large scale and small-scale dairy farms, chicken farms, and piggery farms located in the area. The large-scale farms include Pussella farm, Niyo farm, Freema farm and large number of small farms are spread in the whole area closer to the residential areas. This has contributed 66% out of total production in the Colombo district.

Metal quarries and sand mining industry is also taking place as an active economic activity where 47 number of large-scale metal quarries have been identified. These industries are directly contributing to national scale projects like Port city development and highway construction projects. But due to some haphazard livestock farming activities like chicken farms and piggery farms and similar other industrial activities have caused some negative effects to the environmental resources of the area.

Tourism industry is found in a small scale but there is a high potential in the area. When considered about social information in the area, the population is recorded as 113,084 in the year 2001 and has increased to 162,729 by the year 2018. When compared to the total population in Colombo district, it is accounted for 6%. Compared to Colombo, Dehiwela, Moratuwa, Kaduwela and Maharagama divisional secretariat areas, this figure is somewhat low as shown in the Graph 2.1.



Green and Blue areas of Seethawaka Ps



Source : Urban Development Authority



Urban Development Authority  
January 2019

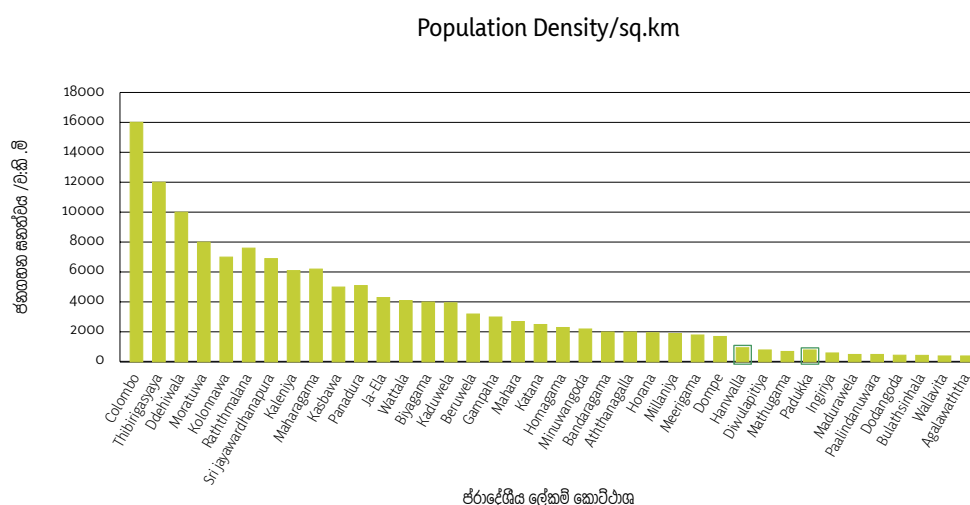
Western Provincial Office

Development Plan-Seethawaka Ps- (2019-2030)

Prepared By: Western Province Division

Map 2.2 : Green and Blue Area

Source : Urban Development Authority, 2018



**Graph 2.1 :** Population Density by Divisional Secretariat Basis (2012)

**Source :** Department of Census and Statistic of Sri Lanka-2012

Year	Population	Annual population growth rate
1971	76,501	-
1981	92,255	2.06
2001	113,084	1.13
2011	133,919	1.84
2018	162,729	1.73

**Table 2.1 :** Population Increase and Rate of Growth (1971-2018, Seethawaka Pradeshiya Sabha Area.

**Source :** Department of Census and Statistics (2012)

The annual population growth rate in the area during the period 1971-1981 was 2.06% and up to 2001, it was 1.13% and 2011, 1.84% and again in year 2018 it was reduced slightly to 1.73%. (Table 2.1) Accordingly, the average growth rate in the area is recorded as 1.5%.

When considered about the population distribution in the Seethawaka Pradeshiya Sabha area, high concentration can be seen in the urban centers like Kosgama, Hanwella and Padukka area from eastern part to western area along the main roads where average population density is 948 persons per sq km. GN division basis, the highest density in the year 2011, is recorded in Kundaluwila, Walawwatta, Pahathgama, Pitumpe south, Waga South, Galagedara, Kosgama, Kahatapitiya, Hanwella Town, Padukka and Arukwatta GN divisions. The population density in these areas is 1,500 to 3,000 persons per sq.km. The main reason for recording such a high density is due to existence of major commercial towns like Kosgama, Hanwella and Padukka within these GN divisions.

**02 Chapter**  
**Preliminary Study**

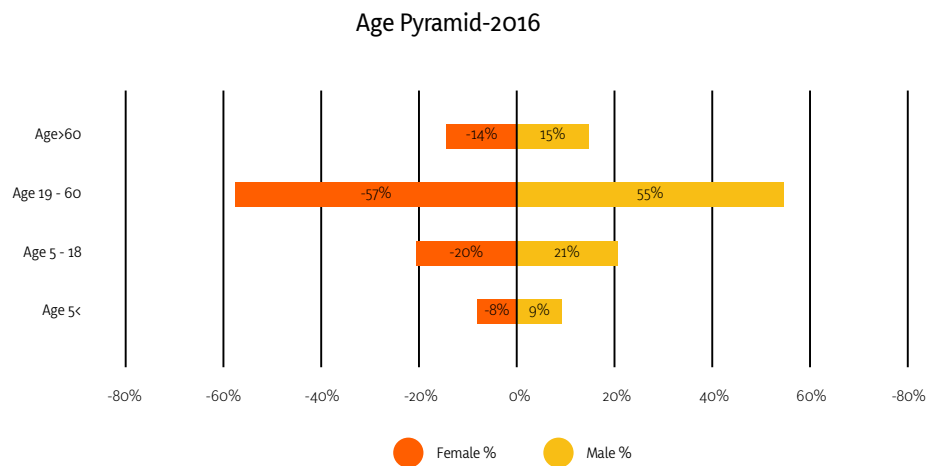
Planning Context

According to the data released by the Department of Census and Statistics, the labor force in the age range of 15 -60 is recorded as 62%. (Table 2.2) and as per the Resource profile (2016) the age ranges from 19-60 is shown as higher figure (Graph No 2.2).

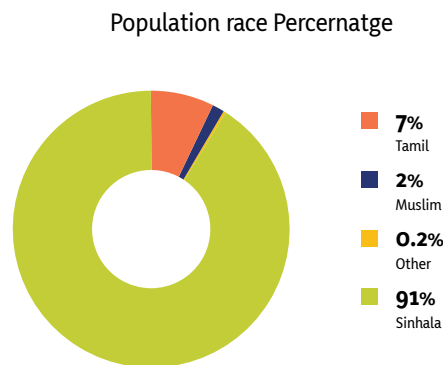
As per the Census report of the Department of Census and Statistics, (2012) the population by race in the Seethawaka Pradeshiya Sabha area, 94.41% are Sinhalese and balance 5.59% are represent other races such as Tamils, Muslims and Burgar. (Graph. No 2.3)

Age group	Population	Percentage (%)
0 – 14	31,628	23.8
15 – 59	83,250	62
60 <	19,041	14.2

**Table 2.2 :** Population by Age Groups (2011)  
**Source :** Department of census and Statistics (2012)



**Graph 2.2 :** Age Pyramid  
**Source :** Resource Profile Report (2016)



**Graph 2.3 :** Population Race Percentage  
**Source :** Resource Profile Report (2016)

When considered about the housing distribution of the area, the census and statistical data (2016) reveals that the total housing stock in the Seethawaka Pradeshiya Sabha area in year 2001, is 27,542 and year 2011 it was 35,137 and years 2001 -2011, the annual increase rate is counted to be 2.16%. When compared with the nearby areas of Awissawella, Homagama and Maharagama, it is an average figure and is determined by the population growth in the area.

Year	Population	Percentage (%)
2001	27,542	01
2011	35,137	2.16

**Table 2.3 :** Housing Distribution in the Area

**Source :** Department of Census and Statistics (2012)

As per the census date, the number of persons per house is 3.8 in the Seethawaka Pradeshiya Sabha area. In the whole island this figure is recorded as 3.9 and Colombo district it is 4.1. The housing composition in the Seethawaka Pradeshiya Sabha area is as follows.

Density	Number of Houses	Percentage (5)
Single units	33,839	96.31
Detached houses	160	0.45
Flats	04	0.01
Twin houses/ line	953	2.71
Slum and shanties	181	0.52
<b>Total</b>	<b>35,137</b>	<b>100</b>

**Table 2.4 :** Housing Distribution in the Seethawaka Pradeshiya Sabha Area by Housing Type

**Source :** Department of Census and Statistics -2012

The highest housing density is recorded in the GN divisions of Kosgama, Hanwella, Pahathgama, Kundaluwila, Kudakanda, galagedara, Padukka and Arukwatta and the lowest density in the area is recorded as Udagama, kanmpella, Deegana and Ilukowita GN divisions. Based on the roads, a linear development has taken place and the main reason for which is found to be the availability of infrastructure and the developable lands. When considered about the housing classification, the most of houses are belongs to single and two stories. Based on the material used for walls, floor, and roof, the classification on the basis of Permanent, Semi-permanent and Underserved (temporary) is given in Table 2.5

## 02 Chapter Preliminary Study

### Planning Context

Category	Number of Houses	Percentage (%)
Permanent,	32,326	92
Semi-permanent	2,108	06
Underserved and others	703	02
<b>Total</b>	<b>35,137</b>	<b>100</b>

**Table 2.5 :** Housing Classification in Seethawaka Pradeshiya Sabha Area (2011)

**Source :** Department of Census and Statistics -2012

When analyzing the housing density in the area based on the above data, 92% of the housing units are falling within the livable category and 6% are required to be provided with infrastructure facilities. These houses are located in the areas like Thunthana, Walwwatta, Kundaluwila, Weragolla, Digana, Suduwella and Kodikanda area and underserved houses of 2% are identified as developable units.

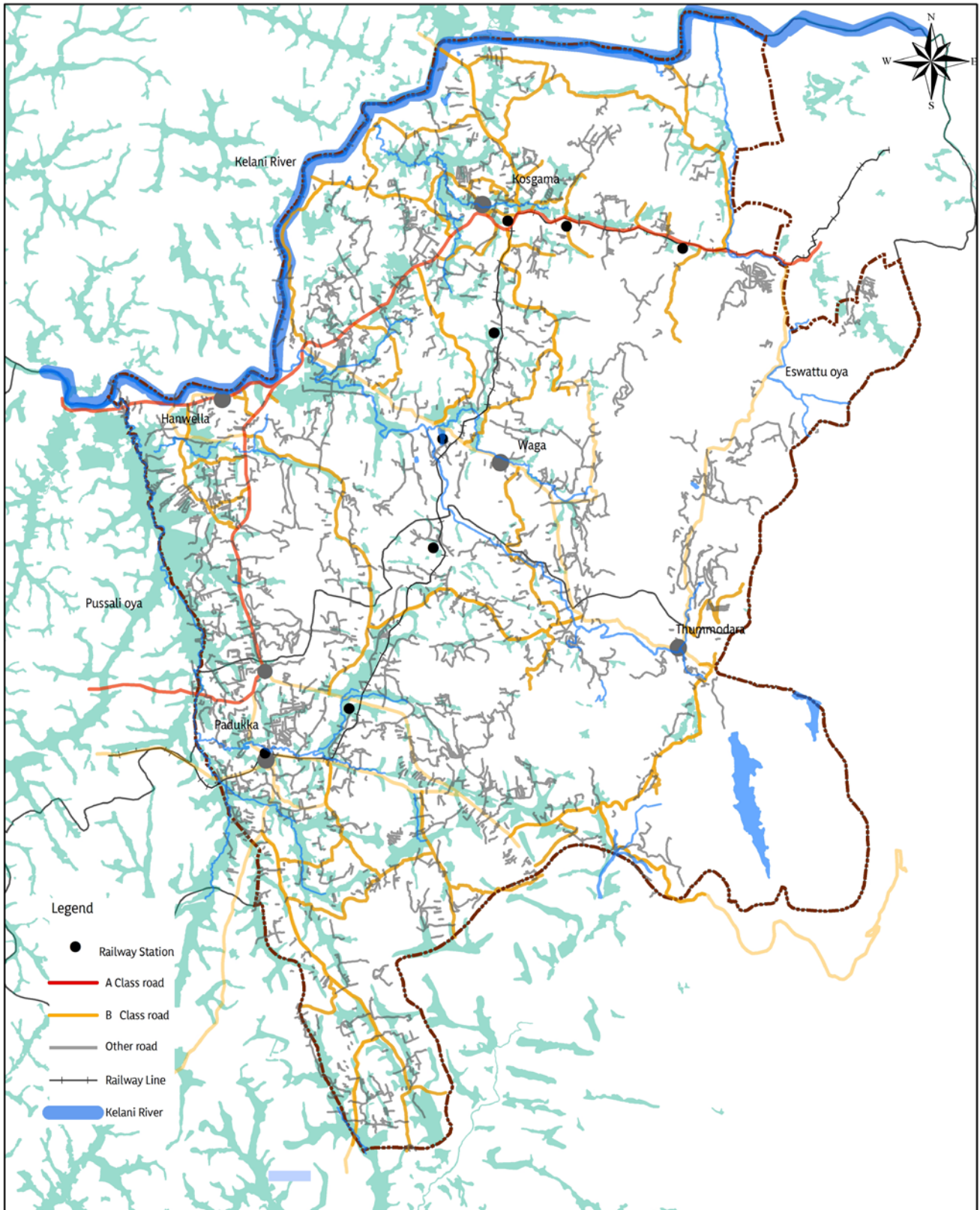
The land terrain, existence of plantation areas and forest reserves, lack of infrastructure facilities have caused to prevail lesser housing density. High density of population in some areas have occurred due to alienation of lands by the governments from time to time and which has resulted to increase the housing density in those areas. It is reported that around 50 number of unauthorized houses have been constructed in the urban areas such as Hanwella, Padukka and Kosgama, and except the areas like Aluthambalama, Suduwella, in all other areas, the houses are located in scattered manner. However as per the statistical evidence, there is no any homeless people in the Seethawaka Pradeshiya Sabha area and there is no any trend of increasing the construction of unauthorized houses. Nevertheless, the houses are remained in improvise conditions.

With regard to the road network in the area, the "A" grade roads are located in northern side along the western boundary of the area. Colombo Ratnapura New road (High-level road) Colombo- Hanwella old road (Low-level road) The "B" grade roads include, Galagedara-Horana road, Kotte- Bope road, Thummodara-Puwakpitiya road, and Kaluaggala- Labugama road. Almost all other roads are remained as narrow roads. The road distribution pattern of the Seethawaka Pradeshiya Sabha area is shown in Table No.2.6 and Map No 2.3.

Ownership	Number of roads
RDA owned roads	08
PRDA owned roads	19
Pradeshiya Sabha owned roads	881
Railway	01

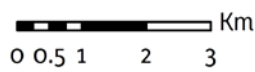
**Table 2.6 :** Distribution of Road Network in the Area.

**Source :** RDA (2016), PRDA (2016), Seethawaka Pradeshiya Sabha (2016)



Existing road network in the area (2017)

Source : Urban Development Authority



Urban Development Authority

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Map 2.3 : Existing Road Network in the Area

Source : Urban Development Authority, 2018

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Around 30,000 vehicles are running on the Colombo High- level road towards Colombo in day time and 20,000 are running towards Awissawella as revealed from the surveys.

The Kelani Valley railway line from Colombo to Awissawella is running across the Seethawaka Pradeshiya Sabha area in the length of 25 km with the stations passing Padukka, Arukwatta, Angampitiya, Uggala, Pinnawela, Waga, Kadugoda and Kosgama where around 30,000 passengers are used railway for their daily needs as per the CGR reports.

When discussed about other infrastructure facilities, the electricity supply is available in the whole Seethawaka Pradeshiya Sabha area and where CEB is providing a major share. (Map No 2.4)

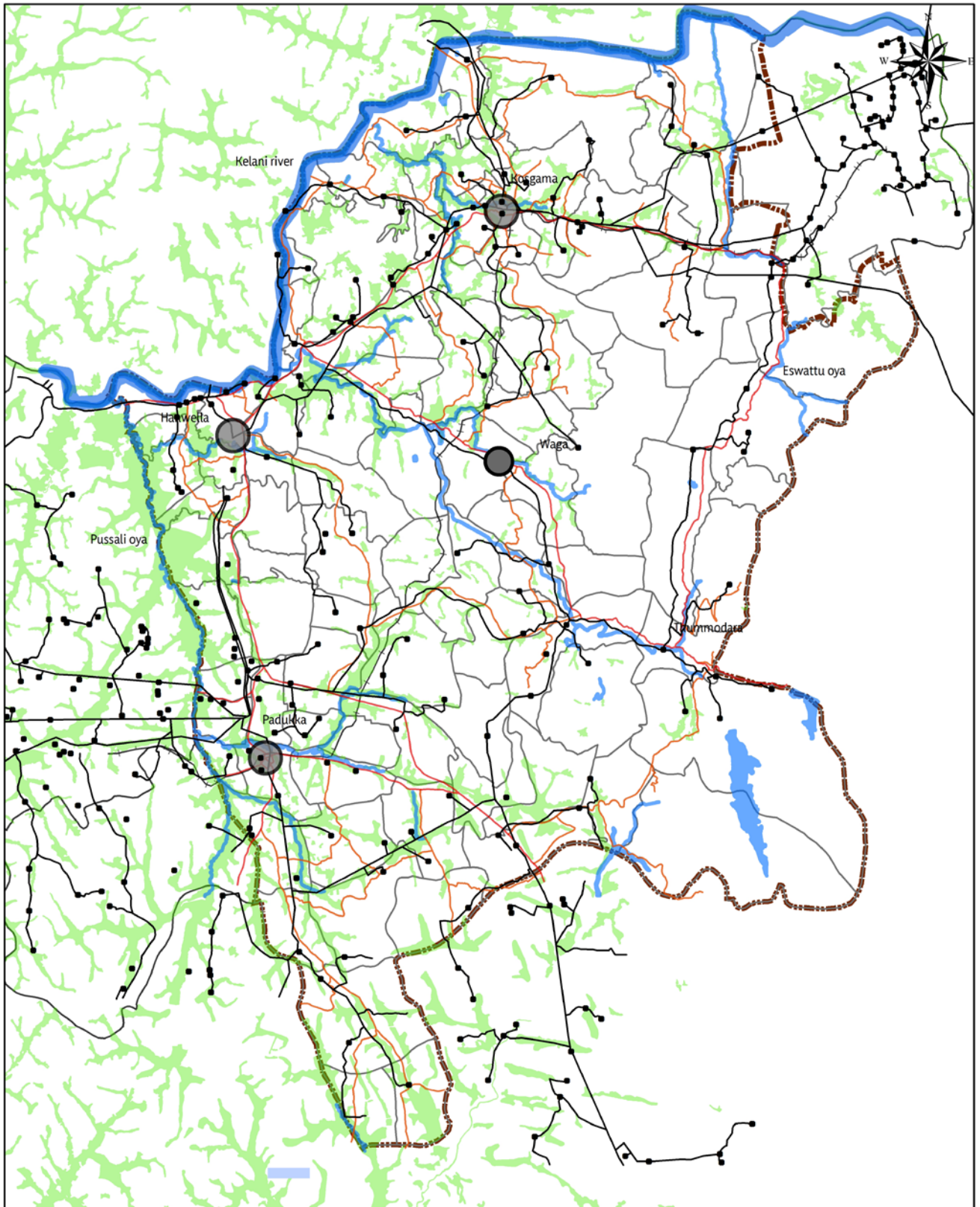
Source of power supply	Hanwella Div Sec. Area	Padukka Div.Sec. area
CEB	20,004	12,805
Rural hydro power	20	28
Kerosene oil	1,383	567
Solar power	09	14
Others	21	09

**Table 2.7 :** Power Supply Sources in the Area  
**Source :** Department of Census and Statistics -2012

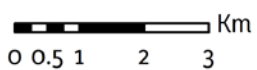
(90% of the electricity consumption is for residential uses. The consumption for other uses such as commercial and industrial is found to be very low as shown in the Table 2.8.

Usage	Number of connections	
	Single phase	Three phases
Residential	30,354	368
Business	2,353	511
Industries	27	207
Hotel	19	54
Religious	82	17

**Table 2.8 :** Electricity Consumption by Purposes  
**Source :** Ceylon Electricity Board, Hanwella, Awissawella (2016)



Electricity Power supply network in the area



Source : Urban Development Authority



Urban Development Authority  
January 2019

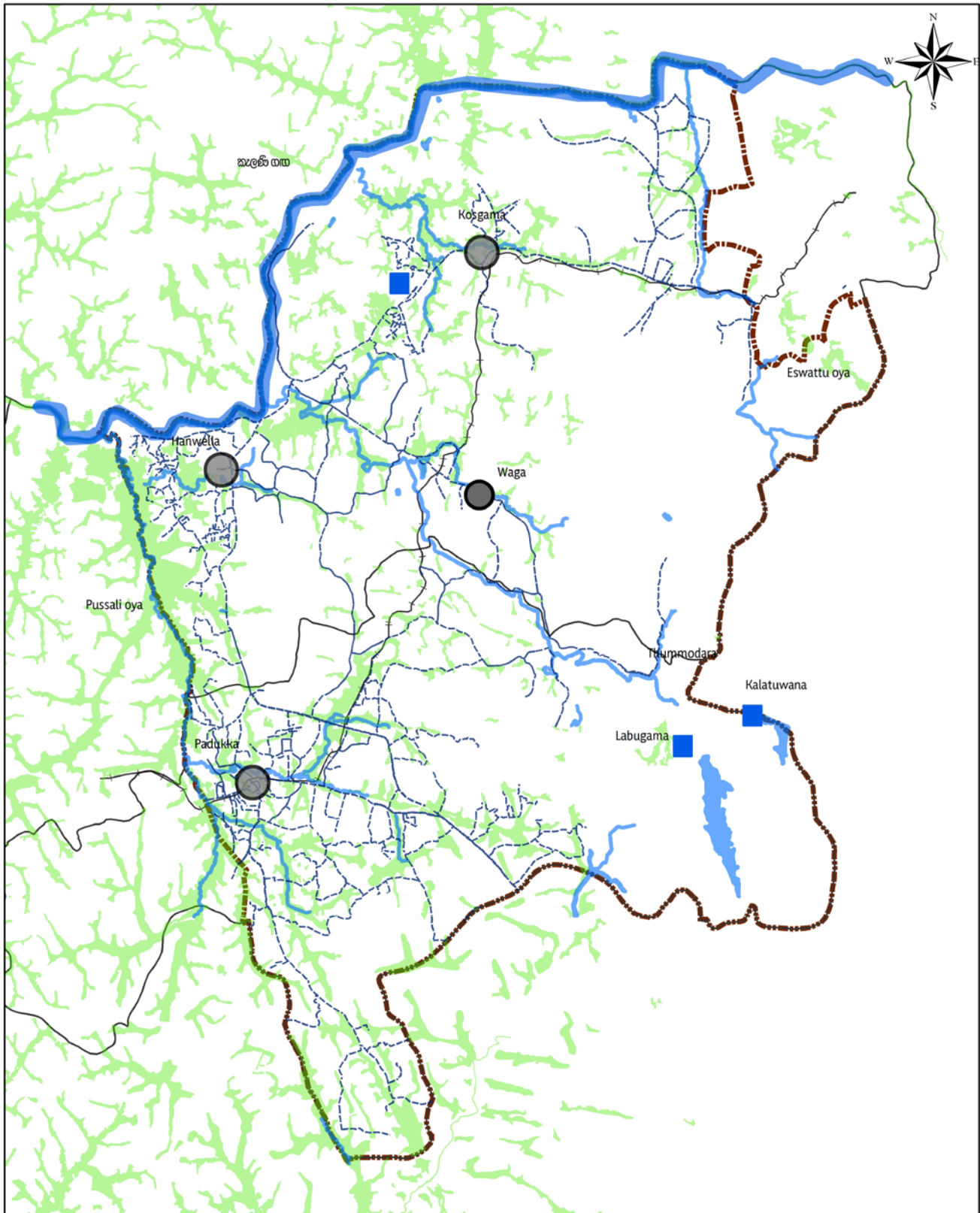
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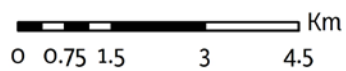
Prepared By: Western Province Division

Map 2.4 : Electricity Supply Line

Source : Urban Development Authority, 2018



Pipe born water supply in the Seethawaka Ps area -2017



Urban Development Authority  
January 2019

Source : Urban Development Authority

Western Provincial Office

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Prepared By: Western Province Division

Map 2.5 : Pipe Born Water Supply in the Seethawaka Pradeshiya Sabha Area

Source : Urban Development Authority, 2018

Out of total population in the Seethawaka Pradeshiya Sabha area, 80% of the people are depending on the well water for drinking purposes. Although pipe borne water is available in the area more than the demand, people are still preferred for traditional method of using ground water. The pipe borne water supply distribution in the area is shown in Map No 2.5. Compared to the number of dwelling units in the whole area, it is only 15% of the households have obtained pipe born water connections. In year 2012, 1,715 number of water connections have been given by the National Water Supply and Drainage Board of which 95% are for domestic consumption.

When considered about educational facilities in the area, it is administered mainly by the Hanwella and Padukka educational divisional offices. As reported by the educational offices, 53 numbers of government schools are functioning in the planning area by the year 2001 which include two national schools. The total number of students is recorded as 30,102 but out of which number of students studying in the area is 20,848. (Table No 2.9) The rest of the students are seeming attracted to much popular schools outside the planning area.

Classification	No. of Schools	Percentage (%)	Number of students	Percentage (%)
1AB	02	04	4,457	21
1C	07	13	5,707	27
2	28	53	8,269	40
3	16	30	2,415	12
<b>Total</b>	<b>53</b>	<b>100</b>	<b>20,848</b>	<b>100</b>

**Table 2.9 :** Classification of Schools in the Seethawaka Pradeshiya Sabha Area

**Source :** Education Office Hanwella (2017)

Compared to Teacher student ratio, it is somewhat satisfactory only in the Mayadunna Maha Vidyalaya and Kanampella Junior School. As a whole, 70% of the schools are having sufficient number of teachers and the shortage of teachers is recorded as 30% as per the records maintain in the educational office in the area.

It is reported that 50% of the schools do not have infrastructure facilities sufficiently. There are 14 schools where the total number of students are less than 100 and are subjected to threat for closing up due to lack of facilities. It is reported that 04 schools of this type have been closed during last few years.

Since the large percentage of residential plots are more than 10 perches in extent in the area, the waste material generated day today by those households are generally used to manage the waste within their premises itself. Nevertheless, in main urban centers like Hanwella Padukka and Kosgama area, about 08-09 tons are generated daily. (Table No 2.10) Out of daily collected garbage material, 80% are degradable waste and 20% are

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non-degradable waste. Solid waste management program is in operation in the Kosgama sub office area where 4 tons of garbage is said to be recycled twice a week but it is not sufficient to solve the issue and therefore there is a requirement to have a proper solid waste management system to this area.

Usage	Quantity (Tons)
Organic and degradable	8
Non degradable	1
Glass and others	0.78
<b>Total</b>	<b>9.78</b>

**Table 2.10 :** Daily Solid Waste Composition - Seethawaka Pradeshiya Sabha Area

**Source :** Seethawaka Pradeshiya Sabha (2018)

Usage	Quantity (Tons)
Residential	1.7
Commercial	2.6
Others (Hotels, Bank, other. Buildings)	0.35

**Table 2.11 :** Solid Waste Collected Daily.

**Source :** Seethawaka Pradeshiya Sabha (2018)

When considered about open spaces, leisure and recreational facilities, the playgrounds available in schools are not sufficient for the entire population although school playgrounds are accessible to the public. The leisure and public spaces presently available in the area include, Leisure world recreational park, Ilukwita wet zone park, (Seethawaka Botanical garden) Thummodara Diviyamala Ella, Vak oya etc can be identified. The open space requirement is basically fulfilled by the natural forest reserves, large scale rubber estates, paddy fields and low-lying areas. The available open spaces in the area is given in annexure 01.

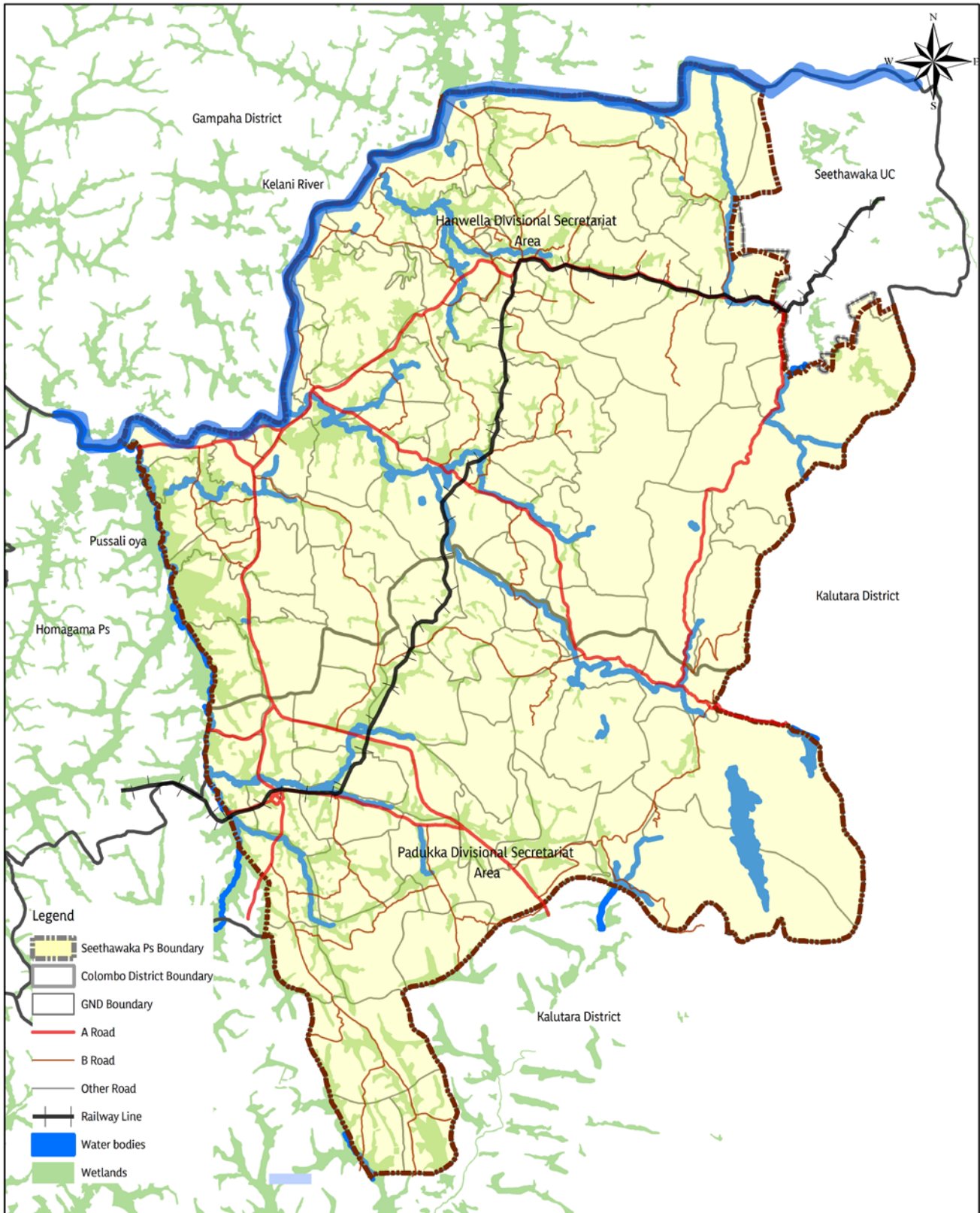
The health facilities in the area include mainly the Padukka district hospital and Kosgama base hospital. In addition, 04 Ayurvedic medical centers, 02 MOH officers 24 numbers of government health clinics and 02 private hospitals are catering to the health requirement of the people in the area. In addition, it was revealed through the field surveys that a considerable number of populations is attracted to the hospitals situated in outer regions of the area.

## 2.3 Delineation of the Planning Boundary

of the development plan for which the impact from outer regions in delineation of the planning areas was considered. The favorable and also the unfavorable impacts from adjoining Pradeshiya Sabha areas were also studied for these purposes.

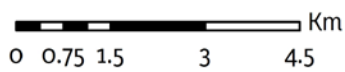
Seethawaka planning jurisdiction comprises with two administrative units such as Seethawaka Urban council area and Seethawaka Pradeshiya Sabha area. The regulations of the development plan prepared for the urban council area was legalized in 1999. These two administrative units are surrounded by the Kaduwela Municipal Council area, Maharagama Urban Council area and also the district of Gampaha, Kalutara Ratnapura, and Kegalle. A separate development plans have been prepared for the Kaduwela MC and Homagama Pradeshiya Sabah in the Colombo district and separate development plans are being prepared for the local authority areas falling within the Kalutara, Ratnapura, Gampaha and Kegalle districts. As per above the need of preparing a development plan for the Seethawaka Pradeshiya Sabha was identified. The Seethawaka Pradeshiya Sabha comprise with two divisional secretariat areas such as Hanwella and Padukka. Hanwella divisional secretariat area contain with 36 Number of Grama Niladhari (GN Divisions) divisions and 54 Grama Niladhari divisions in Padukka divisional secretariat area. Annexure No 2

As per above, the total Grama Niladhari divisions falling within the Seethawaka Pradeshiya Sabha area is 90 numbers (Annexure 2) which bounded from North by the Kelani river, from West Pusseli Oya, From East, Eswathu Oya, from South, Horana Pradeshiya Sabha area and thus this area has been identified as the planning jurisdiction. (Map No 2.6)



Location of Seethawaka Ps

Source : Urban Development Authority



Urban Development Authority  
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Map 2.6 : Location of Seethawaka Pradeshiya Sabha Area

Source : Urban Development Authority, 2018

# 03

## Chapter



## Need of the Development Plan

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Need of the  
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Introduction

Issues Identified

## 3.1. Introduction

The potentials and constrains in the Seethawaka Pradeshiya Sabha area was studied and found that the existing draft plan has not been able to address the prevailing issues. Therefore, a necessity has arisen to prepare a development plan to achieve a sustainable development through utilization of resources available in the area.

The main issues detrimental to this area have been identified as follows.

1. The trend of drastic diminution of the green cover in the area.
2. The resident's conflicts against the existing industries in the area.
3. Floods and disaster situation in the area.
4. Non usage of natural resources for sustainable development in the area.

### 3.1.1. Issues Identified

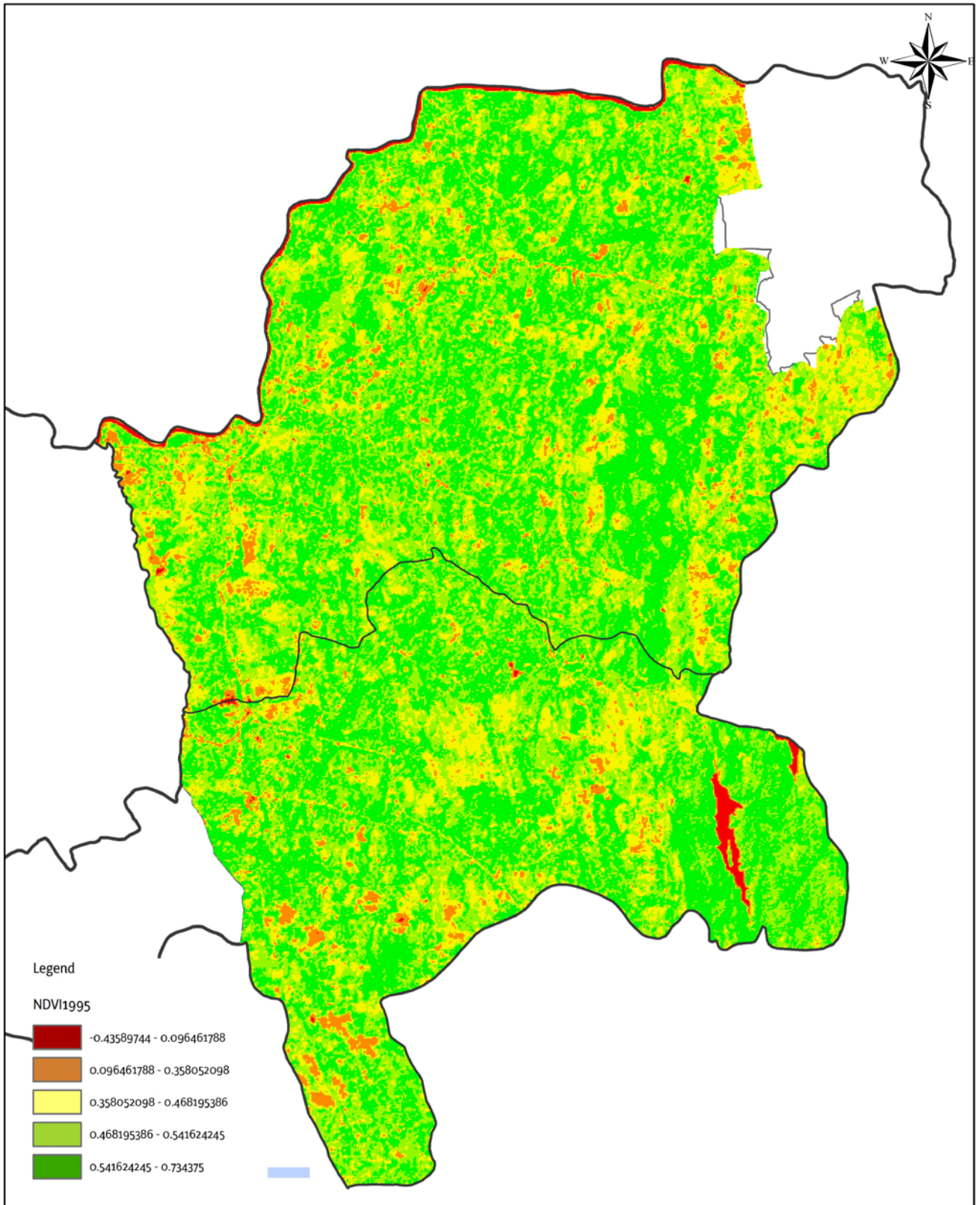
Issue

01

The trend of drastic diminution of the green cover in the area.

Among all other local authority areas in the Colombo district, the Seethawaka Pradeshiya Sabha area is identified as the region having the largest green cover but the present trend is that it is diminishing drastically.

A study was carried out through NDVI analysis regarding the green cover of the area from 1995 and 2016 and observed the degree of reduction of the green cover. In year 1995, 20,000 ha, ie 95% of the total land area was identified as green cover but it has reduced to 73%, ie 15,600Ha by the year 2016. The green cover that was prevailed in the year 1995 is shown in Map No. 3.1 and its reduction in the year 2016 is shown in the Map No. 3.2.



**NDVI Analysis-1995**

Source : Urban Development Authority

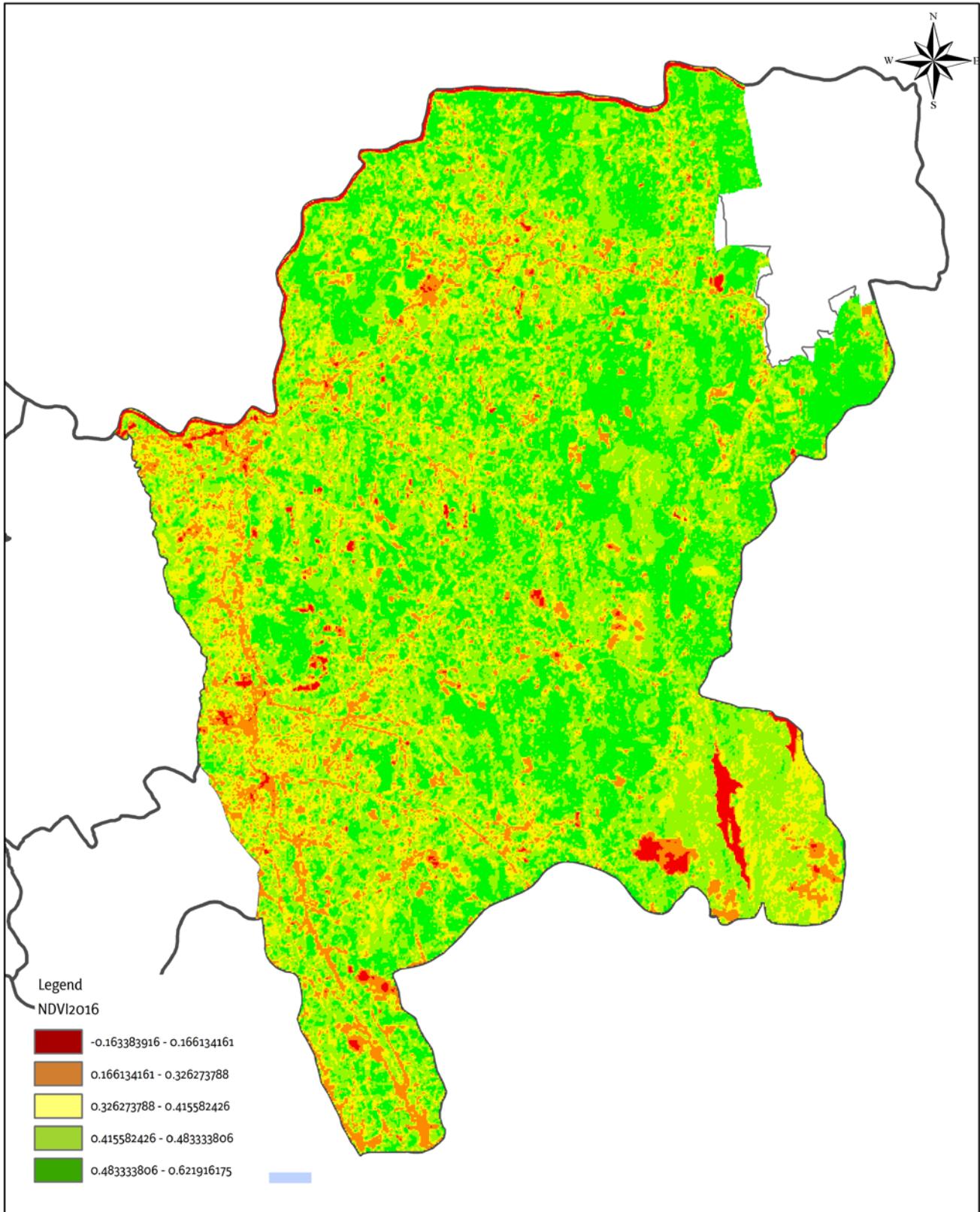
0 0.75 1.5 3 4.5 Km

Urban Development Authority  
May 2018

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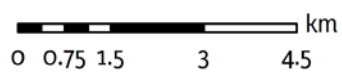
**Map 3.1:** The Diminishing Trend of Green Cover in the Planning Area  
– NDVI Analysis-1995

Source : Urban Development Authority, 2018



NDVI Analysis-2016

Source : Urban Development Authority



Urban Development Authority  
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Map 3.2 : The Diminishing Trend of Green Cover in the Planning Area – NDVI Analysis -2016

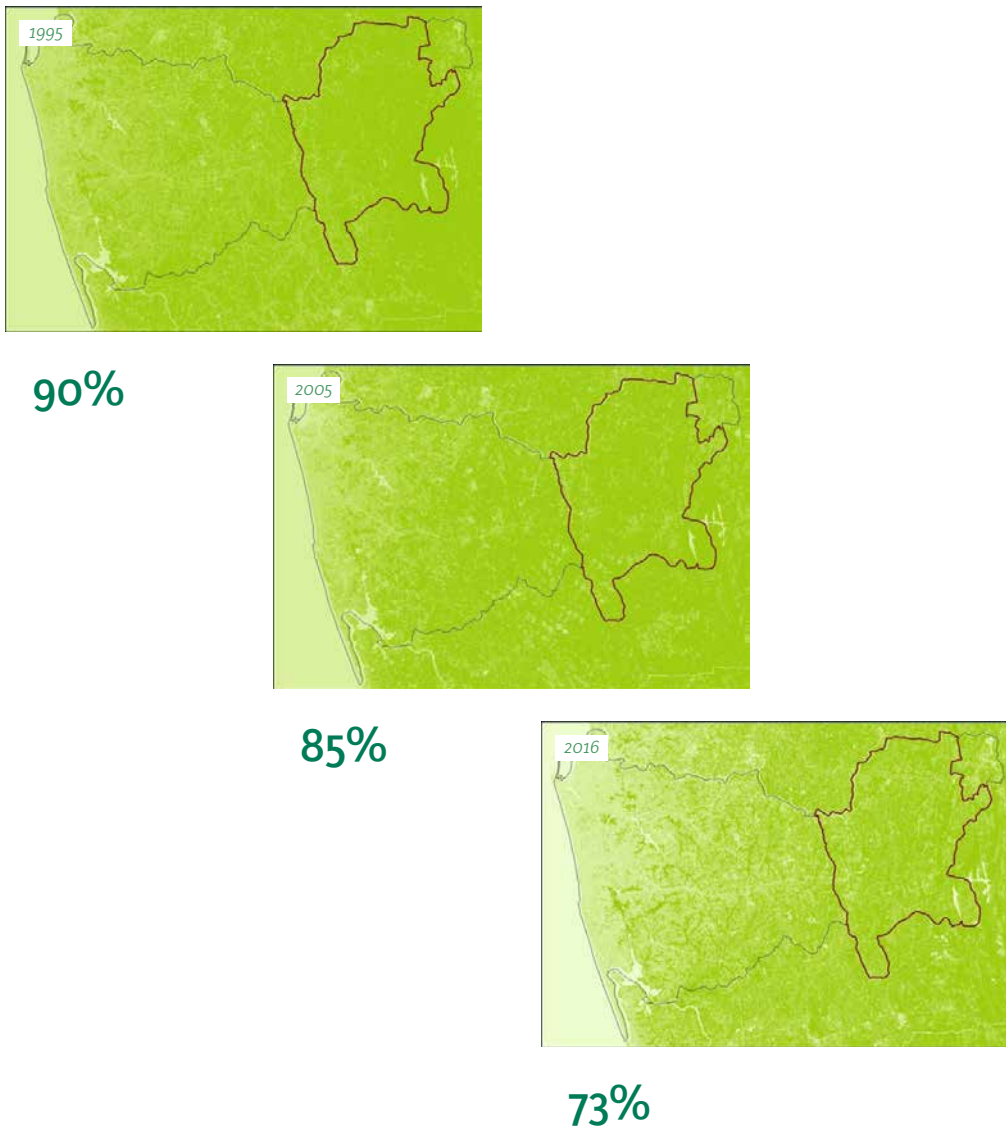
Source : Urban Development Authority, 2018

## 03 Chapter Need of the Development Plan

Introduction

Issues Identified

සැලසුම් බල ජ්‍යෙෂ්ඨයාගේ හරිත වැස්මේ අඩුවීමේ දිශානතිය පහත Image 3.1 මගින් නිරීක්ෂණය කළ හැකිය.



**Image 3.1 : The Direction of Diminishing the Green Cover in the Coombo District**

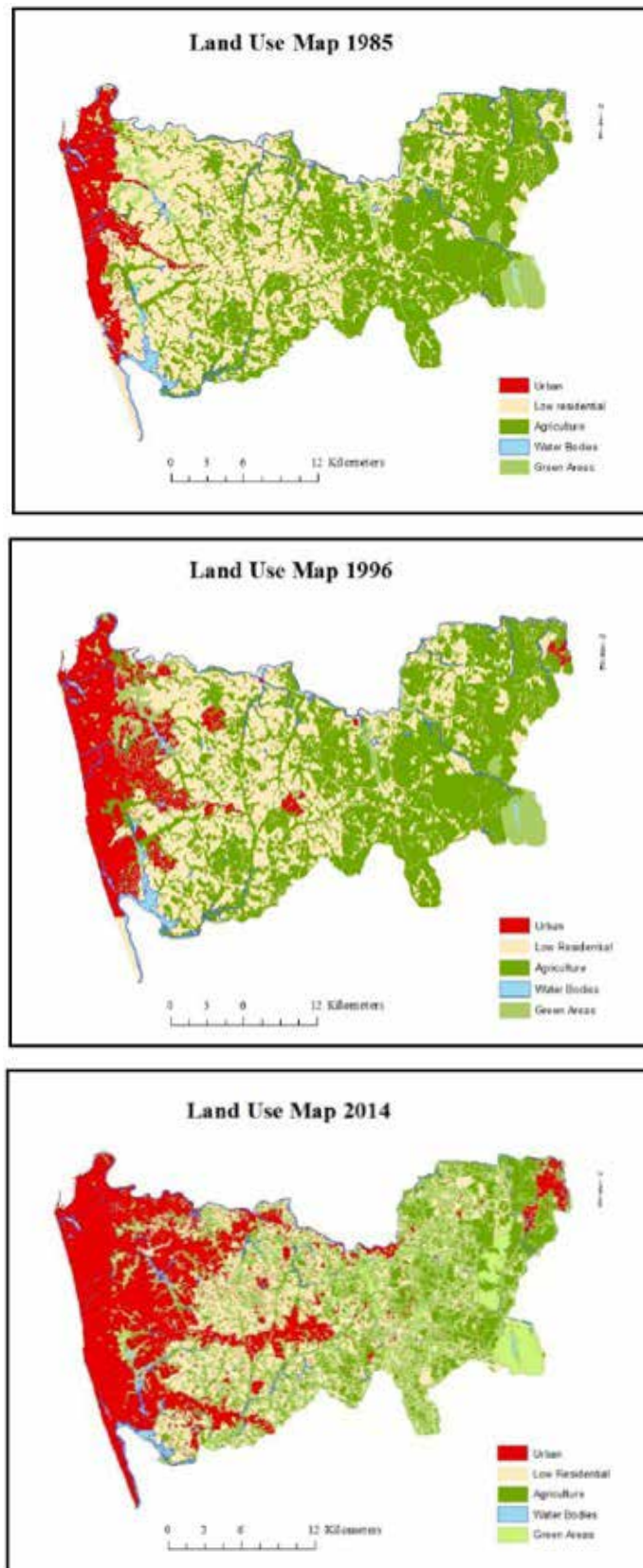
Source : Urban Development Authority, 2018

When analyzing the changing pattern of the green cover in the Colombo district from 1995 to 2016 was found through the NDVI technique and the land use plans (MapNo.3.3) that have been prepared for Colombo district from 1985 to 2014. It shows the large acreage in land taken up for urbanization. It was also revealed that this trend has moved towards the Seethawaka Pradeshiya Sabha area as well. (Image No 3.2)

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*Image 3.2 : Changing Pattern of Land use in the Colombo District (1985,1996&2014)*  
*Source : Urban Development Authority, 2018*

## 03 Chapter Need of the Development Plan

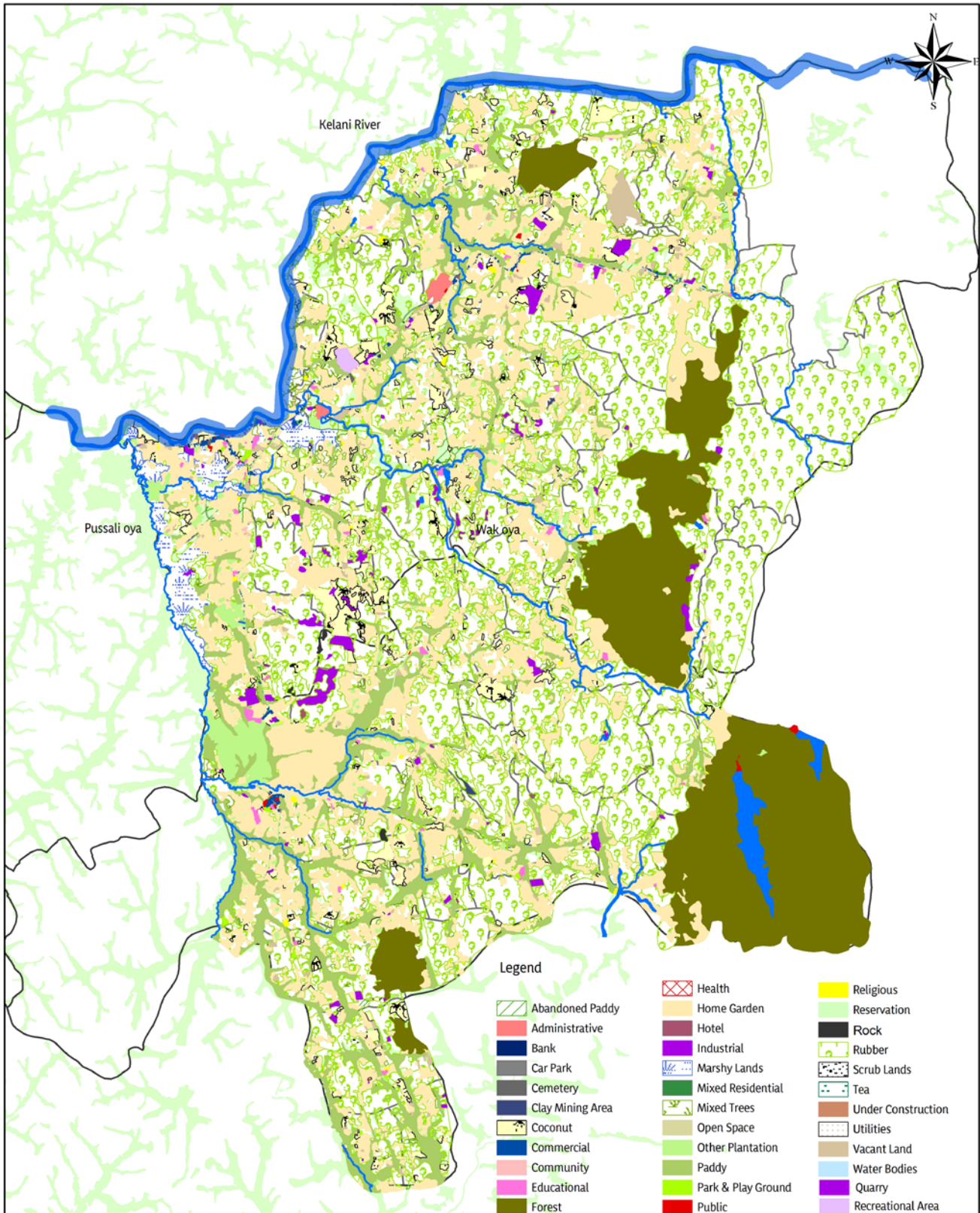
### Introduction

#### Issues Identified

The conversion of environmental sensitive areas in the Seethawaka Pradeshiya Sabha area into urban development purposes was proved by the sensitivity analysis carried out in the planning area and is shown in the Map No 3.4.

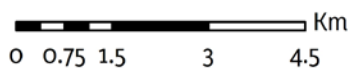
The existence of highly sensitive and middle level sensitive eco-systems in the area can be shown and is 70% of the total land mass. The most of such highly sensitive eco-systems can be seen along the Kelani river, High level road, Awissawella road and also alongside of the Eswathu oya, Pusseli oya and Vak oya areas.

Nevertheless, it is observed that some commercial and other development activities along the High-level road and Awissawella road have taken place largely causing harmful effect to these highly sensitive eco-systems which is shown in the Map No. 3.5 through the development pressure analysis. And also, potential analysis that was done with a view to determine the promotional areas of future development activities is shown in Map No 3.6.



Land use Plan-2016

Source : Urban Development Authority



Urban Development Authority

May 2018

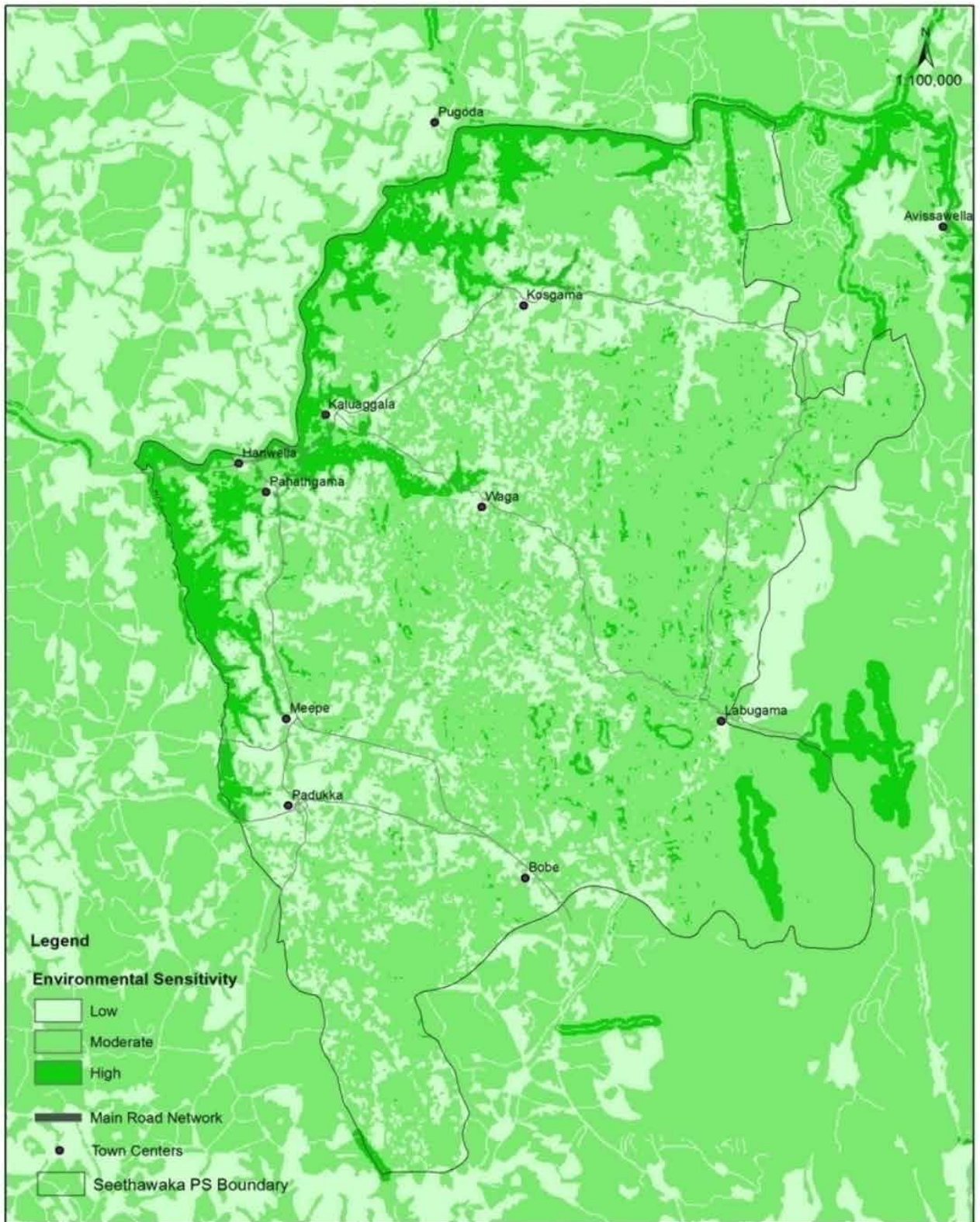
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Prepared By: Western Province Division

Map 3.3 : Land use Plan of the Planning Area (2016)

Source : Urban Development Authority, 2018



Environmental sensitivity Index (2017)

Source : Urban Development Authority



Urban Development Authority  
May 2018

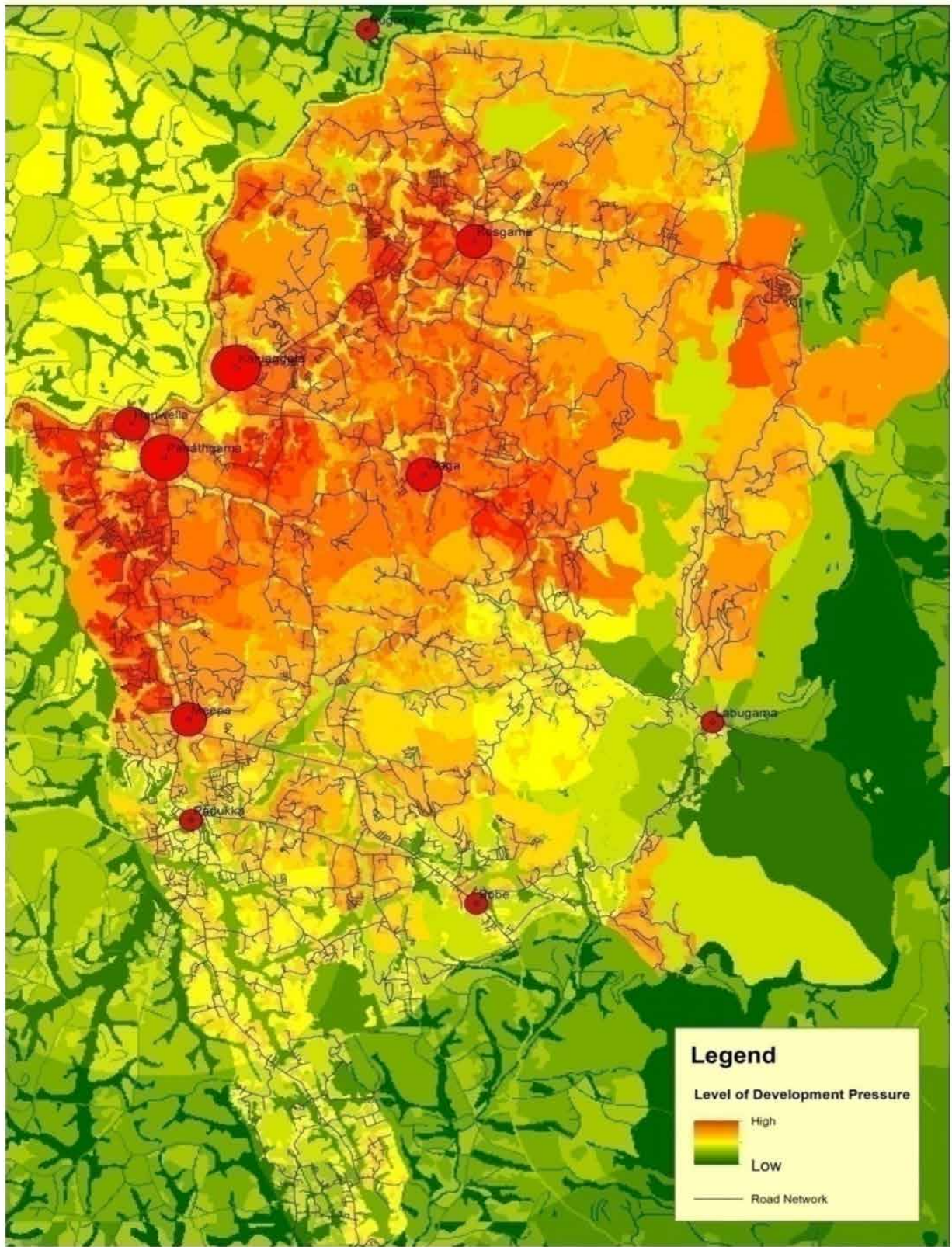
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Map 3.4 : Environmental Sensitivity Index (2017)

Source : Urban Development Authority 2016



Development Pressure analysis (2017)

Source : Urban Development Authority



Urban Development Authority  
May 2018

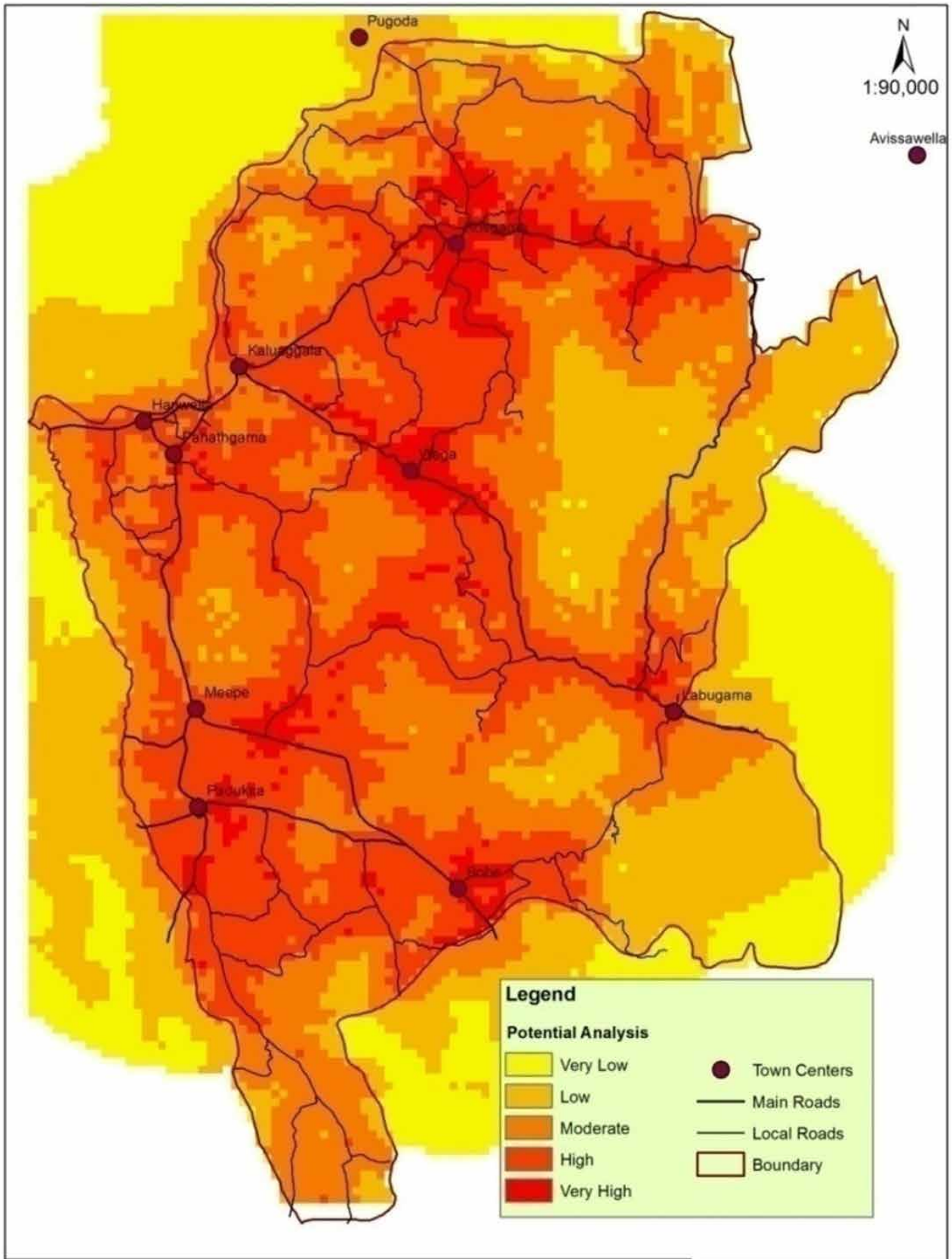
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Map 3.5 : Development Pressure Analysis (2017)

Source : Urban Development Authority, 2018



Development Potential analysis (2017)

Source : Urban Development Authority



Urban Development Authority  
May 2018

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Prepared By: Western Province Division

Map 3.6 : Potential Analysis (2017)

Source : Urban Development Authority, 2018

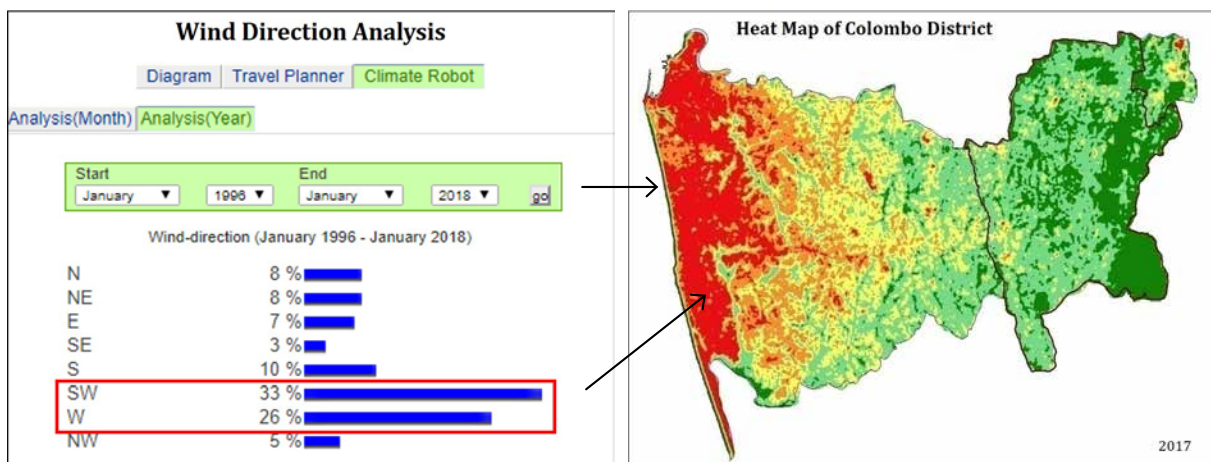
### 03 Chapter Need of the Development Plan

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If the development activities continuously spread in the area in haphazard manner in the same spirit, that may cause a severe threat to the highly sensitive eco-systems and partly sensitive areas. Because of this situation, it can be concluded that the endemic natural eco-systems in the area as at present and also in future may be subjected to vulnerability while orienting the development scenario of the area continuously towards the diminishing of the natural green cover.

In addition to the above studies, attention was drawn to the environmental temperature by using the wind direction software through the google internet facilities and analyzed the wind direction pattern in the Colombo district from the year 1996 to 2017. As per the study, it was revealed that 59% of the trend of wind movements in Sri Lanka is from the West and South West direction towards the eastern direction. Accordingly, wind movements are occurred from the western side passing via Colombo and other commercial areas towards the Seethawaka area. Presently the Colombo and its environs have been developed with a high-density scale, resulting to generate high temperature in the environment. The impact of this high temperature may cause to the Seethawaka Pradeshiya Sabha area through the wind direction but due to the existence of green cover of the area, the environmental heat is controlled to a considerable extent. However, if the development activities continued at the same degree disturbing the environmental sensitive areas and green covers in the planning area, the livable ecological temperature of 26o C is available only in the planning area in the Colombo district may get deteriorated and create unfavorable effects.



**Image 3.3 :** Variation of the Temperature in the Colombo District  
**Source :** Urban Development Authority, 2018

As per above, the diminution trend of green cover and the vulnerability to deteriorate the highly sensitive and moderately sensitive environments were identified to be protected essentially in the regional as well as national context.

Issue 02

The resident's protests for existing Live Stock & Quarry industries in the area.

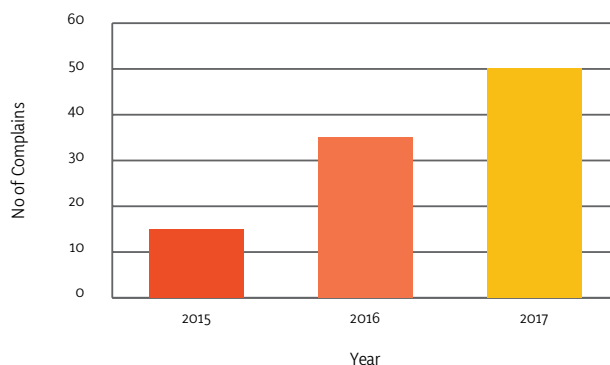
The resident's conflicts against the existing industries in the area is identified as another major issue. The main economic activities in the Seethawaka Pradeshiya Sabha area were identified as livestock industry and metal quarries which were observed to be the industries creating adverse impacts. Many dairy farms both in large and small scale are located all over the area and are shown in the Map No. 3.7.

The number of families engaged in the activities like dairy farming, goats, Chicken and piggery farming is counted to be 1,700 only in the Padukka Divisional Secretariat area and is 10% of the total population living within that administrative area.

Out of the total families living in the Seethawaka Pradeshiya Sabha area, 17% of them are engaged in dairy farming activities. Around 15,000 of farms are located all over the planning area. The high percentage of animal products in the Colombo district is supplied from the farms located in the planning area. Accordingly, livestock industry has been identified as a main industry in the planning area.

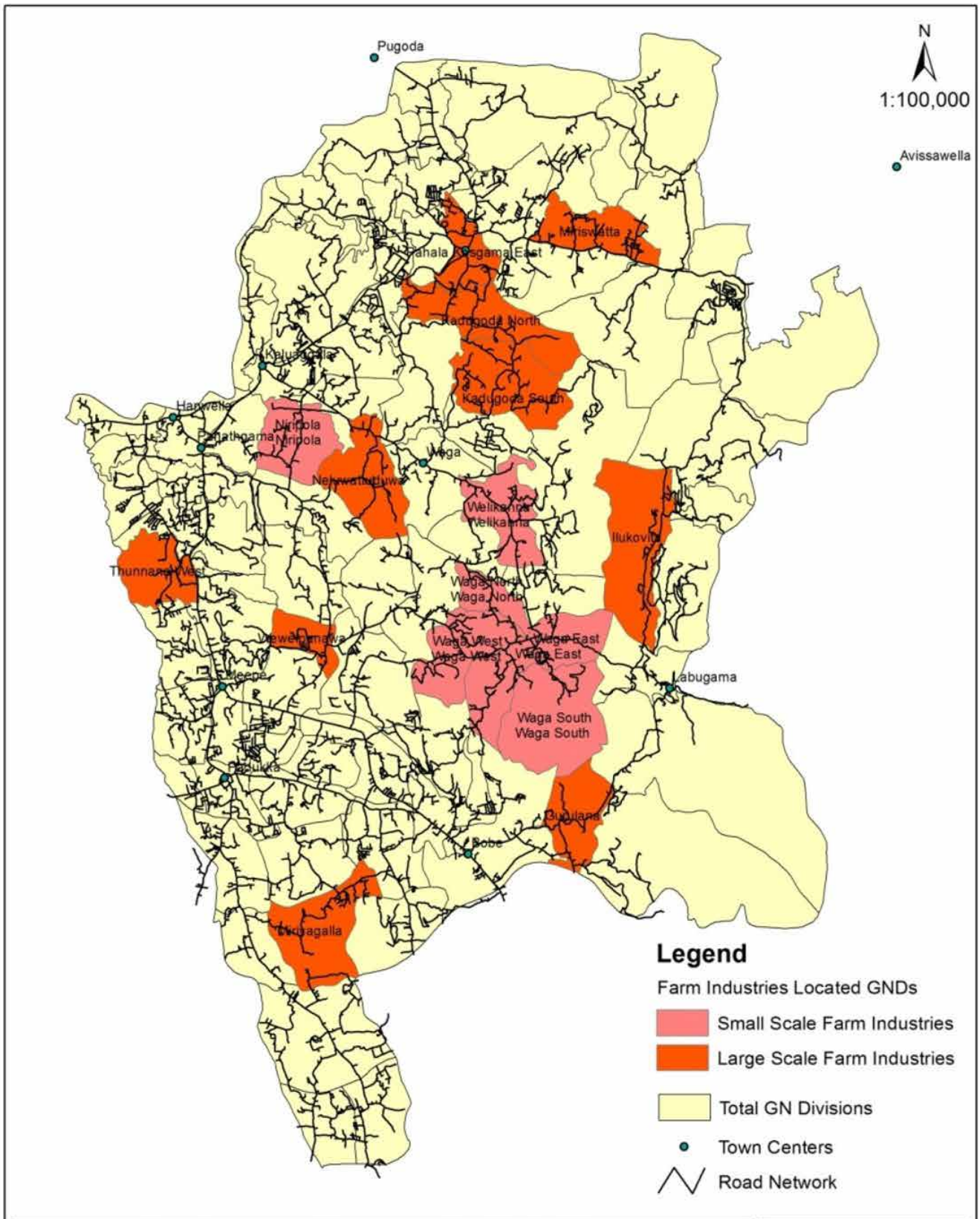
However, when observed the issues at the GN divisions level, the chicken and piggery farms in most of the GN divisions are discharging the waste into the environment in haphazard manner causing many environmental and social issues.

Complains Pertaining to Dairy Farming Industry



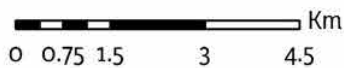
Graph 3.1 : Complains Pertaining to Dairy Farming Industry

Source : Urban Development Authority, 2018



Distribution of livestock industries (2017)

Source : Urban Development Authority



Urban Development Authority

May 2018

Map 3.7 : Distribution of Livestock Industries (2017)

Source : Urban Development Authority, 2018

The trend of discharging the waste material from the large-scale Chicken and Piggery farms into the main water ways like Vak Oya and Kelani River has caused daily increasing issues in the area.

Further, the increasing number of complaints are being received by the Local authorities and the UDA regarding the issues created due to mixing of animal waste into water bodies like Kelani River, Vak Oya, and Pusseli oya and bad smell from such farms. Due to discharge of waste material from the animal farms and 45 number of complaints have been received in year 2016 and it has increased to 70 in the year 2017.

According to the Resource profile recodes in 2016 in the divisional Secretariat, the highest number of complaints have been received from the GN divisions of Kosgama South, Eswatta North, Pahala Kosgama East A and Kanampella west.

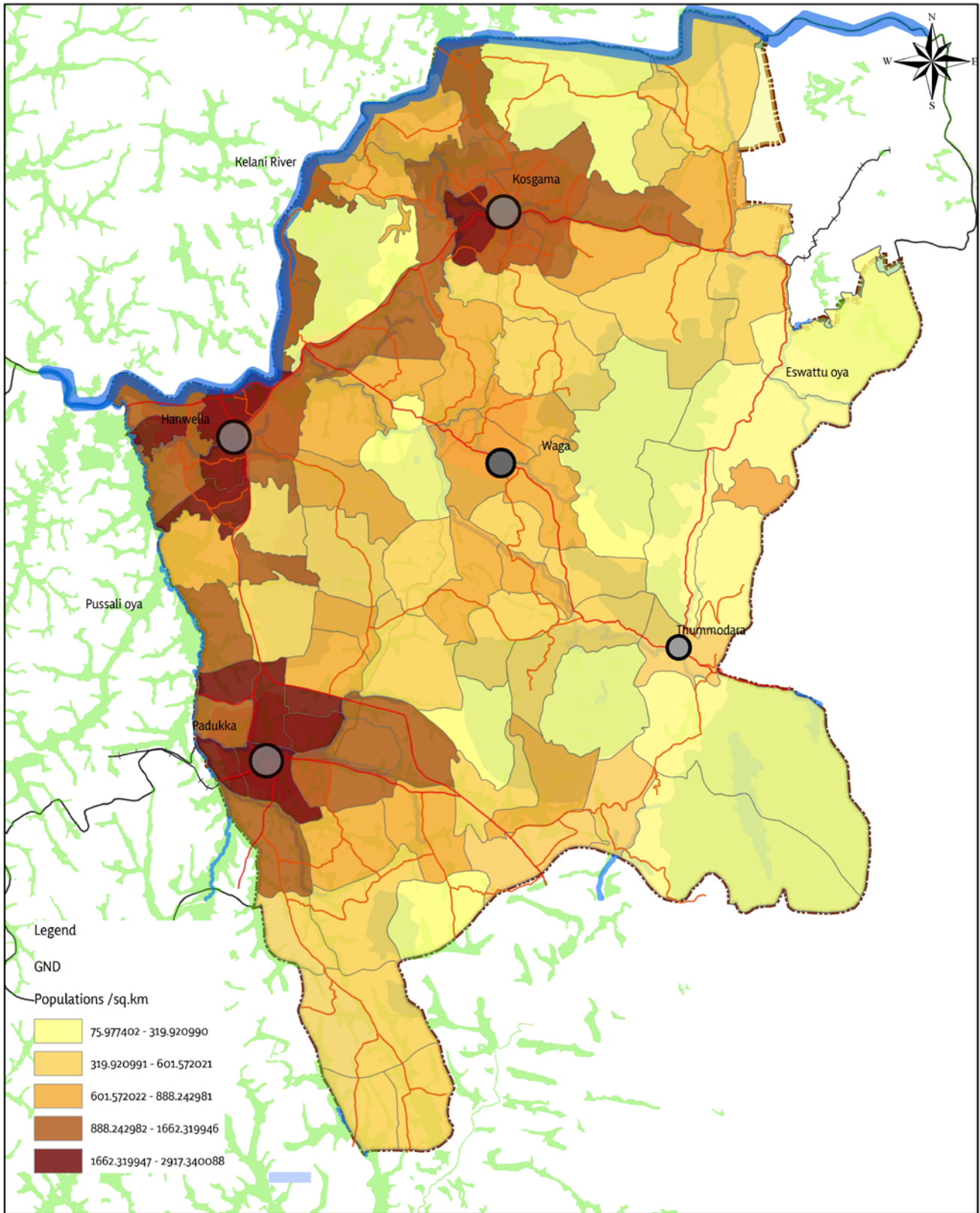


*Image 3.4 : Distribution of Dairy Farming Industry in the Area.  
Source : Urban Development Authority, 2018*

Another main industry in the planning area is identified as metal quarries and due to location of such industries closer to residential areas, it has caused many threats to the industry due to conflicts between residents and the industrialists.

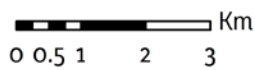
When developing the densely populated areas and main metal quarry areas, it is observed that some of the metal quarries are located closer to the densely populated areas. (Map No 3.8)

The Map No. 3.9 shows the operation of large-scale metal quarries in the areas where the large number of residents occupying like Nuraniwatta, kajuwatta, Kudakanda, Diddeniyawatta, Delgashena in the planning area.



population density -2017

Source : Urban Development Authority



Urban Development Authority

May 2018

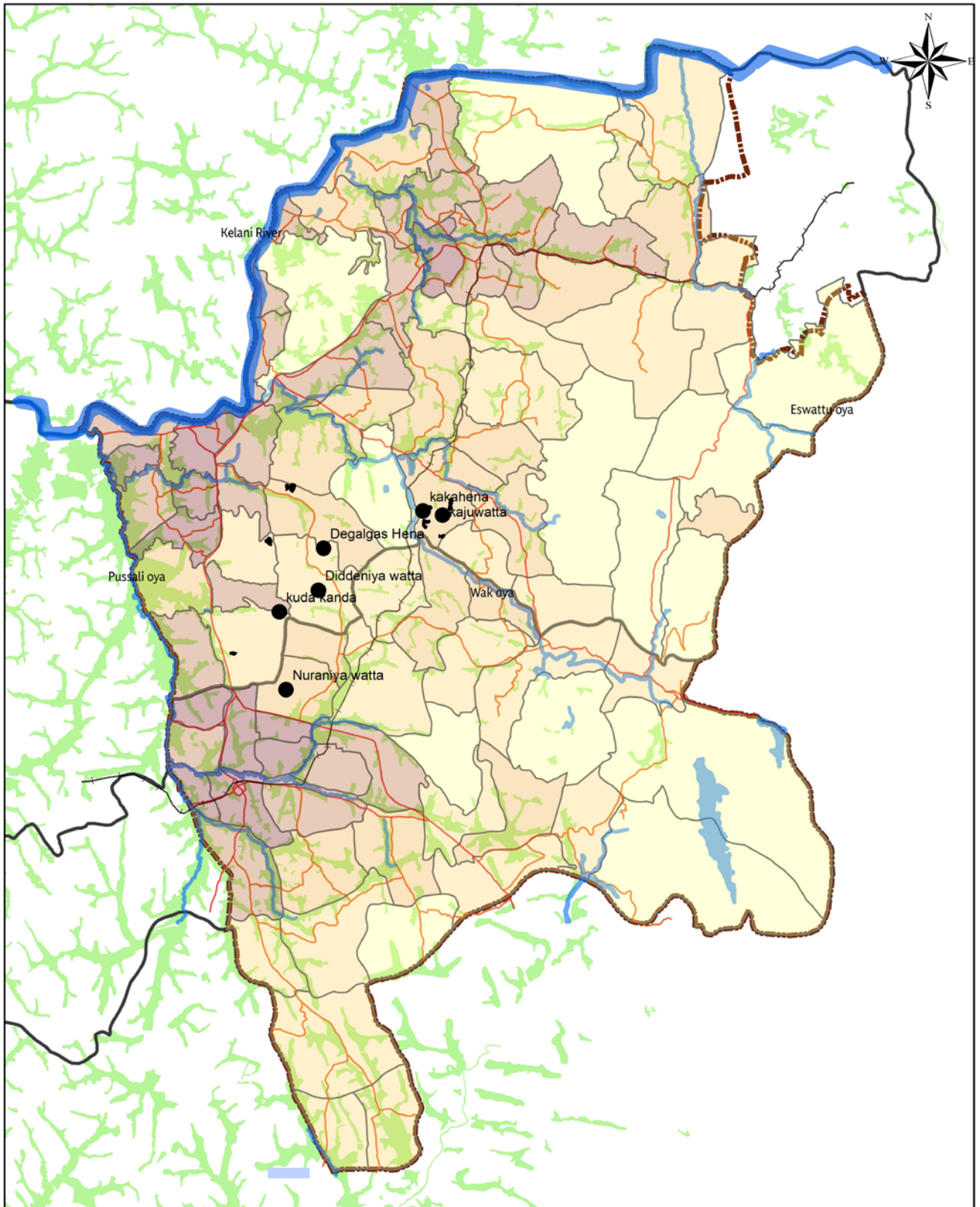
Western Provincial Office

Development Plan-Seethawaka Ps- (2019-2030)

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Map 3.8 : Population Density (2016)

Source : Urban Development Authority, 2018



The areas of Main metal quarries

Source : Urban Development Authority



Urban Development Authority

May 2018

Western Provincial Office

Development Plan-Seethawaka Ps- (2019-2030)

Prepared By: Western Province Division

Map 3.9 : The Areas of Main Metal Quarries

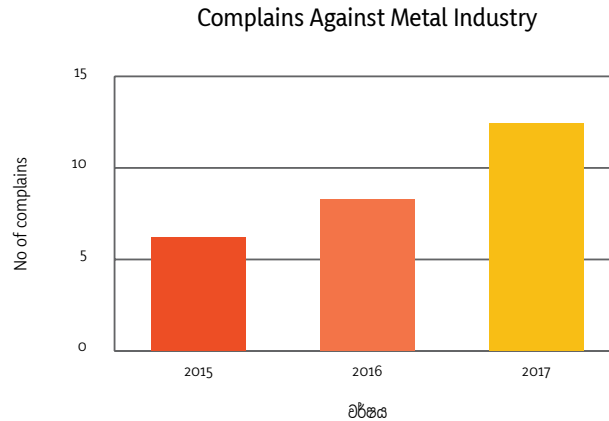
Source : Urban Development Authority, 2018

### 03 Chapter Need of the Development Plan

Introduction

Issues Identified

Compared to the years 2015 and 2017, the complains received against the metal crushers have increased from 06 to 12. (Table No 3.2)



**Graph 3.2 :** *Complains Against Metal Industry*  
**Source :** *Urban Development Authority, 2018*

47 Number of metal quarries have been identified in the planning area out of which 06 main quarries are located in the Seethawaks Pradeshiya Sabha area and in addition, 47 numbers of small scale quarries are located in the Hanwella divisional secretariat area and public protest have arisen against 11 such quarries as detected through analyzing of the data in the Hanwella divisional secretariat area. The complains received include the building cracks, road damages, heavy dust, heavy sound, damages to the landscape, harmful effects to the bio diversity, inconvenience caused for the persons depending on well water due to drying of ground water sources and it has caused many environmental and social issues.



**Image 3.5 :** *Metal Industry in the Area.*  
**Source :** *Urban Development Authority, 2018*

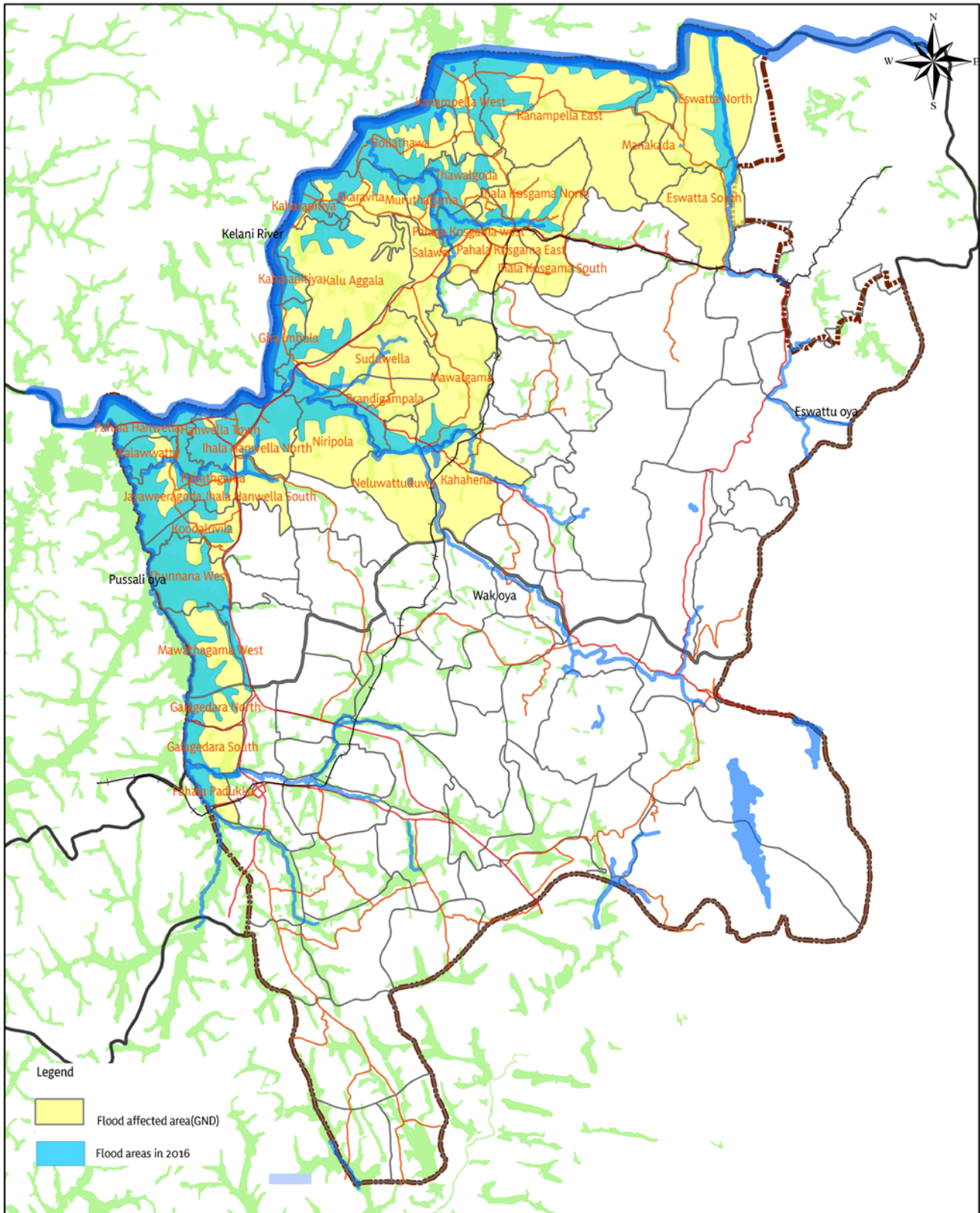
The environmental and social issues that have been created in the planning area which comprises with a sub urban residential environment created through the dairy farming and metal industry needs to be minimized for which a requirement of a new development plan has arisen.

The houses/buildings fully damaged and partly damaged due to flood in the Seethawaka divisional secretariats area and Padukka divisional secretariats area in year 2016 was 2,135 and 108 respectively. The number of persons affected due to floods in the Seethawaka Pradeshiya Sabha area was around 9000.

According to the irrigation department's data, the total GN divisions affected in the Seethawaka Divisional secretariat area was 34 and 05 GN divisions in in Padukka Divisional secretariat area. The land areas subjected to inundation in this area was 5,872 Acres and is 11% of the total land area. The areas mostly subjected to floods are located in the already developed and highly populated semi urban localities. Especially in either side of High-level road, Awissawella and Hanwella roads and around Kosgama and Padukka towns were observed to be the mostly affected areas.

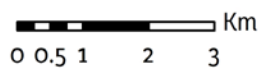
When analyzing the data collected by the Disaster management center pertaining to flood occurrence due to overflow of Kelani river and the areas subjected to floods were recorded at a height of 05 to 09 fl fluctuations. (Map No 3.10)

Further, when analyzed the data in the years 2010 to 2016, the probability of occurring floods due to overflow of Kelani river was observed to take place more frequently between a one year or maximum of 10 years period. These flood threat has caused a considerable impact to the daily livelihood of the people in these areas and as such there is a requirement to have new development plan to develop these areas while minimizing the flooding threat.



Areas subjected for flooding threats 2016.

Source : Urban Development Authority



Urban Development Authority

May 2018

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Map 3.10 : Areas Subjected for Flooding Threats.

Source : Urban Development Authority, 2018

The potentials available in the area were studied and found that the natural resources available in the area has not been fully utilized for sustainability of the area and such potentials have been identified under three categories.

### a) Availability of natural environmental eco system

Due to rainfall occurred throughout the year in the planning area, the eco-system with evergreen and tropical seasonal forest can be seen. As examples, Ilukowita and Idikadamukalana can be introduced. In addition, the wetlands in the Seethwaka Pradeshiya Sabha area contained with mainly paddy fields and marshy lands and out of which Barawa wetland is identified as main wetland area.

In addition, most of the water falls in the Colombo district mainly the Ellauda Ella, Ranmudu ella, Kumari ella, Damodara ella are located in the planning area. The Vak oya and Pusseli oya are contributing to the main water streams of the area connecting to the Kelani river flowing at the northern boundary of the Seethawaka Pradeshiya Sabha area.

A water stream spread in the whole area has creates natural drainage pattern in the area through which it has enhanced the environmental importance to a considerable extent. However, these natural resources have not been utilized properly for promotion of tourism industry in the area.

### b) Existence of un conserved archeologically important places

After the famous Vijayaba Kollaya, the Seethawaka Pradeshiya Sabha which was originated as a small kingdom in the ancient period later went under a colonial ruling. Archeological monuments based on the Buddhism, and building structures and remains connected to Maha vihara tradition of Buddhism. The remains belonging to English Dutch and Portuguese era cane be seen all over the planning area.



**Image 3.6 :** Some of the Archeological Sites in the Area.

**Source :** Resource Profile Report (2016)

## 03 Chapter Need of the Development Plan

### Introduction

#### Issues Identified

However, it has been observed that these monuments have not been conserved and utilized for sustainable developments. The locations of such archeological resources that have not been conserved are shown in Map no 3.11 and details of which are given in Table No. 3.1.

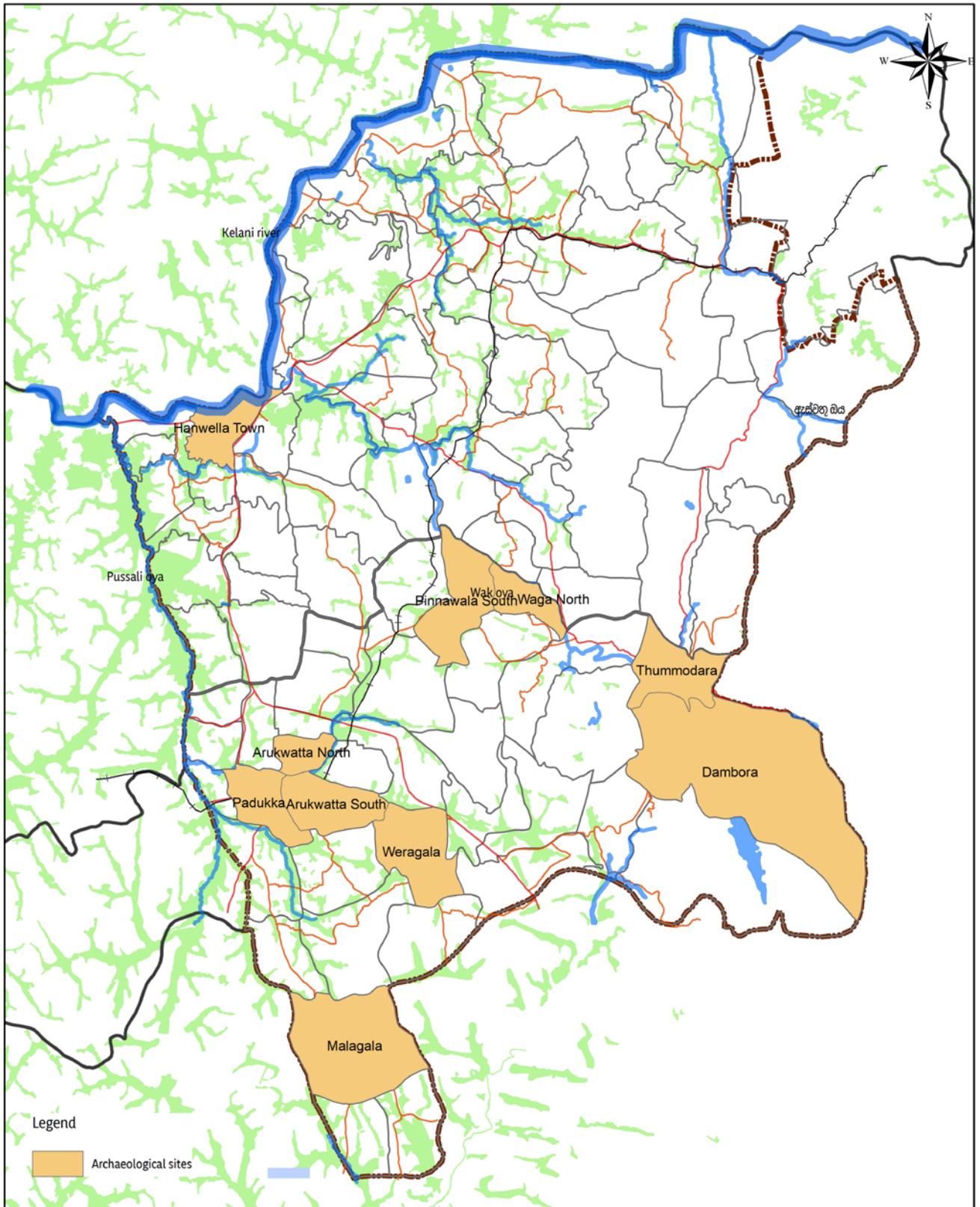
No.	Location
1.	Old Fortress
2.	Diya Agala (Water channel)
3.	Sweet jackfruit tree
4.	Gal Bankuwa (Stone bench)
5.	Lewke stature
6.	AwamadalAcave
7.	Pannagula
8.	Gal pokuna (Stone pond)
9.	North Ambalanwatta stone caves 02

**Table 3.1 :** Unconserved Archeological Sites in the Seethawaka Pradeshiya Sabha Area  
**Source :** Resource Profile Report (2016)

No.	Location
1.	Morakelle bungalow with ancient architecture
2.	Stone cave at Kuragala hill belongs to pre-historic era
3.	Padukka rest house
4.	EluWaga la purana Rajamaha Viharaya
5.	Nikawakanda Nidangala belongs to king Rajasinghe's era
6.	Paramadhamma Niketharamaya with old paintings
7.	Sangilipalama belongs to English era (Swing bridge)

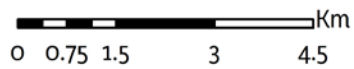
**Table 3.2 :** Unconserved Archeological Sites in the Padukka Divisional Secretariat Area  
**Source :** Resource Profile Report (2016)

Accordingly, with a view to uplift the economy of the people through tourism industry by conserving the archeologically important sites while enhancing the glorious status of the area, a necessity has arisen to have a new development plan.



Archaeological sites (2017)

Source : Urban Development Authority



Urban Development Authority

January 2019

Western Provincial Office

Development Plan-Seethawaka Ps- (2019-2030)

Prepared By: Western Province Division

Map 3.11 : Unconserved Archaeological Sites (2017)

Source : Urban Development Authority, 2018

03 Chapter  
Need of the  
Development Plan

Introduction

Issues Identified

Views Expressed by the  
Stakeholders

c). Existence of environmentally friendly hotels and resorts in the area.

Nationally important Seethawaka botanical garden and "Leisure World" recreational park connected to environmentally friendly activities are located in the area..



Image 3.7 : Environmentally friendly hotel and resorts in the area  
Source : Resource Profile Report (2016)

### 3.2. Views Expressed by the Stakeholders

The proposal made by the representatives of various institutions and sections in the area was analyzed by using NVIVO Software and having further analyzed that information provided by the stakeholders by the town planners, the need of preparing a development plan was identified.



Image 3.8 : Views of the Stakeholders  
Source : Urban Development Authority, 2016

## 03 Chapter Need of the Development Plan

Views Expressed by the  
Stakeholders

Among the issues identified by the stakeholders, the scarcity of proper infrastructure facilities, trend of occurring floods and land slides, the conflict between metal industrialist and the residents of the area, deforestation, conversion of agricultural land into other uses etc were identified. As a potential, they have pointed out the availability of high labor force, availability of large extent of agricultural lands, availability of industries, and existence of watershed areas like Labugama and Kalatuwawa reservoirs etc. Since the views and proposals expressed by the stakeholders and the issues identified through the discussions were seems to be the same and as such in order to address them, the need of preparing a proper development plan was recognized.

In this chapter, a basic study was carried out with regard to the issues and potentials in the Seethawaka Pradeshiya Sabha area. Accordingly, in order to create a comfortable living environment for the inhabitants and the commuters through a proper vision, a detail analysis was done which is given in the section two of this plan.



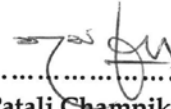


## Part 02

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**APPROVAL OF THE DEVELOPMENT PLAN FOR THE SEETHAWAKA  
PRADESHIYA SABHA AREA**

I, Patali Champika Ranawaka, Minister of Megapolis and Western Development do hereby approve the Development Plan for the Seethawaka Pradeshiya Sabha area, having considered the recommendation made by the Board of Management of the Urban Development Authority on 09<sup>th</sup> July, 2019 by virtue of the powers vested in me under Section 8F of the Urban Development Authority Law, No. 41 of 1978 as amended by the Act, No. 4 of 1982.



.....  
**Patali Champika Ranawaka,**  
**Minister of Megapolis and Western Development.**

Ministry of Megapolis and Western Development,  
17<sup>th</sup> and 18<sup>th</sup> Floors,  
"Suhurupaya",  
Sri Subhuthipura Road,  
Battaramulla.

**Date: 01<sup>st</sup> August, 2019.**



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The Gazette of the Democratic Socialist Republic of Sri Lanka

EXTRAORDINARY

අංක 2135/28 - 2019 අගෝස්තු මස 06 වැනි අඟහරුවාදා - 2019.08.06

No. 2135/28 - TUESDAY, AUGUST 06, 2019

(Published by Authority)

## PART I : SECTION (I) — GENERAL

### Government Notifications

#### NOTICE OF APPROVAL OF THE DEVELOPMENT PLAN FOR THE SEETHAWAKA PRADESHIYA SABHA AREA

NOTICE is given to the General Public of the Democratic Socialist Republic of Sri Lanka under Section 8G of the Urban Development Authority Law, No. 41 of 1978 as amended from time to time that I, Patali Champika Ranawaka, the Minister in charge of the subject of Megapolis & Western Development, by virtue of the powers vested in me under Section 8F of the said Law, have approved the Development Plan for Seethawaka Pradeshiya Sabha area on the 01<sup>st</sup> day of August, 2019.

PATALI CHAMPIKA RANAWAKA,  
Minister of Megapolis and Western Development.

Ministry of Megapolis and Western Development,  
17<sup>th</sup> and 18<sup>th</sup> Floors,  
“Suhurupaya”,  
Subhuthipura Road,  
Battaramulla.  
01<sup>st</sup> August, 2019.



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PART I : SEC. (I) - GAZETTE EXTRAORDINARY OF THE DEMOCRATIC SOCIALIST REPUBLIC OF SRI LANKA 06.08.2019

**APPROVAL OF THE DEVELOPMENT PLAN FOR THE SEETHAWAKA PRADESHIYA SABHA AREA**

PUBLIC are hereby informed that the Development Plan prepared under Section 8A of the Urban Development Authority Law, No. 41 of 1978 as amended by the Act, No. 4 of 1982, for the Seethawaka Pradeshiya Sabha area has been approved on 01<sup>st</sup> August 2019, by Hon. Patali Champika Ranawaka, Minister of Megapolis and Western Development, by virtue of powers vested on him under Section 8F of the said amended Law.

DR. JAGATH MUNASINGHE,  
Chairman,  
Urban Development Authority.

Date: 01<sup>st</sup> August, 2019.

08 - 755

# 04

## Chapter



## Framework of the Development Plan

04 Chapter  
Framework of the  
Development Plan

Vision of the  
Development Plan

Vision Statement

## 4.1. Vision of the Development Plan

*“The Charismatic Green Terrace of Colombo”*



*Seethawaka, The Opulent City with Green and  
Blue Landscape as a Sparkling Gem to All*

## 4.2. Vision Statement

In formulating future vision for orienting the development scenario of the Seethawakapura, the importance of its national, regional and local setting, development trend, available resources, facilities and potentials and geographical setting etc were taken into account.

The term “the green terrace” denote that this plan is to achieve an environmentally friendly sustainable development based on the natural green cover of 75% of the whole land use inherited to this area by conserving the same. At the same time the term, “Charismatic’ describe the expectation of the plan which is to realize an attractive urban center by making use of available potentials through identical and natural environmental features.

## 4.3. Goals of the Development Plan

- Goal **01** The Green Blue Landscape and the Diversified Eco – Tourism Destination in Colombo District
- Goal **02** Environmentally Integrated Industrial & Secure Residential Township
- Goal **03** The Opulent City of Colombo

## 04 Chapter Framework of the Development Plan

Goals of the Plan

Objectives of the Development Plan

## 4.4. Objectives of the Development Plan

- Goal **01** The Green Blue Landscape and the Diversified Eco – Tourism Destination in Colombo District

Objectives

1. Conserving of existing water sources by 100% and to conserve 99% of the existing green cover by the year 2030
2. Development of 04 small towns with a tourist attraction by protecting the existing sensitive eco systems in the planning area by the year 2030
3. Promotion of 16 number of un-conserved archeological sites spread all over the planning area by incorporating them into environmental tourism industry by the year 2030.
4. Promotion and motivation of tourism activities in the 1610 Ha area of places of having natural attraction based on the Eswathu oya within the limit of 200m from the Kelani river bank by the year 2030
5. Encouraging to maintain environmentally friendly tourism industry within the area of 2,135 ha of environmental tourism promotion zone identified from the total land mass.

## 04 Chapter Framework of the Development Plan

### Objectives of the Development Plan

Goal **02**

#### Environmentally Integrated Industrial & Secure Residential Township

Objectives

1. Establishment of environmentally friendly industrial area with an extent of around 2,216ha by the year 2030
2. By protecting the rubber lands by 99% to increase the rubber supply percentage from 62% to 70% for the requirement by the year 2030.

Goal **03**

#### The Opulent City of Colombo

Objectives

1. Reduction of occupants living in high and middle environmental sensitive areas by 50% by the year 2030.
2. Increase of infrastructure facilities by 90% required for the residents as well as commuter populations by the year 2030
3. Reduction of unskilled labor percentage from 70% to 40% from the total labor force living in the area by the year 2030

# 05

## Chapter



## SWOT Analysis

05 Chapter  
SWOT Analysis

Detailed SWOT  
Analysis

Goal 01

## 5.1. Detailed SWOT Analysis

In preparing of the development plan for Seethawaka Pradeshiya Sabha area, a detailed analysis has been carried out about the Strengths and Weaknesses identified in the area along with the Threats and Opportunities influenced from outer regions.

### 5.1.1. Goal 01

#### *The Green Blue Landscape and the Diversified eco-tourism destination in Colombo District*

It is expected to formulate strategies to enhance the environmental friendly tourism industry by protecting the 42% of rubber lands,7.6% of paddy lands and 1.1% of water areas of total land use including all other environmentally sensitive areas.

**S**

- 1.73% of the green cover and 1.1% of water coverage in the planning area
- Availability of government gazetted forest reserves like IdikadAreserve, Labugama reserve, Meeriyagalla reserve, and the existence of nationally important
- reservoirs of Labugama and Kalatuwawa
- Existence of tourist attracted natural waterfalls.
- Narrow road network spread in the area.
- Existence of tourist nature resorts blending with the natural and scenic environment along the
- Eswathu Oya.
- Existence of historically important places and
- remains to witness the heritage of ancient Seethawaka
- kingdom and foreign influence

**W**

- Haphazard developments taking place across the highly sensitive eco systems in either side along the High level and Low-level roads.
- Unveiling of Archeologically important and tourism attractive sites so far for general public
- Conversion of rubber lands for other uses

**O**

- Location of the areAin the middle of Sri lanka's main tourist routes of western coastal line and kandy - AnradhapurAroad
- 
- Identification of the areAas developable areAas proposed in the National physical plan (2017-2050)
- 

**T**



## Strengths | Goal 01

## 05 Chapter SWOT Analysis

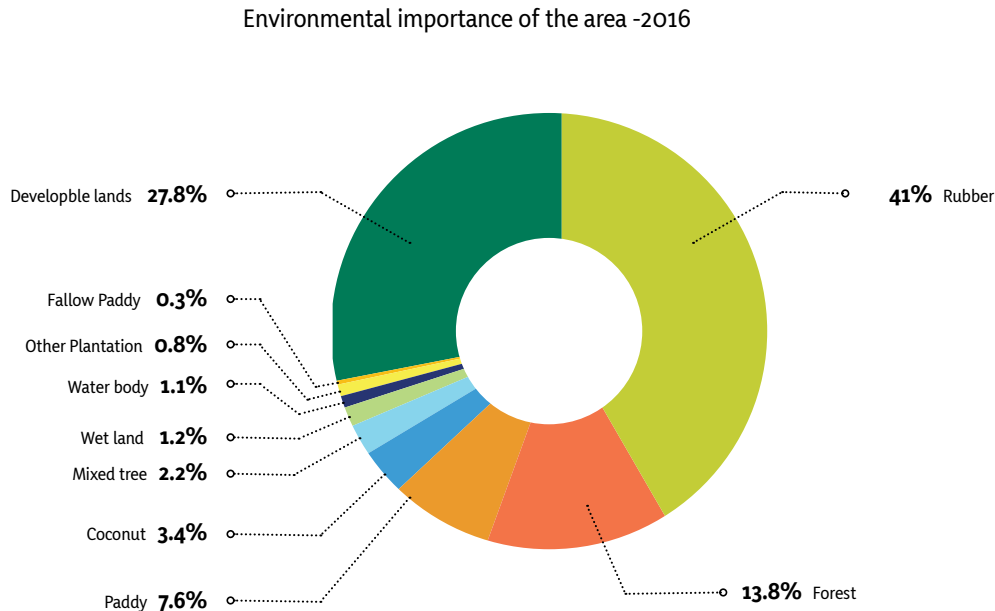
### Detailed SWOT Analysis

#### Goal 01

### 1. 73% of the green cover and 1.1% of water coverage in the planning area

The planning area comprised of agricultural lands such as rubber, paddy, and coconut cultivated areas and green cover of forest catchment areas. The environmental importance of the Seethawaka Pradeshiya Sabha area is described by Graph No 5.1. Accordingly, the area of green cover comprised with rubber, paddy and Coconut cultivated lands and forest areas represent 72% of the total land use pattern as revealed in the study carried out in the year 2016.

In addition, 1.1% of water catchment areas are included in this land-use pattern. Existence of such eco-systems with a large green cover is useful to clean the polluted air in the atmosphere creating a healthy environment which would also useful to prevent soil erosion, to produce food and medicine for all living being, to create employment opportunities, etc. Thus, numerous environmental, economic and social benefits can be derived due to the existence of this eco-system. The land use pattern of the area is shown on Map No. 3.3 in Chapter three.



**Graph 5.1 :** Environmental Importance of the Area.

**Source :** Urban Development Authority, 2018

## 05 Chapter SWOT Analysis

### Detailed SWOT Analysis

#### Goal 01

### 2. Availability of government gazetted forest reserves like Idikada reserve, Labugama reserve, Meeriyagalla reserve, and the existence of nationally important reservoirs of Labugama and Kalatuwawa

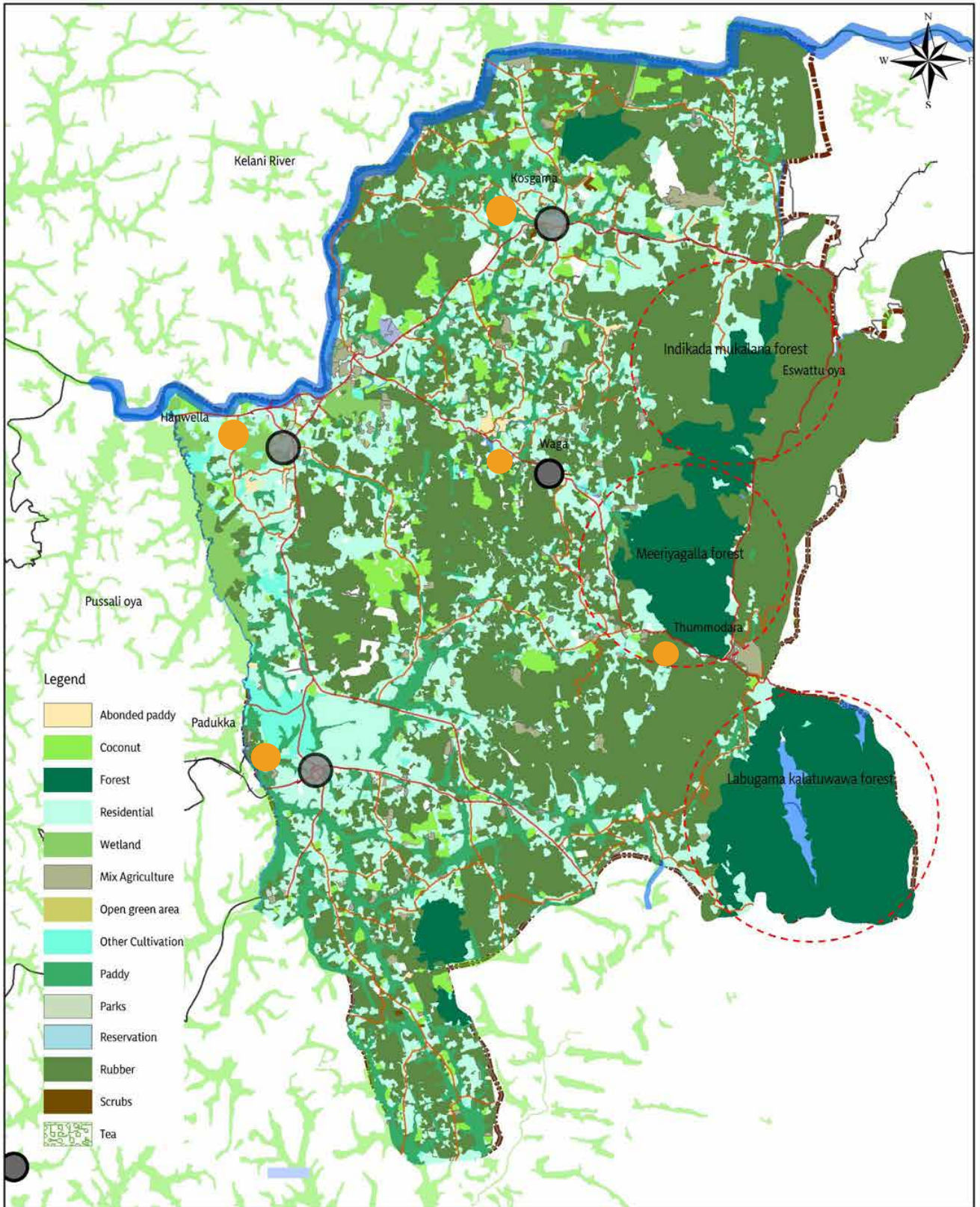
Three (03) main forest reserves declared by the government institutions are located in the planning area such as Labugama forest reserve in the extent of 1,020Ha, Meeriyagalla reserve in the extent of 240 Ha and Idikada reserve in the extent of 572Ha. The declaration of these forest reserves has been done by the government and thereby the legal provision made for long term protection of this forest is a special benefit to the planning area. (Map No.5.1).

Further, the nationally important water purification plants such as Labugama and Kalatuwawa are located in the area. The Labugama plant is daily supplying 60,000m<sup>3</sup> water covering 10 Divisional secretariat areas in the Colombo district while the Kalatuwawa water purification plant is daily supplying 90,000m<sup>3</sup> of water. (National Water Supply and Drainage Board-2017) Existence of such nationally important water sources in the planning area can be identified as the important identical features. It would be a strength for achieving the objective to become a "Green-blue landscape and the diversified eco-tourism destination" in the Colombo district.



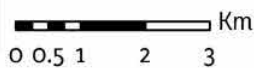
**Image 5.1 :** Labugama and Kalatuwawa Water Purification Plants.

**Source :** Urban Development Authority, 2018



Nature reserve areas of the seethawaka PS

Source : Urban Development Authority



Urban Development Authority  
January 2019

Western Provincial Office

Development Plan-Seethawaka Ps- (2019-2030)

Prepared By: Western Province Division

Map 5.1 : Reserve Areas of the Seethawaka Pradeshiya Sabha Area

Source : Urban Development Authority, 2018

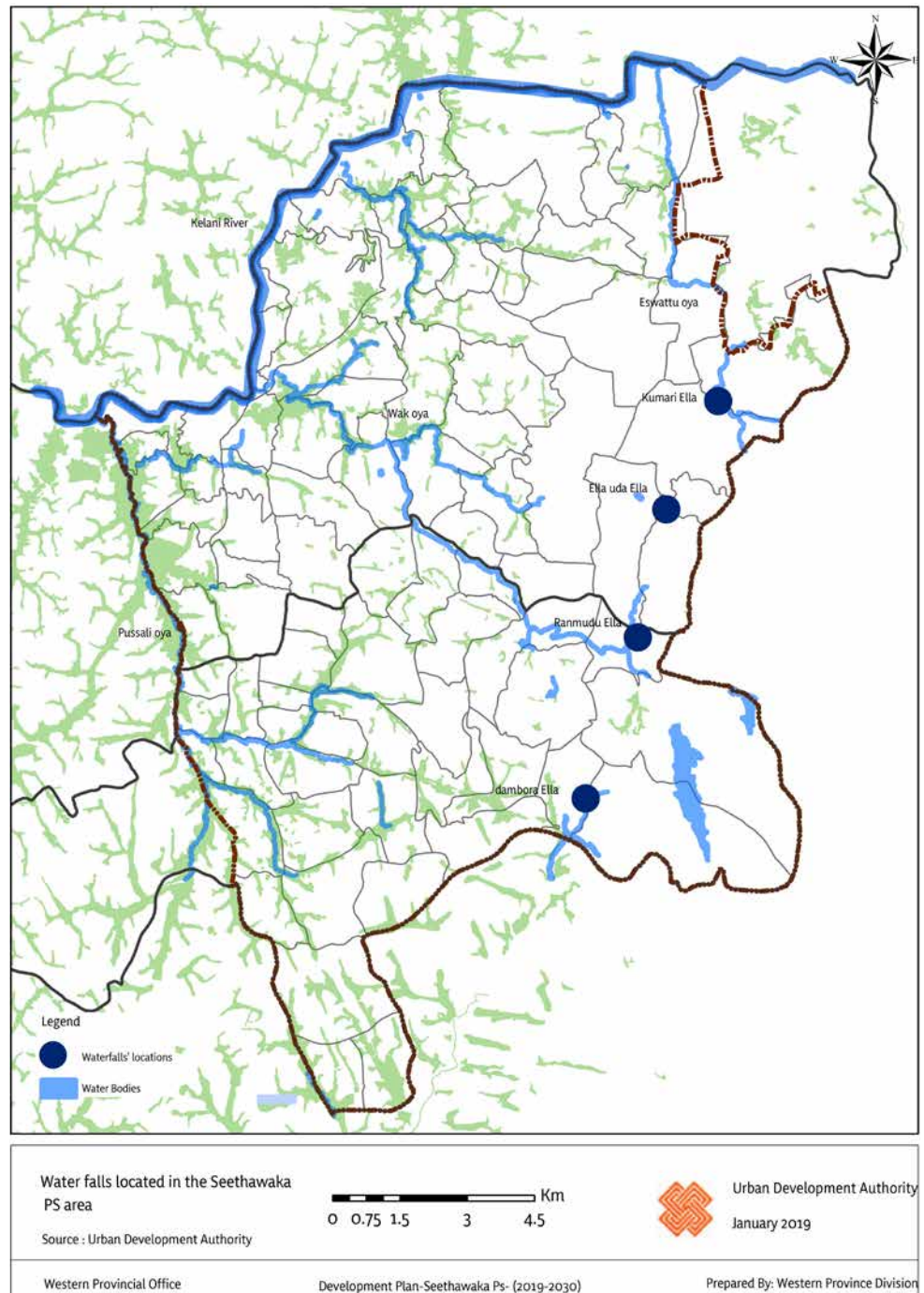
05 Chapter  
 SWOT Analysis

Detailed SWOT  
 Analysis

Goal 01

3. Existence of tourist attracted natural waterfalls.

A number of natural waterfalls with splendid scenic view are located in the Seethawaka Pradeshiya Sabha area and of which Ellauda ella, Kumari Ella, Ranmudu ella and Dambora ella are the main water falls. These water falls are much useful to protect the natural beauty of the area and also to act as tourist attraction features. (Map No 5.2)



Map 5.2 : Water Falls Located in the Seethawaka Pradeshiya Sabha Area  
 Source : Urban Development Authority, 2018

Location	GN Division
1. EllaudAElla	Ilukowita
2. Kumari Ella	Koswatta
3. Ranmudu Ella	Pannagula
4. DamborAElla	Dambora

**Table 5.1 :** Conserved Water Falls in the Seethawaka Area.

**Source :** Resource Profile Report (2016)

#### 4. Narrow road network spread in the area

Because of the existing road network in the whole area remains in narrow condition, it has become a reason to discourage the development activities and to protect the environmental sensitive areas. Basically, the "A" and "B" grade roads in the area are having only 197 km. The rest of the all narrow roads are having a total length of around 1,068 km. The existence of narrow road pattern in the area is shown in Map No. 5.3. (Source: Department of Survey -2016)

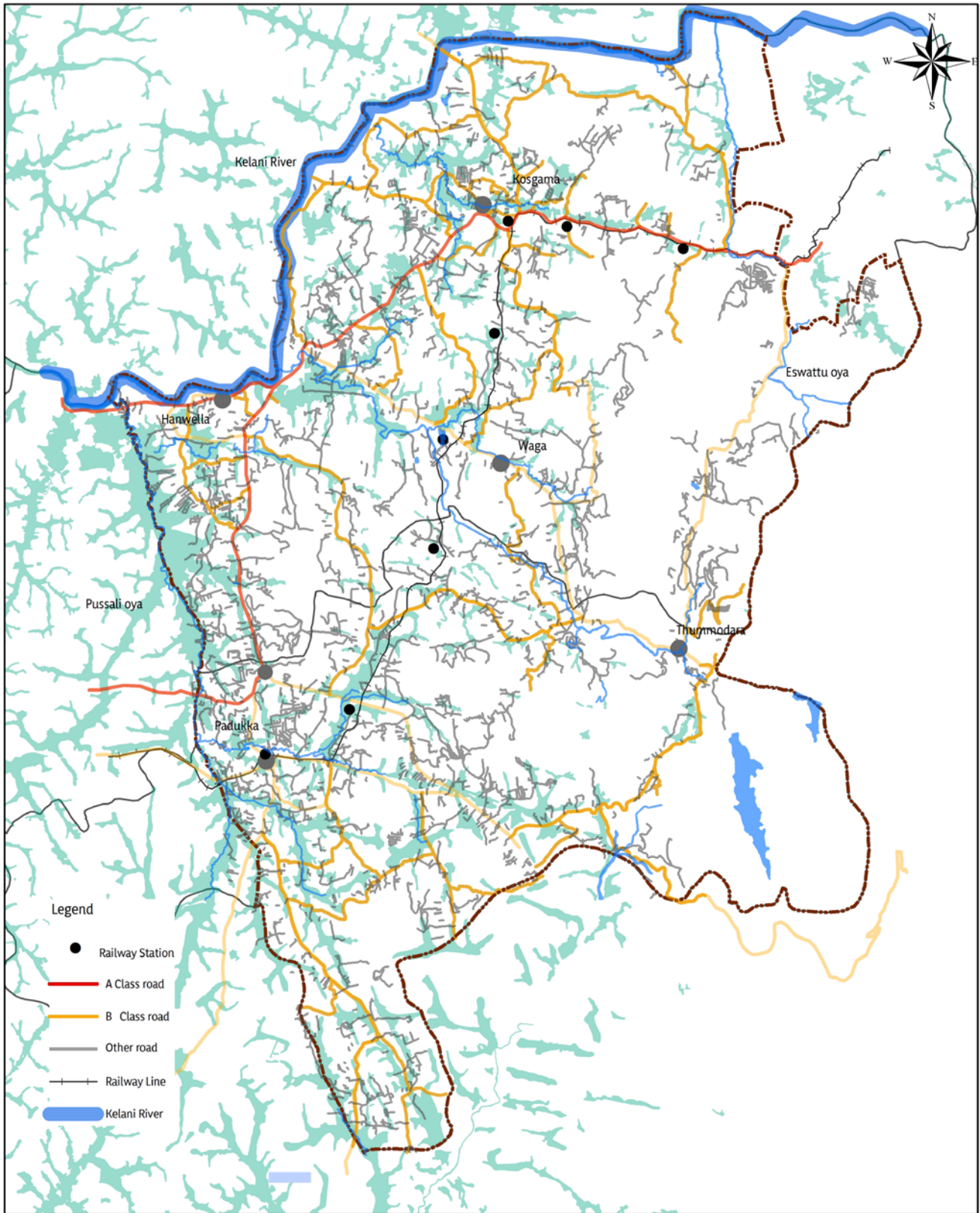


**Image 5.2 :** Condition of Existing Narrow Road in the Area

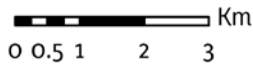
**Source :** Urban Development Authority, 2018

#### 5. Existence of tourist nature resorts blending with natural and scenic environment along the Eswathu oya.

Presently many nature friendly tourism resorts are functioning in the area. At the discussion held with the hoteliers and resort keepers, it was revealed that around 2,500 tourists are coming daily and around 8,000 are reported to be arrived in weekends. Tourism industry is found to be functioning in an eco-friendly manner in harmony with the outdoor environment as observed at the field inspections. Some of nature friendly tourist resorts functioning in the area are shown in following pictures. .



Existing narrow road network in the area



Source : Urban Development Authority



Urban Development Authority

January 2019

Western Provincial Office

Development Plan-Seethawaka Ps- (2019-2030)

Prepared By: Western Province Division

Image 5.3 : Nature Friendly Tourist Resorts

Source : Urban Development Authority, 2018 (Field Observations)

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**Figure 5.3 :** Nature Friendly Tourist Resorts

**Source :** Urban Development Authority 2018 (Field Observations)

### 6. Existence of historically important places and remains to witness the heritage of ancient Seethawaka kingdom and foreign influence.

Because of the monuments belonging to the ancient Seethawaka kingdom has not been conserved, which are subjected to deterioration. Since the Seethawaka kingdom was governed by Portuguese, Dutch and English for a long period and some ruins belonging to that era can be seen in various places in this area.

Among the ancient remains, the tomb of King Rajasinghe the first, Lewke statue in Hanwella and Stone bench, Aire Bungalow and Swing bridge at Thummodara are identified as the main features. Some of such archeologically important places are given in Table No 5.2 and Image No. 5.4 as follows.

No.	Location	GN Division
1.	Fortress of Seethawaka palace	Hanwella
2.	Diya agala (Water channel)	Hanwella town
3.	Sweet jackfruit tree	Hanwella town
4.	Gal Bankuwa (Stone bench)	Hanwella town
5.	Lewke stature	Hanwella
6.	Awamadala cave	Akarawita
7.	Pannagula	Akarawita
8.	Gal pokuna (Stone pond)	Akarawita
9.	North Ambalanwatta Stone caves 02	Weragolla

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No.	Location	GN Division
10.	Morakelle bungalow with ancient architecture	Pinnawela
11.	Stone cave at Kuragala hill belongs to pre-historic era	Kuragala
12.	Padukka rest house	Padukka
13.	EluWaga la Purana Rajamaha Viharaya	Vaga Nort
14.	Nikawakanda Nidangala belongs to king Rajasinghe's era	Malagala
15.	Paramadhamma Niketharamaya with old paintings	Malagala
16.	Sangilipalama belongs to English era (Swing bridge)	Malagala

**Table 5.2 :** Archeological Sites in the Seethawaka Pradeshiya Sabha Area

**Source :** Resource Profile Report (2016)



**Image 5.4 :** Some of the Historical Places in the Area.

**Source :** Urban Development Authority, 2018



## Weakness | Goal 01

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1. *Haphazard developments taking place across the highly sensitive ecosystems in either side along the High level and Low- level roads.*

A larger acreage of environmentally sensitive areas in the Seethawaka Pradeshiya sabha area is located along the Kelani river, and High-level and Low-level roads parallel to the Kelani river. Most of the development activities in the area are like to be increased in a haphazard manner and which has been identified as a threat to the highly sensitive environmental zone under this plan. The environmental sensitivity analysis done through Geographic Information System is given in Map No. 3.4 in chapter three and in which the highly sensitive environmental zones have been shown. These sensitive zones are spread in the areas of western part, northeastern, northern and southwestern side of the area.

As shown in the Map No 3.8 in Paragraph three, the High-Level and Low-Level roads are running across the highly sensitive areas and due to the existence of these main roads, these sensitive areas have been densely populated.

2. *Unveiling of Archeologically important and tourism attractive sites so far for general public*

About 16 number of un-conserved ancient archeological important places have been identified in the area. (Table No 5.2) As revealed at the field inspections, these places have not been conserved unveiling its historical values to make it attractive for the public. Non availability of awareness program about the importance of these places and the lack of knowledge of the people have been identified as a weakness.



Lewke stature



Gal Bankuwa (Stone bench)

**Image 5.5 :** *Some of the Archeologically Important Sites Which are not Attracted to Public*  
**Source :** *Urban Development Authority, 2018*

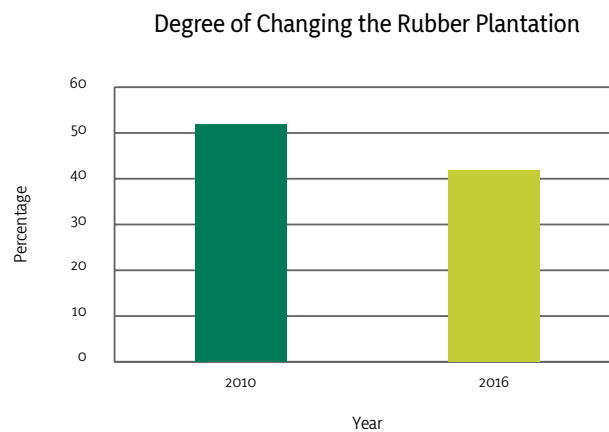
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### 3. Conversion of rubber lands for other uses

It is reported that the rubber plantation is spread in an area of around 9,000 Ha of lands which is 42% of the total land area. Despite the fact that these plantations have high potential due to conducive climatic condition of the area, these rubber lands area are gradually being converted for other uses like pineapple cultivations, looking for short term economic benefits and also noticed that there is trend of converting these lands for residential uses through subdivision into smaller plots.



*Graph 5.2 : Degree of Changing the Rubber Plantation*

*Source : Rubber Development Department 2017*

In addition, the rubber lands are being used for some other purposes such as chicken and piggery farming and also these lands are being converted for construction of eco-friendly tourist resorts which has resulted to fall rubber industry. Thus, the rubber plantation as the main industry will have negative impacts for its sustainability in future.

The Rubber Development Authority has identified the reasons for diminishing the rubber lands as follows.

1. Seethawaka area has been subjected sub urbanization where land sub divisions are taking place to cater to the demand for residential land plots.
2. There is tendency for drastic reduction of laborer community engaged in the rubber industry due to poor daily wages of like Rs 800/-
3. Scarcity of skilled cutters and the ageing of the majority of existing skilled laborers by 30% in next 10 years period.

4. Due to existence of considerable percentage of rubber lands are located closer Kelani river valley area, the planters are moving away from the industry due to the threat of flooding.
5. Devastation of rubber plantation due to disease caused namely White flour disease.
6. Some projects said to be implemented through CEB are damaging the rubber plantation area and which has resulted to discourage the planters



*Image 5.6 : Conversion of rubber land for other uses*  
*Source : Urban Development Authority, 2018*



## Opportunities | Goal 01

1. *Location of the area in the middle of Sri Lanka's main tourist routes of western coastal line and kandy - Anradhapura road*

As shown in Image No 5.7, The Tourism Development Authority has recognized that the planning area is located in the middle of Sri Lanka's main tourist routes of western coastal line and kandy - Anradhapura road. It is significant that the area falls within the middle of some main routes such as Colombo- Nuware eliya road, Colombo- Kandy- Anuradhapura- Polonnaruwa road, Colombo -Kalutara-Hikkaduwa-Valgama- Matara- Arugambe road etc. Therefore, the Seethawaka planning area is found to be more beneficial to have tourism industry incorporating into natural environment taking into account its locational advantage.

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2. Identification of the area as developable area as proposed in the National physical plan (2017-2050)

According to the national physical plan (2017-2050) The Seethawaka Planning area has been identified as the area falling within an environmental sensitive zone. Therefore, such a national declaration can be considered as a good opportunity to develop the area for environmentally friendly developments. (Image No 2.2)

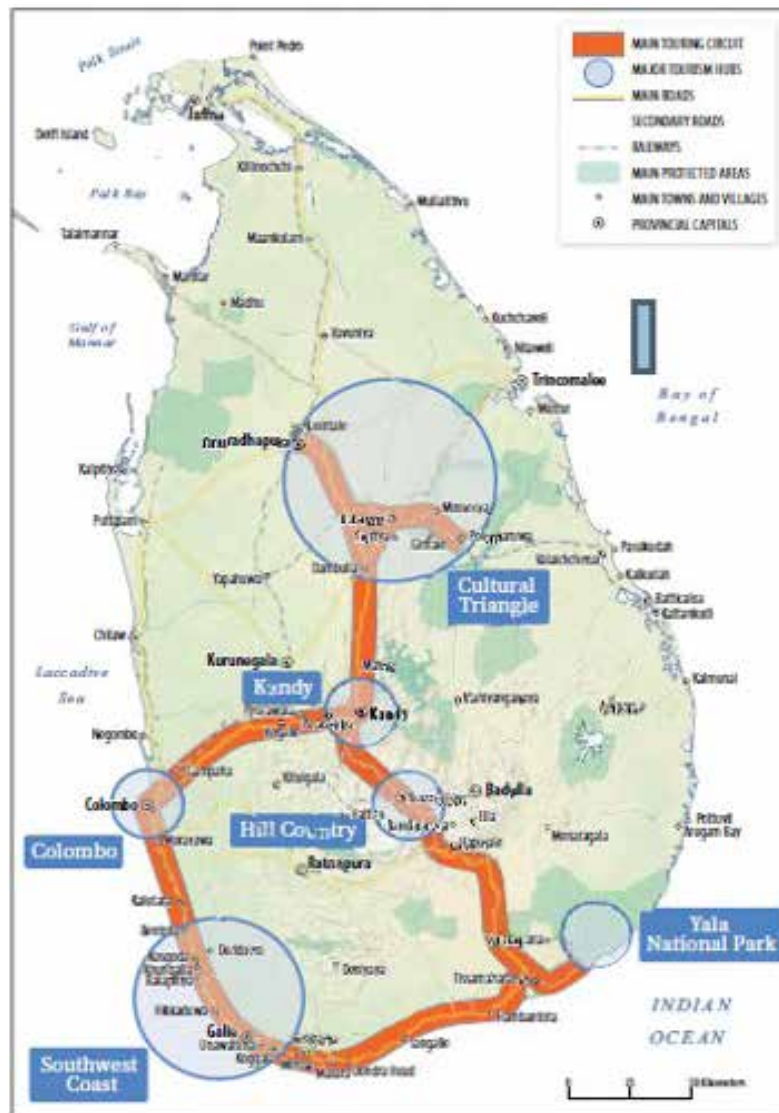


Image 5.7 : Tourist Routes in Sri Lanka  
Source : Sri Lanka Tourism Development Authority-2017

### 5.1.2. Goal 02

*To transform the area for environmentally bound industries with well-secured residential town/urban entity.*

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It is expected to convert the town as well secured urban entity by introducing special regulations to control the conflicts between residents and the industrialist/dairy farmers enabling them to carry out the operations of the industries in an environmentally friendly manner.

# S

- 1. 73% of the land use still not subjected to Urbanization and of which 41% is utilized for Rubber Plantation
- Existence of national level large scale Dairy farming industries and Metal Industries
- Availability of 11% of labor force in Agricultural and industrial activities

# W

- Disturbances caused to the environment and to the residents due to existence of the Dairy farming industries and Metal industries
- 2. 50% of the labor force engaged as rubber tappers become over age in one-year period

# O

- Provision of national level contribution by 62% from Rubber industry and 66% from Dairy farming
- Proposed Government projects:
  - Proposed Industrial estate at Horana
  - Project to develop Kalaniweli railway line as A dual line
- The high-tension electricity line system proposed to be drawn from Waga town Ratnapur through Western region megapolis plan -2030

# T

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**Strengths** | Goal 02

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Goal 02

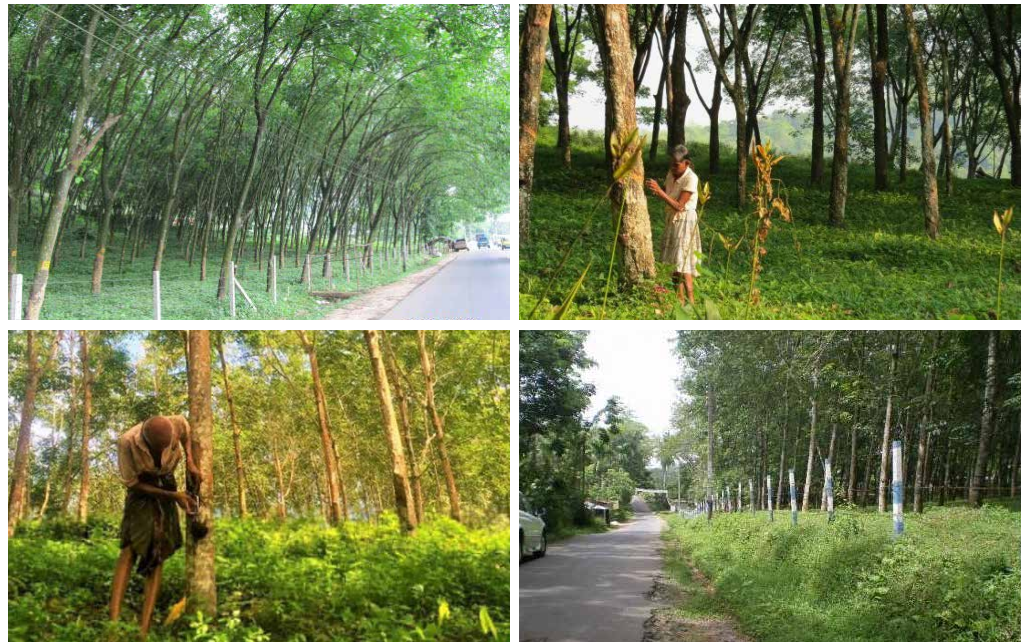
1. 73% of the land use still not subjected to urbanization and of which 41% is utilized for Rubber Plantation.

A main economic activity which is to be promoted in the planning area is the rubber plantation and its related industries. Out of whole green land mass in the Seethawaka Pradeshiya Sabha area, the highest percentage is identified as rubber plantation and is 42%. Of this percentage, 11.5% or 4,698 Ha of lands are belonging to state (Table No 5.3) and therefore, it became a reason to minimize the trend of reducing the rubber lands.

Rubber estate		Extent (Ha)
1.	Shalawa estate	2,003
2.	Elison Estate	1,518
3.	SiriniwasAEstate	1,042
4.	PannagulaEstate	135
<b>Total</b>		4,698

**Table 5. 3 Governmnet Owned Rubber Lands in Seethawaka Pradeshiya Sabha Area**

Source : Resource Profile Report (2016)



**Image 5.8 : Large Scale Rubber Lands in the Area.**

Source : Urban Development Authority, 2018

## 2. Existence of national level large scale Dairy farming industries and Metal Industries

According to the divisional secretariat's report, (Resource profile-2016) an enumeration survey that has been conducted on house basis revealed that around 15,000 of livestock farms both large and small scale are spread in the area where around 1,700 families are engaged.

In Seethawaka Pradeshiya Sabha area, there around 47 number of metal quarries including large scale quarries are in operation providing employment opportunities for a large number of people in the area. (distribution livestock industries and metal quarries are shown in Map No. 3.7 and 3.9 in paragraph three).



**Image 5.9 :** Distribution of Livestock Farms and Metal Industries in the Area  
**Source :** Urban Development Authority, 2018

## 3. Availability of 11% of labor force in Agricultural and industrial activities

Except in Hanwella and Padukka town centers, a rural agricultural pattern can be observed in all other areas and a considerable number of people are engaged in the agricultural sector. The persons engaged in the agricultural and industrial sector is found to be exceeded 10% of the total labor force. (Table No 5.4)

Agriculture	Industrial	Government	Private	Others	Total
9,720	7,867	10,112	22,767	38,331	88,797
6%	5%	6.4%	14.4%	24.2%	56.2

**Table 5.4 :** Employment Status (2016)  
**Source :** Resource Profile Report (2016)

## 05 Chapter SWOT Analysis

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#### Goal 02

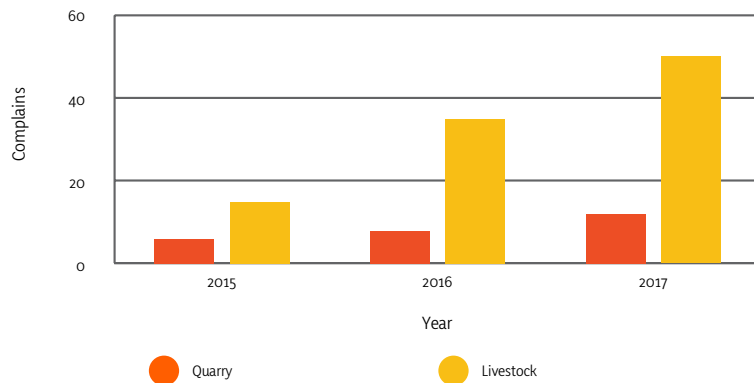


## Weakness | Goal 02

### 1. Disturbances caused to the environment and to the Residents due to existence of Metal industries and livestock industries

Metal industries and livestock industries are identified as the much popular and main income generating industries in the area. But its impact has resulted to create frequent conflict with the residents in the area. There are 47 number of metal industries located all over the area but out of which the mining activities have been suspend through legal action due to public protest as per the data released by the divisional secretariats of Hanwella and Padukka.

Complains Connected to the Metal Industries and Livestock Industries



**Graph 5.3 :** Complains Connected to the Metal Industries and Livestock Industries

**Source :** Resource Profile Report (2016)

The above graph described the number of complaints received from 2015 to 2017 against metal industries. The number of complaints received in the year 2015 was 06 and was gradually increased up to 12 by the year 2017. At the same time, the complaints received against the livestock industry in the year 2015 was 15 and it has been increased to 50 numbers by the year 2017.

The issues created by the metal industries and livestock industries to the livelihood of the residents has been identified as a main weakness in the area. House and road damages are said to be occurred due to the vibration created by the metal industries. At the field inspections carried out in the year 2018, it was revealed that many health issues are resulted due to emissions and its bad odor of mismanagement of waste dumping in a haphazard manner.

The GN divisions affected due to Metal industries and livestock industries are given in the Map No 5.4.

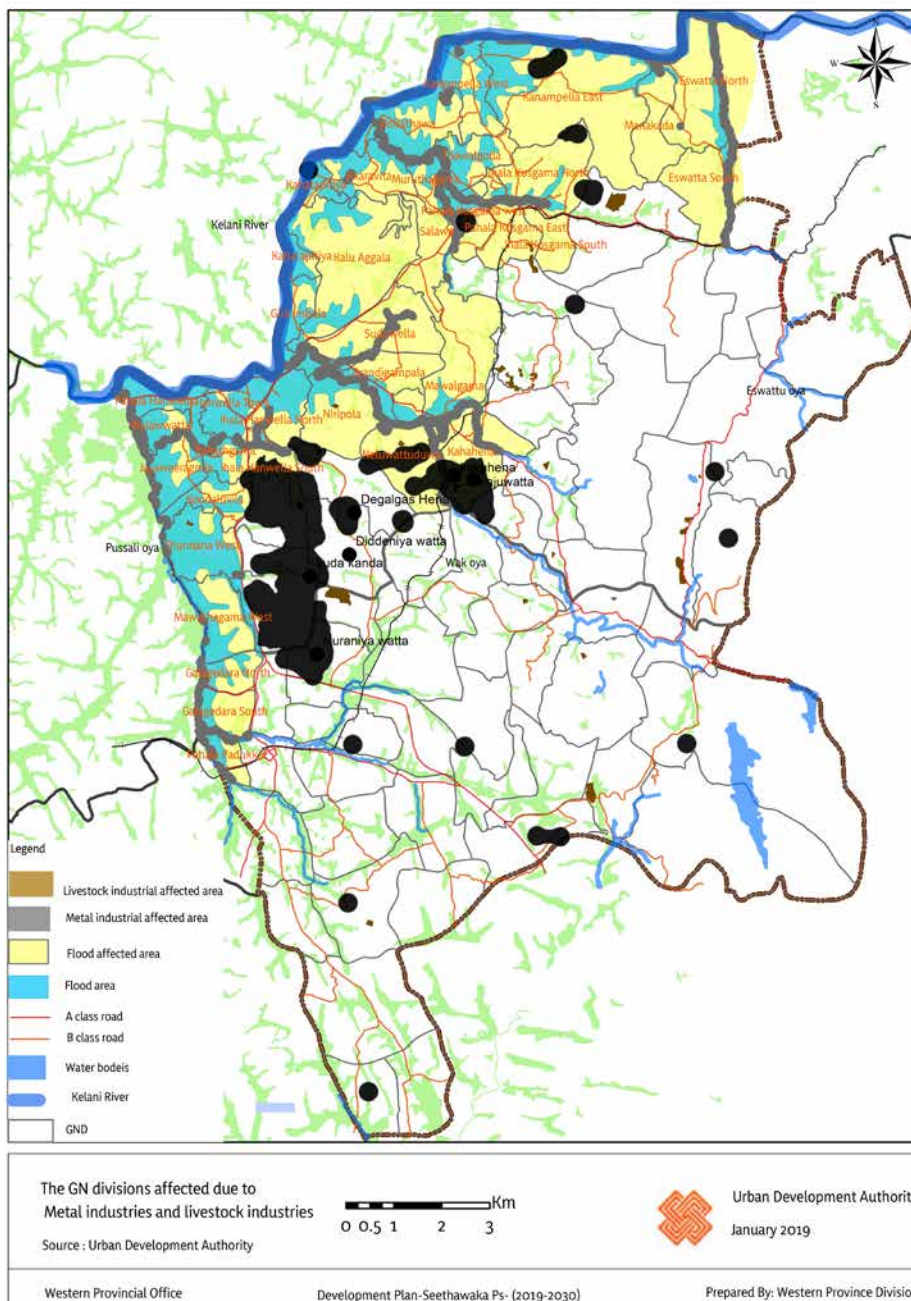
2. Around 50% of the labor force engaged as rubber tappers become overage in ten-year period .

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Most of the peoples engaged in the rubber cutting industry in the Seethawaka planning area in older age as per the documentary proof of rubber development authority. It was identified that over 50% of such persons were in the age limit passing 50 years. In addition, the daily wage of a laborer engaged in the industry is low as Rs.800, the youths are moving away from this industry.

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Map 5.4 : GN Divisions that are Affected due to Metal Quarries, Live Stock Industries and Floods  
Source : Urban Development Authority, 2018

## 05 Chapter SWOT Analysis



### Opportunities | Goal 02

#### Detailed SWOT Analysis

#### Goal 02

#### 1. *Provision of national level contribution by 62% from Rubber industry and 66% from Dairy farming*

The rubber is the third largest export commodity in Sri Lanka and is reported to be contributed to 0.7% in the world market. (Central Bank Report- 2016)

Out of the total contribution to the national economy from rubber industry from Colombo district, 62% are provided from the Seethawaka area and from dairy farming the contribution from this area is reported to be 66%. (Source: Resource Profile report -2016, and Census and statistical department (Agricultural data)

#### 2. *Proposed Government projects as identified by the UDA and CGR*

- Proposed Industrial estate at Horana
- Project to develop Kalaniweli railway line as a dual line
- Homagama Science and technological city

It is expected to receive various facilities to the industrialists in the area through above-mentioned projects. The identification to set up rubber industries on a priority basis in the area under the proposed industrial project at Horana is a significant achievement. It is also expected to get the technological knowledge to the people residing in the area through the science and technology town proposed for Homagama. At the same time, the opportunity will be available to have efficient transport facilities through the development of the Kelani Valley railway line.

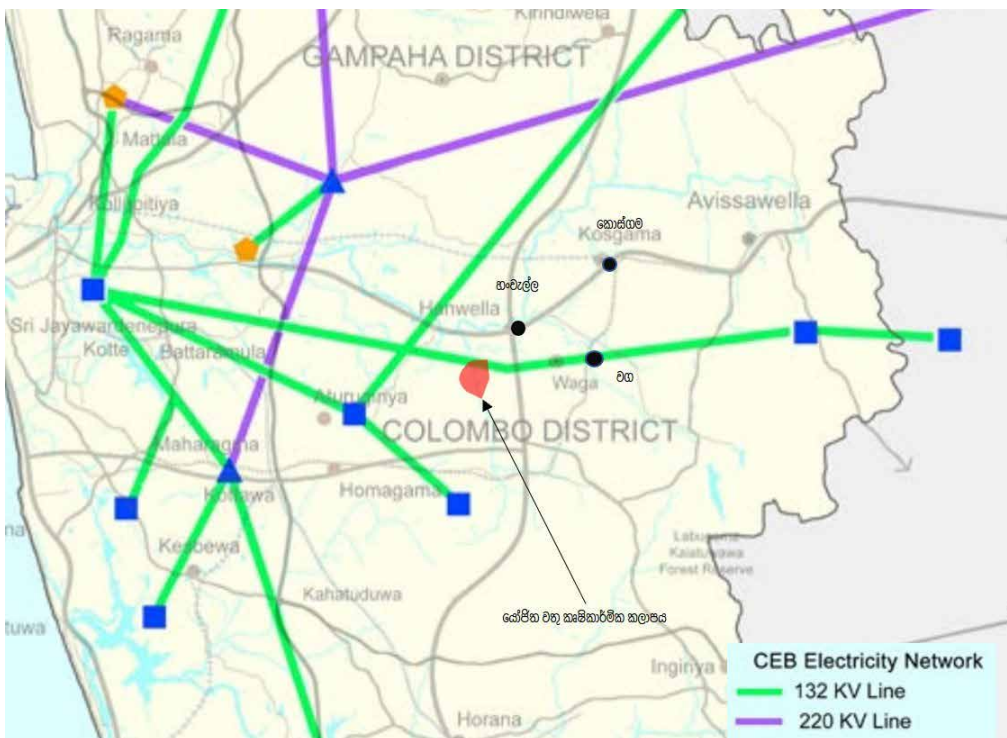
#### 3. *The high-tension electricity line system proposed to be drawn from Waga town to Ratnapura through Western region megapolis plan -2030*

As per the electricity supply plan proposed under Megapolis and Western development plan-2030, it has been proposed to provide 132KW for the area. (Image No 5.10) Since this 132kw electricity line is proposed to be drawn through the proposed Low density residential & plantation areas, livestock and metal industrial zone of the Seethawaka area, there is a electricity facilities for these industries from these lines.

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*Image 5.10 : Proposed Route for Drawing High-tension Line (2030)*

*Source : Megapolis and Western Development Plan 2030*

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5.1.3. Goal 03

*To make the area as an Opulent city of Colombo*

Goal 03

Generation of new economic activities through development of eco-tourism in the area, encouragement to carry out the development activities connected to the rubber industry by protecting the rubber lands and environmentally sensitive areas by introducing special regulations, and development of infrastructure facilities and through which it is expected to achieve the objectives of creating a comfortable and livable environment in the area

**S**

- Environment harmonized with the natural beauty
- Are with proper regional linkage through road system and railway transport facilities
- Around 94% of existing population using electricity through national grid

**W**

- Existence of some areas vulnerable for sudden disaster on floods due to overflow of Kelani river and Pusseli oya
- Inadequacy of existing infrastructure facilities in the area.
- 70% of the labor force living in the area become unskilled labor

**O**

- Proposed projects identified by the State institutions
- Identification of the area to be developed as agricultural zone by the Western Region Megapolis plan prepared in 2016
- Establishment of electrified railway in the area under the Western Region Megapolis plan

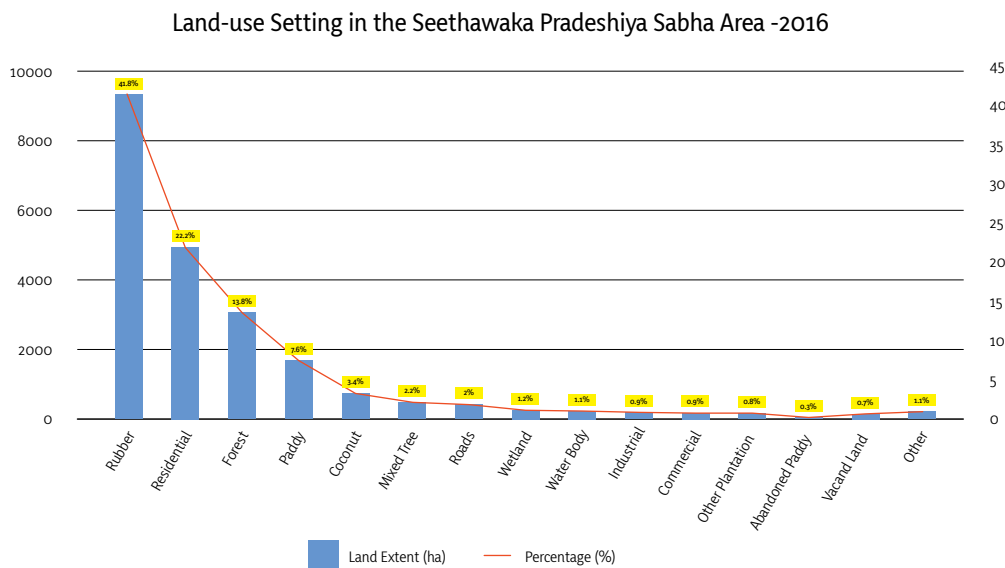
**T**

- Attracting investors from outside areas for metal industry.



### 1. Environment harmonized with the natural beauty

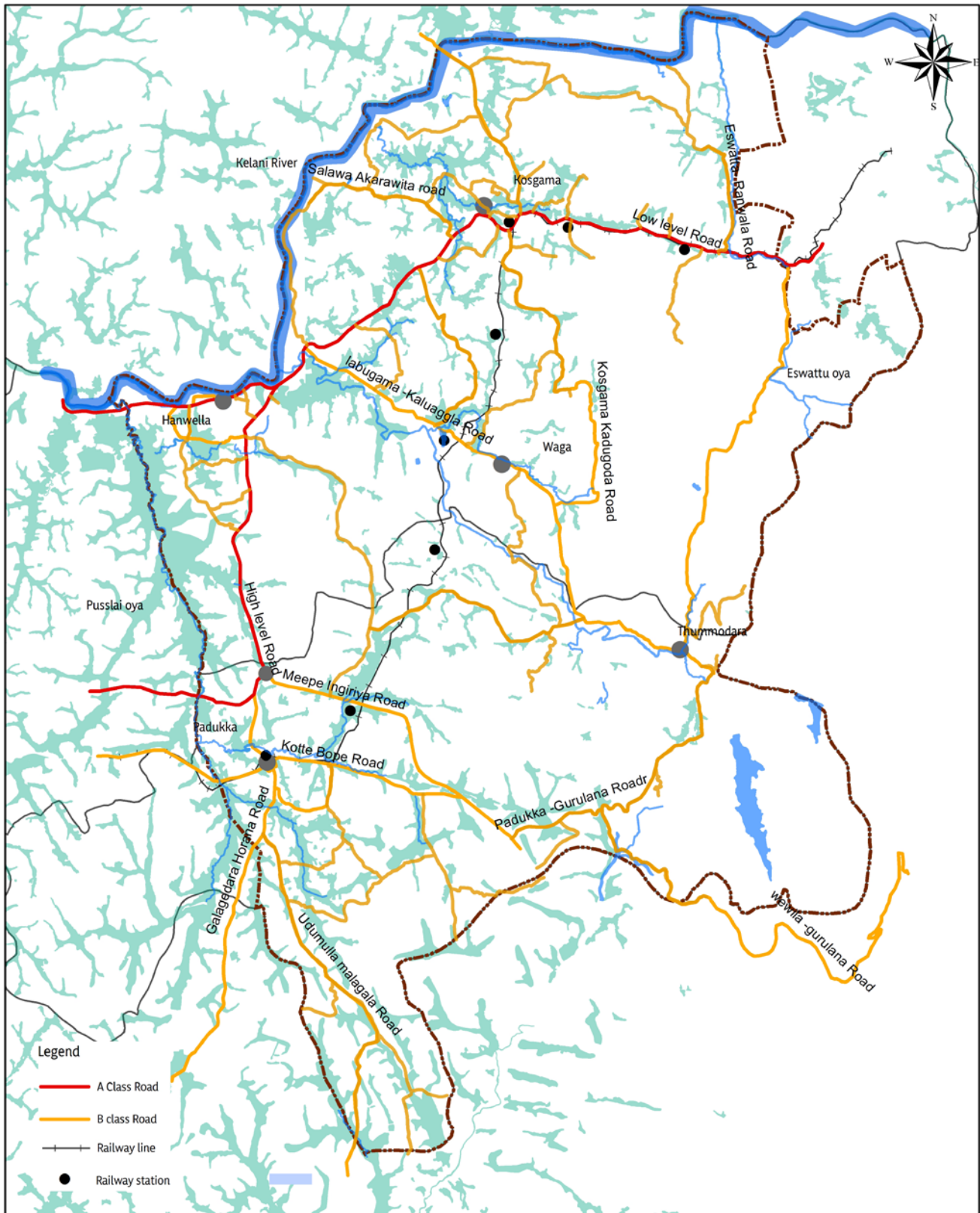
Availability of natural environment comprised waterfalls, waterways and greeneries harmonized with residential land use is a special character. When studied this graph, around 5000 Ha or 25% of total land use is confined to residential purposes. At the same time, 9,000 Ha or (42%) of total land use represents rubber plantation and 3000 Ha of forest lands 1,300Ha of paddy lands can be identified which shows that the residents of this area are livewithinhin an eco-system with full of greeneries, waterways. waterfalls etc.



Graph 5.4 : Land-use Setting in the Seethawaka Pradeshiya Sabha Area  
Source : Resource Profile Report (2016)

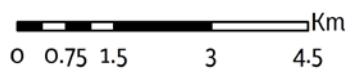
### 2. The area with proper regional linkages through a road system and railway transport facilities

Availability of road and railway transport facilities can be identified as a significant feature of the area. The Seethawaka area is well connected with the country's commercial capital of Colombo and also with other nearby town areas like Malmbe, Maharagama, AwissawElla,Gampaha, Horana, Ratnapura, Kegalle and Dehiowita through the Kelani ValleyKelani Valley railway line, "A" grade roads such as High-level and Low-level roads, and all other "B" grade roads and also with the distanced town like Hatan and Baticallow etc. Map No. 5.5 shows the main road network of the area.



The main road network of the Seethawaka PS area.

Source : Urban Development Authority



Urban Development Authority  
January 2019

Western Provincial Office

Development Plan-Seethawaka Ps- (2019-2030)

Prepared By: Western Province Division

Map 5.5 : The Main Road Network of the Seethawaka Pradeshiya Sabha Area

Source : Urban Development Authority, 2018

The existence of three main railway station like Padukka, Kosgama and Waga-Kahahena and 8 number of small stations such as Pinnawala, Arukwatta, Angampitiya, Ukgalla, Morakele, Watareka, Mawalgama, and Kadugoda is significant factor to get transport facilities through railway compared to other town areas.

3. *Around 94% of the existing population using electricity through the national grid*

As per the census report of the department of census and statistics, the population of the Seethawaka Pradeshiya Sabha are is 133,919. The number of families living in the Seethawaka planning area is given in the Table No. 5.5 and accordingly 35,003 families obtain electricity connections from the national grid of CEB which is 94% of the electricity sources of the area. No of families obtain electricity as per the sources is given in Table No. 5.6.

Year	Number of Families
2012	35,224
2016	41,725
2030	50,769

**Table 5.5 :** Increase of Houses in the Seethawaka Planning Area (2012-2030)

**Source :** Department of Census and Statistics (2012)

Source	Number of families	Percentage
National Grid	35,003	94.1
Rural electricity projects	-	0
Kerosene burning	2,221	5.7
Soler panel	18	0
Bio gas	-	0
Other sources	29	0
<b>Total</b>	<b>37,271</b>	<b>100</b>

**Table 5.6 :** Number of Families Obtained Electricity from Different Sources

**Source :** Department of Census and Statistics (2012)

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Presently the CEB is providing supply connections covering the entire area (This is shown in Map No 2.4 in paragraph 02) As per the calculation of the CEB, electricity supply per one household per month is 120Kw and on that basis, the electricity requirement for consumption (only for residential units) in the Seethawaka planning area is computed to be 5,007mv. At the same time, electricity supply for the industries spread in the Seethawaka Pradeshiya Sabha area such as Tourism industry, dairy farming, the rubber industry is provided through the electricity lines drawn covering the entire area. (power supply obtained through Biogas is given in Annexure 03)

The electricity substations and cable network with a capacity of 132kv have been installed by the CEB in this area. These substations are installed in Padukka and Kosgama area from which are capable of providing higher voltage to low voltage and as such the capacity would be available to supply electricity to the proposed mid-density residential zones and agricultural industrial areas to be developed by the year 2030 which is shown in the following Figure. Thus, the electricity is adequately available in the area and as such, it can be identified as a strength to achieve a lavish residential environment in the area.

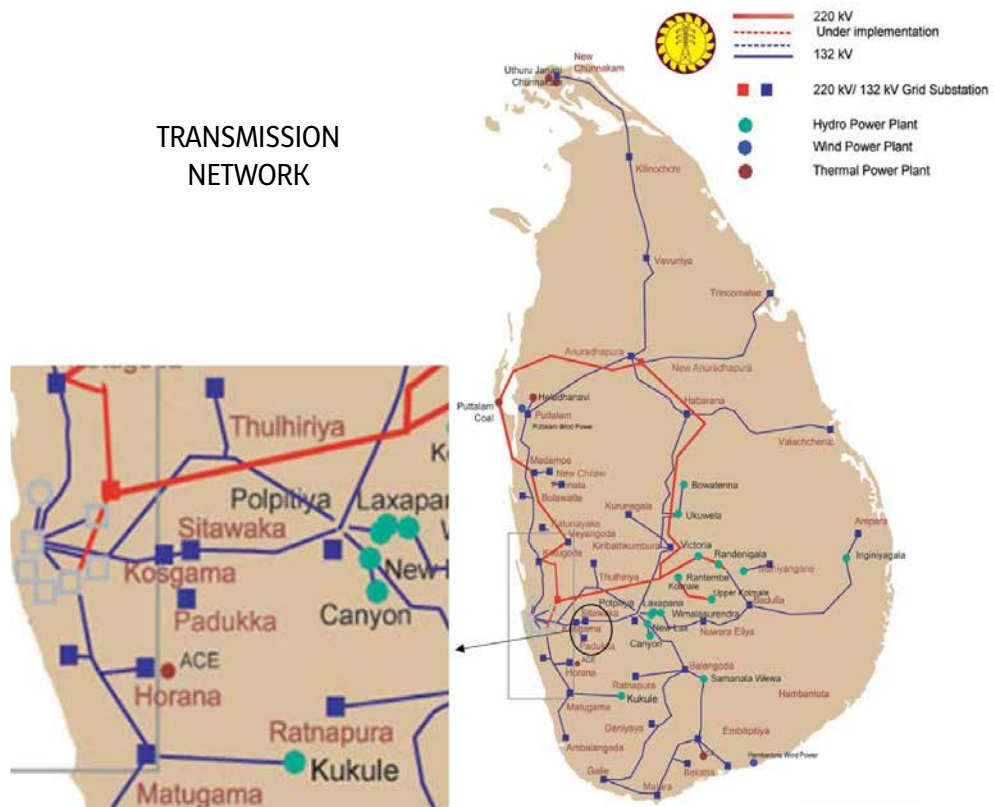


Image 5.11 : Transmission Network  
Source : Urban Development Authority, 2018



## Weakness | Goal 03

## 05 Chapter SWOT Analysis

### 1. Existence of some areas vulnerable for sudden disaster on floods due to over flow of Kelani river and Pusseli oya

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During heavy rainy season, sudden flood disasters are occurred due to over flow of Kelani river, Vak oya and Pusseli oya. From a planning point of view, the existence of high density residential and commercial areas in these vulnerable locations can be identified as a weakness. Around 5,660 acres have been identified by the department of Irrigation as flood proven areas.

<i>Div. Secretariat</i>	<i>Total GN divisions</i>	<i>GN Division affected</i>	<i>Number of families affected</i>
Hanwella	36	34	2,135
Padukka	54	05	108
<b>Total</b>	90	37	2,243

**Table 5.7 : Information about the Flood Victims (2016)**  
Source : Seethawaka Div. Secretariat-Hanwella (2016)

The number of GN divisions and the families affected due to flood are described in Table No, 5.7 as mentioned above. As per above, out of 36 GN divisions in Hanwella Divisional secretariat area 34 are affected and families affected is reported as 2,135. In Padukka divisional secretariat area 05 GN divisions out of 54 have been affected victimizing 108 families. As per above, the Hanwella divisional secretariat area is heavily vulnerable for flooding. (The flood-prone areas by GN divisions is shown in Map No. 5.4)



**Image 5.12 : A flood disaster in Hanwella area**  
Source : Urban Development Authority, 2018 (Field Observations)

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2. *nadequacy of existing infrastructure facilities in the area.*

The population in the Seethawaka planning area in year 2012 was 133,919 and it should have been increased to 162,729 as forecasted based on the annual growth rate of 1.7. Accordingly, the population expected in the planning area by the year 2030 would be 198,246. Thus, around 30,000 people will be added to the present population. In addition, the commuter population would be computed to 151,000. (Table No 5.8)

<i>Population</i>	<i>Number of persons</i>
<i>Commuter population (2030)</i>	151,009
<i>Residential population (2030)</i>	198,246
<b>Total</b>	349,255

**Table 5.8 :** *Expected Population 2030*

**Source :** *Urban Development Authority, 2018*

The infrastructure facilities available in the Seethawaka planning at present may not be sufficient for the increasing population and this fact has been identified as an issue. This issue may cause negative effects to the education, transport and solid waste management sectors, etc.

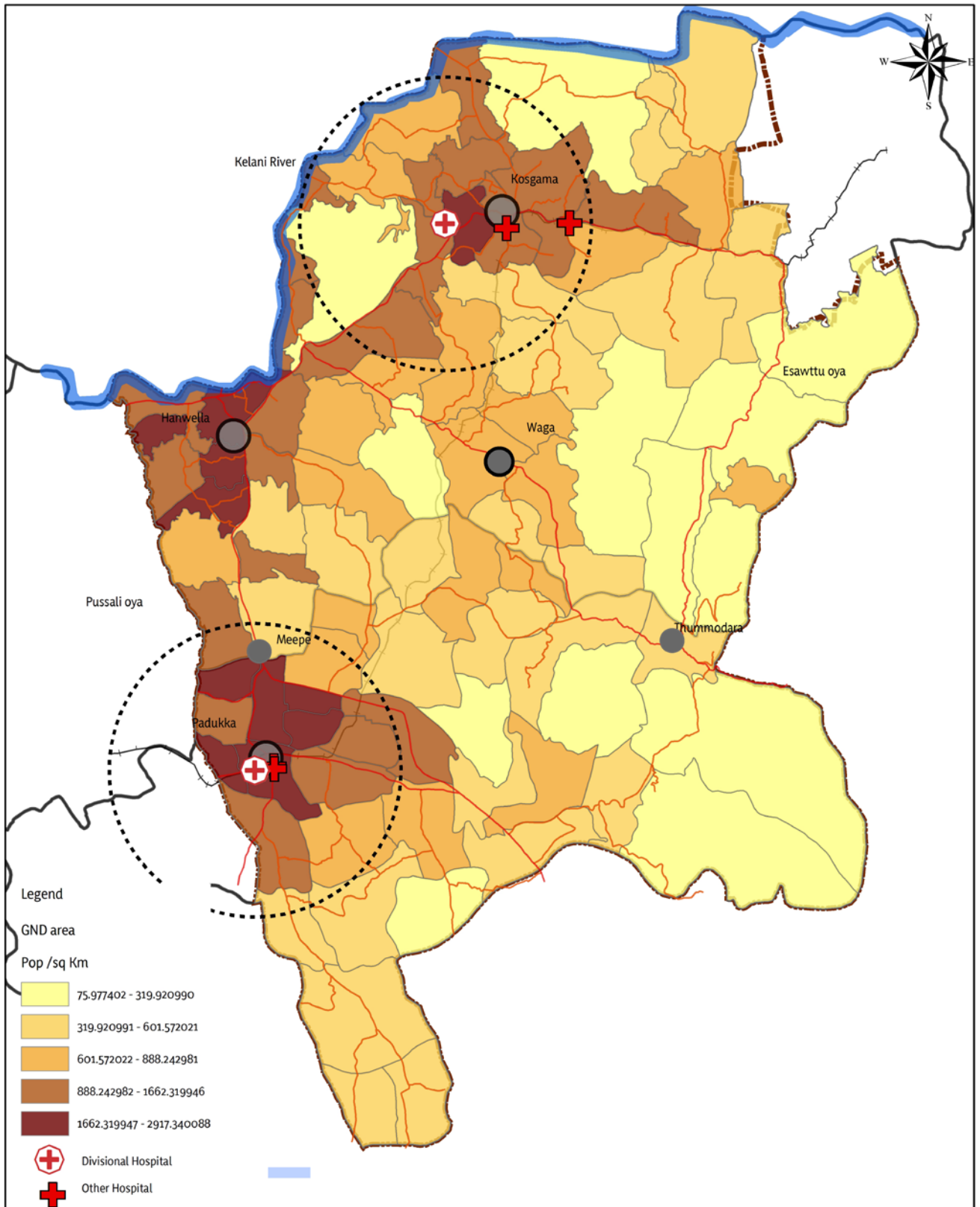
Presently, there are only two government hospitals available in the area such as Padukka divisional hospital and Salawa hospital to provide medical care for the area. The physical and human resources presently available in the area are found to be not adequate to cater to the requirement of the people in the area. (Resource profile report (2016). The conditions of the health facilities in the area are shown in Table No 5.9.

<i>Medical center</i>	<i>No of beds available</i>	<i>Total no. of Doctors</i>
<i>Padukka hospital</i>	80	46
<i>Kosgama - Shalawa hospital</i>	40	14
<i>Private hospital</i>	<i>Not indicated</i>	23
<i>Total population</i>	220 (assumed)	83

**Table 5.9 :** *Health Facilities in the Seethawaka Pradeshiya Sabha Area.*

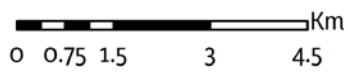
**Source :** *Resource Profile Report (2016)*

When considered 1km radius from the hospitals, the distribution of hospitals is found to be not sufficient. (Map No 5.6)



Distribution of Hospitals

Source : Urban Development Authority



Urban Development Authority  
January 2019

Western Provincial Office

Development Plan-Seethawaka Ps- (2019-2030)

Prepared By: Western Province Division

Map 5.6 : Distribution of Hospitals- Seethawaha Pradeshiya Sabha Area,

Source : Urban Development Authority 2018

## 05 Chapter SWOT Analysis

### Detailed SWOT Analysis

#### Goal 03

The distribution of population when considered on GN division basis, the highest density is found in Hanwella, Padukka and Kosgama urban areas. Although the high-density population living in Padukka and Kosgama are able to fulfill their health facilities from these hospitals, the other densely populated areas do not have hospital facilities. Therefore, it has become necessary to pay attention to set up new hospital facilities for other densely populated areas as well.

Out of the existing educational facilities Seethawaka planning area, the primary, secondary and tertiary education institutions are identified as main institutions. The existing school structure is as follows.

<i>School category</i>	<i>Number</i>
Primary	04
Secondary	27
Tertiary	07
Private educational institutions	Not indicated
Others	-
<b>Total</b>	31

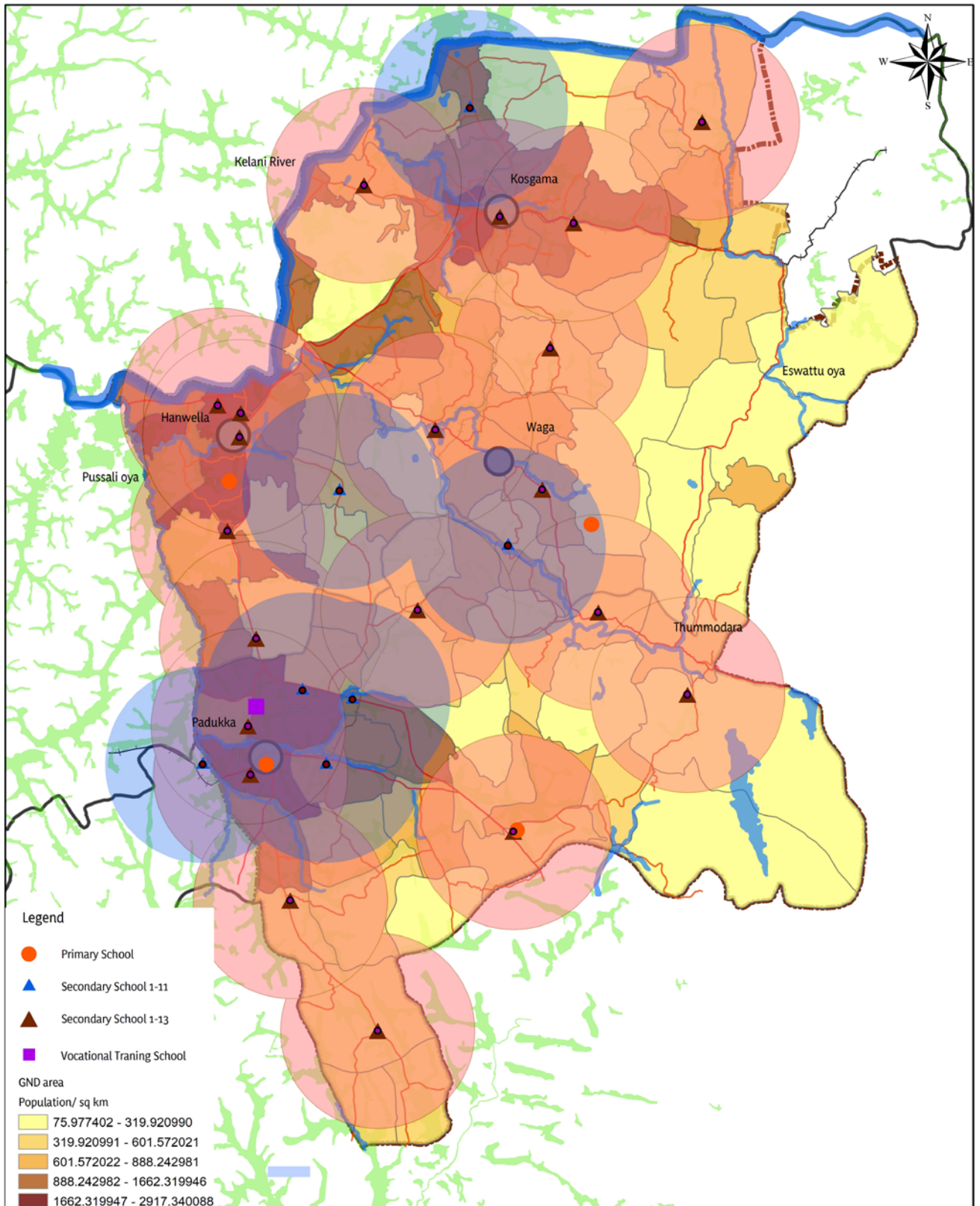
**Table 5.10 :** School Categories in Seethawaka Pradeshiya Sabha  
**Source :** Resource Profile Report (2016)

The total students leaning in these schools is 32,019. (In year 2016) When considered about the distribution of schools within 1 to 2 km radius, the educational institutions seem to be sufficient compared to the expected population in the area (Map No 5.7) However, there is a trend of closing down some schools as revealed from Resource profile data in 2016. The schools that were abandoned are given in Table 5.11.

<i>Administrative area</i>	<i>Number of abandoned schools</i>
Padukka divitional secretariat area	04
Hanwella divitional secretariat area	04

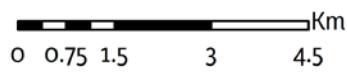
**Table 5.11 :** Date Related to the Schools got Abandoned  
**Source :** Resource Profile Report (2016)

Inadequacy of physical resources (laboratory, Computer lab, cafeteria, lavatory, etc) was the main reason to close down these schools. Therefore, there is a requirement to improve the physical resources. In addition, tertiary education is not up to the required level and only two such schools are available in Padukka and Kosgamadu where the total students are less than 300.



Distribution of Schools

Source : Urban Development Authority



Urban Development Authority  
January 2019

Western Provincial Office

Development Plan-Seethawaka Ps- (2019-2030)

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Map 5.7: Distribution of Schools – Seethawaka Pradeshiya Sabha Area.

Source : Urban Development Authority 2018

## 05 Chapter SWOT Analysis

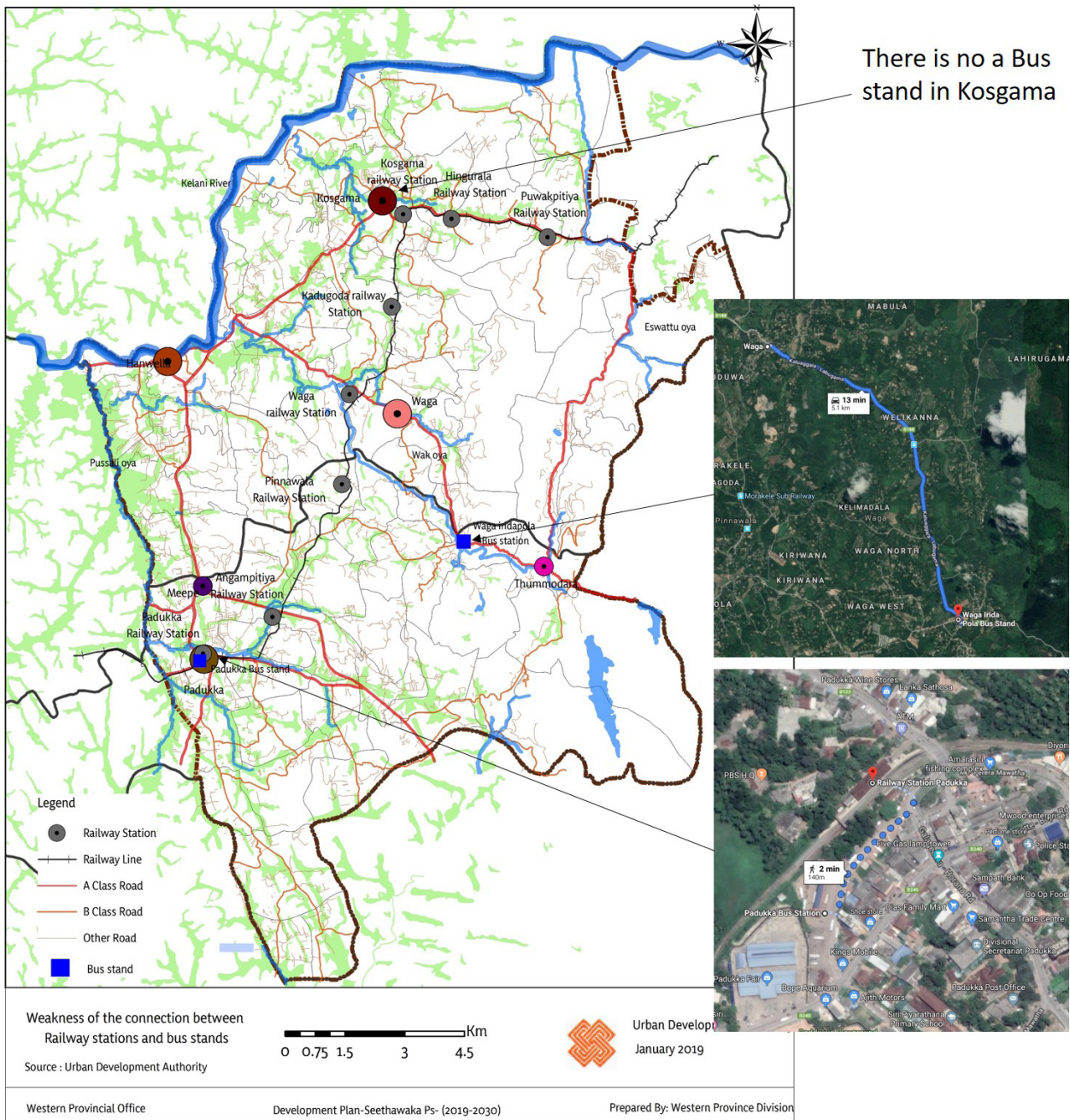
### Detailed SWOT Analysis

#### Goal 03

The basic transport mode of the residents, as well as commuters, is the railway and public transport facilities. The segregation of this two-mode is identified as the main weakness.

About 30,000 people are daily moving to Padukka town for various requirements through institutions such as schools, hospitals, administrative institutions, and for other personal needs and are using railway and buses. Due to the segregation of these services, people have not been able to get an efficient and safe journey. This situation is common to other main railway station like Kosgama and Waga and all other places as well. Due to none availability of bus stands or other private transport facilities closer to railway stations, people are reluctant to use the railway and this fact has been identified as a weakness in this area.

Also, the requirement to improve health conditions and other basic infrastructure in these stations have been identified. The following Map shows the condition of disintegration among railway stations and the bus stands.



Map 5.8 : Weakness of the connection between Railway stations and bus stands- Seethawaka Pradeshiya Sabha area.  
Source : Urban Development Authority, 2018

## 05 Chapter SWOT Analysis

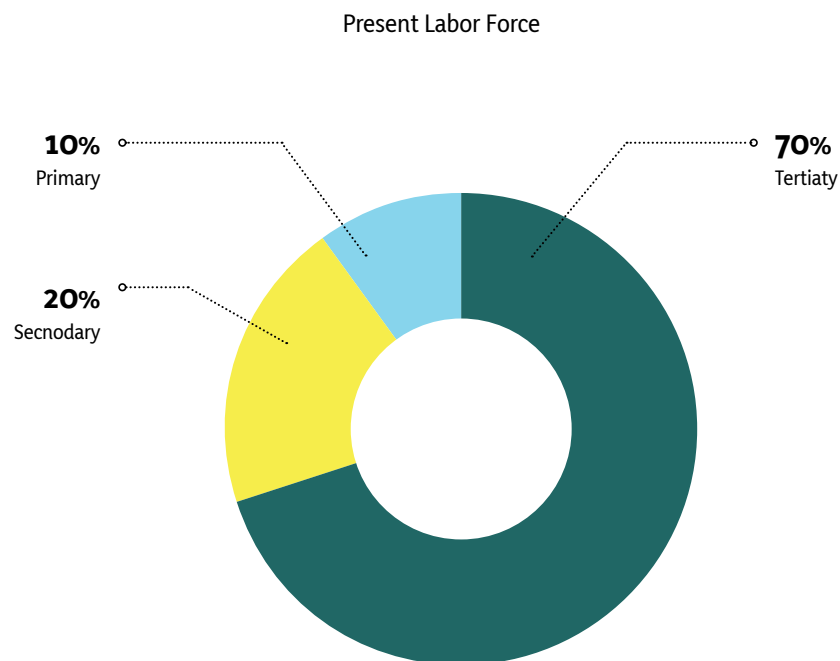
### Detailed SWOT Analysis

#### Goal 03

### 3. 70% of the labor force living in the area become Unskilled labor

As per census report 2012, 62.1% of the total population is in the age range of 15–60 years. The divisional secretariat report 2018 disclosed that 70% of the active population between the age range 15–59 years are engaged as laborers in primitive jobs. This category includes the people who havnt got aducation or educted only up about grade 6. This situation is detrimental to increase the qualitative aspects of economic activities.

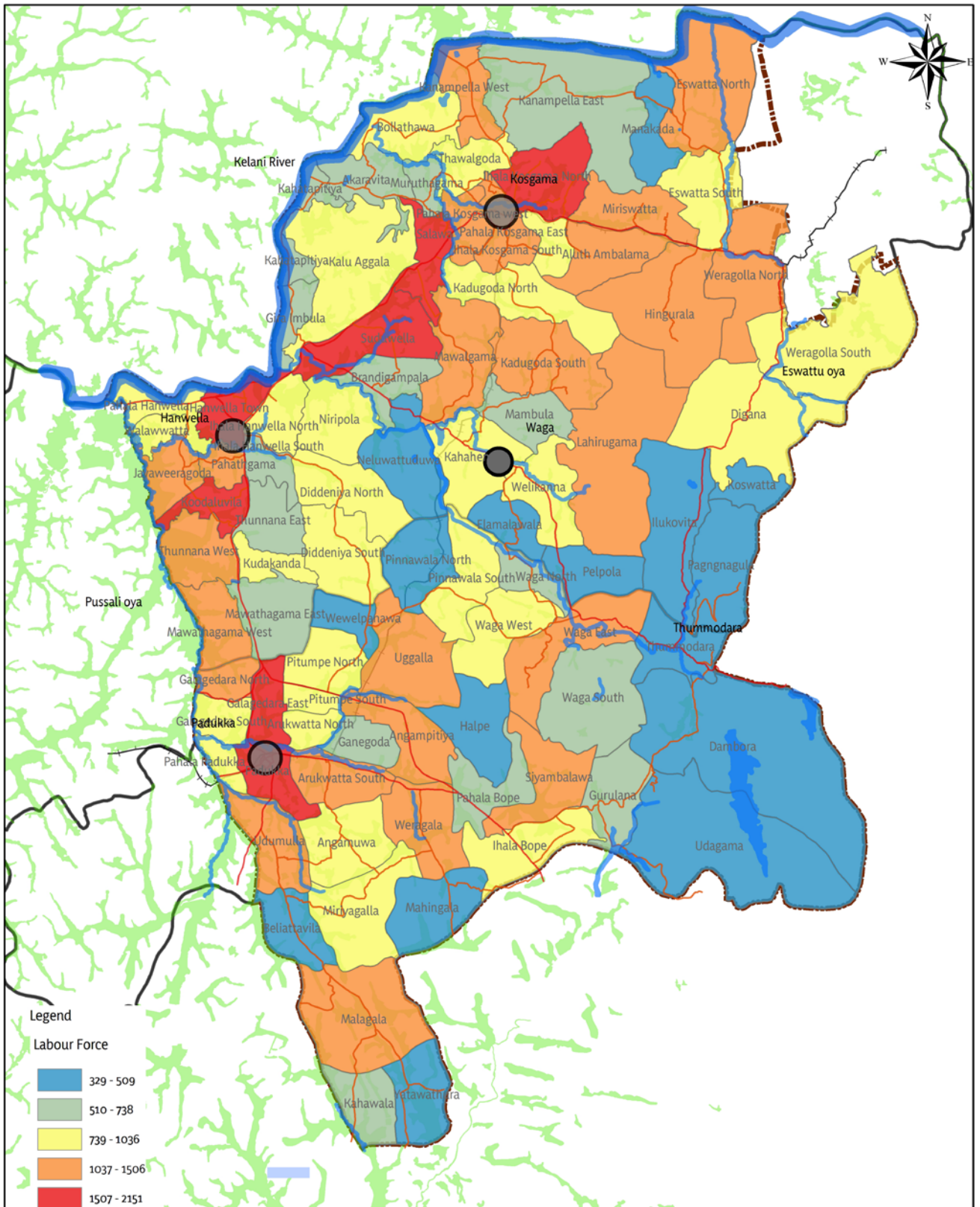
Around 20% is found to be educated only up to GCE ordinary level. Out of this category only 10% are engaged in tertiary sector and are also learnt up to advanced level and above. (Graph No (5.5) The distribution pattern of the labor force in whole planning area is shown in Map No. 5.9.



**Graph 5.5 :** Existing Labor Force in the Seethawaka Pradeshiya Sabha Area.

**Source :** Resource Profile Report (2016)

In order to address these issues and to improve the socio-economic conditions of the people in the area, possible projects have been introduced from this plan.



Distribution of Labor force -2016

Source : Urban Development Authority



Urban Development Authority

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Prepared By: Western Province Division

Map 5.9 : Distribution of Labor Force

Source : Urban Development Authority, 2018

## 05 Chapter SWOT Analysis

Detailed SWOT  
Analysis

Goal 03

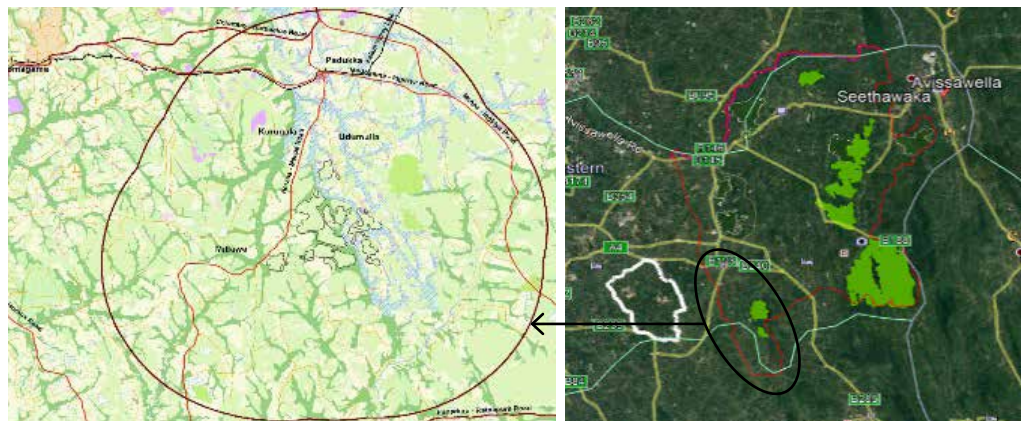


### Opportunities | Goal 03

#### 1. Proposed projects identified by the State institutions

Government has already planed out to set up an industrial estate at Horana and also to develop the Kelani Valley railway line as dwell line and to be electrified.

It is expected that these projects would generate some employment opportunities for the people in the area. Making the Kelani Valley railway line into dwell line and to be electrified would provide efficient transport service to the people.



*Image 5.13 : Proposed Industrial Project at Horana*  
*Source : Urban Development Authority, 2018*

#### 2. Identification of the area to be developed as agricultural zone by the Western Region Megapolis plan prepared in 2016.

The agricultural urban zone in the extent of 330sq km is spread in the area in the central and eastern direction in the western province. Western province megapolis plan has proposed to develop the Seethawaka planning area as an agricultural zone. Development of agricultural activities and all other infrastructure facilities is the expectation of this plan. It was also expected to generate around 90,000 employment opportunities. Accordingly, new rubber industries and opportunities for new industries will be created.

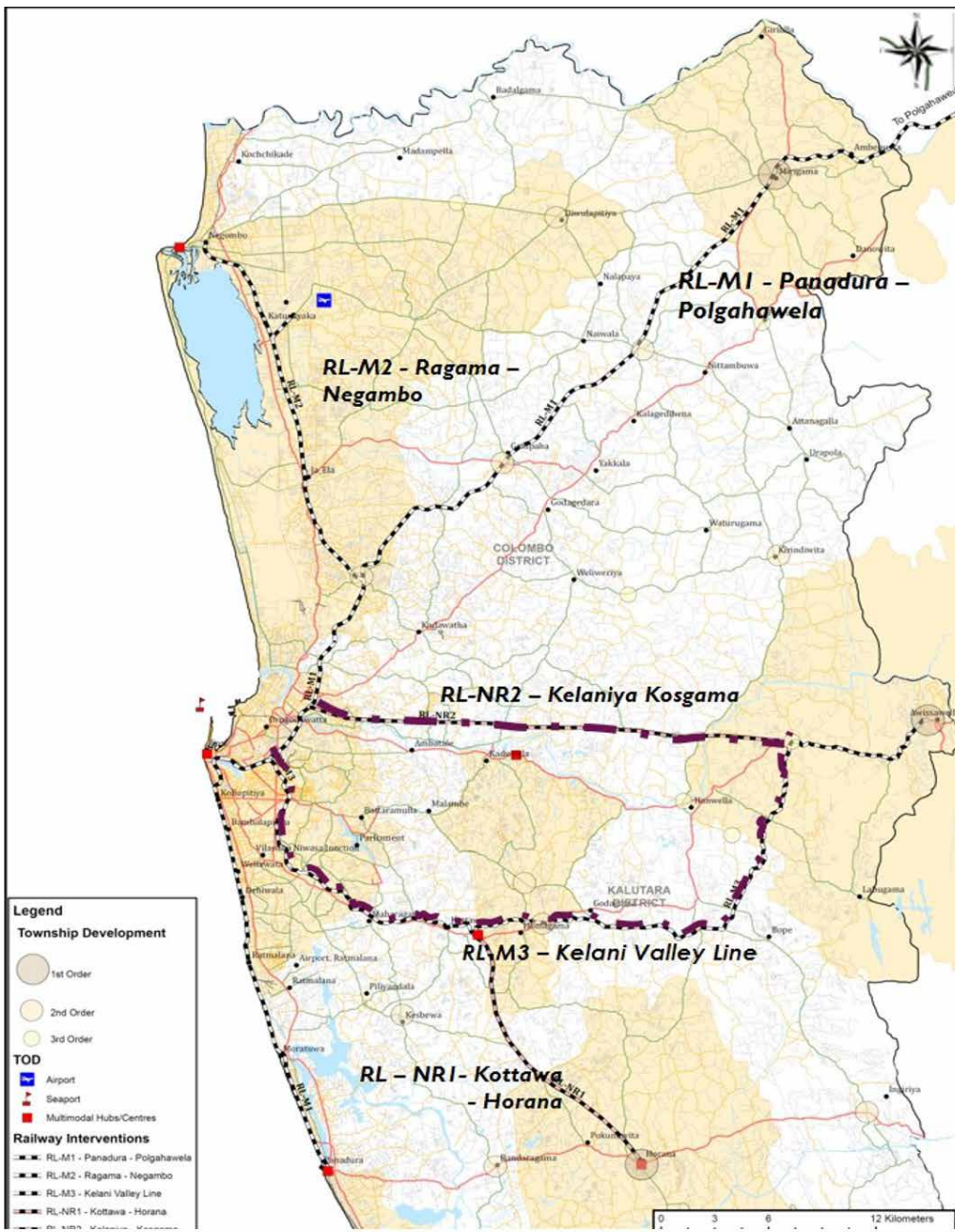
#### 3. Establishment of electrified railway in the area under the Western Region Megapolis plan

Under the Western province Megapolis plan it has been proposed to electrify the Kelani Valley Kelani Valley Railway line and also to develop new such line from Kelaniya to Kosgama. (Image No 5.14)

05 Chapter  
SWOT Analysis

Detailed SWOT  
Analysis

Goal 03



Proposed new Electrified railway line Km

0 0.75 1.5 3 4.5

Source : Urban Development Authority Urban Development Authority  
January 2019

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Western Provincial Office Development Plan-Seethawaka Ps- (2019-2030) Prepared By: Western Province Division

**Image 5.14 :** Proposed new Electrified Railway Line in Seethawaka Pradeshiya Sabha Area.  
**Source :** Megapolis and Western Development Project 2030, 2018

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SWOT Analysis



**Threats** | Goal 03

Detailed SWOT  
Analysis

Goal 03

1. *Arriving investors from outside areas for metal industry.*

Around 34 number of metal quarries are in operation in Seethawaka divisional secretariat area and out of which owners in 28 quarries are from Colombo and Biyagama and Kaduwela Kelaniya, Biyagama and Homaga area. Because of this reason, the economic benefits of the area is moving away into other areas while it has caused much damage to the area due to continuation of the projects for a long period of time.

# 06

## Chapter



# The Plan

o6 Chapter  
The Plan

Conceptual Plan

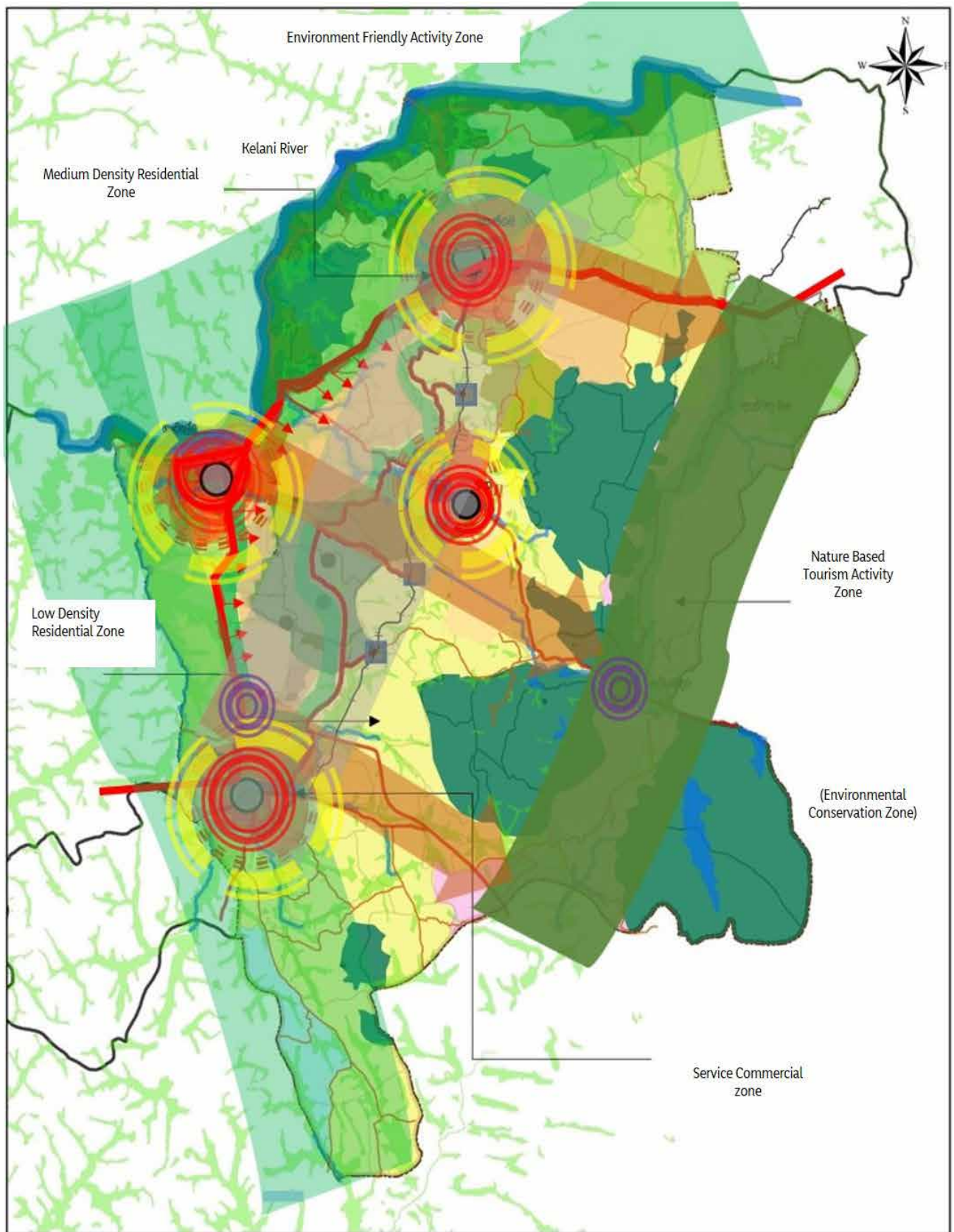
## 6.1. The Concept Plan

The above figure illustrates the spatial transformation of the Seethawaka Pradeshiya Sabha area in future development with a vision of orienting towards a Charismatic Green Terraces in the Colombo district. Basically, it is expected to set up an eco-tourism activity zone which is connected to the nature in the eastern part of the area and to plan out the low-density residential environment in the middle area with a view to protecting the highly sensitive areas. In order to protect the highly sensitive green and blue landmasses in the northern and western part of the area, it is proposed to introduce environmental-friendly activities zone in the conceptual plan.

The proposed eco-tourism promotion zone is expected to be positioned based on the Puwakpitiya-Thummodara road and Eswatu Oya area where most of the internal access roads are to be remained without any further widening in order to maintain environmentally friendly low-density development in this stretch of land mass. Livestock industries promotional zone and Low density residential and Urban agricultural zone connected to proposed Padukka – Kosgama alternative road are expected to be used for carrying out dairy farming and metal industries in an environmentally friendly manner minimizing the conflicts between residents and the industrialists.

The identified urban nodes such as Padukka, HanwElla, Kosgama, and Waga will be allowed to grow as commercial and service providing town centers based on identical features to each town. In order to conserve other sensitive areas such as forest reserves, waterways, wetlands, paddy fields, rubber lands and water streams under the high-density development pressure, some special strategies have to be adopted as identified in the plan. It is expected to improve the accessibility links among the main urban centers while regulating the high development pressure taking place in peripheral areas.

Accordingly, it is expected to empower the economy through utilization of potentials by protecting the identical feature inherited to this area such as green cover, watershed areas, and historical glory while minimizing the issues identified in the areas with full of natural ecological features. Further, it is proposed to protect the area through enforcement of regulations, and to mitigate the damages in the areas vulnerable for floods and landslides through proper land use management mechanism and thereby the future vision of the plan for making the Seethawaka Pradeshiya Sabha area as a "charismatic green terrace" of Colombo district could be realized.



<p>Concept Plan -2030</p> <p>Source : Urban Development Authority</p>		<p>Urban Development Authority January 2019</p>
<p>Western Provincial Office</p>	<p>Development Plan-Seethawaka Ps- (2019-2030)</p>	<p>Prepared By: Western Province Division</p>

Map 6.1 : Conceptual Plan (2030)

Source : Urban Development Authority, 2018

06 Chapter  
The Plan

Proposed  
Land-use Plan

## 6.2. Proposed Land-use Plan

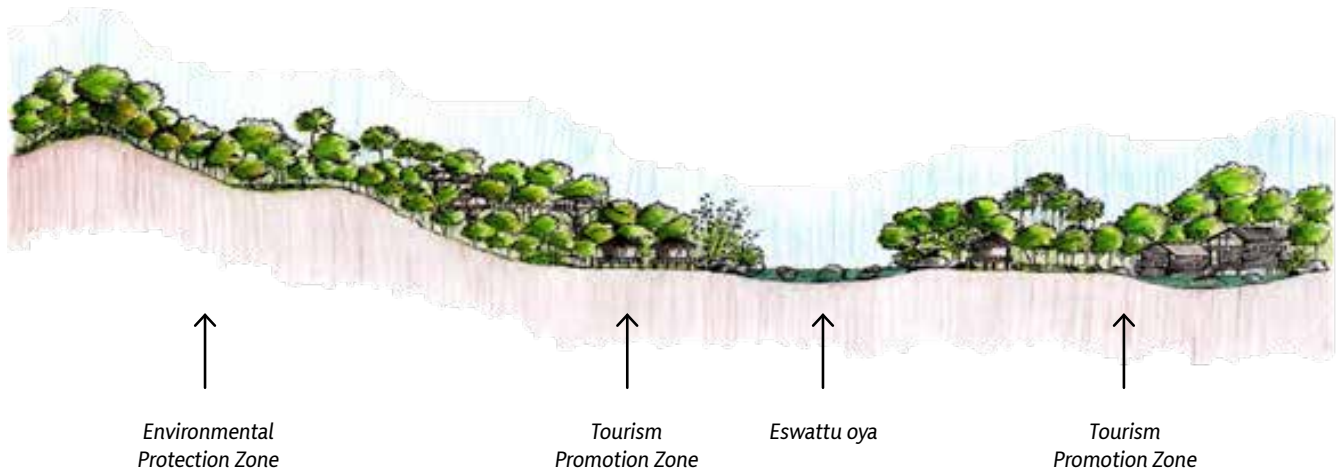
The proposed land-use plan is a reflection of future development scenario to be achieved through the implementation of strategic projects in terms of socio-economic, environmental and physical development in a sustainable manner aiming to realize the vision of the plan thereby to make the planning area as the “Charismatic green teres” of the Colombo district.

The overall land use plan basically envisages achieving a low- density residential development in the area while promoting eco-tourism activities alongside the Kelani River and Eswathu Oya surroundings. In the Low density residential & Urban agricultural Zone and Livestock Zone, the avenues will be opened to promote the designated industries. For the rest of the scenic areas, low-density developments are expected to be promoted. A priority will be given to promote the Kosgama, Padukka, and Hanwella and its surroundings for commercial land uses while the Waga town is to be promoted as a residential center. The highly sensitive eco-systems like forest reserves, watershed areas, and low-lying areas will be designated as environmental conservation areas. The areas subjected to inundation due to overflowing of Kelani River will be regulated for controlling the developments while opening avenues only for environmentally friendly projects.

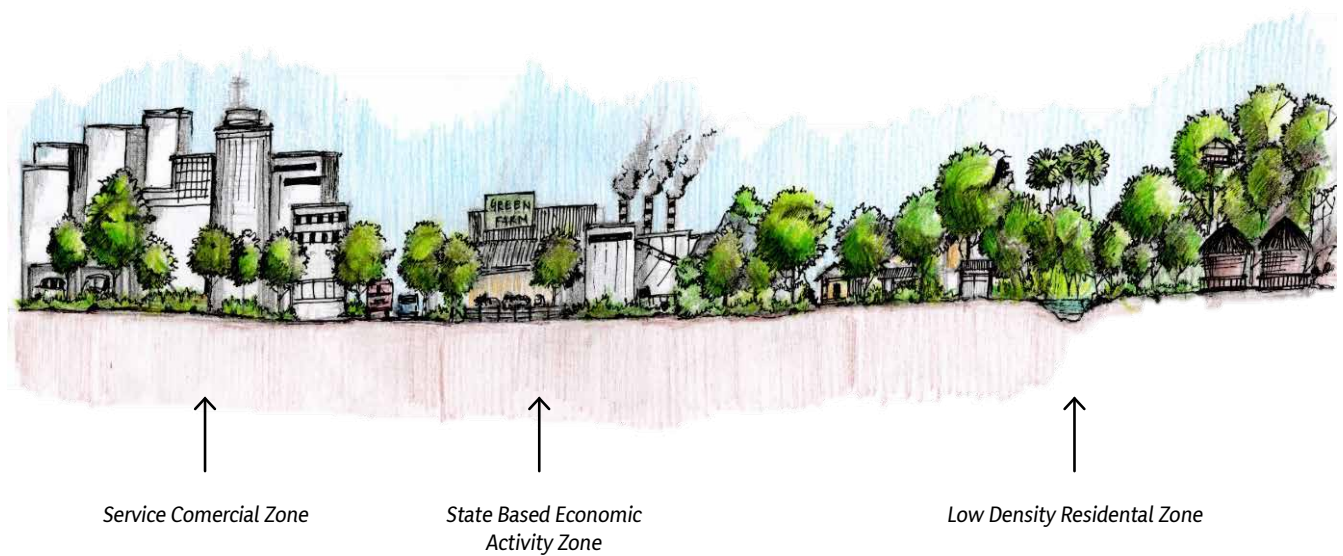


*Image 6.1 : Cross Section of the Proposed Residential Zone*  
*Source : Urban Development Authority, 2018*

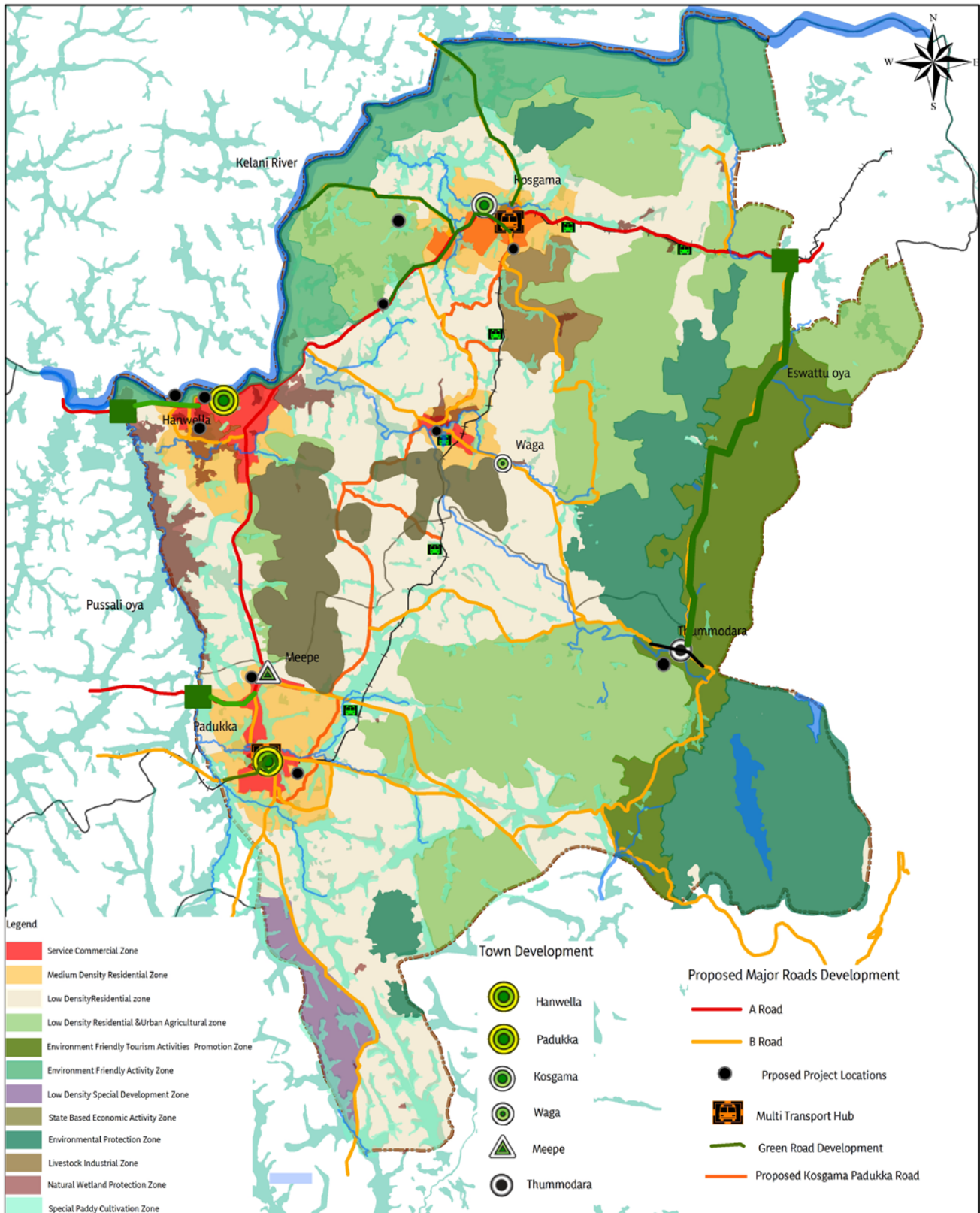
Further, in order to make the proposed land use plan a reality, planning and zoning regulations will be prescribed under the volume two of this plan.



*Image 6.2 : Cross Section of Proposed Environment Friendly Tourism Activities Promotion Zone*  
*Source : Urban Development Authority 2018*



*Image 6.3 : Cross Section of Proposed Economic Promotion Zone*  
*Source : Urban Development Authority, 2018*



Proposed Landuse Plan -2030

Source : Urban Development Authority



Urban Development Authority  
January 2019

Western Provincial Office

Development Plan-Seethawaka Ps- (2019-2030)

Prepared By: Western Province Division

Map 6.2 : Proposed Land use Plan (2030)

Source : Urban Development Authority (2018)

## 6.3. Social and Physical Infrastructure Development Strategy

The physical infrastructure development to be undertaken for achieving the vision of the plan to make the area as “Charismatic green terrace” in the Colombo district is described in this section. Accordingly, proposed strategic plans for service providing, water supply, electricity supply, waste and sewage disposal, solid waste management, etc are discussed under this heading.

### 6.3.1. Service Management Strategy

This plan has been prepared by taking into account the health, education and housing, the etc requirement of the residents as well as the commuters in the Seethawaka Pradeshiya Sabha area by the year 2030. (Map No 6.3)

The population in the Seethawaka Pradeshiya Sabha area spread in a land extent of 208 sq km in the year 2012 was 133,919. (Source: department of Census and Statistics-2012) According to the Resource profile report 2016, the population is recorded as 158,753. When forecasted the population it was 162,729 for the year 2016 and it would increase to 198,102 by the year 2030. Accordingly, the health, education and housing requirement can be further evaluated based on the expected population.

It was identified the fact that any development of the infrastructure in this area to be planned out in such a way that it should discourage the present tendency of concentrating the population into environmentally sensitive areas. Accordingly, the development plan envisages considering the development to be focused into some selected urban areas like Waga, Padukka, Hanwella and Kosgama areas. Thus, it is proposed to develop a middle range density residential zone, services-mixed commercial zone, and community-based commercial zone, in addition, this plan proposes to maintain very low-density residential development in the sensitive areas like wetland areas, Kelani river surroundings and the areas in the vicinity of Vak Oya and Pusseli Oya. At the same time, in addition to the environmental sensitive area mentioned above, it is proposed to maintain low density residential development in all other areas. Accordingly, the requirements of health, education and housing to be evaluated based on the expected population in the respective areas.

## o6 Chapter The Plan

### Strategies for Infrastructure Developments

#### Service Management Strategy

### 6.3.1.1. Strategies for Health Services

Presently, the health service in the planning area is provided by the government hospitals, ayurvedic hospital, private hospitals, and MOH office and among government hospitals, the Padukka divisional hospital and Salawa Divisional Hospitals can be identified.

As per the annual health report 2016 issued by the Health Neutrinos and Indigenous medicine, In Colombo district, every 1000 people needs to have 5.9 beds and as per World Health Organization, every 1000 people should have 3.5 beds. However, as per the report prepared by the divisional secretariat for the year 2016, the number of bed available in Padukka hospital was 80 and the patient undergoing treatment in that year was 6,400. It was further reported that the total number of beds in all government and private hospitals in the whole planning area was recorded as 210. Nevertheless, the present total population in the area is reported as 162,729. As per the above data, for 1000 people in the Seethawaka Pradeshiya Sabha area is having only 1.4 beds. Based on the World Health Organization ratio, there should be 560 beds in the planning area. Further, as per the Resource profile data for 2016, it was revealed that the required number of doctors in the hospitals are presently not available in the area. As per above, there is a requirement to improve the health facilities in the area by the year 2030.

When examine about the distribution pattern of the hospitals, maternity clinics, and ayurvedic hospitals, it is revealed that the two hospitals such as Kosgama and Padukka area catering to the areas covering the proposed middle-density residential zone to be set up based on the above two towns and whole low-density residential zone falls within 3km radius including the Padukka and Salawa hospitals and therefore above mentioned entire residential areas can be covered from these two hospitals.

However, the hospital facilities are not available in the area that has been proposed in this plan to develop a middle-density residential zone based on the Hanwella and Waga town areas. Therefore, it has been proposed to set up a new hospital in the land identified in the extent of 3.8Ha located near the railway station of Kahahena Waga area.

Considering the expected development by the year 2030, the initiatives that need to be taken with regard to the health sector can be identified as follows which needs to be taken into account by the Ministry of Health.

- Improvements of physical and human resources in the government hospital located in Padukka town
- Improvements of physical and human resources in the government hospital located in Kosgama town

### 6.3.1.2. Strategies for Educational Development

There are 31 schools in the Seethawaka Pradeshiya Sabha area where 32,010 number of students are learning. Of these 31 government schools, 27 are secondary schools and 04 are primary schools. The teacher-student ratio is 1: 21 (Source; Resource profile (2016) As per the distribution of these secondary and primary schools, it is found that the planning area is covered within a distance of one or two km. (Distribution of schools is depicted in Map No 5.8 in chapter five) Presently, these schools are equipped with the required physical resources adequately. Census report revealed that the majority of the students are educated up to ordinary level.

The total population in the Seethawaka Pradeshiya Sabha area in the year 2016 was 162,000 and of which 20% are engaged in education. As per the new development plan prepared for the Seethawaka area, the population will increase by 200,000 by the year 2030 out which 25% or 50,000 will be the student population.

As per above the schools are adequately distributed in the area for the forecasted student population by the year 2030. Accordingly, a necessity has arisen to improve the primary and secondary schools located in the proposed middle-density residential areas. The developable schools are given in the following figure.

<i>Name of the School</i>	<i>Proposed developmnet</i>
Kosgama Maha Vidyalaya	} Improvement of Physical and human resources
Sri Sumanajothi Maha Vidyalaya	
Boralugoda Maha Vidyalaya	
Sri Piyarathana Maha Vidyalaya	
Vaga RathnasarAMaha Vidyalaya	

**Table 6.1 :** Schools that Needs Improvements in the Planning Area.

**Source :** Urban Development Authority, 2018

Since it is expected to minimize the population distributed in the high environmental sensitive areas, the existing conditions of the schools are found to be adequate. The schools identified in this area are namely Akarawita Maha Vidyalaya, Mayadunna Maha Vidyalaya, HanwElla Rajasingha Madya Maha Vidyalaya, and KampElla PrimarySchool. At the same time, the schools that are located in the areas where the agricultural plantation and the metal quarries are located such as Diddeniya Primary school has been identified as a school located in a highly vulnerable area.

According to the Resource profile reports 2016, the percentage of students who are passing the GCE Advanced level examination is less than 20% out of the students sit for the same and it is only very few students get a university education. Therefore, in order

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### Strategies for Infrastructure Developments

#### Service Management Strategy

to generate the skilled persons in the area, it is identified to improve the vocational training institution located in the Padukka town through which the youths who could not go for university education can get the required technical knowledge in different fields.

### 6.3.1.3.Strategies for Residential Development

As per the national physical plan for 2050, the planning area is included in the main economic corridor and central environmental sensitive area, the residential density should not exceed 501 -750 per sq km.

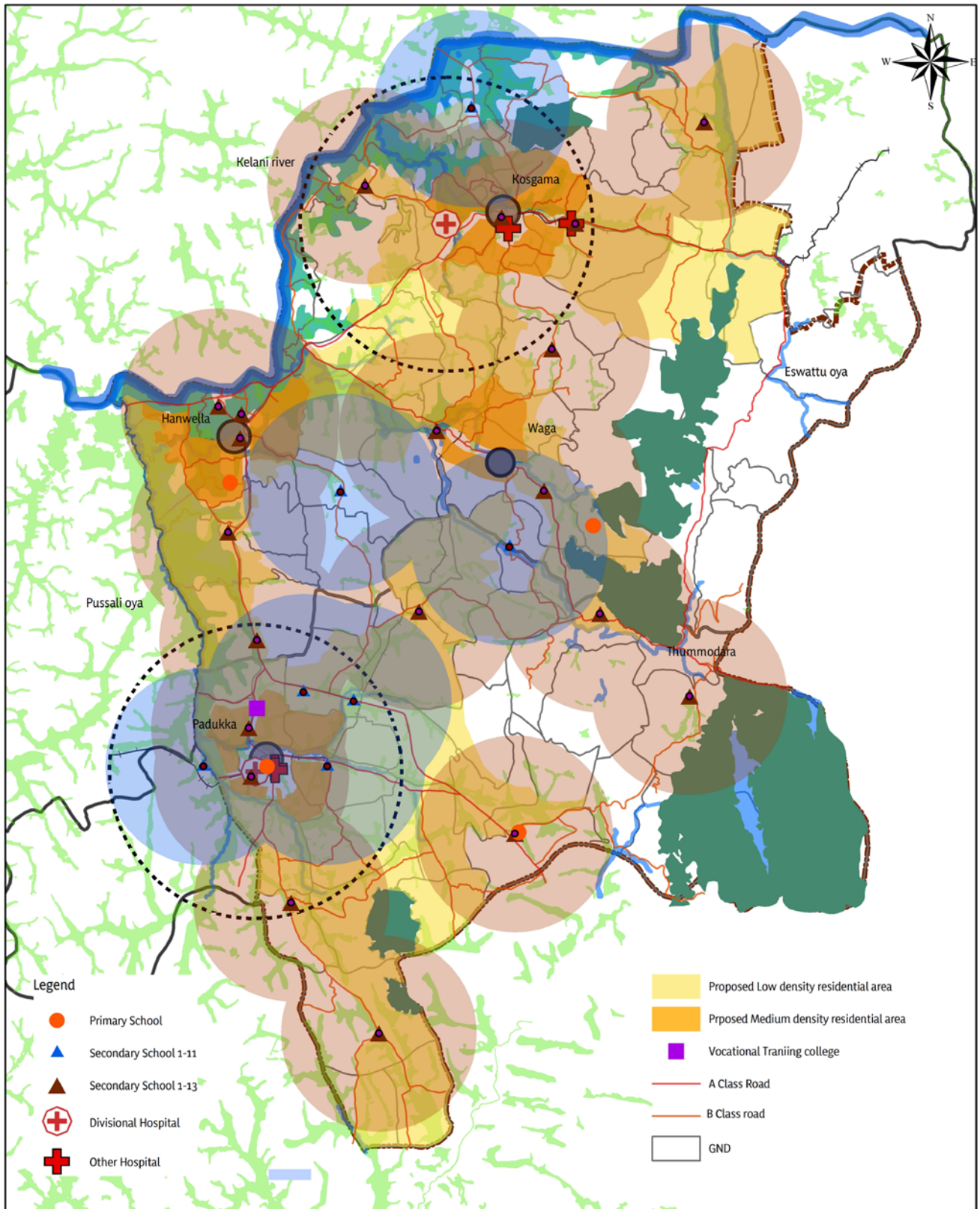
The population forecast was done for 2030 for each GN division based on the natural growth rates and accordingly, the population compared to the year 2016, the increase will be 35,373 by the year 2030. When forecasted the population based on the natural growth rate at little above 1%, the number will be 37,784 persons and as such it is desirable to maintain the natural growth rate for the environmentally sensitive areas.

As per the natural growth rate, presently there are 37,646 families living in the Seethawaka Pradeshiya Sabha area and 38,526 number of housing units were available in the area as stated in the Resource profile 2016. Surplus of 880 number of housing units above the number of families can be seen which shows the fact that the housing stock is sufficient for the families living in the area. Out of these houses, over 92% are at permanent category. The houses are densely located along with either side areas of main roads. Most of such houses are found to be single-story units. If work out the housing requirement by the year 2030 taking into account 04 person per family basis, the number of housing units could be forecasted to 50,387. Accordingly, compared to the year 2016, 12,741 units need to be constructed by the year 2030.

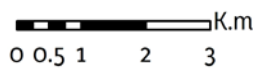
The areas identified as middle-density residential zones within the urban areas like Hanwella, Padukka, Kosgama, and Waga, where the expected population by the year 2030 is 1501- 3000 person per sq. km. The necessary special regulations for housing developments to taken place corresponding to above population is depicted in this plan and the regulations for multi-storied housing schemes and details of the same are included in Volume II of this plan.

As per the Sustainable Residential Development Plan, it is expected to arrange the residential developments without damaging the sensitive areas. Residential development could take place in tourism promotion zones and low-density residential areas and its development densities are regulated through the regulations.

However, high-density residential development in the planning area is not expected and the residential developments have been controlled in the Low Density residential & Urban Agricultural Zone and also in livestock industrial promotions zones. Further, the required infrastructure facilities for the residential developments are promoted in this plan which will be elaborated in the next chapters.



Service management plan (2030)



Source : Urban Development Authority



Urban Development Authority

January 2019

Western Provincial Office

Development Plan-Seethawaka Ps- (2019-2030)

Prepared By: Western Province Division

Map 6.3 : Service Management Plan (2030)

Source : Urban Development Authority, 2018

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**The Plan**

Strategies for Infrastructure  
Developments

Service Management  
Strategy

### 6.3.1.4. Strategies for Priority Service Centers

Among the service providing centers in the Seethawaka Pradeshiya Sabha area, the prominent urban centers are the Padukka and Hanwalla towns and in addition, small road junctions like Waga, Thummodara, and Meepe are to be developed as small towns. However, the services expected by the residents and the commuters from these towns were found to be not at an optimal level and as such attention will be drawn to develop the urban centers in priority basis for the convenient of the public.

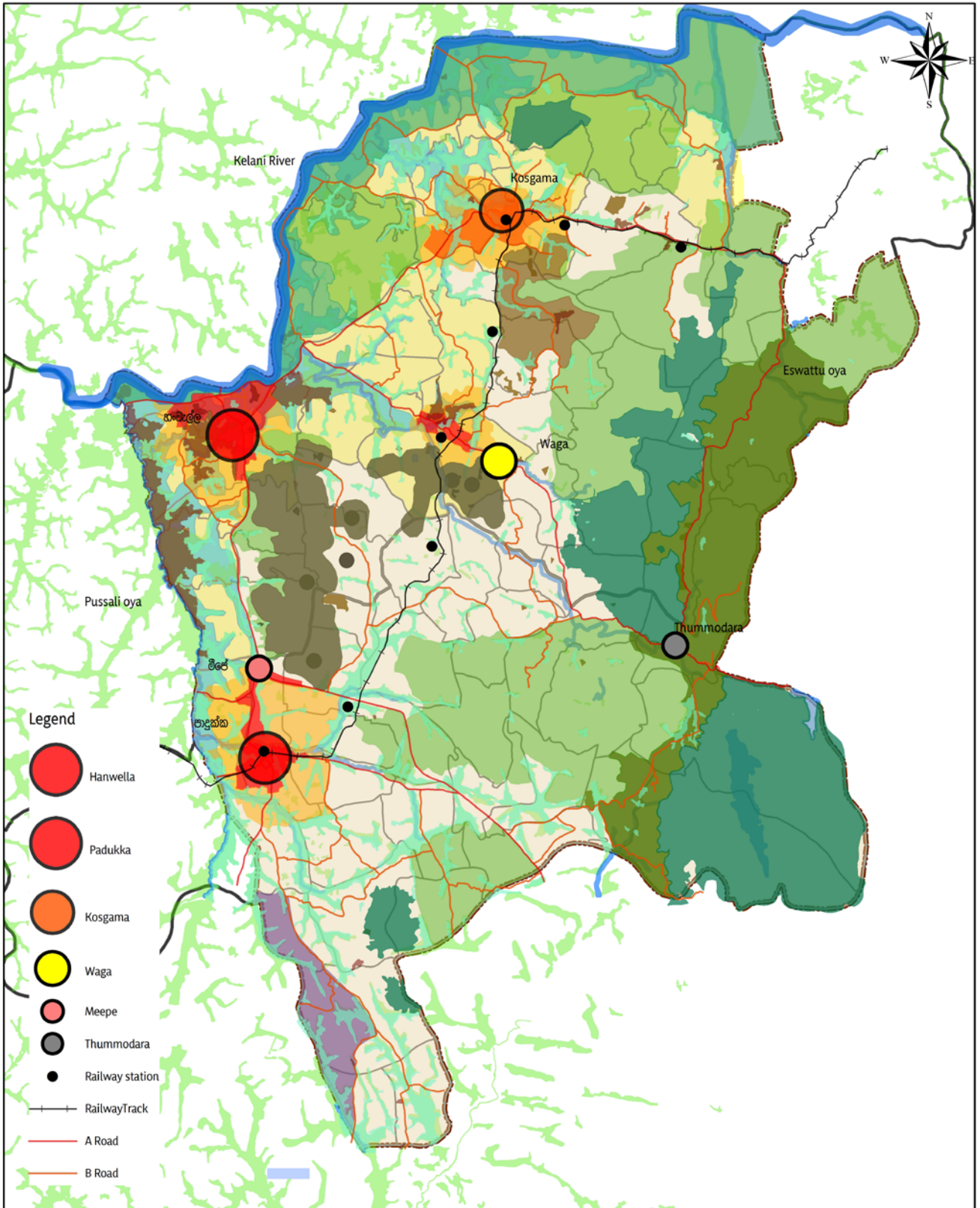
<i>Priority</i>	<i>Town</i>
<i>First priority</i>	<i>Haanwella Padukka</i>
<i>Second priority</i>	<i>Kosgama</i>
<i>Third priority</i>	<i>Waga</i>
<i>Fourth priority</i>	<i>Meepe</i>
<i>Fifth Priority</i>	<i>Thummodara</i>

**Table 6.2 :** Classification of Towns According to the Priorities  
**Source :** Urban Development Authority, 2018

When prioritizing the towns, Development Pressure Analysis, Development Potential Analysis, Environmental Sensitivity Analysis, Analysis of land suitability for settlements, existing railway stations, and proposed stations, etc have been taken into account. (Annexure No 4- weight kept for categorizing the town on the prioritized basis)

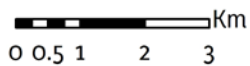
As per the western province structure plan -2010, the Hanwella and Padukka towns have been identified as service providing centers in the area. Further, based on the proposals for the future development of High-level and Low-level roads, Hanwella Bus Stand, and the proposal to develop the Kelani Valley railway line as dual lines, it is expected around 70,000 commuter population to this area. In order to provide required facilities for this population as well as for the residents in the proposed middle-density residential zone, the Hanwella and Padukka towns have been identified to be developed on a priority basis.

Considering the factors such as development of proposed electrified railway from Kelaniya to Kosgama, Kelani Valley railway line to be made dual line is having a station at Kosgama, existence of weekly fair, location of Pradeshiya Sabha administrative center, running of Awissawela road via Kosgama, and less vulnerability from floods due to overflow of Kelani river, etc, it is expected a commuter population of around 25,000 per day to Kosgama town. Further, as the service providing town to the proposed middle-density residential population zone, it is expected to develop the Kosgama town as second-order town especially focusing as a service providing town for residential activities.



Proposed Urban City order-2030

Source : Urban Development Authority



Urban Development Authority  
January 2019

Western Provincial Office

Development Plan-Seethawaka Ps- (2019-2030)

Prepared By: Western Province Division

Map 6.4 : Proposed Urban Hierarchy for 2030

Source : Urban Development Authority, 2018

## o6 Chapter The Plan

### Strategies for Infrastructure Developments

#### Service Management Strategy

#### Strategies for Roads and Transport Development

Waga town has been identified as third level town taking into account the existence of railway station and Labugama – Kaluaggala road running across the Waga town etc. Based on the above factors, it is expected an around 5,000 commuter population to the Waga town per day, Further, the Kahahena- Waga area has been identified for middle-density residential developments through the analysis of land suitability for human settlement developments.

In addition, Meepe town has been identified as forth order town to be developed as a tourist guiding town and Thummodara town is proposed to be developed as a tourist attraction point as well as facilities providing town for sales of products in traditional industries in the area.

### 6.3.2. Roads and Transport Development Strategy

Compared to other areas in the Colombo district, this Pradeshiya Sabha area is having many rural characters and is identified as an area having with low-density road network due to uneven topography with hilly areas.

The road system includes, the High-level road, Colombo HanwElla old road (Low-level road) (Low-level road), Meepe- Ingiriya, and Padukka – Horana roads are identified as main roads and the railway stations located in at Padukka, Kosgama and Pinnawela in the Kelani Valley railway line from Colombo to AwissawElla are making a significant contribution to the transport system in the area.

The highest vehicular movements are taking place in the High-level road and Low-level roads in the Seethawaka Pradeshiya Sabha area. According to the COM TRNANS study, a number of main heavy traffic routes have been identified and the High-level and Low-level roads have also been included and as such special attention has to be paid.

The road capacity in the High-level road is identified as 2,300 vehicles per hour. As per COM TRNANS study, the road capacity in the year 2014 has increased up to 2,000 per hour. Further, while there is a road capacity in the High-level road for 2200 vehicles per hour, in the year 2014, the vehicle movements have increased up to 2,900. especially, due to the running of main trunk roads in the Colombo district such as High-level and Low-level roads across the Seethawaka Pradeshiya Sabha area, there is a tendency to increase the traffic congestion further in the planning area with the rapid development taking place in the Colombo district. Comparatively, high physical developments are taking place on either side of these roads. The highest traffic jam in the area can be identified in these roads e especially the heavy traffic jam in the HanwElla town is causing severe inconvenience to the residence as well as commuters.

Accordingly, under this plan, attention will be drawn to minimize the traffic congestion in the Seethawaka Pradeshiya Sabha area and to make a smooth transport service specially to attract more people towards the railway transportation.

The main reason for Hanwella become the highest developed town in the Seethawaka Pradeshiya Sabha area is due to the location of the town at the connecting point to High-level and Low-level roads. Because of this reason, either side of High-level road and Low-level road and the area surrounding the Kelani River has been subjected to high development pressure. As per the potential analysis, the Hanwella town has been identified as a special location. Therefore, the following proposals are made to minimize traffic congestion in the town.

1. Development of proposed alternative road from IOC filling station at Hanwella to High-level road to be laid with a distance of 2.1Km.
2. To further development of existing alternative road

The Connectivity analysis that was carried between main towns in the Seethawaka Pradeshiya Sabha area by the UDA based on the 2016 data, is shown in Map No 6.5 and 6.6 and it was revealed that the development is taking place along the High-level road has made detrimental effects to the highly sensitive areas.

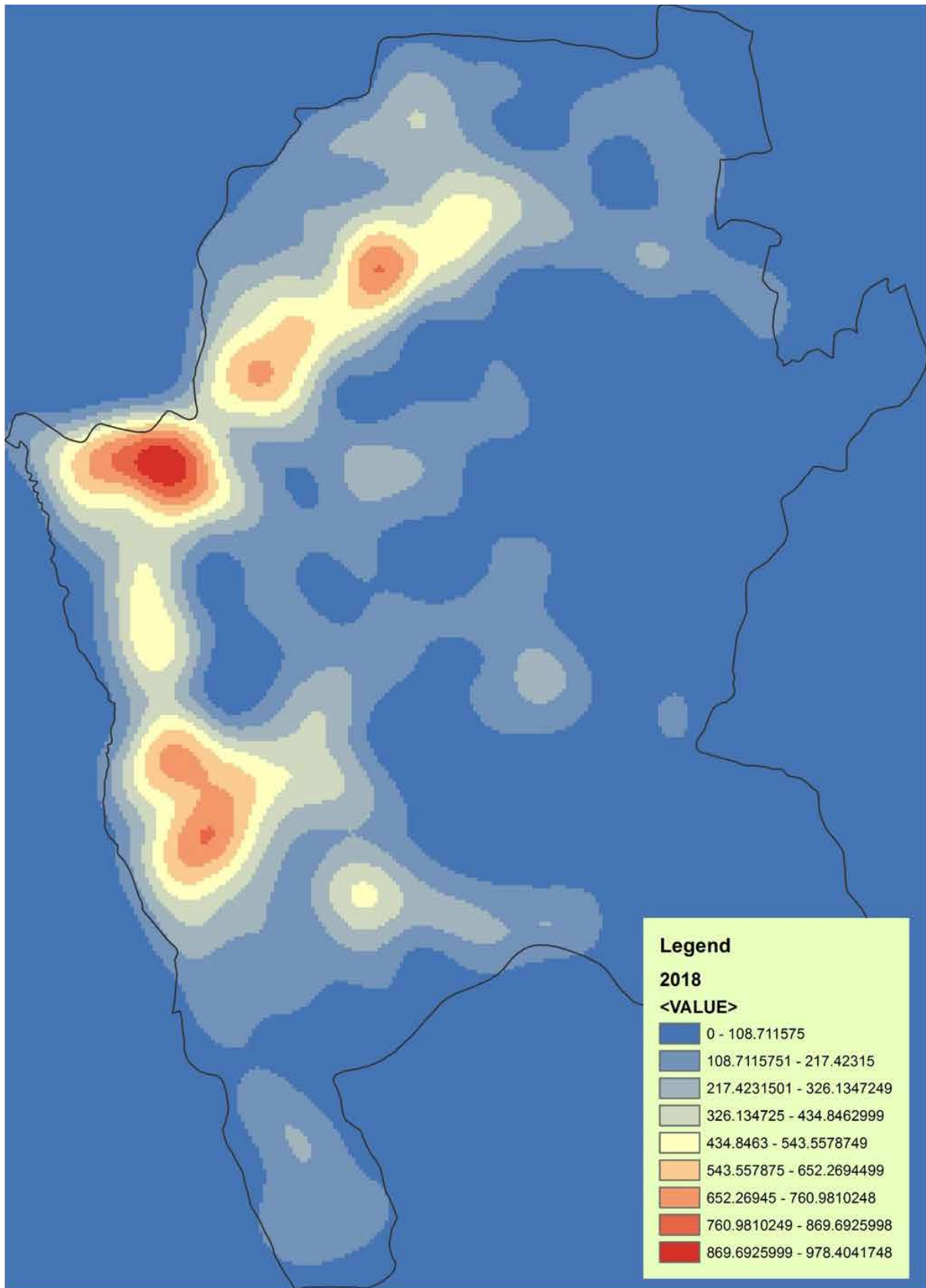
Therefore, as a solution to control such developments in those areas, it is proposed to construct an alternative road from Kosgama to Padukka. This can be done by widening an existing road making it as two lanes road. By doing so, the development pressure in highly sensitive areas could be spread into less sensitive areas.

As identified, new roads have been constructed by minimizing the damages to the environment. Thus, the developable roads have been identified to improve the conditions

<i>Roads to be developed</i>	<i>Proposed length (km)</i>
1. 1.Kosgama -Kadugoda road, Improvement of condition	0.75
2. 2. Development of road from the Arapanagama road and Kadugoda road con-nection point (6° 56' 1.27" N, 80° 8' 6.51" E to Boralugoda , Mawalgama road up to the point (6° 55' 27.40" N, 80° 7' 23.12" E) as Anew road section	02
3. 3. Boralugoda Mawalgama road	03
4. 4.From the point 6° 54' 18.85" N, 80° 7' 10.93" E to 6° 53' 36.05" N 80° 6.21.03" E to be developed up to the connection point to be developed as Anew road section	2.3
5. 5.Pahathgama-DiddeniyARoad	4.8
6. 6.Arukwatta-Pitumge road	1.5
7. 7.Arukwatta- Jayanthi Mawatha	1.4

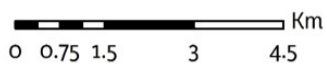
**Table 6.3 :** Roads Identified for Improvements in the Planning Area.

**Source :** Urban Development Authority, 2018



Road Connectivity analysis (2016)

Source : Urban Development Authority



Urban Development Authority  
January 2019

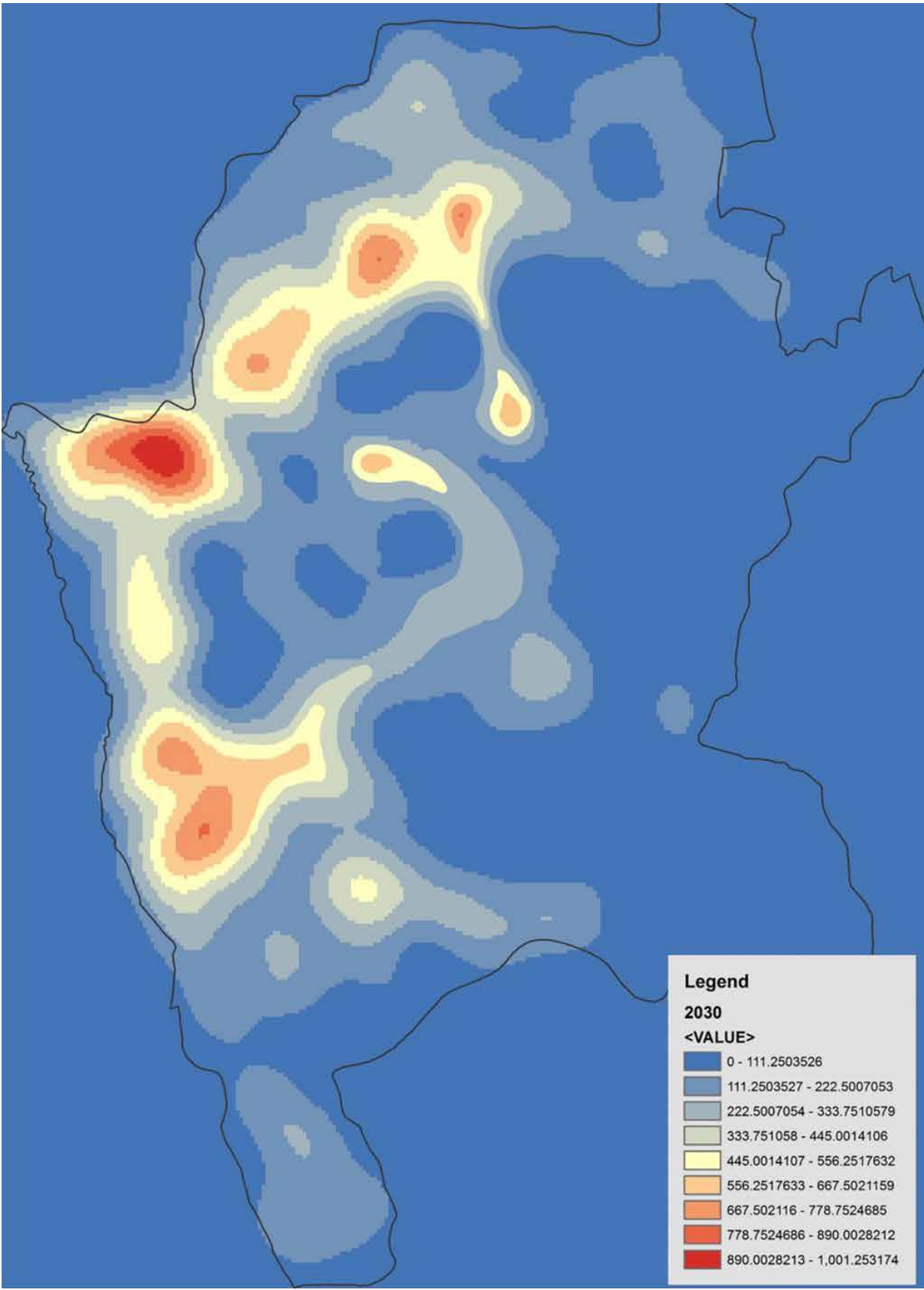
Western Provincial Office

Development Plan-Seethawaka Ps- (2019-2030)

Prepared By: Western Province Division

Map 6.5 : Road Connectivity Analysis (2016)

Source : Urban Development Authority, 2018



Road Connectivity analysis 2030

Source : Urban Development Authority

0 0.75 1.5 3 4.5 Km

Urban Development Authority  
January 2019

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Map 6.6 : Road Connectivity Analysis (2030)

Source : Urban Development Authority, 2018

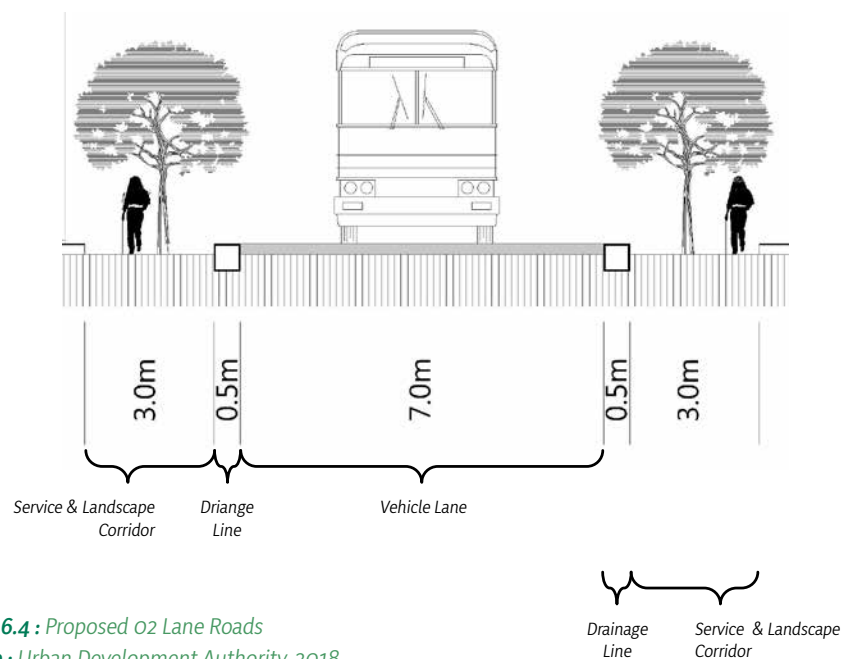
In addition, some roads have been proposed to be improved as green access with a view to promoting tourism activities which include the following roads.

Name of the road	Length (km)	Proposed development
Salawa -Akarawita	3.1	To improve as green access with 2 lanes
Pugoda -Kosgama	4	
Puwakpitiya -Thummodara	8.6	
Bypass road Hanwella	2	

**Table 6.4 :** Green Access Identified for Development in Seeythawaka Planning Area.

**Source :** Urban Development Authority, 2018

It has also been identified to develop Padukka Wata Mawatha including drainage sytem and Green service corridor in order to maintain the City Character.



**Image 6.4 :** Proposed 02 Lane Roads

**Source :** Urban Development Authority, 2018

It has also been identified to remove unauthorized building structures between Bus stand and railway station in order to maintain the interconnection.

In order to minimize the traffic congestion created due to a large number of private vehicles, it is proposed to strengthen public transport system through which a qualitative transport system could be provided with a luxurious urban area for the expected residential population of 150,000 and commuter population of 200,000 by the year 2030. Especially, under the western region megapolis plan, it has been proposed to construct an electrified railway line from Kelaniya to Kosgama and to make the Kelani ValleyKelani Valley line electrified with duel track by the year 2030. Along with

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these proposals, it is proposed under this plan to develop a new bus terminal as a multimodal transport hub incorporating railway stations and bus terminal at Kosgama town. Further, it is proposed to improve the existing bus stands at Hanwella and to construct a new bus stand at Waga Kahahena railway station premises.

For the increasing number of passengers due to the multimodal transport hub, it is proposed to integrate 6 railway stations with bus stands to improve the interconnection with the public transport system. It is proposed to improve the railway stations at Padukka and Kosgama on a priority basis. At the same time, through these lines' accessibility should be improved connecting Kandugoda station, Morakelle substation and Pinnawela stations. As per above, a multimodal transport mode to be developed in Kosgama and Padukka towns.

No	Name of the road	Existing width(M)	Proposed width(M)	Proposed lanes
<b>A Grade road</b>				
1.	Colombo RatnapurA(High-level Road)	09	30	06
2.	Colombo-Hanwella (Low-level road)	09	30	06
<b>B Grade roads</b>				
3.	Galagedara-Horana road	09	13	02
4.	Kotte-Bope road	09	13	02
5.	Meepe-Ingiriya road	09	13	02
6.	Kaluaggala -Labugama road	09	13	02
7.	Thummodara-Puwakpitiya road	05	13	02
8.	Wevelpanawa-Waga road	07	13	02
9.	Karadana-Wewala-udagama-Gurulana road	06	07	02
10.	Padukka Damodara- Gurulana road	06	07	02
11.	Eswatta-Ranwala road	06	07	02
12.	Kosgama -Kanmapella- Powala Rd	06	13	02
13.	Kosgama -Kadugoda road	07	13	02
14.	Udumulla -MalagalAroad	06	13	02
15.	Arukwatta-Meeriyagalla road	06	13	02
16.	Boralugoda -Mawalgama road	06	13	02
<b>New road projects identified under the plan</b>				
17.	Proposed alternative Rd Hanwella (From IOC filling station to High level Rd)	03 - 05 අතර	07	02
18.	Alternative road from Kosgama to Padukka	05	13	02
19.	Salawa Akarawita Kaluaggala road (Shalawa hospital road)	05	13	02
20.	Extension of existing alternative road at Hanwella	22	13	02
21.	Padukka new circular road	06	13	02
22.	Niripola St. Meris road	05	07	02

**Table 6.5 :** Main Roads Identified for Improvements

Source : Urban Development Authority, 2018

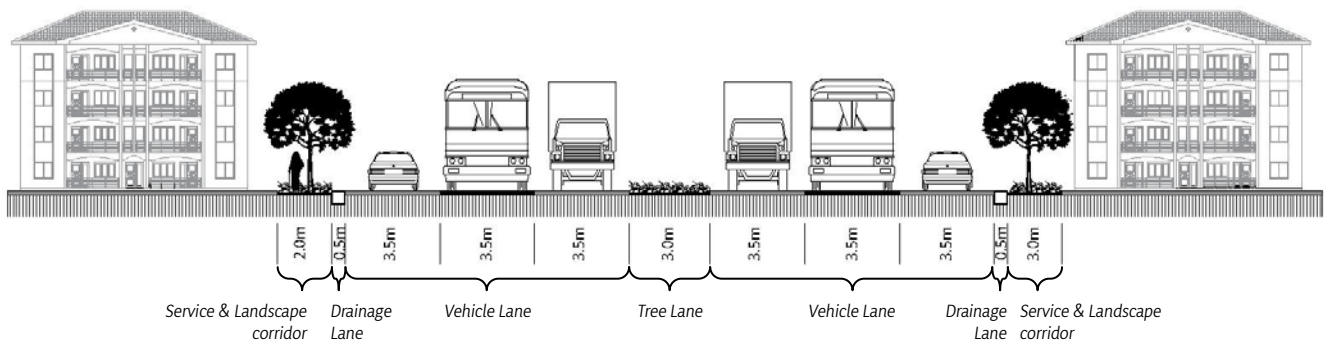
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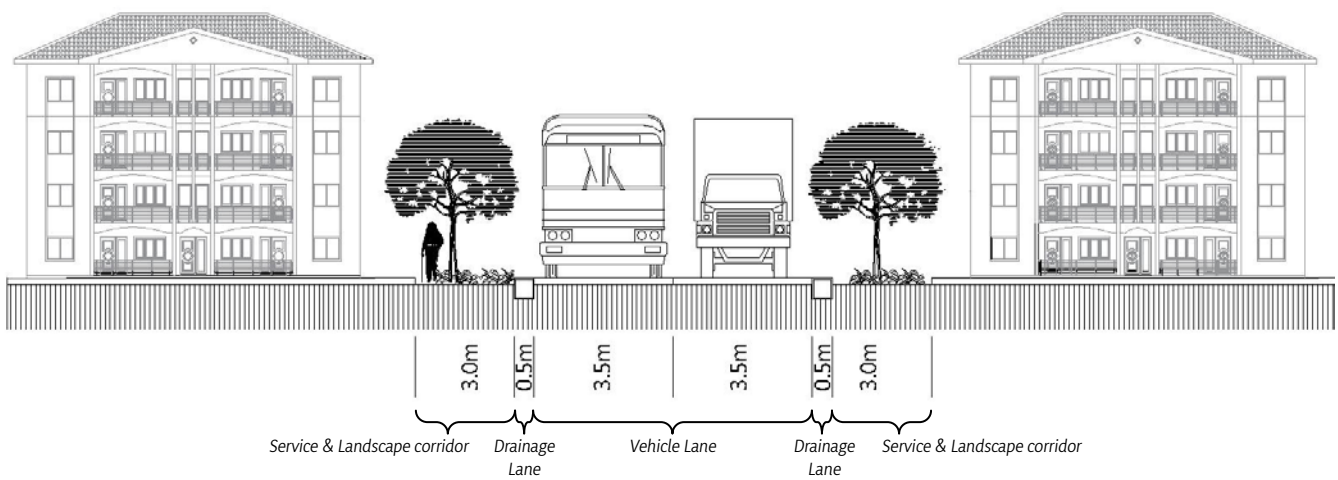
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The proposed widths of the “A” and “B” grade roads have been specified under this plan and the roads owned by the local authority are denoted as “C” grade roads. All other roads are marked as grade “C” and “D” and the proposed widths of those roads are given in annexure given in Volume ii. (Map No 6.7)

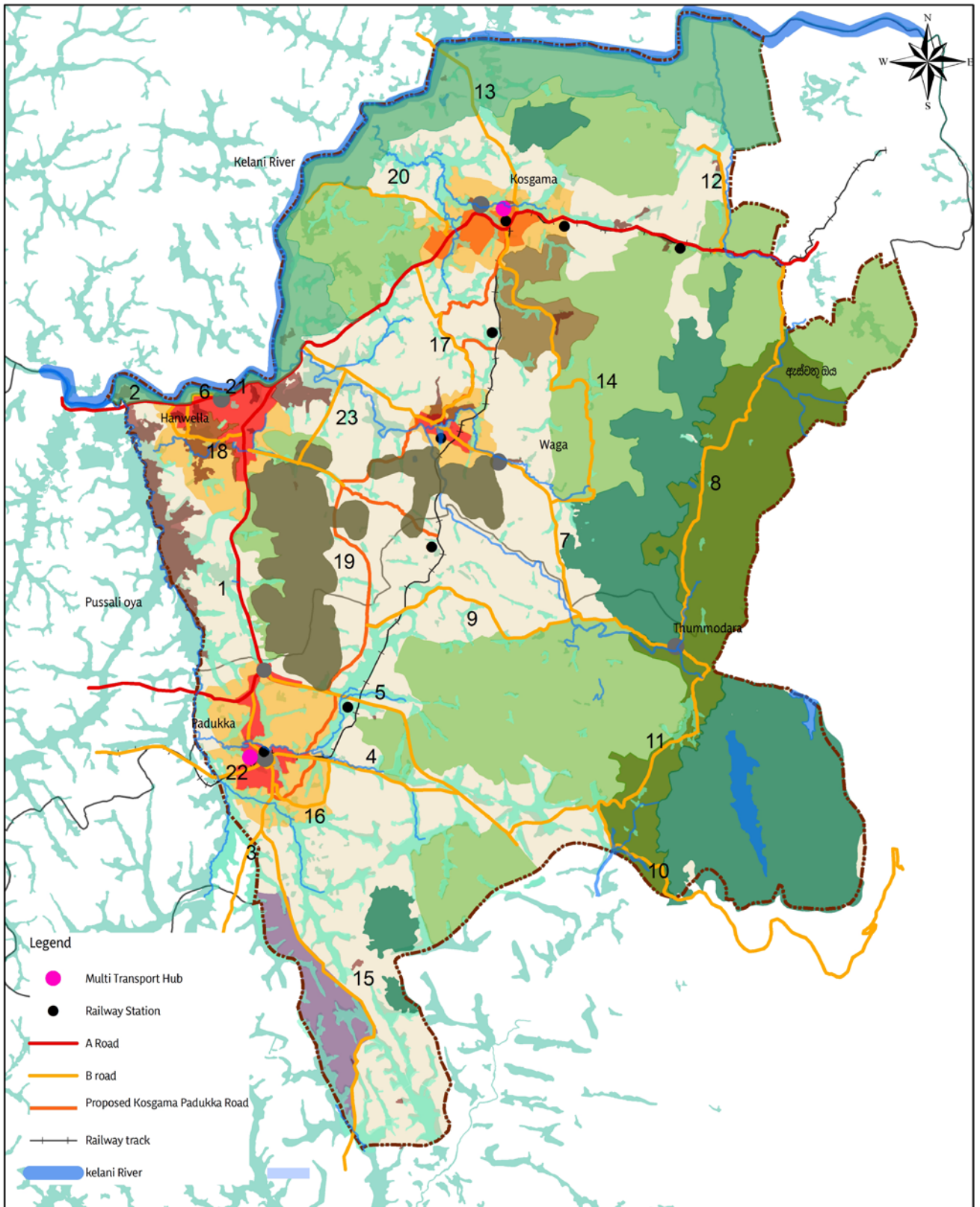
The Minimum width of the grade “C” grade roads are proposed to be maintained as 20Ft. and that will be considered when granting development permits. The “D’ grade roads having its width less than 20ft and when it is decided not to make further widening where the building line will be maintained as 20Ft from the centerline. When such “D’ grade roads are widened that will be considered as proposed width but when issuing building permits, the building line will be prescribed based on the original width and recommended to maintain vacant land strip adjoining to the roads. Further details are given under volume II



**Image 6.5 :** Proposed 06 Lane Roads  
 Source : Urban Development Authority, 2018



**Image 6.6 :** Proposed 02 Lane Roads  
 Source : Urban Development Authority, 2018



Road and Transport plan (2030)  
 Source : Urban Development Authority

0 0.75 1.5 3 4.5 Km

Urban Development Authority  
 January 2019

Western Provincial Office      Development Plan-Seethawaka Ps- (2019-2030)      Prepared By: Western Province Division

Map 6.7: Road and Transport Plan (2030)

Source : Urban Development Authority, 2018

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#### Strategies for Water Supply

### 6.3.3. Water Supply Strategy

The water supply plan has been prepared based on the expected population by the year 2030. Water requirements in the area being fulfilled through various sources. As per the Census data, in the year 2012, water requirement in the Seethawaka Pradeshiya Sabha area is fulfilled through the following sources.

Water source	No of Families	Percentage (%)
Protected wells	12,361	43
Protected well from out side	2,755	9.5
Unprotected wells	488	1.6
Pipe borne water from the area	6,408	22.2
Rural water supply scheme	5,147	17.9
Tube wells	86	0.29
River and water streams	1,368	4.7
Others	126	0.4
<b>Total</b>	<b>28,739</b>	<b>100</b>

**Table 6.6 :** Drinking Water Sources in the Planning Area

**Source :** Department of Census and Statistics (2012)

As per the above data, over 50% of the population in the area used to depend on protected well water. The pipe-borne water is used by 22.2% of the population. 18% of the population is used rural water supply schemes for water requirements. As per the water requirement forecasted by the National Water supply and Drainage Board, requirement per person per day is 172Liters.

In the year 2016, the residential population in the Seethawaka Pradeshiya Sabha area, was 160,000 as disclosed in the resource profile data reports. Further due to the existence of Seethawaka botanical garden, Tourist hotels, historical places, temples, Leisure world park, commercial, industrial hospital, etc the commuter population per day is assumed as 75,000 accordingly water consumption in the year 2016 is given in the following the figure.

Population		Consumption per day Cu/m	Requirement per day Cu/m
Residential	162,729	172	27,989
Commuters	75,000	100	7,500
<b>Total</b>			35,489

**Table 6.7:** Water Consumption (2016)

**Source:** Urban Development Authority, 2018

Because of the fact that over 50% use to depend on well water and rural water supply schemes, the daily requirement has been limited to 15,000cu/m.

Further, a part of the Labugama and kalatuwawa reservoirs are located in the planning area. the total capacity in these reservoirs is 59,000 Cu/m. and 44,000cu/m is daily purified. (Annexure No 05) Capacity in Kalatuwawa is 91,000cu/m and daily purifying 83,000cu/m Further n the water purification plant at Kosgama is having 2,750cu/m capacity and daily purifying 1,100cu/m (Source: National Water Supply and Drainage Board. These plants fulfill the water requirement of Seethawaka area as well as the areas such as Colombo, Battramulla, Kaduwela, and jalthara areas. As per above, there is no issue in the supply of water at present in the area.

According to the Volume vi of the Western province megapolis plan (2013), the water purification plants at Kosgama and Labugama in the planning area is capable of providing water to all 54 GN divisions in the Hanwella divisional secretariat area until the year 2040.

Further, it is reported that all 36 GN divisions in Padukka divisional secretariat area could be provided with water from Labugama and Kalatuwawa till 2040. As per above, the additional water requirement of 15,000cu/m by the year 2030 could be supplied without any issue.

Accordingly, total water requirement for the increasing population by the year 2030 estimated as 49,000c/m as shown in the following figure. This requirement will have to be supplied by the National Water Supply and Drainage Board.

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<i>population</i>	<i>Number</i>	<i>Demand per person per day</i>	<i>Supply per dau C/m</i>
<i>Residential popula-tion</i>	198,000	172	34,056
<i>Commuters</i>	150,000	100 (as assumed)	15,000
<b>Total supply required</b>			49,056

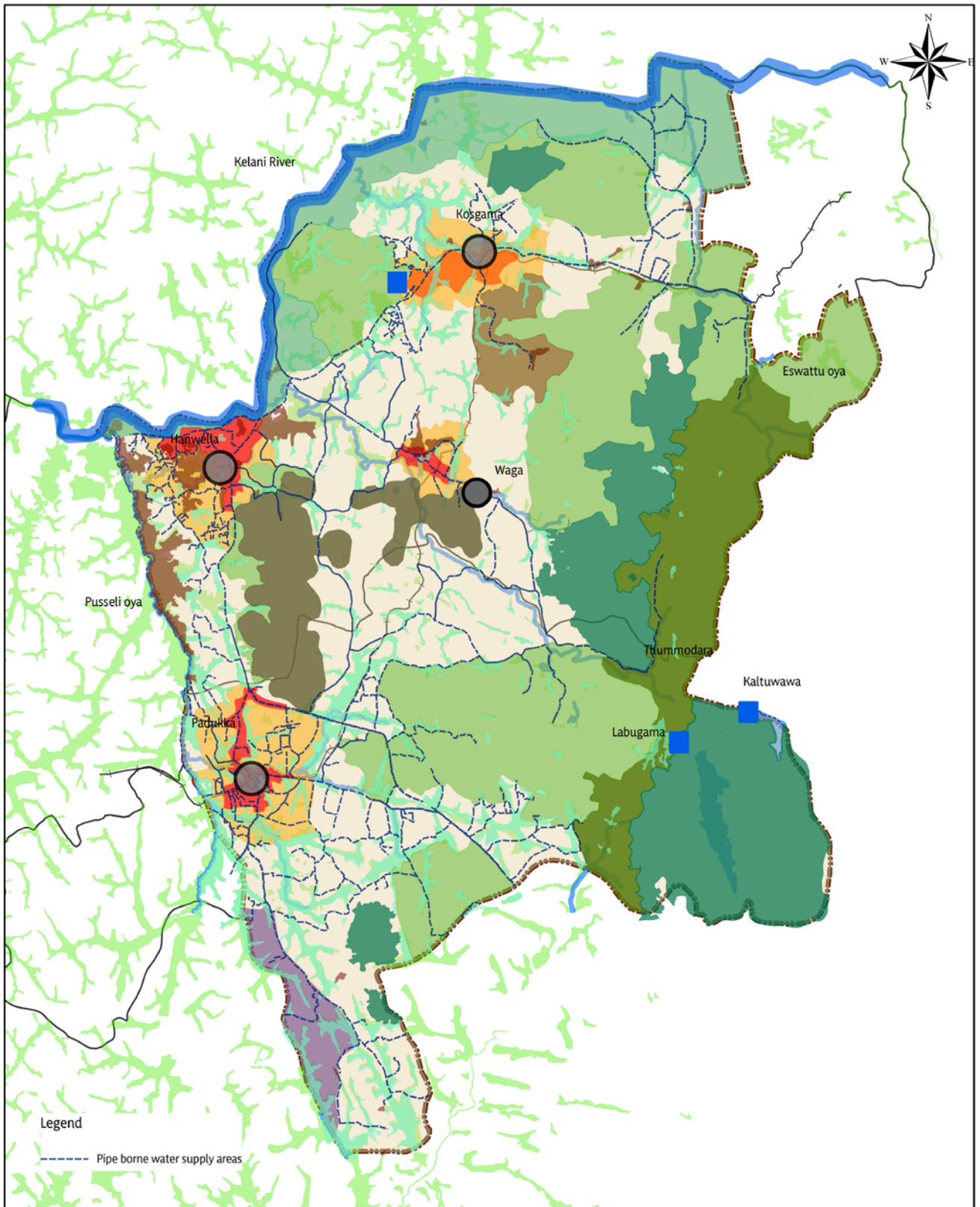
**Table 6.8 :** *Drinking Water Requirement in the Seethawaka Pradeshiya Sabha Area*


**Source :** *National Water Supply and Drainage Board (2016)*

Because of the projects carried out by the national water Supply and Drainage Board for augmentation of Labugama and Kalatuwawa plants in the year 2013, beneficiary areas were included as Seethawaka and Padukka divisional secretariat areas. Water supply network in the area is shown in Map No 6.8. which covers the urban areas like HanwElla, Kosgama, Padukka, and Waga.

However, complaints are being received agitating that the dairy farms and metal industries are causing damages to the water sources in the area. Further, it is reported that due to garbage dumping and waste discharge from dairy farms has created negative effects to the water sources. In order to secure the water sources and to streamline the supply, the following proposals are made.

1. *The intervention of local authorities and the CEA for securing measures.*
2. *Explore the possibilities of providing safe drinking water to the GN divisions which are not depending pipe-borne water such as HanwElla North, Weragolla south, Mabula, Ilukowita, Niripola, Mawathagama East,*
3. *Introduction of proper rainwater harvesting mechanism so as to facilitate the envisage development as the flourishing area from its present status of suburban condition*



<p>Pipe borne water supply areas Source : Urban Development Authority</p>		 <p>Urban Development Authority January 2019</p>
<p>Western Provincial Office</p>	<p>Development Plan-Seethawaka Ps- (2019-2030)</p>	<p>Prepared By: Western Province Division</p>

Map 6.8 : Pipe Borne Water Supply Areas

Source : Urban Development Authority, 2018

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#### Strategies for Sewage and Waste Water Management

### 6.3.4. Sewerage and Waste Water Management Strategy

This plan has been prepared based on the requirement of the residential population and the commuter population by the year 2030. As per the Resource profile data reports in the year 2016, the existing population in the planning area is around 160,000. The world bank reports state that a person living in an urban area use 120 L of water and 80% of which is discharged as wastewater. Accordingly, the water quantity discharge by a person per day is calculated to 96 liters. On this basis, the wastewater discharge from the Seethawaka planning area (2016-2030) is shown as follows. Disposal of swage is carried out by the Pradeshiya Sabha by using gully bowsers. Presently, there are no wastewater purification projects in the area as revealed from the HanwElla and Padukka divisional secretariats. Therefore, it is observed that the sewage and wastewater are discharged into the Kelani river and Pusseli Oya. With the increasing population and rapid urbanization, this situation could create harmful effects.

Year	population	Wastewater dis-charged by a person per day (L)	Total Waste water volume (L)
2016	161,729	96	15,525
2030	198,102	96	19,017.7

**Table 6.9 :** Waste Water Discharge from the Seethawaka Pradeshiya Sabha Area Perday  
**Source :** Urban Development Authority, 2018

This plan envisaged that there will be flourish development in the areas like HanwElla, Padukka, and Kosgama based on the rapid commercial developments taking place along the High-level and Low-level roads. Accordingly, a middle-density residential development zone with commercial development will take place in an area covering the Kosgama, Padukka, HanwElla and Waga areas as proposed in this plan. Therefore, it has become necessary to introduce a proper wastewater management plan for the area especially the middle-density residential zone to be spread in an area of 1,466.6 Ha.

In addition, a large volume of wastewater is generated in the dairy farming areas and due to the mixing of such water into waterways, some practical issues have arisen. The public complaints are also been increased daily connected to same and as such wastewater treatment centers have to be set up to continue the industries by introducing new regulations.

### 6.3.5. Solid Waste Management Strategy

The volume of solid waste generated in the Seethawaka Pradeshiya Sabha area is reported to be approximately 05-06 tons per day. Out of this quantity, around ½ -01 tons are found to be a recyclable waste. The Pradeshiya Sabha is daily collecting the solid waste in the town areas and in either side of main roads. The collection is carried out by separating the waste into two categories as degradable and non-degradable materials. The composition of solid waste collected by the Pradeshiya Sabha is as follows.

<i>Solid waste category</i>	<i>Percentage (%)</i>
1. Vegetable	50
2. Papers	30
3. Glass	6.25
4. Metal	1.25
5. Other	12.5
Total	100

**Table 6.10 :** Daily Generated Solid Waste at the Seethawaka Pradeshiya Sabha

**Source :** Urban Development Authority, 2018

The above categories and even degradable waste along the by-roads in the area are not collected by the Pradeshiya Sabha. Since compost barrels are given to each house-holds, only recyclable material is collected once a week. The degradable waste collected by the Seethawaka Pradeshiya Sabha is used for making compost in a compost yard set in a 50 perches land at Kosgama. This yard produces 50 kilograms per month (200 Packets) for sale but space is not adequate in the collection yard.

As stated by the Solid waste management authority, solid waste generated by a person per day is said to be varying between 01- 0.4 kg. as per above the solid waste that can be generated in the area by the year 2030 could be computed as follows.

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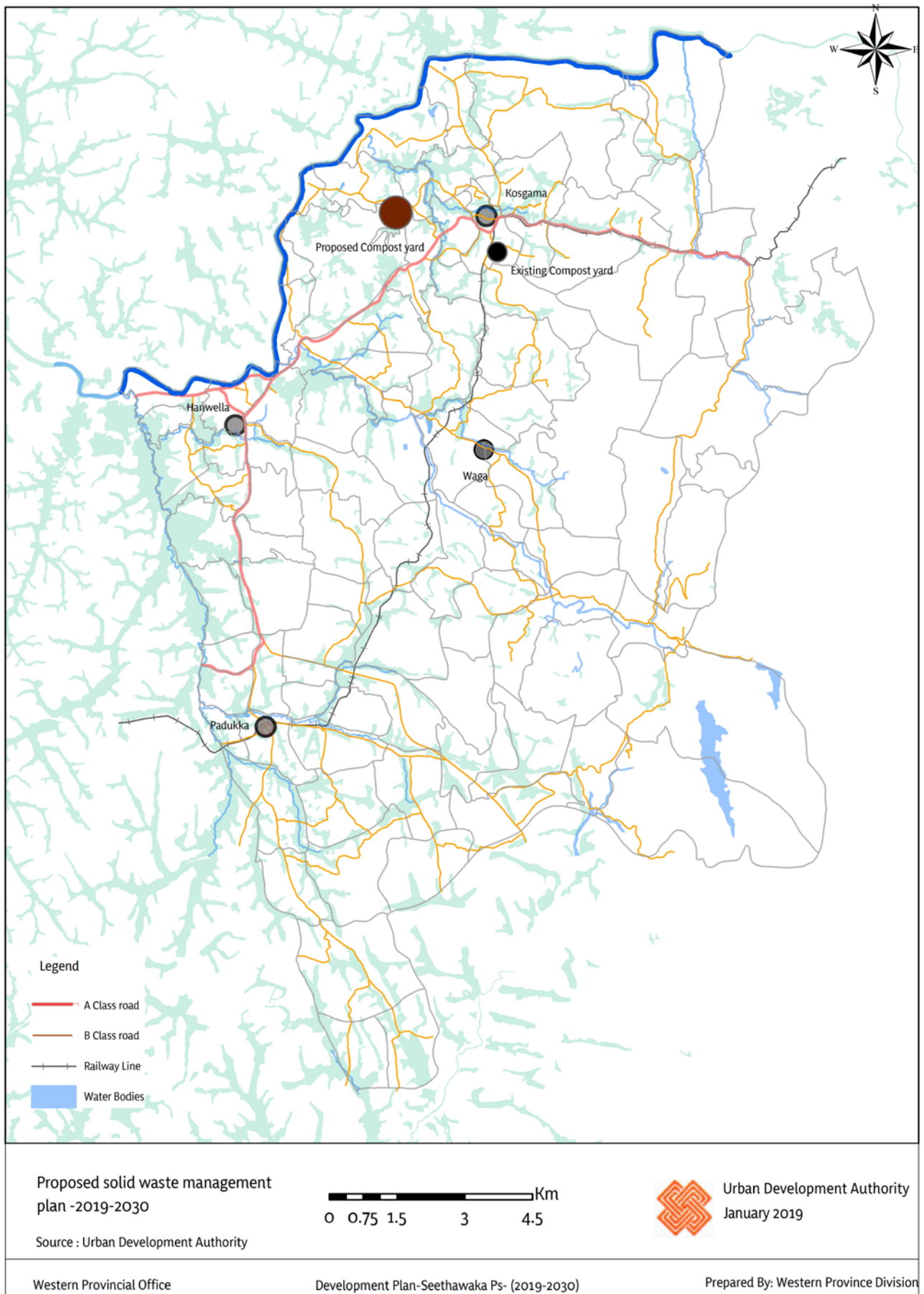
Year	Population/day	Solid waste gener-ated by a person	Total quantity (KG)
2016	162,729 (Residential)	01	162,729
2030	198,102 (Residential)	01	198,102
2030	150,000 (Commuters)	0.4	60,000

**Table 6.11** : Solid Waste Daily Collected in the Seethawaka Pradeshiya Sabha Area (2030)

**Source** : Urban Development Authority, 2018

The above data reveals that the solid waste generated in residential areas will increase by 1.2% by the year 2030. In addition, the waste quantity is increased due to the commuter population. As per above, the solid waste volume generated per day by the year 2030 would be 250 Metric tons.

As per the above study, it is essential that there should be a proper management system for solid waste in the planning area. Since the Kosgama compost yard is not sufficient for future requirements, it is proposed to set up a new compost yard in an area of 01-acre lands at Kaluaggala Salawaatta area which is shown in the map No 6.9 as follows



Map 6.9 : Proposed Solid Waste Management Plan (2018-2030)

Source : Urban Development Authority, 2018

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## 6.4. Economic Development Strategy

When achieving the expected long-term vision of the development plan for Seethawaka planning area, a development that can be achieved in terms of nationally and regionally through the basic economic potentials available in the area was taken into account.

In order to enhance the economic conditions through the development plan, the way in which the development should take place has been described under six objectives.

- Objective 01 Taking necessary steps to protect the cultivated lands (Rubber, Paddy, Coconut, and mix crops) related to agriculture in the area.
- Objective 02 Introduction of a special industrial zone connected to agriculture for generating employment opportunities
- Objective 03 In order to derive economic benefits from the natural resources available in the area, it expected to introduce a state based Economic activity Zone.
- Objective 04 Taking the necessary steps to carry out the livestock industries without any conflicts between the industrialist and the residents in the area
- Objective 05 Promotion of eco-tourism activities by protecting the existing natural resources such as historical places, forest reserves, waterfalls, etc
- Objective 06 Converting the area as a safer residential township with environmentally friendly industries

As per above, the strategic actions identified through this plan to achieve the above-mentioned objectives can be described as follows.

## Objective 01

*Taking necessary steps to protect the cultivated lands (Rubber, Paddy, Coconut, and mix crops) related to agriculture in the area.*

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The analysis of land use pattern in the Seethawaka Pradesheeya Sabha are carried out by the UDA in the year 2016 has revealed that 41.8% of the total land use in the area comprises with rubber cultivation, 7.6% for paddy cultivation, 3.4% for coconut and 2.2% for mix crops. Accordingly, the major share of 55% of the total land use pattern in the area is utilized for agriculture as the main economic activity. The survey conducted by the Hector Kobbekaduwa Research institute in the year 2017 has revealed that 62% of the rubber milk production of the Colombo district is supplied from this area.

In order to protect these cultivated land areas, it is having been identified to legalize an area of 5,375 Ha as low density residential and urban agricultural zone through the land-use zoning plan.

Land Use	Total extent (Ha)	Percentage
Rubber	9327.91	41.8
Residential	4945	22.2
Forest	3072.35	13.8
Paddy	1699.17	7.6
Coconut	758	3.4
Mix crop	498	2.2
Main roads	436.8	2
Wetland	275.6	1.2
Waterways	243.5	1.1
Industries	211.6	0.9
Commercial	195.8	0.9
Other cultivations	183.7	0.8
Abundant paddy lands	63.8	0.3
Abundant lands	165.4	0.7
Others	239.45	1.1
Total	22316.5	100

**Table 6.12 :** Land use Pattern of the Seethawaka Planning Area (2017)

Source : Urban Development Authority, 2018

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## Objective o2

*Introduction of a special industrial zone connected to agriculture for generating employment opportunities*

A special development zone in the extent of 360 Ha for promotion of industries related to the agricultural industry in the area will be declared under this plan with a view to generating new employment opportunities. Accordingly, it is expected that over 10,000 number of new employment opportunities would be generated in this area.

## Objective o3

*In order to derive economic benefits from the natural resources available in the area, it expected to introduce a state based Economic activity Zone*

Metal quarries can be identified as the main natural environment resources activity related to the mineral resources in this area. Presently around 47 numbers of metal quarries are actively in operation in the area which makes a great contribution to the construction field in the Colombo district. The rubbles required for the construction of nationally important project like Port city is also being provided by the quarry industries in this area. As per the orders were given by the Geological Surveys and Mines Bureau, 35,800 M3 of rubble production has been allowed per month and according to the survey data maintained by this institute, it is found that this resource would be available for even beyond the year 2030. (Source: Geological Surveys and Mines Bureau, - (2019)

The main areas where the metal quarries are operational include Kajuwatta, Diddeniyawatta, Kudakanda, Nuraniwatta, Delgahahena, and Kanahena and this plan make provision to facilitate all activities related to mineral resources permitted by the Central Environmental Authority

## Objective 04

*Taking the necessary steps to carry out the livestock industries without any conflicts between the industrialist and the residents in the area*

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The livestock industry is also widely spread in the area and as per the survey conducted by the Hector Kobbekaduwa Research Institute in the year 2017, nearly 66% of the total livestock production in the Colombo district is supplied from this area.

Nevertheless, due to the existence of this industry within residential areas, people living in these areas are facing some environmental and social issues. Therefore, the requirement of limiting this industry to be functioned in an area of around 420 ha was identified. Accordingly, the low-density residential areas have been identified for this industry under the zoning plan by the year 2030. Thus, Kandugoda North, Kandugoda South, Welikanna, Elamalawala, and Pinnawala North Grama Niladhari divisions have been identified as livestock industrial areas. It is also expected to develop the livestock industry by amalgamating with successful industries. At the same time, special regulations have been introduced under the zoning regulations.

## Objective 05

*Promotion of eco-tourism activities by protecting the existing natural resources such as historical places, forest reserves, waterfalls, etc.*

Although this area is having a full of natural scenic areas and historically important places with mild climatic conditions, it is observed that such potentials have not been utilized yet in a sustainable manner in extracting maximum potentials for the tourism industry in the area. Despite the functioning of the tourism industry limiting at the regional and domestic level, it is proven that it has not been unveiled to the tourism industry to have a considerable contribution to the national economy. Therefore, it is expected to derive economic benefits from the environmental system of the area by incorporating the historically important places where the special attention has been paid for eco-tourism. Accordingly, the following strategies have been identified under its objective 01.

- The area including the Grama Niladhari divisions of Digana, Koswatta, Pannagula, Thummodara, Dambora, Gurulana and Ihalabope to be designated as special environmental zone such as Puwakpitiya-Thummodara lane and Iddikada reserve based on the Eswathuoya, Labugama reservoir and its reserve, Meeriagalla reserve including large rubber lands and natural waterfalls such as Ellauda Ella Kumari Ella, Ranmudu Ella and Damodara Ella with an land area of over 1000 acres identified to be promoted for eco-tourism activities.

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Accordingly, based on its environmental features, it is expected to open up opportunities to develop as a tourist destination by providing activities where there is a potential for cable car projects, water-related recreational activities and diversified entertainment activities based on its natural setting in the environmentally friendly areas around the Kelani River.



*Image 6.7 : Eco-tourism Activities that can be Popularized in the Area*  
*Source : Google Web Site and Urban Development Authority (2018)*

- The establishment of modern tourist information centers for the requirement of the tourists to get information about historically and environmentally important places was identified as an essential requirement. Through these information centers, tourists could be accurately guided to the tourist important places and thereby it is expected to attract more tourists into this area. Accordingly, Meepe Junction has been identified as the most appropriate location.
- Based on the Kelani river as a potential available in the Hanwella town can be made use for erecting viewing decks behind the adjoining land area of old weekly fair premises. Also, it is proposed to set up food courts along the bypass road visible to Kelani River. Further, the highly sensitive ecosystem in either side of the Kelani River belongs to the Seethawaka planning area having a width of around 200 meters uneven land stretch can be kept opened for popularizing the environmentally conducive recreational activities.

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*Image 6.8 : The Leisure and Recreational Activities that can be Popularized closer to the Kalani river.*

*Source : Google Web Site and Urban Development Authority (2018)*

- The traditional activities like Kithul industry, Bulrush (Pan) industry and pottery industry which are prevailing along the Kelani River is proposed to be incorporated into the tourism industry. By establishing trade stalls in the Labugama and Thummodara town, it is proposed to encourage these small-scale industries.

### Objective 06

*Converting the area as a safer residential township with environmentally friendly industries.*

Padukka, Hanwella, and Kosgama towns are identified to be developed as service and commercial urban centers.

It is expected to increase the investment opportunities for business activities by developing the Kosgama and Padukka towns based on the potential created due to transport facilities that will enhance with the existence of Biyagama Kosgama new railway line and the newly modernizing Kelani Valley railway line.

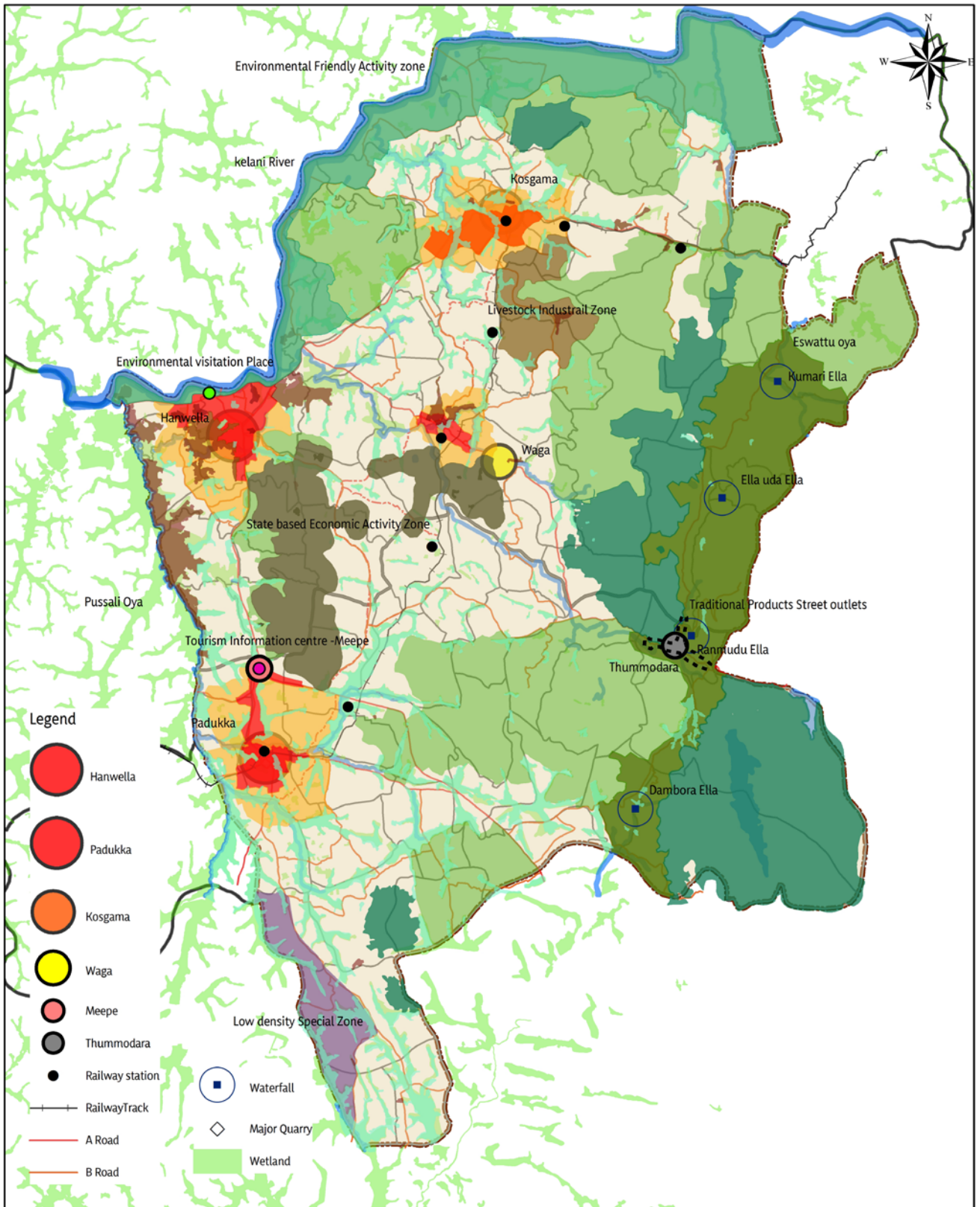
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In addition, the Hanwella town is proposed to be developed as a service commercial town. As per the analysis carried out on the development pressure, sensitivity and development potential in the Seethawaka Pradeshiya Sabha area, a necessity was arisen to regulate the development taking place between Hanwella town and High-level road to maintain that area in an environmental friendly manner for which it has become necessary to allow the development to spread from Pahathgama junction to Kaluaggala along the High-level road by regulating the development through regulations for which it is expected to strengthen the commercial based economy in the area.

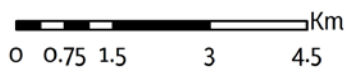
Further, it is expected to develop in either side of the Galagedara-Horana road to a distance of 02 Km from Padukka town to Meepe junction and from Waga railway station to Welikanna junction bus stand to a distance of 2.7 km and from Salawa -Akarawita junction to Kosgama junction to a distance of 02 km along the Awissawella road as a leaner development through which it is proposed to empower the economy of the area through the above strategies.

Most of the people fall within the labor force category in the total population living in the planning area (70%) is identified especially as unskilled labor. Therefore, it is expected to improve their talents through vocational training centers and thereby targeted to get their contribution to the economy of the area. These people could be deployed in the export processing zone located in the Seethawaka Pradeshiya Sabha area as an investment of skilled labor force. Presently the employment opportunities have been created for around 27,000 of people in 27 number of fields in that zone where both male and female labor categories are employed in equal ratio. By providing skilled labor for the readymade garment industries, rubber gloves production and other rubber-based industries, it is expected to strengthen the economy of the area.



Economic Development Plan -2030

Source : Urban Development Authority



Urban Development Authority

January 2019

Western Provincial Office

Development Plan-Seethawaka Ps- (2019-2030)

Prepared By: Western Province Division

Map 6.10 : Economic Development Plan-2030

Source : Urban Development Authority, 2018

o6 Chapter  
The Plan

Sustainable  
Environmental Strategy

Environmental  
Conservation Strategies

## 6.5 Sustainable Environmental Strategy

☞ Making a “charismatic green teres” in the Colombo district is the vision of this plan (2009-2030) and as such, this chapter includes the strategies to achieve sustainable environmental development strategies.

Seethawaka development plan is prepared mainly based on achieving a green-blue environment. This strategic plan describes the orientation of future development scenario of the area to achieve sustainable development by protecting the physical and environmentally sensitive areas with extreme care about the physical and environmental setting.

Accordingly, under this strategic plan, the Environmental conservation strategy, Landscape management strategy, Disaster management strategy, Open space, and agricultural development strategy has been described. Over 73% of the landmass in the planning area comprises with Green-blue areas, agricultural areas and other environmentally sensitive areas and this plan will make the proposals to develop the area while protecting the said physical and environmental areas in future.

### 6.5.1. Environment Conservation Strategies

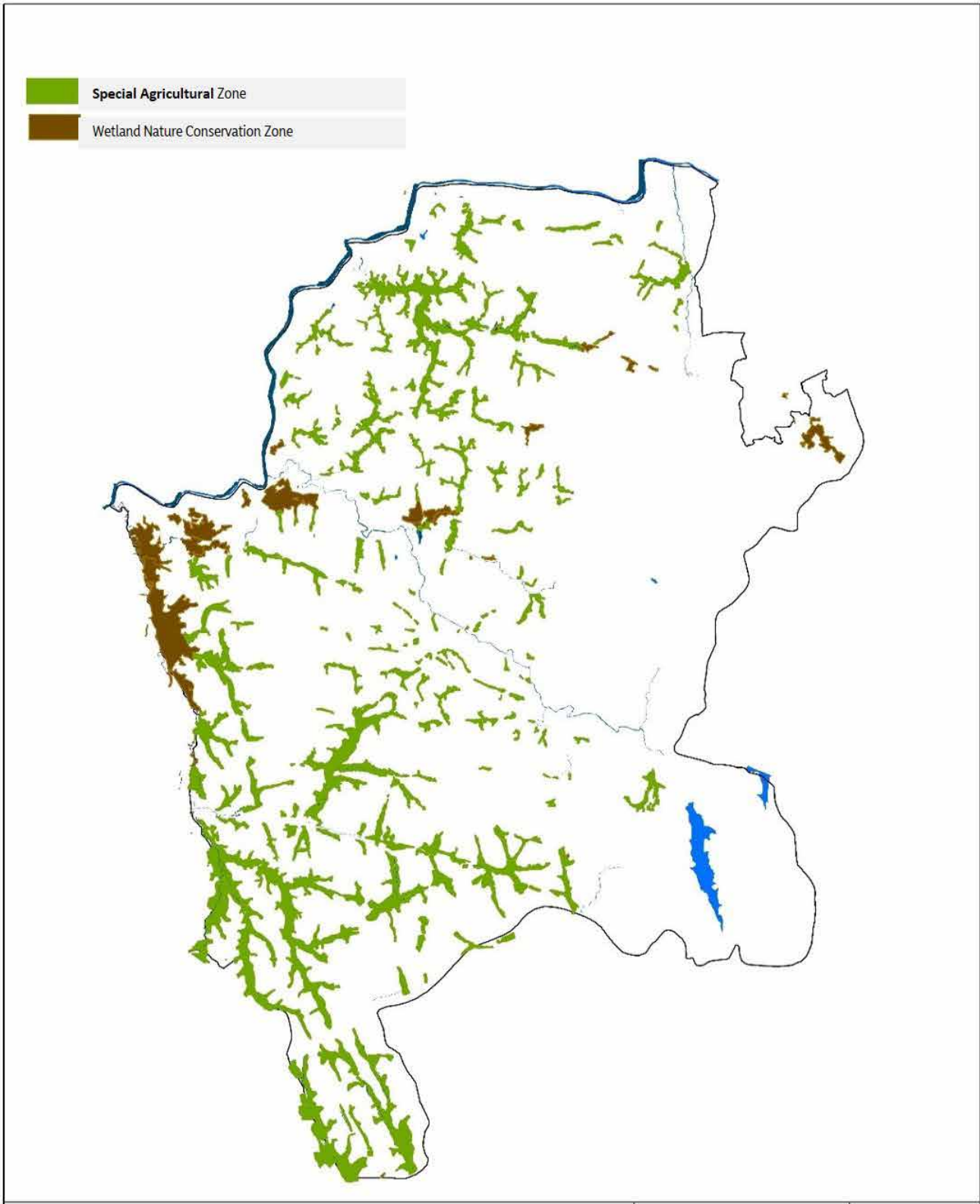
Under the environmental conservation strategic plan, attention was drawn to conserve wetlands, forest reserves already gazetted, reservations of Kelani river, Labugama, Kalatuwawa and other areas connected to highly sensitive ecosystems, environmentally important waterfalls, etc.

The wetlands in the Seethawaka Pradeshiya Sabha area comprises with paddy fields and marshy lands. The marshy lands are located towards western part and are identified as Giraimbula, Ihala HanwElla North, Niripola, HanwElla, Pahala HanwElla, Pahathgama, Jayaweeragoda, Walawwatta, Thunthana west, and Mawathagama west adjoining to Pusseli Oya. All these wetlands have been identified to be conserved 100% considering its sensitivity.

Under the environmental strategy, it is proposed to conserve all the reservations adjoining to Kelani river, Pusseli Oya, Vak Oya and Eswathu Oya without any change. However, leisure and recreational activities are allowed in the Environmentally friendly activities zone closer to the Kelani river.

In addition, it is proposed to conserve the beautiful three waterfalls located based on the Eswathu Oya such as Ellauda E Ella, Kumari Ella and Ranmudu Ella and all other small waterfalls.


It has also been proposed to function all the tourism promotion activities in an environmentally friendly manner in the areas designated in the vicinity of Kelani river Eswathu Oya and other waterways. Using of wetlands including Barawa wetland zone to be used under the conservation parameters. In order to protect the eco-systems and



Wetland conservation zone

Source : Urban Development Authority

0 0.75 1.5 3 4.5 Km



Urban Development Authority  
January 2019

Western Provincial Office      Development Plan-Seethawaka Ps- (2019-2030)      Prepared By: Western Province Division

Map 6.11 : Wetland Conservation Zone

Source : Urban Development Authority, 2018

## o6 Chapter The Plan

### Sustainable Environmental Strategy

#### Environmental Conservation Strategies

#### Landscaping Strategic Plan

sensitive areas, this plan has designated few zones such as the environmentally friendly activities zone, agricultural plantation zone, and environmental conservation zones have been introduced in this plan.

Under this plan, the Kelani river reservation and Pusseli Oya reservation have created an administrative boundary as well as a sensitive eco-system through which two main waterways such as Eswathu Oya and Vak Oya are flowing and as such it is proposed under this plan to protect these waterways by controlling its human activities like sand mining and unauthorized constructions.

Western province wetland management plan has introduced some regulations for each zone to conserve those wetlands and these regulations including other environmental protection regulations are incorporated and included in this plan under the volume two of this plan.

### 6.5.2. Landscape Management Strategy

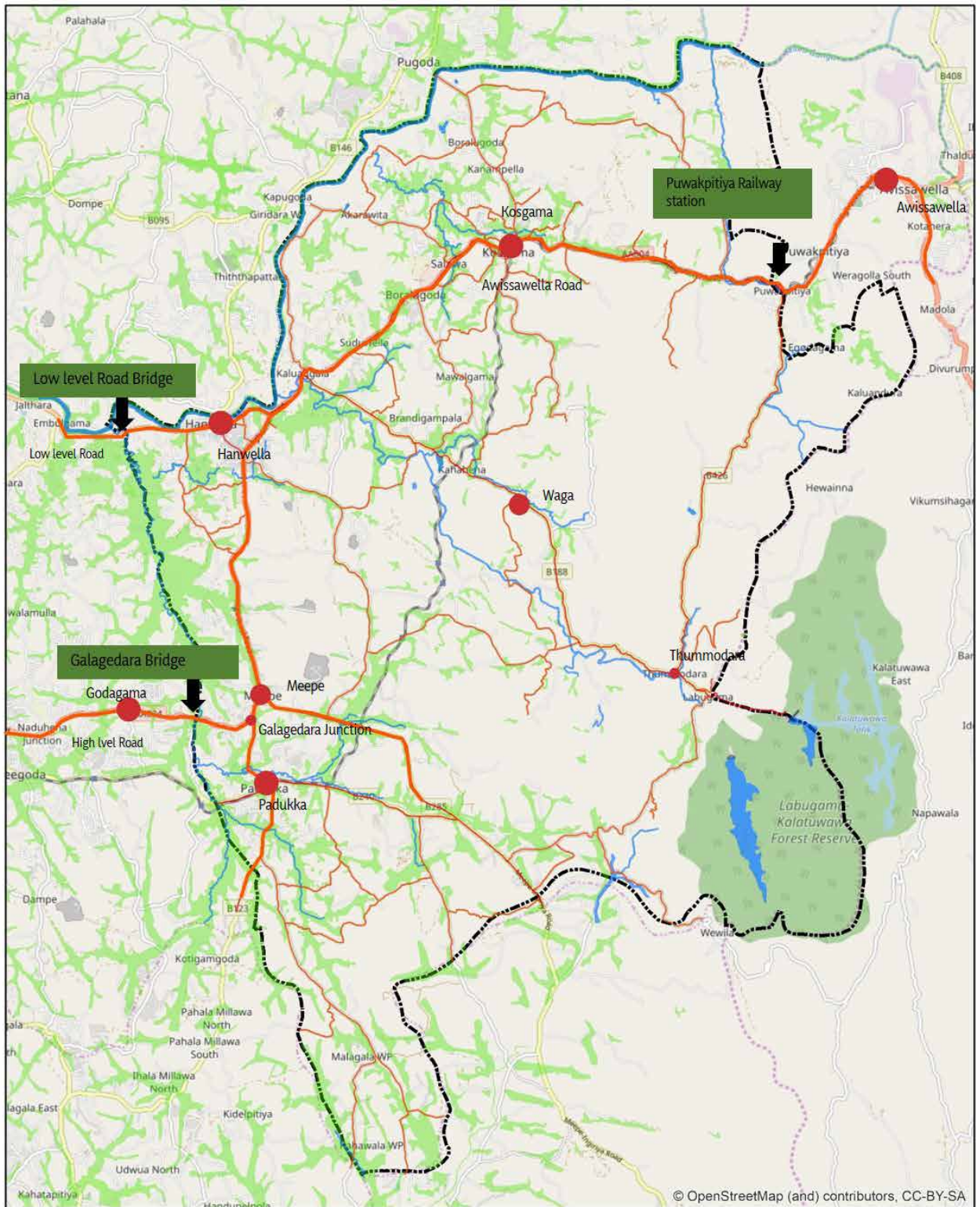
The landscaping strategic plan has been prepared with a view to maintaining a sustainable environment in the area falling within the Uggala hill, Nikahakanda, and Kuragala hilly range. It is proposed to conserve the water sources and greeneries historical and cultural places inherited to this area. It is proposed to promote walking paths with suitable landscaping in the low-lying and water areas. It is expected to enhance the landscaping scenic areas by implementing suitable projects such as Mahaboragoda lake landscaping project, Green road development, etc. (Table No 6.13) .


<i>Access road</i>	<i>Road section for proposed landscaping</i>	<i>Length (km)</i>
<i>High-level road</i>	<i>From GalagedarAbridge up to GalagedarAJunction</i>	<i>1.2</i>
<i>Low-level road</i>	<i>From Puseli oyACrossing point on Low-level road up to existing alternative road</i>	<i>1.3</i>
<i>AwissawellAroad</i>	<i>From Puwakpitiya railway station towards AwissawellAtown</i>	<i>0.5</i>

**Table 6.13 :** Proposed Green Corridors in the Seethawaka Planning Area.

**Source :** Urban Development Authority, 2018

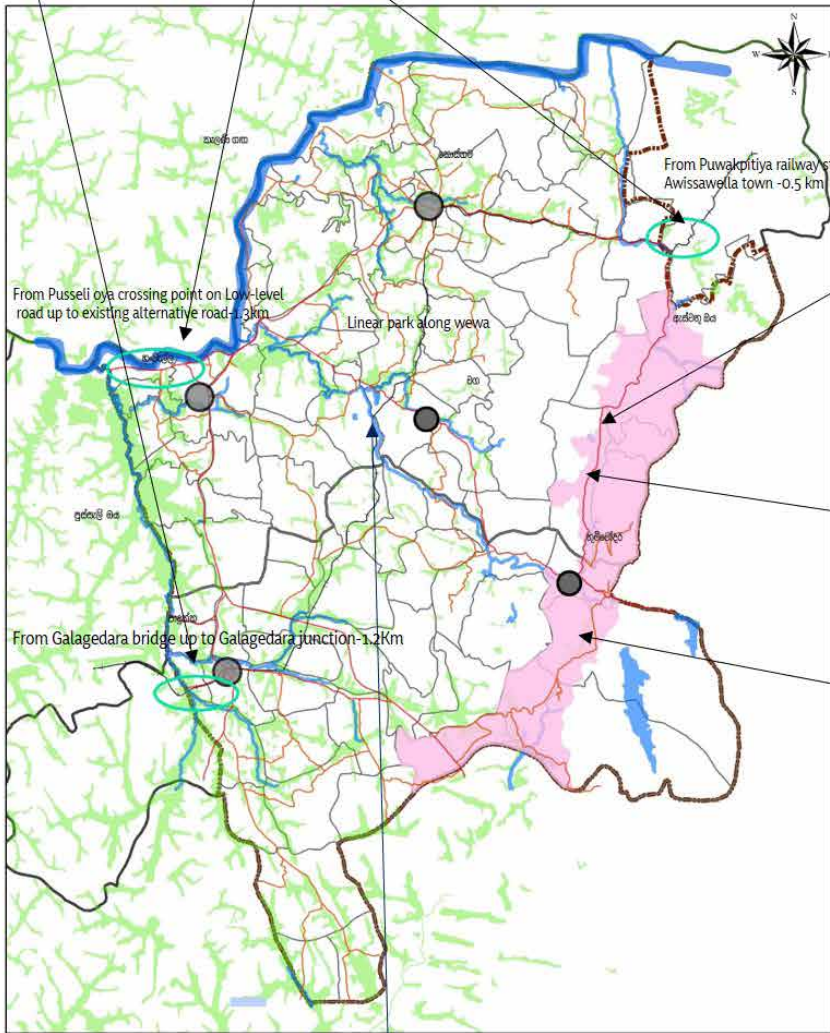
In order to attract the tourists who are coming to Colombo, the entry points and exit points of the area need to be developed with the green landscape by removing the haphazard building structures. The entry point to Seethawaka area on the Colombo Ratnapura road, Entry point to Seethawaka area on the road coming from Ratnapuara side, From Galagedara bridge to Galagedara junction on the Low-level road, From Pusseli Oya crossing point on Low-level road up to existing bypass road and from Puwakpitiya railway station towards AwissawElla town are proposed to be converted as green corridors. Map No 6.12 shows a model of such a green corridor.



Location of Entry gates	0 0.75 1.5 3 4.5 Km	 Urban Development Authority
Source : Urban Development Authority		January 2019
Western Provincial Office	Development Plan-Seethawaka Ps- (2019-2030)	Prepared By: Western Province Division

Map 6.12 : A Model of an Entry Point and Locations of Green Corridors

Source : Urban Development Authority, 2018



Landscaping plan (2030)

Source : Urban Development Authority

Western Provincial Office

0 0.75 1.5 3 4.5 Km

Urban Development Authority

January 2019

Development Plan- Seethawaka Ps- (2019-2030)

Prepared By: Western Province Division



Map 6.13 : Landscaping Plan (2030)

Source : Urban Development Authority, 2018

### 6.5.3. The Disaster Risk Reduction Strategy

The Seethawaka Pradeshiya Sabha area is bounded on north by Kelani river and connected other water ways such as Wak oya, Pusseli oya and small other branch water streams act as natural drainage pattern in the area. From northern side Arukwana oya, Angamuwa oya, Elige oya and Mawak oya are the main water ways. And also, the area is having a large number of waterways including labugama and Kalatuwawa reservoirs and water falls, wetlands, plantation areas and ceo-systems etc.

During monsoon period more frequently the Kelani river and Pusseli oya and Vak oya are over flowing and Pradeshiya Sabha area and outer areas are subjected to sudden floods and livelihoods of the residents are affected.

The said flooding threats are occurred mainly due to unauthorized constructions in reservation areas and erection of buildings disturbing drainage paths, sand mining and erosion of river banks collapsing of river banks particularly in Kelani river in the down side etc in order to minimize these issues, the following proposals area made for which attention should be drawn by the Pradeshiya Sabha.

- Removal of all unauthorized constructions in the reservation areas of Kelani river, Vak oya, Pusseli oya and Aruk oya etc and introduction of regulations to stop further such unauthorized structures.
- About 75km length of water ways are available in 39 GN divisions vulnerable for flooding and it is proposed to widen the bottleneck areas in the canals and to clean and maintain such canals.
- The main town which is mostly vulnerable for flooding is the Hanwella town and it was identified the requirement of augmentation of drainage system including widening of bottleneck sections.
- Introduction of regulations to prevent the construction of any permanent buildings in the areas subjected to inundation.
- When zoning the areas vulnerable for flooding, it is proposed to maintain a 200 meters wide land strip from river reservation parallel to the Kelani river with a view to act as a water retention capacity for accommodating flood water of 60m from the river while maintaining this retention area as leisure and recreational facilities.

## o6 Chapter The Plan

### Sustainable Environmental Strategy

#### Strategies for Public Open Space for Recreational Activities

## 6.5.4 Public Open Space for Recreational Space Strategy

Open space and recreational activities are important for the physical and mental wellbeing of the people and as such attention has been paid to make strategies for the same in the preparation of the development plan. As per the UDA slandered, every 1000 people must have 1.4 Ha of open space should be maintained in preparation of development plans.

The recreational facilities are categorized into two as Active and Passive recreations. There are many places in the Seethawaka planning area to fulfill recreational facilities and the details of such places are given in Table No 6.14 as follows.

No.	Name of the open space	Extent (Ha)
1.	Kodikarage owita	1.0
2.	Padukka Playground	1.5
3.	BrandgampolAplayground	0.3
4.	NeluwatththuduwaAplayground	0.7
5.	Kosgama Dani WijesunderAplayground	0.6
6.	Salawa Playground	0.3
7.	Collection of 10% of open spaces in residential areas.	10.0
	<b>Total</b>	14.48

**Table 6.14 :** Existing Playgrounds and Open Spaces

**Source :** Seethawaka Pradeshiya Sabha and Field Inspections (2017)

As per the above information, 14.48 ha of open space is available the Seethawaka Pradeshiya Sabha area. The Resource profile report 2016 revealed that the existing population in the area is 158,783 in the year 2016. There should be 221.6 ha of open spaces for this population but there are no such organized open spaces with developed facilities. However, there are some indirect recreational facilities in the area and which are given in the annexure No 06.

According to the proposed spatial plan for public open space and recreational activities (2019–2030), the residential population in the Seethawaka Pradeshiya Sabha area by the year 2030 would be increased to 198,000 and for such a population there should be 277.34 ha of land area as public open space by the year 2030. The proposed strategies for presently developed and developing public open space are as follows.

## 06 Chapter The Plan

### Sustainable Environmental Strategy

Strategies for  
Public Open Space for  
Recreational Activities

1. All existing playgrounds and the vacant open areas usable for sports activities should be protected. These existing playgrounds and open areas need to be redeveloped by the relevant local authorities based on landscaping plans and guidelines prepared through qualified persons. At the same time, the land spaces added as 10% from land subdivisions should be developed as mini-parks.
2. Low-lying areas and canal reservations should be redeveloped as parks and leaner parks in an environmentally friendly manner.
3. Enforcement of rules and regulations pertaining to open spaces

As per the proposed spatial plan for open space and recreational activities, the open spaces have been categorized (Table No 6.15) a number of parks falling within each GN division are given in Table No 6.16 and Map No 6.14 and the permissible activities are given in annexure 07.

No	Park type	Extent (Ha)
1.	අසල උද්යාන	16.45
2.	Community parks	7.8
3.	Linear parks	195
4.	Wetland parks	234
5.	Existing public open space and recreational grounds	14.48
<b>Total</b>		<b>467.73</b>

**Table 6.15 :** Proposed Open Spaces in Seethawaka Pradeshiya Sabha Area

Source : Urban Development Authority, 2018

Category	Extent (Ha)	Present use	Proposed use	GN Division
<b>Local Parks</b>				
LP1	2.158	Cultivated land	Local Park	PinnawalANorth
LP2	1.779	Coconut land	Local Park	Malagala
LP3	2.186	Coconut land	Local Park	Neluwaththudawa
LP4	2.143	Coconut land	Local Park	Udumulla
LP5	2.730	Mix crops	Local Park	Welikanna
LP6	2.56	Mix crops	Local Park	Niripola
LP7	1.65	Cultivated land	Local Park	Bolaaththawa
LP8	1.226	Coconut land	Local Park	EswaththANorth
<b>Total</b>	<b>195</b>			

**o6 Chapter**  
**The Plan**

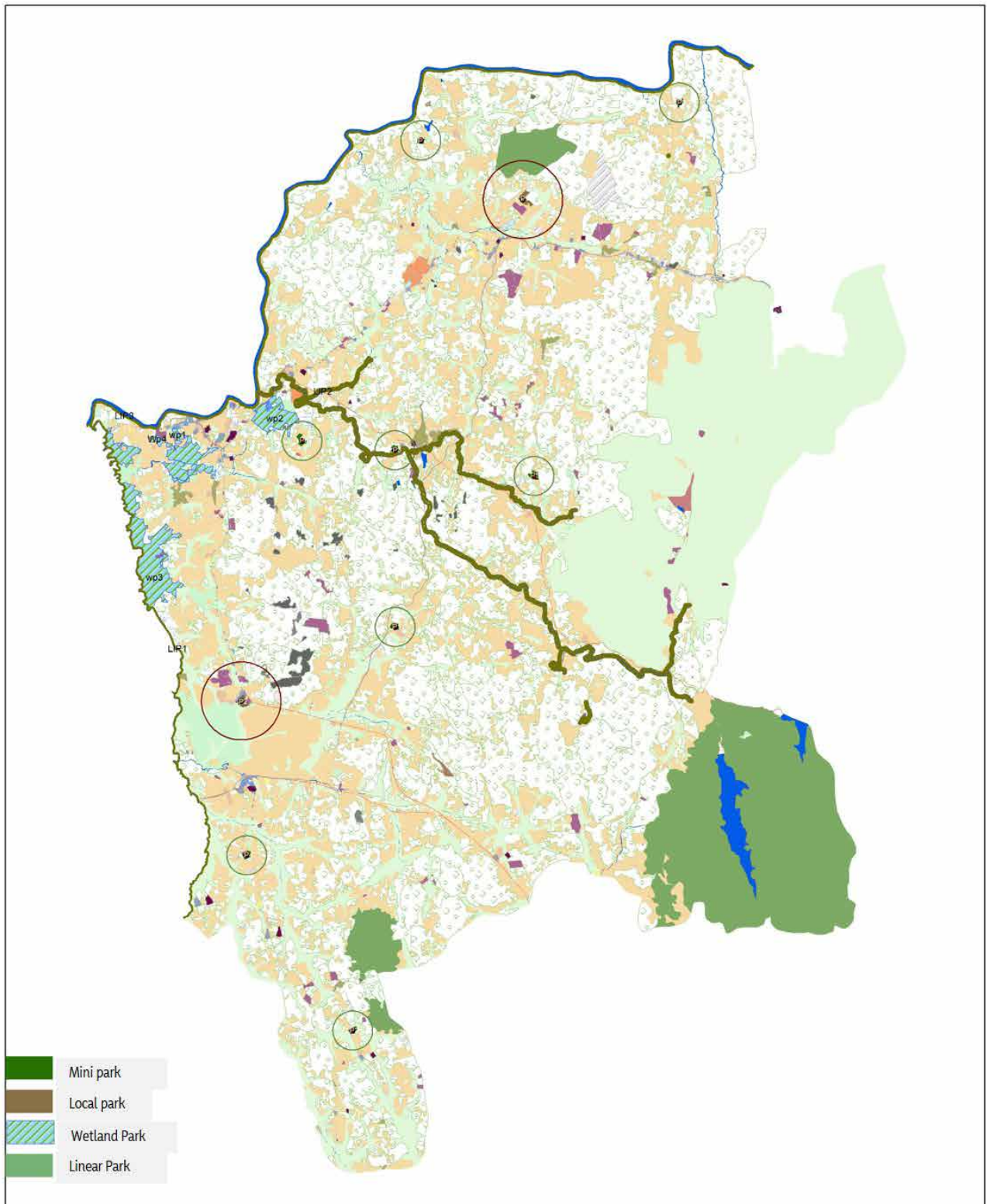
**Sustainable**  
**Environmental Strategy**

Strategies for  
Public Open Space for  
Recreational Activities

Category	Extent (Ha)	Present use	Proposed use	GN Division
<b>Regional parks</b>				
CP1	4.17	Scrub jungle	Regional parks	IhalAKosgama North
CP2	3.64	Coconut land	Regional parks	PahalagedarAEast
<b>Total</b>	<b>7.81</b>			
<b>Wetland parks</b>				
WP1	52.44	Wetlands	Wetlands parks	PahalAHanwella
WP2	39.2	Wetlands	Wetlands parks	IhalAHanwella North
WP3	140	Wetlands	Wetlands parks	WalawwattAjayaweera godATHunnAWest
WP4	3.5	Wetlands	Wetlands parks	PahalAHanwella
<b>Total</b>	<b>235.14</b>			
<b>Linear parks</b>				
LiP1	58	Pusseli OyAreservation	Walking path	-
LiP2	24	Vak oyAres-ervation	Walking path	-
LiP3	113	Kelani river reservation	Walking path	-
<b>Total</b>	<b>195</b>			

**Table 6.16** : Classification of Parks

**Source** : Urban Development Authority, 2018



Public Open Recreation Space Plan

Source : Urban Development Authority

0 0.75 1.5 3 4.5 Km

Urban Development Authority  
January 2019

Western Provincial Office      Development Plan-Seethawaka Ps- (2019-2030)      Prepared By: Western Province Division

Map 6.14 : Proposed Public Recreational Space Plan (2030)

Source : Urban Development Authority, 2018

o6 Chapter  
The Plan

Cultural and Religious  
Important Places  
Management Plan

Project Implementation  
Strategic Plan

## 6.6. Cultural and Religious Important Places Management Strategy

There are some historical and culturally important places in the planning area. Especially the historically valuable ruins pertaining to different eras such as Seethawaka kingdom in the 16th century and Portuguese, Dutch and English ruling periods are prevailing even at present in the area. Some places have been conserved by the Department of Archeology and some not conserved which are ample evidence to prove the historical glory in the area. Archeologically important places are given in Table No 5.2 in paragraph 05. The strategies to make use of these places are described as follows.

This plan proposes to conserve and maintain the historically and culturally important places through the Archeological department and Cultural department. It is expected to make use of these places for tourism promotional purpose. It is expected to set up a tourism museum at Thummodara to provide information to the tourists and the public about the importance of these places.

## 6.7 Project Implementation Strategy

Under the Seethawaka development plan 2019-2030, the suitable projects have been identified to achieve the objectives of each strategic sector. In order to implement the project practically covering the entire area requirement of selecting 04 towns have been identified. Those projects have been prioritized in order to implement in a practical and rational way as follows.

1. Hanwella town development projects
2. Kosgama town development projects
3. Padukka town development projects
4. Waga, Thummodara town development projects

These projects have been identified through project descriptive analysis under the Seethawaka development plan 2019-2030. The goals were identified based on the long-term vision formulated taking into account the descriptive analysis of Strengths, Weakness, Opportunities and Threats and its priorities were identified through giving a weight under three parameters..

- i. Vision of the plan
- ii. Degree of the possibility to integrate each project
- iii. Degree of Social and economic impacts

As per above, the projects proposed to be implemented as per identified priorities are described as follows.

## 06 Chapter The Plan

### Project Implementation Strategic Plan

#### Urban Development Projects – Hanwella

- 1 Proposed Green Tourism Resort and viewing deck to be constructed at the edge of Kelani river with a boat service
- 2 Proposed wetland recreational project and road developments
- 3 Redevelopment and extension of existing bypass road -Hanwella Town
- 4 Proposed alternative road from IOC filling station connecting High-Level road
- 5 Town squire development project (Where bus stand and commercial complex is situated)
- 6 Construction of green corridor for entry point to the Planning area.
- 7 Barawa Wetland park development project

#### Urban Development Projects – Kosgama

- 8 Kosgama Multimodal transport center
- 9 Solid waste management project
- 10 Construction of pedestrian walk ways with green shades and landscaping from the Kosgama salawa township up to Kosgam pola premises
- 11 Development of proposed access road widening into 13m as bypass from Kosgama to Padukka
- 12 Development of Salawa- Akarawita road widening its width into 13m
- 13 Development of an urban park at Kosgama town
- 14 Salawa urban development project
- 15 Construction of walking path along the boundary of paddy field

#### Urban Development Projects – Padukka

- 16 Construction Circular road -Padukka
- 17 Integration of Padukka Bus stand with railway station
- 18 Development of a vehicular park within the Pradeshiya Sabha building at Padukka
- 19 Redevelopment of a land squire in the Pradshiya Sabha building premises at paduka
- 20 Development of pedestrian walkway from Padukka town up to Padukka base hospital along the Godagama- Padukka road
- 21 Development of Playground at Padukka town
- 22 Development of Walking paths, and water retention areas

## o6 Chapter The Plan

### Project Implementation Strategic Plan

#### Urban development projects – Waga & Thummodara

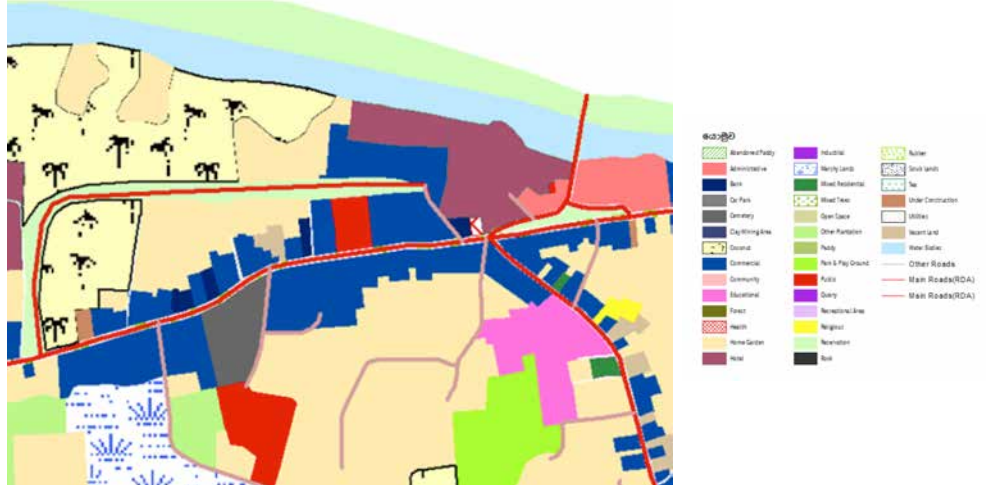
- 23 Development of Green educational park
- 24 Bus stand development project at Waga town.
- 25 Development of a Green linear park around the Waga Moragoda lake  
(located closer to Boralugoda school)
- 26 Development of Puwakpitiya -Thummodara road as greenery road by  
widening it to 13 Meters

# Urban Development Projects – Hanwella

## Project 01

<i>Identification of the Project</i>				
<b>Project title</b>	Hanwella Town Development Project			
<b>Project</b>	Proposed Green Tourism Resort and viewing deck to be constructed at the edge of Kelani river with Aboat service			
<b>Project proposal</b>	<p>Expectation of this plan is to make the planning areAas Agreen blue nature park for eco-tourism. There is high potential in the areAto provide necessary recreational facilities for the tourist both local and overseas.</p> <p>Due to existence of water environment of Kelani river very closer to the Han-wellAtown, it is easily accessible for the tourist. Accordingly, it was identified to set up Atourist Green Resort in the old market land at Hanwella town, Viewing deck and boat service from Hanwella to Kaluaggala .</p>			
<i>Location of the project</i>				
<b>Location</b>	<b>Province</b>	Western	<b>District</b>	Colombo
	<b>Divisional Boundary</b>	Hanwella Div.Sec.	<b>Administrative unit</b>	Seethawaka PS
<b>Boundaries</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
	Kelani river	Commercial plac-es	Hanwella bypass road	Coconut land
<b>Accessibility</b>	Colombo-RatnapurAmain road (High-level road)			



<p>Land use plan</p>								
<p>Justification of the Project</p>								
<p>Nature of the project</p>	<p>New</p>	<p>√</p>	<p>Developab</p>	<p>–</p>	<p>Extendable</p>	<p>–</p>	<p>Land development only</p>	<p>–</p>
<p>Project category</p>	<p>Conservation</p>	<p>Commercial</p>	<p>Landscaping</p>	<p>Heritage</p>	<p>Housing</p>	<p>Relocation</p>	<p>Others</p>	
	<p>–</p>	<p>√</p>	<p>√</p>	<p>–</p>	<p>–</p>	<p>–</p>	<p>Leisure and recreational activities</p>	
<p>Project targets</p>	<p>Economic</p>		<p>√</p>	<p>Social</p>		<p>√</p>		
	<p>Under the SeethawakAdevelopment plan, Anumerous development projects have been identified aiming to make the SeethawakAareAas green and blue nature park for eco-tourism in the Colombo district. Accordingly, it was identified to set up Atourist Green Resort in the old market land at Hanwella town.</p> <p>It is expected to open up investment opportunities for the entrepreneurs in the town and to facilitate them to provide leisure and recreational facilities and thereby targeting for over 20,000 tourists into the Hanwella area.</p>							
<p>Rationale of the Project</p>	<p>The main objective is to attract more tourists to the SeethawakAplanning areAby providing accommodation facilities and water related recreational activities. The site presently used for weekly fair is Acommercially high valuable land located in the heart of the Hanwella town and as such that can be used for much productive use and on that basis, it proposed for the Green Resort project by relocating the weekly fair to derive maximum economic benefits</p>							
<p>Present condition of the land</p>	<ul style="list-style-type: none"> <li>Weekly fair is functioning</li> </ul>		<p>Description about re-lo-cation</p>	<ul style="list-style-type: none"> <li>UDAhas planned out to allocate an al-ternative land</li> </ul>				
<p>Ownership of the Land</p>	<ul style="list-style-type: none"> <li>Seethawaka Pradeshiya Sabha</li> </ul>							
<p>Survey Plan</p>	<p>Number</p>		<p>Name of the Sur-veyor</p>	<p>Date</p>		<p>Extent of the land</p>		
	<p>–</p>		<p>–</p>	<p>–</p>		<p>A: –</p>	<p>R: –</p>	<p>P: –</p>

<i>Project Implementation</i>				
<i>Implementation Method</i>	After acquiring the land, UDA to Implement the project in collaboration with Department of Irrigation, Tourism Development authority, Sri Lanka Land Reclamation & Development Central Environmental Authority,			
	<i>Implementing agency</i>	RDA/UDA, Seethawaka PS	<i>Funding source</i>	Government Treasury

<i>Infrastructure facilities</i>	<b>Water</b>	Required capacity	-		<b>Electricity</b>	Required capacity	-	
		Existing capacity-	-			Existing capacity	-	
	<b>Solid Waste Management</b>	Yes	-		<b>Proposed Solid Waste Management</b>	Yes	-	
		No	-			No	-	
<i>Zone</i>	Environment Friendly Activity Zone		<b>Zoning compati-bility</b>			Yes	√	
						No	-	
<i>Lay out plan</i>								
-								

## Project 02

<i>Identification of the Project</i>				
<b>Project title</b>	Hanwella Town Development Project			
<b>Project</b>	Proposed wetland recreational project and road developments			
<b>Project proposal</b>	<p>This wetland recreational project is proposed to promote the eco-tourism activities in the Seethawaka planning area.</p> <p>The low-lying land owned by the UDA in extent of 04 acres closer to Hanwella town and its adjoining low-lying land in extent of around 06 acres is proposed to be used into this project where following sub projects have been identified.</p> <ul style="list-style-type: none"> <li>• Water retention pond in an area of around 03 acres</li> <li>• Urban parks and Children park</li> <li>• Walking paths</li> <li>• Tourism recreational and sport centers</li> <li>• Tourist resorts</li> <li>• Parking areas</li> <li>• Access roads</li> </ul>			
<i>Location of the Project</i>				
<b>Location</b>	<b>Province</b>	Western	<b>District</b>	Colombo
	<b>Divisional Boundary</b>	Hanwella Div.Sec.	<b>Administrative unit</b>	Seethawaka PS
<b>Boundaries</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
	Industries	Road access to Pradeshiya sabha	Residential areas	Wetlands
<b>Accessibility</b>	Pradeshiya Sabha road			
<b>Location map</b>				



<b>Ownership of the Land</b>	• Urban development authority owned 04 acres .					
<b>Survey Plan</b>	<b>Number</b>	<b>Name of the Sur-veyor</b>	<b>Date</b>	<b>Extent of the land</b>		
	-	-	-	A04	R-	P-
<b>Project Implementation</b>						
<b>Implementation Method</b>	Since the land is owned by the UDA, it is expected to Implement the project in collaboration with Sri Lanka Land Reclamation & Development corporation, Central Environmental Authority and private sector,					
	<b>Implementing agency</b>	UDA/private sector		<b>Funding source</b>	Private sector	
<b>Infrastructure facilities</b>	<b>Water</b>	Required capacity	-	<b>Electricity</b>	Required capacity	-
		Existing capacity	-		Existing capacity	-
	<b>Solid Waste Management</b>	Yes	√	<b>Proposed Solid Waste Management</b>	yes	-
		No	-		No	-
<b>Zone</b>	Service and commercial activities Zone	<b>Zoning compatibility</b>		Yes	√	
				No	-	
<b>Lay out plan</b> -						

## Project 03

<i>Identification of the Project</i>				
<i>Project title</i>	Hanwella Town development project			
<i>Project</i>	Redevelopment and extension of existing bypass road - Hanwella Town			
<i>Project proposal</i>	<p>When developing the Hanwella town as service and Commercial center, the heavy traffic congestion has been identified as the main issue.</p> <p>In order to resolve this issue a number of proposals have been made under this plan. The existing alternative road has not been able to address the above issue. Therefore, it is proposed to widen this alternative road and to connect it to the Hanwella -Pugoda road through which it is expected to minimize the traffic congestion in the town.</p> <p>For this purpose, 40p of land strip from the Pradeshiya Sabha owned land presently in occupation by the NSB and Ayurvedic Osusala is proposed to be used for extension of this road. Alternative building spaces for these institutions is proposed to be allocated from the building spaces constructed under the bus stand squire development project. It is proposed to implement this road project through the road development authority.</p>			
<i>Location of the Project</i>				
<i>Location</i>	<i>Province</i>	Western	<i>District</i>	Colombo
	<i>Divisional Bound-ary</i>	Hanwella Div.Sec.	<i>Administrative unit</i>	Seethawaka PS
<i>Boundaries</i>	<i>North</i>	<i>East</i>	<i>South</i>	<i>West</i>
	Kelani river and commercial places	Commercial plac-es	Commercial places	Commercial places
<i>Accessibility</i>	Hanwella alternative road Colombo-Hanwella old road (Low-level road)			
<i>Location map</i>				

<b>Land use plan</b>								
<b>Justification of the Project</b>								
<b>Nature of the project</b>	<b>New</b>	√	<b>Developable</b>	√	<b>Extendable</b>	–	<b>Land development only</b>	–
<b>Project category</b>	<b>Conservation</b>	<b>Commercial</b>	<b>Land-scaping</b>	<b>Her-itage</b>	<b>Hous-ing</b>	<b>Re-lo-cati-on</b>	<b>Others</b>	
	–	–	–	–	–	–	Road development	
<b>Project Benefits</b>	<b>Economic</b>		√	<b>Social</b>			√	
<b>Project targets</b>	<ul style="list-style-type: none"> <li>Minimizing of traffic congestion in the in the Hanwella town</li> <li>Making an Easy and efficient transport service in the town.</li> </ul>							
<b>Rationale of the Project</b>	<p>When developing the Hanwella town as a service providing and commercial center, the main issue that has been identified is the traffic congestion and that can be minimized through this project. This will also be helpful to make the town attractive for tourists.</p>							
<b>Details about the land</b>								
<b>Present condition of the land</b>	<b>UDA</b>	–	<b>Private</b>	–	<b>State</b>	√	<b>Others</b>	–
<b>Ownership of the Land</b>	<ul style="list-style-type: none"> <li>NBS, Ayurvedic Osusala</li> </ul>		<b>Details about relocations</b>		<ul style="list-style-type: none"> <li>It is proposed to provide alternative space from the proposed commercial building to be constructed under the Hanwella Bus stand squire development project</li> </ul>			
<b>Land owner-ship details</b>	<ul style="list-style-type: none"> <li>Land is owned by the Seethawaka Pradeshiya Sabha</li> </ul>							
<b>from Survey Plan</b>	<b>Number</b>		<b>Name of the Surveyor</b>		<b>Date</b>		<b>Extent of the land</b>	
	–		–		–		A-	R-

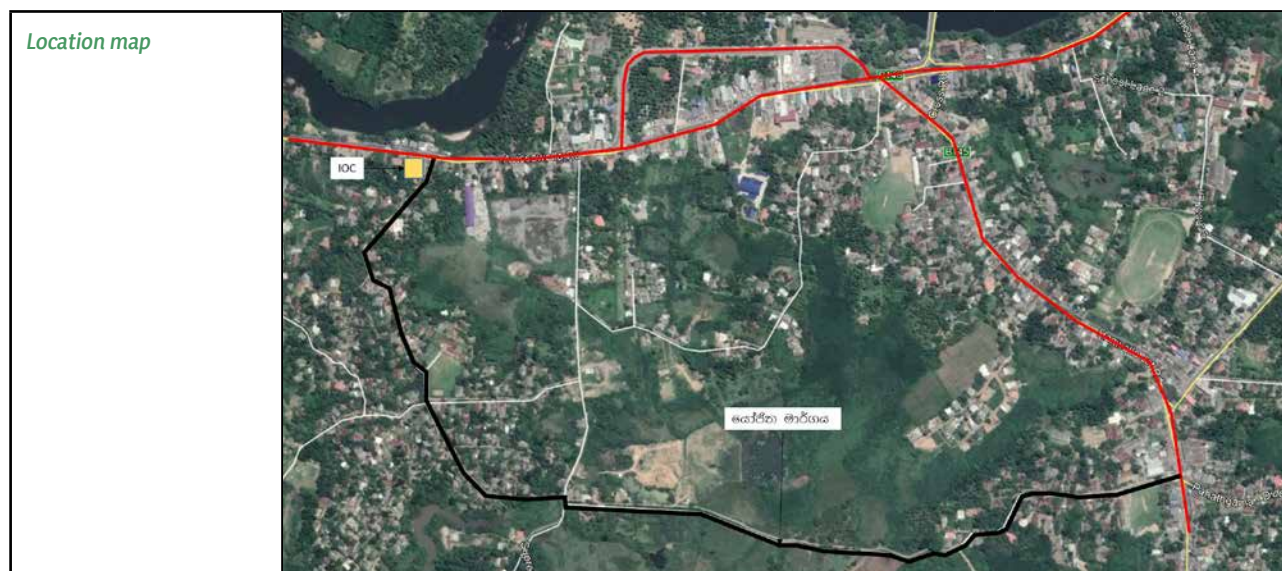
<i>Project Implementation</i>				
<i>Implementation Method</i>	<i>RDA to Implement the project after acquiring the land in collaboration with the Seethawaka Pradeshiya Sabha and the department of Archelogy</i>			
	<i>Implementing agency</i>	<i>RDA/UDA, Seethawaka PS</i>	<i>Funding source</i>	<i>Government Treasury</i>

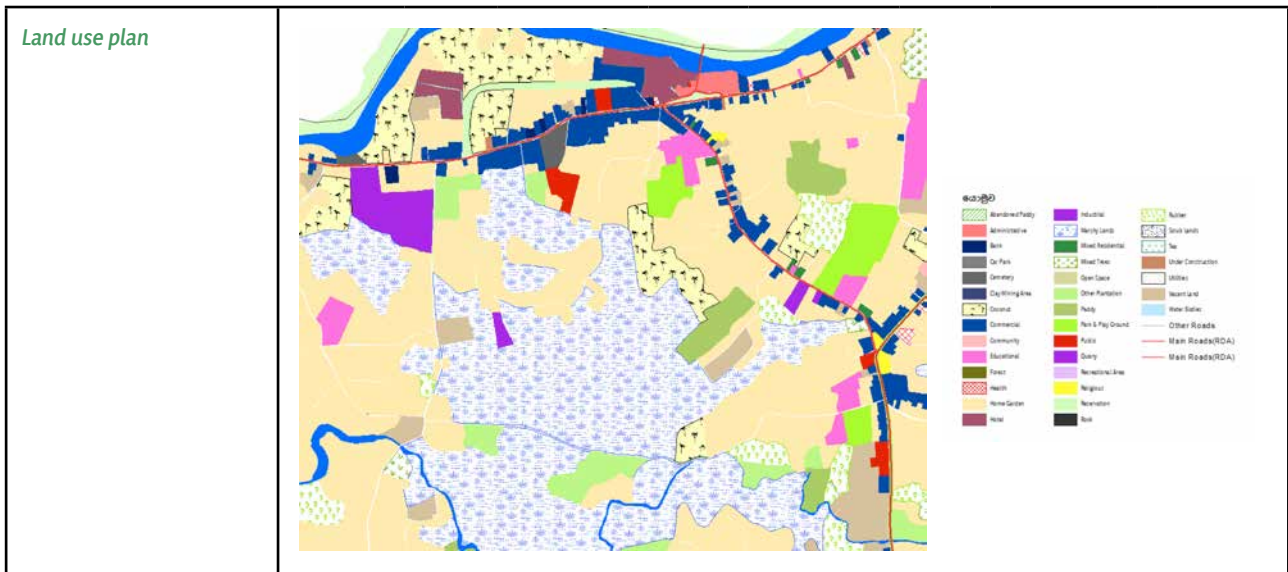
<i>Infrastructure facilities</i>	<i>Water</i>	<i>Required capacity</i>		<i>Electricity</i>		<i>Required capacity</i>	
		<i>Existing capacity-</i>				<i>Existing capacity</i>	
	<i>Solid Waste Management</i>	<i>Yes</i>	<i>√</i>	<i>Proposed Solid Waste Management</i>	<i>Yes</i>	<i>-</i>	
		<i>No</i>	<i>-</i>		<i>No</i>	<i>-</i>	
<i>Zone</i>	<i>Service and Commercial Zone</i>		<i>Zoning compatibility</i>		<i>yes</i>	<i>√</i>	
					<i>No</i>	<i>-</i>	

<i>Lay out plan</i>						
<i>-</i>						

## Project 04

<i>Identification of the Project</i>				
<i>Project title</i>	Hanwella Town Development Project			
<i>Project</i>	Proposed alternative road from IOC filling station connecting High-Level road			
<i>Project sector</i>	Infrastructure development strategy			
<i>Project proposal</i>	<p>One of the main roads to enter into Seethawaka planning area is identified as Low-level road. As per the COM Trans study, the maximum capacity of the Low-level road is 2,200 vehicles per hour but it is reported that 2,900 vehicles are moving per hour. This shows gradual traffic increase in the town.</p> <p>As per above it was identified to construct an alternative road. Under this plan it is proposed to develop existing road extending it from IOC filling station premises up to High level road connecting the bus stand by widening it to 13m as green road without allowing commercial activities come in either side of the road.</p>			
<i>Location of the Project</i>				
<i>Location</i>	<b>Province</b>	Western	<b>District</b>	Colombo
	<b>Divisional Boundary</b>	Hanwella Div.Sec.	<b>Administrative unit</b>	Seethawaka PS
<i>Boundaries</i>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
	This road is located closer to Low-level road starting from IOC filling station connecting up to Pahathgama Bus halt.			
<i>Accessibility</i>	Low-level road and High-level road.			





Justification of the Project

Nature of the project	New	-	Developable	√	Extendable	-	Land development only	-
Project category	Conservation	Commercial	Land-scaping	Her-itage	Hous-ing	Re-lo-cati-on	Others	
	Project Benefits	-	-	-	-	-	Road developent	
	Economic		-		Social		√	

Project targets	<ul style="list-style-type: none"> <li>Widening of proposed road up to 7 m</li> <li>To develop as Agreen road</li> <li>Introduction of new regulation to prevent construction of commercial buildings in either side</li> <li>Minimizing of traffic congestion in the Hanwella town</li> </ul>
Rationale of the Project	<p>The main objective is to minimize the traffic congestion in the town, by constructing this road connectivity between High-level road and Low-level road get increased. Therefore, it would facilitate to get easy access to Padukka and Horana towns. Present over usage of Low-level road having 2900 vehicles per hour cold be reduced to a considerable extent due to diversion of a part of the traffic which were going via Hanwella town could divert to low level road thereby the traffic jam in Hanwella town could be reduced to a considerable extent.</p>

Details about the land


Ownership of the Land	UDA	-	Private	√	State	√	Others	-
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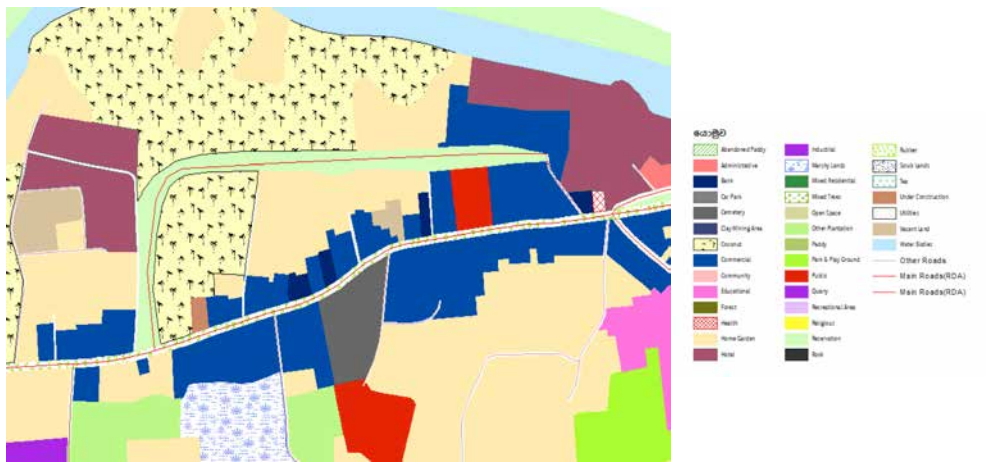
<b>Present condition of the land</b>	This has been identified as undeveloped road having a with of about 4m. From IOC filling station to a distance of about 900 m, there are some houses in either side of this road stretch. From that point onward up to Pahathgama junction some low-lying lands and paddy lands are located in either side of the road.	<b>Details about relocations</b>	-
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<b>Land ownership details</b>	• Road strip is owned by the State and either side is owned by private individuals			
<b>from Survey Plan</b>	<b>Number</b>	<b>Name of the Surveyor</b>	<b>Date</b>	<b>Extent of the land</b>
	-	-	-	900 m length

<b>Project Implementation</b>						
<b>Implementation Method</b>	RDA to develop the road with 2 lanes					
	<b>Implementing agency</b>	RDA	<b>Funding source</b>	Government Treasury		
<b>Infrastructure facilities</b>	<b>Water</b>	Required capacity	-	<b>Electricity</b>	Required capacity	-
		Existing capacity	-		Existing capacity	-
	<b>Solid Waste Management</b>	Yes	-	<b>Proposed Solid Waste Management</b>	Yes	-
		No	-		No	-
<b>Zone</b>	Service and Commercial Zone	<b>Zoning com-patibility</b>		Yes	√	
				No	-	
<b>Lay out plan</b>	-					

## Project 05

<i>Identification of the Project</i>				
<i>Project title</i>	Hanwella Town development project			
<i>Project</i>	Town square development project (Where bus stand and commercial complex is situated)			
<i>Project proposal</i>	<p>It is expected to develop the Seethawaka planning area as flourish urban area and accordingly 5 towns to be developed where Hanwella is one of them.</p> <p>Since Hanwella is to be developed as a service providing town under which the three storied commercial building is proposed to be developed as four storied building with a proper landscaping to accommodate more commercial activities.</p>			
<i>Location of the Project</i>				
<i>Location</i>	<b>Province</b>	Western	<b>District</b>	Colombo
	<b>Divisional Boundary</b>	Hanwella Div. Sec.	<b>Administrative unit</b>	Seethawaka PS
<i>Boundaries</i>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
	Service road	Service road	Colombo Hanwella Old Rd	Commercial units
<i>Accessibility</i>	Low-level road and High-level road.			
<i>Location map</i>				

<p><i>Land use plan</i></p>								
<p><i>Justification of the Project</i></p>								
<p><i>Nature of the project</i></p>	New	-	Developable	√	Extendable	-	Land development only	-
<p><i>Project category</i></p>	Conservation	Commercial	Land-scaping	Her-itage	Hous-ing	Relocation	<p><i>Others</i></p>	
	-	√	-	-	-	-		
<p><i>Project Benefits</i></p>	Economic		√		Social		√	
<p><i>Project targets</i></p>	<ul style="list-style-type: none"> <li>Minimizing of traffic congestion in the area</li> <li>To develop the infrastructure</li> <li>Provision of easy and safe transport service</li> <li>Maintaining the beauty of the town</li> </ul>							
<p><i>Rationale of the Project</i></p>	<p>It is expected that a population of around 30,000 may arrive to the Hanwella town by the year 2030 to get services. Presently there is a heavy traffic congestion in the Hanwella town and considering its increase it is necessary to rearrange the bus stand with redevelopment of commercial complex.</p>							
<p><i>Details about the land</i></p>								
<p><i>Ownership of the Land</i></p>	UDA	-	Private	√	State	√	Others	-
<p><i>Present condition of the land</i></p>	<p>Presently Bus stand and the Local authority managed commercial complex is in operation</p>		<p><i>Description about the relocation</i></p>		<p>During implementation period it is expected to provide alternative busi-ness spaces at the same premises.</p>			

<b>Land own-ership de-tails</b>	• Owned by Seethawaka Pradeshiya Sabha					
<b>from Sur-vey Plan</b>	<b>Number</b>	<b>Name of the Surveyor</b>	<b>Date</b>	<b>Extent of the land</b>		
	-	-	-	A-	R-	P-

<b>Project Implementation</b>				
<b>Implementation Method</b>	RDAt to develop in collaboration with Seethawaka Pradeshiya Sabha			
	<b>Implementing agency</b>	UDA / Seethawaka Pradeshiya Sabha	<b>Funding source</b>	Government Treasury/ private sector

<b>Infrastructure facilities</b>	<b>Water</b>	Required capacity	-	<b>Electricity</b>	Required capacity	-
		Existing capacity-	-		Existing capacity-	-
	<b>Solid Waste Management</b>	Yes	-	<b>Proposed Solid Waste Management</b>	Yes	-
		No	-		No	-
<b>Zone</b>	Service and Commercial Zone	<b>Zoning compatibility</b>	Yes	√		
			No	-		

<b>Lay out plan</b>				
-				

## Project 06

<i>Identification of the Project</i>				
<b>Project title</b>	Hanwella Town Development Project			
<b>Project</b>	Hanwella Pola (Phase II) Development Project			
<b>Project proposal</b>	<p>A large number of people come to the Hanwella public fair with the intention of providing better services to them. Arrangements have been made to install the premises at a suitable place. However, due to the lack of facilities in the old fair premises, all the places of the market, there is a need to implement the fair stage II. Therefore, it is proposed to develop the land adjacent to the new fair premises to be developed as fair stage II and to provide the common car parking facilities and infrastructure facilities including proper access roads. The present location of the public fair has also been identified for use in another development project identified through the Development Plan.</p>			
<i>Location of the Project</i>				
<b>Location</b>	<b>Province</b>	Western	<b>District</b>	Colombo
	<b>Divisional Bounda-ry</b>	Hanwella Div.Sec.	<b>Administrative unit</b>	Seethawaka PS
<b>Boundaries</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
	–	–	–	–
<b>Accessibility</b>	Colombo - Hanwella Old Road (Low Level Road)			
<b>Location map</b>				



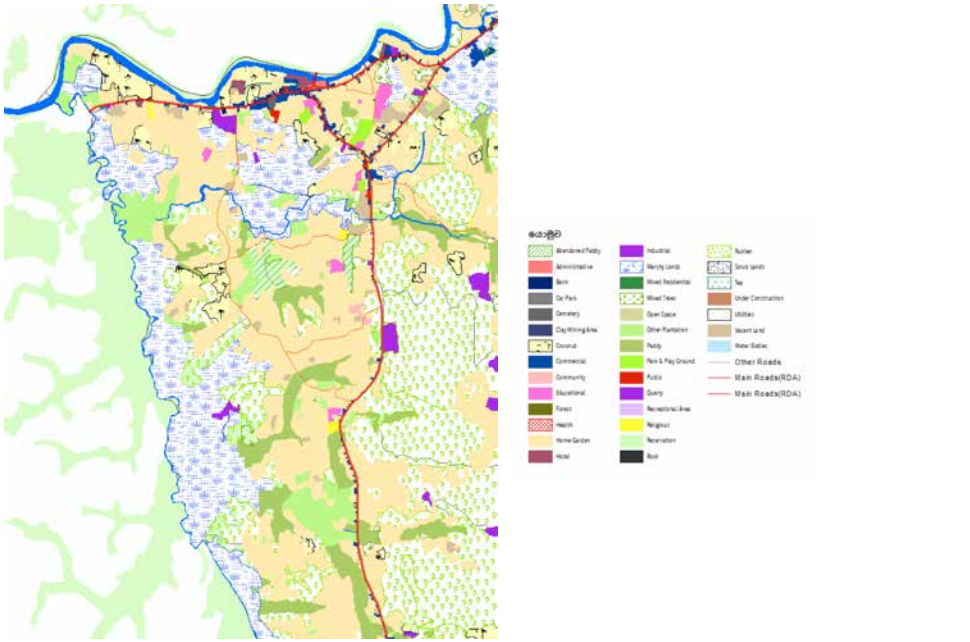
Details about the land								
<b>Ownership of the Land</b>	UDA	√	Private	–	State	–	Others	–
<b>Present condition of the land</b>	• Private Land		<b>Description about relocation</b>		• Replaced by UDA And Seethawaka Pradeshiya and development will be carrying out by Sabha Seethawaka Pradeshiya Sabha.			
<b>Land ownership details</b>	• Roads are owned by road development authority and provincial Road Development authority							
<b>from Survey Plan</b>	<b>Number</b>		<b>Name of the Surveyor</b>		<b>Date</b>		<b>Extent of the land</b>	
	767		P.D.K. Damayanthi		–		A: 04	R: 02

Project Implementation				
<b>Implementation Method</b>	UDA and the Seethawaka PS to implement this project after obtaining the consent from RDA and PRDA			
	<b>Implementing agency</b>	UDA/ Seethawaka Pradeshiya Sabha	<b>Funding source</b>	Government Treasury

<b>Infrastructure facilities</b>	<b>Water</b>	Required capacity		–	<b>Electricity</b>	Required capacity		–
		Existing capacity		–		Existing capacity		–
	<b>Solid Waste Management</b>	Yes	√	<b>Proposed Solid Waste Management</b>	Yes	–		
		No	–		No	–		
<b>Zone</b>	Middle density Residential Zone and Environmentally Friendly Activity Zone	<b>Zoning compatibility</b>			Yes	√		
					No	–		
<b>Lay out plan</b>								
–								

## Project 07

<b>Identification of the Project</b>				
<b>Project title</b>	Hanwella Town Development Project			
<b>Project</b>	Construction of green corridor for entry point to the Planning area.			
<b>Project proposal</b>	<p>It is expected to develop under the vision of making the planning area as Charismatic green city of the Colombo district. Accordingly, it has been identified to open a green corridor enhancing the existing scenic beauty of the area.</p> <p>Thus, the roads proposed to be developed as green access are as follows.</p> <ul style="list-style-type: none"> <li>• High-level road – Landscaping of the road starting from the Galagedara bridge up to Galagedara junction (1.2Km)</li> <li>• Low-level road- On the low-level road at Pusseli oya crossing point up to existing by pass road (0.5km)</li> <li>• Awissawella road- Landscaping of From Puwakpitiya railway station towards Awissawella town.</li> <li>• Landscaping of Kosgama Pugoda road (01Km)</li> </ul>			
<b>Location of the Project</b>				
<b>Location</b>	<b>Province</b>	Western	<b>District</b>	Colombo
	<b>Divisional Boundary</b>	Hanwella Div.Sec.	<b>Administrative unit</b>	Seethawaka PS
<b>Boundaries</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Accessibility</b>	High-Level Road/Low-level road/ Ratnapura road.			
<b>Location map</b>				

<p>Land use plan</p>								
<p><i>Justification of the Project</i></p>								
<p><i>Nature of the project</i></p>	<p>New</p>	<p>√</p>	<p>Developable</p>	<p>–</p>	<p>Extendable</p>	<p>–</p>	<p>Land development</p>	<p>–</p>
<p><i>Project category</i></p>	<p>Conservation</p>	<p>Commercial</p>	<p>Landscaping</p>	<p>Heritage</p>	<p>Housing</p>	<p>Relocation</p>	<p>Others</p>	
	<p>–</p>	<p>√</p>	<p>√</p>	<p>–</p>	<p>–</p>	<p>–</p>	<p>–</p>	
<p><i>Project targets</i></p>	<p>Economic</p>		<p>√</p>		<p>Social</p>		<p>√</p>	
<p><i>Project targets</i></p>	<ul style="list-style-type: none"> <li>• Creation of landscape in a such a way that traveler should feel it as the entrance to the green city</li> <li>• Create two entry points</li> <li>• Attraction of more tourists.</li> <li>• Creation of landscape with tree planting strips in either side of the road</li> </ul>							
<p><i>Rationale of the Project</i></p>	<p>When achieving the vision of the town to make green city, it was identified to maintain the impression of entering into a comfortable environment. Accordingly, it was decided to have these entry corridors covering three districts such as Colombo Gampaha and Ratnapura.</p> <p>In addition, Attraction of more tourists by making the area as green blue tourism zone by the year 2030 is the main expectation of this project.</p>							

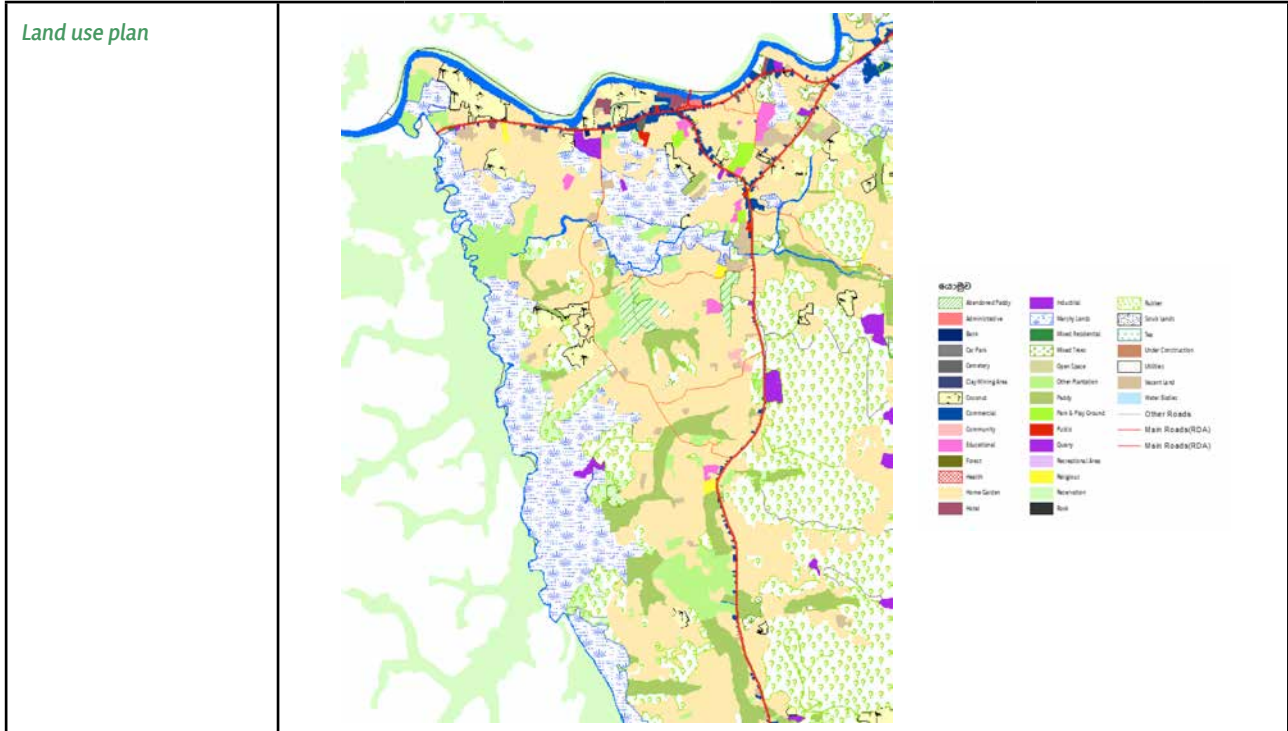
Details about the land								
<b>Ownership of the Land</b>	UDA	–	Private	–	State	√	Others	–
<b>Present condition of the land</b>	Residential and commercial environment		<b>Description about relocation</b>		–			
<b>Land ownership details</b>	<ul style="list-style-type: none"> <li>Land is owned by Private sector and Urban Development Authority will be acquired provincial Road Development authority</li> </ul>							
<b>from Survey Plan</b>	<b>Number</b>		<b>Name of the Surveyor</b>		<b>Date</b>		<b>Extent of the land</b>	
	–		–		–		A: –	R: –

Project Implementation				
<b>Implementation Method</b>	UDA and the Seethawaka PS to implement this project after obtaining the consent from RDA and PRDA			
	<b>Implementing agency</b>	UDA/ Seethawaka Pradeshiya Sabha	<b>Funding source</b>	Government Treasury

<b>Infrastructure facilities</b>	<b>Water</b>	Required capacity		–	<b>Electricity</b>	Required capacity		–
		Existing capacity		–		Existing capacity		–
	<b>Solid Waste Management</b>	Yes	–	<b>Proposed Solid Waste Management</b>	Yes	–		
		No	–		No	–		
<b>Zone</b>	Middle density Residential Zone and Environmentally friendly activity Zone		<b>Zoning compatibility</b>		Yes	√		
					No	–		
<b>Lay out plan</b>								
–								

## Project 08

<i>Identification of the Project</i>				
<b>Project title</b>	Hanwella Town Development Project			
<b>Project</b>	Barawa wetland park development project			
<b>Project sector</b>	Wetland Management Strategy under the Sustainable Environmental Strategic Plan			
<b>Project proposal</b>	<p>As per the vision (2019-2030) of this development plan, the economic condition of area has to be up lifted by using the wetland areas for protective recreational activities while protecting the highly sensitive areas.</p> <p>Accordingly, Barawa wetland area falling within the Seethawaka area is proposed to be improved to make use the nature resources for some economical gains while conserving the wetland.</p>			
<i>Location of the Project</i>				
<b>Location</b>	<b>Province</b>	Western	<b>District</b>	Colombo
	<b>Divisional Boundary</b>	Hanwella Div.Sec.	<b>Administrative unit</b>	Seethawaka PS
<b>Boundaries</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
	Low-level road	Wetland	Wetland	Pusseli oya
<b>Accessibility</b>	Low-level road			
<b>Location map</b>				



*Justification of the Project*

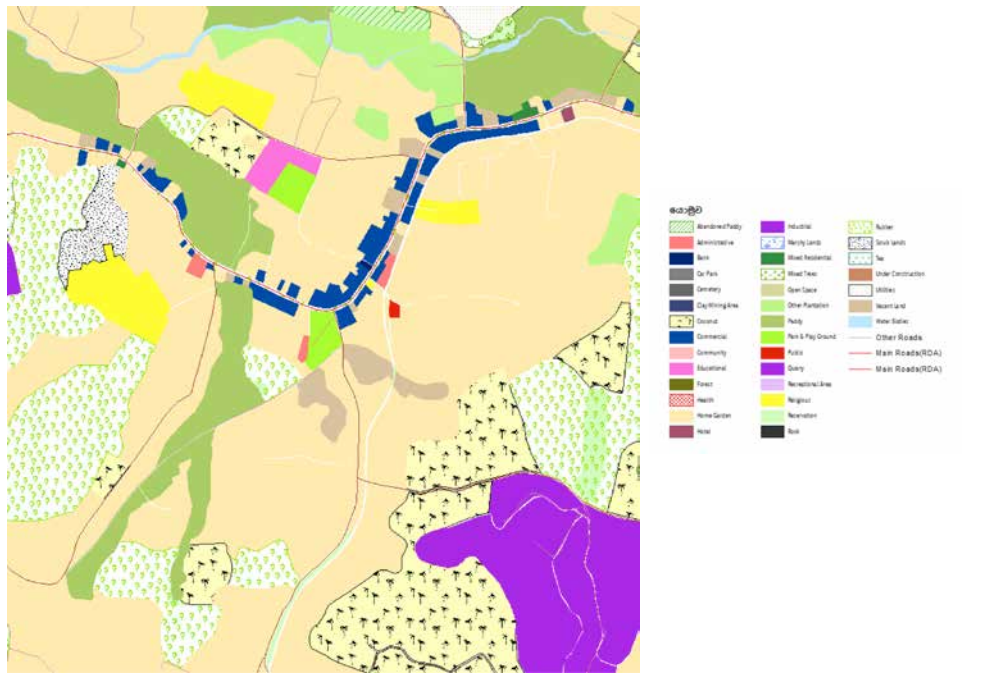
<i>Nature of the project</i>	New	√	Developable	-	Extendable	-	Land development	-
<i>Project category</i>	Conservation	Commercial	Landscaping	Heritage	Housing	Relocation	Others	
	√	-	√	-	-	-	-	
<i>Project targets</i>	Economic		√	Social		√		
<i>Project targets</i>	<ul style="list-style-type: none"> <li>• Conservation of wetland</li> <li>• Provision of Recreational facilities and Leisure activities</li> <li>• Upliftment of the economy in the area.</li> <li>• Promotion of environmentally friendly activities in the area.</li> </ul>							
<i>Rationale of the Project</i>	<p>As revealed from the development pressure analysis, the areas closer to High-level and Low-level roads are getting highly urbanized and as a result the Pusseli oya surroundings and Barawa wet land area is found to be vulnerable for misusing. Therefore, in line with the vision of the development plan, these wetland and sensitive areas needs to be conserved by making use of the same for some recreational activities for the residents as well as tourists while enhancing the scenic beauty of the area as well as an essential requirement.</p>							

Details about the land										
<b>Ownership of the Land</b>	UDA	–	Private	√	State	√	Others	–		
<b>Present condition of the land</b>	Remain as wetland and residential uses		<b>Description about relocation</b>		–					
<b>from Survey Plan</b>	<b>Number</b>		<b>Name of the Surveyor</b>		<b>Date</b>		<b>Extent of the land</b>			
	–		–		–		A: 10	R: 0.0	P: 0.0	
Project Implementation										
<b>Implementation Method</b>	Land preparation, provision of infrastructure has to be undertaken by the UDA in collaboration with Central Environmental Authority and relevant other institutions. Opportunities will also be available for private sector as well.									
	<b>Implementing agency</b>		UDA/ SLLR & DC			<b>Funding source</b>		Government Treasury / Private Sector		
<b>Infrastructure facilities</b>	<b>Water</b>	Required capacity		–		<b>Electricity</b>	Required capacity		–	
		Existing capacity		–			Existing capacity		–	
	<b>Solid Waste Management</b>	Yes		–		<b>Proposed Solid Waste Management</b>	Yes		–	
		No		–			No		–	
<b>Zone</b>	Natural Wetland Conservation Zone		<b>Zoning compatibility</b>			Yes		√		
						No		–		
<b>Lay out plan</b>										
–										

# Urban Development Projects – Kosgama

## Project 09

Identification of the Project				
<b>Project title</b>	Kosgama Town Development Project			
<b>Project</b>	Kosgama Multimodal transport center			
<b>Project proposal</b>	<p>Under the Seethawaka development plan Kosgama town is to be developed as community commercial center where it is expected a commuter population of 25,000 per year by the year 2030. In order to provide daily facilities for the public this project has been identified. A land situated closer to the town has been identified for the construction of multi model transport center integrating the railway station and the bus stand with all necessary facilities.</p> <p>It is expected provide following facilities under this project</p> <ol style="list-style-type: none"> <li>1. Provision of facilities for the passengers by integrating railway station and the bus stand.</li> <li>2. Provision of sanitary facilities for the passengers.</li> <li>3. Provision of commercial facilities including banking faculties</li> <li>4. Provision of leisure areas and vehicular parking facilities</li> <li>5. City beautification and provision of infrastructure facilities</li> </ol>			
Location of the Project				
<b>Location</b>	<b>Province</b>	Western	<b>District</b>	Colombo
	<b>Divisional Boundary</b>	Hanwella Div.Sec.	<b>Administrative unit</b>	Seethawaka PS
<b>Boundaries</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
	Awissawella road	Railway line	Kosgama - Kandugoda Road	Residential area and Pradeshiya Sabha road
<b>Accessibility</b>	Colombo – Ratnapura main road (High-level road and Kosgama - Kadugoda road.			
<b>Location map</b>				

<p>Land use plan</p>								
<p><b>Justification of the Project</b></p>								
<p><b>Nature of the project</b></p>	New	√	Developable	-	Extendable	-	Land development	-
<p><b>Project category</b></p>	Conservation	Commercial	Landscaping	Heritage	Housing	Relocation	Others	
	-	√	√	-	-	-	Road development	
<p><b>Project targets</b></p>	Economic		√		Social		√	
<p><b>Project targets</b></p>	<ul style="list-style-type: none"> <li>• Development of infrastructure facilities in the area</li> <li>• Provision of easy, efficient and safe transport facilities for the passengers.</li> <li>• Maintaining of aesthetic conditions of the town.</li> <li>• Provision of productive investment opportunities for the investors in the area.</li> </ul>							
<p><b>Rationale of the Project</b></p>	<p>Although there is a railway station in the town, it is not attractive for the residents of the area. Majority of the people in the areas is depending on the bus service. Considering these facts, it was identified the requirement of integrating the railway station and the bus stand with a view to provide efficient transport facilities for the public and a vacant land closer to railway station was identified for the construction of proposed multimodal transport center.</p>							

Details about the land									
<b>Ownership of the Land</b>	UDA	–	Private	√	State	–	Others	–	
<b>Present condition of the land</b>	A lowline land remain in vacant position.		<b>Description about relocation</b>		–				
<b>Land ownership details</b>	• Private land								
<b>from Survey Plan</b>	<b>Number</b>		<b>Name of the Surveyor</b>		<b>Date</b>		<b>Extent of the land</b>		
	–		–		–		A: 06	R: –	P: –

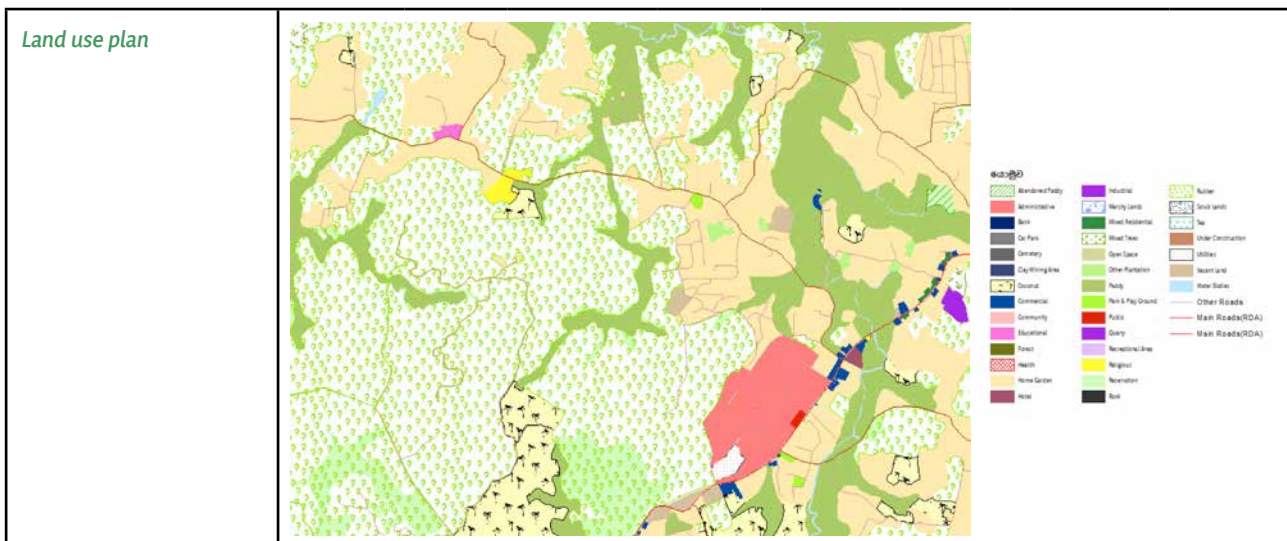
Project Implementation				
<b>Implementation Method</b>	Since this is a private Land, UDA has to acquire it and implement the project in collaboration with the private sector.			
	<b>Implementing agency</b>	UDA/ Private sector	<b>Funding source</b>	Government Treasury / Private Sector

<b>Infrastructure facilities</b>	<b>Water</b>	Required capacity		–	<b>Electricity</b>	Required capacity		–
		Existing capacity		–		Existing capacity		–
	<b>Solid Waste Management</b>	Yes	–	<b>Proposed Solid Waste Management</b>	Yes	–		
		No	–		No	–		
<b>Zone</b>	Service and Commercial Zone		<b>Zoning compatibility</b>		Yes	√		
					No	–		

<b>Lay out plan</b>						
–						

## Project 10

<i>Identification of the Project</i>				
<i>Project title</i>	Kosgama Urban Development Project			
<i>Project</i>	Solid Waste Management Project			
<i>Project proposal</i>	The solid waste generated from the areas such as Hanwella , Padukka , Kosgama areas needs to be disposed in an environmentally friendly manner. A 01-acre land has been identified from Salawa watta land for a solid waste management project to be implemented by the Pradeshiya Sabha.			
<i>Location of the Project</i>				
<i>Location</i>	<i>Province</i>	Western	<i>District</i>	Colombo
	<i>Divisional Boundary</i>	Hanwella Div.Sec.	<i>Administrative unit</i>	Seethawaka PS
<i>Boundaries</i>	<i>North</i>	<i>East</i>	<i>South</i>	<i>West</i>
	-	-	-	-
<i>Accessibility</i>	Commonroad developed by the Pradeshiya Sabha			
<i>Location map</i>				



**Justification of the Project**

<b>Nature of the project</b>	New	√	Developable	-	Extendable	-	Land development	-
<b>Project category</b>	Conservation	Commercial	Landscaping	Heritage	Housing	Relocation	Others	
	-	√	-	-	-	-	solid waste management	
<b>Project targets</b>	Economic		√		Social		√	
<b>Project targets</b>	<ul style="list-style-type: none"> <li>Development of urban infrastructure facilities.</li> <li>To minimize the environmental issues.</li> </ul>							
<b>Rationale of the Project</b>	<p>Annually around 182.8 tons of solid waste is generated in the Pradeshiya Sabha area and out of which around 36 to 40 tons are being recycled in the compost yard operating in the Kosgama town area under the supervision of the Pradeshiya Sabha. But this capacity is not adequate to handle the total volume. Since it has been noticed that this site is not suitable for this purpose, and therefore, an alternative site needs to be identified and to use the existing yard for some compatible purpose.</p>							

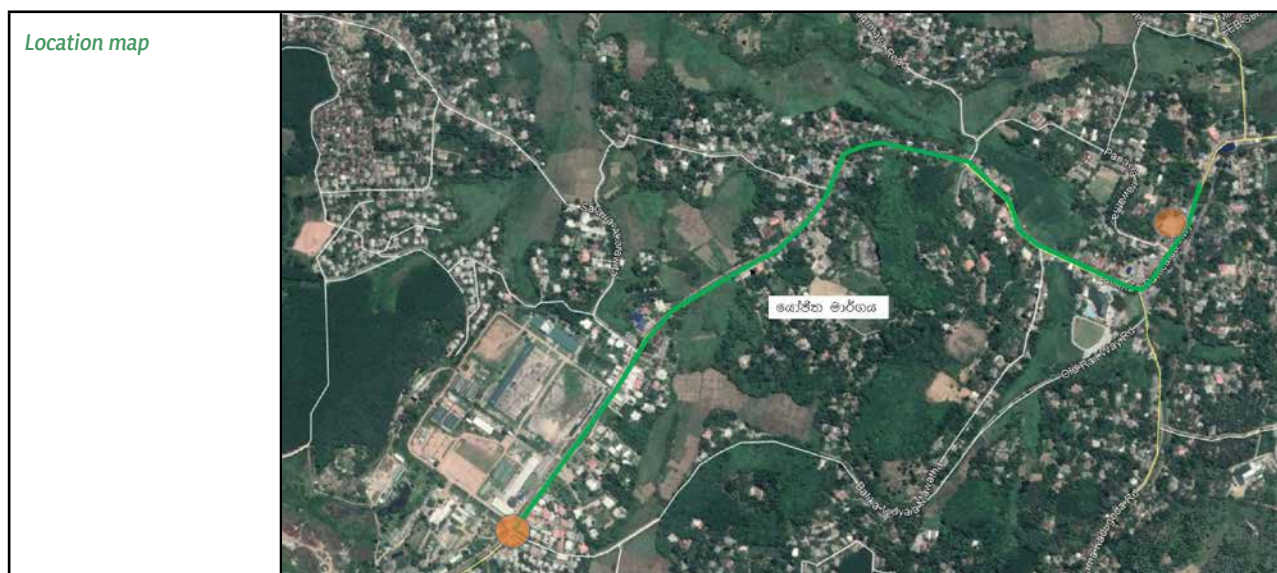
**Details about the land**

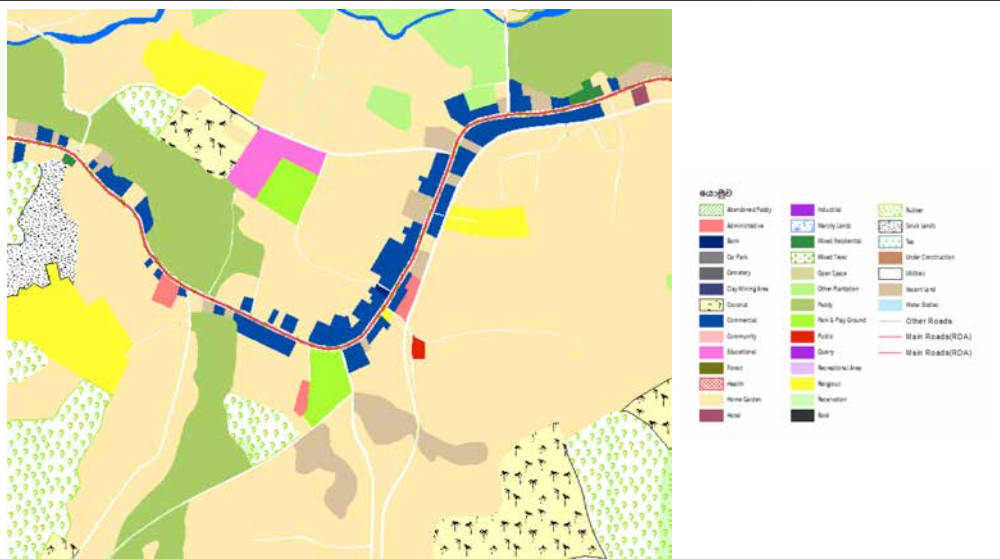
<b>Ownership of the Land</b>	UDA	-	Private	√	State	-	Others	-
<b>Present condition of the land</b>	Rubber land .		<b>Description about relocation</b>		-			
<b>Land ownership details</b>	<ul style="list-style-type: none"> <li>Land owned by Pussellawa plantation company</li> </ul>							

<i>from Survey Plan</i>	<b>Number</b>	<b>Name of the Surveyor</b>	<b>Date</b>	<b>Extent of the land</b>		
	-	-	-	A: 01	R: -	P: -
<b>Project Implementation</b>						
<b>Implementation Method</b>	Since it is a private land, Seethawaka PS has to acquire the land through divisional secretariat and to implement the project					
	<b>Implementing agency</b>	Seethawaka PS	<b>Funding source</b>	Government Treasury / Private Sector		
<b>Infrastructure facilities</b>	<b>Water</b>	Required capacity	-	<b>Electricity</b>	Required capacity	-
		Existing capacity	-		Existing capacity	-
	<b>Solid Waste Management</b>	Yes	-	<b>Proposed Solid Waste Management</b>	Yes	-
		No	-		No	-
<b>Zone</b>	Low Density Residential Zone	<b>Zoning compatibility</b>	Yes	√		
			No	-		
<b>Lay out plan</b> -						

## Project 11

<i>Identification of the Project</i>				
<i>Project title</i>	Kosgama Urban Development Project			
<i>Project</i>	Construction of pedestrian walk ways with green shades and landscaping from the Kosgama Salawa township up to Kosgam pola premises			
<i>Project sector</i>	Landscaping strategy under Sustainable Environmental Strategic Plan			
<i>Project proposal</i>	Kosgama town has been identified as Community commercial town under Seethawaka development plan (2019-2030). Presently the town is spreading along the Colombo Ratnapura road. It has spread about 400 m from PS building towards Salawa Pola area. Due to erecting of buildings very closer to the road, necessity has arisen to provide pedestrian ways which need to be constructed with side drains with tree planting to enhance the aesthetic view of the town.			
<i>Location of the Project</i>				
<i>Location</i>	<i>Province</i>	Western	<i>District</i>	Colombo
	<i>Divisional Boundary</i>	Hanwella Div.Sec.	<i>Administrative unit</i>	Seethawaka PS
<i>Boundaries</i>	<i>North</i>	<i>East</i>	<i>South</i>	<i>West</i>
	Road section from PS building premises up to Kosgama pola premises along Awissawella road			
<i>Accessibility</i>	Awissawella road -A4			



<p>Land use plan</p>								
<p>Justification of the Project</p>								
<p>Nature of the project</p>	<p>New</p>	<p>√</p>	<p>Developable</p>	<p>–</p>	<p>Extendable</p>	<p>–</p>	<p>Land development</p>	<p>–</p>
<p>Project category</p>	<p>Conservation</p>	<p>Commercial</p>	<p>Landscaping</p>	<p>Heritage</p>	<p>Housing</p>	<p>Relocation</p>	<p>Others</p>	
	<p>–</p>	<p>–</p>	<p>√</p>	<p>–</p>	<p>–</p>	<p>–</p>	<p>–</p>	
<p>Project targets</p>	<p>Economic</p>		<p>–</p>		<p>Social</p>		<p>√</p>	
<p>Project targets</p>	<ul style="list-style-type: none"> <li>To construct a 400m pedestrian walkways in either side of the Colombo Ratnapura road from Salawa township building premises up to Kosgama pola premises</li> <li>To plant 100 trees for making a shade along the walk ways</li> <li>To construct side drains</li> </ul>							
<p>Rationale of the Project</p>	<p>Under the Seethawaka development plan, around 25,000 commuter population and 3000 residential population is expected by the year 2030 as per the population forecast. Accordingly, the requirement of pedestrian walkways has been identified. Further the pedestrian ways at the Salawa pola area is at poor state. With the proposed railway station development, it is essential to provide proper pedestrian ways to cater to the people coming to the town to fulfill their administrative services from PS. In addition, under the Western region mega polis plan, it is expected a rapid urban development in the Kosgama town due to electrification of the Kelani ValleyKelani Valley railway line with proposed duel line tracks. In order to provide facilities for the increasing population both residents as well as commuters, these pedestrian walk ways are to be constructed</p>							

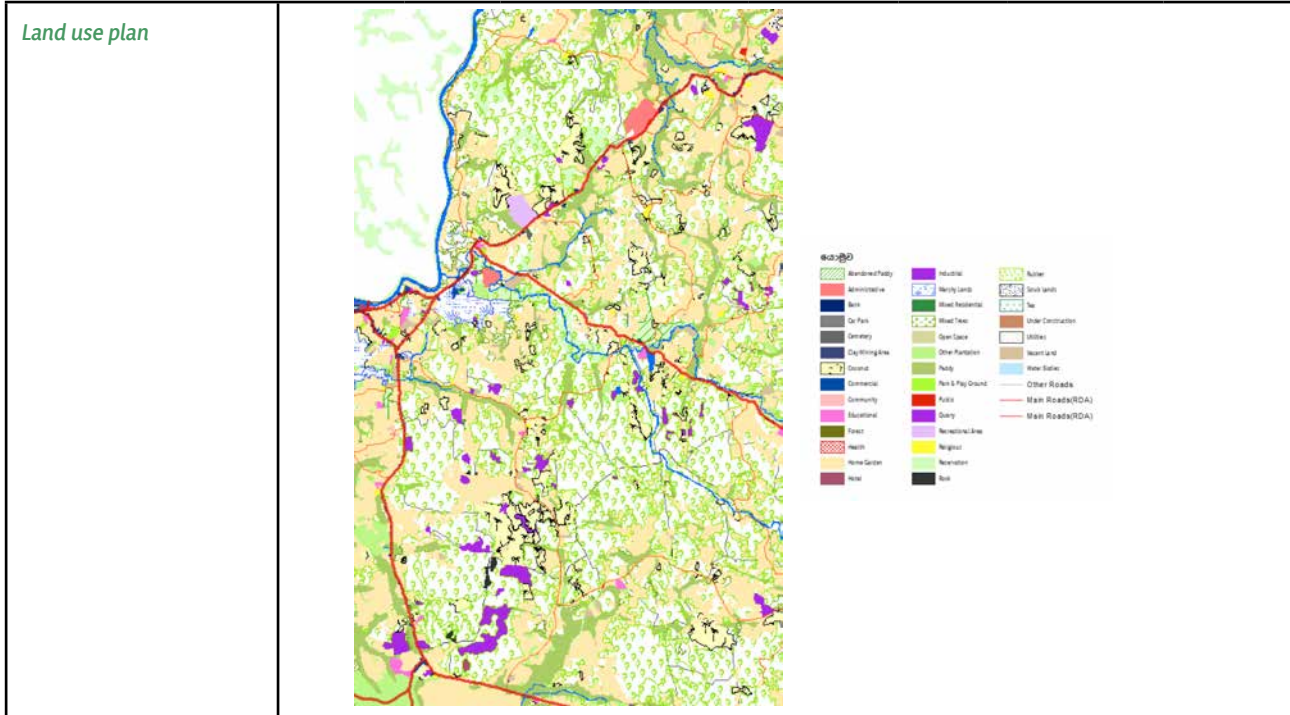
Details about the land								
<b>Ownership of the Land</b>	UDA	–	Private	√	State	√	Others	–
<b>Present condition of the land</b>	Commercial developments are mostly taking place along the Awissawella road		<b>Description about relocation</b>		–			
<b>Land ownership details</b>	• Owned by the RDA and Private							
<b>from Survey Plan</b>	<b>Number</b>		<b>Name of the Surveyor</b>		<b>Date</b>		<b>Extent of the land</b>	
	–		–		–		400m	

Project Implementation				
<b>Implementation Method</b>	The RDA has to implement the project with side drains			
	<b>Implementing agency</b>	RDA	<b>Funding source</b>	Government Treasury / Private Sector

<b>Infrastructure facilities</b>	<b>Water</b>	Required capacity		–	<b>Electricity</b>	Required capacity		–
		Existing capacity		–		Existing capacity		–
	<b>Solid Waste Management</b>	Yes	–	<b>Proposed Solid Waste Management</b>	Yes	–		
		No	–		No	–		
<b>Zone</b>	Service and Commercial Zone		<b>Zoning compatibility</b>		Yes	√		
					No	–		
<b>Lay out plan</b>								
–								

## Project 12

<b>Identification of the Project</b>				
<b>Project title</b>	Kosgama Urban Development Project			
<b>Project</b>	Development of proposed access road widening into 13m as bypass from Kosgama to Padukka .			
<b>Project proposal</b>	Alternative road with a distance of 17km having a width of 13m connecting from Kogama and Padukka town has been identified. By constructing this alternative road, the traffic congestion in the High-level road could be reduced to a considerable extent. This road will also be useful to reduce the haphazard development in the sensitive areas along the High-level road.			
<b>Location of the Project</b>				
<b>Location</b>	<b>Province</b>	Western	<b>District</b>	Colombo
	<b>Divisional Boundary</b>	Hanwella , and Padukka Div.Sec.	<b>Administrative unit</b>	Seethawaka PS
<b>Boundaries</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
	The road section starting from Kanduboda road up to the point where the Arukwatta, Jayanthi Mawatha, Galagedara-Horana road connection point is included based on the Diddeniya road			
<b>Accessibility</b>	-			
<b>Location map</b>				



**Justification of the Project**

<b>Nature of the project</b>	<b>New</b>	√	<b>Developable</b>	√	<b>Extendable</b>	–	<b>Land development</b>	–
<b>Project category</b>	<b>Conservation</b>	<b>Commercial</b>	<b>Landscaping</b>	<b>Heritage</b>	<b>Housing</b>	<b>Relocation</b>	<b>Others</b>	
	–	–	–	–	–	–	Recreational activities	
<b>Project targets</b>	<b>Economic</b>		–		<b>Social</b>		√	
<b>Project targets</b>	<ul style="list-style-type: none"> <li>Reduction of traffic congestion in the High-level road.</li> <li>Reduction of development pressure in the sensitive areas and also in either side of High-level road.</li> <li>Development of infrastructure</li> <li>Increasing of accessibility to Kosgama and Padukka towns</li> <li>Provision of easy access to railway stations</li> </ul>							
<b>Rationale of the Project</b>	<p>This new road facilitates to achieve the objective of this plan to make “Charismatic green terrace” in the Colombo district by developing the Kogama and Padukka towns as middle density residential towns by the year 2030. Construction of new road in addition to the High level and Low-level roads which would able to get easy access to these towns.</p>							

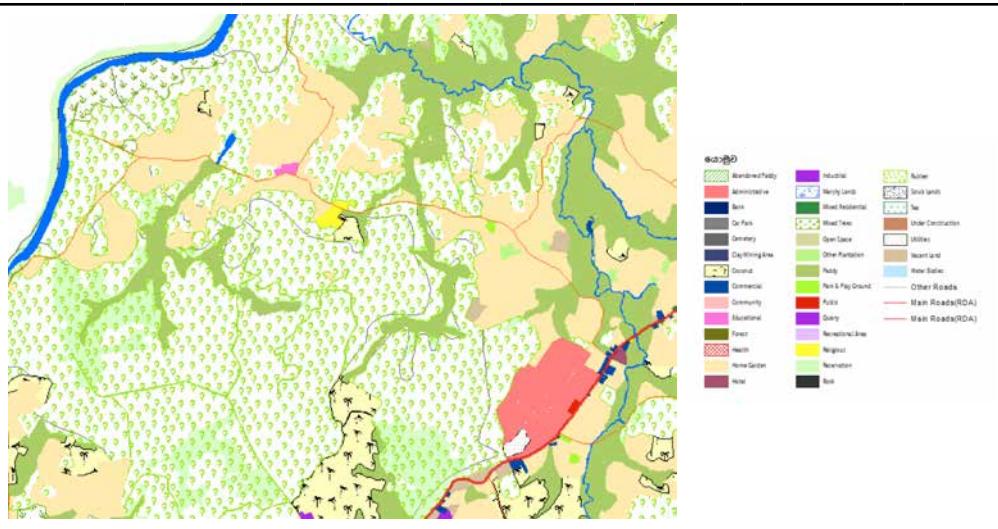
<i>Details about the land</i>								
<i>Ownership of the Land</i>	UDA	–	Private	√	State	√	Others	–
<i>Present condition of the land</i>	Remained it as 6ft wide narrow road .		<i>Description about relocation</i>		–			
<i>Land ownership details</i>	• State and Private lands							
<i>from Survey Plan</i>	<i>Number</i>		<i>Name of the Surveyor</i>		<i>Date</i>		<i>Extent of the land</i>	
	–		–		–		17kmP	

<i>Project Implementation</i>				
<i>Implementation Method</i>	RDA and PRDA should open the building lines in either side of these access roads and undertake the developments..			
	<i>Implementing agency</i>	RDA/PRDA Seethawaka PS	<i>Funding source</i>	RDA

<i>Infrastructure facilities</i>	<b>Water</b>	<i>Required capacity</i>		–		<b>Electricity</b>	<i>Required capacity</i>		–	
		<i>Existing capacity</i>		–			<i>Existing capacity</i>		–	
	<b>Solid Waste Management</b>	Yes	–		<b>Proposed Solid Waste Management</b>	Yes	–			
		No	–			No	–			
<i>Boundaries</i>	Low density residential zone		<i>Zoning compatibility</i>			Yes		√		
						No		–		
<i>Lay out plan</i>										
–										

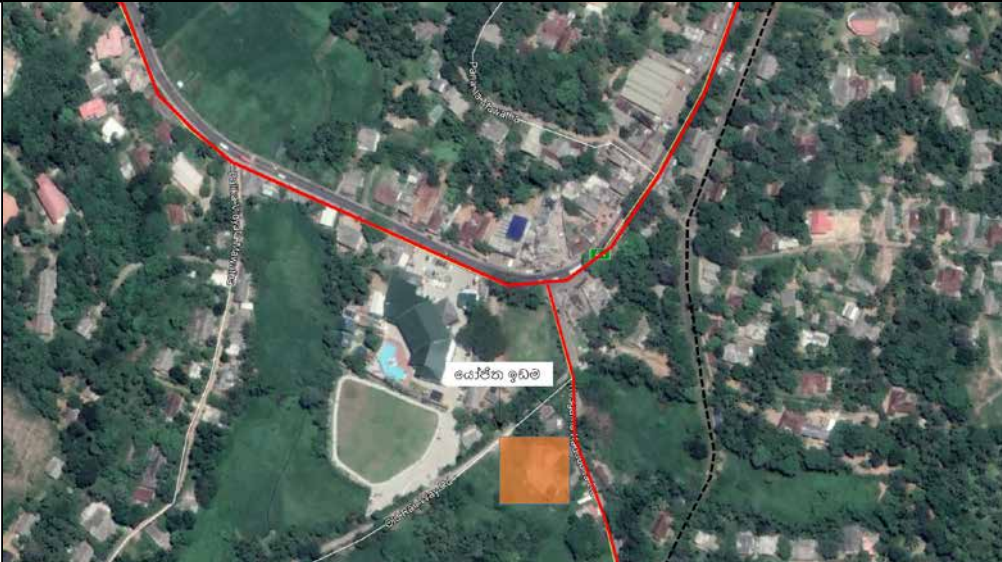
## Project 13

<i>Identification of the Project</i>				
<i>Project title</i>	Kosgama Town Development Project			
<i>Project</i>	Development of Salawa - Akarawita road widening its width into 13m			
<i>Project sector</i>	Road and transport strategy under the Infrastructure development strategic plan			
<i>Project proposal</i>	One of the objectives of the Seethawaka development plan is to develop the area as prosperous urban entity for which infra structure development was identified as a vital factor. The road proposed to be developed is the access route to the Kosgama hospital. The existing width of the road is only about 6m and people have to face inconvenience in travelling this road. Therefore, it was identified to be widen into 13m with side drains and tree planting in either side.			
<i>Location of the Project</i>				
<i>Location</i>	<i>Province</i>	Western	<i>District</i>	Colombo
	<i>Divisional Boundary</i>	Hanwella Div.Sec.	<i>Administrative unit</i>	Seethawaka PS
<i>Boundaries</i>	<i>North</i>	<i>East</i>	<i>South</i>	<i>West</i>
	From the connecting point of Akarawita road to Awissawella road, up to Akarawita Post office			
<i>Accessibility</i>	Awissawella road			
<i>Location map</i>				

<p><i>Land use plan</i></p>								
<p><i>Justification of the Project</i></p>								
<p><i>Nature of the project</i></p>	<p>New</p>	<p>–</p>	<p>Developable</p>	<p>√</p>	<p>Extendable</p>	<p>–</p>	<p>Land development</p>	<p>–</p>
<p><i>Project category</i></p>	<p>Conservation</p>	<p>Commercial</p>	<p>Landscaping</p>	<p>Heritage</p>	<p>Housing</p>	<p>Relocation</p>	<p>Others</p>	
	<p>–</p>	<p>√</p>	<p>–</p>	<p>–</p>	<p>–</p>	<p>–</p>	<p>Road development</p>	
<p><i>Project targets</i></p>	<p>Economic</p>		<p>–</p>		<p>Social</p>		<p>√</p>	
<p><i>Project targets</i></p>	<ul style="list-style-type: none"> <li>To remove the bottleneck in the road leading to Salawa hospital</li> <li>To provide drainage in either side of the road</li> <li>Tree planting along the road side</li> <li>As an environmentally friendly activity it would facilitate to provide easy access to the special areas like Lenadora Raja maha Viharaaya.</li> </ul>							
<p><i>Rationale of the Project</i></p>	<p>Akarawita road provide access to the Salawa hospital and to the residential areas including Lenadora Viharaya Adventure park. Salawa hospital cater to the around 20,000 people and this road is being heavily used by the people for visiting various places, but its width of 6 m is not adequate although it is being carpeted at present. This road is also located in a flood proven area. Considering above facts, it needs to be developed for the betterment of the people.</p>							
<p><i>Details about the land</i></p>								
<p><i>Ownership of the Land</i></p>	<p>UDA</p>	<p>–</p>	<p>Private</p>	<p>–</p>	<p>State</p>	<p>√</p>	<p>Others</p>	<p>–</p>
<p><i>Present condition of the land</i></p>	<p>Paddy lands and low-lyine lands and residential areas are located along this road.</p>		<p><i>Description about relocation</i></p>		<p>–</p>			
<p><i>Land ownership details</i></p>	<ul style="list-style-type: none"> <li>State and Private lands</li> </ul>							

<i>from Survey Plan</i>	<b>Number</b>	<b>Name of the Surveyor</b>	<b>Date</b>	<b>Extent of the land</b>		
	-	-	-	A: -	R: -	P: -
<b>Project Implementation</b>						
<b>Implementation Method</b>	PRDA to open the building line and after acquiring the required lands, the road widening should be under taken					
	<b>Implementing agency</b>	PRDA	<b>Funding source</b>	Government Treasury / Private Sector		
<b>Infrastructure facilities</b>	<b>Water</b>	Required capacity	-	<b>Electricity</b>	Required capacity	-
		Existing capacity	-		Existing capacity	-
	<b>Solid Waste Management</b>	Yes	-	<b>Proposed Solid Waste Management</b>	Yes	-
		No	-		No	-
<b>Zone</b>	Environmentally friendly activities Zone	<b>Zoning compatibility</b>		Yes	√	
				No	-	
<b>Lay out plan</b>						
-						


## Project 14

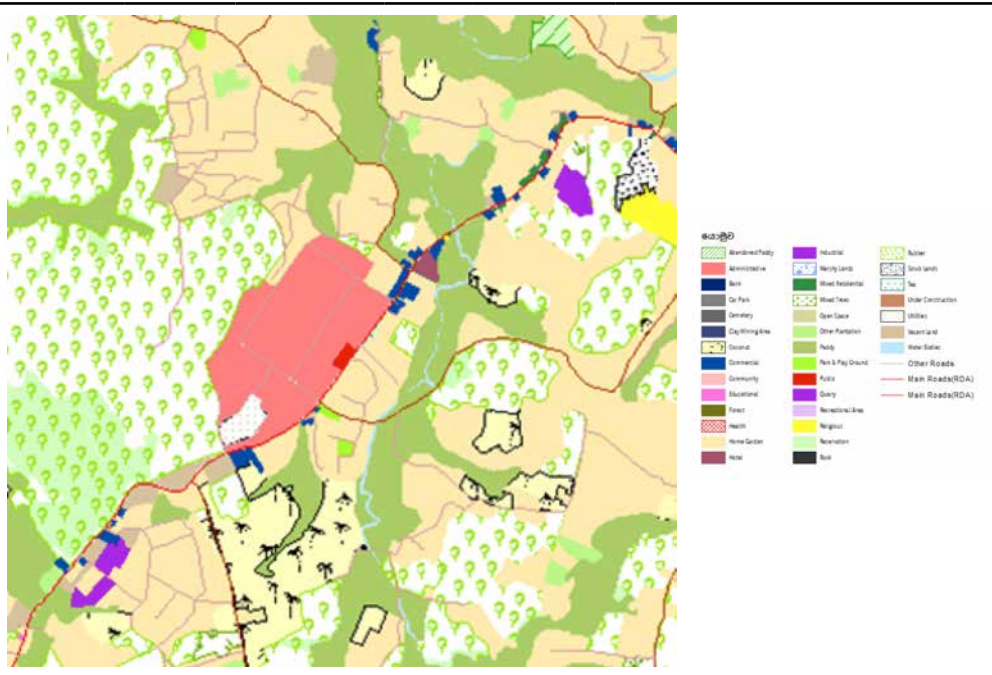
<i>Identification of the Project</i>				
<i>Project title</i>	Kosgama Town Development Project			
<i>Project</i>	Development of an urban park at Kosgama town			
<i>Project proposal</i>	As a main urban center, daily population of around 25,000 is expected by the year 2030. In order to provide leisure and recreational facilities for which an urban park needs to be developed in the town including a children park, vehicular parking areas with necessary facilities. A land in extent of 50p adjoining PS building has been identified for this purpose.			
<i>Location of the Project</i>				
<i>Location</i>	<i>Province</i>	Western	<i>District</i>	Colombo
	<i>Divisional Boundary</i>	Hanwella Div.Sec.	<i>Administrative unit</i>	Seethawaka PS
<i>Boundaries</i>	<i>North</i>	<i>East</i>	<i>South</i>	<i>West</i>
	Old station Road	Kosgama Kandugoda road	Paddy field	Paddy field
<i>Accessibility</i>	Public road developed by the PS			
<i>Location map</i>				



<b>Land ownership details</b>	• Owned by the Seethawaka PS					
<b>from Survey Plan</b>	<b>Number</b>	<b>Name of the Surveyor</b>	<b>Date</b>	<b>Extent of the land</b>		
	–	–	–	A: –	R: –	P: –
<b>Project Implementation</b>						
<b>Implementation Method</b>	The UDA to acquire the Salawa watta land for relocation the solid waste management project and thereafter to implement the urban park project in PS land at Kosgama					
	<b>Implementing agency</b>	UDA/ Seethawaka Pradeshiya Sabha	<b>Funding source</b>	Government Treasury / Private Sector		
<b>Infrastructure facilities</b>	<b>Water</b>	Required capacity	–	<b>Electricity</b>	Required capacity	–
		Existing capacity	–		Existing capacity	–
	<b>Solid Waste Management</b>	Yes	–	<b>Proposed Solid Waste Management</b>	Yes	–
		No	–		No	–
<b>Zone</b>	Service and Commercial Zone	<b>Zoning compatibility</b>		Yes	√	
				No	–	
<b>Lay out plan</b>						
–						

## Project 15

<i>Identification of the Project</i>				
<i>Project title</i>	Kosgama Urban Development Project			
<i>Project</i>	Salawa urban development project			
<i>Project proposal</i>	Under the Salawa urban development project, a 05-acre land from the Army camp land located abutting Hanwella road has been vested with UDA. It has been proposed to use it for a commercial development including a public gallery, Children park, playground, post office and banking facilities. It is expected to provide all facilities from this place for the residents of the area. The commercial activities affected due to explosion of weaponry stores are expected to be accommodated on a priority bases in this new commercial area.			
<i>Location of the Project</i>				
<i>Location</i>	<i>Province</i>	Western	<i>District</i>	Colombo
	<i>Divisional Boundary</i>	Hanwella Div.Sec.	<i>Administrative unit</i>	Seethawaka PS
<i>Boundaries</i>	<i>North</i>	<i>East</i>	<i>South</i>	<i>West</i>
	Residential and commercial area	Salawa army camp	Awissawella road	Salawa watta rubber land
<i>Accessibility</i>	Colombo Ratnapura main road (High-level road)			
<i>Location map</i>				

<p>Land use plan</p>								
<p>Justification of the Project</p>								
<p>Nature of the project</p>	<p>New</p>	<p>√</p>	<p>Developable</p>	<p>–</p>	<p>Extendable</p>	<p>–</p>	<p>Land development</p>	<p>–</p>
<p>Project category</p>	<p>Conservation</p>	<p>Commercial</p>	<p>Landscaping</p>	<p>Heritage</p>	<p>Housing</p>	<p>Relocation</p>	<p>Others</p>	
	<p>–</p>	<p>√</p>	<p>√</p>	<p>–</p>	<p>–</p>	<p>–</p>	<p>–</p>	
<p>Project targets</p>	<p>Economic</p>		<p>√</p>	<p>Social</p>		<p>√</p>		
<p>Project targets</p>	<ul style="list-style-type: none"> <li>• Provision of new employment opportunities</li> <li>• Provision of 35 commercial spaces for the commercial activities affected due to explosion of ammunition stores of army camp.</li> <li>• Construction of a commercial building including cafeteria and banking facilities</li> <li>• To develop a sport ground to improve sport activities</li> <li>• To set up post office, community center, and children park etc to improve community facilities.</li> <li>• To provide vehicle parking facilities.</li> </ul>							
<p>Rationale of the Project</p>	<p>Under the Seethawaka development plan Kosgama town has been identified as a main ton to be developed. Particularly due to explosion of ammunition stores of army camp, at Kosgama most of the commercial establishments in the area was damaged and lost employments of many people. Therefore, it was one of the reasons to formulate this project to provide employment opportunities for such affected people. It is expected to develop this township much better than Kosgama town in planned manner and this project would facilitate to generate new investment opportunities and also make available commercial spaces for new investors.</p>							
<p>Details about the land</p>								
<p>Ownership of the Land</p>	<p>UDA</p>	<p>√</p>	<p>Private</p>	<p>–</p>	<p>State</p>	<p>–</p>	<p>Others</p>	<p>–</p>

<b>Present condition of the land</b>	<ul style="list-style-type: none"> <li>35 numbers of commercial units have already been constructed for the affected businessmen.</li> <li>Balance land area is remained in vacant position.</li> </ul>	<b>Description about relocation</b>	<ul style="list-style-type: none"> <li>35 numbers of commercial units have already been constructed for the affected businessmen.</li> <li>Balance land area is remained in vacant position.</li> </ul>
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<b>Land ownership details</b>	Out of the Army camp site, nearly 5 acres has been vested with UDA.
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<b>from Survey Plan</b>	<b>Number</b>	<b>Name of the Surveyor</b>	<b>Date</b>	<b>Extent of the land</b>		
	767	P.D.K. Damayanthi	2017.04.28	A: 04	R: 02	P: 24.40

**Project Implementation**

<b>Implementation Method</b>	Nearly 5 acres has been vested with UDA. Project to be implemented in collaboration with the private sector.					
	<b>Implementing agency</b>	UDA.		<b>Funding source</b>	Government Treasury/ UDA	

<b>Infrastructure facilities</b>	<b>Water</b>	Required capacity		–		<b>Electricity</b>	Required capacity		–	
		Existing capacity		–			Existing capacity		–	
	<b>Solid Waste Management</b>	Yes	√	<b>Proposed Solid Waste Management</b>		Yes	√			
		No	–			No	–			

<b>Zone</b>	Low Density Residential Zone, Environment Friendly Activity Zone	<b>Zoning compatibility</b>		Yes	√
				No	–

<b>Lay out plan</b>					
–					

## Project 16

<i>Identification of the Project</i>				
<b>Project title</b>	Kosgama Urban Development Project			
<b>Project</b>	Construction of walking path along the boundary of paddy field adjoining to PD building.			
<b>Project sector</b>	Spatial planning strategy for Public outdoor recreational activities under the sustainable environmental strategic plan			
<b>Project proposal</b>	<p>Development of a walking path with a distance of 900m along the paddy field adjoining the PS building with a drainage canal and to develop the area as water retention apace.</p> <p>In addition, it is proposed to plant 100 shady trees to enhance the scenic beauty of the town. Specially it is expected to provide required facilities for the people as a middle density residential township.</p>			
<i>Location of the Project</i>				
<b>Location</b>	<b>Province</b>	Western	<b>District</b>	Colombo
	<b>Divisional Boundary</b>	Hanwella Div.Sec.	<b>Administrative unit</b>	Seethawaka PS
<b>Boundaries</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
	Seethawaka PS building	Old railway sta-tion Mawatha	Private land with residential units	Balika Vidyalaya Mawatha
<b>Accessibility</b>	A4- Awissawella road.			
<b>Location map</b>				



**Justification of the Project**

<b>Nature of the project</b>	New	√	Developable	-	Extendable	-	Land development	-
<b>Project category</b>	Conservation	Commercial	Landscaping	Heritage	Housing	Relocation	Others	
	-	-	√	-	-	-	Road development	
<b>Project targets</b>	Economic		-		Social		√	
<b>Project targets</b>	<ul style="list-style-type: none"> <li>• Construction of a walking path with a distance of 900m</li> <li>• Setting up of a canal system around the paddy field</li> <li>• Planning of 100 trees for enhancing the landscaping conditions of the area.</li> <li>• To develop the area as storm water retention area.</li> </ul>							
<b>Rationale of the Project</b>	This land located in the middle density residential area is required to be developed to provide common facilities for the expected population of 20,000 by the year 2030.							

**Details about the land**

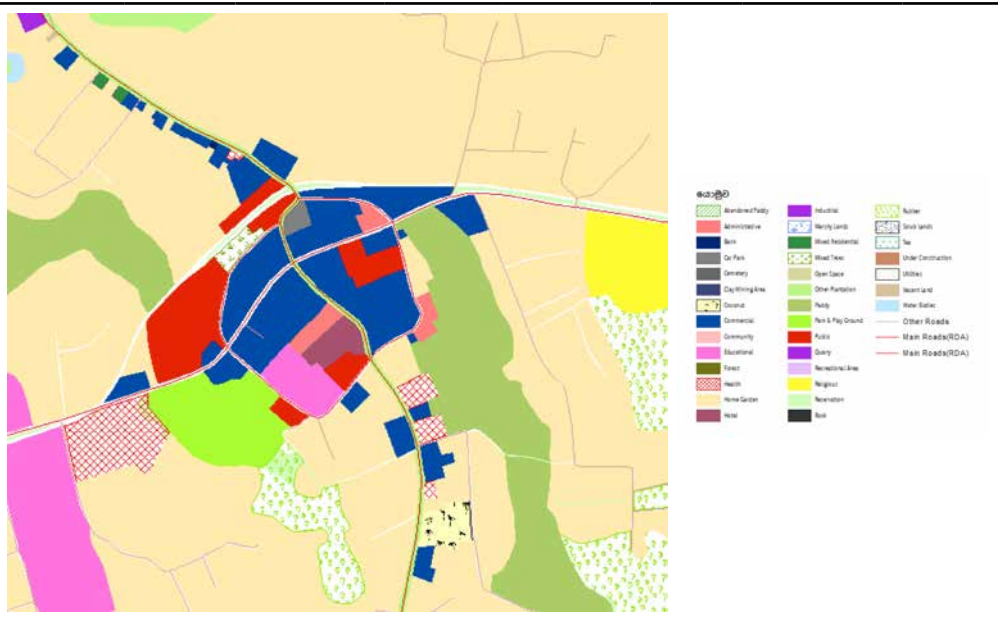
<b>Ownership of the Land</b>	UDA	-	Private	√	State	-	Others	-
<b>Present condition of the land</b>	Remain as abounded paddy field collecting water from small streams.		<b>Description about relocation</b>		-			

<b>Land ownership details</b>	• Private land					
<b>from Survey Plan</b>	<b>Number</b>	<b>Name of the Surveyor</b>	<b>Date</b>	<b>Extent of the land</b>		
	–	–	–	A: –	R: –	P: –
<b>Project Implementation</b>						
<b>Implementation Method</b>	The UDA to acquire the land and to implement the project under the guidance of SLLR&DC					
	<b>Implementing agency</b>	UDA		<b>Funding source</b>	Government Treasury / Private Sector	
<b>Infrastructure facilities</b>	<b>Water</b>	Required capacity	–	<b>Electricity</b>	Required capacity	–
		Existing capacity	–		Existing capacity	–
	<b>Solid Waste Management</b>	Yes	–	<b>Proposed Solid Waste Management</b>	Yes	–
		No	–		No	–
<b>Zone</b>	Medium Density Residential Zone	<b>Zoning compatibility</b>		Yes	√	
				No	–	
<b>Lay out plan</b>						
–						

# Padukka Town Development project


## Project 17

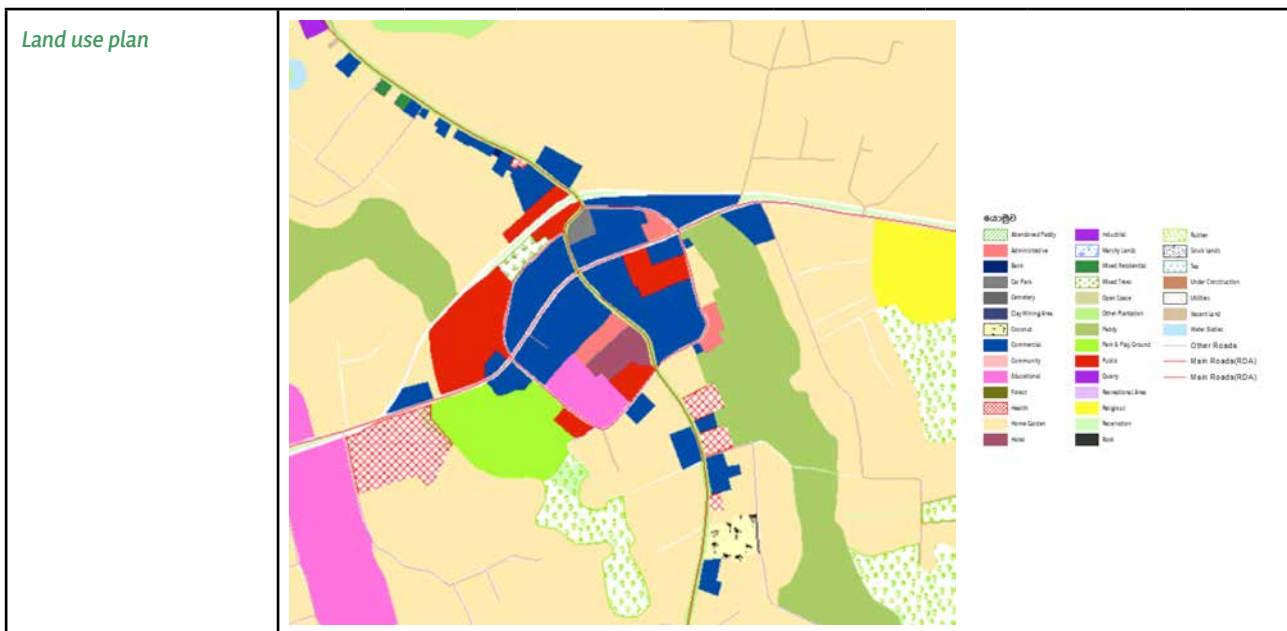
<i>Identification of the Project</i>				
<i>Project title</i>	Padukka Town Development project			
<i>Project</i>	Construction Circular road -Padukka			
<i>Project proposal</i>	<p>Padukka town has been identified to be developed as a commercial town under this plan and as such this circular road is proposed with a view to improve the transport facilities in the town.</p> <p>This road will have some links with town center and also connected to the Galagedara- Bope road, Kotte-Bope road. This will also link with the main public places such as Pradeshiya Sabha premises, Divisional Secretariat building, Padukka government school etc. Dally over 20,000 people will travel on this road.</p> <p>It is expected to widen this road up to 7m with pedestrian ways and side drains with rea planning in either side of the road.</p>			
<i>Location of the Project</i>				
<i>Location</i>	<i>Province</i>	Western	<i>District</i>	Colombo
	<i>Divisional Boundary</i>	Hanwella Div.Sec.	<i>Administrative unit</i>	Seethawaka PS
<i>Boundaries</i>	<i>North</i>	<i>East</i>	<i>South</i>	<i>West</i>
	-	-	-	-
<i>Accessibility</i>	Circular road (MDH Jayawardena Mawatha)			
<i>Location map</i>				

<p>Land use plan</p>								
<p>Justification of the Project</p>								
<p>Nature of the project</p>	<p>New</p>	<p>√</p>	<p>Developable</p>	<p>–</p>	<p>Extendable</p>	<p>–</p>	<p>Land development</p>	<p>–</p>
<p>Project category</p>	<p>Conservation</p>	<p>Commercial</p>	<p>Landscaping</p>	<p>Heritage</p>	<p>Housing</p>	<p>Relocation</p>	<p>Others</p>	
	<p>–</p>	<p>–</p>	<p>–</p>	<p>–</p>	<p>–</p>	<p>–</p>	<p>Road development</p>	
<p>Project targets</p>	<p>Economic</p>		<p>–</p>		<p>Social</p>		<p>√</p>	
<p>Project targets</p>	<ul style="list-style-type: none"> <li>Improvement of transport facilities and pedestrian movements</li> <li>Development of infrastructure facilities</li> <li>Implementation of greenery road concept</li> </ul>							
<p>Rationale of the Project</p>	<p>When developing the Padukka as service and Commercial town, the development of infrastructure was considered under this plan</p> <p>This project has been identified for the convenient of the pedestrian movements while implementing greenery concept.</p>							
<p>Details about the land</p>								
<p>Ownership of the Land</p>	<p>UDA</p>	<p>–</p>	<p>Private</p>	<p>–</p>	<p>State</p>	<p>√</p>	<p>Others</p>	<p>–</p>
<p>Present condition of the land</p>	<p>Remain as a 5m wide lane which is owned by the Pradeshiya Sabha.</p>		<p>Description about relocation</p>			<p>–</p>		
<p>Land ownership details</p>	<ul style="list-style-type: none"> <li>Lane maintained by the Pradeshiya Sabha</li> </ul>							

<i>from Survey Plan</i>	<b>Number</b>		<b>Name of the Surveyor</b>		<b>Date</b>		<b>Extent of the land</b>		
	-		-		-		A: -	R: -	P: -
<b>Project Implementation</b>									
<b>Implementation Method</b>	The road to be developed by the RDA/Pradeshya Sabha								
	<b>Implementing agency</b>		UDA/ RDA/Seethawaka PS		<b>Funding source</b>		Government Treasury		
<b>Infrastructure facilities</b>	<b>Water</b>	Required capacity		-		<b>Electricity</b>	Required capacity		-
		Existing capacity		-			Existing capacity		-
	<b>Solid Waste Management</b>	Yes	-	<b>Proposed Solid Waste Management</b>	Yes	-			
		No	-		No	-			
<b>Zone</b>	Service and Commercial Zone		<b>Zoning compatibility</b>			Yes		√	
						No		-	
<b>Lay out plan</b>									
-									

## Project 18

<i>Identification of the Project</i>				
<b>Project title</b>	Padukka urban Town project			
<b>Project</b>	Integration of Padukka Bus stand with railway station			
<b>Project proposal</b>	<p>Padukka town has been identified as one of the main towns in the Seethawaka Pradeshiya Sabha area.</p> <p>As per the development plan 2019-2030, when developing the paduka area as a service providing zone, it is expected around 30,000 commuters of population to this town. Therefore, it has become necessary to provide proper transport facilities for which it is necessary to integrate the bus stand with railway station together with improved pedestrian movements. Accordingly, the Padukka town needs to be developed as a commercial town under this plan and as such this circular road is proposed with view to improve the transport facilities which is also comprised with following sub projects.</p> <ol style="list-style-type: none"> <li>1. i. Road and bus stand integration project.</li> <li>2. ii. Construction of safer pedestrian walk ways bet ween Railway station and bus stand.</li> <li>3. iii. Development of storm water drainage and landscaping</li> </ol>			
<i>Location of the Project</i>				
<b>Location</b>	<b>Province</b>	Western	<b>District</b>	Colombo
	<b>Divisional Boundary</b>	Hanwella Div.Sec.	<b>Administrative unit</b>	Seethawaka PS
<b>Boundaries</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
	-	-	-	-
<b>Accessibility</b>	Kotte-Bope road and Circular road (PS road)			
<b>Location map</b>				



**Justification of the Project**

<b>Nature of the project</b>	<b>New</b>	√	<b>Developable</b>	-	<b>Extendable</b>	-	<b>Land development</b>	-
<b>Project category</b>	<b>Conservation</b>	<b>Commercial</b>	<b>Landscaping</b>	<b>Heritage</b>	<b>Housing</b>	<b>Relocation</b>	<b>Others</b>	
	-	-	-	-	-	-	Road devel-opment	
<b>Project targets</b>	<b>Economic</b>		-		<b>Social</b>		√	
<b>Project targets</b>	<ul style="list-style-type: none"> <li>• Creation of easy linkage between Railway station and the Bus stand</li> <li>• Establishment of safe and efficient pedestrian movements,</li> <li>• Maintaining of scenic beauty of the town.</li> </ul>							
<b>Rationale of the Project</b>	When developing the Padukka as service and Commercial town, it has become necessary to provide necessary urban facilities for the public coming to the town for various requirements and also to develop the infrastructure of the town.							

**Details about the land**

<b>Ownership of the Land</b>	<b>UDA</b>	-	<b>Private</b>	-	<b>State</b>	√	<b>Others</b>	-
<b>Present condition of the land</b>	State land remain under CGR		<b>Description about relocation</b>		-			
<b>Land ownership details</b>	<ul style="list-style-type: none"> <li>• Lane maintained by the Pradeshiya Sabha</li> </ul>							

<i>from Survey Plan</i>	<b>Number</b>	<b>Name of the Surveyor</b>	<b>Date</b>	<b>Extent of the land</b>		
	-	-	-	A: -	R: -	P: -

<b>Project Implementation</b>				
<b>Implementation Method</b>	The road to be developed by the UDA together with RDA/CGR			
	<b>Implementing agency</b>	UDA/ RDA/CGR and Road passenger transport authority	<b>Funding source</b>	Government Treasury

<b>Infrastructure facilities</b>	<b>Water</b>	Required capacity	-	<b>Electricity</b>	Required capacity	-
		Existing capacity	-		Existing capacity	-
	<b>Solid Waste Management</b>	Yes	-	<b>Proposed Solid Waste Management</b>	Yes	-
		No	-		No	-
<b>Zone</b>	Service and Commercial Zone	<b>Zoning compatibility</b>		Yes	√	
				No	-	

<b>Lay out plan</b>					
-					

## Project 19

<i>Identification of the Project</i>				
<i>Project title</i>	Padukka Town Development project			
<i>Project</i>	Development of a vehicular park within the Pradeshiya Sabha building at Padukka			
<i>Project sector</i>	Road and transport strategy under the Infrastructure development strategic plan			
<i>Project proposal</i>	<p>Padukka town has been identified to be developed as services providing commercial town by the year 2030. For this purpose, the vehicular parking facilities need to be developed to facilitate the increasing population of the town. Specially parking facilities have to be provided for the people who want to park their vehicles and to travel by train. Therefore, this nearby land was identified as most suitable location for construction vehicular park.</p> <p>In addition, there is a sub office of Seethawaka Pradeshiya Sabha functioning in the same premises and this vehicle park will be useful for the public who are coming to this sub office for their daily requirements. It is proposed to construct a multistoried car park with at least 100 parking slots.</p>			
<i>Location of the Project</i>				
<i>Location</i>	<i>Province</i>	Western	<i>District</i>	Colombo
	<i>Divisional Boundary</i>	Hanwella Div.Sec.	<i>Administrative unit</i>	Seethawaka PS
<i>Boundaries</i>	<i>North</i>	<i>East</i>	<i>South</i>	<i>West</i>
	Padukka Station	M.P.Perera Mawatha	Kotte-Bope Road	Galagedara-Horana road
<i>Accessibility</i>	Galagedara-Horana road (B123), Kotte-Bope road			
<i>Location map</i>				

<p>Land use plan</p>								
<p style="text-align: center;"><b>Justification of the Project</b></p>								
<p>Nature of the project</p>	<p>New</p>	<p>✓</p>	<p>Developable</p>	<p>–</p>	<p>Extendable</p>	<p>–</p>	<p>Land development</p>	<p>–</p>
<p>Project category</p>	<p>Conservation</p>	<p>Commercial</p>	<p>Landscaping</p>	<p>Heritage</p>	<p>Housing</p>	<p>Relocation</p>	<p>Others</p>	
<p>Project targets</p>	<p>Economic</p>		<p>✓</p>	<p>Social</p>		<p>✓</p>		
<p>Project targets</p>	<ul style="list-style-type: none"> <li>• Construction of car park for 100 vehicles</li> <li>• To minimize the road side parking</li> <li>• To provide parking facilities for the passengers coming to railway station and the Pradeshiya Sabha</li> </ul>							
<p>Rationale of the Project</p>	<p>Land identified for the proposed car park is located within the proposed service providing commercial area, it is highly accessible to other areas. Presently some haphazard development has taken place in this location where the Pradeshiya Sabha office is also functioning. Since the proposed site is located closer to station and also closer to circular road, parking facilities for the people coming for commercial purposes could be provided easily and would be a solution to reduce road side parking issue. Since this project would contribute to develop the Padukka as service and Commercial town, it has become necessary to provide urban facilities for the public coming to the town for various requirements and also to develop the infrastructure of the town. The parking requirements of the people expected by the year 2030 could be fulfilled through this project. This would also be useful to provide parking facilities for the increasing population due to railway improvements of making dual lines.</p>							
<p style="text-align: center;"><b>Details about the land</b></p>								
<p>Ownership of the Land</p>	<p>UDA</p>	<p>–</p>	<p>Private</p>	<p>–</p>	<p>State</p>	<p>✓</p>	<p>Others</p>	<p>–</p>

<b>Present condition of the land</b>	<i>This is one of the 04 land plots situated adjoining to circular road where the sacred Bo-tree of the Padukka town is located. Pradeshiya Sabha sub office and some commercial units are in existence in the site.</i>	<b>Description about relocation</b>	-		
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<b>Land ownership details</b>	-				
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<b>from Survey Plan</b>	<b>Number</b>	<b>Name of the Surveyor</b>	<b>Date</b>	<b>Extent of the land</b>		
	-	-	-	A: -	R: -	P: -

<b>Project Implementation</b>						
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<b>Implementation Method</b>	<i>Seethawaka PS being the owner of the land has to implement this project through Pradesiya Sabha funds</i>					
	<b>Implementing agency</b>	Implementing agency		<b>Funding source</b>	Government Treasury	

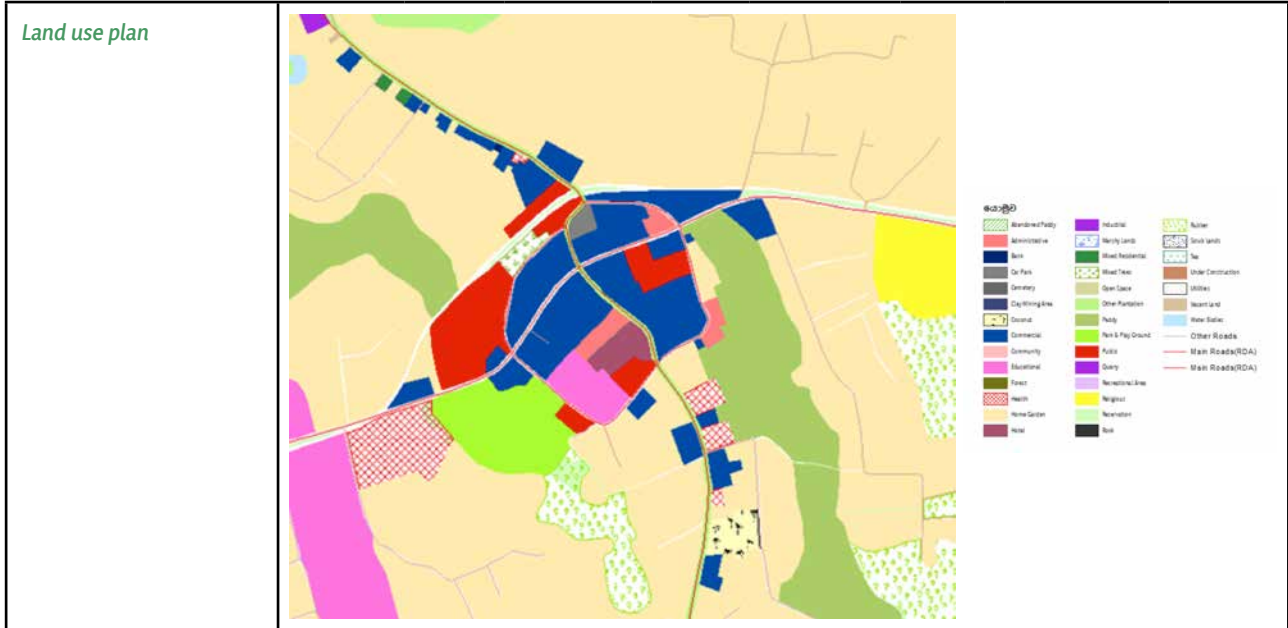
<b>Infrastructure facilities</b>	<b>Water</b>	Required capacity		-	<b>Electricity</b>	Required capacity		-
		Existing capacity		-		Existing capacity		-
	<b>Solid Waste Management</b>	Yes	-	<b>Proposed Solid Waste Management</b>	Yes	-		
		No	-		No	-		

<b>Zone</b>	Service and Commercial Zone	<b>Zoning compatibility</b>	Yes	√
			No	-

<b>Lay out plan</b>				
-				

## Project 20

<i>Identification of the Project</i>				
<b>Project title</b>	Padukka Urban Development project			
<b>Project</b>	Redevelopment of a land squire in the Pradshiya Sabha building premises at padu-ka			
<b>Project proposal</b>	<p>As per the development plan, it is proposed to develop paduka area as a service providing and commercial town and forecasted population expected to the town is around 30,000.</p> <p>Development of infrastructure in the town is a requirement identified in this plan and in line with this requirement, it is proposed to re develop the Pradeshiya Sabha building squire. Under this proposal Pradeshiya Sabha building and commercial complex needs to be redeveloped with parking facilities together with drainage lines, pedestrian walk ways and landscaping.</p>			
<i>Location of the Project</i>				
<b>Location</b>	<b>Province</b>	Western	<b>District</b>	Colombo
	<b>Divisional Boundary</b>	Hanwella Div.Sec.	<b>Administrative unit</b>	Seethawaka PS
<b>Boundaries</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
	-	-	-	-
<b>Accessibility</b>	Circular road and Kotte- Bope road			
<b>Location map</b>				



Justification of the Project

Nature of the project	New	√	Developable	√	Extendable	-	Land development	-
Project category	Conservation	Commercial	Landscaping	Heritage	Housing	Relocation	Others	
	-	√	-	-	-	√	-	
Project targets	Economic		√		Social		√	
Project targets	<ul style="list-style-type: none"> <li>• Development of infrastructure in the area.</li> <li>• Provision of profitable investment opportunities for the entrepreneurs of the area.</li> <li>• Development of safe pedestrian walk ways</li> <li>• Landscaping</li> </ul>							
Rationale of the Project	<p>When developing the area as service providing commercial town under the Seethawaka development plan 2019-2030, it is essential to develop the basic infrastructure facilities in the town.</p> <p>This would have an impact for revival of other development as well. Further this would facilitate in deriving the economic benefits and green city concept as envisaged in this plan.</p>							

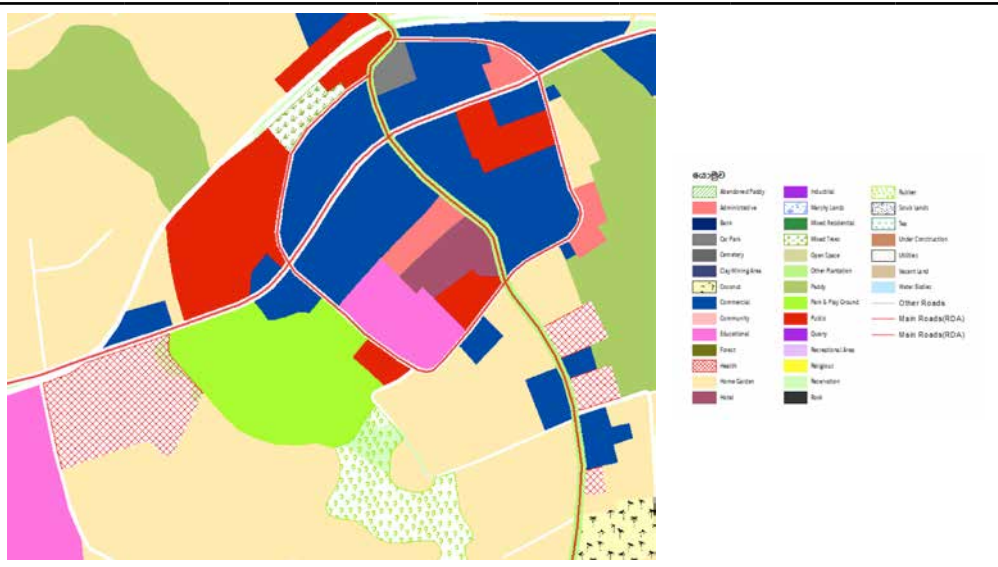
Details about the land									
<b>Ownership of the Land</b>	UDA	–	Private	–	State	√	Others	–	
<b>Present condition of the land</b>	Pradeshiya Sabha building and commercial complex are in existence presently in this land		<b>Description about relocation</b>		<ul style="list-style-type: none"> <li>Temporary relocation provided for the traders to be displaced for a shorty period.</li> </ul>				
<b>Land ownership details</b>	<ul style="list-style-type: none"> <li>Lane owned is by the Seethawaka Pradeshiya Sabha</li> </ul>								
<b>from Survey Plan</b>	<b>Number</b>		<b>Name of the Surveyor</b>		<b>Date</b>		<b>Extent of the land</b>		
	–		–		–		A: –	R: –	P: –

Project Implementation				
<b>Implementation Method</b>	Seethawaka PS being the owner of the land has to implement this project			
	<b>Implementing agency</b>	UDA/ Seethawaka Pradeshiya Sabha	<b>Funding source</b>	Government Treasury

<b>Infrastructure facilities</b>	<b>Water</b>	Required capacity		–	<b>Electricity</b>	Required capacity		–
		Existing capacity		–		Existing capacity		–
	<b>Solid Waste Management</b>	Yes	–	<b>Proposed Solid Waste Management</b>	Yes	–		
		No	–		No	–		
<b>Zone</b>	Service and Commercial Zone		<b>Zoning compatibility</b>		Yes		√	
					No		–	
<b>Lay out plan</b>								
–								

## Project 21

<i>Identification of the Project</i>				
<i>Project title</i>	Padukka Town Development project			
<i>Project</i>	Development of pedestrian walkway from Padukka town up to Padukka base hospital along the Godagama- Padukka road			
<i>Project sector</i>	Landscaping strategy under the Sustainable Environmental Strategic Plan			
<i>Project proposal</i>	As per the development plan (2019-2030), it is proposed to develop the paduka as a service providing and commercial town. From the location of railway station and Padukka bus stand, the passengers who get down there has to walk around 500 meters of distance to base hospital. Presently there is no any pedestrian access from Padukka town to base hospital. Therefore, it is proposed to construct a pedestrian walkway between the Town and the hospital with side drains and planting of some shady tries to for easy movement of the pedestrians.			
<i>Location of the Project</i>				
<i>Location</i>	<i>Province</i>	Western	<i>District</i>	Colombo
	<i>Divisional Boundary</i>	Hanwella Div.Sec.	<i>Administrative unit</i>	Seethawaka PS
<i>Boundaries</i>	<i>North</i>	<i>East</i>	<i>South</i>	<i>West</i>
	From the location of Secrad Bo-tree up to Base hospital at Padukka			
<i>Accessibility</i>	Godagama Padukka road (B-240)			
<i>Location map</i>				

<p>Land use plan</p>								
<p>Justification of the Project</p>								
<p>Nature of the project</p>	New	√	Developable	-	Extendable	-	Land development	-
<p>Project category</p>	Conservation	Commercial	Landscaping	Heritage	Housing	Relocation	Others	
	-	-	√	-	-	-	-	
<p>Project targets</p>	Economic		-		Social		√	
<p>Project targets</p>	<ul style="list-style-type: none"> <li>To construct a pedestrian walk way from Padukka town to Hospital with a distance of 500m</li> <li>Planting of around 50 trees in either side of the walk way to make it shady.</li> <li>Construction side drains with an adequate capacity to for preventing flooding threat.</li> </ul>							
<p>Rationale of the Project</p>	<p>Mainly this project would facilitate the public to easily reach to the hospital. Normally around 20,000 people annually get medical facilities from this hospital and majority are coming through public transport. There is a long distance of around 500 m from railway station and the Bus stand to be travelled by the public to this hospital and as such this walk way would be beneficial for a large number of people to walk safely.</p>							
<p>Details about the land</p>								
<p>Ownership of the Land</p>	UDA	-	Private	-	State	-	Others	-

<b>Present condition of the land</b>	Walk way to be started from the location of Padukka sacred Bo-tree up to hospital premises. Padukka Bus stand Padukka weekly fair playground, railway station and Sri Piyarathana Vidyalaya etc are located in the vicinity of this walk way.	<b>Description about relocation</b>	-
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<b>Land ownership details</b>	<ul style="list-style-type: none"> <li>Seethawaka PS own land.</li> </ul>
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<b>from Survey Plan</b>	<b>Number</b>	<b>Name of the Surveyor</b>	<b>Date</b>	<b>Extent of the land</b>		
	-	-	-	A: -	R: -	P: -

**Project Implementation**

<b>Implementation Method</b>	Proposed to develop this walk way with side drains through RDA					
	<b>Implementing agency</b>	RDA		<b>Funding source</b>	Government Treasury / Private Sector	

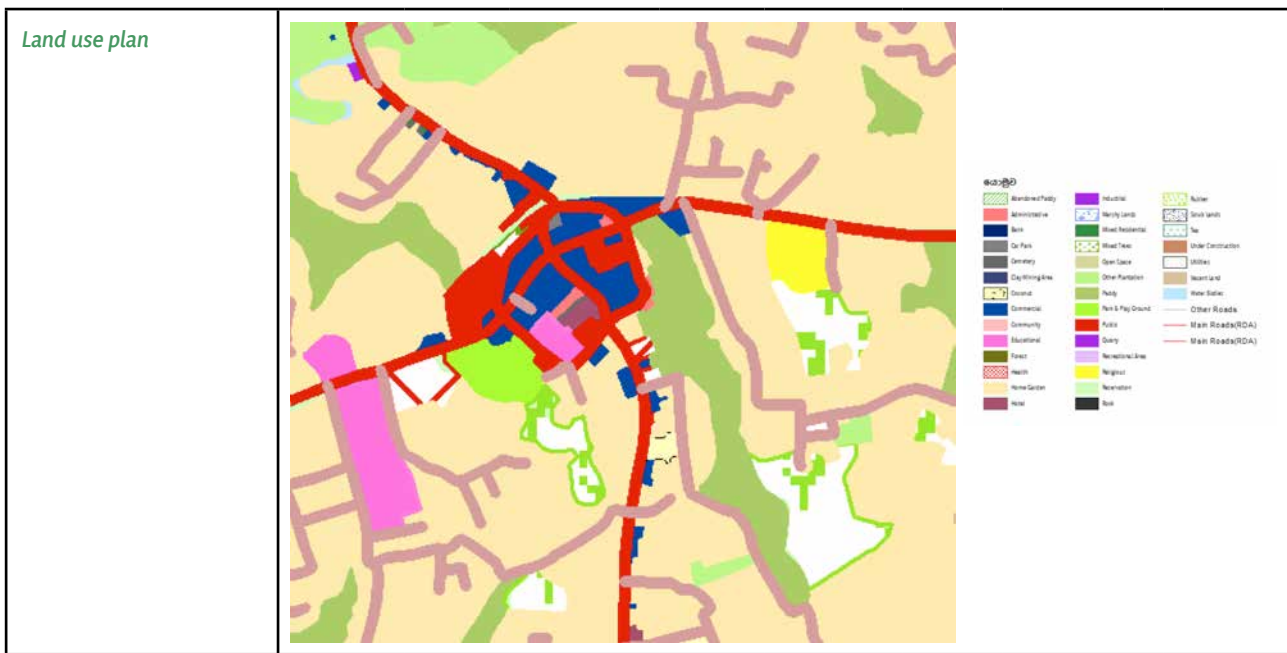
<b>Infrastructure facilities</b>	<b>Water</b>	Required capacity		-	<b>Electricity</b>	Required capacity		-
		Existing capacity		-		Existing capacity		-
	<b>Solid Waste Management</b>	Yes	-	<b>Proposed Solid Waste Management</b>	Yes	-		
		No	-		No	-		
<b>Zone</b>	Service and Commercial Zone		<b>Zoning compatibility</b>		Yes	√		
					No	-		

<b>Lay out plan</b>							
-							

## Project 22

<i>Identification of the Project</i>				
<i>Project title</i>	Padukka Town Development project			
<i>Project</i>	Development of Playground at Padukka town			
<i>Project proposal</i>	As a town having a large number of commuter population, it has become necessary to provide recreational facilities while maintaining its environmental balance in the area. Accordingly, it is proposed to develop the playground with basic infrastructure facilities as urban facility required for the town.			
<i>Location of the Project</i>				
<i>Location</i>	<i>Province</i>	Western	<i>District</i>	Colombo
	<i>Divisional Boundary</i>	Hanwella Div.Sec.	<i>Administrative unit</i>	Seethawaka PS
<i>Boundaries</i>	<i>North</i>	<i>East</i>	<i>South</i>	<i>West</i>
	-	-	-	-
<i>Accessibility</i>	Kotte- Bope main road			





**Justification of the Project**


<b>Nature of the project</b>	New	√	Developable	-	Extendable	-	Land development	-
<b>Project category</b>	Conservation	Commercial	Landscaping	Heritage	Housing	Relocation	Others	
	-	-	√	-	-	-	විනෝදාස්වාදිත	
<b>Project targets</b>	Economic		-		Social		√	
<b>Project targets</b>	<ul style="list-style-type: none"> <li>To develop urban infrastructure</li> <li>To promote using of open spaces.</li> <li>To provide leisure and recreational facilities.</li> </ul>							
<b>Rationale of the Project</b>	<p>For achieving the vision of the plan, some main town have been identified for promotion as commercial centers under which Padukka has been identified as a main center. While achieving the economic benefits in the process of development, it has become necessary to improve the basic infrastructure facilities and this project has been identified accordingly.</p>							


**Details about the land**

<b>Ownership of the Land</b>	UDA	√	Private	-	State	-	Others	-
<b>Present condition of the land</b>	Development activities are being carried out in the playground.		<b>Description about relocation</b>		-			
<b>Land ownership details</b>	<ul style="list-style-type: none"> <li>UDA has acquired this land from a private party</li> </ul>							

<i>from Survey Plan</i>	<b>Number</b>	<b>Name of the Surveyor</b>	<b>Date</b>	<b>Extent of the land</b>		
	-	-	-	A: 06 -	R: -	P: -
<b>Project Implementation</b>						
<b>Implementation Method</b>	Development activities are being carried out by the UDA .					
	<b>Implementing agency</b>	RDA	<b>Funding source</b>	Government Treasury		
<b>Infrastructure facilities</b>	<b>Water</b>	Required capacity	-	<b>Electricity</b>	Required capacity	-
		Existing capacity	-		Existing capacity	-
	<b>Solid Waste Management</b>	Yes	-	<b>Proposed Solid Waste Management</b>	Yes	-
		No	-		No	-
<b>Zone</b>	Service and Commercial Zone	<b>Zoning compatibility</b>		Yes	√	
				No	-	
<b>Lay out plan</b>						
-						

## Project 23

<i>Identification of the Project</i>				
<i>Project title</i>	Padukka urban Development project			
<i>Project</i>	Development of Walking paths, and water retention areas			
<i>Project sector</i>	Public open space and recreational strategy under the Sustainable Environmental Strategic Plan			
<i>Project proposal</i>	<p>Paduka Town has been identified to be developed as service providing and commercial town maintaining a middle level residential density.</p> <p>It is proposed to create a water retention pond with a walking path in the land area located abutting Kotte - Bope road while protecting the low-lying areas to minimize the flooding threat to this area. This development would help to provide exercising facilities for the increasing population where it is proposed to plant around 50 trees with drainage lines</p>			
<i>Location of the Project</i>				
<i>Location</i>	<i>Province</i>	Western	<i>District</i>	Colombo
	<i>Divisional Boundary</i>	Hanwella Div.Sec.	<i>Administrative unit</i>	Seethawaka PS
<i>Boundaries</i>	<i>North</i>	<i>East</i>	<i>South</i>	<i>West</i>
	Kotte-Bope Road	Senanayaka Road	Private Road	MDH Jayawardana Mawatha & Jeewaka Hospital
<i>Accessibility</i>	Kotte-Bope road (B-240)			
<i>Location map</i>				


<p>Land use plan</p>								
<p>Justification of the Project</p>								
<p>Nature of the project</p>	<p>New</p>	<p>√</p>	<p>Developable</p>	<p>–</p>	<p>Extendable</p>	<p>–</p>	<p>Land development</p>	<p>–</p>
<p>Project category</p>	<p>Conservation</p>	<p>Commercial</p>	<p>Landscaping</p>	<p>Heritage</p>	<p>Housing</p>	<p>Relocation</p>	<p>Others</p>	
	<p>–</p>	<p>–</p>	<p>√</p>	<p>–</p>	<p>–</p>	<p>–</p>	<p>–</p>	
<p>Project targets</p>	<p>Economic</p>		<p>–</p>		<p>Social</p>		<p>√</p>	
<p>Project targets</p>	<ul style="list-style-type: none"> <li>• To develop a 900m walking path</li> <li>• Prevention of filling paddy lands</li> <li>• Development of water retention pond</li> <li>• Planting of around 50 trees</li> </ul>							
<p>Rationale of the Project</p>	<p>The main purpose of this project is to provide exercising areas for the increasing population and to protect the water retention areas. The Padukka town is to be developed as middle density residential areas where it is expected a residential population of 30,000. This project will be useful for this population as an exercising facility while the retention pond will be useful to reduce the flood threat occurred from Pusseli oya and is important as water retention area.</p>							
<p>Details about the land</p>								
<p>Ownership of the Land</p>	<p>UDA</p>	<p>–</p>	<p>Private</p>	<p>√</p>	<p>State</p>	<p>–</p>	<p>Others</p>	<p>–</p>

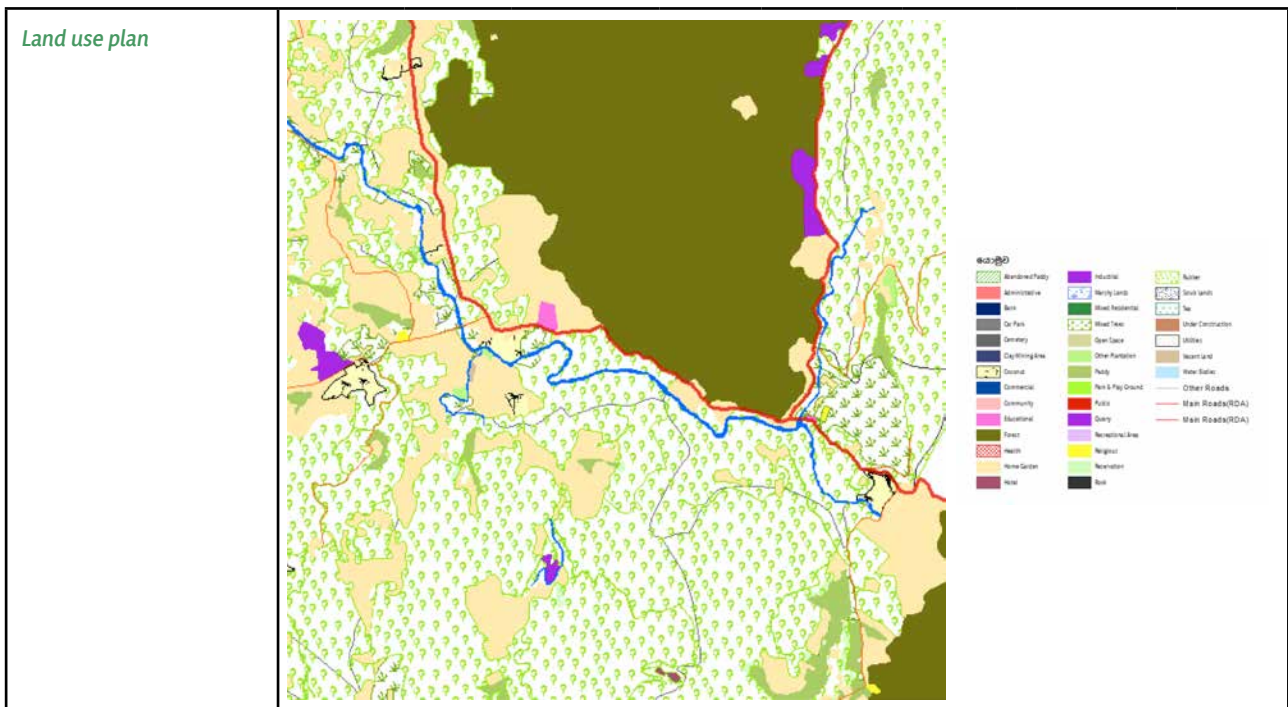
<b>Present condition of the land</b>	Presently remained as a paddy field while surrounding area is development as mix residential area with some commercial activities.	<b>Description about relocation</b>	-			
<b>Land ownership details</b>	-					
<b>from Survey Plan</b>	<b>Number</b>	<b>Name of the Surveyor</b>	<b>Date</b>	<b>Extent of the land</b>		
	-	-	-	A: -	R: -	P: -
<b>Project Implementation</b>						
<b>Implementation Method</b>	Project to be implemented by the SLLR7DC					
	<b>Implementing agency</b>	UDA/ SLLR & DC	<b>Funding source</b>	Government Treasury		

<b>Infrastructure facilities</b>	<b>Water</b>	Required capacity	-		<b>Electricity</b>	Required capacity	-	
		Existing capacity	-			Existing capacity	-	
	<b>Solid Waste Management</b>	Yes	-		<b>Proposed Solid Waste Management</b>	Yes	-	
		No	-			No	-	
<b>Zone</b>	Medium Density Residential Zone	<b>Zoning compatibility</b>			Yes	√		
					No	-		
<b>Lay out plan</b>								
-								

## Urban Development Projects – Waga & Thummodara

### Project 24

<i>Identification of the Project</i>				
<b>Project title</b>	Waga, Thummodara town development projects			
<b>Project</b>	Development of Green educational park			
<b>Project proposal</b>	<p>Thummodara area is located bordering Labugama reservoir. This project will help to make use high environmentally friendly features and to uplift the importance of Labugama reservoir. Project is to be set up between Labugama town junction and Thummodara junction. The Eswathu Oya flowing in the down could also be made use for the project. Around 30 acres have been identified for the project. Project include;</p> <ol style="list-style-type: none"> <li>1. Auditorium</li> <li>2. Exercising areas</li> <li>3. Education halls</li> <li>4. Meditation center</li> <li>5. Gymnasium</li> <li>6. Hostel facilities</li> <li>7. Museum</li> </ol>			
<i>Location of the Project</i>				
<b>Location</b>	<b>Province</b>	Western	<b>District</b>	Colombo
	<b>Divisional Boundary</b>	Hanwella Div.Sec.	<b>Administrative unit</b>	Seethawaka PS
<b>Boundaries</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
	-	-	-	-
<b>Accessibility</b>	<p>Kaluaggala -Labugama road Thummodara-Puwakpitiya road Ihala Bope-Labugama road</p>			
<b>Location map</b>				



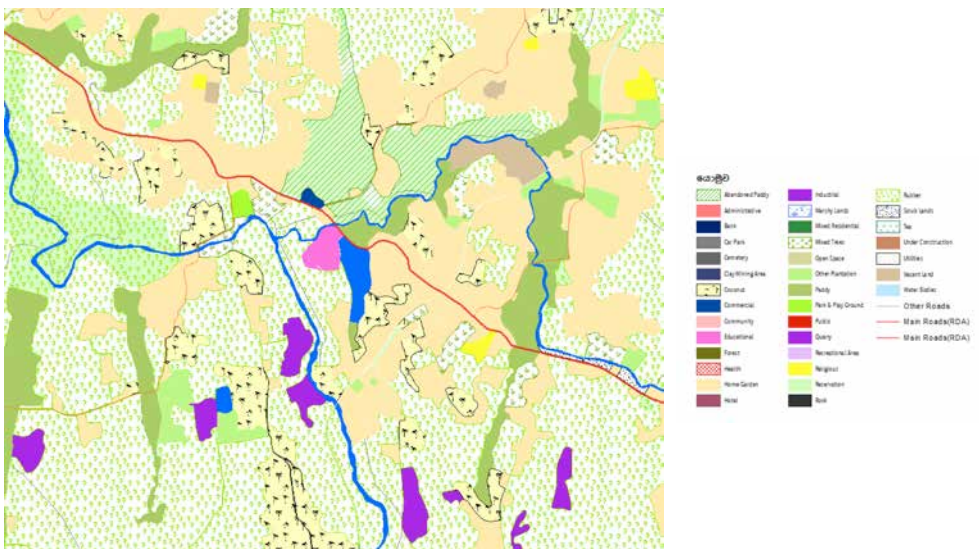
Justification of the Project

Nature of the project	New	√	Developable	-	Extendable	-	Land development	-
Project category	Conservation	Commercial	Landscaping	Heritage	Housing	Relocation	Others	
	-	√	√	-	-	-	අධ්‍යාපන	
Project targets	Economic		√	Social		√		
Project targets	<ul style="list-style-type: none"> <li>To develop Labugama town center and Thummodara junction</li> <li>Development of infrastructure of the area</li> <li>To make it as the best green educational center in the Colombo district</li> <li>To extract the potential in the Labugama reservoir</li> </ul>							
Rationale of the Project	<p>Although level of education in the Colombo district is increased with the higher urbanization, there is no facilities with a distinct green environment to conduct educational programs of proposed nature. The main purpose of this project is to develop an educational institution taking into account the potentials in the green environment in the area which would accomplish the first and third goals of the plan</p> <p>This project will have to be an environmentally conducive, fully fledged educational institution capable of catering to all modern educational requirements.</p>							

<i>Details about the land</i>									
<i>Ownership of the Land</i>	UDA	–	Private	√	State	–	Others	–	
<i>Present condition of the land</i>	Presently remain this area as an agricultural environment		<i>Description about relocation</i>		–				
<i>Land ownership details</i>	–								
<i>from Survey Plan</i>	<i>Number</i>		<i>Name of the Surveyor</i>		<i>Date</i>		<i>Extent of the land</i>		
	–		–		–		A: –	R: –	P: –
<i>Project Implementation</i>									
<i>Implementation Method</i>	Project has to be implemented after acquiring the land in extent of about 6 acres								
	<i>Implementing agency</i>		UDA in collaboration with Private sector		<i>Funding source</i>		UDA/Private sector		
<i>Infrastructure facilities</i>	<b>Water</b>	<i>Required capacity</i>		–		<b>Electricity</b>	<i>Required capacity</i>		–
		<i>Existing capacity</i>		–			<i>Existing capacity</i>		–
	<b>Solid Waste Management</b>	Yes		–		<b>Proposed Solid Waste Management</b>	Yes		–
		No		–			No		–
<i>Zone</i>	Eco Friendly Tourism Activity Zone		<b>Zoning compatibility</b>			Yes		√	
						No		–	
<i>Lay out plan</i>									
–									

## Project 25

<i>Identification of the Project</i>				
<i>Project title</i>	Waga , Thummodara town development projects			
<i>Project</i>	Bus stand development project at Waga town.			
<i>Project proposal</i>	<p>Presently very few buses are operating between Waga and Thummodara town and is not sufficient for the residential population and commuter population.</p> <p>In addition, this project was proposed to provide transport facilities for Kelani Valley/Kelani Valley railway passengers of the town. The land area between Waga post office and station is identified for the bus stand project. Integration of railway station and Bus stand is the main concern in this project.</p>			
<i>Location of the Project</i>				
<i>Location</i>	<i>Province</i>	Western	<i>District</i>	Colombo
	<i>Divisional Boundary</i>	Hanwella Div.Sec.	<i>Administrative unit</i>	Seethawaka PS
<i>Boundaries</i>	<i>North</i>	<i>East</i>	<i>South</i>	<i>West</i>
	-	-	-	-
<i>Accessibility</i>	Thummodara road			
<i>Location map</i>				

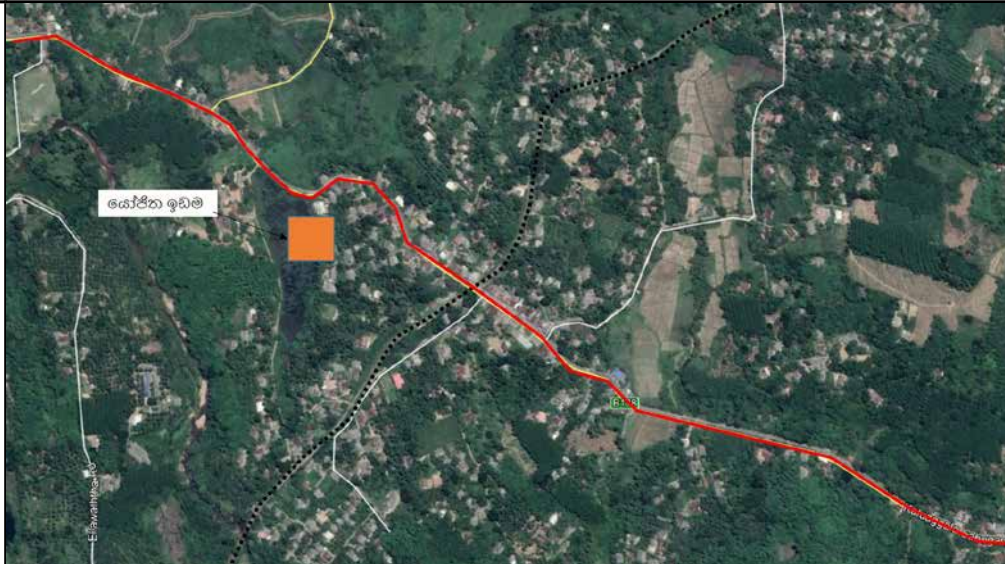
<p><i>Land use plan</i></p>								
<p><i>Justification of the Project</i></p>								
<p><i>Nature of the project</i></p>	<p>New</p>	<p>√</p>	<p>Developable</p>	<p>–</p>	<p>Extendable</p>	<p>–</p>	<p>Land development</p>	<p>–</p>
<p><i>Project category</i></p>	<p>Conservation</p>	<p>Commercial</p>	<p>Landscaping</p>	<p>Heritage</p>	<p>Housing</p>	<p>Relocation</p>	<p>Others</p>	
	<p>–</p>	<p>√</p>	<p>–</p>	<p>–</p>	<p>–</p>	<p>–</p>	<p>Transport development project</p>	
<p><i>Project targets</i></p>	<p>Economic</p>		<p>√</p>		<p>Social</p>		<p>√</p>	
<p><i>Project targets</i></p>	<ul style="list-style-type: none"> <li>• Development of infrastructure of the area</li> <li>• Increase of the connectivity between railway station and the bus stand</li> <li>• Provision of proper bus service for the expected residential and commuter population of around 30,000.</li> <li>• Provision of commercial spaces</li> </ul>							
<p><i>Rationale of the Project</i></p>	<p>Provision of safe and efficient transport facilities is the intention of this project by integrating railway station and bus stand</p>							
<p><i>Details about the land</i></p>								
<p><i>Ownership of the Land</i></p>	<p>UDA</p>	<p>–</p>	<p>Private</p>	<p>√</p>	<p>State</p>	<p>–</p>	<p>Others</p>	<p>–</p>

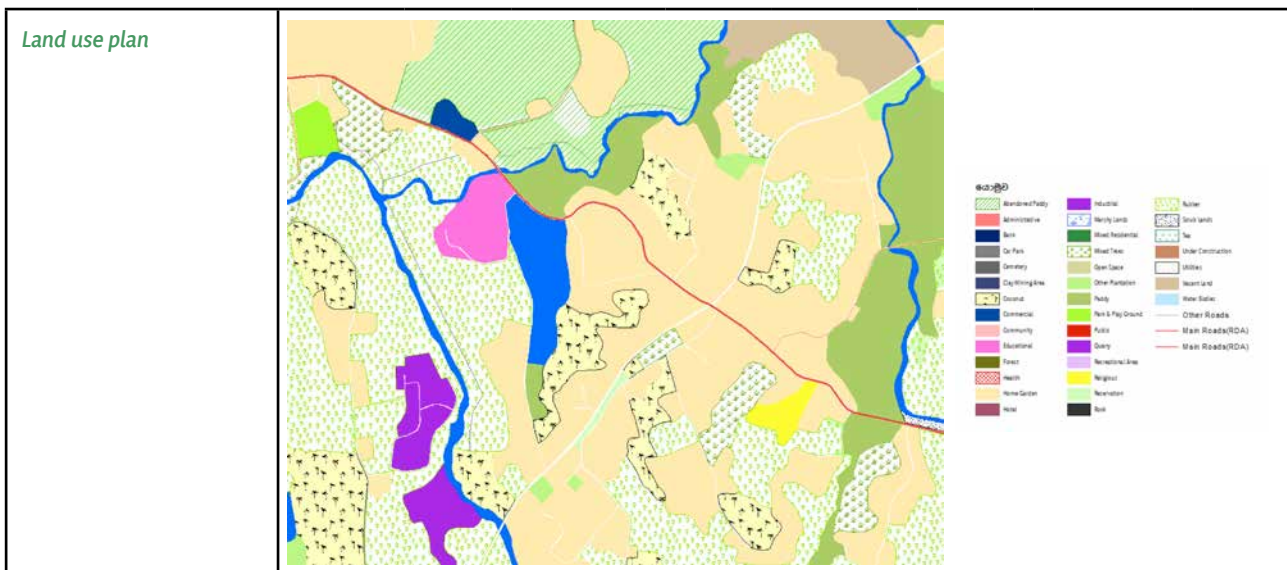
<b>Present condition of the land</b>	<ul style="list-style-type: none"> <li>Remain as high land with few residential units.</li> <li>CGR is also using for some certain activities</li> </ul>	<b>Description about relocation-</b>	-			
<b>Land ownership details</b>	-					
<b>from Survey Plan</b>	<b>Number</b>	<b>Name of the Surveyor</b>	<b>Date</b>	<b>Extent of the land</b>		
	-	-	-	A: -	R: -	P: -

<b>Project Implementation</b>				
<b>Implementation Method</b>	Project to be implemented after Vesting of around 2 acres with UDA .			
	<b>Implementing agency</b>	UDA	<b>Funding source</b>	UDA

<b>Infrastructure facilities</b>	<b>Water</b>	Required capacity	-		<b>Electricity</b>	Required capacity	-	
		Existing capacity	-			Existing capacity	-	
	<b>Solid Waste Management</b>	Yes	-		<b>Proposed Solid Waste Management</b>	Yes	-	
		No	-			No	-	
<b>Zone</b>	Medium Density Residential Zone	<b>Zoning compatibility</b>			Yes	√		
					No	-		
<b>Lay out plan</b>								
-								

## Project 26

<i>Identification of the Project</i>				
<i>Project title</i>	Waga town development projects			
<i>Project</i>	Development of a Green linear park around the Waga Moragoda lake (located closer to Boralugoda school)			
<i>Project proposal</i>	The lake situated bordering to Waga railway station and closer to Waga -Thummodara road is presently remain in undeveloped state. A rapid development is expected under this plan in this area. Accordingly, this project has been identified to provide recreational facilities for the area. The project includes a linear park and walking path covering around 50% of the boundary.			
<i>Location of the Project</i>				
<i>Location</i>	<i>Province</i>	Western	<i>District</i>	Colombo
	<i>Divisional Boundary</i>	Hanwella Div.Sec.	<i>Administrative unit</i>	Seethawaka PS
<i>Boundaries</i>	<i>North</i>	<i>East</i>	<i>South</i>	<i>West</i>
	-	-	-	-
<i>Accessibility</i>	-			
<i>Location map</i>				



**Justification of the Project**


<b>Nature of the project</b>	New	√	Developable	-	Extendable	-	Land development	-
<b>Project category</b>	Conservation	Commercial	Landscaping	Heritage	Housing	Relocation	Others	
	-	-	√	-	-	-	Transport development project	
<b>Project targets</b>	Economic		-		Social		√	
<b>Project targets</b>	<ul style="list-style-type: none"> <li>Development of linear park</li> <li>Provision of recreational facilities and physical exercising facilities</li> <li>To enhance the landscaping slandered through rehabilitation of lake</li> </ul>							
<b>Rationale of the Project</b>	<p>The project of this nature is important in achieving the vision of the plan for creating the as green blue environment and also as a flourish residential zone. It is expected to develop the Kahahena area as high density residential area expecting a population of around 30,000 of residential population and commuters. By developing this lake and its surroundings, the recreational facilities for the increasing population could be enhanced while improving the environment in the area.</p>							

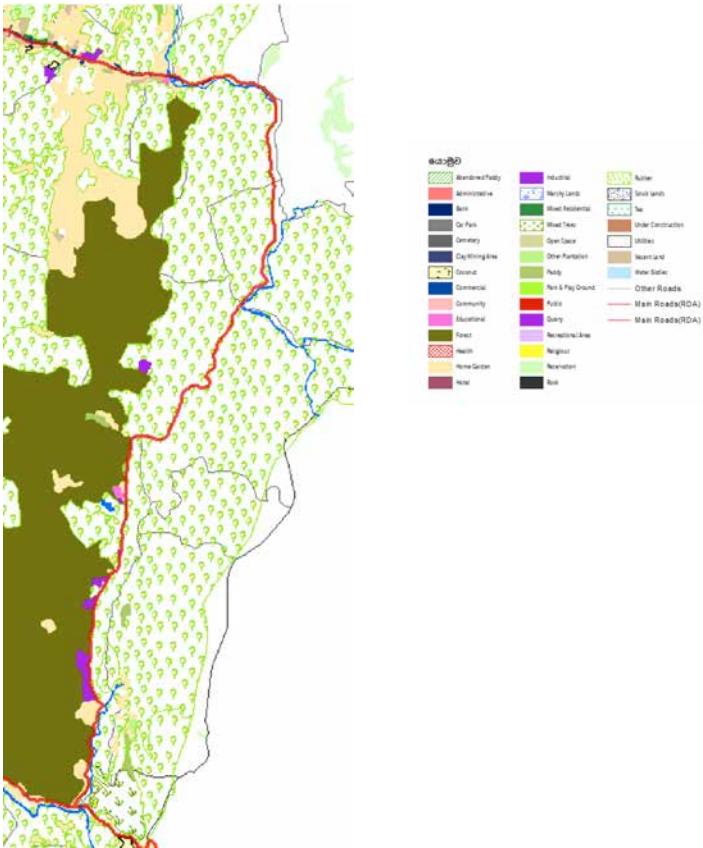
**Details about the land**

<b>Ownership of the Land</b>	UDA	-	Private	-	State	-	Others	-
<b>Present condition of the land</b>	Remain as neglected small lake		Description about relocation		-			

<b>Land ownership details</b>	-					
<b>from Survey Plan</b>	<b>Number</b>	<b>Name of the Surveyor</b>	<b>Date</b>	<b>Extent of the land</b>		
	-	-	-	A: -	R: -	P: -
<b>Project Implementation</b>						
<b>Implementation Method</b>	Rehabilitation of lake area and development of infrastructure needs to be done by the UDA in collaboration with SLLR&DC and then department of Irrigation.					
	<b>Implementing agency</b>	UDA/SLLR&DC	<b>Funding source</b>	UDA/ Treasury funds		
<b>Infrastructure facilities</b>	<b>Water</b>	Required capacity	-	<b>Electricity</b>	Required capacity	-
		Existing capacity	-		Existing capacity	-
	<b>Solid Waste Management</b>	Yes	-	<b>Proposed Solid Waste Management</b>	Yes	-
		No	-		No	-
<b>Zone</b>	Medium Density Residential Zone	<b>Zoning compatibility</b>		Yes	√	
				No	-	
<b>Lay out plan</b>						
-						

## Project 27

<b>Identification of the Project</b>				
<b>Project title</b>	Waga town development projects			
<b>Project</b>	Development of Puwakpitiya -Thummodara road as greenery road by widening it to 13 Meters			
<b>Project sector</b>	Road and transport strategy under the Infrastructure development strategic plan			
<b>Project proposal</b>	As per the Seethawaka development plan for 2029-2030, this area is expected to be developed as a tourist destination with divers of activities in a green blue environment in the Colombo district. In achieving these objectives this road development has been identified. Presently this road reman as a narrow road and some haphazard developments are taking place along the road. Therefore, it is necessary to develop this road to resolve these issues by widening it to 13 m which would enhance the scenic view of for the tourists			
<b>Location of the Project</b>				
<b>Location</b>	<b>Province</b>	Western	<b>District</b>	Colombo
	<b>Divisional Boundary</b>	Hanwella Div.Sec.	<b>Administrative unit</b>	Seethawaka PS
<b>Boundaries</b>	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
	From Puwaakpitiya station up to Thummodara junction on the Awissawella road			
<b>Accessibility</b>	Awissawella road, Kaluaggala - Labugama road			
<b>Location map</b>				

<p>Land use plan</p>								
<p>Justification of the Project</p>								
<p>Nature of the project</p>	<p>New</p>	<p>-</p>	<p>Developable</p>	<p>√</p>	<p>Extendable</p>	<p>-</p>	<p>Land development</p>	<p>-</p>
<p>Project category</p>	<p>Conservation</p>	<p>Commercial</p>	<p>Landscaping</p>	<p>Heritage</p>	<p>Housing</p>	<p>Relocation</p>	<p>Others</p>	
	<p>-</p>	<p>-</p>	<p>√</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>Road development</p>	
<p>Project targets</p>	<p>Economic</p>		<p>√</p>		<p>Social</p>		<p>√</p>	
<p>Project targets</p>	<ul style="list-style-type: none"> <li>• Widening of Thummodara – Puwakpitiya road up to 09 Meters,</li> <li>• Tree planting for green lanes</li> <li>• Construction of side drains</li> <li>• Enhancing of landscaping standard</li> </ul>							
<p>Rationale of the Project</p>	<p>Many ecosystems with scenic areas attractive for tourists the project are located in either side of this road. Among them, environmentally most important places like O4 water falls green corridors, environ mentally friendly activities, Labugama and Kalatuwawa lakes Seethawaka botanical gardens etc are identified as prominent features. As an area to be promoted as tourism zone under this plan either side of this road has been identified. Therefore, improvement of this road as main access while enhancing scenic view is identified as the requirement of this road project.</p>							

Details about the land									
<b>Ownership of the Land</b>	UDA	–	Private	–	State	√	Others	–	
<b>Present condition of the land</b>	Remain as undeveloped road having about 5 m width. Rubber lands can be seen in either side of the road and Idikada forest reserve is also located bordering to this road. This is also used as main access road for water falls.			<b>Description about relocation</b>			–		
<b>Land ownership details</b>	Seethawaka Ps road								
<b>from Survey Plan</b>	<b>Number</b>		<b>Name of the Surveyor</b>		<b>Date</b>		<b>Extent of the land</b>		
	–		–		–		A: –	R: –	P: –
Project Implementation									
<b>Implementation Method</b>	Project to be implemented by the RDA								
	<b>Implementing agency</b>		RDA			<b>Funding source</b>		Treasury funds	
<b>Infrastructure facilities</b>	<b>Water</b>	Required capacity		–		<b>Electricity</b>	Required capacity		–
		Existing capacity		–			Existing capacity		–
	<b>Solid Waste Management</b>	Yes	–	<b>Proposed Solid Waste Management</b>	Yes	–			
		No	–		No	–			
<b>Zone</b>	Eco Friendly Tourism Activity Zone		<b>Zoning compatibility</b>			Yes		√	
						No		–	
<b>Lay out plan</b>									
–									

## Abbreviations

UDA	:	Urban Development Authority
RDA	:	Road Development Authority
SLLR & DC	:	Sri lanka Land Reclamation & Development Corporation
NDVI	:	Normalised Diference Vegetation Index
SWOT	:	Strength, Weakness, Opportunities, Threat
GND	:	Strength, Weakness, Opprtunities, Threats

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# Annexure



## Annexure 01 : Leisure and Recreational Areas in the Planning Area

<i>Places identified as Leisure and recreational activities</i>	
1.	<i>Uggalla cultural center</i>
2.	<i>Pusseli oya</i>
3.	<i>Barawa reserve</i>
4.	<i>Meeriyagalla reserve</i>
5.	<i>Beliddolaa reserve</i>
6.	<i>Morakele bungalow</i>
7.	<i>Kahan oya</i>
8.	<i>Vak oya reserve</i>
9.	<i>Idikada Mukalalana</i>
10.	<i>Minimaru dola reserve</i>
11.	<i>Kankutudeniya reserve</i>
12.	<i>Ran ela and Imbuladeniya ela</i>
13.	<i>Diviyamala ella</i>
14.	<i>Alman thatakaya</i>
15.	<i>Labugama lake reserve</i>
16.	<i>Gurudola and Kiritimidola reserve</i>
17.	<i>Sangili palama</i>
18.	<i>Ranmudu ella</i>
19.	<i>Ayarwatta bungalow</i>
20.	<i>Labugama reservoir</i>
21.	<i>Railway reservation</i>
22.	<i>Padukka resthouse</i>
23.	<i>Salkekedola reservation</i>
24.	<i>Kodigala reserve</i>
25.	<i>Hanwella tharaka kotuwa</i>
26.	<i>Seethawaka water ditch</i>
27.	<i>Lenawara Raja Mmaha viharaya</i>

## Annexure 02 : Population by GN Divisions

Ser. No	Grama Niladhari Di-vision	Div No	Population Growth rate	Land area (Sqkm)	Year 2016			
					Male	Female	Total population	den-sity per sq. Km
1	Angampitiya	454A	2.75	2.21	1057	1107	2164	978.05
2	Angamuwa	461A	2.36	2.47	798	791	1589	643.93
3	Arukwatta North	460	2.40	0.76	716	798	1514	1995.33
4	Arukwatta South	460A	2.08	1.84	1068	1087	2155	1169.88
5	Beliaththawila	461D	2.52	1.66	379	372	751	451.86
6	Dambora	458C	0.47	10.58	389	415	804	75.98
7	Galagedara East	452	2.13	1.18	1424	1355	2779	2359.92
8	Galagedara North	452A	1.35	0.82	1185	1195	2380	2917.34
9	Galagedara South	452B	0.54	0.98	613	627	1240	1262.53
10	Ganegoda	460B	8.09	1.14	547	609	1156	1013.10
11	Gurulana	458B	1.68	2.05	460	455	915	446.96
12	Halpe	454B	1.18	2.29	349	381	730	318.68
13	Ihala Bope	459	1.33	2.39	687	722	1409	589.09
14	Kahawala	467A	0.72	1.69	448	483	931	550.94
15	Mahingala	455A	3.68	2.46	309	312	621	252.42
16	Malagala	467	1.54	4.56	808	941	1749	383.74
17	Meeriyagalla	466	1.54	3.10	662	697	1359	438.38
18	Paduka	461	-0.82	1.49	1460	1498	2958	1984.48
19	Pahala Bope	459A	1.81	1.79	494	581	1075	599.04
20	Pahala Padukka	461C	1.99	0.63	639	689	1328	2091.80
21	Pinnawala North	456	1.27	2.08	406	437	843	405.81
22	Pinnawala South	456A	2.90	2.31	739	778	1517	657.70
23	Pitumpe North	453	-0.16	1.68	704	731	1435	852.81
24	Pitumpe South	453B	2.52	0.54	628	699	1327	2448.56
25	Siyaambalawa	459B	2.79	2.40	920	960	1880	784.69
26	Thummodara	458A	0.46	1.88	384	406	790	419.88

Ser. No	Grama Niladhari Di-vision	Div No	Popu-lation Growth rate	Land area (Sqkm)	Year 2016			
					Male	Female	Total popu-lation	den-sity per sq. Km
27	Udagama	458	6.43	8.02	363	402	765	95.42
28	Udumulla	461B	-0.59	2.21	1131	1195	2326	1051.45
29	Uggalla	454	1.60	3.20	948	978	1926	601.57
30	Waga East	457	0.45	3.30	884	900	1784	540.46
31	Waga North	457B	1.04	0.99	437	424	861	870.09
32	Waga South	457C	0.61	3.96	470	493	963	243.26
33	Waga west	457A	1.32	2.41	649	688	1337	554.43
34	Weragala	455	2.48	2.44	887	924	1811	743.72
35	Wevelpanawa	453A	4.83	1.04	311	344	655	627.82
36	Yatawathura	468	3.05	2.08	358	406	764	367.60
37	Akarawita	434	4.95	1.78	592	601	1193	670.42
38	Aluth Ambalama	428A	1.52	2.11	874	960	1834	868.58
39	Bolaththawa	433	4.58	2.42	824	875	1699	701.48
40	Brandigampala	440A	2.67	1.50	576	592	1168	778.94
41	Diddeniya Nort	439	3.06	2.38	848	867	1715	721.80
42	Diddeniya South	439A	1.18	2.61	622	612	1234	472.30
43	ඒDigana	442F	2.61	5.15	715	756	1471	285.36
44	Elamalawala	442B	1.61	1.25	302	304	606	483.20
45	Eswatta Nort	429	0.70	4.39	995	1051	2046	465.62
46	eswatta South	429C	0.57	2.31	792	828	1620	700.38
47	Giraimbula	435A	1.46	0.91	459	468	927	1023.04
48	Hanwella town	443B	-6.75	1.42	1553	1416	2969	2098.14
49	Hingurala	429A	0.50	4.91	976	1112	2088	425.03
50	Ihala Hanwella South	443	1.81	1.33	732	769	1501	1126.47
51	Ihala Kosgama North	443C	0.86	0.87	496	545	1041	1199.17
52	Ihala Hanwella South	428	1.14	2.41	1266	1387	2653	1099.86
53	Ihala Hanwella North	428B	3.32	0.89	612	695	1307	1468.19
54	Ilukowita	442C	2.49	4.03	273	256	529	131.23
55	Jayaweeragoda	443D	0.52	1.37	872	887	1759	1281.87

Ser. No	Grama Niladhari Di-vision	Div No	Population Growth rate	Land area (Sqkm)	Year 2016			
					Male	Female	Total population	den-sity per sq. Km
56	Kadugoda North	430	3.47	2.94	692	755	1447	491.93
57	Kadugoda South	430A	2.25	3.22	842	887	1729	536.82
58	Kahahena	441A	0.90	2.55	798	828	1626	636.41
59	Kahatapitiya	435	1.36	1.12	573	578	1151	1029.82
60	Kaluaggala	436	3.74	5.18	714	706	1420	274.31
61	Kanampella East	425	0.28	7.10	513	560	1073	151.06
62	Kanampella West	425A	0.19	1.74	859	926	1785	1027.99
63	Kudaluwila	444D	1.76	1.14	1379	1422	2801	2457.84
64	Koswatta	442E	2.80	1.00	345	356	701	700.26
65	Kudakanda	444E	0.73	0.91	621	663	1284	1418.51
66	Lahirugama	442D	1.67	6.68	1048	1088	2136	319.92
67	Mabula	441	2.12	1.65	533	593	1126	681.44
68	Manakada	429B	1.89	1.50	281	316	597	398.09
69	Mawalgama	437	0.51	2.94	980	1048	2028	690.79
70	Mawathagama East	444A	1.78	2.26	440	468	908	400.97
71	Mawathgama West	444C	0.73	1.63	951	1016	1967	1209.15
72	Miriswatta	428C	3.77	2.00	1031	1061	2092	1048.21
73	Muruthagama	426A	1.44	0.65	511	564	1075	1662.32
74	Neluwaththuduwa	440	2.28	2.70	322	342	664	245.82
75	Niripola	438	0.09	2.18	802	878	1680	771.67
76	Pannagula	442A	0.99	2.95	372	395	767	260.34
77	Pahala Haanwella	445	0.86	1.36	756	736	1492	1101.09
78	Pahala Kosgama East	427	2.70	1.45	918	912	1830	1258.83
79	Pahala Kosgama West	427B	2.01	1.11	987	1024	2011	1819.27
80	Pahathgama	443A	2.26	0.70	930	918	1848	2624.97
81	Pelpola	442G	3.07	1.70	361	383	744	438.64
82	Salawa	427A	0.23	1.49	1182	1263	2445	1646.34
83	Suduwella	436A	2.43	2.76	1731	1829	3560	1289.10
84	Thawalgoda	426	1.47	1.37	670	708	1378	1007.18

Ser. No	Grama Niladhari Di-vision	Div No	Population Growth rate	Land area (Sqkm)	Year 2016			
					Male	Female	Total population	den-sity per sq. Km
85	Thunthana East	444	-3.11	1.54	434	432	866	561.40
86	Thunthana West	444B	2.42	1.91	863	835	1698	888.24
87	walawwatta	445A	0.84	0.61	702	642	1344	2204.24
88	Welikanna	442	2.93	2.21	710	796	1506	681.33
89	Weragolla North	431A	1.18	3.44	879	997	1876	545.80
90	Weragolla South	431F	1.02	5.67	690	623	1313	231.55
<b>Total Population</b>							<b>162,729</b>	

### Annexure 03 : Generation of Electricity through Bio Gas

Description	Calculation	Assumption
Swage quantity discharge by a single house	32 Kg	Swage generated by a grown animal per day 08kg
Volume of bio gas that can produce by a single house	32 cubic/m , 0.05 Cubic/m 1,6 cubic/m	01Cubic/M – 19 Mega jul ,30Mega jul
Electrical capacity that can produce by a single house (kv/hour)	30/3.6 KV 8.3	1 kv can be produced by 3.6 Mega jul
Net capacity that can be produced by a single house	8.3 , 35/100 2.91Kv	Can convert into electricity only up to 35%

Source : Planning Team/ Research Gate Web Site (2019)

### Annexure 04 : Weightage of Towns for Prioritizing of Towns

Town	Devel-opment pres-sure Analy-sis	Suita-ble areas for hu-man set-tle-ments	Devel-opment poten-tial analy-sis	Rail-way sta-tions	Sen-sitiv-ity	Total	Pri-ority
Hanwella	5	5	4	5	0	19	1
Padukka	5	5	4	4	1	19	1
Kosgama	4	5	4	3	1	17	2
Vaga	3	4	3	3	1	14	3
Meepe	2	3	2	2	0	9	4
Thummodara	1	1	1	4	0	7	5

Source : Urban Development Authority-(2018)

## Annexure 05 : Water Purification Plants in the Area and its Capacity

<i>Water purification center</i>	<i>Demand for water in year 2030 C/m per day</i>	<i>Water purification capacity by the year 2030 per day</i>
Labugama	48,756	591,100
Kalatuwana	76,281	91,000
Kosgama	6,682	12,750

Source : Western Province Water Supply Master Plan -Volume 1 -(2013)

## Annexure 06 : Places that can be Used as Indirect Recreational Facilities at Present in the Seethawaka Pradeshiya Sabha Area

1. Libraries - 05
  - I. Thekkawatta
  - II. Paduka
  - III. Kosgama
  - IV. Dambora- Galgodadeniya
  - V. Kahahena
  
2. Community centers - 10
  - i. Kanampella
  - ii. Salawa-Dathurugoda
  - iii. Kosgama
  - iv. Ihala kosgama
  - v. Kanampella-Bolaththalanda
  - vi. Pahala Hanwella
  - vii. Ihala Hanwella
  - viii. Vaga- Mabula
  - ix. Kahatapitiya
  - x. Padukka
  - xi. Pinnawela

In addition, Cemeteries, Cinema halls are available in the area.

## Annexure 07 : Permissible Activities in the Parks Classified – 2050

No	Type of park	Extent	Permissible activities
01	Local Park	1-3 ha	<ul style="list-style-type: none"> <li>• Football ground</li> <li>• Children park and leisure activities</li> </ul>
02	Regional parks	3-6 ha	<ul style="list-style-type: none"> <li>• Football grounds</li> <li>• Net ball, wallyball</li> <li>• Special grounds for children to play</li> <li>• Scenic garden</li> </ul>
03	linear parks	Wakweli oya reserve 40m Pussali oya reserve 40m Kelani river reserve 50m	<ul style="list-style-type: none"> <li>• Walking paths</li> <li>• Wellness centers</li> <li>• Cycling tracks</li> <li>• Natural walk paths</li> </ul>
04	Wetland parks		<ul style="list-style-type: none"> <li>• Natural parks by conserving natural environment</li> <li>• Environmental friendly restaurant</li> <li>• Field centers/information centers</li> <li>• Small auditorium</li> <li>• Board walks</li> <li>• Deck</li> <li>• Natural corridors, bird watching , viewing towers, leisure places, foot paths with shades, Cycling tracks,</li> <li>• Camping, trips</li> <li>• Security huts, Billing counters, site office</li> <li>• Out door wellness centers, Exercising areas</li> <li>• Visitors rooms</li> <li>• Wetland museum,</li> <li>• Eco-tourism faculties, cabanas on pillars,</li> <li>• Adventure wetlands / theme parks (with environmental conservations)</li> <li>• Nature related Leisure and recreational activities</li> <li>• Open grass land.</li> <li>• Traditional fishing, fish breeding</li> <li>• Flower collection</li> <li>• Water related walking</li> <li>• Dairy farm and grass planting (except others)</li> <li>• Wetland forest</li> <li>• Important public infrastructure projects</li> <li>• Irrigation and flood protection structures</li> <li>• Wetland agriculture including</li> </ul>

## Annexure o8 : ඛස්නාහිර කලාපීය වියුහ සැලැස්ම – 2030

No	Projects	Weightage on purpose	Percentage (%)	Weightage on de-pen-dency on other pro-jects	Percentage (%)	Weight-age on depend-ency on Socio-economic impacts	Percentage(%)	To-tal
<b>Hanwella Urban development projects</b>								
1	Proposed green resort abutting existing bypass road and environment viewing deck near Kelani river and Boar service	6	12.5	3	21.42857143	4	16.66666667	16.86507937
2	Barawa Wetland park	5	10.41666667	0	0	1	4.166666667	4.861111111
3	Street Food stalls to be erected facing one land in the Bypass road in Han-wella and development of this road with greenery shade	5	10.41666667	3	21.42857143	3	12.5	14.78174603
4	Proposed wetland recrea-tional project and devel-opment of surrounding access roads in the UDA	5	10.41666667	2	14.28571429	2	8.333333333	11.01190476
5	Development of road pro-poses by pass road from IOC filling station site up to High level road	4	8.333333333	1	7.142857143	2	8.333333333	7.936507937
6	Further development of existing bypass road at Hanwella	4	8.333333333	2	14.28571429	2	8.333333333	10.31746032
7	Development of town squire located at bus stand and commercial complex	4	8.333333333	0	0	3	12.5	6.944444444
8	Hanwella fair stage ii de-velopment	6	12.5	2	14.28571429	3	12.5	13.0952381
9	To construct a overhead bridge between Hanwella -Pugoda road to Low-level road	4	8.333333333	1	7.142857143	2	8.333333333	7.936507937
10	Making of green Corri-dors to entry point to planning area (From paha-la Hanwella bridge up to Hanwella )	5	10.41666667	0	0	2	8.333333333	6.25
	<b>Total</b>	<b>48</b>	<b>100</b>	<b>14</b>	<b>100</b>	<b>24</b>	<b>100</b>	<b>100</b>

No	Projects	Weightage on purpose	Percentage (%)	Weightage on dependency on other projects	Percentage (%)	Weightage on dependency on Socio-economic impacts	Per-centage(%)	Total
<b>Kosgama urban development projects</b>								
1	Proposal to implement a solid waste management project in 01 Acre land at Salawa tta.	6	11.76470588	2	16.66666667	3	13.63636364	14.02257873
2	Proposal to implement a mul-timodal transport center inte-grating railway station and bus stand at Kosgama	7	13.7254902	2	16.66666667	4	18.18181818	16.19132501
3	Salawa Urban development project	5	9.803921569	0	0	3	13.63636364	7.813428402
4	Proposal to construct an alter-native/Bypass road having a width of 9m connecting Kosgama and Padukka towns.	7	13.7254902	2	16.66666667	3	13.63636364	14.6761735
5	Proposal to set up an urban park in a land owned by Pra-deshiya Sabha situated be-tween Kaduboda road and Old railway line at Kosgama .	5	9.803921569	1	8.333333333	2	9.090909091	9.076054664
6	Proposal to develop Shalawa -Akarawita road widening it into a width of 9m	5	9.803921569	2	16.66666667	2	9.090909091	11.85383244
7	Proposal to construct pedestri-an walkways with landscaping from Kosgama town center up to Kosgama PS building and Salawa Pola premises.	6	11.76470588	2	16.66666667	3	13.63636364	14.02257873
8	Proposal to construct a walk-ing path along the border line of paddy field located adjoin-ing the Pradeshiya Sabha building at Kosgama .	5	9.803921569	0	0	1	4.545454545	4.783125371
9	Proposal to develop Pugoda -Kosgama road make it as greenery road	5	9.803921569	1	8.333333333	1	4.545454545	7.560903149
	<b>Total</b>	<b>51</b>	<b>100</b>	<b>12</b>	<b>100</b>	<b>22</b>	<b>100</b>	<b>100</b>

No	Projects	Weightage on purpose	Percentage (%)	Weightage on dependency on other projects	Percentage (%)	Weightage on dependency on Socio-economic impacts	ඒකතාවය (%)	මුළු එකතුව
<b>Padukka urban development projects</b>								
1	Proposal to implement walking paths and water retention lake.	5	12.5	0	0	1	5.263157895	5.921052632
2	Proposal to set up a vehicular park in the Pradeshiya Sabha building premises.	5	12.5	2	18.18181818	4	21.05263158	17.24481659
3	Proposal to redevelop the lands squire whre the PS building is located.	6	15	2	18.18181818	2	10.52631579	14.56937799
4	Proposal to construct pedestri-an walk ways along the Kosgama -Padukka access road from Koswatta to Padukka base hospital.	6	15	1	9.090909091	2	10.52631579	11.53907496
5	Proposal to redevelop paduka playground	5	12.5	1	9.090909091	2	10.52631579	10.70574163
6	Proposal to integrate Padukka Railway station and bus stand.	7	17.5	2	18.18181818	4	21.05263158	18.91148325
7	Proposal to widen Padukka circular road to a width of 7m with pedestrian walk ways and side drains.	6	15	3	27.27272727	4	21.05263158	21.10845295
	<b>Total</b>	<b>40</b>	<b>100</b>	<b>11</b>	<b>100</b>	<b>19</b>	<b>100</b>	<b>100</b>

No	Projects	Weightage on purpose	Percentage (%)	Weightage on de-pen-dency on other pro-jects	Percentage (%)	Weight-age on depend-ency on Socio-econom-ic im-pacts	Percentage (%)	To-tal
<b>Vaga, Thummodara urban development projects</b>								
1	Proposal to develop Green educational park.	7	21.21212121	1	50	3	23.07692308	31.42968143
2	Proposal to implement Vaga Bus stand pro-ject.	5	15.15151515	0	0	4	30.76923077	15.30691531
3	Identification of a land from Kahahena area to set up a hospital.	5	15.15151515	1	50	2	15.38461538	26.84537685
4	Proposal to construct Green pedestrian walk ways along the Vaga , Mahamoragoda lake.	6	18.18181818	0	0	1	7.692307692	8.624708625
5	Proposal to develop the Puwakpitiya - Thummodara access road widening it to a width of 09 meters.	5	15.15151515	0	0	1	7.692307692	7.614607615
	<b>Total</b>	<b>33</b>	<b>100</b>	<b>2</b>	<b>100</b>	<b>13</b>	<b>100</b>	<b>100</b>

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