

01 Introduction

1.1 Homagama Pradeshiya Sabha Jurisdiction Area

Homagama Pradeshiya Sabha (Homagama PS) is situated along High Level Road about 4.0 Km away from City of Colombo and it consists with 90 Grama Niladari Divisions (GND). The land extent of Homagama PS is 115 Sq.m. Homagama Pradeshiya Sabha Area covers the administrative limits of the Homagama Divisional Secretary Division and 10 GN Divisions of Padukka Divisional Secretary Division. Homagama PS was established in 1988 under the Pradeshiya Sabha Act No. 15 of 1987.

The high growth in the City of Colombo during the past decades has made an impact on Homagama to be developed as a Service Centre, specially the development of residential clusters of Mattegoda and Mount Clifford and the Industrial Clusters of Katuwana, Panagoda and Meegoda.

The Diyagama International Sports Stadium is being developed 3 Km away from Homagama Town. In parallel to this development, the Southern Highway being constructed via Homagama PS. With the initiative of the Urban Development Authority (UDA) an Information Technology Park and the establishment of NANO Techno Science Institute being developed in Pitipana. Further, a building materials whole sale centre is been proposed to be developed at Godagama Sub-centre.

With the growth of population, the provision of employment, housing, Infrastructure facilities have to be fulfilled.

The UDA is responsible for the preparation of integrated plans for the promotion of economic, social and physical development of urban areas. Homagama PS was declared as an urban area under the Urban Development Authority Act No. 41 of 1978 by the following four extra ordinary gazette notifications.

- i. No. 4/1 of 30th September, 1978,
- ii. No. 56/6 of 1st October, 1979
- iii. No. 234/7 of 1st March, 1983 and
- iv. No. 1084/20 of 1999

An integrated development of Homagama PS covering the sectors of social, physical, economic, environmental is expected through this development plan.

1.2 Historical Background

It is recorded that the area was inhabited during the period of the Sitawaka Kingdom. It was brought under plantation industry in the 18th Century by colonial rulers. The area was under coconut, rubber and minor export crops. There were about 33 large scale estates such as Mount Clifford, Silver Herest and Mattegoda Group. Further, a large extent of paddy lands were under cultivation.

The Embulgama Raja Maha Vihara Temple is an important historical and religious place. According to Bodhi Wansa, its origin been recorded during the period of King Devanampiyatissa. A shoot of the Jaya Sri Maha Bodhi Tree was planted in the Embalawa Village which is considered to be the present Embulgama Viharaya. During the period of 1232-1236 AD, nearly 30 rock caves have been constructed affiliated to this temple. It is recorded in the Kiragala inscription that King Vijayabahu the III used these caves as a protective places and King Parakramabahu the IV renovated this temple. It is also recorded in the “Name Book” in 103 B.C, that King Walabamba alias Watta Gamini Abhaya has made tremendous religious service for Lenagala Raja Maha Viharaya.

The Kelani Velly Railway Line was constructed in 1908 and in 1918, the High Level road was constructed via this area. The Railway Station of Homagama was named as “Pressure Town” during this era.

Before the High Level Road was constructed, the transportation was carried out by the minor sub-roads in the area with small hamlets with rural agriculture land uses. With the pressure on land for more intensive uses in the City of Colombo, economic, social and administrative functions were shifted gradually to satellite cities and the growth took place. In 1948, the British Town Planner Patric Abercrobie identified Homagama as a Satellite Town of Colombo.

In 1963, Homagama was a Town Council area consisted with 07 GN Divisions. In 1988 it became a Pradeshiya Sabha with 106 GN Division. In 1999, the GN Divisions were confined to 91 units.

In 1980, the Urban Development Authority (UDA) prepared a Development Plan for the Homagama TC area. (Vide Annex No. 01).

Homagama is identified as a 4th order town centre in the Western Province and is proposed to be developed as a major growth centre in the region.

1.3 Regional Setting

Homagama PS is situated in the Western Province of Sri Lanka within the Colombo District and consist with the old administrative boundaries of Pallipattuwa, Medapattuwa and Hewagam Korala. Its location is 21 Km away from City of Colombo along High level road.

As per the geographical setting Homagama is located within the Longitudes of 6-45' – 6.55' (North) and Latitudes of 79.55' – 80.55' (Eest). It is boundared to the local authority boundaries of Kaduwela PS and, Kelani river of Weke PS of Gampaha District to the Northern direction, Pussela Oya of Sithawaka PS to the Eastern direction, Horana and Bandaragama PS Divisions to the Southern direction and Kesbewa and Maharagama UC limits to the Western direction . (Vide Map No. 1).

Homagama is linked to Aviswella, Ratnapura, Badulla, Ampara, Batticaloa through High Level Road and the City of Kandy via Colombo, Hanwella, Pahathgama, Pasyala Road and to the coastal towns of Kalutara, Panadura, via Colombo, Horana, Bandaragama Road. The Kelani Velly Railway Line, running parallel to High Level Road is linked with Avissawella. With the construction of the Southern Highway, Homagama will be linked with the Southern region and will have access to Galle and Matara Towns within a short travel time of Two hours.

1.4 Local Setting and its importance

In the Colombo Core Area Plan Homagama has been categorized as a 4th order township. Further, Godagama, Habarakada, Meegoda, Polgasowita are important sub-centres in the area. Homagama is also linked and has interrelationship with the surrounding service centres of Athurugiriya, Kaduwela, Malabe, Maharagama, Kottawa, Piliyandala, Horana, Padukka, Ingiriya and Hanwella.

The functional importance of the area in National and Regional scale is due to the location of following residential, industrial and administerial, institutions with the area.

1. The Army Base at Panagoda Troop
2. Printing Press of the State Printing Corporation – Panaluwa
3. Head Quarters of Field Brigade, Mattegoda
4. Army training Academy of Shooting at Panaluwa
5. Mattegoda Housing Scheme
6. Agriculture Research and Education Centre – Pitipana
7. Prison Rehabilitation Camp – Panaluwa
8. Industrial Estates at Katuwana, Panagoda, Templerburg
9. Buddhist & Pali University at Pitipana
10. Technical College at Godagama
11. Economic Centre at Meegoda
12. International Sports Complex at Diyagama

Vide Homagama PS Map No. 2

02. Population

2.1 Population distribution

The population of Homagama PS was 197,227 in 2001. In 1981, it was 110,836. During this period, the growth of population had been 2.92% per annum. This growth rate is in a higher rate when compare it with the other local authorities of Colombo District.

The male population was 99,790 as against the female population of 97,437 in 2001. The daily commuter population to the town is around 20,000.

The distribution of population in the area is based on the available facilities such as roads, transportation and other service facilities. The housing development has taken place mainly along main roads and sub-roads. The migrants to the area are also high. Currently, there is a high migration of population to the area.

Table No. 01

Population as per Ethnic Groups – 2001

Ethnic Group	Population	Percentage (%)
Sinhalese	193,331	98.05
Sri Lankan Tamil	1,420	0.69
Indian Tamil	335	0.17
Sri Lanka Moors	654	0.31
Burgers	630	0.300
Malay	742	0.40
Chetty	37	0.01
Barath	5	0.0005
Other	73	0.03
Total	197,227	100

Source: Dept. of Census & Statistics

Table 02**Population according to Religion – 2001**

Religion	Population	Percentage (%)
Buddhist	190,057	96.6
Hindu	962	0.49
Islam	1,479	0.75
Roman Catholic	3,345	1.5
Other Christian	1,311	0.64
Other	73	0.03
Total	197,227	100

Source: Homagama/Padukka DS Office

Of the total population 98% is Sinhalese and the other races, each separately; does not account more than 1% of the total. According to the age structure, 65% (113,119) is within the workforce. The work force according to age groups is given in Table 03.

Table 03**Population According to Age Groups - 2001**

Age Group	Female	Male	Percentage (%)
Less than 1	1,569	1,590	3,159
1-4	5,909	6,164	12,073
5-9	6,717	7,194	13,961
10-14	6,324	6,591	12,415
15-19	8,275	8,957	17,323
20-24	9,890	1,557	21,447
25-29	8,711	9,680	18,391
30-34	8,459	8,931	17,390
35-39	7,719	7,887	15,606
40-44	6,812	6,965	13,777
45-49	6,016	5,860	11,870
50-54	5,525	5,293	10,818
55-59	4,359	4,008	8,367
60-64	3,344	2,933	6,277
More than 65	7,764	6,180	13,944
Total	97,437	99,790	197,227

Source: Homagama/Padukka DS Office

2.2 Population Density

The average household size of Homagama area is 3.91. The gross density of population is 14 p/p/he. When compare this density with the other local authorities in the Colombo District, it is below the district average. The distribution and density of population according to local authority in Colombo District is given in Table 04.

Table 04

**Distribution of Population according to Local Authorities
in Colombo district – 2001**

Local Authority	Population	Population Growth Rate %	Density p/p/he
Colombo Municipal Council	642,020	2.0	170
Dehiwala-Mt.Lavinia Municipal Council	209,787	1.0	80
Moratuwa Municipal Council	177,190	1.3	90
Kotte Municipal Council	115,605	0.6	68
Kolonnawa Urban Council	55,990	2.1	129
Awissawella Urban Council	21,597	1.67	12
Seethawaka Pradeshiya Sabha	112,517	1.67	22
Homagama Pradeshiya Sabha	197,227	2.92	14
Kesbewa Pradeshiya Sabha	208,674	2.7	38
Kaduwela Pradeshiya Sabha	209,741	2.6	24
Kotikawatte-Mulleriyawa Pradeshiya Sabha	104,427	2.1	20
Maharagama Urban Council	180,112	1.9	46
Colombo District	2231,635	1.3	

Source: Dept., of Census & Statistics

The highest densities within Homagama PS are in areas of Mattegoda, Niyandagala, Galawilalwatta, Watara and Homagama. The density is less in the areas of Heraliyawala, Nawalamulla, Horagala, Madulawa, Henpita where accessibility is poor. The population density according to GN Division is given in Annexure II. And the spatial distribution of the population density is shown in Map No. 03.

2.3 Population forecast

The forecasted population based on the population growth is given in Table No. 05.

Table 05

Population Forecast – Homagama PS

Year	Population
2001	197,227
2005	228,307
2010	256,662
2015	305,933
2020	354,144

Source: Urban Development Authority

The forecasted population of Homagama PS by year 2020 is 354,144. The provision of housing, employment and other services for this growing population has to be fulfilled.

2.4 Employment Structure

According to the Dept. of Census & Statistics, 38% of the total population of the PS area (75,646) is employed. The population above 10 years of age is included to this figure. School children, house wives, pensioners, Sick persons and people not willing to work accounts for 19% of the population.

The employment structure of the area is given in Table 06. Out of the total work force, 55% is employed in the private sector jobs. The unemployment created due to the population growth has to be minimized by creating new job opportunities.

Table 06**Employment Structure – 2001****Homagama PS Area**

Sector	Number	Percentage %
Government	13,675	18
Semi Government	4,641	6.3
Private	42,038	55
Entrepreneurs	1,271	1.6
Self employed	12,638	16.7
Residence (Non paid works)	1,383	1.82
Total	75,646	100

Source: Divisional Secretary Division - Homagama

The per capita income of the population had been 49,910 for the financial year 2001. Due to the conversion of agriculture lands, a drop in the production and the employment of the agriculture sector is observed.

03. Housing

A house is not only a physical structure which protects its inhabitants from sun, rain and wind but it is also the main centre of the residential living environment and it serves as the “place for the social interaction”. The housing construction is being done by the public and private sectors.

According to the figures of the DSD, the housing stock was 45,485 in 2001 with a household size of 4.33 persons.

The housing distribution according to GN Division is given in Annexure III.

3.1 Housing density

A relative high housing density is prevailing in the areas of Mattegoda and Homagama. In Mattegoda, the housing density is 39 units p/hect. The linear development along main roads and clusterizations close to the service centres is the distribution pattern of housing. Henpita, Boreketiya, Atigala, Panaluwa are areas with low housing density. The housing distribution in the area is given by Map No. 04.

Of the total housing stock in 2001 water facility was available for 80% of houses. 95% had electricity and 99% had toilet facilities. Unauthorized housing constructions are mainly located along the reservation of Kelanivelly Railway Line, Kelani River around Embulgama, low lying lands in Barawaa and in Homagama Town Centre specially in government owned lands.

3.2 Housing Requirement and Housing Forecast

A large number of applications are being received by the Homagama PS annually, for the construction of houses. In 2000, the numbers of applications were 2375. In 2005, it increased up to 4500. The minimum plot size of a residential block is 10 perches. The future demand and supply of housing is shown in Table 07.

Table 07

Housing Demand and Supply

Category	2001	2010	2020
Population	197,227	256,662	354,144
Housing demands	46,480	60,533	83,524
Housing Supply	45,485	59,239	81,739
Housing deficit	995	1294	1786

Source: Urban Development Authority

According to the estimated figure for the year 2010, a deficit of 6,000 housing units will be prevailing in the area. The housing deficit could be overcome by the provision of infra-structure facilities.

04. Land Use

4.1 Existing land use

The land extent of Homagama Pradeshiya Sabha is 13,820 Hec. Out of the total land extent 48% (6572 hec.) is under residential use. Agriculture use is 36% (4949 hec.). The agriculture lands are decreasing with the growth of population. Yet, the agriculture sector is dominant in the local economy. The existing land use is given in Table No. 08.

Table No. 08

Existing land use – 2007

Homagama PS Area

Land use	Extent (Hec.)		Percentage as a total land (%)	
1. Residential		6,572		47.56
2. Commercial		92.5		0.67
3. Industrial		379.5		2.74
4. State & Institutional		471		3.41
(a) Security	220		1.59	
(b) Religious	64		0.46	
(c) Education/State Institutes	158		1.14	
(d) Parks & Playgrounds	07		0.05	
(e) Cemeteries	22		0.15	
5. Roads		756		5.47
6. Agricultural Lands		4,949		35.81
(a) Paddy fields	1,996		14.74	
(b) Coconut	744		5.38	
(c) Rubber	1,960		14.18	
(d) Other	249		1.8	
7.		344		2.49
(a) Reservoirs	40		0.28	
(b) Marshes	304		2.19	
8. Excavations/Quarries		93		0.67
9. Bare lands		163		1.17
Total land extent		13,820		100.0

Source: Urban Development Authority

The importance of the estate agriculture sector which was the main income source during the colonial period is diminishing with the growth of the population. Yet large extent of rubber and coconut lands are still in existence in Pitipana, Artigala, Kurugala areas.

The paddy cultivation is a prominent land use in the rural areas specially in Wataraka and Panaluwa. The existing land use is shown in Map No. 05.

According to the proposed land use in 2025 nearly 55% of land extent is needed for residential purposes. The land requirement for commercial administration, industries and transportation will have to be increased. Volume II of the Development Plan contains the proposed land use map.

05. The economy

Although Homagama was developing as a residential area during the past years, the base of the economy is mainly on agriculture, industry, commerce and service sectors and the economic contribution from these sectors is around 75% . The employment according to the industrial sector is given Annexure IV. Accordingly, the contribution by the production sector is nearly 29% to the economy.

5.1 Agriculture and Animal Husbandry

The Estate Agriculture which was established by the British during the 18th Century is still a dominant land use in the agriculture sector. There are 33 estates in the area and the Kekunagodalla Estate, Meegododa Estate, Leena Estate, Guslia Alic, Pitipana estate, Mahayaya are some of the estates which are still remaining. The land utilized for agriculture is 4944 hec. which is 35.8% of the total land area.

Rubber and coconut cultivation are the main two estate agriculture crops. The extent of land under rubber cultivation is 1960 hec. and 744 hec is under coconut.

Further, the minor export crops such as cinnamons, coffee, pepper are also cultivated in the area which is added in to the agriculture land use.

Apart from the estates agriculture, paddy cultivation is a main agriculture crop in the land use which account for 1966 hec. of lands.

Of the total employment, 4720 are in the agriculture, fisheries and mining sectors which is 6.22% of the total employment.

5.2 Trade and Commerce

Apart from Homagama Town, as the main commercial centre, there are sub centres of Kahatuduwa, Polgasowita, Godagama, Habarakada, and Meegoda. The category of trade activity and number of units is given in Table 09.

Trade and Commerce Establishments – 2004

Type of establishment	No. of Units
Retail Shops	1049
Boutiques	330
Vegetable & Fish Stalls	165
Garages & Service Stations	146
Hotels & Restaurants	78
Grinding mills	75
Co-operative Societies	70
Jewelers	17
Ornamental fish	28
Groceries	42
Ornamental plants	18
Shops	57
Salons	28
Betting Centres	13
Tailor shops	24
Printing Press	16
Financial Services	25
Banks	08
Insurance	12
Markets	05
Communications & Agency Post Offices	10
Electronic/Electrical	08
Pharmacies	14
Rests/Restaurants	05
Vehicle sale centres	03
Real Estate Institutes	05
Furniture Shops	08
Studios	04
L P Gas	05
Petrol Filling Stations	08
Total	2,276

Source: Homagama /Padukka Divisional Sectariat

5.3 Industry

Industrial use is a main land use in the Homagama PS area. Homagama area is been identified as a future growth centre in the Western Province and there are many industrial estates located at present in Katuwana, Templerburg, Meegoda and Panagoda. There are 60 large industries dispersed in the area. (Vide Table 10). In total, there are 140 industries and 7440 employees working in these industries.

Table 10

Industrial contribution to the economy – 2001

Location	No. of industries	Type of Production	No. of employees	Market
1. Katuwana Industrial Estate	45	Light industrial goods, Garments	3,640	Local
2. Templeburg Industrial Estate	30	Motor Spare Parts, Other	1,200	Local
3. Meegoda Industrial Estate	5	Liquor, Garments, Coir Industrial products	200	Local
4. Other Industries	60	Small scale	2,400	Local
Total			7,440	Local

Source: Urban Development Authority, Homagama PS & Homagama DS Office

Map No. 06 indicates the location of industries.

5.4 Land Value and demand

The highest land value is prevailing in Homagama Town Centre. The land value of commercial areas is ranging from Rs. 500,000 – 450,000 per perch in Homagama Town Area. In the sub-centres of Pitipana, Makumbura the commercial land value ranges from 350,000-300,000 per perch and in Godagama, Habarakada, Meegoda it is in the range of Rs. 200,000 – 150,000 per perch.

The residential land value in Homagama area is within the range of Rs. 175,000 – 40,000 per perch. In the core area of the other sub centres, the land values are in a

higher range and in rural areas such as Kuragala, Boraketiya, Atigala the land values are less than Rs. 40,000 per perch. The property market has got stagnant due to the high land values. Map No. 07 indicates the land value of the area.

06. Infrastructure facilities

6.1 Water supply

Individual well water is the main source of water in the area and 88% of the population is depending for water from this source. The under ground water table is lying in 2-5 meter depth. The source of water according to household is given in Table 11.

Table 11

Source of water for drinking – 2001 Homagama PS area

Source	No. of families	Percentage
Protected well (Within the premises)	30,694	66.03
Protected wells (Outside the premises)	8,124	17.47
Unprotected wells	2,101	4.52
Tube Wells	215	0.46
Pipe born water (Within the premises)	3,079	6.62
Pipe borne water (Outside the premises)	1,744	3.75
Other (Lakes and canals)	101	0.21
Not specified	422	0.90
Total	46,980	100

Source: Dept. of Censes and Statistics & National Water Supply & Drainage Board

The first Pipe borne water supply scheme for the Homagama PS area was constructed by the National Water Supply & Drainage Board in 1995. The water

supply schemes available in Homagama PS is given in Table No. 12. The Pelawatta Water Supply Schemes provides water for Homagama and Kesbewa areas. Godagama water supply schemes is obtaining water from Labugama-Kalatuwawa main line. Most of these water schemes are under construction. Mattegoda housing scheme has a separate water tank to serve the scheme.

6.4 Table 12

Water Supply scheme of Homagama PS Area – 2005

Name of scheme	Date of commencement	Capacity (Cubic Meters)	Waiting list	No. of consumers
Homagama old town project	1995	500 m3	150	60
Galawila watta project	1998	1,00 m3	200	1,251
Mattegoda project	1982	15,000 m3	240	1,122
Pelawatte project	2000	7,600 m3	850	350
Godagama Project	Under Construction	-	-	-
Mattegoda New Project	1999	1,000 m3	800	400
Total				4,823

Source - National Water Supply & Drainage Board and Water Scheme Project

In 2001, the total population of Homagama PS was 197,277 with 45,485 housing units. The number of housing units and the population served by the existing scheme and by the proposed schemes is 4823. Accordingly, nearly 19,590 people are being served with pipe born water supply. (Vide Map No. 08 for details in water supply network)

6.2 Power

In Homagama PS area 86% of the housing units use electricity as the source of power for illumination 13% use Kerosene oil. (Vide Table No. 13 – Source of illumination).

Table No. 13

**Source of illumination of residential Units
Homagama PD Area -2001**

Source	No. of Housing Units	Percentage (%)
Kerosene Oil	5,893	12.67
Electricity	40,126	86.32
Solar Power	47	0.10
Other	9	0.01
Not specified	405	0.87
Total No. of Families	46,480	100

Source: Dept. of Census & Statistics

Homagama PC area is covered by many electricity distributing sub-stations and the main sub-station is at Pannipitiya with the capacity of 50 MW. The other sub-stations are located in Ranala and Padukka. According to the statistics of the CEB, 74.66% of the housing units in the Western Province has got electricity connections.

The electricity consumption in 2001 for cooking purpose in Homagama PS Area is given in the following table:

Tale 14

Source of energy for cooking purpose

Homagama PS Area

Source	Housing Units	Percentage
Firewood	28,410	61
Gas	15,605	33.57
Kerosene Oil	1,571	3.37
Electricity	108	0.23
Sawdust, Paddy husk	87	0.18
Other	156	0.33
Unspecified	572	1.19
Total	46,480	100

Source: Dept. of Census & Statistics

61% (28,401) households use firewood while 33% (15,605) use gas for cooking purpose.

Table 15

Electricity consumption in Homagama PS area – 2001

Type of activity	Number of connections
Residential and commercial	49,270
Small scale industries	1,046
Medium and large scale industries	180
Total	50,496

Source: Supply Division of Ceylon Electricity Board

According to the above data and distribution network of the whole area of Homagama PS is covered with electricity supply and more that 86% of the residential Units are using electricity. (Vide Map No. 9 – electricity distribution network in Homagama PS area.)

There is no backlog in the waiting list to obtain a new connection. The service is supplied within 3 weeks. New development projects such as establishment of industrial estates been included to the Electricity Board plan. The street lighting been done by the PS except for Mattegoda Housing Scheme which is being done by CECB. Nearly 500 street lights are there in the area.

6.3 Information Technology and Telecommunication Network.

The information Technology and Telecommunication postal services being carried out with the utilization of Satellites and the internet.

There are 18 post offices of which 6 are sub-post offices and 04 are agency post Offices. There are post offices with all facilities provided by the Sri Lanka Telecom together with telephone facilities.

As Homagama has a large extent of land area to be covered, there are many telephone exchanges located. The Sri Lanka Telecom and the private telecom companies are responsible for providing the service, its distribution, maintenance and management. The network connection for the whole country being handled by the four tertiary centres located in Colombo, Kandy, Galle and Anuradhapura. The secondary centres of Homagama, Mattegoda, Panadure, Moragahahena, Padukka, Kosgama is served by the Colombo territory centre. The Telecommunication connections in Homagama PS are given in Table 16. (Vide Map No. 10 – Telecommunication distribution network)

Table No. 16

Telephone connections by exchange unit – 2001

Homagama PS Area

Exchange Unit	Capacity	Primary dual Cable	No. of active connections	Waiting List	Project
Homagama	6,372	4,400	4,777	3,347	Proposed to implement distance projects under JBIC - IV
Maharagama	11,333	23,000	10,473	1,159	-
Mattegoda	3,975	6,900	3,975	553	-
Rukmalgama	1,555	2,700	1,555	421	-
Padukka	2,850	2,400	2,117	1,333	Planned to grant 3400 primary dual connections under JBIC - IV
Piliyandala	11,000	10,200	9,442	4,153	JBIC – IV projects are being carried out.
Kosgama	2,60	1,400	1,386	2,272	-
Moragahahena	1,024	1,300	787	-	-

Source: Sri Lanka Telecom

Table |No. 17

Forecasted demand for Local connections by exchange – 2010

Year	Homagama	Maharagama	Mattegoda	Rukmalgama	Padukka	Piliyandala	Kosgama	Moragahahena
2001 February	8,124	11,632	4,528	1,976	3,450	13,595	3,658	787
2010	14,498	24,083	6,485	2,544	6,666	20,199	4,884	1,538

Source: Sri Lanka Telecom

The above demand is fulfilled by the Sri Lanka Telecom and by Lanka Bell and Suntel Networks.

There are 14 centres in Homagama PS area with internet connections and e-mail facilities. But the services of Cyber cafes are not in the area. Further, the distribution of ISDN and CDMA facilities are observed. Although, the internet facility is not been connected with the local centres, there are many personal computers with internet facility being used by the residential population.

The demand for telephone connections by 2010 is given in Table 17.

6.4 Roads and transportation

Accessibility to the area is provided through road links and the railway. The following are the main important regional linkages to the area:

1. Colombo – Ratnaputa Road (A Grade) (High Level Road)
2. Colombo – Hanwellla Road (B Grade) (Low Level Road)

3. Colombo – Horana Road (B Grade)
4. Kelani Velly Railway Line

The road maintenance is being done by 4 institutions given below;

1. Road Development Authority
2. Provincial Road Development Authority
3. Pradeshiya Sabha
4. Private Sector

The road network is given in Map No. 11. According to the Road Development Authority, the road density in the area is 6-7%.

The transportation in the area is being done by the peoplized passenger transport service, private bus company service, Sri Lanka Railway and Private Cab Services.

The vehicle movement along high level road towards Colombo and Ratnapura is 20,000 per day. There are 132 buses operated by the Peopelized Passenger Transport Authority, while 465 buses being operated by the Private Bus Company from Homagama and Megoda centres. Further 15 buses being operated from Kiriwaththuduwa by the Peopelized Passenger Transport service. The transport service is poor in low population density areas.

Table No. 18

Number of Passenger buses operated by Depot

Homagama area – 2003

Organization	Homagama	Meegoda	Total
Peopelized Passenger Transport Service	120	10	128
Private Bus Transport Service company	175	40	215
Long distance services	-	-	680

Source: Road passenger Transport Authority and Peopalized Passenger Transport Authority

The railway transportation is operated by the railway stations in Homagama, Goadagama, Watareka and Meegoda. There are 20 trains operated per day towards Colombo and Awissawella.

The vehicle movement has increased during the recent period. Traffic congestion is prevailing in Homagama and Godagama junctions during peak hours. The vehicle movement passing these town centres is around 10,000 per day. By pass roads have to be introduced to avoid traffic congestion in these town centres.

Table No. 19 gives the vehicle movement on a working day during the time period from 8.00 a.m. To 9.00 a.m.

Table No. 19

Vehicle Movement along main roads

Name of Road	Town Centre	Cars	Bus	Van	Lorry	M. Bicycle	Bicycles	Three wheelers	Total
Colombo Horana Road	Kahatududwa	215	245	352	153	275	184	93	1,235
High Level Road	Homagama	295	410	453	197	354	236	118	1,750
Hanwella Road	Ranala	131	140	201	87	158	105	52	1,386
Total	-	641	795	1,006	437	787	525	263	4,371

Source: Traffic Survey 2001 – UDA

6.5 Health facilities

The health service centres in Homagama area is given below:

The Base Hospital, Homagama,
 Aurvedic Hospital, Meegoda,
 District Hospital, Wetara,
 Central dispensary, Meegoda and Brahmanagama

and 16 health clinics and the Aurvedic clinics at Wetara, Jambugasmulla, Dolahena, Homagama managed by the PS. (Map No. 12 – Health Services in Homagama Area.

The Homagama base hospital is the key health institution in the area. The Homagama hospital premises which 12 Ac. in extent was donated by Mr. Semaneris Appuhamy and the hospital had been inaugurated on 26th February,

1946 by the British Goveorner, Sir Hendry Mover. There are 12 wards with 450 bed capacity. The daily outdoor patients obtaining services is around 150.

Further, community health facilities being operated by the Homagama Medical Health Offices.

6.6 Education

There are 45 schools located in Homagama PS area. Of them 7 schools are “A” Grade Maha Vidyalayas which have education facilities up to Advance level. There are 20,837 students and 1053 teachers in these schools. The Teacher-pupil ratio is 1:20. Of the total schools in the area 30 are with laboratory facility. 31 with library facility. 17 are with Home Science lab facility and 10 with Computer lab facility.

Apart from school education facility, the Technical college at Godagama, the Buddhist Pali University at Pitipana, District Agriculture Training Centre at Pitipana and the 4 vocational training centres are other main education institutions located in the area. There are 16 vocational training courses conducted by the Godagama Vocational Training Centre. In 2005, there had been 550 students following the training courses in the Godagama Vocational Training Institute. 12,000 students have passed out with qualifications.

There are 20 pre-schools operating with the patronage of the public and private sectors.

Table No. 20

Distribution of schools in Homagama PS Area – 2001

Unit	Clustered schools	Maha vidyalayas	Primary schools	Total	Teachers	Students
Homagama	01	02	06	09		
Meegoda	-	02	09	11		
Panagoda	-	03	05	08		
Mattegoda	-	03	05	08		
Wetara	-	01	08	09		
Total	01	11	33	45	1,053	20,837

Source: Regional Education Office – Homagama

Map No. 13 indicate the location of educational institutes in the area.

6.7. Law and Public Security

Homagama PS area is covered by six Police divisions namely as;

1. Kaduwela Division
2. Hanwella Division
3. Padukka Division
4. Homagama Division
5. Moragahahena Division
6. Kahatuduwa Division

25 offices are attached to the Homagama Police Station.

Apart from the Police, the District Court and the Magistrate Court is also located in Homagama.

The Police is taking action on human rights violations and harassments.

6.8 Religious and cultural Activities

There are 63 buddhist temples in the area. The Lenagala temple Embullgama Temple, and Kirigampamunuwa temple are ancient temples falling into the category of Raja Maha viharayas. There are historical evidence to prove that these temples had been constructed by King Vijayabahu the III and King Walagamba during the ancient times.

There are 4 churches and 1 mosque. The number of Buddhist clergies is 600 while the Christian clergy is 15.

The cultural functions, dancing, arts and craft activities which were inherited by generations are getting diminished and the western cultural activities are getting popular.

6.9 Cemeteries

There are 35 cemeteries in the area utilizing a land extent of 22 Hec. The maintenance and management of the cemeteries is a responsibility of the Homagama Pradeshiya Sabha. There are 4 cemeteries in Niyandagala, Habarakada, Wethara and Meegoda. (Map No. 15 – Cemeteries in the area)

6.10 Sports, leisure and recreational facilities

There is no public play ground in the area. The school playgrounds being used for public sports activities. There are small playgrounds in local level. The total extent of the small play grounds is 18 Hec.

Homagama PS area does not have leisure and recreational facilities. 26 Hec. of land been reserved for public purposes by the implementation of building regulations in land sub-divisions. Based on the current population, the land requirement is 303 Hec. for recreational and leisure activities. When calculate based on standards for open areas as 1.4 Hec. per 1000 population, the land requirement is 303 Hec.. Accordingly, the shortfall in the extent of land for open spaces is 250 Hec. (Vide Map No. 16.Playgrounds in Homagama PS.)

7. Environment network and environmental infra-structure facilities

7.1 Topography and waterways

In terms of topographical factors, adverse conditions; such as land slide prone areas does not prevails in the area. There are mineral resources of clay and sand deposits. The mountains with mineral deposits of NICE is belonging to category of “Monadnock” Mountains. The red yellow podsolic soil is laying in most part of the area in different texture. Map No. 17 indicates the distribution of soil types in the area.

According to the topography, the south west plain of the country is within low lying lands. The undulating terrain ranging from 10-20 m from main sea level is the key topographic feature in the area. The Pusseli Oya velly area which is the Northern part of the Kelani river Basin is frequently being flooded. The flood level in this area rises up to 10.0 m from main sea level. The “Maha Ela” and “Kuda Athu Oya” which are flowing to Kelani River is part of the water ways.

Homagama area is a part of the river basins of Kaluganga and Kelani ganga. The Puss Eli Oya located in the northern part of the area is forming as part of the

Kelani river basin and the small streams which are flowing to the southern part of the area to Bolgoda lake are being connected with Kalu ganga and forms the Kalu ganga basin.

The annual temperature in the area ranges from 60 F – 80F. Based on the annual rain, the area can be divided into two main zones as 2500-3000 mm and 3000-4000 mm zone. The south west monsoon rain is the main source of rain to the area. The highest wind flow is in the month of July which is 10Km/ph. Homagama PS are falling within the wet zone of Sri Lanka and into 3 sub climatic zones. The vegetation in the area falls to the category of tropical wet zone. Na, Godapara, Nadun, Diyapara, Hik, Rukkattana are some of the trees found in the area.

7.2 Solid waste management

Due to the absence of a proper management system disposing of solid waste is a common problem in all local authorities in Sri Lanka. A solution to the problem of solid waste management is essential to be addressed in the national level to overcome the environmental economic and social problems connected with haphazard disposal of solid waste at local level.

Less attention has been paid for the disposal and management of solid waste in the past decades.

According to the data analysis, it reveals that the main issue in solid waste is the haphazard disposal of it rather than the high generation of the waste. The generation of solid waste is increasing with the growth of population, their standard of living and the technology improvements. Hence it is needed to have various strategies to reduce the amount of solid waste generated with methods for re-use, recycling, and disposing with appropriate environmental standards. Such strategies and policies developed under the solid waste management in national scale should be in par with the local level policies and strategies.

The following are the high solid waste generating areas of in Homagama PS.

- Homagama Town Centre
- Meegoda Sub-centre
- Godoagama, Panagoda, Habarakada
- Kahatuduwa, Polgasovita
- Pitipana, Moragahahena Road, Kiriberiya
- Kendalanda
- Hospital road up to hospital junction.
- Katuwana road up to Uduwana
- Homagama Pola, Watareka Pola and Kahatuduwa Pola

Map No. 17 indicate the collecting centre and locations of disposing. The daily volume of disposal is around 9.0 Mt. The collection is done by 3 tractors and 5 trailers.

8. Local government and Administrative functions

In 1963 Homagama was administered by a Town Council divided into 8 wards and was covered by a land extent of 1524 Hec.. This administrative limits were expanded up to 15,162 Hec. covering 39 Grama Niladari Divisions. With the establishment of the Pradeshiya sabaha in 1987 the Pradeshiya sabaha area was extended to cover 106 Grama Niladari Divisions. In 2001, the Grama Niladari Divisions of Maharagama Divisional Secretary division were taken out from Homagama and the Grama Niladari Divisions were reduced to 91 which currently in operation. Homagama has been declared as an 'Urban Development Area' under the Urban Development Authority Act No. 41 of 1978 since 1978. (Vide Map No. 18).

With the Chairman of the Homagama PS, there are 22 council members.

The main responsibilities of the council are:

- i. Maintaining a clean environment
- ii. Construction of local roads and their maintenance
- iii. Street lighting
- iv. Construction of public wells and maintenance
- v. Maintenance of Public markets and carry out the functions of it
- vi. Issue of Trade license
- vii. Approval on land sub-divisions. Building applications and issue of certificates of conformity
- viii. Carry out the Aurvedic dispensaries
- ix. Provide library facilities

There are two agriculture service centres in Homagama and Kahatuduwa..

9. Strengths, Weakness, Opportunities and Threats (SWOT)

Strength	Weakness	Opportunities	Threats
<ul style="list-style-type: none"> The population density which is 14 p/p/hec. is a standard that can obtain the current services in the area 	<ul style="list-style-type: none"> Agglomeration of population mainly in urban centres and uneven distribution of population in the area is a constrain for the distribution of urban facilities equally through out in the area. 	<ul style="list-style-type: none"> Availability of large extent of lands which can be used for the development. 	<ul style="list-style-type: none"> Absence of sufficient land area for recreational purposes and weak enforcement of regulation in land sub divisions.
<ul style="list-style-type: none"> The direct link with the City of Colombo though the High Level and Low Level roads which are running through the area. 	<ul style="list-style-type: none"> Constraints in the smooth floor of traffic due to congestion specially on main roads. Insufficient local roads in areas away from Homagama town centres. 	<ul style="list-style-type: none"> Disturbances for traffic how along the main roads created due to on street trade activities and vehicle parking. 	<ul style="list-style-type: none"> Lack of coordination with the local authority and other institutions.
<ul style="list-style-type: none"> The southern high way running through the area. 	<ul style="list-style-type: none"> Division of Homagama PS area in to two zones and loss of large extent of paddy lands with the construction of the southern 	<ul style="list-style-type: none"> Location of the southern highway intersection close to Kahatuduwa. 	-

	high way.		
<ul style="list-style-type: none"> • The availability of agricultural lands and its contribution to the local economy. The land extent is 35% of the total and 11% of employment is in the agricultural sector. 	<ul style="list-style-type: none"> • Less productivity in agriculture lands. • Haphazard land utilization due to absence of a land use plan • Lack of enforcement of rules and regulations on unauthorized construction and filling of paddy and low lying lands. 	<ul style="list-style-type: none"> • Existence of large extents of coconut, rubber and paddy lands which contributes to the local economy. 	<ul style="list-style-type: none"> • Sub-division of .Agriculture lands.
<ul style="list-style-type: none"> • The temples at Embulgama, Lenagala and Kurugala harness the value of historical importance of the area. 	<ul style="list-style-type: none"> • The environmental damages caused due to quarry mining in archeologically and historically important areas. 	<ul style="list-style-type: none"> • Conserve and maintain the historical places with landscape as public places. 	<ul style="list-style-type: none"> • Absence of necessary regulations and weak enforcement of existing regulations on historical and archeological monuments.
<ul style="list-style-type: none"> • The high water table covering 90% of the land area lying in the range of 1-2 m depth. 	<ul style="list-style-type: none"> • Pollution in underground water in the areas of Kelani River and industrial estates. 	<ul style="list-style-type: none"> • Availability of water sources (Kelani River and the Tanks) which could be utilized for the water supply of the area. 	<ul style="list-style-type: none"> • Absence of water supply schemes in areas where the underground water table is low.
<ul style="list-style-type: none"> • The location of important educational institutes with national schools and the existence of the Technical college and the Pali 	<ul style="list-style-type: none"> • Absence of basic facilities in some of the schools • Closing of primary schools 	<ul style="list-style-type: none"> • Existence of National level schools. 	<ul style="list-style-type: none"> • Scarcity of financial resource.

university.	in the area		
<ul style="list-style-type: none"> • A. large population in the area being served with health facilities provided by the Homagama base hospital, Wetara district hospital and the Meegoda Aurvedic hospital to. 	<ul style="list-style-type: none"> • Lack of sufficient staff, medical equipment and quarters facilities in hospitals. 	<ul style="list-style-type: none"> • Equipped with necessary units such as Operation theatres that prevails in a General Hospitals and the possibility to improve the service with the participation of the private sector. 	<ul style="list-style-type: none"> • Insufficient financial allocations from central Government
<ul style="list-style-type: none"> • Provision of environmental infrastructure. 	<ul style="list-style-type: none"> • Haphazard disposal of solid waste by general public • Absence of a method for solid waste recycling. 	<ul style="list-style-type: none"> • Availability of large extents of land in appropriate locations for the disposal of solid waste in an hygienical and appropriate manner 	<ul style="list-style-type: none"> • The Pradeshiya sabha not been provided with adequate facilities.

10. Development proposals

Land use proposals

- (i) Implementation of a land use zoning plan by identifying the highest and best use of land through a rational basis.
- (ii) Implementation of regulations for building construction and building densities.
- (iii) Introducing regulations for the protection of natural resource of water, soil fauna and flora.
- (iv) Maintaining of a data bank on land for private and public sector investors.

Water supply

- (i) Create awareness among public with regard to the importance of the protection of sources of drinking water.
- (ii) Measures to prevent actions which causes water pollution.
- (iii) Introduce water supply schemes for newly developing areas with water scarcity.
- (iv) Provision of pipe borne water supply schemes for highly populated areas and for urban sub-centres.
- (v) Develop strategies on water conservation and management.

Electricity

- (i) Actions for the optimal utilization of power and energy.
- (ii) Introduce subsidiary energy sources such as bio gas and solar energy.

Telecommunication

- (i) Increase the IDD facilities in order to facilitate the foreign investors and for the growth of the national economy.

- (ii) Improve and maintain the existing services and increase efficiency of the telecommunication service.
- (iii) Provide with the new technological facilities for the post offices which are introduced by the Sri Lanka Telecom.
- (iv) Provision of computer and internet facilities for public institutions and for semi urban areas.
- (v) To transmit to new technologies such as satellite coverage instead of wire cable systems.

Roads

- (i) It is necessary to improve the roads to accommodate the future developments in the area. Accordingly the existing roads to be widen as follows:

Roads to be widen

Name of Road	Proposed width
High Level Road	60'
Colombo – Horana Road	60'
Low Level Road	60'
Padukka Godagama, Borella Road	50'
Old Road, Galawila Road upto Pitipana Road	50'
Pinhena, Mattegoda, Polgasowita Road	40'
Moragahahena Road	40'
Horana, Diyagama, Kiriwaththuduwa Road	40'
Homagama, Athurugiriya Road	40'
Ranala, Habarakada Road	40'
Kahatuduwa, Kiriwaththuduwa Road	40'

- (ii) Clearing of unauthorized structures along the roads and railway reservations
- (iii) Construction of pedestrian walkways in town centres and cleaning of unauthorized vendors occupying on pavements.
- (iv) Maintenance of road side drains and planting of shady trees.
- (v) Installation of traffic lights in Homagama town centre.
- (vi) Provision of parking areas in Homagama, Godagama, Meegoda, Habarakada, and Kahatuduwa Town Centres.
- (vii) Enforce road rules and regulations on street parking, in all main road intersections.
- (viii) All vehicles to obtain Fitness Test certificate prior to drive on roads.
- (ix) Preparation and implementation of a transport plan to manage traffic which would create with the operation of the southern highway.
- (x) Construction of a new bus stand in Homagama town centre

Health

- (i) Appointment of sufficient staff to hospitals (Surgeons and nurses)
- (ii) Provision of residence quarters facilities for doctors, nurses and other technical staff and dormitory facilities for minor staff.
- (iii) Provision of necessary office equipments..
- (iv) Provision of other necessary facilities to the hospital staff.
- (v) Provision of a systematic method in disposing hazardous health waste.
- (vi) Modification to sewerage disposal system.
- (vii) Maintenance of the pipe born water system.
- (viii) Installation of an air condition plant to the mortuary building.
- (ix) Storage facilities for stationary and equipments.
- (x) New counter for the issue of medicine for OPD patients.
- (xi) Complete the construction of the parapet wall around the hospital.

Environmental management

- (i) Provision of soft loans for frames on small land holdings.
- (ii) Introduce policies to encourage private sector investments in power re-generation projects.
- (iii) Issue of environmental licenses by authorized private sector institutions.
- (iv) Establishment of a fund to be utilized by the private sectors in environmental management projects and activities.
- (v) Encourage private sector participation in environmental conservation projects.
- (vi) Rewards for projects maintaining high environmental standards.
- (vii) Establishment of an information centre for data on environment and natural resources.
- (viii) Introduce a policy frame work for land restoration on devastated lands.
- (ix) Enforce a policy frame for the management of Bio Technology, Bio protection and bio investigation.

Projects on environmental management

- (i) Introducing land use policies and guide lines on land utilization.
- (ii) Encourage farmers on land protection and cultivation methods and implementation of programmes to develop the economy and technology.
- (iii) Establish an organizational system in land use planning at local/regional levels.
- (iv) Preparation of management plans with community participation for the protection of environmentally sensitive areas.
- (v) Preparation of environmental management plan for water source areas.
- (vi) Strengthen the agencies which implement regulations on environmental pollution.
- (vii) Implementation of Programmes by state institutions to improve the environmental standards of low income settlements.

- (viii) Encourage the maintenance of environmental standards in industrial estates and in industrial clusters.
- (ix) Drainage improvements to prevent floods in the area.

Solid Waste Management

- (i) Measures to reduce the volume of solid waste generated
- (ii) Introduce methods to reuse solid waste
- (iii) Introduce recycling of solid waste on;
 - Compost production
 - Glass production
 - Paper production
- (iv) Final disposal to be carried out;
 - Using hygienic containers for solid waste collection.
 - Disposing in sanitary land fillings
- (v) Generation of power
- (vi) Generation of bio gas

It is important to carry out the projects in the area with the coordination of all institutions responsible.

The services of the 91 Grama Niladaries and the 120 Samurchi Niladaries could be in implementing the projects.

11. Vision, Objectives and Strategies

01 The Vision

To develop Homagama Pradeshiya Sabaha as an attractive area for residential and industrial development while maintaining the natural environmental and scenic values ensuring the sustainability of development and in keeping with the role and functions identified for Homagama by the Greater Colombo Structure Plan and Greater Colombo Core Area Plan.

02. Objective and strategies

The objectives of the plans and the strategies to achieve the objectives are given below:

Objective	Strategy
To obtain the highest use of land through a rational land use plan.	Implementation of a zoning plan and enforcement of building regulations
To develop infrastructure and public facilities to cater the future demand.	<ul style="list-style-type: none">• Enforce rules and regulations to have a proper management system on roads and transportation (Example – Building lines)• Implement a proper drainage system• Improve water, electricity and telecommunication facilities to have better consumption opportunities
Necessary action to develop environmental stands and solid waste management system	<ul style="list-style-type: none">• Identify lands for solid waste disposal• Improve facilities of the Pradeshiya Sabaha• Introduce rules and regulations on solid waste disposal
Develop an efficient system and a	<ul style="list-style-type: none">• Allocate lands for vehicle parking

management plan in transportation	<ul style="list-style-type: none"> • Introduce rules and regulations on road reservations.
Introduce a new trade system	<ul style="list-style-type: none"> • Clear and Remove street vendors • Develop new commercial complexes.
Improve knowledge and modern technology.	Private sector participation
Focus general public for a common development programme and for a goal.	
Maintain a qualitative and quantitative housing standards.	<ul style="list-style-type: none"> • Fulfill land requirement for housing through zoning plan • Introduce building regulations.
Preparation of plans to fulfill the future needs while protecting the wetlands and water ways with a balance in the natural resource of the environment.	<ul style="list-style-type: none"> • Preparation of rules and regulations for the protection of wetlands, lakes, rivers and natural reservoirs • Create opportunities for the investments on recreation of leisure.

12. Recommended Project Proposals

No	Project	Land Ownership	Extent (Acres)	Objectives	Benefits	Time Period	Responsible Organization
01	Public Services						
	i. Transport Improve efficiency of the Rail Transportation and expand the Kelani Velly railway line to a duel carriage way	Dept. of Railway		To improve efficiency of the train services during office peak hours.	Less traffic congestion on roads and better transport facilities to public	-	Dept. of Railway
	ii. Provide Bus Terminals						
	(a) Homagama	UDA	1.5	Provision of a bus terminals in an appropriate location	Improve transport facilities	2008 - 2012	Urban Development Authority
	(b) Godagama	UDA	0.5	Provision of a new bus terminal in an appropriate location	Less congestion on roads		Urban Development Authority
	(c) Meegoda	PS Homagama	4.5	Provision of a new bus Terminals in an appropriate location	Less congestion on roads		Urban Development Authority

No	Project	Land Ownership	Extent (Acres)	Objectives	Benefits	Time Period	Responsible Organization
	Road Development (a) Road Development within Homagama Town Centre			Widen roads within Homagama central area and , construction of a round about ,construction of fences along pedestrian walk ways and introduce traffic signal light system with pedestrian crossings	Less congestion within town centre and improvements to transport facilities		Road Development Authority
	(b) Widening of Walgama – Diyagama Road up to 40’			Facilitate smooth floor of traffic	Less congestion on roads		Road Development Authority
	(c) Widening of Galawila Road and Godagama-Borella Road to 40’			Minimize traffic congestion along high level road.	Less congestion on roads		
	(d) Maintenance of roads owned by the Provincial Road Development Authority with the Homagama PS Area			Facilitate smooth floor of traffic	Less congestion on roads		Provincial Road Development Authority
	(e) Widening and maintenance of roads owned by the Pradeshiya sabha			Facilitate smooth floor of traffic	Less congestion on roads		Pradeshiya Sabha, Homagama

No	Project	Land Ownership	Extent (Acres)	Objectives	Benefits	Time Period	Responsible Organization
	iv. Provision of storm water drainage system			Introduce a methodical system for the dispose of rain water	Minimize drainage problems.		Homagama PS
	v. Provision of electricity			Maximize the use of fuel and electricity	Opportunity to obtain electricity facilities to the public		Ceylon Electricity Board
	vi. Provision of telecommunication facilities			<ul style="list-style-type: none"> • Improve existing facilities and provide efficient service • Provide services effectively to the customers in the waiting list • Provide additional IDD facilities in order to increase the economic growth of Sri Lanka and increase the foreign investments • Facilitate the post offices with the modern technologies introduced by the Sri Lanka Telecom • Facilitate rural areas and public institutions with internet facilities 	Economic development and to easy access to communication system by general public		Sri Lanka Telecom

No	Project	Land Ownership	Extent (Acres)	Objectives	Benefits	Time Period	Responsible Organization
	vii. Water supply			Provision of water supply for the newly developing areas. Provision of water supply to sub-centres	Provision of drinking water to the public. Provision of water to industrial estate		National Water Supply & Drainage Board
	viii. Development of Sub-centres			Physical, social and economic development of sub-centres	Optimal utilization of land in a rational basis and orderly development of sub-centres	2007 2009	Urban Development Authority Western Provincial Council Road Development Authority Homagama Pradeshiya Sabha Private Sector
02	Education						
	i. Improve the educational facilities			Provision of sufficient teachers, building spaces, necessary equipment and other infra-structure facilities and create national schools in the area	Improve the level of education in the area and prevent students attending to Colombo schools.	2007 2009	Dept. of Education

No	Project	Land Ownership	Extent (Acres)	Objectives	Benefits	Time Period	Responsible Organization
	ii. Improve facilities of Godagama Technical College			Introduce new courses and appointment of sufficient teachers	Create opportunities for unemployed youth to follow appropriate modern courses	2006 2008	Dept. of Education
	iii. Improve the information technology sector and private sector participation in education sector			Opportunities for school leavers in new education avenues and encourage private sector involvement in education	Opportunities for school leavers to follow modern training courses.	2006 2008	
03	Building of public and commercial institutions						
	i. Improvements to the courts complex	State		Improvement to the courts complex and provision of lawyers office complex.	Improve efficiency in court functions and improve service facilities to general public.		Minister of Judicial Services
	ii. Improve the Government Hospital at Homagama	Dept. of Health	07 A 02 R 12 P	Improve facilities and provision of necessary services	Provide a good service to the people in the area.		Dept. of Health
	ii. Improve the Government Hospital at Wethara	Dept. of Health	02 A	Provision of required buildings and improve services provided	Provide a good service to the general people.		Dept. of Health

No	Project	Land Ownership	Extent (Acres)	Objectives	Benefits	Time Period	Responsible Organization
04	Housing Development Projects						
	i. Housing project at Pitipana, Mahenawatte	Sri Lanka Land Reform Commission (Proposed to be vested with the UDA)	140 A	Fulfill the housing requirement of the area	Improve living standards of people and provision of infra-structure to the area	2008 2010	Urban Development Authority National Housing Development Authority Private Sector
05	Economic Development						
	i. Create pavement parks to formalize informal trade activities ii. Up lift the industrial and agricultural sectors. iii. Provision of land for commercial institutions iv. Create first order commercial centres in sub centres.			Economic development in the area and improve the economic standard of the people.	Improvement to the standard of economy, employment opportunities and improvement to the service facilities of the area.		Urban Development Authority Homagama Pradeshiya Sabha Private Sector

No	Project	Land Ownership	Extent (Acres)	Objectives	Benefits	Time Period	Responsible Organization
	v. Improve tourist industry			Create a Bird Park in Barawa as a tourist projects link with wet lands, create a tourist village in Palagama and guest houses in suitable locations along Kelani river.	Contribution to the economy and environmental inputs		Urban Development Authority Ministry of Tourism Private Sector
	vi. Refurbishment and re-development of old commercial buildings in Homagama Town Centre and expansion of Meegoda Town Centre.			To create awareness among developers to construct buildings according to guide lines. Discussions with financial institutions to obtain loans for developers.	Minimize traffic congestion within the city centres. Town beautifications and economic development		Homagama Pradeshiya Sabha Urban Development Authority
06	Environmental Management						
	i. Facilities for recreational and leisure activities (a) Provision of sports facilities in Homagama Town			National scale playground being constructed at the City Centre	Improvement to sports activities		Ministry of Sports Pradeshiya Sabha

No	Project	Land Ownership	Extent (Acres)	Objectives	Benefits	Time Period	Responsible Organization
	(b) Improvements to the small parks			To select and improve the lands disperse in Homagama PS area reserved for playgrounds and other lands for parks.	Opportunities for sports facilities and recreational activities.		Pradeshiya Sabha, Homagama
	2. Protect areas subject to inundations during floods			Necessary steps to prevent flooding in flood prone areas and introduce activities suitable for these areas.	Implement projects on vegetable cultivation, Kiri cultivation and dairy farms		Dept. of Irrigation Homagama Pradeshiya Sabha
	3. Restoration of lands due to mining of clay.			Use of large extent of clay pits currently remains as large ponds.	Development of the environment and economy of the area		Homagama Pradeshiya Sabha
	4. Solid waste management			Identify and reserve suitable lands for waste disposal, use of sophisticated equipment in solid waste collection and increase the number of employees of the Homagama PS, projects to recycle solid waste and for manufacturing of compost.	Improve the health standards of the people.		Central Environmental Authority Urban Development Authority Homagama Pradeshiya Sabha

No	Project	Land Ownership	Extent (Acres)	Objectives	Benefits	Time Period	Responsible Organization
	5. Minimize pollution created by industries			Introduce methods to minimize environmental pollution for factories causing environmental pollution	Environmental protection of the area		Central Environmental Authority Urban Development Authority Homagama Pradeshiya Sabha
	6. Conservation of surrounding area of Kalani River			Conservation of areas around Kelani river Basin and along low level road by implementing the zoning plan	Prevent environmental pollution and conserve the areas around Kelani river		Central Environmental Authority Urban Development Authority
	7. Rehabilitation of Mattegoda wewa and Olupattuwa wewa	Dept. of Irrigation		Improvement to the environment of the area and protection to the feeder areas of the lakes.	Provision of lands for recreation and leisure activities for people and water resource for agriculture use.		Dept. of Irrigation Sri Lanka Land Reclamation & Development Corporation Homagama Pradeshiya Sabha

No	Project	Land Ownership	Extent (Acres)	Objectives	Benefits	Time Period	Responsible Organization
	8. Control in land sub division in paddy, coconuts and rubber lands and provision of special provision incentives for these crops			Economic development and environmental protection	To strengthen the agricultural sector and create a good environment for the people.		<p>Western Provincial Council</p> <p>Homagama Pradeshiya Sabha</p> <p>Dept. of Agrarian Services</p> <p>Rubber Control Department</p> <p>Coconut Cultivation Board</p> <p>Urban Development Authority</p>

Proposed Zoning Regulations for Homagama Urban Development Area 2008-2025

1. Scope and area of enforcement

These regulations are applicable for the entire area within the administrative limits of Homagama. Pradeshiya Sabha Area which is declared as an urban development area under section 3(i) of the Urban development Authority Law 41 of 1978, and its amendments from time to time.

2. General Regulations

2.1. Where the use of a site or premises is designated for a specific use in the Homagama Development Plan it should be used only for the purpose so designated.

2.2. Where the use of a site or premises is not designated for a specific use, its use shall be in the conformity with the uses permissible in the zone where it lies.

2.3. No person shall use any site or building for a purpose other than the use approved in the Development Plan.

2.4. Where a religious building is to be built or conversion of existing building for religious purpose, the developer should forward certificates to prove that 66% of the people residing in a radius of 0.5 km from the proposed religious centre are not opposed to the said development project. Further, this requirement is applicable to the permanent erection statutes, crosses or any other symbol at the junctions or on either side of the road.

2.5. Name boards and advertisement hoardings should be constructed perpendicular to the road or without obstructing the appearance of any building. The height of the name board or the hording should not be more than 1.5m and should be fixed 3.5m above ground level perpendicular to the street. Fixing of name boards and advertisement holdings on parapet walls and on river banks on is prohibited which would course traffic congestion accidents or obstructing the view of motorists.

03. Zoning classifications

3.1 Every parcel of land and property is within a classified zone and the boundaries of zones are indicated in the zoning Map. The classified zones are as follows:

1. Residential zone I
2. Residential zone II
3. Mixed development zone
4. Commercial zone
5. Institutional zone
6. Industrial zone
7. Wetland Conservation zone
8. Wetland Development Potential zone
9. Highland conservation Zone
10. Special Environmental and Scenic Resource zone
11. Security zone

3.2 Where the Authority decide that any part of area of the development area of Homagama PS area can be defined and categorized in to a special project area, re-development area, special housing project area, commercial central area, scenic area, conservation area, cultural area or could defined as an any other area.

3.3 In any of such defined areas, use of land for the construction of any special building could be controlled or prohibited. The Authority has the power to repeal any of the existing regulations or enforcement of any new regulations in such defined areas..

3.4 Any land parcel or land parcels categorized under zone in section 3.1 and defined for a project under Section 3.2 shall be marked in the development map in a suitable scale showing the boundaries of the land parcel and could be indicated hatched colored or by any other indication.

3.5 The boundaries of the zoning map is mainly being based on the existing main roads, secondary roads and water ways. When such static physical boundaries are not in existence the boundary lines given in the map shall be considered as the boundaries of the zones.

3.6 Where a parcel of land been falling under two or more categories of zones, such land parcel will be falling to the category of zone, where the main access to the land parcel being obtained.

Zone	Residential Zone I
Permissible use	<ol style="list-style-type: none"> 1. Residential Buildings 2. Consumer service centers. (The minimum extent of land 300sq.m and floor area of building should not exceed 200sq.m) 3. Hostels and Guest houses (The minimum extent of the land is 1000sq.m) 4. Retail shops, Open trade centers or other commercial ventures(minimum site extent of land is 250sq.m) 5. Banks, Insurance and Finance institutions. (Minimum site extent of land and 300sq.m(floor area of building should not exceed 200sq.m) 6. Indoor Stadiums and Recreational activities.(Minimum site extent of land should be 250sq.m) 7. Religious places. (Minimum extent of land is 1000sq.m) 8. Social and cultural centers(Minimum site extent of land is 250sq.mn and floor area of building should not exceed 200sq.m) 9. High rise Parking (Minimum extent of land is 500sq.m) 10. Primary educational Institutions.(Minimum extent of land is 2000sq.m) 11. Day care centers and pre schools. (Minimum site extension is 1000sq.m) 12. Health centers(Minimum site extension is 250sq.m) 13. Social and cultural institutions. 14. Public gathering places.(Minimum site extension is 1000sq.m) 15. Parks and play grounds 16. Community centers and libraries. (Minimum site extension is 250sq.m)
Minimum extent of Plot	150sq.m(access, water supply Sewerage facilities to be provided)
Plot coverage	As per schedule “C”in Volume II
Floor are ratio	1:3:0
Parking Requirements	Parking requirements as per schedule C of Volume II should be provided within the site.
Note	<ul style="list-style-type: none"> • In accordance with the Central Environment Authority standards, petrol filling stations, vehicle servicing stations , Bakeries ,Laundries and small scale industries, could be permitted subject to extend of the land, plot coverage, surrounding development of the area, width of access road, parking facilities, provision to maintaining of buffer zone. • Petrol filling stations and vehicle service stations on lands which are more than 1000sq.m in extent.

	<ul style="list-style-type: none"> • Sufficient parking facilities should be within the site. • The flow of traffic should not be obstructed and traffic congestions should not be created due to the proposed development. • The proposed development should be compatible with the existing uses, should not have adverse effects on the facilities of the area, effects on the privacy of the surrounding area or environmental pollution or any other effect. • The extent of land should be sufficient for the proposed use, should have adequate infrastructure facilities and adequate measures for fire protection.
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Zone	Residential Zone II
Permissible use	<ol style="list-style-type: none"> 1. All users permissible in the Residential Zone I. 2. Elder's homes, Orphanages, Children's homes, dormitories and hostels, workers residents. 3. Government institutions, schools and libraries. 4. Industries recommended by the Central Environmental Authority.
Plot coverage	As per schedule C in Volume II
Floor are ratio	1:3:0
Parking Requirements	Parking requirements as per schedule C of Volume II should be provided within the site.
Note	<ul style="list-style-type: none"> • Heavy industries are not permitted in this zone. • Notes given under Residential zone I is applicable to this zone. • The productive coconut and rubber lands in this zone will not be permitted for conversion if the Coconut Development Board or the Department of Rubber Development does not permit the approval for conversion. • The minimum site extension for residential uses is 150sq.m (access, water supply Sewerage facilities to be provided). <p>The industries given in above number 4 could be considered provided that a green area could be maintained exceeding the area permitted for residential development.</p> <ul style="list-style-type: none"> • Where there is an existing industry permitted under above number 4, residential development will only be permitted if sufficient green buffer zone is maintained towards the existing industry.

Zone	Mixed Development Zone
Permissible use	<ol style="list-style-type: none"> 1. Residential buildings 2. Guest houses and Lodges. The minimum extent of land 500sq.m 3. Hotels and Restaurants. The minimum extent of land 300sq.m 4. Indoor recreational activities. The minimum extent of land 250sq.m 5. Religious places. The minimum extent of land 1000sq.m 6. Social and cultural centers. The minimum extent of land 300sq.m 7. Community centers. The minimum extent of land 250sq.m 8. Professional offices. The minimum extent of land 300sq.m 9. Multi storied car parks. The minimum extent of land 500sq.m 10. Fueling stations and vehicle service centers. The minimum extent of land 1000sq.m 11. Service industries. The minimum extent of land 1000sq.m 12. Banking, commerce and financial institutions. The minimum extent of land 500sq.m 13. Offices. The minimum extent of land 300sq.m 14. Open market places. (selected area only) 15. Consumer service centers. The minimum extent of land 250sq.m 16. Repair stations. The minimum extent of land 250sq.m 17. Health institutions. The minimum extent of land 500sq.m 18. Medical centers. The minimum extent of land 300sq.m 19. Public gathering places. The minimum extent of land 1000sq.m 20. Educational institutions. The minimum extent of land 2000sq.m 21. Utility services. 22. Super markets, shopping centers and related stores. The minimum extent of land 1000sq.m 23. Retail shops. The minimum extent of land 150sq.m 24. Bakeries and printing presses. 25. Any other activity which could be permitted and approved by the planning committee in the Mixed Development Zone.

Minimum extent of land	150sq.m
Plot coverage	As per schedule C in Volume II
Floor are ratio	As per schedule C in Volume II
Parking Requirements	Parking requirements as per schedule C of Volume II should be provided within the site.
Notes	<ul style="list-style-type: none"> • Industries permitted by the Central Environmental Authority which could be permitted in the Mixed Development Zone. • Preliminary Planning clearance should be obtained from the Urban Development Authority for service Industries. • Sufficient parking space should be provided with the site. • The proposed development should be compatible with the existing uses, should not have adverse effects on the facilities of the area, effects on the privacy of the surrounding area or environmental pollution or any other effect. • The flow of traffic should not be obstructed and traffic congestions should not be created due to the proposed development. • The extent of land should be sufficient for the proposed use, should have adequate infrastructure facilities and adequate measures for fire protection.

Zone	Commercial Zone
Permitted uses	<ol style="list-style-type: none"> 1. Residential buildings 2. Indoor recreational activities and allied uses. 3. Restaurants and lodges. The minimum site extent is 300sq.m 4. Consumer service centers 5. Retail shops. 6. Professional offices.(The minimum site extent is 500sq.m). 7. Social and cultural centers. (The minimum site extent is 1000sq.m). 8. Multi storied car parks and public car parks. 9. Vehicle display / exhibition centers. (The minimum site extent is 1000sq.m). 10. Banks, insurance and financial institutions. (The minimum site extent is 500sq.m). 11. Open markets and public markets. 12. Health centers. (The minimum site extent is 1000sq.m). 13. Medical centers. (The minimum site extent is 300sq.m). 14. Printing presses. 15. Vehicle repair centers. (The minimum site extent is 500sq.m). 16. Cinema theaters and clubs. (The minimum site extent is 1000sq.m). 17. Public gathering places. (The minimum site extent is 1000sq.m). 18. Service industries. 19. Parks and play grounds. 20. Restaurants. 21. Super markets. (The minimum site extent is 500sq.m). 22. Bakeries. 23. Utility services. 24. Professional offices. (The minimum site extent is 500sq.m).
Minimum extent of Plot	150sq.m
Plot coverage	As per schedule “C” in Volume II
Floor are ratio	As per schedule “C” in Volume II

Parking Requirements	Parking requirements as per schedule “C” in Volume II and should be provided within the site.
Notes	<ul style="list-style-type: none"> • Should obtain clearance from relevant institutions as per recommendations of the planning committee. • Sufficient parking should be provided within the site. • The proposed development should be compatible with the existing uses, should not have adverse effects on the facilities of the area, effects on the privacy of the surrounding area or environmental pollution or any other effect. • The flow of traffic should not be obstructed and traffic congestions should not be created due to the proposed development. • The extent of land should be sufficient for the proposed use, should have adequate infrastructure facilities and adequate measures for fire protection.

Zone	Institutional Zone
Permissible uses	<ol style="list-style-type: none"> 1. Residential uses. 2. Guest houses. (The minimum site extent is 1000sq.m). 3. Institutional buildings , office buildings and public buildings. 4. Community centers. 5. Community halls, museums and allied buildings. 6. Information technology institutes. 7. Utility services. 8. Parks, play grounds and open spaces.
Minimum extent of Plot	150sq.m
Plot coverage	As per schedule “C” in Volume II
Floor are ratio	As per schedule “C” in Volume II
Parking Requirements	Parking requirements as per schedule “C” in Volume II should be provided within the site.
Notes	<ul style="list-style-type: none"> • Conversions of residential buildings into any of the above uses shall be considered without a service charge. • Sufficient parking should be provided within the site. • The proposed development should be compatible with the existing uses, should not have adverse effects on the facilities of the area, effects on the privacy of the surrounding area or environmental pollution or any other effect. • The extent of land should be sufficient for the proposed use, should have adequate infrastructure facilities and adequate measures on fire protection.

Zone	Industrial Zone
Permissible uses	<ol style="list-style-type: none"> 1. Storage and production of electrical and electronic equipment, machines operated with electrical power and equipment used in transport sector and motor vehicle equipments. 2. Selected chemical allied industries. 3. Manufacturing and storage of textiles. 4. Industries in manufacturing of rubber and rubber products. 5. Food processing industries, manufacturing of tea and spices and packing and storage. 6. Manufacturing of cement based concrete products. 7. Wood products. 8. Manufacturing paper and paper products. 9. Printing industry and allied products. 10. Paddy grinding mills and metal crushers. 11. Bakeries and grinding mills. 12. Animal farms. 13. Manufacturing of lime bricks and tiles. 14. Welding workshops, garages and lath workshops. 15. Stores and warehouses. 16. Any other industries recommended by the Central Environmental Authority could be considered.
Minimum extent of Plot	1000sq.m
Plot coverage	
Floor are ratio	
Parking Requirements	
Notes	<ul style="list-style-type: none"> • Should obtain recommendations of the department of fire and department of labor. • Should obtain recommendations of the Central Environment Authority and Environmental Committee of the Homagama Pradeshiya Sabha. • When granting approval for any development within the Zone conditions, limitations will be laid to minimize or prevent air, water or any other environmental pollution, fire hazards or any other disaster situation. • Any industry using nuclear atoms will be prohibited. • Approval will be considered for development

	<p>activities related to industrial and vocational training institutes or for buildings for social welfare activities of the existing industries.</p> <ul style="list-style-type: none"> • Mining of granite industry. (the existing industries which are in operation as shown in map no. 06 could be considered subject to the recommendations of the Central Environment Authority) • Existing residential buildings could continue in its present status and change of use for any of the activity listed above, could be considered without service charges.
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Zone	Wetland Conservation Zone
Permissible uses	<ol style="list-style-type: none"> 1. Paddy cultivation , security huts, semi permanent buildings and buildings which are in harmony with the surrounding environment. 2. Natural walkways.(watch huts with limited uses along the elas flowing through paddy fields) 3. Watch huts in harmony with the environment
Minimum extent of Plot	4hectars
Plot coverage	1%
Floor are ratio	
Parking Requirements	
Notes	<ul style="list-style-type: none"> • The maximum permissible area for filling would be 2% of the total land. • The maximum height of a building should not be more than 7 meters from the existing ground level. • The maximum floor area permitted for infrastructure development is 4% of the plot coverage. • The maximum floor area of the ground floor is 1000sq.m in single buildings. • Preliminary planning clearance should be obtained from the Urban Development Authority. • Should maintain the water retention capacities as approved by the Sri Lanka Land Reclamation and development corporation. • Land sub divisions are not permitted. • Environmental planning clearance and environmental license should be obtained from the Central Environmental Authority and from the Homagama Pradeshiya Sabha • Necessary clearances should be obtained from the Department of Irrigation, Department of Agricultural services, Geological and Mines Bureau, Road Development Authority and from the Local Authority when required. • Should protect areas with special environmental and cultural resources. • The buildings should be in harmony and environmental friendly and should not obstruct the

	<p>views of the natural areas from public roads or from public places.</p> <ul style="list-style-type: none"> • Specific additional regulations for location could be enforced by the Sri Lanka Land Reclamation and Development Corporation, Central Environmental Authority, Department of Irrigation, Department of Agricultural Services, Geological and Mines Bureau, Urban Development Authority or from the Local Authority. • Construction is not permissible in water ways and water areas. • Special environmental areas of mangroves should be protected. • Dumping of garbage and disposal of solid waste is prohibited. • Public wells and foot paths should be protected and should be provided in the nearest location if such uses are effected by a development. • When developing wet lands for water sources and water transport relevant all institutions should work collectively. • In building designing, efficiency in the use of power and obtaining natural light and ventilation and the use of solar energy should be considered. • Sustainable measures to prevent flooding should be implemented and thereby control upper valley water management and lower valley flooding. • Special regulations could be laid by the Urban Development Authority when granting approval for any development within the zone.
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Zone	Wetland Development Potential Zone
Permissible uses	<ol style="list-style-type: none"> 1. Cultivations and agricultural farms. 2. Inland fisheries and aquariums. 3. Natural parks 4. Environmental friendly restaurants. 5. Fitness centers and health care centers. 6. Wetland amusement parks. 7. Environmental friendly recreational activities. 8. Security huts. 9. Open areas(play grounds and public parks) 10. Natural flower collecting centers. 11. Water transportation activities 12. Wetland forestry. 13. Environmentally friendly projects according to the guidelines given by the Sri Lanka Land Reclamation & Development Corporation , Central Environmental Authority, Department of Irrigation, Department of Agrarian Services, Urban Development Authority and the Homagama Pradeshiya Sabha. 14. Water retention and flood control areas. 15. Tourism, sports and recreational activities. 16. Mining activities in accordance with the guide lines given by the Geological and Mines Bureau.
Minimum extent of Plot	1 hectare (2.5 acres)
Parking Requirements	
Notes	<ul style="list-style-type: none"> • Preliminary planning clearance should be obtained from the Urban Development Authority • Should maintain the water retention area as per the plan of the Sri Lanka Land Reclamation and Development Co-operation. • The maximum height of the building will be decided upon the location of the site. • The land area permissible for infrastructure development will be based on the project. • Any existing lot within this zone abutting for a high land having access from an existing road which is not affected by drainage problems and flooding, could be permitted for any other development subject to following conditions.

	<ol style="list-style-type: none"> 1. Recommendations for the development should be obtained from the Department of Agrarian Services , Sri Lanka Land Reclamation and Development Cooperation and the Urban Development Authority 2. 15% of the land area is permitted for development for permissible uses subject to a proper drainage plan. 3. Maximum floor area of the building is 500sq.m <ul style="list-style-type: none"> • Clearance should be obtained from the Sri Lanka Land reclamation and Development Cooperation Urban Development Authority, Central Environmental Authority ,Department of Irrigation, department of Agrarian services, Geological and Mines Bureau and the Local Authority where necessary. • Should protect areas with special environmental and cultural resources. • The buildings should be environmental and friendly and should not obstruct the views of the natural views from public roads or from public places. • Special additional regulations for a particular location could be enforced by the Sri Lanka Land Reclamation and Drainage Corporation , Urban Development Authority, Geological and Mines Bureau , Department of Irrigation, Road development Authority, Department of Agrarian Services and the local Authority. • Construction is not permitted in water ways and water areas • Public wells and foot paths should be protected and should be provided in the nearest location if such uses are affected by any development. • When developing wet lands for water sources and water transportation, relevant all institutions should work collectively. • In building designing, efficiency in the use of power and obtaining natural light and ventilation and use of
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	<p>solar energy should be considered.</p> <ul style="list-style-type: none"> • A sustainable proposal should be implemented and should control the flooding of lower valley area and protect the flooding of upper valley areas. • Special regulations could be laid by the Urban Development Authority when granting approval for any development within the zone for the protection of the natural environment.
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Zone	Highland Conservation Zone (below 30m)
Permissible uses	<ol style="list-style-type: none"> 1. Residential buildings 2. Hotels and lodges. 3. Restaurants. 4. Open trade centers. 5. Banks, Insurance and Financial Institutions. 6. Educational libraries and allied uses. 7. Medical and Health Institutions. 8. consumer services. 9. Bakeries 10. Religious places. 11. Social and Cultural Institutions 12. Cottage Industries(gross floor area should not exceed 75sq.m) 13. Repair shops 14. Public assembly halls 15. Parks and playgrounds
Minimum extent of Plot	300 sq.m
Plot coverage	65%
Floor area ratio	
Parking requirements	As per schedule "C" in Volume II
Notes	<ul style="list-style-type: none"> • Sufficient parking facilities should be provided within the site. • The proposed development should not obstruct or create traffic congestion in the area. • The proposed development should be compatible with the existing uses should not have any adverse effects on the existing services of the area, any effects on the privacy of the surrounding area, environmental pollution or any other adverse effects. • The extent of the land should be sufficient for the proposed use should have adequate infrastructure facilities and adequate protective measures for fire hazards.

Zone	Highland Conservation Zone.(above 30m)
	Embulgama, , Leenawa-watta, Habanhena, Kurugala, (the area above 30m. from mean sea level)
Permissible uses	<ol style="list-style-type: none"> 1. Residential Buildings. 2. Trade Centres 3. Hotels 4. Educational Activities based on natural environment 5. Recreational and Tourist activities. 6. Enmeshment Parks, Leisure Parks, Natural Parks, Research Centres 7. Camping sites, and enmeshment activities. 8. Religious places 9. Information Centres 10. Government Scenic Centres 11. Agriculture Forests 12. Highland Agriculture uses 13. Communication Towers <p>(subject to approval of the Central Environmental Authority , Ministry of Defence , Telecommunication ,Regulatory Commission , Civil Aviation Authority.</p> <ol style="list-style-type: none"> 14. Special Sports Activities confirmed to highlands.
Minimum extent of Plot	1000 sq.m.
Plot Coverage	50%
Floor Area Ratio	-
Parking requirement	Sufficient parking facilities should be provided within the Site.
Notes	<ul style="list-style-type: none"> • Preliminary Planning Clearance should be obtained from the Urban Development Authority • The proposed development should not obstruct or create traffic congestion in the area • Any development activity should not adversely effect the natural environment of the area or the public utilities and services of the area or to the inheritance of the area or to the population in the area. • The extent of the land should be sufficient for the proposed use . should have adequate infrastructure facilities and adequate protective measures for any fire hazards. • Preliminary Planning Clearance should be obtained

	<p>from the Central Environmental Authority.</p> <ul style="list-style-type: none"> • Any land or site which is more than 35” in gradient should obtain preliminary Planning Clearance from the National building Research Organization. • Environmentally friendly Tourist Resorts could be permissible subject to following conditions. <ul style="list-style-type: none"> ❖ Land extent of site should be more than 0.5 ha. ❖ The natural setting of the land or the natural environment and trees should not be changed. • Sufficient parking facilities should be provided within the site. • The proposed development should be in harmony with the existing surrounding area development , should not have any adverse effects on the existing services and facilities of the areas effects on the privacy of the surrounding area, environmental pollution or any other adverse effect. • The extent of the land should be sufficient for the proposed use, should have adequate infrastructure facilities and adequate protective measures on fire hazards.
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Zone	Special Environmental and Scenic Resource Conservation Zone
Permissible uses	<ol style="list-style-type: none"> 1. Natural parks 2. Plant nurseries. 3. Agriculture crops. 4. Farm lands and garage lands. 5. Wetland parks. 6. Home gardens. 7. Only cattle farm are permissible for animal husbandry. Such cattle farms should be managed according to the standards of the Central Environmental Authority , and any other types of animal farms are not permissible.
Minimum extent of Plot	
Plot coverage	
Floor area ratio	
Parking requirements	
Notes	<ul style="list-style-type: none"> • The natural formation of the site should be maintained as it is and any cut and removal of earth or filling of the land should not be carried out. • All constructions should be on Concrete columns. • Concrete slabs should not be used as the roof. The roof style should be of with roof slops with different roof plates. The roof should be covered with tiles or with aluminum sheets in green or brown color. • The colors of the out walls of the buildings should be in harmony with the natural environment and green or brown colours could be used. The door and windows of out side walls of the building should be with non reflective materials and natural colors could be used in glasses. • The size, colours, eliminations of hoardings, and advertisements along road sides should be in harmony with the natural environment and should obtained preliminary planning clearance from the Urban Development Authority and it should comply to the guidelines given . The approval should be obtained from the Local Authority. • Any boundary fence or live boundary fences should be constructed away from the building line and no

	<p>boundary wall is permitted along Highlevel road. If Mesh Wire fences been used as the boundary demarcation , such fences should not obstruct any scenic views of the surrounding. Masonry walls are prohibited along road frontages. The area within the building and the roadway should be landscaped.</p> <ul style="list-style-type: none"> • The existing Trees should be conserved and only the branches of the trees could be cut off. The bushes should be pruned for height of 4m. from the existing ground level.
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	Security Zone
	<p>The army head Quarters at Panagoda, the Head quarters of the 5th Regiment of the Engineering Force at Mattegoda, and the shooting Training Camping Area at Panaluwa being covered within this Zone.</p> <p>Except in the shooting Training Camping Area the ancillary activities related to the Army Head quarters and for the Engineering Regiment are permissible in this Zone.</p>

Building lines, Canals and Lake Conservations

No.	Road Name	Approved Building Line Width (m.)
01	High-level Road (Colombo – Ratnapura Road)	15
02	Low-level Road (Colombo – Avissawella Road)	15

No.	Road Name	Approved Building Line Width (m.)
01	Horana-Colombo Road	12
02	Kotte- Bope Road	12
03	Kottawa –Thalagala Road	12
04	Walgama –Diyagama Road	12
05	Panagoda –Henpita Road	12
06	Homagama –Moragahahena Road	12
07	Kottawa-Piliyandala Road (255)	12
08	Galavila Road	12
09	Kottawa-Polgasovita –Piliyandala Road	12

No.	Road Name	Approved Building Line Width (m.)
01	Nawagamuwa –Korathota Road	09
02	Habarakada – Ranala Road	09
03	Dampe Road	09
04	Padukka-Horana Road	09
05	Imbulgama-Panagoda Road	09
06	Mawathagama-Uduwana Road	09
07	Hospital Road	09
08	Dampe-Pitipana Road	09
09	Mawathagama-Pitipana Road	09
10	Atigala Road	09
11	Batawala Road	09
12	Piliyandala –Heraliyawela Road	09
13	Kahatuduwa – Diyagama Road	09
14	Mathegoda –Rillawela Road	09
15	Kahathuduwa Road	09
16	Diyagama Road	09
17	Mawathagama Road	09
18	Horagala-Dampe Road -203	09
19	Madulawa –Lenagala Road	09
20	Walpita Road	09

No.	Road Name	Approved Building Line Width (m.)
01	Kandelanda 1 st Lane	06
02	Vimana Road	06
03	Railway Station -1 st Lane	06
04	Nagahayata Road	06
05	Court's Road	06
06	1 st Lane –Cicular Road	06
07	Railway Station – 2 nd Lane	06
08	2 nd Lane (near Hill Top In)	06
09	3 rd Lane	06
10	Godaparagahawatta Road	06
11	Pitipana Kandelande Cross Road	06
12	Katuwana Road – 1 st Lane	06
13	Court's Road -1 st Lane	06
14	Court's Road -2nd Lane	06
15	Industrial Estate – 1 st Road	06
16	Industrial Estate – 1 st Cross Road	06
17	Industrial Estate – 2 nd Cross Road	06
18	Industrial Estate – 3rd Cross Road	06
19	Narangahahena Road – 1 st Lane	06
20	Narangahahena Road	06
21	Narangahahena Road- 2 nd Lane	06
22	Narangahahena Road -3 rd Lane	06
23	1 st Cross Road (Narangahahena Road)	06
24	2 nd Cross Road(Narangahahena Road)	06
25	Haniffa Mawatha	06
26	Namal Uyana	06
27	Katuwana Road -By Road	06

28	Pragathi Mawatha	06
29	Pragathi Mawatha – 1 st Lane	06
30	Pragathi Mawatha – 2 nd Lane	06
31	Pragathi Mawatha -3 rd Lane	06
32	Pragathi Mawatha -4 th Lane	06
33	Road from Katuwana Road up to Kahatagahalanda watte	06
34	Devala Road	06
35	Circular Road (connected to Dewala Road)	06
36	Akshidana Mawatha	06
37	Road from High level Road up to Kahatagahawatte land	06
38	Delgahawatta Road	06
39	2 nd Lane	06
40	3 rd Lane	06
41	4 th Lane	06
42	5 th Lane	06
43	Godagama Kanda Road	06
44	Road next to Subharathi College	06
45	Pelpolawatta Road	06
46	Rodrio Watta Road	06
47	Samagi Mawatha	06
48	Kiriwetihena Watta Road	06
49	Madakkuwa Road	06
50	Godagama Padukka Sub Road	06
51	Pelpolawatta Road	06
52	Subharathi Road (near Subharathi College)	06
53	Kanatha Road	06
54	Meegahawatta Road	06
55	Vimana Kanatha Road	06
56	Epewela Road	06
57	2 nd Lane (Sarabumi Land)	06

58	1 st Lane (Sarabumi Land)	06
59	Manathunga Mawatha	06
60	Jakolish Perera Mawatha	06
61	Kuruduwatta 1 st Lane	06
62	Kuruduwatta 2 nd Lane	06
63	Kuruduwatta 3 rd Lane	06
64	Wekanda Road	06
65	From Wekanda Road to Bi Road	06
66	1 st Lane - Bi Road	06
67	Gammedda Road	06
68	Keremulla Road	06
69	Romiyal Mawatha	06
70	Eksath Mawatha	06
71	Independence Mawatha	06
72	Sub Road	06
73	Vihara Mawatha	06
74	Welfare Mawatha	06
75	Temple Road	06
76	1 st Lane	06
77	Sub Road	06
78	Pelendagoda Road	06
79	Godagama Temple Road	06
80	Gurulugomi Mawatha -1 st Lane	06
81	Gurulugomi Mawatha -2 nd Lane	06
82	Youn Mawatha- 1 st Lane	06
83	Youn Mawatha- 2nd Lane	06
84	Youn Mawatha- 3 rd Lane	06
85	Youn Mawatha- 4 th Lane	06
86	Youn Mawatha- 5th Lane	06
87	Youn Mawatha- 6 th Lane	06

88	Youn Mawatha- 7 th Lane	06
89	Youn Mawatha- 8 th Lane	06
90	Youn Mawatha- 9 th Lane	06
91	4 th Lane	06
92	5 th Lane	06
93	2 nd Lane – Sujatha Mawatha	06
94	Densil Kobbekaduwa Mawatha	06
95	3 rd Lane	06
96	Maya Mawatha	06
97	Maya Mawatha, Sub Road	06
98	Parakkama Mawatha	06
99	2 nd Lane	06
100	Road up to 211/A Nivassa along Avissawella –Homagama Road	06
101	Lionel Jayasinghe Mawatha	06
102	Lionel Jayasinghe Mawatha – 1 st Lane	06
103	Lionel Jayasinghe Mawatha – 2nd Lane	06
104	Lionel Jayasinghe Mawatha – Sub Road	06
105	Gaminipura -1 st Lane	06
106	Gaminipura – 2 nd Lane	06
107	Gaminipura -3 rd Lane	06
108	Lionel Jayasinghe Mawatha - Cross Road	06
109	Vihara Mawatha	06
110	Circular Road	06
111	Lionel Jayasinghe Mawatha	06
112	Jaya Mawatha	06
113	Habarakadawatta -1 st Lane	06
114	Meda Mawatha	06
115	Samajawadi Mawatha	06
116	Kumara Mawatha	06
117	Mihindu Mawatha	06

118	Bodhiraja Mawatha	06
119	Samupakara Mawatha	06
120	Jaya Mawatha	06
121	Pinketha Road	06
122	Pinketha Road – 1 st Lane	06
123	Pinketha Road – 2 nd Lane	06
124	Salasum Mawatha	06
125	Wasana Mawatha	06
126	Immbulakanda Mawatha	06
127	Vijaya Mawatha	06
128	Ramayakanda Road	06
129	Circular Road	06
130	Circular Road – Sub Road	06
131	Gemunu Mawatha	06
132	Parakkrama Mawatha	06
133	Sri Mahinda Mawatha	06
134	Sri Mahinda Mawatha – Sub Road	06
135	Niyadhagala Mawatha	06
136	Bandara Mawatha	06
137	Sasanabiwardena Mawatha	06
138	Sasanabiwardena Samupakara Mawatha –Sub Road	06
139	Niyadhagala Mawatha- Sub Road	06
140	Samanala Place	06
141	Road upto Thalagahawatta Land	06
142	Arthar Wijayawardena Mawatha	06
143	Delgahawatta Mawatha	06
144	Puhuldelgahawatta Road	06
145	Bandara Mawatha	06
146	Hiripitiya Road	06
147	Wickramasinghe Road	06

148	Bogahalandawatta Road	06
149	Koswetiya Road	06
150	Weniyar Road	06
151	Hiripitiya Barhakmanagama Road	06
152	Hiripitiya Barhakmanagama Road – Sub Road	06
153	Keremba Road - 1	06
154	Keremba Road - 2	06
155	Jayagath Mawatha 2	06
156	Duwe Temple Road	06
157	Road upto Galabadawatta Land	06
158	Delgahawatta Idama Road	06
159	Pepiliwela Mawatha	06
160	Jayagath Mawatha – 1	06
161	Jayagath Mawatha – 3	06
162	Pepiliyawela Road – Sub Road	06
163	Jayasinghe Mawatha	06
164	Vidharshana Mawatha	06
165	Vidharshana Mawatha – 1 st Lane	06
166	Vidharshana Mawatha – 2 nd Lane	06
167	Vidharshana Mawatha – 3 rd Lane	06
168	Vidharshana Mawatha – 4 th Lane	06
169	Vidharshana Mawatha - 5 th Lane	06
170	Vidharshana Mawatha – 6 th Lane	06
171	Vidharshana Mawatha – 7 th Lane	06
172	Vidharshana Mawatha – 8 th Lane	06
173	Vidharshana Mawatha – Sub Road (Finance Watta)	06
174	Tissa Mawatha	06
175	Tissa Mawatha –Cross Road	06
176	Dutugemunu Mawatha	06
177	Meditate Centre Road	06

178	Munasingeh Mawatha	06
179	Dewata Road	06
180	Millagahawatta Road	06
181	Sethsiri Lane	06
182	Munasinghe Lane	06
183	Munasinghe Mawatha	06
184	Sagabo Mawatha	06
185	Sadaham Mawatha	06
186	Sunethra Mawatha.	06
187	Saman Mawatha	06
188	Saman Mawatha – 1 st Lane	06
189	Saman Mawatha – 2 nd Lane	06
190	Shanthi Mawatha	06
191	Shanthi Mawatha – 3 rd Lane	06
192	Shanthi Mawatha – 4 th Lane	06
193	Winswood Road	06
194	Walauwa Road	06
195	Walauwa Road – 1 st Lane	06
196	Walauwa Road – 2 nd Lane	06
197	Walauwa Road – 3 rd Land	06
198	Walauwa Road – 4 th Lane	06
199	Walauwa Road – 5 th Lane	06
200	Jambugaswatta Road	06
201	Jambalagaswatte Road, 2 nd Cross Road	06
202	Cemetery Road	06
203.	Acharyahenawatte Road	06
204	Gorakagahawatte Road	06
205.	Mahakanda Road	06
206	Deniya Road	06

207.	Mahenawatte Road	06
208.	Mitrapala Gunatillake Mawatha	06
209	Jayabodhi Mawatha	06
210	Adirigoda Road	06
211.	Adirigoda Road, Bi Road	06
212.	Maithreedasa Mawatha	06
213.	Maithreedasa Mawatha, Circular Road	06
214.	Kurunduwatta Road	06
215.	Kunduruwatte Mawatha	06
216.	Preethika Mawatha	06
217.	Preethika Mawatha, Bi Road	06
218.	Mahinda Road	06
219.	Mahinda Road. Bi Road	06
220	Road abutting the Co-operative shop (Kiriberiya Kele)	06
221	Vendsiwatte	06
222	Vendsiwatte, 1 st Lane	06
223.	Vendsiwatte, 2 nd Lane	06
224.	Vendsiwatte, Circular Road	06
225.	Cross Road of Circular Road	06
226	Bi Road abutting the small temple	06
227.	Sri Revatha Road	06
228.	Hettigoda Road	06
229.	Kajugahayata Deniya Road	06
230.	Galpotta Watta Road	06

231.	Kaluwala Deniya Road	06
232.	Muttettuwatte Road	06
233	Vaiddya Mawatha	06
234.	Bi Road of Vaiddya Mawatha	06
235.	Bi Road upto Alubogahawatte	06
236.	Galpottawatte 2 nd Road	06
237.	Bi Road	06
238	Pin Pokuna Road	06
239.	Uduwana Temple Road	06
240	Bi Road of Uduwana Temple Road	06
241	Road facing to Uduwana Temple Road	06
242.	Heraliyagaswatte Road	06
243	Heraliyagahawila Road	06
244	Janasavi Mawatha	06
245	Krusha Mawatha	06
246	Krusha Mawatha Cross Road	06
247	Cross Road from Mawathgama college to Krushi Mawatha	06
248	Galdola Road	06
249	Bi Road of Galdola Road	06
250	Kanatta Road	06
251	Meegahawatte Road	06
252	Road from Co-operative shop up to Silver Hurts Estate	06

253	Pragathi Mawatha	06
254	Obious Perera Mawatha	06
255	Boraketiya Mukalana Road	06
256	Dhaham Mawatha	06
257	Vendsiwatte Road	06
258	Suwapubudugama Model Village Mawatha	06
259	Suwapubudugama – Dampe Road	06
260	Suwapubudugama – Dampe Bi Road	06
261	Rosagahawatte Road	06
262	Koswatte Road	06
263	Wangediwaladeniya Road	06
264	Millagahawatte Road (Henawatte)	06
265	Kiriwaththuduwa Road (Mahakelewela)	06
266	Eththotalanda Road	06
267	Etambagahalanda watte Road	06
268	Janasavi Mawatha	06
269	Dehigahawatte Road	06
270	Dehigahawatte Bi Road	06
271	Govi Janapada Road	06
272	Ambahena Road	06
273	Bi Road to Ambahena Road	06
274	Second Bi Road in Ambahena Road	06
275	Yakahaluwa Road (Pori Ke Hena)	06

276	Yakahaluwa Bi Road	06
277	Veralupagoda Road	06
278	Dahshinarama Temple road	06
279	Prasannapura Road	06
280	Prasannapura – 1 st Lane	06
281	Devale Road	06
282	Athapaththugoda Road	06
283	Malwatte Road	06
284	Arachchigoda Road	06
285	Delgahawatte Road	06
286	Delgahawatte Bi Road	06
287	Delgahawatte Bi Road	06
288	Delgahawatte Bi Road up to the Boundary of Uduwana	06
289	Posonpura Road	06
290	Govi Janapada Road	06
291	Welikala Road	06
292	Dolahena Delglahawatte Road	06
293	Sidhuhath Mawatha	06
294	Kapurugoda Road	06
295	Kapurugoda Road – bi road	06
296	Meegasmulla Road	06
297	Thamarawa Road	06
298	Welikadaya WatteRoad	06

299	Suduwella Road	06
300	Nelum Pedesa Road	06
301	Janasavi Mawatha	06
302	Henpita Road	06
303	Kanatta Road	06
304	Denderwatte Road	06
305	Pelawilawatte Road	06
306	H P T Niwasa Road	06
307	John Keels Niwasa Road	06
308	Kanda Road	06
309	Ananda Place	06
310	Anandapura 1 st Lane	06
311	Walpita Road	06
312	Wasana Mawatha	06
313	Gemunu Mawatha	06
314	Pora Kanaththa Road	06
315	Pora Kanaththa Road (2)	06
316	Wedagemulla Road	06
317	Janawavi Road	06
318	Jaltara Walpita Road	06
319	Welipillewa Batawala Road	06
320	Samagi Mawatha	06
321	Perakum Mawatha	06

322	Perakum Mawatha By Road	06
323	Kawath Road	06
324	Gramodaya Mawatha	06
325	Athulawansa Mawatha	06
326	Wewalandawatte Road	06
327	Vithana Mawatha	06
328	Mal Mawatha	06
329	Perakum Mawatha	06
330	Katukurundahenawatte Road	06
331	Dasawatte Land – 1 st Lane	06
332	Dasawatte Land – 2 nd Lane	06
333	Road near Kanista Vidyalaya	06
334	Road from Mal Mawatha to Kanista Vidyalaya	06
335	Temple Road	06
336	Road from Godagama-Boella to Ranala-Habarakada Road	06
337	Ranala-Habarakada Road – 1 st Lane	06
338	Seelalankara Mawatha	06
339	Road near Malwatte Stores	06
340	Jamburuwala Kanatta Road	06
341	Malaviya Kanda Road	06
342	Malaviya Kanda – 1 st Lane	06
343	Malaviya Kanda – 2 nd Lane	06
344	Wettasinghe Mawatha	06

345	Subha Mawatha	06
346	Pasal Mawatha	06
347	Darade Road	06
348	Sugathi Mawatha	06
349	Siri Sumana Mawatha	06
350	Siri Sumana Mawatha- by road	06
351	Pokunuchenawatte Road – 1 st Lane	06
352	Pokunuchenawatte Road – 2 nd Lane	06
353	Pokunuchenawatte Road – 3 rd Lane	06
354	Alubogahawatte Road	06
355	Wewahena Road	06
356	Meegahakanda Road	06
357	Moll Road	06
358	Central Road	06
359	Athulawansa Mawatha – By Road (1)	06
360	Athulawansa Mawatha – By Road (2)	06
361	Sirin iwasa Road	06
362	Temple Road	06
363	Samarage Gangoda Road	06
364	Namaluwa Road	06
365	Godiyana Road	06
366	Kekunagoda Road	06
367	Walawwa Road	06

368	Thembiliya-Gangoda Road	06
369	Vivekarama Road	06
370	Thelumpitiyagoda Road	06
371	Lavupiti Road	06
372	Kabamulla Road	06
373	Munasinghegama Road	06
374	Munasinghegama Road – Deniya Road	06
375	Janarajapura Road	06
376	Bakery Road	06
377	Suramya Mawatha	06
378	Suramya Mawatha – 2 nd Lane	06
379	Thuduwa Watte Road	06
380	Munamale Watte Road	06
381	Upali Abeysinghe Mawatha	06
382	Galkanda Road	06
383	Galkanda Road – 1 st Lane	06
384	1 st Lane (Near Munamale Watter Co-operative Shop)	06
385	Pitipana Temple road	06
386	Road leads to Sri Maha Bodhi Viharaya	06
387	Bakery Road	06
388	Bankan Watte Road	06
389	Bankan Watte – 1 st Lane	06
390	Bankan Watte – 2 nd Lane	06

391	Bankan Watte – 3 rd Lane	06
392	Bankan Watte – 4 th Lane	06
393	Bankan Watte – 5 th Lane	06
394	Bankan Watte from Kithulawila Road	06
395	Thalagala Road	06
396	Road leading to Dharmasiri Bakery from Horana-Maharagama Road	06
397	Road from Thalagala Road to Sakvithi Garden	06
398	Sri Sumana Mawatha	06
399	Nalin Mawatha, 1 st Lane	06
400	Nalin Mawatha, 2 nd Lane	06
401	Jayawardena Watte	06
402	Jayawardena Watte – 1 st Cros Road	06
403	Jayawardena Watte – 2 nd Cross Road	06
404	Jayawardena Watte Road (Lot 100)	06
405	Kiriberiya Godella Road	06
406	Miniwanwila Road	06
407	Jayawardena Watte (Lot 16)	06
408	Devala Road	06
409	Devala Cross road	06
410	Minuwanwila Rod	06
411	Wethara-Ambalangoda Road	06
412	Sri Wijayananda Mawatha	06
413	Heraliyawala Temple Road	06

414	Nalinpriya Mawatha	06
415	Samagi Mawatha	06
416	Wethara Old Road	06
417	Wela Kumbura Road	06
418	Wethara Playground Road	06
419	Rilawala Road	06
420	Kudamaduwa-Kondura Road	06
421	Kudamaduwa Siyambalagoda Road	06
422	Maththegoda Kudamaduwa Road	06
423	Pokuna Road	06
424	Siddamulla Pubudu Mawatha	06
425	Thekkagahayata Road	06
426	Yodha Mawatha	06
427	Pubudu Mawatha	06
428	Meda Mawatha	06
429	Pasal Mawatha	06
430	Kanaththa Road	06
431	Part of Nalinpriya Mawatha	06
432	Jayaliyagama Road	06
433	Road from Playground to Temple	06
434	Weragoda Road	06
435	Sri Sugathi Mawatha	06
436	Kosgahahena Road	06

437	Liyanage Mawatha	06
438	Road from Korala Ima to Weniwelkola Temple	06
439	Deniya Road	06
440	Siyambalagoda-Kirigampamunuwa Road	06
441	Kanaththa road	06
442	Elhena road	06
443	Sarath Elvitigala Mawatha	06
444	Kammal Road	06
445	Jambugaha Mawatha	06
446	Baduwila Road	06
447	Baduwila Road By Road	06
448	Atagahawatte Road	06
449	Welmilla Road	06
450	Rathagorakawatte Road	06
451	Derukkanath Road	06
452	Rangodawatte Inner Road	06
453	Road from Palagama Junction to Temple	06
454	Mattegoda Road near Alpha Factory	06
455	Galawaladeniya Road	06
456	Galawaladeniya By Road	06
457	Pubudu Mawatha	06
458	Camp road	06
459	Araliya Uyana	06

460	Nedun Uyana	06
461	Asiri Uyana	06
462	Asiri Uyana – 1 st Lane	06
463	Asiri Uyana – 2 nd Lane	06
464	Asiri Uyana – 3 rd Lane	06
465	Asiri Uyana – 4 th Lane	06
466	Asiri Uyana – 5 th Lane	06
467	Asiri Uyana – 6 th Lane	06
468	Asiri Uyana – 7 th Lane	06
469	Asiri Uyana – 8 th Lane	06
470	Asiri Uyana – 9 th Lane	06
471	Asiri Uyana – 10 th Lane	06
472	Ambalama Road	06
473	Salmaal Uyana- Maththegoda Road	06
474	Sandunpura Circular Road	06
475	Maththegoda Janawasa Road	06
476	Road to the left from Korale Ima	06
477	Road to the right from Korale Ima	06
478	Pragathi Mawatha	06
479	Road from Karunatissa Mawatha to Korale Ima	06
480	Road from the end of Pragathi Mawatha upto Korale Ima	06
481	Annasiwatte Road	06
482	Ahupolmulla Road	06

483	Weraniya Cemetary Road (1)	06
484	Weraniya Cemetary Road (2)	06
485	Sugathan Edirisinghe Mawatha	06
486	Sugathan Edirisinghe Mawatha – By Road	06
487	Udagewatte Road	06
488	Muthuhenawatte Road	06
489	Ho/Dharmaraja Vidyalaya Mawatha	06
490	Kandewatte Road	06
491	Kandewatte Road – 1 st Lane	06
492	Kandewatte Road – 2 nd Lane	06
493	Kandewatte Road – 3 rd Lane	06
494	1 st Lane of Atihgala Road	06
495	Thuththiripitiya Road	06
496	Somaratne Mawatha – By Road	06
497	Galabendihenawatte Road	06
498	Pathalwatte Road	06
499	Dharmaraja Mawatha	06
500	Somaratne Mawatha	06
501	Gammana Road	06
502	Jaya Mawatha	06
503	Jaya Mawatha 1 st By Road	06
504	Munasinghe Wendesiwatte Road	06
505	Watareka Kanatta Road	06

506	Watareka Kanatta Road By Road	06
507	Siri Sumana Mawatha	06
508	Thalahena Road	06
509	Sarabumi Land Circular Road	06
510	Millagahalanda Land Road	06
511	Peralandawatte Road	06
512	Kurunduwatte Road	06
513	Asiri Uayana Mawatha	06
514	Kahatagahawatte Road	06
515	Puwakwatte Road	06
516	Gurugewatte Road	06
517	Rohitha Mawatha	06
518	Uduwagewatte Road	06
519	Udagewatte By Road	06
520	Udagewatte By Road	06
521	Samagipura Circular Road	06
522	Muthuketapura Road	06
523	Jayamuthugama	06
524	Kavuluhena Road	06
525	Temple Road	06
526	Horagala Watte 1 st Lane	06
527	Horagala Watte 2 nd Lane	06
528	Duwa Road	06

529	Horagala Watte 3 rd Lane	06
530	Temple Road	06
531	Munamalewatte, 2 nd Lane	06
532	Munamalewatte, 3 rd Lane	06
533	Munamalewatte, 4 th Lane	06
534	Munamalewatte, 5 th Lane	06
535	Munamalewatte, 6 th Lane	06
536	Munamalewatte, 7 th Lane	06
537	Munamalewatte, 8 th Lane	06
538	Munamalewatte, 9 th Lane	06
539	Munamalewatte, 10 th Lane	06
540	Munamalewatte, 13 th Lane	06
541	Munamalewatte, 15 th Lane	06
542	Munamalewatte, 16 th Lane	06
543	Munamalewatte, 17 th Lane	06
544	Munamalewatte, 18 th Lane	06
545	Munamalewatte, 19 th Lane	06
546	Munamalewatte, 20 th Lane	06
547	Munamalewatte, 21 st Lane	06
548	Munamalewatte, 22 nd Lane	06
549	Diyagalla Road	06
550	Road from Beligas Junction to Munamalewatte	06
551	Thoramulla Road	06

552	Te Kotuwa Road	06
553	Road from Munamalwatte to 280 Road	06
554	KALAEI Ovita Road	06
555	Avasa Road	06
556	School Road	06
557	Magammana Temple road	06
558	Piskalwatte Road	06
559	Piskalwatte 1 st Lane	06
560	Financewatte Road	06
561	Hathlahagoda Road	06
562	Batahena Road	06
563	Kotalawala Road	06
564	Temple Road	06
565	Road in front of the temple	06
566	Hathlahagoda Road	06
567	Hathlahagoda Temple Road	06
568	Three Acre Farm Circular Road	06
569	Rukmana Kotuwa Road	06
570	Sri Gunananda Mawatha	06
571	Beddagewatte Road	06
572	Siri Rathana Mawatha	06
573	Meegodadeniya Road	06
574	Welisahenawa 5 th Lane	06

575	Daham Mawatha	06
576	Beddagedaramulla Road	06
577	Circular Road of Daham Mawatha	06
578	1 st Lane	06
579	2 nd Lane	06
580	Puwakwatte Road	06
581	Ekamuthu Mawatha	06
582	Ukgalwatte Road	06
583	Horagala Kanatta Road	06
584	Dambagollawatte Road	06
585	Stephen Mawatha	06
586	Dehigahavita Mawatha	06
587	Kukulawatte Road	06
588	Pitiwala Road	06
589	Arukpada Road	06
590	Kandagodaland Road	06
591	Lunethota Road	06
592	Amuna Road (Pitiwala)	06
593	Kandewatte Idama Road	06
594	Pitiwalagodella Road	06
595	Dampe Temple Road	06
596	Kongahawilla 1 st Bi Road	06
597	Kongahawilla 2 nd Bi Road	06

598	Elaheragala Mawatha	06
599	Kajugaha Kanatta Road	06
600	Kavuluhenalanda Road	06
601	Kahatagahawatte Road	06
602	Veralupagoda Road	06
603	Pahayal Kanda Road	06
604	Puhudelgahawatte Road	06
605	Baigewatte Road	06
606	Road from Baigewatte Road to Madulawa	06
607	Dambugollawatte Road	06
608	Madulawa Gammana Road	06
609	Andadola Road	06
610	Dambugahawatte Idama Road	06
611	Thalkandaweatte Road	06
612	Madulawa Gammana Road	06
613	Divela Kanatta Road	06
614	Dasannayake Place	06
615	Temple Road	06
616	Dr. Seneviratne Gamlath Road	06
617	Liyanwala Road	06
618	Amuna Road	06
619	Pelangahawatte Road	06
620	Araliya Mawatha	06

621	Madhuka Dharmasena Mawatha	06
622	Philip Gunawardena Mawatha	06
623	Jayamuthugama Circular Road	06
624	Gunadharma Mawatha	06
625	Gunadharma Mawatha (1 st Lane)	06
626	Galwaladeniya Road	06
627	Asiri Mawatha	06
628	Sambuddhiwatte Road	06
629	Sama Mawatha	06
630	Pahalahena Road	06

02. River Reservations

No.	Name of the River	Approved area for reservation (M)
01	Kelani Ganga	20

03. (a) Canal Reservations

No.	Name of the Canal	Approved area for reservation (M)
01	Pusseli Oya	20
02	Maha Oya (i) Kalu Ganga Branch	8
03	Nudun Ela	5
04	Panaluwa Ela	5
05	Kimbul Kotuwa Ela	5

03. (b) Reservation for Lakes/ Reservoirs and Others

No.	Name of the Lake/Reservoir	Approved area for reservation (M)
01.	Olupattawa Wewa	12
02.	Maththegoda Wewa	12
03.	Paradel Wewa	12

Annexure II

Population Distribution in Homagama PS area

No.	Name of the Grama Niladari division	Year 2001		
		Female	Male	Total
446	Atigala (East)	862	857	1719
446A	Artigala West	610	628	1238
447	Meegoda South	1191	1041	2232
447A	Meegoda South	1001	894	1895
447B	Panaluwa	1467	1591	3058
447C	Gehenuwala	833	711	1544
448	Watareka South	2505	2201	470
448A	Ovitigama	1670	1674	3344
448B	Watreka North	1343	1460	2803
448C	Kurunduwatte	1607	1523	3130
449	Jalthara	2093	2180	4273
450	Batawala	566	577	1143
450A	Walpita	457	423	880
451	Henpita	532	649	1181
462	Liyanwala	494	538	1032
462A	Poregedara	409	404	813
463	Madulawa North	575	550	1125
463A	Madulawa South	443	423	866
464	Horagala Est	592	601	1193
464A	Dampe	650	624	1274
464B	Horagala West	548	549	1097
464C	Horakandawala	756	771	1527
464D	Beruketiya	548	521	1069
465	Kurugala	596	685	1181
481	Habarakada North	1131	1008	2139
481B	Habarakada South	955	1015	1970
481C	Habarakadawatte	1430	1275	2705
481A	Mullegama South	1268	1226	2494

481D	Mullegama North	543	536	10792211
482	Panagoda West	1129	1082	3971
482A	Panagoda East	349	3522	1451
482C	Henawatte	765	686	5064
482D	Nawalamulla	2555	2509	1722
482E	Meegasmulla	842	880	2324
483	Godagama North	1166	1158	1369
482A	Panagoda Town	668	701	2514
483A	Godagama South	1274	1240	2785
484	Pitipana North	1380	1405	1667
484A	Pitipana South	841	826	2602
484B	Pitipana Town	1286	1316	2235
484C	Dolahena	1134	1101	1942
484D	Kandanawatte	964	078	1601
484E	Suwapubudugama	846	755	2673
484S	Kiriberiya Kele	1362	1311	1851
484G	Pprasannapura	913	938	1838
485	Mawathgama Town	921	917	2372
485A	Uduwana	1192	1180	1499
486	Homagama North	715	784	3226
486	Homagama town	1375	1851	2689
486B	Homagama West	1346	1343	3560
486D	Homagama East	1849	1711	1842
486F	Homagama South	937	905	2897
486C	Galawilawatte North	1469	1428	3443
486G	Galawilawatte South	1699	1744	2974
486E	Katuwana	1482	1492	2682
499A	Niyandagala	1424	1258	3617
499G	Hiripitiya	1846	1771	3841
500	Brahmanagama	1778	2063	2492
500A	Mambulgoda	1258	1234	3812
587	Mattegoda West	1900	1912	3812
587A	Mattegoda Central	1242	1072	2314

587B	Mattegoda Central	1536	1348	2884
587C	Mattegda East	1355	1322	2677
588	Kirigampamunuwa	1109	1078	2187
589	Diyagama East	636	581	1217
589A	Diyagama West	661	655	1316
590	Magamma East	1664	1496	3160
590A	Magamma West	966	960	1926
590B	Deepangoda	1087	1068	2155
591	Siddamulla North	1058	979	2037
591B	Siddamulla South	1161	1134	2295
591A	Kudamaduwa	1139	1057	2196
591D	Sangarama	643	610	1253
591C	Kithulahena	872	892	1764
592	Siyambalagoda North	1431	1423	2854
59A	Siyambalagoda South	753	744	1497
593	Wethara	677	700	1377
593A	Rilawala	672	689	1361
594	Ambalangoda	752	752	1504
595	Heraliyawala	333	330	663
599	Palagama	907	887	1794
600	Undurugoda	530	526	1056
601	Weniwelkola	2007	1910	3917
602	Kahatuduwa North	690	688	1378
602A	Kahatuduwa South	1040	1072	2112
602D	Kahatuduwa West	1249	1325	2574
602C	Kahatuduws East	702	705	1407
603	Kiriwattuduwa North	851	864	1715
603A	Kiriwattuduws South	965	996	1961
603B	Kithulawila	1148	1142	2290
603C	Munamale - Yakahaluwa	1025	1067	2092
	Total	97437	99790	197227

Source: Dept. of Census and Statistics

Annexure III**Housing Distribution according to GN Divisions - 2001**

No.	Name of the Grama Niladari division	Land Extent (Acre)	No. of Houses	Housing Density
446	Atigala (East)	482	390	2
446A	Artigala West	243	285	3
447	Meegoda South	315	551	5
447A	Meegoda South	251	422	4
447B	Panaluwa	1071	71`3	2
447C	Gehenuwala	185	363	5
448	Watareka South	647	1020	4
448A	Ovitigama	320	762	6
448B	Watreka North	383	656	4
448C	Kurunduwatte	236	769	9
449	Jalthara	940	1033	3
450	Batawala	388	278	2
450A	Walpita	242	218	3
451	Henpita	575	263	1
462	Liyanwala	444	243	2
462A	Poregedara	219	210	2
463	Madulawa North	283	283	3
463A	Madulawa South	307	219	2
464	Horagala Est	464	298	2
464A	Dampe	392	318	2
464B	Horagala West	273	284	3
464C	Horakandawala	464	370	2
464D	Beruketiya	520	291	1
465	Kurugala	347	302	2
481	Habarakada North	215	537	7
481B	Habarakada South	110	466	2
481C	Habarakadawatte	172	640	10
481A	Mullegama South	367	602	4

481D	Mullegama North	147	272	5
482	Panagoda West	277	542	6
482A	Panagoda East	600	197	0.09
482C	Henawatte	474	1277	7
482D	Nawalamulla	641	420	2
482E	Meegasmulla	562	570	3
483	Godagama North	96	313	9
482A	Panagoda Town	160	360	6
483A	Godagama South	227	609	7
484	Pitipana North	366	683	5
484A	Pitipana South	464	496	3
484B	Pitipana Town	180	618	9
484C	Dolahena	555	543	3
484D	Kandanawatte	328	488	4
484E	Suwapubudugama	20-3	405	5
484S	Kiriberiya Kele	251	677	7
484G	Pprasannapura	543	462	2
485	Mawathgama Town	316	434	4
485A	Uduwana	244	584	6
486	Homagama North	223	375	4
486	Homagama town	92	560	17
486B	Homagama West	212	635	8
486D	Homagama East	140	428	8
486F	Homagama South	216	606	8
486C	Galawilawatte North	187	783	11
486G	Galawilawatte South	230	698	8
486E	Katuwana	237	722	8
499A	Niyandagala	154	668	10
499G	Hiripitiya	215	872	10
500	Brahmanagama	365	883	6
500A	Mambulgoda	123	616	13
587	Mattegoda West	440	848	5
587C	Mattegoda East	134	636	13

587A	Mattegoda Central	45	620	39
587B	Mattegda	101	753	21
588	Kirigampamunuwa	349	540	4
589	Diyagama East	36	296	2
589A	Diyagama West	340	318	3
590	Magamma East	292	792	7
590A	Magamma West	240	507	5
590B	Deepangoda	135	598	11
591	Siddamulla North	10	516	12
591B	Siddamulla South	196	530	7
591A	Kudamaduwa	356	637	4
591D	Sangarama	36	481	4
591C	Kithulahena	10	324	7
592	Siyambalagoda North	382	771	5
59A	Siyambalagoda South	302	410	3
593	Wethara	114	477	10
593A	Rilawala	142	360	6
594	Ambalangoda	343	400	3
595	Heraliyawala	267	174	2
599	Palagama	407	513	3
600	Undurugoda	132	249	5
601	Weniwelkola	608	1046	4
602	Kahatuduwa North	193	406	5
602A	Kahatuduwa South	469	560	3
602D	Kahatuduwa West	31	709	5
602C	Kahatuduws East	304	368	3
603	Kiriwattuduwa North	154	486	8
603A	Kiriwattuduws South	450	566	3
603B	Kithulawila	356	636	4
603C	Munamale - Yakahaluwa	181	552	8
	Total	28520	50084	

Source: Dept. of Census and Statistics

Annexure IV**Employment According to Major Industries – 2001****Homagama PS area**

Sector	No.of Employees	Percentage
Agriculture & Forestry	3774	4.98
Fisheries	63	0.08
Mining	883	1.16
Production	22033	29.12
Electricity, Gas, Water	144	0.19
Construction	4351	5.74
Wholesale, Retails, Motor repairs Private and Furniture	9513	12.57
Hotels and Restaurant	1099	1.45
Transport, Warehouses, Communications	6223	8.22
Finance	1503	1.98
Real Estate	2638	3.48
Public Administration, Defence, compulsory	10565	13.96
Education	2939	3.88
Health and Social Services	1877	2.48
Other Social activities, Private services	1248	1.64
Employed as domestic aids	834	1.10
International Organizations	12	0.01
Other difference labour activities	2880	3.80
Industries (not specified clearly)	3067	4.05
Total	75646	100

