



Urban Development Authority

State Ministry of Urban Development, Waste Disposal and Community Cleanliness

# CORPORATE PLAN

2022- 2024





# **CORPORATE PLAN**

**2022- 2024**



**URBAN DEVELOPMENT AUTHORITY**

## Urban Development Authority - Sri Lanka - 2022

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## Message from the State Minister



I am pleased to send greetings to the Urban Development Authority Corporate Plan 2022- 2024. This ambitious plan is in accordance with the 'Vistas of Prosperity and Splendor' policy statement which sets forth the long-term strategic goals and objectives of the UDA for the implementation of its core mission to fulfil the pledge of His Excellency the President Gotabaya Rajapaksa to the people of Sri Lanka. This comprehensive and insightful plan sets new goals in key areas of urban transformation over the next four years and outlines its objectives and the actions required to realize them.

The Urban Development Authority Corporate Plan 2022- 2024 outlines the means and strategies that will be employed in pursuing the key policy of integrating physical spatial systems to address the disparities in urbanization and change the structural pattern of our cities.

The UDA has been a powerful force in urban transformation for over four decades. It has always been guided by its vision, 'Towards a Planned, Sustained and Adored Urbanization' while meeting the highest standards of excellence through continuous development of its human capacity, systems and processes.

The UDA's Corporate Plan is more than a wish list; it includes an in-depth analysis of our opportunities and strengths and offers ways to leverage these to deliver the promise given to the people of Sri Lanka. Through the 2022- 2024 period, UDA must continue to navigate through challenges and achieve our vision for a better tomorrow. In spite of the difficulties and obstacles that lie ahead, we all should earnestly cherish the opportunity to take the country to new heights through the Urban Development Authority Corporate Plan 2022- 2024.

I congratulate the Chairman, the Board of Directors and the Director General for formulating a comprehensive plan and wish the UDA team all success in its execution.

**Dr. Nalaka Godahewa**

State Minister of Urban Development, Waste Disposal and Community Cleanliness

## Message from the Secretary

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Sri Lanka is looking forward to unleash a decade of growth taking advantage of its inherent strengths and untapped potential as envisioned by the National Policy Framework 'Vistas of Prosperity & Splendor'. Hence, the Urban Development Authority as the apex planning authority in the country is responsible to involve in achieving such, under the provisions of the Urban Development Authority Law: Act No.41 of 1978.

Even though it seems that the path to achieving the envisioned spatial development in the country is a complex endeavor, The Corporate Plan 2022-24 of the Urban Development Authority proves its capability backed by necessary legal provisions, modern technologies and a capable staff together with its strong focus on community engagement and collaboration across local and international institutions. Thus, it ensures it is perfectly positioned to face those challenges and uncertainties and offer the right change while working vigilantly to facilitate the proposed spatial changes for a sustainable era.

I am very pleased and confident for the Urban Development Authority's next steps and I look forward to working with all staff and the external stakeholders to achieve great things for our country.

### **Sirinimal Perera**

Secretary,

State Ministry of Urban Development, Waste Disposal, and Community Cleanliness

## Message from the Chairman

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In today's world, change is the only constant. Thus, it has become critical to plan for the future; to lay down an aspirational path that ensures continued success for years to come.

As the key planning and implementation body in the country, we have recognized our responsibility to be at the forefront of social, economic, environmental and physical progress. Hence, The Corporate Plan 2022-2024 outlines our expectations those to be delivered and improved over the coming years and act as the binding source that lays the path to lead our organization.

Through the Corporate Plan 2022-2024 we expect to have the clarity of vision, the true sense of purpose, inclusiveness and unity to grasp today's and tomorrow's opportunities while acting together with our resources.

It also should be noted that the Urban Development Authority's capability together with its strong focus on community engagement and collaboration across local and international institutions ensures it is perfectly positioned to plan for the right change for the next generations of the urban areas.

**Major General (Retd.) Udaya Nanayakkara**  
Chairman  
Urban Development Authority



## *Message from the Director General*

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On behalf of our authority, I am pleased to present the Urban Development Authority Corporate Plan 2022 – 2024. It is our principal plan that will guide our operations and deliver high quality, sustainable and innovative services to the wider community. Our aim is to deliver a smarter, faster and better Authority.

The Corporate Plan 2022-2024 shows that our authority has great optimism for the future. It has been prepared with the involvement of professionals and practitioners within and out of the Urban Development Authority. It communicates our vision for the future and demonstrates that there is no better time than now for an ambitious plan to further enhance our organisation.

The Authority will work closely with key stakeholders to achieve the deliverables of the principles outlined in this plan. I look forward to working with all staff and the external stakeholders to achieve great things for our country and our community through the Urban Development Authority Corporate Plan 2022 – 2024.

**PInr. Prasad Ranaweera**  
Director General  
Urban Development Authority

## Editor's Forward

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The Corporate Plan 2022-2024 of the Urban Development Authority is presented to you with gratitude while reminiscing the efforts made to complete it over the last year. It is indeed a great achievement. Even though the past attempts for such were completed with the aid of external consultants, the Authority found difficulty in bringing those expectations into reality. Hence, the Authority decided on preparing the Corporate Plan 2022-2024 in-house. Accordingly, the task was delegated to me and my junior professionals. Further, it should be noted that, the Corporate Plan 2022-2024 of the Urban Development Authority has been prepared by taking all observations and recommendations provided by the directors and above personnel of the Authority through many workshops, meetings and discussions.

As it is well known the Urban Development Authority is the key planning and implementation body in the country established to ensure enforcing the powers and functions conferred by the Act No.41 of 1978. While the Authority has responsibly to lead the Economic, Social, Environmental and Physical development in the urban areas it looks forward to fulfil national requirements those which have been identified through 'National Policy Framework Vistas of Prosperity and Splendour' for the coming years. In order to do so, we believe the Corporate Plan 2022-2024 of the Authority shall involve vigorously. It has been prepared with the involvement of professionals and practitioners within and out of the Urban Development Authority.

My special thanks is extended to the Minister of State, Ministry of Urban Development and Housing, Hon. Dr. Nalaka Godahewa, and the Secretary to the State Ministry, Mr. Sirinimal Perera, for their support and guidance in making this task a success. I should mention that the persuasion of former Secretary to the Ministry, Dr. Priyath Bandu Wickrema to look at this task in a new dimension was also a reason for this success. I greatly appreciate the support of the Board of Management of UDA. The plan was formulated based on the advice & guidance provided by them. I should also remind the guidance offered by the Authority's former Chairman, Archt. Harshan De Silva in this successful attempt.

Further, I would like to recall the guidance offered by Chairman, Director General of the Urban Development Authority with great appreciation. The constant advices, recommendations and suggestions given by our Additional Director General, Deputy Director Generals, are remarked with sincere gratitude. On the other hand, all the directors of the Authority are remembered with great appreciation for their support towards the Corporate Plan 2022-2024 in numerous ways.

**Plnr. Lalith Wijayarathne**

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## THE URBAN DEVELOPMENT AUTHORITY

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The Urban Development Authority (UDA) was established under the Law No. 41 of 1978 to promote integrated planning and implementation of economic, social and physical development of certain areas declared as urban development areas.

At present, the Urban Development Authority is committed to achieve the vision, ‘Towards a Planned, Sustained and Adored Urbanization’ and the mission to ‘Promote integrated planning and implementation for the economic, social, environmental and physical development of the declared Urban Development Areas.

The Urban Development Authority is equipped with necessary systems and tools, modern technology and efficient and effective strategies as well as proficient and contented human resources with an emphasis to provide improved services and key development outcomes into the future.

### Major Duties and Function of Urban Development Authority

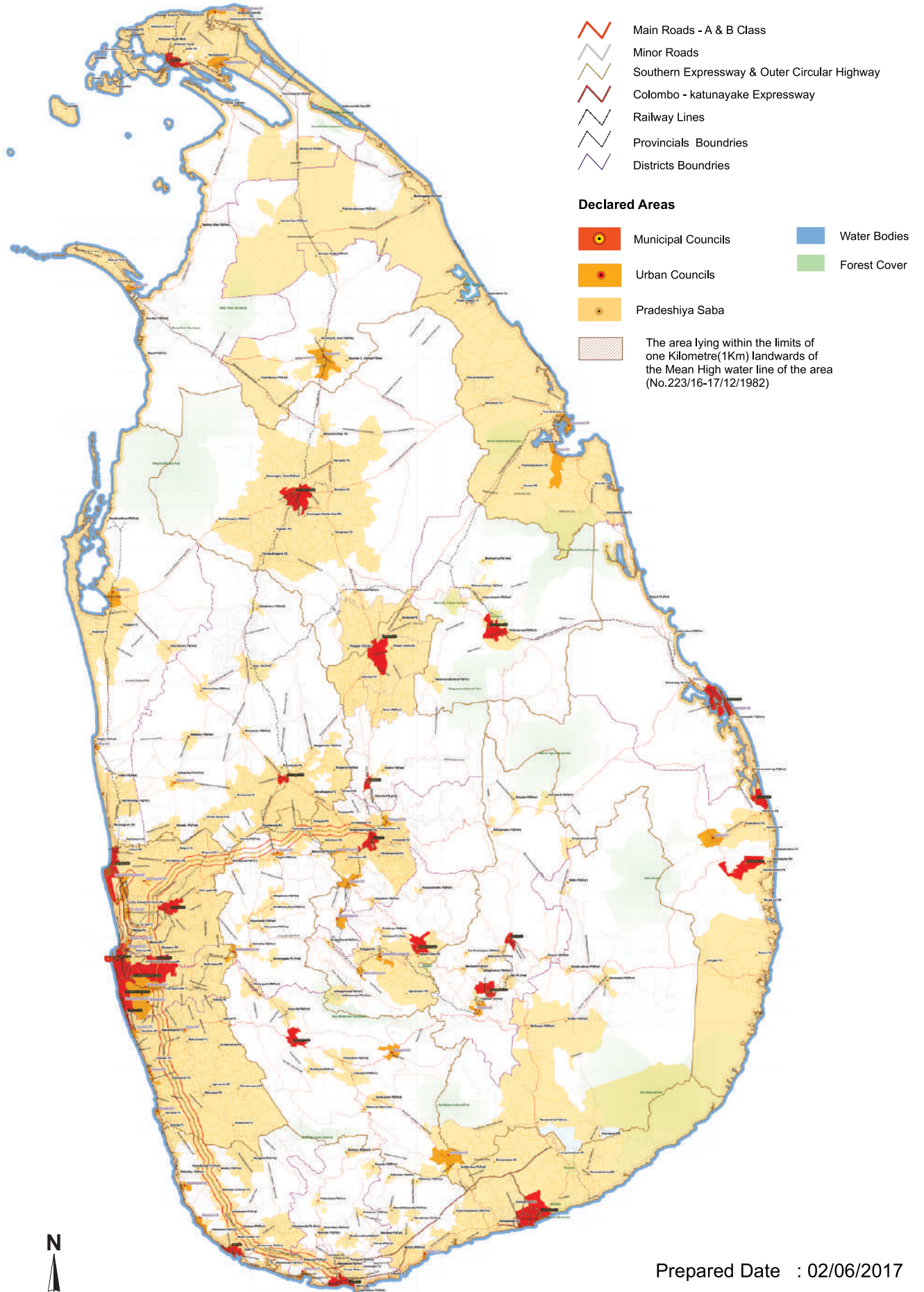
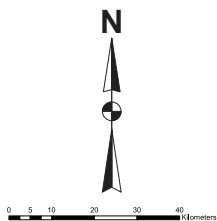
- Carrying out integrated planning and physical development within declared areas and coordinating and implementing related programs of development activities and services.
- Completing the abounded development projects
- Formulating and Implementing capital investment promotion programs
- Formulating and implementing an urban land use policy
- Developing environmental standards and prepare schemes for environmental improvements
- Carrying out buildings, engineering and consultancy operations in connection with the development of urban areas
- Planning and executing projects in pursuance of the development plans
- Undertaking completion of the approved development projects in default
- Acquiring and disposing immovable or movable property for the urban development of the country
- Preparing, implementing housing improvement projects and removing the undeserved settlements and development of the land which undertake said settlements in declared urban areas
- Preparing, coordinating, implementing and monitoring development planning proposals and projects for the government institutions and government representing agencies.
- Providing technical planning service for the need of other government institutions



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Prepared Date : 02/06/2017

Updated on : 10/04/ 2021

Source: Based on Topographic data, 1:50,000, Survey data

Note: Part of GND boundaries were considered as a full GND



## OUR VISION

Towards a Planned, Sustained and Adored Urbanization



## OUR MISSION

Promote Integrated Planning and implementation for the economic, social, environment and physical development of the declared urban areas.



## OUR PRINCIPLES

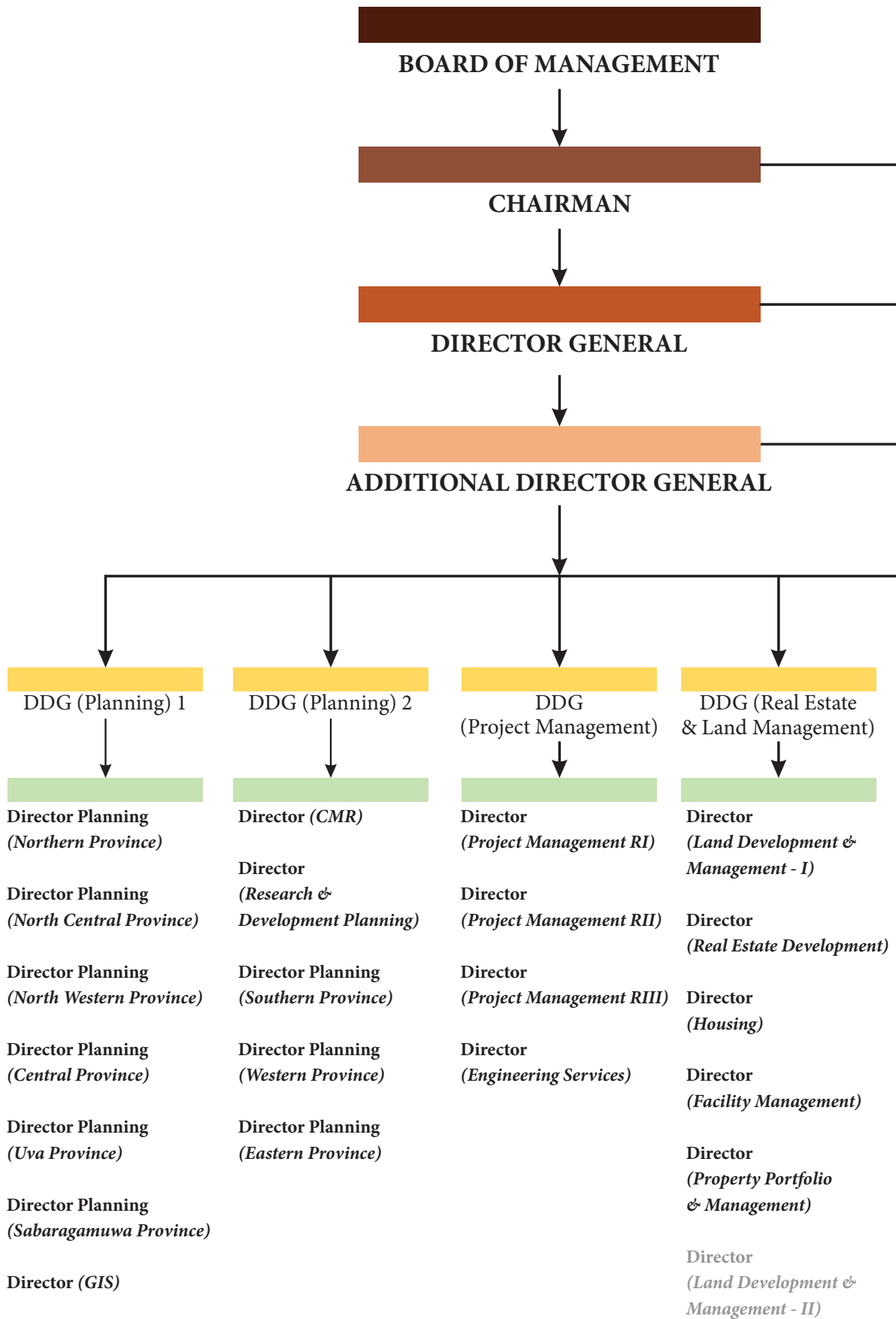
- We Plan
- We Enforce
- We Implement
- We Build
- We collaborate
- We Perform



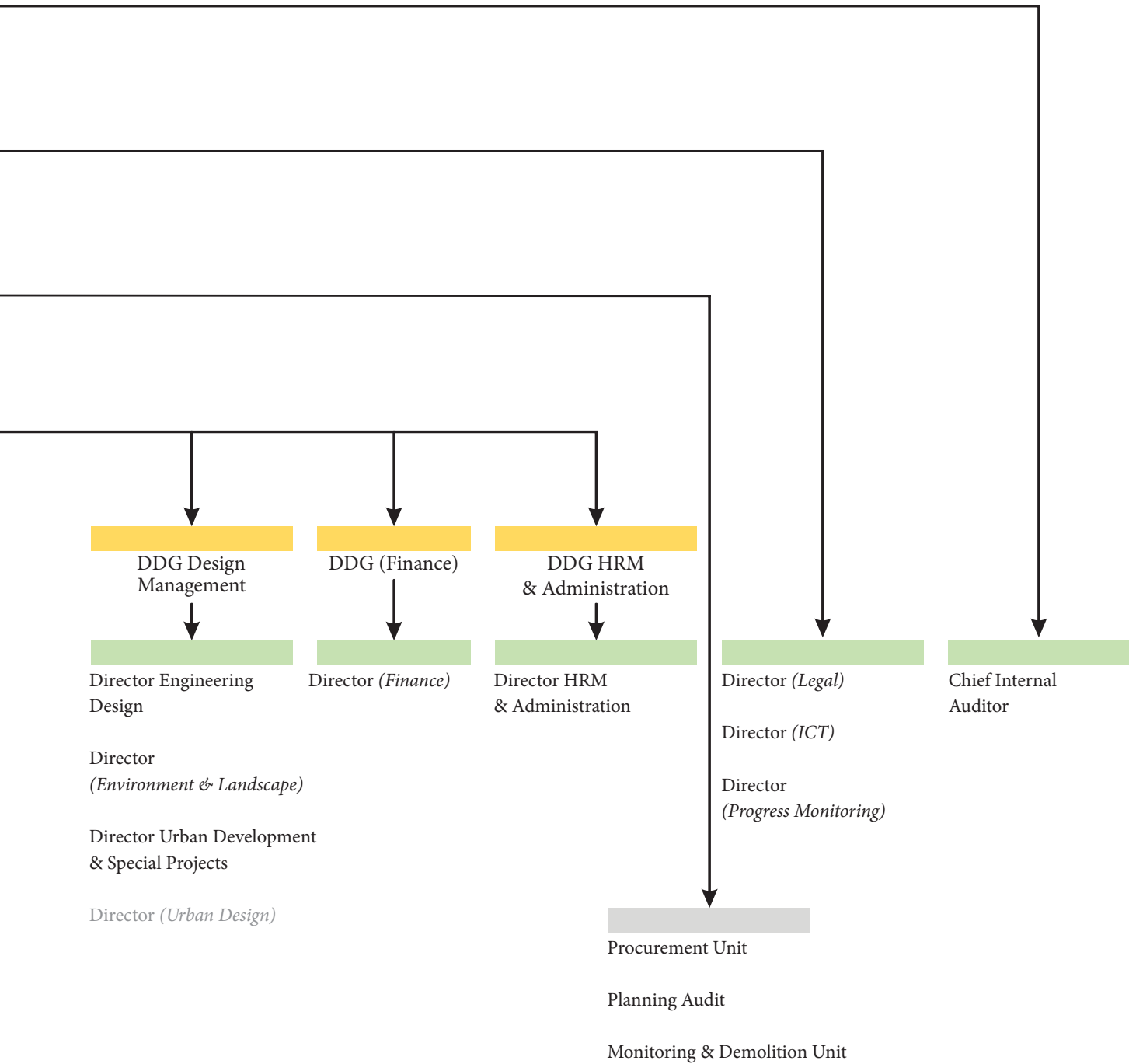
## OUR DETAIL PLAN

# Management Structure of the Authority

Management Structure of the Authority



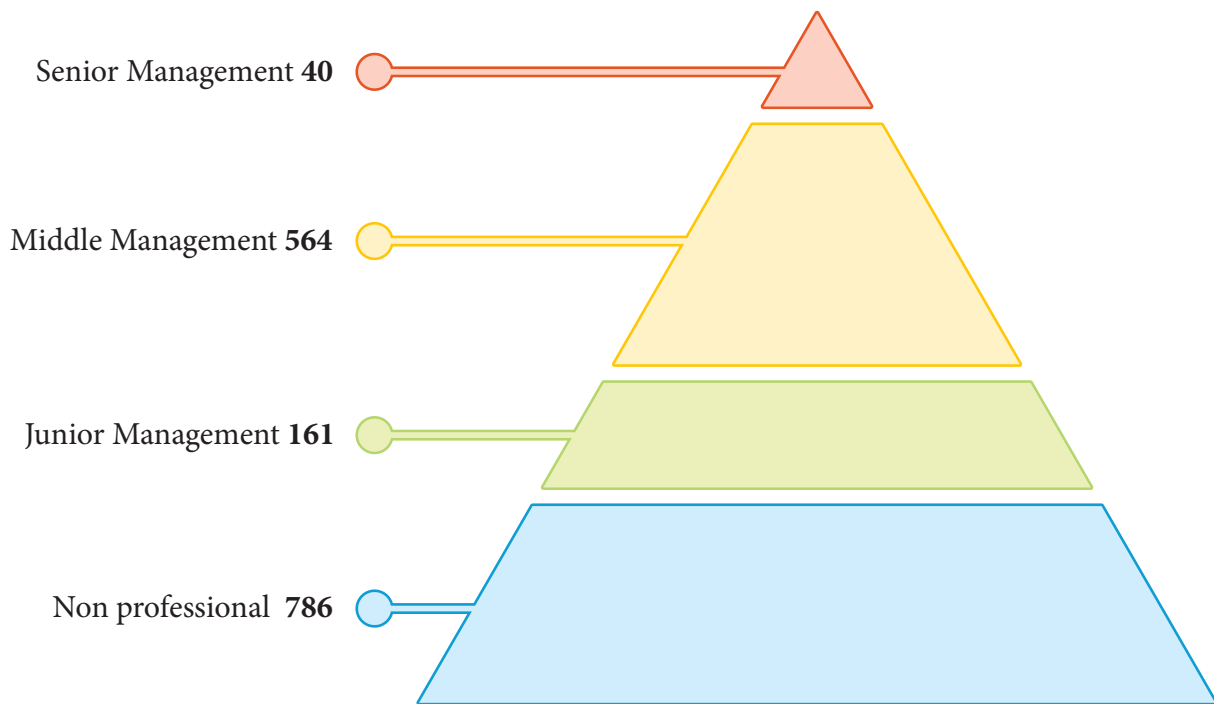




Management Structure of the Authority

# Human Resource Structure

Human Resource Structure



Senior Management	40	Director General	01
		Additional Director General	01
		Deputy Director General	07
		Director	31
Middle Management	564	Assistant Director	
		Deputy Director	234
		Engineer	
		Professionals	330
Junior Management	161	Junior Managers	161
Management Assistant	378		378
Primary Level	408		408
<b>Total</b>	<b>1551</b>		<b>1551</b>

## Provincial Offices of UDA

Province Office	District Offices	Sub Offices
1. Colombo Metro Region (Battaramulla)		
2. Western Province Office (Battaramulla)	a. Gampaha District Office b. Kalutara District Office	
3. Southern Province Office (Galle)	a. Matara District Office b. Hambantota District Office	
4. Eastern Province Office (Trincomalee)	a. Ampara District Office b. Batticaloa District Office	Kalmunai Sub Office
5. North Western Province Office (Kurunegala)	a. Puttalam District Office	
6. North Central Province Office (Anuradhapura)	a. Polonnaruwa District Office	
7. Central Province Office (Kandy)	a. Nuwara Eliya District Office b. Matale District Office	
8. Sabaragamuwa Province Office (Rathnapura)	a. Kagalle District Office	
9. Uva Province Office (Badulla)	a. Monaragala District Office	Kataragama Sub Office
10. North Province Office (Jaffna)		

The management and the administration of the affairs of the Urban Development Authority is governed by the Board of Management. According to the Section 04 of the UDA LAW No 41 of 1978, the members of the BOM of the authority consists with 14 members from institutes respectively. The Chairman of the Urban Development Authority (Board Chairman), Hon.Minister in charged with the subject of Local Government, Finance, Lands, Industries, Transport, Health and Education nominated by the Hon. Minister in charge of that subject, The person holding office for the time being as Director General, Town and Country Planning and Chairman, National Housing Development Authority, Two other members, other than public officers, nominated by the Minister to represent the interests of local authorities; and Two other members nominated by the Hon. Minister from among persons who appear to him to have a knowledge of, and experience in, urban development, The person holding office for the time being as Director General of the Authority, who shall be the Secretary of the Board.

### Urban Development Authority Senior Management

1. Major General Udaya Nanayakkara (Retd.) - *Chairman*
2. Plnr. N. P. K. Ranaweera - *Director General*
3. Arct. Plnr. Mahinda Withanarachchi - *Additional Director General,*
4. Mrs. W.V.Chaya Thilini - *Deputy Director General (Finance)*
5. Plnr. M.P. Ranathunga - *Deputy Director General (Planning Zone I)*
6. Arct. L.L.N.A. Samarasinghe - *Deputy Director General (Design Management),*
7. Mr. W. A. S. Sumanasooriya - *Deputy Director General (Human Recourse Management)*
8. Plnr. E.A.C. Priyashantha - *Deputy Director General (Real Estate Management)*
9. Plnr. Lalith Wijayarathne - *Deputy Director General (Planning Zone II)*
10. Plnr. N.A.S.W. Nissanka - *Deputy Director General (Project Management)*
11. Eng. Mr. L.A.D.J. Sisirakumara - *Director*
12. Mrs. C.K.E. Kalupahana - *Director*
13. Plnr. Mr. K.H.M. W.K. Abeyratne - *Director*
14. Mr. Gemunu Premawardhana - *Director*
15. Mrs. D.M.N.P. Disanayake - *Director*
16. Plnr. Mr. Y.A.G.K. Gunathilake - *Director*
17. Plnr. H.J.C. Ranaweera - *Director*
18. Plnr. Mr. Anura Madawala - *Director*
19. Plnr. Ms. J.P.S. Somasekara - *Director*
20. Plnr. Mr. E.M.S.B. Ekanayake - *Director*
21. Plnr. Mr. L.J. Liyanage - *Director*
22. Mr. H.R.S.C. Gunathilaka - *Director*
23. Plnr. Mrs. A. T.P. Alwis - *Director*
24. Archt. Mrs. Indika Balasuriya - *Director*
25. Mrs. K.M.P.G.D.K. Kekulandara - *Director*
26. Archt. Mrs. Thushari Thilakarathne - *Director*
27. Mr. M.M. Anura Prasanna - *Director*
28. Plnr. Mrs. R.L.P.P. Nawarathne - *Director*
29. Archt. Mrs. Lawanya S. Weerasuriya - *Director*
30. Plnr. D.B.S.K. Dissanayake - *Director*
31. Plnr. Mr. H. W. Somarathna - *Director*
32. Ms. D. Francis - *Director*
33. Mr. L.C. Manoj Perera - *Director*
34. Eng. (Mrs.) G.A.S.C. Samararatne - *Director*
35. Plnr. Mr. M.H.V. Rathnakumar - *Act. Director*
36. Plnr. Mr. Sugath Pemasiri - *Act. Director*
37. Mr. M. Wimalasooriya - *Act. Director*

## Divisions under the Chairman

### Internal Audit Division

The Internal Audit Division is responsible for planning, designing, implementing, and maintaining audit programmes, policies, and procedures that provide the basis for ensuring adequate internal controls and compliance with all laws and regulatory requirements applicable to the Authority. It should report timely and relevant information on all aspects of audit and compliance issues top management and lead and/or support specific audits to investigate adherence with policies, procedures, and legal/regulatory requirements to identify and evaluate exposures and to correct defective processes.

## Divisions under the Director General

### Legal Division

Legal Division is responsible to advice the Management of the Authority on the appropriate causes of actions and necessary processes to be followed in all matters related to the execution of the powers and functions vested to the Authority. Further, it takes actions and represents the Authority in the Courts of Law, Tribunals, Commissions and any other Inquiring or Investigatory processes related to the movable and immovable assets, contracts and agreements, recruitments and services, and any other matters related to the execution of the powers and functions vested in the Authority. On the other hand, administration of Contracts and Agreements that the Authority enters into with the other parties, and coordination with the relevant institutions and agencies matters related to therein are handled by the Legal Division.

### Information Technology and Systems Division

Information Technology and Systems Division is under the direct supervision of the Director General. Its role is to identify the IT requirements of the Authority in consultation with the other Divisions and administrate the design, procurement, installation, operations and maintenance of IT facilities. On the other hand, introduces updated IT related technology and systems to the Authority for efficient, cost effective and convenient delivery of its services.

### Progress Monitoring Division

Preparation, Implementation and Monitoring of the Corporate Plan of the Authority, in consultation of all stakeholders is under the responsibility of this division. Further, it assesses the overall performance of the Authority, its divisions, units and the Individual employees, on annual, quarterly and monthly basis and forwards observations and recommendations to the Management of the Authority and organises awareness and promotional activities for the benefit of the Authority, its employees and the general public. Also the division is responsible to provide necessary reports to the Finance Ministry, National Planning Department and Other relevant government entities. One of the key tasks of the division is to asses “Key Performance Indicators” (KPI) of each division & provincial office of the UDA and employee.

## Divisions under the Additional Director General

### Planning Audit & Monitoring and Demolition Unit

Enforcement of the relevant laws and regulations related to the developments, processes related to the enforcement while taking preventive actions, remedial measures and litigation over unregulated, unauthorized and unlawful developments in relevant local areas are the predominant responsibilities of the Unit.

### Procurement Unit

The Procurement Unit is responsible for the acquisition of supplies, services, and construction in support of the Authority's functions. The Procurement Unit issues Bidding Documents, develops Term Contracts, and conduct Procurement Committees as well.

### **Northern Provincial Office**

The Northern Provincial office is responsible for overall development activities within the declared urban development areas in the Northern Province which includes the area lying within the limits of one Kilometer (1Km) landwards of the mean high water line. This Provincial office is responsible on duties relevant to five districts in the province which includes Jaffna, Kilinochchi, Mannar, Mulathivu and Vavuniya. It carries out all planning, enforcement and project planning activities within these declared areas and involves in preparation and implementation of the Development Plans, Guide Plans and all activities incidental thereto.

### **North Central Provincial Office**

The Northern Central Provincial office is responsible for overall development activities within the declared urban development areas in the Northern Central Province and it is responsible on duties relevant to the districts Anuradhapura and Polonnaruwa. The district office for this province has been established in the district capital of Polonnaruwa in order to provide an efficient service. North Central Provincial office carries out all planning, enforcement and project planning activities within these declared areas and involves in preparation and implementation of the Development Plans, Guide Plans and all activities incidental thereto.

### **North Western Provincial Office**

The North Western Provincial office is responsible for overall development activities within the declared urban development areas in the North Western Province which includes the area lying within the limits of one Kilometer (1Km) landwards of the mean high water line. This Provincial office is responsible on duties relevant to two districts in the province, those are Kurunagala and Chilaw. The district office for this province has been established in the district capital of Chilaw in order to provide an efficient service. It carries out all planning, enforcement and project planning activities within these declared areas and involves in preparation and implementation of the Development Plans, Guide Plans and all activities incidental thereto.

### **Central Provincial Office**

The Central Provincial office is responsible for overall development activities within the declared urban development areas in the Central Province and it is responsible on duties relevant to the districts Kandy, Nuwara Eliya and Dambulla. Two district offices have been established in the district capital of Nuwara Elya and Strategic location in Dambulla in order to provide an efficient service. It carries out all planning, enforcement and project planning activities within these declared areas and involves in preparation and implementation of the Development Plans, Guide Plans and all activities incidental thereto.

### **Sabaragamuwa Provincial Office**

The Sabaragamuwa Provincial office is responsible for overall development activities within the declared urban development areas in the Sabaragamuwa Province and it is responsible on duties relevant to the districts Rathnapura and Kegalle. A district office has been established in the district capital of Kegalle to provide an efficient service. It carries out all planning, enforcement and project planning activities within these declared areas and involves in preparation and implementation of the Development Plans, Guide Plans and all activities incidental thereto.

### **Uva Provincial Office**

The Uva Provincial office is responsible for overall development activities within the declared urban development areas in the Uva Province and it is responsible on duties relevant to the districts Badulla and Monaragala. The district offices have been established in district capital of Monaragala to provide an efficient service. A sub-office has also been established in Kataragama for the convenience of the public. This provincial office carries out all planning, enforcement and project planning activities within these declared areas and involves in preparation and implementation of the Development Plans, Guide Plans and all activities incidental thereto.

## Geographical Information Systems Division

Formulation and operation of the Spatial Information Systems, Remote Sensing and the Simulation Systems for the preparation of Development Plans, Projects and the related duties are the main responsibilities of the Geographical Information System Division. It also performs on the matters related to Field Surveys, Consultative Workshops and Web based communication. Apart from those, it is also concerns on the maintenance of the system infrastructure of the information base related to the land management, planning support and project management of the Authority.

## Divisions under the Deputy Director General (Planning) 2

### Colombo Metro Region Division (CMR)

The Colombo Metro Region Division (CMR) is to cater Administrative capital (Kotte Sri Jayawardhanapura MC, Kaduwela MC, Maharagama UC and Kotikawatta Mulleriyawa PS) and Commercial Capital (Colombo MC, Dehiwala Mount Lavinia MC, Kolonnawa UC and Borelasgamuwa UC) of the Colombo district. CMR is responsible for the overall development activities in the declared urban development areas of aforementioned Local Authorities. This includes planning, enforcement and project planning activities. On the other hand, it is involved in preparation and implementation of the Development Plans, Guide Plans and all activities incidental thereto. In addition, Marine City, Beira Lake and many national level projects are handled by this division.

### Western Provincial Office

The Western Provincial office is responsible for overall development activities within the declared urban development areas in the Western Province excluding the CMR Area. This Provincial office is responsible on duties relevant to the districts in the province which includes Colombo, Gampaha and Kalutara. Two district offices have been established in district capitals of Gampaha and Kalutara to provide efficient service. Western Provincial office carries out all planning, enforcement and project planning activities within these declared areas and involves in preparation and implementation of the Development Plans, Guide Plans and all activities incidental thereto.

### Southern Provincial Office

The Southern Provincial office is responsible for the overall development activities within the declared urban development areas in the Southern Province which includes the area lying within the limits of one Kilometer (1Km) landwards of the mean high water line.

This Provincial office is responsible on duties relevant to the three districts in the province, those are Galle, Matara and Hambantota. Two district offices have been established in the district capitals of Matara and Hambantota to provide an efficient service. Southern Provincial office carries out all planning, enforcement and project planning activities within these declared areas and involves in preparation and implementation of the Development Plans, Guide Plans and all activities incidental thereto.

### Eastern Provincial Office

The Eastern Provincial Office is responsible for the overall development activities within the declared urban development areas in the Eastern Province which includes the area lying within the limits of one Kilometer (1Km) landwards of the mean high water line. This Provincial office is responsible on duties relevant to the three districts in the province, those are Trincomalee, Batticaloa and Ampara. Two district offices have been established in district capitals of Batticaloa and Ampara to provide an efficient service. A sub office has also been established in Kalmunai for the convenience of the public. Eastern Provincial office carries out all planning, enforcement and project planning activities within these declared areas and involves in preparation and implementation of the Development Plans, Guide Plans and all activities incidental thereto.

## **Research & Development Planning Division**

The Research & Development Planning Division mainly carries out research activities undertaken by the Authority in relation to the formulation, implementation, and the communication of the Development Plans, Development Guide Plans, Development Projects, etc. Apart from that, it introduces the current technology, methods and concepts to the Authority for the formulation and implementation of Plans and Projects to meet requirements of other divisions and external agencies and publishes the research and findings for the benefit of the Authority, the other agencies and the general public.

In addition, the Division coordinates formulation & implementation of Development Plans and hosts continuous progress meetings to monitor the process of development plans prepared by the relevant provincial offices. It also organizes relevant workshops at necessary stages of planning process, conduct stakeholder meetings, publication of the prepared development plans through gazette notifications.

## **Divisions under the Deputy Director General (Project Management)**

### **Project Management Division (Western Region)**

Project Management Western Regional Division consist with Western Province, which is under the supervision of the Deputy Director General (Project Management). This division carry out all activities involved in formulation, procuring, execution and commissioning of Development Projects. Monitoring of the Project implementation processes of the Authority and coordinating with the contractors and the other relevant organizations related to the Design and Implementation of Development Projects while providing necessary and timely feedback to the Project Teams on appropriate measures required for the smooth implementation of those projects are also held under the responsibility of the divisions.

### **Project Management Division (Northern Region)**

Project Management Northern Regional Division consist with Northern, North Eastern, Central and North Central Provinces, which are under the supervision of the Deputy Director General (Project Management). This division carry out all activities involved in formulation, procuring, execution and commissioning of Development Projects. Monitoring of the Project implementation processes of the Authority and coordinating with the contractors and the other relevant organizations related to the Design and Implementation of Development Projects while providing necessary and timely feedback to the Project Teams on appropriate measures required for the smooth implementation of those projects are also held under the responsibility of the divisions.

### **Project Management Division 3 (Southern Region)**

Project Management Southern Regional Division consist with Southern, Uva, Sabaragamuwa and Eastern Provinces which are under the supervision of the Deputy Director General (Project Management). This division carry out all activities involved in formulation, procuring, execution and commissioning of Development Projects. Monitoring of the Project implementation processes of the Authority and coordinating with the contractors and the other relevant organizations related to the Design and Implementation of Development Projects while providing necessary and timely feedback to the Project Teams on appropriate measures required for the smooth implementation of those projects are also held under the responsibility of the divisions.

### **Engineering Services Division**

This division is responsible for attending the engineering service requirements, repairs and maintenance of the UDA premises and Sethsiripaya Stage I Building which includes maintenance and service requirements in drinking water, electricity, air conditioning and fire protection etc.,. Apart from that, the civil and structural engineering services are carried out for small and medium scale development projects by the division. Maintenance work related to housing projects, district and sub offices, market complexes, landscape areas and parks are also being carried out by the division.



## Divisions under the Deputy Director General (Design Management)

### Environment & Landscape Division

The Role of the Division is to pay consideration on Environment & Landscape Planning, Environment & Landscape Design and Environment and Landscape Management. It is responsible in preparation of environment and landscape conservation guide plans /regulations/guidelines in line with the Development plans, Development Guide plans and the Regulations. Furthermore, the Division prepares Landscape Master Plans, Wetland Master Plans, Parks, Streetscape improvements and carry out all activities involved in formulation, Procuring, execution and commissioning of these projects. On the other hand, implementation of the National Green Building Certification process of the Authority is under the responsibility of the Division, ensuring environmentally friendly buildings. It also provides timely reviews of the design and Implementation process of the projects and makes recommendation to the senior management on the needy improvements. Further, it obtains necessary clearances, approvals and permits from the relevant agencies for the execution of Development projects and Coordinates with other consultants and the relevant organizations on matters related to the Environment and Landscape.

### Special Projects Division

The main tasks undertaken by the division include implementation and management of special projects implemented by the UDA. Most of the time, these special projects include priority projects having national interests proposed by the central government, UDA or in collaboration with other stakeholder agencies. This division has the provisions to provide consultancy on such special projects and coordinate its overall implementation and management.

### Engineering design Division

This Division carries out the Structural Engineering Design, Building Services Designs, Quantity Surveying of Development Projects undertaken by the Authority. It timely reviews the design and implementation process of the projects and makes recommendations to the Deputy Director General and the senior officers of the needy improvements. On the other hand, Coordination with other consultants and the relevant organizations related to the Design and implementation of Development projects are also carried out by the Engineering Design Division.

### Urban Design Division

This Division is to be carries out the urban design's concepts, design in an urban context, Urban design involves the design of buildings, groups of buildings, spaces and landscapes, and the establishment of frameworks and processes that facilitate successful development Projects undertaken by the Authority. The Urban Design Division also develops and reviews plans and projects for neighbourhoods and development areas with a focus on urban design, design excellence, beautification, sustainability, and the enhancement of the Urban declared areas.

## Divisions under the Deputy Director General (Real Estate & Land Management)

### Land Development & Management Division I

Land Development & Management Division is mainly responsible for all activities related to the acquisition, vesting, disposal and management of lands, for the Authority. It is also involved in the maintenance and timely update of a comprehensive information base on the land and other assets of the Authority. Further, the Land Development & Management Division coordinates with relevant organizations on land related matters for the implementation of the Development Projects identified by the Authority.

### Real Estate Management & Development Division

It undertakes all activities related to the promotion and the execution of the developments of commercial intent, undertaken by the Authority while coordinating with relevant agents and organizations on matters related to the promotion of the Development Projects. It also provides the Management of the Authority with necessary advice on the strategies and the processes for the acquisition, vesting, development and the management of the properties. Further, it is responsible for the administration of the valuation, timely review and reassessment of all the properties those belong to the authority, and the timely fixing and collection of rentals, leases and other levies payable to the Authority.

### Housing Division

The Housing Division is under the supervision of the Deputy Director General, Real Estate & Land Management. The main responsibility of this division is to carry out all matters related to the implementation of the Housing Development Projects undertaken by the Authority.

This division handles diversified housing categories as below mentioned;

- Low Income Housing units by Urban Regeneration Projects, AAIIB Project
- Affordable Housing Units
- Middle Income housing Units for government and private sector professionals
- Apartment units for upper income sector.
- Special housing projects under public private partnership

### Facility Management Division

This division's role is related to regular maintenance, needy improvements, timely rectifications and any other developments as directed by the Management of the Authority on the premises, facilities and assets belong to the Authority. While doing so, it monitors the procurement and the execution of the contracts and carries out post commissioning services involved with the assets of the Authority. Moreover, timely reporting is done to the Management of the Authority on the status of the assets and recommendations are given on appropriate measures for their upkeep and improvement.

### Property & Portfolio Management Division

The main responsibilities of this division are on matters related to the timely recovery of rentals, leases, temporary allocations of the assets of the Authority while advising on the strategies, actions, processes and procedures related to the improvement of them. On the other hand, administration of the Contracts and Agreements that has any financial implications to the Authority and that the Authority enters into with the other parties, and coordination with the relevant institutions and agencies on matters related to therein are under the responsibility of this division.

### Land Development & Management Division II

Land Development & Management Division is mainly responsible for all activities related to the acquisition, vesting, disposal and management of lands, for the Authority. It will also involve in the maintenance and timely update of a comprehensive information base on the land and other assets of the Authority. Further, the Land Development & Management Division coordinates with relevant organizations on land related matters for the implementation of the Development Projects identified by the Authority. The responsible zones of the division will be allocated in future.

## Divisions under the Deputy Director General (Finance)

### Finance Division

It carries out all matters related to the Payments, Revenue, Personal Emoluments, Stores and Supplies, Financial Reporting of the Authority and advises the Authority on the strategies, actions, processes and procedures related to the financial matters. On the other hand, administration of the Contracts and Agreements that has any financial implications to the Authority and that the Authority enters into with the other parties, and coordination with the relevant institutions and agencies on matters related to therein are under the responsibility of this division.

## Divisions under the Deputy Director General (Human Resource Management & Administration)

### Human Resource Management & Administration Division

Human Resource Management & Administration Division (HRM&AD) is responsible for the continuous development of Human Resources of the Authority and controls administration of the matters related to transportation. On the other hand, advices and recommendations are given to the Management of the Authority on appropriate Resource Management and Development policies, procedures and processes. The Human Resources and Administration Division takes care of 1551 permanent staff and about 200 personal holder staff of the Urban Development Authority cadre. The mentioned staff consists of 604 professionals, 161 junior managers and 786 non-professionals. This division fulfills day-to-day human resource needs and administration works of the above employees. Further, it is responsible for continuous development and improvement of its human resources in order to meet the changing requirements of Urban Development Authority time to time. HRM&AD consists of two main sections such as Human Resources Management and Administration. HRM section is mainly responsible for all human resource management and human resources development including recruitment, selection, training, development, leave management, grievance handling and welfare. Further, it handles implementing human resource policies, procedures and processes. Administration division is responsible for all general office administration activities at UDA.

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## OUR CORPORATE PLAN

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This Corporate Plan serves as the Urban Development Authority's strategic framework and envisions its future direction for the period 2022-2024. Through this, it is expected to present where the Urban Development Authority is heading along with the actions those need to be fulfilled within the stipulated time period.

Special consideration is given on the set of actions required in future towards sustainable management practices in the Authority with the assistance of all the professional and non-professional staff force. Spatial city arrangements, enforcement mechanisms, project formulation and implementations, proper resource allocation, monitoring continuous finances and liabilities and identifying proper opportunities towards controlling the internal systems and structures of the Authority are defined via cleared principle-based approach.

The Urban Development Authority is determined to achieve the identified intentions and to make reasonable decisions while taking steps to rectify any deviations from planned outcomes. Hence, the available resources will be fully utilized and all stakeholders including the general public will be benefitted.

**PRINCIPLES**

**SUB-COMPONENTS**

**TARGETS**

**DELIVERABLES**

**DETAIL PLAN**

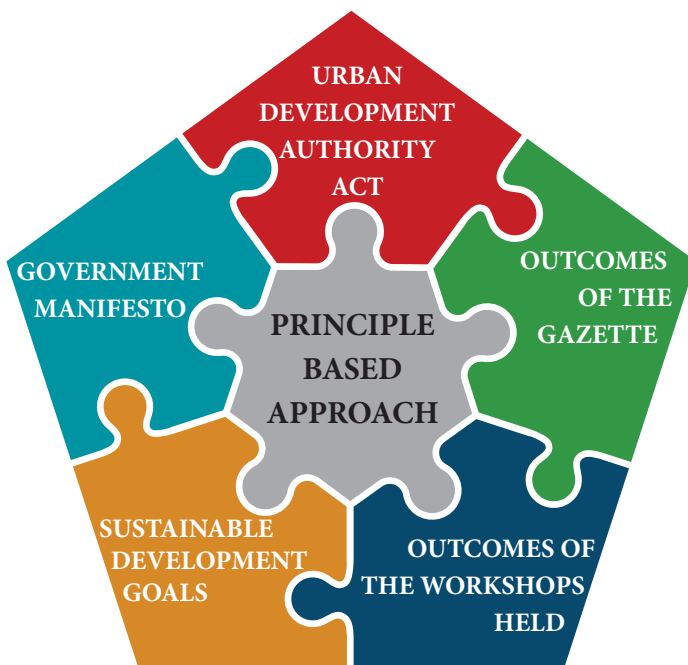
**KPI**

## PRINCIPLE BASED APPROACH

The corporate plan preparation process involving with deviate the conventional techniques and moved towards the principle-based approach to eliminate the gaps of previous practices. The predominant consideration was given on of two components such as; our responsibility towards the country level targets and the future direction of the Authority. The responsibilities were mainly focusing on; How the Authority will support to the success of various sectors in the country and How the Authority will be a self- sufficient in the future with long lasting. These two components were thoroughly study via the major primary and secondary sources to define the targets.

“RESPONSIBILITY TOWARDS THE COUNTRY” -National aspect define via; the targets of Government Manifesto, and the global level targets such as Sustainable development Goals, which support to the success of the country.

“FUTURE DIRECTION OF THE AUTHORITY” Institutional aspect defines via the Urban Development Authority Act, and the relevant targets extracted from Ministry portfolio (Government Gazette Notification No 2235/45 dated on 7.7.2021).



The responsibilities of the Authority were clear-cut with the scope of the UDA Act and the finalized responsibilities towards the National aspect and Institutional aspects are categories in to six major principles such as; “**WE PLAN, WE ENFORCE, WE IMPLEMENT, WE BUILT, WE COLLABORATE AND WE PERFORM**”. The weight of the principles has been given based on the defined responsibilities. (Refer the table: Define major responsibilities of the principles).

These defined Principles clearly address the significant sectors concerned by the Urban Development Authority. Thus, it will ensure every interested party of the organization is responsible and dedicated to achieve the expected outcomes.

Every principle has consisting with several sub components which directing the path to achieve the relevant principle via achieving the targets. (Targets included under description of each principle)

The 'Sub Components' specify the scope in which each 'Principle' would perform. They have been defined in the form of end results.

'Targets' of each principle are referred to determine how a given principle is expected to be done and what result is supposed to be produced and these targets were extracted from Our Detail plan 2022-2024.

PRINCIPLE	WE PLAN	WE ENFORCE	WE IMPLEMENT	WE BUILT	WE COLLABORATE	WE PERFORM
SUB COMPONENT	Well Designed Urban areas	Robust Regulations	People Centric Developments	Diversified Housing Opportunities	Optimal Land Utilization	People-centric Service Provider
	Integrated Development	Timely Updated Policies	Conserved Natural wealth	Enhanced quality of life	Two-way benefitted Joint Ventures	Smart work environment
	Uplifted Urban Livability	Controlled City Form	City Amenities	Accelerated City Growth	Strengthened Property management & Development	Improved transparency & Accountability
	Hierarchically networked cities		Catalyst Developments			Proficient workforce

The Action Plan elaborates the specified actions to be per-formed within the defined time periods along with responsible divisions and units in the Urban Development Authority (Refer Detail Plan)

**Deliverables** - Each principle is indicating a Deliverables which define the streamlined targets to be achieved within the given period of time on the real ground.

WE PLAN	WE ENFORCE	WE IMPLEMENT	WE BUILT	WE COLLABORATE	WE PERFORM
Well-formed Urban Areas.	Controlled City Form.	Comprehensive Urban Development Projects.	Shelter for all in Urban Communities.	Highest and best uses for UDA lands.	Strong partnership with stakeholder agencies.
Hierarchically networked Cities.	Urban areas free from unauthorized developments.	Viable and feasible projects through Development Plans and Public Private Partnership.	Enhanced Quality of life of Urban communities Regenerated urban facades.	Steering the real estate market trends to new directions.	Maximized revenue generation.
Economically benefitted hinterlands.	Updated Urban Land Use Policy.	Economically benefitted catalyst projects at potential lands Increased carrying capacities for developments.	Esteemed residential neighborhood • Affordable housing • Density based	Optimum value addition for other government lands.	Smart technology driven organization. Qualified workforce in every sector.
Innovation driven Smart Cities.	Physically achieved Green Building Standards.			Lively and engaging partnerships with stakeholders.	Performance oriented workforce.
Uplifted urban hubs with balanced physical resources.	Urban forms with updated regulations.			Readily available information portal. Investment attraction for development	Public oriented service provider.
Adequate vibrant public outdoor recreational spaces.	Research based regulations.	Conserved environmental with landscape and recreational oriented developments.			Actions based on key performance manual.
Well-connected Transport System with smooth mobility and accessibility.	Accelerated planning approval systems.	Market-oriented development			Controlled budget mechanism.
Adored Urban Designs.					Upgraded procedure manuals and internal controls.
Development plans with research driven planning concepts.					Qualifications based attractive remuneration

## DEFINE OVERALL RESPONSIBILITIES OF THE AUTHORITY FOR NEXT THREE YEARS

PRINCIPLE	POWERS & FUNCTIONS OF UDA (UDA Act No 4 of 1978)	MANIFESTO POLICIES (MAIN CHAPTERS)	SUSTAINABLE DEVELOPMENT GOALS (Global Goals to ensure prosperity for everyone by 2030)	PREVIOUS WORKSHOP OUTCOMES	OUTCOMES OF THE GOVERNMENT GAZETTE NOTIFICATION NO 2235/45 DATED ON 7.7.2021 (MINISTRY PORTFOLIO)
<b>WE PLAN (National Aspect)</b>	<p>Integrated Planning &amp; Physical Development UDA (Amendment) Act, No.4 of 1982</p> <p>Preparation and Implement development plans and capital investment plans</p> <p>Provide technical planning services.</p>	<p>Responsibilities derived through below chapters;</p> <p>New Approach in National Spatial System</p> <p>A Sustainable environmental policy</p> <p>A Technology based society.</p>	<p>SDG 11: Sustainable cities and Communities</p> <p>Extracted from other SDG targets;</p> <p>Everyone should have basic healthcare, security and education</p> <p>Healthy lives and equitable quality education, prosperous world, Access water, more renewable, affordable energy, sustainable economic growth, Industry and Infrastructure, friendly production, reduce waste and boost recycling</p>	<p>Planned Physical Development Collaborative with Urban design</p>	<p>Identify suitable lands for future developments through spatial plans</p> <p>Demarcate the slums and shanty areas, and define, relocation or livelihood improvements</p> <p>Special attention given for the Identification of flood prone or any other disaster vulnerability areas through special plans</p> <p>Identify suitable catalyst development towards boost the economy</p> <p>Identification on special commercial zones in the zoning plans.</p> <p>Special attention to identify the proper location for the infrastructure development through spatial plans</p> <p>Identification on Housing requirements and demarcate the suitable locations for future developments through spatial plans</p> <p>Define commuter population around all urban areas</p> <p>Identification on Forest land resources</p> <p>Predominant consideration on toxic waste reduction and mitigations</p>

**DEFINE OVERALL RESPONSIBILITIES OF THE AUTHORITY FOR NEXT THREE YEARS**

PRINCIPLE	POWERS & FUNCTIONS OF UDA (UDA Act No 4 of 1978)	MANIFESTO POLICIES (MAIN CHAPTERS)	SUSTAINABLE DEVELOPMENT GOALS (Global Goals to ensure prosperity for everyone by 2030)	PREVIOUS WORKSHOP OUTCOMES	OUTCOMES OF THE GOVERNMENT GAZETTE NOTIFICATION NO 2235/45 DATED ON 7.7.2021 (MINISTRY PORTFOLIO)
<b>WE ENFORCE (National Aspect)</b>	<p>Formulation and implementation of Urban Land Use Policy.</p> <p>Develop environmental standards and prepare schemes for environmental improvements.</p> <p>Regulate any planning projects or schemes of any government agency.</p>	<p>Responsibilities derived through below chapters;</p> <p>A Righteous, Disciplined and Law Abiding society</p> <p>New Approach in National Spatial System.</p> <p>An Efficient Country free from corruption</p>	<p>Sustainable cities and Communities with regulated and controlled city form.</p> <p>Climate actions: Urgent action is needed, by regulating emissions and promoting renewable energy</p>	<p>Updated regulations</p> <p>Guidelines and Regulations to conserve sensitive areas</p> <p>Green building standards</p> <p>Suitable risk management policies.</p>	<p>Special priority for parking allocation and suitable regulations.</p> <p>Regulations for environmental management</p> <p>Special regulations and guidelines for coastal developments</p> <p>More concern on eliminate or reduce urban concrete facades towards reach sustainable cities and developments</p> <p>Regularized Urban areas</p> <p>Special consideration on standards of disposing waste materials such as; solid waste, Incineration, Combustion process, waste water and air particulate matters</p>



## DEFINE OVERALL RESPONSIBILITIES OF THE AUTHORITY FOR NEXT THREE YEARS

PRINCIPLE	POWERS & FUNCTIONS OF UDA (UDA Act No 4 of 1978)	MANIFESTO POLICIES (MAIN CHAPTERS)	SUSTAINABLE DEVELOPMENT GOALS (Global Goals to ensure prosperity for everyone by 2030)	PREVIOUS WORKSHOP OUTCOMES	OUTCOMES OF THE GOVERNMENT GAZETTE NOTIFICATION NO 2235/45 DATED ON 7.7.2021 (MINISTRY PORTFOLIO)
<b>WE IMPLEMENT (National Aspect)</b>	<p>Undertake execution of development projects and schemes.</p> <p>Formulate capital improvement programs.</p> <p>Carryout building, engineering, other operations and infrastructure development.</p> <p>Acquire, hold or disposal of any movable or immovable property acquired or held by it.</p> <p>Co-ordinate and supervise the execution of projects and schemes as requested</p> <p>Approve, co-ordinate and control development projects.</p> <p>Regulate planning projects or schemes.</p>	<p>Responsibilities derived through below chapters;</p> <p>New Approach in National Spatial System.</p> <p>A Safe and Secure Country for all.</p> <p>A Productive Citizen and Happy Family.</p> <p>A Sustainable Environmental Policy.</p> <p>People Centric Economy</p>	<p>Prosperous world, Access water, more renewable, affordable energy, sustainable economic growth, Industry and Infrastructure</p> <p>Life on Land: To stop degradation, we must preserve forest, desert and mountain ecosystems.</p> <p>Responsible consumption: foster eco-friendly production, reduce waste and boost recycling.</p> <p>(Incorporate the aspects in project implementation)</p>	<p>Special projects with innovative green building technology &amp; engineering designs and sustainable projects in urban areas.</p>	<p>Identify the development gaps and enhance the recreational activities in urban areas.</p> <p>Carryout Environmental landscaping projects</p> <p>Special attention on Commercial forest</p> <p>Conservation and protection on Forest resources</p> <p>Carryout Solid waste management and hospital waste minimization projects in urban areas</p>

**DEFINE OVERALL RESPONSIBILITIES OF THE AUTHORITY FOR NEXT THREE YEARS**

PRINCIPLE	POWERS & FUNCTIONS OF UDA (UDA Act No 4 of 1978)	MANIFESTO POLICIES (MAIN CHAPTERS)	SUSTAINABLE DEVELOPMENT GOALS (Global Goals to ensure prosperity for everyone by 2030)	PREVIOUS WORKSHOP OUTCOMES	OUTCOMES OF THE GOVERNMENT GAZETTE NOTIFICATION NO 2235/45 DATED ON 7.7.2021 (MINISTRY PORTFOLIO)
<b>WE BUILD (National Aspect)</b>	<p>Formulate and execute housing schemes.</p> <p>Clearance of slum and shanty areas and undertake development</p>	<p>Responsibilities derived through below chapters;</p> <p>A Productive Citizen and Happy Family.</p> <p>A Safe and Secure Country for all.</p> <p>(These chapters given more priority for housing projects)</p>	<p>Sustainable cities and communities: Increase affordable housing and make settlements inclusive, safe and sustainable</p>	<p>Affordable housing facilities for all.</p>	<p>Housing Developments for social and livelihood improvement</p> <p>Carryout relocation or livelihood improvement projects at slums and shanty areas</p> <p>Introduce special housing loan systems for middle income earners</p> <p>Special attention on Middle Income housing projects</p> <p>Regeneration projects in terms of social and economic developments.</p> <p>Carryout rental housing schemes.</p>

## DEFINE OVERALL RESPONSIBILITIES OF THE AUTHORITY FOR NEXT THREE YEARS

PRINCIPLE	POWERS & FUNCTIONS OF UDA (UDA Act No 4 of 1978)	MANIFESTO POLICIES (MAIN CHAPTERS)	SUSTAINABLE DEVELOPMENT GOALS (Global Goals to ensure prosperity for everyone by 2030)	PREVIOUS WORKSHOP OUTCOMES	OUTCOMES OF THE GOVERNMENT GAZETTE NOTIFICATION NO 2235/45 DATED ON 7.7.2021 (MINISTRY PORTFOLIO)
<b>WE COLLABORATE (National Aspect)</b>	<p>Implement of capital investment plans.</p> <p>Enter into contract for the execution of development projects.</p> <p>Acquire, hold or disposal of any movable or immovable property acquired or held by it.</p> <p>Co-ordinate and supervise the execution of projects and schemes as requested</p> <p>Approve, co-ordinate and control development projects.</p> <p>Undertake and regulate development projects or schemes.</p>	<p>Responsibilities derived through below chapters;</p> <p>People Centric Economy.</p> <p>A Technology based society.</p>	<p>Partnership: If all countries are to achieve the goals, international cooperation is vital.</p> <p>(National and International collaboration and partnerships among countries)</p>	<p>Real Estate Market</p> <p>Land Management</p> <p>Property Developments</p>	<p>Proper land management</p> <p>Provide land with low cost for developments</p>

**DEFINE OVERALL RESPONSIBILITIES OF THE AUTHORITY FOR NEXT THREE YEARS**

PRINCIPLE	POWERS & FUNCTIONS OF UDA (UDA Act No 4 of 1978)	MANIFESTO POLICIES (MAIN CHAPTERS)	SUSTAINABLE DEVELOPMENT GOALS (Global Goals to ensure prosperity for everyone by 2030)	PREVIOUS WORKSHOP OUTCOMES	OUTCOMES OF THE GOVERNMENT GAZETTE NOTIFICATION NO 2235/45 DATED ON 7.7.2021 (MINISTRY PORTFOLIO)
<b>WE PERFORM (National Aspect)</b>	<p>Charge rents or fees for buildings or services provided.</p> <p>Accept gifts, grants, donations or subsidies whether in cash or otherwise and apply them for carrying out objects.</p>	<p>Responsibilities derived through below chapters;</p> <p>A Technology based society.</p> <p>An Efficient Country free from corruption.</p>	<p>Peace &amp; Justice: inclusive societies with strong institutions that provide justice for all.</p> <p>Good governance concept</p>	<p>Performance Excellence within the organization</p> <p>People-centric, self-sustained and vibrant public enterprise</p> <p>Maximize Revenue generation</p>	<p>Successful completion and special attention on all identified targets and responsibilities above</p>

S

STRENGTHS

W

WEAKNESSES

O

OPPORTUNITIES

T

THREATS

## STRENGTHS

1. Powers and functions provisioned to the UDA under the Act No 41 of 1948.
2. Availability of 271 number of Urban declared areas under purview of UDA.
3. Availability of gazetted zoning regulation under 53 development plans
4. Proposed to be complete 157 development plans which covering 217 local authorities by 2024
5. Availability of gazetted General Regulation of 2021
6. Power/Authority to grant Green Building certification.
7. Contribution on collaborative support from other institutions towards the successful project planning formulation and implementation.
8. Availability of multi- disciplinary efficient professional staff.
9. Strong Asset base over Rs. 600.0 Bn.
10. Island wide office base with integrated staff deployment.
11. Sole Authority of changing city functions through Regeneration ,rehabilitation , restructuring etc
12. Availability in house engineering design.
13. Enable to implement PPP models as per the employment given by UDA Act.
14. Availability of spatial data infrastructure.
15. Availability of Online Building Approval Process
16. Self-funding organization
17. Readiness of One-Stop unit towards prompt planning approval systems.
18. Having the largest land bank in Sri Lanka
19. Decentralized management and operational system
20. Availability of continuous financial monitoring system and auditing

## WEAKNESSES

1. No sound IT based network system within the Organization.
2. Inadequate contribution of Urban Design inputs for urban development
3. Lengthy process of Control illegal construction.
4. Lack of planning and project monitoring system.
5. Lack of planning and enforcement system.
6. Disclaimer of financial account since 2015.
7. No proper HR system and redress grievance system.
8. Weak procurement system.
9. No proper asset and portfolio management system.
10. No adequate carder provisions in some sections
11. Unavailability of Comprehensive asset base.
12. Inefficiency of the procedure in real estate management.

## OPPORTUNITIES

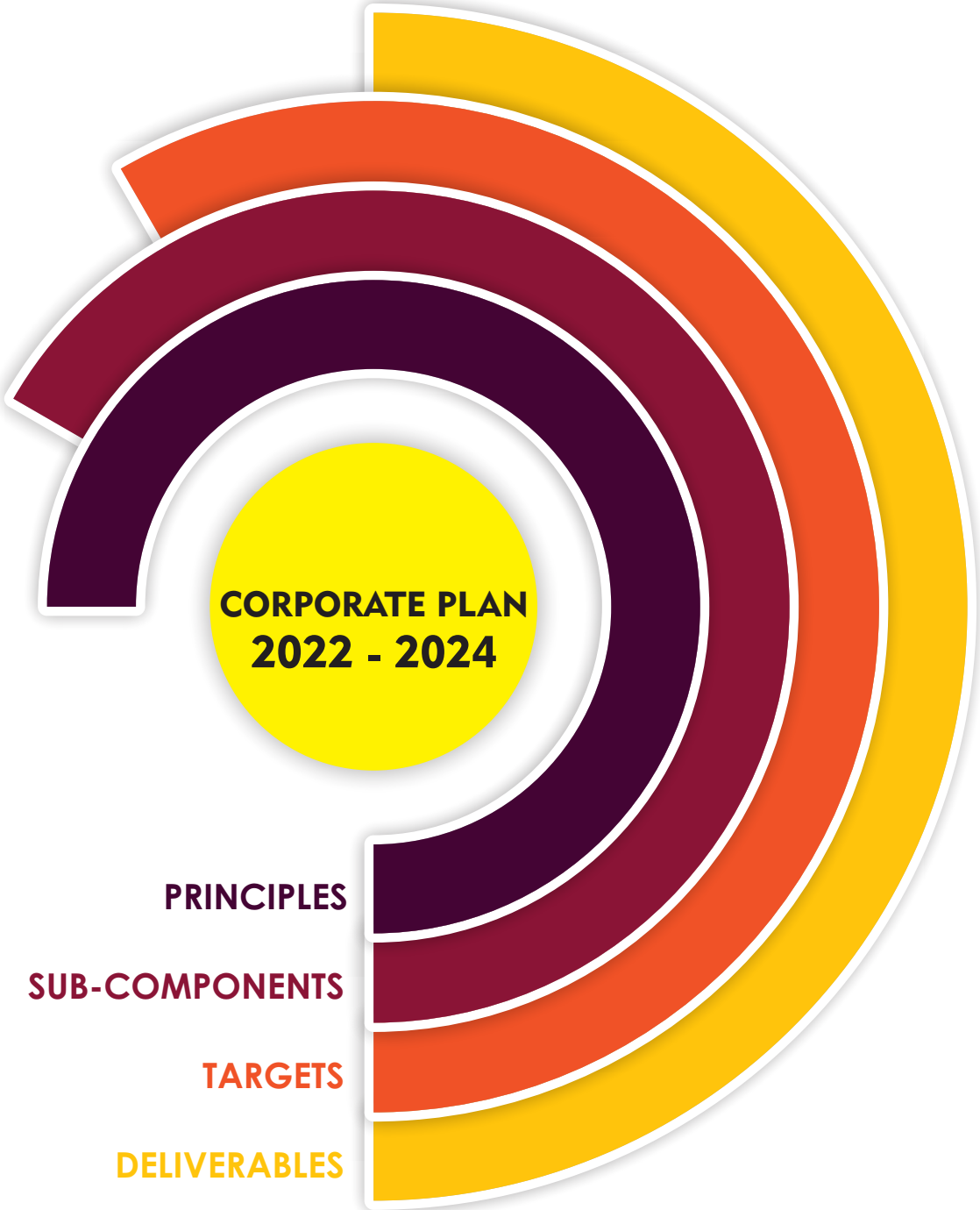
1. Proposed One- stop unit and Business Hub.
2. Involvement of investor group for public - private - partnership (PPP) project in urban declared areas.
3. Aligned targets of the Government Manifesto with UDA objectives.
4. The trust of Government and other institutions with the UDA for implementing major government priority projects.
5. Due to strong asset base UDA has capacity to raise funds for major projects.
6. Treasury allocations for urban development projects.
7. Availability of other institutional laws and regulations
8. Opportunity to declare undeclared urban areas under the UDA Act

## THREATS

1. Social disagreements and disturbances for implementing urban development project.
2. Inadequate support from other government agencies.
3. Lengthy procedure of land acquisition and vesting.
4. Unexpected political influences and intervention.
5. Unpredicted economic crisis.
6. Disasters related to spatial development.
7. Sudden changes on state-level targets control the defined future targets of the Authority
8. Overlapping of regulations between other government institutions
9. Illegal encroachments related activities spreading towards urban areas.
10. Public disagreements on vesting and implementation of certain projects.
11. Mismatching and overlapping proposals implemented by other public or private institutions







**CORPORATE PLAN  
2022 - 2024**

**PRINCIPLES**

**SUB-COMPONENTS**

**TARGETS**

**DELIVERABLES**

**OUR DETAIL PLAN**



**KPI**





# WE PLAN





# WE PLAN



- ◆ Integrated spatial Planning is the main function of the UDA
- ◆ Planning divisions of UDA is responsibility towards prepare Integrated spatial plans
- ◆ Not only plans, Identify the strategic projects and Project Planning are also a key action which carried via integrated planning process
- ◆ As per the present context a city hierarchy has to be developed via the planning process of the UDA including National Cities, Connecting cites and Cluster cities

## OUR CHALLENGE

Urban planning offers the ability to transform a vision for a city into reality through implementation. It helps cities thrive development in an orderly manner. On the other hand, it lays paths to enhance livability, prosperity and equity of city dwellers.

Planning cities has become a much-needed discipline as they are getting overpopulated day by day and resources are getting scarce. On the other hand, urban areas are becoming complicated with environmental degradation and effects of climate change along with rapid developments. This situation has brought forward the need for integrated planning.

So far, many spatial plans have been prepared with the aim of developing and enhancing the functionality and exquisiteness of urban areas. However, it could be noted that there are a number of areas to be declared as urban areas by the UDA as for the provisions given by its Act. As a result, those areas have developed in an informal manner resulting in inadequate infrastructure, accumulation of solid waste, lack of public open spaces etc. Those informal urban areas seem to be inefficient and require more resources to maintain. Accordingly, the UDA is to take necessary measures to declare a significant number urban areas in future to impose new suitable developments to ensure the public welfare.

Another concern is the identification of projects on the appropriate time at the appropriate location since, every project and its resources are finite. Along with the said constrains, allocating the required funds and procrastinating the budget for long term projects in the initial stage are also major limitations.

As the key planning authority in the country, it is our responsibility to take measures to mitigate above situation. In order to do so, we need to be equipped with necessary systems, tools and strategies to overcome.

## OUR STRATEGIES

It is accepted that when a city is well planned, a connection is built between the long-term vision and short-term actions. Thus, cities get the opportunity to stay ahead of challenges and recognize opportunities and manage risk in the most appropriate manner. For this, we need to bring forward research based planning and innovative planning techniques from the initial stage of a plan. The Planning related divisions of UDA are involved responsibly towards preparing integrated spatial plans derived via proper planning and theoretical mechanisms based on the context. Identification of strategic projects is also a key action which is carried out based on the integrated planning process in urban areas, anticipating rather than reacting.

In order to achieve sustainability in planning throughout the country, urban development should be carried forward in all declared urban areas while achieving the integration of physical, social, economic and environmental aspects. Even though it is factual that the magnitude of the challenges cities face cannot be predicted in the most accurate manner when planning, desired improvements will be momentarily undertaken by us through prioritised projects which align with the vision for an urban area and the country at large.

Hence, through proper planning we expect that cities would be able to face spatial developing challenges in the position of anticipating rather than reacting.

## SUB COMPONENTS

- **Well - Designed Urban areas**
- **Integrated Development**
- **Uplifted Urban Livability**
- **Hierarchically networked cities**

## OUR TARGETS

1. To prepare 208 Development Plans for different urban declared areas of the country by 2024.
2. To prepare 134 Guide Plans covering the entire island by 2024.
3. To conduct declarations as per development requirement.
4. To complete the planning phase of 828 projects by 2024.
5. To conduct research studies as per the interest of the Authority
6. To prepare and update the GEO Data Base for 208 local authorities.
7. To conduct GPS Surveys, Terrain Investigations and Modelling
8. To establish spatial data standards for data capturing and mapping in the country by 2022.

## OUR DELIVERABLES

- Well-formed Urban Areas.
- Hierarchically networked Cities.
- Economically benefited hinterlands.
- Innovation driven Smart Cities.
- Uplifted urban hubs with balanced physical resources.
- Adequate vibrant public outdoor recreational spaces.
- Well-connected Transport System with smooth mobility and accessibility.
- Adored Urban Designs.
- Development plans with research driven planning concepts.
- Projects steered by Integrated Planning.
- Conserved Environment harmonized with urban activities.

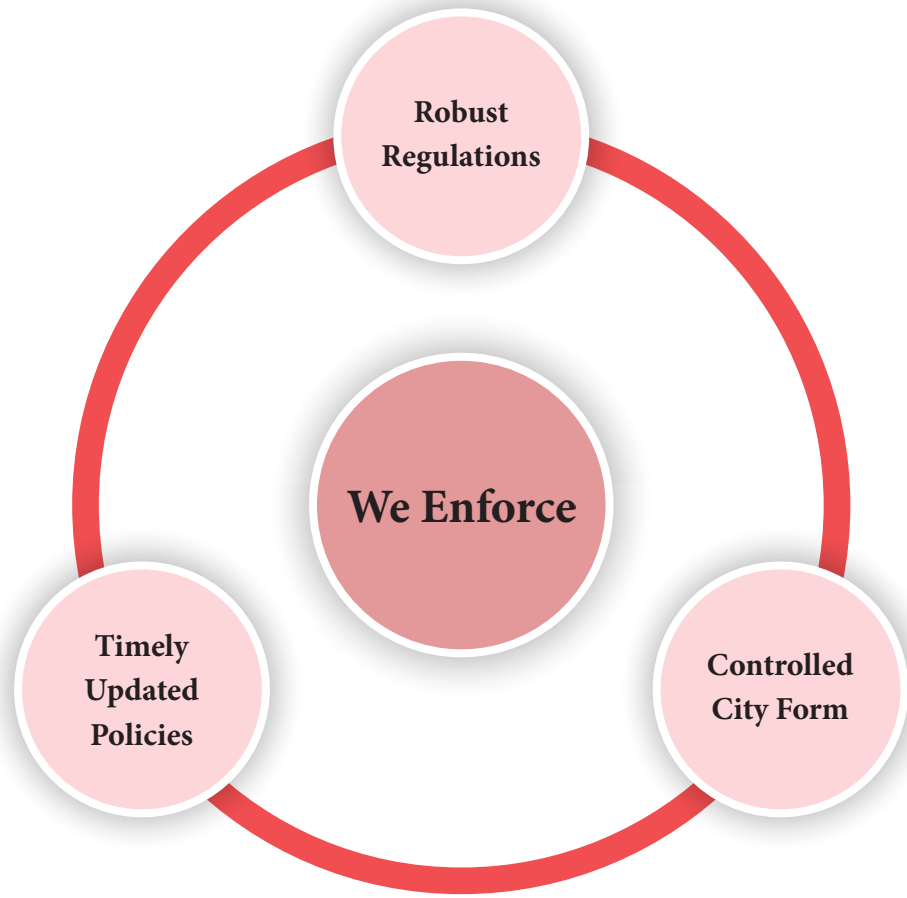


# WE ENFORCE





# WE ENFORCE



- ◆ This Principle mainly consider about the implication of regulation with in UDA declared areas
- ◆ Enforcement activities are carried out by the planning divisions of the UDA and enforcement audit and monitoring unit.
- ◆ Development approval process is a key component under this principle and in approval process UDA involve in following approval types, PPC, BA, RVA, COC, BOP, Tower Crane
- ◆ In this principle it has shown that the importance of the regulation update process
- ◆ UDA also involve in enforce activities in Local Authorities



## OUR CHALLENGE

Cities strongly influence the prosperity and well-being of city residents as well as people in rural areas. Hence, policies and regulations should be given key priority with attention focussed on growing and adapting the changes that take place in physical, economic, social and environmental aspects in urban areas.

Policies and regulations are the tools those help to set the planned aims on the real ground. Thus, outdated policies and regulations can result in inconsistent practices which could lead to risk the comfortability and the functionality of an urban area.

As the Urban Development Authority holds the key statutory powers to manage urban declared areas, it has the responsibility to assure that rapid urbanization is controlled and guided through these tools. However, given the situation, it could be noticed that gaps exist when regulations are put into practice as they have not been updated to accept the drastic changes over the past years. Moreover, contradictions in enforcement mechanism have sometimes hindered the smart use of the available space of some urban areas and led unauthorized and haphazard developments to spread in an unacceptable manner. Hence, it is vital to minimize such circumstances.

## OUR STRATEGIES

It is our responsibility to review policies and regulations as it is crucial for effective use of these tools in controlled development. Regularly reviewed policies and regulations ensure the consistency in smart application of planning practices and adapt up to date demographic changes, technology advancements, and industry best practices. Thus, Urban Development Authority shall take measures to review and revise the policies and regulations and do amendments to remove the outdated regulations and impose new policies to the planning approval system and enforcement mechanism or else measures shall be taken to change the details with the particular area and industry while the core elements of a policy stay the same. Through these, corruption is also expected to be mitigated as the policies, laws, guidelines, rules, rights and duties are clearly defined, implemented and enforced.

If one initiative is to be taken into consideration, the UDA is about to introduce a centralized promotion and facilitation center 'One Stop Unit' which is intended to expedite the necessary clearances and approvals from relevant line agencies concurrently through one platform within a short approval processing period. This initiative undeniably will help to create a good business climate that is positive to developments and business expansions while ensuring high transparency and a hassle-free approval experience for all interested parties while controlling unauthorized constructions continuously and maintain city image in a presentable manner.

## SUB COMPONENTS

- **Robust Regulations**
- **Timely Updated Policies**
- **Controlled City Form**

## OUR TARGETS

1. To issue planning approvals within the targeted time period.
2. To maintain the regular update of the regulations based on the context up to 2024.
3. To establish real ground enforcement activities via implementation of Development Guide Plans by 2024.
4. To establish environmental policy networks towards Waste Management throughout the country by 2024.
5. To carry out mandatory annual performance monitoring, recording, and reporting systems for waste management service providers, enforcement authorities, and other institutions at Local Authority, Provincial, and National level by 2024.
6. To reduce identified and recorded unauthorized constructions by 30% by the year 2024.
7. To impose Green Building Standards throughout the country by 2024.

## OUR DELIVERABLES

- Controlled City Form
- Urban areas with minimum unauthorized developments.
- Updated Urban Land Use Policy
- Majority of the developments with Green Building Standards.
- Applicable and accepted regulations.
- Urban forms adored by citizens.
- Research based regulations.
- Accelerated planning approval systems.
- Regularized Sensitive Areas.
- Effective & Efficient Risk Management Policies

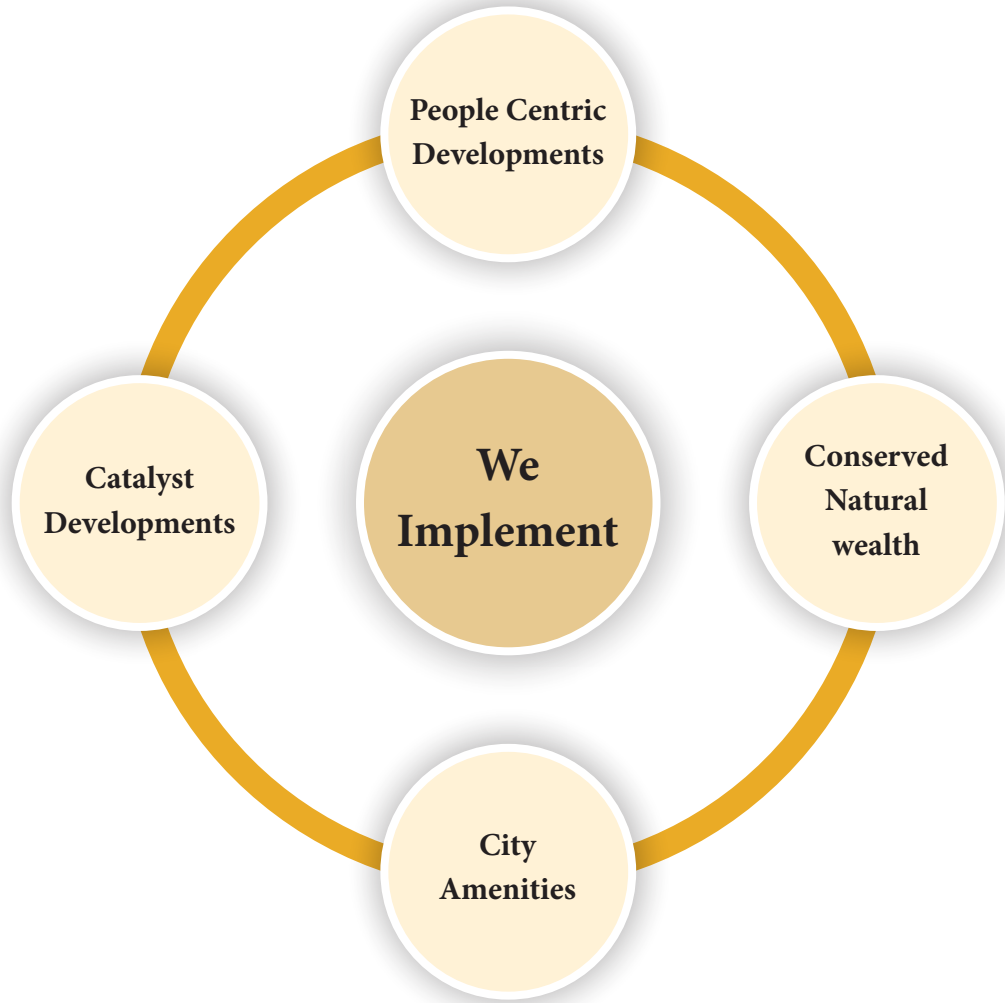


# WE IMPLEMENT





# WE IMPLEMENT



- ◆ Urban development authority is using projects which derived from Development plans as a key tool in terms of ensure a livable and sustainable urban area in the country
- ◆ People centric developments are focusing on social projects which giving benefits to the general public and enhance their living standards
- ◆ The environment related projects will be discussed under a separate subcomponent of conserved natural wealth
- ◆ Also infrastructure development projects and special projects which are capable to change the social, economic, environment and physical aspects of a particular area are focused.
- ◆ City amenities focusing on all infrastructure and physical development projects and development projects which boost to the city economy has been addressed under the subcomponent of catalyst development project.

## OUR CHALLENGE

The UDA has taken many attempts to uplift the living quality in urban areas through implementation of various urban projects. Even though the ultimate aim of these is to gain financial, social, environmental and economic returns, in reality some of these urban projects seems to be less attractive and ineffective in generating such returns. The reasons for such situations may vary from project to project but commonly identified that at times the implementation of projects take place independently with no attention given on the integration between projects and the next step of the development process. Thus, it is crucial to bring forward holistic decisions to convert conceptualized projects on the ground level with participation of respective stakeholders

Moreover, the impact of a project on the physical, economic, social, and environmental aspects needs to be evidently forecasted before the implementation phase since it could result in failure. Another main concern is the requirement of forming the projects identified in respective development plans on real grounds. However, at times these prioritisations vary due to various reasons. Thus, it is always required to identify the need /requirement of the specific context at the right time. Especially, the component of social costs plays a major role in project implementation and it is also challengeable to implement the projects on real ground with the handling of funding mechanisms while providing benefits to the stakeholders.

## OUR STRATEGIES

In order to address the challenges those have been faced when implementing urban projects, the most prominent concern is given on learning from the past. Thus, adoption of new implementing approaches which are efficient, effective and guarantees great control and success are crucial. Taking these particulars into attention, we accomplish our intentions of project implementation with the support of a well-trained and experienced professional workforce along with clearly defined goals and objectives which are aligned with the relevant spatial plans.

These spatial plans act as systematic technological inputs to perform towards successful implementation of projects to address a definite need of a community or timely requirement of the economic and infrastructure conditions with consider the proper maintenance after project completion.

## SUB COMPONENTS

- **People Centric Developments**
- **Conserved Natural wealth**
- **City Amenities**
- **Catalyst Developments**

## OUR TARGETS

1. To complete 33 Commercial/Mixed Development Projects by 2024 island wide.
2. To implement 21 Economic centres /Public Fair Development Projects by 2024 in all urban areas.
3. To carry out 168 Open Space/ Landscape /Playgrounds & Recreational Projects in urban areas.
4. To carry out 20 special projects in selected districts by 2024.
5. To carry out 400 Township Development Projects island wide by 2024 under 100 Town Improvement Program
6. To carry out 7 Mega Land development projects in selected provinces by 2024.
7. To implement 20 Transport Oriented and Bus Stand development projects by 2024
8. To carry out 15 Parking Projects by 2024 in selected provinces
9. To complete 16 Building Restoration Projects in selected provinces by 2024.
10. To carry out 8 major Consultancy Projects in selected districts by 2024.
11. To carry out 6 Heritage Township Development & Restoration Projects in selected towns by 2024.

## OUR DELIVERABLES

- Comprehensive Urban Development Projects.
- Viable and feasible projects through Development Plans and Public Private Partnership
- Economically benefited catalyst projects at potential lands
- Increased carrying capacities for developments.
- Conserved environmental with landscape and recreational oriented developments.
- Market-oriented development

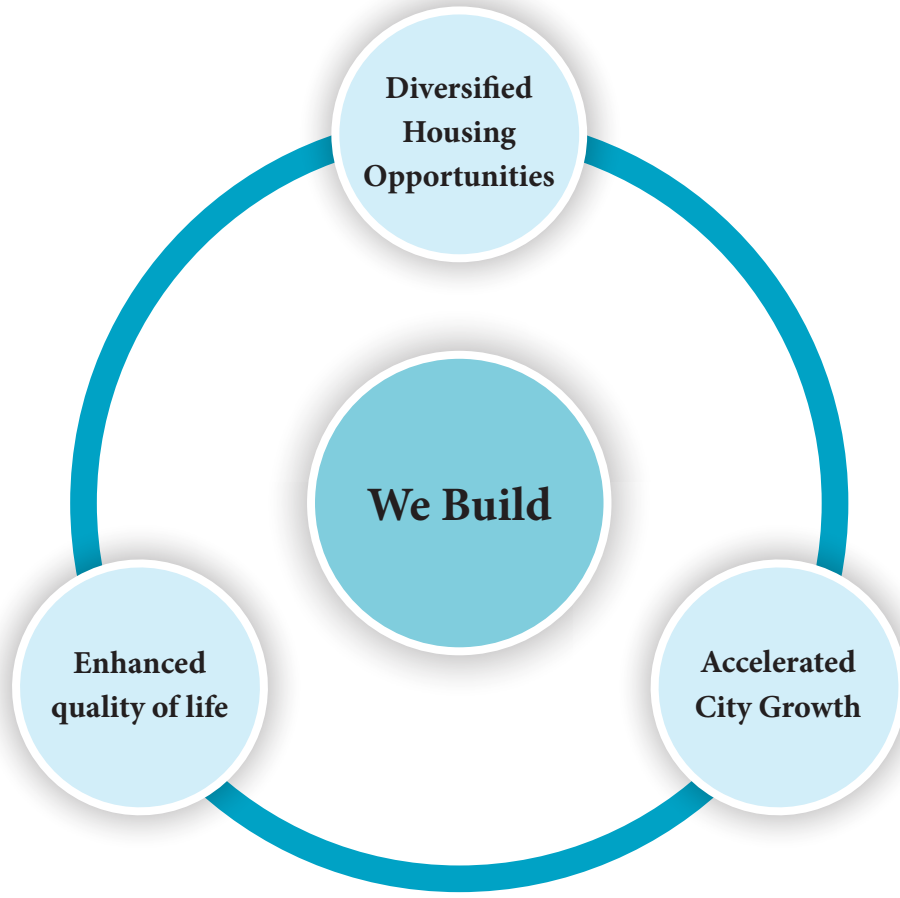


# WE BUILD





# WE BUILD



- ◆ To give solutions to the need for housing is known to be a prominent consideration in urban development.
- ◆ In the present situation fulfillment of housing need of the country is mainly handle by the UDA and there are different types of housing projects like URP housing, Affordable housing projects, middle income housing projects and luxury housing projects
- ◆ Providing housing units to people is not an isolated task and this task has a socio-economics component
- ◆ Many policy frame woks in present context have highlighted this housing development and UDA is in the proses of facilitate this while allocating a considerable amount of resources



## OUR CHALLENGE

The need for housing is known to be a prominent consideration in urban development. Hence, the UDA Act itself has provisioned the UDA to provide adequate housing facilities for city dwellers along with other developments. According to Survey, Over fifty percent of the Colombo city population lives in shanties, slums or dilapidated old housing schemes, which occupied nine percent of the total land extent of the city. They do not have a healthy environment for human habitation and access to basic infrastructure facilities. However, land scarcity and other cost constraints have made it challengeable to address this need in the most effective and efficient manner. Thus, issues related to housing affordability, social contradictions, illegal encroachments, haphazard developments and many other issues have aroused. Relocation of these families in new housing schemes with acceptable standards will be one major challenge in the direction of transforming Colombo into a world recognized city with a clean and pleasing environment to cop up the city development plan objectives. This is an issue, which needs to be addressed through proper planning and implementation of housing projects to satisfy urban communities while enhancing the livability of cities. This situation has hindered the quality of living of the city dwellers as well as the appropriate development in cities.

Also, From the last few decades, housing sector in Sri Lanka has taken a new turn mainly because of the demand created by the fast expanding 'Middle Class' of the society. The changes in the employment pattern and the lifestyles associated with them, declining quality and reliability of the public transportation systems, urge for children's' admission to popular schools, etc., have all resulted in a need among these Middle Class families to find shelter within close proximities to urban centers. This situation in turn, increased the demand for lands within both main cities, specially Colombo, and its immediate surroundings.

Yet, since the extents of readily developable lands are often limited, high horizontal density intensified, haphazard development has mostly become a necessity, rather than a choice. Such densities need to be supported with adequate physical infrastructure such as the access roads, pipe borne water supply, sewerage disposal, storm water drainage, etc., Further, the survey conducted by the Housing Development Authority focusing on the city of Colombo has identified the need for 42,000 middle-income vertical housing unit's apartments. Forecasts show that the demand for housing is increasing rapidly. Since the said demand is in urban areas and their immediate surroundings, housing developments generate a sizeable impact on the urban areas, urban spaces, utilities, facilities and amenities and the overall quality of life of the inhabitants.

## OUR STRATEGIES

Providing dwelling units is not an isolated task as a housing unit should be capable to connect with other elements of a city and aid well-functioning of every sector. Hence, it is essential to provide required amenities along with housing and make safe and sound neighborhoods, which ensure quality urban living. It is also a responsibility to assure a range of housing experiences to accommodate diverse life styles with affordability. In order to cater to these objectives UDA has launched a program for construction of 50,000 housing units for relocation of underserved settlements of the city of Colombo and its immediate suburbs. For that purpose, introduce the Urban Regeneration to eliminate slums, shanties and other dilapidated housing from the city of Colombo by relocating dwellers in modern houses and liberated lands to be utilized for commercial and mix development.

It is also expected to extent this responsibility to accomplish the vision of providing shelter for every individual in urban areas. Such intervention shall stimulate city growth. Middle income housing is need of people. That, light the UDA intends to introduce a general policy guideline towards a regulated 'high density' vertical housing development for all declared urban areas in Sri Lanka. With the UDA intend, It assure a bearable impact on the exiting functional order of the urban areas and also harmonize the upcoming housing developments with the existing landscapes.

### **SUB COMPONENTS**

- **Diversified Housing Opportunities**
- **Enhanced quality of life**
- **Accelerated City Growth**

### **OUR TARGETS**

1. To develop 17500 Housing Units for urban regeneration purpose by 2024
2. To develop 2000 Middle Income Housing Divisions under China Grant by 2024
3. 2024
4. To develop 5000 Housing Units under Project Management Unit of Support to Colombo Urban Regeneration Project (PMU/ SCURP) by 2024
5. To develop 1000 Upper-Income and Middle-Income Housing Units by 2023
6. To develop 17000 Affordable and Middle-income Housing Units by 2024
- 7.

### **OUR DELIVERABLES**

- Shelter for all in Urban Communities
  - Affordable housing
  - Density based housing
  - Healthy, active and independent residents.
  - Housing opportunities for the diverse population
- Enhanced Quality of life of Urban communities
- Regenerated urban facades.
- Esteemed residential neighborhood

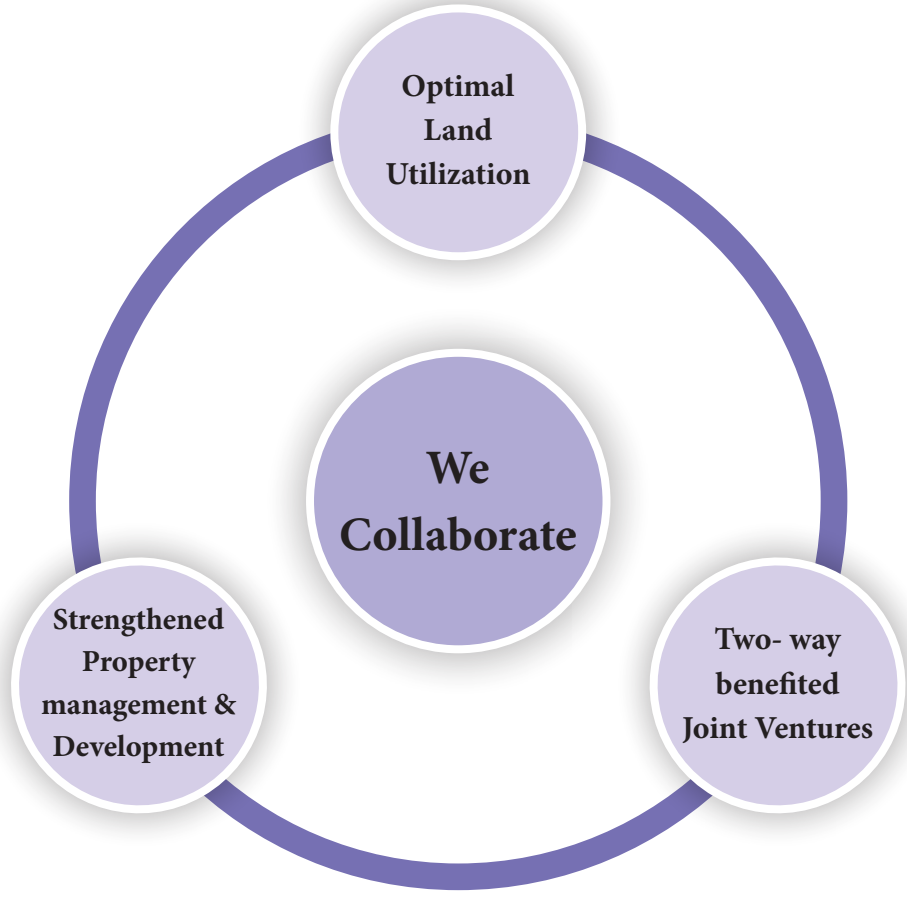


Our Principles

# WE COLLABORATE



# WE COLLABORATE



- ◆ In this principle it is mainly discussed about the real estate functions of the UDA
- ◆ Mainly land division and Real Estate division is responsible under this principle
- ◆ Since UDA is a self-funding organization it is importance to have a revenue generation mechanism in real estate sector.
- ◆ The main activities which come under this principle are land acquisition, allocation and relocation, RFP process, Promotion and Marketing and maintains the UDA properties
- ◆ This principle is focused, how UDA can collaborate with privet sector and other government institutions in terms of the developing partnerships for investments

## OUR CHALLENGE

As an urban planning and real estate-oriented institution, UDA is no stranger to develop collaborations at different levels. Such collaborative networks that are vibrant and mutually beneficial can be a catalyst for positive change and growth, when it has the right stakeholders on the other end. The main challenge faced by the UDA in the perspective of collaboration is that it holds several categories of stakeholders varying from under privileged to highly privileged. Integration with these parties while fulfilling their requirements is generally seen as a difficult task. Moreover, it is also sometimes a challenge for the UDA offer resources required to effectively collaborate to gain advantages.

Land scarcity is another concern which hinders the success of some projects. Even though many under-utilized lands are owned by public entities, prevailing internal cultures restrict the ability to use them for appropriate development. Even though UDA has the ability to proceed for acquisition of necessary lands for the development, it takes a considerably long duration. As a result, implementation of prioritized projects delays and cause negative externalities over many parties. This situation is more often noticed in areas in close proximity to highway networks, potential industrial and tourism development areas. Thus, measures should be taken to mitigate this situation.

## OUR STRATEGIES

Real estate development is not a single or simple activity. It is a continuous process which runs for a long-term and consists of a set of different activities thus requires the commitment of a team of experts to succeed. The efforts put into a development are worth only if the final product is usable, functional, and adoptable to satisfy the purposes of varied users of the property. Hence, the relevant divisions will be empowered and equipped with new resources and human capital to overcome the said challenges and develop a systematic way to manage the UDA properties while ensuring the interest of the stakeholders to reap the best returns for the benefit of the country.

UDA shall also initiate a long-term programme to partner with private sector to gain the optimum benefits from the real estate resources. Even though the private sector goals rely on maximum return from investments in terms of development fee, profits, long term equity, and capital gain. They also seek professional enhancement through such involvement. Hence, UDA is to guide the private sector in a collaborative manner towards a win-win situation. On the other hand, the UDA is to act its business development role by providing information and guidance to assist the stakeholders when initiating investments.

Local and global investments on real estate development are highly regularized. For instance, taxes, labour laws, land and property laws, public infrastructure, financial operations, planning and zoning regulations, building permits and land supply etc., directly involves in the investment process. UDA is involved initiating mechanisms to overcome the complexities and facilitate them continuously with the aid of relevant divisions within the authority and external institutions. This could include a database with information related to investment including lands owned by different institutes, the current uses of them and the legal background. Further the UDA Act provisions the platform of collaborating by entering into contract for the

execution of development projects, acquiring, holding or disposing of any movable or immovable property acquired or held. Effective use of these provisions in order to enhance the global partnership for sustainable development, complemented by multi-stakeholder partnerships that mobilize knowledge, expertise, technology and financial resources are essential to take into consideration. Such involvement always supports the achievement of the development in urban areas in the country.

The UDA shall also contribute towards the success of collaborative developments by intervening effectively and efficiently in real estate related functions through its owned institutes.

## **SUB COMPONENTS**

- **Optimal Land Utilization**
- **Two-way benefited Joint Ventures**
- **Strengthened Property management & Development**

## **OUR TARGETS**

1. To make available 35ha of lands to Real Estate Market for Investment opportunities through Private Public Partnerships by 2024
2. To conduct RFP procedures for 55 land plots by 2024 for development projects
3. To vest/acquire 96 of Land Plots, to relocate 18 land plots and to allocate 81 land plots for development projects in UDA declared areas.
4. To implement a Land Information System
5. To acquire and vest lands for development projects within scheduled time period
6. To resolve and provide clearance for outstanding lands by 2023
7. To recover the outstanding balance of Rs.2,200Mn of UDA rental properties
8. To collect 1800Mn as rent from the tenants

## **OUR DELIVERABLES**

- Highest and best uses for UDA lands.
- Steering the real estate market trends to new directions.
- Optimum value addition for other government lands.
- Lively and engaging partnerships with stakeholders.
- Readily available information portal.
- Investment attraction for development
- Projects steered by Integrated Planning.
- Conserved Environment harmonized with urban activities.



Our Principles

# WE PERFORM





# WE PERFORM



- ◆ This principle is mainly focused on the internal aspects of the authority
- ◆ HRM, Finance, IT, Legal, Progress monitoring division are the key responsible divisions under this principle.
- ◆ To maintain an productive workforce with in the authority and maintain effective working environment are highlighted points
- ◆ IT is concerned in i internal control processes and defects and shortages identified in different sectors and procedures
- ◆ Apart from internal aspects, the predominant consideration given on proper and satisfy public services.



## OUR CHALLENGE

The UDA consists of a collaborative workforce of professionals from various educational disciplines. Thus, it is the responsibility of the UDA to get the best of every employee by maintaining employee satisfaction, employment engagement and maintaining workplace atmosphere. On the other hand, integrating the new generation of employees into the workforce, while maximizing the talents of the existing workforce are also seen as main concerns to be addressed by the Authority.

When the work environment within the organization is given attention, few of the practices still take place manually hence, it is at times a barrier to provide an efficient service by UDA. Concern is also given on addressing old and fragmented legislation in a modern and consolidated way suitable to the current context as it is an essential component to function the organization in a successful manner while fulfilling public requirements flexibly within a shorter period of time. Further, the Authority's internal and external technical resource strengthening is necessary as it ensures consistency and transparency of processes carried by all divisions.

## OUR STRATEGIES

The workforce of the UDA should be proficient and work effectively, creatively, and be productive to reach the organizational goals and objectives. Initiatives are to be taken to build a more collaborative workforce which demonstrates core values and enhances capabilities of the organisation.

The need for creating proper databases for all divisions and connecting them with required other divisions, where the data will be used for decision making, are seen priority activities for UDA. The introduction of novel technology to carry out day-to-day procedures shall increase the transparency among organisation and lead to achieve successful deliverable. On the other hand, internal legal mechanisms and legal opinions provided at the correct time will lead the Authority towards accurate and impartial decision making.

Further, UDA is concerned in improving internal control processes by addressing defects and shortages identified in different sectors and procedures. Through these initiatives it is expected to create a smart environment within the organization. On the other hand, it will increase the quality of services provided to customers by the UDA.

## SUB COMPONENTS

- **People-centric Service Provider**
- **Smart work environment**
- **Improved transparency & Accountability**
- **Proficient workforce**

## OUR TARGETS

1. To conduct 54 Internal Capacity building training programs by 2024
2. To establish 4 Change of Use units by 2022
3. To establish One stop solution approval system by the end of year 2022
4. Total investment portfolio via continuous assessment to achieve self-sustainable growth as per annual budget estimation and investment portfolio via continuous assessment of the financial budget and funds availability.
5. Prepare and submission the annual report on due dates
6. To obtain necessary approvals for the employee's carder, organization structure and Scheme of Recruitment (SOR) by 2022
7. To introduce Digital Marketing to operationalize customer requirements and management decision making by 2024
8. To establish the ERP system to maintain information interoperability and decision support by 2024
9. To amend the UDA Act by 2022
10. To conduct 25 Unauthorized Legal Awareness Workshops by 2024
11. To implement progress monitoring and performance base incentive mechanism by 2022
12. Carryout of maintenance related procurement actions
13. To conduct annual GPS surveys of LA assets up to year 2024.
14. To create a pleasant work environment

## OUR DELIVERABLES

- Strong partnership with stakeholder agencies.
- Maximized revenue generation.
- Smart technology driven organization.
- Qualified workforce in every sector.
- Performance oriented workforce.
- Public oriented service provider.
- Actions based on key performance manual.
- Controlled budget mechanism.
- Upgraded procedure manuals and internal controls.
- Qualification based attractive remuneration package.
- Proper portfolio management.
- Pleasant work environment with contented employees.
- Interconnected divisions.

# DETAIL PLAN 2022 - 2024

Detail Plan 2022 - 2024





# WE PLAN

Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component
WE PLAN	DDG (Planning) Zone I	Preparation of development plans	Director Northern Province  Director GIS Division  Director Environmental & Landscape  Director Research & Development Planning	Jaffna	Delft PS	1 for Jaffna Peninsula	2022	07	Well - Designed Urban areas  Integrated Development  Uplifted Urban Livability  Hierarchically networked cities
					Island South PS				
					Island North PS				
					Karainagar PS				
					Jaffna MC				
					Nallur PS				
					Valikamam South West PS				
					Valikamam West PS				
					Valikamam South PS				
					Valikamam North PS				
					Valikamam East PS				
					Chavakachcheri UC				
					Chavakachcheri PS				
					Vadamarchchi South West PS				
					Point Pedro PS				
Point Pedro UC									
Valvettithurai UC									
Vavuniya UC									
Vavuniya South Sinhala PS (part)	Vavuniya		Vavuniya	Vavuniya South Tamil PS (part)	01	2022			
Ceddikulam PS (part)									

Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component
WE PLAN	DDG (Planning) Zone I	Preparation of development plans	Director North Central Province Director GIS Division Director En & Landscape Director Development Planning & Research	Kilinochchi	Karachchi PS (part)	02	2022-2024		Well - Designed Urban areas
					Pooneryn PS (part)				
					Puthukudiyirupu PS (part)				
				Mullaithivu	Maritimepattu PS (Part)	03			
					Puthukudiyirupu PS (part)				
					Hingurakgoda				
			Polonnaruwa	Mediririgiriya	02				
				Kekirawa PS					
				Talawa PS					
				Nochchiyagama PS					
Anuradhapura	Director Development Planning & Research	Kurunegala	Medawachchiya PS	04	2022-2024	06		Uplifted Urban Livability	
			Polgahwela PS						
			Kuliyapitiya PS						
			Narammala PS						
			Wariyapola PS						
			Ibbagamuwa PS						
			Alawwa PS						
			Pannala PS						
			Puttalam UC						
Puttalam PS	01								
Director North Western Province Director GIS Division Director En & Landscape Director Development Planning & Research	Director GIS Division Director En & Landscape Director Development Planning & Research	Puttalam	Puttalam UC	09	2022-2024	10		Hierarchically networked cities	
			Puttalam PS						

Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component
WE PLAN	DDG (Planning) Zone I	Preparation of development plans	Director Central Province Director Development Planning & Research Director GIS Division Director En. & Landscape	Kandy	Chillaw UC	11	2022-2024	22	Well - Designed Urban areas Integrated Development Uplifted Urban Livability Hierarchically networked cities
					Chillaw PS (Balance Part)				
					Wennappuwa PS (Part)				
					Gampola UC/ Udupalatha PS (Part) Kundasale PS Nawalapitiya UC/ Pasbagekorale PS (part) Gagawatakorale PS Yatinuwara PS Kadugannawa UC Udunuwara PS Harispattuwa PS Akurana PS Pathadumbara PS/ Wattegama UC Pathahewaheta PS Greater Dambulla Dambulla MC, Dambulla PS, Galewela PS, Naula PS, Palagala PS, Kekirawa PS Matale MC Raththota PS Pallepola PS Hatton UC N'Eliya PS Thalawakele UC Kotagala PS Ginigathhena PS	04			
			N'Eliya			07			



Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component
WE PLAN	DDG (Planning) Zone I	Preparation of development plans	Director Uva Province	Badulla	Walapone PS	08	2022-2024	14	Well - Designed Urban areas
					Maskeliya PS				
			Director GIS Division	Badulla	Bandarawela	08	2022-2024	14	Well - Designed Urban areas
					Welimada				
					Mahiyanganaya				
					Haputhale UC				
			Director En & Landscape	Badulla	Haputhale PS (Diyathalawa)	08	2022-2024	14	Well - Designed Urban areas
					Hali Ela				
					Uva Paranagama Passara				
					Moneragala PS				
Director Development Planning & Research	Moneragala	Wellawaya PS	06	2022-2024	14	Uplifted Urban Livability			
		Buttala PS							
		Bibile PS							
		Thanamalvila PS							
		Badalkumbura PS							
		Kuruwita							
Director Sabaragamuwa Province	Rathnapura	Pelmadulla - Kahawaththa	06	2022-2024	14	Hierarchically networked cities			
		Balangoda							
		Eheliyagoda							
		Godakewela							
		Nivithigala							
		Rambukkana PS							
		Mawanalla PS							
		Kegalle UC							
Kegalle PS									
Director Development Planning & Research	Kegalle	08	2022-2024	14	Hierarchically networked cities				

Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component
WE PLAN	DDG (Planning) Zone I	Preparation of development plans	Director NWP	Kurunegala	Warakapola PS	04	2022-2024	07	Well - Designed Urban areas
					Yatiantota PS				
					Dehiowita PS				
					GaligamuwaPS				
			Director GIS Division	Kurunegala	Part of Kahatagasdigiliya	04	2022-2024	07	Integrated Development
					Part of Horowpatana				
					Polpithigama PS				
			Director Environmental & Landscape	Kurunegala	Kobeigane PS	03	2022-2024	07	Uplifted Urban Livability
					Chillaw PS (Balance Part)				
			Director Research & Development Planning	Puttalam	Wennappuwa PS (Balance Part)	03	2022-2024	07	Hierarchically networked cities
					Arachchikattuwa PS				
			Director Central Province	Kandy	Madadumbara PS	01	2022-2024	07	
					Pujapitiya PS	01			
			Director GIS Division	N'Eliya	N'Eliya - Kandy Road 01 Km buffer	01	2022-2024	07	
Walapane PS (Ragala town)	01								
Director Environmental & Landscape	N'Eliya	Walapone PS (Walapane town)	01	2022-2024	07				
		Walapone PS (Walapane town)	01						
Director Research & Development Planning	N'Eliya	Haguranketha PS (Haguranketha town)	01	2022-2024	07				
		Maskeliya PS	01						

Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component					
WE PLAN	DDG (Planning) Zone I	Preparation of Guide Plans	Director North Central	Anuradhapura	Part of Kahatagasdigiliya Part of Horowpatana	02	2022-2024	02	Well - Designed Urban areas					
				Director North Western Province	Kurunegala	Polpithigama PS Kobeigane PS	02	2022-2024		05	Integrated Development			
			Puttalam		Chillaw PS (Balance Part) Wennappuwa PS (Balance Part) Arachchikattuwa PS	03	01		2022-2024			01	Uplifted Urban Livability	
					Director North Central province	Polonnaruwa								Polonnaruwa MC
				Kandy CBD										
			Katugasthota town center											
			Gampola town center											
			Digana town center											
			Manikhinna town center											
			Nawalapitiya town center											
			Kadugannawa town center											
Matale	Matale town center													
	Dambulla town center													

Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component		
WE PLAN	DDG (Planning) Zone I	Project formulation and Planning for Commercial / Mixed Development	Director Northern Province	N'Eliya	N'Eliya town center	02	2022-2024	01	Well - Designed Urban areas		
					Hatton town center						
			Director Sabaragamuwa Province	Badulla	Badulla MC	01	2022-2024	02	01	Integrated Development	
					Embilipitiya PS (Industrial Zone)						
			Director Northern Province	Jaffna	Kegalle	Rambukkana PS (Pinnawala Tourism Zone)	01	2022-2024	11	18	Uplifted Urban Livability
						Jaffna MC					
						Chavakachcheri UC					
						Point Pedro UC					
			Project Management Northern Region	Jaffna	Kegalle	Valikamam East PS	01	2022-2024	11	18	Hierarchically networked cities
						Vadamarachchi South West PS					
						Valikamam North PS					
Project Management Northern Region	Mullaithivu	Kilinochchi	Delft PS	01	2022-2024	01	05	Hierarchically networked cities			
			Kayts PS								
			Velanai PS								
Project Management Northern Region	Vavuniya	Vavuniya	Puthukkudiyiruppu PS	01	2022-2024	01	05	Hierarchically networked cities			
			Karachchi PS								
			Vavuniya UC								

Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component	
WE PLAN	DDG (Planning) Zone I	Project formulation and Planning for Commercial / Mixed Development	Director North Central Province	Anuradhapura	Anuradhapura MC Talawa PS Kekirawa PS	04	2022-2024	11	Well - Designed Urban areas	
				Polonnaruwa	Polonnaruwa MC Polonnaruwa PS Hingurakgodapa PS Medirigiriya PS Elahera PS	07				
					Kurunegala	Kurunegala MC Puttlam UC				01
						Puttalam				Nattandiya PS Kalpitiya PS Anamaduwa PS
			Director North Western Province	Matale	Matale MC Dambulla MC		02	2022-2024	07	Integrated Development
					N'eliya	N' Eliya MC N' Eliya PS Walapne PS Kothmale PS Thalawakele UC Hatton UC	07			
				Director Central Province		Badulla	Badulla MC Ella PS Bandarawela MC Haliela			
			Director Uva Province		Monaragala		Katharagama	05		
				Director Real Estate						

Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component
WE PLAN	DDG (Planning) Zone I	Project formulation and Planning for Commercial / Mixed Development	Director Sabaragamuwa Province	Rathnapura	Godakawela PS Kalawana PS Embilipitiya PS Eheliyagoda PS Imbulpe PS Kahawaththa PS Weligepola PS	09	2022-2024	12	Well - Designed Urban areas
				Kegalle	Ruwanwella PS Rambukkana Yatiyanyota	03	2022-2024		Integrated Development
		Project formulation and Planning for Economic Centers / Pola Development Projects	Director North Western Province	Kurunegala	Kurunegala MC Pannala PS Alawwa PS Wariyapola PS Ibbagamuwa PS Nikaweratiya PS Ridegama PS Polpithigama PS Kobeigane PS Bingiriya PS Udubaddawa PS Narammala PS Hettipola PS	18	2022-2024	21	Uplifted Urban Livability  Hierarchically networked cities

Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component								
WE PLAN	DDG (Planning) Zone I	Project formulation and Planning for Economic Centers / Pola Development Projects	Director Central Province Project Mng. Unit	Puttalam	Nattandiya PS	03	2022-2024	01	Well - Designed Urban areas								
					Kalpitiya PS												
					Chillaw UC												
			Director Uva Province Project Mng. Unit	Badulla	Galewela PS	07	2022-2024	07		2022-2024	07						
					Haputale PS												
					Mahiyangana PS												
					Passara PS												
					Lunugala PS												
					Haputale UC												
					Bandarawela MC												
	Director Northern Province Project Management Northern Region	Jaffna	Jaffna MC	17	2022-2023	2022-2023	2022-2023	30	Integrated Development								
			Chavakachcheri UC														
			Valikamam East PS														
			Valikamam North PS														
			Valvettithurai UC														
			Delft PS														
			Kayts PS														
			Velanai PS														
			Vavuniya							Vavuniya UC	05	2022-2024	2022-2024	2022-2024	2022-2024	2022-2024	Uplifted Urban Livability
										Maritimepattu PS							
Puthukkudiyiruppu PS																	
Mannar	Mannar UC	03	2022-2024	2022-2024	2022-2024	2022-2024	2022-2024	Hierarchically networked cities									
	Kilinochchi																
	Karachchi PS																

Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component
WE PLAN	DDG (Planning) Zone I	Project formulation and Planning for Open Space/ Landscape/ Playgrounds & Recreational Projects	Director North Western Province	Kurunegala	Kurunegala MC	17	2022-2024	23	Well - Designed Urban areas  Integrated Development  Uplifted Urban Livability  Hierarchically networked cities
					Kurunegala PS				
Kuliyapitiya PS - West									
Alawwa PS									
Polgahawela PS									
Wariyapola PS									
Ibbagamuwa PS									
Maho PS									
Galgamuwa PS									
Hettipola PS									
Bingiriya PS									
Narammala PS									
Puttlam UC	Puttalam	06	2022-2024		27				
Chilaw UC									
Wennappuwa PS									
Puttlam PS									
Kalpitiya PS									
Anamaduwa PS									
Director Central Province	Matale	11	2022-2024	27	Matale MC				
					Dambulla MC				
					Dambulla PS				
					Galewela PS				
					Naula PS				
					Pallepola PS				
					Rattota PS				
					Ukuwela PS				



Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component
WE PLAN	DDG (Planning) Zone I	Project formulation and Planning for Open Space/ Landscape/ Playgrounds & Recreational Projects	Director Uva Province	N'eliya	Nuwara eliya MC	06	2022-2024		Well - Designed Urban areas
					Kotagala PS				
					N'eliya tourism route				
				Badulla	Bandarawela MC	03	2022-2024	11	
					Badulla MC				
					Mahiyangana PS				
			Director Project Management Southern Region	Monaragala	Katharagama	08	2022-2024	Integrated Development	
					Moneragala				
					Bibile				
					Wellawaya				
					Rathnapura MC				
			Director Sabaragam-uwa Province	Kegalle	Rathnapura	04	2022-2024	Uplifted Urban Livability	
					Balangoda UC				
					Ehaliyagoda PS				
Embilipitiya PS									
Director North Western Province	Kurunegala	Kegalle UC	04	2022-2024	Hierarchically networked cities				
		Ruwanwella PS							
		Rambukkana PS							
	Puttalam	Mawanella PS	02	2022-2022		03			
		Kurunegala MC							
		Narammala PS							
Director Central Province	Kandy	Kalpitiya PS	01	2022-2024					
		Kandy MC							
	Matale	N'eliya tourism planning area	01	2022-2024		03			
		Sigiriya tourism planning area							
		Mawanella PS							
Sabaragamuwuwa	Kegalle	01	2022-2024	01					

Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component		
WE PLAN	DDG (Planning) Zone I	Project formulation and Planning for Township Development projects	Director NP Project Mgt. NR	Jaffna	Valikamam North PS	01	2022-2023	01	Well - Designed Urban areas  Integrated Development  Uplifted Urban Livability  Hierarchically networked cities		
			Director North Western Province	Kurunegala	Ibbagamuwa PS	09	Bingiriya PS	12		2022-2024	
					Narammala PS						
					Maho PS						
					Hettipola PS						
					Wariyapola PS						
					Polgahwela PS						
					Kobeigane PS						
					Alawwa PS						
					Chillaw UC						
			Puttalam PS	03	Wenappuwa PS						
Bandarawela MC	04	2022-2024	10								
Haldummulla PS											
Mahiyangana PS											
Hali Ela PS											
Director Uva Province Project Mgt. SR	Badulla	Monaragala	Thanamalvila	06	2022-2024						
			Buttala								
			Wellawaya								
Director Sabaragam-uwa Province	Rathnapura		Katharagama	05	2022	11					
			Siyabalanduwa								
			Kuruwitha PS								
			Ayagama PS								
			Nivithigala PS								
			Balangoda UC								
			Godakawela PS								

Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component
WE PLAN	DDG (Planning) Zone I	Project formulation and Planning for Township Development projects	Director North Central province	Kegalle (100 Cities Program)	Rambukkana PS	06	2022-2024	21	Well - Designed Urban areas
					Galigamuwa PS				
					Moronthota PS				
					Hemathagama PS				
					Bulathkohupitiya PS				
					Warakapola PS				
	Director Land Development	Polonnaruwa	Anuradhapura	Anuradhapura MC	03	2022-2024	Integrated Development		
				Anuradhapura MC					
				Nochiyagama PS					
				Polonnaruwa MC					
Director North Western Province	Kurunegala	Kurunegala	Polonnaruwa PS	18	2022-2024	Uplifted Urban Livability			
			Hingurakgoda PS						
			Medirigiriya PS						
			Elahera PS						
Uva Province Land Dev & Mgt.	Badulla	Badulla	Kurunegala MC	03	2022-2024	Hierarchically networked cities			
			Narammala PS						
Director Sabaragamuwa Province	Ratnapura	Ratnapura	Polgahwela PS	02	2022-2024	03			
			Badulla MC						
			Ella PS						
			Eheliyagoda PS						
Kegalle	Kegalle	Kegalle	Balangoda UC	01	2022-2024	03			
			Warakapola PS						

Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component	
WE PLAN	DDG (Planning) Zone I	Project formulation and Planning for Transport Oriented Projects/ Bus Stand / Parking	Director North Western Province	Kurunegala	Kurunegala MC	02	2022-2024	05	Well - Designed Urban areas	
					Galgamuwa PS	03				
				Puttalam	Puttalam UC					
					Chilaw UC					
				Director Central Province	Matale	Wennappuwa PS	04			2022-2024
						Matale MC				
			Dambulla PS							
			Director Uva province	Neliya	Badulla	Naula PS	01	2022-2024		
						Hatton UC				
						Uva Paranagama PS	04	2022-2024		
						Badulla MC				
			Project Management Southern Region	Monaragala	Rathnapura	Bandarawela MC	08	2022-2024		
						Badalkumbura				
						Siyambalanduwa				
						Madulla				
						Medagama				
						Buttala				
						Thanamalwila				
						Kataragama				
			Director Sabaragam-uwa Province	Kegalle	Kegalle	Rathnapura MC	04	2022-2024		
Ehaliyagoda PS										
Embilipitiya UC										
Weligepola PS										
Warakapola PS										
Mawanella PS										
Kegalle	Kegalle	Kegalle	Ruwanwella PS	05	2022-2024					
			Kegalle UC							
			Deraniyagala PS							
			Deraniyagala PS							

Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component		
WE PLAN	DDG (Planning) Zone I	Project formulation & Planning for Restoration Projects	Director NP Project Mgt. NR	Jaffna	Valikamam South PS	04	2022-2023	05	Well - Designed Urban areas Integrated Development Uplifted Urban Livability Hierarchically networked cities		
				Mannar	Jaffna MC	01	2022-2024				
			Director North Central Province	Anuradhapura	Anuradhapura MC	Talawa PS	47	2022-2024		01	2022-2024
						Kekirawa PS					
						Nochchiyagama PS					
						Mihintalaya PS					
						Medawachchiya ps					
						Rambewa Ps					
						Nuwaragaplat central					
						Kahatagasdigiya PS					
						Manupa PS					
						NeNupa					
			Kebitigollewa PS								
			Director Central Province	N'eliya	N'eliya MC	01	2022-2024	01		2022-2024	
			Director EP Director Land Develop & Mgt	Ampara	Kalmunai MC Ampara UC	03	2022-2024	03		2022-2024	
Director North Western Province	Kurunegala Puttalam	Kurunegala MC Chillaw UC	01 01	2022-2024	02	2022-2024					

Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component	
WE PLAN	DDG (Planning) Zone I	Project formulation & Planning for PPP model land development	Director NP Project Mgt. NIR	Jaffna	Jaffna MC Valikamam East PS	02	2022 2022-2023	02	Well - Designed Urban areas	
			Director NW	Puttalam	Puttalam UC Puttalam PS		2022-2024	02		
			Director Central Province	Matale	Matale MC Dambulla MC Rattota PS	02	2022-2024	05	Integrated Development	
				Neliya	Neliya MC	03				
				Rathnapura	Rathnapura MC	02	2022	01		Uplifted Urban Livability
			Director NP	Jaffna	Jaffna MC	01		2022-2024	04	Hierarchically networked cities
			Director Housing	Vavuniya	Vavuniya UC	02	2022-2024			
				Kilinochchi	Karachchi PS	01	2022-2024			
			Director North Central Province	Anuradhapura	Anuradhapura MC	01	2022-2024	06		
				Polonnaruwa	Polonnaruwa MC	01				
					Polonnaruwa PS					
					Hingurakgodapa PS					
				Medirigiriya PS						
			Elahera PS							
Director North Western Province	Kurunegala	Kurunegala MC	02	2022-2024	07					
	Puttalam	Puttalam UC Wennappuwa PS	05	2022-2024						

Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component
WE PLAN	DDG (Planning) Zone I	Project formulation & Planning for Housing Development	Director Central Province	Kandy	Kandy MC	12	2022-2024	18	Well - Designed Urban areas
					Yatinuwara PS				
					Gagawatakorale PS				
					Kundasale PS				
					Gampola UC				
					Nawalapitiya UC				
					Wattegama UC				
					Matale MC				
					Dambulla MC				
					Naula PS				
					Neliya MC				
					Director Uva Province Director Housing Land Dev. & Mgt.				
			Hali Ela PS						
			Moneragala						
			Director Sabaragamuwa Province	Rathnapura	Rathnapura MC	03	04	Hierarchically networked cities	
Ehaliyagoda PS									
Godakawela PS									
Ruwanwella PS									
Director GIS Director Northern Province	Mannar	Mannar PS	04	09	2022-2024				
		Musali PS							
		Nattan PS							
		Manthai West PS							
		Pudukdiyirippu PS							
		Maritime pattu PS							
		Karathuraipattu PS							
Welioya PS									
Director GIS Director Northern Province	Mullathive	Poonariyan PS	01	01					
		Kilinochchi							

Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component
WE PLAN	DDG (Planning) Zone I	Preparation of Geo data bases for development planning	Director GIS Director Central Province	Kandy	Gampola UC/Udapaltha PS	14	2022-2024	25	Well - Designed Urban areas Integrated Development Uplifted Urban Livability Hierarchically networked cities
					Kundasale PS				
					Nawalapitiya				
					UC/Psbagekorale PS				
					Gangawata Korale PS				
					Yatinuwara PS				
					Kadugannawa UC				
					Udunuwara PS				
					Akurana PS				
					Harispaththuwa PS				
					Pathadumbara PS				
					Wattegama UC				
					Pahatha hewahata PS				
				Mathale	Matale MC	04			
					Pallepola PS				
					Rattota PS				
				N <sup>o</sup> Eliya	Thalawakele-Lindula UC	07			
					Hatton UC				
					NuwaraEliya PS				
					Kotagala PS				



Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component
WE PLAN	DDG (Planning) Zone I	Preparation of Geo data bases for development planning	Director GIS North-Central Province	Anuradhapura	Medawachchiya PS	06	2022-2024	08	Well - Designed Urban areas
					Kekirawa PS				
					Thalawa PS				
					Kahatagasdigiliya (part)				
					Horowpathana (part)				
					Nochchiyagama PS				
			Director GIS North-Western Province	Kurunegala	Medirigiriya PS	02		Narammala PS	
					Hingurakgoda PS				
			Director GIS North-Western Province	Puttlam	Wariyapola PS	07		Alawwa PS, Pannala PS ,	
					Ibbagamuwa PS				
Director GIS Sabaragamuwa Province	Kegalle	Polgahawela PS	04	Chilaw UC, Chilaw PS,					
		Kuliyapitiya PS							
		Puttalm UC & PS							
		Wennappuwa PS							
Director GIS Sabaragamuwa Province	Kegalle	Eheliyagoda PS	04	Balangoda UC					
		Nivithigala PS							
Director GIS Sabaragamuwa Province	Kegalle	Godakawela PS	05	Kegalle UC & PS					
		Warakapola PS							
Director GIS Sabaragamuwa Province	Kegalle	Yatiyanthota PS	05	Dehiowota PS					
		Galigamuwa PS							

Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component				
WE PLAN	DDG (Planning) Zone I	Preparation of Geo data bases for development planning  Conduct GPS surveys Terrain Investigations and modeling	Director GIS  Director Uva Province	Badulla	Mahiyanganaya PS Haputhale UC Haputhale PS Haliela PS, Passara PS Uva Paranagama PS	06	2022-2024	12	Well - Designed Urban areas				
					Monaragala	Wellawaya PS Monaragala PS Badulla PS Bibila PS Thanamalwila PS Badalkumbura				06			
						Mannar				Musali Ps Nattan PS Manthai West PS	03		
				Mullathive				Manthai Est PS Maritime pattu PS	02				
					Kandy	Gangawata Korale PS Yatinuwara PS Kadugannawa UC Udunuwara PS Akurana PS Harispaththuwa PS Pathadumbara PS Pahatha hewahata PS		Director GIS					16

Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component
WE PLAN	DDG (Planning) Zone I	Conduct GPS surveys Terrain Investigations and modeling		Mathale	Pallepola PS Ukuwela PS	02	2022-2024	07	Well - Designed Urban areas
				N'Eliya	Thalawakele-Lindula UC Nallathanniya Ps Ambagamuwa PS Agarapathana PS Kothmale PS Kotagala PS	06			
				Trincomalee	Muthur PS Seruwila PS	02			Uplifted Urban Livability
				Ampara	Karathiu PS Kalmunai MC Thirukkowl PS Lahugala PS Addalachcheni PS	05			
				Polonnaruwa	Bakamuna PS	01			Hierarchically networked cities
				Kurunegala	Mawathagama PS Hettipola PS	02			

Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component
WE PLAN	DDG (Planning) Zone I	Conduct GPS surveys Terrain Investigations and modeling		Puttlam	Chilaw UC Chilaw PS Naththandiya Ps Wennappuwa PS	04	2022-2024		Well - Designed Urban areas
				Rathnapura	Eheliyagoda PS Balangoda UC	02			
				Kegalle	Kegalle UC Yatiyanthota PS Dehiowota PS Deraniyagala PS Kegalle PS	05		07	Integrated Development
				Badulla	Haliela PS Passara PS Uva Paranagama PS	03		05	
				Monaragala	Bibila PS Badalkumbura PS	02			Hierarchically networked cities
				For all areas	For all Development Plans				
	DDG (Planning) Zone I & II	Exclusive Mapping for all development plans and Preparation of site lay outs	Director GIS	For all areas					

Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component
WE PLAN	DDG (Planning) Zone II	Development plan Preparation	Director Western Province Director GIS Division Director En & Landscape Director Development planning & Research	Colombo	Moratuwa MC Seethawaka PS Homagama PS Kesbawa UC Seethawakapura UC	5	2022 2022	40	Well - Designed Urban areas Integrated Development Uplifted Urban Livability Hierarchically networked cities
				Kalutara	Panadura UC & PS Horana UC & PS Mathugama PS Bandaragama PS Agalawatta PS Dodangoda PS Palindanuwara PS Millaniya PS Madurawala PS Bulathsinhala PS Wallawita PS	11	2022-2024		

Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component
WE PLAN	DDG (Planning) Zone II	Development plan Preparation		Gampaha	Gampaha Mc Gampaha PS Wattala - Uc Wattala - Ps Ja Ela UC Ja Ela PS Seduwa Katunayake UC	16	2022-2024		Well - Designed Urban areas
					Katana - PS Mahara - PS Peliyagoda UC Minuwangoda - US Minuwangoda – PS Divulapitiya PS Meerigama PS Dompe PS Attanagalla PS				Integrated Development
			Director CMR Director Development planning & Research	Colombo	Colombo Municipal Council, Dehiwala Mount lavinea Municipal Council, Kotte Municipal Council, Maharagama Urban Council	08	2022		Uplifted Urban Livability  Hierarchically networked cities

Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component
WE PLAN	DDG (Planning) Zone II	Development plan Preparation	Director GIS Division	Galle	Kaduwela MC, Kolonawa UC, Kottikawatha Mulleriya PS, Borelasgamuwa UC	08	2022-2023	29	Well - Designed Urban areas
			Director En & Landscape		Galle MC		2022-2024		Integrated Development
			Director Southern Province	Bentota PS	2022-2024	Uplifted Urban Livability			
			Director GIS Division	Habaraduwa PS	2022-2024	Hierarchically networked cities			
			Director En & Landscape	Hambantota	Greater Hambantota Development Plan (Hambantota P.S, Hambantota MC, Tissamaharama P.S, Lunugamwehera P.S, Suriyawewa P.S, Ambalantota P.S.)	11	2022-2024		
			Director Development planning & Research		Beliatta PS, Tangalle UC, Tangalle P.S, Weeraketiya P.S.		2022-2024		

Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component
WE PLAN	DDG (Planning) Zone II	Development plan Preparation		Matara	Matara MC	10	2022		Well - Designed Urban areas
					Weligama UC				
					Matara PS				
					Thihagoda PS				
					Devinuwara PS			Integrated Development	
					Weligama PS				Uplifted Urban Livability
					Kotapola PS		2022-2023		
					Pitabeddara PS		2023-2024		
					Kamburupitiya PS				Hierarchically networked cities
					Akuressa PS				
			Director Development planning & Research	All Island	242	186	2022-2024	186	
		All Provincial Directors + Director CMR							
		Monitoring and Gazetting of Development plans	Director GIS						
			Director En & Landscape						



Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component
WE PLAN	DDG (Planning) Zone II	Preparation of Geo data bases for development planning	Director GIS	Gampaha	Meerigama PS Attanagalla PS Minuwangoda UC & PS Divulapitiya PS Dompe PS	06	2022-2024	13	Well - Designed Urban areas
			Director Western Province	Kaluthara	Millaniya PS Agalawaththa PS Palindanuwarra PS	03			
			Director GIS Director CMR	Colombo	Kaduwela MC Boralesgamuwa UC Kolonnawa UC Kotikawaththa-Mulleriyawa PS	04	Uplifted Urban Livability		
			Director GIS Director Southern Province	Galle	Bentota PS Habraduwa PS Akmeemana PS Amalangoda UC Hikkadua UC	05	Hierarchically networked cities		
								16	

Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component	
WE PLAN	DDG (Planning) Zone II	Preparation of Geo data bases for development planning	Director GIS Director Eastern Province	Matara	Matara MC Weligama UC Akuressa PS Kamburupitiya PS Morawaka/Pitabeddera PS Thihagoda PS Devinuwara PS	07	2022-2024	11	Well - Designed Urban areas  Integrated Development	
					Hambantota	Beliaththa PS Tangalle UC Tangalla PS Weeraketiya PS	04			2022-2024
				Batticaloa	Trincomalee	Kinniya UC & PS	01	2022-2024	09	Hierarchically networked cities
					Koralai Pattu West PS Oddamavadi Kaththankudi UC Manmunai Pattu PS Arayampathi	03	2022-2024			
						Ampara	Samanthurai PS Kalmunai MC Thirukkowil PS Addalachcheni PS	05		

Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component
WE PLAN	DDG (Planning) Zone II	Preparation of Guide Plans	Director Western Province	Colombo	Colombo MC	04	2022-2024	14	Well - Designed Urban areas
				Gampaha	Negambo MC, Wattala UC, Ja Ela UC, Katana PS		2022-2023		Integrated Development
					Muthurajawela		2022-2024		Uplifted Urban Livability
				Kalutara	Ja Ela Interchange Development		2022-2023		Hierarchically networked cities
			Director CMR	Colombo	Colombo Municipal Council	10	2022-2024		
					Kaduwela Municipal Council		2022-2023		
					Maharagama Urban Council				
			Director Southern province	Hambantota	Hambantota MC		2022-2024		

Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component
WE PLAN	DDG (Planning) Zone II	Preparation of Guide Plans	Director Southern Province	Matara	Matara MC	03	2022		Well - Designed Urban areas
			Director GIS Division						
			Director En & Landscape		Devinuwara PS	02	2022-2024	02	Integrated Development
			Director Development planning & Research						
Director Eastern Province	Batticaloa	Batticaloa MC	02	2022-2024	02	Uplifted Urban Livability			
Director Western Province	Colombo	Part of Homagama PS, Part of PadukkaPS, Part of HoranaPS	01	2022	01	Hierarchically networked cities			

Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component
WE PLAN	DDG (Planning) Zone II	Project formulation and Planning for Open spaces/Landscape /Recreational projects	Director Western Province	Colombo	Moratuwa MC	14	2022-2024	87	Well - Designed Urban areas Integrated Development Uplifted Urban Livability Hierarchically networked cities
					Kesbewa UC				
					Seethawakapura UC				
					Seethawaka PS				
					Homagama PS				
				Gampaha	Gampaha MC	16	2022-2024		
					Gampaha PS				
					Negambo MC				
					Katana PS				
					Ja Ela UC				
					Ja Ela PS				
					Biyagama PS				
					Dompe PS				

Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component
WE PLAN	DDG (Planning) Zone II	Project formulation and Planning for Open spaces/Landsc ape /Recreational projects	Director CMR	Kalutara	Panadura UC	18	2022-2024		Well - Designed Urban areas
					Horana PS				
					Kaluatara PS				
					Dodangoda PS				
					Wallawita PS				
					Beruwala UC				
					Mathugama PS				
					Kalutara UC				
					Horana UC				
					Panadura PS				
				Bandaragama PS					
				Colombo Municipal Council	Colombo	39	2022-2024		Hierarchically networked cities
				Borelasgamuwa Urban Council					
				Kollannawa UC					
				Sri Jayawardenapura MC					
				Maharagama Urban Concil					
				Kaduwela MC					
Kotikawatta Muleriya PS									
Maharagama Urban Concil	2022-2023								
Kaduwela MC	2022-2024								

Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component					
WE PLAN	DDG (Planning) Zone II	Project formulation and Planning for Open spaces/Landscape /Recreational projects	Director Southern province	Hambantota	Angunukolapelessa PS	15	2022-2024	15	Well - Designed Urban areas					
					Beliatta PS									
					Tangalle UC									
					Tangalle PS									
					Ambalantota PS									
					Hambanota PS									
					Tissamaharama PS									
					Lunugamwehera PS									
					Sooriyawewa PS									
					Kanthale PS					Trincomalee	Director Eastern Province	Trincomalee	Muthur PS	12
Trincomalee UC														
Kinniya PS														
Town & Gravets PS														
Padavisri Pura PS														
Kuchchaveli PS														
Batticaloa MC	Batticaloa	Director Environmental and Landscape	Batticaloa	Eravur UC	06	2022-2024	Uplifted Urban Livability							
Kattankudy UC														
Kalmunai MC														
Kalmunai MC	Ampara	Director Real Estate	Ampara	Ninthavur PS	09	2022-2024	Hierarchically networked cities							
Pottuvil PS														
Addalachenai PS														
Sammanthurai PS														

Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component
WE PLAN	DDG (Planning) Zone II	Project formulation and Planning for Commercial Development/ Mixed	Director Western Province	Colombo	Moratuwa MC	05	2022-2024	33	Well - Designed Urban areas
					Kesbawa UC				
					Seethawakapura UC				
					Seethawaka PS				
					Agalawatta PS				
			Kalutara	Kalutara	Panadura UC	08	2022-2024	Integrated Development	
					Kalutara UC				
					Mathugama PS				
					Bandaragama PS				
			Director CMR	Colombo	Mathugama PS	20	2022-2024	Uplifted Urban Livability	
					Horana PS				
					Colombo MC				
					Dehiwala MC				
					Borelasgamuwa UC				
					Kollannawa UC				
Director CMR	Colombo	Sri Jayawardenapura MC	20	2022-2024	Hierarchically networked cities				
		Maharagama UC							
		Kotikawatta							
		Muleriya PS							



Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component
WE PLAN	DDG (Planning) Zone II	Project formulation and Planning for Commercial Development/ Mixed	Director Southern Province	Hambantota	Beliatta PS	19	2022-2024	20	Well - Designed Urban areas
					Angunukolapelessa PS				
					Tissamaharama PS				
					Tangalle UC				
					Hambantota MC				
					Ambalantota PS				
					Beliatta PS				
			Matarata MC	Matarata MC	01	2022-2024	Hierarchically networked cities		
			Trincomalee	Trincomalee UC	02	2022-2024			
			Batticaloa	Batticaloa MC	03				
			Ampara	Eravur UC	02				
				Ampara UC					

Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component
WE PLAN	DDG (Planning) Zone II	Housing Development - Project Formulation and Planning	Director Western Province	Colombo	Moratuwa MC	10	2022-2024	26	Well - Designed Urban areas
				Gampaha	Gampaha MC				
					Peliyagoda UC				
					Mahara PS				
					Gampaha PS				
				Kalutara	Kalutara UC				
				Colombo	Colombo MC				
					Dehiwala MC				
					Borelasgamuwa UC				
					Sri Jayawardenapura MC				
			Maharagama UC						
			Kaduwela MC						
			Kotikawatta Muleriya PS						
			Hambantota	Weeraketiya P.S. (Walasmulla)					
				Angunukolapelessa PS					
				Hambantota MC					
				Tangalle PS					
Lunugamwehera PS									
	Director Southern Province					2022-2024	06	Hierarchically networked cities	

Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component		
WE PLAN	DDG (Planning) Zone II	Land Redevelopment - Project Formulation and Planning	Director EP Director Housing Director Land Develop & Mgt	Trincomalee	Muthur PS	01	2022-2024	03	Well - Designed Urban areas		
				Batticaloa	Batticaloa MC	01	2022-2024				
				Ampara	Ampara UC	01	2022-2024				
			Director Western Province	Colombo	Homagama PS	03	2022-2024	03	2022-2024	16	Integrated Development
						Katana PS	01				
						Mirigama PS	01				
			Director CMR	Colombo	Colombo MC	16	2022-2024	2022-2024	2022-2024	Uplifted Urban Livability	
							Borelasgamuwa UC	2022-2024			
							Sri Jayawardenapura MC	2022-2024			
							Kaduwela MC	2022-2024			
			Director Southern Province	Hambantota	Hambantota MC	09	2022-2024	2022-2024	2022-2024	Hierarchically networked cities	
							Borelasgamuwa UC	2022-2024			
							Maharagama Ucl	2022-2024			
							Kaduwela MC	2022-2024			
							Ambalantota PS	2022-2023			
			Director Southern Province	Hambantota	Hambantota MC	09	2022-2024	2022-2024	2022-2024	12	
Weeraketiya PS - Walasmulla	2022-2024										
Angunukolapelessa PS	2022-2024										
Director Southern Province	Hambantota	Hambantota PS	03	2022-2024	2022-2024	2022-2024	2022				
				Weligama PS	2022-2024						
Director Southern Province	Hambantota	Hambantota PS	03	2022-2024	2022-2024	2022-2024	2022				
				Akuressa PS	2022-2024						

Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component			
WE PLAN	DDG (Planning) Zone II	Transport Oriented - Project Formulation and Planning	Director EP Land Develop & Mgt En & L Real Estate	Trincomalee Ampara	Kuchchveli PS	03	2022-2024	04	Well - Designed Urban areas			
					Trincomalee UC	01						
					Ampara UC							
			Director Western Province	Colombo	Kesbewa UC	01	2022-2024	01	2022-2024	15	Integrated Development	
												Moratuwa MC
												Kesbewa UC
			Director Western Province	Colombo	Seethawakapura UC	06	2022-2024	06	2022-2024	15	Uplifted Urban Livability	
												Seethawaka PS
												STU (Colombo - Battaramulla)
			Director Western Province	Gampaha	Mahara PS	06	2022 - 2024	06	2022 - 2024	15	Hierarchically networked cities	
												Gampaha MC
												Mirigama PS
												Ja Ela PS
												Seeduwa
												Katunayake UC
Director SP	Hambantota	Panadura PS	03	2022-2024	03	2022-2024	01					
									Bandaragama PS			
									Horana PS			
					Tangalle UC	01	2022-2024	01				

Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component
WE PLAN	DDG (Planning) Zone II	Project formulation and Planning for Township Development Projects	Director Western Province	Colombo	Ja Ela PS	03	2022-2024	24	Well - Designed Urban areas
					Seeduwa Katunayake UC				
					Gampaha PS				
				Kalutara	Horana UC	03	2022-2024		
					Horana PS				
					Kalutara PS				
	Colombo	Colombo Municipal Council	18	2022-2024	Uplifted Urban Livability				
		Kollannawa UC							
		Kaduwela MC							
	Galle	Kotikawatta Muleriya PS	01	2022-2024		Hierarchically networked cities			
		Rathgama PS							
		Hakmana PS							
	Director Southern Province	Matara District	05	2022-2024	06				
Kamburupitiya PS									
Devinuwara PS									
Kirinda - Puhulwella PS									
						Dickwella PS			

Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component	
WE PLAN	DDG (Planning) Zone II	Project formulation and Planning for PPP & RFP	Director Western Province	Colombo	Moratuwa MC	09	2022-2024	16	Well - Designed Urban areas Integrated Development Uplifted Urban Livability Hierarchically networked cities	
					Kesbewa UC					
					Homagama PS					
					STU (Colombo MC)					
					STU (Kesbewa UC)					
					STU (Weligama PS)					01
					STU (Kundasale PS)					01
					Ja Ela PS					04
					Katana PS					
			Mahara PS							
			Colombo MC	Colombo	01	2022-2024				
			Director Southern Province	Hambantota	Angunukolaplessa PS	05	2022-2024	05		
Tangalle PS										
Hambantota MC										
Director Eastern Province	Batticaloa	Batticaloa MC	03	2022-2024	05					
		Koralapattu North PS				02				
		Koralapattu PS								

Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component	
WE PLAN	DDG (Planning) Zone II	Project formulation and Planning for Economic Centers/ Pola Development	Director Western Province	Gampaha	Katana PS	05	2022-2024	06	Well - Designed Urban areas	
					Gampaha MC					
					Ja Ela UC					
					Attanagalla PS					
					Minuwangoda UC					
					Mathugama PS					
			Kalutara	Weeraketiya PS - Walasmulla	01	2022-2023	Integrated Development			
								Beliatta PS		
			Director Southern Province	Hambantota	Hambantota PS	11	2022-2024	11	Uplifted Urban Livability	
										Tangalle PS
										Ambalantota PS
										Hambantota PS
			Director Eastern Province	Trincomalee	Gomarankadawala PS	05	2022-2024	08	Hierarchically networked cities	
										Tissamaharama PS
Sooriyawewa PS										
Kanthale PS										
Director Land Develop & Mgt	Batticaloa	Batticaloa MC	02	Batticaloa MC	02					
							Eravur UC			
							Kuchchaveli PS			
							Kinniya UC			
Director Land Develop & Mgt	Ampara	Ampara UC	01	Ampara UC	01					

Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component
WE PLAN		Project formulation & Planning for Special Projects /Religious Buildings	Director Western Province	Kalutara	Horana PS	01	2022-2023	01	Well - Designed Urban areas
	Lunugamwehera PS								
	Sooriyawewa PS								
	Hambantota PS								
	Director EP Director Projects	Ampara	Ampara UC	01	2022-2024	01	2022-2024	01	Uplifted Urban Livability
	Director EP Director Land Develop & Mgt Director Real Estate	Ampara	Ampara UC	01	2022-2024	01	2022-2024	01	



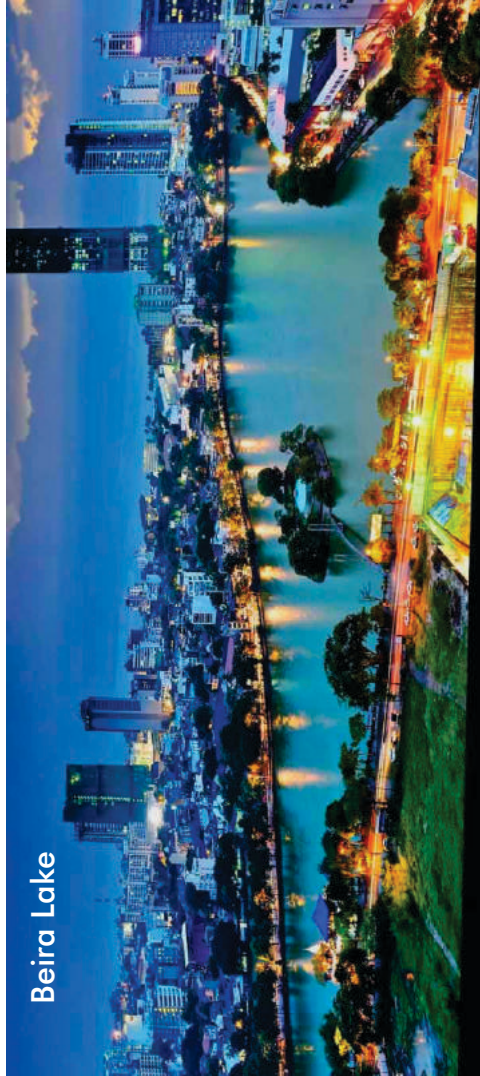
Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component		
WE PLAN	DDG (Planning) Zone II	Project formulation and Planning for Multistory/ Administrative complex Project	Director Western Province	Kalutara	Kalutara UC	02	2022-2024	02	Well - Designed Urban areas		
					Bandaragama PS	02	2022-2024	Integrated Development			
				Ambalantota PS	03					2022-2024	Uplifted Urban Livability
				Katuwana PS							
				Matara District	Weligama PS	01	2022-2024			27	
		Trincomalee	Trincomalee UC	08	2022-2024						
			Town & Gravets PS								
			Kuchchaveli PS								
			Kinniya UC								
			Kinniya PS								
Batticaloa	Director En & Landscape	Development Planning & Research	Batticaloa	Muthur PS	06	2022-2024					
				Kanthale PS							
				Batticaloa MC							
				Eravur UC							
				KoralaiPattu West PS							
EravurPattu PS											
					Kattankudy UC						
					ManmunaiPattu PS						

Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component					
WE PLAN	DDG (Planning) Zone II	Development plan Preparation	Director GIS	Ampara	Ampara	13	2022-2024	06	Well - Designed Urban areas					
					Akkaraipattu & Alaiyadiwembu									
					Kalmunai									
					Sammanthurai & Karaitivu									
					Addalaichenai									
					Thiurukkovil									
					Uhana									
					Erakkamam									
					Gampaha					Attanagalla PS	01	2022-2024	10	Hierarchically networked cities
					Kaluthara					Mathugama PS	05			
Agalawaththa PS Bulathsinhala PS Walallawita PS Palindanuwara PS														
Galle	Elpitiya PS	05												
	Niyagama PS													
	Akmeemana PS Baddegama PS Imaduwa PS													
Matara	Akuressa PS	05												
	Athuraliya PS Mulatiyana PS Kamburupitiya PS Morawaka/ Pitabeddara PS													

Core Principle	Responsible DDG	Major Actions	Responsible Director	Relevant District	Local Authority	Targets (District)	Duration	Targets (Province)	Sub Component
WE PLAN	DDG (Planning) Zone II	Update Geo Data Bases	Director GIS		Homagama PS Kolonnawa UC Mulleriyawa PS Bandaragama PS Millaniya PS	06	2022	06	Well - Designed Urban areas
		Establish Spatial data standards for data capturing and Mapping	Director GIS, Director Strategic Planning & Research			01	2022	01	Integrated Development  Uplifted Urban Livability  Hierarchically networked cities



Beira Lake



Hambantota





# WE ENFORCE

Core Principle	Responsible DDG	Major Actions	Total units		Duration	Sub Component
			Days	Target		
WE ENFORCE	DDG (Planning) Zone II	Processing Preliminary Planning clearances (PPC)	14 days	100%	2022-2024	Controlled City Form
		Processing Building applications (BA)	21 days	100%		
		Processing Land sub division (SA)	14 days	100%		
		Processing Certificate of conformity (COC)	14 days	100%		
		Processing Revalidation (RA)	14 days	100%		
		Change of use	14 days	100%		
		Regulation Update Program	Every Quarter of the Year			
		Participate for Local Authority Planning Committees Take necessary actions	07 days	100%		
		Preparation of special Regulations or Policy for a specific area				

Core Principle	Responsible DDG	Relevant Director	District	Relevant Local Authority
WE ENFORCE	DDG (Planning) Zone I	Director Northern Province	Jaffna	<p>Delft Pradeshiya Sabha</p> <p>Island South Pradeshiya Sabha</p> <p>Island North Pradeshiya Sabha</p> <p>Karainagar Pradeshiya Sabha</p> <p>Jaffna Municipal Council</p> <p>Nallur Pradeshiya Sabha</p> <p>Valikamam South West Pradeshiya Sabha</p> <p>Valikamam West Pradeshiya Sabha</p> <p>Valikamam South Pradeshiya Sabha</p> <p>Valikamam North Pradeshiya Sabha</p> <p>Valikamam East Pradeshiya Sabha</p> <p>Chavakachcheri Urban Council</p> <p>Chavakachcheri Pradeshiya Sabha</p> <p>Vadamarchchi South West Pradeshiya Sabha</p> <p>Point Pedro Pradeshiya Sabha</p> <p>Point Pedro Urban Council</p> <p>Valvettithurai Urban Council</p>
			Vavunia	<p>Vavuniya Urban Council</p> <p>Vavuniya South Sinhala Pradeshiya Sabha (part)</p> <p>Vavuniya South Tamil Pradeshiya Sabha (part)</p> <p>Ceddikulam Pradeshiya Sabha (part)</p>

Core Principle	Responsible DDG	Relevant Director	District	Relevant Local Authority
WE ENFORCE	DDG (Planning) Zone I	Director Northern Central Province	Kilinochchi	Karachchi Pradeshiya Sabha (part) Pooneryn Pradeshiya Sabha (part)
			Mullaitivu	Puthukudiyirupu PS (part) (Mankulam) Maritimepattu Pradeshiya Sabha (Part) Puthukudiyirupu Pradeshiya Sabha (part)
			Pollannaruwa	Polonnaruwa Municipal Council Polonnaruwa Pradeshiya Shaba Hinguragoda Pradeshiya Shaba Medirigiriya Pradeshiya Shaba Elahera Pradeshiya Shaba
			Anuradhapura	Anuradhapura Municipal Council Talawa Pradeshiya Sabha Kekirawa Pradeshiya Sabha Mihintalaya Pradeshiya Sabha Medawachchiya Pradeshiya Sabha Nochchiyagama Pradeshiya Sabha Rambewa Pradeshiya Sabha Nuwaragampalatha Central Pradeshiya Sabha Nuwaragampalatha Eastern Pradeshiya Sabha Tirappane Pradeshiya Sabha



Core Principle	Responsible DDG	Relevant Director	District	Relevant Local Authority
WE ENFORCE	DDG (Planning) Zone I	Director North Western Province	Kurunegala	<p>Kurunegala Municipal Council</p> <p>Kurunegala Pradeshiya Sabha</p> <p>Kuliyapitiya Urban Council</p> <p>Kuliyapitiya Pradeshiya Sabha - West</p> <p>Pannala Pradeshiya Sabha (Part)</p> <p>Giriulla (Part)</p> <p>Alawwa (Part)</p> <p>Polgahawela Pradeshiya Sabha</p> <p>Narammala Pradeshiya Sabha (Part)</p> <p>Mawathagama Pradeshiya Sabha</p> <p>Wariyapola Pradeshiya Sabha (Part)</p> <p>Ibbagamuwa Pradeshiya Sabha ( Part)</p> <p>Malsiripura ( Part)</p> <p>Nikaweratiya Pradeshiya Sabha</p> <p>Maho Pradeshiya Sabha (Part)</p> <p>Galgamuwa Pradeshiya Sabha (Part)</p> <p>Hettipola (Part)</p> <p>Ridegama Pradeshiya Sabha (Part)</p>
			Puttalam	<p>Puttalam Urban Council</p> <p>Puttalam Pradeshiya Sabha</p> <p>Chilaw Urban Council</p> <p>Madampe (Part)</p>

Core Principle	Responsible DDG	Relevant Director	District	Relevant Local Authority
WE ENFORCE	DDG (Planning) Zone I	Director Central Province	Kandy	<p>Anamaduwa Pradeshiya Sabha (Part)                      Wennappuwa Pradeshiya Sabha (Part)                      Dankotuwa ( Part)                      Kalpitiya Pradeshiya Sabha                      Nattandiya Pradeshiya Sabha</p> <p>Kandy Municipal Council                      Gampola Urban Council                      Wattegeama Urban Council                      Nawalapitiya Urban Council                      Kadugannawa Urban Council                      Pathadumbara Pradeshiya Sabha                      Pathahewaheta Pradeshiya Sabha                      Udunuwara Pradeshiya Sabha                      Akurama Pradeshiya Sabha                      Udapalatha Pradeshiya Sabha                      Yatinuwara Pradeshiya Sabha                      Harispattuwa Pradeshiya Sabha                      Kundasale Pradeshiya Sabha                      Gagawata Korale Pradeshiya Sabha                      Thumpane Pradeshiya Sabha                      Madadumbara Pradeshiya Sabha (Part)                      Pujapitiya Pradeshiya Sabha</p>

Core Principle	Responsible DDG	Relevant Director	District	Relevant Local Authority
WE ENFORCE	DDG (Planning) Zone I		Matale	<p>Matale Municipal Council Dambulla Municipal Council Naula Pradeshiya Sabha Galewela Pradeshiya Sabha Pallepola Pradeshiya Sabha Rattota Pradeshiya Sabha Ukuwela Pradeshiya Sabha</p>
			N'Eliya	<p>N'Eliya Urban Council N'Eliya Pradeshiya Sabha Agarapathana Pradeshiya Sabha Kotagala Pradeshiya Sabha Thalawakele-Lindulan Urban Council Hatton-Dikoya Urban Council Ambagamuwa Pradeshiya Sabha (Part) Kothmale Pradeshiya Sabha (Part) Haguranketha Pradeshiya Sabha (Part) N'Eliya – Kandy Road 01 Km buffer Walapane Pradeshiya Sabha (Ragala town) Walapone Pradeshiya Sabha (Walapane town) Haguranketha PS(Haguranketha town) Maskeliya Pradeshiya Sabha</p>



Core Principle	Responsible DDG	Relevant Director	District	Relevant Local Authority
WE ENFORCE	DDG (Planning) Zone I		Rathnapura	Badalkumbura Pradeshiya Sabha Moneragala Pradeshiya Sabha Bibile Pradeshiya Sabha Buttala Pradeshiya Sabha Wellaway Pradeshiya Sabha Katharagama Pradeshiya Sabha
		Director Sabaragamuwa Province	Kegalle	Kuruwita Pelmadulla -Kahawaththa Balangoda Eheliyagoda Godakewela Nivithigala  Rambukkana Pradeshiya Sabha Mawanalla Pradeshiya Sabha Kegalle Urban Council Kegalle Pradeshiya Sabha Warakapola Pradeshiya Sabha Yatiantota Pradeshiya Sabha Dehiowita Pradeshiya Sabha Galigamuwa Pradeshiya Sabha

Core Principle	Responsible DDG	Relevant Director	District	Relevant Local Authority
WE ENFORCE	DDG (Planning) Zone II	Director Western Province	Colombo	<p>Moratuwa Municipal Council Kesbawa Urban Council Seethawakapura Urban Council Seethawaka Pradeshiya Sabha Homagama Pradeshiya Sabha</p>
			Gampaha	<p>Gampaha Municipal Council Negombo Municipal Council Peliyagoda Urban Council Minuwangoda Urban Council Ja Ela Urban Council Wattala Urban Council Seeduwa Katunayake Uc Kelaniya Pradeshiya Sabha Wattala Pradeshiya Sabha Ja Ela Pradeshiya Sabha Biyagama Pradeshiya Sabha Gampaha Pradeshiya Sabha Dompe Pradeshiya Sabha Attanagalla Pradeshiya Sabha Mirigama Pradeshiya Sabha Diulapitiya Pradeshiya Sabha Katana Pradeshiya Sabha Mimuwangoda Pradeshiya Sabha Mahara Pradeshiya Sabha</p>

Core Principle	Responsible DDG	Relevant Director	District	Relevant Local Authority
WE ENFORCE	DDG (Planning) Zone II		Kalutara	Kalutara Urban Council Kalutara Pradeshiya Sabha Beruwala Urban Council Beruwala Pradeshiya Sabha Panadura Urban Council Panadura Pradeshiya Sabha Horana Urban Council Horana Pradeshiya Sabha Mathugama Pradeshiya Sabha Bandaragama Pradeshiya Sabha Agalawatta Pradeshiya Sabha Dodangoda Pradeshiya Sabha Palindanuware Pradeshiya Sabha Millaniya Pradeshiya Sabha Madurawala Pradeshiya Sabha Bulathsinhala Pradeshiya Sabha Wallawita Pradeshiya Sabha
		Director Colombo Metro Region	Colombo	Colombo Municipal Council. Dehiwala-Mount Lavenia Municipal Council Borelasgamuwa Urban Council Kolonawa Urban Council Kotte Municipal Council Maharagama Urban Council Kaduwela Municipal Council Kottikawatha Mulleriya Pradeshiya Sabha

Core Principle	Responsible DDG	Relevant Director	District	Relevant Local Authority
WE ENFORCE	DDG (Planning) Zone II	Director Southern Province	Galle	<p>Galle Municipal Council Hikkaduwa Urban Council Ambalangoda Urban Council Habaraduwa Pradeshiya Sabha Akmeemana Pradeshiya Sabha Bope - Poddala Pradeshiya Sabha Rathgama Pradeshiya Sabha Balapitiya Pradeshiya Sabha Benthota Pradeshiya Sabha Elpitiya Pradeshiya Sabha Baddegama Pradeshiya Sabha Welivitiya Divithura PS - Karandeniya Imaduwa Pradeshiya Sabha</p>
			Hambantota	<p>Hambantota Municipal Council Hambantota Pradeshiya Sabha Ambalantota Pradeshiya Sabha Tissamaharama Pradeshiya Sabha Weeraketiya Pradeshiya Sabha Angunukolapelessa Pradeshiya Sabha Suriyawewa Pradeshiya Sabha. Lunugamvehera Pradeshiya Sabha Tangalle Pradeshiya Sabha Tangalle Urban Council Beliattha Pradeshiya Sabha Katuwana Pradeshiya Sabha</p>



Core Principle	Responsible DDG	Relevant Director	District	Relevant Local Authority
WE ENFORCE	DDG (Planning) Zone II	Director Eastern Province	Matara	<p>Matara Municipal Council  Weligama Urban Council  Matara Pradeshiya Sabha  Weligama Pradeshiya Sabha  Devinuwara Pradeshiya Sabha  Kotapola Pradeshiya Sabha  Pasgoda Pradeshiya Sabha  Mulatiyana Pradeshiya Sabha  Dickwella Pradeshiya Sabha  Thihagoda Pradeshiya Sabha  Hakmana Pradeshiya Sabha  Kamburupitiya Pradeshiya Sabha  Pidabeddara Pradeshiya Sabha  Akuressa Pradeshiya Sabha  Malimbada Pradeshiya Sabha  Kirinda – Puhulwella Pradeshiya Sabha  Athuraliya Pradeshiya Sabha</p>
			Trincomalee	<p>Trincomalee Urban Council  Town &amp; Gravets Pradeshiya Sabha  Kinniya Urban Council  Kinniya Pradeshiya Sabha  Muthur Pradeshiya Sabha  Kuchchaveli Pradeshiya Sabha</p>

Core Principle	Responsible DDG	Relevant Director	District	Relevant Local Authority
WE ENFORCE	DDG (Planning) Zone II		Batticaloa	<p>Kanthale Pradeshiya Sabha Thambalagamuwa Pradeshiya Sabha Gomarakadawala Pradeshiya Sabha Morawewa Pradeshiya Sabha Padavisri Pura Pradeshiya Sabha Seruwila Pradeshiya Sabha Verugal Pradeshiya Sabha</p>
			Batticaloa	<p>Batticaloa Municipal Council. Eravur Urban Council Kattankudy Urban Council ManmunaiPattu PS -Arayampathy Manmunai South &amp;EruvilPattu PS - Kaluthawalai EravurPattu Pradeshiya Sabha - Chenkalady KoralaiPattu Pradeshiya Sabha- Valaichenai KorailaiPattu North Pradeshiya Sabha- Vaharai</p>
			Ampara	<p>Ampara Urban Council AkkaraiPattu Municipal Council AkkaraiPattu Pradeshiya Sabha Kalmunai Municipal Council Addalachchenai Pradeshiya Sabha Karaithivu Pradeshiya Sabha Nintavur Pradeshiya Sabha Alayadiwembu Pradeshiya Sabha Pottuvil Pradeshiya Sabha Lahugala Pradeshiya Sabha Thirukkivil PS, Sammanthurai PS</p>







# WE IMPLEMENT

Core Principle	Responsible DDG	Major Actions	Responsible Director/ Division	Relevant Local Authority/ District/ Province	Target Numbers	Duration	Total Targets	Relevant Sub Component	
WE IMPLEMENT		DDG Projects	Project Management Western Region	Western Province	13	2022-2024	33	People Centric Developments City Amenities	
				Southern Province	02				
				Sabaragamuwa Province	01				
	Project Management Northern Region	Eastern Province	01						
		Uva Province	01						
	Engineering Designs	DDG Design Mgt.	Economic Centers/ Pola Dev. Projects	Project Management Western Region	North Western Province				01
					Central Province				01
					Northern Region				03
		DDG Projects		Project Management Western Region	Western Region				05
					Southern Region				05
	DDG Projects		Project Management Western Region	Western Province	07			People Centric Developments	

WE IMPLEMENT	DDG Projects	Economic Centers/ Pola Dev. Projects	Project Management Southern Region	Southern Province	01	2022-2024	21	City Amenities
				Sabaragamuwa Province	02			
				Eastern Province	01			
				Uva Province	02			
	DDG Projects	Economic Centers/ Pola Dev. Projects	Project Management Northern Region	North Western Province	03	2022- 2022	168	Conserved Natural Wealth
				Central Province	01			
				Northern Region	01			
				Western Region	01			
	DDG Projects	Open Space/ Landscape/ Playgrounds & Recreational Projects	Project Management Western Region	Western Province	10	2022- 2022	168	Conserved Natural Wealth
				Southern Province	01			
				Sabaragamuwa Province	01			
				Eastern Province	01			
				Northern Province	01			
DDG Projects	Open Space/ Landscape/ Playgrounds & Recreational Projects	Project Management Northern Region	North Western Province	02	2022- 2022	168	Conserved Natural Wealth	
			Central Province	02				

Core Principle	Responsible DDG	Major Actions	Responsible Director/ Division	Relevant Local Authority/ District/ Province	Target Numbers	Duration	Total Targets	Relevant Sub Component
WE IMPLEMENT	DDG Designing	Open Space/ Landscape/ Playgrounds & Recreational Projects	Engineering Designs	Environmental & Landscape Div	01	2022-2024	168	Increasing green cover promoting livable cities
				Urban Development & Special Project Division	01			
			Environmental and Landscape Division	Western Province	28			
				Southern Province	16			
				Sabaragamuwa Province	12			
				Eastern Province	08			
				Uva Province	08			
				Northern Province	20			
				North Central Province	32			
			Engineering Designs	North Western Province	08			
				Central Province	16			
				Environment & Landscape Div	02			
			Environment & Landscape Division	Urban Development & Special Project Division	01			
				CMR	03			
				Western Province	25			
Southern Province	16							
Sabaragamuwa Province	12							



WE IMPLEMENT		DDG Design Mgt.	Open Space/ Landscape/ Playgrounds & Recreational Projects			Eastern Province	08				Increasing green cover promoting livable cities	
						Uva Province	08				148	
						Northern Province	20					
						North Central Province	32					
						North Western Province	08					
						Central Province	16					

Core Principle	Responsible DDG	Major Actions	Responsible Director/ Division	Relevant Local Authority/ District/ Province	Target Numbers	Duration	Total Targets	Relevant Sub Component
WE IMPLEMENT	DDG Designing	Carry out the Green Building Certification program based on the “Blue Green Sri Lanka National Green Building Guidelines” •Registration •Design Assessment (Issuing the Provisional Green Certificate) •Completion & Verification Assessment (Issuing the Final Green Certificate)	Environment & Landscape Division incorporate with all the District and Provincial Offices	CMR	Depend on the number of building being registered during the period	2022-2024		Conserved Natural Wealth
	DDG Design Mgt.			Western Province Southern Province Sabaragamuwa Province Eastern Province Uva Province Northern Province North Central Province North Western Province Central Province				

DDG Projects	Project Management Southern Region	Southern Province	08	2017- 2022	115	People Centric Developments City Amenities				
		Sabaragamuwa Province	04							
		Eastern Province	05							
		Uva Province	05							
		Northern Province	13							
	Project Management Northern Region	North Central Province	12							
		North Western Province	12							
		Central Province	18							
	Engineering Designs	Northern Region	12							
		Western Region	02							
		Southern Region	03							
	DDG Design Mgt.	Project Management Western Region	Western Province				08	2022-2024	20	Catalyst Developments
			Uva Province				01			
North Central Province			02							
DDG Projects	Special roject	Central Province	02							

Core Principle	Responsible DDG	Major Actions	Responsible Director/ Division	Relevant Local Authority/ District/ Province	Target Numbers	Duration	Total Targets	Relevant Sub Component
WE IMPLEMENT	DDG Design Mgt.	Special roject	Urban Development & Special Project Division	Environmental & Landscape Div	01	2022-2024	06	
				Hambantota District Anuradhapura District Galle District N'Eliya District	05			
	DDG Projects	Land Development Projects	Project Management Western Region	Western Province	01	2022-2024	07	Catalyst Developments
				Southern Province Central Province	01 05			
				Western Province	11			
	DDG Projects	Transport Oriented Projects/ Bus Stand/ Parking	Project Management Western Region	Southern Province	02	2022-2024	29	City Amenities
				Sabaragamuwa Province	01			
				Eastern Province Uva Province	01 02			
				Northern Province	03			

WE IMPLEMENT						
DDG Projects	Transport Oriented Projects/ Bus Stand/ Parking	Engineering Designs	North Western Province	01	2022-2024	People Centric Developments
			Central Province	03		
			Northern Region	01		
			Western Region	02		
			Southern Region	01		
			Urban Development & Special Project Division	01		
DDG Projects	Restoration Projects	Project Management Western Region	Western Province	10	2022-2024	16
			Northern Province	01		
DDG Design Mgt.	Multi functional /Administrative & Office Development Projects	Engineering Designs	Central Province	01	2022-2024	08
			Northern Region	01		
			Western Region	02		
DDG Design Mgt.		Project Management Northern Region	Urban Development & Special Project Division	01	2022-2024	01
			Western Province	06		
DDG Projects		Project Management Western Region	North Western Province	01	2022-2024	08
			Central Province	01		

Core Principle	Responsible DDG	Major Actions	Responsible Director/ Division	Relevant Local Authority/ District/ Province	Target Numbers	Duration	Total Targets	Relevant Sub Component						
WE IMPLEMENT	DDG Projects	RFP/ PPP Projects	Project Management Western Region	Western Province	04	2017- 2022	04	Catalyst Developments						
		Infrastructure Project	Project Management Northern Region	Central Province	01	2022-2024	01	City Amenities						
	Major Consultancy Projects	Urban Development & Special Project Division	Colombo District	Colombo District Kandy District Galle District Jaffna District Kurunegala District N'Eliya District Hambantota District	08			08	Catalyst Developments					
			Kandy District											
	Heritage Township Development Restoration Projects	Urban Development & Special Project Division	Galle District							Kandy District Galle District Hambantota District Ttincomalee District Katharagama District	06			06
Hambantota District														
Ttincomalee District														
	DDG Design Mgt.													

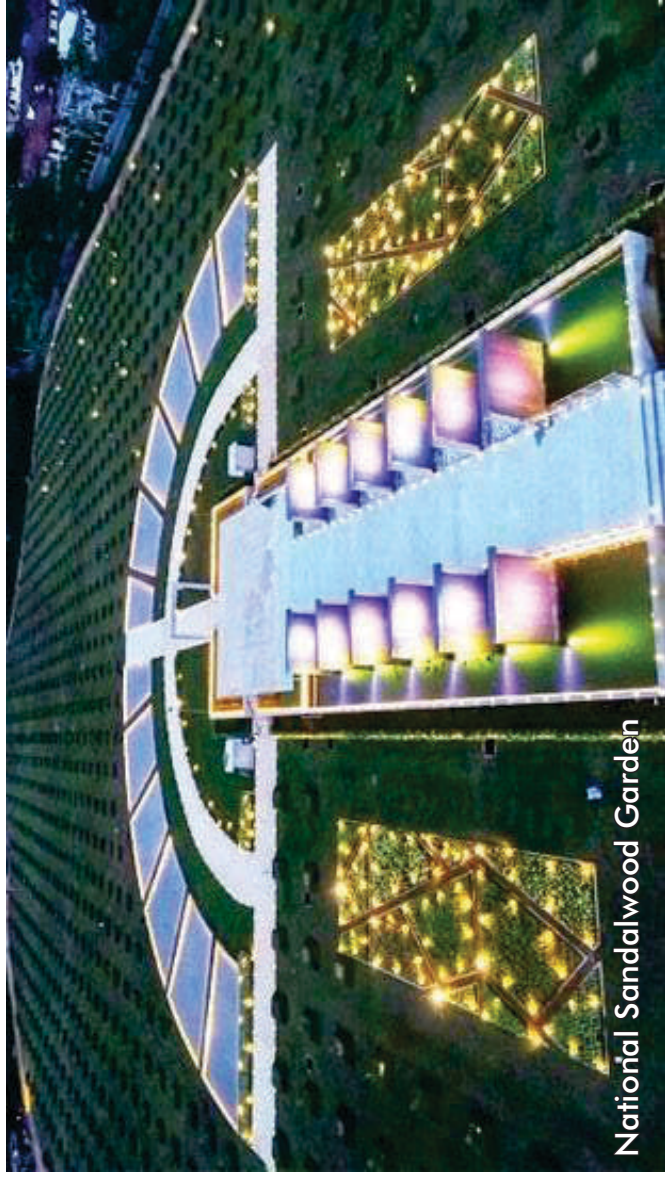


Kurunagala Lake Round

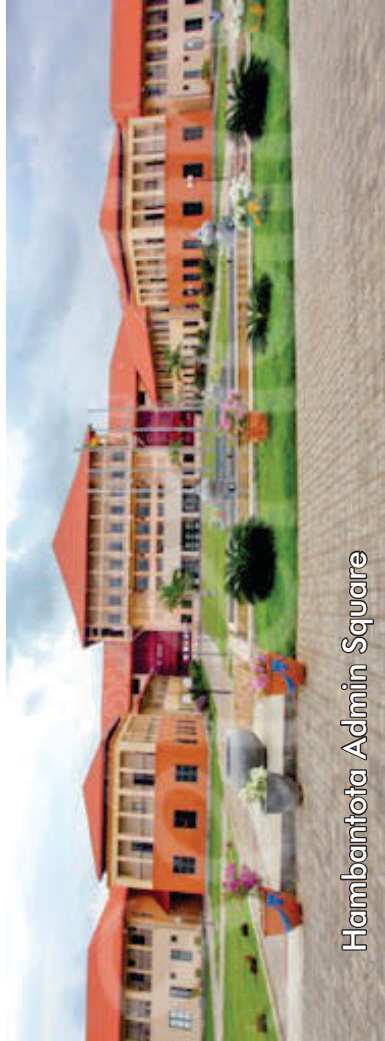
Niroshan Ekanisilage



Floating Market



National Sandalwood Garden



Hambantota Admin Square



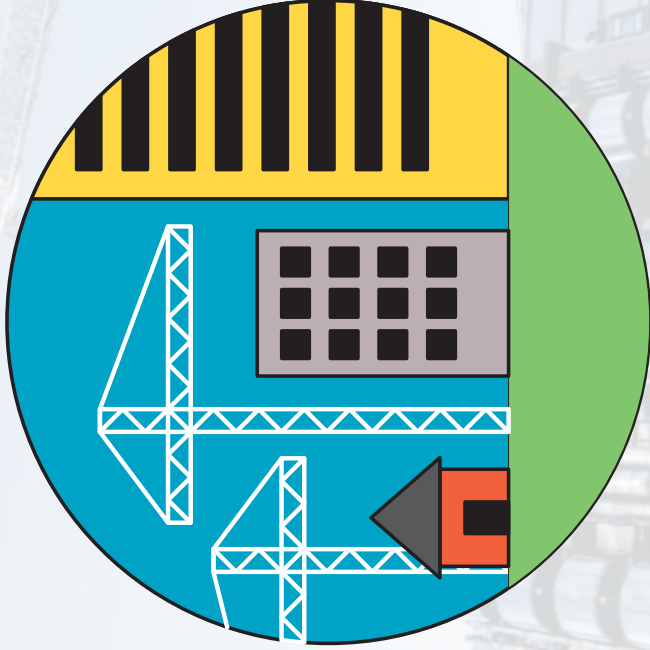
Ginigathena Bus Stand



Naula Community Center



Jaffna Short distance Bus Stand



**WE BUILD**



Core Principle	Responsible DDG	Major Actions	Responsible Division	Target Housing units	Total Target (Housing Units)	Time Line	Relevant Sub Component
WE BUILD	DDG (Real Estate & land Mgt.)	Development of Lower Income Housing	Urban Regeneration Project Housing Division	528	17456 Housing Units	2022	Diversified Housing Opportunities
				615		2022-2023	
				115		2022-2023	Enhanced quality of life
				450		2022	
				192		2022	Accelerated City Growth
				336		2022	
				600		2022-2024	
							<p>Kalinga Mawatha Housing Project</p> <p>Colambage Mawatha Housing Project</p> <p>Torington Housing Project</p> <p>601 Watta Housing Project</p> <p>Malgawatta Housing Project</p> <p>Kolonnawa Housing Project</p> <p>Housing Project at Maharagama</p>

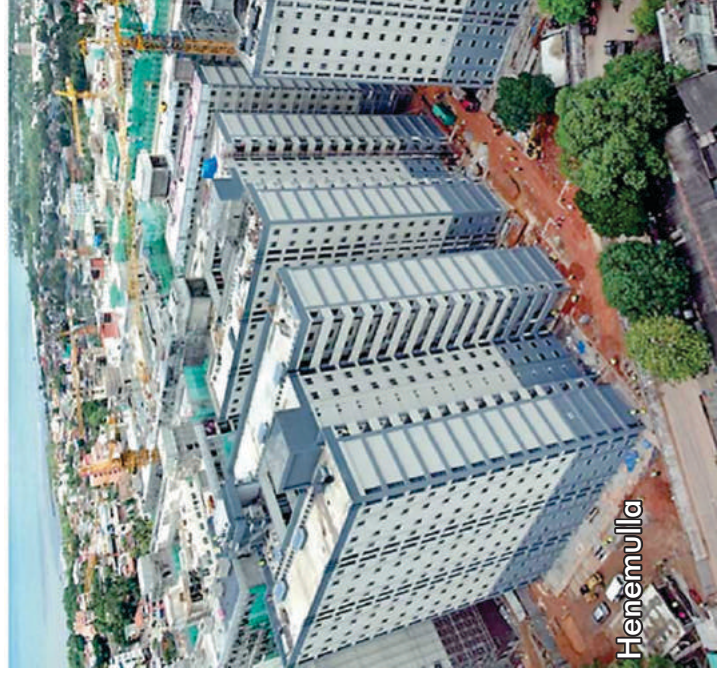
Core Principle	Responsible DDG	Major Actions	Responsible Division	Target Housing units	Total Target (Housing Units)	Time Line	Relevant Sub Component
WE BUILD	DDG (Real Estate & land Mgt.)	Development of Lower Income Housing  Housing Project at Kurunagala Housing Project at Gothami Road, Kotte Malimbada Estate infrastructure housing Millawa Estate Infrastructure Housing Construction of 7592 Housing Units Proposed 10,000 Units in dev. of 100 Cities  Housing Project at Moratuwa Housing Project at Paliyagoda Housing Project at Dematagoda Housing Project at Maharagama	Low income Housing program under (China Grant) Housing Division	300	1888	2022-2024	
				500		2022-2024	
				171		2022-2023	
				57		2022	
				7592		2022-2024	
				6000 out of 10000 in year 2024		2022-2026	
				575		2022-2024	
				615		2022-2024	
				586		2022-2024	
				112		2022-2023	

WE BUILD	DDG (Real Estate & land Mgt.)	Development of Lower Income Housing	Housing Project at Rathmalana	PMU/SCURP (AIIB Project)	400	5346 Housing Units	2022-2024				
			Housing Project at Apple Watta Phase III		400		2022-2024				
			Housing Project at Kimbula-Ela		472		2022-2024				
			Housing Project at Stadiumgama		1000		2022-2023				
			Housing Project at Obesekarapura		300		2022				
			Balance Works of Housing Project at Colambage Mawatha		624		2022-2023				
			Housing Project at Apple Watta Phase II		700		2022-2023				
			Housing Project at Ferguson Road		750		2022-2024				
			Housing Project at Madampitiya		700		2022-2024				
			Eliot Place, Borella Housing Project		Housing Division		400	1200 Housing Units	2022-2023		
							Development of Upper & Middle Income Housing				

Core Principle	Responsible DDG	Major Actions	Responsible Division	Target Housing units	Total Target (Housing Units)	Time Line	Relevant Sub Component	
WE BUILD	DDG (Real Estate & land Mgt.)	Development of Upper & Middle Income Housing	Housing Project at Weera Mawatta Housing Project at Kulasewana Kottawa Housing Project at Elizabeth Drive, N'Eliya	500		2022-2022		
				300		2022-2022		
				50		2022-2023		
	DDG (Real Estate & land Mgt.)	Development of Affordable Housing	Affordable Housing Project at Stadiumgama (Blumendal) Affordable Housing Project at Orugodawatta (Part I) Affordable Housing Project at Orugodawatta (Part II) Affordable Housing Project-Borelasgamuwa Affordable Housing Project at Makubura (Kottawa)	Housing Division	210	17295 Housing Units	2022	
					400		2022-2023	
					432		2022-2023	
					120		2022	
					314		2022-2023	

WE BUILD	DDG (Real Estate & land Mgt.)	Development of Affordable Housing	Affordable Housing Project at Malabe	256	2022
			Affordable Housing Project at Peliyagoda (Part 1)	504	2022-2023
			Affordable Housing Project at Peliyagoda (Part 2)	384	2022-2023
			Affordable Housing Project at Anuradhapura	135	2022-2023
			Affordable Housing Project at Ekala	500	2022-2024
			Affordable Housing Project at Rathnapura	300	2022-2024
			Affordable Housing Project at Soranawatta	150	2022-2024
			Affordable Housing Project at Palathuruwatta,Kottawa	300	2022-2024
			Affordable Housing Project at Lekamgewatta,Mahara	200	2022-2024
			Affordable Housing Project at Bandarawela	100	2022-2024
			Affordable Housing Project at Pannipitiya	400	2022-2024

Core Principle	Responsible DDG	Major Actions	Responsible Division	Target Housing units	Total Target (Housing Units)	Time Line	Relevant Sub Component
WE BUILD	DDG (Real Estate & land Mgt.)	Development of Affordable Housing	Affordable Housing Project at N' Eliya	50		2022-2023	
				400		2022-2024	
				100		2022-2024	
				12000		2022-2024	





# WE COLLABORATE

Core Principle	Major Actions	Category	Responsible Director	Relevant District /Local Authority	Target Numbers	Duration	Total Targets		
WE COLLABORATE	Vesting/ Acquisition	Commercial/ Mixed Development Projects	Director LD & Mgt Director CMR	Colombo MC (CMC)	12	2022-2024	12		
				Kotte	4	2022-2024	4		
				Thimbirigasyaya	1	2022-2024	1		
			Director LD & Mgt Director CMR	Maharagama	2	2022-2024	2		
				Rathmalana	1	2022-2024	1		
				Kaduwela	1	2022-2024	1		
			Director LD & Mgt Director Western Province			Ja Ela	1	2022-2024	1
						Homagama	1	2022-2024	1
						Wattala	1	2022-2024	1
						Kelaniya	1	2022-2024	1
						Kesbawa	2	2022-2024	2
						Avissawella	1	2022-2024	1
						Beruwala	1	2022-2024	1



WE COLLABORATE	Vesting/ Acquisition	Commercial/ Mixed Development Projects	Director LD & Mgt Director Southern Province	Hambanthota	2	2022-2024	2
			Director LD & Mgt Director Eastern Province	Galle	1	2022-2024	1
			Director LD & Mgt Director North Central Province	Agunukolapelassa	1	2022-2024	1
			Director LD & Mgt Director Eastern Pro.	Ampara	1	2022-2024	1
			Director LD & Mgt Director Central Province	Polonnaruwa	1	2022-2024	1
			Director LD & Mgt Director Eastern Pro.	Anuradhapura	1	2022-2024	1
			Director LD & Mgt Director Central Province	Trincomalee	2	2022-2024	2
			Director LD & Mgt Dir. Sabaragamuwa	Matale	1	2022-2024	1
			Director LD & Mgt Director North Western	Dambulla	1	2022-2024	1
				Nuwaraeliya	2	2022-2024	2
				Hatharaliyadda	1	2022-2024	1
				Ratnapura	1	2022-2024	1
				Kurunegala	1	2022-2024	1

Core Principle	Major Actions	Category	Responsible Director	Relevant District /Local Authority	Target Numbers	Duration	Total Targets	
WE COLLABORATE	Vesting/ Acquisition	Economic Centers/ Pola Development	Director LD & Mgt Director CMR	Colombo MC (CMC)	1	2022-2024	1	
			Director LD & Mgt Director CMR	Colombo MC (CMC)	3	2022-2024	3	
		Open spaces/ Landscape/ Recreational projects	Director LD & Mgt Director CP	Kaduwela	5	2022-2024	5	
			Director LD & Mgt Director CP	Nuwaraeliya	1	2022-2024	1	
		Special projects/ Religious Buildings	Director LD & Mgt Director CMR	Colombo MC (CMC)	1	2022-2024	1	
			Director LD & Mgt Director CP	Nuwaraeliya	1	2022-2024	1	
		Township Development Projects	Director LD & Mgt Director CMR	Colombo MC (CMC)	6	2022-2024	6	
			Director LD & Mgt Director CMR	Kaduwela	3	2022-2024	3	
			Director LD & Mgt Director Southern Province	Galle	1	2022-2024	1	
				Director LD & Mgt Director Western Province	Matara	4	2022-2024	4
					Homagama	3	2022-2024	3
				Director LD & Mgt Director Western Province	Ja Ela	1	2022-2024	1

WE COLLABORATE		Vesting/ Acquisition		Relocation	
Kandy	Director LD & Mgt Director Central Province	4	2022-2024	4	2022-2024
	Dambulla	1	2022-2024	1	2022-2024
	Nuwaraeliya	1	2022-2024	1	2022-2024
	Colombo MC (CMC)	1	2022-2024	1	2022-2024
	Maharagama	1	2022-2024	1	2022-2024
	Kandy	1	2022-2024	1	2022-2024
	Galle	1	2022-2024	1	2022-2024
	Colombo MC (CMC)	8	2022-2024	8	2022-2024
	Kaduwela	2	2022-2024	2	2022-2024
	Galle	1	2022-2024	1	2022-2024
	Hambanthota	2	2022-2024	2	2022-2024
	Transport Oriented projects	Director LD & Mgt Director Central Province			
Restoration projects	Director LD & Mgt Director Southern Province				
Multi-stores/ Administrative complex	Director LD & Mgt Director CMR				
	Director LD & Mgt Director Southern Province				

Core Principle	Major Actions	Category	Responsible Director	Relevant District /Local Authority	Target Numbers	Duration	Total Targets
WE COLLABORATE	Relocation	Commercial/ Mixed Development Projects  Township Development Projects  Transport Oriented projects  Multi-storeys/ Admin. complex	Director LD & Mgt Director EP	Trincomalee	2	2022-2024	2
			Director LD & Mgt Director Central Province	Dambulla	1	2022-2024	1
			Director LD & Mgt Director WP	Nuwaraeliya	1	2022-2024	1
			Director LD & Mgt Director WP	Beruwala	1	2022-2024	1
			Director LD & Mgt Dir. Sabaragamuwa	Ratnapura	1	2022-2024	1
			Director LD & Mgt Director SP	Galle	1	2022-2024	1
			Director LD & Mgt Director WP	Homagama	2	2022-2024	2
			Director LD & Mgt Director Central Province	Kandy	3	2022-2024	3
			Director LD & Mgt Director Central Province	Dambulla	1	2022-2024	1
			Director LD & Mgt Director CMR	Nuwaraeliya	1	2022-2024	1
			Director LD & Mgt Director CMR	Kandy	1	2022-2024	1
			Director LD & Mgt Director CMR	Kaduwela	1	2022-2024	1

WE COLLABORATE		URBAN DEVELOPMENT AUTHORITY		CORPORATE PLAN 2022- 2024		144	
<p>Colombo MC (CMC)</p> <p>Kotte</p> <p>Thimbirigasyaya</p> <p>Maharagama</p> <p>Rathmalana</p> <p>Kaduwela</p> <p>Ja Ela</p> <p>Homagama</p> <p>Wattala</p> <p>Kelaniya</p> <p>Kesbawa</p> <p>Avissawella</p>	11	2022-2024	11	2022-2024	11	2022-2024	
	<p>Director LD &amp; Mgt Director CMR</p>	4	2022-2024	4	2022-2024	4	2022-2024
		1	2022-2024	1	2022-2024	1	2022-2024
	<p>Commercial/ Mixed Development Projects</p>	2	2022-2024	2	2022-2024	2	2022-2024
		1	2022-2024	1	2022-2024	1	2022-2024
	<p>Allocations</p>	1	2022-2024	1	2022-2024	1	2022-2024
		1	2022-2024	1	2022-2024	1	2022-2024
	<p>Director LD &amp; Mgt Director Western Province</p>	1	2022-2024	1	2022-2024	1	2022-2024
		1	2022-2024	1	2022-2024	1	2022-2024
	2	2022-2024	2	2022-2024	2	2022-2024	
	1	2022-2024	1	2022-2024	1	2022-2024	

Core Principle	Major Actions	Category	Responsible Director	Relevant District /Local Authority	Target Numbers	Duration	Total Targets
WE COLLABORATE	Allocations	Commercial/ Mixed Development Projects	Director LD & Mgt Director Southern Province	Hambanthota	2	2022-2024	2
				Galle	1	2022-2024	1
			Director LD & Mgt Director EP	Ampara	1	2022-2024	1
			Director LD & Mgt Director North Central Province	Polonnaruwa	1	2022-2024	1
			Director LD & Mgt Director EP	Anuradhapura	1	2022-2024	1
			Director LD & Mgt Director EP	Trincomalee	2	2022-2024	2
				Matale	1	2022-2024	1
			Director LD & Mgt Director Central Province	Dambulla	1	2022-2024	1
				Nuwaraeliya	1	2022-2024	1
				Hatharaliyadda	1	2022-2024	1

WE COLLABORATE		Allocations				
Director LD & Mgt Dir. Sabaragamuwa	Ratnapura	1	2022-2024	1	1	
	Kurunegala	1	2022-2024	1	1	
	Colombo MC (CMC)	1	2022-2024	1	1	
	Colombo MC (CMC)	3	2022-2024	3	3	
	Kaduwela	5	2022-2024	5	5	
	Nuwaraeliya	1	2022-2024	1	1	
	Colombo MC (CMC)	1	2022-2024	1	1	
	Nuwaraeliya	1	2022-2024	1	1	
	Kaduwela	2	2022-2024	2	2	
	Galle	1	2022-2024	1	1	
	Matara	4	2022-2024	4	4	
	Homagama	2	2022-2024	2	2	
	Ja Ela	1	2022-2024	1	1	
	Director LD & Mgt Director NWP					
	Director LD & Mgt Director CMR					
Director LD & Mgt Director CP						
Director LD & Mgt Director CMR						
Director LD & Mgt Director CP						
Director LD & Mgt Director CMR						
Director LD & Mgt Director CMR						
Director LD & Mgt Director WP						
Economic Centers /Pola Development						
Open spaces/ Landscape / Recreational projects						
Special projects/ Religious Buildings						
Township Development Projects						

Core Principle	Major Actions	Category	Responsible Director	Relevant District /Local Authority	Target Numbers	Duration	Total Targets
WE COLLABORATE	Allocations	Transport Oriented Projects	Director LD & Mgt Director Central Province	Kandy	3	2022-2024	3
			Director LD & Mgt Director CMR	Colombo MC (CMC)	1	2022-2024	1
				Maharagama	1	2022-2024	1
		Restoration Projects	Director LD & Mgt Director Central Province	Kandy	1	2022-2024	1
			Multi-storeys/ Administrative Complex	Galle	1	2022-2024	1
		Director LD & Mgt Director CMR		Colombo MC (CMC)	8	2022-2024	8
		Kaduwela		2	2022-2024	2	
		Director LD & Mgt Director Southern Province	Galle	1	2022-2024	1	



Core Principle	Responsible DDG	Major Actions	Responsible Division/ Provincial Office	Relevant Local Authority/ District Office/ Group	Target Rs. Mn.	Duration	Relevant Sub Component	
WE COLLABORATE	DDG (Real Estate & Land Management)	Collect Rs.150.0 Mn monthly from tenants	PPM&R Division	Western	142.7	Monthly		
			Sothorn	Sothorn	3.6	Monthly		
			Uva	Uva	1.2	Monthly		
			North Central	North Central	0.4	Monthly		
			North Western	North Western	0.2	Monthly		
			Central	Central	1.8	Monthly		
			Sabaragamuwa	Sabaragamuwa	0.6	Monthly		
			North	North	0.02	Monthly		
			PPM&R Division	Western	109.5	Monthly		
			Sothorn	Sothorn	5.0	Monthly		
			Uva	Uva	2.5	Monthly		
			North Central	North Central	0.1	Monthly		
			North Western	North Western	0.1	Monthly		
			Central	Central	2.4	Monthly		
	Sabaragamuwa	Sabaragamuwa	0.3	Monthly				
	North	North	0.1	Monthly				
		PPM&R Division	Project profitability evaluation reports to progress meeting with DDG/RE&LM		Island wide	2	Quarterly	

Core Principle	Responsible DDG	Major Actions	Responsible Division/ Provincial Office	Relevant Local Authority/ District Office/ Group	Target Rs. Mn.	Duration	Relevant Sub Component
WE COLLABORATE	DDG (Real Estate & Land Management)	Open separate customer files, update tenants details, update agreements, listing areas, implementing recovery actions and timely hand over shops for tender	PPM&R Division	Island wide	50	Monthly	
		Upgraded procedural Manuals for main processors	PPM&R Division	PPM&R Division	6	End of July 21	
		Complete system data feed and reconciling every month end	PPM&R Division	Finance Division	Whole Rent	Before 2nd next Mon.	
		Provide continuous and efficient maintenance services to UDA properties under facility management division to keep the property in best condition	Facility Management Division	Facility Management Division	Whole facilities	Monthly	



Echelon Square - Colombo Fort





**WE PERFORM**

Core Principle	Responsible DDG	Major Actions	Responsible Division/ Provincial Office	Relevant Local Authority/ District Office/ Group	Target Numbers	Duration	Target Numbers	Relevant Sub Component
WE PERFORM	DDG (Human Resource Management & Administration)	Preparation of Training Programmes	Western Province	Colombo/ Gampaha / Kalutara	5	2022-2024	51	Proficient workforce
			Colombo Metro Region	CMR Area	5	2022		
			Eastern Province (Trincomalee)	Trincomalee	5	2022-2024		
			Eastern Province (Ampara)	Ampara	5	2022-2024		
			Eastern Province (Batticaloa)	Batticaloa	2	2022		
			Northern Province	Northern Province	5	2022-2024		
			North Central	North Central	5	2022-2024		

Core Principle	Responsible DDG	Major Actions	Responsible Division/ Provincial Office	Relevant Local Authority/ District Office/ Group	Target Numbers	Duration	Target Numbers	Relevant Sub Component
WE PERFORM	DDG (Human Resource Management & Administration)	Establishment of Change of Use Unit	North Central (Polonnaruwa)	Polonnaruwa	5	2022-2024		People centric Service Provider
			North Western Province (Kurunegala)	Kurunegala	5	2022-2024		
			Central Province (Kandy/N'Eliya/Dambulla)	Preparation of Training Programs for Local Authorities & CP Council Capacity Building of all Planning Staff		2022		
			Uva Province		5	2022-2024		
			Colombo Metro Region (CMC)	CMR Area	1	2022		
			Eastern Province-Tincomalee	Trincomalee	1	2022		
			Eastern Province (Ampara)	Ampara	1	2022	04	
			Eastern Province (Batticaloa)	Batticaloa	1	2022		
			Uva Province					

WE PERFORM	DDG (Human Resource Management & Administration)	Establishment of one stop solution approval system	Colombo Metro Region	CMR Area	1	2022	01	People centric Service Provider	
		GPS Survey of LA assets	GIS Division	Requested Local Authorities		2022- 2024		Improved transparency & Accountability	
		Preparation of the Annual Budget				2022- 2024			
		Financial review and management of the investments in subsidiaries, associates and other major investments.				2022- 2024			
		Acquisition/ purchasing of Fixed Assets and consumable items	Finance Division	All UDA Offices		2022- 2024			
		Arrangements of Annual Fixed Assets Verification				2022- 2024			
		Preparation of UDA Annual Report				2022- 2024			

Core Principle	Responsible DDG	Major Actions	Responsible Division/ Provincial Office	Relevant Local Authority/ District Office/ Group	Target Numbers	Duration	Target Numbers	Relevant Sub Component				
WE PERFORM	DDG (Human Resource Management & Administration)	Other necessary Reporting to the public institutions	Finance Division	AI UDA Offices		2022-2024		Improved transparency & Accountability				
		Take Investment Decisions of daily excess funds in Repos & Fixed deposits & Managing total investment portfolio				2022-2024			Smart work environment			
		1. Qualified Workforce in every sector *Preparation of Training Policy *Approval of SOR				2022				Proficient workforce		
		2. Performance Oriented Service Provider *Performance Based Promotion System	Human Resource Management & Administration			2022		05	Smart work environment			
		3.Pleasant Work Environment with contented employees				2022						
		* 5S' System *Annual Transfer * Graveness handling System				2022-2024						
										2022-2024		



WE PERFORM	DDG (Human Resource Management & Administration)	4. Upgraded Procedure Manuals and Internal Control * HR Calendar * Training Calendar * Investigation Manual	Human Resource Management & Administration	AI UDA Offices	Based on necessary or mention relevant targeted areas or covered 2 provinces/ year	2022 2022-2024 2022 2022	Depend or mention the target/ 9 Provinces	
		5. Smart Technology driven by Organization * Modify Present Easy time leave System						
	Director General	Identify and Install IT Infrastructure to Assist Emerging Digitization.	Director IT	Contributed for entire UDA	As per the request	2022-2024	03	Smart work environment
		Introduction of Digital Marketing to Operationalize the Customer Requirement and Management Decision Making.	All Other Directors					
		Implementation of ERP System to Maintain Information Interoperability and Decision Support.		AI UDA Offices	1	2022-2024		

Core Principle	Responsible DDG	Major Actions	Responsible Division/ Provincial Office	Relevant Local Authority/ District Office/ Group	Target Numbers	Duration	Target Numbers	Relevant Sub Component	
WE PERFORM	Director General	Enhance Technical Support in Wider-Spectrum to Maintain Information High Availability.	Director IT	AI UDA Offices	Based on necessary or mention relevant targeted areas or covered 2 provinces/ year	2022-2024	Depend or mention the target/ 9 Provinces		
		Quarterly evaluate the profitability of the projects & Modified cost Center mechanism system	Finance Division						2022-2024
		Preparation of the Annual Budget & Financial Statements							

WE PERFORM	DDG (Finance)	Financial review and management of the investments in UDA subsidiaries, associates and other major investments	Finance Division		Based on necessary or mention relevant targeted areas or covered 2 provinces/ year	2022-2024	2022-2024	2022-2024	2022-2024	
Acquisition/ purchasing of Fixed Assets and consumable items	Arrangements of Annual Fixed Assets Verification	Preparation of UDA Annual Report & other Financial Reporting Requirements								

Core Principle	Responsible DDG	Major Actions	Responsible Division/ Provincial Office	Relevant Local Authority/ District Office/ Group	Target Numbers	Duration	Target Numbers	Relevant Sub Component	
WE PERFORM	DDG (Finance)	Carry out projects & other payments to achieve UDA development expenditure & recurrent targets.	Finance Division						
		Overall risk mitigation strategies of UDA							
		Project portfolio management with fund availability							
		Other necessary Reporting to the public institutions on finance				2022-2024		Improved transparency & Accountability	
		Take Investment Decisions of daily excess funds in Repose & Fixed deposits & Managing total investment portfolio				2022-2024		Smart work environment	

Major Actions	Responsible Director	Relevant Province/ District/ Local Authority	Target Numbers (per one year)	Duration	Total Target	Remarks
Amendment of the UDA Act	Director Legal Deputy Director Generals All Directors	UDA	01	2022	1	
Legal opinion for Planning issues	Director Legal Director CMR Director Western Province Provincial Directors	Any Local Authority	150	2022-2024	750	This No. will be depend on the requirement of the relevant division/local authority Based on the requirement of the relevant institution/division/local authority
General Legal Opinion	All DDGs All Directors All Provincial Directors	UDA	Based on the requirement of the relevant divisions/local authority	2022-2024	Based on the requirement of the relevant institution/division/local authority	

Core Principle - WE PERFORM

Major Actions	Responsible Director	Relevant Province/ District/ Local Authority	Target Numbers (per one year)	Duration	Total Target	Remarks
Unauthorized Legal Awareness workshops	Director (Legal)	Local Authorities	05	2022-2024	25	Based on requirement of the Local Authority
Issuance of Power Delegation Certificates	Director (Legal)	Local Authorities	05	2022-2024	25	
Supporting to execute demolishing orders	Director (Legal) Director (EAM)	All Province		As per the Requirement		Depending on the plan given by the EAM division
Lease Agreements (99yrs, 50yrs, 30yrs)	DDG(Real Estates) Director (Legal) Director(Lands) Director(Real Estate)	UDA	40	2022-2024	250	Can be changed based on the files forwarded by the relevant Divisions.

Major Actions	Responsible Director	Relevant Province/ District/ Local Authority	Target Numbers (per one year)	Duration	Total Target	Remarks
Deed of Transfers	Director (Legal) Director (Lands) Director (Real Estate)	UDA	40	2022-2024	200	Can be changed based on the files sent by other divisions
Tenancy Agreements	Director (Legal) All Directors All Provincial Directors	UDA	40	2022-2024	200	Can be changed based on the files sent by other divisions
MOU	Director (Legal) All Directors All Provincial Directors	UDA	15	2022-2024	75	Can be changed based on the UDA requirement
Letter of Demands	Director (Legal) Director (PPM & R) Director (Finance) Any Director/ Provincial Director	UDA	60	2022-2024	300	Can be changed based on the requirement of the relevant Division

Core Principle - WE PERFORM

Major Actions	Responsible Director	Relevant Province/ District/ Local Authority	Target Numbers (per one year)	Duration	Total Target	Remarks
Board Papers	Any DDG Director (Legal) All Directors All Provincial Directors	UDA	30	2022-2024	150	Can be changed upon requirement
<b>COURT CASES</b>						
Magistrate Court Unauthorized Constructions, Change of Use & Ejectment	DDG (Planning) Director (Legal) Director (Lands) Director (CMR) All Provincial Directors Unit Head (EAM)	All Island Provincial Directors & Local Authorities	60	2022-2024	300	May be changed based on the requirement of the relevant division/local authority
District Court	All DDGs Director (Legal) All Directors All Provincial Directors	All Island	As per the Requirement	2022-2024	Refer Annexure 1 & 2 (only for the example.)	May change with number of cases instituted against the UDA by third parties
High Court	All DDGs Director (Legal) All Directors All Provincial Directors	All Island	As per the Requirement	2022-2024	90	May change with number of cases instituted against the UDA by third parties



Major Actions	Responsible Director	Relevant Province/ District/ Local Authority	Target Numbers (per one year)	Duration	Total Target	Remarks
Commercial High Court	All DDG s Director (Legal) All Directors All Provincial Directors	All Island	As per the Requirement	2022-2024	10	May change with number of cases instituted against the UDA by third parties
Civil Appeal High Court	All DDG s Director (Legal) All Directors All Provincial Directors	All Island	As per the Requirement	2022-2024	06	May change with number of cases instituted against the UDA by third parties
Court of Appeal	All DDG s Director (Legal) All Directors All Provincial Directors	All Island	As per the Requirement	2022-2024	70	May change with number of cases instituted against the UDA by third parties
Supreme Court	All DDG s Director (Legal) All Directors All Provincial Directors	All Island	As per the Requirement	2022-2024	55	May change with number of cases instituted against the UDA by third parties

Core Principle - WE PERFORM

Major Actions	Responsible Director	Relevant Province/ District/ Local Authority	Target Numbers (per one year)	Duration	Total Target	Remarks
Evaluation of the Progress of the each division of the UDA	Director Progress Monitoring ALL Directors	ALL UDA Offices	Monthly Basis	2022-2024	ALL UDA Offices Asses by Monthly Basis	Improved transparency & Accountability
Progress Reporting to Ministry, NPD and Prime Minister Office	Director Progress Monitoring ALL Directors	ALL UDA Offices	Necessary Requirements	2022-2024	ALL UDA Offices Asses by Necessary Requirements	Improved transparency & Accountability
Coordination with NPD for Budget Allocations	Director Progress Monitoring ALL Directors	ALL UDA Offices	Annual Basis	2022-2024	ALL UDA Offices Asses by Annual Basis	People-centric Service Provider , Improved transparency & Accountability

Major Actions	Responsible Director	Relevant Province/ District/ Local Authority	Target Numbers (per one year)	Duration	Total Target	Remarks
Coordination work of Annual Action Plans of UDA	Director Progress Monitoring ALL Directors	ALL UDA Offices	Annual Basis	Every Year	ALL UDA Offices Assets by Annual Basis	Improved transparency & Accountability, Proficient workforce
Core Principle - WE PERFORM						
Major Actions	Responsible DDG	Responsible Director	Relevant Province/ District/ Local authority	Duration	Total Target	Relevant Sub Component
Maintenance related procurement actions less than Rs. 10.0 m	DDG (Projects)	Director (Engineering Services)	UDA Declared Areas	2022-2024	250	
Maintenance related procurement actions over Rs. 10.0 m						05

Major Actions	Responsible DDG	Responsible Division/ Provincial Office	Relevant Local authority/ District Office/ Group	Total Nos	Duration	Total Target	Relevant Sub Component
<p>Preparation of the Annual Budget &amp; Financial Statements</p> <p>Financial review and management of the investments in UDA subsidiaries, associates and other major investments.</p> <p>Acquisition/purchasing of Fixed Assets and consumable items</p> <p>Arrangements of Annual Fixed Assets Verification</p> <p>Preparation of UDA Annual Report &amp; other Financial Reporting Requirements.</p> <p>Carry out projects &amp; other payments to achieve UDA development expenditure &amp; recurrent targets.</p>	DDG (Finance)	Finance Division	All UDA Offices	As necessary requirement	2022-2024		Improved transparency & Accountability
					2022-2024		
					2022-2024		
					2022-2024		
					2022-2024		
					2022-2024		
					2022-2024		

Major Actions	Responsible DDG	Responsible Division/ Provincial Office	Relevant Local authority/ District Office/ Group	Total Nos	Duration	Total Target	Relevant Sub Component
<p>Overall risk mitigation strategies of UDA</p> <p>Project portfolio management with fund availability</p> <p>Other necessary Reporting to the public institutions on finance</p> <p>To achieve profit of Rs.456,642,102/- in 2022 and with 10% increase in yearly basis.</p> <p>To submit financial Reports/Budgets &amp; other reporting activities as per time plan.</p> <p>Achieve profit as budgeted while procedure with 03Ps (People/Profit/Planet)</p>	DDG (Finance)	Finance Division	All UDA Offices	As necessary requirement	2022-2024		Smart work environment
					2022-2024		
					2022-2024		
					2022-2024		
					2022-2024		
					2022-2024		
					2022-2024		

Core Principle - WE PERFORM

Major Actions	Responsible DDG	Responsible Division/ Provincial Office	Relevant Local authority/ District Office/ Group	Total Nos	Duration	Total Target	Relevant Sub Component
<p>Take Investment Decisions of daily excess funds in Repos &amp; Fixed deposits &amp; Managing total investment portfolio</p> <p>Implement the overall finance related activities to report the correct financial position of UDA to all needed stakeholders</p> <p>Quarterly evaluate the profitability of the projects &amp; Modified cost Centre mechanism system</p>	DDG (Finance)	Finance Division	All UDA Offices	As necessary requirement	2022-2024		Smart work environment
					2022-2024		
					2022-2024		
Core Principle - WE PERFORM							

# ANNEXURE







**URBAN DEVELOPMENT AUTHORITY**  
**STATEMENT OF COMPREHENSIVE INCOME**  
**FOR THE PERIOD FROM 2018 TO 2020**

	Authority 2020 Rs.	Authority 2019 Rs.	2018 Restaed Rs.
<b>Revenue</b>	<b>2,308,601,105</b>	<b>2,581,600,819</b>	<b>2,711,294,186</b>
Direct Cost	-	-	-
<b>Gross Profit</b>	<b>2,308,601,105</b>	<b>2,581,600,819</b>	<b>2,711,294,186</b>
Investment Income	1,766,521,877	1,917,648,276	1,973,152,443
Other Income	1,028,728,044	536,485,216	112,473,520
Government Grants	15,717,001	15,717,001	15,717,001
Administration Expenses	(3,507,446,904)	(3,736,053,913)	(3,654,283,051)
Selling and Distribution Expenses	-	-	-
Other Expenses	(16,841,552)	(106,894,745)	(182,379,017)
<b>Results from Operating Activities</b>	<b>1,595,279,571</b>	<b>1,208,502,653</b>	<b>975,975,080</b>
Finance Cost	(6,241,795)	(878,256)	(28,543,426)
<b>Share of profit of equity accounted investees</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Profit Before Income Tax</b>	<b>1,589,037,776</b>	<b>1,207,624,397</b>	<b>947,431,654</b>
Income Tax Expense	(156,957,094)	(121,242,863)	(178,231,666)
<b>Profit/(Loss) for the Year</b>	<b>1,432,080,682</b>	<b>1,086,381,534</b>	<b>769,199,989</b>
<b>Other comprehensive income</b>			
Actuarial gain/(Loss)	(26,054,545)	(25,925,217)	(13,930,650)
<b>Other comprehensive income for the year</b>	<b>(26,054,545)</b>	<b>(25,925,217)</b>	<b>(13,930,650)</b>
<b>Total comprehensive income for the year</b>	<b>1,406,026,137</b>	<b>1,060,456,317</b>	<b>755,269,339</b>

**URBAN DEVELOPMENT AUTHORITY**  
**INCOME and EXPENDITURE BUDGET**  
 FOR PERIOD OF 2022 TO 2024

Description	2021 Rs.	2022 Rs.	2023 Rs.	2024 Rs.
<b>INCOME</b>				
Rent	2,154,638,207.00	2,262,370,117.35	2,375,488,623.22	2,731,811,916.70
Sales of Housing and Fixed Assets	322,801,977.00	7,015,200.00	1,192,990,000.00	1,293,320,000.00
Fee for services Rendered	411,974,505.00	432,573,230.25	454,201,891.76	522,332,175.53
Interest	1,223,314,869.00	978,651,895.20	880,786,705.68	1,056,944,046.82
Dividend	10,000,000.00	11,000,000.00	12,100,000.00	13,310,000.00
Other Income	100,415,786.00	103,428,259.58	108,599,672.56	119,459,639.81
<b>Total Income</b>	<b>4,223,145,344.00</b>	<b>4,489,543,502.38</b>	<b>5,024,166,893.22</b>	<b>5,737,177,778.86</b>
<b>EXPENDITURE</b>				
General Administration & Other Operational Expenditure	3,695,223,612.00	4,064,745,973.20	4,471,220,570.52	4,918,342,627.57
Financial Cost	22,431,556.00	24,674,711.60	27,142,182.76	29,856,401.04
<b>Total Expenditure</b>	<b>3,717,655,168.00</b>	<b>4,089,420,684.80</b>	<b>4,498,362,753.28</b>	<b>4,948,199,028.61</b>
Operational Profit				
Written Back Portion of Govt. Grants	505,490,176.00	400,122,817.58	525,804,139.94	788,978,750.25
<b>Net Profit Before Tax</b>	<b>505,490,176.00</b>	<b>400,122,817.58</b>	<b>525,804,139.94</b>	<b>788,978,750.25</b>



