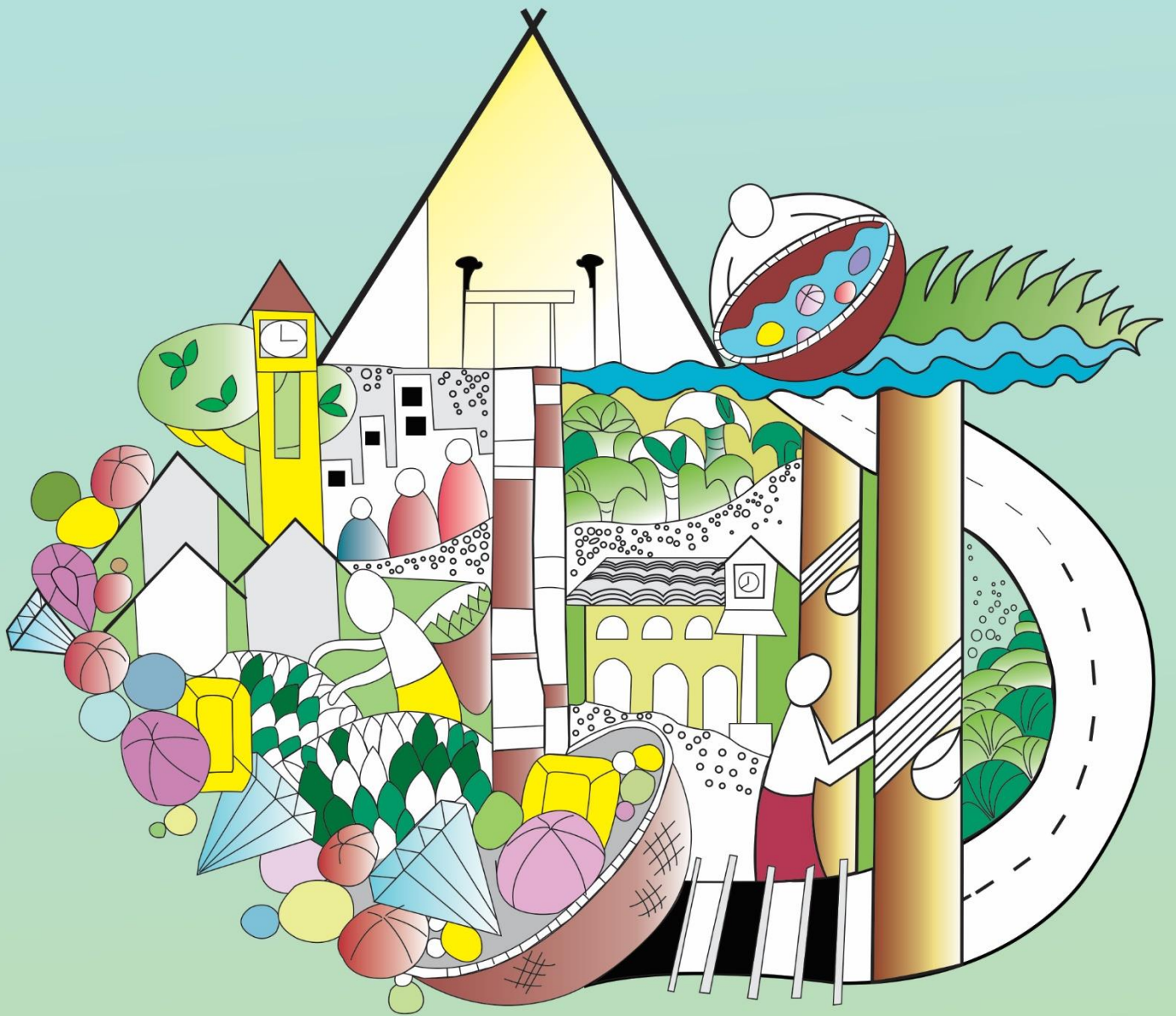


Pelmadulla – Kahawatta Development Plan 2023 - 2033

“The portal of hidden prosperity”



Urban Development Authority
Ministry of Urban Development & Housing

**PELMADULLA –
KAHAWATTA
DEVELOPMENT
PLAN
2023 – 2033**

“The Portal of Hidden Prosperity”



**Urban Development Authority
Ministry of Urban Development and Housing**

Pelmadulla – Kahawatta Development Plan 2023-2033

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Pelmadulla – Kahawatta Development Plan 2023-2033 mainly consists of three parts as Part I, II and III. The Part I consists of the background study, preliminary studies, the need of the plan, the planning framework, the SWOT analysis and the plan. The Part II consists of the Planning and Building Guidelines and Zoning Guidelines, Proposed Road Width, Building Lines and Reservations. The part III consists of the zoning boundaries with the coordinates and all the annexures.

Pelmadulla – Kahawatta Development Plan 2023-2033 has been prepared by the planning division of Sabaragamuwa Provincial office of Urban Development Authority.

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Acknowledgment

The preparation of the Pelmadulla - Kahawatta City Development Plan 2023-2033 was done under the initial supervision of the Strategic Planning Division of the Urban Development Authority. The aim of this plan is to develop the city by using the resources available in the city like gems, plantation crops, tourist attractions etc. in the city through the vision of "The Portal of Hidden Prosperity" and enriching the lives of the city dwellers. Pelmadulla - Kahawatta Development Plan 2023-2033 has been prepared according to the state legislations of the Democratic Republic of Sri Lanka.

We would like to express our respectful thanks to Mr. Prasanna Ranatunga, Honorable Minister of Urban Development and Housing, who approved the Pelmadulla - Kahawatta City Development Plan 2023-2033 under the provisions of the Urban Development Authority Act No. 41 of 1978 as amended by Act No. 04 of 1982, the Honorable Parliamentary Ministers of Ratnapura District and the Honorable Governor of Sabaragamuwa Province, Mr. Lakshman Premaratne, Honorary Chairman of Pelmadulla Pradeshiya Sabha, all public representatives, Honorary Chairman of Kahawatta Pradeshiya Sabha, Mr. Priyantha Upul Hevage and all the public representatives.

We express our gratitude to Mr. Satyananda, the Secretary of the Ministry of Urban Development and Housing for giving the necessary guidance for the successful completion of this plan. Furthermore, many government institutions including Pelmadulla and Kahawatta Divisional Secretariats, Divisional Councils contributed their resources in obtaining information and ideas for this development plan and we express our special thanks to all those government officials.

Our special gratitude goes to Mr. Nimesh Herath, Honorable Chairman of Urban Development Authority, who gave courage and guidance to prepare this plan, Director General, Plnr. N.P.K. Ranaweera, Additional Director General Archt. Mahinda Withanarachchi, Deputy Director General (Planning) - Zone 1 Plnr., M.P Ranatunga and Deputy Director General (Planning) - Zone 2 Town Plnr. Lalith Wijyaratne.

Also Our heartfelt thanks goes to Plnr. Priyani Navaratne, Director of Strategic Planning Division and all officers of that division, to the Director of Environmental and Landscape Division, Chartered Landscape Architect C.K.E. Kalupahana and all officers of the Division, to Plnr. J. P. S. Mrs. Somesekara of the Geographical Information Systems Division and all the officers of that department, to Ms. Dayani Kiriwantuduwa, Acting Director of the Legal Department, to all Provincial Directors, to Director (Sabaragamuwa Province) Plnr. Sugath Premasiri, to Plnr. Anura Medawala, former director of Sabaragamuwa province and to Plnr. Tushani De Alwis, former director as well as to all the employees attached to the Ratnapura office.

Finally, we send our heartfelt gratitude for semi-public and private institutions, various resource persons, and the general public who have provided direct and indirect support in all stages of the preparation of the Pelmadulla - Kahawatta Development Plan (2023 – 2033) from the initial phase of data collection to publication in the gazette.

Honorable Minister's foreword



Towards realization of “Pelmadulla - Kahawatta” City Development...

In accordance with the President Ranil Wickramasinghe's manifesto, in order to effectively realize the goals and objectives to build a fully developed Sri Lanka by 2048, it is vital to implement new development plans to steer the country towards the right direction.

The Urban Development Authority implements and enforces Urban Development Plans taking into consideration the existing gaps and inconsistencies prevailing among the cities of same district as well as among the districts of same province as a result of the country's urbanization process.

Accordingly, Development Plans have been published so far for 30 priority cities identified by the Urban Development Authority and another set of Development Plans targeting 50 cities are currently in the process of preparation and are planned to be legalized within this year. Pelmadulla – Kahawatta Development Plan is also one such plans and preparations are in place to formulate more plans in the year 2024.

Priority has been given in the Pelmadulla – Kahawatta Development Plan for the residential population and the threshold population obtaining services from the Pelmadulla – Kahawatta towns and there is potential to further develop it as a service centre. Also, the Development Plan has identified to utilize the existing environmental system as well as the places with economic value in a sustainable manner as it benefits the urban population.

The comments and suggestions of professionals, experts, stakeholders and community were obtained during the preparation of this plan and the planning approach adopted included utilization of modern analysis methods and technical tools.

The contribution made by the Chairman, Director General, Planning Team, and the relevant staff members of UDA who contributed to the Plan in numerous ways in order to successfully complete the plan is highly commendable. I believe that the Pelmadulla – Kahawatta Development Plan (2023-2033) will be successfully implemented through the cooperation and collective contribution of the relevant local authorities, state and private sector agencies and the general public.

Prasanna Ranathunga
Honorable Minister of Urban Development & Housing

Honorable Chairman's foreword



The Urban Development Authority is the main agency responsible for planning and implementation related to urban area management in Sri Lanka. The primary objective of the establishment of the Urban Development authority in 1978 has been to promote and regulate the development of these areas through integrated planning and implementation.

Accordingly, the Authority has been empowered to prepare development plans under Section IIA, part 8 A (1) of the Urban Development Authority Amended Act No. 4 of 1982 for urban areas as declared by the minister in charge. Therefore, Pelmadulla – Kahawatta Development Plan has been prepared taking into account the physical, economic, social, and environmental aspects of the area.

Pelmadulla – Kahawatta Development Plan has been prepared as to address the identified existing problems while optimally utilizing the potentials in order to ensure favorable development in the area through adopting strategic approach and introducing development zones and zoning regulations. Therefore, I request all the stakeholders and the public to contribute to the realization of the vision of this plan through implementation of the plan serving to the best interest of the public.

I would like to express my heartfelt thanks to the planning team of the Urban Development Authority for their support in completing Pelmadulla – Kahawatta Development Plan within the stipulated time. I am also grateful to all the stakeholders and the community who have supported and contributed to the successful completion of these tasks and I hope that you will continue to extend your utmost support to the successful implementation of the plan.

Nimesh Herath
Chairman
Urban Development Authority

Preface

Due to the development trends in Pelmadulla and Kahawatta cities, the need for a formal development plan has emerged to successfully face the challenges. Accordingly, by analyzing the existing socio-economic, physical and environmental conditions of the city, the Pelmadulla - Kahawatta Development Plan has been prepared with the aim of achieving the goal of creating a sustainable city. Moreover, it is expected to direct the implementation of future development activities in the Pelmadulla, Kahawatta urban development area.

The development plan 2023 - 2033 consists of three parts, I, II and III, and part I is the background of the development plan, preliminary study, the need for a development plan, development plan framework, SWOT analysis and development plan. Part II consists of chapters on Development Zones, Zoning Regulations, Proposed Road Widths, Building Lines and Reservations. Part III consists of coordinates and all annexures relating to zoning boundaries.

Part I of the Volume I described the background of the study and further detailed out the meaning of the term development plan, its legal context, the stakeholders of the plan, its context and the planning process followed. Second and third chapters of the part I respectively include the planning area, history of the area, boundary delineation of the area and need of the plan in detail. Chapter IV of Part II consists of Vision, Goals, Objectives, and Strategic Plans while Chapter V includes the detailed description of the baseline SWOT analysis for each Goal. Further, Chapter VI of the plan describes the conceptual plan and proposed land use development plan. Under that, the main strategies plans of the Pelmadulla – Kahawatta development plan, such as Infrastructure Development strategy, Sustainable Environment development strategy, Economic development strategy, and implementation strategy has been detailed out as subsections.

Part Two – Chapter 7 sets out the development zones and zoning regulations and Chapter 8 outlines the applicable zoning regulations for identified zones and Chapter 9 includes proposed road widths, building lines and reservations.

Finally, the aim of Urban Development Authority and the Government of Sri Lanka is to implement the 2023 – 2033 Pelmadulla - Kahawatta City Development Plan in the near future.

**Approval of the Development Plan for the Pelmadulla - Kahawatta Urban
Development Area**

**APPROVAL OF THE DEVELOPMENT PLAN FOR THE
PART OF THE PRADESHIYA SABHA LIMIT OF PELMADULLA, PART OF THE
PRADESHIYA SABHA LIMIT OF KAHAWATTA, PART OF THE PRADESHIYA
SABHA LIMIT OF GODAKAWELA**

I, Prasanna Ranathunga, Minister of Urban Development and Housing do hereby approve the Development Plan for the Part of the Pradeshiya Sabha limit of Pelmadulla, Part of the Pradeshiya Sabha limit of Kahawatta, Part of the Pradeshiya Sabha limit of Godakawela after consideration of recommendation made by the Board of Management of the Urban Development Authority on 16th February 2023 by virtue of the powers vested in me under section 8(F) of the Urban Development Authority (Amendment) Act No. 4 of 1982.

Prasanna Ranatunga (M.P.)
Minister of Urban Development and Housing
Ministry of Urban Development and Housing
2nd Floor, "Sethsiripaya"
Battaramulla


Prasanna Ranathunga (M.P.)
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..... 26 / 04 / 2023



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The Gazette of the Democratic Socialist Republic of Sri Lanka

EXTRAORDINARY

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PART I : SECTION (I) — GENERAL

Government Notifications

APPROVAL OF THE DEVELOPMENT PLAN FOR THE PART OF THE PRADESHIYA SABHA LIMIT OF PELMADULLA, PART OF THE PRADESHIYA SABHA LIMIT OF KAHAWATTA, PART OF THE PRADESHIYA SABHA LIMIT OF GODAKAWELA

I, Prasanna Ranathunga, Minister of Urban Development and Housing do hereby approve the Development Plan for the Part of the Pradeshiya Sabha limit of Pelmadulla, Part of the Pradeshiya Sabha limit of Kahawatta, Part of the Pradeshiya Sabha limit of Godakawela after consideration of recommendation made by the Board of Management of the Urban Development Authority on 16th February 2023 by virtue of the powers vested in me under section 8(F) of the Urban Development Authority (Amendment) Act, No. 4 of 1982.

PRASANNA RANATHUNGA (M.P.),
Minister of Urban Development and Housing.

Ministry of Urban Development and Housing,
17th and 18th Floor,
"Suhurupaya", Subuthipura Road,
Battaramulla,
28th April, 2023.

EOG 05 - 0005/1



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I කොටස : (I) ඡේදය - ශ්‍රී ලංකා ප්‍රජාතාන්ත්‍රික සමාජවාදී ජනරජයේ අති විශේෂ ගැසට් පත්‍රය - 2023.05.04
PART I : SEC. (I) - GAZETTE EXTRAORDINARY OF THE DEMOCRATIC SOCIALIST REPUBLIC OF SRI LANKA - 04.05.2023

**NOTICE OF APPROVAL OF THE DEVELOPMENT PLAN FOR THE PART OF THE
PRADESHIYA SABHA LIMIT OF PELMADULLA, PART OF THE PRADESHIYA SABHA
LIMIT OF KAHAWATTA, PART OF THE PRADESHIYA SABHA LIMIT OF GODAKAWELA**

NOTICE is hereby given to the General Public of the Democratic Socialist Republic of Sri Lanka under Section 8(G) of the Urban Development Authority Law No. 41 of 1978 as amended by the Act, No. 4 of 1982 that I, Prasanna Ranathunga, the Minister in charge of the subject of Urban Development & Housing, by virtue of the powers vested in me under Section 8(F) of the said Act, No. 4 of 1982 have approved the Development Plan for the Part of the Pradeshiya Sabha Limit of Pelmadulla, Part of the Pradeshiya Sabha Limit of Kahawatta, Part of the Pradeshiya Sabha Limit of Godakawela Prepared under Section 8(A) of the said Act on the day of 28th April 2023.

PRASANNA RANATHUNGA (M.P),
Minister of Urban Development and Housing.

Ministry of Urban Development and Housing,
17th and 18th Floor,
"Suhurupaya", Subuthipura Road,
Battaramulla,
03rd May, 2023.

EOG 05 - 0005/2

**APPROVAL OF THE DEVELOPMENT PLAN FOR THE PART OF THE
PRADESHIYA SABHA LIMIT OF PELMADULLA, PART OF THE
PRADESHIYA SABHA LIMIT OF KAHAWATTA, PART OF THE
PRADESHIYA SABHA LIMIT OF GODAKAWELA**

PUBLIC are hereby informed that the Development Plan prepared for the Pradeshiya Sabha limit of Pelmadulla, Part of the Pradeshiya Sabha Limit of Kahawatta, Part of the Pradeshiya Sabha Limit of Godakawela under section 8(A) of the Urban Development Authority Law, No. 41 of 1978 as amended by the Act, No. 4 of 1982, has been approved on 28th April 2023, by Hon. Prasanna Ranathunga, Minister of Urban Development & Housing, by virtue of powers vested on him under Section 8(F) of the said Act.

NIMESH HERATH,
Chairman
Urban Development Authority.

03rd May, 2023.

EOG 05 - 0005/3

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PART I

Data Analysis and Development Plan

Chapter 01

Background of the Development Plan

Chapter 01

1.1 Introduction

Background of
the Development
Plan
Introduction

The Urban Development Authority was established under the Urban Development Act No. 41 of 1978 in order to implement the Integrated Development of Urban Development Areas declared for the time been. According to the Act, the subsequent amendment for the same Identification and Declaration of Urban Development Areas are also identified as the scope of the Urban Development Authority. Preparation of Integrated Development Plans for the declared area and implementation of the same are basic activities of the Urban Development Authority. According to the process, this development plan has been prepared for the entire urban area, which includes Kahawatta and Pelmadulla, the two main towns of Rathnapura district.

Accordingly, The area consisting 5 Grama Niladhari Divisions belonging to Kahawatta Pradeshiya Sabha area of Ratnapura district and 3 Grama Niladhari Divisions belonging to Godakawela Pradeshiya Sabha area and 04 Grama Niladhari Divisions belonging to Pelmadulla Pradeshiya Sabha area as Kahawatta urban area have been declared as Kahawatta Urban development Area (9.15 Square km) under the Gazette Extraordinary Notification No. 1535/14 dated 8th February 2008. Further, the area consisting 17 Grama Niladhari Divisions belonging to Pelmadulla Pradeshiya Sabha area of Rathnapura District have been declared as Pelmadulla Urban development area (25.7 Square km) under the Gazette Extraordinary Notification No. 1809/13 on 09th May 2013.

The potentials and problems have been identified by conducting extensive studies on the economic, social, physical and environmental background of Kahawatta and Pelmadulla cities. Accordingly, it has been decided to prepare a regional level development plan to solve the existing problems and develop them as sustainable cities by effectively using the identified potentials.

Thus, it is planned to uplift the quality of life of the people in and around the city through the expected physical and social development. This development

plan has been prepared in accordance with the powers assigned by the amended act of the Urban Development Authority of 1982 No. 4 aiming to strengthen the urban economy, as a planned city for the period of 2023 – 2033. The preliminary studies have been started and implemented since September 2019.

Chapter 01

Background of the Development Plan

In implementing the planning process of this development plan, all data has been formally collected, analyzed, and the views and suggestions of all parties, including the general public, have been taken into consideration. All the development proposals of the development plan prepared according to a vision which is aligning the analysis outcomes. Those details are contained in this report in a concise and detailed manner.

1.2 Stakeholders of the plan

Stakeholders of the Plan

The participation of all community representatives, including government and semi-government institutions, organizations representing various sectors, project institutions and community organizations, were supported the planning team of the Urban Development Authority in order to achieve the preparation of the Pelmadulla - Kahawatta development plan. The suggestions were important for the development plan.

Main Stakeholders

- Kahawatta Pradeshiya Sabha
- Pelmadulla Pradeshiya Sabha
- Godakawela Pradeshiya Sabha
- Divisional Secretariat Office – Pelmadulla/ Kahawatta/ Godakawela
- National Physical Planning Department
- National Gem and Jewellery Authority, Ratnapura
- National Building Research Organization – Ratnapura
- Road Development Authority - Ratnapura
- Ceylon Electricity Board – Ratnapura
- Water Supply and Drainage Board - Pelmadulla/ Kahawatta

Chapter 01

Background of the Development Plan

- Community Water Supply Project – Ratnapura
- Sri Lanka Transport Board – Ratnapura
- Road Passenger Transport Authority - Sabaragamuwa

Main consultancy agencies

- Pelmadulla/Kahawatta Police Stations
- Office of the Medical Officer of Health - Pelmadulla/Kahawatta
- Divisional Education Office - Pelmadulla /Kahawatta
- Office of the Executive Engineer- Pelmadulla /Kahawatta
- District Secretariat – Ratnapura
- Ministry of Industry - Sabaragamuwa Provincial Council
- Central Environment Authority – Ratnapura
- Housing Development Authority – Ratnapura
- Provincial Road Development Authority - Sabaragamuwa Provincial Council
- Department of Agrarian Development – Ratnapura
- Department of Agriculture. Ratnapura
- Department of Archeology – Ratnapura
- Land Use Policy Planning Department- Sabaragamuwa Provincial Council
- Geological Survey and Mines Bureau - Ratnapura

Stakeholder Groups

- Pelmadulla/Kahawatta Trade Associations
- Pelmadulla/Kahawatta Agrarian Organizations

Scope of the Development Plan

1.3 Scope of the Development Plan

The towns of Pelmadulla and Kahawatta in Ratnapura district have been established as a center to facilitate the development of inter-relationships between Ratnapura, the first order city in the region, and Embilipitiya, the second order city. The towns of Pelmadulla and Kahawatta are located in the Central Environmental Fragile Area identified as per the National Physical

Planning Policy and National Physical Plan (2050) prepared by the National Physical Planning Department in 2017.

Chapter 01

Background of the Development Plan

Also, Pelmadulla and Kahawatta contribute to the export income of the industrial sector through the gem industry. Furthermore, the identification of the mineral and mining based industrial cluster as an economic development in the national physical plan is a new opportunity to use the available resources for the economic development of this region. Among the nationally identified infrastructure development projects for the future development of the country, the proposed Ruwanpura expressway, and Railway line and fiber optic network are spread through the city center of Pelmadulla and Kahawatta. The need for regional level development has been recognized while protecting the environmental sensitivity of this area by systematically applying the benefits of such developments.

In the preparation of development plans, special attention is paid to the development proposals and policies expected to be implemented at the national and provincial levels. But the development plans have had to be updated due to not following a consistent action for the development of various infrastructures that should be given attention at the national level. Furthermore, the regional level developments are implemented through different institutions under each scope and the accuracy of the data and other information obtained by those institutions has been raised. In such cases, data and information have to be collected again through different methods. In this way, national, provincial as well as regional authorities have to be constantly connected with the relevant departments and attention should be paid to the development measures. Thus, such problems have been identified as obstacles in the preparation of development plans.

Through this development plan, the entire UDA declared area of Pelmadulla and Kahawatta has been covered, and through the overall plan, it is expected to create an attractive city with an economically stable, environmentally friendly environment, a physically developed, healthy and good social environment by the year 2033 by using the regional resources effectively.

Chapter 01

Background of
the Development
Plan

The Planning
Process

1.4 The Planning Process

Preparation of Pelmadulla and Kahawatta Development Plan is planned under several steps from the beginning to the end. The planning process is summarized below.

1. Background Studies

A comprehensive study of the area proposed to be developed was carried out as the initial phase of the study. Accordingly, an image of the entire area has been built through the study of primary and secondary data on all aspects of the urban area, such as economic, social, environmental and physical.

In addition to primary and secondary data studies, other studies have been conducted on the development works related to this area through the study of the national and physical plan, Sabaragamuwa Regional Structure Plan, Plans prepared by local authorities and other institutions.

2. Scoping

Aspects such as, the need to prepare this development plan, the implementation objectives and the challenges that arose during the preparation of the development plan has been included in the scope of the development plan.

3. Identification of Problems and Potentials

Through the analysis of all the primary and secondary data collected, the new development potentials related to this area and the problems that are hindering the development of the city have been identified. In addition to the potential problems identified through the initial study of the city, uniqueness was achieved through discussion programs conducted with municipal administrative institutions and various groups, identifying the need for the development of the city through discussing their experiences. Here, the suggestions obtained from all cluster groups are analyzed through NVIVO software and included in the report.

Considering all the problems in the city which are visible on the surface, it has been studied whether solutions should be sought through the development plan itself. Taking each identified problem, a detailed study of the problem has been done through the analysis of the significance, context, and the magnitude of the problem compared to other problems.

4. Formulation of Vision, Goals & Objectives

As the basic foundation to reach the desired development, a vision, goals, and objectives related to how the cities of Pelmadulla and Kahawatta should be developed by the year 2033 has been constructed. This was based on the study of the basic problems and development potentials to implement the development of these cities.

5. Detail Analysis

It is necessary to carry out a detailed study of the strengths, weaknesses, opportunities, and threats to achieve the vision, objectives, and goals of the development plan. Thus, SWOT Analysis has been done separately for the three main objectives.

6. Strategies Formulation

Strategies have been included to achieve the objectives of the development plan. Development planning strategies have been prepared under five main strategies such as land and building development strategy, social and physical infrastructure development strategy, economic development strategy and sustainable environmental development strategy and cultural, religious and heritage management strategy. Furthermore, development projects have been included under the implementation strategy while zoning has been included under the spatial development strategy.

7. Identification, Establishment, Evaluation and Testing

It is important to identify the projects needed to implement, prioritize the projects by carrying out the necessary feasibility studies, and identify the relevant parties to implement the projects and to conduct site inspections.

Chapter 01 8. Zoning and Regulations

Background of
the Development
Plan

In order to demarcate zoning, Environmental Sensitivity Analysis, Livability Analysis, and Development Pressure studies have been carried out through the process. Relevant regulations have been prepared for each zone based on the density.

9. Documentation and Public Consultations

From the initial study of the development plan to zoning and formulation of policies, the development works related to all steps are translated into the three main languages of Sinhala, Tamil, and English. After documenting, the development plan will be submitted to the local authorities for approval and kept in public libraries for a period of 60 days for public consultation. Also, the participating groups representing the institutions and organizations related to this planning area will be invited for the second time and the draft development plan will be presented again. If there are any amendments based on their agreement, they will be re-introduced.

10. Amendments & Publishing

After obtaining the approval of the local government, if there are any amendments, those amendments will be included and submitted to the main planning committee of the Urban Development Authority for approval. The development plan with the approval of the Main Planning Committee will be published through a special gazette notification with the approval and signature of the minister-in-charge.

Chapter 02

Preliminary Study

Chapter 02 2.1 Study Area

Preliminary
Study

Study Area

Pelmadulla - Kahawatta Towns located in Pelmadulla and Kahawatta Divisional Secretariat Divisions have been established centering on the junction area between Colombo - Batticaloa (A 4) road and Pelmadulla - Nonagama (A18) road. Pelmadulla town is located between North latitude 6°38'4.15"N and East longitude 80°31'47.83"E whereas Kahawatta town is located between North latitude 6°34'57.18"N and East longitude 80°34'27.83"E.

The Pelmadulla - Kahawatta Town Development Plan is applicable to an area of 35 square kilometers consisting of the Pelmadulla Pradeshiya Sabha area which includes the city center and a part of the Kahawatta Pradeshiya Sabha area and parts of three Grama Niladhari Divisions of the Godakawela Pradeshiya Sabha area. But, during the process of preparing the development plan, an area of about 231 square kilometers including parts of the divisional secretariat divisions of Pelmadulla, Kahawatta, Godakawela, Opanayake and Nivithigala has been used for the study area.

Land use

According to the study of land use of the study area (Map No. 2.1), the highest percentage of land use has been used for rubber and chena cultivation. Also, more land use has been shown for residential areas and tea cultivation. Accordingly, through the existing land use pattern, this area has been identified as an area that shows more tendencies for agricultural activities.

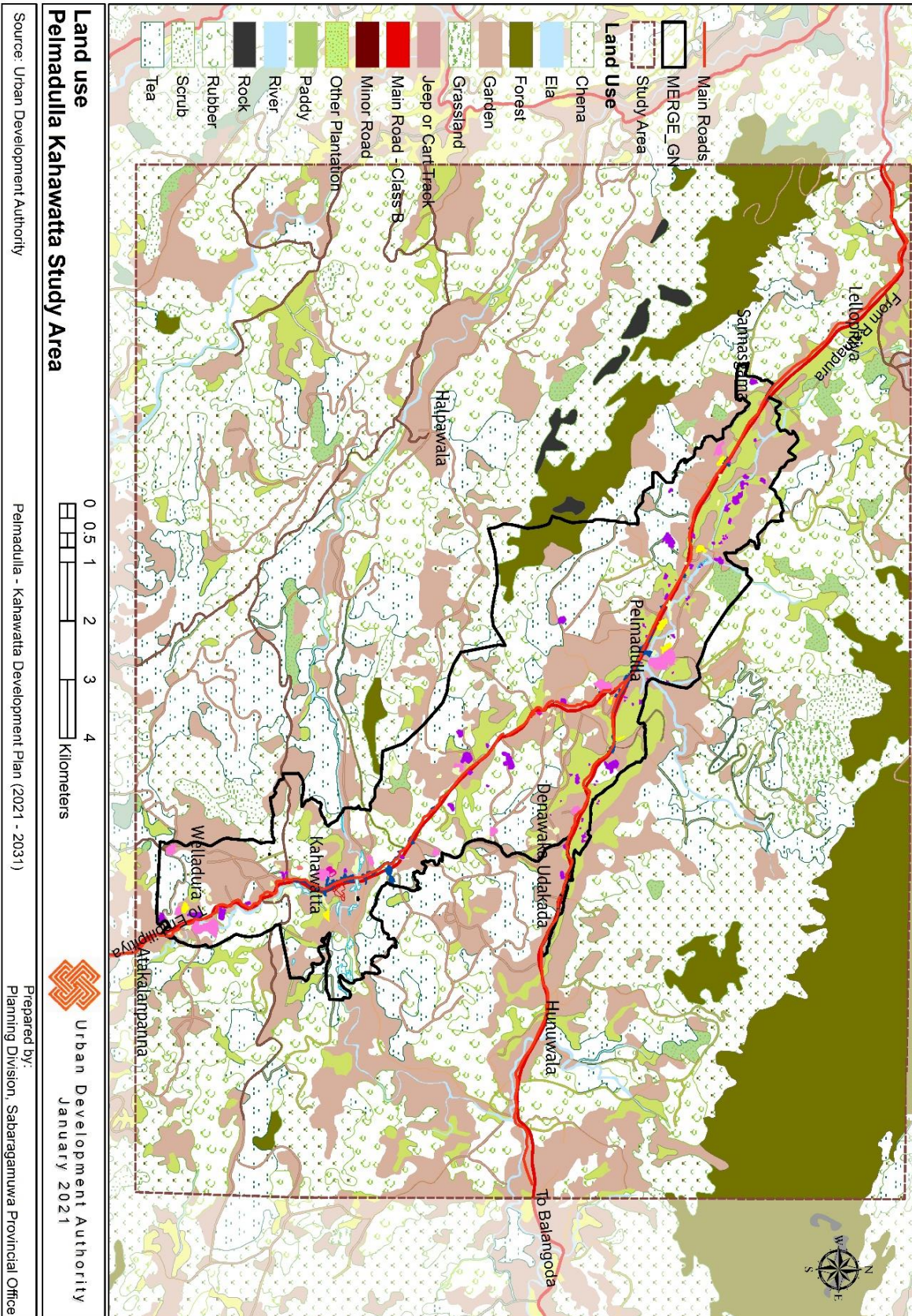
Table 2.1: Land Use

Land Use	Hectare	Percentage
Commerce	28.58	0.1
Residential	4312.46	18.6
Educational	36.28	0.2
Religious	9.65	0.0
Health	3.704	0.0
Industries	39.75	0.2
Institutional	2.1	0.0
Road	951.5	4.1
Paddy fields	1241.7	5.4
Rubber	4756.8	20.5
Tea	3430.2	14.8
Rocks	84.6	0.4
Coconut	20.69	0.1
Chena	4853.9	20.9
Other crops	275.3	1.2
Wetlands	12.8	0.1
Shrubs	266.0	1.1
Forest	2543.5	11.0
Grassland	101.4	0.4
Water sources	220.9	1.0
Total	23191.8	100

Source : Sabaragamuwa Provincial Office, UDA – 2020

According to the above-mentioned land uses, the total land area in the study area is 23,191.8 hectares. Among the land area 77% is developable and 27% is non-developable land use. Roads, paddy lands, rocks, wetlands, shrubs, forests, and water sources are identified as non-developable land.

Map 2.1 : Land Uses of the Study Area



2.2. Boundary delineation of the Study area

Chapter 02

Preliminary
Study

Boundary
delineation of the
Study Area

2.2.1. Introduction

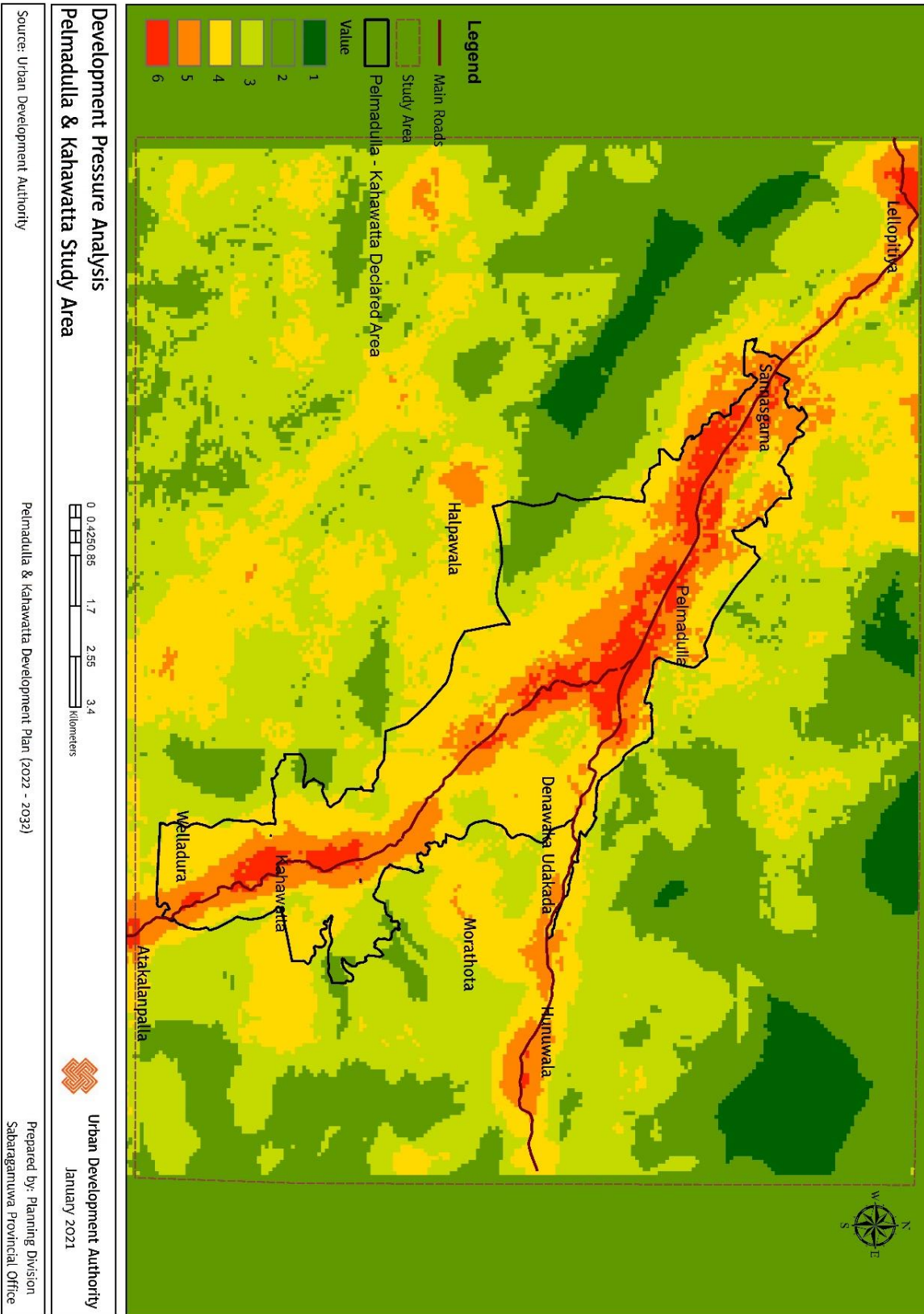
The planning boundary has been determined mainly by studying the Geographical Boundary, Functional Boundary, and Administrative Boundary of the cities.

2.2.2. Functional Boundary

In order to include the two cities of Pelmadulla and Kahawatta between Rathnapura and Embilipitiya in an integrated city development plan, A special attention has been paid to the functional boundary between these two cities (Figure 2.14) in order to include the two cities of Pelmadulla and Kahawatta which are located between Rathnapura and Embilipitiya in an integrated city development plan. According to the administrative boundaries, Pelmadulla Divisional Secretariat Division and Kahawatta Divisional Secretariat Division are separated by the Wey River boundary.

Even if the administrative boundaries are separated in this way, the functional boundary of Kahawatta town is starting within the administrative boundary of Pelmadulla town. For instance, Kahawatta clock tower and old railway station site (now bus stand) is located within the administrative limits of Pelmadulla town. Due to these functional locations in the city, it can be identified that most of the people who visit to fulfill the urban needs come to the administrative boundary of Pelmadulla city. A feature that also emerges from the development pressure analysis is that the development of Pelmadulla city is expanding towards Kahawatta city (Map No. 2.2).

Map No 2.2: Development Pressure Analysis



2.2.3. Geographical Boundary

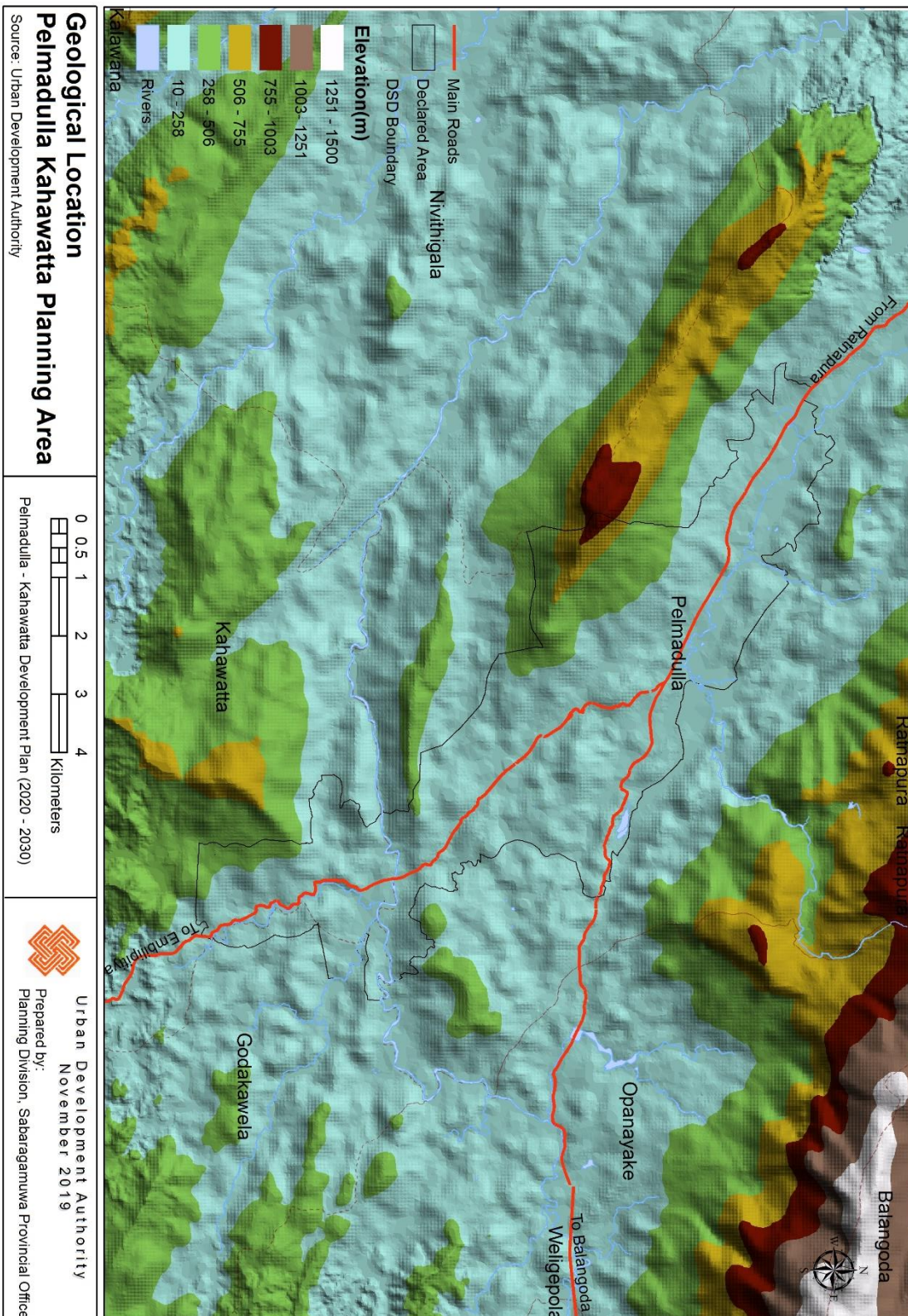
Pelmadulla town which is located in Ratnapura District, Sabaragamuwa Province is located between North Latitude $6^{\circ}37'32.50''$ and East Longitude $80^{\circ}32'19.45''$. Kahawatta town is located between North Latitude $6^{\circ}34'50.28''$ and East Longitude $80^{\circ}34'25.13''$. Considering the topography of this area, the altitude ranges from 480 – 3500 meters above sea level and these cities are located in a valley area surrounded by mountains (Map No. 2.3).

The area between Kiribathgala Mountain and Kuttapitiya Mountain has taken the shape of a basin. Although it is located in a valley, small hills of different heights can be seen in this area depending on the topography. Also, the natural drainage pattern of the area has been created based on the Denawaka River and the We River and other natural streams.

Among the land resources from the area, gems are common due to the type of rock called "chanokites" and other special rocks such as pelspa, calcite, and various types of clay. Sand is also commonly identifiable in the area.

It is an area affected by natural disasters such as floods and landslides based on the prevailing climatic and geographical factors in the area.

Map 2.3: Geographical Location



2.2.4. Administration Boundary

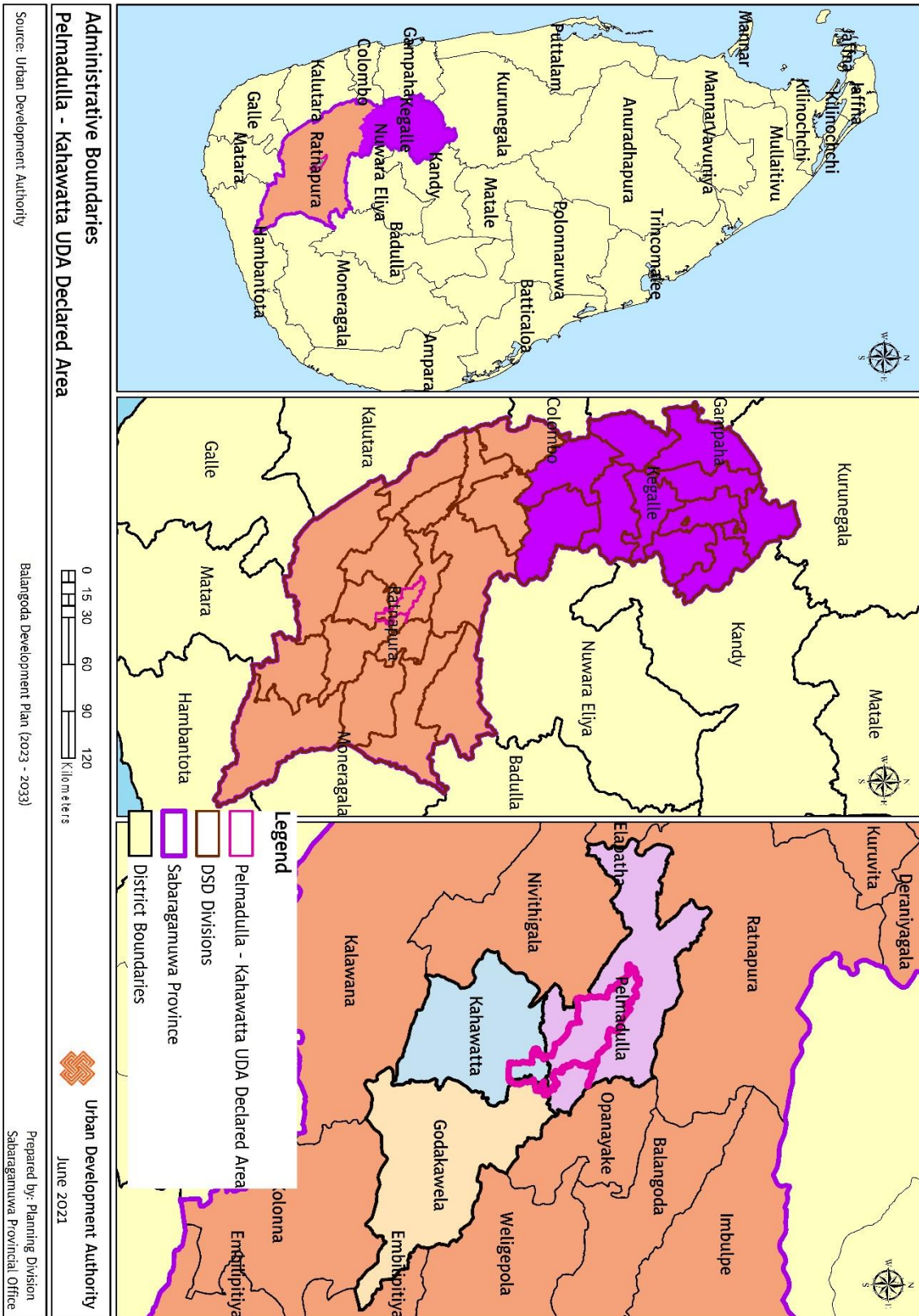
Kahawatta and Pelmadulla municipal area is located in Ratnapura district of Sabaragamuwa province. It is bordered by Pelmadulla, Kahawatta and Godakawela divisional secretariat divisions. This urban area is governed by the three local governments namely Pelmadulla Pradeshiya Sabha, Kahawatta Pradeshiya Sabha and Godakawela Pradeshiya Sabha. When declaring Kahawatta and Pelmadulla urban areas under these local government, attention has been given to the spread of urban activities, geographical locations and new development trends.

Also, future trends have been identified through development pressure analysis, environmental sensitivity analysis and regional connectivity analysis for these areas.

Table 2.2: Administration Boundary (Pelmadulla - Kahawatta UDA Declared Area)

Municipal area	Local Government	Divisional Secretariat Divisions	No. of Grama Niladhari Divisions	Total land area
Kahawatta UDA declared Area	Kahawatta Pradeshiya Sabha Godakawela Pradeshiya Sabha Pelmadulla Pradeshiya Sabha	Kahawatta Godakawela Pelmadulla	12	9.1 square km
Pelmadulla UDA declared Area	Pelmadulla Pradeshiya Sabha	Pelmadulla	17	25.7 square km

Map No.2.4: Administrative Boundaries (Pelmadulla - Kahawatta Municipal Area)



2.2.5. Planning Boundary

In the study of the development pressure of Pelmadulla city it was identified that the urban development pressure has been identified as an expansion from Pelmadulla city towards Kahawatta city. Based on the geographical location of these two cities located in a valley surrounded by mountains, it has been identified that planning these cities together is more appropriate.

Thus, according to the characteristics identified in the studies of the above-mentioned functional boundaries, geographical boundaries and administrative boundaries, the cities of Pelmadulla and Kahawatta have been combined to identify the planning boundary. Pelmadulla - Kahawatta planning area covers 35 square kilometers and falls under 24 Grama Niladhari Divisions. Out of these Grama Niladhari Divisions, ten divisions are completely under the urban planning area, and a part of each of the other divisions has been included.

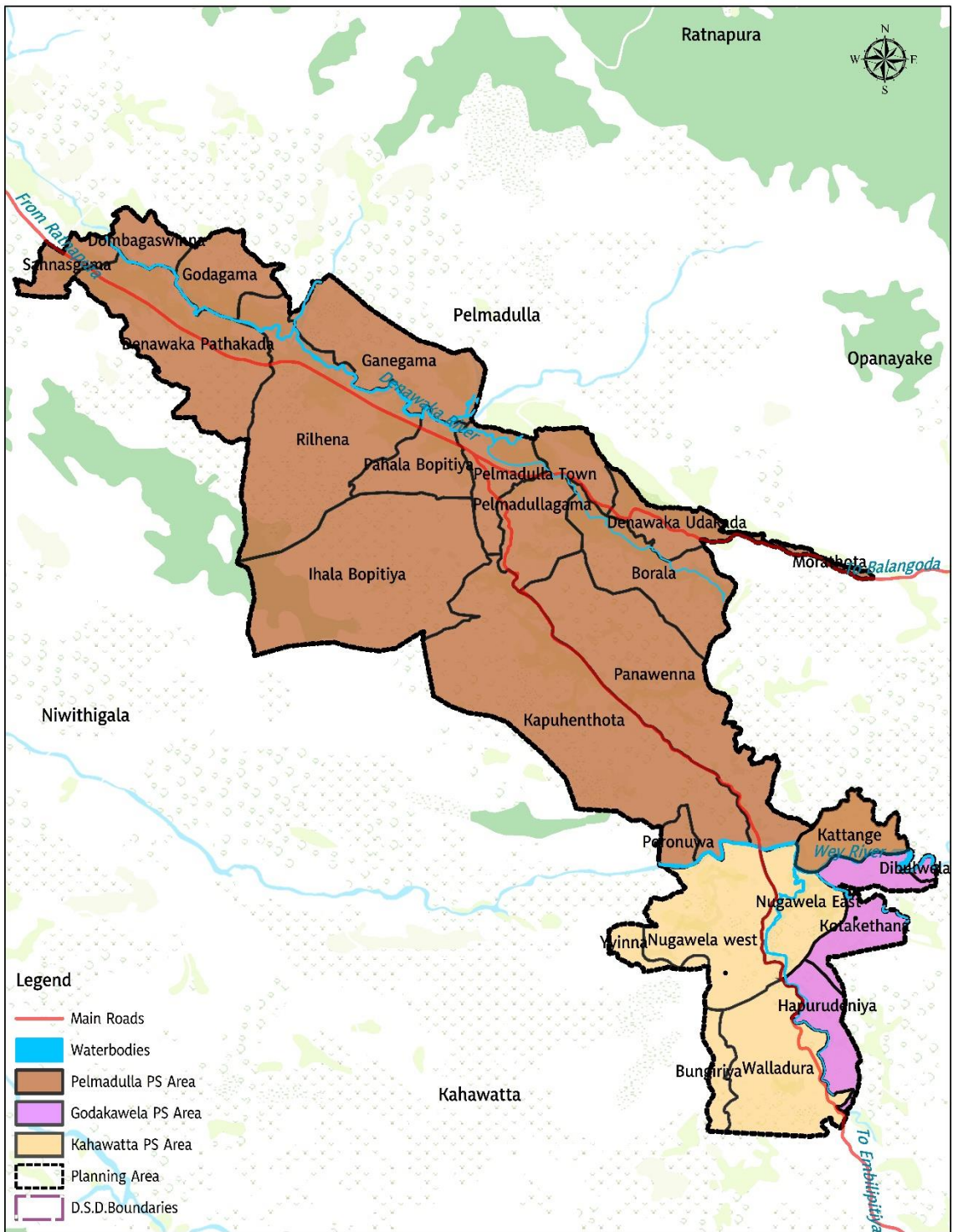
Chapter 02 *Table 2.3.: Grama Niladhari Divisions (Pelmadulla – Kahawatta Urban Area)*

Preliminary
Study

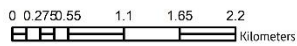
Grama Niladhari Division	Percentage of land falling within urban planning area
Dombagasvinna	53%
Sannasgama	63%
Godagama	50%
Denavaka Pathakada	100%
Ganegama	63%
Rilhena	100%
Pelmadulla town	100%
Pahala Bopitiya	100%
Pelmadulla gama	100%
Ihala Bopitiya	100%
Denawaka Udakada	39%
Borala	70%
Panawanna	100%
Kapuhenthota	100%
Poranuwa	100%
Kattange	29%
Nugawela East	100%
Nugawela West	100%
Yayinna	15%
Bungiriya	30%
Wellandura	76%
Dimbulwala	20%
Hapurudeniya	27%
Kotakethana	51%

Source : Sabaragamuwa Provincial Office, UDA – 2020

Map 2.5: Pelmadulla - Kahawatta Urban Area



Pelmadulla - Kahawatta Declared Area



Urban Development Authority
February 2022

Source: Urban Development Authority Pelmadulla - Kahawatta Development Plan (2023 - 2033)

Prepared by : Planning Division
Sabaragamuwa Provincial Office

Chapter 02

Preliminary
Study

Planning and
Situational Context

2.3. Planning and Situational Context

2.3.1. Historical background of the city

In ancient times, traders who traveled to Badulla and Embilipitiya for trade activities passed through Pelmadulla. Temporary huts have been built there to avoid travel fatigue and to rest. As many huts were built in the form of a pavilion, the word "Pel + madulla" was used and the town of Pelamadulla was named based on that.

The history of the town of Kahawatta, which is located near the town of Pelmadulla, dates back to the reign of Rajasingha II (16th and 17th century AD) who ruled the country. It is said that at that time Kahawatta area was ruled as a "Nindagama" by the government, and a ruler named Wickramasinghe, who ruled the Pothuvil Disawa, was sent to fight in the Colombo Fort on the orders of the king, and because of his achievements in that battle, this area was gifted as a village. That so-called "Nindagama" used to be an area where turmeric was obtained for the Maha Saman temple, so later it was called Kahadun + watta which is now known as "Kahawatta".

Anuradhapura Era (377 BC - 1017 AC)

By the time of Anuradhapura kingdom, Sri Lanka was divided into three parts: Ruhunu, Maya and Pihiti, and the towns of Pelmadulla and Kahawatta belonged to the Maya part. At that time, this planning area was used to hide against enemy attacks. During the Anuradhapura era, there were no settlements and it was not used for agricultural activities either. But gem mining was popular and all those resources were controlled under the king.

Polonnaruwa Era (1056 AC- 1232 AC)

During the reign of King Parakramabahu of the Kingdom of Polonnaruwa, Devi Sugala had the custody of Sri Dalada and Patra Dhatu, which symbolize the statehood of the country. In order to establish the statehood of the country, it was necessary to get the guardianship of Sri Dalada and Patra Dhatu to King Parakramabahu, and for that the king decided to fight with Sugala Devi, and

Sugala Devi, who was an excellent combatant, was hiding with her army in Pelmadulla area. (Source: Sabaragamu Wanshakathawa, Volume i, Page 266,268 Sabaragamu Wanshakathawa, Volume ii, page 627)

At that time, Denawaka area of Pelmadulla town was known as "Dona Wakka". Also, according to "Sabaragamuwa Wansa Katha", it is said that this area was used as a battleground between Rajarata and Ruhuna. (Source : Sabaragamu Wanshakathawa, Volume ii, Pages 458)

Even during the Polonnaru era, this area was covered by forest and was not inhabited. After the period of Polonnaru kingdom, there is no special reference for this area during the period of Dambadeniya, Yapahuwa, Kurunegala and Gampola.

Kotte Era (1412 AC – 1597 AC)

Aramanpola Rajamaha Viharaya at Ganegama is believed to have been built by King Parakramabahu IV during the Kotte era. The Denawaka River flows near this temple. With the establishment of this temple, settlements have started in its vicinity and the people have been making their living by cultivating fields and Chena cultivation.

Seethawaka Era (1521 AC – 1593 AC)

During the Sitawaka era, this area was ruled by Prince Mayadunna. His kingdom was sustained for three years in the Batugedara area near Pelmadulla. After the death of King Mayadunna, his son King Rajasingha deposited the relics in the Saman Dewalaya. At that time, seven villages including Pelmadulla had come to worship the relic. (Source: Sabaragamu Wanshakathawa, Volume i, page 294)

Kandy Era (1590 AC – 1815 AC)

With the collapse of the Sitawaka kingdom, Sabaragamuwa province was ruled under the Kandy kingdom and foreign invaders. Sabaragamuwa province was known as the fifth Maha disawa during the Kandy era. It

Chapter 02 included seven main areas and Pelmadulla was included in the new area.
Preliminary (Source: Heritage of Rathnapura (“Ithihasika Rathnapura) Page 57)
Study Colonial period

Portuguese Period (1505 AC – 1658 AC)

With the arrival of the Portuguese in 1505 AC, the administration of Sri Lanka also changed. Thus Sabaragamuwa Province was divided into 7 main Korales during the Kandy era, out of which Kolonna Korale and Kadawatu Korale were removed and Hewawasam Korale, Dehigampola Korale, Panawal Korale and Atalugama Korale were added. During this period, Pelmadulla belonged to Sabaragamuwa District.

By the 19th century, Sri Lanka was divided into two main administrative areas, the coastal areas and the upland administrative areas. Accordingly, Sabaragamuwa Province belonged to the Upcountry administrative area. (Source: Heritage of Rathnapura (“Ithihasika Rathnapura) page 58)

British Ruling Period (AC 1796 -1948)

In 1887, Ratnapura town became a local council and was divided into 7 main korales. During the same period Pelmadulla was known as Navadun Koralaya. In the year 1892, during British rule, the Fingley Institute started tea cultivation in Ratnapura district. Tamil people have been brought from South India to work in those tea plantations. The Rilhena Estate, which can still be seen today, is an estate established at that time. Hospitals, schools, Hindu temples, and line rooms were built by the British to facilitate those people.

Sudarshan Dharma Hall, which is located close to Pelmadulla city, was built by Iddamalgoda Nilame, who was the Basnayaka Nilam of Saman Temple, during the year 1867-1868.

Iddamalgoda Walawaa, which was built by Basnayaka Nilame of Iddamalgoda in the early 19th century, can still be seen. It reflects Dutch and British architectural features.

Between the years 1905-1908, the British planted rubber in the town of Pelmadulla and Kahawatta. Pelmadulla Central School was established in 1829 as a Buddhist mixed school in Ganegama Godagahawatta. In the year 1946, Mr. C. W. W. Kannangara has made this school into Pelmadulla Central School.

The road infrastructure of this city was started in 1832. Ratnapura Badulla Road is built through Pelmadulla town. During the period between 1851 and 1870, a number of side roads were built in connection with the main road and they were constructed as gravel roads. (Source: Formation of the Pelmadulla, Harshani Silva, 2015)

During this period gem mining, gem cutting and gem business activities have also been done. A significant number of people are engaged in plantation cultivation and many have started small tea estates. Before the period of British administration, the people who lived an ordinary life had shifted from a subsistence economy to a commercial economy.

In this way, tea and rubber cultivation spread in this area and due to that a railway line as well as railway stations were established

After Independence

After independence, there have been significant changes in the administrative affairs of this area. In 1959, Pelmadulla became an electorate. (Source: Sabaragamu Wanshakathawa volume iii, page 1229)

The Pelmadulla Village Council was established in 1960. In 1977, the Village Council became the Development Council, and in 1987 it became the Pelmadulla Pradeshiya Sabha.

The administration of Kahawatta city was under a minor municipal council from 1963, under a development council from 1987 and under a local council from 1988.

Chapter 02 2.3.2. National and Regional Policies

Preliminary
Study

The towns of Pelmadulla and Kahawatta, which occupy the fourth place in the urban hierarchy of the Ratnapura district of Sabaragamuwa province, are located between the main town of Ratnapura and the second-order town of Embilipitiya, centered on the Colombo - Batticaloa (A 4) and Pelmadulla - Nonagama (A 18) roads.

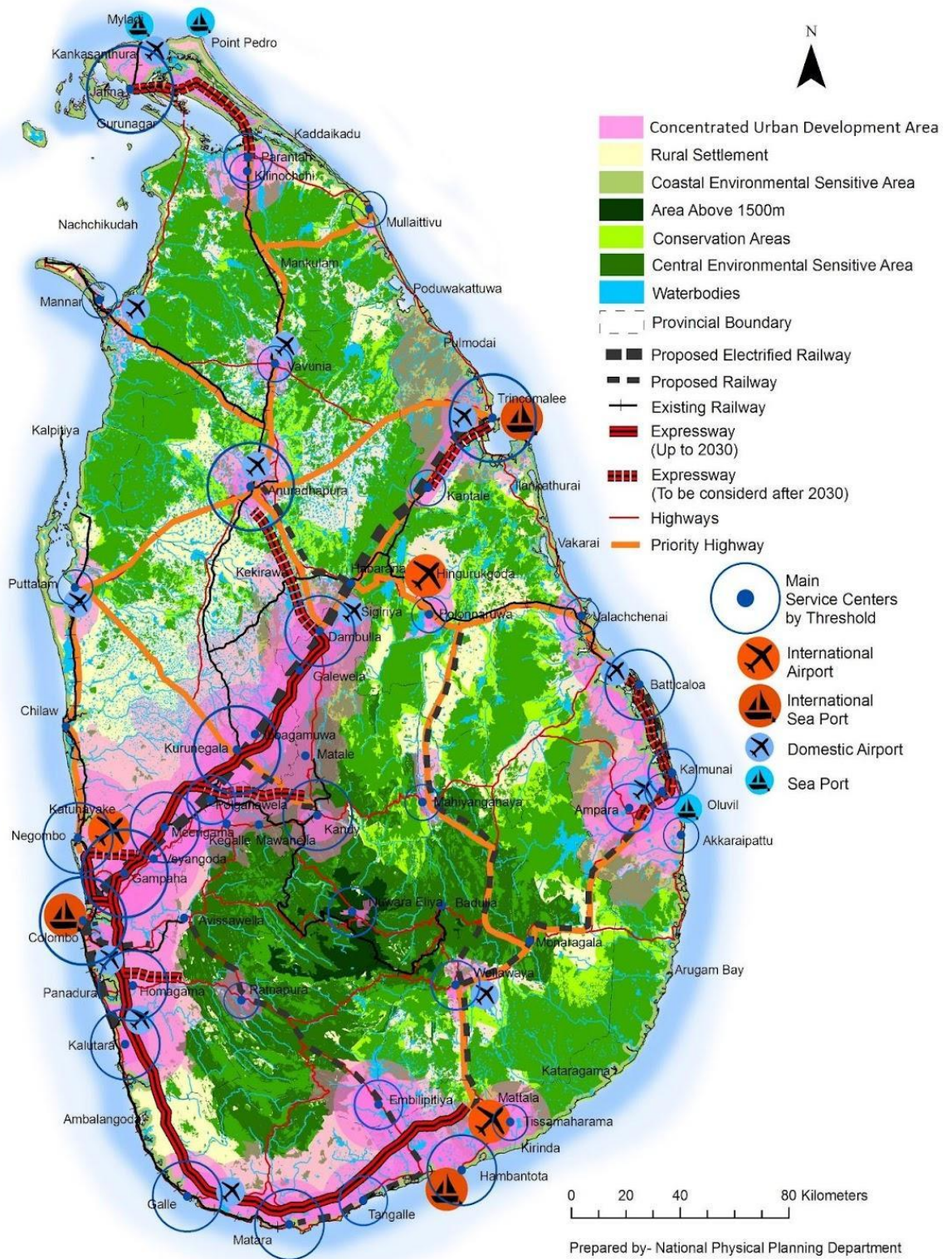
The National Physical Planning Department has declared four economic development corridors through the National Physical Plan prepared for the year 2050. Pelmadulla and Kahawatta town located between Embilipitiya city and Ratnapura Economic Development Area belonging to the Southern Economic Development Corridor. They have been included in the Central Environmentally Sensitive Zone (Figure no.2.1).

In relation to the expansion of economic development areas in the National Physical Plan, this planning area belongs to the economic development area based on the mining and mineral based industry. The railway line and fiber optic network have been identified to extend through the city center of Pelmadulla and Kahawatta.

The need for regional level development has been identified to implement future development activities while protecting the environmental sensitivity of this area by systematically applying the benefits of such developments. Further, the proposed Ruwanpura Expressway can be identified as a special project that will bring special benefits to this region (Figure No. 2.1). This expressway will extend from Kahathuduwa to Pelmadulla. An interchange will be established in the Panawenna area of Pelmadulla and it is located 3.5 kilometers away from the Pelmadulla town and 2.6 kilometers away from the Kahawatta town.

Figure No 2.1: National Physical Plan 2050

Figure 5.1 : The Proposed Spatial Structure - 2050



Chapter 02
Preliminary
Study

A quality analysis of the study area has been conducted focusing on the physical, economic, environmental, and social aspects of the study area which was based on the Pelmadulla - Kahawatta Development Plan.

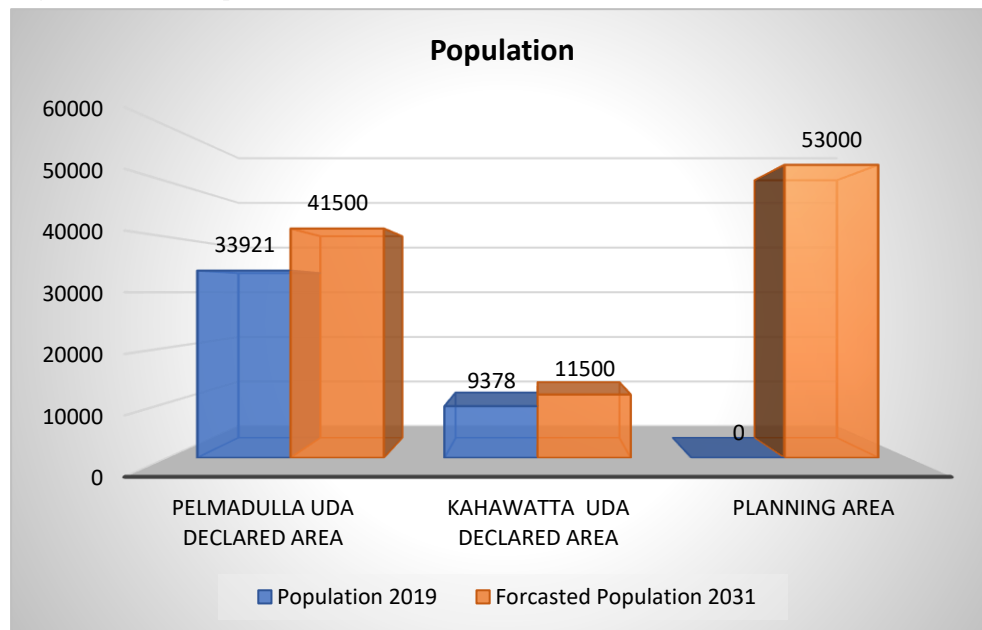
By conducting a comprehensive study of the social profile of the study area, the population, education, health facilities, etc. social infrastructure of the region and the existing promotions in those areas have been identified.

2.3.3. Previous gazette development plans related to Pelmadulla and Kahawatta

No development plans have been prepared for these cities until present even though the need to develop Pelmadulla and Kahawatta cities as fourth-order cities in Sabaragamuwa province has been identified. Attempts to prepare development plans at various times have failed due to various reasons.

2.3.4. Social, economic, physical and environmental context Population

Figure No 2.2: Population



Source: Census and Statistics Department, 2019

When studying the population, population classifications under different categories, population density, population growth rate have been considered for the preparation of this development plan. The total population in Pelmadulla and Kahawatta Divisional Secretariat Divisions is 142,899 (2019). 30% of that population lives in the Pelmadulla – Kahawatta urban area. The average population growth rate in this area is 1.5%.

The urban planning area has the largest population i.e. 64% of the rural population. Estate population is 19% and urban population is 17%.

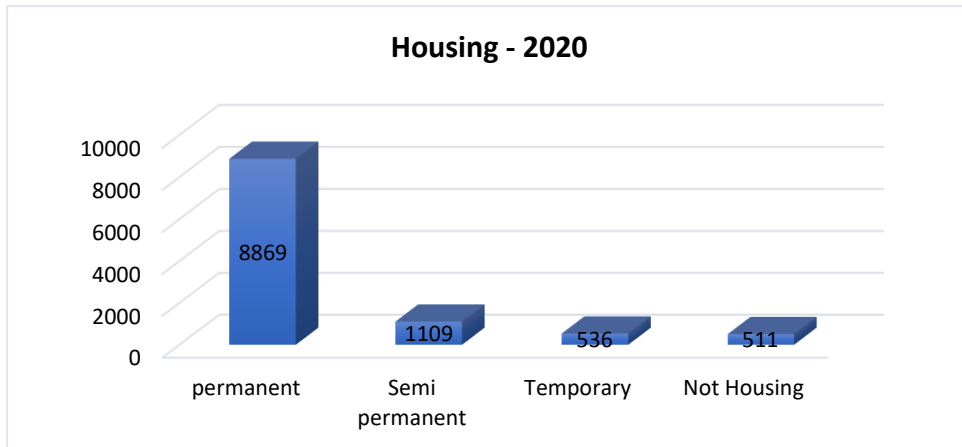
According to the ethnicity, Sinhalese population is recorded as the highest percentage of 87% whereas the Buddhist population is reported as the highest percentage of 86.9%. Considering the distribution of population according to age groups, the highest value of 44.5% is recorded from the age group between 20-50 years and 32% of the population is from the age group between 0-20 years. The lowest percentage of 23.5% of the population is the age group of more than 50 years. According to these population data, 44.5% of the working age population between the ages of 20-50 has been identified as a more important strength that can contribute to development work in the study areas (Attachment Chart No. 2.1).

People from the small town centers spread around the cities of Pelmadulla and Kahawatta such as Panawenna, Ketethanna, Watapotha, Endana, Weralugahamula, Ridhivita, Madampe and Ambalanwatta visit to Pelmadulla and Kahawatta for their economic, health and administrative services. In addition to the city dwellers, gem businessmen from various areas such as Ratnapura, Bentota, Colombo etc. come to Pelmadulla town to buy gems. Thus, it has been determined that 65,000 daily commuters visit these city centers for the above-mentioned activities.

Chapter 02 Housing

Preliminary
Study

Figure No 2.3: Residential Type -2020



Source: Grama Niladhari data, Planning Area-2020

Considering the housing expansion, a common feature that can be identified is the high density of housing along major roads. The geographical location of this area has also caused it. The number of families in the planning area is 11,025, and the housing density is 300 residential units per square kilometer (Attachment Map No. 1.2). The nature of housing in these cities is shown in Figure 2.3. Accordingly, the number of permanent houses in this area is very high and the number of homeless is limited.

Education

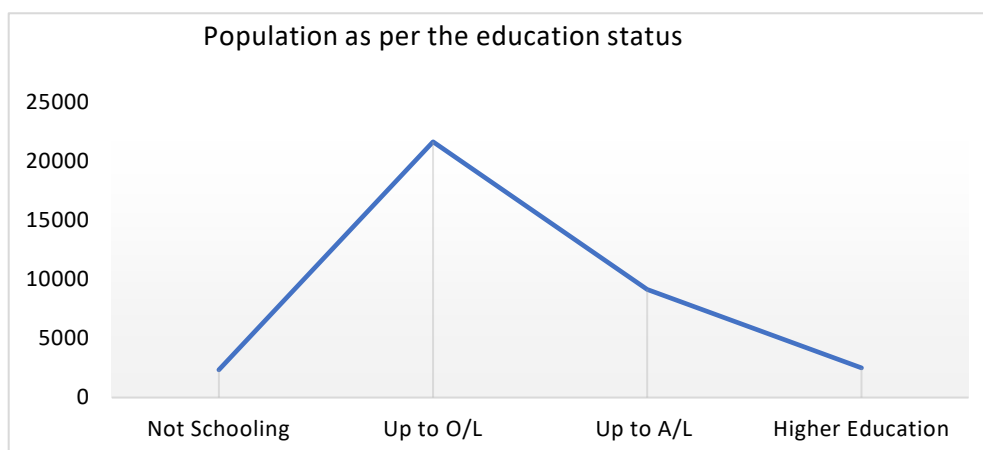
Considering the educational facilities, vocational training centers, tutoring classes and Ruwanpura National College of Education can be identified in addition to school facilities. At the beginning of this development planning work, special attention was paid to the expansion of existing social infrastructure to meet the needs of the people in the study area, where schools are essential to meet the educational needs of the towns of Pelmadulla and Kahawatta, which are important in terms of social infrastructure. Details of facilities are given below.

Table 2.4: Distribution of Schools (Pelmadulla – Kahawatta Planning Area)

	National Schools		Provincial Council Schools				Total
	1 AB Schools	1 C Schools	1 AB Schools	1 C Schools	2nd grade Schools	3rd grade Schools	
Planning Area	1		3	4	11	13	32

Source: Resource Profile -2020 (Pelmadulla, Kahawatta, Godakawela Divisional Secretariat Division)

Figure 2.4: Population as per the education status



Source: Grama Niladhari Data, Planning area - 2020

It should be noted that after the GCE. O/l, the number of people who go for higher education is low in the last year. Also, in comparison with the other educational zones of Ratnapura district, except Ratnapura and Embilipitiya educational zones, more student population is recorded in this educational zone.

Health

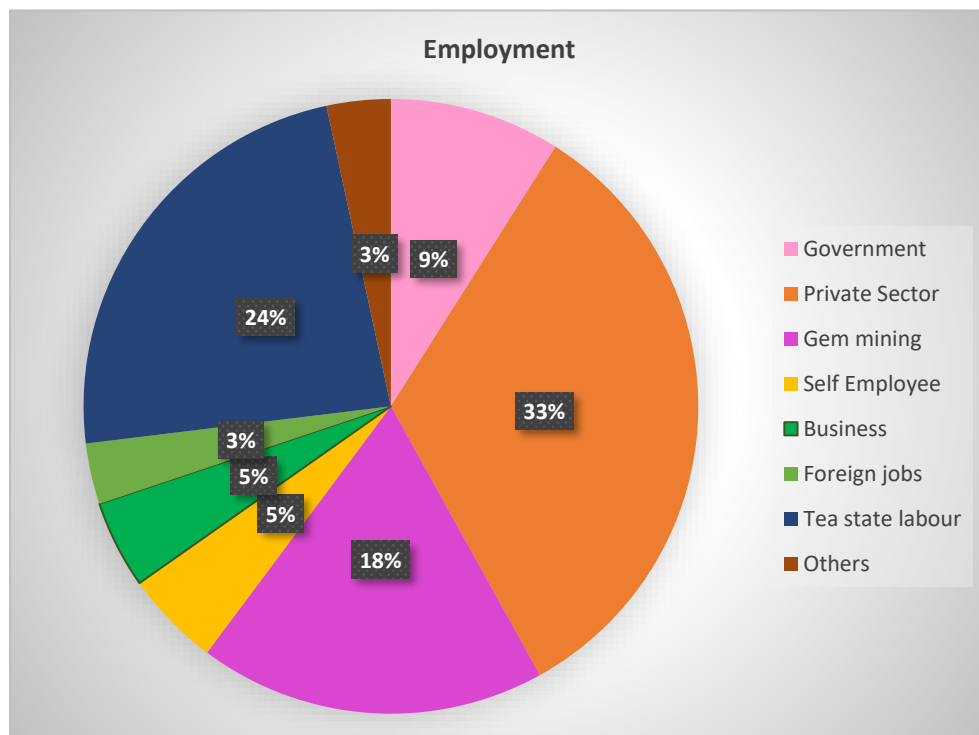
Through the analysis of the state of health, it is possible to identify the existing health facilities, where no special impact on communicable and non-communicable diseases has been reported in the last few years. Health facilities are provided through Kahawatta Base Hospital, Pelmadulla Divisional Hospital, Endana primary Hospital and Regional Health Service

Chapter 02 Centers as well as private medical institutions. It is a special fact that two
Preliminary government hospitals are located within the urban planning area.
Study

Economy

Gem, tea and rubber industry related jobs can be identified as the main livelihoods of the people in these areas where an economic pattern based on gem industry and agriculture has been established. In addition to this, the urban area has conducted a comprehensive analysis of the economic base and workforce of the city through the study of the economic status of this study area. It is also reported that 55% of the total labor force in the study area is economically active. Thus the economically inactive labor force is 18.7%. Also, the employment rate is 93.7% and the unemployment rate is 6.3% (Census and Statistics Department, 2012). Accordingly, the unemployment rate is very low compared to the employment rate and it is recognized as a strength that causes the economic growth of the city.

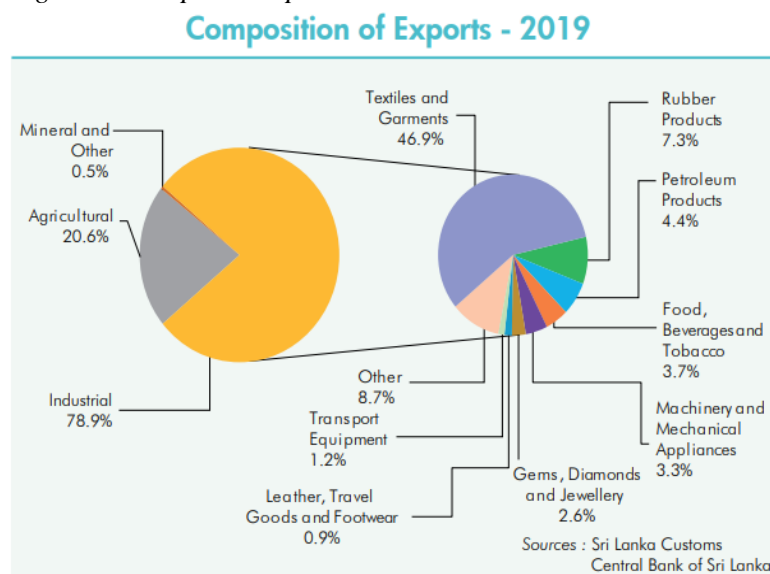
Figure 2.5: Employment -2020



Source: Grama Niladhari ,Planning area-2020

Gems and Jewellery industry contributes 2.6% of exports to Sri Lanka's gross national income. (Central Bank Report, 2018) Pelmadulla town located in Ratnapura district known as Ruwanpura in Sri Lanka. It is associated with the gem industry and very rare precious gems have been found in this area. The National Gems and Jewellery Authority issues about 3500 gem mining licenses per year in Ratnapura district, of which nearly 600 licenses are issued for the area around Pelmadulla and Kahawatta town. However, 120-130 illegal gem mining raids per year are being recorded, in addition to licensed mining industries. Thus, compared to other cities in Ratnapura district, a higher percentage of mining is reported from this area.

Figure 2.6: Export composition



Source: Central Bank Report 2019

Apart from the mining industry, paddy cultivation, tea and rubber cultivation, small and medium scale industries are also carried out in this area. Out of the land used for crops and all agricultural activities in the planning area, 39% of the land is used for the rubber industry. In addition, 30% of the land is used for paddy cultivation, 15% for tea cultivation and the remaining 6% of the land is used for mixed crop cultivation (Annex Chart No. 02).

In addition to Gem mines and agriculture, the industrial sector also contributes to strengthening the regional economy. 934 industries including

Chapter 02 4 large scale industries, 10 medium scale industries, 403 small scale
Preliminary industries, 13 traditional industries and 501 self-employed industries have
Study been established in the study area.

Also, through the study of the physical resources available in the study area, it has been identified the need of expanding the infrastructure and how the infrastructure should be developed to meet the future demand. Accordingly, the development of physical infrastructure in the study area, which includes Pelmadulla and Kahawatta, special attention has been given to roads, water, electricity, transportation etc.

Road Network

The main road network of Pelmadulla-Kahawatta is combining the main road Colombo - Batticaloa (A4), Pelmadulla - Nonagama road (A18). Ratnapura can be easily connected to Balangoda and Embilipitiya areas through the extensive road network in the city. The distance from Pelmadulla town to the main town of Ratnapura is 22 km, and from Pelmadulla to Balangoda town is 24 km. Also, the distance from Kahawatte to Embilipitiya is 55 kilometers. In many places of the city, there is a linear development on both sides of the main roads (Attachment Map No. 1.04). The main road system in the city center and the secondary road system in the suburbs have been identified as being of less quality.

Transportation

Pelmadulla main bus station is located in the city center and Kahawatta old railway station is used as the bus station. These bus stops are not in proper condition and need to be re-established properly. Long distance service buses do not start from Pelmadulla and Kahawatta town and buses traveling to Colombo, Ratnapura, Embilipitiya and Badulla pass through this area. Buses starting from Ratnapura city will pass through Pelmadulla and Kahawatta cities. There are 57 bus routes per day in the vicinity of Pelmadulla and 92 bus routes between Kahawatta and Ratnapura.

Electricity

Transformers have been placed and wired to cover the entire city to meet the electricity requirement of this city . Furthermore, the 220 kilowatt high power cable network included in the proposed National Physical Plan for the year 2050 is spread parallel to the Pelmadulla - Nonagama road. Therefore, it can be used as an opportunity to meet the future electricity needs of the city.

Drinking Water

50% of the drinking water requirement of this area is met by the National Water Supply and Drainage Board and the Community Water Project. Apart from that, drinking water needs are met from wells and other water sources and the main source of drinking water supply is the We River which flows through Kahawatta town. Being an area with a lot of mining activities, there are problems with the quality of groundwater and the lack of clean drinking water has become a problem for many areas.

Solid Waste and Wastewater

Garbage management in the city is being done separately by Pelmadulla and Kahawatta local councils and 7 tons of solid waste is collected from Pelmadulla city whereas 2 tons of solid waste from Kahawatta city. Currently, this waste is disposed of as a sanitary landfill and a formal waste management program should be implemented. Also, a formal pipe and drain system has not been established in the city to dispose of sewage and wastewater.

Environment and recreational facilities

Considering the existing environmental conditions of this study area, the main characteristic that can be identified is that it is located as an environmentally sensitive area consisting of the valley surrounded by hills. It is a problem that the people in the city are not provided with the necessary facilities for outdoor recreation and sports activities in standardized amounts.

Land Value

The physical location of the city, distribution of the facilities and the current land use are being considered In determining the current land value of the

Chapter 02 Pelmadulla- Kahawatta study area. Accordingly, the value of a perch in
Preliminary highly demanded commercial lands located in the city center is between
Study 2500,000-5,000,000 rupees.

The value of the land located on both sides of the main roads, a little away from the city center area, is at the price of 100,000 - 200,000 rupees, while the value of the land located in the rural areas has decreased.

Chapter 03

Need of a Development Plan

Chapter 03

3.1 Introduction

Need of a
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Introduction

During the process of preparing the development plans, special consideration was given the provisions for using the identified potentials effectively and providing solutions to the identified problems in the development area. The problems and potentials related to this planning area have been identified through stakeholder meetings and discussions. All the problems identified through the planning studies were analyzed based on the significance, context, and magnitude.

Accordingly, in order to jointly develop towns of Pelmadulla and Kahawatta, which are adjacent to each other, it was an urgent need to prepare this development plan to expand the development potentials which are unique to this area and to provide solutions to the problems hindering development.

Identified Problems

3.2. Identified Problems

In addition to the existing potentials, several major problems that hinder the development of this area have also been identified.

1. Failure to get the highest and best use of the gem mining industry
2. Location of Kahawatta town within Pelmadulla administrative limits
3. Geographical location being a hindrance to expanding the development of the city

3.2.1. Failure to get the highest and best use of the gem mining industry

The gem industry, which makes a special contribution to Sri Lanka's export economy, has been operating in this area since ancient times. According to the geographical location, the position of the soil layers that lead to the formation of gems is the reason for the common encounter of gems.

Although gems are a resource with a high market value, this area has not yet been able to gain the maximum benefits of gem resources. Several main reasons have been identified for this.

- No proper implementation of the value addition of the gem industry
- Increasing the amount of illegal gem mines
- Disparity in income distribution
- Being a risky industry

A gem found in a mine needs to be polished to get its proper value. Thus, in order to get the proper value of a gemstone, a thorough value addition process should be undertaken.

Figure 3.1: Gem industry, Rathnapura



Source: <https://rb.gy/whcxcr>, Urban Development Authority, 2020

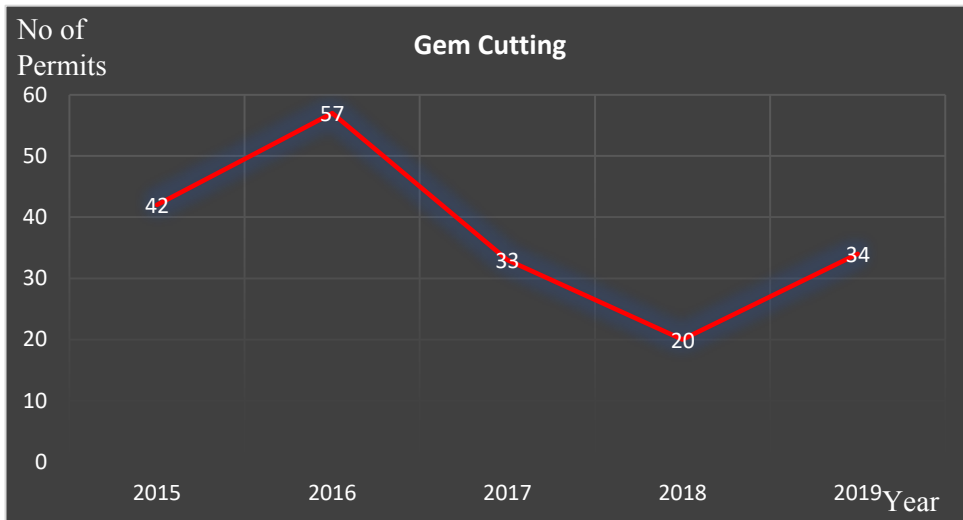
The rough gems found are cut and polished and then lab level tests are done before being used for jewelry and released to the market. Although the mining activities in this area are extensive, the value addition activities carried out to get the real market value for the gems are minimal. Due to this situation, many middlemen are enjoying the benefits of the gem industry.

Accordingly, towns such as Beruwala which are located outside Ratnapura (which is known as Sri Lanka's main gem city) also enjoy the benefits of gem resources. Recently, the number of licenses issued for the gem cutting industry in Ratnapura district has shown a decreasing trend. This confirms that the value addition of gems continues in this area.

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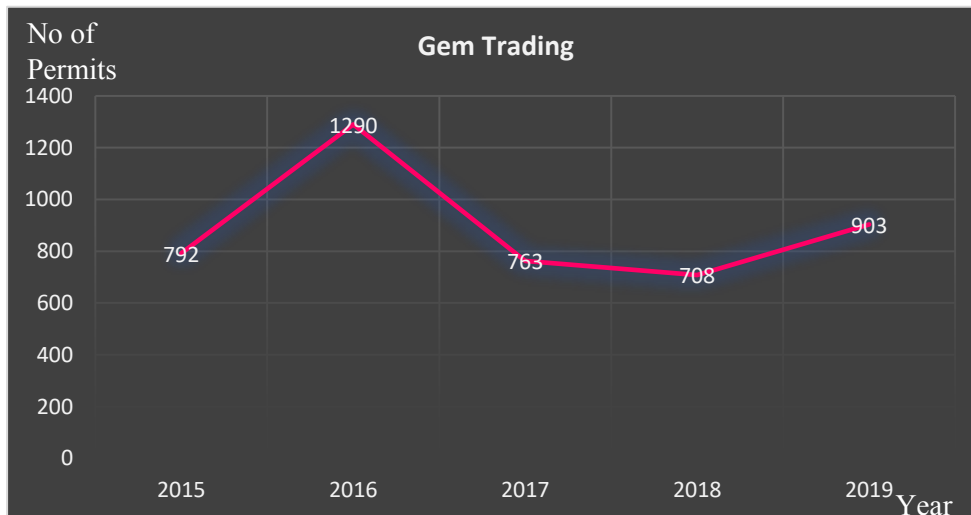
Figure 3.2 : Number of Gemstone Cutting Licenses issued during the period (Ratnapura District)of 2015 -2019



Source : National Gem and Jewellery Authority

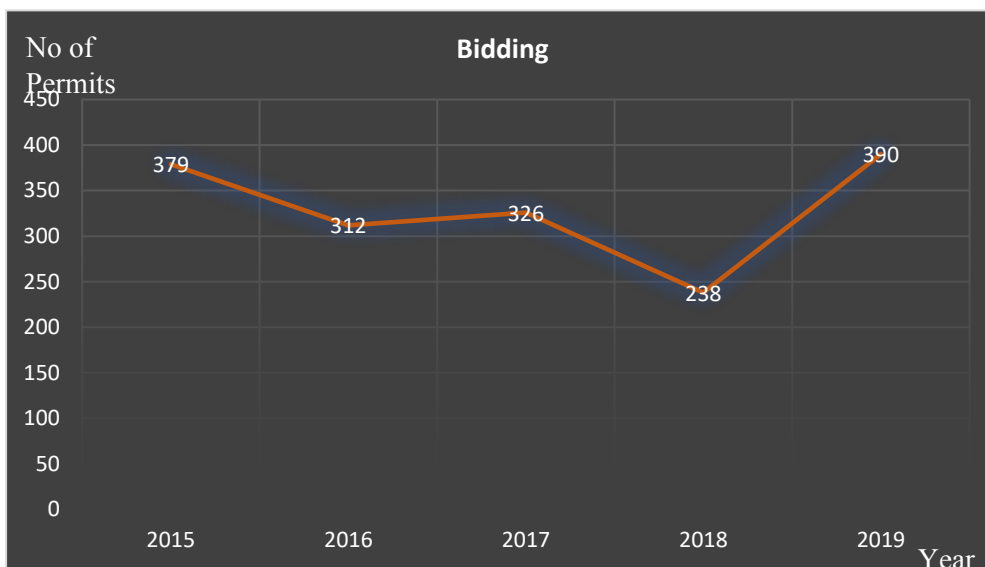
Gem trade also shows a declining trend and gem auctions show a growing trend

Figure 3.3: 2015 -2019 Number of Gem Trade Licenses issued during the period of 2015 -2019 (Ratnapura District)



Source : National Gem and Jewellery Authority

Figure 3.4: Number of Gem Auction Licenses issued during the period of 2015 – 2019 (Ratnapura District)



Source : National Gem and Jewellery Authority

Gem trading activities in this area can be seen in an open market near the Pelmadulla main bus stand between 3 and 5 pm. Rough gemstones are purchased by traders and brokers from other areas. Accordingly, many of the benefits of the gems found in this area can be confirmed to flow to the outer areas.

Increase in illegal mining

Over the past five years, illegal mining has grown rapidly. In addition to the data confirmed by the National Gem and Jewellery Authority incursions, there may be a large number of illegal mines that were not caught in the incursions.

The planning area ranks third among the cities where illegal gem mining is carried out in Ratnapura district. Therefore, illegal mining causes no benefits to this area. And there are many environmental impacts as well. Many houses, roads, etc. are also affected by the disasters of subsidence because of the vertical mines. In addition to environmental disasters, epidemic diseases such as dengue and malaria are also likely to spread.

Chapter 03 The number of gem mining licenses issued annually by the National Gem and Jewellery Authority can be seen to decrease at a very high rate, which further implies the increase of illegal mining in this area. The increase in the number of illegal mines is due to the uncertainty in the industry, the increase in the cost of obtaining permits and the complexity of the permit process.

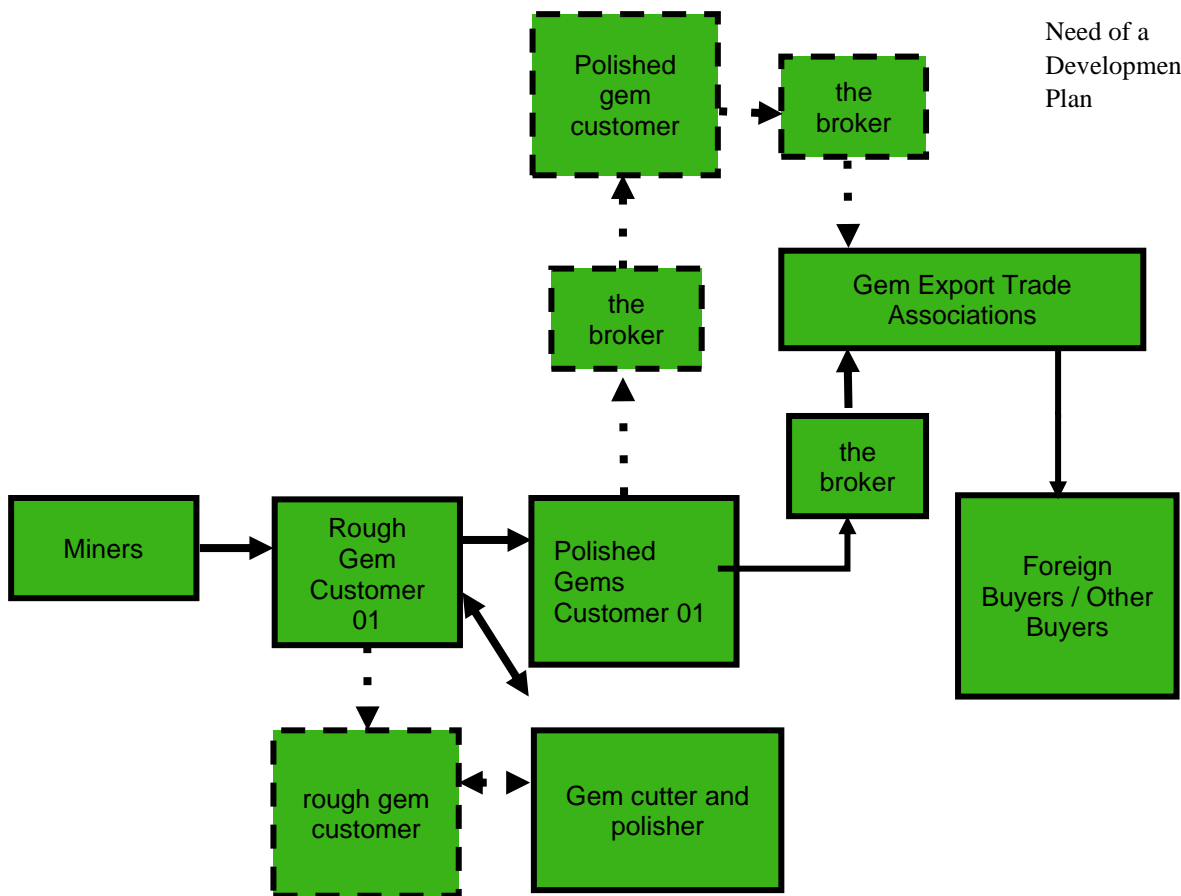
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Inequality in income distribution

The hardest work in the gem mining industry is done by the miners. There are mines that are 35-40 feet or more below the surface of the earth and the vertical mines (Vertical mines) that pass through them, and the miners who are engaged in those mining operations are doing their work with a risk of life. But they get a very small percentage of the value of a gemstone as income.

However, in addition to the people engaged in the gem industry in this area, many middlemen from outside earn income without any effort. Figure 3.05 below shows how intermediaries are involved in the supply chain of gems at various times, from rough gemstones to polished gemstones.

Figure 3.5 : Value Chain of Gems



Source: Data through a Gem Survey, UDA

Being a precarious industry

The gem industry is an industry built on trust. It requires good experience. Also, scientific research methods are not used to identify the areas where gems exist. So, the process is based on the beliefs of the general public. Also, it is not a successful process as it costs a lot of money to scan the interior of the land.

Gem mining is carried out using traditional methods and cannot be carried throughout the year. This is because most of the gem deposits in this area are located in low-lying areas or paddy fields, so miners lose their jobs during floods. Also, gem trading does not take place during festive seasons like the Sinhala Hindu New Year. In this situation, the miners have uncertainties about their jobs.

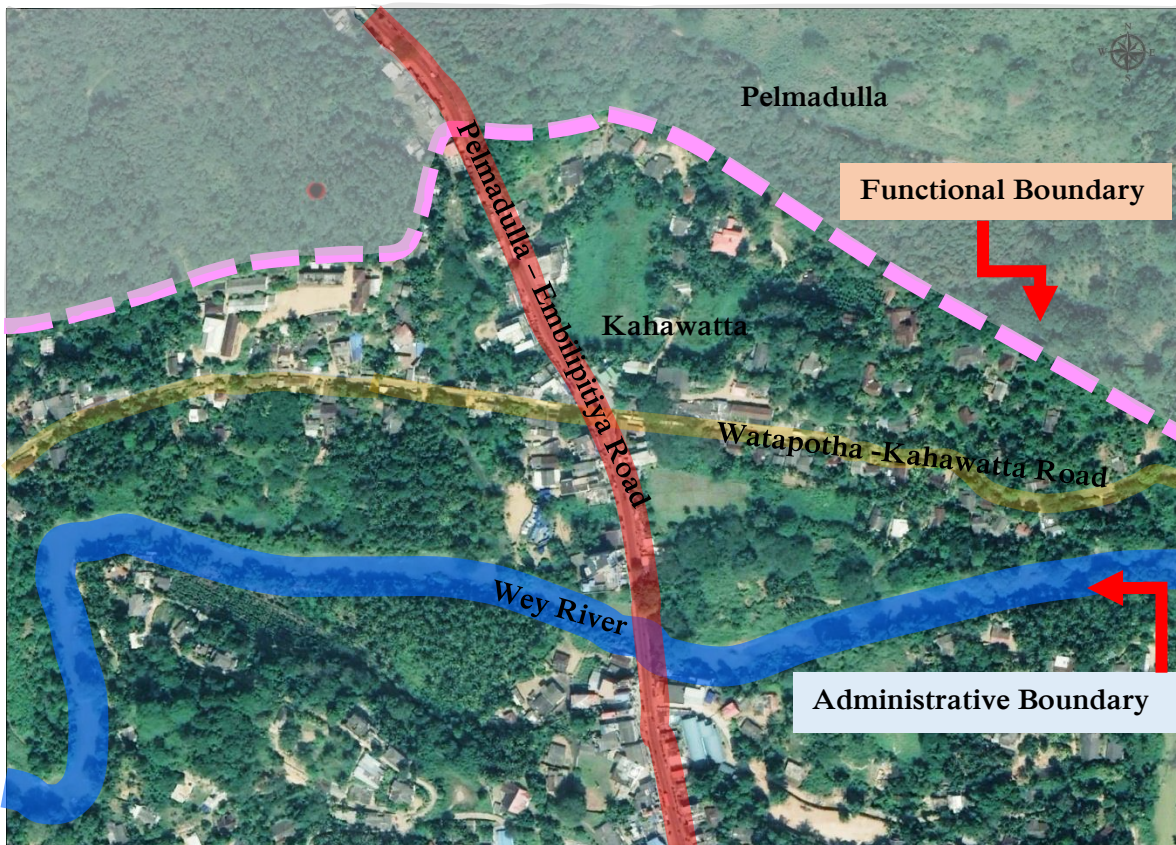
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In this way, the presence of many problems related to the gem mining industry is an obstacle to the promotion of gem industry related activities. Accordingly, the development in this area should be implemented by providing the necessary facilities to solve those problems.

3.2.2. Kahawatta town being located within the administrative limits of Pelmadulla

Pelmadulla and Kahawatta are two adjacent cities and have many similarities in terms of geography and environmental characteristics. Administratively, the We River is considered to be the physical boundary between Pelmadulla and Kahawatta. But the functional boundary of Kahawatta town starts from the administrative boundary of Pelmadulla town.

Figure 3.6: Functional Boundry of Kahawatta



Source : Urban Development Authority

Figure 3.7 : Kahawatta Old Railway Station and Clock Tower



Source : Urban Development Authority

Kahawatta old railway station and clock tower of Kahawatta town are located in Pelmadulla administrative area. This railway station is used as Kahawatta main bus station as the Kelaniveli railway line is not operational at present. Accordingly, since a large number of people are constantly circulating around the area, commercial services such as shops and banks have also been established in that area.

But since all the benefits are being received to the town of Pelmadulla, the development of Kahawatta town has become a hindrance. The Kahawatta base hospital, government institutions and shops etc. have been installed within the Kahawatta administrative town limits, which starts after crossing the Wey river. But the space available in the city center to expand these services is limited. The city center, which is the main commercial center of the city, originates from this area, and most of the benefits accrue to the Kahawatta. Even though many commercial and other services have been installed in this area, the collection of assessment fees and other development activities of all commercial buildings in this area are under the authority of Pelmadulla Local Government.

Chapter 03 Also, the school located in the area between Pelmadulla and Kahawatta town
Need of a has students from both these towns and due to this the school has no adequate
Development space and facilities for the number of students.
Plan

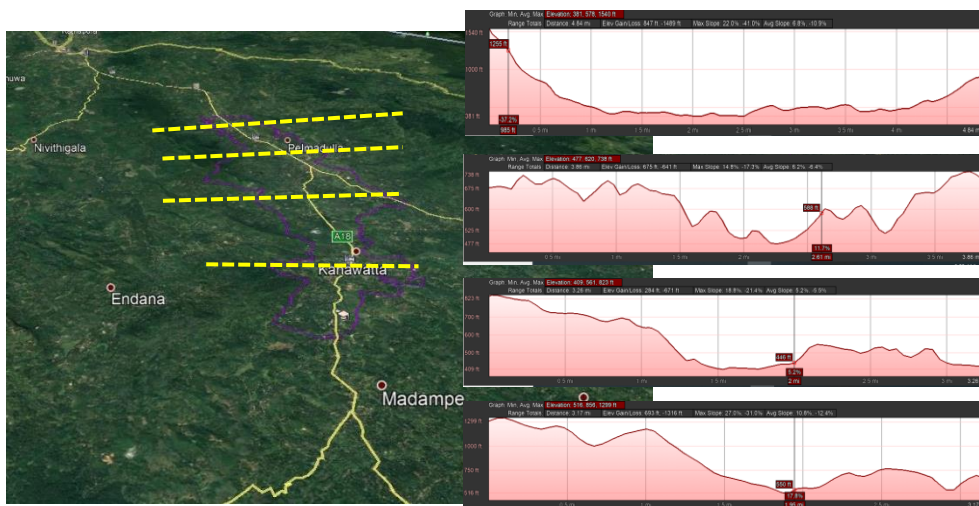
In this situation, with the existing geography of Kahawatta city, the space available for the expansion of the city is not enough, but it has not been possible to effectively use the buildings and land around the Kahawatta railway station, which is currently unused, for the development of Kahawatta city.

3.2.3. Geographical location hinders the development of the city

Both Pelmadulla and Kahawatta cities are geographically characterized by mountains. Kiribathgala and Kuttapitiya mountains are the two large mountain ranges surrounding these cities, and in addition, several small mountain peaks can be seen throughout. A linear development of this city can be seen due to the geographical location of the area

According to the character of the soil layers in this area, gem deposits can be seen in many areas. Since the character is different, the methods of mining are also different. For instance, Surface mines, deep mines, vertical mines, etc., as well as drag mines or “gem mining in the river” can be seen. Among these, deep mines and vertical mines are not properly closed after the mines are done, resulting in destabilization of the soil layer and subsidence in the areas where such mines are conducted. Thus, the cost to be applied to the constructions carried out for various development works also increases.

Figure 3.8 : Geographical location of the town



Source : Urban Development Authority

Due to the existing geographical features of these towns, a linear development can be identified. Thus traffic congestion can also be seen in the Pelmadulla area.

3.3. Identified Potentials

Five major development potentials have been identified to enhance the development of this area, which has an agricultural identity based on tea, rubber, and paddy, and known for the gem mining industry.

- Ruwanpura Expressway is connecting to Pelmadulla town
- Operation of proposed kelani valley railway line through Kahawatta Town
- Planning area is located within the Gem Triangle of Sri Lanka
- Pelmadulla and Kahawatta towns contributing 18% to tea production in Ratnapura district
- Pelmadulla and Kahawatta towns contributing 12% to rubber production in Ratnapura district
- Tourist attractions are available in this area

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3.3.1 Ruwanpura Expressway is connecting to Pelmadulla town

The Ruwanpura Expressway operates from Kahathuduwa to Pelmadulla and the construction work of the section from Kahathuduwa to Ingiriya has already started as its first phase.

The people of this area will have easy access to the Ruwanpura Expressway through the interchange proposed to be constructed in the Pelmadulla Panawenna area. This interchange is proposed to be implemented between the cities of Pelmadulla and Kahawatta, and there is only 4 km distance to the interchange from both the cities.

In the past, the Kelani valley railway line operated through these towns. But currently, only the bus service will operate as the only means of transport. The traffic congestion in this city with liner development has also been identified as a problem. This expressway can be used for urban economic activities related to gems and other agricultural crops as a solution to the aforementioned problem.

3.3.2 The Proposed Kelaniweli railway line goes through Kahawatta town

Kelaniweli railway line expansion from Awissawella to Hambanthota has been identified as a development project in the National Physical Plan, which is prepared for 2050. In the past, this railway line facilitated passenger and cargo activities. Thus, in the future, this railway line will be easy for the economic activities of the city and daily passenger transportation.

3.3.3. Planning area being a city located in the Gem Triangle of Sri Lanka

The planning area can be identified as the suburbs of Ratnapura, the main gem city in Sri Lanka, formerly known as 'Ratnadwipaya'. The towns of Pelmadulla and Kahawatta, which have been famous for gem mining since the Kingdom period, belong to the gem triangle of Sri Lanka.

The gem and jewelry industry can be identified as a major export industry in Sri Lanka, contributing 2.3% to the gross national income.

It is still an area where gem resources are common due to the location of the soil layers that affect the gem production according to the geographical location. Gem mining is common in Pelmadulla and Kahawatta towns and gem mines can also be seen on both sides of the Colombo - Batticaloa main road in Pelmadulla town.

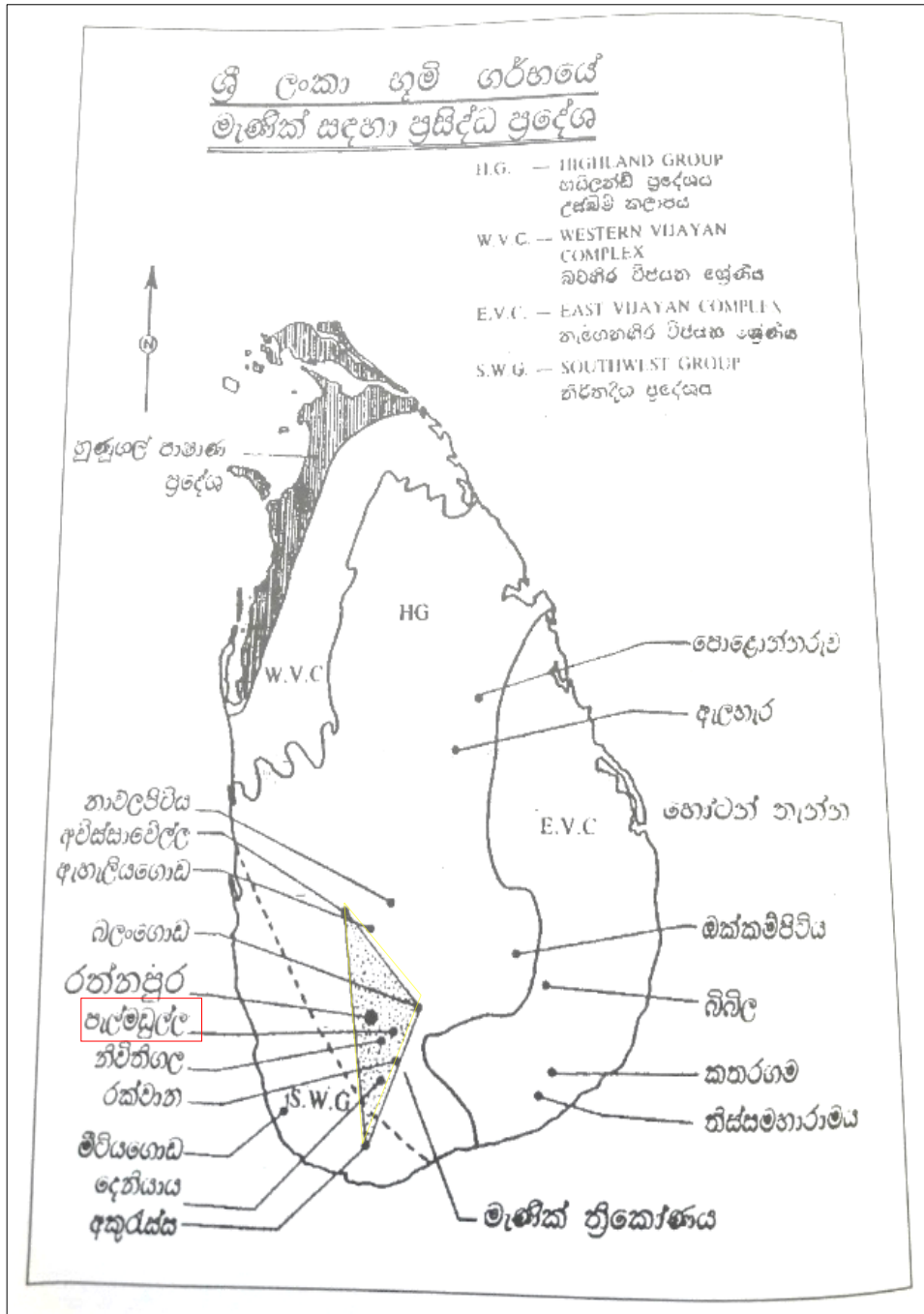
Figure 3.9: Existing mines in Pelmadulla town



Source : Urban Development Authority

Chapter 03 *Figure 3.10: Sri Lanka Gem Triangle*

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Gem mining is the main livelihood of most of the people in this area. According to the livelihood classification, the majority of 48% belong to the primary job category. According to this, working in gem mines is seen as a primary occupation in this area. In addition to the people who are permanently engaged in the mining industry, the people who live in various livelihoods are also engaged in activities related to the mining industry as an additional income.

This group of workers is a valuable resource to maintain the traditional mining industry for a long time and improve the gem production and increase the national income of the country.

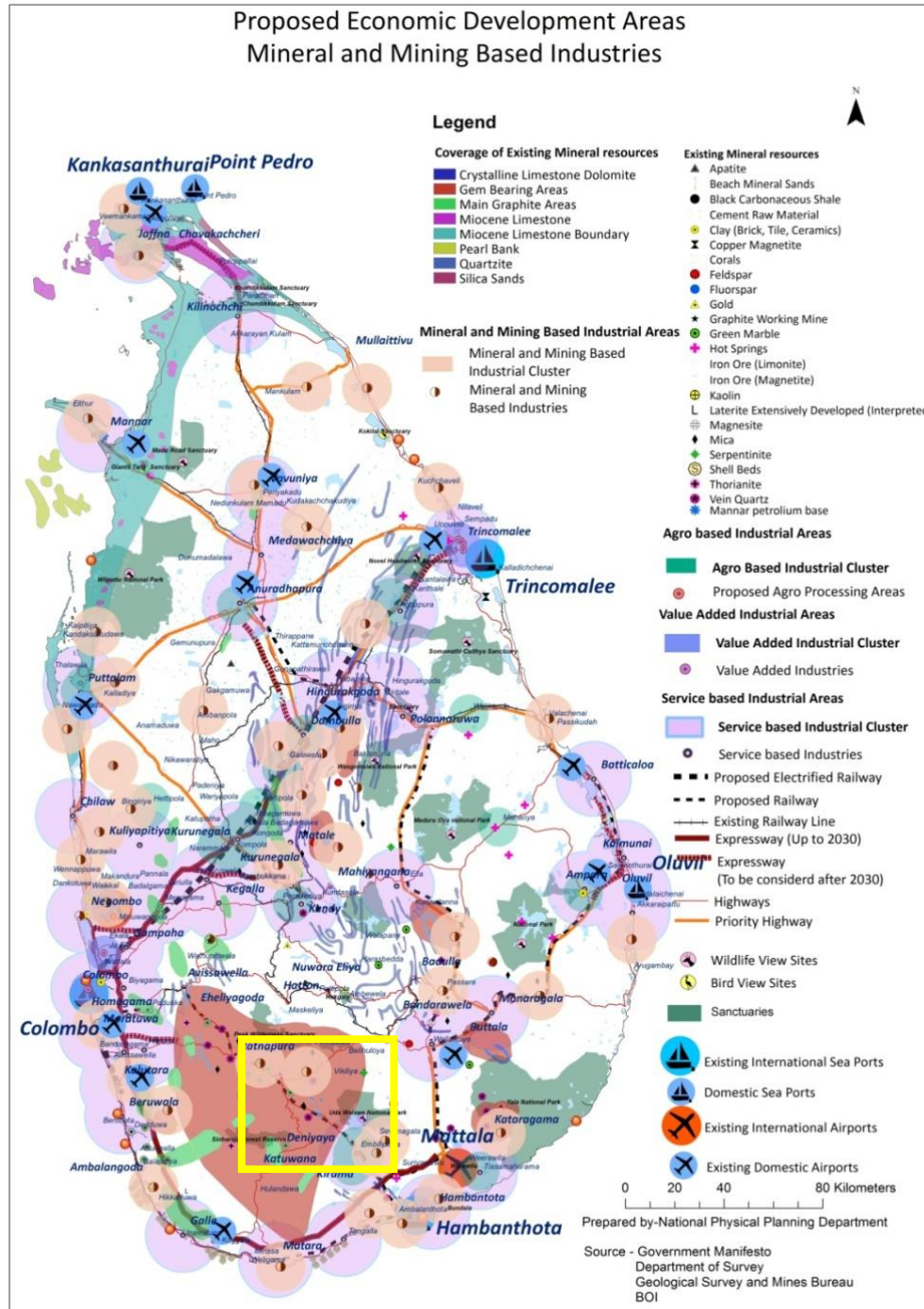
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Through the National Physical Plan prepared by the National Physical Planning Department for the year 2050, this planning area has been identified to create an economic development based on industries related to gem mining.

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Figure 3.11: Proposed Economic Development Areas

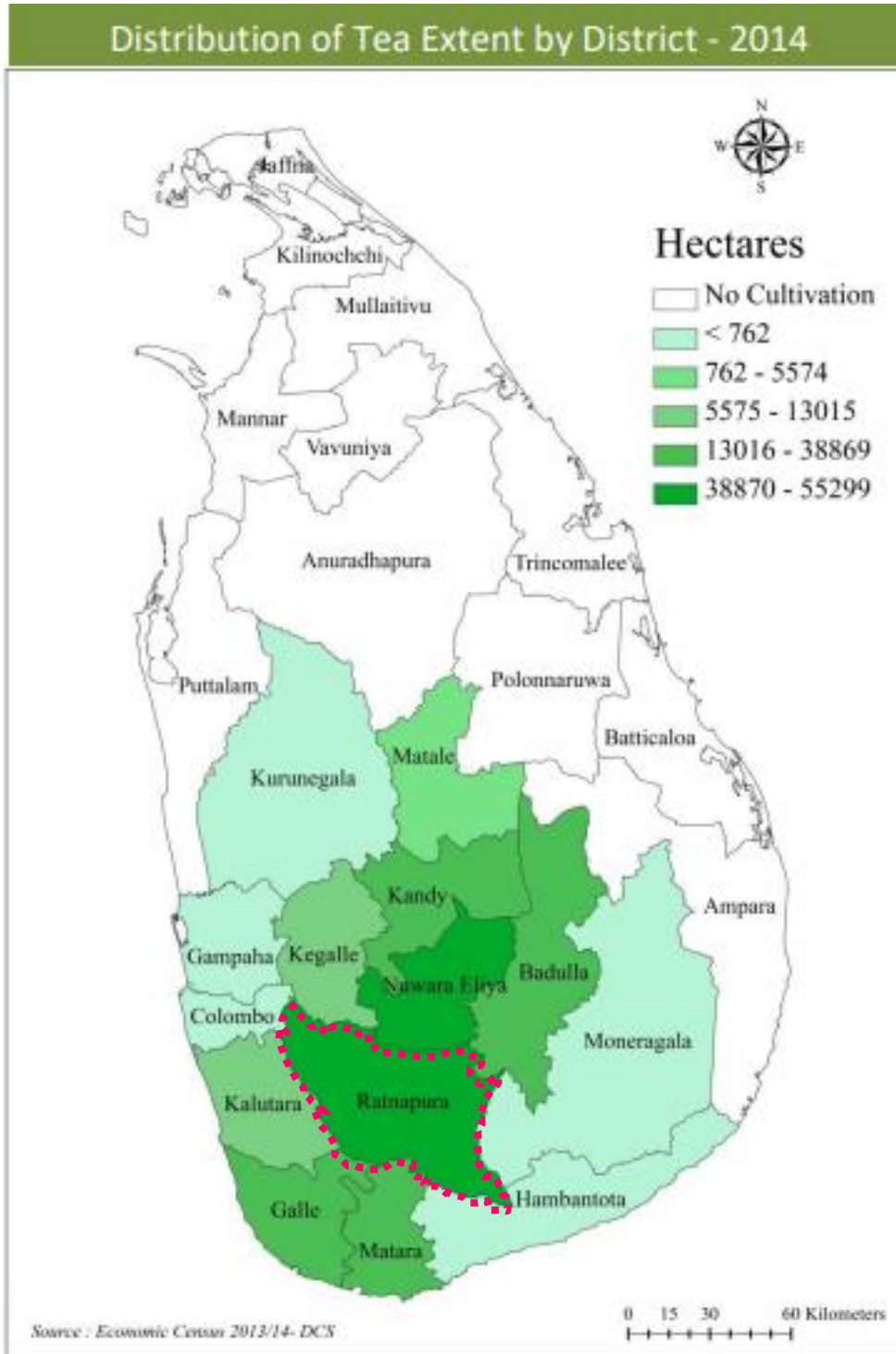


Source: National physical plan 2050, NPPD

Although the gem mining industry in Sri Lanka is limited to a few areas according to the location of the gem minerals, the main gem trade centers are spread in the cities of Ratnapura, Colombo, Beruwala and Ginthota. Ratnapura, famous as the Gem City, is proposed to be developed as the National Gem Center and the adjacent city of Pelmadulla will also benefit from it.

3.3.4 Pelmadulla and Kahawatta towns contribute 18% to tea production in Ratnapura district.

Figure 3.12: Expansion of tea cultivation in Sri Lanka



Source: Ministry of Plantation Industries and Exports Agriculture -2020

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Tea cultivation can be identified as a major economic crop in Sri Lanka. According to the geographical and climatic characteristics of Sri Lanka, there are mainly 14 districts for tea cultivation. Among those districts, the Ratnapura district occupies the second place in Sri Lanka through tea cultivation.

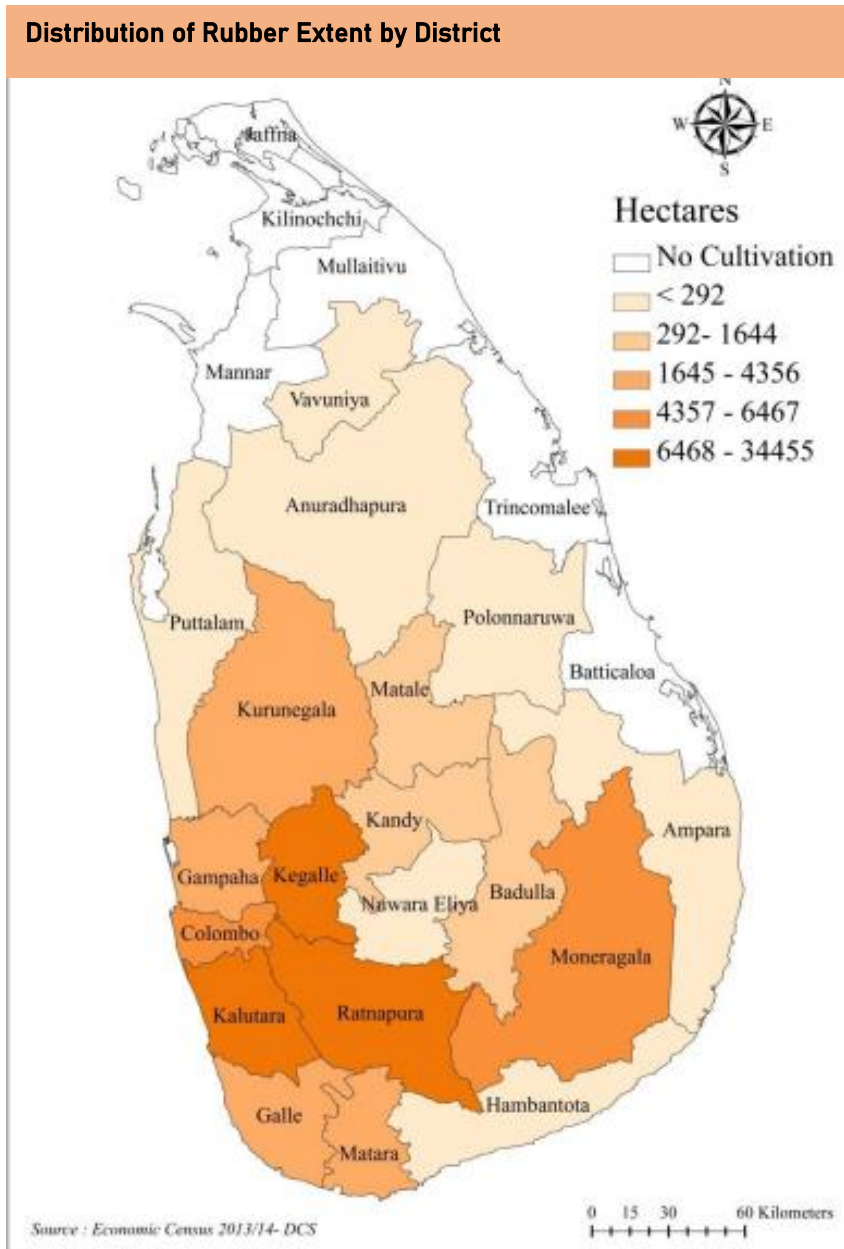
Since there are good soil and climatic characteristics suitable for tea cultivation, most of the areas of the district of Ratnapura have been keen on the tea industry. Tea cultivation was started in Pelmadulla and Kahawatta town during the colonial period. Both the large scale as well as small scale tea growers can be seen in this area and they contribute 18% to the tea production of Ratnapura district.

From the year 2007 to the year 2018, it is likely to identify an upward trend in the growth rate of Sri Lankan tea production.

There is a high demand for tea products all over the world and the economy of the country as well as the urban economy can be strengthened by contributing to the production of export-level quality.

3.3.5. Contributing 12% to the rubber production of the city of Ratnapura district

Figure 3.13 : Expansion of Rubber Cultivation in Sri Lanka



Source: Ministry of Plantation Industries and Exports Agriculture -2020

Considered as a major economic crop, the beginning of rubber cultivation was also started during colonial rule. It is possible to identify 18 main districts where rubber is grown in Sri Lanka. Among all the districts, Ratnapura district ranks 3rd in rubber cultivation.

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From the year 2007 to the year 2018, it can be recognized that there is a trend of decreasing rubber production throughout Sri Lanka, but the rubber export remains at the same value.

Rubber cultivation is carried out as the main economic crop of Pelmadulla and Kahawatta town and contributes 12% to the district's rubber production. There is a high demand for rubber, which is used as a product ingredient for the production of various goods. Accordingly, there is an opportunity to improve the economy of the city by sustaining the supply for the demand.

3.3.6. The tourist attraction that exists with the uniqueness of this area

There are 7 main tourist zones in Sabaragamuwa province. The planning area is included in the tourist zone of 'Minipura'. Among the tourist attractions, the height position belongs to the natural and aesthetic value of the waterfall. Among the districts of Sri Lanka, the largest number of waterfalls is located in Ratnapura district.

Figure 3.14 : Kiridi Falls



Source: shorturl.at/gSBG9

There are several attractive waterfalls in Pelmadulla town in Ratnapura district. 'Denawaka' river, which flows through Pelmadulla town, originates from Kiridi ella which is an attractive waterfall. The mesmerizing Kiridi ella has high tourist attractions. The area where Kiridi ella flows is very beautiful and there are many small waterfalls that have been created using the watershed of this waterfall. Also, the water flowing from this waterfall is used as the main source of drinking water supply for the people of Pelmadulla town.

When traveling through the city of Pelmadulla along the main road from Colombo to Batticaloa, anyone can see the unique 'Kiribathgala' waterfall that surrounds the paddyfield and 'Pulun' Falls that flows through it.

The small waterfalls that flow through the very high Kiribathgala mountain have further increased the attraction of the area. Many lesser-known attractions have been created in the vicinity of Heen Oya, which flows from the top of Kiribathgala mountain such as Pulun Ella, Lihiniankilina Ella, hatbili Ella etc. Apart from this, Marakkala Ella, Kuda Ella, Dodampe Ella are other tourist attractions in this area.

Figure 3.15: Kiribathgala Mountain Figure 3.16: Pulun Ella



Source : Internet

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Figure 3.17 : Kuda Ella



Figure 3.18 : Marakkala Ella



Figure 3.19 : Demodara Ella



Figure 3.20 : Lihinankilina Ella



Figure 3.21 : Hathbili Ella



Source : <https://rb.gy/cqu8zw>

The geographical location with hills and valleys has added an extra beauty for this area. The gem mines that can be seen while traveling along the main road through Pelmadulla town is a new experience for the tourism industry.

Places of ecological attraction as well as places of historical, archaeological and cultural importance can be identified from this area.

Pelmadulla Ancient Rajamaha Vihara

‘Pelmadulla purana Rajamaha Viharaya’ is a temple built during the reign of King Keerthi Sri Rajasingha. Tampita Viharaya, which is built in Pelmadulla purana Rajamaha Viharaya, is built on 16 stone pillars which are more than 400 years old. ‘Makara Thorana’, paintings belonging to the Kandy era can also be seen in this temple.

Figure 3.22 : Tampita Viharaya



Figure 3.23 : An old painting in the Pelmadulla temple



Source : <https://amazinglanka.com/wp/pelmadulla-rajamaha-vihara/>

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Figure 3.24 : Ganegama Aramanpola Rajamaha Vihara



Source: UDA

Figure 3.25 : Ganegama Aramanpola Rajamaha Vihara



Source: UDA

This temple which is also known as Denawaka Viharaya, Ganegama Temple, etc., is believed to have been built by King Parakramabahu IV. The Bo tree, which is planted in this temple is known to be a branch of the Anuradhapura Jayasiri Maha Bodiya. Pelmadulla Ganegama, situated near the Colombo-Batticaloa main road, has historical and religious values and is located in a very attractive place.

Galpottawala Rajamaha Vihara

The Samandeva statue and ornaments of Sri Padasthana, which is considered to be the pinnacle of the Buddhist people, are kept in the Galpottawala

Rajamaha Vihara or Samandeva Mandir of Sripada Rajamaha Vihara. Every year on Uduvap Poya day (in December), Samandeva statue and ornaments are taken to the Sri Pada in a procession from this temple along several routes. The ancient importance of Buddhist temples and cultural elements in Pelmadulla town highlight the identity of this area and promote the development of the area by popularizing these places among local and foreign tourists.

Figure 3.26 : Galpottawala Rajamaha Viharya



Figure 3.27 : Sudarshani Dharamshala



Source: National Trust – Sri Lanka Quarterly Tours – Saturday, 25th February 2012. February 2012

Sudarshani Dharamshalawa was built by Iddamalgoda Nilame During the period of 1867-1868 as per the to Kandy era and European architectural techniques.

Chapter 03 Iddamalgoda Walawwa

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Iddamalgoda Walawwa belongs to Iddamalgoda Nilame, who was the Basnayaka Nilame of Saman Dewalaya. It is believed to have been built in the first half of the 19th century. Such designs are a valuable resource to see the old walawwa tradition and related architecture.

Figure 3.28 : Iddamalgoda Waluva Temple



Kahawatta Railway Station

Figure 3.29 : Kahawatta Railway Station



Several major crops were introduced during colonial rule and railways were built by the British covering the relevant areas for those agricultural products. Accordingly, the Kalani Valley railway line built in 1912 has been operational till ‘Opanayaka’ and ‘Kahawatta’ railway station can still be seen.

Thus, the need for a development plan for the development of Pelmadulla and Kahawatta cities can be presented through several points.

- Not having a gazetted development plan for Pelmadulla and Kahawatta area
- As an area located in the gem triangle, urban development could be achieved based on the gem industry, but currently it has failed to achieve the maximum benefit.
- Making a significant contribution to rubber and tea cultivation in the district
- The geographical location of this area is a hindrance to expanding the development of the city
- Although there are many tourist attractions, those attractions are not used for the promotion of the tourism industry
- The Ruwanpura Expressway, which is under construction, is proposed between these two cities up to Panawenna area.
- Operation of proposed kelani valley railway line through Kahawatta town.

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Need of a Development Plan

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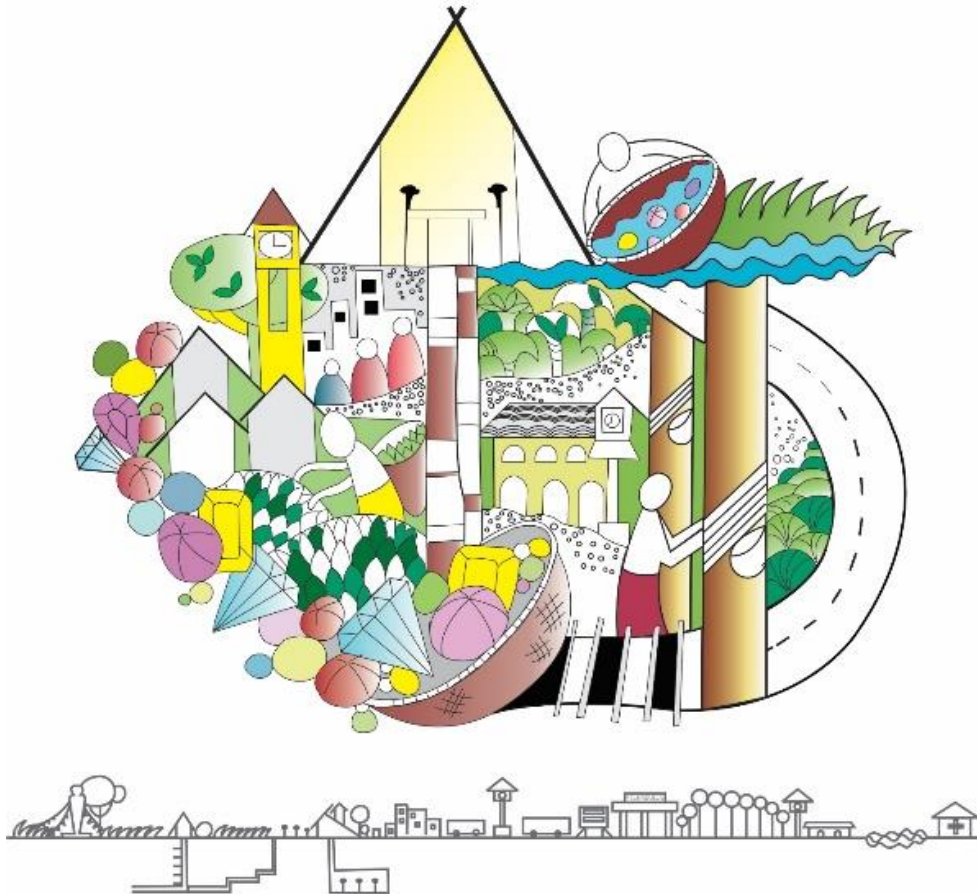
Planning Framework

4.1 Vision

The Portal of Hidden Prosperity

Figure 4.1: Vision of the City Development

"The portal of hidden prosperity"



Vision Statement

4.2. Vision Statement

Through the detailed expression of the vision, it is expressed by using the gem resources of Kahawatta and Pelmadulla towns to make it as the main symbol of Sri Lanka's identity. Further to create a prosperous dual city with a livable environment with established physical, social, environmental and economic well-being while preserving the existing identity of the city by optimizing the agricultural economy and making the most appropriate use of the trends in tourist attractions.

"Hidden" refers to the deep and shallow mining activities that are very unique to this area, i.e. the mining activities carried out several feet below the surface, which is the lifeline of most of the people, and through that, the idea has been used to highlight the identity of this area. "Prosperity" reflects the desire of all the city dwellers to live a prosperous life in that city, as well as the people who search for gems in a hidden space. It is important that people live there using the space to bring about the prosperity of the city. However, all the other processes are also linked to it.

How the people living there use a space is important to and all the processes are linked to it.

Thus, in order to open the portal to find the hidden prosperity, through the vision of "The Portal of Hidden Prosperity", by the year 2033, providing the ability to easy access for the resources that are hidden in this area and thereby providing the residents with the necessary space to create a prosperous and sustainable city.

4.3. Goals

Goals

1. Peadulla and Kahawatta as the landmark city of the Gem Industry in Sri Lanka.
2. Creating a self-sufficient city through agricultural economy based on tea and rubber and urban resources including gems
3. Creating a comfortable city to visit and live in while preserving the city's ecological identity

4.4. Objectives

Objectives

1. Peadulla and Kahawatta as the landmark city of the Gem Industry in Sri Lanka.

- 1.1. Contribute 1% to the gross domestic product by providing facilities related to the gem mining industry, by the year 2033

Chapter 04

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Framework

- 1.2. Increase the per capita income of Pelmadulla and Kahawatta area by 10% through facilitating new opportunities related to the gem industry to the regional community by 2033
- 1.3. Reducing the environmental impact and risk to life in the gem mining industry by introducing safe and environmentally friendly practices by 2033

2. Creating a self-sufficient city through agricultural economy based on tea and rubber and urban resources including gems

- 2.1. Providing necessary facilities to increase the existing production of tea and rubber by 2%
- 2.2. Provide facilities to attract 50,000 tourists per year through the untapped natural, cultural and tourism potential of the area by 2033
- 2.3. Increasing the existing skilled workforce by 20% by providing vocational training opportunities for school leavers in the area by 2033

3. Creating a comfortable city to visit and live in while preserving the city's ecological identity

- 3.1. Making Pelmadulla and Kahawatta as an area with minimum disaster risk
- 3.2. Providing facilities for public outdoor recreational activities required by the year 2033 in Pelmadulla and Kahawatta
- 3.3. Facilitating the provision of 100% of the physical and social infrastructure required by the residential and commuting population by the year 2033.

Chapter 05

SWOT Analysis

Chapter 05 5.1 Summarized SWOT Analysis

SWOT Analysis

Summarized SWOT Analysis

Goal 01

Pelmadulla and Kahawatta as the landmark city of the Gem Industry in Sri Lanka

Table 5.1: SWOT Analysis related to first goal

Strengths	Weaknesses	Opportunities	Threats
<p>1. The planning area is located within the Gem Triangle of Sri Lanka</p> <p>2. Gems, diamonds and jewelry industry contributing 2.6% to Sri Lanka's export earnings</p> <p>3. Among the cities of Ratnapura district, the highest number of mines and excavations are in Pelmadulla area.</p> <p>4. Finding several types of gems with high values in Pelmadulla and Kahawatta area</p> <p>5. Highest percentage of 48% of the workforce in the study area is engaged in elementary occupations</p> <p>6. Gem-related trade activities existing in Pelmadulla and Kahawatta cities</p>	<p>1. Minimal value addition to gems</p> <p>2. Increasing illegal gem mining activities</p> <p>3. Economic disparity within the gem industry</p> <p>4. Uncertainty in Gem Industry</p>	<p>1. In the National Physical Plan prepared for the year 2050, the planning area has been identified as an economic development area based on mining and mining related industries.</p> <p>2. Close proximity to Sri Lanka's main gem trading town and the proposed National Gem Center Ratnapura</p> <p>3. Global demand for Sri Lankan gems</p> <p>4. Implementation of the proposed Ruwanpura Expressway to Pelmadulla</p>	<p>1. Environmental damage caused by gem mining</p> <p>2. Off-site gem shops and fake gems</p>

Table 5.2: SWOT Analysis related to second goal

Strengths	Weaknesses	Opportunities	Threats
<ol style="list-style-type: none"> 1. 24% of the land in the planning area consists of tea and rubber plantations 2. About 18 tea factories located in the planning area 3. 13% of the land in the planning area consists of paddy fields 4. Availability of fertile soil and favorable climate for cultivation 5. Industries which are currently established in this area 6. Ongoing commercial activities 7. Places of tourist attraction that are in the grip of tourist attraction 	<ol style="list-style-type: none"> 1. A part of Kahawatta town is located within the administrative limits of Pelmadulla 2. The lands which have high economic value in the city center are not in the optimal uses 3. Roads leading into the city are not in good condition 	<ol style="list-style-type: none"> 1. Ratnapura district is the second largest tea growing district in Sri Lanka 2. Ratnapura district ranks third among the rubber growing districts in Sri Lanka 3. Sri Lanka being among the top 10 tea exporting countries in the world 4. The Panawenna Interchange of the proposed Ruwanpura Expressway is very close to the city center of Pelmadulla and Kahawatta. 5. Tourist attractions located around the area 5. Location of Kelani valley old railway line (Avisawelle to Opanayake) which is proposed to be reactivated is located near Kahawatta town entrance 	<ol style="list-style-type: none"> 1. Showing a declining trend in tea production and export in Sri Lanka 2. Showing a declining trend in Sri Lanka's rubber production and export

Chapter 05 **Goal 03: Creating a comfortable city to visit and live in while preserving**
SWOT Analysis **the city's ecological identity**

Table 5.3: SWOT Analysis related to third goal

Strengths	Weaknesses	Opportunities	Threats
<ol style="list-style-type: none"> 1. Having a green environment and climate suitable for living 2. Existing health care facilities in the city 3. Widespread educational service facilities in the city 4. Widespread water source system in the city 5. Availability of around 60% developable land 	<ol style="list-style-type: none"> 1. Traffic congestion in the city center 2. Roads leading out of the city are not in good condition 3. Lack of adequate recreational facilities 4. Unauthorized constructions which are taking place within water reservations 5. Inadequate service facilities for drinking water supply and solid waste management 	<ol style="list-style-type: none"> 1. The Panawenna Interchange of the proposed Ruwanpura Expressway is very close to the city center of Pelmadulla and Kahawatta. 2. Location of Kelaniweli old railway line (Avisavelle to Opanayake) which is proposed to be reactivated is located near Kahawatta town entrance 	<ol style="list-style-type: none"> 1. Environmental damage and land destabilization caused by mining 2. Impact of disasters like floods and landslides

5.2. Descriptive SWOT Analysis

Strength: Goal 01

1. The planning area is located within the Gem Triangle of Sri Lanka

Sri Lanka has been known as Ratnabhumi because gems have emerged from the earth since ancient times. A homogeneous solid formed by a natural inorganic process consisting of a fixed chemical composition and an orderly arrangement of atoms is called a mineral. Although gems also belong to the mineral family, they have gained more value than other minerals due to their unique properties. Gems have gained a unique value because of their durability, rarity, and beauty.

The gem deposits found in Sri Lanka can be identified under two main parts as primary deposits and secondary deposits. In a primary gem deposit, the bedrock and gem are located together, but in a secondary gem deposit, the gem is separated from the bedrock and washed away with water. Such deposits are known as illam. Although secondary gem deposits are common, primary gem deposits are found in small quantities in areas like Okkampitiya, Elaheera, and Bakamuna.

Among them, secondary gem deposits are located in the towns of Pelmadulla and Kahawatta. Secondary deposits are mainly of three types namely residual deposits, sediment deposits and liquid deposits. Most of these gems are found in liquid deposits. These water gems are formed in the valley floor between the Illam Mountain ranges and their sedimentary layers are up to 30 or 40 meters (100 or 120 feet) deep depending on the location. But most mines are less than 15 meters.

Ratnapura is the district where gems are mainly found in Sri Lanka. The name "Ratnapura" is also due to the abundance of gem deposits. The towns of Pelmadulla and Kahawatta, located in the highlands of Sri Lanka, are included in the Gem Triangle of Sri Lanka. The Gem Triangle of Sri Lanka

Chapter 05 is bounded by the city limits of Avissawella, Balangoda and Akuressa (Figure
SWOT Analysis 5.1).

According to the location of the soil layers, the location of gem minerals can be seen in other districts like Galle, Matara, Monaragala etc. in addition to Ratnapura district. 70% of these gem resources are located in Ratnapura district.

Figure 5.1: Location of gem minerals

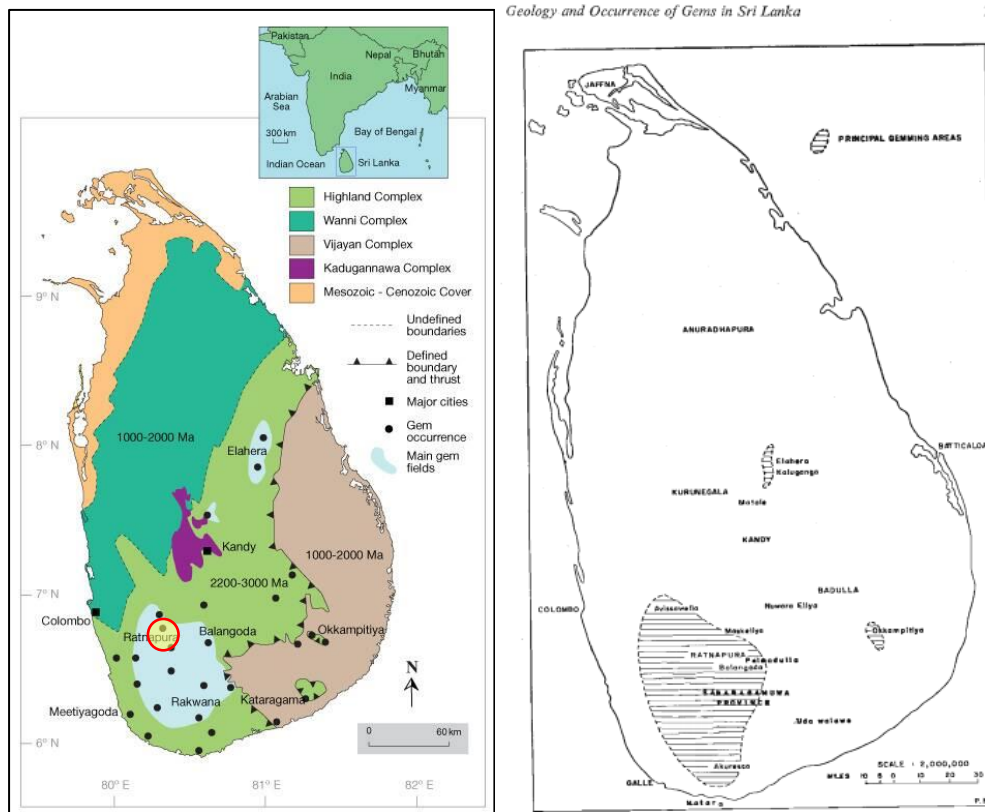


FIGURE 3 — Distribution of Gem bearing Gravel — Sri Lanka

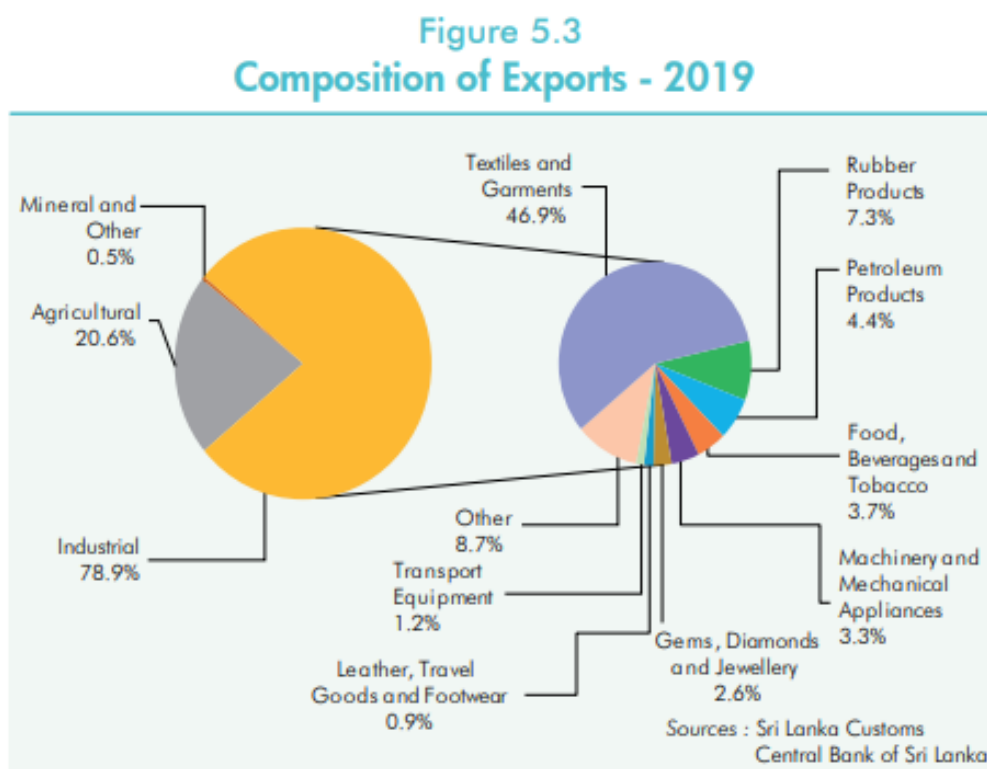
Source : <https://www.gia.edu/gia-news-research-sri-lanka-mining-part1?rendermode=preview%3Freportno%3D>
<https://www.scribd.com/document/440285082/Geology-and-Occurrence-of-Gems-in-Sri-Lanka#>

The Highland Complex of Sri Lanka is the most important area for formation of gemstone deposits. Illustration by Peter Johnston, © GIA
Geology and Occurrence of Gems in Sri Lanka* J. W. NERATH Oceanography Unit, National Aquatic Resources Agency, Colombo 15, Sri Lanka

2. Gems, diamonds and jewelry industry contributes 2.6% to Sri Lanka's export earnings

Sri Lanka's exports can be identified mainly under the categories of agricultural, industrial, and mineral and others. Among these, 78.9% of exports are provided by the industrial sector. In the year 2019, the gem, diamond and jewelry industry belonging to the industrial sector has contributed 2.6% to Sri Lanka's export income. From 2011 to 2016, the export income of this industry showed a decreasing trend, but from 2016 to 2019, a growing trend can be seen. Thus, by improving the facilities related to the gem industry, this export income can be further promoted.

Figure 5.2: location of gem minerals



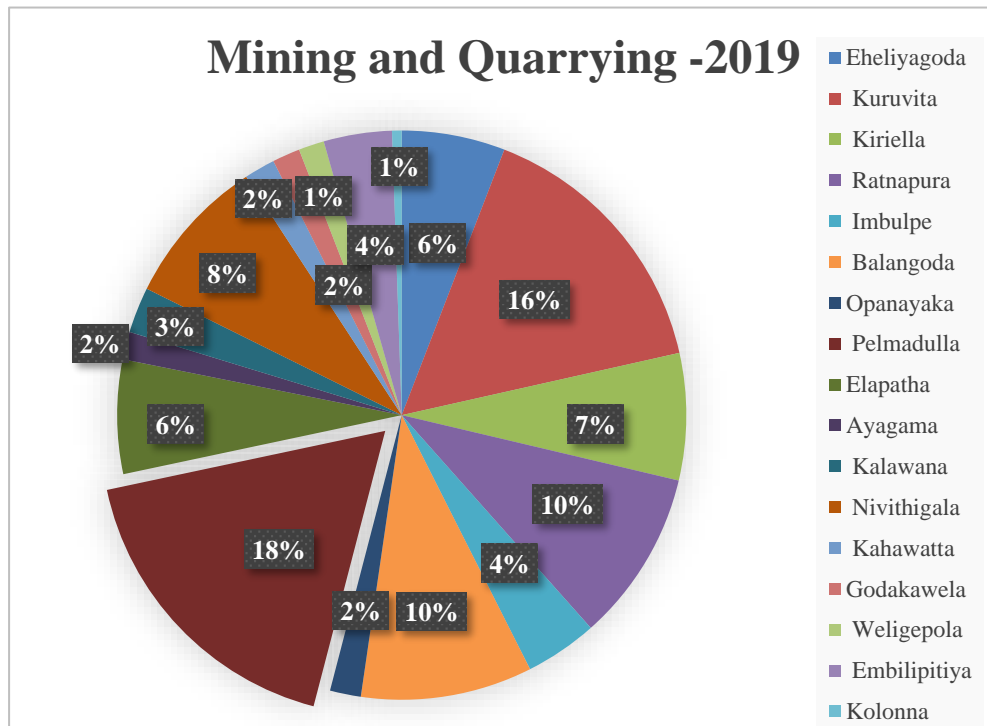
Source: Central Bank, Sri Lanka - 2019

3. Among the cities of Ratnapura district, the highest number of mines and excavations are in Pelmadulla area

The town of Pelmadulla, where the secondary deposits are located, has been known for its gem mining industry since ancient times. Gems have been found in many places in this area which consists of mountains and plains. With the location of this area, deep mines can be seen in the plains because the gems are located very deep. Apart from this, mining activities are also carried out in the vicinity of Dona Mines and Denawaka River. Among the cities of Ratanapura district, Pelmadulla has recorded the highest percentage of mining and quarrying which accounts for 18% of the total. Gem industry is the main livelihood of many people in this area. Apart from the main livelihood, many are engaged in this industry as an additional source of income.

By improving the facilities related to the industry in this area, which operates the traditional mining industry, it is possible to increase the national export income as well as expand the development activities of the city.

Figure 5.3: Mining – Rathnapura District -2019



Source: Statistical Handbook, Rathnapura District

4. Discovering several types of gems of high value in Pelmadulla and Kahawatta area

About 200 species of gems have been found all over the world, of which 75 species have been found in Sri Lanka. Sri Lanka is very famous for blue gems from all over the world. Gems like Blue Sapphire, Ruby, Yellow Sapphire, Cat’s Eye, Alexandrite, crystal etc. are found in abundance in Pelmadulla area whereas Kahawatta area is famous for Garnet, tourmaline, Jagun gems. The presence of such high-value gems is an important opportunity to strengthen the city's economy by improving the gem and mining industry.

Figure 5.4: Gems commonly found in Pelmadulla - Kahawatta towns



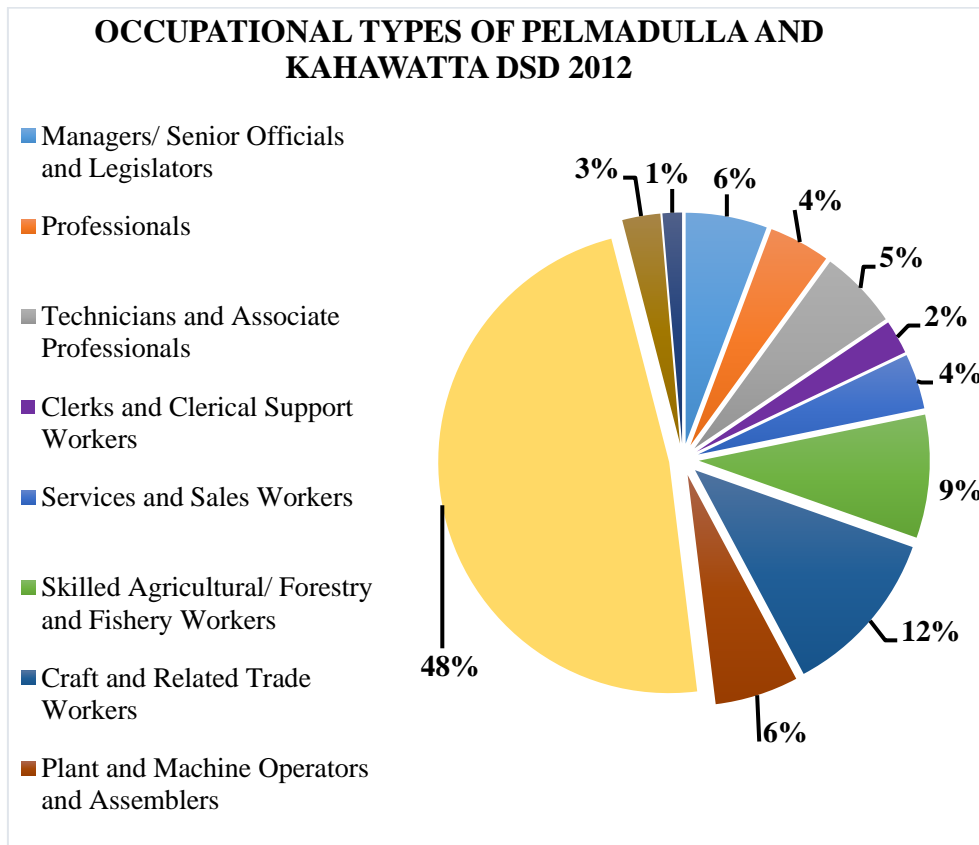
Source : <https://shorturl.at/lqyL2>

5. A higher percentage of 48% of the workforce in the study area is engaged in elementary occupations

Most of the people living in the towns of Pelmadulla and Kahawatta are engaged in elementary occupations. Primary occupations include those engaged in services in agricultural activities such as tea, rubber and agriculture. Those engaged in tea, rubber industry and other jobs are also engaged in gem mining as an additional source of income. Thus, the engagement of more workers related to the mining industry, which is carried out through traditional methods, is a valuable resource to improve the living conditions of the people of the city by promoting the gem mining industry.

Chapter 05 *Figure 5.5: Types of occupation*

SWOT Analysis



Source: Department of Census and Statistics, 2012

6. Gem-related trade activities existing in Pelmadulla and Kahawatta cities

There are many places to buy gems in the city center of Pelmadulla and Kahawatta. In addition to those gem buying places, gem buyers gather in the morning near the Pelmadulla bus stand. Although value addition activities such as polishing of gemstones are minimal, most of the buying centers are located in this area. Also, the presence of internationally renowned business for the gem trade is also a strength for urban economic development.

Figure 5.6: Pelmadulla Open Gem Market



Source : <https://medium.com/justin-k-prim/aigs-sri-lanka-trip-2017-1393db48b388>

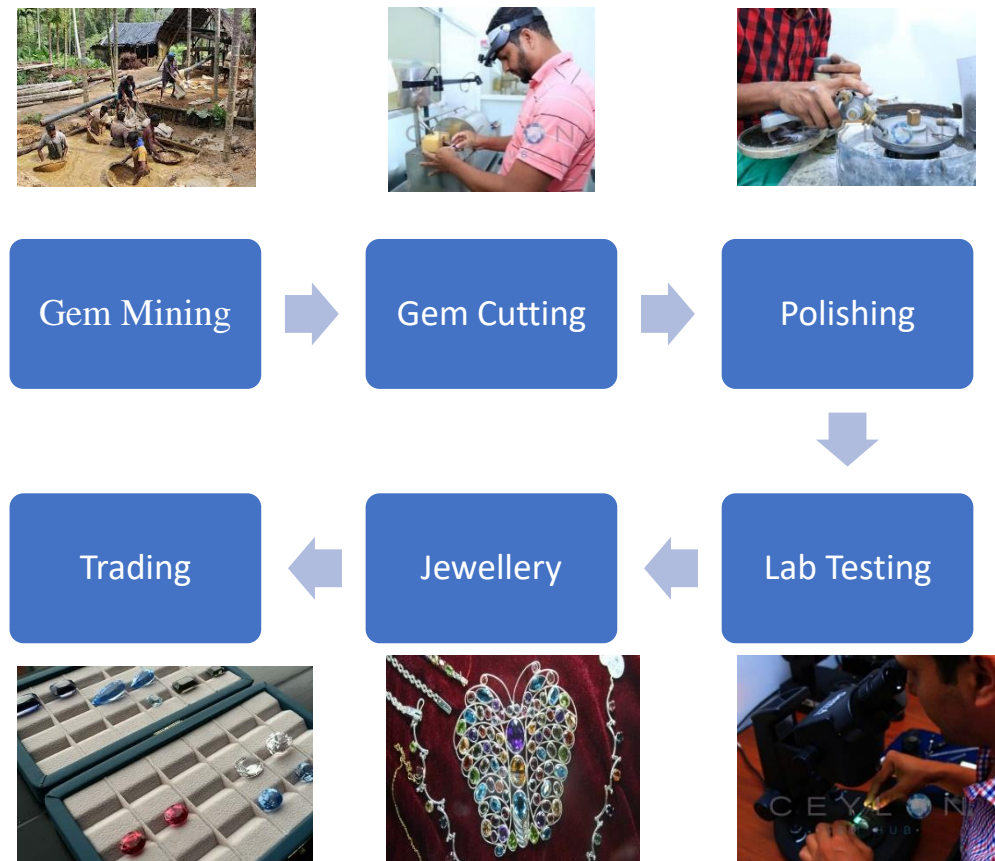
Weaknesses : Goal 01

1. Very minimal value addition to gems

Gem industry has a very broad process industry. The starting point is mining. Mines also vary according to the location of the gem deposits. It can be identified as deep mines, surface mines, and vertical mines etc.

Chapter 05 *Figure 5.7: Supply chain of the gem industry*

SWOT Analysis



Source : (Supply Chain) – Industry Capability Report, EDB Survey

2. Increase in illegal gem mining

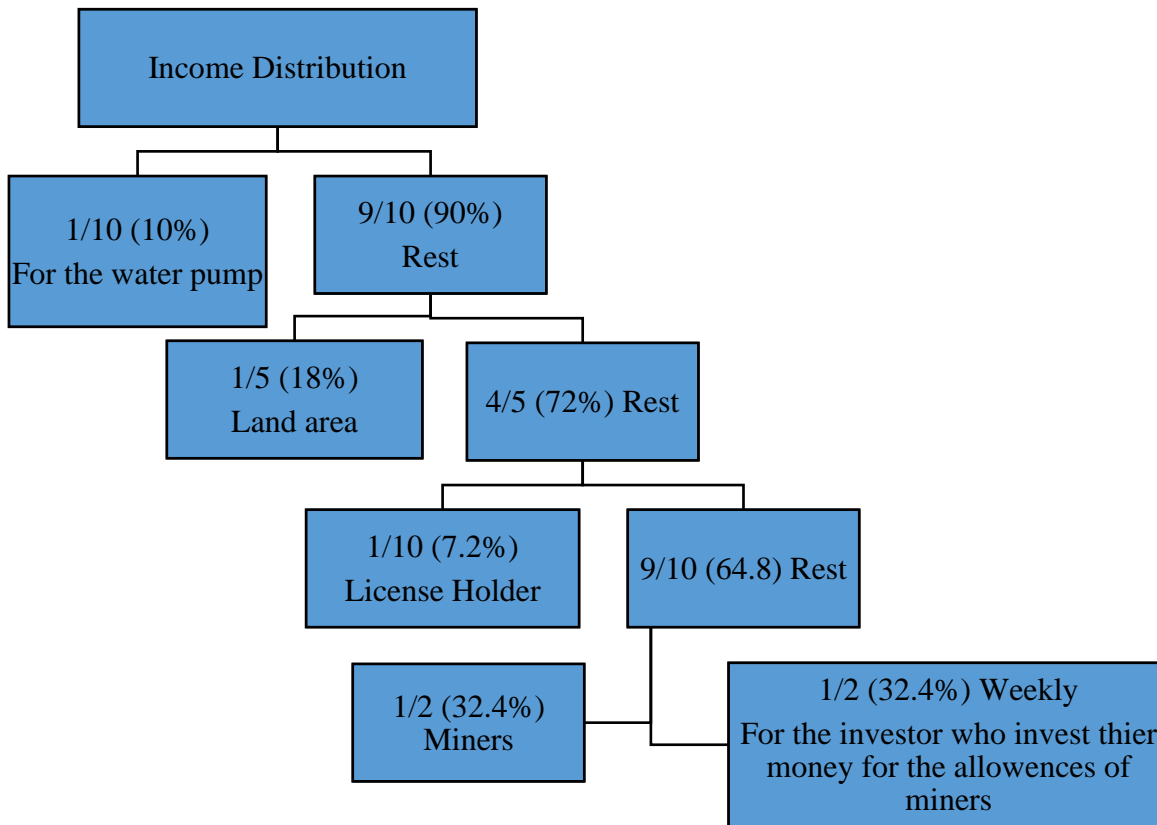
Unauthorized gem mining can be identified as a major problem associated with the gem mining industry. During the last five years, the number of illegal mining in Pelmadulla and Kahawatta cities has shown a growing trend. When compared with other cities in Ratnapura district, it has been reported that Pelmadulla and Kahawatta cities are in the third place in illegal mining. It is difficult to achieve the objective of popularizing gem mining activities in the vicinity of Pelmadulla and Kahawatta urban areas because environmental damage caused by the industry and inability to use those resources for economic development.

3. Economic disparity within the gem industry

The gem industry consists of a supply chain that connects various stages from a mine to the gem being released to the final market. Thus, disparities in income distribution within a network can be identified. Usually, the ownership of the gem mine is held by the gem businessmen, with the landowners, mine caretakers and workers below them. No matter how valuable a gem is found in a mine like this, the worker at the bottom of the chain receives a small amount of its value until the gem is in the hands of large-scale traders. Businessmen may have several gem mines and depending on the nature of the mine, the number of employees working in those mines will be different. As most of the mines in this planning area are deep in nature, about 20 to 30 miners are employed in such a mine.

The income for the miners who are engaged in mining activities risking their lives is very minimal and the allowances they receive until they get the gems are not enough. Thus, no matter how valuable gems are found in a mine, the miners who are at the bottom of this network will get a much lower value than the value of the gems, so the gem industry can be identified as an industry that benefits in the hands of many middlemen.

Figure 5.8: Income distribution of a mine



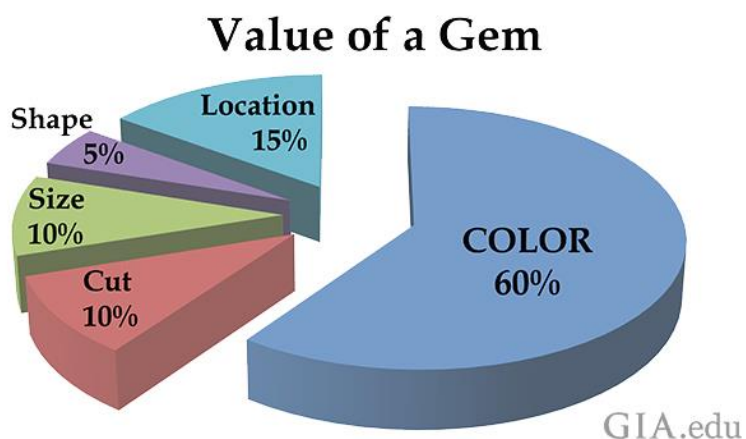
Source : Field Survey Data

4. Uncertainty in Gem Industry

Compared to other industries, the gem industry is an industry built on uncertainty. The price of a gemstone changes based on various factors, the uncertainty of the location of gemstone deposits, the life of miners being at risk, being an industry that cannot be operated on a daily basis are examples of the uncertainty in the gem industry.

Gems are the main resource that generates financial wealth in the gem mining industry and the price of a gem varies from one to another. It depends on the color, cut, size, shape, and location of the gemstone.

Figure 5.9: Factors that determine the price of a gemstone



Source: <https://www.gia.edu/gia-news-research/value-factors-design-cut-qualitycolored-gemstone-value-factors>

The location of gem deposits is also uncertain and have been washed away from the parent rock and scattered in different places. Since no scientific or technical methods are used to identify the locations of deposits, the cost of finding the deposits is also high.

The gem mines in this area are also diverse and the most common mining practices are vertical and deep mines. Accordingly, mines 40 to 100 feet or more deep from the ground level and donas extending to a distance of 50 to 60 meters can be found in this area.

Currently, the lives of gem miners are in danger because of various reasons such as collapses caused by not preparing the site properly, release of toxic gases inside the ground and insufficient amount of oxygen supplied to the mine.

Chapter 05 *Figure 5.10: Risk of life in gem mining*

SWOT Analysis



Source: <https://rb.gy/s7esp>

Gem mines cannot be operated during annual monsoon weather, natural disasters such as floods, landslides, Sinhala Hindu New Year and Christmas. Based on such conditions, the gem industry can be identified as an uncertain industry.

Opportunities - Goal 01

1. In the National Physical Plan prepared for the year 2050, the planning area has been identified as an economic development area based on mining and mining related industries.

The proposed National Physical Plan for the year 2050 presents a significant opportunity to designate this planning area for mining-related developments, supporting the objectives of the development plan. As a result, by successfully harnessing the gem resources present in this region, it may be possible to bring the gem industry to a new level. This will provide an opportunity to achieve development goals as a traditional industry that highlights the urban identity.

2. Proximity to Ratnapura, Sri Lanka's main gem trading town and the proposed National Gem Centre.

It is proposed to develop Ratnapura, a location renowned for its global gem trade, into Sri Lanka's national gem trade center. Pelmadulla town is located at a distance of 22 km from the Ratnapura city center and thus has the ability to be easily accessible for conducting gem-related trades. It will provide a

chance to lessen the flow of gem resources out of this location and into other areas.

3. Global demand for Sri Lankan gems

Since ancient times, Sri Lanka has been known for its gems. Therefore, Sri Lanka was known by the epithet "Ratnadwipa".

Over 200 different gem species have been discovered so far, 75 of which were discovered in Sri Lanka. Sri Lanka is famous all over the world for its blue sapphire. From the year 2010 to the year 2018, there has been a growth in gem exports.

Elites from all over the world use the rare and expensive jewels that are found in Sri Lanka. Engagement rings, which have been a traditional use since Princess Diana of the British royal family, also feature Sri Lankan sapphires. In 2016, the world's largest blue sapphire (Blue Star Sapphire) was found in Sri Lanka and its value is 100 million US dollars. Recently (2021) the world's largest blue sapphire (Blue Star Sapphire) gem cluster was found in Kahawatta town, weighing 510 kg. It is named as Serendip Sapphire. Through such a significant gem encounter, Sri Lanka gains more international recognition for the gems.

4. Implementation of the proposed Ruwanpura Expressway to Pelmadulla

In developing this planning area as the main gem mining modeling center in Sri Lanka, easy access to these cities is essential for proper operation of the supply chain related to the gem industry. Thus, the proposed Ruwanpura Expressway is an ideal opportunity for that. This will present a chance to increase tourism, gem mining-related research, and activities associated with gem earning.

Chapter 05 Threats : Goal 01

SWOT Analysis

1. Environmental damage caused by gem mining

It is obvious that the gem mining industry makes a special contribution to the economic aspect of the country. But the environmental damage is also considerable. In particular, the extent of environmental damage can be seen depending on how the mines are operated. Especially because of the backhoe machines, plant species and ecosystems in the surrounding environment are destroyed, the soil layer is unstable, and nearby buildings are subject to shaking and cracking. Conventional mining methods are known to cause less environmental damage than backhoe mining. Unfortunately, certain areas have had fractures and subsidence as a result of the numerous illegal mines and vertical mines that are conducted inside the homes. There is also a risk of the spreading epidemic diseases such as dengue and malaria, especially after the completion of mining.

2. Offshore gem shops and fake gemstones

Although the main gem city of Sri Lanka is Ratnapura, Colombo, Beruwala and Ginthota are also involved in gem polishing, cutting, laboratory level tests, etc., as well as gem trading activities. Rough gemstones purchased from Ratanpura district are subjected to value addition and released to the market in these cities. Foreigners that travel to Sri Lanka for gem trade also come to purchase gems, and it is noticeable that the purchasers are drawn to the cities outside of Ratnapura where there are more tourist-friendly coastal areas as well as tourist hotels and other relevant infrastructure.

Also, the credibility of the gem industry has been threatened by the introduction of fake gems.

1. 24% of the land of the planning area consists of tea and rubber plantations

Rubber cultivation is one of the main economic crops in Pelmadulla and Kahawatta towns. It has started since the era of British rule. For the development of these towns as self-sufficient cities, the rubber industry and related employment can be identified as a contribution to the urban economy.

In addition to rubber cultivation, tea cultivation can also be identified as a major economic crop in Pelmadulla and Kahawatta towns. Tea cultivation in this area has started since the era of British rule. In the development of these towns as self-sufficient cities, tea cultivation and related products can be identified as a strength for the development of the local economy.

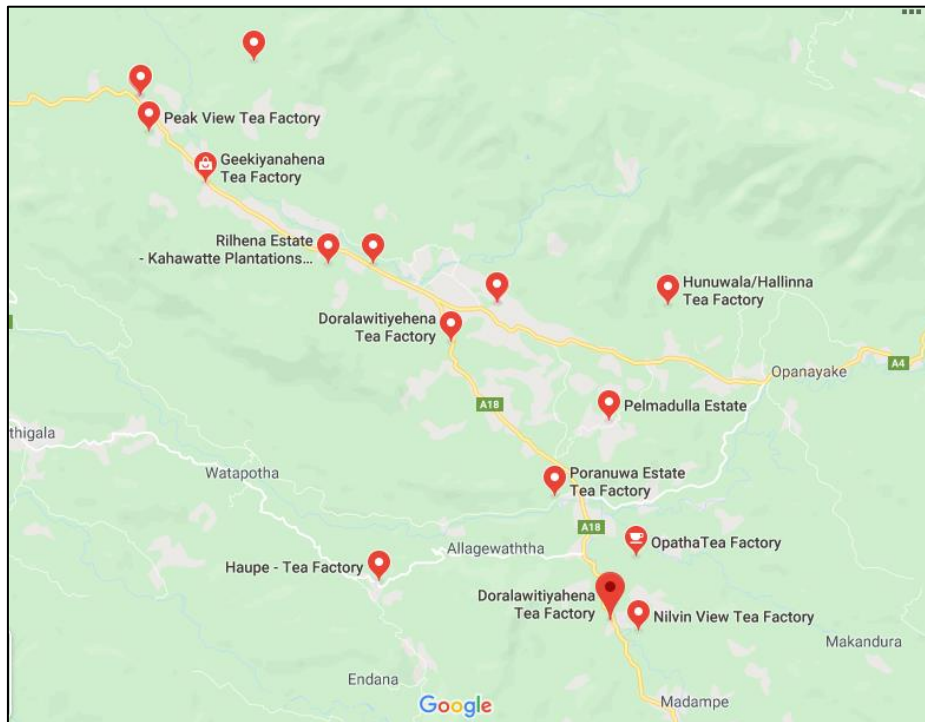
2. About 18 tea factories are located in the planning area

It is possible to increase the export level products by enhancing the production connected to the tea industry because there is an area where tea cultivation is practiced and 18 tea factories necessary for the manufacture of tea are situated in the planning area.

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Figure 5.11: Tea factories located in Pelmadulla and Kahawatta area

SWOT Analysis



Source: Google map

3. 13% of the land of the planning area consists of paddy cultivation

In addition to the economic crops, the prevalence of paddy cultivation in the area is also a strength to develop these cities as self-sufficient cities. And although most of the gem mining activities are done in paddy lands, paddy cultivation activities are also being done. In addition to crop cultivation, paddy fields that highlight the uniqueness of this area allow for tourist attraction.

4. Availability of fertile soil and favorable climate for cultivation

The agricultural activities in the area contribute to creating an agriculturally self-sufficient city. Accordingly, the red brown soil which is favorable for cultivation in the area as well as the climate of the low country is a great help to increase the quality and quantity of production by expanding the existing agricultural activities.

5. Industries currently established in this area

Currently, various factories are operating in this area. Most of them fall under the category of self-employed and small-scale manufacturing industries. 4 large-scale industries can be identified which are currently in operation. Among them are Kahawatta Brandix Garment Manufacturing Institute and Pelmadulla Maliban Garment Manufacturing Institute are prominent. These factories are an economic force for the city to improve the living conditions of the urban dwellers.

Figure 5.4: Industries located as per the categorization

No	Industry Categorization	Quantity
1	Self Employed	501
2	Small scale industries	403
4	Medium scale industries	10
5	Large scale industries	4
6	Traditional industries	13
Total number of industries		934

Source : Resource Profile, Divisional Secretariat Division, Pelmadulla and Kahawatta - 2019

6. Current commercial activities

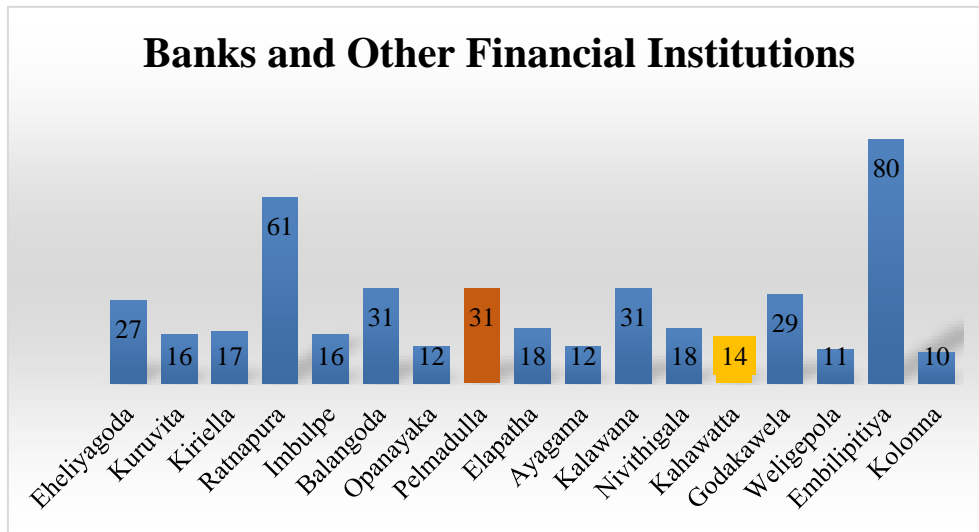
A strong financial system is required to develop as a self-sufficient city while strengthening the urban economy. Aiming at that particular aspect, the number of banks and other financial institutions currently established across the city is around 45. Moreover, the expansion of shops related to textiles, ready-made garments, wholesale and retail establishments, furniture, building materials, printing houses, foodstuffs and food products is also important.

The current expansion of such commercial activities can be pointed out as a strength to fulfill the commercial needs of the floating population coming to the city and investment in the financial sector.

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Figure 5.12: Banks and financial institutions in Pelmadulla and Kahawatta



Source : Resource Profile, Divisional Secretariat Division, Pelmadulla and Kahawatta - 2019

7. Places to promote tourism that are currently lacking tourist attractions

Pelmadulla and Kahawatta, which are located in the ecologically sensitive region, have a scenic environment. The greenery of these towns is enhanced by the surrounding mountain systems. When traveling through Pelmadulla town along the Colombo - Batticaloa road, the Kiribathgala mountain range can be seen on the right. This mountain range has several natural waterfalls and they are very attractive. It is located at a height of about 3100 feet above sea level. The top of the mountain looks like a plain and from there anyone can have a good view of both the towns of Pelmadulla and Kahawatta.

The natural beauty of both the towns, the locations and the existing cultural, religious, and historically important places is a strength for the promotion of the tourism industry.

Several places of archaeological value are located within the city of Pelmadulla. It is in the ancient Rajamaha temple of Pelmadulla Galpottawala where the statue of Samandeva and the ornaments of Sri Padasthana, which is a place of pilgrimage that is highly respected by Buddhists, are kept.

On Uduwap Poya day (the beginning of the Sripada Vandana season) the ornaments are taken in a procession, and on Vesak Poya day (the end of the Sripada Vandanasama) the ornaments are returned to the Rajamaha Temple in Galpottawala.

Places like Aramanpola Rajamaha Viharaya, Pelmadulla Purana Rajamaha Viharaya, Sudarshana Dharamshala and Iddamalgoda Walawwa located in Pelmadulla town have been gazetted as archaeological sites.

In addition to such places, the traditional mining industry is an industry unique to this area as well as a resource that can be used for tourist attraction. It can be pointed out as a strength for the promotion of tourism by letting the tourists see the gem mines in the paddy lands on both sides of the Colombo - Batticaloa main road.

Weaknesses : Goal 02

1. Location of Kahawatta town within Pelmadulla administrative limits

The functional city limits of Kahawatta town start from the administrative boundary of Pelmadulla. It can be seen how old railway station buildings, commercial buildings, a school and residential buildings are located in this area, which is currently used as the Kahawatta bus stand. This area can be identified as the entry point of Kahawatta city and also a separate part from the city center. Accordingly, the assessment collection of the commercial and other buildings spread in this area is done by the Pelmadulla Local Government. Thus, due to the fact that the income of Kahawatta town belongs to the Pelmadulla local council, the situation has created a problem for the economic development of Kahawatta town. The current lack of space to expand Kahawatta city center, especially due to its geographical location, has also been identified as a weakness to develop Kahawatta as a self-sufficient city.

Chapter 05 2. Not using land with high economic value center for optimal uses

SWOT Analysis Although Kahawatta is located on land with high economic value in the vicinity of the old railway station buildings and in the city center, those lands and buildings are abandoned without proper use. The old building located between the Kahawatta Zonal Education Office and the hospital is also decaying without being used and those places can be economically used for the development activities of the city.

Several buildings located in state-owned land facing the main road from Pelmadulla-Nonagama near the road leading to the Pelmadulla Regional Hospital in the town are decaying. The location of those buildings are also places of high economic value that can be used for proper uses.

3. Poor condition of roads leading towards the city

As Pelmadulla and Kahawatta urban areas have an economic pattern based on both the gem industry and economic crop cultivation, the internal road system of the city should be maintained in order to facilitate and maintain the economic activities related to those fields in a proper manner.

Opportunities: Goal 02

1. Ratnapura district is the second largest tea growing district in Sri Lanka

Tea cultivation, which is a popular economic crop cultivated in this country during the colonial rule, has already been made by many people as their main livelihood. According to the climatic and environmental conditions in Sri Lanka, tea cultivation is done in about 14 districts and among those districts, Ratnapura district is in the second place. This area contributes to 18% of tea production in Ratnapura district.

The high demand for tea in Sri Lanka worldwide and the high contribution of Ratnapura district to meet that demand can be identified as an opportunity for the economic development of this region.

2. Ratnapura district ranks third among the rubber growing districts in Sri Lanka

Rubber cultivation is done in about 19 districts of Sri Lanka and the fact that Ratnapura district ranks third among those districts is an opportunity that can be used for the economic development of this region. Rubber can be used as a raw material used to make a number of different products and there is the possibility of creating rubber-related finishing industries that bring economic benefits by using those raw materials.

3. Sri Lanka being among the top 10 tea exporting countries in the world

There is a high demand for Sri Lankan tea among many countries that consume tea worldwide. The demand for Sri Lanka tea worldwide can be identified in the fact that Sri Lanka ranks third in terms of tea exports. The economic development of this country can be improved by improving the tea industry, which is a product in good demand in the world. It can be pointed out as an opportunity for the growth of the regional as well as the urban economy.

4. The location of Panawenna Interchange on the proposed Ruwanpura Expressway is very close to the city center of Pelmadulla and Kahawatta.

In order to increase the production of a city, the expected economic demand can be easily reached through the regular presence of facilities for raw materials, workers and product transportation. The Panawenna Interchange on the Ruwanpura Expressway, which is proposed to be built close to the cities of Pelmadulla and Kahawatta, has been identified as a valuable opportunity to promote the gem, tea, rubber related manufacturing industries as well as the tourism industry in these cities.

5. Tourist attractions located around the area

Sabaragamuwa Province is a region with many tourist attractions and this province is divided into 7 main tourist zones. Among them, this planning area belongs to the Minipura Tourism Zone. Natural waterfalls can be identified as a very popular attraction for local and foreign tourists and Rathnapura has the largest number of waterfalls in Sri Lanka which is more than 100

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waterfalls. Most of these waterfalls are hidden from the tourist attractions and such attractions can be seen from the area around Pelmadulla town. In addition to the Kirindi Ella created by the Pelmadulla Denawaka River, several small waterfalls such as Marakkala Ella and Kooda Ella have been identified in this area.

Kiribathgala Mountain has several tourist attractions such as Pulun Ella, Lihiniyan Kelina Ella, Bulana Ella, Kurahan Ella, Mee Badi Ella, Bathwadiyagala Ella, and Duwa Ella are the attractive waterfalls that fall from the top of the mountain. The location of these natural beauty waterfalls has increased the beauty of the city and the ability to use such resources for the promotion of tourism is a valuable opportunity for the growth of the urban economy.

6. Location of Kelani Valley old railway line (Avisawelle to Opanayake) and the proposal of reactivating near Kahawatta town entrance

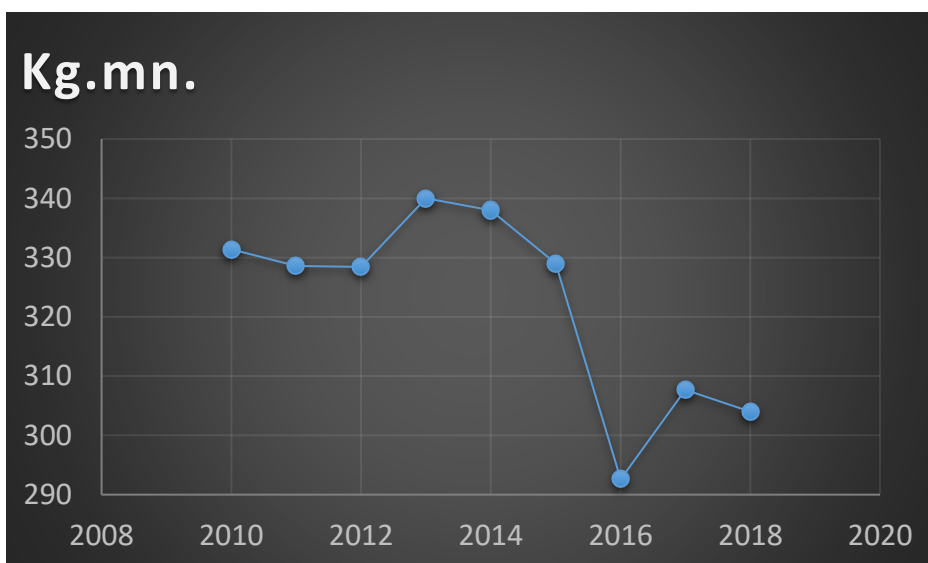
As an area that has been carrying out plantation crops mainly tea and rubber since the past, railways can be identified as an easy method to bring in tourists to make the related activities successful and to promote tourism activities in tourist attractions. Through this, local and foreign tourists can easily enter this area.

Threats : Goal 02

1. Showing a declining trend in tea production and export in Sri Lanka

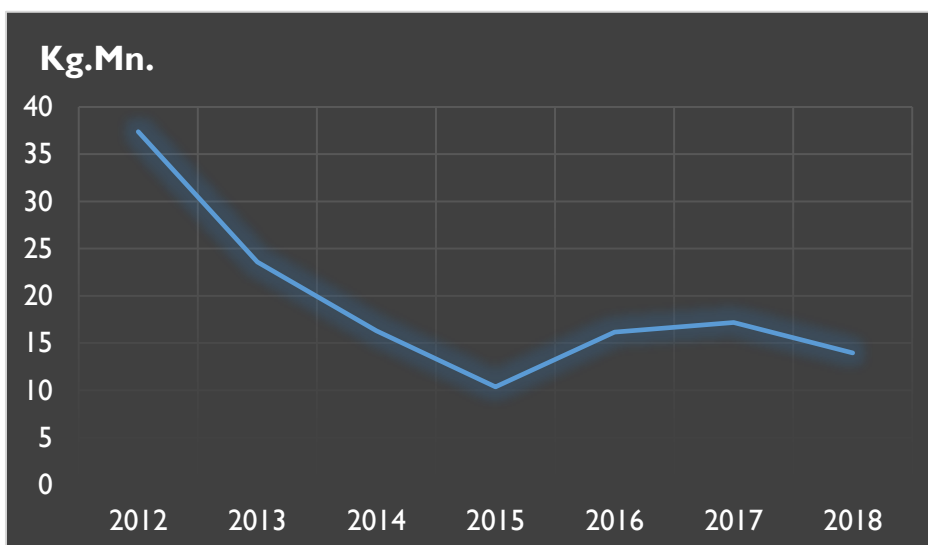
Although there is a high demand for Sri Lankan tea in the world, the fact that the amount of tea produced in Sri Lanka as a whole is low and the amount sent for export is also a challenge to promote the tea industry in the future. This situation has arisen especially due to problems in tea production, fertilizers and shortage of workers.

Figure 5.13 : Tea Import (2012 – 2018)



Source : Economic and Social Statistics of Sri Lanka, Central Bank Report, 2019

Figure 5.14: Tea Production (2012-2018)



Source : Economic and Social Statistics of Sri Lanka, Central Bank Report, 2019

2. Showing a declining trend in Sri Lanka's rubber production and export

Although there is a high demand for rubber production, the overall rubber production and export in Sri Lanka is showing a decreasing trend and thus it can be identified that the rubber production is also under threat. Due to the fact that rubber lands are used for various uses including residential and commercial and the reduction of workers, this situation has become a threat to reach the desired economic goals related to the rubber industry.

Chapter 05 Strengths: Goal 03

SWOT Analysis

1. Having a green environment and climate which are suitable for living

Located in a sensitive environmental zone, the towns of Pelmadulla and Kahawatta are an area consisting of mountains, rivers, paddy fields, tea plantations and rubber plantations. The presence of clean air in such an environment as well as a beautiful environment that people love to live in is an opportunity that the residents of this city have received. In addition to these environmental conditions, being an area with high temperature and mild climate characteristics that are favorable for living can also be identified as a strength for the city dwellers to live.

2. Health care facilities available in the city

The health of the people living in that city is important in making a city a habitable place. For that the necessary health facilities should be sufficiently provided. This area consists of 6 government hospitals and medical centers, and Kahawatta Base Hospital is currently the main hospital providing health facilities.

3. Widespread educational service facilities in the city

Educational facilities are a basic social infrastructure facility in the city and these cities currently have 1 national school, 4 AB schools, 1 C schools, 11 secondary schools and 13 primary schools. The city itself is covered by the areas of the existing schools and is a valuable resource for the city.

4. Widespread water resource system in the city

The Wey River, a branch of the Kalu River, as well as the Denawaka River, which originates from Kirindi Falls, are the primary water sources in this area. In addition to these two rivers, natural streams, and waterfalls located around the city are valuable resources for this area.

5. Availability of around 60% developable land

Located in a valley between the mountains, these towns are located in an ecologically sensitive region with terrain features of small hills and plains. According to the location, there are high environmental zones in this area that cannot be used for development activities. Accordingly, when all land uses such as paddy fields, protected areas, water sources, mountains, and steep slopes as well as roads that cannot be used for development are removed, nearly 60% of the land is at a level that can be developed in these cities which can be stated as a strength.

Weaknesses: Goal 03

1. Traffic congestion in the city center

Traffic jams can be seen in the city center of Pelmadulla and Kahawatta during peak hours on a daily basis. The Colombo - Batticaloa (A 4) road and the Pelmadulla - Nonagama (A 18) road are two main roads passing through these towns and there is an easy linking between the cities of Balangoda, Badulla, Embilipitiya, Ratnapura and Colombo through these roads. Daily passenger traffic, light vehicles as well as heavy vehicles pass through these towns using these roads. Pelmadulla town has higher traffic than Kahawatta town. The main reason for that is that both the main A grade roads mentioned above are connected to each other in this city. The absence of alternative routes to bypass the city center has resulted in increased traffic congestion. Accordingly, the transportation facilities should be properly developed for the city dwellers as well as the traveling population to easily reach the city and get the necessary service facilities.

2. Roads leading out of the city are not in good condition

Due to the traffic congestion, the current width of the existing main roads is not sufficient and many of the existing roads to travel from the city center to the interior of the city are not wide enough, they are not developed, and the road connection is broken due to the problems of transport difficulties for the urban people in meeting their daily needs. So, people had to face difficulties.

Chapter 05 3. Lack of adequate recreational facilities

SWOT Analysis The health of the people living in that city is very important in creating a livable city. Active recreational activities are very important for urban people to maintain a healthy lifestyle. Accordingly, the lack of functional recreational facilities required by the people at a standardized level has been identified as a weakness for the development of these cities.

4. Unauthorized constructions within water reserve areas

The Way River and Denawaka River are the two main water sources in this area and the Way River is a physical boundary that separates Kahawatta and Pelmadulla city limits and it flows through Kahawatta town center. Accordingly, commercial buildings close to the city center have also been constructed within the river reserve. Apart from this, constructions can also be seen in Kahawatta Atakalan canal and Panawenna canal reserve. In addition to unauthorized constructions, wastewater from commercial and other buildings can be identified as being released into these water sources. In this situation, the main water sources of the city are threatened to be destroyed.

5. Insufficient service facilities for drinking water supply and solid waste management

Drinking water is also important as food. The quality of drinking water is very important. Problems have arisen as the area is heavily mined. This has resulted in decreasing the quality of groundwater around the cities. Currently, 54% of the population in this area receives piped water, and many areas do not have adequate drinking water supply due to this.

Opportunities: Goal 03

1. Proposed Panawenna interchange on the under construction Ruwanpura Expressway is very close to the city center of Pelmadulla and Kahawatta.

The existing transport and road facilities have been identified as a problem for the residents of Pelmadulla and Kahawatta as well as the people coming

to the city, and the proposed Ruwanpura Expressway can be considered as a valuable opportunity to solve that issue.

2. Kelani- Valley Railway line which is proposed to operate

The railway line which was constructed during the British ruling period was operated from Kahawatta to Opanayake. But currently both the railway line and the station are in dilapidated condition. According to the 2050 National physical plan, it is proposed to develop the old railway line. Thus, it will improve the accessibility for the area and ease the tourism, commercial and other city functions.

Threats : Goal 03

1. Environmental damage and land destabilization caused by mining

Many mining sites can be identified in this area. Although the economic benefits of mining are high, due to the lack of proper measures, environmental damage can be identified in the mining-related areas. Effects such as the destruction of natural vegetation, damage to agricultural crops, soil erosion, land subsidence, damage to houses and other buildings, contamination of water bodies, and the spread of epidemic diseases such as dengue and malaria have been identified as threats to the lives of local residents.

2. Impact of disasters like floods and landslides

Due to the overflowing of Denawaka River and We River, residents are facing minor floods every year and landslide risk conditions have also been reported in this area. Thus, this situation has been identified as a threat to the lives of the people living in areas with landslide risk.

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The Plan

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6.1. Introduction

The Plan

Introduction

Three main objectives have been identified to develop the cities of Pelmadulla and Kahawatta, where the gem industry is widely practiced, as a prosperous twin city by the year 2033 based on the concept of "**The Portal of Hidden Prosperity**". By evaluating the strengths, weaknesses, possibilities, and threats to achieving those aims and objectives, a conceptual plan for the development of the city has been developed.

The conceptual plan for the development of the towns of Pelmadulla and Kahawatta served as a basis for the proposed land use plan. The proposed land use plan takes into account the city's anticipated physical development by 2033. The main strategies to reach the desired physical development as well as economic and environmental development have been identified. Further, six main strategies have been included in this chapter under implementation strategies up to strategic projects.

Conceptual Plan

6.2. Conceptual Plan

The conceptual plan contained in the Pelmadulla - Kahawatta Development Plan reflects the future development of these cities. Various types of mining operations are carried out in this planning area, deep vertical mines are commonly found. Accordingly, a model of a deep-vertical mine specific to this area has been used for the conceptual plan of the development plan.

According to the location of gem deposits, a mine is excavated vertically in the ground, and the mine is moved horizontally. The depth of the mine and the distance of the mines are determined according to the location of the mine. After a process including polishing the rough gemstones found in mines, a finished gem is created and it has a high economic value.

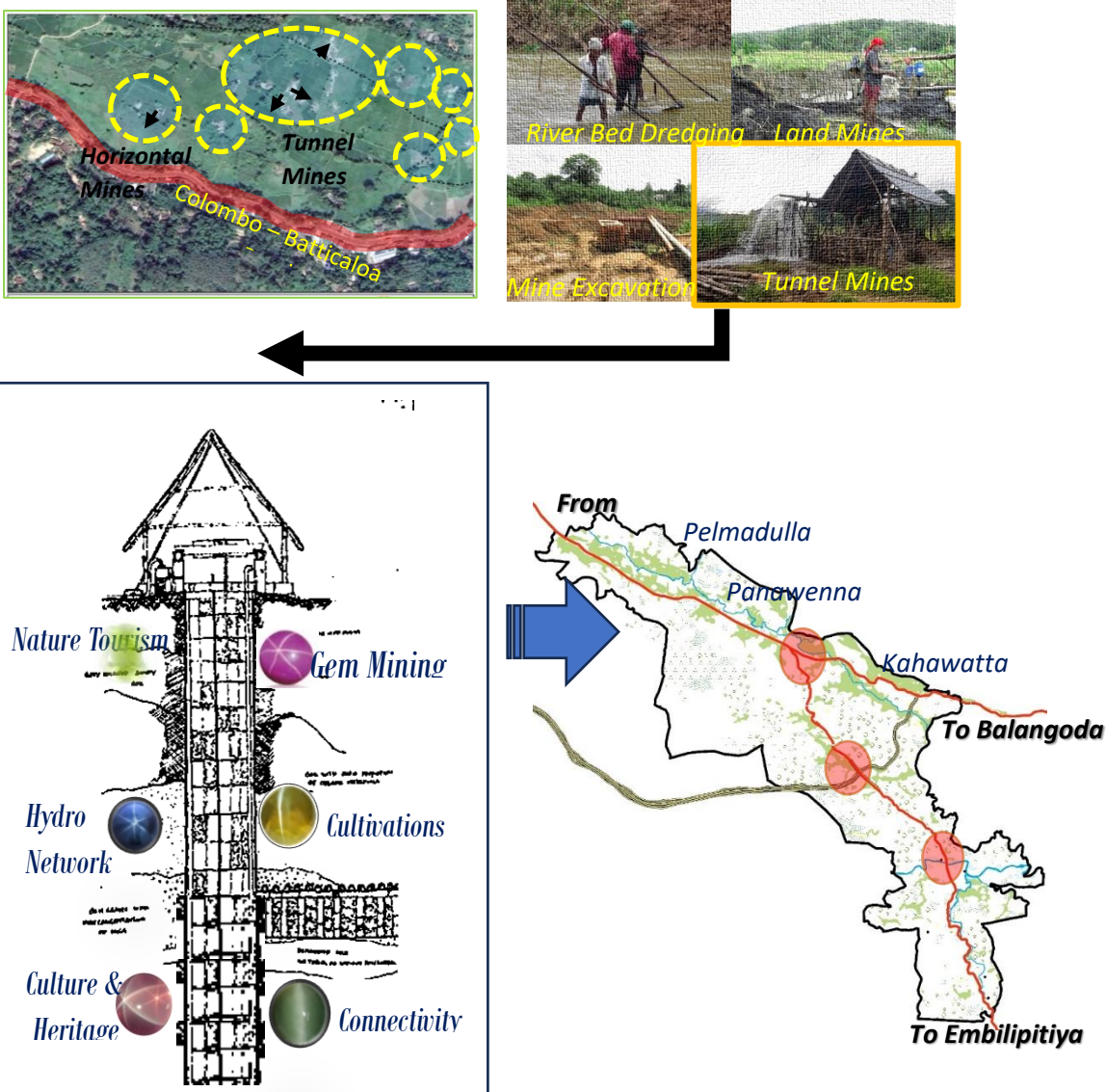
There are lots of resources pertaining to the area such as plantations dominated by tea and rubber, aesthetic tourist attractions located in

Kiribathgala reserve such as Kirindi Ella, water sources including Wey river and Denawaka river, archaeologically and historically important places, the main road system that connects these cities with other cities and regions, the proposed Ruwanpura Expressway and the proposed new Kelani valley railway line.

Similar to developing a mine and providing the necessary infrastructure, the two main city centers of Pelmadulla and Kahawatta and the Panawenna city center as an emerging city center, it is expected to get effective results by improving the connection between those city centers and the peripheral areas. Most of these resources have not been put to proper use like rough gems.

Compared to other types of mines, special attention should be paid to safety in the operation of deep vertical mines. Further, strategies should be formulated to protect the environment in carrying out development work in this area where there is a risk of natural disasters such as landslides located in a sensitive environment.

Chapter 06 *Figure No. 6.1: Conceptual Plan*



Source: Urban Development Authority

Proposed Land Use Plan

6.3. Proposed Land use Plan

The towns of Pelmadulla and Kahawatta are located in the focal point of Ratnapura. That is, via Ratnapura town towards Embilipitiya or Balangoda, or else anyone traveling towards Ratnapura from those cities will come across the city of Pelmadulla. According to this location, it has been easy to maintain regional connectivity with other towns located in the towards the middle of the city. While being easy to connect with Uva province along the Colombo - Batticaloa (A 4) road, it is also connecting with Southern province via

Pelmadulla - Nonagama (A 18). Accordingly, by enhancing the development potential of this area which is filled by the natural waterfalls and forests it is expected to fulfill the future development goals while protecting the identity of the gem industry and sensitive ecological system. Further, the proposed land use plan for 2033 is prepared to obtain the maximum use of available resources and land

Through the overall urban form introduced by this development plan, The plains and valleys in a mesmerizing environment, Gardens, Paddy fields and the scattered gem mines, while the high mountain areas are fertile with tea and rubber plantation crops, Kiribatgala forest reserve which appears as a protecting wall, depicting the Kuttigala Forest Reserve and the green background; an attractive city with a blue-green environment created together with the blue background reflected by rivers, canals, streams, etc. can also be seen. In addition, the plan ensured that the scenic points in the environment and the main winds are not obstructed. Further, buildings are seen with heights that match the specific development characteristics of each area.

Figure 6.2: From Kiribathgala Mountain to the point of reaching A



Source: Urban Development Authority

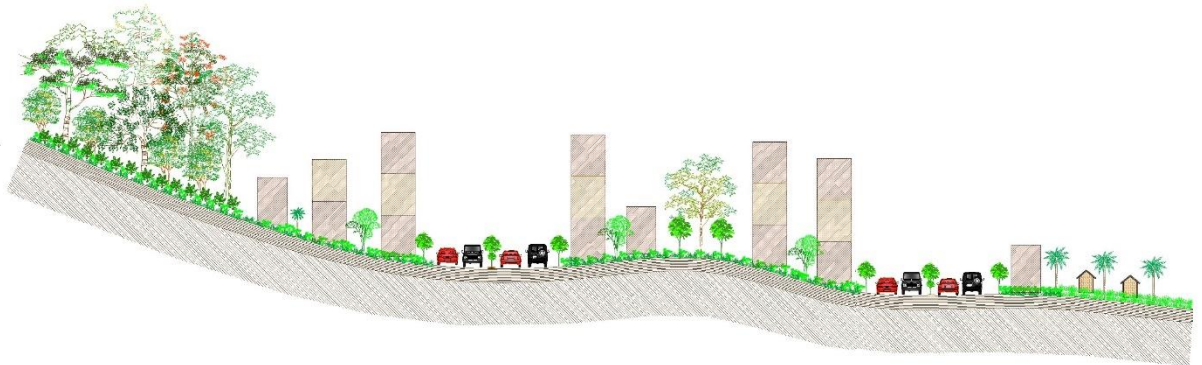
Chapter 06 Among the three main entrances to the city, a person entering the city from
The Plan any entrance will see a quiet and peaceful environment. Further, People can
experience an attractive city center with bustling surroundings.

Entering the town from the northern entrance of the town, you can see the fields on both sides of the A4 road and the gem mines operating back and forth. As anyone gradually moves towards the city, they can see the Kiribathgala mountain range and the forest reserve, which looks like a wall on the south side. During the rainy season Pulun Ella, which starts from the Kiribathgala waterfall, is well visible. The route to the tourist attraction falls on the right side of the main road.

Also, on the left side of the town, the Kuttigala mountain and the forest reserve can be seen and as you go towards the city, it can be seen the ancient Ganegama Rajamaha Viharaya, and the path to ‘Marakkala’ Ella is also located near the temple. Passing that place and moving towards the town, the road starts on the right side and meets the alternate road of Pelmadulla town, which adds beauty to the town due to the fact that it is a two-lane road and the roads are decorated with parks on both sides of the road.

On the left side of the A 4 road, it can be seen the public fair near the city center, and a person traveling along the Kuttapitiya road will have the opportunity to see the Kiridi Falls, which has many tourist attractions. The theme park of Pelmadulla town also starts near the Kuttapitiya road entrance and is seen as a tourist attraction park. In this theme park, people will be able to see models of gem mines and engage in related activities. There is also the opportunity to travel to gem mining areas. The “Hela Bojun Hala”, located near the entrance of this theme park, offers the opportunity to taste local food. Also, the main bus station of the city can be seen on the right side and regular buses and express buses can be seen passing through it.

Figure 6.3: With the side of Dharmaloka Vidyalaya to A4 road side and paddy fields



Source: Urban Development Authority

Also, when entering this city from the east, (from Balangoda), one should travel along the A 4 road, where fertile paddy lands are visible from fields on both sides of the road. Also, it can be seen from the view of the Kuttapitiya mountain on the south side of the road and the mind-blowing Kirindi ella that starts from the mountain range. While traveling further towards the town along this road, the road to “Iddamalgoda Walawwa ” is found on the left and as it is a place with architectural value rich in tourism and archeological values. Thus, anyone interested in it will have the opportunity to see it.

Also, the entrance to the alternative route that passes through Pelmadulla is visible on the left. Also, the religiously and archaeologically important ‘Pelmadulla Purana Rajamaha Viharaya’ and ‘Sudarshani Dharamshala’ can be seen in the town of Pelmadulla. The most accessible to the city center is the intersection of the main roads A 4 and A 18, which offers an opportunity to see the attractive landscape and the commercial complex and the bustling city center area with the clock tower of Pelmadulla town.

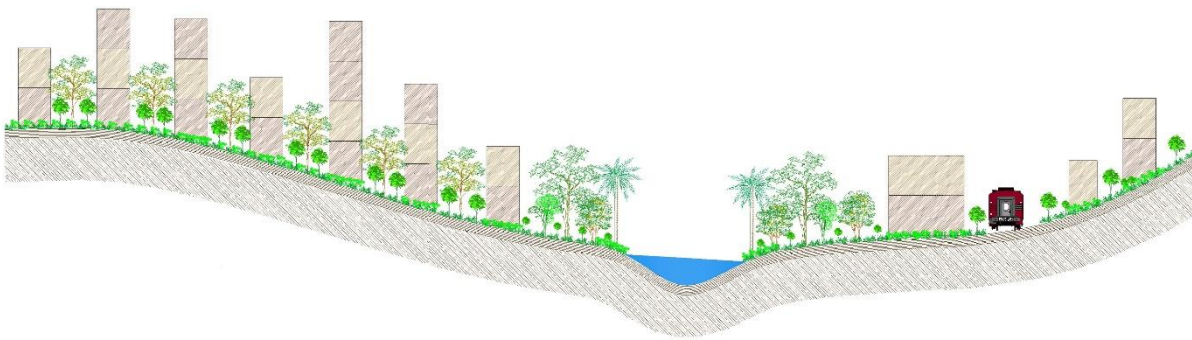
When entering the planning area from the southern entrance, the Ruwanpura National College of Education is found on the southern side of the A18 road. Moreover, the tea and rubber plantations can be seen in the mountainous areas. The Kahawatta New Public playground near Kahawatta town is visible towards the south. Formerly the Kahawatta main bus station located in the

Chapter 06

The Plan

city center, the Kahawatta Base hospital and the commercial buildings located in the city center area and its activities can also be seen. The Wey River, which divides the Kahawatta and Pelmadulla towns through a physical border, enhances the city's beauty. The Kahawatta city entrance is then found and the renovated old Kahawatta railway station, super restaurant and ‘Gem’ Square can be seen. When passing the Kahawatta city center and heading towards Pelmadulla town again, the Ruwanpura highway entrance is met. Passing it too, one can see lush green areas of rubber and fields. Closer to the town of Pelmadulla, the entrance road of Pelmadulla Hospital and the traffic stop are visible. Further the associated commercial complexes and other commercial uses are also visible.

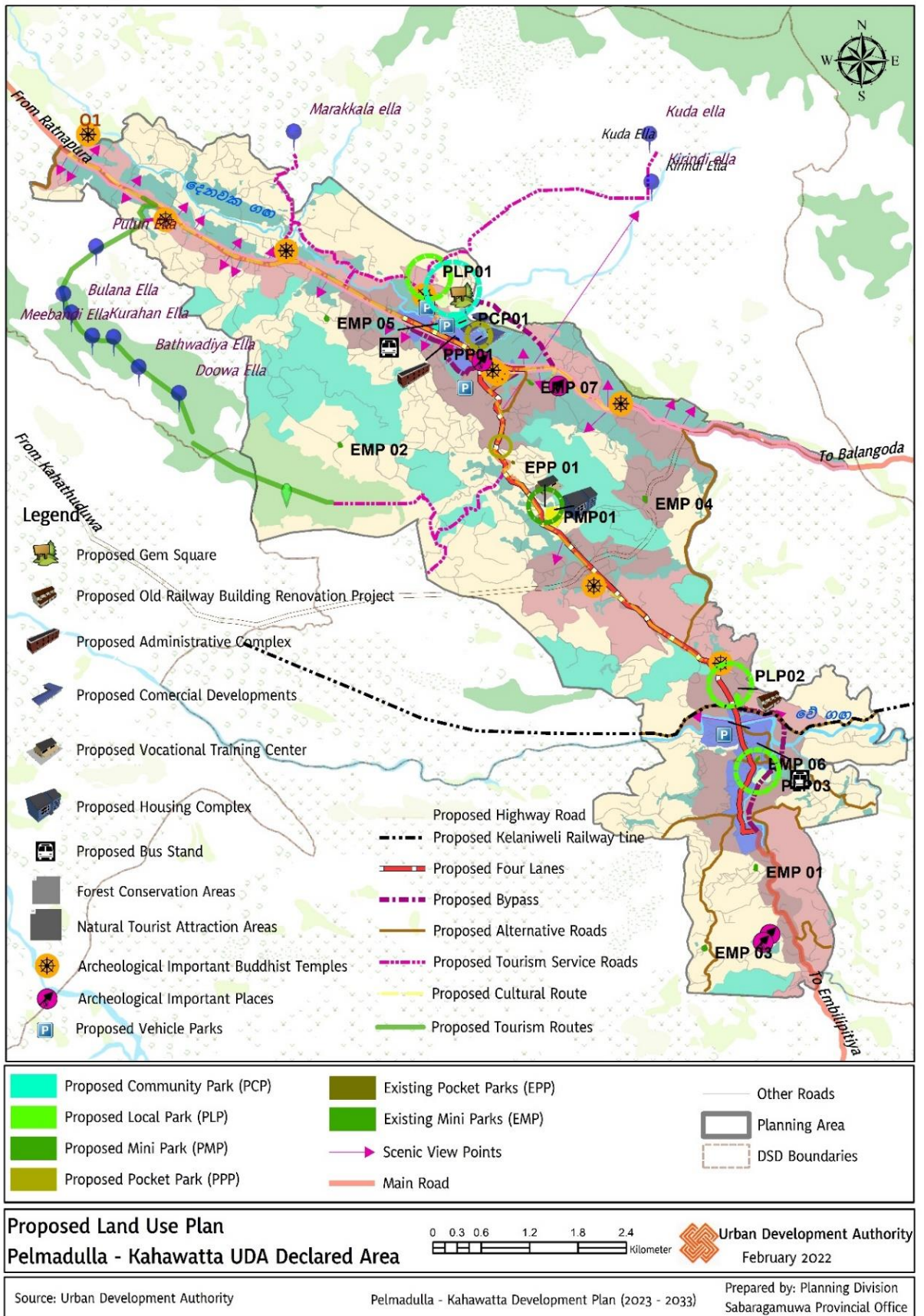
Figure 6.4: Proposed railway station – Kahawatta town center to Wey River



Source – Urban Development Authority

The future zoning plan has been completed based on many analytical methods including scientific analysis to achieve the desired urban form of Pelmadulla – Kahawatta towns. Accordingly, from all the explanations made above, it is said that through the development of Pelmadulla and Kahawatta town, the possibility of achieving an urban model that demonstrates the vision of the prosperous hope of the Portal of Hidden Prosperity will emerge by the year 2033 through the proposed land use plan.

Map 6.1: Proposed land use Plan



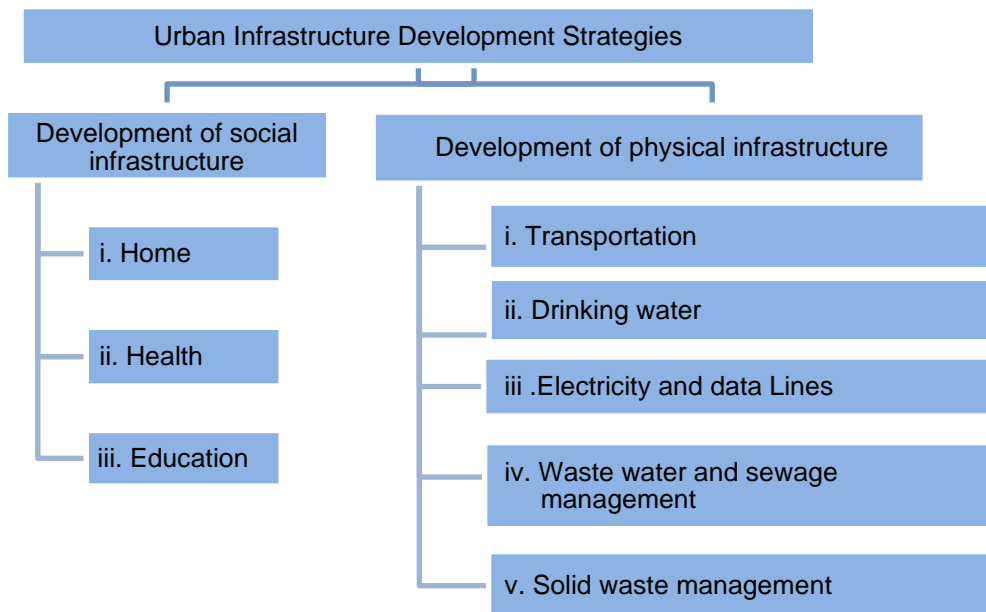
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6.4 Physical and Social infrastructure Development Strategies

The Plan
Physical and Social
Infrastructure
Development
Strategies

The main strategies identified in the development of physical and social infrastructure by integrating the towns of Pelmadulla and Kahawatta are categorized under the sectors indicated by Figure 6.1.

Figure 6.5: Urban infrastructure development strategies



6.4.1. Social Infrastructure Development Strategies

Under social infrastructure development, relevant strategies have been identified for the development of infrastructure related to housing, health, and education sectors.

6.4.1.1 Residential Facilities

The primary objective of this is to provide a city that is easy to live in for all city dwellers as well as the necessary facilities for every family to enjoy the housing facilities effectively.

Accordingly, the need to develop temporary and quality estate- houses and other houses has been identified. Areas which are least affected by natural disasters like landslides have been identified to be promoted for residential purposes. Also, the guidelines related to the construction of suitable houses to reduce the risk of disasters have been identified.

About 11,320 families are currently living in the planning area and there is a deficit of housing for about 394 families. Poverty and several families living in one house in the estate housing system have been identified as reasons for the housing deficit. There is no shortage of available land for the expansion of residential activities in this area. The land is sufficient for the expected residential population by the year 2033. Information related to residential land uses is shown in Table 6.1.

Table 6.1 : Residential Landuse

Municipal Area	Number of families		Existing Residential Land Use (Perches)	Amount of residential land allocated per family (Perches)	
	2020	2033		2020	2033
Pelmadulla urban area	8868	10275	452499.37 (1144.5 ha)	51.0	44.0
Kahawatta urban area	2452	2850	182755.18 (462.24 ha)	74.5	64.0
Planning area	11320	13125	635254.56 (1,606.74 ha)	56.1	48.4

Source: Urban Development Authority

Although there is no shortage of existing residential land, the following strategies have been identified to implement the development of residential facilities by reducing the problems related to the risk of landslides and the existing quality of residential facilities related to estate housing.

Chapter 06 Strategies

- The Plan
- Limitation of house construction activities in landslide prone areas identified by the National Building Research Organization and relocating people living in such areas in a safe area.
 - Demarcation of suitable residential areas for the expected residential population through zoning and development guidelines and strengthening related infrastructure facilities.
 - Construction of quality new houses to replace existing line houses in Rilhena, Kahawatta, Poronuwa, Welladura and Pelmadulla estates in this area.
 - Implementation of new housing schemes in the Panawenna area which is more suitable for residential uses because the space available for residential uses in the city center is limited.

Figure 6.6: Estate houses and proposed houses



Source: Google map

6.4.1.2 Health facilities

In order to create a healthy population, the living environment and infrastructure related to the health sector are important to maintain at a good level. Kahawatta Base Hospital and Pelmadulla Regional Hospital have been identified as the main medical centers providing health facilities to the residents of this city. A large number of people in this area are engaged in the gem mining industry and there is a risk of spreading infectious diseases such as dengue and malaria associated with gem mining. Below are the identified strategies to easily alleviate such situations and live a healthy life with various health problems like covid-19 spread worldwide.

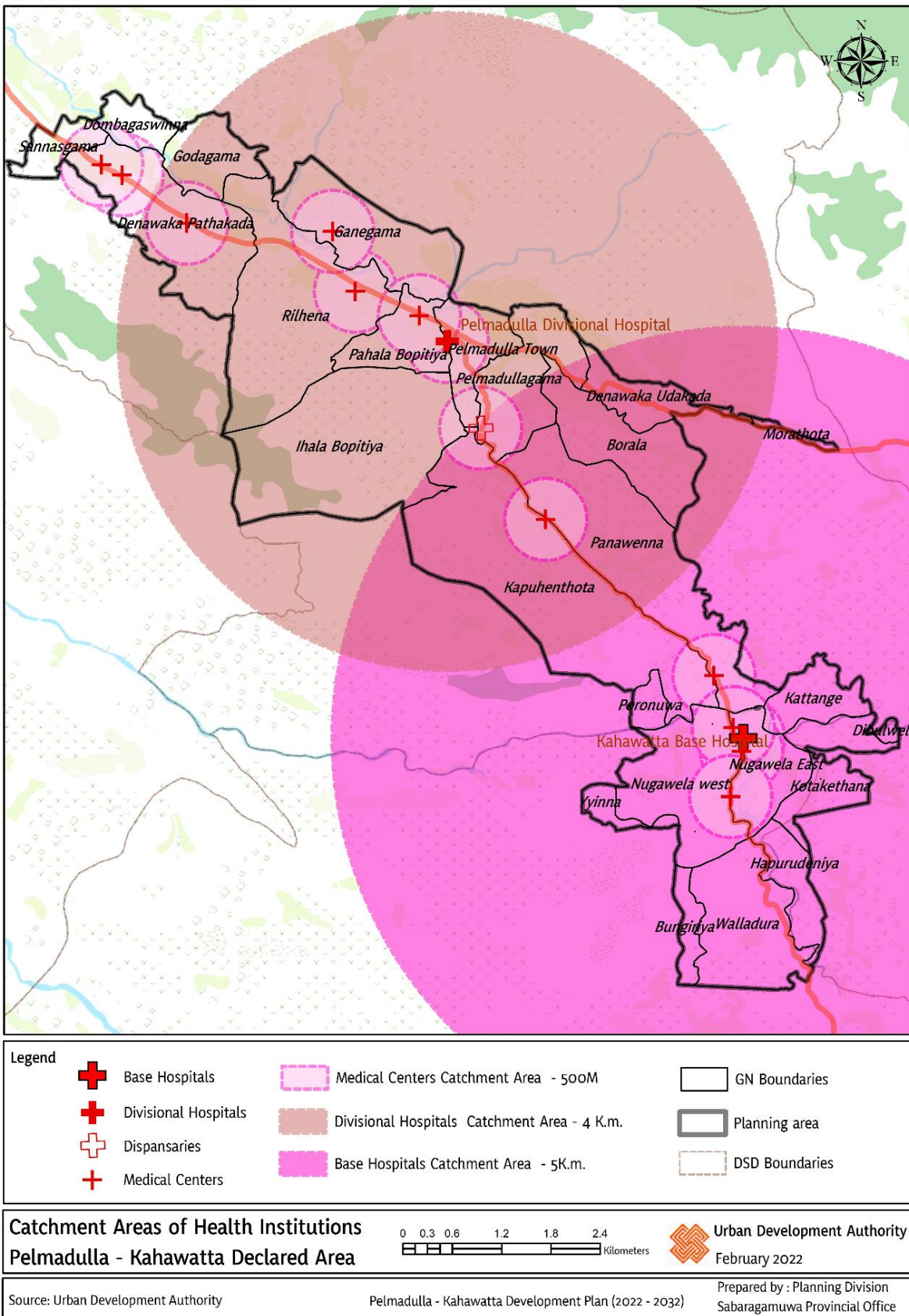
Strategies

- Upgrading Kahawatta Base Hospital and Pelmadulla Regional Hospital to provide adequate and quality healthcare for the existing and expected population by 2033
- Creating a favorable environment to maintain good mental and physical health of the people by providing adequate outdoor recreational facilities.

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The Plan

Map 6.2: Hospital service area and other health facilities



6.4.1.3 Educational facilities

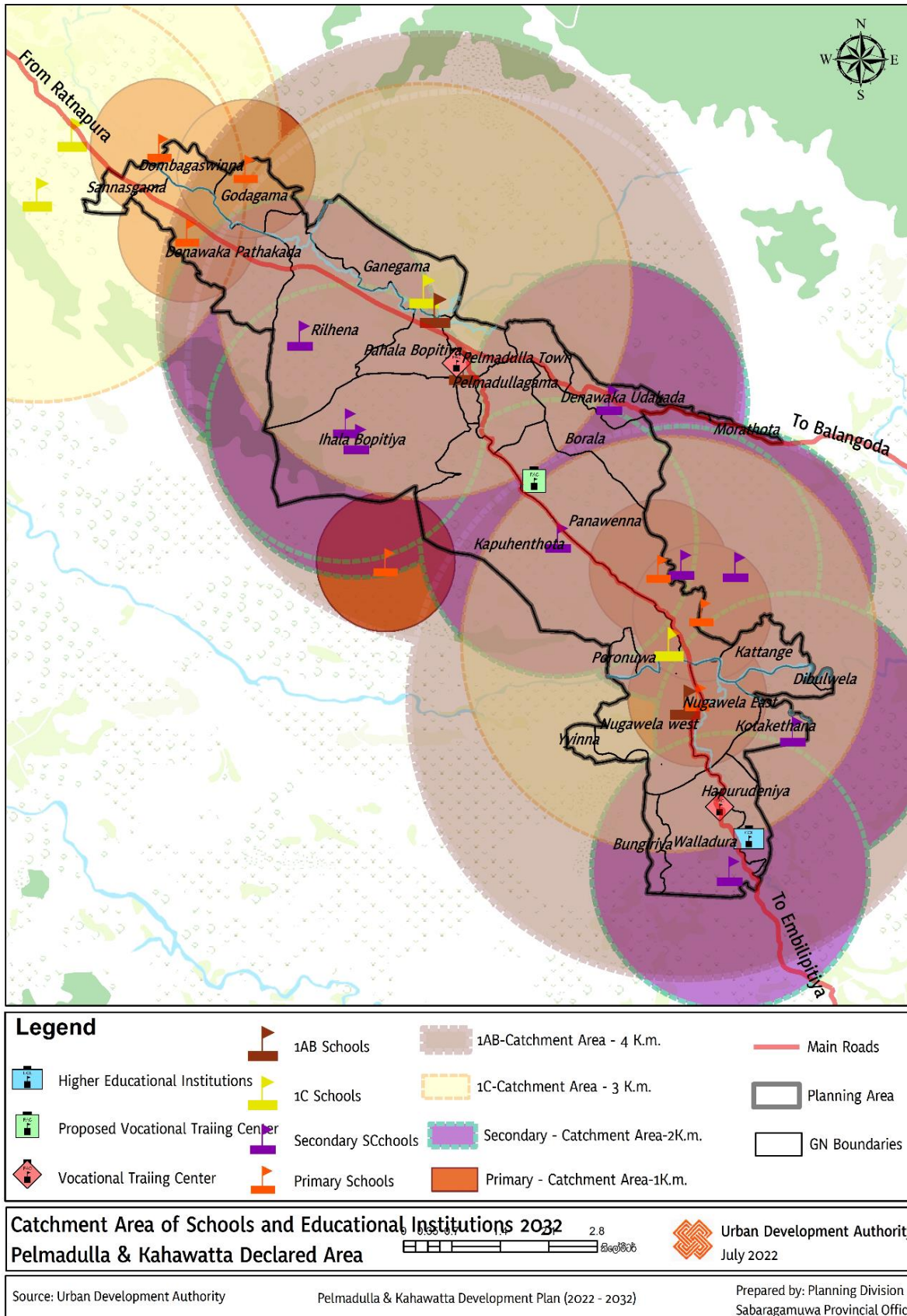
The existing schools in this area are sufficient to meet basic education facilities, and the increasing demand for popular schools in the city has caused problems with vacancies. Ruwanpura National College of Education is a unique opportunity for students of this area for higher education.

More than 40% of the workers are engaged in the gem industry and plantations and the trained workforce should be increased to strengthen the urban economy by promoting those arenas. Accordingly, the objectives of the development of educational facilities are to develop the knowledge of the people through the improvement of educational facilities and to strengthen the urban economy through increasing the trained workforce. Although basic education facilities are sufficient, the existing vocational training institutes and related facilities for vocational education are not sufficient.

Strategies

- Increasing the chances of producing skilled workers by installing vocational training institutes which are currently under minimum space facilities in a suitable environment for educational activities around Panawenna area.
- Introduction of vocational training courses (e.g., gems and horticulture) to produce relevant skilled workers for areas of economic development specific to the area.
- Streamlining the educational facilities of students by providing adequate space for schools with minimum space facilities or by re-establishing them in a nearby place.

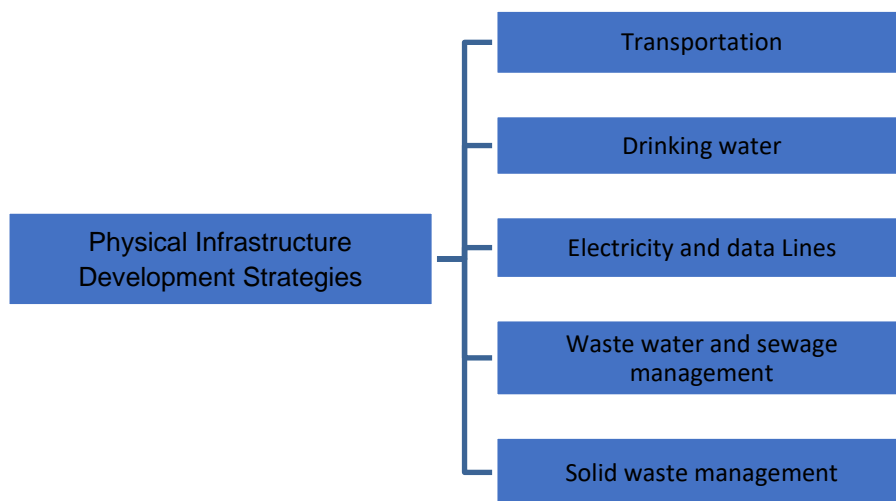
Map 6.3: School service area and other educational facilities



6.4.2 Physical Infrastructure Development Strategies

In the development of physical infrastructure in Pelmadulla Kahawatta towns, the main objectives have been to expand the ability of the people to easily access their services and reduce urban congestion by connecting the city center area and suburban areas.

Figure 6.7: Physical Infrastructure Development Strategies



6.4.2.1. Transportation facilities

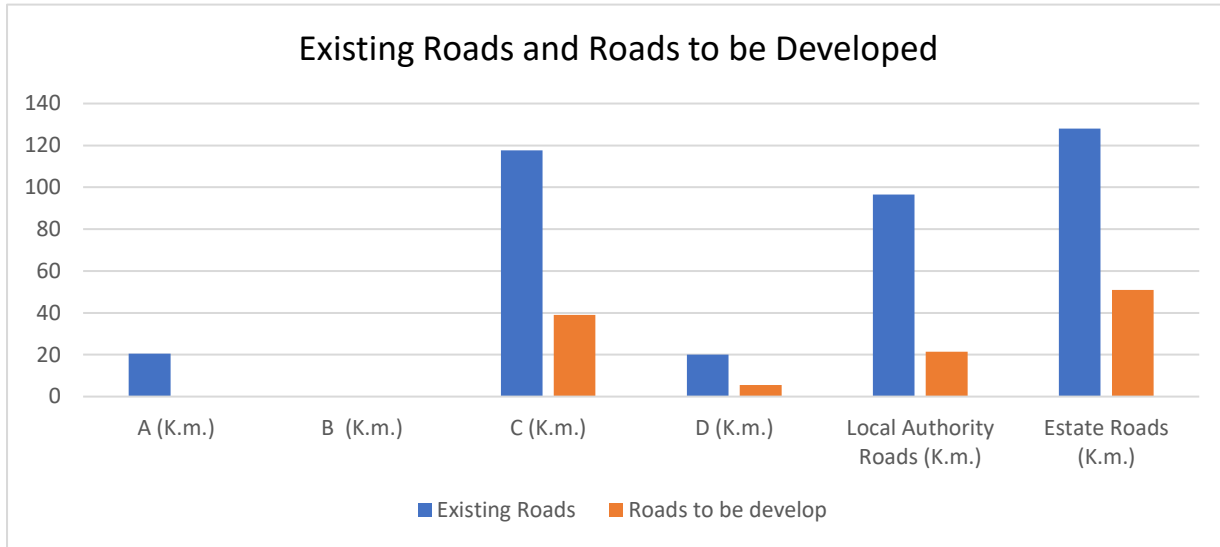
There is a high tendency of creating urban congestion due to the daily arrival of a high floating population in the city center where most of the basic services of the city operate and a significant amount of traffic circulates through it. The city of Pelmadulla is centered on the intersection of two main roads, A4 and A18. Thus, a large amount of traffic from Balangoda and Embilipitiya circulates through this city. Those roads are two-lane roads and the absence of an alternative route outside the city and the location of the main bus stop in a limited space adjacent to the main road have also led to the increase in traffic congestion in the city. The existing main road in Kahawatta city center consists of two lanes and traffic congestion has increased due to the lack of parking facilities and limited space to expand the city due to its geographical location. The dilapidated condition of most of the roads

Chapter 06 connecting the suburban areas has hindered the transportation of plantation products and easy access to the residential areas.

The Plan

The implementation of even one of the alternative development proposals, the proposed Ruwanpura Expressway, or the proposed Kelaniweli Railway, is sufficient to improve the transport efficiency of this area.

Figure 6.8: Existing roads and roads to be developed



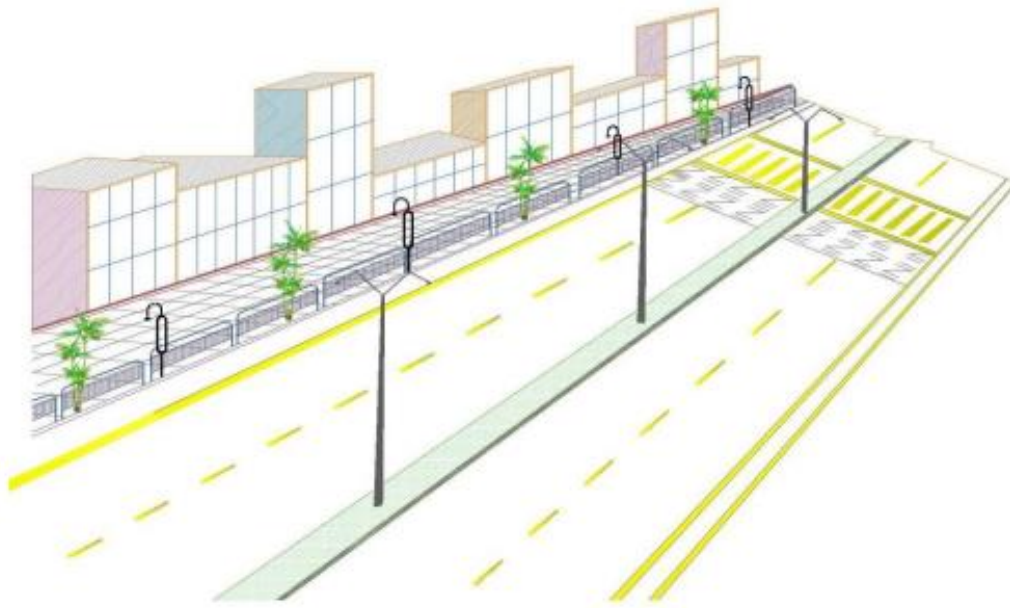
Source: Resource Profile, Divisional Secretariat Division, Kahawatta, Pelmadulla - 2019

The aim is to develop these main city center areas as efficient service delivery centers by reducing congestion.

Strategies

- Expanding the existing connection with the suburban areas and reducing the development pressure in the city center area by integrating the urban areas of Pelmadulla and Kahawatta and streamlining the transport facilities.
- Reducing the traffic congestion around Pelmadulla and Kahawatta towns by widening the lanes of the existing A4 and A18 main roads and creating access facilities to the proposed expressway.

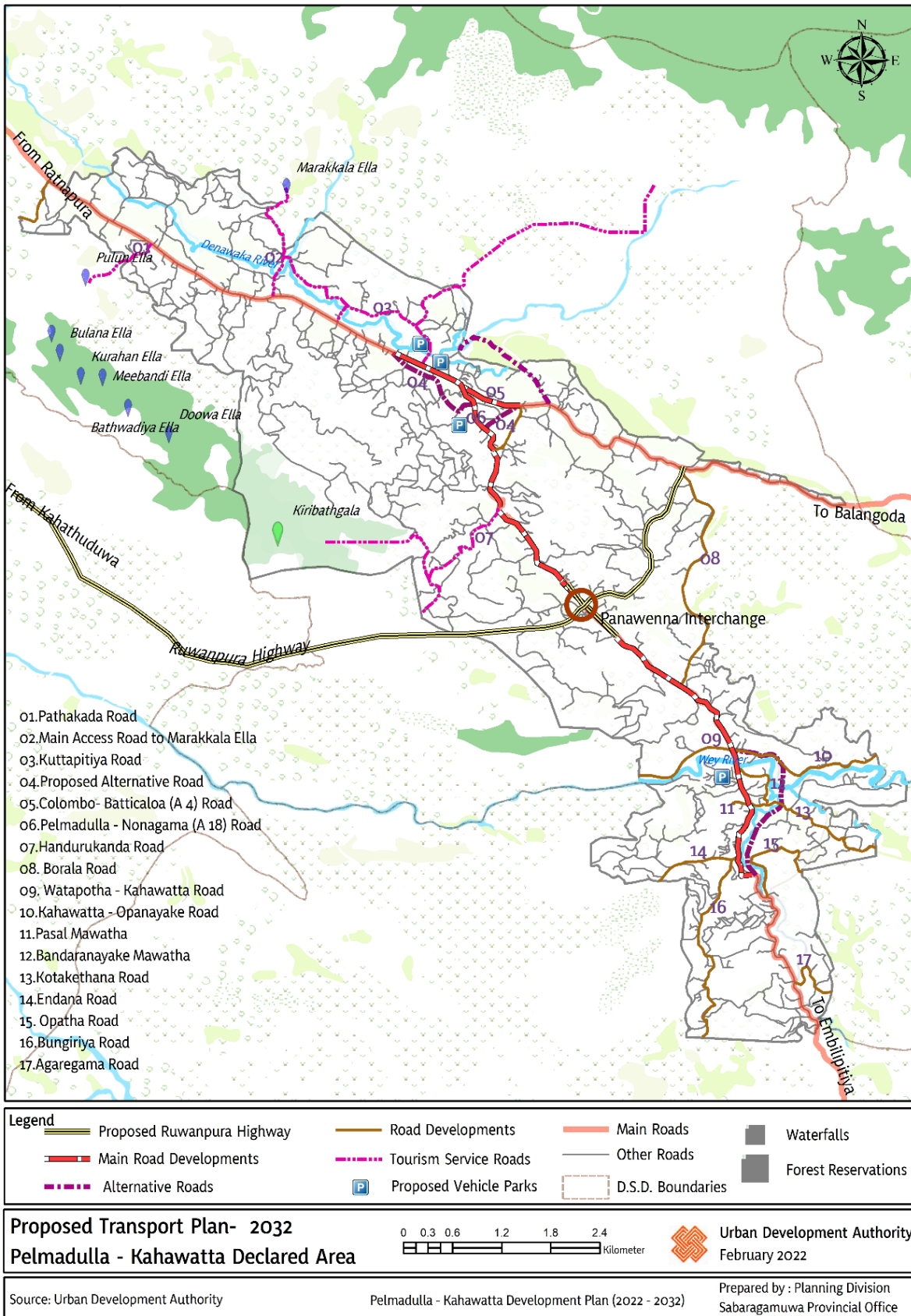
Figure No. 6. 9: Proposed road widening



Source: Urban Development Authority

- Reducing traffic congestion in the city center through the development of alternative routes
- Providing public transport facilities from Pelmadulla and Kahawatta suburbs to facilitate the floating population.
- Increasing the efficiency of people's daily activities by implementing appropriate road widths to improve transportation facilities in the roads covering suburban areas, according to usage and development trends.

Map 6.4: Proposed Transportation Plan



6.4.2.2. Water supply

The drinking water needs of the residents are met by piped water, wells, and tube wells, while 54% of the drinking water needs are supplied by piped water connections. The provision of piped water in the planning area is implemented with the National Water Supply and Drainage Board and the community water supply project. A drinking water problem has arisen in many areas due to the water level in the wells and tube wells in the surrounding areas being too low due to the extraction of water during deep mining and the water not being of a quality suitable for drinking purposes. Currently, the Kiridi Ella and the ‘Wey’ River have been used as the primary water sources for drinking water supply. It is reported that although the water supply provided to Kahawatta by the Water Supply and Drainage Board is sufficient, the water supply provided to Pelmadulla is not sufficient. It reports a daily shortage of about 2,000 cubic meters. Since the existing drinking water supply is not sufficient for the residential population currently living there, the main objective of this plan has been the supply of quality drinking water to be sufficient for the expected residential and circulating population in the future.

Table No. 6. 2: Drinking water demand

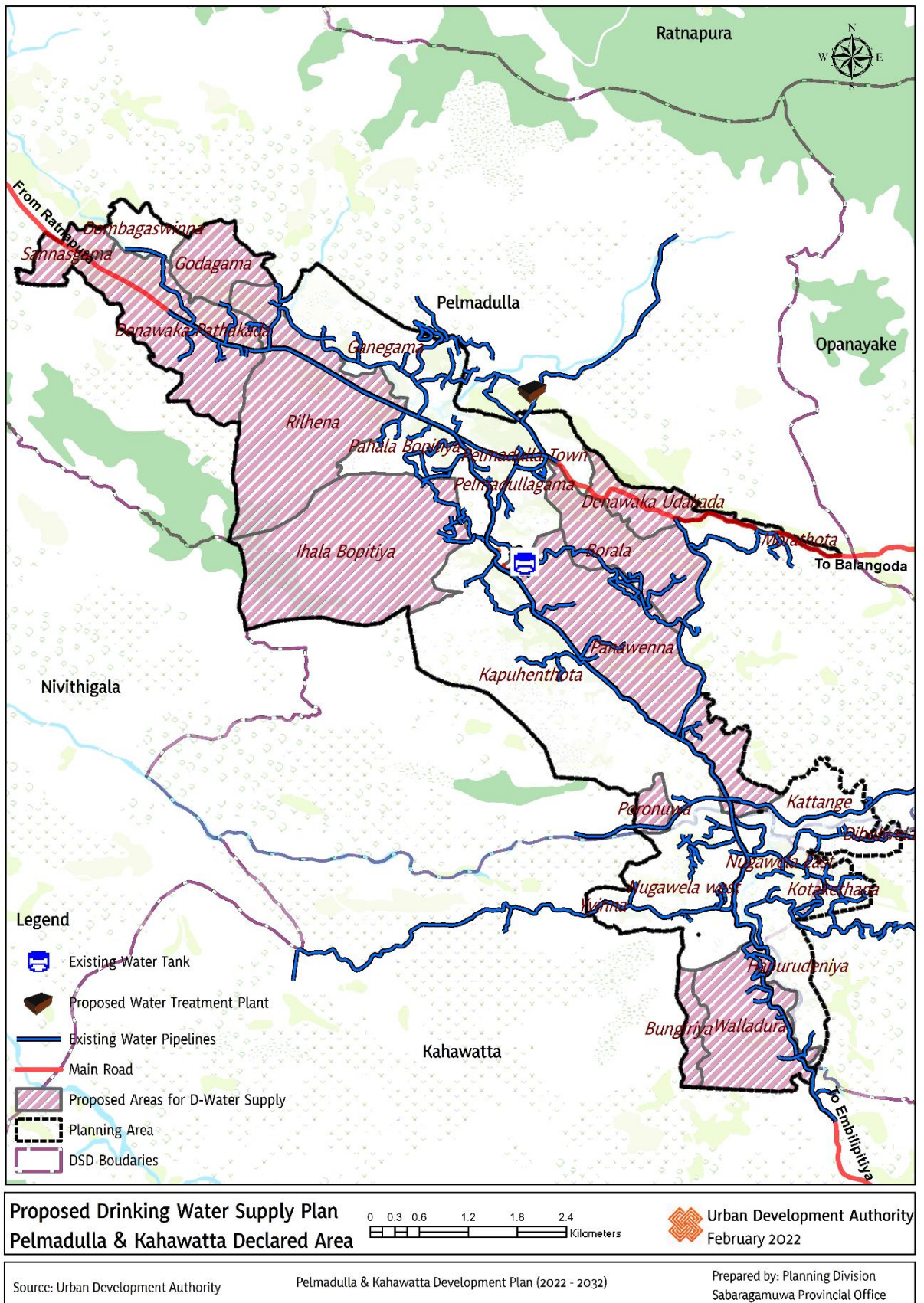
Area	Population (2020)		Existing water requirement	Population (2033)		Expected Drinking Water Demand 2033
	Residential	circulating		Residential	circulating	
Pelmadulla	33921	36500	(4070 .5+ 1460) 5,530.5 m ³	41500	40000	(4980 + 1600) 6580 m ³
Kahawatta	9378	28500	(1125 + 1140) 2,265m ³	11500	32000	(1,380 + 1280) 2660 m ³
Design area			7,795.5 m³			9,240 m³

Source: Urban Development Authority

Chapter 06 Strategies

- The Plan
- Facilitating to meet the shortage of drinking water through purification methods in the main water sources such as Kirindi Ella
 - Prevention of unsafe water consumption through systematic distribution of purified drinking water through safe pipelines

Map 6.5: Proposed drinking water Plan



Chapter 06 6.4.2.3. Electricity and data lines supply

The Plan

Currently, electricity supply has been made covering the entire planning area of Pelmadulla and Kahawatta and the electricity requirement is met by Balangoda Grid substation. The power lines are distributed to cover the entire planning area and the existing supply is sufficient for the daily electricity demand.

The cities of Kahawatta and Pelmadulla have also been covered by the 200-kilowatt power line system indicated in the electricity accessibility plan of the proposed National Physical Plan for the year 2050. Accordingly, by 2033, the expected electricity requirement can be provided. Also, in the National Physical Plan, the fiber optic network proposed by Sri Lanka Telecom has been identified to be extended through these cities in the data cable expansion plan.

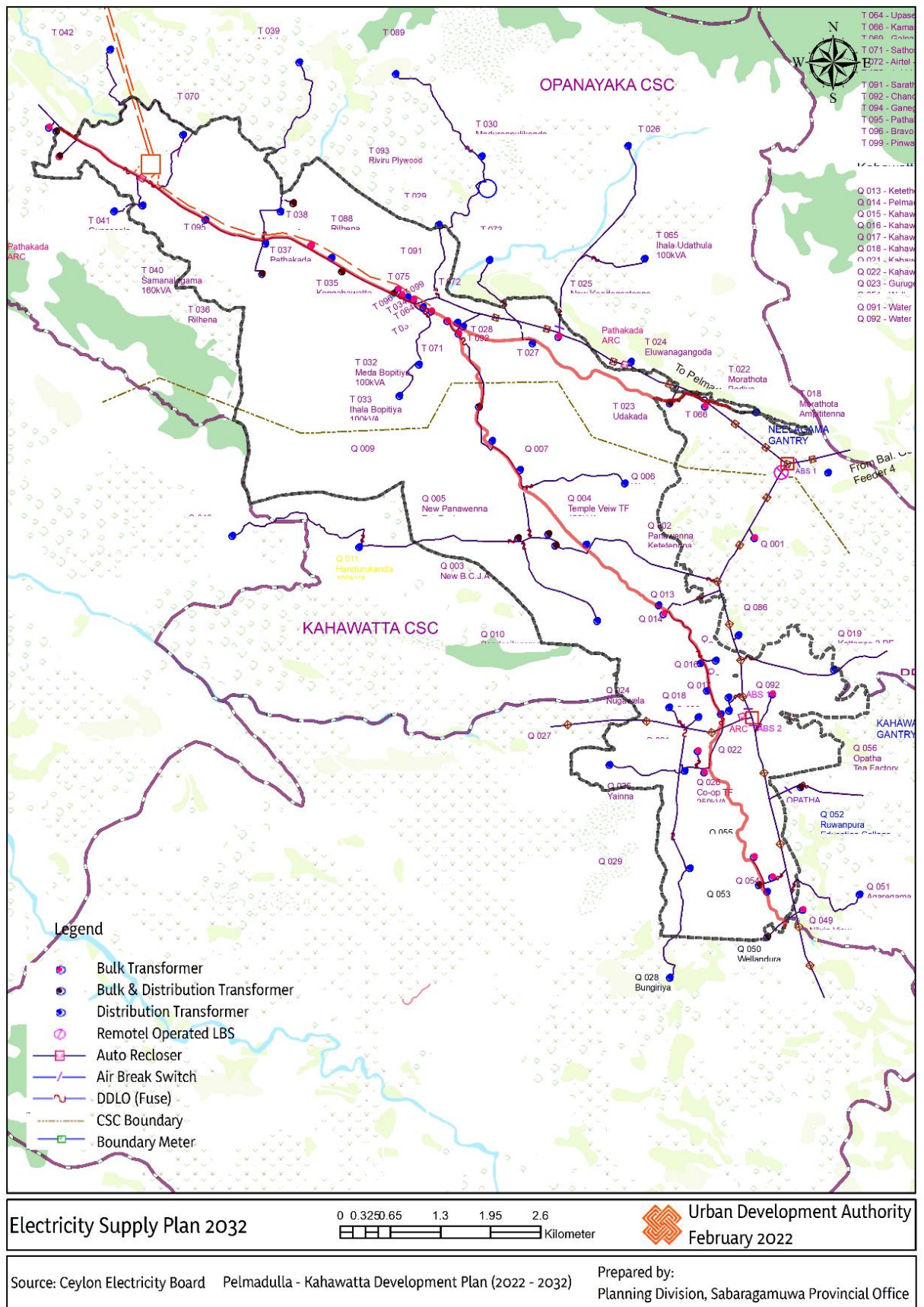
Strategies

- Using renewable energy for lighting of proposed park and street beautification projects in this planning area. (Such as solar power)
- Improving tourism facilities by providing high-speed internet facilities for suburban and rural areas where tourist attractions are located.

Figure. 6.10.: Solar power lamps



Map 6.6: Electricity Plan



Chapter 06 6.4.2.4. Wastewater and sewage management

The Plan

There is no systematic scheme for sewage flow and waste water disposal and in all places like houses, commercial buildings, and institutional buildings in both Kahawatta and Pelmadulla cities. Thus, septic tanks and suction pits are used for sewage transport and waste water disposal. But the use of these methods has become problematic due to the high-density commercial use prevalent in the city center area. Also, due to the location of the land and the geographical conditions, the underground water level is high, causing the septic tanks to overflow quickly. Problems of not properly absorbing water from suction pits have been identified.

Most of the existing drainage systems in the suburban areas are without concrete cover due to high water absorption capacity. According to that, even though the flies and mosquitoes that get trapped in the rainwater in the drains are minimized, there is a possibility of disaster situations such as flash floods due to the blockage of the drain systems. Taking into account the geographical and climatic conditions of this area, the need to implement a wastewater and sewage plan has been identified.

The following strategies have been identified to create a clean city by the year 2033 by reducing these problems.

Strategies

- To prevent contamination of water sources by establishing a pipe system to collect water covering the proposed commercial zones in the urban area. Further, it is expected to discharge the water to a primary treatment center and release it into the water sources.
- Maintenance and upkeep of existing drainage systems in peripheral areas outside the city center area.
- More emphasis on the use of cesspools and suction pits to maintain regular sewage management in the city.

Figure No. 6. 11: Discharge of water through drains to water sources by treatment methods



Source: Urban Development Authority

6.4.2.5. Solid waste management

A formal system for waste management should be implemented to create a city with a favorable environment for living. Through that, it is expected to create a clean city. At present, the collection of garbage in the planning area is done by Pelmadulla and Kahawatta local councils and about 10 tons of garbage is collected daily. Areas adjacent to rubber plantations near residential areas are used for garbage collection and disposal are done through sanitary landfills. The garbage collection is done in the areas like residential, commercial, and institutional around the city center, main roads, and in the suburban areas. However, the garbage management is done in the residential area itself.

Information about the amount of solid waste that is currently generated and expected to be generated by 2033 in this planning area is mentioned in Table No. 6.3. The following strategies have been identified to carry out waste management through a formal system in the urban area.

Table No. 6. 3: Solid waste generation

Area	Population (2020)		Existing solid waste generation (T/D)	Population (2033) (predictions)		Expected Solid Waste Generation (T/D)
	Residential	Circulating		Residential	Circulating	
Pelmadulla Municipal Area	33921	43000	30.7	40557	86000	50.6
Kahawatta Municipal Area	9378	25000	13.7	11343	50000	24.5
Total solid waste generation			44.4			75.1

Source: Urban Development Authority

Strategies

All the garbage disposed from the city center area and the non-biodegradable waste collected in the peripheral areas are collected in the regional waste management center according to a formal system and the following strategies have been identified for effective disposal of the waste.

- Collecting and disposing of garbage in a systematic manner

(a) Collection of Segregated Garbage

Collection of Residential, Commercial, Institutional waste segregated under several classifications such as degradable, Non-degradable, Electronic (E-waste) and etc.

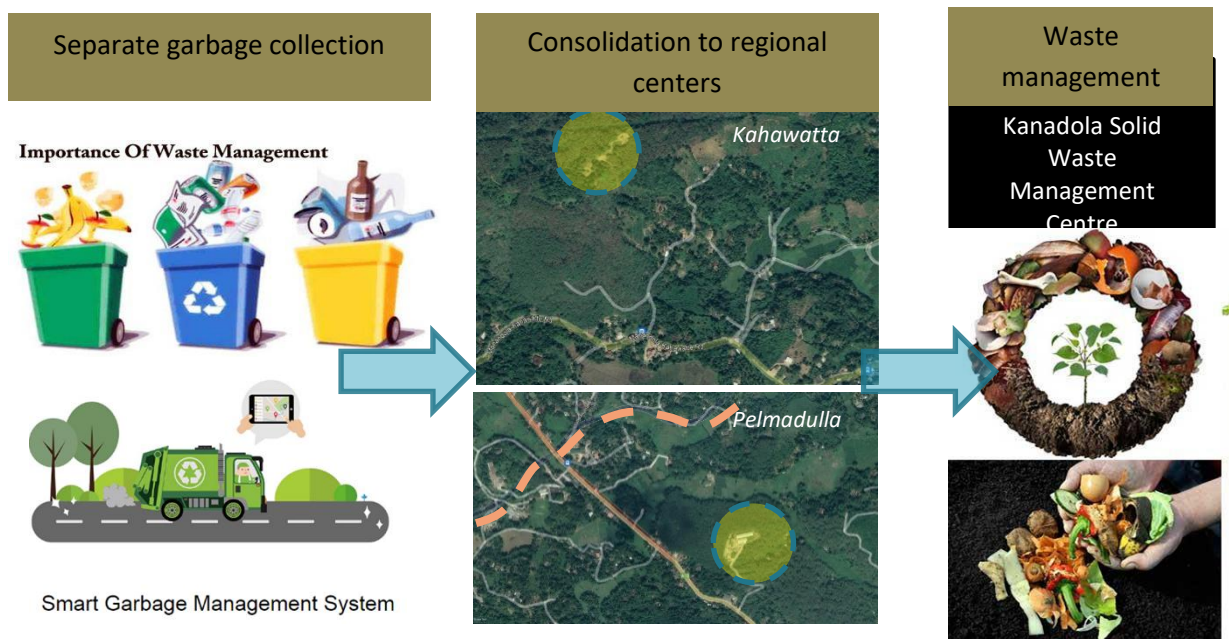
Awareness programs about waste management methods such as reduce, reuse, and recycle the waste.

(b) Use of GPS technology

Efficient garbage collection operations using GPS technology for garbage collection in Pelmadulla and Kahawatta planning Area

(c) Segregated waste distribution through designated waste collection centers
Transporting the garbage to the Pelmadulla and Kahawatta Regional Garbage Collection Center (Daily) where the garbage is currently collected and disposing of the garbage collected there according to a proper method.

Figure No. 6. 12 : Garbage Management



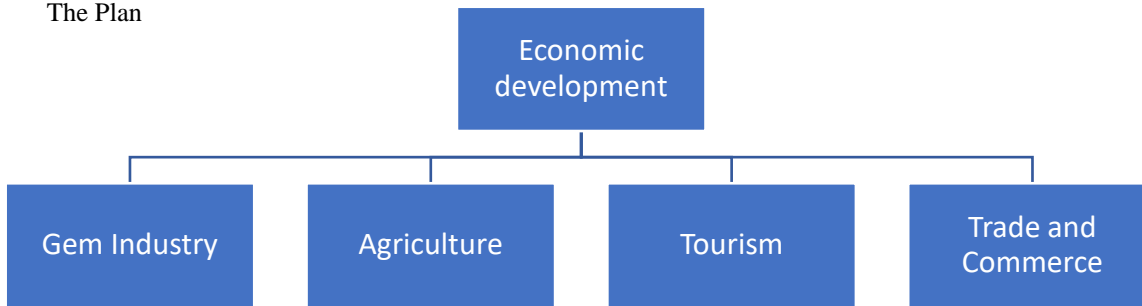
6.5 Economic Development Strategies

Economic Development Strategies

The economy of the area is based on gem mining, tea, and rubber cultivation. Moreover, there are several tourist attractions and archaeologically important sites. Economic development strategies have been prepared with the aim of developing these cities as self-sufficient cities, which report a youth population of more than 50%.

Chapter 06 *Figure 6. 13: Economic Development Strategies*

The Plan

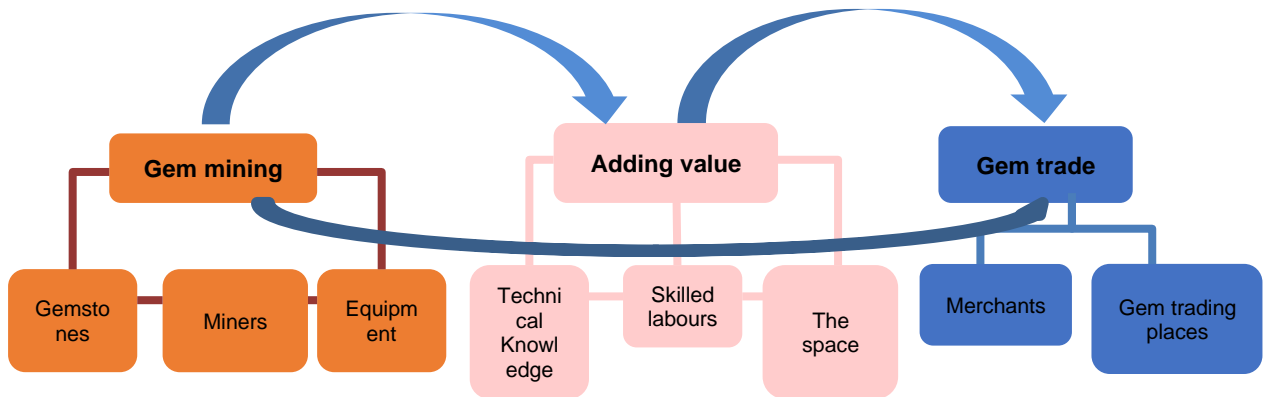


6.5.1. Strategies for developing the gem industry

The largest number of mines (about 1/5) of the Ratnapura district which is known as Ruwanpura are located in this area. This has become the main livelihood of the people (about 20%) in the planning area, and a high percentage of up to 50% is recorded in the study area. People engaged in various fields of work are also engaged in the gem industry as an alternative means of livelihood. Gemstones are mined by finding deposits 20 to 30 feet or more below the surface. Miners, who spend a lot of time underground, contribute directly to the country's GDP. Accordingly, it is aimed to strengthen the country's economy by developing the gem industry, as well as to raise the living conditions of the city dwellers.

When studying the value chain in the gem industry, three main aspects can be identified. The main aspects are mining of gemstones, the value addition to the rough gemstones, and the trading of gemstones. In this process, the cities of Pelmadulla and Kahawatta are special for gem mining activities. Accordingly, strategies have been identified under the above-identified main aspects to achieve the aspiration of building a landmark city that highlights the identity of the gem industry.

Figure No. 6. 14: Main opportunities applicable to the development strategy of the gem industry



Source: Urban Development Authority

Strategies

Gem mining

- Minimizing unauthorized gem mining activities in the city center by acquiring the existing gems in the lands identified for urban development activities through a formal method before the implementation of the development activities.
- Creating additional income opportunities for local residents by linking the gem mining industry with the tourism industry.
- Creating additional income generation opportunities for local residents by providing necessary facilities for the production and sale of equipment required for the gem mining industry.

Chapter 06 *Figure No. 6. 15: Production of equipment required for gem mining*

The Plan



Source: Retrieved from the Internet

Value Addition

- Expand value addition activities related to gem industry to get more value for gems
- Increasing the number of vocational courses and improving the related facilities to increase the number of skilled laborers in the gem industry.

Figure No. 6. 16: Value additions to gems



Source: Retrieved from the Internet

Gem trade

- Regularization of gem trade activities by providing sufficient space for conducting open gem trade activities in the vicinity of Pelmadulla bus stand and Kahawatta town.

Figure No. 6.17: Open-air gem trading places and proposed development



Source: Urban Development Authority, Retrieved from the Internet

6.5.2. Agriculture Development Strategies

Since the British ruling period, tea and rubber plantations in this area have made a significant contribution to the development of the regional economy. The planning area contributes 18% to the tea production of Ratnapura district, which ranks second among tea producing districts in Sri Lanka, and 12% to the rubber production of Ratnapura district, which ranks third in rubber production. Thus, it is aimed to promote plantation cultivation by contributing more than the existing contribution and thereby make the urban economy self-sufficient.

- In order to raise the plantation economy by securing the existing tea and rubber lands, it is expected to name the plantations as the plantation promotion zone and including the guidelines related to the promotion of cultivation through the zoning of the development plan

Chapter 06
The Plan

Figure No. 6. 18: Proposed Uses for Plantation Promotion Zone (Tea and Rubber Plantations)



Source: Retrieved from the Internet

- Establishment of Plant Nurseries (where have new varieties of plants) and Distribution Centers to increase quality tea and rubber production

Figure 6. 19: Nurseries and distribution centers with new crop species



Source: Retrieved from the Internet

- Upgrading existing facilities related to tea factories in order to improve production of high quality export level value added tea

Figure No. 6. 20: Value added tea products



Source: Retrieved from the internet

- Development of houses, schools, medical centers and other basic infrastructure to improve the living conditions of the people living around the estates.

6.5.3. Tourism Industry Development Strategies

This area which belongs to the Minipura tourism zone, consists of many tourist attractions that are unknown. These tourist attractions were identified in the protected areas around the Kiribathgala and Kuttigala mountain ranges. Moreover, the gem mining industry which is unique to the area, and many culturally valuables have been identified. Accordingly, it is aimed to use these tourist attractions to make the urban economy self-sufficient through the existing resources of the city and thereby raise the living conditions of the local residents.

- Providing new tourism experiences by combining the gem mining industry in the area with the tourism industry and thereby improving tourism attraction.

Figure No. 6.21: Tourism related to gem mining



- Chapter 06** • Improving tourism attraction by creating tourist itineraries and popularizing them among tourists, focusing on visiting the waterfalls and attractions around Kiribathgala and Kuttigala mountains.
- The Plan

Figure No. 6.22: Proposed natural waterfall viewing route



Source : Urban Development Authority

- Provision of materials and guides for activities such as mountain climbing, trekking and other activities related to the identified tourist attraction routes. Furthermore, provision of local food and accommodation, providing opportunities for new business opportunities for local residents also need to be considered.

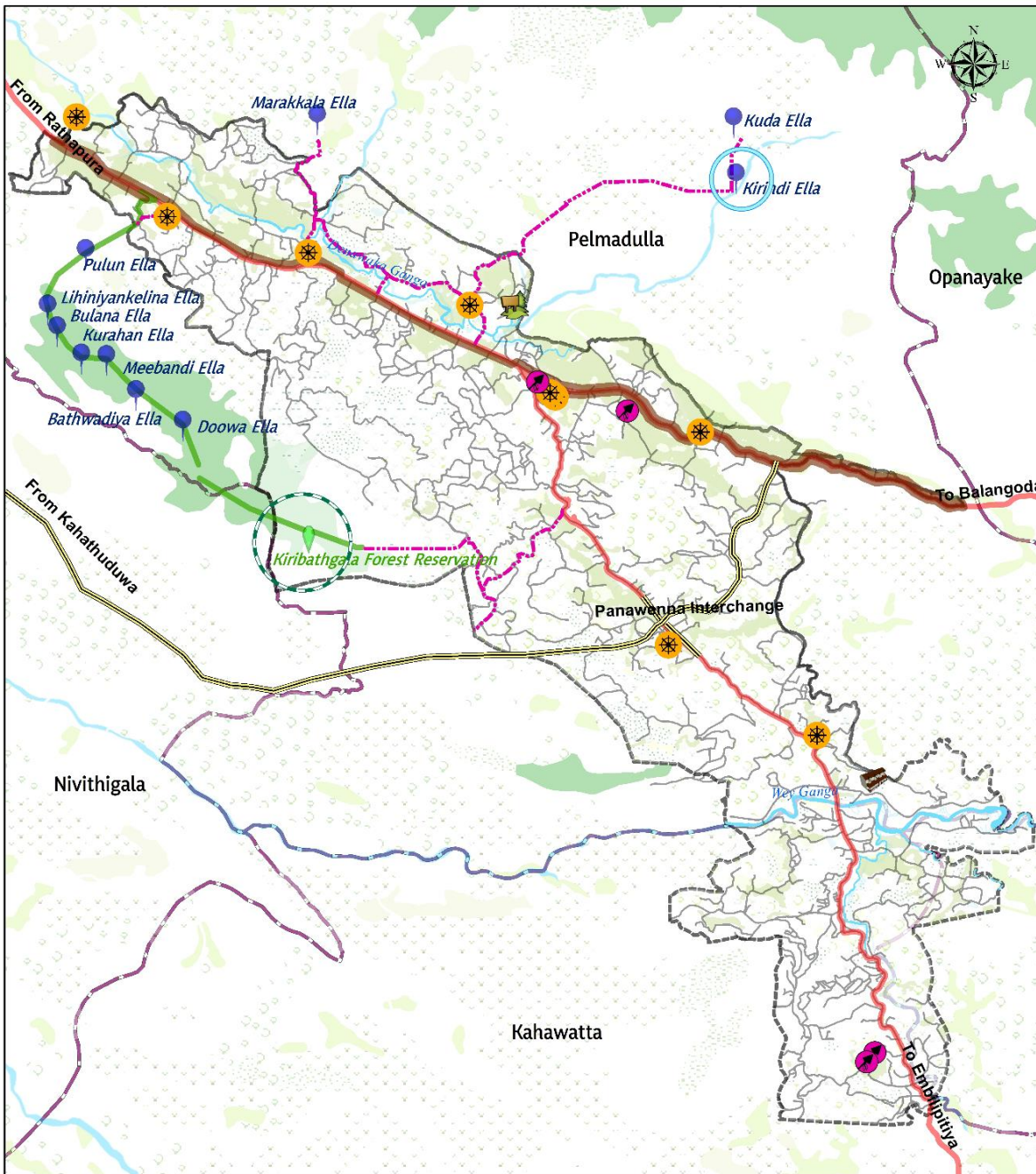
Figure 6. 23: Activities and income streams related to tourism services



Source: Internet

- Providing necessary opportunities to create tourist facilities such as homestay, tourist information centers in the vicinity of tourist attractions through zoning and approved uses.

Map 6.7: Proposed Tourism Plan



Legend	
	Proposed Theme Park
	Proposed Tourism Information Center
	Archeological Important Buddhist Temples
	Archeological Important Places
	Tourism Attraction Areas
	Proposed Gem Mines visiting Route
	Proposed Tourism Route
	Proposed Tourism Service Roads
	Main Road
	Other Roads
	Water bodies
	Planning Area
	D.S.D. Boundary

Proposed Tourism Plan 2033
Pelmadulla - Kahawatta UDA Declared Area

0 0.2750.55 1.1 1.65 2.2 Kilometer

Urban Development Authority
June 2022

Source : Urban Development Authority Pelmadulla - Kahawatta Development Plan (2023- 2033) Prepared by : Planning Division Sabaragamuwa Provincial Council

6.5.4. Trade and commercial development strategies

In addition to the gem industry and plantation economic activities, people of these two cities and many of the surrounding small towns fulfill their commercial and service facilities through the trade and commercial service facilities currently spread in the towns of Pelmadulla and Kahawatta. This area ranks fourth in Ratnapura district in terms of wholesale and retail trade, restaurants, and cafeteria facilities. It has been found that tourism and other accommodation facilities are at a minimum level. Ratnapura district has the largest number of gem mines in this area, which confirms that it is an area rich in gems. Around 45 banks and other financial institutions are currently established covering these cities. This reflects the financial strength of these cities.

The main commercial services currently available are concentrated around Pelmadulla and Kahawatta city center areas. The following strategies have been identified to facilitate the regular provision of trade and external services for the expected population by the year 2033.

Strategies

- Using the land in the Clock Tower area of Pelmadulla town center which has high economic value for commercial use by relocating existing institutions in a suitable location near to town center.

Chapter 06 *Figure 6. 24: Existing uses associated with the Pelmadulla Clock Tower*

The Plan



Source: Google Map

- The existing Pelmadulla main bus stand is inadequate to provide services. It is proposed to relocate the bus stand in a spacious suburban area and use the site for suitable commercial use.
- Renovation of the dilapidated and unused buildings which are located in the valuable lands in Kahawatta and Pelmadulla city centers for suitable commercial uses.

Figure 6. 25: Proposed development for the dilapidated building near Kahawatta Base Hospital and Education Resource Centre.



Source: Urban Development Authority, Retrieved from the Internet

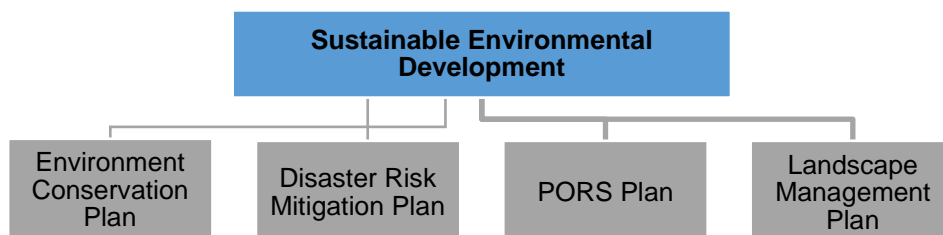
- Facilitate the promotion of commercial uses by including Pelmadulla and Kahawatta city center area in the commercial zone.

6.6. Sustainable Environmental Development Strategies

Located in a sensitive environment, this area is rich in natural resources such as paddy fields, forest reserves, rivers, and waterfalls. Thus, securing these resources is the primary objective. Also, since this is a sensitive environmental zone and an area affected by natural and other disasters, the aim is to create a suitable environment for living by reducing disasters. It is also aimed to create a healthy population by providing adequate facilities for public outdoor recreation.

Four main plans have been identified for implementation under the Sustainable Environment Development Strategy.

Figure 6.26: Sustainable environmental development Strategies



6.6.1. Environment Conservation Plan

Almost 20% of the land area of Pelmadulla - Kahawatta planning area has been identified as ecologically sensitive areas. These include paddy, wetlands, forest reserves and water bodies. It is aimed to increase the eco-tourism opportunities by protecting the biological diversity as well as using the environmentally sensitive areas for sustainable use and thereby strengthening the economy of the area.

Accordingly, the strategies identified to protect this sensitive ecosystem and urban identity are outlined below.

Chapter 06 Strategies

- The Plan
- Protecting the Kiribathgala forest area, paddy fields and wetland areas in the ecologically sensitive zone based on the existing natural features and their level of sensitivity by imposing guidelines.
 - Maintaining protected areas around water sources and implementing guidelines for controlling unauthorized constructions and using those protected areas for outdoor recreation.

Figure 6. 27: Proposed uses for river and stream reserves



Source: Google Map, Retrieved from the Internet

- Improving tourist attraction by implementing eco-friendly tourism activities in eco-sensitive areas with tourist attractions like Kiribathgala, Kiridi Ella etc.
- Imposing appropriate reservation limits to create a clean urban environment by securing the main water sources and other water sources such as Wey River, Denawaka River, Atakalan Ella, Kolan Ella, Panawenna Canal etc.

6.6.2. Disaster Risk Reduction Plan

Pelmadulla and Kahawatta urban areas have been identified as landslide risk areas. Disaster situations such as floods, strong winds and lightning are common in this area. In addition to natural causes, human activities such as deep mining have also been identified as causes of disaster risk. The gem mining industry can be identified as the main livelihood of the people living in this area. Although they are aware of the impact of disasters caused by mining, they do not want to settle in another area because of their livelihood. Although there are no annual impacts, the impact levels of the risk have been determined according to the previous characteristics discovered through the investigations. Disasters such as landslides may likely occur in due course. Accordingly, the identified criteria for dangerous landslides are categories of rocks, the nature of the parent rock in the land, the way the land is formed, the current land use pattern, the history of landslides related to that land, the drainage pattern, and the drainage system.

Consequently, according to the nature of the disaster, relevant strategies have been identified to create a disaster-resilient city in order to improve the livelihood of the local residents while mitigating disaster risk.

Strategy 1: Reduce disaster risk and create a disaster-resilient city by issuing relevant guidelines for each area according to the nature of disaster risk.

High risk areas

- Not to be used for any construction purpose
- Resettling people who are currently living in high-risk areas in suitable safe areas
- Adhering to the instructions and guidelines of the relevant disaster management and research institutes.

Medium risk areas

- Adherence to relevant guidelines while upgrading existing settlements.

- Chapter 06** • If any excavation or related activities are carried out, follow the relevant
The Plan guidelines.

Low risk areas

- Carry out all construction work in these areas in accordance with the guidelines

Strategy 2: Implementation of safe places as disaster relief service centers where people can easily reach in case of emergency pre-warning.

Strategy 3: Carry out gem mining operations according to the relevant guidelines to prevent gem mining hazards

Strategy 4: Maintain the stormwater drainage system to flow water easily.

Strategy 5: To reduce the risk of disaster by implementing relevant strategies for flood control in the areas of Wey River and Denawaka River.

6.6.3. Public Outdoor Recreation Space Plan

The current population of Pelmadulla - Kahawatta urban area is about 50,814 and according to the standard introduced by the Urban Development Authority, there should be about 71 hectares of public outdoor open land to cater such a population. According to the requirement, only 6.04 hectares are currently available and as per the population forecast of the year 2033, the requirement is 80 hectares.

The purpose of this plan is to protect the scenic places of the area and to use such places sustainably for the use of the people. Further, it is expected to plan the open space facilities that they need for recreation in relation to the expected population by the year 2033. Accordingly, the focus is on public open spaces such as public parks and playgrounds that are freely accessible.

Tables No. 04, 05 and 06 show the quantitative details of the existing parks and playgrounds in the area and Map No.6.08 shows the spatial distribution of them.

Strategies

01. Utilization of paddy lands parallel to the Colombo-Batticaloa Road for passive outdoor recreational activities. It is expected to control visual barriers to scenic views of the surrounding natural environment.
02. Implement relevant guidelines to protect the identity of the area by protecting the scenic places identified within this planning area.
03. Enhance active recreational activities by redeveloping existing playgrounds
04. Increase tourist attraction through recreational facilities in Pelmadulla and Kahawatta city center

Table 6. 4: Parks and Playgrounds spread within the Pelmadulla - Kahawatta Planning Area

Serial No.	Garden type	number	Extent (hectare)
01.	EPP (Existing Pocket Parks)	01	0.14
02.	EMP (Existing Mini Parks)	08	3.45
03	ELP (Existing Local Parks)	1	2.45
Total - 6 .04 (Hec)			

Source: Field survey data - 2019

Figure 6. 5: Small parks and playgrounds in the Pelmadulla-Kahawatta Planning Area.

Serial No	Garden type	Existing Use	GN Division	Extent (hectare)
01.	EPP 01	Panawenna Playground	Panawenna	0.14
				Total- 0.14 (Hec)

Source: Field survey data - 2019

Chapter 06 *Figure 6. 6: Small gardens spread over Pelmadulla and Kahawatta Pradeshiya*

The Plan *Sabha Area*

Serial No	Garden type	Existing Use	GN Division	Extent (hectare)
01.	EMP 01	Rilhena Playground	Rilhena	0.30
02.	EMP 02	Ihala Bopitiya Playground	Ihala Bopitiya	0.36
03.	EMP 03	Pelmadulagama Playground	Pelmadulagama	0.33
04.	EMP 04	Borela Playground	Borela	0.60
05.	EMP 05	Bandara Watta Playground	Panawenna	0.22
06.	EMP 06	Kahawatta Playground	Nugawela East	0.84
07.	EMP 07	Susirigama Playground	Wellandura	0.39
08.	EMP 08	Wellandura Playground	Wellandura	0.41
Total – 3.45 (Hec)				

Source: Field survey data - 2019, Landscape Division, UDA

Figure 6. 7: Nearby parks spread within the Pelmadulla - Kahawatta Pradeshiya Sabha area

Serial No	Garden type	Existing Use	GN Division	Extent (hectare)
01.	ELP 1	Mahapola Public Playground	Ganegama	2.45
Total - 2.45 (Hectare)				

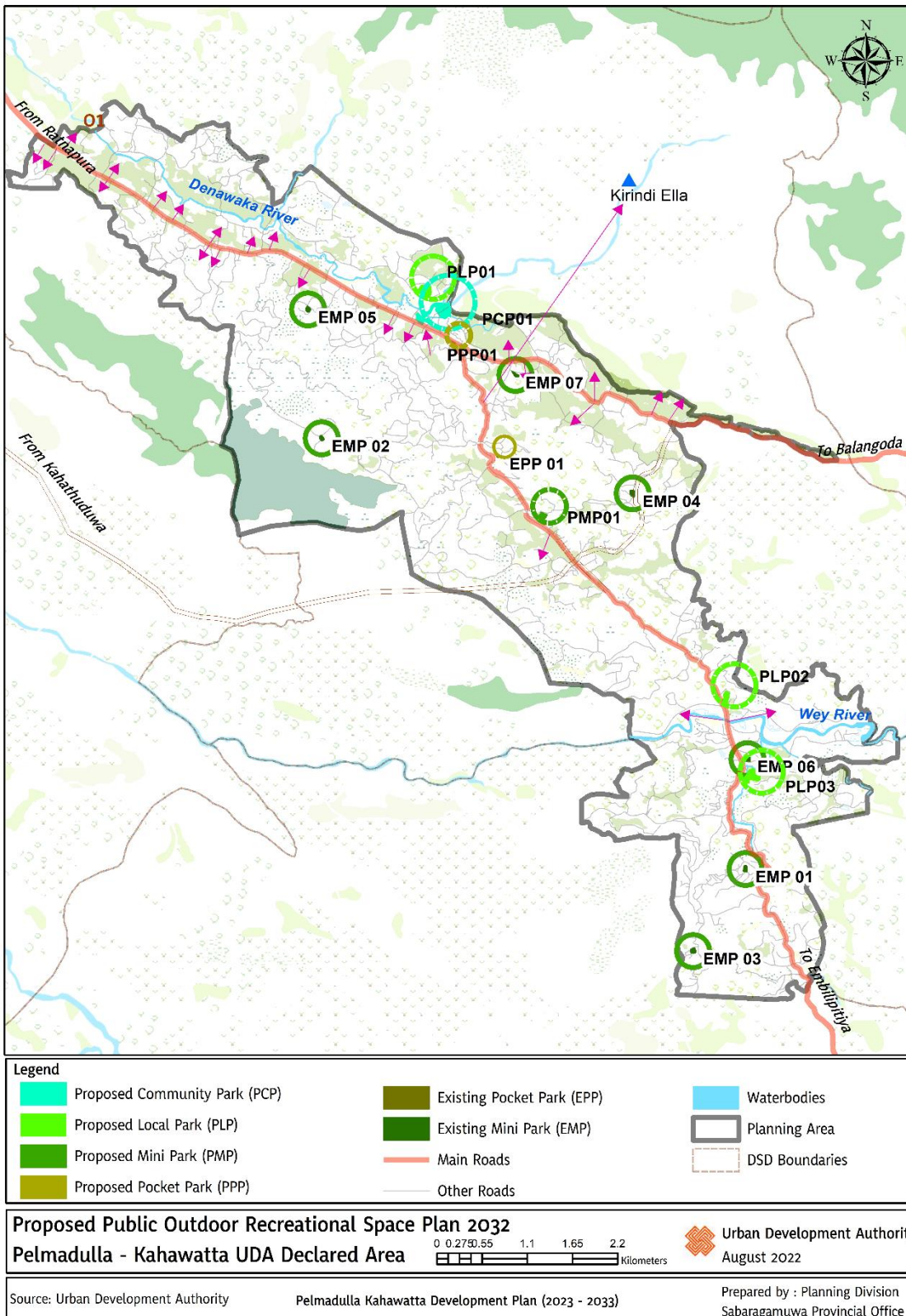
Source: Field survey data - 2019, Landscape Division, UDA

It is also possible to identify several places where the existing indirect recreational facilities can be met within the Pelmadulla - Kahawatta planning area and the details of that are shown in Table No. 07

Figure 6. 8: Places where indirect recreational facilities can be met within the Pelmadulla - Kahawatta Planning Area

Serial No	Facilities	Number
01.	Community Halls	66
02.	Library	13

Map 6.8: Spatial plan for public outdoor activities



6.6.4. Landscape Management Plan

Pelmadulla is located in the valley between Kiribatbala and Kuttapitiya mountains and the adjacent city of Kahawatta is composed of mountainous highlands and plains as well as a blue-green environment consisting of paddy fields, tea, and rubber plantations. When traveling through the city of Pelmadulla, gem mines are a common sight in the green fields on both sides of the main road, and through this the identity of the city is highlighted. One of the main objectives of the development plan is to develop this planning area, which has been identified as the area with the highest density of gem mines in Sri Lanka, as the main landmark of Sri Lanka's gem identity. Also, the main objective of this plan is to protect the existing natural landscape of the area. It is also expected to protect the existing identity of the city.

The plan envisages the sustainable development of various ecosystems, pathways, and landscapes through systematic planning that focuses on environmental conservation. The landscape plan has been prepared based on the following objectives to face the future of global climate change.

- Mitigation of disaster situations such as increase in urban heat island effect, increase in carbon particles, increase in air pollution, increase in floods in the city due to global climate change.
- Protection of native plant species endemic to the environment for development of urban biodiversity
- Creating a suitable environment for living, protecting the health of city dwellers

Approaching the above objectives, the following strategies have been identified through the landscape management plan of Pelmadulla - Kahawatta cities.

Chapter 06 Strategy 01:

The Plan Development of city centers

- Reflecting the local gem industry and tourist attractions in the landscaping around the three main urban centers identified in this development plan.
- Pelmadulla Clock Tower junction where two main A-grade roads meet
- The area on both sides of the main road junction where the Kahawatta Clock Tower is located
- Panawenna area which is the last interchange of the proposed Ruwanpura Expressway

Strategy 02:

Landscaping

- Protecting sensitive ecosystems and introducing wise use for sustainable eco-friendly recreational activities.
- Creation of well-planned open spaces with waste facilities such as urban squares, public parks for the general public.

Strategy 03:

Development of Pathways

- Providing beauty, identity as well as economic development to the city by adding appropriate billboards, electric lights in the development of avenues.

Strategy 04:

Landscape of scenic places

- Preventing constructions from obstructing scenic places and providing suitable viewing facilities for visiting

Residential and other physical developments

- Application of relevant guidelines to implement landscape management while approaching the desired urban form.

6.7. Culture and Heritage Management Strategies

Several sites of cultural and historical importance and declared as archaeological sites are located within this planning area. Most of such places are Buddhist temples. Apart from that, Iddamalghoda Walawva, Kahawatta old railway station can also be identified. In addition to the physical heritage, the traditional gem mining industry, Sabaragamuwa dance tradition etc. are characteristic of this area. Thus, it is aimed to protect such arts and traditions and provide the necessary facilities to the people.

6.7.1. Sites of archaeological value

Pelmadulla town, which has the largest number of Buddhist shrines in Ratnapura district, has nine archaeologically declared temples.

Ganegama Aramunapola Viharaya

The history of this temple stretches back to the time of King Devanampiyatissa of the Anuradhapura period. A “Detisphala Bodhi ” which originated from the “Jayasrimaha Bodhi” in Anuradhapura can still be seen in the Ganegama Rajamaha Viharaya. 27 stone pillars are carved around this temple. At first glance, the temple looks like a two-storied building, but it is a single-storied building. Artistic carvings can be seen around the temple, which can be seen from outside in the area that is supposed to be the upper floor of this temple, which rises above the single wall. This temple has been declared as a protected archaeological monument under Gazette No. 10217 dated 02/03/1951.

In particular, “Rankotha” can be seen on the roof of this temple and that is why this ancient Vehera was called "Rankot Vehera" in later times. It is also special that the old stone doorway, “Makara thorana”, paintings of women, etc. are designed according to South Indian inspiration.

Chapter 06 *Figure 6.28: Pelmadulla Ancient Rajamaha Viharaya*

The Plan



Source: Retrieved from the Internet

Pelmadulla Ancient Rajamaha Viharaya

It is said that this temple was built because; a branch of Sri Maha Bodhi was rooted in this location while carrying it to Ruhuna during the early Anuradhapura Kingdom. However, the Tampita temple here was built during the Kotte period.

The Tampita temple is built on 16 stone pillars and is believed to be more than 400 years old. The main temple was built in 1819 during the British era. In 1828, Doloswala Adhikari built a spacious image house. The entrance to the statue house is decorated with ‘Makara Thorana’ and ‘Gajasingha Thorana’ and unusual floral designs. In the center of the “Makara thorana”, there is a small sculpture of a woman, believed by many to be of the Blessed Virgin Mary. In the center of the ‘Gajasingha thorana’, two angels are seen. In the Vihara Mandir, there are many paintings belonging to the Kandian era, the images of the twenty-eight Buddhas and images related to auspicious signs. Also Pelmadulla Rajamaha Vihara is known as the place where the Buddhist cultural proceedings of the Tripitaka were sung in 1867.

Figure 6. 29: Tampitageya Pelmadulla Ancient Rajamaha Viharaya



Source: Internet

Iddamalgoda Walawwa

This house was built by Iddamalgoda Nilame of Iddamalgoda family, who was a noble family from Sabaragamuwa. The house is made of kabok stone and clay and the floor is polished with black stone. It has been built according to Sinhala and Dutch architecture and traditional methods. A small wall made of shell stones can be seen around the building. Several towers that were built at equal distances can still be seen today.

A long open hall with more than 15 large pillars can be seen right in front of the Iddamalgoda walawwa, which has the same characteristics of a traditional walawwa. It is also special to see another open porch supported by several pillars that are higher than those pillars behind it. The main entrance to the house and all the other doors and windows is of a very large size and height and now they are slightly dilapidated. The well is still visible behind the building today.

Chapter 06 *Figure 6. 30: Iddamalgoda Walawwa*

The Plan



Source: Urban Development Authority

Sudarshana Dhamma Hall – Pelmadulla

Sudarshana Dharma Hall which is located very close to Pelmadulla town, is a 125-year-old building. This design can be described as a combination of the local architectural tradition and European architecture of the Kandy era. The windows and doors are arched. Various paintings are painted on the walls. Iron holes are made in the middle of the inner walls to light the lamps around the hall. In the center of the hall are eight large round pillars. The roof is pitched and covered with Sinhala ulu.

This place is also special because of the Dharma Sanghayana held at the Sudarshan Dharamshala in Pelmadulla. The tripitaka books which were edited here are still kept in the library.

Figure 6. 31: Sudarshana Dhamma Hall



Source: Internet

Several buildings with archaeological and historical value have been identified within this planning area and their locations are indicated in Table No. 6.10.

Table 6.9 : Places declared as archaeological sites

Number	Archeological Site	monument	GN Division
1.	Aramanpola Rajamaha Viharaya	Ancient Bodhiya, Rankot Vehera	Rilhena
2.	Pelmadulla Rajamaha Viharaya	Tampita Viharaya, “Makara Thorana”	Pelmadullagama
3.	The ancient Rajamaha Viharaya in Galpottawala	Temple with old paintings	Ganegama
4.	Sri Sudharramaya Rajamaha Viharaya and Pirivena	“Awasa Geya:, Alms Hall and Dharma Hall	Pelmadulla town
5.	Meegahagoda ancient temple	Old temple with old paintings and sculptures	Denawaka Udakada
6.	Abhayatilakaramaya	Statue House and Wall with ancient paintings and sculptures	Rilhena
7.	Kiriweldeniya Purana Viharaya	Front wall with Makara Thorana of statue house	Sannasgama
8.	Diddeniya Purana Viharaya		Denawaka
9.	Godagama Rajamaha Viharaya		Panawenna
10.	Iddamalgoda Walawwa	Walawwa	Pelmadulla Town
11.	Girawatta land	Iddamalgoda Basnayake Nilame's grave and old Bodhi	Pelmadulla Town
12.	Bungiriya Gallene Pattini Dewalaya	Adiagala rock inscription and cave temple with drips	Bungiriya

6.7.2. Cultural festivals and identities

Annual ‘Perahera’ at Rajamaha Vihara in Galpottawala

From Galpottawala Rajamaha Viharaya to Adam’s Peak, the holy casket, and the statue of God Saman in which the relics of Sri Sarvangna are kept are

taken in perahera every year. After performing the religious rites and placing the sacred casket and God Saman statue in three processions, the beginning of Sri Pada worship is marked.

Figure 6. 32: Annual procession of Sri Pada Devabharana Vadammavaya



Source: Retrieved from the Internet

Arts unique to this area

Sabaragamu dance tradition is special among the arts unique to this area. This is a type of dance that is loved by people and is unique to the area itself. This dance tradition is popular in the areas of Ratnapura, Kalawana, Pelmadulla Balangoda etc. in Sabaragamuwa province. Among these dances, Devol Madu, Shanthikarma, Pahanmadu Yaga, etc. are important.

Figure 6. 33: Sabaragamu Dancing Tradition



Chapter 06 Conventional mining industry

The Plan Gem mining as a traditional industry in Sri Lanka dates back to the era of ancient kings. The traditional, eco-friendly and ethical mining methods currently practiced have set many benchmarks in the international gem mining industry. Furthermore, centuries of traditional mining practices have been the primary cause of the few mining accidents reported in Sri Lanka. According to the several methods of gem mining in Sri Lanka, gem mines can be classified as vertical mines, land mines (Pathaha), dona mines and mechanical mines.

What is special about this is that along with the traditional gem mining industry, there are language practices, opinions and beliefs specific to it even today. “Patalnadaya” refers to the group of workers working in a mine and “Pathal Bass”, “kumaterukaru” and partners are special positions. According to the general custom, women are not allowed to be near the mine. In addition to this, it is also believed by some mine owners that animals such as monitor visit the mine area as an inauspicious sign. Unloading, putting on shoes is not done and worshipping God is done before starting the mine. It is a tradition from the past to worship Buddha before starting the work in the mine.

Before starting the mine, it should be said that the methods according to astrology such as the direction of the deceased, the good time, the good direction etc. are performed properly. The separation of the first sod is also not done during the period of inauspicious time. Acts such as bowing down to the first pot according to custom, taking it with one's own hands and placing the pot are done in almost every mine.

During the development of Pelmadulla and Kahawatta cities, the following strategies have been identified to protect the culture and use it effectively for other needs, with special attention to the valuable opportunities such as cultural heritage and religious beliefs of the people living there.

Conservation of such heritages and using them for appropriate uses without harming the values of such heritages have been identified to be used for the

maintenance of such places and strengthening the urban economy for tourism activities.

Figure 6. 34: Kahawatta Old Railway Station



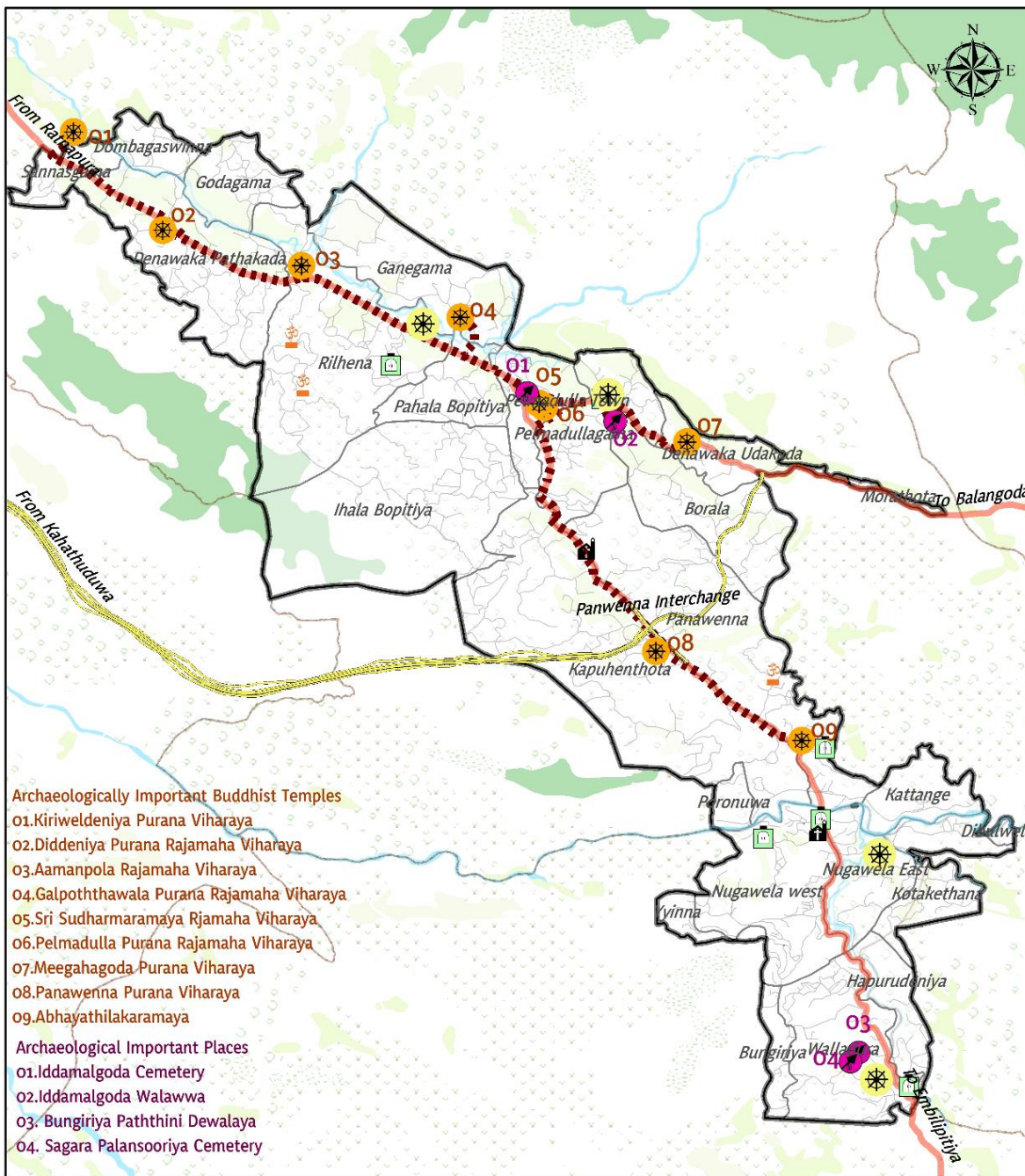
Source: Urban Development Authority, Internet

Strategies

Protecting the architectural features and archaeological value of the area by restoring the currently abandoned archaeological sites

- Creating a cultural trail to increase awareness of the cultural heritage in the area
- Facilitating art institutions and other cultural institutions in the area to promote and preserve cultural events unique to the area.

Map 6.9 : Cultural and heritage development plan



- Archaeologically Important Buddhist Temples**
- 01.Kiriweldeniya Purana Viharaya
 - 02.Diddeniya Purana Rajamaha Viharaya
 - 03.Aamanpola Rajamaha Viharaya
 - 04.Galpoththawala Purana Rajamaha Viharaya
 - 05.Sri Sudharmaramaya Rjamaha Viharaya
 - 06.Pelmadulla Purana Rajamaha Viharaya
 - 07.Meegahagoda Purana Viharaya
 - 08.Panawenna Purana Viharaya
 - 09.Abhayathilakaramaya
- Archaeological Important Places**
- 01.Iddamalgodā Cemetery
 - 02.Iddamalgodā Walawwa
 - 03. Bungiriya Paththini Dewalaya
 - 04. Sagara Palansooriya Cemetery

Legend	Churches	Waterbodies
Proposed Cultural Trail	Kovils	Planning Area
Archaeologically Important Places	Mosques	GN Boundaries
Archaeologically Important Buddhist Temples	Main Roads	D.S.D. Boundaries
Temples	Other Roads	

Cultural and Heritage Development Plan
Pelmadulla - Kahawatta UDA Declared Area

0 0.3 0.6 1.2 1.8 2.4 Kilometers

Urban Development Authority
February 2022

Source: Urban Development Authority
Pelmadulla - Kahawatta Development Plan (2022 - 2032)
Prepared by: Planning Division
Sabaragamuwa Provincial Office

6.8. Project Implementation Strategies

Chapter 06

The Plan

Project
Implementation
Strategies

6.8.1. Introduction

Development projects have been proposed to achieve the development strategies identified through the Development Plan. In particular, physical development projects have been identified with the aim of providing alternative opportunities for the main problems identified during the preparation of the development plan, as well as to achieve the city development vision and objectives. Accordingly, by conducting formal field investigations, projects have been identified by focusing on the physical, social, environmental, and economic values of the projects.

Development projects have been prioritized according to the needs, problems, and trends of the city.

6.8.2. Prioritization of projects

The alignment of these projects has been done through data analysis based on the compatibility of the projects identified in the proposed Pelmadulla - Kahawatta Development Plan for the year 2033, social, economic, and environmental impact, project duration, project cost, adequacy of compliance with the desired city development concept, etc. (Annexure 4).

Chapter 06 Project Lineup Pelmadulla City

The Plan

Project Lineup	Project
1	<ol style="list-style-type: none"> 1. Development of public square and Vehicle Park (near the existing Pelmadulla Public fair) 2. Pelmadulla Main Bus Station Development Project 3. Main Roads Widening and Development Project (Colombo - Batticaloa Road - A 4 / Pelmadulla - Nonagama Road A 18) 4. Alternative Road Development Project 5. Pelmadulla Gem Square Construction Project (Near the existing Pelmadulla Bus Station)
2	<ol style="list-style-type: none"> 1. Pelmadulla Divisional Hospital Entrance, Car Park and Commercial Complex Development Project 2. Gem-related shops and super market complex at the current location of the existing Pelmadulla main bus station. 3. Panawenna middle income Housing Development Project Car Park 4. Gem Industry Based Theme Park Construction Project (Vacant land in front of public fair) 5. Tourist routes development for Kiribathgala mountain and Kiridi Ella
3	<ol style="list-style-type: none"> 1. Implementation of Kiridi Ella drinking water supply project 2. Hela Bojunhala construction project (near the proposed theme park) 3. Car Park construction and Landscaping of Ganegama Purana Rajamaha Viharaya 4. Re-establishment project of Pelmadulla Vocational Training Center in Panawenna area 5. Viewing deck construction Project near attraction spots 6. Primary treatment plant Construction Project for waste water treatment

4	<ol style="list-style-type: none"> 1. Project to improve and beautify the junction area near Pelmadulla Clock Tower 2. Pelmadulla Clock Tower Junction beautification project 3. Gankanda Public Playground Development Project 4. Alternative Road Development Project 5. Mixed Development Project around Pelmadulla Clock Tower
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Project Lineup Kahawatta City

Project alignment	Project
1	<ol style="list-style-type: none"> 1. Kahawatta Main Bus Station Development Project 2. Commercial Development Project (vacant land near existing zonal office) 3. Kahawatta Old Railway Station Renovation Project 4. Kahawatta Main Roads expanding and development Project 5. Wey riverbanks Development Project
2	<ol style="list-style-type: none"> 1. Relocation of existing Playground project (Paddy land behind the Wimalarathna gem market) 2. Gem Square and Tourism Information Center development Project 3. Alternative Roads Development Project 4. Kahawatta Urban Park Development Project 5. Kahawatta Children Park Development Project
3	<ol style="list-style-type: none"> 1. Kahawatta Base Hospital Car Park Development Project 2. Kahawatta Divisional Secretariat relocation project 3. Kahawatta Bypass Road Construction Project 4. Kahawatta Clock Tower Junction Beautification Project 5. Primary treatment plant Construction Project for waste water treatment

6.6.3 Information about the projects

6.8.3 Project details

Pelmadulla Main Bus Station Development Project				
Project proposal	Streamlining of major transport facilities in the city			
Location	Province	Sabaragamuwa	District	Rathnapura
	Divisional Secretariat division	Pelmadulla DSD	Local Government	Pelmadulla PS
Entrance	Road Development Authority Road (Colombo - Batticaloa Road)			
Location map				
Current usage	Abandon paddy land			
Ownership of the land	Private			
Land size	3 acres			

Relevance of the project

Currently, the existing main bus station in the city of Pelmadulla has insufficient space and the physical infrastructure is also not adequately provided. Located at the center of Rathnapura district, Pelmadulla town is connected by the Colombo - Batticaloa (A 4) road and the Pelmadulla -

Nonagama (A 18) road. Thus, buses going to Ratnapura, Embilipitiya, Colombo, Badulla, Balangoda, Monaragala pass through this and the existing space is not enough to stop the buses. Also, since the specific location facilities have not been identified for the expressway bus traffic to be operated with the construction of the proposed Ruwanpura Expressway, considering all these factors, the Pelmadulla main bus station has enough space to regularize the urban transport facilities by providing sufficient facilities to the expected circulating population for the year 2033. Identified the need for replacement at a location.

Project Objectives

Improving the basic transport services related facilities through the renovation of the main bus station in Pelmadulla city and thereby providing the public transport facilities needed by the urban population and the commuter population in a formal manner.

Benefits provided by the project

- Reduction of traffic congestion in the city center.
- Availability of adequate facilities for handling buses.
- Provision of public facilities including sanitary facilities required by the passengers.
- Facilitating short and long-distance bus services in Pelmadulla city

Financial plan

Content	Gross estimation in Rs.millions
Land acquisition and development for the Pelmadulla Main Bus Station Replacement Project	350
Bus Stand Construction Project	350

Project implementation and maintenance

After the completion of the project, the maintenance will be done by the Pelmadulla Pradeshiya Sabha.

Kahawatta Main Bus Station Development Project				
Project proposal	Streamlining of major transport facilities in the city			
Location	Province	Sabaragamuwa	District	Rathnapura
	DSD	Kahawaththa DSD	Local Authority	Kahawaththa PS
Entrance	Road Development Authority Road (Pelmadulla - Nonagama Road)			
Location Map				
Current usage	Kahawatta Public Stadium			
Ownership of the land	Kahawatta Pradeshiya Sabha			
Land size	1 acre			

Relevance of the project

At present, Kahawatta old railway station located within the administrative limits of Kahawatta town has been used for bus stops in Kahawatta town. The Pelmadulla-Nonagama (A 18) main road passes through Kahawatta town, which is adjacent to Pelmadulla town in the center of Ratnapura district, and bus services to Ratnapura, Embilipitiya, Colombo, Monaragala cities are operated through it. The existing bus stand has been installed for temporary use. Thus, the existing facilities are not enough to stop short-distance and long-distance service buses traveling through the city. Thus, by the year 2033,

it has been identified the need to replace a regular bus stop installation with infrastructure in a spacious place close to the city to meet the expected commuter population.

Project Objectives

To improve the facilities related to basic transport services by replacing the main bus station in Kahawatta city and through that to meet the public transport facilities needed by the urban population and the commuter population in a formal manner.

Benefits provided by the project

- Reduction of traffic congestion in the city center.
- Availability of adequate space for handling buses.
- Provision of public facilities including sanitary facilities required by the passengers.
- Facilitation of short and long-distance bus services in Kahawatta city.
- Kahawatta local authority will benefit from installing the bus station in Kahawatta administrative area which is currently established in Pelmadulla administrative area.

Financial plan

Content	Rs. in millions
Kahawatta Main Bus Station Replacement Project	300

Project implementation and maintenance

After the completion of the project, the maintenance and continuance will be done by Kahawatta Pradeshiya Sabha.

Project Introduction				
Project title	Main Road Development Project in Pelmadulla Kahawatta Towns			
Project proposal	Reducing traffic congestion and streamlining transport activities through the development of major roads in the city			
Location	Province	Sabaragamuwa	District	Rathnapura
	DSD	Pelmadulla divisional Secretariat division	Local Authority	Pelmadulla/Kahawaththa pradeshiya sabha
Location map				
The length of the road	Colombo - Batticaloa Road (A 4)	From near Sri Abhayarama temple till meeting the proposed alternative route (from Pelmadulla clock tower junction to about 700 m.)	1.8 km	
	Pelmadulla - Nonagama Road (A 18)	From Pelmadulla Clock Tower Junction - Kahawatta Yainna Junction	7.5 km	

Relevance of the project

Colombo-Batticaloa Road and Pelmadulla - Nonagama road are the main roads to access Pelmadulla and Kahawatta city. A large number of vehicles enter and exit these roads daily. Accordingly, the development of these roads has been identified in order to achieve the desired development goals by the year 2033.

These main roads are important for maintaining regional and local inter-connections and with the expected future development of the city, widen the roads to accommodate the increasing number of vehicles while reducing the traffic congestion and to establish the connection between the two main cities as well as to streamline the development of the city center areas, thus making the development essential.

Project Objectives

Development of “infrastructure” for transportation activities by facilitating traffic flow through the development of the main roads that are mostly used to access the towns of Pelmadulla and Kahawatta.

Benefits provided by the project

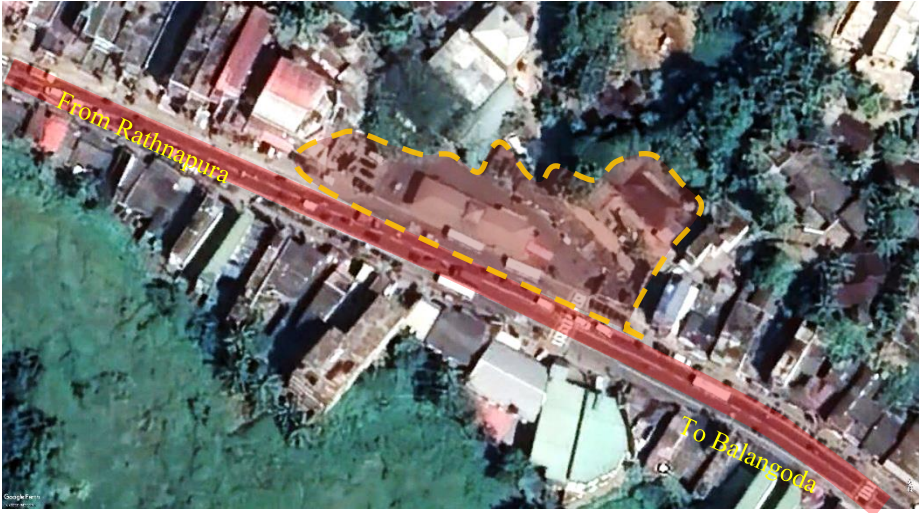
- Ease of traffic flow
- Reduction of traffic congestion
- Improving urban attractiveness
- Access to new investment opportunities
- Rising land value
- Facilitation of implementation of upcoming development works of the city

Financial plan

Content
Colombo - Batticaloa route
Pelmadulla - Nonagama road

Project implementation and maintenance

After the completion of the project, the maintenance and continuation will be done by the Road Development Authority.

Project Introduction				
Project title	Gem square and Super Market Complex Construction Project			
Project proposal	Providing the necessary facilities to maintain the existing open gem market in a formal manner and providing the commercial services needed by the urban people.			
Location	province	Sabaragamuwa	District	Rathnapura
	DSD	Pelmadulla divisional Secretariat division	Local Government agency	Pelmadulla PS
Entrance	Road Development Authority Road (Colombo - Batticaloa Road)			
Location map				
Current usage	Pelmadulla Bus Stand, Cooperative Building, Government quarters			
Ownership	Government			
Land size	1 acre			

Relevance of the project

It has been identified the need to implement this project in order to achieve the primary objective of developing it as a landmark city in the gem industry and to meet the necessary facilities for the gem industry-related market activities and other related gem trade shopping complex activities.

Project Objectives

- Fulfillment of open gem market facilities
- Providing enough space for gem shops
- Major commercial service facilities are catered from the city center area

Benefits provided by the project

- Increasing demand for urban gem trades
- Increasing urban attractiveness
- Availability of urban commercial service facilities

Financial plan

Content	Gross estimation in Rs. millions
Gem Square and Super Market Mall Construction Project	750

Project implementation and maintenance

After the completion of the project, the maintenance and continuation will be done by the Pelmadulla Pradeshiya Sabha.

Project details

Pelmadulla Divisional Hospital Entrance landscaping and Commercial Development Project				
Project proposal	Expansion of health care facilities and promotion of commercial services			
Location	Province	Sabaragamuwa	District	Rathnapura
	DSD	Pelmadulla Divisional Secretariat division	Local government agency	Pelmadulla PS
Entrance	Road Development Authority (Pelmadulla - Nonagama Road)			
Location map				
Current usage	<ol style="list-style-type: none"> 1. Quarters of Executive Engineer 2. Vocational Training Centre 3. Samurdhi Bank 4. Unauthorized construction 5. Vacant land 			
Ownership of the land	Government			
Size of the land	3 acres			

Relevance of the project

As the base hospital in Pelmadulla city, the lack of entrance and parking space to the hospital was identified as a problem and this project has been identified to implement this project to provide a solution. Accordingly, improving the facilities of the city by using it for suitable commercial activities so that the

value of the land can be utilized to the maximum while fulfilling the mentioned requirement.

Project Objectives

To fulfill the needs of city residents to meet their health needs properly

Benefits provided by the project

- Provision of hospital-related parking facilities
- Reduction of traffic congestion on the main road around the hospital
- Unobstructed use of the hospital entrance
- Expansion of commercial services in the area


Financial plan

Content	Gross estimation Rs. millions
Construction of hospital entrance, car park, and commercial building	450

Project implementation and maintenance

After the completion of the project, the maintenance and continuation will be done by the Pelmadulla Pradeshiya Sabha.

Project details

Mixed Development Project in Pelmadulla Clock Tower junction				
Project proposal	This land, located in the commercial hub of Pelmadulla town, will be used for suitable commercial uses and landscaped to highlight the urban identity.			
Location	Province	Sabaragamuwa	District	Rathnapura
	DSD	Pelmadulla divisional secretariat division	Local government agency	Pelmadulla PS
Entrance	Road Development Authority Road (Colombo - Batticaloa Road)/(Pelmadulla - Nonagama Road)			
Location map				
Current usage	<ol style="list-style-type: none"> 1. Post office 2. Magistrate's Court 3. Divisional Secretariat 			
Ownership of the land	Government			
Land size	3 acres			

Relevance of the project

The need has been identified by streamlining commercial activities in the city center by expanding opportunities for investment by promoting high commercial value land in the center of Pelmadulla for optimum commercial use.

Project Objectives

- Improve urban economic development by expanding the commercial services needed by city dwellers and commuters

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Benefits provided by the project

- Providing access to all commercial services within the commercial zone itself
- Providing opportunities for making new investments

Financial plan

Content	Gross estimation Rs. Millions
Proposed mixed development project	950

Project implementation and maintenance

After the completion of the project, the maintenance and continuation will be done by the Pelmadulla Pradeshiya Sabha.

Project Details

Pelmadulla Administrative Institutions Replacement Project				
Project proposal	Utilizing these lands in the commercial hub of Pelmadulla for suitable commercial uses and landscaping to highlight the urban identity.			
Location	Province	Sabaragamuwa	District	Rathnapura
	DSD	Pelmadulla Divisional Secretariat division	Local government agency	Pelmadulla PS
Entrance	Road Development Authority Road (Colombo - Batticaloa Road)			
Location map				
Current usage	Abandoned paddy land			
Ownership of the land	Private			
land size	6 acres			

Relevance of the project

By installing administrative institutions with adequate facilities around the city, it has been identified to install administrative complexes so that it is easy for the people who come to get services to carry out many administrative tasks at the same time.

Project Objectives

- Facilitating access to administrative services
- Maintain land use in a proper manner
- Exclusion from administrative activities of areas suitable for commercial uses

Benefits provided by the project

- Making it easier for people to get their administrative services
- No unnecessary traffic congestion
- Provision of adequate space for institutions
- Convenience of providing services to public servants in a convenient environment

Financial plan

Contents	Gross estimation in Rs. millions
Replacement of Post Office, Divisional Secretariat and Court Complex	1500

Project implementation and maintenance

After the completion of the project, the maintenance and continuation will be done by the respective government agencies.

Project Details

Kahawatta Base Hospital Car Park Development Project				
Project proposal	Providing regular health services to the people through the expansion of basic health care facilities in Kahawatta city			
Location	Province	Sabaragamuwa	District	Rathnapura
	DSD	Kahawaththa Divisional Secretariat division	Local government agency	Kahawaththa PS
Entrance	Road Development Authority Road (Pelmadulla - Nonagama Road)			
Location map				
Current usage	Kahawatta base Hospital			
Ownership of the land	Government			
Land size	1. 80 perches 2. 40 perches			

Relevance of the project

The basic health needs of Kahawatta city and many small towns around it are met by Kahawatta base hospital and this hospital has been identified to promote health service facilities by providing enough space for the parking.

Benefits provided by the project

- Making it easier for people to get their basic health services
- No unnecessary traffic congestion
- Availability of adequate parking facilities

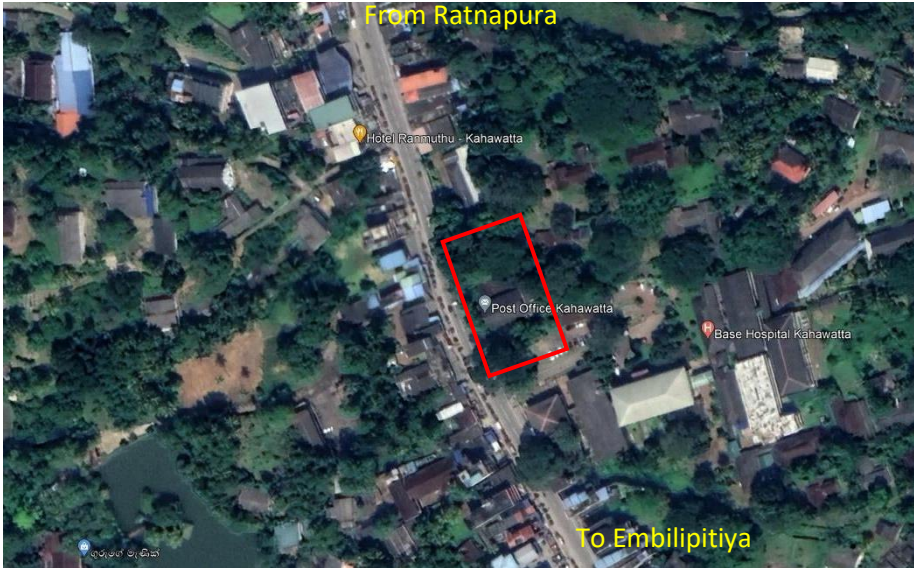
Financial plan

Content	The gross estimate in Rs. million
Car Park Development Project - Kahawatta Base Hospital	75

Project implementation and maintenance

After completion of the project, the maintenance and continuation will be done by Kahawatta base hospital

Project details

Kahawatta mixed Development project				
Project proposal	Promotion of commercial services in Kahawatta town			
Location	Province	Sabaragamuwa	District	Rathnapura
	DSD	Kahawaththa Divisional Secretariat division	Local government agency	Kahawaththa PS
Entrance	Road Development Authority Road (Pelmadulla - Nonagama Road)-A18			
Location map				
Current usage	1. Zonal Education Office 2. Collapsed building			
Ownership of land	Government			
Land size	80 perches			

Relevance of the project

Located adjacent to the Kahawatta Base Hospital in the city center of Kahawatta, this land has been identified for use in the health sector and related commercial uses. The need to implement this project has been identified to provide services and facilities to the people coming to the city for the health service.

Accordingly, it has been identified to improve the city's facilities by using it for suitable commercial purposes so that the value of the land can be used to the maximum while fulfilling that requirement.

Project Objectives

Providing facilities to the residents of the city to meet their commercial service needs in an proper manner

Benefits provided by the project

- Expansion of commercial services in the area
- Opportunity to use unused land in the city center for optimal uses
- Easier access to services required by the people

Financial plan

Content	Gross estimate in Rs. millions
Mixed development project	450

Project implementation and maintenance

After the completion of the project, the maintenance and continuation will be done by Kahawatta Pradeshiya Sabha.

PART II

Development Zones and Zoning Regulations

Chapter 07

Development Zones and Zoning Regulations

Chapter 07

7.1 Introduction

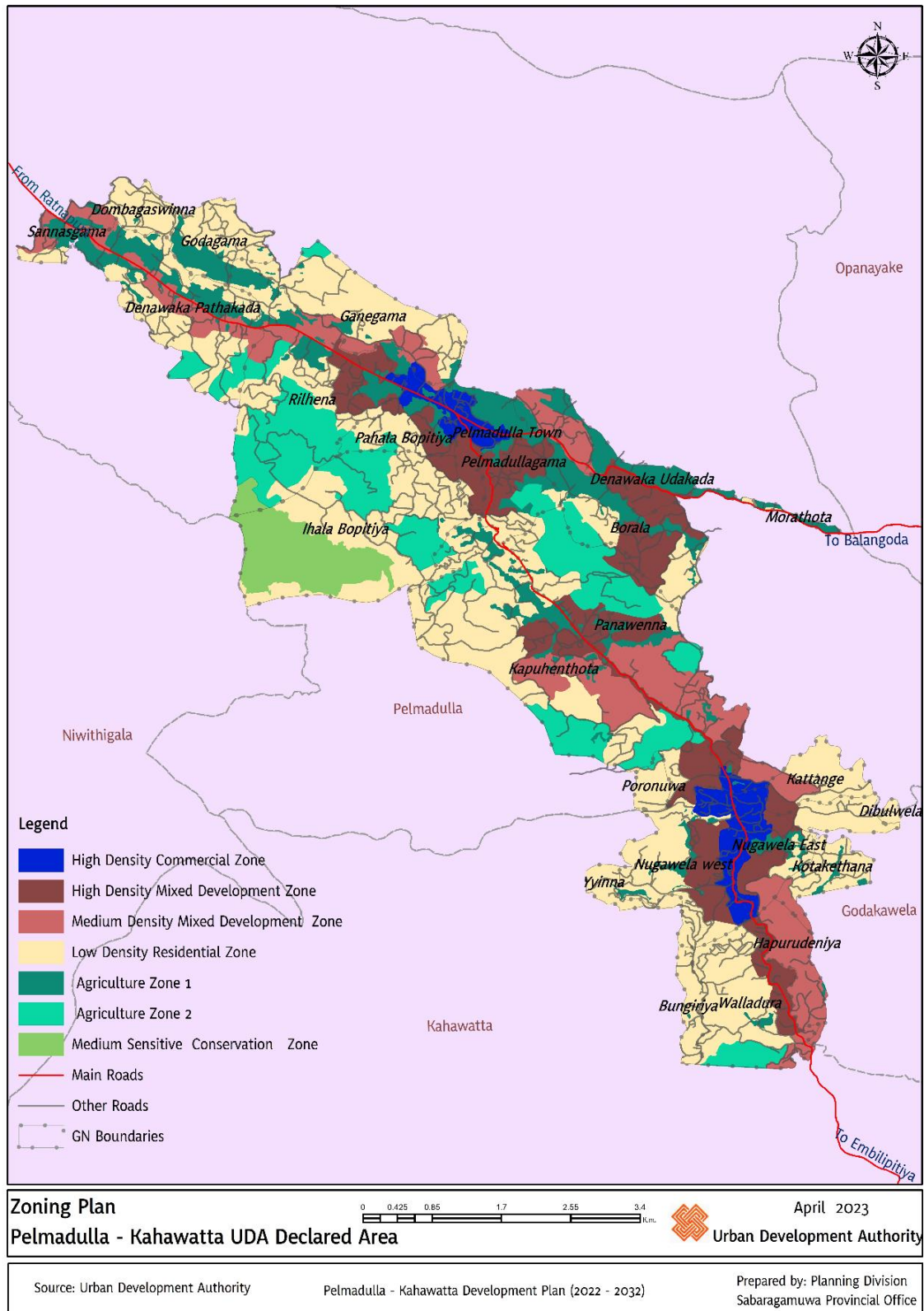
Development
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Introduction

Zoning has been identified based on the Spatial Development Strategy to achieve the desired vision and objectives identified in the Development Plan. The main analyzes conducted for the planning area, such as development pressure analysis, sensitivity analysis, suitability study, and road connectivity analysis have been taken into consideration. Furthermore, these zones are also divided based on density and activity patterns, taking into account the expected population and the impact of the proposed development projects.

Through zoning, specific uses for each zone have been identified in order to promote the potentials associated with each zone. Also, general guidelines have been introduced for all the zones and in order to promote uses related to development zones and achieve zone characteristics and associated goals. Accordingly, it is aimed to build a sustainable city where environmental resources are secured while creating the desired urban form through zoning and creating a suitable environment for people to live.

7.2 Zoning Plan (2023 – 2033)

Map No. 7.1: Pelmadulla - Kahawatta Planning Area Zoning Plan 2023 – 2033



Source: Urban Development Authority, 2022

Chapter 07

7.3 Development zones and Zone Factors

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Development zones
and Zone Factors

The Pelmadulla - Kahawatta Development Plan has divided the Pelmadulla and Kahawatta urban area into 5 main development zones. Those main development zones have been further divided into sub-zones based on the expected development density.

Accordingly, the zone factor was determined based on the expected development density and the amount of developable land for that development zone. (Table No. 7.1)

Table 7.1: Development zones and Zone Factors

Development Zone	Sub zone	Zone code	Zone Factor
Residential Zone	Low Density Residential Zone	R3	0.6
Commercial Zone	High Density Commercial Zone	C1	2.0
Mixed Development Zone	High Density Mixed Development Zone	MD1	1.5
	Medium Density Mixed Development Zone	MD2	1.0
Conservation Zone	Conservation Zone (Forestry)	Cn	0
Agriculture Zone	Agriculture Zone I (Paddy Lands and Wetland)	A –I	0
	Agriculture Zone II (Plantation Crops)	A –II	0.5

7.4 General Zoning Guidelines pertaining to the planning area

Chapter 07

Development
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General Zoning
Guidelines
pertaining to the
planning area

- i. This guideline will be applicable for all the areas within the administrative boundaries of part of Pradeshiya Sabha limits of Pelmadulla, Kahawatta and Godakawela which was gazetted as an Urban Development Area according to the Extra Ordinary gazette notification No. 1535/14 dated 8/2/2008 and No. 1809/13 dated 9/5/2013 under section 3 of Urban Development Authority Act No. 41 of 1978
- ii. In addition to the Zoning regulations, Planning & Development Regulations gazette under the ref. No. 2235/54 dated 8/7/2021 will be applicable for any development activity for the area of Pelmadulla, Kahawatta within the limits of Pelmadulla – Kahawatta and Godakawela Pradeshiya Sabha areas.
- iii. If any land sub division prior to declared as an urban development area in 10.3.1986 and sub division done before the 10.3.1986 having extent of less than 150 Sqm, shall be considered as an existing lot. If any subdivision done after 10.3.1986 before declared as an urban development area, having an extent of 150 Sqm shall be considered as an existing lot.
- iv. The regulations introduced by the Development Guide Plan are applicable to the development regulatory areas and until such regulations are introduced, the zoning regulations mentioned in this plan will also be valid for those areas. Any development activity within the Development Guide Plan area should obtain Preliminary Planning Clearance from the UDA and also the Authority may decide the development if available Draft Development Guide plan.

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- v. If any landowner shall be given the width of a portion of land that falls within the Street Line/ Proposed Road Width to the road without compensation, where the total land extent will be considered when calculating the Permissible Floor Area of the proposed development activity. But total land extent except the portion of land that falls Street Line/ Proposed Road width shall be considered for calculation of Plot Coverage of the land.
- vi. Where the land is facing two or more independent roads each having width less than 6 m, the road frontage shall be computed as the sum of the road frontage facing the main access road and the width(s) of the other road(s) for the calculation of permissible Floor Area
- vii. In cases where a plot of land is shown to fall into two or more zones, the zone that falls within that plot is determined by the zone to which the main access road gives access. If the plot is accessed by two or more roads of the same width, the zone of the larger area of the plot shall be applied.
*Conservation zones are excluded from this rule.
- viii. If a land is located between two local authority areas, the use of the land for the purposes of the main access zone will be decided by the authority based on the agreement of the relevant local authorities.

If the plot is accessed by two or more roads of the same width, the local authority area of the plot having the larger area shall apply.
- ix. Where the zone boundary extends across the first plot of an access road, the zone boundary shall be considered to be the last boundary parallel to the access road of that plot.

However, when the rear plots are merged with the first plot and approved as a single plot, the last boundary of that single plot shall be treated as the zone boundary.

- x. In the event that the boundaries shown in the zoning plan are defined by both physical boundaries and geographical coordinates, if a boundary change occurs, the planning committee of the Urban Development Authority will have the authority to make the final decision.
- xi. The authority has the power to decide on granting approval for uses similar to the permissible uses in the zone, although not specified in the category of permissible uses in the zoning plan.
- xii. In the proposed zoning plan, permission is only considered for the continuation of existing uses that are not approved uses. However, approval for further expansion of the existing practices will not be considered if it is felt that the continuation of the practice is harmful, it may be ordered to quit such uses.
- xiii. Construction of boundary walls within the building limits may be considered for approval subject to the signing of a non - compensation agreement with the agency to which the road belongs.
- xiv. Various religious statues, religious symbols, signs or similar constructions are not allowed in the intersections, road side building boundaries, road widening boundaries and reserves in the area, and no compensation will be paid for the removal of such constructions.
- xv. If any land is allocated for a cemetery/crematorium, recommendations should be obtained from the relevant local authority and urban development authority.
- xvi. A clearance certificate from the Urban Development Authority should be obtained when granting permission for low-lying land, marshy land, paddy fields, or related lands that are not identified in the development plan.

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- xvii. If tower cranes are used for a certain development, a permit with the recommendations of a qualified engineer and an insurance policy must be submitted at the time of approval for the development concerned.
- xviii. During the construction of buildings for schools and children's homes, 50% of the land should be kept as open space.
- xix. If it is not possible to provide parking space within the development site itself, then a site at a maximum distance of 500 meters can be used for the purpose and such cases should be subject to a preliminary planning clearance.
- xx. Architecture/planning guidelines can be imposed to preserve the identity of areas identified by the Authority.
- xxi. An approval from the relevant authority should be granted if any development work is being carried out in the lands or reservations of the Archaeology Department, Forest Department, Land Reform Commission, Irrigation Department, Department of Agricultural Development, Land Development Corporation and Geological Survey & Mines Bureau.
- xxii. All excavation work should be done according to the recommendations of relevant institutions including the Geological Survey and Bureau of Mines, and after the completion of the work, the excavated places should be restored or appropriate measures should be taken according to the recommendation of the said institution.
- xxiii. In case a problem arises in relation to any statutory planning, development or building regulation or its interpretation or practical application, the Main Planning Committee of the Urban Development Authority has the final decision

- xxiv. If a regulation related to the land is relaxed or removed for any reason during the granting of development approval, the amount subject to that regulation from the total land shall be calculated and an amount not exceeding 30% of its appraised value shall be charged to the authority.
- xxv. For each construction in these zones, the recommendation of the National Building Research Organization (NBRO) should be obtained regarding land suitability and construction. The following regulations shall apply in the case of bank cuttings higher than 1.5 meters and in the construction work of the lands with a slope.
- a. It is mandatory to follow the recommendations of the National Building Research Organization when Cutting banks higher than 1.5 meters. But it is also required to keep at least 1m distance from the Starting point, in the event that the cutting banks are lower than 1.5 meters and in the cases where the Retaining walls are not constructed.
- b. Regarding the minimum Plot size of a land parcel with a slope, the regulation which provides a higher size shall prevail among the minimum Plot sizes specified in the zoning regulations and the minimum plot sizes specified by the National Building Research Organization.
- c. In calculating the percentage of land cover with a slope, the lower value takes to the effect among the land cover percentages specified by the planning and development regulations and zoning regulations mentioned in the Notice No. 2235/54-2021 dated July 3 and the land cover percentages specified by the National Building Research Organization.
- xxvi. Building limits and proposed minimum road widths applicable to existing footpaths, staircases and all roads within the Pradeshiya Sabha limits and reservations or building limits related to rivers and

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- canals shall comply with Chapter **09**. Also, reservations or building limits related to rivers and canals should be maintained with suitable vegetation.
- xxvii. In carrying out a development work on a land with a slope inclination, considering the topography of the development site, it can be considered to have access through a stairway with a height of 1.5 Meter.
- xxviii. The reservation requirements for the mining activities carried out for gems and all other minerals must comply with the reservation requirements mentioned in Chapter 09 in the zones where permission is given.
- xxix. A preliminary planning clearance must be obtained from the Urban Development Authority for gem mining activities in the commercial zone and other mineral mining activities in all zones.
- xxx. The area up to 100 meters from the boundary of a land used for the proposed waste recycling centers, sanitary waste centers or any other related work should be maintained a green belt and no residential use should be allowed in the green belt.
- xxxi. If the minimum plot size is not mentioned in the zoning regulations while giving approval in relation to any development activity, The minimum size of a plot should be **6** perches. However, in areas without public water supply, a minimum lot size of **10** perches is required to be considered for approval.
- xxxii. A waste water management plan must be submitted when obtaining permission for all non-residential construction works carried out along the river. Further, a landscape plan for the land to be maintained as a reserve or building boundary from the banks of the river must be submitted along with the relevant building plans for the

development works carried out along the We River and Denawaka River.

- xxxiii. In the event that it is not a river or a main canal, permission is given for the construction of embankments subject to the recommendations of the relevant agencies. Further, if boundary walls or other structures are constructed on the embankments, they should be placed behind a limit of 0.75 meters from the end of the embankment.
- xxxiv. In case of development activities leading to noise pollution/air pollution/groundwater or surface water pollution due to non-residential development carried out in residential areas despite uses permitted through zoning or the development works that are felt to be incompatible with social conditions will be considered subject to a preliminary planning clearance and the authority has the power to impose conditions for the regulation of such development works and the power to deny permission.
- xxxv. Any construction that blocks the view will not be allowed at the viewpoints (map number 6.8 - attractive places) identified in the urban area to visit the attractions, and permission will be considered for constructions that do not obstruct the view, subject to a preliminary planning clearance.

Additional to the above facts, Regulation No. **55 (3)**, Regulation No. **73** of the Planning and Building Orders published under Gazette No. **2235/54** on **08.07.2021** should be applied as follows when applying to the Pelmadulla - Kahawatta Planning Area.

- xxxvi. The standard vehicle requirement for the first and second uses under No. 2 of the 10th Schedule should be one space per 100 square meters.

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xxxvii. Standard vehicle requirement for 8th commercial use (salon/beauty salons/customer service stations/ Salon) under number 2 of schedule 10 shall be one space per 50 square meters.

xxxviii. The relevant distances shall be considered from the edge of the proposed road width or the road width included in the road widening proposal while placing the ramp in the access roads mentioned in (b) and (c) of the Index no. 8 of No. 73 under the vehicle parking facilities.

xxxix. Submission of a traffic Impact Assessment is needed under sub-number 16 (a) of No. 73 under vehicle parking facilities, for developments under 16 (a) where access is taken from the national road system or where it is observed that there may be an impact on traffic on those roads.

xl. As per Schedule 10, when calculating the parking requirement which should be provided for any development purpose, the width of the road or roads proposed for that parking requirement in the event that the amount of parking space of the building or the amount of parking remaining in the calculation of vehicle requirements is 50% or less of the parking amount for one vehicle requirement. Designation of one vehicle space including the existing space between the road line and the building boundary including the widening proposal is considered.

xli. Relating to the regulation on No. 55 sub No. 3, open spaces and building distance, Except in the following cases, where no building limit or street line or any other road reserve is specified, a building distance of 1 meter should be kept from the road / road boundary.

If a road ends at a distance of less than 50 Meters or in case of access to only one plot or the access road is not obstructed and rain water does not fall directly on the road.

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Zoning Guidelines

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8.1. Zoning Guidelines

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Zoning Guidelines

The zoning regulations applicable to the 5 main development zones introduced by the Pelmadulla - Kahawatta Development Plan for those urban areas are as follows.

Table 8.1: Residential Zone

i. Main Zone	Residential Zone
ii. Characteristics of the Zone	Residential areas located away from the A04 and A18 main roads are included in the residential zone. The purpose of establishing this zone is to strengthen the livability of the public within the zone by paying special attention to the land use characteristics of the zone.
iii. Zoning Boundaries	For the boundaries of this region, Google Earth's Decimal Degree X (East Longitude) and Y (North Latitude) i.e. Latitude, Longitude coordinate planes (GPS-WGS-1984) are mentioned in Annexure No 5
iv. Sub Zone	Low density residential zone
v. Zone Code	R3
vi. Zone Factor	0.6
vii. Permissible Maximum FAR/ Number of Floors	As per Form “a” and “b” mentioned in 8.2. Schedule I and II
viii. Permissible Maximum Plot Coverage	As per Forms “B” and “E” mentioned in 8.2. Schedule II and III
ix. Setbacks and Maximum height	As per form “E” mentioned in 8.2. Schedule III

x. Minimum land extent Subdivision Area	250 square meters (10 perches)
xi. Permissible uses	s per Form “F” mentioned in Schedule IV
xii. Common zoning guidelines	<p>i. If any land is located on the border of the agricultural zone or the conservation zone II, it is considered subject to the following conditions and obtaining a clearance from the Urban Development Authority for maintaining animal farms.</p> <p>ii. A 10-meter green strip of cultivated land should be maintained for the boundaries other than the above zone boundaries.</p>

Table 8.2: Commercial Zone

i. Main Zone	Commercial zone
ii. Characteristics of the Zone	<p>Commercial and other basic services are concentrated in the city center area in these two towns. These two hubs are included in the commercial zone in the zoning plan.</p> <p>The purpose of establishing this commercial zone is to meet the commercial and other service facilities required by the people coming to and passing through the city..</p>
iii. Zoning Boundaries	<p>For the boundaries of this region, Google Earth's Decimal Degree X (East Longitude) and Y (North Latitude) i.e. Latitude, Longitude coordinate planes (GPS-WGS-1984) are mentioned in Annexure No.5</p>

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iv. Sub Zone	High density commercial zone
v. Zone Code	C1
vi. Zone Factor	2.00
vii. Permissible Maximum FAR/ Number of Floors	As per Form “a” and “b” mentioned in 8.2. Schedule I and II
viii. Permissible Maximum Plot Coverage	As per Forms “B” and “E” mentioned in 8.2. Schedule II and III
ix. Setbacks and Maximum height	As per form “E” mentioned in 8.2. Schedule III
x. Minimum land extent Subdivision Area	150 square meters (6 perches)
xi. Permissible uses	Annexure 8.2 shall be as per Form “F” mentioned in Schedule IV
xii. Common zoning guidelines	i. In this zone, no mining activities other than gem mining activities are allowed and permission for gem mining activities is subject to a preliminary planning clearance (PPC) of the Urban Development Authority.

Table 8.3: Mixed Development Zone

i. Main Zone	Mixed Development Zone	
ii. Characteristics of the Zone	High Density Mixed Development zone	Medium Density Mixed Development zone
	<p>The Panawenna area (an emerging area with the proposed Ruwanpura Expressway), adjacent to the commercial zone which includes the Pelmadulla and Kahawatta city center and the developing area along the A 4 road and the A 18 main road, has also been included under the high-density mixed development zone.</p> <p>The purpose of establishing this zone is to facilitate commercial development along with other uses with increased density and to release the existing pressure of the commercial zone towards this zone.</p>	<p>The area adjacent to the High-Density Mixed Development Zone and adjacent to the A 4 and A 18 main roads is included under the Mixed Development Zone II.</p> <p>The purpose of establishing this zone is to accommodate commercial development along with other uses at low density to meet the needs of the residents living in the peripheral areas of these cities and the commuters through the city.</p>
iii. Zoning Boundaries	<p>For the boundaries of this region, Google Earth's Decimal Degree X (East Longitude) and Y (North Latitude) i.e. Latitude, Longitude coordinate planes (GPS-WGS-1984) are mentioned in Annexure No.5</p>	

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iv. Sub Zone	High Density Mixed Development zone	Medium Density Mixed Development zone
v. Zone Code	MD1	MD2
vi. Zone Factor	1.5	1.0
vii. Permissible Maximum FAR/ Number of Floors	As per Form “a” and “b” mentioned in 8.2. Schedule I and II	
viii. Permissible Maximum Plot Coverage	As per Forms “B” and “E” mentioned in 8.2. Schedule II and III	
ix. Setbacks and Maximum height	As per form “E” mentioned in 8.2. Schedule III	
x. Minimum land extent for sub division	MD1	MD2
	Square Meter 150 (6 perch)	Square Meter 250 (10 perch)
xi. Permissible uses	Annexure 8.2 shall be as per “F” forms mentioned in Schedule IV	
xii. Common zoning guidelines	MD1	MD2
	-	i.Parking facilities for all development activities located within this zone, which get direct access through A class roads, must be provided within

		<p>the respective land</p> <p>ii. The front width of the relevant land should not be less than 12 Meters when carrying out any development related to petrol stations, departmental stores, showrooms, vehicle service stations, storage complexes and commercial buildings with more than 3 stories allowed in this zone.</p>
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Chapter 08 Table 8.4: Conservation Zone

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i. Main Zone	Conservation Zone
ii. Characteristics of the Zone	The reserve area belonging to Pelmadulla Kahawatta Planning Area from Kiribathgala Forest Reserve has been included in this zone. The purpose of establishing this zone is to protect the areas of high environmental sensitivity as well as to protect the existing water catchment areas in the high sensitive ecological zone.
iii. Zoning Boundaries	For the boundaries of this region, Google Earth's Decimal Degree X (East Longitude) and Y (North Latitude) i.e. Latitude, Longitude coordinate planes (GPS-WGS-1984) are mentioned in Annexure No.5
iv. Sub Zone	Forestry Conservation Zone
v. Zone Code	Cn
vi. Zone Factor	-
vii. Permissible Maximum FAR/ Number of Floors	-
viii. Permissible Maximum Plot Coverage	-
ix. Setbacks and Maximum height	-
x. Minimum land extent Subdivision Area	-
xi. Permissible uses	Annexure 8.2 shall be as per Form "F" mentioned in Schedule IV

xii. Common zoning guidelines	Only the uses mentioned in 8.1.1. is permissible
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Table 8.5: Agriculture Zone

i. Main Zone	Agricultural Zone	
ii. Characteristics of the Zone	Existing cultivated paddies, fallow paddies and related ancillary areas like Deniya, Ovita etc. are included in this zone. The purpose of establishing this zone is to preserve water catchment areas by giving priority to paddy cultivation as well as to protect ecologically sensitive areas by maintaining it as a very low density zone where only environmentally friendly activities take place without harming ecological sensitivity.	Areas related to tea and rubber estates located in Pelmadulla and Kahawatta municipal area are included in this agricultural zone. The purpose of establishing this zone is to develop plantation-related economic activities and make it a zone for promoting plantations by carrying out development activities to improve the living conditions of the people.
iii. Zone Boundaries	For the boundaries of this region, Google Earth's Decimal Degree X (East Longitude) and Y (North Latitude) i.e. Latitude, Longitude coordinate planes (GPS-WGS-1984) are mentioned in Annexure No.5	
iv. Sub Zones	Agricultural Zone I	Agricultural Zone II
v. Zone Code	A-I	A-II

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vi. Zone Factor	0	0.5
vii. Permissible Maximum FAR/ Number of floors	As per Form “a” and “b” mentioned in 8.2. Schedule I and II	
viii. Permissible Maximum Plot Coverage	As per Forms “B” and “E” mentioned in 8.2. Schedule II and III	
ix. Setbacks & maximum height	As per form “E” mentioned in 8.2. Schedule III	
x. Minimum land extent for sub division	-	
xi. Permissible uses	Annexure 8.2 shall be as per Form “F” mentioned in Schedule IV	
xii. General guidelines for the region	Agricultural zone I	Agricultural zone II
	<p>i. All construction highlands of this zone must be subject to obtain a preliminary planning clearance from the Urban Development Authority</p> <p>ii. For all uses in this zone the guidelines and conditions mentioned in 8.1.2. are applicable</p>	-

8.1.1. Permissible uses for conservation zone

- Drinking water supply projects
- Security booths, Ticket counters (Plot coverage should not more than 25 sq.m.), Sanitary facilities
- Eco tourism, adventure tourism
- Viewing decks, Camping Sites
- Environmental studies

8.1.2. Permissible uses for Agricultural Zone - I

Permissible Uses	
Lowlands / paddy land	Highlands
<ul style="list-style-type: none"> ● Paddy fields ● Other agricultural plantations associated with wetlands ● Excavation (excavation of gems, clay, sand, soil and other minerals) carried out under the conditions of National Gem & Jewellery Authority and Central Environment Authority and National Gem and Jewelry Authority subject to rehabilitation of informal land. ● Low impact eco-friendly tourism activities (eg- gem mining related) ● Environmental education activities ● Research work ● Eco-friendly aquaculture ponds ● Wetland nature parks 	<p>If there is any existing high land within this zone only the following uses are allowed subject to 50% land cover</p> <ul style="list-style-type: none"> ● Parks / playgrounds (without structural / permanent construction) ● Residential Buildings - Minimum plot size sq.m.<u>500</u> (20 Perches) ● Eco-friendly restaurants, lodges, function halls - minimum plot size Square meter. 1000 (40 Perches) ● Small Scale Conference Halls - Minimum plot size 1000 sqm (40 Perches) ● Eco-friendly tourism activities - Minimum plot size 1000 sqm (40 Perches)

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<ul style="list-style-type: none"> ● Outdoor Wellness Areas / Places with Physical Gym Facilities - (Minimum Area 1000 sq.m.) ● Government approved public infrastructure projects of national importance ● Construction of new irrigation canals / construction of defenses for flood control 	
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8.1.3. Guidelines for Agricultural Zone II

1. Before developing fallow paddy lands and cultivated paddy fields for other uses, the recommendations and approvals of the Urban Development Authority bearing numbers 02, 14, 04, 05, 06 and 09 mentioned in the Annexure should be obtained.
2. Approved developments in this zone shall preserve approved public footpaths, public bathing areas or should relocate them in the nearest suitable location.
3. Do not discharge wastewater into paddy fields, it is encouraged if there is any treatment for the wastewater before discharging inline with the guidelines of Central Environmental Authority.
4. No construction will be allowed in paddy lands that affect drainage and flood retention capacities. However, special projects approved by the Urban Development Authority according to a master plan or a design advisory plan or projects for flood control will be allowed subject to the recommendations of the relevant institutions mentioned in the appendix No. 01 to 15.

5. In the case of approved development on paddy land where water accumulation capacity is particularly important, alternative sites should be installed appropriately to compensate for the loss of water holding capacity and impact on ecological services. For that, the approval of the relevant institutions mentioned in the schedule should be obtained.
6. Increased intensity of extreme weather events due to climate change and taking into consideration the intensity of rainwater flow due to the construction and reclamation in this region, maintenance of the flood capacity and other development activities should be done according to the decisions taken through the coordination of the institutions mentioned in the schedule.
7. In this zone which has environmental sensitive characteristics, only the invasive species should be removed.
8. All the permissible construction within these zones shall follow the technical standards containing green building approaches.
9. All the development activities should conserve the cultural, archeological and biodiversity characteristics of the area.
10. Developers should hire qualified professionals to plan, design and supervise the relevant development activities.

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1. Irrigation Department
2. Central Environment Authority
3. Urban Development Authority
4. Pelmadulla Pradeshiya Sabha
5. Kahawatta Pradeshiya Sabha
6. Godakawela Pradeshiya Sabha
7. Forest Department
8. National Building Research Organization
9. Department of Agricultural Development
10. Department of Archaeology
11. Bureau of Geological Survey and Mines
12. National water supply and drainage board
13. Ceylon Electricity Board
14. Land development cooperation
15. Road Development Authority

8.2 Schedules

Schedule I - "A" Format: Allowable rates of Plot coverage published by Urban Development Authority vide Gazette No. 2235/54 dated 08/07/2021

Land Extent (Sq.M.)	Zone Factor = 0.50 - 0.74				Zone Factor = 1.00-1.24				Zone Factor = 1.50 - 1.74				Zone Factor = 2.00-2.24			
	Minimum Road Width				Minimum Road Width				Minimum Road Width				Minimum Road Width			
	**6m	9m	12m	15m or above	**6m	9m	12m	15 m or above	**6m	9m	12m	15 m or above	**6m	9m	12m	15 m or above
50 less than 250	0.8	0.9	0.9	0.9	1.6	1.7	1.8	1.9	2.4	2.6	2.7	2.8	3.0	3.4	3.6	3.8
250 less than 375	0.9	1.0	1.2	1.3	1.8	2.2	2.4	2.7	2.6	3.2	3.6	4.0	3.2	3.6	4.5	4.5
375 less than 500	0.9	1.0	1.2	1.4	1.9	2.2	2.5	2.8	2.7	3.3	3.8	4.2	3.4	3.7	4.8	5.2
500 less than 750	1.0	1.1	1.3	1.5	2.0	2.3	2.7	3.0	2.8	3.4	4.0	4.5	3.5	4.0	5.0	6.0
750 less than 1000	1.0	1.2	1.4	1.7	2.1	2.4	2.9	3.3	3.1	3.6	4.3	5.0	3.6	4.5	5.7	6.5
1000 less than 1500	1.1	1.3	1.5	1.8	2.2	2.5	3.0	3.6	3.2	3.8	4.6	5.5	3.7	5.0	6.1	8.0
1500 less than 2000	1.1	1.4	1.7	2.0	2.3	2.7	3.4	4.0	3.4	4.0	5.0	6.0	3.8	5.1	6.7	9.0
2000 less than 2500	1.2	1.5	1.8	2.1	2.4	2.8	3.5	4.2	3.5	4.2	5.2	6.5	3.9	5.2	7.1	*10
2500 less than 3000	1.2	1.6	2.0	2.4	2.5	3.2	4.0	4.7	3.6	4.4	5.5	7.0	4.0	5.3	7.4	*10.5
3000 less than 3500	1.3	1.7	2.1	2.5	2.6	3.4	4.2	5.0	3.7	4.6	6.0	7.5	4.0	5.4	7.6	*11
3500 less than 4000	1.4	1.8	2.2	2.6	2.8	3.6	4.3	5.3	3.8	4.8	6.3	7.7	4.0	5.5	7.8	*11.5
More than 4000	1.5	1.9	2.3	2.8	3.0	3.8	4.5	5.5	4.0	5.0	6.5	8.0	4.0	5.6	8.0	*12

UL - Unlimited *

Floor area allocated for parking facilities are not calculated for FAR

Above Floor Area Ratio shall not be applicable for the zones where number of floors or FAR indicated under the zoning regulations

Above Permissible FAR may be restricted under the development plan based on the slope of the land

Clearance shall be taken from National Building Research Organization for the lands having slope more than 11°

* FAR more than or equal to 10.0 shall be permitted only for the roads having minimum of 12m (from road center) Building Line, if not maximum FAR shall be limited to 9.0

** Minimum road width of 7m shall be considered for the roads identified as 7m wide road in the particular development Plan

Schedule II - "B" Format Permissible floor numbers published by Urban Development Authority Gazette No. 2235/54 dated 07/08/2021

Floor numbers for 3- and 4.5-meter roads						
Minimum width of road	Minimum width of the frontier	Plot Coverage *	Maximum Floors			
			Zone Factor 0.5 - 0.74	Zone Factor 0.75 - 1.24	Zone Factor 1.25 - 3.49	Zone Factor 3.50 - 4.00
3.0 meter	6 meter	65%	1 (G)	2 (G+1)	3 (G+2)	3 (G+2)
4.5 meter	6 meter	65%	1 (G)	2 (G+1)	3 (G+2)	4 (G+3)

The floor numbers are given above including parking spaces

The sizes of housing units for each route will not change

* In case no plot coverage percentages are specified under zonal regulations

Schedule III - "E" Format: Open Spaces published by Urban Development Authority Gazette No. 2235/54 dated 08/07/2021

"C" Form – Open Spaces									
Height of the Building (Meter)	Minimum width of the frontier (Meter)	Plot Coverage(%)*		Rear Space (Meter)		Side Space (Meter)		Light Well for NLV	
		Non-Residential	Residential	When No NLV is taking this end	When NLV is taking this end	When No NLV is taking this end	When NLV is taking this end	Minimum Width	Minimum plot size
Below 7	6	80% **	65%	2.3 meter	2.3 meter	-	2.3 Meter	2.3 Meter	5 Sqm.
Below 7 - 15	6	65%	65%	3.0 meter	3.0 meter	-	3.0 Meter	3.0 Meter	9 Sqm.
Below 15 - 30	12	65%	65%	4.0 meter	4.0 meter	1.0 meter and 3.0 Meter	4.0 Meter	4.0 Meter	16 Sqm.
Below 30 - 50	20	65%	65%	4.0 meter	5.0 meter	3.0 Meter both sides	5.0 Meter	5.0 Meter	25 Sqm.
Below 50 - 75	30	50% ***	50% ***	5.0 meter	6.0 meter	4.0 Meter both sides	6.0 Meter	6.0 Meter	36 Sqm.
75 and More	More than 40	50% ***	50% ***	5.0 meter	6.0 meter	5.0 Meter both sides	6.0 Meter	6.0 Meter	****

NLV – Natural Light and Ventilation

Height of Building - Height from the level of the access road to the level of the top floor or the balcony (including parking floors).

* In case no plot coverage percentages are specified under zonal regulations

** For purely non-residential development

*** 20% of the building height or 65% coverage percentage can be provided for Podium floors with a minimum height of 12 floors.

**** For every additional 3 meters of height, the minimum amount of floor area must increase by 1 square meter

Schedule IV - "F" Format : Permissible uses for development zones and minimum plot sizes applicable to approved uses

"F" form Permissible uses for development zones and minimum lot sizes related to approved uses				High Density commercial zone	High Density mixed Development Zone	Medium Density mixed development zone	Low density residential zone	Agricultural Zone - II (Plantation Crops Promotion Zone)
Main Use	Index No.	Sub. use	Minimum Plot Size (Sq. Meters)					
Residential	1	Residential Houses	150	150	150	250	250	M.P. S. Not Applicable
	2	Condominium housing complexes	150	150	150	250	250	
	3	Housing complexes	500					
	4	Housing projects	1000					M.P. S. Not Applicable
	5	Quarters/Staff Quarters	250					M.P. S. Not Applicable
	6	Service apartments	500					
	7	Studio housing	500					
	8	Dormitory	500					
	9	Hostels	150	150	150	250	250	

	10	Day care centers	500					
	11	Patient Care Centers	500					
	12	Elderly homes	500					
	13	Children homes	500					
	14	Disabled Rehabilitation Homes	500					
	15	Rehabilitation Homes/ Probation home	1000					
	16	Community halls	150	150	150	250	250	M.P. S.Not Applicable
	17	Holiday Resorts/Tourist Bungalows	500					
	18	Guest houses	250	250	250	500	1000	
	19	Lodge	250	250	500	500		
	20	Rest House	1000					
	21	Retirement halls	250					

	22	Estate houses						M.P. S.Not Applicable
	23	Homestays	150	150	150	250	250	
Health	1	Hospitals	1000					
	2	Medical centers (with only one doctor)	150	150	150	250	250	150
	3	Medical centers (with two or more doctors)	500					
	4	Sample collection centers	150	150	150	250	250	
	5	Laboratories	150	150	150	250		
	6	Pharmacy	150	150	150	250		
	7	Veterinary clinics	150	150	150	250	250	150
	8	Veterinary Hospitals	500					
	9	Quarantine centers	500					
	10	Pediatric and Maternal/Family Clinics	250					
11	Other medical institutions	250						

	12	Medical Consultancy Service Centers	500					
	13	Animal Protection Centers	500					
	14	Ayurvedic hospitals	1000					
	15	Estate Hospitals	1000					
Office & Institution	1	Offices	150	150	150	250		
	2	Professional offices	150	150	150	250	250*	
	3	Office Complex (over 5000 square meters)	1000					
	4	Banks/Insurance Financial Institutions	150	150	150	250	250*	
	5	Other	150	150	150	250 *	250*	Not Applicable
Commercial and services	1	Shopping malls/ Complex	500					
	2	Retail shops	150	150	150	250	250 *	150 *
	3	Wholesale stores	250					

4	Department Stores/ Super market)	500				**	
5	Open markets	150	150	150	250	250	
6	Showrooms	500					
7	Restaurants/ Canteens (Takeaway only)	150	150	150	250	250 *	
8	Restaurants/ Canteens	250					
9	Reception Halls	1000					
10	Star class hotels	2000					
11	Hotels	500	500	500	500	1000	
12	City hotel	500					
13	Clubs	500					
14	Motel	250	250	250	250	1000	
15	Cabana Hotels	500		500	500	1000	
16	Broadcasting Studios	500					
17	Studios (Non-Broadcasting)	150	150	150	250		
18	Beauty Centers / Saloons	150	150	150	250	250	

	19	Customer Service Centers	150	150	150	250	250*	
	20	Massage centers	150	150	150	250	250	
	21	Tailor shops	150	150	150	250	250*	
	22	Funeral Parlor	500					
	23	Funeral Florist	150	150	150	250		
	24	Laundries/Clothes Cleaning Centers	150	150	150	250	250	
	25	Hardware/ Building Material Sales Stores	250	250	250	500	500 **	
	26	Liquor stores	150	150	150	250		
	27	Automobile parts stores	150	150	150	250		
	28	Taxi Service Centers	250					
	29	Service Centers Bicycle / Three-wheeler	375					
Automobile Service Centers Light vehicles		500						

		Automobile Service Centers heavy vehicles	1000					
	30	Automobile Repair Centers Bicycle / Three-wheeler	375					
		Automobile Repair Centers Light vehicles	500					
		Automobile Repair Centers heavy vehicles	1000					
	31	Fuel station	1000					
	32	Emission testing stations	500					
	33	Betting Centers	150	150	150	250		
	34	Bus terminals	1000					
	35	Presses	150	150	150	250		
	36	Tire Sales and service centers	1000					

Educational	1	Preschools / Early Childhood Development Centers	500					
	2	Primary schools	4000					
	3	Secondary schools	8000					
	4	Tertiary schools	8000					
	5	Private Schools / International Schools	4000					
	6	Centers of Higher Education	2000					
	7	Public / Private Universities	4000					
	8	Technical Colleges / Vocational Training Centers / Training Centers	1000					
	9	Private tutoring classes- less than 50 square meters	150	150	150	250	250	

	10	Private Tuition - Between 50 sq m and 500 sq m	500					
	11	More than 500 square meters of private tuition	1000					
	12	Art Institutes/ Theater Institutes	1000					
	13	Other educational institutions	250				**	
	14	Research and Development Centers	250				**	
Social & Religious	1	Religious places	500					
	2	Religious Education Centers	500					
	3	Museum	250					
	4	Social and cultural centers	500					
	5	Cemeteries / Crematoria	2000					

	6	Community Development Centers	150	150	150	250	250	M.P.S.not Applicable
	7	Auditorium	500					
	8	Conference halls	1000					
	9	Tourist Information Centers	150	150	150	250	250	
Industrial and Stores	1	Vehicle assembly/ component storage centers	500					
	2	Warehouses for distribution purposes	500					
	3	Warehouses	1000					
	4	Service industries	1000					
	5	Domestic industries	150	150 *	150 *	250 *	250 *	
	6	Packaging Industries	500				**	
	7	Recycling industries	1000					
	8	Value-Adding Industries	500				**	
	9	Scrap collection centers	1000					

	10	Bakery productions- Wood kiln	500					
	11	Bakery Products Electric	250					
	12	Concrete related manufacturing industries	500					
	13	Tile and brick industries	1000					
	14	Industries related to wood products	500	500	500	500	1000 *	
	15	Grinding Mills	150	150	150	250	250 *	
	16	Lathes, welding shops	500					
	17	Other non-polluting industries (as defined by Central Environment Authority)	500	500	500	500	1000 **	
	18	Polluting Other Industries (as defined by Central Environment Authority)	1000					

	19	Tea and rubber factories	2000					
	20	Rice Mills	500					
Recreational	1	Indoor Stadiums	1000					
	2	Open theaters	1000					
	3	Libraries	250					
	4	Bodybuilding centers	150	150	150	250	250	
	5	Children parks	500					
	6	Open Grounds	1000					
	7	Cinemas	500					
	8	Swimming pools	1000					
	9	Parks	-					
	10	Amusement parks	-					
	11	Fitness Areas / Gym Facilities	250					
	12	Tourist camps						
	1	Boat jetty/ ferry accommodation						

Agriculture and Fisheries	2	Berths						
	3	Fishing piers						
	4	losses with construction						
	5	“Lellama”						
	6	Animal and crop farms	2000					
	7	Agricultural produce collection centers	500					
	8	Animal and Seed Breeding Centres	1000					
	9	Greenhouse	150	150	150	250	250	
	10	Agricultural Research and Training Centres						
	Other	1	Communication towers on the roof	150	150	150	250	250
2		Ground Based Communication towers	250					
4		Car parks	250					

	5	Electricity substations	-					
	6	Sand Mining/Mineral Mining/Washing	-					
	7	Quarrying	-					
	8	Mining	-					
	9	Sanitary buildings	-					
	10	A.T.M centers/ machines	Not Applicable					
	11	Electric charging stations	Not Applicable					
	12	Compost facility/waste recycling centers	2000					

Legend

	Permissible uses
	Non- Permissible Uses
*	Maximum plot coverage – 50 Square Meter
**	Maximum plot coverage – 100 Square Meter

M.P.S. - Minimum Plot Size

When the minimum plot size is not included in the given zones, the minimum plot size in column for is applicable.

Chapter 09

Proposed Road Widths, Building Lines and Reservations

Chapter 09

9.1. Building lines and proposed road widths

Proposed road widths, building lines and reserves

Building lines and proposed road widths

9.1.1. Main Roads

No	Road Name	Road Classification	Proposed Road width (meters)	Proposed Building line (Meters)
1	Colombo - Batticaloa Road A 4	A		15(50 ft)
2	Pelmadulla - Nonagama road A 18	A		15(50 ft)

9.1.2. Other Roads

Roads Belong to the Provincial council

No	Road Name	Proposed road width (meters)	Proposed building line (meters)
1	Borala Road	9	9
2	Handurukanda Road (Handurukanda Valihinda Road)	9	9
3	Pahala Kuttapitiya Road to Gankanda Vidyalaya (from Bathgangoda)	9	9
4	Ganegama Midalana Road	9	9
5	Udathula Road	7	7.6
6	Wanniarachchi Gama Road	7	7.6
7	Hospital Road	7	7.6
8	Ihala Bopitiya Road	7	7.6
9	Palugamma Road	7	7.6
10	Iriyandaluwa Road	6	7.6
11	Road near Galpoththewela Temple	6	7.6
12	Kotakethana Poranuwa Road	9	9

Chapter 09

Proposed road widths, building lines and reserves

13	Endana Road	9	9
14	Bungiriya Road	9	9
15	Opatha (Makaduru) Road	9	9
16	Halpawela Road	7	7.6
17	Kotakethana Road	7	7.6
18	Morathota Road	7	7.6

Roads belonging to Pelmadulla Pradeshiya Sabha

No	Road Name	Proposed road width (meters)	Proposed building line (meters)
1	Bypass from Embilipitiya Road to Balangoda (Near Subhash James)	09	7.6
2	From near Sudharmodaya Pirivena to Embilipitiya Road (Perahera Road)	07	6
3	Ruupa Aruna Pirivena Road	07	6
4	Panawenna Nindawaththa Road	07	6
5	Sugunarama Vihara Mawatha	07	6
6	Pahala Bopitiya Road	07	6
7	Idiketiya Road	07	6
8	Pathakada Sarvodaya Road	07	6
9	Rilhenawatta Road	07	6
10	Nidahas Lane	07	6
11	Pahalabopitiya Road	07	6
12	Dombagahawatta Road	07	6
13	Gal amuna bridge Road	07	6
14	Pathakada - Denawaka Road to Kuruwatta	07	6
15	Piyadasa Tennakone Mawatha. (upto pathakada Denawaka)	07	6
16	Ihala Warigama Road	06	6
17	Maddegangoda Road	06	6

Chapter 09

Proposed road widths, building lines and reserves

18	Kuttapitiya Road	06	6
19	Dummalagasthana Road	06	6
20	Bogodaaramba road	06	6
21	Samanalagama road	06	6
22	Bekariya Pathkada Road	06	6
23	Maudallawatta Road	06	6
24	Walawwatta Road	06	6
25	Samangi Mawatha	06	6
26	Kuruwatta Road	06	6
27	Gangarama Temple Road	06	6

Roads belonging to Kahawatta Pradeshiya Sabha

No	Road Name	Proposed Road Width (Meter)	Proposed Building Line (Meter)
1	Gamini Athukorala Mawatha	7	6
2	Kapuhenthota Road	7	6
3	Walawwaththa Road	7	6
4	Nugawela Road	9	7.6
5	Vidyala Mawatha	7	6
6	Ellagewaththa Road	7	6
7	Welladura Dharmapala Mawatha	7	6
8	Welladura Watta Road	7	6
9	Agaregama Road	7	6
10	Udugammedda Haldola Road	6	6
11	Kaballaketiya Road	6	6
12	2 nd lane – Ellegewatta	6	6
13	Godagama Henyaya Road	6	6

Note :

1. For other roads not mentioned in the above document but gazetted by the Pelmadulla, Kahawatta and Godakawela Pradeshiya Sabha, a building limit of 6 meters from the center of the road should be maintained.

2. The building limit for other public roads, estate roads maintained by the Pelmadulla, Kahawatta and Godakawela Pradeshiya Sabha, not included in the above list, shall be maintained 4.5 meters from the center of the access road.
3. The building line shall not be less than 2.0 meters from the center of the footpath for a place located adjacent to a step on any public footpath.
4. The road reserve applicable to the proposed railways will be determined as per the recommendations of the Railway Department and the building line should be maintained 9 meters from the boundary of the railway.
5. In case of any development, the road width as per the proposed road width to open for commercial development is mandatory.

9.2 Reservation limits of the water bodies

The following building lines are applicable for the rivers, canals, lakes which are mentioned in the Pelmadulla - Kahawatta Development Plan.

Water Body	Building Line
We River	15 Meter
Denawaka River	10 Meter

Surface width of canal (Meter)	Building Line from the edge of the canal bank	
	For open Canals(Meter)	For surface covered canals (Meter)
1.0 - 1.2	1.0	0.3
1.3 – 3.4	2.0	1.0
3.5 – 4.5	2.75	1.0
4.6 – 6.0	3.5	1.5
6.1 - 9.0	4.5	1.5
Over 9.0	Half of the width	2.0

Chapter 09 Note :

Proposed road widths, building lines and reserves

1. No construction of any building is allowed within the protected limits mentioned in the table above and only the projects carried out for public entertainment are allowed by the authority subject to conditions. (Waterfront Development Projects, Linear Park Projects, Walking Paths etc.)
2. If any waterbody mentioned in the above table belongs to the Irrigation Department or other relevant department, if the reserve recommended by the department exceeds this reservation limit, then the reservation limit is applicable

Reservation Requirements for Excavations

9.3. Reservation Requirements for Excavations

Construction	Reserve limits	
	Meter	ft
Roads (from centerline of road)		
Roads under the Road Development Authority		
A class roads	45	150
B class roads	20	66
C class roads	13	44
Other Roads	7	22
Private Roads	3	11
Water bodies (from shore)		
Rivers	10	33
Canals	7	22
Constructions		
Bridge culverts	10	33
Multi-story buildings	20	66
Other Buildings	10	33
Playgrounds	10	33
Other Constructions	3	10

Note:

If the reservation limits determined by another Authority for the above roads, waterbodies, buildings are higher than these reservation limits, the higher reservation applies.

Chapter 09

Proposed road widths, building lines and reserves

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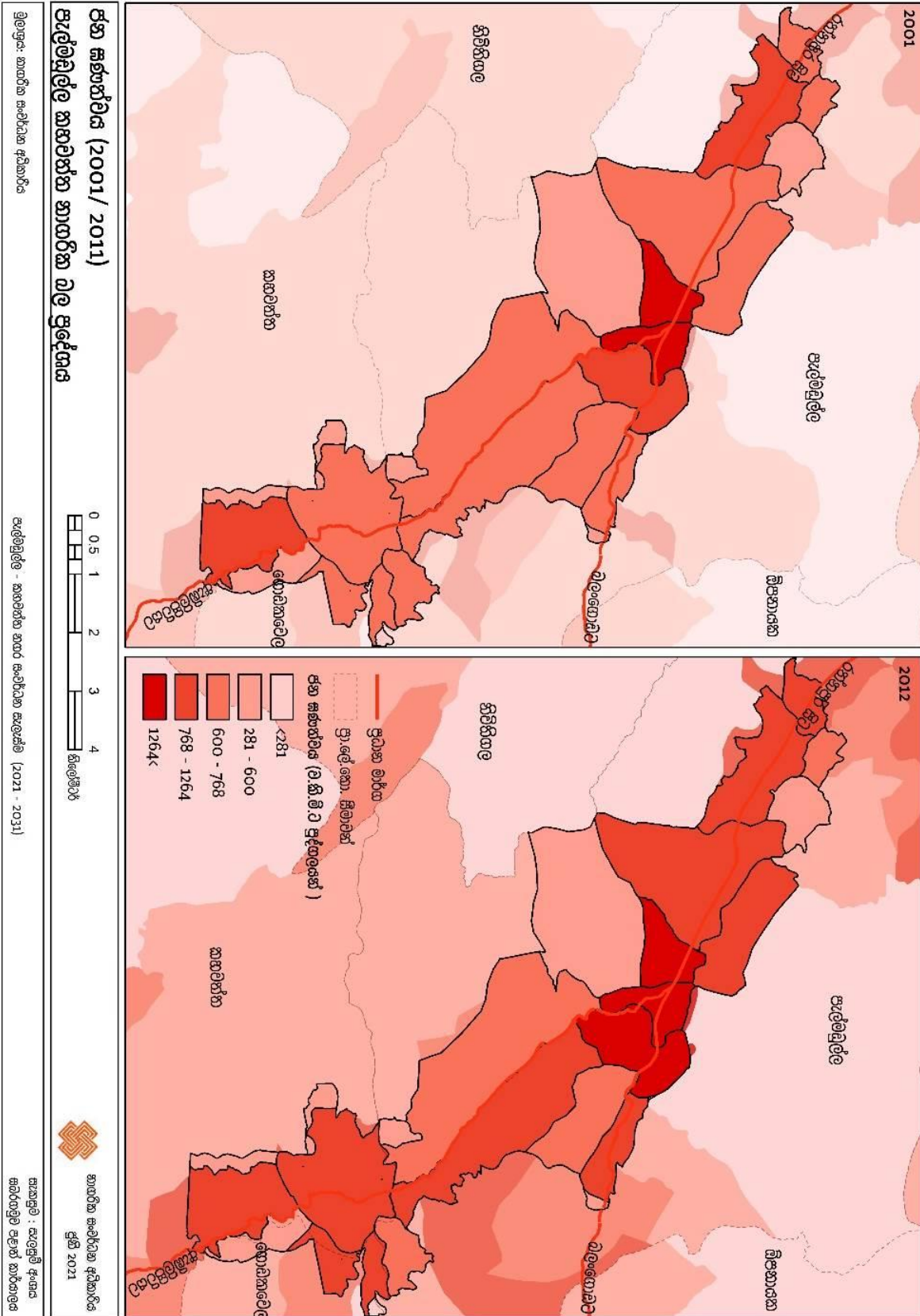
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PART III

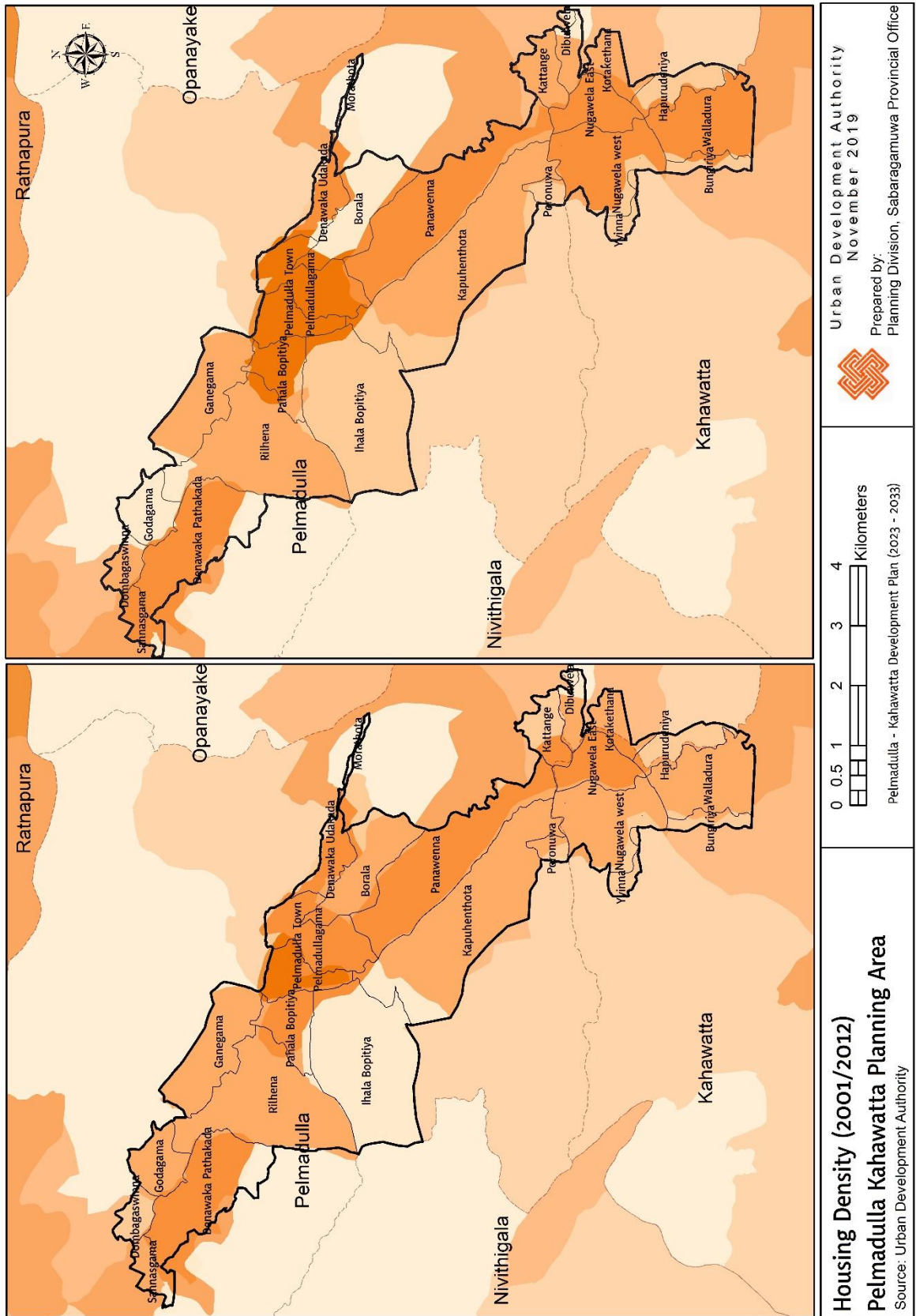
Annexures

Annexure No 01: Maps

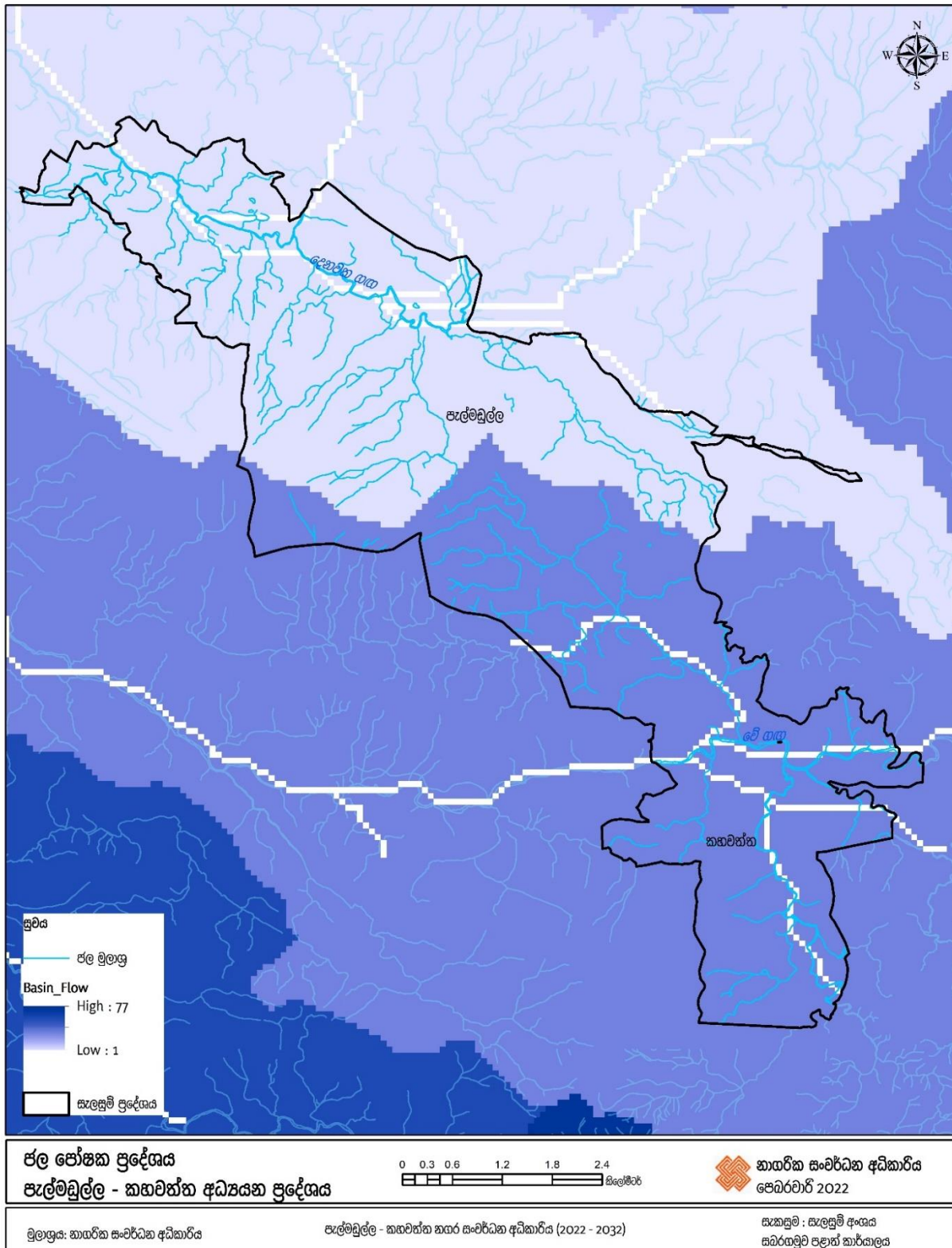
1.1.Population Density



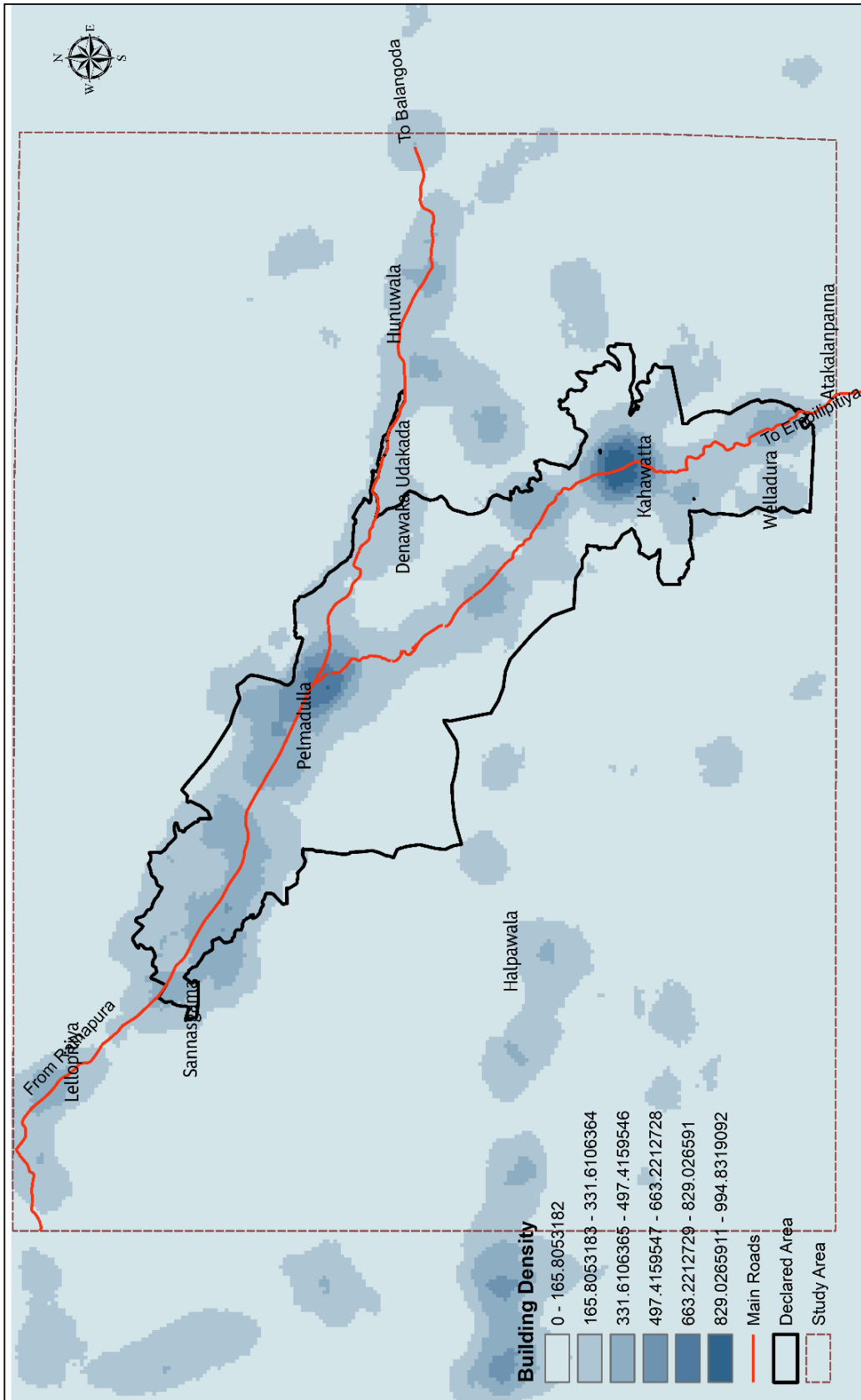
1.2.Housing Density



1.3. Water catchment



1.4: Building Density



Building Density
Pelmadulla Kahawatta Study Area

Urban Development Authority
 January 2021

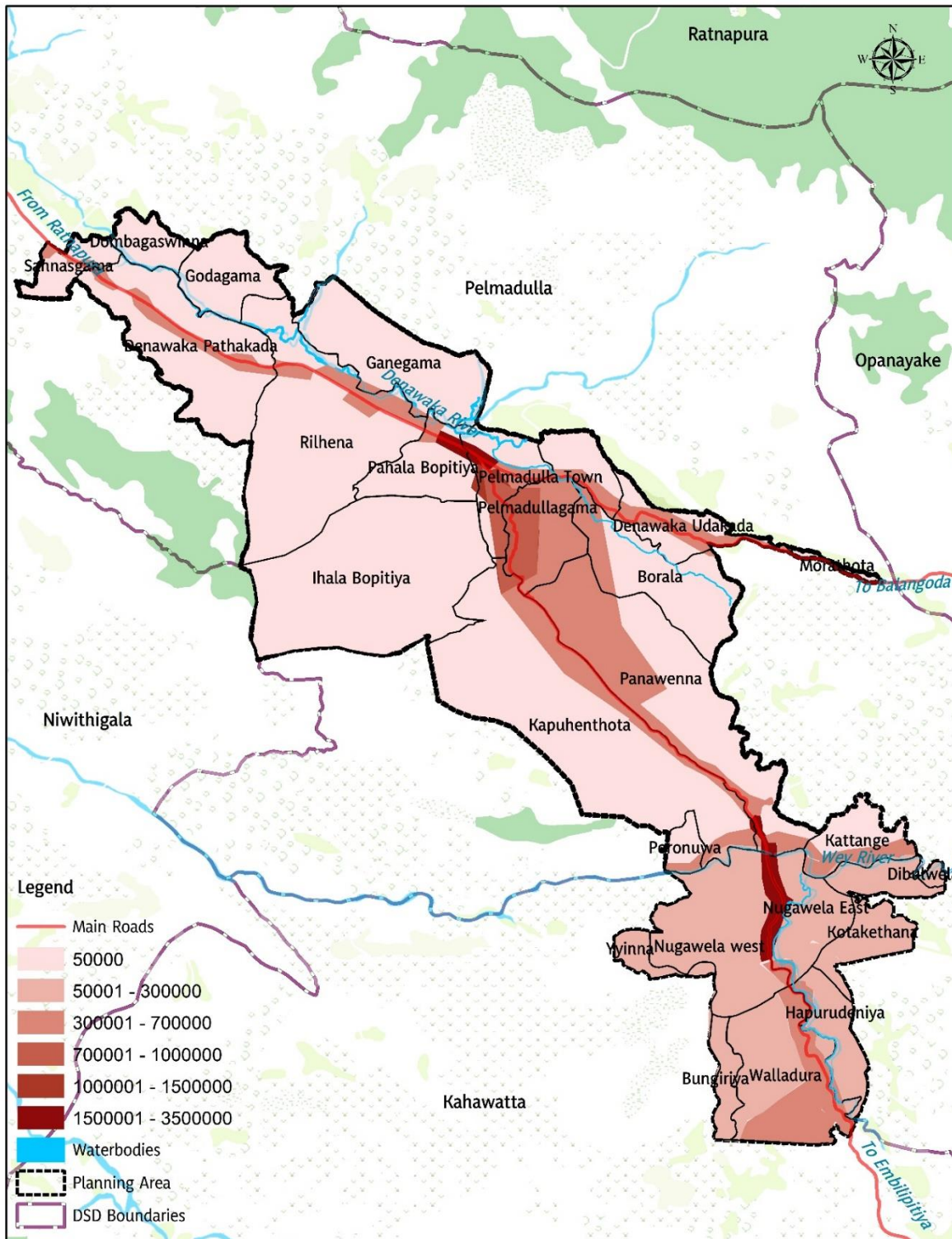
Prepared by:
 Planning Division, Sabaragamuwa Provincial Office

0 0.5 1 2 3 4
 Kilometers

Pelmadulla - Kahawatta Development Plan (2022 - 2032)

Source: Urban Development Authority

1.5: Land Value



Land Value
Pelmadulla - Kahawatta UDA Declared Area

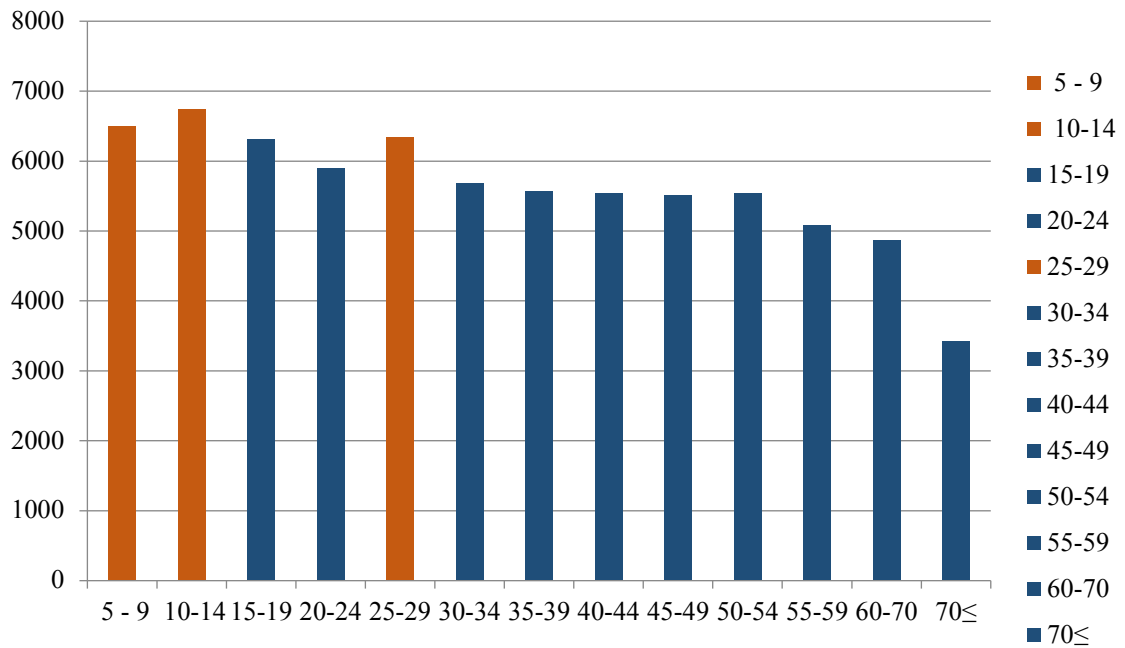
0 0.2750.55 1.1 1.65 2.2 Kilometers

Urban Development Authority
February 2022

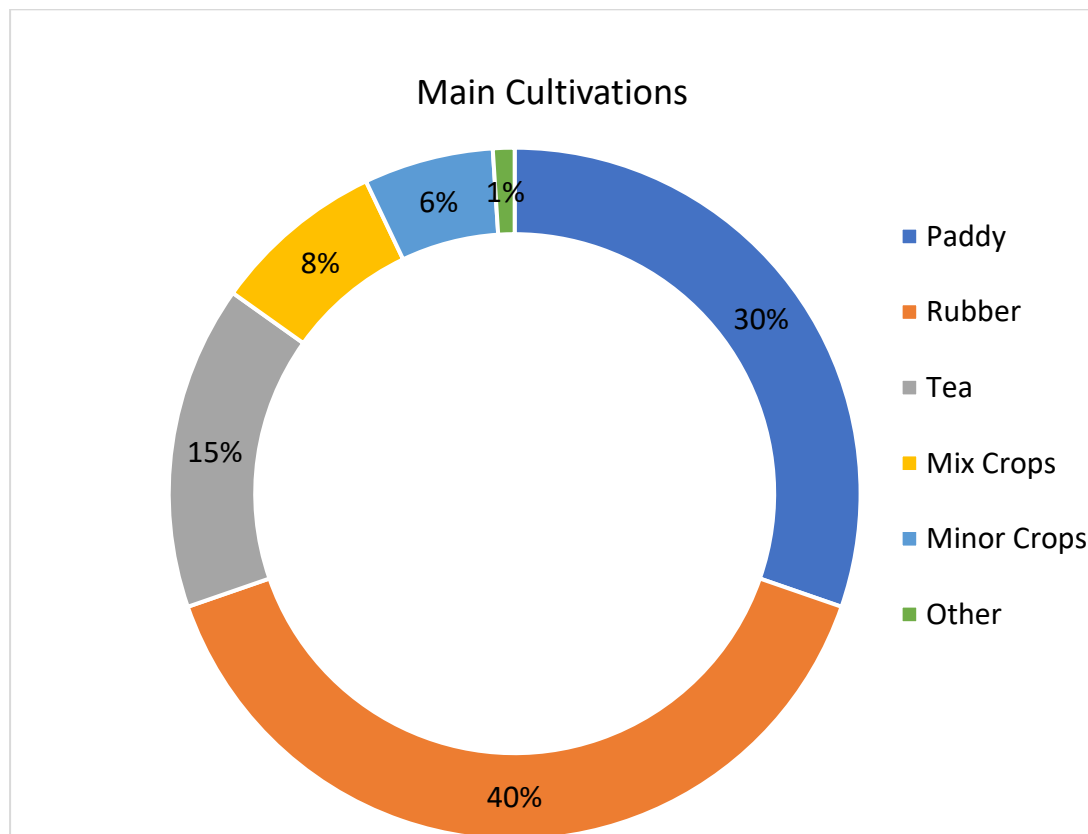
Source: Urban Development Authority Pelmadulla - Kahawatta Development Plan (2023 - 2033) Prepared by : Planning Division
Sabaragamuwa Provincial Office

Annexure 02 : Graphs

2.1. Population according to the age



02.2 : Main Cultivations



Attachemnt 03. Word cloud analysis on stakeholder perceptions

The first stakeholder meeting for the preparation of the Pelmadulla - Kahawatta Development Plan was held on 18th February 2020 with the participation of several Government and Non-Government organizations at the reception hall, Batugedara, Pelmadulla.

All the stakeholders who participated in the meeting were divided into three groups. Group discussions were conducted on physical and social infrastructure development, agricultural and environmental resource management and economic development in Pelmadulla and Kahawatta planning area.

Accordingly, group discussions were conducted on the following topics and the following agencies participated for each group.

Group 01- Physical and social infrastructure development	Group 02- Agricultural and environmental resource management	Group 03 - Economic development
1. Sabaragamuwa Provincial Council	1. Department of Agriculture	1. Sabaragamuwa Provincial Council, New Town, Ratnapura
2. Pelmadulla Pradeshiya Sabha	2. Divisional Secretariat, Godakawela	2. District Secretariat, New Town, Ratnapura
3. Divisional Secretariat	3. Divisional Secretariat, Kahawatta	3. Divisional Secretariat, Pelmadulla
4. Provincial Road Development Authority	4. Divisional Secretariat, Pelmadulla	4. Divisional Secretariat, Kahawatta
5. Road and Passenger Transport Authority	5. Pradeshiya Sabha, Kahawatta	5. Provincial Ministry of Tourism, New Town, Ratnapura
6. Sri Lanka Transport Board	6. Pradeshiya Sabha, Pelmadulla	
7. Road Development Authority	7. Disaster Management Centre	
8. Railway Department		

9. National Water Supply and Drainage Board, Ratnapura.	8. Bureau of Geological Survey and Mines	6. National Gems and Jewellery Authority, Ratnapura
10. National Water Supply and Drainage Board, Kahawatta.	9. Central Environment Authority	7. Valuation Department, New Town, Ratnapura
11. National Housing Development Authority	10. Forest Department	8. Land Reforms Commission, New Town, Ratnapura
12. Ceylon Electricity Board	11. Department of Agricultural Development	9. Department of Minor Export Crops, New Town, Ratnapura
13. Sri Lanka Telecom	12. Department of Archaeology	10. Rubber Development Department, New Town, Ratnapura
14. Base Hospital	13. Central Cultural Fund	11. Small Tea Estate Development Authority, New Town, Ratnapura
15. Regional Hospital	14. Buddhist Association	12. Central Cultural Fund, Ratnapura
16. MOH Office, Kahawatta	15. Office of Agricultural Development Officer	13. United Trade Union, Kahawatta
17. MOH Office, Pelmadulla		14. Trade Union, Pelmadulla
18. Office of the Divisional Education Director, Kahawatta		15. Organization of Public Fair, Kahawatta
19. Office of the Divisional Education Director, Palmadulla		
20. Vocational Training Authority		
21. Police Station, Kahawatta		
22. Police Station, Pelmadulla		
23. Three-Wheelers Association		
24. Private Bus Owners Association, Pelmadulla		
25. Department of Census and Statistics		

sector for the future development of the area. Main economic activities of this area are mainly tea, rubber, paddy and minor export crops. Therefore, more consideration should be given to agriculture sector-based industries.

The gem word shows that more attention should be paid to the gem industry for the future development of the area. The word "tourist" indicates that there is potential to improve tourism in the area.

Furthermore, it is recognized that provision of infrastructure for the above-mentioned sectors is essential for the overall development and strengthening of each sector in the future. Especially, Infrastructure such as road system, water, housing, health, community facilities etc. should be improved.

And "waste" is a major problem in the area and should be taken into consideration in the future development plan.

Identified goals.

- Creation of Pelmadulla and Kahawatta as the second major city of gem industry contributing to the national economy.
- Increasing city economy through gemstones with added value by attracting tourists.
- Creation of hub for value added quality agricultural products.
- Improving the quality and quantity of infrastructure system across the city.

Summery

According to the key areas discussed above, Pelmadulla and Kahawatta Plan Area should be developed by taking necessary steps to make the town a service-oriented center by giving priority to the gem industry, agriculture sector and attracting tourists to the area.

Provision of relevant infrastructure (utilities) to achieve economic development. Located in a prime location where the major towns of Pelmadulla and Kahawatta are interconnected. Agriculture and gem industry

are major potentials and have resources to attract tourists while every other sector has faced problems due to lack of infrastructure.

The sample view terms above also highlight those requirements. If the above points about the future are taken care of, Pelmadulla and Kahawatta will be strengthened with efficient economic development contributing to the national economy with the above-mentioned potentials.

Conclusions and suggestions are that the future development plan should pay more attention to service sector, agriculture sector, gem industry and tourism sector while increasing the infrastructure across the area to achieve the economic development of Pelmadulla and Kahawatta planning area.

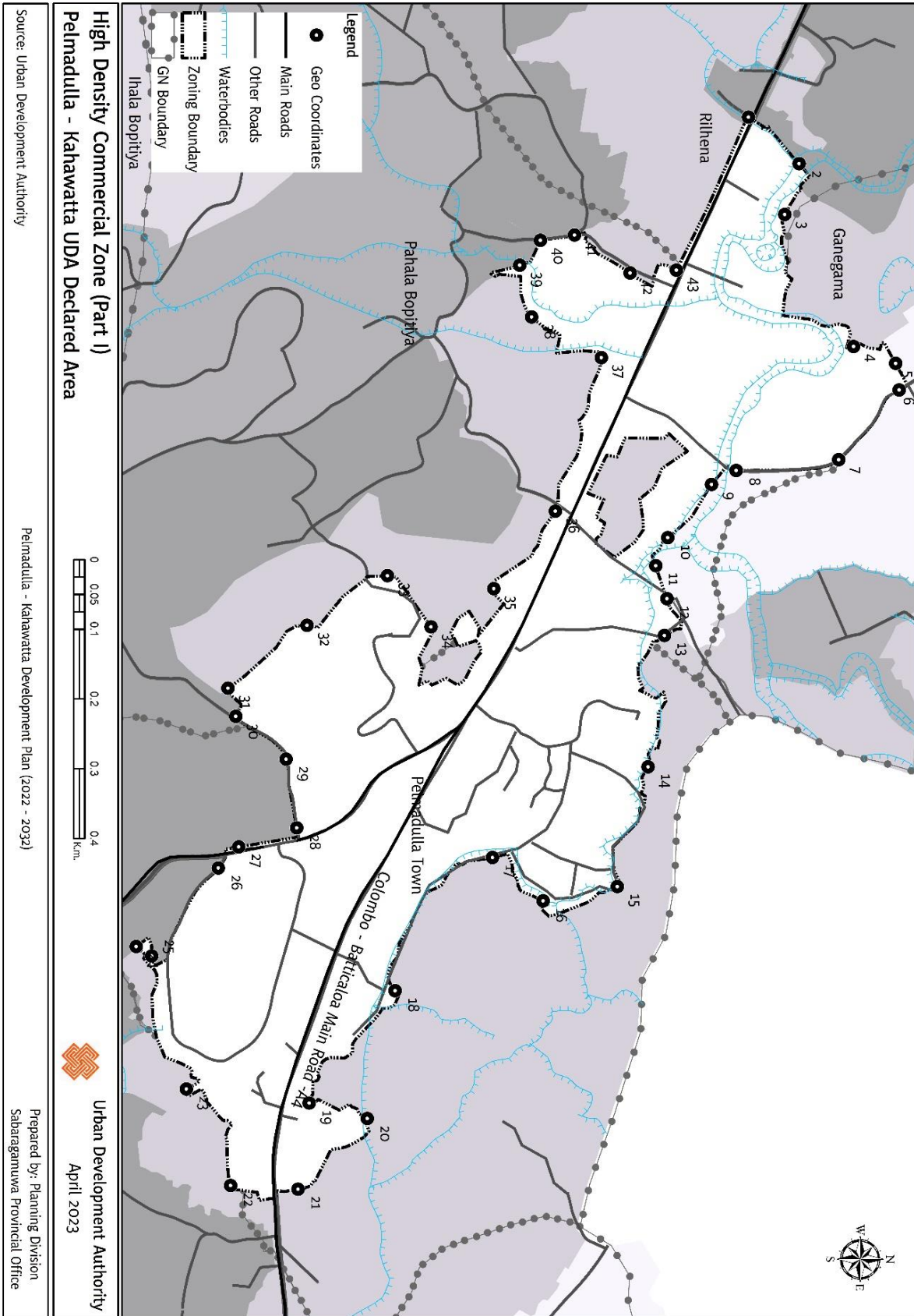
**Attachment 04 : Project alignment
Pelmadulla Town**

Project	Prioritization of projects	cost & time period variation	value of concept achieving	social benefits	Environmental benefits	Economic benefits	Prioritized by Stakeholders	Sum
Pelmadulla Main Bus Station Development Project	2	3	5	5	1	3	5	22
Pelmadulla Regional Hospital Entrance, Car Park and Commercial Complex Development Project	4	4	5	5	1	1	4	20
Panavanna Central State Housing Development Project	5	1	5	4	2	5	2	19
Re-establishment project of Pelmadulla Vocational Training Center in Panavanna area	6	3	5	5	2	3	1	19
Existing Institutions Near Pelmadulla Clock Tower Rehabilitation Project in Proposed Bus Station	9	1	4	4	1	2	4	16
Main road widening and development project	3	2	5	5	1	3	5	21
Colombo - Batticaloa Road / Pelmadulla - Nonagama Road	3	3	5	5	1	2	4	20
Pelmadulla Alternate Road Construction Project	3	3	5	5	1	2	5	21
Project to develop tourism routes around Kiribathgala and Kiridi Falls	6	3	5	4	2	4	1	19
Project to develop the urban square and parking area around Pelmadulla Public Market	1	4	4	5	1	5	5	24
Kiridi Ella Drinking Water Project	7	3	4	5	1	3	2	18
The project of construction of gem-related shops and supermarket complex at the existing main bus station in Pelmadulla.	3	4	4	3	1	5	4	21
Pelmadulla Jewel Square Construction Project (Near the existing Pelmadulla Bus Station)	1	5	5	5	1	5	3	24
Project to beautify the intersection near Pelmadulla Clock Tower		3	3	3	1	2	3	15
Gem Industry Based Theme Park Construction Project (Vacant Land in Front of Public Market)	4	2	5	5	1	3	4	20
Construction project of Hela Bojunhala near the theme park	7	4	4	4	1	3	2	18
Ganegama Purana Rajamaha Temple Front Car Park and Decoration Project	8	3	3	4	3	2	2	17
Project for the construction of observation cabins related to tourist attractions around Pelmadulla	8	4	3	3	2	2	3	17
Gankanda Public Stadium Development Project	10	3	4	4	1	2	1	15
Alternative Road Development Project	10	3	3	4	1	3	1	15
The project of implementing the primary treatment center of Wastewater Treatment	7	2	3	3	5	2	3	18
Mixed Development Project around Pelmadulla Clock Tower	9	1	4	4	1	2	4	16

Kahawatta Town

Project	Prioritization of projects	cost & time period variation	value of concept achieving	social benefits	Environmental benefits	Economic benefits	Prioritized by Stakeholders	SUM
Kahawatta Main Bus Station Development Project (location of Kahawatta Sports Ground)	1	3	5	5	1	3	4	21
Existing Municipal Stadium Replacement Project (paddy land Behind Wimalaratne Gem Store)	5	2	4	5	1	2	3	17
Kahawatta Primary Hospital Car Park Development Project	6	4	4	4	1	2	1	16
Project to develop commercial building in vacant land adjacent to Kahawatta Zone Office	1	4	4	4	1	4	4	21
Kahawatta Divisional Secretariat Replacement Project (Near Proposed Bus Stand)	6	3	3	4	1	1	4	16
Kahawatta Main Road Widening Project	2	2	4	5	1	3	5	20
Kahawatta Proposed Alternative Road Development	6	2	3	4	1	1	5	16
Alternative road Development Project	5	2	3	4	1	2	5	17
Tourism Information Center and Gem Square Development Project	4	2	5	3	1	5	2	18
Kahawatta Clock Junction Beautification Project	5	4	4	4	1	3	1	17
Kahawatta Urban Park Construction Project (Paddyland Behind Gas Station Near Kahawatta Clock Tower)	4	3	3	4	4	2	2	18
Project for Construction of Kahawatta Children's Park (Association with Proposed Stadium)	5	3	4	5	1	1	3	17
Kahawatta Old Railway Station Renovation Project	3	2	5	5	1	5	1	19
We River Bank Development Project	3	3	4	3	5	1	3	19
Project for Implementation of Wastewater Treatment Primary Treatment Center (We Riverside)	7	4	3	4	1	1	2	15

1.4. High Density Commercial Zone (Part I)



High Density Commercial Zone (Part I) - Geo Coordinates

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80.53505	6.627317	16	80.54522	6.624653	31	80.54247	6.620558
2	80.53565	6.627975	17	80.54466	6.623997	32	80.54165	6.621584
3	80.53632	6.62779	18	80.54639	6.622732	33	80.541	6.622629
4	80.53802	6.628684	19	80.54785	6.621617	34	80.54167	6.623196
5	80.53825	6.629231	20	80.54805	6.62237	35	80.54118	6.624012
6	80.53859	6.629278	21	80.54897	6.621471	36	80.54017	6.624811
7	80.5395	6.628492	22	80.54892	6.620595	37	80.53817	6.625407
8	80.53963	6.627161	23	80.54767	6.620019	38	80.53764	6.6245
9	80.53982	6.62684	24	80.54581	6.619367	39	80.53697	6.624348
10	80.54051	6.626271	25	80.54594	6.619569	40	80.53665	6.624616
11	80.54087	6.626115	26	80.5448	6.620434	41	80.53658	6.625058
12	80.5413	6.62626	27	80.54453	6.620698	42	80.53707	6.62578
13	80.54178	6.626228	28	80.54427	6.621452	43	80.53703	6.626383
14	80.54348	6.626018	29	80.54339	6.621313			
15	80.54504	6.625618	30	80.54283	6.62066			

The starting point of this zone is the point where the North - No. 1 meets the Pelmadulla - Batticaloa road. The line drawn from there to the north-east to the point where No. 2 meets the Denawaka River, from there further eastwards to the point where No. 3 meets North and again to the point where No. 4 meets., From there further north and north-east to the point where it meets the main road No. 5 and No. 6, and from there further along the same road towards the south-east and south to the point where it meets No. 7 and 8, Thence from that point to the point where number 9 meets Denawaka River, and from there along the river eastward to point number 10 where it meets the branch of the river, From there further towards the north-east and south-east to the points where it meets points No. 11, 12, 13, and from there again towards the south-east to the point where it meets the branch of Denawaka Canal., Thence along the said canal towards the south-east to the point where No. 13 meets No. 15.

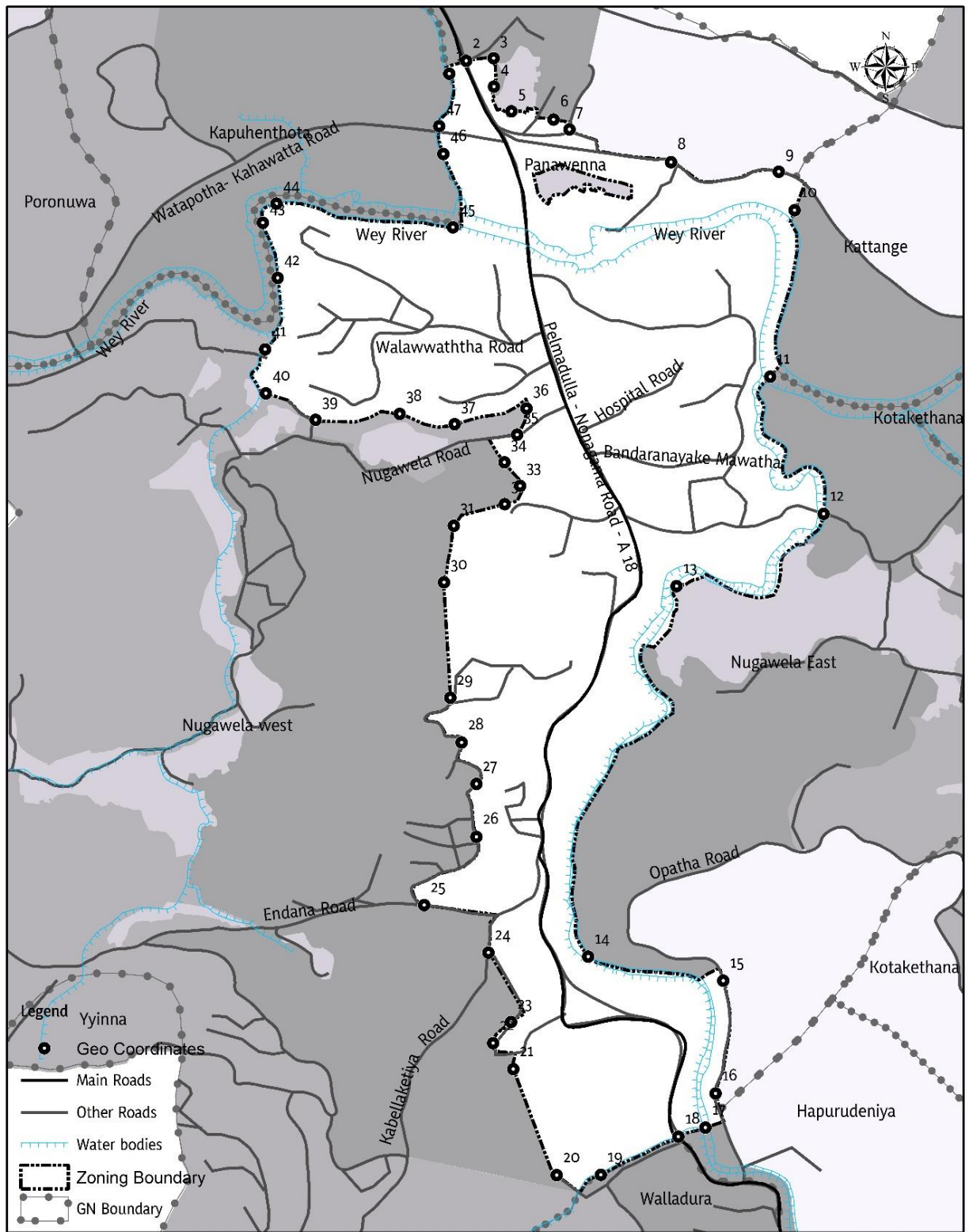
The line drawn from East - from the last mentioned point south-eastwards along the same canal to the point where No. 16 to No. 18 meet, (Paddy Field boundary) From there along the boundary of the fields south-east to north and south-east again to the point where the Pelmadulla - Batticaloa road meets. (No. 19 to 21)) From there further passing the said main road along the said field boundary to the point where it meets No. 22, From there further south-west along the field boundary to the point where point No. 23, 24 and No. 25 meet, From there further north to the point where

it meets the Perahera Mawatha, and from there along the said Perahera Mawatha to the north-west to the point where it meets the No. 26 Palmadulla - Nonagama road.

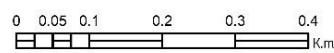
South - From the last-mentioned point northwards to the point where it meets the by-road No. 27, 28, and thence along the said road south-west to the point where it meets the point No. 28 to 30 No. 31 and the field boundary., From there, the line drawn along the boundary of the fields to the north-west, north-east and again north-west (No. 32 to 36) to the point where it meets the lower Bopitiya road.

West - from the last-mentioned point further north-west and south-west along the same field boundary (Nos. 36, 39) to the point where it meets No. 39, there onwards, North-west, and north (numbers 40 to 43) to the point where it meets the Colombo-Batticaloa Road., Thence further along the said main road in a north-westerly direction to the point of the beginning.

High Density Commercial Zone (Part II)



High Density Commercial Zone (Part II)
Pelmadulla - Kahawatta UDA Declared Area



 **Urban Development Authority**
 April 2023

Source: Urban Development Authority

Pelmadulla - Kahawatta Development Plan (2022 - 2032)

සැකසුම : සැලසුම් අංශය
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High Density Commercial Zone (Part II) - Geo Coordinates

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80.57227	6.584271	17	80.57629	6.567772	33	80.57338	6.577819
2	80.57253	6.584471	18	80.57587	6.567631	34	80.57314	6.578187
3	80.57296	6.584513	19	80.57465	6.567034	35	80.57333	6.578619
4	80.57297	6.584068	20	80.57396	6.567027	36	80.57348	6.579029
5	80.57324	6.583682	21	80.57328	6.568688	37	80.57236	6.578784
6	80.57391	6.583554	22	80.57296	6.569095	38	80.5715	6.578943
7	80.57415	6.583399	23	80.57324	6.569426	39	80.57018	6.57885
8	80.57574	6.582886	24	80.57289	6.570511	40	80.5694	6.579265
9	80.57743	6.582738	25	80.57188	6.571254	41	80.56939	6.579953
10	80.57768	6.582136	26	80.5727	6.572322	42	80.56958	6.581071
11	80.57773	6.579529	27	80.5727	6.573152	43	80.56935	6.581936
12	80.57813	6.577381	28	80.57246	6.5738	44	80.56956	6.582237
13	80.57584	6.57625	29	80.57229	6.574502	45	80.57233	6.581865
14	80.57445	6.570449	30	80.57219	6.576307	46	80.57218	6.583012
15	80.57657	6.570072	31	80.57234	6.577194	47	80.57211	6.583451
16	80.57645	6.568307	32	80.57314	6.577534			

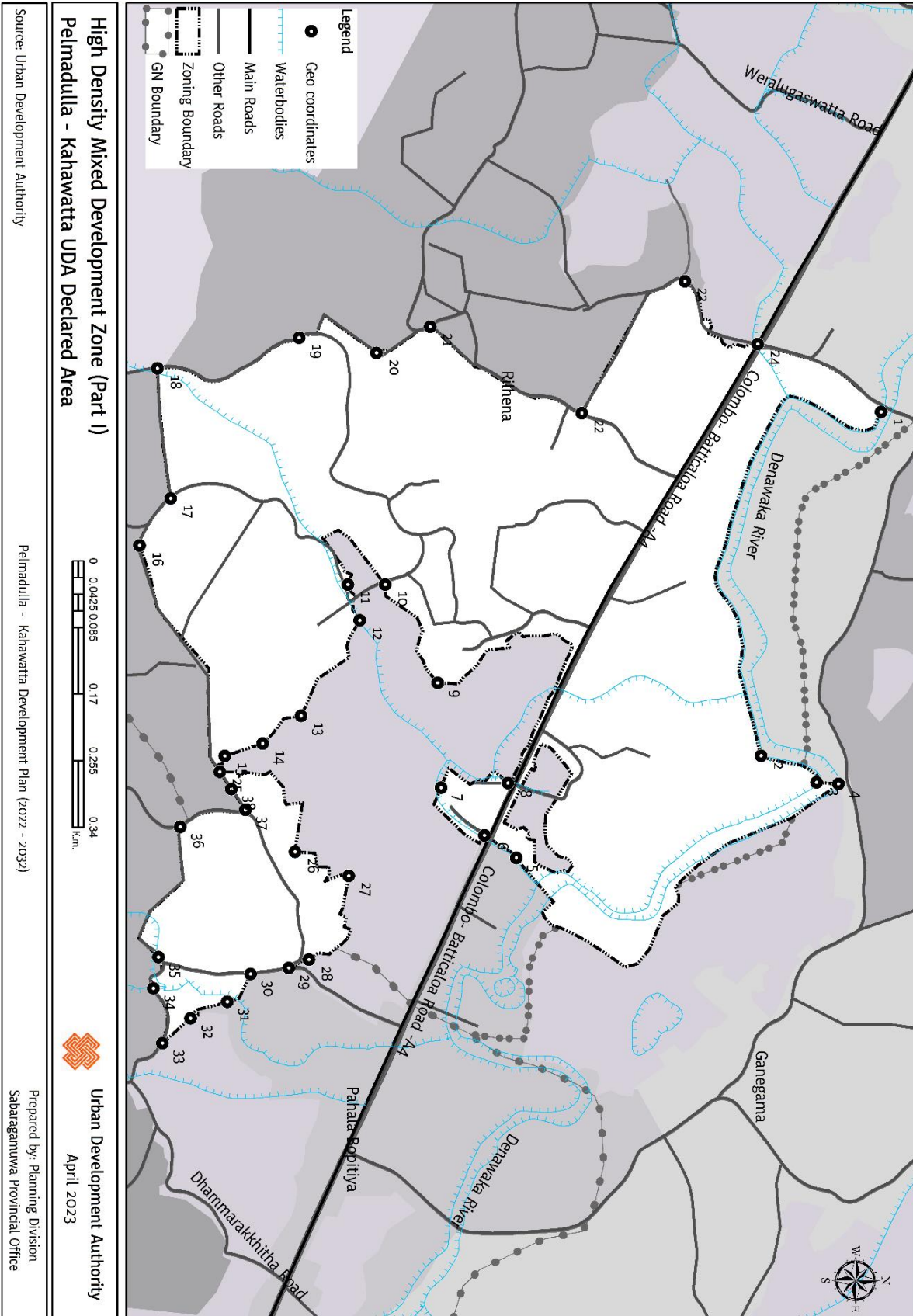
North We Ganga - The line drawn from the point 44 meet each other is the starting point of this zone. From there eastwards along the border of the River to the point where it meets point No. 45, and from there further north to the point where it meets point No. 46., From there further northwards to the point where No. 47 and Watapatha - Kahawatta road meet each other, From there further north to the point where it meets point No. 1, and from there further north-east to the point where it meets point No. 2 and the point where it meets the Palmadulla - Nonagama road., From there further passing the said Palmadulla Nonagama road towards east and south and again south-east from point No. 3 to the point where it meets point No. 7, From there again to the south-east to the point where it meets the Opanayake Kahawatta road, and from there further eastward along the same Opanayake - Kahawatta road to the point where it meets the point No. 09, further south-eastwards and southwards along the line drawn to the point where No. 10 meets the We River.

East - The line drawn from from the last-mentioned point southwards along the expressway to point No. 11 and the point where the Atakalan Canal meets each other., From there, along the said Atakalan Canal towards the south and east, passing No. 12, 13, 14, the line drawn up to the point where No. 15 and Opatha Road meet each other.

South – The line drawn from the last mentioned point southwards along the same opata road to the point where No. 16 and No. 17 Atakalan Canal meet each other, and from there further south-west to the point where it meets No. 18 point and the Pelmadulla-Nonagama road., to the south-west passing that road to the point where it meets No. 19, and from there further south-west and north-westwards to No. 20, 21, 22, 23 and No. 24 and the point where it meets the Keballa Katiya road.

West - From the last mentioned point along the said Keballa Katiya road northwards to the point where it meets the Andana road., From there along the Andana road to the west to the point where it meets the side road No. 25, From there along the said side road towards the north to the point where No. 26, 27, 28 and No. 29 meet, From there further east and northwards to the point where No. 32, 33 and No. 34 meets the Nugawela road., Thence further north and westward to the point where No. 35 meets No. 40, and thence further north to the point where No. 41 meets the expressway, From there, passing No. 42, 43 along the expressway, the point where it meets the starting point.

High Density Mixed Development Zone (Part I)



High Density Mixed Development Zone (Part I) - Geo Coordinates

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80.53016	6.631893	14	80.53399	6.624753	27	80.53551	6.625749
2	80.53413	6.630508	15	80.53413	6.624318	28	80.53648	6.625289
3	80.53443	6.63115	16	80.53171	6.623333	29	80.53658	6.625058
4	80.53445	6.631403	17	80.53116	6.623691	30	80.53665	6.624616
5	80.53531	6.627683	18	80.52966	6.623538	31	80.53697	6.624348
6	80.53505	6.627317	19	80.5293	6.625173	32	80.53716	6.623923
7	80.5345	6.626813	20	80.52948	6.626067	33	80.53745	6.6236
8	80.53445	6.627586	21	80.52917	6.626686	34	80.53682	6.623494
9	80.53329	6.626775	22	80.53017	6.628437	35	80.53645	6.623552
10	80.53215	6.626168	23	80.52866	6.629627	36	80.53495	6.623803
11	80.53215	6.625739	24	80.52937	6.630469	37	80.53475	6.624555
12	80.53257	6.625875	25	80.53432	6.624259	38	80.53452	6.624393
13	80.53367	6.625198	26	80.53524	6.625129			

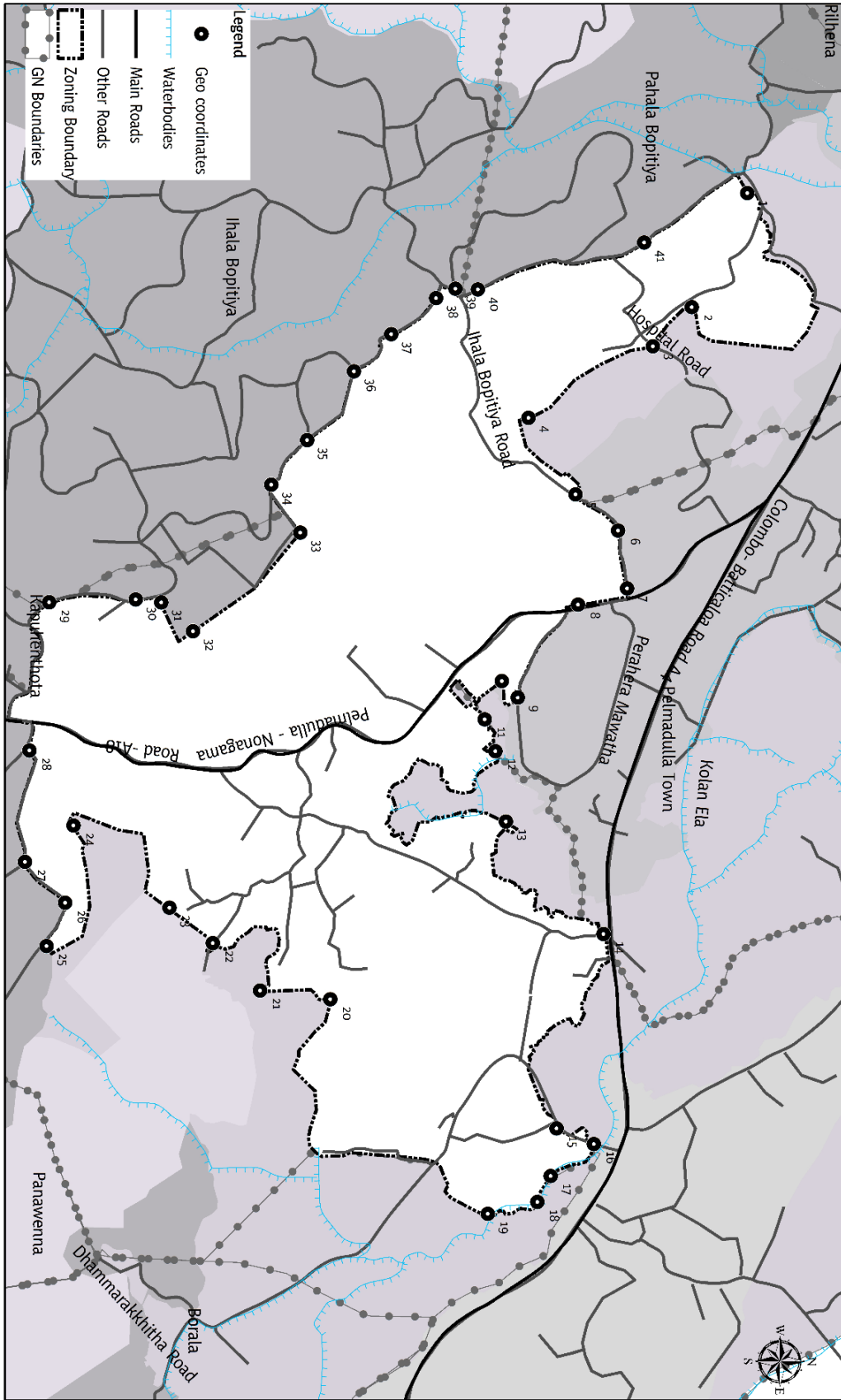
North - The line drawn from the junction point of No. 24 and the Colombo-Batticaloa Road is the starting point of this zone. From there (the point where the bypass road meets) northwards along the said bypass road to the point where it meets Denawaka Ganga and No. 1, Thence along the border of the river to the south and east to point No. 2 and 3, thence northward to point No. 4, and thence south-east to the point where No. 5 and 6 meet (Colombo - Batticaloa Road)

East - The line drawn from the last-mentioned point, the line drawn southwards, north-west, south and south-east along the boundary of the paddy fields to the south (Nos. 7 to 15) and again along the same paddy boundary to the north-east to the point where it meets the Lower Bopitiya Road (from Nos. 16 up to 28)

South - The line drawn from the last-mentioned point towards the south-east to the point where it meets the Dharmarakkitta road (numbers 29 to 33) and from there along the said Dharmarakkitta road to the east and northwards to the point where it meets the lower Bopitiya road (No. 34 to 37) From there further along the lower Bopitiya road towards the west to Nos. 38 to 16) and from there further west along the same road to Nos. 17 and 18 point.

West - The line drawn from the last-mentioned point northward along the by-road (No. 19 to 22) to point No. 22, thence further north-westward to point No. 22 to No. 23, and thence along the said by-way to the starting point.

High Density Mixed Development Zone (Part II)



High Density Mixed Development Zone (Part II)
Pelmadulla - Kahawatta UDA Declared Area

Source: Urban Development Authority

Pelmadulla - Kahawatta Development Plan (2022 - 2032)

Urban Development Authority
 April 2023

Prepared by: Planning Division
 Sabaragamuwa Provincial Office

High Density Mixed Development Zone (Part II) - Geo Coordinates

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80.5382	6.623294	15	80.55257	6.62037	29	80.54449	6.612573
2	80.53996	6.622444	16	80.55281	6.620946	30	80.54445	6.613903
3	80.54055	6.621845	17	80.55331	6.62028	31	80.54449	6.614295
4	80.54166	6.619935	18	80.5537	6.620077	32	80.54494	6.614781
5	80.54283	6.62066	19	80.55389	6.619315	33	80.54342	6.616431
6	80.54339	6.621313	20	80.55059	6.616896	34	80.54269	6.615986
7	80.54427	6.621452	21	80.55046	6.615815	35	80.542	6.616535
8	80.54453	6.620698	22	80.54973	6.61509	36	80.54094	6.617253
9	80.54595	6.619773	23	80.54919	6.614422	37	80.54037	6.617826
10	80.5457	6.619528	24	80.54792	6.612948	38	80.53982	6.618513
11	80.54629	6.619266	25	80.54977	6.612534	39	80.53967	6.618813
12	80.54678	6.619429	26	80.54911	6.61282	40	80.53968	6.619155
13	80.54786	6.619592	27	80.54848	6.612204	41	80.53896	6.621711
14	80.54959	6.62109	28	80.54677	6.612271			

North – The line drawn from number 1 and the field boundary is the starting point of this zone. From there along the existing paddy field border to the north-east and south to the point where it meets the hospital road (No. 1 to 2) and from there further along the said paddy field border to the south and north-east to the point where it meets the upper Bopitiya road. (No. 2 to 5) From there continue along the same road to the north-east until the point where it meets the Pelmadulla-Nonagama road, and from there follow the same road to the south until the point where it meets the Perahera Mawatha., From there along Perahera Mawatha to the point where it meets the Kumburu boundary (numbers 6 to 9) and from there along the existing Kumburu boundary towards the south, south-east, north and north-east to the point where it meets the Colombo - Batticaloa road. (No. 9 to 14)

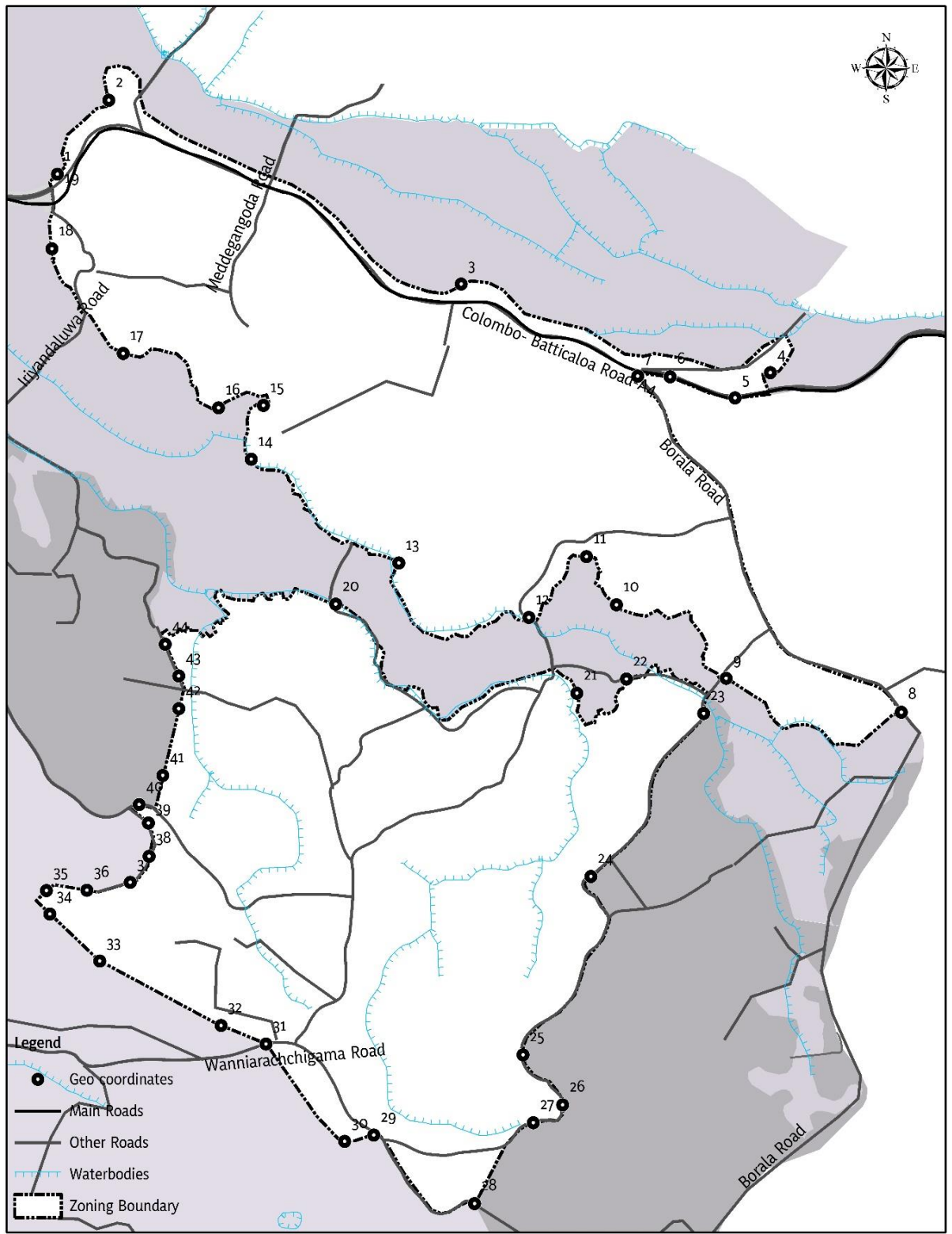
East - From the last-mentioned point on the Colombo - Batticaloa road to the point where it meets the paddy boundary towards the east, thence south-east along the said paddy boundary to the north and again south-east to the point where it meets the Dhammarakkita road, and then again crossing the same road to the rice paddy boundary A line drawn south-westwards to the point where it meets No. 26 (Nos. 14 to 24)

South -The line drawn from the last mentioned point along the boundary of the paddy fields to the east to the point where the side road meets point number 25 and from there along the side road towards the west to the point where it meets the Pelmadulla

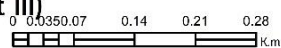
Nonagama road, From there along the Pelmadulla - Nonagama road to the south (from No. 25 to 28) and from there along the same side road to the west until it meets No. 29 Lakh and from there crossing the boundary of Upper Bopitiya GND No. 31 Lakh (No. 29 to 31)

West - From the last-mentioned point north-east and north-westwards to points No. 32 and 33 and the side road, and from there along the said side road to the north-west to the point where it meets the upper Bopitiya road. (No. 34 to 39) From there, passing the upper Bopitiya road towards the north-west to the point where it meets the hospital road, and from there to the starting point. (No. 40 to 41)

High Density Mixed Development Zone (Part III)



High Density Mixed Development Zone (Part III)
Pelmadulla - Kahawatta UDA Declared Area



Urban Development Authority
April 2023

Source: Urban Development Authority

Pelmadulla - Kahawatta Development Plan (2022 - 2032)

Prepared by: Planning Division
Sabaragamuwa Provincial Office

High Density Mixed Development Zone (Part III) - Geo Coordinates

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80.55952	6.61708	16	80.56165	6.614003	31	80.56228	6.605627
2	80.5602	6.618053	17	80.56039	6.614719	32	80.56168	6.60587
3	80.56484	6.615635	18	80.55946	6.616096	33	80.56009	6.606717
4	80.56892	6.61447	19	80.55952	6.61708	34	80.55943	6.607335
5	80.56845	6.614137	20	80.56319	6.611419	35	80.55939	6.607644
6	80.5676	6.614414	21	80.56637	6.610247	36	80.55991	6.607649
7	80.56717	6.614424	22	80.56702	6.610434	37	80.56049	6.607754
8	80.56998	6.609998	23	80.56804	6.609981	38	80.56074	6.608098
9	80.56834	6.610443	24	80.56656	6.607834	39	80.56073	6.608536
10	80.56689	6.611412	25	80.56566	6.605486	40	80.5606	6.608778
11	80.5665	6.612046	26	80.56618	6.604826	41	80.56091	6.609162
12	80.56573	6.611243	27	80.5658	6.604592	42	80.56113	6.610042
13	80.56403	6.61196	28	80.56503	6.603526	43	80.56113	6.610473
14	80.56208	6.613325	29	80.5637	6.604427	44	80.56094	6.610889
15	80.56224	6.614035	30	80.56332	6.604344			

High Density Mixed Development Zone (Part III) 1

North - The point where the Colombo - Batticaloa road meets No. 1 is the starting point of this zone. (Field boundary) From there along the said field boundary to the north-east and parallel to the main road towards the south-east to the point where it meets the secondary road. (Number 1 to 4) From there towards the south to the point where it meets the Colombo - Batticaloa road, and from there along the same road towards the north-west to the point where it meets the Borala road. (Number 1 to 7)

East - From the last-mentioned point south-east along the Borala road to the point where it meets the paddy field boundary (No. 7 to 8) Thence the line drawn towards the south-west and north-west along the boundary of that field to the point where it meets the side road No. 9

South - From the last-mentioned point north-west and south-west to the point where it meets the Vanniarachchigama road. (No. 9 to 12) From there, the line drawn along the existing paddy boundary passing point No. 13 to the point where it meets the side road towards the north-west.

West - From the last-mentioned point along the boundary of the fields towards the north-west to the point where it meets the Eriandaluwa road., (No. 14 to 17) Thence further north-westerly along the line drawn passing No. 18 to the point of starting.

High Density Mixed Development Zone (Part III) 2

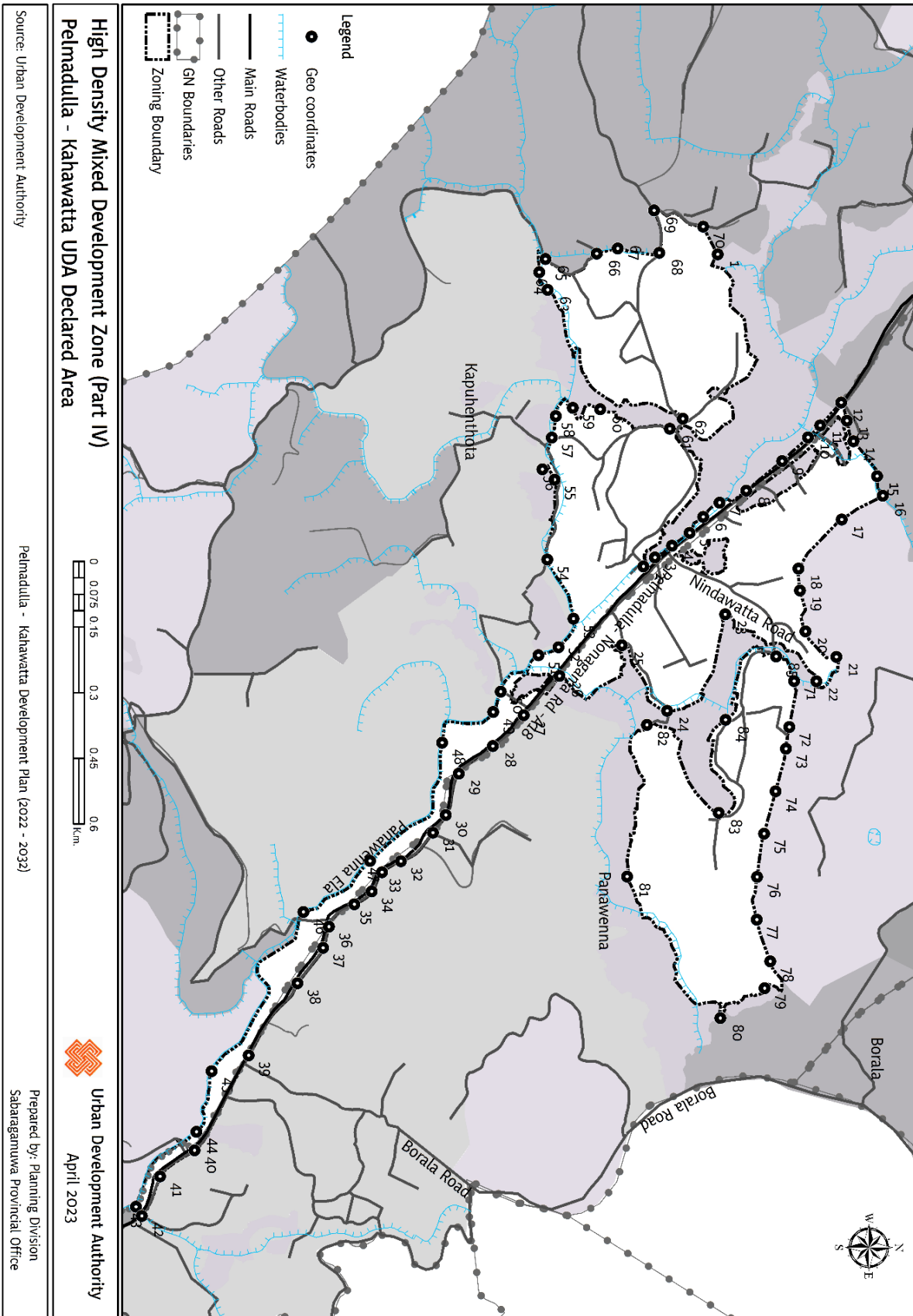
North - The starting point of this zoning is the point where the Eriandaluwa Bypass and No. 44 meet the paddy field boundary. From there, the line drawn along the boundary of that field towards the north-east and south-east and again towards the east up to point No. 23 (No. 20, 21, 22, 23) where it meets the side road leading to Borala road.

East - The line drawn from the last-mentioned point along the said side road towards the south and south-west to the point where it meets point No. 25 (Nos. 23, 24, 25)

South - From the last-mentioned point south-westwards along the said road and again crossing the said road to the point where it meets the existing field boundary No. 28 (No. 26, 27, 28) From there, the line drawn along the boundary of the fields towards the southwest and northwest to the point where it meets the Vanniarachchigama road (No. 30, 31)

West - From the last-mentioned point along the boundary of the said field north-west, east and again north-west to the point where it meets the side road. (No. 32 to 40) Thence a line drawn further north and north-west to the point of beginning (Nos. 40 to 44)

High Density Mixed Development Zone (Part IV)



High Density Mixed Development Zone (Part IV) - Geo Coordinates

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80.55059	6.60007	30	80.56214	6.594476	59	80.55376	6.597088
2	80.55702	6.598546	31	80.56251	6.594209	60	80.55379	6.597652
3	80.55684	6.598783	32	80.5631	6.59355	61	80.55418	6.599086
4	80.55659	6.599133	33	80.56332	6.593163	62	80.55398	6.599354
5	80.55633	6.599498	34	80.56372	6.592951	63	80.55133	6.596567
6	80.556	6.599775	35	80.56399	6.59259	64	80.55096	6.596398
7	80.55571	6.60011	36	80.56445	6.592068	65	80.55069	6.596522
8	80.55546	6.600662	37	80.56488	6.591949	66	80.55058	6.597579
9	80.55485	6.601401	38	80.56561	6.59142	67	80.55048	6.598013
10	80.55437	6.601933	39	80.5671	6.590415	68	80.55056	6.598868
11	80.55412	6.602186	40	80.56905	6.589304	69	80.54969	6.59876
12	80.55364	6.602619	41	80.5696	6.588593	70	80.55003	6.599773
13	80.55402	6.602735	42	80.5704	6.588216	71	80.55939	6.601652
14	80.55444	6.60287	43	80.57022	6.588098	72	80.56033	6.601552
15	80.55516	6.603358	44	80.56867	6.589342	73	80.56078	6.601481
16	80.55556	6.603473	45	80.56742	6.589654	74	80.56165	6.60127
17	80.55605	6.602627	46	80.56415	6.591543	75	80.56253	6.601032
18	80.55707	6.60174	47	80.56309	6.592913	76	80.56342	6.600889
19	80.55752	6.60177	48	80.56065	6.5944	77	80.5643	6.600884
20	80.55836	6.601884	49	80.56002	6.595452	78	80.56516	6.60116
21	80.55888	6.602521	50	80.5596	6.595606	79	80.56571	6.601045
22	80.55939	6.602107	51	80.55885	6.596383	80	80.56633	6.600135
23	80.55801	6.60023	52	80.55869	6.596796	81	80.56341	6.598212
24	80.56	6.599034	53	80.5581	6.597106	82	80.56029	6.598617
25	80.55865	6.598103	54	80.55688	6.596565	83	80.5621	6.600098
26	80.55928	6.596816	55	80.55524	6.596714	84	80.56018	6.600239
27	80.56009	6.596079	56	80.55502	6.596463	85	80.55888	6.601281
28	80.56072	6.595443	57	80.55437	6.596656			
29	80.56129	6.594743	58	80.55392	6.596738			

High Density Mixed Development Zone (Part IV) 1

North – The line drawn from the point where Lot No. 12 meets Palmadulla Nonagama Road is the starting point of this zone. Thence towards the north-east to the point where it meets the field boundary, (Nos. 12 to 16) thence south-east and north-east along the said field boundary and again along the same field boundary towards the south-east and south-west to the point where it meets point number 23 (17 to 23)

East - The line drawn from the last-mentioned point along the said paddy boundary to the point where it meets the Nonagama-Palmadulla road (Nos. 23 to 26)

South - The line drawn from the last mentioned point (from Palmadulla Nonagama road) south-eastwards passing Borala road to the point where it meets No. 42, (No. 27 to 42) From there again to the south-west to the point where the Panavanna canal meets the point where it meets No. 43, and from there further north-westward along the same canal to the point where it meets No. 54 and the point where the side road meets, (No. 43 to 54) From there along the said canal road towards the west to No. 57 (No. 55, 56, 57) and from there crossing the said road to the field border to the north (No. 58, 59, 60) and from there along the said field border to the north towards No. 61 Junction point

West - From the last mentioned point south-westwards along the boundary of the said field to the point where it meets No. 63 and from there further south-westwards to the points where No. 64 and No. 65 meet, Thence further northwards and westwards to the point where it meets the branch road 69, (Nos. 65 to 69) thence northwards to No. 70, thence the line drawn to the starting point.

High Density Mixed Development Zone (Part IV) 2

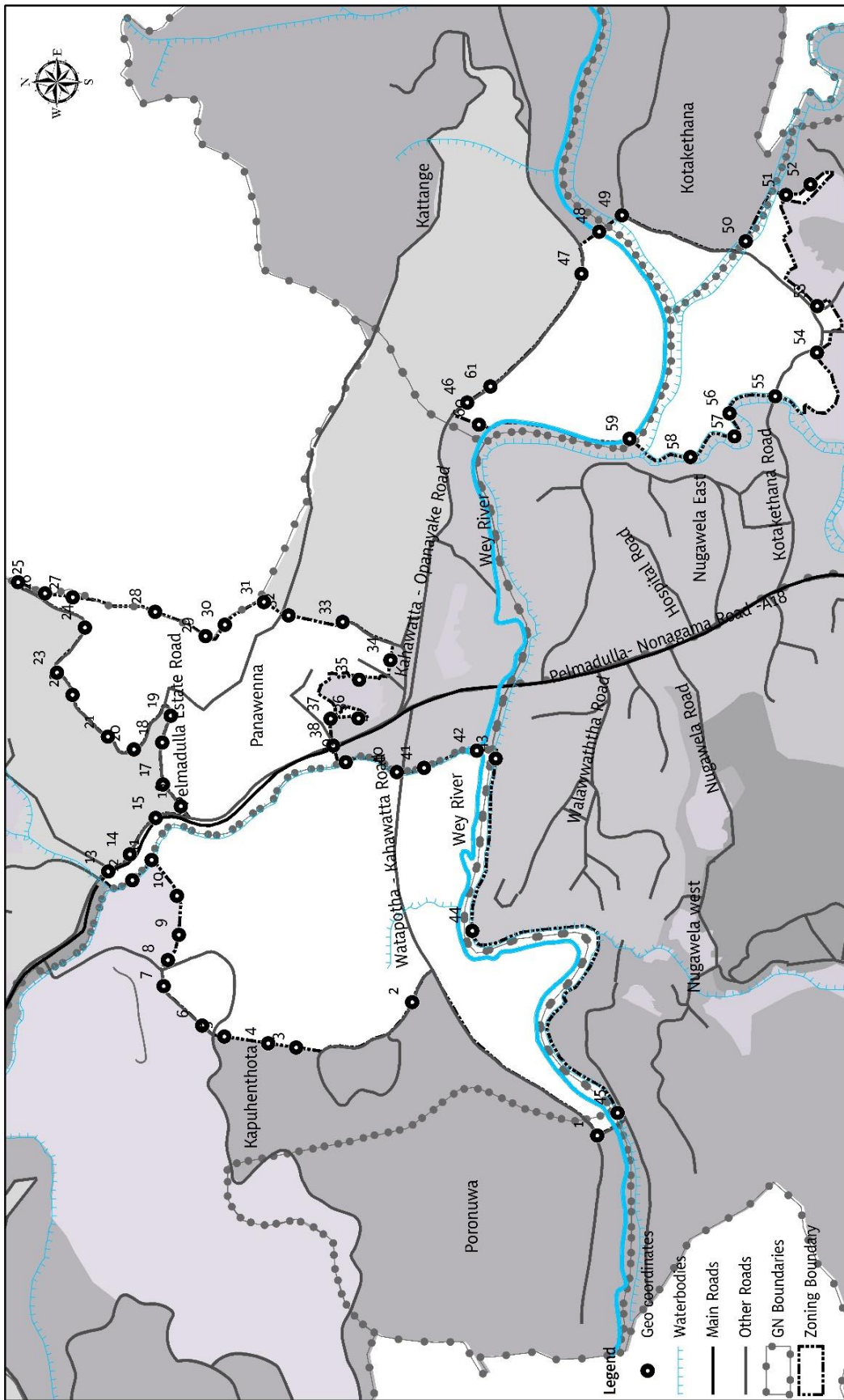
North - The starting point of this region is the point where number 71 meets the field boundary. Thence a line drawn eastwards along the said field boundary to the point where it meets No. 79 (Nos. 71 to 79)

East - A line drawn from the last-mentioned point southwards and south-westwards along the existing field boundary to the point where Nos. 80 and 81 meet.

South - A line drawn from the last-mentioned point westerly along the said field boundary to the point where it meets No. 82

West - From the last mentioned point a line drawn north-east, north, west and north-west (No. 83 to No. 85) along the existing field boundary and thence due north to the starting point.

High Density Mixed Development Zone (Part V)



High Density Mixed Development Zone (Part V)
Pelmadulla - Kahawatta UDA Declared Area

Urban Development Authority
 April 2023

Prepared by: Planning Division
 Sabaragamuwa Provincial Office

Pelmadulla - Kahawatta Development Plan (2022 - 2032)

Source: Urban Development Authority

High Density Mixed Development Zone (Part V) - Geo Coordinates

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80.56628	6.580233	22	80.57335	6.588652	43	80.57233	6.581865
2	80.56842	6.583203	23	80.5737	6.588903	44	80.56956	6.582237
3	80.5677	6.585064	24	80.57442	6.588454	45	80.56665	6.579906
4	80.56776	6.585512	25	80.57515	6.589529	46	80.57803	6.582323
5	80.56787	6.586215	26	80.57497	6.589097	47	80.5801	6.580491
6	80.56805	6.586569	27	80.57491	6.58865	48	80.58077	6.580208
7	80.56868	6.587189	28	80.57468	6.587328	49	80.58104	6.579841
8	80.56909	6.587121	29	80.57429	6.58652	50	80.58062	6.577856
9	80.5695	6.586947	30	80.57447	6.586209	51	80.58137	6.577209
10	80.57013	6.586978	31	80.57484	6.585582	52	80.58154	6.576818
11	80.5707	6.587385	32	80.57462	6.585189	53	80.57958	6.576711
12	80.57037	6.587694	33	80.57452	6.584321	54	80.57883	6.576714
13	80.57052	6.588078	34	80.57391	6.583554	55	80.57813	6.577381
14	80.57079	6.587732	35	80.57359	6.584056	56	80.57787	6.578115
15	80.57137	6.587318	36	80.57297	6.584068	57	80.57749	6.578034
16	80.57156	6.586915	37	80.57296	6.584513	58	80.57716	6.578741
17	80.57191	6.587202	38	80.57253	6.584471	59	80.57745	6.579719
18	80.57259	6.587214	39	80.57227	6.584271	60	80.57768	6.582136
19	80.57301	6.587078	40	80.57211	6.583451	61	80.57829	6.581951
20	80.57247	6.587667	41	80.57218	6.583012			
21	80.57268	6.588084	42	80.57246	6.582167			

High Density Mixed Development Zone (Part V) 1

North - The point where No. 8 meets Poronuwa Road is the starting point of this zone. From there eastwards and northwards to the point where it meets the Palmadulla Nonagama road (Nos. 8 to 13) and from there along the same road towards the south-east to the point where it meets the Palmadullawatta road (Nos. 13 to 16) and from there to the east and north-east along the estate road The line drawn up to the point where it meets the municipal boundary (Nos. 16 to 25) and thence southwards along the said city boundary to the point where it meets No. 32 (Nos. 26 to 31)

East - from the last mentioned point southwards crossing the Pelmadullawatta road to the point where it meets Nos. 33 and 34 and thence again north and south and again north and west to the point where it meets the Pelmadulla - Nonagama road (No. 35 to No. 38) to) from there further west to the point where it meets the Panavanna canal road (No. 39) and from there further south along the said canal road to the point where it meets the Vathapata - Kahawatta road (No. 40) and from there

passing the said road and heading south along the same canal road to meet the Ve Ganga. Line drawn to point (No. 41 to 43)

South - From the last mentioned point westerly along the Way river to the point (No. 45) where it meets the southern boundary of the Poronuwa Grama Seva Domain and thence northwards to the point where No. 1 meets the Vatapatha Kahawatta road and thence north-eastwards along the said road. Line also drawn to the meeting point

West - from the last mentioned point to the point where it meets No. 2 to the north along the said by-pass and thence further north to the point where it meets the Poronuwa Road (Nos. 3 to 5) and thence further north to the point of commencement (No. 6 to 8)

High Density Mixed Development Zone (Part V) 2

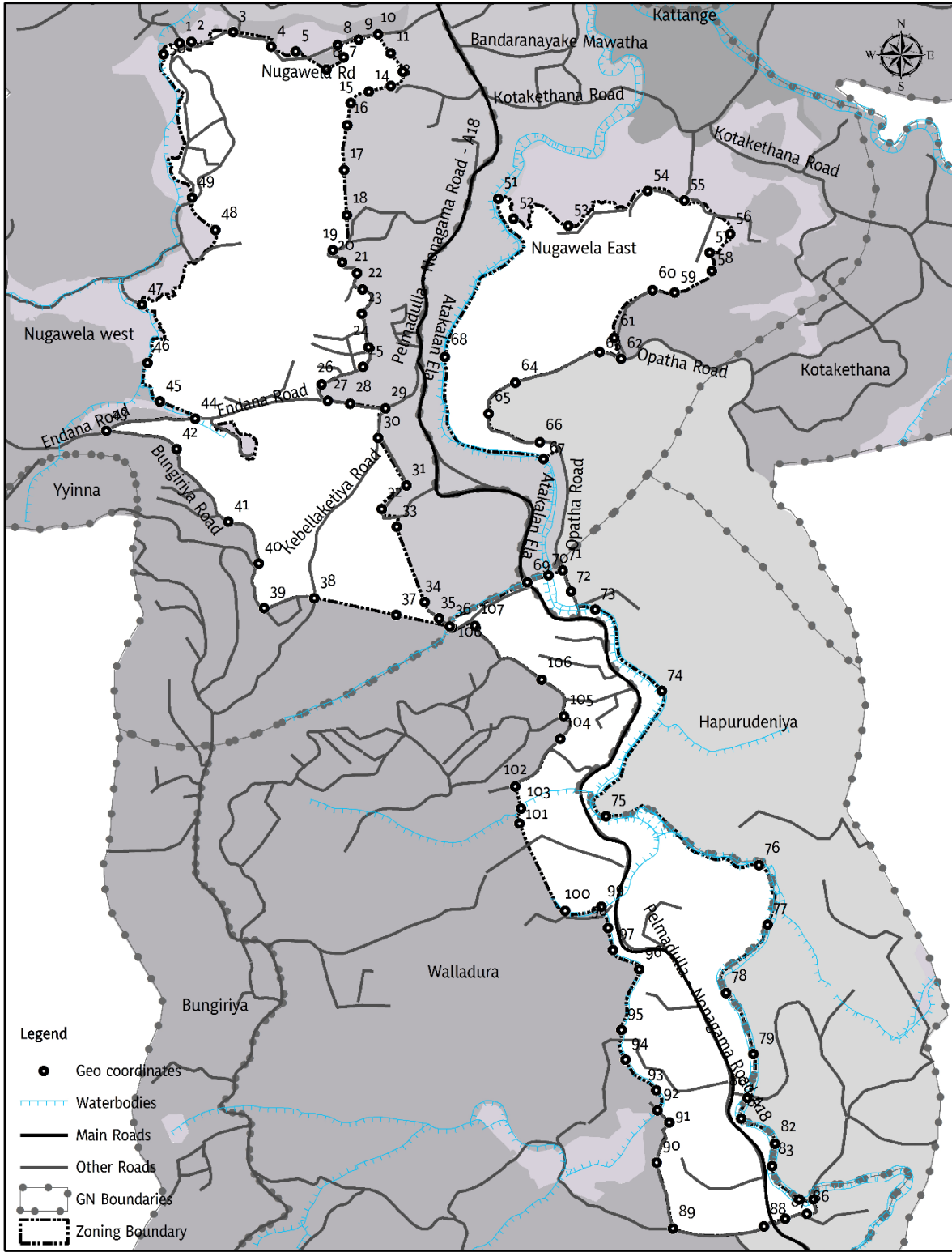
North - The point where No. 60 meets the Way River is the starting point of this region. From there to the north to the point (No. 61) where the Kahawatta Opanayaka road meets, from there along the same road to the south-east to No. 46 and No. 47 and from there further south-east to No. 48 where it meets the Wey River.

East - From the last-mentioned point south-eastwards to the point (No. 49) where it meets the Kotakethana road and thence southwards along the said road to the point (No. 50) where it meets the We river branch., From there, the line drawn further along the said branches to the point where it meets No. 51 (the point where it meets the paddy field boundary)

South - A line drawn from the last-mentioned point southwards and westwards along the boundary of the said fields to the point where it meets the Kotkethana road (Nos. 52 to 55)

West - A line drawn northwards from the last-mentioned point to point No. 59 (Nos. 55 to 59) and thence further north along the same river to the starting point

High Density Mixed Development Zone (Part VI)



High Density Mixed Development Zone (Part VI)
Pelmadulla - Kahawatta UDA Declared Area

0 0.05 0.1 0.2 0.3 0.4 K.m.

Urban Development Authority
 April 2023

Source: Urban Development Authority
 Pelmadulla - Kahawatta Development Plan (2022 - 2032)
 Prepared by: Planning Division
 Sabaragamuwa Provincial Office

High Density Mixed Development Zone (Part VI) - Geo Coordinates

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80.56892	6.57839	37	80.57325	6.566981	73	80.57722	6.567092
2	80.56916	6.578413	38	80.57162	6.567313	74	80.57855	6.565471
3	80.56999	6.578609	39	80.57062	6.567118	75	80.57744	6.562969
4	80.57076	6.578317	40	80.57051	6.568007	76	80.58049	6.561996
5	80.57124	6.578225	41	80.5699	6.568838	77	80.58067	6.560807
6	80.57185	6.577862	42	80.56887	6.570288	78	80.57983	6.559443
7	80.5722	6.578104	43	80.56747	6.570652	79	80.58038	6.558227
8	80.57208	6.578349	44	80.56924	6.570897	80	80.58026	6.55735
9	80.57249	6.578459	45	80.56853	6.571239	81	80.58014	6.556936
10	80.57288	6.578562	46	80.56828	6.572009	82	80.58081	6.556438
11	80.57314	6.578187	47	80.56818	6.57317	83	80.58076	6.555991
12	80.57338	6.577819	48	80.56964	6.574656	84	80.58129	6.555329
13	80.57314	6.577534	49	80.56918	6.575304	85	80.58158	6.555329
14	80.5727	6.577421	50	80.5686	6.578159	86	80.58145	6.555037
15	80.57234	6.577194	51	80.57528	6.575284	87	80.58102	6.554942
16	80.57227	6.576751	52	80.57558	6.574884	88	80.5806	6.554788
17	80.57221	6.575856	53	80.57668	6.574744	89	80.57877	6.554746
18	80.57227	6.574953	54	80.57826	6.575441	90	80.57845	6.55606
19	80.57198	6.574256	55	80.57899	6.575256	91	80.5787	6.556859
20	80.57217	6.574019	56	80.57991	6.574582	92	80.57847	6.557101
21	80.57246	6.5738	57	80.57951	6.57421	93	80.57845	6.5575
22	80.57258	6.573473	58	80.57954	6.573842	94	80.57783	6.55811
23	80.57256	6.572988	59	80.5788	6.573414	95	80.57775	6.558706
24	80.5727	6.572322	60	80.57836	6.573461	96	80.5781	6.559914
25	80.57259	6.57193	61	80.5776	6.572512	97	80.57758	6.560299
26	80.57176	6.571579	62	80.57774	6.572096	98	80.57748	6.56074
27	80.57188	6.571254	63	80.57731	6.572226	99	80.57735	6.561164
28	80.57233	6.571195	64	80.57562	6.571618	100	80.57662	6.561078
29	80.57304	6.571101	65	80.5751	6.571	101	80.57571	6.562824
30	80.57289	6.570511	66	80.57611	6.570425	102	80.57563	6.56356
31	80.57346	6.569565	67	80.57619	6.570094	103	80.57574	6.563122
32	80.57296	6.569095	68	80.57422	6.572127	104	80.57653	6.564511
33	80.57326	6.568739	69	80.57587	6.567631	105	80.5766	6.564962
34	80.57382	6.567238	70	80.57629	6.567772	106	80.57615	6.56569
35	80.5741	6.566913	71	80.57658	6.567872	107	80.57482	6.566763
36	80.57432	6.566755	72	80.57674	6.567453	108	80.57436	6.566727

High Density Mixed Development Zone (Part VI) 1

North - The point where Lot No. 1 and Nugawela Road meet each other is the starting point of this zone. Thence eastward along the said road and parallel to the point

where it meets No. 10 (No. 1 to 10) and thence further south-east to the point where it meets No. 10 to 12

East - from the last mentioned point southwards to the point where it meets the Andana road (No. 13 to 2) and thence further eastwards to the point where it meets the Kurchiketiya road (No. 27, No. 29) and from there further southwards to the point where No. 33 and Inter. The line also drawn up to the point where the road meets (No 30 to 33)

South - From the last mentioned point south-eastwards to the point where it meets the southern boundary of the Nugawela West Grama Niladhari domain (No. 33 to 36) and thence westward again passing the Kaballaketiya road to the point where it meets the point No. 39 and the point where the Bungiriya road meets (No. 36) to 39) thence along the said Bungiri road north and north-west to the point where it meets the Andana road (No. 39 to 43)

West - From the last mentioned point eastwards along the Andana road to point No. 44 and thence north-west to the point where it meets the field boundary (No. 46) and thence along the said field boundary in a northerly direction to the starting point (from No. 46 up to 50 numbers)

High Density Mixed Development Zone (Part VI) 2

North - The point where the Atakalan Canal meets No. **51** (existing paddy field boundary) is the starting point of this region. Thence a line drawn eastwards and southwards along the said field boundary to the point where it meets No. **58** (Nos. **51 to 58**)

East - A line drawn from the last-mentioned point south-westwards to Opatha Road (Nos. **59 to 61**)

South - A line drawn from the last-mentioned point along the Opatha road towards the south-west and south-east to the point where it meets the Atakalan Canal, (Nos. **62 to 66**) and thence west and north along the Atakalan Canal to the point where it meets No. **68**

West - A line drawn from the last-mentioned point in a north-easterly direction along Atakalan Canal to the starting point

High Density Mixed Development Zone (Part VI) 3

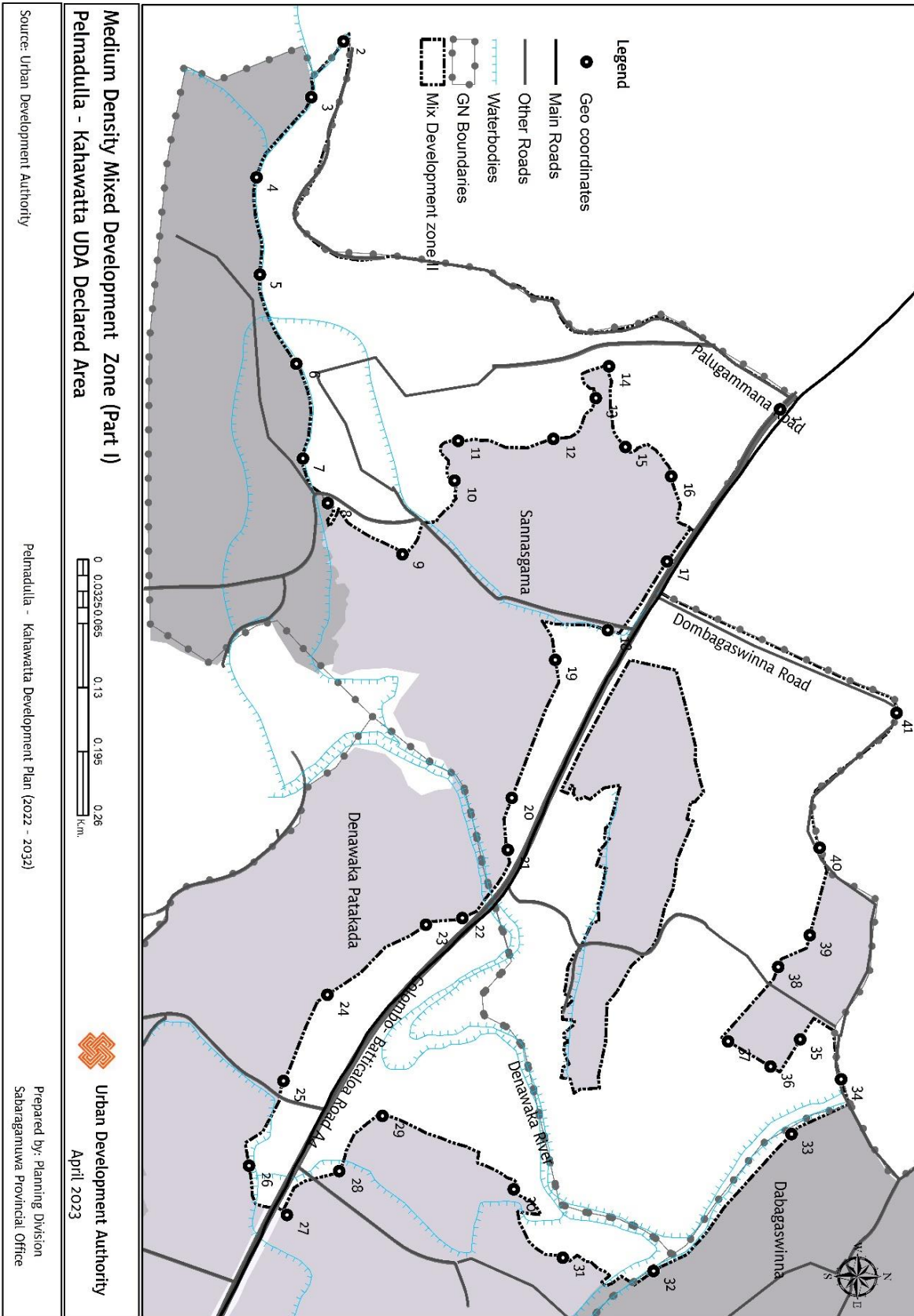
North - The starting point of this region is the point where No. 108 and the southern border of West Nugawela Grama Niladhari domain meet. From there towards the north-east to the point where it meets the Palmadulla - Nonagama road (No. 69) and from there further north-eastwards passing the Atakalan canal to the point where it meets the Opatha road (No. 71) and from there further south along the Opatha road to the point where it meets the Atakalan canal (No. 73)) is the line drawn up to

East - from the last mentioned point along the said Atakalan canal road towards the south-east to the point where it meets Vidyapetha Road (Nos. 73 to 86)

South - The line drawn from the last mentioned point westwards along the said road to the point where it meets the Pelmadulla - Nonagama road and from there further westwards along the side road to the point where it meets No. 89

West - A line drawn from the last mentioned point in a northerly and north-westerly direction to the point where it meets No. 101 (Nos. 89 to 101) and thence in a north-easterly and north-westerly direction to the point of commencement (Nos. 101 to 107).

Medium Density Mixed Development Zone (Part I)



Medium Density Mixed Development Zone (Part I) - Geo Coordinates

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80.49761	6.646021	15	80.49796	6.644602	29	80.5041	6.642375
2	80.49423	6.642011	16	80.49822	6.645022	30	80.50477	6.64358
3	80.49474	6.641715	17	80.49901	6.644984	31	80.5054	6.644031
4	80.49548	6.641213	18	80.49963	6.64444	32	80.50552	6.644864
5	80.49638	6.641243	19	80.49991	6.643958	33	80.50426	6.646129
6	80.49719	6.641579	20	80.50117	6.643559	34	80.50376	6.646585
7	80.49806	6.64164	21	80.50166	6.643523	35	80.5034	6.646209
8	80.49847	6.641868	22	80.50228	6.643106	36	80.50364	6.645937
9	80.49894	6.642554	23	80.50234	6.642771	37	80.50341	6.645547
10	80.49826	6.643033	24	80.50298	6.641868	38	80.50273	6.646007
11	80.4979	6.643066	25	80.50378	6.641465	39	80.50243	6.646296
12	80.49788	6.64394	26	80.50455	6.641149	40	80.50163	6.646387
13	80.49751	6.644329	27	80.505	6.641498	41	80.5004	6.647092
14	80.49722	6.64445	28	80.50461	6.641976			

Medium Density Mixed Development Zone (Part I)

The point where the North - Palugamma road and the Colombo - Batticaloa road meet is the starting point of this region. Thence south-east along the said road to the point where it meets the Dobagaswinna road (No. 1 to 17) and from there along the Dobagaswinna road towards the north-east to the point where it meets the municipal boundary and from there further east along the urban boundary to the point where it meets the Denawaka river (Nos. 17 to 41, 40, 34)

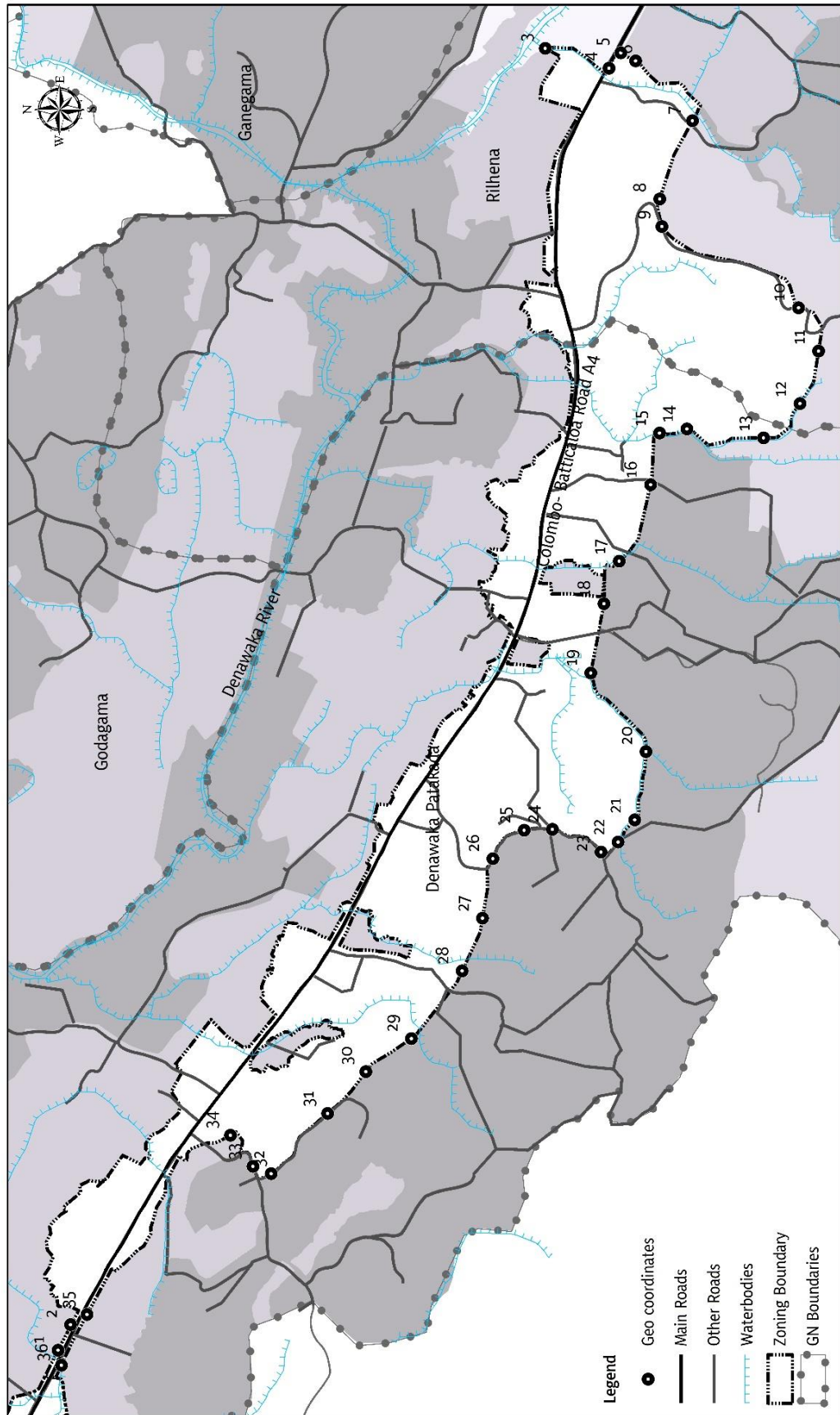
East - from the last mentioned point south-east along the said Denawaka river to the point where it meets No. 32, (No. 34 to 32) thence further south to the point where No. 31 meets the field boundary, and thence further along the said field boundary A line drawn towards the south-west and south-east to the point where No. 27 meets the Colombo - Batticaloa road (No. 32 to 27)

South - From the last mentioned point passing the said road to the point where it meets the boundary of the paddy field towards the south, and from there along the said paddy boundary towards the south, west, north-west and crossing the northern boundary of the Patakada grama niladhari domain of Denawaka to the point where it meets the side road No. 18 (Nos. 26 to 18) and thence crossing the said side road towards the north-west to the point where it meets the field boundary, Thence passing the said by-way towards the north-west to the point where it meets the

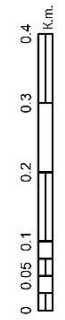
boundary of the fields, and thence along the boundary of the fields towards the north-west and south-west and towards the south-east again to the point where it meets the said by-way (No. 17 to 10)

West - from the last mentioned point in a south-easterly direction passing the said by-way to a point where it meets No. 9, thence further south-westward along the boundary of the said field to a point where it meets No. 8, and thence further eastward to a point where it meets the by-way. , from there further westward passing the said side road to the point where it meets the urban boundary and the point where it meets No. 2 (the point where Palugamma Road meets No. 7 to 2) Thence along the said Palugamma road in a south-easterly and north-easterly direction to the starting point (No. 2 to 1)

Medium Density Mixed Development Zone (Part II)



**Medium Density Mixed Development Zone (Part II)
Pelmadulla - Kahawatta UDA Declared Area**



Urban Development Authority
April 2023

Prepared by: Planning Division
Sabaragamuwa Provincial Office

Pelmadulla - Kahawatta Development Plan (2022 - 2032)

Source: Urban Development Authority

Medium Density Mixed Development Zone (Part II) - Geo Coordinates

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80.50537	6.641257	13	80.51991	6.630032	25	80.51366	6.63384
2	80.50578	6.641058	14	80.52004	6.631253	26	80.5132	6.634336
3	80.5261	6.63351	15	80.51997	6.631687	27	80.51225	6.634503
4	80.52579	6.632496	16	80.51916	6.63183	28	80.51141	6.634826
5	80.52603	6.632308	17	80.51794	6.632331	29	80.51034	6.635635
6	80.5259	6.632072	18	80.51726	6.632571	30	80.5098	6.636359
7	80.52495	6.631166	19	80.51616	6.632781	31	80.50914	6.636966
8	80.5237	6.631686	20	80.51491	6.631901	32	80.50818	6.637865
9	80.52327	6.631652	21	80.51382	6.63208	33	80.5083	6.638155
10	80.52197	6.629475	22	80.51347	6.632343	34	80.5088	6.638513
11	80.52129	6.629156	23	80.51331	6.632618	35	80.50594	6.640797
12	80.52045	6.62945	24	80.51367	6.633392	36	80.50513	6.641205

Medium Density Mixed Development Zone (Part II)

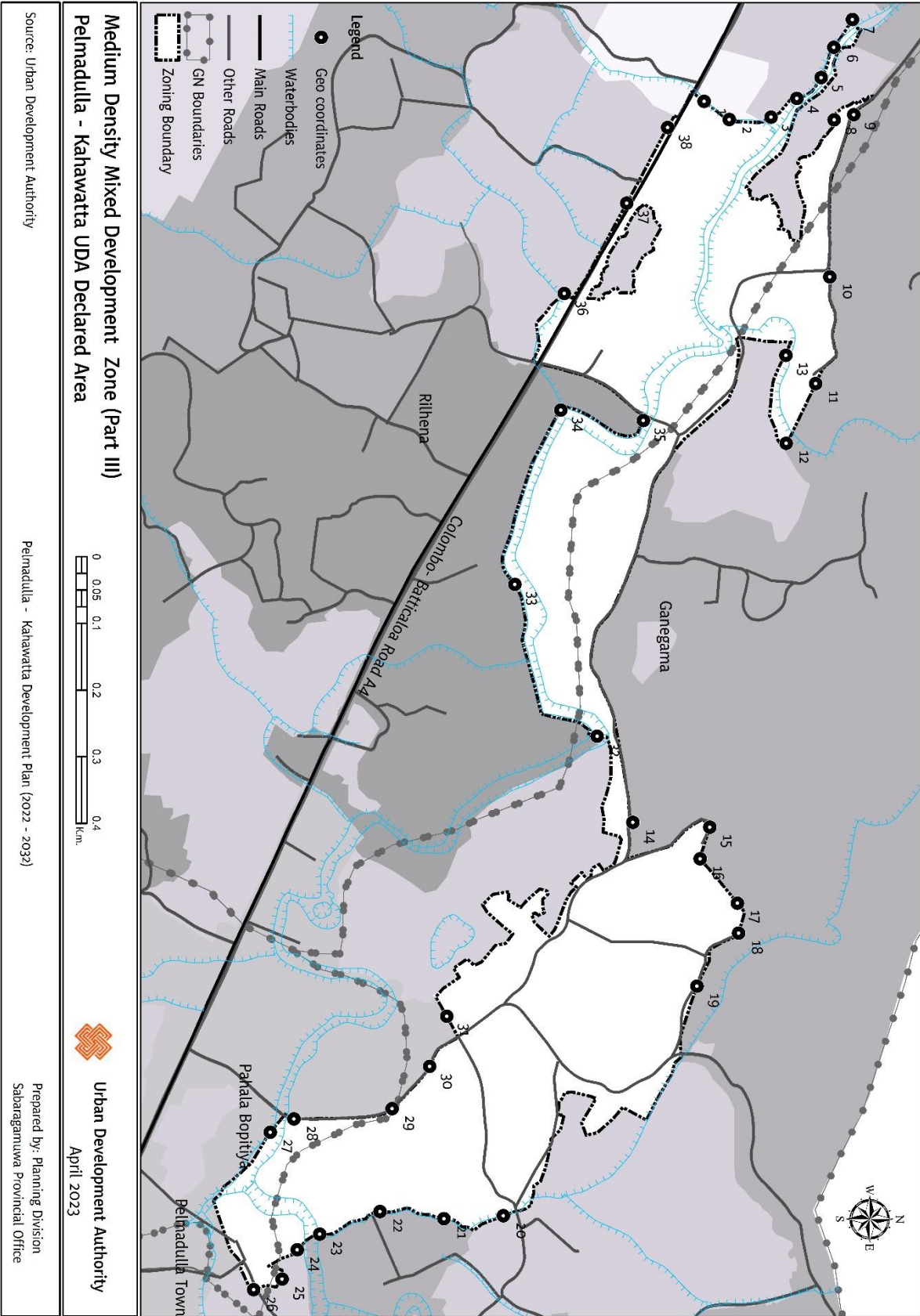
The point where the North - Colombo - Batticaloa road meets No. 1 (the existing paddy field boundary) is the starting point of this zone. Thence south-eastwards along the boundary of the said paddy field parallel to the main road towards the north-east and south-east to the point where it meets the canal (Denawaka Patakada Grama Nadiari Vasam Boundaries)

East - from the last mentioned point further east along the said paddy boundary to the north and again eastwards to the point where it meets No. 3, thence further south to the point where it meets No. 4 and the Colombo - Batticaloa road, thence along the said road Again to the south-east to No. 5, 6 (to the paddy land) and from there further south-west along the said paddy boundary to the point where it meets No. 7, and from there further north-west to the point where No. 8 and No. 9 by-pass meet, from there, along the said side road, passing No. 10 to the south and again to the west, passing No. 11, 12, the line drawn up to the point where it meets the eastern border of Denawaka Pathakada Grama Seva Domain.

South - From the last mentioned point north, south-west and again south-west to the points where No. 13 to No. 20 meet, thence further north-west to the points where No. 21 to No. 22 meet, and thence to the points where No. 23 meets the by-pass. A line drawn up to

West - From the last mentioned point in a northerly and north-westerly direction to the point where it meets the by-road No. 32 (No. 23 to No. 32) and thence further north-east to the point where it meets the existing field boundary (No. 34) thence the existing field boundary The area within the line drawn north-westwards to the point where it meets No. 36 (Nos. 34 to 36) and thence to the point of commencement in a north-easterly direction.

Medium Density Mixed Development Zone (Part III)



Medium Density Mixed Development Zone (Part III) - Geo Coordinates

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80.52583	6.632715	14	80.53561	6.631753	27	80.53982	6.62684
2	80.52608	6.633056	15	80.53568	6.632795	28	80.53963	6.627161
3	80.52604	6.63362	16	80.5361	6.632664	29	80.5395	6.628492
4	80.52579	6.633971	17	80.53671	6.633171	30	80.53893	6.629
5	80.52551	6.634299	18	80.53712	6.633187	31	80.53825	6.629231
6	80.52509	6.634472	19	80.53783	6.632622	32	80.53445	6.631268
7	80.52472	6.634725	20	80.54095	6.630001	33	80.53239	6.630152
8	80.52608	6.634476	21	80.54099	6.629195	34	80.53002	6.630774
9	80.52601	6.634742	22	80.54089	6.628328	35	80.53016	6.631893
10	80.52821	6.634419	23	80.5412	6.627512	36	80.52843	6.630819
11	80.52966	6.634228	24	80.54141	6.627206	37	80.52721	6.631666
12	80.53047	6.633829	25	80.54181	6.627002	38	80.52618	6.63222
13	80.52927	6.633823	26	80.54195	6.626615			

Medium Density Mixed Development Zone (Part III)

North - The point where No. 7 meets the Denawaka River (the existing paddy field boundary) is the starting point of this region. From there along the boundary of the fields towards the south-east and towards the north-east, again towards the north-west to the point where it meets No. 8, from there to the point where it meets No. 9 and the side road, and then eastwards along the side road to the point where it meets the canal that joins the Denawaka River. (field boundary) and (numbers 9 to 12) thence along the said field boundary towards the south-east to the point where it meets the side road, from there along the said road towards the east to the point where No. 14 meets the side road, and then north along the said road to the point where No. 15 meets the line drawn

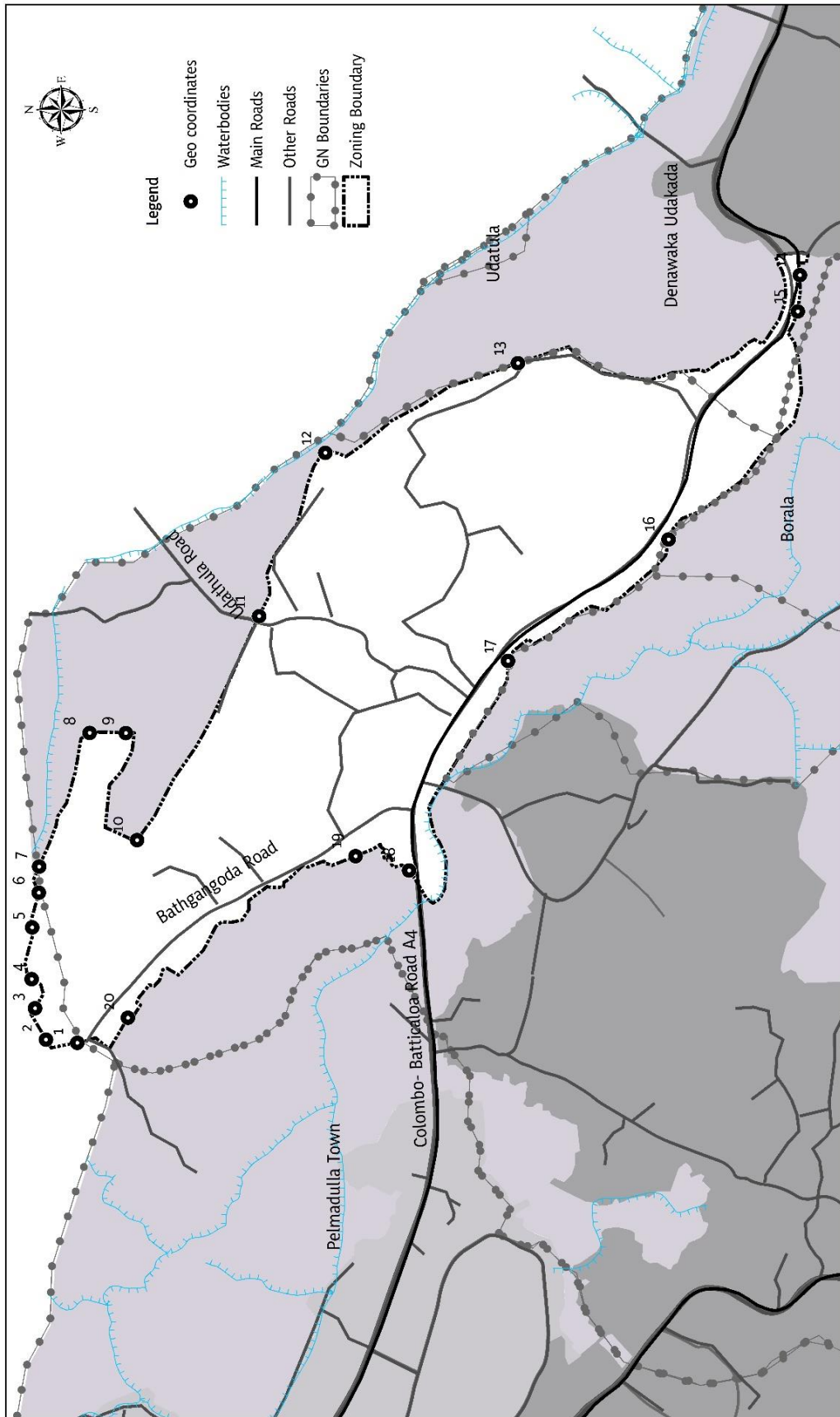
East - From the last mentioned point in a north-easterly direction, southwards and again eastwards to the point where it meets No. 20 by-pass (Nos. 15 to 20) and thence further southwards to the points where No. 20 to No. 26 meet, and from there Further south-west and north-west to the point where No. 27 meets,

Thence further northwards to the point where it meets the southern border of the Ganagama Grama Niladhari domain (intermediate road) the drawn line (No. 29)

South - From the last mentioned point along the said side road towards the north-west to the point where it meets No. 30, from there further north-west to the point

where it meets the existing field boundary, and from there along the said field boundary to the north-west and south-west of Denawaka Ganga to the point of meeting (No. 32) thence along the border of the said river westwards to the point of intersection of No. 35 and the side road, the line drawn (No. 32 to 35)

Medium Density Mixed Development Zone (Part IV)



Medium Density Mixed Development Zone (Part IV) Pelmadulla - Kahawatta UDA Declared Area

Urban Development Authority
April 2023

Source: Urban Development Authority

Pelmadulla - Kahawatta Development Plan (2022 - 2032)

Prepared by: Planning Division
Sabaragamuwa Provincial Office

Medium Density Mixed Development Zone (Part IV) - Geo Coordinates

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80.54969	6.625609	15	80.55875	6.616694	9	80.55353	6.62501
2	80.54973	6.625996	16	80.55592	6.618291	10	80.5522	6.624869
3	80.55012	6.626131	17	80.55442	6.620279	11	80.55497	6.62336
4	80.55048	6.626173	18	80.55183	6.621501	12	80.557	6.62254
5	80.55112	6.626166	19	80.552	6.622163	13	80.55811	6.620159
6	80.55155	6.626085	20	80.55	6.624981	14	80.5592	6.616668
7	80.55187	6.626081	1	80.54969	6.625609	15	80.55875	6.616694
8	80.55353	6.625458	2	80.54973	6.625996	16	80.55592	6.618291
9	80.55353	6.62501	3	80.55012	6.626131	17	80.55442	6.620279
10	80.5522	6.624869	4	80.55048	6.626173	18	80.55183	6.621501
11	80.55497	6.62336	5	80.55112	6.626166	19	80.55	6.624981
12	80.557	6.62254	6	80.55155	6.626085			
13	80.55811	6.620159	7	80.55187	6.626081			
14	80.5592	6.616668	8	80.55353	6.625458			

Medium Density Mixed Development Zone (Part IV)

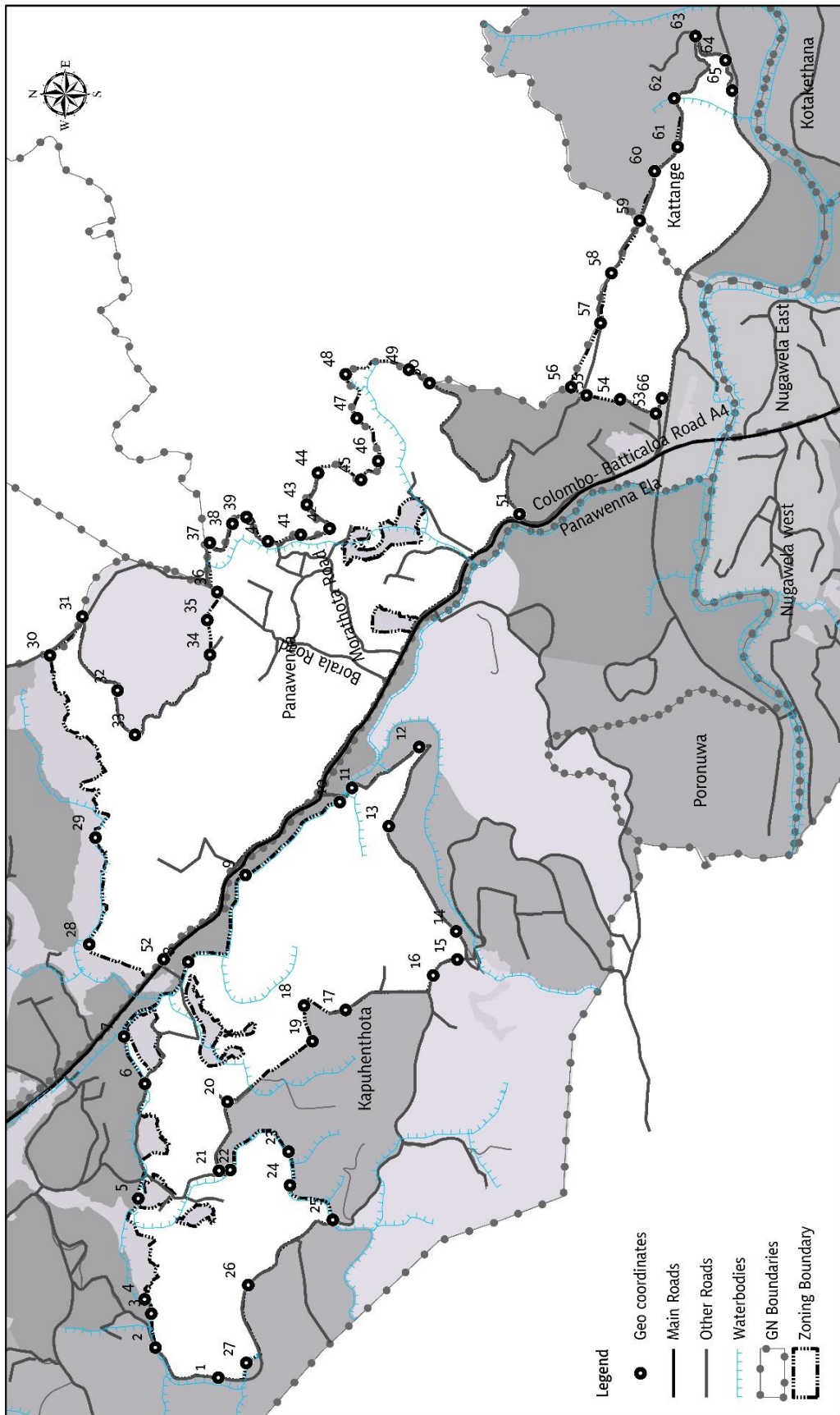
The point where the North - Bathganga road meets the urban boundary is the starting point of this zone. Thence along the said boundary to the point where it meets the boundary of the paddy fields towards the north and east (Nos. 1 to 7) and thence along the said paddy boundary to the east, south and again towards the north-west and south-east to the point where it meets the upper road (from No. 8 up to number 11)

East - From the last mentioned point, passing the said Utatula road, along the south-east and southerly boundary of the paddy fields to the point where it meets the side road No. 13, and from there further along the said paddy boundary towards the south and east to the point where it meets the Colombo - Batticaloa road. Line (Numbers 13 to 15)

South - A line drawn from the last mentioned point south and north-west along the paddy boundary to the point where the Colombo - Batticaloa road meets the paddy boundary (Nos. 15 to 18)

West - A line drawn from the last mentioned point northwards and north-westwards along the boundary of paddy fields to the point where it meets the municipal boundary (Nos. 18 to 20) and thence further northwards to the point where it meets the starting point of Bathganga Road No. 20

Medium Density Mixed Development Zone (Part V)



Medium Density Mixed Development Zone (Part V)
Pelmadulla - Kahawatta UDA Declared Area

Urban Development Authority
 April 2023

Prepared by: Planning Division
 Sabaragamuwa Provincial Office

Source: Urban Development Authority

Pelmadulla - Kahawatta Development Plan (2022 - 2032)

Medium Density Mixed Development Zone (Part V) - Geo Coordinates

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80.54931	6.594667	23	80.55514	6.592862	45	80.57245	6.590999
2	80.55009	6.596291	24	80.55427	6.592823	46	80.57293	6.590556
3	80.55096	6.596398	25	80.55338	6.59172	47	80.57404	6.591108
4	80.55133	6.596567	26	80.5517	6.593896	48	80.57516	6.591396
5	80.55392	6.596738	27	80.54969	6.593948	49	80.57528	6.589771
6	80.55688	6.596565	28	80.56047	6.598004	50	80.57494	6.589236
7	80.5581	6.597106	29	80.56322	6.597843	51	80.57156	6.586915
8	80.56002	6.595452	30	80.56792	6.599019	52	80.56009	6.596079
9	80.56226	6.593975	31	80.56892	6.598181	53	80.57415	6.583399
10	80.56415	6.591543	32	80.56702	6.597275	54	80.57452	6.584321
11	80.56451	6.59123	33	80.56587	6.596823	55	80.57462	6.585189
12	80.56557	6.589497	34	80.56794	6.594894	56	80.57484	6.585582
13	80.56352	6.590279	35	80.56883	6.594962	57	80.57648	6.584827
14	80.56081	6.588542	36	80.56956	6.594705	58	80.57777	6.584546
15	80.56009	6.58851	37	80.57082	6.594899	59	80.57912	6.583822
16	80.55968	6.589133	38	80.57131	6.594317	60	80.5804	6.583436
17	80.55878	6.591389	39	80.57149	6.593951	61	80.58102	6.582844
18	80.5589	6.592462	40	80.57086	6.5934	62	80.58228	6.582927
19	80.55798	6.592247	41	80.57103	6.592554	63	80.58389	6.582384
20	80.55642	6.594435	42	80.57119	6.59181	64	80.58325	6.581604
21	80.55464	6.594654	43	80.57181	6.592397	65	80.58248	6.581437
22	80.55466	6.594361	44	80.57262	6.592106	66	80.57455	6.583239

Medium Density Mixed Development Zone (Part V) 1

North - The starting point of this zone is the point where it meets the side road No. 1. From there along the said road towards the north to the point where it meets number 2, from there further eastwards passing numbers 3 and 4 to the point where it meets the field boundary, from there along the said field boundary towards the east to the point where it meets number 5, from there further east The line also drawn passing numbers 6 and 7 towards the point where it meets number 8

East - from the last mentioned point south-eastwards to points No. 8 to No. 12 (the point where No. 12 meets the by-pass) and thence north-west and south-west along the said by-pass to the point where No. 14 meets (No. 12 to No. 14) drawn line

South - A line drawn from the last mentioned point north and north-west along the said by-way to the point where it meets No. 22, (No. 15 to 22) and thence further south to the point where it meets No. 25 and the by-way (No. 22 from 25)

West - A line drawn from the last mentioned point in a north-westerly and northerly direction along the said by-pass to points Nos. 26 and 27 and thence further north to the point of commencement.

Medium Density Mixed Development Zone (Part V) 2

The point where the North - Colombo - Batticaloa road meets the Kumburu border is the starting point of this region. Thence northwards along the said paddy boundary to the point where it meets No. 28, from there further along the said paddy boundary towards the north-east to the point where it meets the municipal boundary (Nos. 28 to 30) and from there along the said municipal boundary to the point where it meets No. 31 , thence further south-westwards to points No. 32, 33, the line also drawn

East - drawn from the last mentioned point further south-east and eastwards to the point where it meets the municipal boundary (Nos. 34, 35, 36) and thence along the said municipal boundary towards the south-east to the point where it meets No. 50 (bypass) Line (No. 37 to No. 50)

South - A line drawn from the last mentioned point along the said side road (the point where it meets No. 51) to the point where the Pelmadulla-Nonagama road meets, and from there along the said road to the point where the Borala road meets each other.

West - A line drawn from the last mentioned point further north-westwards along the said road to the point where it meets No. 52 and thence to the starting point

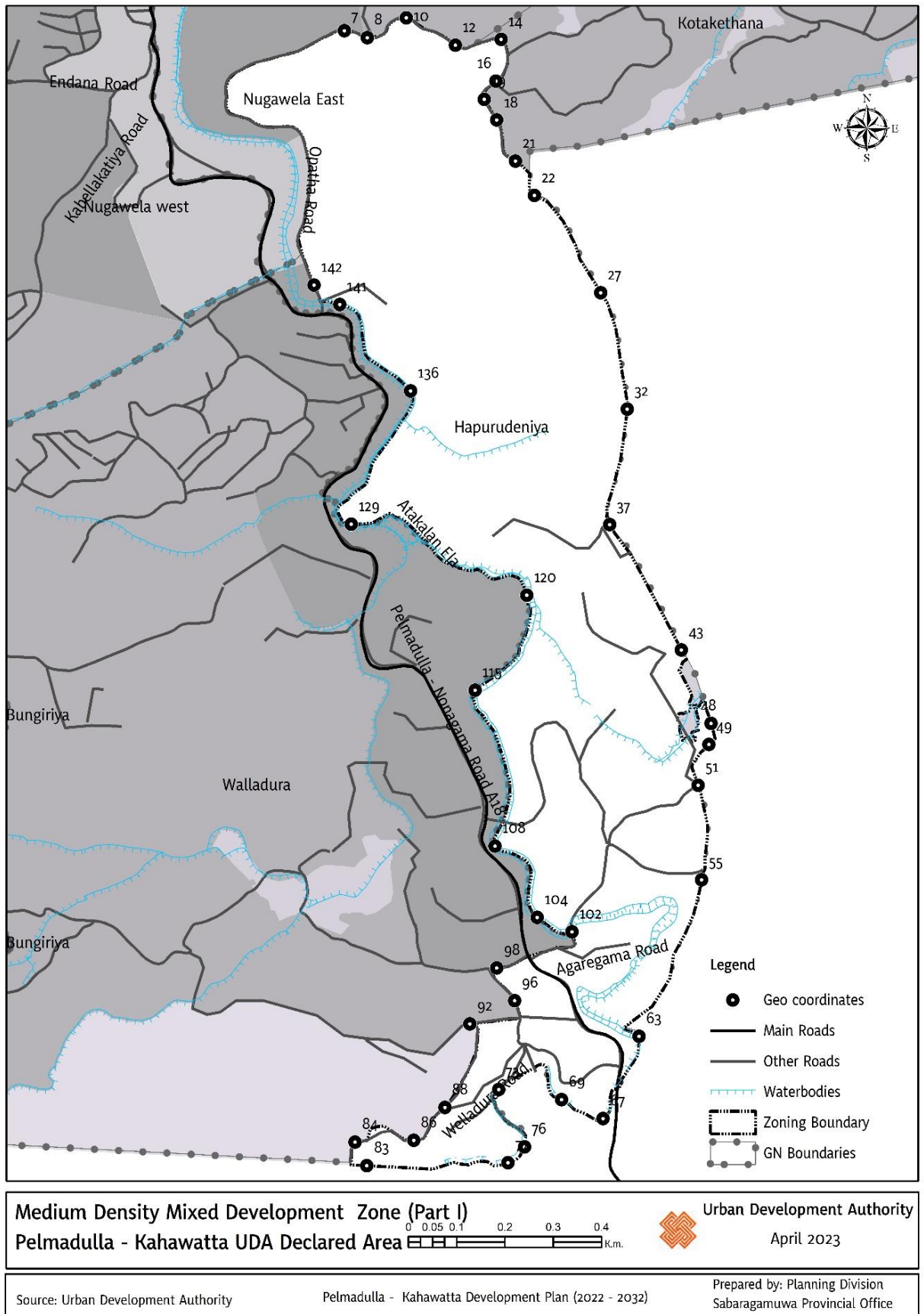
Medium Density Mixed Development Zone (Part V) 3

North - The point where number 56 and the urban boundary meet each other is the starting point of this region. Thence along the said municipal boundary towards the south-east to point No. 59 (to the point where it meets the by-road) and from there further south-east and south-west along the by-road to the point where it meets the Kahawatta-Opanayaka road (Kattan's road) (No. 60) from 65)

South - A line drawn from the last mentioned point along the said Kahawatta Opanayake road towards south-west and west to point No. 66

West - A line drawn northwards from the last mentioned point to point No. 66 and further north to Nos. 53, 54, 55 and thence further north to the point of commencement.

Medium Density Mixed Development Zone (Part VI)



Medium Density Mixed Development Zone (Part VI) - Geo Coordinates

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80.57731	6.572226	15	80.58418	6.559238	29	80.57967	6.553601
2	80.57774	6.572096	16	80.58414	6.558843	30	80.58051	6.554037
3	80.57847	6.572469	17	80.58395	6.558079	31	80.58017	6.55465
4	80.57939	6.571956	18	80.58401	6.556304	32	80.58158	6.555329
5	80.58025	6.572064	19	80.58284	6.553369	33	80.58093	6.555599
6	80.58015	6.57128	20	80.58216	6.551826	34	80.58014	6.556936
7	80.58016	6.570552	21	80.58138	6.552179	35	80.57976	6.559859
8	80.57993	6.57094	22	80.58021	6.55237	36	80.58073	6.561639
9	80.58051	6.569784	23	80.5807	6.551295	37	80.57744	6.562969
10	80.58087	6.569138	24	80.58038	6.550999	38	80.57855	6.565471
11	80.58212	6.567313	25	80.57774	6.550942	39	80.57722	6.567092
12	80.58261	6.565131	26	80.57751	6.551384	40	80.57674	6.567453
13	80.58228	6.562967	27	80.57861	6.551416			
14	80.58363	6.560616	28	80.5792	6.552033			

Medium Density Mixed Development Zone (Part VI)

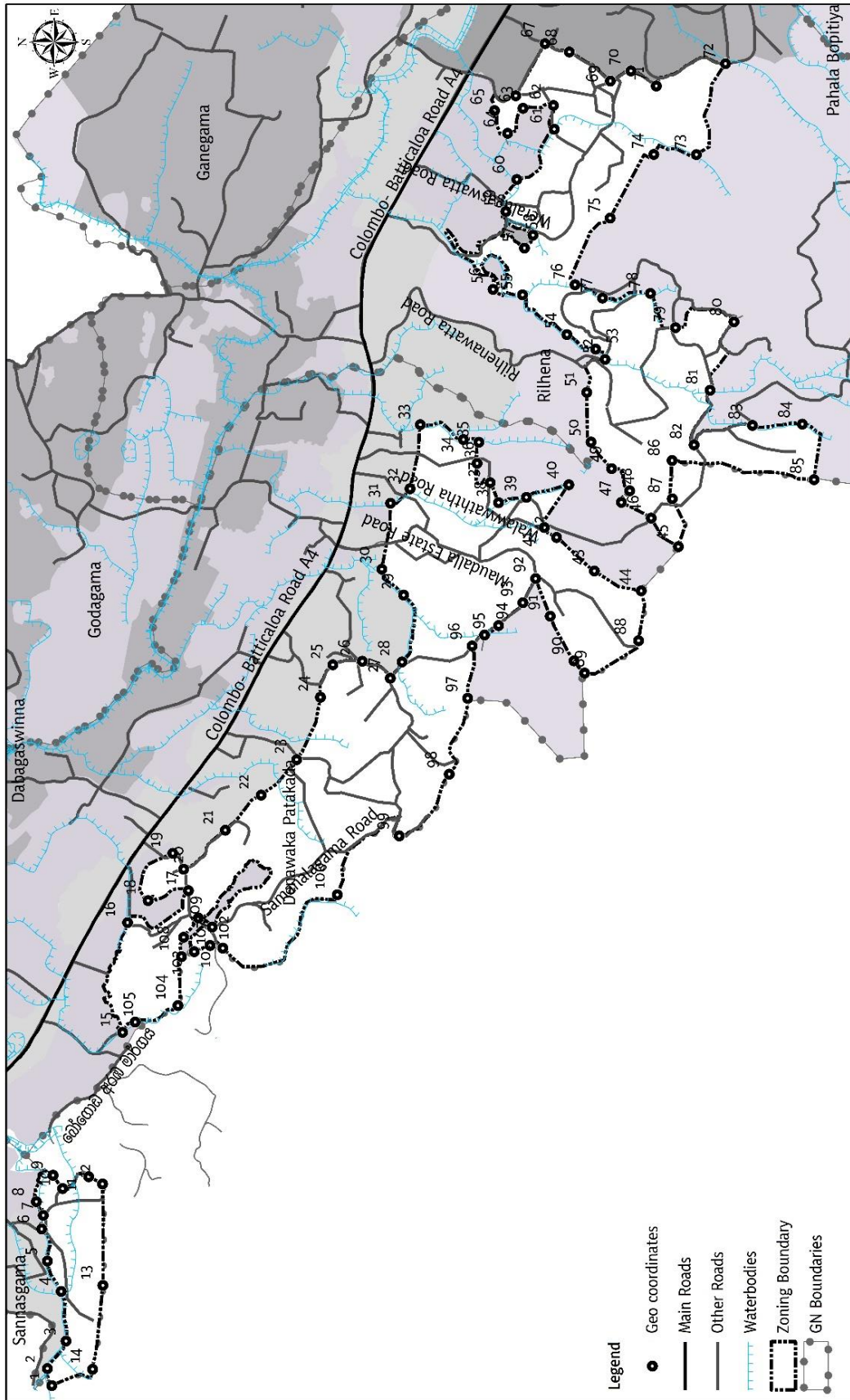
North - The starting point of this region is the point where the Atakalan canal and the Opatha road meet each other. Thence along the Opatha Road towards the north and north-east to the point where it meets No. 1, thence further eastwards to points Nos. 3, 4, 5 and thence further southwards to the point where it meets the municipal boundary (from No. 5 up to 10)

East - A line drawn from the last mentioned point southwards along the said municipal boundary to point No. 19 where it meets the Atakalanala road (No. 10 to 19)

South - From the last mentioned point further south, north-west, south-west and again south-east and westwards along the said municipal boundary to the point where it meets No. 25 (No. 19 to 25) and from there further north and north-east to the point where it meets Valadura road. and thence further north and east along the said road to the point where it meets the Pelmadulla - Nonagama road (No. 25 to 32)

West - The line drawn from the last mentioned point eastwards along the Agaregama road to the Vidyapeetha road, thence further northwards to the point where the Vidyapeetha road meets the Atakalan canal, and from there along the Atakalan canal towards the north to the starting point where the Opatha road meets (No. 32 to 40)

Low Density Residential Zone (Part I)



Low Density Residential Zone (Part I)
Pelmadulla - Kahawatta UDA Declared Area

Urban Development Authority
 April 2023

Prepared by: Planning Division
 Sabaragamuwa Provincial Office

Pelmadulla - Kahawatta Development Plan (2022 - 2032)

Source: Urban Development Authority

Low Density Residential Zone (Part I) - Geo Coordinates

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80.49429	6.641596	38	80.5179	6.629673	75	80.52551	6.626692
2	80.49474	6.641715	39	80.51804	6.628924	76	80.52373	6.627628
3	80.49548	6.641213	40	80.51838	6.627796	77	80.52338	6.626895
4	80.4968	6.641345	41	80.51724	6.628447	78	80.5235	6.625616
5	80.49762	6.641713	42	80.51698	6.628121	79	80.52258	6.624947
6	80.49847	6.641866	43	80.51608	6.627109	80	80.52274	6.623384
7	80.49884	6.641822	44	80.51555	6.62586	81	80.52091	6.62402
8	80.49921	6.64201	45	80.51672	6.624868	82	80.51945	6.624448
9	80.49992	6.641565	46	80.51749	6.625594	83	80.51997	6.622888
10	80.49956	6.64131	47	80.51791	6.62639	84	80.52	6.621558
11	80.49988	6.640614	48	80.51822	6.626169	85	80.51852	6.621243
12	80.49968	6.640242	49	80.51881	6.62665	86	80.51903	6.625034
13	80.49697	6.640229	50	80.51952	6.627201	87	80.51801	6.62503
14	80.49473	6.640506	51	80.52085	6.627316	88	80.51421	6.625927
15	80.50373	6.639708	52	80.52174	6.626826	89	80.51334	6.627367
16	80.50667	6.639576	53	80.52201	6.627081	90	80.51367	6.627655
17	80.50752	6.63795	54	80.52239	6.62785	91	80.51487	6.628289
18	80.50726	6.639028	55	80.52346	6.629034	92	80.51587	6.628677
19	80.50852	6.638367	56	80.52361	6.629821	93	80.51523	6.629019
20	80.5081	6.638077	57	80.52471	6.62898	94	80.51461	6.629671
21	80.50914	6.636966	58	80.52505	6.628755	95	80.51437	6.630043
22	80.51008	6.636009	59	80.52569	6.62948	96	80.51408	6.630374
23	80.51103	6.635061	60	80.52654	6.629188	97	80.51267	6.630491
24	80.5127	6.634429	61	80.52789	6.628187	98	80.51064	6.630983
25	80.51357	6.634095	62	80.52852	6.628211	99	80.509	6.632318
26	80.51366	6.63331	63	80.52844	6.629023	100	80.50742	6.633973
27	80.51321	6.632562	64	80.52778	6.629433	101	80.50599	6.637031
28	80.51364	6.632245	65	80.52838	6.629786	102	80.50606	6.637372
29	80.51543	6.632205	66	80.52879	6.629218	103	80.5059	6.637792
30	80.51612	6.632788	67	80.53017	6.628437	104	80.50446	6.638228
31	80.51788	6.632559	68	80.52995	6.627787	105	80.50401	6.63937
32	80.51827	6.632034	69	80.52917	6.626689	106	80.50679	6.637686
33	80.51999	6.631763	70	80.52945	6.626138	107	80.50628	6.638079
34	80.51958	6.63061	71	80.52905	6.625463	108	80.50576	6.638134
35	80.51952	6.630198	72	80.52965	6.623613	109	80.50655	6.637314
36	80.51895	6.630246	73	80.52721	6.624392			
37	80.51844	6.629895	74	80.52721	6.625529			

Low Density Residential Zone (Part I) 1

North – Municipal limits are the northern boundary and number 1 is the starting point of this zone. Thence south-east and eastward to the point where No. 4 meets the side

road and from there further eastward to the point where No. 9 meets the southern border of the Sannasgama Grama Seva Officer domain (No. 1 to 9).

East - A line drawn from the last-mentioned point southwards along the municipal boundary to the point where it meets No. 12 (Nos. 9 to 12)

South - A line drawn from the last-mentioned point westwards along the same municipal boundary to points Nos. 13 and 14

West - A line drawn north-westwards from the last-mentioned point along the said municipal boundary to the point of commencement.

Low Density Residential Zone (Part I) 2

The starting point of this region is the point where the North - Bogaha Aramba Intersection meets No. 15. Thence north-east and eastward to the point of meeting No. 16, thence further south-east to the point of meeting No. 17, thence again northward to the point of meeting No. 18, and thence again to the south-east to the point of meeting No. 25 (No. 18 to 25)

East - From the last mentioned point in a southerly direction to the point where No. 26 meets the cross road and thence again in a south-west and south-east direction to the point where No. 28 meets and thence again in a south-east and north-east direction to the point where No. 30 meets and thence again The line drawn towards the north-east to the point where it meets the Maudellawatta road and thence crossing the said road towards the south-east to the point where it meets No. 33 and thence towards the south to No. 40 (No. 25 to 33)

South - From the last-mentioned point north-west and south-west to the point where it meets No. 44 and thence again west and north to the point where it meets No. 89 and thence further north-east to the point where it meets No. 92 and Maudellawatta Road and from there the same road along the north-west to the point where it meets No. 96 and thence further westward to the point where No. 97 meets the municipal boundary.

West - A line drawn west and north-westwards from the last-mentioned point along the said municipal boundary to the starting point (Nos. 88 to 105)

Low Density Residential Zone (Part I) 3

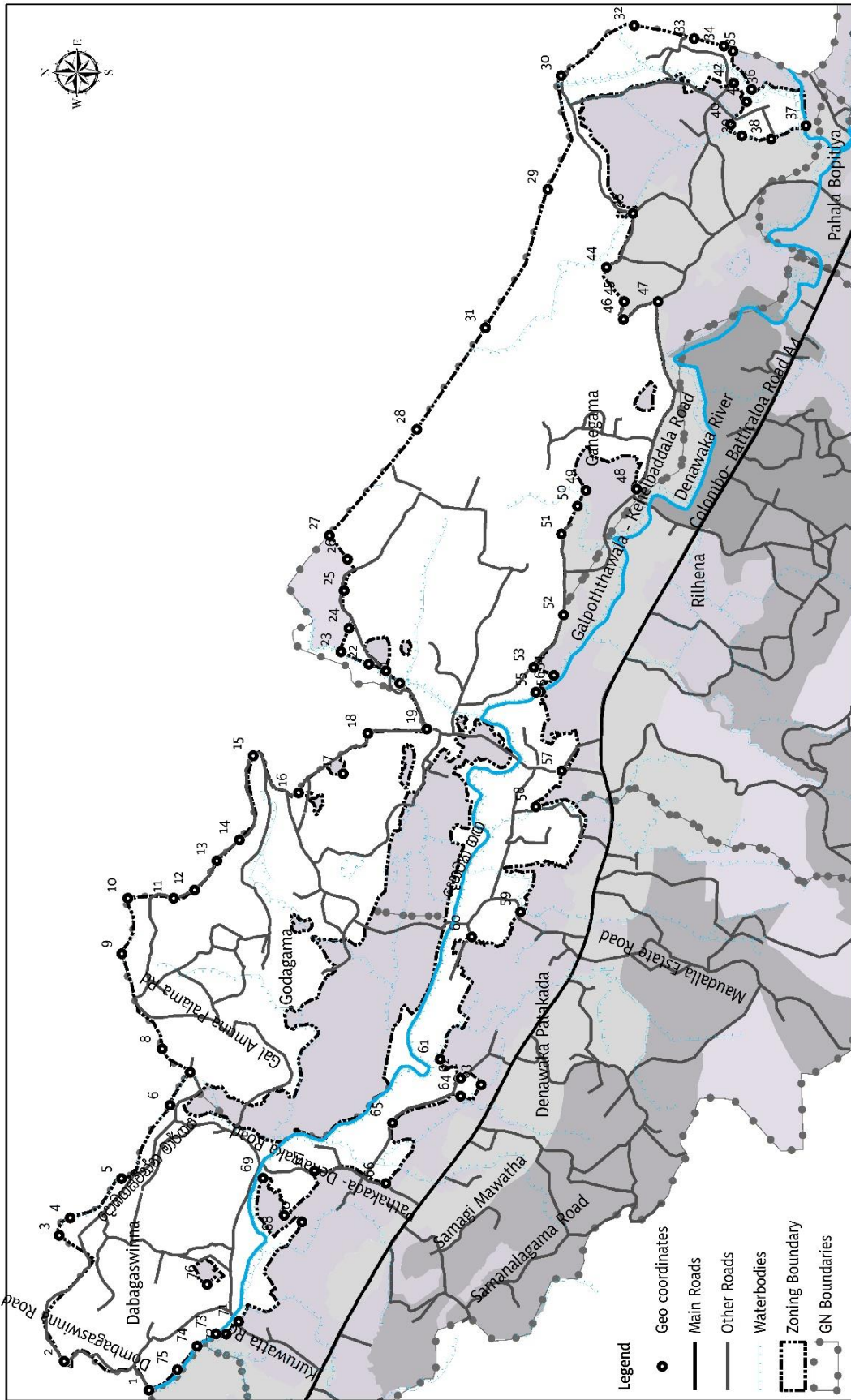
North - Rilhena is the western boundary of Grama Seva Domain and No. 49 is the starting point of this region. Thence in an easterly direction to the point where it meets Rilhane Estate Road, thence in a north-easterly direction to the point where it meets No. 56 Veralugas waththa Road, thence further south-east to the point where it meets No. 61, thence again in a north-westerly and north-easterly direction to the point where it meets No. 65 and Cross Road Line drawn up to (No. 49 to 65).

East - A line drawn from the last-mentioned point eastwards and southwards to point No. 72 (No. 65 to 72)

South - From the last-mentioned point in a westerly direction to point No. 73 and thence again in a northerly and northwesterly direction to the point where it meets No. 76 and again to the point where it meets Rilhena Watta Road and thence again in a southerly and westerly direction to the point where it meets No. 82 and thence again The line drawn towards the south and west up to the point where it meets No. 85 (the point where it meets the municipal boundary) (No. 73 to 85)

West - A line drawn from the last-mentioned point in a northerly and westerly direction along the same municipal boundary to the point where it meets No. 45 and thence north-east again to the point where it meets No. 47 and No. 48 and thence to the point of commencement.

Low Density Residential Zone (Part II)



Low Density Residential Zone (Part II)
Pelmadulla - Kahawatta UDA Declared Area

Urban Development Authority
 April 2023

Source: Urban Development Authority
 Pelmadulla - Kahawatta Development Plan (2022 - 2032)
 Prepared by: Planning Division
 Sabaragamuwa Provincial Office

Low Density Residential Zone (Part II) - Geo Coordinates

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80.50398	6.646656	27	80.5292	6.64135	53	80.52531	6.635324
2	80.50484	6.649153	28	80.53233	6.638775	54	80.52508	6.634726
3	80.50855	6.649303	29	80.53941	6.634918	55	80.52458	6.635261
4	80.50907	6.648983	30	80.54276	6.634526	56	80.5246	6.635123
5	80.51023	6.647469	31	80.53532	6.636755	57	80.52226	6.634497
6	80.51239	6.646037	32	80.54424	6.632369	58	80.52119	6.635259
7	80.51336	6.645448	33	80.54386	6.630602	59	80.5181	6.635714
8	80.51405	6.64627	34	80.54364	6.629725	60	80.51736	6.637149
9	80.51686	6.647462	35	80.54349	6.629457	61	80.51376	6.638079
10	80.5185	6.647287	36	80.54236	6.628908	62	80.51319	6.637471
11	80.51849	6.645938	37	80.5413	6.627307	63	80.513	6.636869
12	80.51874	6.645321	38	80.54089	6.628328	64	80.51266	6.637476
13	80.5196	6.644661	39	80.54099	6.629195	65	80.51188	6.639482
14	80.52022	6.644002	40	80.54132	6.62952	66	80.51009	6.639673
15	80.5227	6.643594	41	80.542	6.629059	67	80.51045	6.641786
16	80.52161	6.642256	42	80.54254	6.629436	68	80.50915	6.642671
17	80.52218	6.640937	43	80.5387	6.632403	69	80.51025	6.643298
18	80.52336	6.640211	44	80.53712	6.633187	70	80.50896	6.642152
19	80.52349	6.638478	45	80.5361	6.632664	71	80.506	6.644015
20	80.52484	6.639272	46	80.53558	6.632683	72	80.50564	6.644381
21	80.52522	6.639683	47	80.5361	6.631664	73	80.50565	6.644681
22	80.52541	6.640182	48	80.53057	6.632298	74	80.50529	6.645243
23	80.52577	6.641009	49	80.53053	6.633791	75	80.50459	6.645821
24	80.52646	6.640775	50	80.53007	6.634033	76	80.5071	6.644945
25	80.52757	6.640918	51	80.52925	6.634509			
26	80.5285	6.640817	52	80.52686	6.634444			

Low Density Residential Zone (Part II)

North - Point 1 where the Denawaka River meets the Dombagaswinna road and the urban boundary is the starting point of this zone. From there along the said Dombagaswitta road and along the municipal boundary towards the north and north-east and further towards the south-east to the point where it meets No. 8 and from there further along the said municipal northern boundary towards the north-east and south-east to the point where it meets No. 19 and from there further north-east and 27 eastwards and the line drawn again to the point where it meets the municipal boundary (No. 1 to 27)

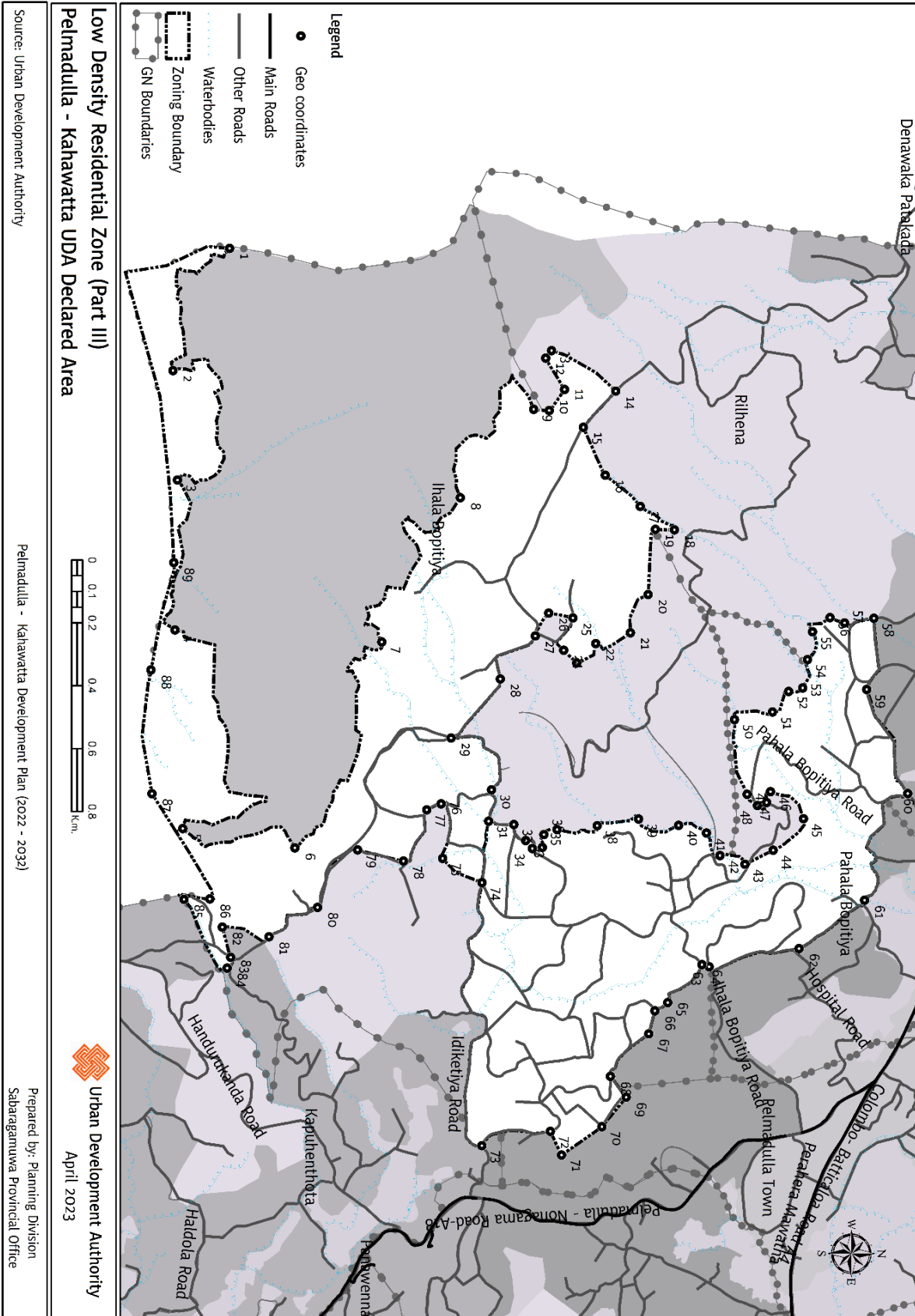
East - From the last-mentioned point south-east and eastwards along the said municipal boundary to point No. 30 and thence again south-east and southward along

the said boundary to the point where it meets point No. 35 and from there again southwards to point No. 36 and point No. 37 and thence again towards the north and south-west to the point where the Kehelbaddala Galpottawela road meets the line drawn (No. 27 to No. 47)

South - From the last-mentioned point westward along the Galpottawela Kehelbaddala road to the point where it meets the Kumburu border (No. 48) and from there further along the Kumburu border to the point where it meets the Galpottawala cross road and from there further along the same road towards the west. To the point where it meets No. 53 and from there again to the south and west to the point where it meets the border of the Denawaka River and the fields (No. 53, 54, 55). Thence again along the boundary of the field to the north-west to the point where it meets the path of Patakada Denawaka (No. 47 to No. 66)

West - A line drawn from the last-mentioned point towards the north passing the Pathakada Denawaka road along the field border to the point where the Denawaka river meets the Kuruwatta cross road and thence north-westwards again along the Denawaka river to the point where the Dobagaswinna road meets the starting point. (Nos. 66 to 95)

Low Density Residential Zone (Part III)



Low Density Residential Zone (Part III) - Geo Coordinates

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80.51904	6.605031	31	80.53549	6.612475	61	80.53776	6.623273
2	80.52255	6.603402	32	80.53559	6.613202	62	80.53915	6.621392
3	80.5257	6.603535	33	80.53605	6.613539	63	80.53967	6.618813
4	80.53001	6.603464	34	80.53628	6.61373	64	80.53961	6.618603
5	80.53571	6.603692	35	80.53624	6.614017	65	80.5407	6.617621
6	80.53626	6.606911	36	80.53588	6.614061	66	80.54094	6.617253
7	80.53035	6.609406	37	80.53573	6.614442	67	80.5416	6.61708
8	80.5262	6.611658	38	80.53562	6.615594	68	80.54282	6.615978
9	80.52366	6.613764	39	80.53543	6.616781	69	80.54342	6.616431
10	80.5237	6.614211	40	80.53561	6.61793	70	80.54427	6.615732
11	80.52309	6.614648	41	80.53584	6.618731	71	80.54508	6.614574
12	80.52219	6.614106	42	80.53648	6.619122	72	80.5444	6.614252
13	80.52197	6.614275	43	80.53673	6.619837	73	80.54482	6.612284
14	80.52314	6.616121	44	80.53632	6.620648	74	80.53725	6.612284
15	80.52418	6.615191	45	80.53542	6.621519	75	80.53657	6.611153
16	80.52555	6.615819	46	80.53465	6.620573	76	80.535	6.611112
17	80.52645	6.616826	47	80.53495	6.620461	77	80.53516	6.610698
18	80.52712	6.61781	48	80.53504	6.620196	78	80.53664	6.610029
19	80.52711	6.61726	49	80.53472	6.6199	79	80.53632	6.608712
20	80.52898	6.617054	50	80.53257	6.619535	80	80.53797	6.607563
21	80.53008	6.616546	51	80.53236	6.620629	81	80.53882	6.606169
22	80.53039	6.615548	52	80.53176	6.621092	82	80.53854	6.604826
23	80.53094	6.615005	53	80.53166	6.621493	83	80.53941	6.605067
24	80.53058	6.614631	54	80.53085	6.621631	84	80.53972	6.604966
25	80.52966	6.614892	55	80.53005	6.621777	85	80.53774	6.603724
26	80.52952	6.614195	56	80.52964	6.622278	86	80.53773	6.60447
27	80.53017	6.613814	57	80.52979	6.622693	87	80.53471	6.602806
28	80.5314	6.612809	58	80.52966	6.623538	88	80.53116	6.602777
29	80.5331	6.611399	59	80.53171	6.623333	89	80.52807	6.60343
30	80.53459	6.612558	60	80.53469	6.624514			

Low Density Residential Zone (Part III)

North - The point where No. 14 meets the access road is the starting point of this zone. Thence south-east and north-east to the point where it meets No. 18 and thence south to the point where it meets No. 19 and thence again south and east to point No. 20 to point No. 27 and thence again south-west and north-west to point No. 25 to point No. 26 to and from there again south and south-eastwards from No. 27 to No. 28 point and from there further south-eastwards to No. 29 point and from there again north-east and eastwards from No. 30 to No. 33 point From there again north and north-east to the point where No. 35 to No. 40 meet and from there again north-east

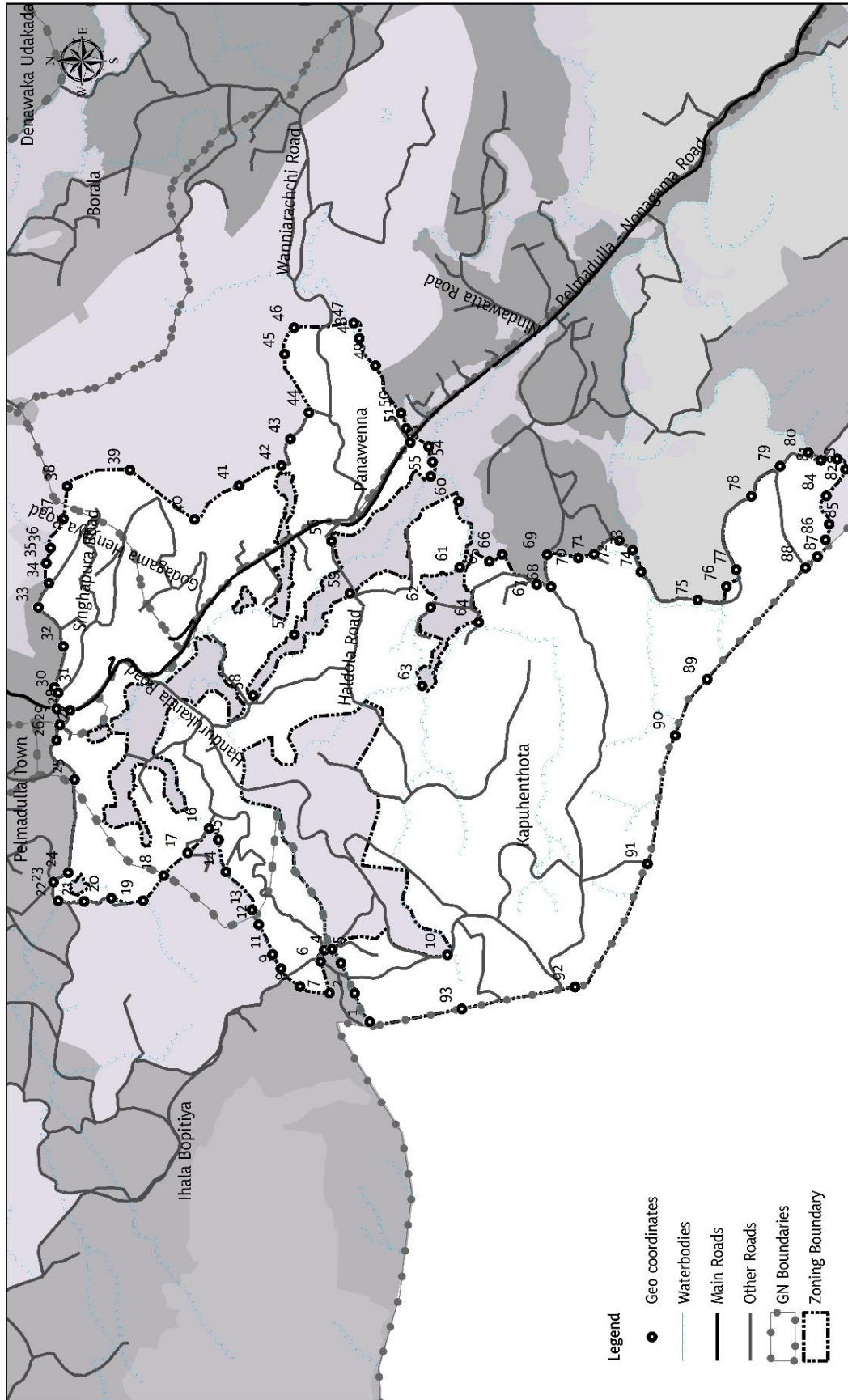
and north-west to No. 43 to No. 45 and from there further south-west and west to the point where No. 49 and Lower Bo Pitiya Road meet. Thence further west and northward from No. 50 to the point where it meets No. 53 and thence again northeast and northward from No. 54 to point No. 58, Thence further eastwards to the point where No. 59 meets No. 61 and thence further south-eastwards to the point where No. 62 and Hospital Road meet.

East - from the last mentioned point further south-eastwards to the point where No. 63 meets Upper Bopitiya Road, then further south-eastwards to the point where No. 64 meets No. 71, and from there again north-east and south-eastwards to No. 73 and the Itikatiya Road to the point where it meets, and from there along the said road westward to the point where it meets No. 74, Thence again south-eastwards to the point where No. 77 to No. 78 meet, thence again south and south-eastwards to No. 80 to No. 81 and thence again south and eastwards from No. 82 to No. 83 to the point where the cross road is drawn. the line.

South - from the last-mentioned point south-westwards to the point where it meets No. 85 and the point where it meets the municipal boundary and thence again northwards along the same boundary to the point where it meets No. 86 and thence further south-west and westwards along the said municipal boundary. A line drawn from No. 87 to the point where it meets No. 88, and thence further north along the said western boundary to the point where it meets No.1.

West - from the last-mentioned point south and eastwards from point No. 1 to point No. 6, thence again north and north-west to point No. 6 to point No. 8, thence again north-west and north-east and again south-west and north-east The line drawn from No. 9 to No. 13 towards the north-east again the line drawn to the starting point.

Low Density Residential Zone (Part IV)



**Low Density Residential Zone (Part IV)
Pelmadulla - Kahawatta UDA Declared Area**

Urban Development Authority
April 2023

Source: Urban Development Authority

Pelmadulla - Kahawatta Development Plan (2022 - 2032)

Prepared by: Planning Division
Sabaragamuwa Provincial Office

Low Density Residential Zone (Part IV) - Geo Coordinates

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80.53774	6.603724	32	80.54804	6.612134	63	80.54696	6.602293
2	80.53854	6.604142	33	80.54911	6.61282	64	80.54871	6.600743
3	80.53935	6.604517	34	80.54977	6.612534	65	80.55038	6.60045
4	80.53974	6.604757	35	80.55032	6.612599	66	80.55057	6.6001
5	80.53972	6.604966	36	80.55074	6.612482	67	80.54974	6.599152
6	80.53941	6.605067	37	80.55154	6.612134	68	80.54969	6.59876
7	80.53854	6.604826	38	80.55244	6.612024	69	80.55056	6.598868
8	80.53872	6.60564	39	80.55288	6.61031	70	80.55048	6.598013
9	80.5392	6.606161	40	80.55153	6.608537	71	80.55058	6.597579
10	80.53959	6.601597	41	80.55245	6.607316	72	80.55095	6.596884
11	80.53959	6.606389	42	80.553	6.606155	73	80.55069	6.596522
12	80.54041	6.606767	43	80.55373	6.605906	74	80.55009	6.596291
13	80.54082	6.606954	44	80.55446	6.605398	75	80.54932	6.594733
14	80.54186	6.607671	45	80.55606	6.606064	76	80.54969	6.593948
15	80.54273	6.607873	46	80.55679	6.605807	77	80.55016	6.593681
16	80.54305	6.608132	47	80.55691	6.604172	78	80.55216	6.593269
17	80.54237	6.60872	48	80.5565	6.604021	79	80.55299	6.592479
18	80.54176	6.609372	49	80.55574	6.603575	80	80.55338	6.591707
19	80.54107	6.609937	50	80.55444	6.60287	81	80.55315	6.591362
20	80.54114	6.610812	51	80.55402	6.602735	82	80.55319	6.59091
21	80.54105	6.611559	52	80.55364	6.602619	83	80.5529	6.590685
22	80.54106	6.612268	53	80.55353	6.602118	84	80.55218	6.591208
23	80.54157	6.612403	54	80.5531	6.60201	85	80.55141	6.591129
24	80.54183	6.611997	55	80.55271	6.602058	86	80.55098	6.59123
25	80.54439	6.611825	56	80.55093	6.604779	87	80.55051	6.591453
26	80.54546	6.612319	57	80.54836	6.605798	88	80.5502	6.591784
27	80.54588	6.612226	58	80.54669	6.606926	89	80.54715	6.594471
28	80.54628	6.61195	59	80.5495	6.604274	90	80.5456	6.595354
29	80.54633	6.612313	60	80.55202	6.601296	91	80.54208	6.596111
30	80.54677	6.612271	61	80.55021	6.601262	92	80.5387	6.598094
31	80.54691	6.612376	62	80.54911	6.602062	93	80.5381	6.6012

Low Density Residential Zone (Part IV)

North - The point where number 18 meets the northern boundary of the Kapuhenathota Village Service Domain is the starting point of this zone. Thence north-west and northward to the point where No. 19 meets No. 22, thence eastward to the point where No. 23 to No. 28 meets the Pelmadulla-Nonagama road, and thence again eastward and northeastward to the point where No. 29 to No. 33 meets And, thence further eastward to point No. 37 and the point where it meets the

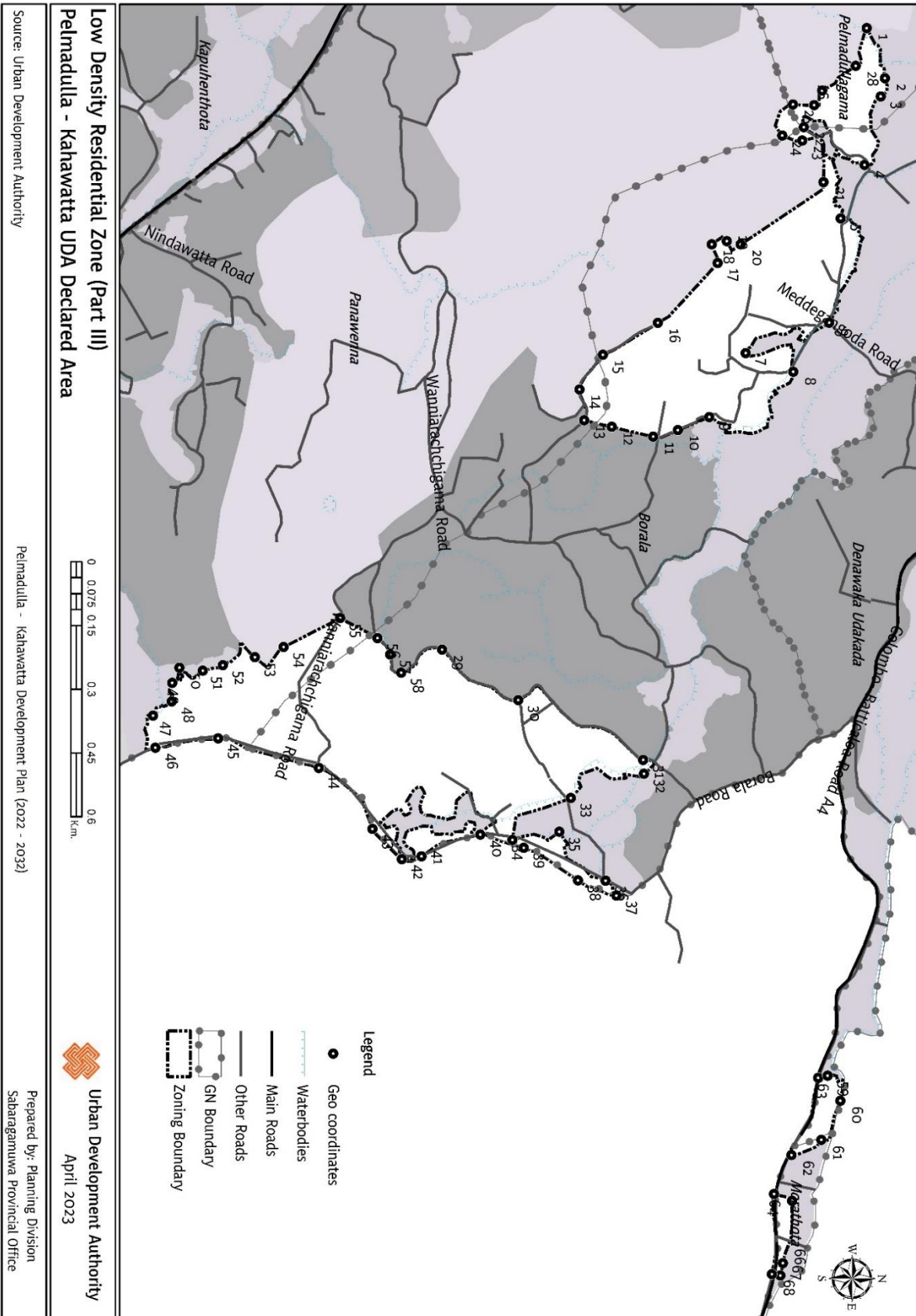
southern boundary of Grama Seva Domain of Village Pelmadulla, and thence again south and south-westward to point No. 40.

East - From the last mentioned point further south-east and eastward to the point where No. 40 meets No. 46, thence again southward to the point where No. 47 meets the Vanniarachchi village road, and thence again south and south-westward to No. 48 From point No. 52 to the point where it meets the Pelmadulla - Nonagama road, from there further south-west and north-west to the point where it meets No. 55 and the Haldola road, and from there again to the north-west and south-east to the point where No. 58 to No. 59 meets. Thence again in a south-easterly and westerly direction to the point where No. 60 meets No. 61, thence again in a northerly and westerly direction to the point where No. 62 meets No. 63, thence further south-eastwards from No. 64 to No. 66, and thence Again the line drawn in a south-westerly direction from No. 67 to the point where it meets No. 68, and thence again in an east, south and south-easterly direction from No. 75 to the point where it meets No. 79.

South - From the last-mentioned point further south and westwards to Nos. 79 and 86 and to the point where the western boundary of Kapuhenthota Grama Niladhari domain meets the municipal boundary, and from there further north-westwards along the said urban boundary from No. 86 to No. 92 the line also drawn up to the meeting point.

West - From the last-mentioned point northwards along the said municipal boundary to the point where it meets No. 92 to No. 93, thence again north-east to the point where it meets No. 1, and thence further north-east and westwards to No. 1 to No. 7 to the point where it meets, thence north-east to the point where it meets No. 7 to No. 16 and thence further north-west to the point where it meets No. 17 to No. 18, thence the line drawn to the point of beginning

Low Density Residential Zone (Part V)



Low Density Residential Zone (Part V) - Geo Coordinates

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80.55247	6.614736	24	80.55475	6.612938	47	80.5671	6.599543
2	80.55353	6.615123	25	80.55409	6.613166	48	80.5668	6.599944
3	80.55392	6.615034	26	80.5541	6.613618	49	80.56641	6.599953
4	80.55537	6.614691	27	80.55379	6.613787	50	80.56608	6.600105
5	80.55651	6.614181	28	80.55327	6.614501	51	80.56615	6.600605
6	80.55873	6.613939	29	80.5657	6.605698	52	80.56602	6.601032
7	80.55938	6.612159	30	80.56677	6.607319	53	80.56586	6.601714
8	80.55978	6.613174	31	80.56804	6.609981	54	80.56564	6.602324
9	80.56075	6.611385	32	80.56834	6.610001	55	80.56503	6.603526
10	80.56102	6.61072	33	80.56885	6.608443	56	80.56545	6.604323
11	80.56116	6.61019	34	80.56975	6.607199	57	80.5658	6.604592
12	80.56095	6.609311	35	80.56957	6.608197	58	80.56618	6.604826
13	80.56081	6.608723	36	80.57061	6.609183	59	80.57476	6.613914
14	80.56016	6.608622	37	80.57093	6.609414	60	80.57529	6.614184
15	80.55942	6.609119	38	80.5706	6.608596	61	80.57613	6.613779
16	80.55874	6.610292	39	80.56991	6.60744	62	80.57645	6.613141
17	80.55746	6.611561	40	80.56963	6.606514	63	80.57481	6.613711
18	80.55707	6.611437	41	80.57009	6.605264	64	80.57728	6.612772
19	80.557	6.611757	42	80.57015	6.604844	65	80.57742	6.613157
20	80.55707	6.612054	43	80.56951	6.604219	66	80.57875	6.612961
21	80.55574	6.613817	44	80.56821	6.603077	67	80.57901	6.612907
22	80.55457	6.613397	45	80.56759	6.600932	68	80.57899	6.612727
23	80.55486	6.613365	46	80.56779	6.599596			

Low Density Residential Zone (Part V) 1

North - Number 1 is the starting point of this zone. From there, the line drawn eastwards from No. 1 to the point where it meets No. 6 and the point where it meets the Maddagangoda road.

East - A line drawn from the last-mentioned point in a southerly and south-easterly direction to the point where No. 6 to No. 11 meets the point, and thence further south-east and southerly to the point where No. 12 to No. 13 meets the point where it meets the northern boundary of the Panavanna Grama Niladhari domain.

South - From the last-mentioned point south and westwards to the point where No. 14 meets No. 15, and thence north-west again to the point where No. 15 meets No.

West - A line drawn from the last-mentioned point further north-west and west to the point where No. 24 meets No. 28, and thence south, west and north-west to the point of commencement.

Low Density Residential Zone (Part V) 2

North - The starting point of this region is the point where the North-Borala cross road and No. 30 meet. From there along the same road towards the north-east to the point where No. 31 to No. 32 meet, and from there again towards the south-east to the point where No. 33 and No. 34 meet, and from there further north and north-east to the point where No. 35, No. 36 and No. 37 meet and The line drawn to the point where it meets Borala Road (Urban Boundary) and thence further south along Borala Road to the points where it meets No. 38 to No. 40

East - From the last-mentioned point south-eastwards to the point where numbers 41, 42, 43 meet, and from there further along the said Borala road and the municipal boundary, passing number 44 to the south-west and southwards to number 45 and the southern boundary of the Borala Grama Seva domain. Line also drawn to the meeting point

South - From the last-mentioned point further south along the Borala road to the point where it meets No. 46 and from there further north-west to the point where No. 47 meets No. 53 and from there further north-east to the north-west to meet point No. 55 and the Vanniarachchi village road. The line also drawn up to the point (the point where it meets the Borala cross road).

West - From the last-mentioned point further north-east, north-westwards along the Borala cross road to the point where Nos. 56, 57, 58 and 29 meet, and thence again north-east to the starting point.

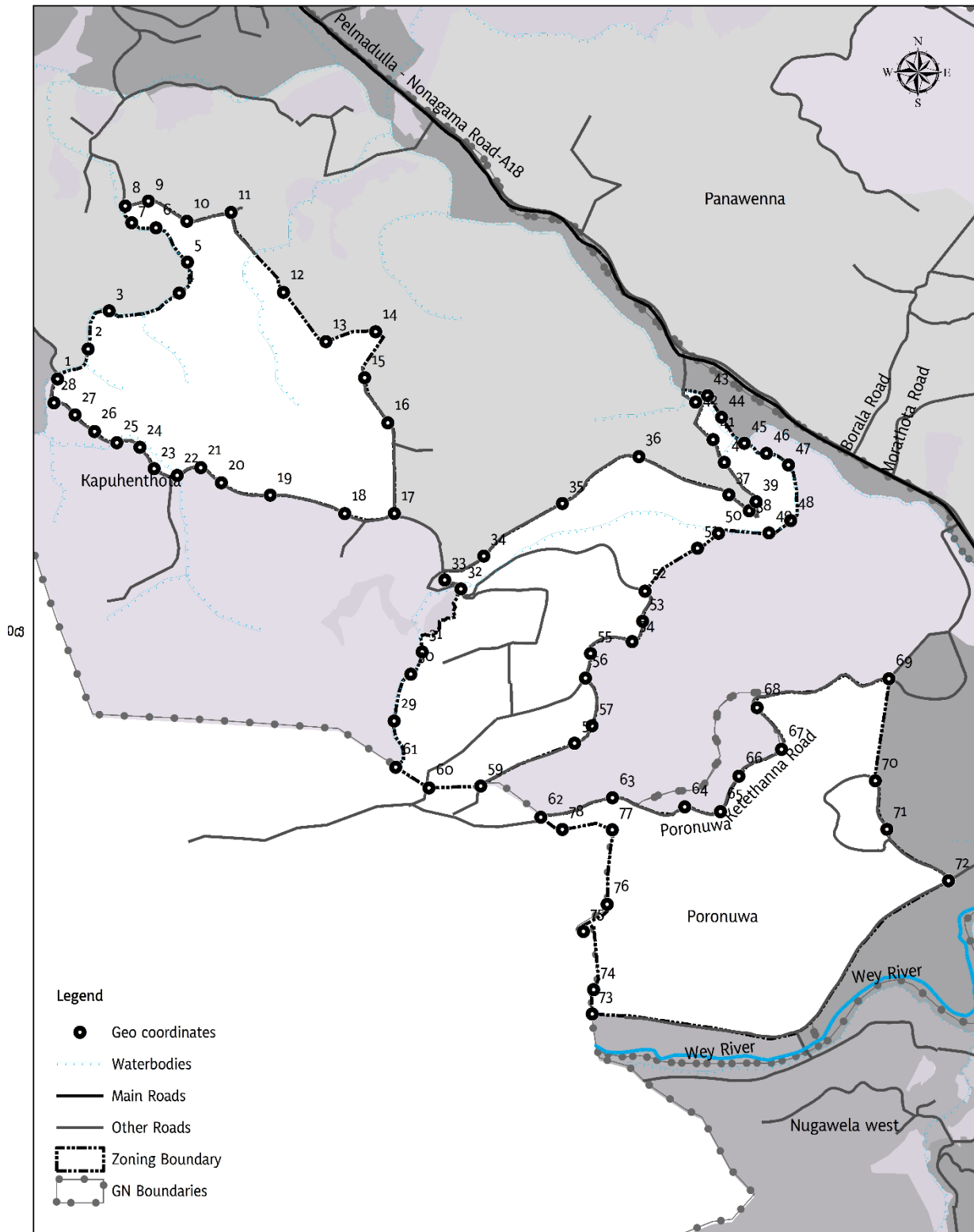
Low Density Residential Zone (Part V) 3

Number 59 is the starting point of this region. Thence the line drawn to the north, east, south and west boundaries of No. 63 further to the point of beginning and the area within the line drawn.

Low Density Residential Zone (Part V) 4

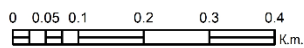
Number 64 is the starting point of this region. Thence the line drawn to point No. 68 to the North East, South and West boundaries further to the starting point and the area within the line drawn.

Low Density Residential Zone (Part VI)



Low Density Residential Zone (Part VI)

Pelmadulla - Kahawatta UDA Declared Area



Urban Development Authority
 April 2023

Low Density Residential Zone (Part VI) - Geo Coordinates

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80.55337	6.591634	27	80.55367	6.591006	53	80.56359	6.587407
2	80.5539	6.592156	28	80.55331	6.591216	54	80.5634	6.587049
3	80.55427	6.592823	29	80.55925	6.585661	55	80.56268	6.586843
4	80.5555	6.593134	30	80.55954	6.586479	56	80.56259	6.586411
5	80.55563	6.593675	31	80.55974	6.586867	57	80.56271	6.585581
6	80.55508	6.594271	32	80.56041	6.587969	58	80.5624	6.585274
7	80.55466	6.594361	33	80.56013	6.588125	59	80.56076	6.584527
8	80.55455	6.594653	34	80.56081	6.588542	60	80.55986	6.584495
9	80.55495	6.594739	35	80.56219	6.589462	61	80.55928	6.584855
10	80.55563	6.594388	36	80.56352	6.590279	62	80.56181	6.583981
11	80.5564	6.594541	37	80.56509	6.589615	63	80.56306	6.584322
12	80.55731	6.593148	38	80.56544	6.589336	64	80.56432	6.584163
13	80.55805	6.592288	39	80.56557	6.589497	65	80.56494	6.584082
14	80.55892	6.592461	40	80.56501	6.590181	66	80.56527	6.584701
15	80.55873	6.591656	41	80.56482	6.590576	67	80.56601	6.585168
16	80.55914	6.590869	42	80.56451	6.59123	68	80.56558	6.585896
17	80.55925	6.589284	43	80.56472	6.591347	69	80.56789	6.586404
18	80.55839	6.589282	44	80.56496	6.590969	70	80.56765	6.584622
19	80.55708	6.589604	45	80.56536	6.590515	71	80.56785	6.583773
20	80.55623	6.589821	46	80.56574	6.590337	72	80.56893	6.582878
21	80.55587	6.590086	47	80.56613	6.590137	73	80.56271	6.580546
22	80.55546	6.589947	48	80.56617	6.589164	74	80.56274	6.580971
23	80.55505	6.590066	49	80.56579	6.588948	75	80.56255	6.581987
24	80.55481	6.590439	50	80.56491	6.588941	76	80.56297	6.582462
25	80.55441	6.590519	51	80.56454	6.588681	77	80.56306	6.583763
26	80.55402	6.590714	52	80.56363	6.58793	78	80.56219	6.583767

Low Density Residential Zone (Part VI) 1

North - Number 3 is the starting point of this zone. Thence east and north-westwards from point No. 3 to point No. 6, and from there further north-west to the point where No. 8 meets the side road, and from there along the said side road eastwards to the point where No. 8 meets No. 11

East - from the last mentioned point south-east to the point where No. 11 meets No. 13, thence further east to the point where No. 14 meets, and thence further south-west and south-east to the point where No. 15 and No. 16 meet. the received line.

South - A line drawn from the last-mentioned point further south to the point where No. 17 meets the side road, and thence again north-west along the said road to the point where No. 18 meets No. 22

West - a line drawn from the last-mentioned point further north-west to the point where Nos. 23 and 28 meet, thence further north-east to the points where Nos. 1 and 2 meet, thence to the point of commencement.

Low Density Residential Zone (Part VI) 2

North – Number 33 is the starting point of this zone. Thence north-eastwards to the point where No. 34 meets No. 36, thence again eastwards to the point where No. 37 and No. 38 meet, thence further north-westwards to the point where No. 39 meets No. 42, thence further south-eastwards to No. 43 to the point where it meets No. 47 and thence further south to the point where it meets No. 48

East - From the last-mentioned point further west and south-westwards to the point where No. 49 meets the by-road No. 52, thence further south and westwards to the point where it meets No. 55, thence further south to No. 56 and the by-way Line also drawn to the point where the road meets

South - From the last mentioned point along the said side road towards the south and south-west from No. 57 to No. 59 to the point where it meets the municipal boundary, and from there further along the said urban boundary towards the west to the point where No. 60 and No. 61 meet. The drawn line

West - A line drawn north and north-east from the last-mentioned point to the points where Nos. 29 to 32 meet, and thence further westerly to the point where it meets the point of commencement.

Low Density Residential Zone (Part VI) 3

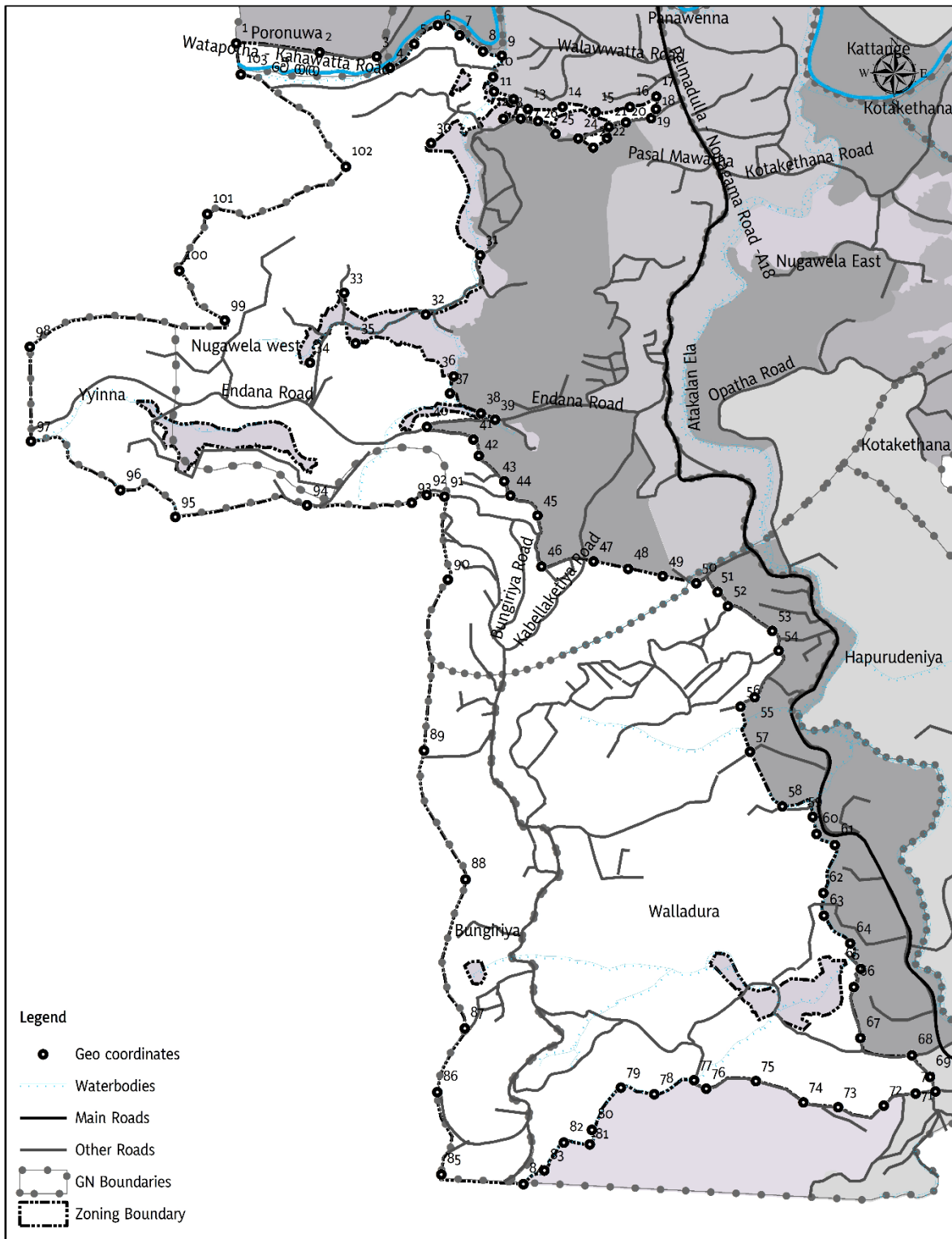
The starting point of this zone is the point where the North - Poronuwa Ketethanna Road meets No. 62 (Urban Boundary). Thence along the said Poronuwa road in an easterly and north-easterly direction from No. 63 to the point where it meets No. 67, thence further north-west to the point where it meets No. 68, and thence again eastward to the point where it meets No. 69.

East - A line drawn south and south-east from the last-mentioned point to the point where No. 70 meets No. 72 and the point where it meets Kahawatta Watapatha Road

South - A line also drawn from the last-mentioned point again in a south-westerly and westerly direction along the same road to the point where it meets No. 73 (City boundary)

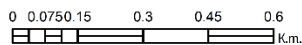
West - A line drawn north and west along the municipal boundary from the last-mentioned point to the point where it meets Nos. 74 to 78 and thence north-west to the point where it meets the point of commencement.

Low Density Residential Zone (Part VII)



Low Density Residential Zone (Part VII)

Pelmadulla - Kahawatta UDA Declared Area



 Urban Development Authority
 April 2023

Source: Urban Development Authority

Pelmadulla - Kahawatta Development Plan (2022 - 2032)

Prepared by: Planning Division
 Sabaragamuwa Provincial Office

Low Density Residential Zone (Part VII) - Geo Coordinates

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80.56271	6.580528	36	80.56828	6.572009	71	80.58012	6.553655
2	80.56485	6.580302	37	80.56819	6.571574	72	80.5793	6.553348
3	80.56631	6.580192	38	80.56898	6.57106	73	80.57813	6.553307
4	80.56665	6.579906	39	80.56934	6.570902	74	80.57725	6.553428
5	80.56727	6.580517	40	80.5676	6.570715	75	80.57603	6.553974
6	80.56787	6.581002	41	80.56879	6.570394	76	80.57475	6.55378
7	80.56844	6.580741	42	80.56892	6.569977	77	80.57444	6.553995
8	80.56903	6.580329	43	80.56958	6.569329	78	80.57343	6.553636
9	80.56951	6.580218	44	80.56974	6.568961	79	80.57257	6.553802
10	80.56929	6.579674	45	80.57043	6.568448	80	80.57183	6.552725
11	80.56931	6.5793	46	80.57053	6.567148	81	80.57178	6.552351
12	80.56982	6.5791	47	80.57187	6.567273	82	80.57111	6.552395
13	80.57018	6.57885	48	80.57275	6.567086	83	80.57061	6.551686
14	80.57107	6.578909	49	80.57364	6.566898	84	80.57008	6.551332
15	80.57191	6.578777	50	80.57449	6.566716	85	80.56797	6.551581
16	80.57279	6.578904	51	80.57504	6.566493	86	80.56787	6.553686
17	80.57347	6.579176	52	80.5753	6.56613	87	80.56857	6.555319
18	80.57346	6.578851	53	80.57645	6.565497	88	80.56859	6.559131
19	80.57333	6.578619	54	80.57661	6.564995	89	80.56753	6.562434
20	80.57269	6.57851	55	80.57599	6.5638	90	80.56814	6.566808
21	80.57225	6.578394	56	80.57563	6.56356	91	80.56805	6.568933
22	80.5722	6.578104	57	80.57587	6.562402	92	80.5676	6.568971
23	80.57185	6.577862	58	80.5767	6.561006	93	80.56721	6.568773
24	80.57147	6.578097	59	80.57748	6.56074	94	80.56453	6.568708
25	80.57088	6.578215	60	80.57758	6.560299	95	80.56116	6.568407
26	80.57044	6.578541	61	80.57805	6.560018	96	80.55975	6.569094
27	80.56999	6.578609	62	80.57775	6.558791	97	80.55746	6.570342
28	80.56955	6.578603	63	80.57777	6.558211	98	80.55743	6.572759
29	80.56974	6.579023	64	80.57845	6.5575	99	80.56242	6.573438
30	80.5677	6.577977	65	80.57871	6.556848	100	80.56126	6.574708
31	80.56896	6.575111	66	80.57853	6.556383	101	80.56197	6.576159
32	80.56757	6.573593	67	80.5787	6.555075	102	80.56552	6.577374
33	80.56548	6.574144	68	80.58002	6.554635	103	80.56283	6.579736
34	80.56461	6.572362	69	80.58048	6.55408			
35	80.56577	6.572852	70	80.58062	6.553712			

Low Density Residential Zone (Part VII)

The starting point of this zone is the point where the North - Andana Yainna Road meets the urban boundary (No. 97). Thence northwards and eastwards to the point where No. 98 meets No. 99, and from there again along the same boundary towards the north-west and north-east to the point where No. 101 meets, and from there

further east and north-eastwards along the same municipal boundary where No. 102 meets point, and thence further north-westwards to the point where No. 103 meets the Wee Ganga, and thence further northwards to the point where the Watapatha Kahawatta road meets (No. 1), From there along that road eastwards to the point where No. 1 to No. 3 meet, from there to the point where No. 4 meets the “Way” River, from there along the “Way” River to the northeast to the point where No. 4 meets No. 9, and from there further south and eastward from No. 9 to the point where No. 17 meets, thence further south and westward to the point where No. 18 meets No. 31, thence further south and southwest to the point where No. 32 meets, and from there further west and A line drawn from No. 33 to the point where it meets No. 34 in a south-westerly direction

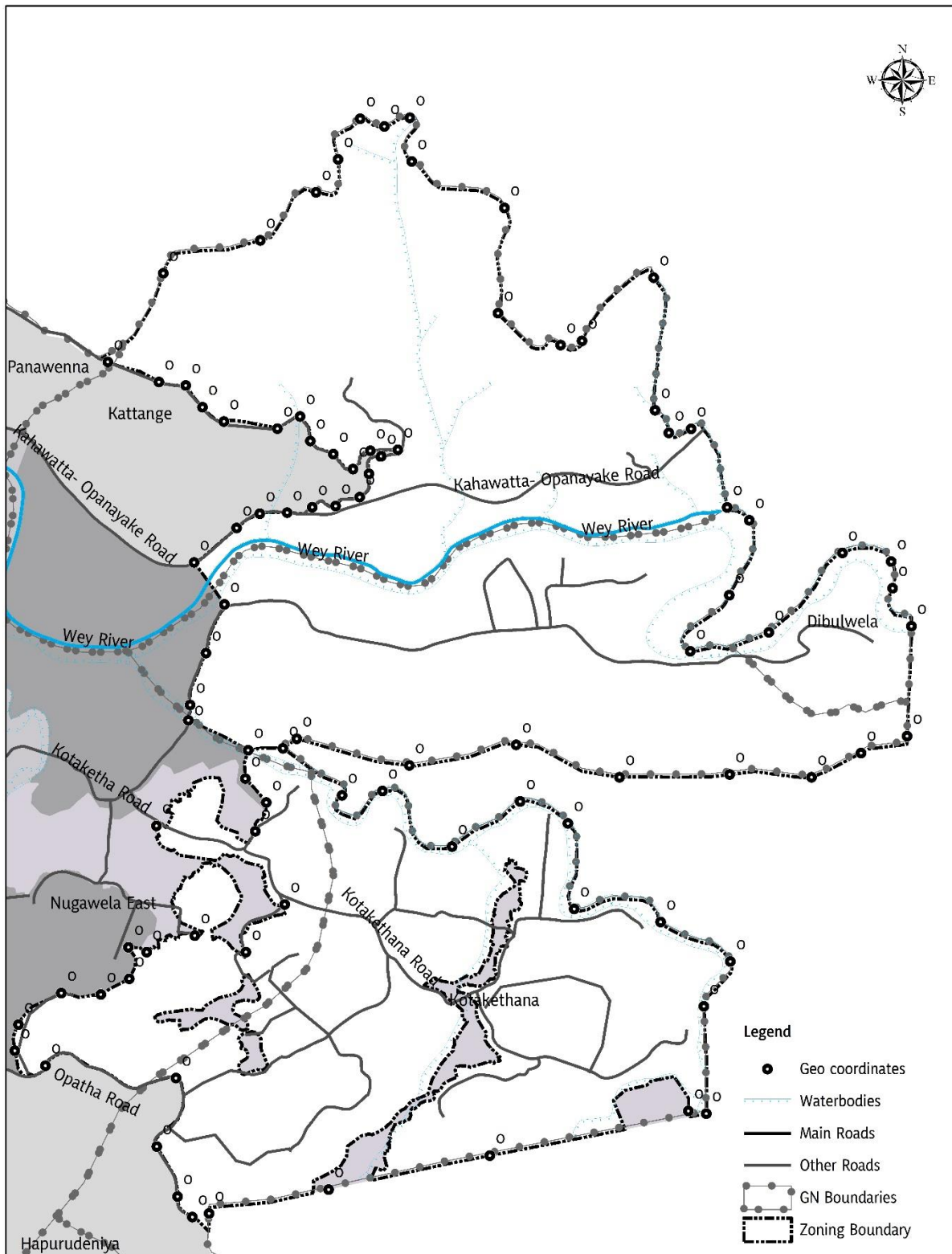
East - from the last mentioned point towards the north to the point where it meets No. 35, from there further east and south-east to the point where it meets Andana Road No. 36, 37 and No. 39, and from there further along the said road to the point where it meets No. 40 in the West point, (Andana cross road) from there further east and south-east along the Andana cross road to the point where it meets Nos. 41 to 45, and from there further south and west along the same road to the point where it meets the Kabella Katiya road (No. 46 to No. up to 47) Thence further eastwards to the point where it meets the northern boundary of the Valadura Grama Niladhari Domain (No. 47 to No. 50) and thence further south-east to the point where it meets No. 51 to No. 53, and thence further south-west and south-eastwards No. 54 to No. 58 to the point where it meets, and thence further south and south-easterly along the line drawn from No. 59 to the point where it meets No. 63

South - From the last-mentioned point again in a southerly and south-easterly direction to the point where No. 64 to No. 70 meet, and thence again in a westerly and south-westerly direction to the point where No. 71 to No. 84 meets, (southern boundary of urban limits) thence further The line drawn along the said municipal boundary to the west to the point where it meets Municipal No. 85 and from there again along the said boundary to the north to the point where it meets No. 86 and 87

West - From the last-mentioned point northwards along the said boundary passing No. 88 and No. 89 till it meets the northern boundary of the Valadura Grama Seva Domain, (No. 89) and from there further along the said municipal boundary further towards the Bungiriya Road. (No. 90) thence further westward along the said municipal boundary to the point where No. 92 to No. 95 meets, and thence again in

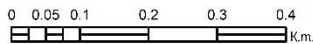
a north-westerly direction (point where No. 96 to No. 97 meets road) to the starting point. the line

Low Density Residential Zone (Part VIII)



Low Density Residential Zone (Part VIII)

Pelmadulla - Kahawatta UDA Declared Area



Urban Development Authority
 April 2023

Low Density Residential Zone (Part VIII) - Geo Coordinates

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80.57912	6.583822	32	80.58139	6.574132	63	80.58582	6.577538
2	80.57996	6.583493	33	80.58055	6.574405	64	80.58752	6.577007
3	80.5804	6.583436	34	80.57977	6.574132	65	80.58933	6.577053
4	80.58067	6.583078	35	80.57946	6.574212	66	80.59068	6.577009
5	80.58102	6.582844	36	80.57948	6.573695	67	80.59148	6.577406
6	80.58191	6.582727	37	80.57901	6.573437	68	80.59224	6.577682
7	80.58228	6.582927	38	80.57836	6.573461	69	80.59231	6.579489
8	80.58244	6.582526	39	80.57766	6.572942	70	80.592	6.580112
9	80.58282	6.582312	40	80.5776	6.572512	71	80.59198	6.580549
10	80.58315	6.582063	41	80.5781	6.572267	72	80.59118	6.580691
11	80.58343	6.582366	42	80.58025	6.572064	73	80.58997	6.579386
12	80.58389	6.582384	43	80.57993	6.57094	74	80.58868	6.579075
13	80.58361	6.582278	44	80.58027	6.570121	75	80.58932	6.579996
14	80.5834	6.581987	45	80.58051	6.569784	76	80.58965	6.581225
15	80.58325	6.581604	46	80.58079	6.569843	77	80.58929	6.581437
16	80.58286	6.581458	47	80.58275	6.570235	78	80.58869	6.582727
17	80.58248	6.581437	48	80.5854	6.570794	79	80.58833	6.582662
18	80.58207	6.581351	49	80.58865	6.571526	80	80.5881	6.583033
19	80.58162	6.581333	50	80.58895	6.571484	81	80.58808	6.58521
20	80.58124	6.581097	51	80.58891	6.573247	82	80.58691	6.58417
21	80.58054	6.58053	52	80.58934	6.573982	83	80.58656	6.584104
22	80.58104	6.579841	53	80.5882	6.57463	84	80.58553	6.584624
23	80.58073	6.579042	54	80.58678	6.574845	85	80.58563	6.586354
24	80.58047	6.578192	55	80.58668	6.576249	86	80.58411	6.587116
25	80.58044	6.57794	56	80.58589	6.576608	87	80.58408	6.587833
26	80.58143	6.577446	57	80.58478	6.575867	88	80.58366	6.587692
27	80.58138	6.576982	58	80.58363	6.576779	89	80.58326	6.587816
28	80.58173	6.57659	59	80.58297	6.576707	90	80.5829	6.587151
29	80.58154	6.576118	60	80.582	6.57748	91	80.58254	6.586609
30	80.57993	6.576206	61	80.58222	6.577638	92	80.58163	6.58582
31	80.58203	6.574916	62	80.58408	6.577201	93	80.58003	6.585278

Low Density Residential Zone (Part VIII)

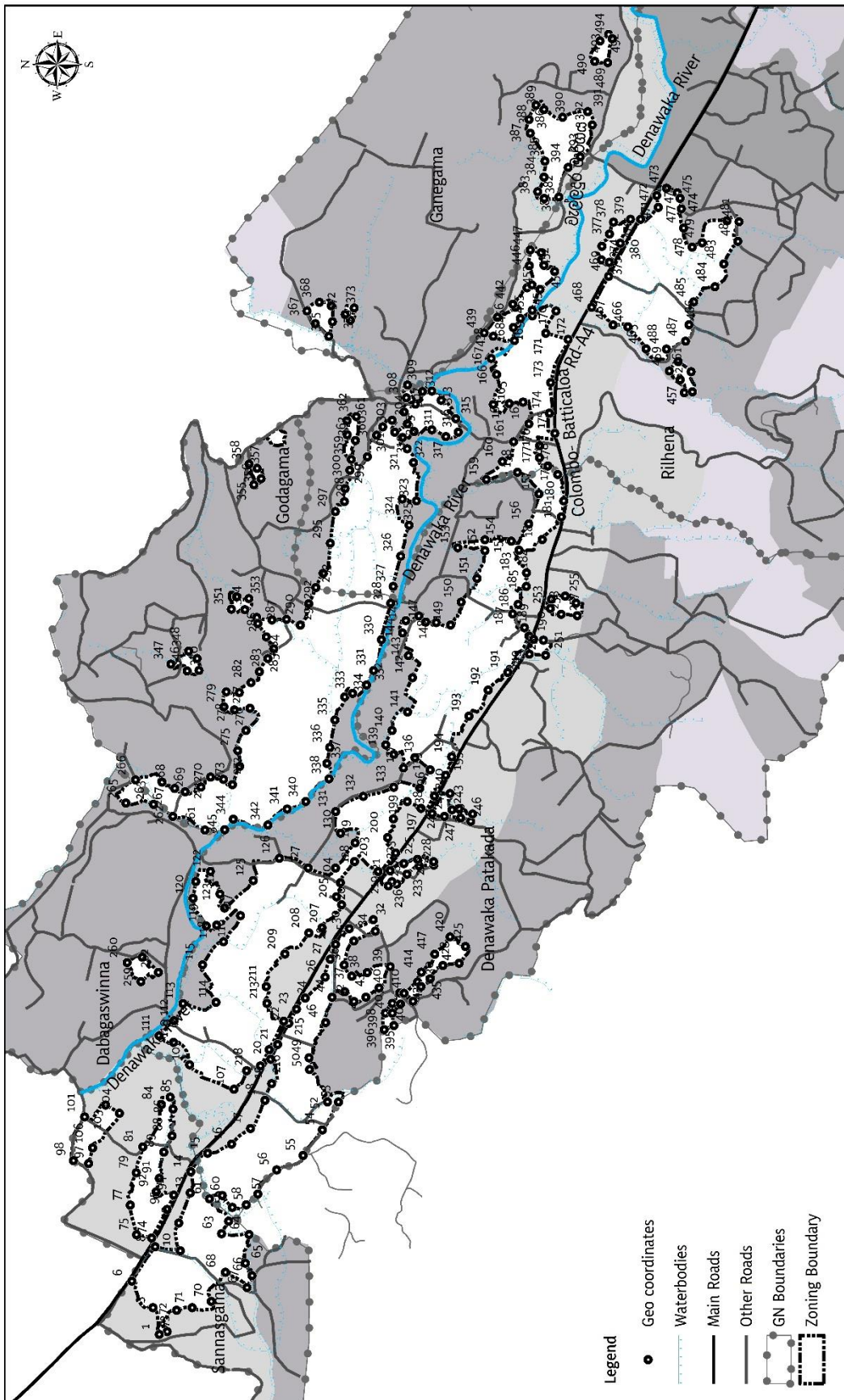
North - The starting point of this zone is the point where it meets the eastern boundary of urban limits and number 1. Thence along the municipal boundary north-east, east and again north-east to the point where it meets Nos. 93, 92, 91, thence further east and northwards to the point where No. 90 meets, thence further eastwards to Nos. 89, 88 and No. 87 The line drawn up to the point where it meets and thence further south-east, south, north-east and again south along the municipal boundary (from No. 86 to No. 78) to the point where it meets the Kahawatta-Opanayake road.

East - from the last-mentioned point southwards to the point where it meets the River “Way” (No. 77), thence further south-west and north-eastwards to the point where No. 76 meets No. 72, and thence further southwards along the said municipal boundary. And the line drawn westwards from No. 71 to the point where it meets No. 60 to the point where the “Way” Ganga branch meets the Kotaketana Canal, and from there further along the said branch to the southeast, south, northeast and again southward to the point where Nos. 59 to 50 meet.

South - From the last-mentioned point further and westwards along the said municipal boundary to the point where it meets No. 49 to No. 46, thence south and north-west, north-east and again westwards to No. 45 to No. 42 and the North of the Valladura Grama Niladhari domain. The line also drawn up to the point where the boundary meets the highway

West - From the last mentioned point north-west and south-westwards along the same road to the point where No. 41 to No. 40 meet, thence further north and north-east to the point where No. 39 to No. 38 meet, and thence further north-eastwards to No. 37 to the point where it meets No. 33, and from there further north-west, north-east, south-east and south-west and south-east to the point where it meets No. 32, and from there further north-east and north-west to the point where it meets No. 30 and the Kotaketana Road, From there further north-eastwards and southwards to the point where No. 29 meets, from there further northwards to the point where Nos. 28, 27 and No. 26 meet the Nugawela South Village Officer boundary, and from there further north-westwards and northwards crossing the “Way” Ganga to Kahawatta. - Up to the point where it meets Opanayake Road (No. 24 to the point where it meets No. 22) From there further north-east along the Kahawatta Opanayaka road to the point where it meets the side road (No. 21 to No. 18) and from there further along the said side road towards the north-east and north-west, the line drawn up to the starting point (No. 18 to No. 1)

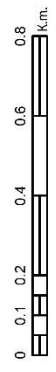
Agricultural Zone I (Part I)



Urban Development Authority
April 2023



Prepared by: Planning Division
Sabaragamuwa Provincial Office



Agriculture Zone 1 (Part I)
Pelmadulla - Kahawatta UDA Declared Area

Pelmadulla - Kahawatta Development Plan (2022 - 2032)

Source: Urban Development Authority

Agricultural Zone I (Part I) - Geo Coordinates

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80.49721	6.644426	43	80.50114	6.641662	85	80.50652	6.642838
2	80.49796	6.644602	44	80.50085	6.641986	86	80.50758	6.643215
3	80.4987	6.645198	45	80.50077	6.642377	87	80.50822	6.642631
4	80.49966	6.644544	46	80.5011	6.642662	88	80.50896	6.642152
5	80.49955	6.643837	47	80.50101	6.643017	89	80.50869	6.642819
6	80.50034	6.643883	48	80.50038	6.642481	90	80.50867	6.643116
7	80.50117	6.643559	49	80.50003	6.642679	91	80.50945	6.643484
8	80.50177	6.643541	50	80.50001	6.641906	92	80.50991	6.643411
9	80.5023	6.643071	51	80.49921	6.64201	93	80.5102	6.643
10	80.50255	6.642399	52	80.49886	6.641821	94	80.50957	6.642728
11	80.50298	6.641868	53	80.49852	6.641968	95	80.50917	6.6426
12	80.50378	6.641465	54	80.49895	6.642572	96	80.50994	6.641794
13	80.50424	6.641275	55	80.49814	6.642966	97	80.51057	6.641063
14	80.50493	6.641299	56	80.49796	6.643502	98	80.5103	6.640255
15	80.50534	6.641109	57	80.49788	6.64394	99	80.51029	6.639488
16	80.50594	6.640797	58	80.49728	6.644204	100	80.511	6.638938
17	80.50633	6.640582	59	80.49991	6.644643	101	80.51127	6.639345
18	80.50665	6.640335	60	80.5	6.645067	102	80.51188	6.639482
19	80.50723	6.639774	61	80.50083	6.645242	103	80.51231	6.63871
20	80.50774	6.639634	62	80.50174	6.645077	104	80.51256	6.637855
21	80.50815	6.639486	63	80.50247	6.644891	105	80.51254	6.637121
22	80.50859	6.639099	64	80.50365	6.644372	106	80.51305	6.636833
23	80.50884	6.638425	65	80.50386	6.644126	107	80.5134	6.637259
24	80.50852	6.638367	66	80.50353	6.644047	108	80.51311	6.637579
25	80.50825	6.63897	67	80.50278	6.64407	109	80.51348	6.637847
26	80.50758	6.639243	68	80.50232	6.644302	110	80.51376	6.638079
27	80.50726	6.639028	69	80.50159	6.644427	111	80.51415	6.637901
28	80.50736	6.638595	70	80.50121	6.644516	112	80.51467	6.637465
29	80.50753	6.63795	71	80.50111	6.64402	113	80.51564	6.637331
30	80.50694	6.638261	72	80.50071	6.644206	114	80.51626	6.637442
31	80.50667	6.63863	73	80.502	6.646411	115	80.51689	6.637608
32	80.50655	6.638968	74	80.50208	6.646837	116	80.51723	6.637516
33	80.50682	6.639224	75	80.5033	6.646524	117	80.51736	6.637149
34	80.50667	6.639576	76	80.50364	6.645937	118	80.5172	6.636958
35	80.50596	6.639759	77	80.50341	6.645547	119	80.51719	6.636663
36	80.50497	6.640226	78	80.50243	6.646296	120	80.51711	6.636261
37	80.50464	6.640212	79	80.50409	6.642334	121	80.51776	6.635964
38	80.50373	6.639708	80	80.50477	6.64358	122	80.51842	6.635521
39	80.50373	6.639399	81	80.5054	6.644031	123	80.5192	6.635301
40	80.50294	6.63985	82	80.50558	6.644433	124	80.51928	6.636058
41	80.50223	6.640393	83	80.506	6.644015	125	80.51951	6.6353
42	80.50182	6.641131	84	80.50649	6.643765	126	80.51946	6.634558

Agricultural Zone I (Part I) - Geo Coordinates

Point No	X Coordinate	Y Coordinate
127	80.51995	6.63407
128	80.5208	6.633782
129	80.5214	6.634388
130	80.52119	6.635259
131	80.52171	6.634808
132	80.52226	6.634497
133	80.52276	6.634068
134	80.52337	6.63423
135	80.52332	6.634621
136	80.5233	6.635065
137	80.52414	6.634974
138	80.5246	6.635123
139	80.52509	6.634472
140	80.52579	6.633971
141	80.52592	6.633306
142	80.5253	6.633595
143	80.52513	6.632966
144	80.52392	6.633455
145	80.52306	6.633489
146	80.52249	6.633337
147	80.52215	6.633763
148	80.52181	6.63377
149	80.52158	6.633532
150	80.52134	6.633259
151	80.5206	6.633084
152	80.52016	6.633152
153	80.51952	6.633689
154	80.51922	6.634339
155	80.51858	6.634128
156	80.5182	6.634135
157	80.51769	6.634364
158	80.51743	6.634519
159	80.51704	6.634187
160	80.51681	6.634061
161	80.51579	6.634654
162	80.51529	6.635202
163	80.51456	6.635744
164	80.51341	6.63623
165	80.51289	6.636394
166	80.51232	6.63671
167	80.51197	6.637086
168	80.51216	6.637476

Point No	X Coordinate	Y Coordinate
169	80.51167	6.637863
170	80.51115	6.638023
171	80.51071	6.637797
172	80.51019	6.638288
173	80.51048	6.63895
174	80.50988	6.639347
175	80.50948	6.639458
176	80.50926	6.639315
177	80.50862	6.639864
178	80.50847	6.640232
179	80.50788	6.640904
180	80.50697	6.641431
181	80.5065	6.64141
182	80.506	6.640938
183	80.5052	6.641346
184	80.50474	6.641591
185	80.50461	6.641976
186	80.5098	6.638005
187	80.51022	6.637957
188	80.51042	6.637568
189	80.51054	6.637184
190	80.51047	6.636733
191	80.51038	6.636728
192	80.51035	6.637142
193	80.51012	6.63748
194	80.50985	6.63777
195	80.50991	6.637901
196	80.51183	6.636777
197	80.51239	6.636271
198	80.51193	6.636216
199	80.51196	6.636022
200	80.51181	6.635641
201	80.5116	6.635692
202	80.5117	6.635979
203	80.51174	6.636428
204	80.5163	6.63405
205	80.51672	6.633928
206	80.51669	6.633654
207	80.51627	6.633594
208	80.51758	6.633461
209	80.51784	6.633433
210	80.51793	6.633047

Point No	X Coordinate	Y Coordinate
211	80.51773	6.63274
212	80.51738	6.632708
213	80.51741	6.633158
214	80.5071	6.644945
215	80.50764	6.645335
216	80.50779	6.644907
217	80.51136	6.643153
218	80.51173	6.644053
219	80.50736	6.644455
220	80.51208	6.644593
221	80.51212	6.64537
222	80.51276	6.645103
223	80.5127	6.644355
224	80.51253	6.644002
225	80.51243	6.643705
226	80.51257	6.643267
227	80.51285	6.642995
228	80.51278	6.642631
229	80.51263	6.642382
230	80.51315	6.642179
231	80.51359	6.642232
232	80.51415	6.642002
233	80.51478	6.641889
234	80.51472	6.642328
235	80.51482	6.642624
236	80.51524	6.642554
237	80.51521	6.642193
238	80.5155	6.641861
239	80.5158	6.641625
240	80.51617	6.64139
241	80.51645	6.641224
242	80.51678	6.641436
243	80.51715	6.641671
244	80.51733	6.6417
245	80.51726	6.641272
246	80.51727	6.640867
247	80.51711	6.640478
248	80.51771	6.640243
249	80.51817	6.64004
250	80.51856	6.639842
251	80.5194	6.639641
252	80.52029	6.639499

Agricultural Zone I (Part I) - Geo Coordinates

Point No	X Coordinate	Y Coordinate
253	80.52058	6.639241
254	80.52094	6.639222
255	80.52145	6.63909
256	80.52184	6.638599
257	80.52244	6.638341
258	80.52267	6.638166
259	80.52286	6.637904
260	80.52252	6.637831
261	80.52276	6.63748
262	80.52309	6.637571
263	80.52349	6.637506
264	80.52385	6.637471
265	80.52344	6.637368
266	80.52332	6.637248
267	80.52367	6.637056
268	80.52368	6.636791
269	80.52341	6.636526
270	80.5229	6.636117
271	80.52253	6.636045
272	80.5224	6.636397
273	80.52259	6.636787
274	80.52254	6.63729
275	80.52238	6.637613
276	80.52206	6.63748
277	80.52168	6.637303
278	80.5206	6.637218
279	80.52065	6.637615
280	80.51991	6.637426
281	80.51904	6.637661
282	80.5182	6.637871
283	80.51772	6.637939
284	80.5167	6.638201
285	80.51583	6.638422
286	80.51543	6.638618
287	80.51519	6.639011
288	80.51509	6.639232
289	80.51445	6.639502
290	80.51368	6.639649
291	80.51323	6.63973
292	80.51279	6.639671
293	80.51216	6.640322
294	80.51195	6.640844

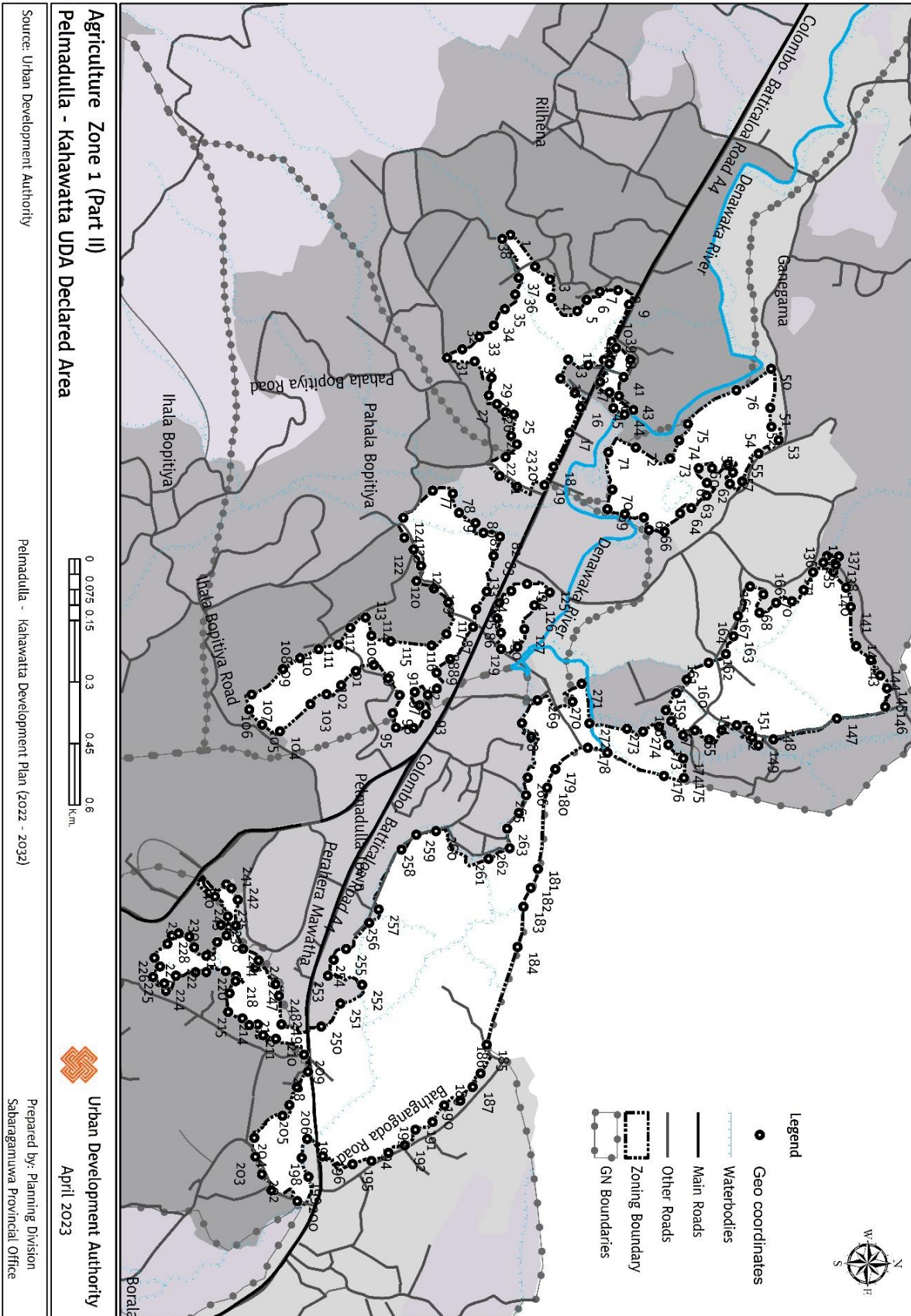
Point No	X Coordinate	Y Coordinate
295	80.5115	6.641384
296	80.51166	6.642354
297	80.51137	6.642597
298	80.51582	6.643652
299	80.51601	6.64411
300	80.51638	6.643608
301	80.51617	6.643376
302	80.51584	6.643318
303	80.51756	6.642415
304	80.5179	6.642268
305	80.51785	6.64192
306	80.51754	6.642034
307	80.52105	6.64178
308	80.52122	6.641578
309	80.52151	6.641694
310	80.52162	6.641917
311	80.52176	6.639049
312	80.52245	6.639165
313	80.52284	6.639167
314	80.52296	6.638911
315	80.52229	6.638934
316	80.52522	6.639683
317	80.52557	6.640058
318	80.52592	6.640293
319	80.52617	6.639949
320	80.52607	6.639613
321	80.52563	6.639577
322	80.52567	6.639077
323	80.52583	6.639226
324	80.52601	6.638972
325	80.5273	6.631812
326	80.52736	6.632031
327	80.52774	6.632018
328	80.52809	6.631809
329	80.52842	6.631693
330	80.5285	6.631218
331	80.52782	6.631505
332	80.52912	6.633224
333	80.52908	6.633641
334	80.52927	6.633823
335	80.52969	6.633643
336	80.53013	6.633622

Point No	X Coordinate	Y Coordinate
337	80.53091	6.634033
338	80.5313	6.634068
339	80.5317	6.63387
340	80.53158	6.633643
341	80.53136	6.633124
342	80.53152	6.632419
343	80.53115	6.632288
344	80.53025	6.632627
345	80.52995	6.632966
346	80.50587	6.637845
347	80.50576	6.638121
348	80.50623	6.638088
349	80.5065	6.63789
350	80.50679	6.637686
351	80.50648	6.637661
352	80.50622	6.63789
353	80.50655	6.637309
354	80.50677	6.63756
355	80.5071	6.637183
356	80.50738	6.637077
357	80.50788	6.636704
358	80.50836	6.63627
359	80.50809	6.635839
360	80.50762	6.636016
361	80.50756	6.63647
362	80.50719	6.63683
363	80.50697	6.637085
364	80.52522	6.635068
365	80.52531	6.635324
366	80.52575	6.634948
367	80.52603	6.634441
368	80.52612	6.634516
369	80.52657	6.63412
370	80.52666	6.633982
371	80.5272	6.634054
372	80.52764	6.634031
373	80.52756	6.633724
374	80.52721	6.633645
375	80.52704	6.633344
376	80.52653	6.633755
377	80.52595	6.633971
378	80.52571	6.634305

Agricultural Zone I (Part I) - Geo Coordinates

Point No	X Coordinate	Y Coordinate
379	80.52546	6.6345
380	80.52364	6.629702
381	80.52399	6.629823
382	80.52425	6.630127
383	80.52451	6.629876
384	80.52422	6.629514
385	80.52366	6.629478
386	80.52486	6.630782
387	80.52548	6.631291
388	80.52554	6.631703
389	80.52603	6.632308
390	80.5269	6.631834
391	80.5285	6.630932
392	80.52884	6.63044
393	80.52917	6.630484
394	80.52937	6.630205
395	80.52925	6.629903
396	80.52909	6.629824
397	80.5288	6.629789
398	80.52825	6.629727
399	80.52772	6.629486
400	80.52784	6.629203
401	80.52847	6.628509
402	80.52843	6.628167
403	80.52789	6.628203
404	80.52725	6.628597
405	80.5266	6.628846
406	80.52618	6.629442
407	80.52554	6.629574
408	80.52508	6.629672
409	80.52486	6.630205
410	80.53289	6.631857
411	80.53293	6.632225
412	80.5335	6.632077
413	80.53369	6.631836
414	80.53357	6.631733
408	80.52508	6.629672
409	80.52486	6.630205
410	80.53289	6.631857
411	80.53293	6.632225
412	80.5335	6.632077
413	80.53369	6.631836
414	80.53357	6.631733

Agricultural Zone I (Part II)



Agricultural Zone I (Part II) - Geo Coordinates

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80.53152	6.625632	43	80.53539	6.628342	85	80.53977	6.624881
2	80.53223	6.626173	44	80.53548	6.628148	86	80.54017	6.624811
3	80.53251	6.6265	45	80.53535	6.627898	87	80.54088	6.624306
4	80.53291	6.626532	46	80.535	6.627812	88	80.54118	6.624012
5	80.5332	6.627102	47	80.53477	6.627608	89	80.54153	6.624013
6	80.53296	6.627309	48	80.53436	6.627812	90	80.54166	6.623816
7	80.53278	6.627601	49	80.53402	6.627961	91	80.5416	6.623528
8	80.53275	6.628003	50	80.53448	6.631374	92	80.54189	6.623633
9	80.53306	6.628247	51	80.53533	6.631356	93	80.54209	6.62377
10	80.53387	6.627869	52	80.53575	6.631383	94	80.5424	6.623503
11	80.53428	6.627695	53	80.53604	6.631544	95	80.54238	6.623116
12	80.53439	6.627346	54	80.53635	6.6311	96	80.54206	6.623043
13	80.53427	6.626905	55	80.53696	6.630742	97	80.54167	6.623196
14	80.53469	6.626733	56	80.53701	6.630466	98	80.5413	6.622937
15	80.535	6.627055	57	80.53676	6.630534	99	80.541	6.622629
16	80.53533	6.627178	58	80.53658	6.630419	100	80.54114	6.62223
17	80.53589	6.626936	59	80.53667	6.630074	101	80.54145	6.621907
18	80.53663	6.626584	60	80.53667	6.629781	102	80.54165	6.621584
19	80.53703	6.626383	61	80.53699	6.629961	103	80.54186	6.62123
20	80.53707	6.62578	62	80.53727	6.629954	104	80.54247	6.620558
21	80.53684	6.625393	63	80.53754	6.629618	105	80.54232	6.620166
22	80.53642	6.625526	64	80.53766	6.62937	106	80.54198	6.619882
23	80.53614	6.625773	65	80.53806	6.629028	107	80.54166	6.619935
24	80.53596	6.625648	66	80.53802	6.628684	108	80.54109	6.620623
25	80.53549	6.625706	67	80.53775	6.628575	109	80.54086	6.621002
26	80.53543	6.625522	68	80.53768	6.628154	110	80.54066	6.621409
27	80.53526	6.625335	69	80.53757	6.627768	111	80.54055	6.621845
28	80.53506	6.625155	70	80.53714	6.627876	112	80.54018	6.622106
29	80.53468	6.625215	71	80.53632	6.62779	113	80.53996	6.622444
30	80.53432	6.624844	72	80.53621	6.628396	114	80.54036	6.622573
31	80.53423	6.624238	73	80.53645	6.62915	115	80.54048	6.622999
32	80.53405	6.624574	74	80.53605	6.629349	116	80.54057	6.623898
33	80.53378	6.624948	75	80.53569	6.629541	117	80.54032	6.624224
34	80.53352	6.625265	76	80.53494	6.63061	118	80.53963	6.624267
35	80.53316	6.62551	77	80.53716	6.623923	119	80.53931	6.623948
36	80.53284	6.625735	78	80.53723	6.624362	120	80.53915	6.623565
37	80.53247	6.625811	79	80.53764	6.6245	121	80.53882	6.623664
38	80.53162	6.62545	80	80.53788	6.624865	122	80.53846	6.623501
39	80.53402	6.627961	81	80.53809	6.625037	123	80.5382	6.623294
40	80.53427	6.628279	82	80.53817	6.625407	124	80.53776	6.623273
41	80.53466	6.628127	83	80.5386	6.625263	125	80.53941	6.6265
42	80.53508	6.628025	84	80.53938	6.625111	126	80.53969	6.626164

Agricultural Zone I (Part II) - Geo Coordinates

Point No	X Coordinate	Y Coordinate
127	80.54021	6.625942
128	80.5406	6.625793
129	80.54065	6.625429
130	80.5403	6.625423
131	80.53998	6.625344
132	80.53963	6.625383
133	80.53937	6.625652
134	80.53922	6.625999
135	80.53874	6.632528
136	80.5386	6.632608
137	80.53861	6.63287
138	80.5388	6.632804
139	80.53895	6.632747
140	80.53929	6.633033
141	80.53973	6.633132
142	80.54059	6.633254
143	80.54089	6.633574
144	80.54123	6.633784
145	80.54151	6.63393
146	80.54192	6.633892
147	80.54218	6.632827
148	80.54264	6.631431
149	80.54278	6.6311
150	80.54259	6.630962
151	80.54243	6.630885
152	80.54233	6.630621
153	80.54243	6.630288
154	80.54264	6.63001
155	80.54244	6.629701
156	80.54254	6.629436
157	80.54224	6.629179
158	80.542	6.629059
159	80.54162	6.629292
160	80.54132	6.62952
161	80.54095	6.630001
162	80.54076	6.630383
163	80.54037	6.630547
164	80.53992	6.630644
165	80.53927	6.630913
166	80.53944	6.631206
167	80.53985	6.631119
168	80.53963	6.631487

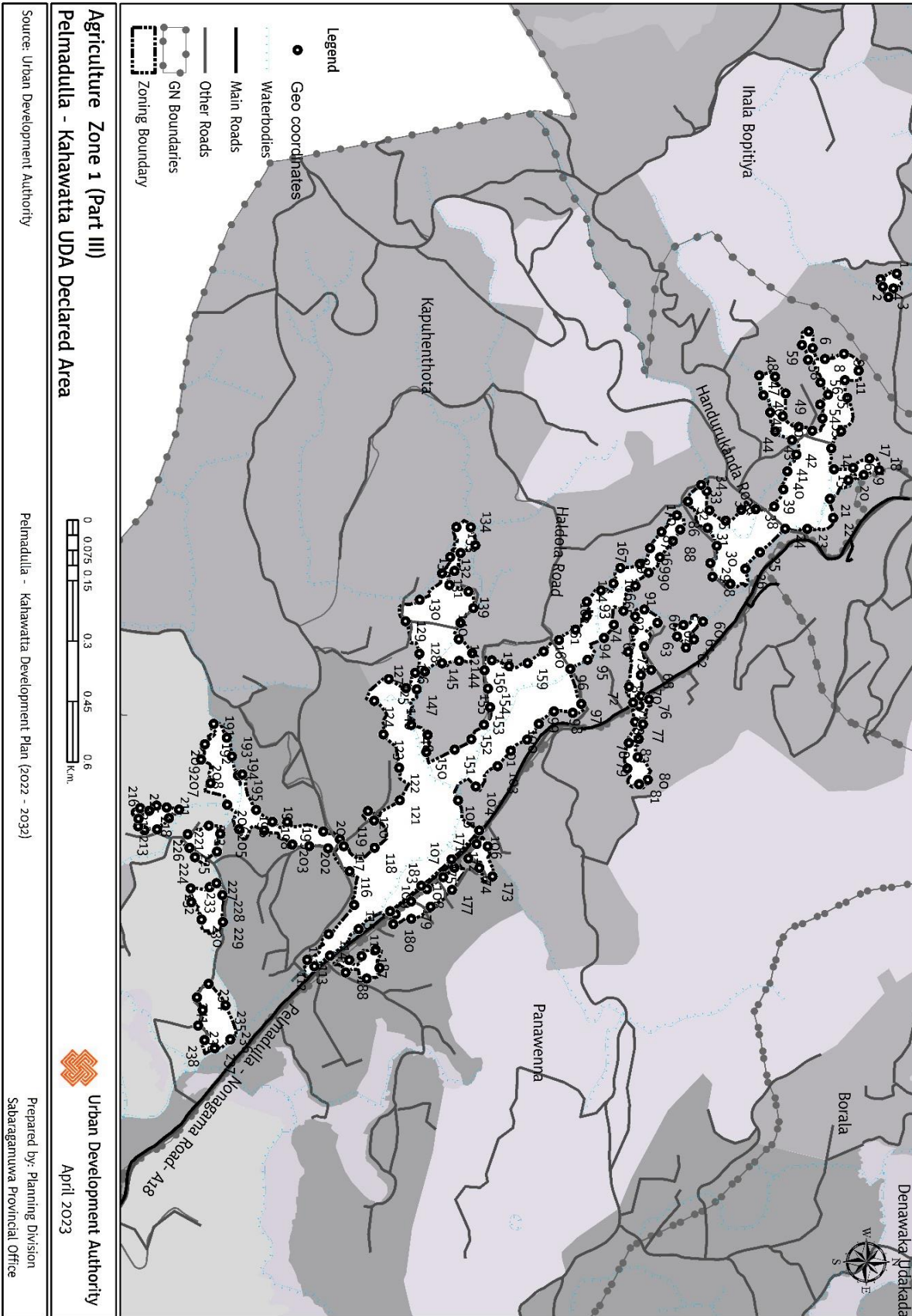
Point No	X Coordinate	Y Coordinate
169	80.5396	6.631839
170	80.53935	6.632092
171	80.53896	6.632303
172	80.54236	6.628908
173	80.54276	6.629118
174	80.54306	6.629445
175	80.54349	6.629457
176	80.54345	6.629018
177	80.54294	6.627771
178	80.54282	6.627342
179	80.5433	6.626625
180	80.5437	6.626446
181	80.54549	6.626244
182	80.54591	6.626086
183	80.54633	6.625925
184	80.54721	6.625793
185	80.54937	6.625118
186	80.55	6.624981
187	80.55029	6.624808
188	80.5506	6.624536
189	80.5507	6.624181
190	80.55107	6.623925
191	80.55124	6.623549
192	80.55158	6.623311
193	80.55175	6.622952
194	80.55193	6.622577
195	80.552	6.622163
196	80.55183	6.621501
197	80.55145	6.621164
198	80.55186	6.621043
199	80.55228	6.621191
200	80.55281	6.620946
201	80.55257	6.62037
202	80.55222	6.620164
203	80.55183	6.620019
204	80.55142	6.619998
205	80.55093	6.620618
206	80.5507	6.62077
207	80.5503	6.620934
208	80.54996	6.62118
209	80.54959	6.62109
210	80.54924	6.620471

Point No	X Coordinate	Y Coordinate
211	80.54916	6.620188
212	80.54892	6.620074
213	80.54894	6.619884
214	80.54879	6.619734
215	80.54865	6.619418
216	80.54824	6.61945
217	80.54786	6.619592
218	80.54797	6.619581
219	80.54775	6.619367
220	80.54778	6.618937
221	80.54778	6.618701
222	80.54785	6.618268
223	80.54819	6.61805
224	80.54803	6.618013
225	80.54788	6.617765
226	80.54765	6.617916
227	80.54745	6.617793
228	80.54715	6.61808
229	80.54697	6.618178
230	80.54691	6.618327
231	80.54699	6.618565
232	80.54723	6.618671
233	80.54741	6.618937
234	80.5471	6.619175
235	80.54697	6.619382
236	80.54678	6.619429
237	80.54655	6.619412
238	80.54673	6.619262
239	80.5461	6.619127
240	80.54584	6.619373
241	80.54592	6.61949
242	80.54618	6.619633
243	80.54675	6.619584
244	80.54726	6.61975
245	80.54752	6.620088
246	80.54767	6.620019
247	80.54803	6.620465
248	80.54829	6.620538
249	80.54892	6.620595
250	80.54897	6.621471
251	80.54846	6.621892
252	80.54805	6.62237

Agricultural Zone I (Part II) - Geo Coordinates

Point No	X Coordinate	Y Coordinate
253	80.54785	6.621617
254	80.5475	6.621742
255	80.54726	6.622019
256	80.54668	6.622526
257	80.54639	6.622732
258	80.54507	6.623236
259	80.54474	6.623562
260	80.54466	6.623997
261	80.54527	6.625154
262	80.54504	6.625618
263	80.54461	6.625563
264	80.54426	6.625822
265	80.54387	6.62598
266	80.54348	6.626018
267	80.54258	6.626098
268	80.54228	6.625891
269	80.54178	6.626228
270	80.54181	6.627002
271	80.54141	6.627206
272	80.54228	6.627377
273	80.5424	6.628204
274	80.54247	6.628558

Agricultural Zone I (Part III)



Agricultural Zone I (Part III) - Geo Coordinates

Point No	X Coordinate	Y Coordinate
1	80.54126	6.611862
2	80.5416	6.611787
3	80.54179	6.611674
4	80.54155	6.611547
5	80.54138	6.611496
6	80.54256	6.609883
7	80.54293	6.609972
8	80.54317	6.610251
9	80.54306	6.610678
10	80.54344	6.611006
11	80.54366	6.610698
12	80.54405	6.610753
13	80.54481	6.610618
14	80.54518	6.610394
15	80.54565	6.610455
16	80.54562	6.610881
17	80.54542	6.611252
18	80.54568	6.611469
19	80.54578	6.611122
20	80.5459	6.610781
21	80.54632	6.610361
22	80.54675	6.610435
23	80.547	6.609855
24	80.54699	6.609356
25	80.54752	6.60879
26	80.5479	6.608462
27	80.54823	6.608126
28	80.54807	6.607723
29	80.54777	6.607676
30	80.54738	6.607818
31	80.54697	6.607615
32	80.54638	6.60717
33	80.54601	6.607468
34	80.54615	6.607594
35	80.54659	6.607657
36	80.54681	6.608021
37	80.54657	6.608368
38	80.54655	6.608696
39	80.54649	6.60911
40	80.54611	6.609315
41	80.54571	6.609403
42	80.54533	6.609607

Point No	X Coordinate	Y Coordinate
43	80.545	6.609511
44	80.54481	6.609134
45	80.54437	6.60902
46	80.54399	6.608866
47	80.54355	6.60877
48	80.54358	6.609128
49	80.54395	6.609368
50	80.54446	6.609303
51	80.54471	6.60966
52	80.54479	6.609965
53	80.54451	6.610194
54	80.5442	6.610142
55	80.54398	6.610319
56	80.5437	6.610151
57	80.54352	6.610077
58	80.5432	6.609869
59	80.54286	6.609733
60	80.54909	6.607512
61	80.54948	6.607311
62	80.54967	6.607129
63	80.54942	6.60693
64	80.54916	6.607072
65	80.54881	6.606192
66	80.54911	6.606491
67	80.54964	6.60619
68	80.55017	6.60635
69	80.55029	6.606115
70	80.55076	6.606122
71	80.5509	6.605945
72	80.55055	6.60585
73	80.54976	6.605831
74	80.54927	6.605951
75	80.54897	6.605986
76	80.55083	6.606298
77	80.55139	6.606166
78	80.55172	6.606068
79	80.55213	6.606048
80	80.55264	6.606274
81	80.55274	6.606076
82	80.55238	6.605812
83	80.55181	6.605845
84	80.55134	6.605988

Point No	X Coordinate	Y Coordinate
85	80.55098	6.606084
86	80.54669	6.606926
87	80.54701	6.606998
88	80.54727	6.606836
89	80.54764	6.606545
90	80.54798	6.60629
91	80.54829	6.605994
92	80.54884	6.605723
93	80.54916	6.605509
94	80.54945	6.605288
95	80.54994	6.604919
96	80.55015	6.604532
97	80.55093	6.604779
98	80.55114	6.604588
99	80.5511	6.604165
100	80.55138	6.603825
101	80.55174	6.603558
102	80.55199	6.603193
103	80.55234	6.602899
104	80.5528	6.602405
105	80.5531	6.60201
106	80.55378	6.602485
107	80.55443	6.601862
108	80.55503	6.601184
109	80.5556	6.600484
110	80.556	6.599775
111	80.55659	6.599133
112	80.55684	6.598783
113	80.55669	6.598618
114	80.55611	6.599104
115	80.55546	6.599676
116	80.5547	6.599574
117	80.55414	6.599443
118	80.55417	6.600132
119	80.55356	6.600123
120	80.55334	6.599985
121	80.5531	6.600698
122	80.55238	6.600682
123	80.55162	6.60033
124	80.55087	6.600123
125	80.55038	6.60045
126	80.55058	6.600837

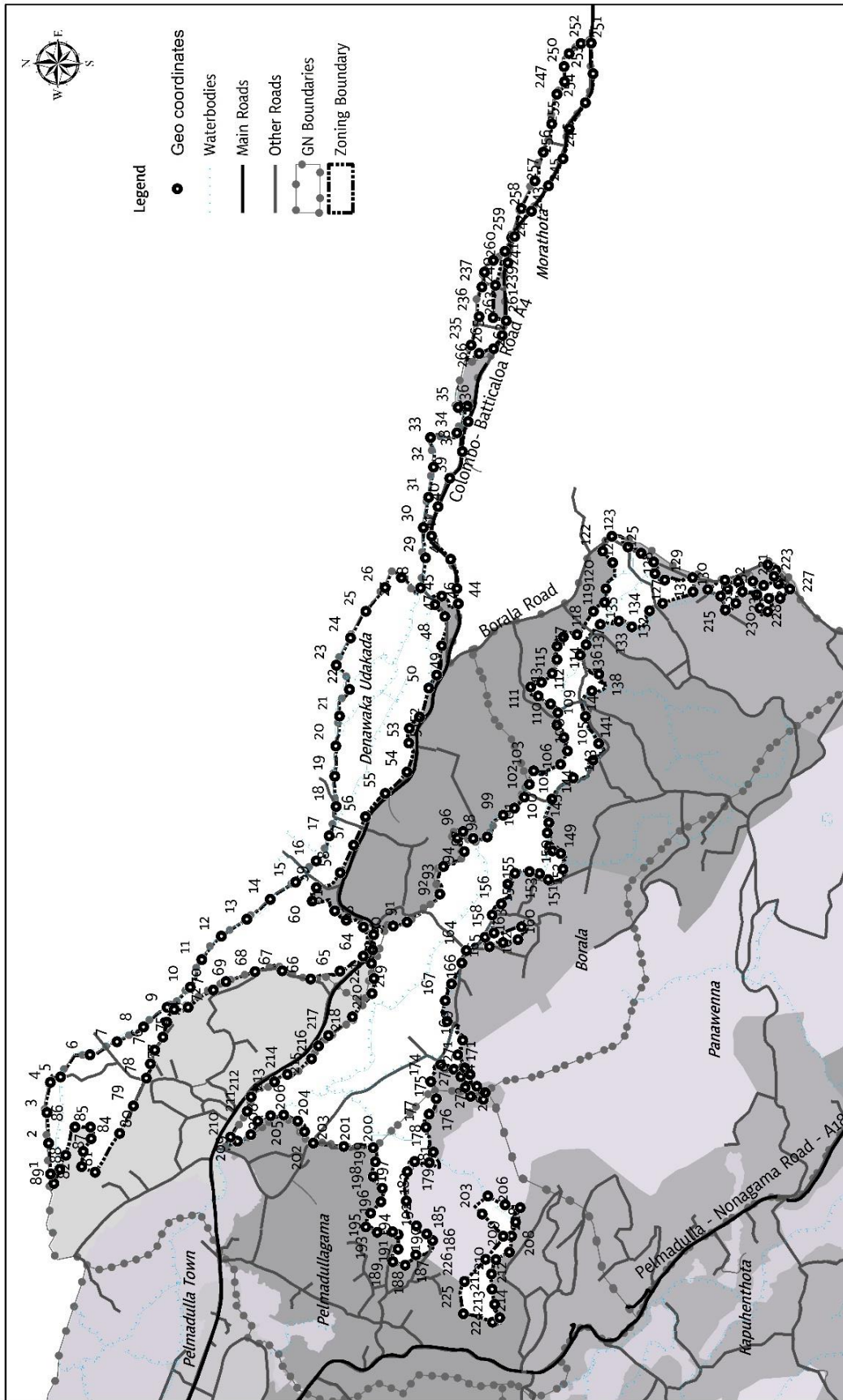
Agricultural Zone I (Part III) - Geo Coordinates

Point No	X Coordinate	Y Coordinate
127	80.55024	6.601045
128	80.5498	6.601138
129	80.54908	6.600825
130	80.54859	6.601144
131	80.548	6.601648
132	80.54764	6.601826
133	80.54696	6.601969
134	80.54696	6.602293
135	80.54737	6.602395
136	80.54755	6.602064
137	80.54795	6.601929
138	80.54826	6.601814
139	80.54841	6.602242
140	80.54878	6.602352
141	80.54911	6.602062
142	80.54948	6.602026
143	80.5498	6.602327
144	80.54997	6.602032
145	80.55002	6.601648
146	80.55021	6.601262
147	80.55061	6.601083
148	80.55141	6.600956
149	80.55164	6.601327
150	80.55202	6.601296
151	80.55196	6.601933
152	80.55173	6.602305
153	80.5514	6.602589
154	80.55101	6.602728
155	80.55059	6.60268
156	80.55018	6.602602
157	80.54996	6.602769
158	80.55009	6.60315
159	80.55002	6.603568
160	80.54976	6.603932
161	80.5495	6.604274
162	80.54926	6.604646
163	80.54896	6.604896
164	80.54864	6.604901
165	80.54839	6.605217
166	80.54823	6.605497
167	80.54787	6.605655
168	80.54779	6.60609

Point No	X Coordinate	Y Coordinate
169	80.54743	6.606319
170	80.54707	6.606577
171	80.55408	6.602427
172	80.55414	6.602677
173	80.55482	6.602785
174	80.55462	6.602487
175	80.55441	6.60224
176	80.55462	6.601926
177	80.55512	6.601877
178	80.5555	6.601393
179	80.55577	6.600959
180	80.55589	6.600555
181	80.55566	6.600606
182	80.55537	6.600954
183	80.55551	6.601313
184	80.55483	6.601674
185	80.55647	6.600161
186	80.55688	6.600247
187	80.55711	6.599956
188	80.55698	6.599485
189	80.55669	6.599565
190	80.5566	6.599841
191	80.55139	6.596519
192	80.5517	6.596815
193	80.55212	6.596929
194	80.55254	6.597063
195	80.55252	6.597162
196	80.55332	6.597473
197	80.55359	6.597836
198	80.55359	6.598171
199	80.5538	6.598983
200	80.55398	6.599354
201	80.55418	6.599086
202	80.55414	6.598667
203	80.5541	6.598287
204	80.55379	6.597652
205	80.55376	6.597088
206	80.55321	6.596822
207	80.55272	6.596448
208	80.55219	6.596231
209	80.55184	6.596318
210	80.55331	6.595739

Point No	X Coordinate	Y Coordinate
211	80.55335	6.595511
212	80.55376	6.595246
213	80.55378	6.594963
214	80.55369	6.594821
215	80.55352	6.594827
216	80.55338	6.594767
217	80.55328	6.594865
218	80.55334	6.59507
219	80.55322	6.595236
220	80.55327	6.59546
221	80.55367	6.596408
222	80.55386	6.596668
223	80.55426	6.596591
224	80.55438	6.596096
225	80.55418	6.595974
226	80.55386	6.595933
227	80.55497	6.596581
228	80.55524	6.596714
229	80.55584	6.596725
230	80.55579	6.596246
231	80.5554	6.596015
232	80.55508	6.596002
233	80.55505	6.596426
234	80.55723	6.596405
235	80.55772	6.596785
236	80.55848	6.596893
237	80.55868	6.596543
238	80.55849	6.596313
239	80.55817	6.59617
240	80.55782	6.596274
241	80.55753	6.596141

Agricultural Zone I (Part IV)



Agriculture Zone 1 (Part IV)
Pelmadulla - Kahawatta UDA Declared Area

Urban Development Authority
 April 2023

Prepared by: Planning Division
 Sabaragamuwa Provincial Office

Source: Urban Development Authority

Pelmadulla - Kahawatta Development Plan (2022 - 2032)

Agricultural Zone I (Part IV) - Geo Coordinates

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80.55215	6.626183	43	80.56939	6.61422	86	80.55353	6.625458
2	80.55305	6.626237	44	80.56895	6.614177	87	80.5527	6.625732
3	80.55396	6.626291	45	80.56917	6.614671	88	80.55229	6.625907
4	80.55485	6.626187	46	80.56892	6.614864	89	80.55187	6.626081
5	80.55501	6.625888	47	80.56857	6.614575	90	80.55946	6.616096
6	80.55566	6.625022	48	80.5677	6.614667	91	80.55957	6.615691
7	80.55605	6.624226	49	80.56684	6.614814	92	80.56039	6.614719
8	80.55648	6.623443	50	80.56646	6.615049	93	80.56121	6.614613
9	80.55705	6.622749	51	80.56561	6.615322	94	80.56165	6.614003
10	80.55765	6.622073	52	80.56528	6.615616	95	80.56204	6.614203
11	80.55846	6.621731	53	80.56484	6.615635	96	80.56224	6.614035
12	80.55915	6.621157	54	80.56399	6.615688	97	80.56203	6.61374
13	80.55965	6.620404	55	80.56335	6.616328	98	80.56208	6.613325
14	80.56023	6.619713	56	80.56267	6.616908	99	80.56271	6.612854
15	80.56075	6.618969	57	80.56184	6.61726	100	80.56293	6.612522
16	80.56137	6.618362	58	80.56103	6.617655	101	80.56325	6.612236
17	80.5621	6.617979	59	80.56059	6.618354	102	80.56363	6.612089
18	80.56297	6.617774	60	80.56019	6.618479	103	80.56403	6.61196
19	80.56387	6.617815	61	80.5599	6.617814	104	80.56422	6.611166
20	80.56476	6.617785	62	80.55962	6.617476	105	80.56461	6.610966
21	80.56564	6.617676	63	80.55943	6.616968	106	80.565	6.611066
22	80.56642	6.617387	64	80.55857	6.616976	107	80.56538	6.611276
23	80.56713	6.617771	65	80.55812	6.617658	108	80.56573	6.611243
24	80.56793	6.617352	66	80.55789	6.618525	109	80.56599	6.611458
25	80.56872	6.616902	67	80.55813	6.619361	110	80.56622	6.611824
26	80.56942	6.616338	68	80.55811	6.620159	111	80.5665	6.612046
27	80.56972	6.615856	69	80.55781	6.621013	112	80.56663	6.611729
28	80.5694	6.615289	70	80.55756	6.621392	113	80.56689	6.611412
29	80.57029	6.615148	72	80.55705	6.622133	114	80.5673	6.611275
30	80.57118	6.615211	73	80.557	6.62254	115	80.56769	6.611272
31	80.57207	6.615055	74	80.55662	6.622758	116	80.56797	6.611084
32	80.57297	6.614911	75	80.55618	6.622872	117	80.56803	6.610684
33	80.57384	6.614997	76	80.5558	6.623114	118	80.56872	6.610202
34	80.57397	6.614222	77	80.55539	6.623242	119	80.56898	6.609872
35	80.57472	6.614187	78	80.55497	6.62336	120	80.56938	6.609833
36	80.57476	6.613914	79	80.55415	6.62374	121	80.57015	6.609632
37	80.5743	6.613893	80	80.55334	6.624147	122	80.57049	6.609931
38	80.57343	6.614063	81	80.5522	6.624869	123	80.57093	6.609654
39	80.57263	6.614433	82	80.55236	6.625262	124	80.57061	6.609183
40	80.5718	6.614776	83	80.55281	6.625219	125	80.57043	6.608794
41	80.57093	6.614966	84	80.55319	6.624988	126	80.57018	6.608427
42	80.57025	6.614404	85	80.55353	6.62501	127	80.56983	6.608387

Agricultural Zone I (Part IV) - Geo Coordinates

Point No	X Coordinate	Y Coordinate
128	80.56964	6.608098
129	80.56972	6.607281
130	80.5693	6.607268
131	80.56895	6.608164
132	80.56873	6.608545
133	80.56826	6.609066
134	80.56844	6.609454
135	80.56834	6.610001
136	80.56774	6.610417
137	80.56743	6.610587
138	80.56687	6.610037
139	80.56637	6.610247
140	80.56563	6.610437
141	80.56483	6.610046
142	80.56434	6.610208
143	80.56381	6.61079
144	80.56319	6.611419
145	80.5625	6.61151
146	80.56219	6.611554
147	80.5618	6.611496
148	80.56167	6.6114
149	80.56159	6.611161
150	80.56113	6.611109
151	80.56082	6.611153
152	80.561	6.611786
153	80.56106	6.61208
154	80.561	6.612508
155	80.56068	6.612717
156	80.5601	6.612911
157	80.55978	6.613174
158	80.55926	6.613125
159	80.55943	6.612319
160	80.55905	6.612422
161	80.55896	6.612855
162	80.55885	6.613261
163	80.55912	6.613388
164	80.55873	6.613939
165	80.55836	6.614071
166	80.55775	6.614373
167	80.55726	6.614563
168	80.55665	6.614501
169	80.55609	6.614044

Point No	X Coordinate	Y Coordinate
170	80.55566	6.614187
171	80.55529	6.614017
172	80.55523	6.614301
173	80.55537	6.614691
174	80.55487	6.614984
175	80.55437	6.614823
176	80.55392	6.615034
177	80.55353	6.615123
178	80.5528	6.61491
179	80.55249	6.615024
180	80.55252	6.615461
181	80.55222	6.615676
182	80.55135	6.615703
183	80.55038	6.615104
184	80.55062	6.615404
185	80.55038	6.615104
186	80.55019	6.614926
187	80.54977	6.61542
188	80.54946	6.615734
189	80.54957	6.616099
190	80.54994	6.615948
191	80.55037	6.615946
192	80.55045	6.616107
193	80.55043	6.616559
194	80.55059	6.616896
195	80.551	6.616754
196	80.55134	6.61645
197	80.55173	6.616411
198	80.55207	6.616677
199	80.55251	6.616615
200	80.55293	6.616678
201	80.55296	6.617546
202	80.55306	6.618443
203	80.55098	6.613472
203	80.5534	6.618703
204	80.55151	6.613301
204	80.5537	6.618904
205	80.55125	6.61279
205	80.55389	6.619315
206	80.55386	6.619703
206	80.55116	6.61235
207	80.55074	6.612482

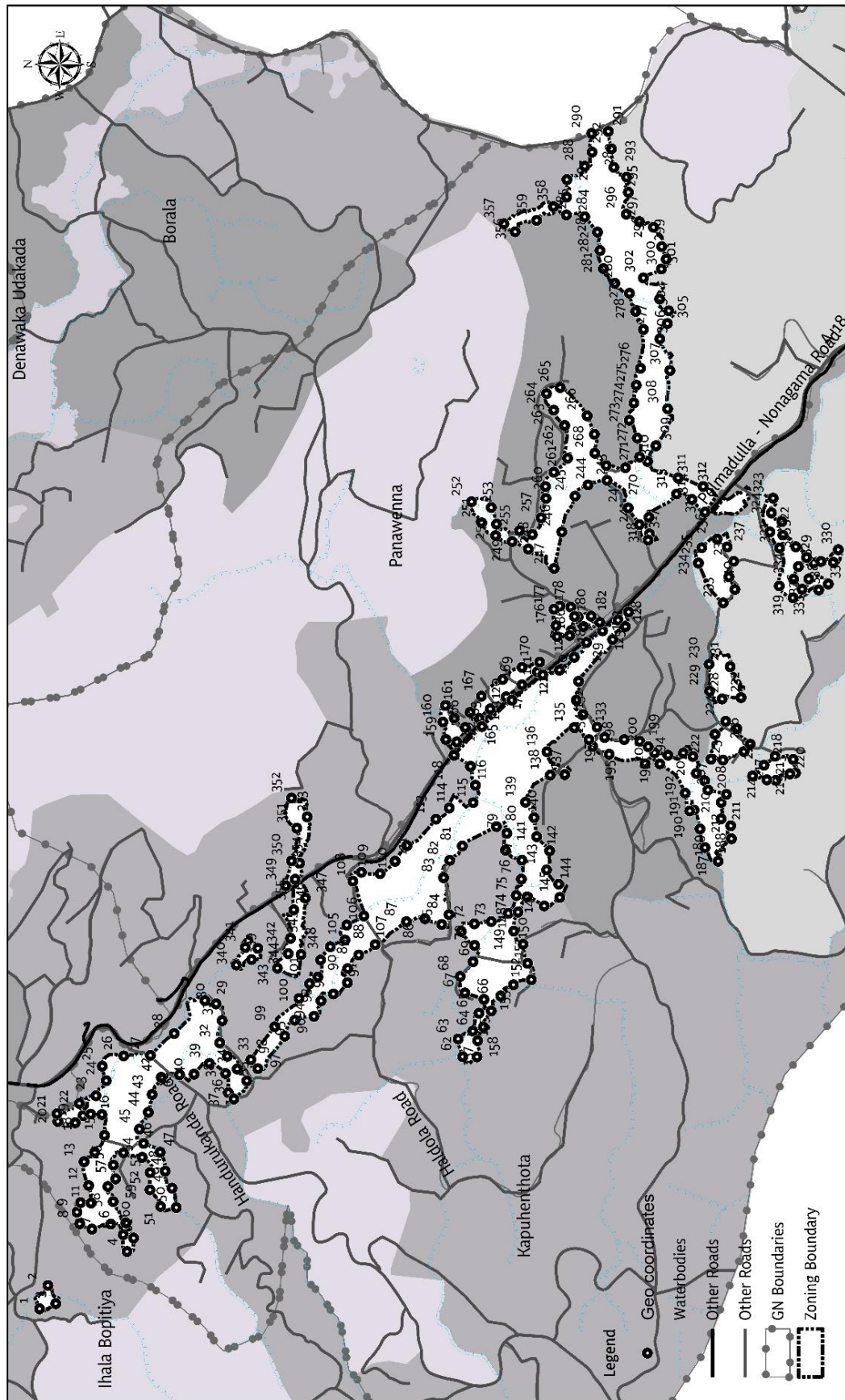
Point No	X Coordinate	Y Coordinate
207	80.5537	6.620077
208	80.55032	6.612599
208	80.55331	6.62028
209	80.54985	6.612669
209	80.55311	6.620677
210	80.54963	6.613064
210	80.55324	6.620881
211	80.54921	6.613195
211	80.55399	6.620389
212	80.54876	6.613176
212	80.55442	6.620279
213	80.54832	6.613098
213	80.55486	6.619587
214	80.54792	6.612948
214	80.55508	6.619208
215	80.56876	6.606314
215	80.55554	6.618497
216	80.56917	6.606457
216	80.55592	6.618291
217	80.56937	6.606833
217	80.55623	6.617996
218	80.56963	6.606329
218	80.55678	6.617291
219	80.56937	6.606245
219	80.55746	6.616719
220	80.5696	6.605937
220	80.55791	6.616661
221	80.56961	6.605505
221	80.55835	6.616732
222	80.56948	6.605189
222	80.55875	6.616694
223	80.56975	6.604886
223	80.5592	6.616668
224	80.57009	6.605067
224	80.54779	6.613159
225	80.56993	6.604831
225	80.54803	6.614023
226	80.56953	6.604747
226	80.54899	6.613989
227	80.56938	6.604415
227	80.54964	6.613367
228	80.56911	6.604704

Agricultural Zone I (Part IV) - Geo Coordinates

Point No	X Coordinate	Y Coordinate
228	80.55032	6.612849
229	80.56911	6.605032
230	80.56872	6.605069
231	80.56882	6.605299
232	80.56921	6.605385
233	80.5693	6.605817
234	80.56896	6.606003
235	80.57656	6.613804
236	80.57739	6.613568
237	80.57827	6.613489
238	80.5787	6.613409
239	80.57905	6.613155
240	80.57932	6.612811
241	80.57972	6.612609
242	80.58058	6.612328
243	80.58139	6.611929
245	80.58224	6.611683
246	80.58307	6.611434
247	80.58395	6.611284
248	80.58431	6.611055
249	80.58476	6.611071
250	80.58514	6.610923
251	80.58543	6.610576
252	80.58545	6.610276
253	80.58455	6.610218
254	80.58369	6.610443
255	80.58293	6.610919
256	80.58205	6.6111
257	80.58125	6.611527
258	80.5805	6.61203
259	80.57976	6.612527
260	80.57899	6.612727
261	80.57832	6.613093
262	80.57737	6.613158
263	80.57728	6.612772
264	80.57684	6.612889
265	80.57645	6.613141
266	80.57631	6.613567
267	80.55434	6.613438
268	80.55444	6.613811
269	80.5547	6.613974
270	80.55502	6.614102

Point No	X Coordinate	Y Coordinate
271	80.55527	6.613984
272	80.55508	6.613826
273	80.55473	6.61363
274	80.55455	6.613381

Agricultural Zone I (Part V)



Agriculture Zone 1 (Part V)
Pelmadulla - Kahawatta UDA Declared Area



Urban Development Authority
 April 2023

Source: Urban Development Authority
 Pelmadulla - Kahawatta Development Plan (2022 - 2032)
 Prepared by: Planning Division
 Sabaragamuwa Provincial Office

Agricultural Zone I (Part V) - Geo Coordinates

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80.54126	6.611862	43	80.54611	6.609315	85	80.54996	6.602769
2	80.54179	6.611674	44	80.54571	6.609403	86	80.55009	6.60315
3	80.54138	6.611496	45	80.54533	6.609607	87	80.55002	6.603568
4	80.54256	6.609883	46	80.545	6.609511	88	80.5495	6.604274
5	80.54293	6.609972	47	80.54481	6.609134	89	80.54926	6.604646
6	80.54317	6.610251	48	80.54437	6.60902	90	80.54896	6.604896
7	80.54306	6.610678	49	80.54399	6.608866	91	80.54864	6.604901
8	80.54318	6.610956	50	80.54355	6.60877	92	80.54839	6.605217
9	80.54345	6.611021	51	80.54358	6.609128	93	80.54823	6.605497
10	80.54366	6.610937	52	80.54395	6.609368	94	80.54787	6.605655
11	80.54366	6.610698	53	80.54434	6.609363	95	80.54779	6.60609
12	80.54405	6.610753	54	80.54469	6.60954	96	80.54743	6.606319
13	80.54459	6.610856	55	80.54479	6.609965	97	80.54669	6.606926
14	80.54481	6.610618	56	80.54451	6.610194	98	80.5469	6.607086
15	80.54518	6.610394	57	80.5442	6.610142	99	80.54764	6.606545
16	80.54565	6.610455	58	80.54402	6.610314	100	80.54829	6.605994
17	80.54566	6.610706	59	80.54369	6.610197	101	80.54861	6.605758
18	80.54562	6.610881	60	80.54321	6.609908	102	80.54877	6.605572
19	80.54546	6.611058	61	80.54286	6.609733	103	80.54916	6.605509
20	80.54549	6.611449	62	80.54696	6.602293	104	80.54945	6.605288
21	80.54568	6.611469	63	80.54737	6.602395	105	80.5496	6.604956
22	80.54591	6.610964	64	80.54755	6.602064	106	80.54994	6.604919
23	80.54608	6.610587	65	80.54795	6.601929	107	80.55015	6.604532
24	80.54642	6.610357	66	80.54826	6.601814	108	80.55093	6.604779
25	80.54675	6.610449	67	80.54841	6.602242	109	80.55114	6.604588
26	80.54698	6.609963	68	80.54878	6.602352	110	80.5511	6.604165
27	80.54699	6.609356	69	80.54911	6.602062	111	80.55138	6.603825
28	80.54749	6.60882	70	80.54948	6.602026	112	80.55174	6.603558
29	80.54823	6.608126	71	80.5498	6.602327	113	80.55234	6.602899
30	80.54816	6.607872	72	80.54997	6.602032	114	80.55259	6.602601
31	80.54778	6.607733	73	80.55002	6.601648	115	80.55271	6.602058
32	80.54728	6.60779	74	80.55021	6.601262	116	80.5531	6.60201
33	80.54697	6.607615	75	80.55061	6.601083	117	80.55353	6.602118
34	80.54668	6.607392	76	80.55098	6.60097	118	80.55378	6.602491
35	80.54642	6.607175	77	80.55141	6.600956	119	80.55443	6.601862
36	80.54601	6.607468	78	80.55164	6.601327	120	80.55503	6.601184
37	80.54615	6.607594	79	80.55202	6.601296	121	80.5556	6.600484
38	80.54659	6.607657	80	80.55217	6.60153	122	80.55571	6.60011
39	80.54681	6.608021	81	80.55173	6.602305	123	80.556	6.599775
40	80.54657	6.608368	82	80.5514	6.602589	124	80.55633	6.599498
41	80.54655	6.608696	83	80.55101	6.602728	125	80.55659	6.599133
42	80.54649	6.60911	84	80.55018	6.602602	126	80.55684	6.598783

Agricultural Zone I (Part V) - Geo Coordinates

Point No	X Coordinate	Y Coordinate
127	80.55702	6.598546
128	80.55669	6.598618
129	80.5564	6.598904
130	80.55546	6.599676
131	80.55503	6.599725
132	80.5547	6.599574
133	80.55442	6.599257
134	80.55414	6.599443
135	80.55441	6.599773
136	80.55386	6.600391
137	80.55334	6.599985
138	80.55334	6.600314
139	80.55272	6.600875
140	80.55238	6.600682
141	80.55194	6.600623
142	80.55162	6.60033
143	80.55119	6.600397
144	80.55087	6.600123
145	80.55057	6.6001
146	80.55038	6.60045
147	80.55058	6.600837
148	80.55024	6.601045
149	80.5498	6.601138
150	80.54951	6.600929
151	80.54908	6.600825
152	80.54871	6.600743
153	80.54859	6.601144
154	80.54834	6.601432
155	80.548	6.601648
156	80.54764	6.601826
157	80.54733	6.601955
158	80.54696	6.601969
159	80.55414	6.602677
160	80.55453	6.602742
161	80.55491	6.602686
162	80.55462	6.602487
163	80.55441	6.60224
164	80.55408	6.602427
165	80.55462	6.601926
166	80.55475	6.602131
167	80.55512	6.601877
168	80.5555	6.601393

Point No	X Coordinate	Y Coordinate
169	80.55577	6.600955
170	80.55589	6.600555
171	80.55566	6.600606
172	80.55537	6.600954
173	80.55551	6.601313
174	80.55483	6.601674
175	80.55647	6.600161
176	80.55671	6.600188
177	80.55708	6.600234
178	80.55716	6.600098
179	80.55714	6.599853
180	80.55692	6.599766
181	80.55691	6.599686
182	80.55693	6.599391
183	80.55679	6.599196
184	80.55669	6.599565
185	80.5566	6.599841
186	80.55649	6.599875
187	80.55139	6.596519
188	80.5517	6.596815
189	80.55212	6.596929
190	80.55254	6.597063
191	80.55252	6.597162
192	80.55293	6.597263
193	80.55359	6.597836
194	80.55359	6.598171
195	80.5538	6.598983
196	80.55398	6.599354
197	80.55418	6.599086
198	80.55414	6.598645
199	80.5541	6.598287
200	80.55398	6.598099
201	80.55384	6.597957
202	80.55379	6.597652
203	80.55383	6.597305
204	80.55376	6.597088
205	80.55338	6.597013
206	80.55321	6.596822
207	80.553	6.596747
208	80.5529	6.596331
209	80.55272	6.596448
210	80.55235	6.59645

Point No	X Coordinate	Y Coordinate
211	80.55219	6.596231
212	80.5519	6.596219
213	80.55322	6.59521
214	80.55323	6.595416
215	80.55331	6.595739
216	80.55356	6.595479
217	80.55376	6.595232
218	80.55369	6.594821
219	80.55338	6.594767
220	80.55336	6.594895
221	80.55367	6.596408
222	80.5537	6.59668
223	80.55426	6.596591
224	80.55455	6.596347
225	80.55438	6.596096
226	80.55403	6.595793
227	80.55386	6.595933
228	80.55505	6.596426
229	80.55524	6.596714
230	80.55584	6.596725
231	80.55579	6.596246
232	80.55508	6.596002
233	80.55723	6.596405
234	80.55813	6.596966
235	80.55848	6.596893
236	80.55868	6.596543
237	80.55849	6.596313
238	80.55817	6.59617
239	80.55782	6.596274
240	80.55753	6.596141
241	80.559	6.598303
242	80.55937	6.598555
243	80.56	6.599034
244	80.55989	6.599463
245	80.55964	6.599754
246	80.55883	6.600057
247	80.55801	6.60023
248	80.55844	6.600814
249	80.55862	6.601183
250	80.55875	6.601553
251	80.55904	6.601867
252	80.55952	6.602098

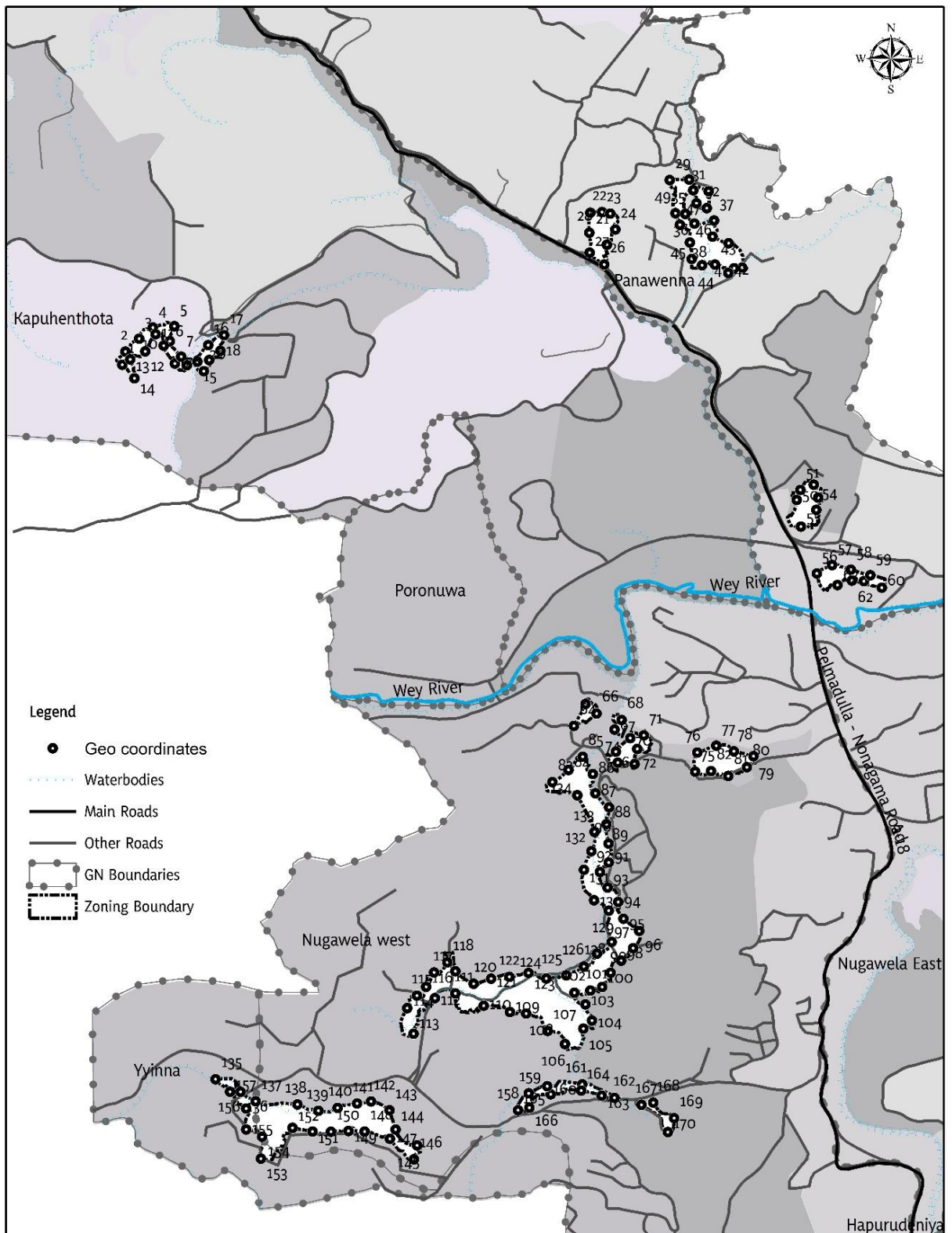
Agricultural Zone I (Part V) - Geo Coordinates

Point No	X Coordinate	Y Coordinate
253	80.55939	6.601652
254	80.55901	6.601533
255	80.55886	6.601013
256	80.55878	6.600723
257	80.55915	6.600525
258	80.55959	6.600417
259	80.55986	6.600429
260	80.56018	6.600239
261	80.5605	6.599928
262	80.56124	6.599991
263	80.56158	6.600244
264	80.56196	6.600404
265	80.5621	6.600098
266	80.56146	6.599483
267	80.56104	6.599318
268	80.56062	6.599309
269	80.56033	6.599049
270	80.56029	6.598617
271	80.56052	6.598299
272	80.56095	6.598348
273	80.56136	6.598531
274	80.56175	6.598429
275	80.56215	6.598374
276	80.56253	6.598279
277	80.56341	6.598212
278	80.56382	6.598388
279	80.56423	6.598531
280	80.56445	6.598863
281	80.56478	6.599119
282	80.56519	6.599197
283	80.56561	6.599254
284	80.56596	6.599541
285	80.56599	6.599954
286	80.56641	6.599953
287	80.5668	6.599944
288	80.5671	6.599543
289	80.56742	6.599374
290	80.56784	6.599384
291	80.56789	6.599007
292	80.5675	6.598939
293	80.56708	6.598884
294	80.56686	6.598593

Point No	X Coordinate	Y Coordinate
295	80.56651	6.598554
296	80.56602	6.598599
297	80.56585	6.598305
298	80.56572	6.597986
299	80.56528	6.597799
300	80.565	6.597695
301	80.56478	6.597808
302	80.56458	6.598214
303	80.5641	6.597847
304	80.56384	6.597642
305	80.56355	6.597674
306	80.56319	6.597842
307	80.56248	6.597612
308	80.56162	6.597662
309	80.56078	6.597928
310	80.56042	6.598116
311	80.56005	6.597427
312	80.55986	6.596862
313	80.55928	6.596816
314	80.55957	6.597113
315	80.55969	6.59746
316	80.55917	6.598086
317	80.55879	6.598073
318	80.55865	6.598103
319	80.55735	6.594826
320	80.55761	6.595137
321	80.55847	6.595129
322	80.55883	6.595353
323	80.5596	6.595278
324	80.55927	6.595314
325	80.55907	6.595078
326	80.55876	6.595054
327	80.5585	6.594763
328	80.55826	6.594518
329	80.55817	6.594193
330	80.55843	6.593801
331	80.55815	6.593915
332	80.55814	6.594361
333	80.55805	6.594704
334	80.55776	6.594813
335	80.55754	6.594618
336	80.55777	6.594468

Point No	X Coordinate	Y Coordinate
337	80.55766	6.594026
338	80.55753	6.594245
339	80.54916	6.607072
340	80.54903	6.607413
341	80.54943	6.607214
342	80.54942	6.60693
343	80.54897	6.606485
344	80.54929	6.606241
345	80.54964	6.60619
346	80.55029	6.606115
347	80.55055	6.60585
348	80.54927	6.605951
349	80.55083	6.606298
350	80.55139	6.606166
352	80.55281	6.606166
353	80.55238	6.605812
354	80.55134	6.605988
355	80.55098	6.606084
356	80.56562	6.601112
357	80.5658	6.601371
358	80.56618	6.600248
359	80.56587	6.600628

Agricultural Zone I (Part VI)



Agriculture Zone 1 (Part VI)
Pelmadulla - Kahawatta UDA Declared Area

0 0.075 0.15 0.3 0.45 0.6 K.m.

Urban Development Authority
 April 2023

Source: Urban Development Authority
 Pelmadulla - Kahawatta Development Plan (2022 - 2032)
 Prepared by: Planning Division
 Sabaragamuwa Provincial Office

Agricultural Zone I (Part VI) - Geo Coordinates

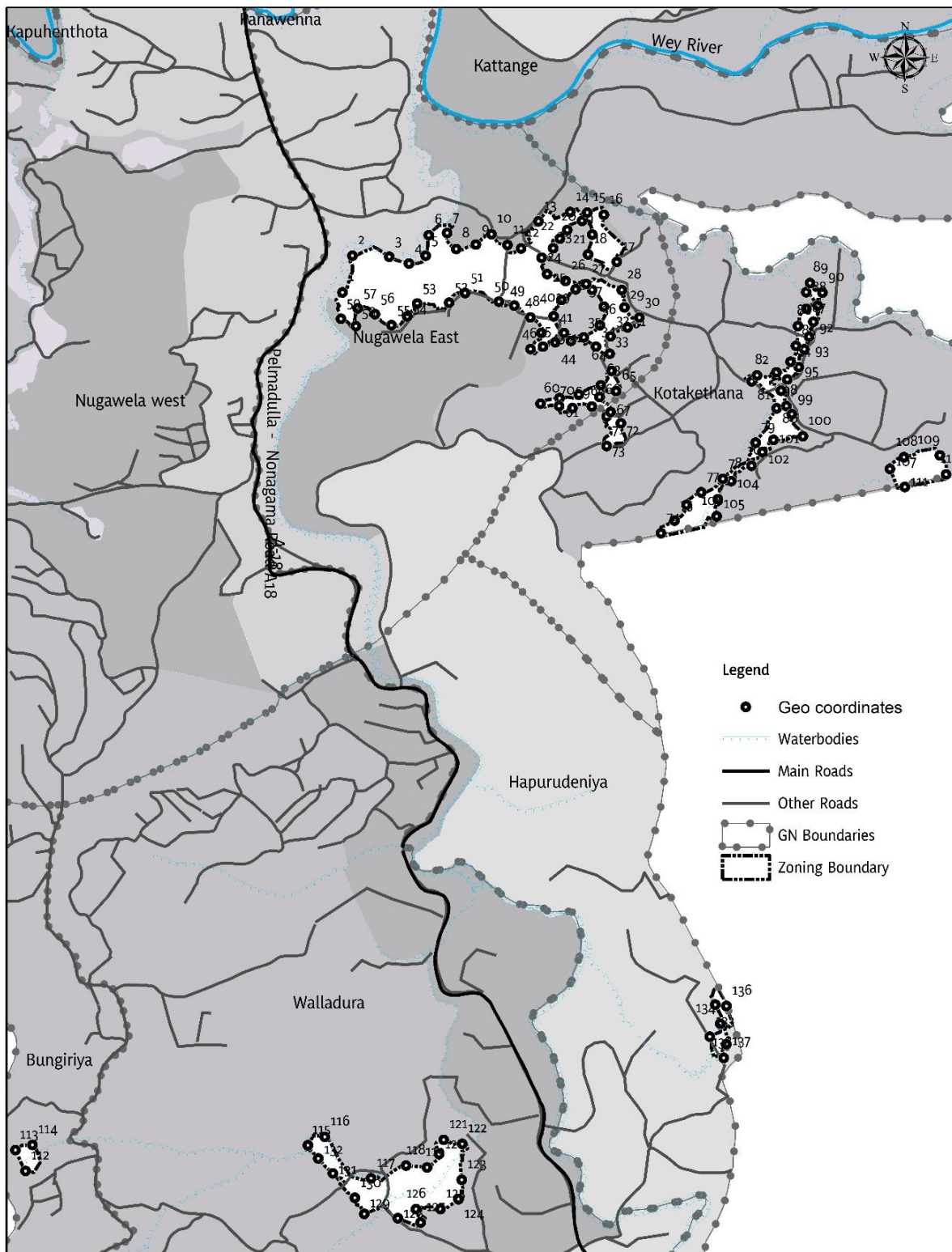
Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80.55809	6.587289	43	80.57133	6.589532	62	80.57439	6.582479
2	80.55817	6.587584	44	80.57104	6.589517	63	80.57406	6.58238
3	80.55847	6.587873	45	80.5708	6.589659	64	80.56818	6.579232
4	80.55878	6.588121	46	80.57076	6.590023	65	80.56844	6.579726
5	80.55926	6.588153	47	80.57054	6.59042	66	80.56869	6.57951
6	80.55915	6.587815	49	80.57044	6.590678	67	80.56908	6.579152
7	80.55941	6.587473	50	80.57315	6.584278	68	80.56924	6.579366
8	80.55954	6.587281	51	80.57323	6.584504	69	80.56911	6.57866
9	80.55927	6.587316	52	80.57353	6.584619	70	80.56944	6.578963
10	80.55902	6.587717	53	80.57363	6.584329	71	80.56974	6.579023
11	80.55884	6.587974	54	80.57359	6.584056	72	80.5696	6.578718
12	80.55861	6.587589	55	80.57324	6.583682	73	80.56953	6.578379
13	80.55827	6.58741	56	80.5736	6.582635	74	80.56916	6.578413
14	80.55836	6.586989	57	80.57394	6.582825	75	80.57088	6.578215
15	80.55978	6.587364	58	80.57436	6.582722	76	80.57093	6.57864
16	80.56001	6.587728	59	80.5748	6.5826	77	80.57136	6.578793
17	80.56037	6.587953	60	80.57505	6.582319	78	80.57175	6.578669
18	80.56029	6.587603	61	80.57465	6.582467	79	80.57219	6.578558
19	80.56004	6.587395	62	80.57439	6.582479	80	80.57204	6.578314
20	80.55991	6.587148	38	80.57127	6.590155	81	80.57163	6.578117
21	80.56854	6.590686	39	80.57163	6.590009	82	80.57124	6.578225
22	80.5688	6.590701	40	80.57193	6.589465	83	80.5677	6.577977
23	80.56898	6.590671	41	80.57175	6.589449	84	80.56806	6.578249
24	80.5691	6.590312	42	80.57162	6.589345	85	80.56837	6.578545
25	80.56892	6.589972	43	80.57133	6.589532	86	80.5686	6.578159
26	80.56886	6.589533	44	80.57104	6.589517	87	80.56866	6.577728
27	80.56853	6.589796	45	80.5708	6.589659	88	80.56897	6.577415
28	80.56852	6.590242	46	80.57076	6.590023	89	80.56891	6.577042
29	80.57031	6.591419	47	80.57054	6.59042	90	80.56895	6.576606
30	80.57075	6.591427	49	80.57044	6.590678	91	80.56896	6.576184
31	80.57118	6.59117	50	80.57315	6.584278	92	80.56876	6.575971
32	80.57114	6.590792	51	80.57323	6.584504	93	80.56893	6.575624
33	80.57091	6.590901	52	80.57353	6.584619	94	80.56918	6.575304
34	80.57084	6.59119	53	80.57363	6.584329	95	80.56929	6.57493
35	80.57066	6.590662	54	80.57359	6.584056	96	80.56964	6.574656
36	80.57087	6.590446	55	80.57324	6.583682	97	80.5695	6.574273
37	80.5713	6.590516	56	80.5736	6.582635	98	80.56924	6.573991
38	80.57127	6.590155	57	80.57394	6.582825	99	80.569	6.573725
39	80.57163	6.590009	58	80.57436	6.582722	100	80.56882	6.573406
40	80.57193	6.589465	59	80.5748	6.5826	101	80.56855	6.573325
41	80.57175	6.589449	60	80.57505	6.582319	102	80.56819	6.573277
42	80.57162	6.589345	61	80.57465	6.582467	103	80.56844	6.573016

Agricultural Zone I (Part VI) - Geo Coordinates

Point No	X Coordinate	Y Coordinate
104	80.56859	6.572658
105	80.5684	6.572475
106	80.56799	6.572131
107	80.5676	6.572423
108	80.56712	6.572812
109	80.56675	6.572845
110	80.56617	6.572985
111	80.56554	6.573259
112	80.56508	6.573153
113	80.56461	6.572362
114	80.56446	6.57293
115	80.56468	6.573213
116	80.56488	6.57341
117	80.56506	6.573728
118	80.56535	6.573958
119	80.56554	6.573758
120	80.56595	6.573477
121	80.56634	6.573591
122	80.56674	6.573632
123	80.56717	6.573719
124	80.56757	6.573593
125	80.56801	6.573666
126	80.56841	6.573864
127	80.5687	6.574149
128	80.56902	6.574412
129	80.56896	6.575111
130	80.56863	6.575341
131	80.56841	6.576021
132	80.56857	6.576437
133	80.56864	6.576868
134	80.56826	6.577682
135	80.56019	6.571343
136	80.56075	6.571065
137	80.56108	6.570851
138	80.56201	6.57078
139	80.56248	6.570641
140	80.5629	6.570706
141	80.56334	6.570803
142	80.56366	6.570849
143	80.56407	6.570652
144	80.5642	6.570221
145	80.56468	6.569869


Point No	X Coordinate	Y Coordinate
146	80.56461	6.569558
147	80.56408	6.570014
148	80.56351	6.570178
149	80.56315	6.570188
150	80.56276	6.570173
151	80.56235	6.570176
152	80.5619	6.570257
153	80.5612	6.569571
154	80.56123	6.570058
155	80.56087	6.570222
156	80.56087	6.570688
157	80.56051	6.571063
158	80.56694	6.570655
159	80.56718	6.571032
160	80.56759	6.571189
161	80.56837	6.571233
162	80.56909	6.570931
163	80.5688	6.570981
164	80.56834	6.571093
165	80.56767	6.571009
166	80.56719	6.570712
167	80.56969	6.570776
168	80.56995	6.570824
169	80.57042	6.570479
170	80.57028	6.570168

Agricultural Zone I (Part VII)



Agriculture Zone 1 (Part VII)
Pelmadulla - Kahawatta UDA Declared Area

0 0.075 0.15 0.3 0.45 0.6 K.m.

 **Urban Development Authority**
 April 2023

Source: Urban Development Authority Pelmadulla - Kahawatta Development Plan (2022 - 2032) Prepared by: Planning Division
 Sabaragamuwa Provincial Office

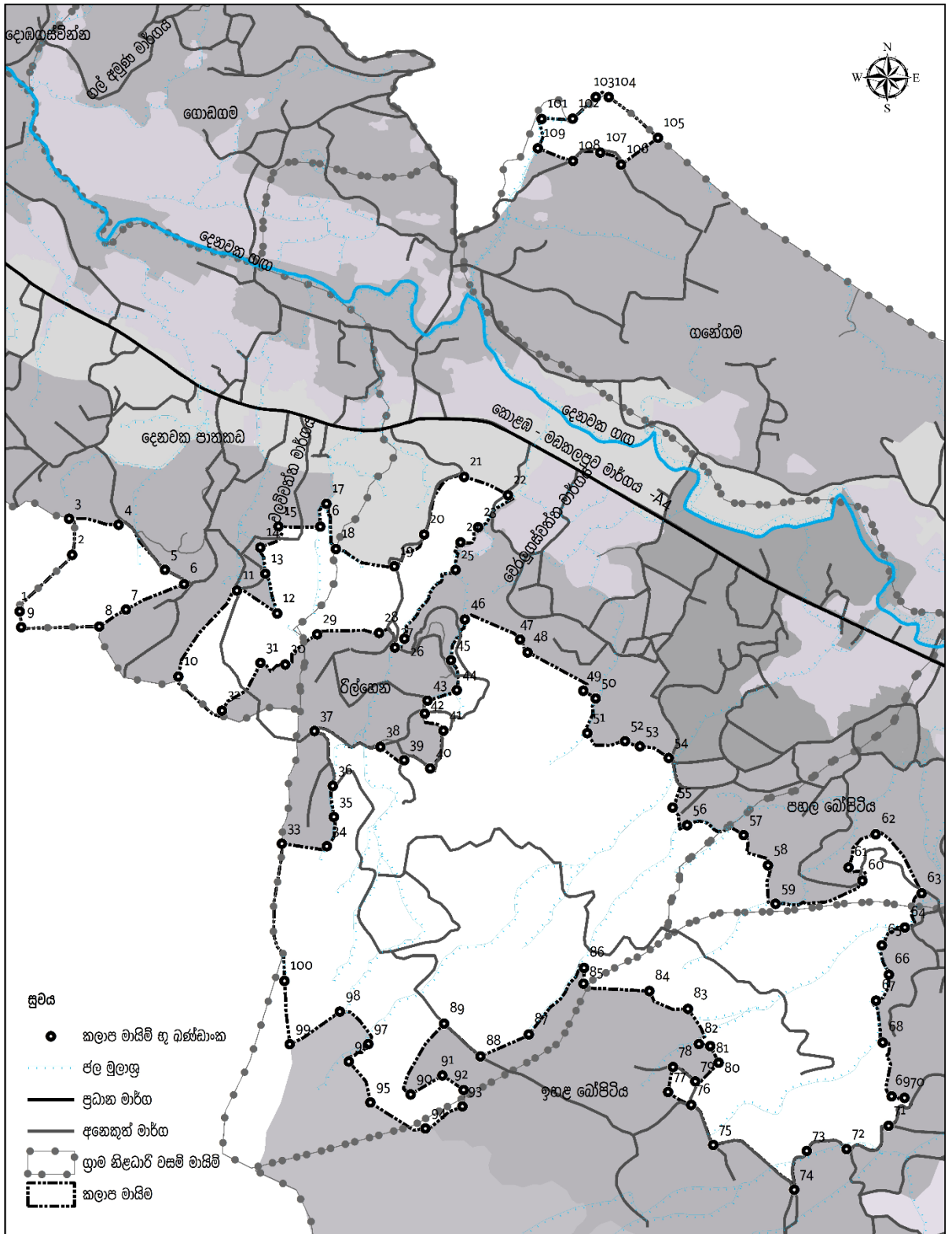
Agricultural Zone I (Part VII) - Geo Coordinates

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80.57562	6.575455	43	80.58055	6.574405	85	80.58541	6.574303
2	80.57584	6.57625	44	80.58022	6.574374	86	80.58546	6.57473
3	80.57663	6.576225	45	80.57995	6.574283	87	80.58563	6.575107
4	80.57706	6.576077	46	80.57968	6.57423	88	80.58563	6.575463
5	80.57742	6.576248	47	80.57991	6.574582	89	80.58572	6.575664
6	80.57748	6.57669	48	80.57967	6.574915	90	80.58599	6.575455
7	80.57788	6.57674	49	80.57933	6.575169	91	80.58588	6.575173
8	80.57808	6.576395	50	80.57899	6.575256	92	80.58579	6.574823
9	80.5785	6.576489	51	80.57826	6.575441	93	80.58569	6.574499
10	80.57883	6.576714	52	80.57793	6.575234	94	80.58559	6.574231
11	80.57918	6.576481	53	80.57724	6.575215	95	80.58547	6.573844
12	80.57948	6.576407	54	80.57702	6.574934	96	80.58523	6.573578
13	80.57985	6.576993	55	80.57668	6.574744	97	80.58509	6.573334
14	80.58054	6.577193	56	80.57632	6.574982	98	80.58521	6.573002
15	80.5809	6.577182	57	80.57595	6.575109	99	80.58533	6.572826
16	80.58126	6.577133	58	80.57591	6.574725	100	80.58556	6.57235
17	80.58154	6.576118	59	80.57558	6.574884	101	80.58493	6.572268
18	80.58092	6.576275	60	80.5799	6.573049	102	80.58469	6.572006
19	80.58101	6.576707	61	80.58031	6.57317	103	80.58446	6.571709
20	80.5808	6.576999	62	80.58073	6.573249	104	80.58401	6.571377
21	80.58047	6.576801	63	80.5812	6.573449	105	80.58372	6.570985
22	80.58031	6.576619	64	80.58143	6.573759	106	80.5837	6.570617
23	80.58017	6.576409	65	80.58153	6.573323	107	80.58744	6.571644
24	80.57993	6.576206	66	80.58118	6.573196	108	80.58775	6.571897
25	80.58004	6.575853	67	80.58141	6.572868	109	80.58852	6.571937
26	80.58044	6.575703	68	80.58101	6.572988	110	80.58865	6.571526
27	80.58089	6.575639	69	80.58059	6.572953	111	80.58777	6.571255
28	80.58165	6.575509	70	80.5803	6.573001	112	80.56879	6.556461
29	80.58171	6.575132	71	80.58132	6.572776	113	80.56857	6.556912
30	80.58203	6.574916	72	80.58163	6.572628	114	80.56893	6.557026
31	80.58178	6.5747	73	80.58132	6.572135	115	80.57488	6.557022
32	80.58141	6.574506	74	80.5825	6.570254	116	80.57525	6.557201
33	80.58139	6.574132	75	80.58279	6.570524	117	80.57625	6.556306
34	80.58109	6.574285	76	80.58305	6.570867	118	80.577	6.556581
35	80.58083	6.574482	77	80.58337	6.571137	119	80.57745	6.556542
36	80.58118	6.574746	78	80.58383	6.571425	120	80.57771	6.556831
37	80.58126	6.575147	79	80.58454	6.572211	121	80.57781	6.557141
38	80.58101	6.57551	80	80.58499	6.572953	122	80.57822	6.557051
39	80.58066	6.575523	81	80.58446	6.573535	123	80.5782	6.556276
40	80.58035	6.575292	82	80.58457	6.573665	124	80.57813	6.555856
41	80.58018	6.574939	83	80.58499	6.573733	125	80.57774	6.555642
42	80.58041	6.57458	84	80.5853	6.573958	126	80.57722	6.55564

Agricultural Zone I (Part VII) - Geo Coordinates


Point No	X Coordinate	Y Coordinate
127	80.57732	6.555351
128	80.57682	6.555445
129	80.5761	6.555535
130	80.5759	6.555886
131	80.57542	6.556411
132	80.5751	6.556736
133	80.58356	6.559374
134	80.58379	6.559653
135	80.58367	6.560064
136	80.58392	6.560032
137	80.58392	6.559205
138	80.58386	6.558911

Agricultural Zone II (Part I) 1



කෘෂිකාර්මික කලාප II - (I කොටස)
පැල්මඩුල්ල - කහවත්ත නාගරික බල ප්‍රදේශය

0 0.075 0.15 0.3 0.45 0.6
 මිලිමීටර්

 **නාගරික සංවර්ධන අධිකාරිය**
 අප්‍රේල් 2023

මූලාශ්‍රය: නාගරික සංවර්ධන අධිකාරිය
 පැල්මඩුල්ල - කහවත්ත නගර සංවර්ධන සැලැස්ම (2022 - 2032)
 සැකසුම් : සැලසුම් අංශය
 සවිභව මුළු පළාත් කාර්යාලය

Agricultural Zone II (Part I) - Geo Coordinates

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80.51106	6.627851	38	80.52133	6.623999	75	80.5308	6.612673
2	80.51255	6.629462	39	80.522	6.623621	76	80.53017	6.613814
3	80.51247	6.630491	40	80.52274	6.623384	77	80.52951	6.614179
4	80.51387	6.630317	41	80.52312	6.624458	78	80.52966	6.614892
5	80.51519	6.629035	42	80.52258	6.624947	79	80.53029	6.614484
6	80.51574	6.62863	43	80.52266	6.625317	80	80.53095	6.615012
7	80.51408	6.627904	44	80.5235	6.625616	81	80.53071	6.615488
8	80.51332	6.627422	45	80.52333	6.626463	82	80.53039	6.615548
9	80.5111	6.627401	46	80.52373	6.627628	83	80.53008	6.616546
10	80.51557	6.625998	47	80.5253	6.627054	84	80.52898	6.617054
11	80.51724	6.628447	48	80.52551	6.626692	85	80.52711	6.61726
12	80.51839	6.627793	49	80.5271	6.625601	86	80.52712	6.617712
13	80.51804	6.628924	50	80.52745	6.625381	87	80.52555	6.615819
14	80.51791	6.629673	51	80.52721	6.624392	88	80.52418	6.615191
15	80.51842	6.630271	52	80.52828	6.624164	89	80.52314	6.616121
16	80.51961	6.630269	53	80.52871	6.624017	90	80.52219	6.614106
17	80.51979	6.630917	54	80.52953	6.62369	91	80.52309	6.614648
18	80.52006	6.629631	55	80.52964	6.622278	92	80.5237	6.614233
19	80.52172	6.629136	56	80.53005	6.621777	93	80.52366	6.613764
20	80.52257	6.630044	57	80.53166	6.621493	94	80.52261	6.613135
21	80.5237	6.631686	58	80.53236	6.620629	95	80.52104	6.613879
22	80.52495	6.631166	59	80.53257	6.619535	96	80.52042	6.615042
23	80.5241	6.63025	60	80.53504	6.620196	97	80.52098	6.615538
24	80.52361	6.629821	61	80.53465	6.620573	98	80.52017	6.616464
25	80.52346	6.629034	62	80.53542	6.621519	99	80.51875	6.615535
26	80.52201	6.627081	63	80.53673	6.619837	100	80.5186	6.617336
27	80.52174	6.626826	64	80.53625	6.618865	101	80.5259	6.641873
28	80.52129	6.62724	65	80.5356	6.61836	102	80.52679	6.641882
29	80.51952	6.627201	66	80.5358	6.617522	103	80.52745	6.642501
30	80.51862	6.62634	67	80.53543	6.616781	104	80.52781	6.642497
31	80.51791	6.62639	68	80.53562	6.615594	105	80.52921	6.641336
32	80.51682	6.625029	69	80.53588	6.614061	106	80.52817	6.640578
33	80.51852	6.621243	70	80.53624	6.614017	107	80.52757	6.640917
34	80.51981	6.621172	71	80.53579	6.613221	108	80.52679	6.640677
35	80.52	6.622006	72	80.53459	6.612558	109	80.52579	6.641041
36	80.51997	6.622888	73	80.53346	6.612502			
37	80.51945	6.624448	74	80.5331	6.611399			

Agricultural Zone II (Part I) 1

North - No. 3 and the planning boundary is the starting point of this zone From there the line drawn to No. 4

East - From the last mentioned point a line drawn south-east and south-west to Nos. 4, 5, 6, 7, 8

South - The line drawn from the last mentioned point to point number 9

West - From the last mentioned point the line drawn north-east and north to Nos. 2 and 3

Agricultural Zone II (Part I) 2

North - The starting point of this region is the point where No. 13 meets the Walawwatta road. Thence in an easterly and north-easterly direction up to the point where it meets By-pass No. 20 (13 to 20)

East - A line drawn from the last mentioned point along the said by-way north-eastwards to point No. 21 and thence further east and south-west to the point where it meets No. 27 (Nos. 21 to 27)

South - A line drawn west and south-west from the last mentioned point to the point where it meets the municipal boundary (No. 27 to No. 32)

West - A line drawn from the last mentioned point north-west to the point where it meets No. 10 and thence north-east and again east and north-west to the point of commencement.

Agricultural Zone II (Part I) 3

The starting point of this zone is the point where the North - Walawwatta road meets No. 37. Thence in an easterly direction to the point where it meets No. 46 in the North direction (Nos. 37 to 46) and thence further south-east to the point where it meets the northern boundary of the lower Bopitiya Grama Niladhari domain (Nos. 46 to 56).

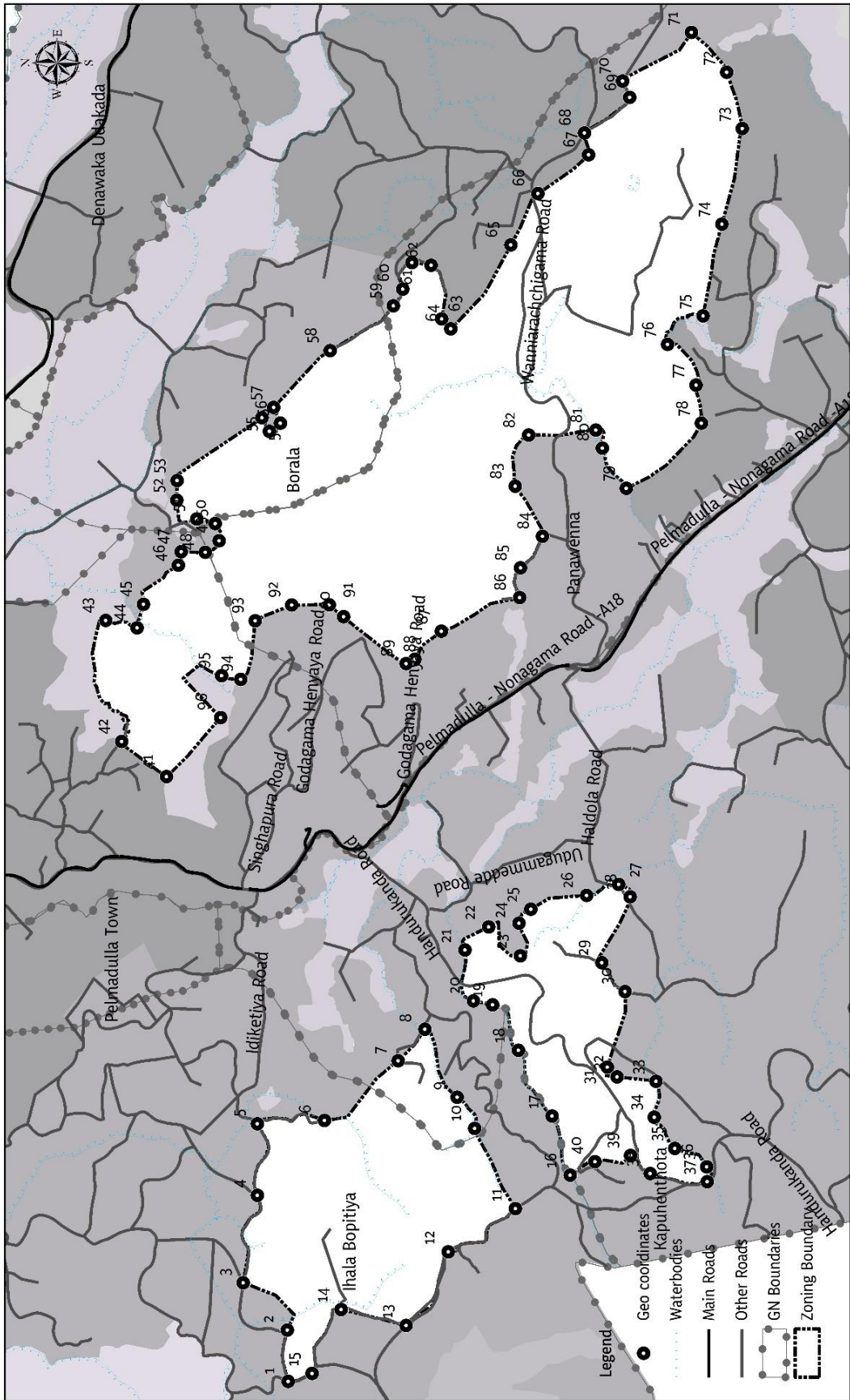
East - from the last mentioned point further east and southwards passing the said Village Officer domain to the point where it meets Nos. 57, 58, 59 and then further east, northwards to the point where it meets No. 62 (Nos. 60, 61, 62) thence further

southward passing the Lower Bopitiya Grama Niladhari Domain to the point where it meets No. 72 (from No. 63 to 72) and thence further west and southward to the point where No. 73 and 74 meet.

South - From the last mentioned point further north-west to the point where it meets the southern boundary of the Rilhena Grama Niladhari domain (Nos. 75 to 85) and thence further south-westwards to the point where it meets the southern boundary of the Rilhena Grama Niladhari domain (No. 86) 93) drawn line

West - From the last mentioned point south-west and north-west to Nos. 94, 95, 96, 97 and thence further north-west, south-west and again north-west to the point where it meets the municipal boundary (Nos. 98 – 100) and from there the said boundary A line drawn along the boundary to No. 33 and thence due east and north to the point of commencement (Nos. 34 to 37)

Agricultural Zone II (Part II)



Agriculture Zone 2 (Part II)
Pelmadulla - Kahawatta UDA Declared Area

Urban Development Authority
 April 2023

Source: Urban Development Authority
 Pelmadulla - Kahawatta Development Plan (2022 - 2032)
 Prepared by: Planning Division
 Sabaragamuwa Provincial Office

Agricultural Zone II (Part II) - Geo Coordinates

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80.53498	6.611249	33	80.5419	6.602776	65	80.56118	6.606131
2	80.53617	6.611271	34	80.54108	6.602818	66	80.56236	6.605506
3	80.53725	6.612284	35	80.54036	6.602344	67	80.56326	6.60434
4	80.53928	6.611961	36	80.53993	6.601608	68	80.56375	6.604438
5	80.54092	6.611962	37	80.53959	6.601597	69	80.56458	6.603395
6	80.541	6.610416	38	80.53978	6.602912	70	80.56495	6.603561
7	80.54237	6.60872	39	80.54019	6.603364	71	80.56607	6.601972
8	80.5431	6.608101	40	80.54005	6.604187	72	80.56516	6.60116
9	80.54153	6.60736	41	80.54892	6.614058	73	80.56386	6.6008
10	80.54082	6.606954	42	80.54973	6.61509	74	80.56165	6.60127
11	80.53897	6.606015	43	80.55252	6.615461	75	80.55954	6.601702
12	80.53797	6.607563	44	80.55235	6.614735	76	80.55888	6.602521
13	80.53628	6.608532	45	80.55289	6.614591	77	80.55795	6.601864
14	80.53664	6.610029	46	80.55379	6.613787	78	80.55707	6.60174
15	80.53516	6.610698	47	80.5541	6.613722	79	80.55556	6.603467
16	80.53974	6.604757	48	80.55409	6.613166	80	80.5565	6.604021
17	80.5411	6.605171	49	80.55436	6.612849	81	80.55691	6.604172
18	80.54262	6.60595	50	80.55475	6.612938	82	80.55679	6.605718
19	80.54366	6.606544	51	80.55486	6.613365	83	80.55562	6.606026
20	80.54375	6.606987	52	80.55529	6.613823	84	80.55446	6.605398
21	80.54493	6.607183	53	80.55574	6.613817	85	80.55373	6.605906
22	80.54546	6.606634	54	80.55719	6.611863	86	80.55305	6.605925
23	80.5448	6.605905	55	80.55688	6.611692	87	80.55227	6.607729
24	80.54555	6.605939	56	80.55707	6.611437	88	80.55163	6.608335
25	80.54587	6.605666	57	80.55743	6.611593	89	80.55153	6.608537
26	80.54619	6.60438	58	80.55874	6.610292	90	80.5526	6.609981
27	80.54644	6.603642	59	80.55977	6.608837	91	80.55288	6.61031
28	80.54616	6.603375	60	80.56016	6.608622	92	80.55288	6.611174
29	80.54463	6.604027	61	80.56077	6.608408	93	80.55251	6.612016
30	80.54398	6.603492	62	80.56071	6.607966	94	80.55116	6.61235
31	80.54223	6.603899	63	80.55947	6.607724	95	80.55125	6.61279
32	80.542	6.603675	64	80.55924	6.607513	96	80.55028	6.61281

Agricultural Zone II (Part II) 1

North - The starting point of this zone is the point where Lot No. 1 meets the Itikatiya Bypass. Thence east, north-east and east again to the point where it meets No. 5 (No. 1 to 5) and the line drawn

East - A line drawn south and south-east from the last mentioned point to the point where No. 8 meets the by-pass (5 to 8)

South - drawn from the last mentioned point in a south-westerly direction passing through Kapuhentota Grama Niladhari Domain to the point where point No. 11 meets the side road (No. 8 to 11) and thence north-west along the same side road to the point where it meets No. 12 the line

West - A line drawn from the last mentioned point north-west, north and again north-west along the same line to the point of beginning (Nos. 12 to 15)

Agricultural Zone II (Part II) 2

North – Number 16 is the starting point of this region. Thence in a north-easterly direction to the point where it meets the Handuru Kanda road (No. 16 to 20)

East - A line drawn from the last mentioned point south-east and southwards to the point where it meets the Haldola road and thence along the Haldola road towards the south-west to the point where it meets No. 27 (Nos. 20 to 27).

South - A line drawn from the last mentioned point north-west, south-west and again north-west to the point where it meets No. 32 (Nos. 28 to 32) and thence further south-west to the point where No. 37 meets the Handurukanda road (No. 32 and up to number 37)

West - A line drawn from the last mentioned point northwards to No. 40 (Nos. 37 to 40) and thence to the point of beginning.

Agricultural Zone II (Part II) 3

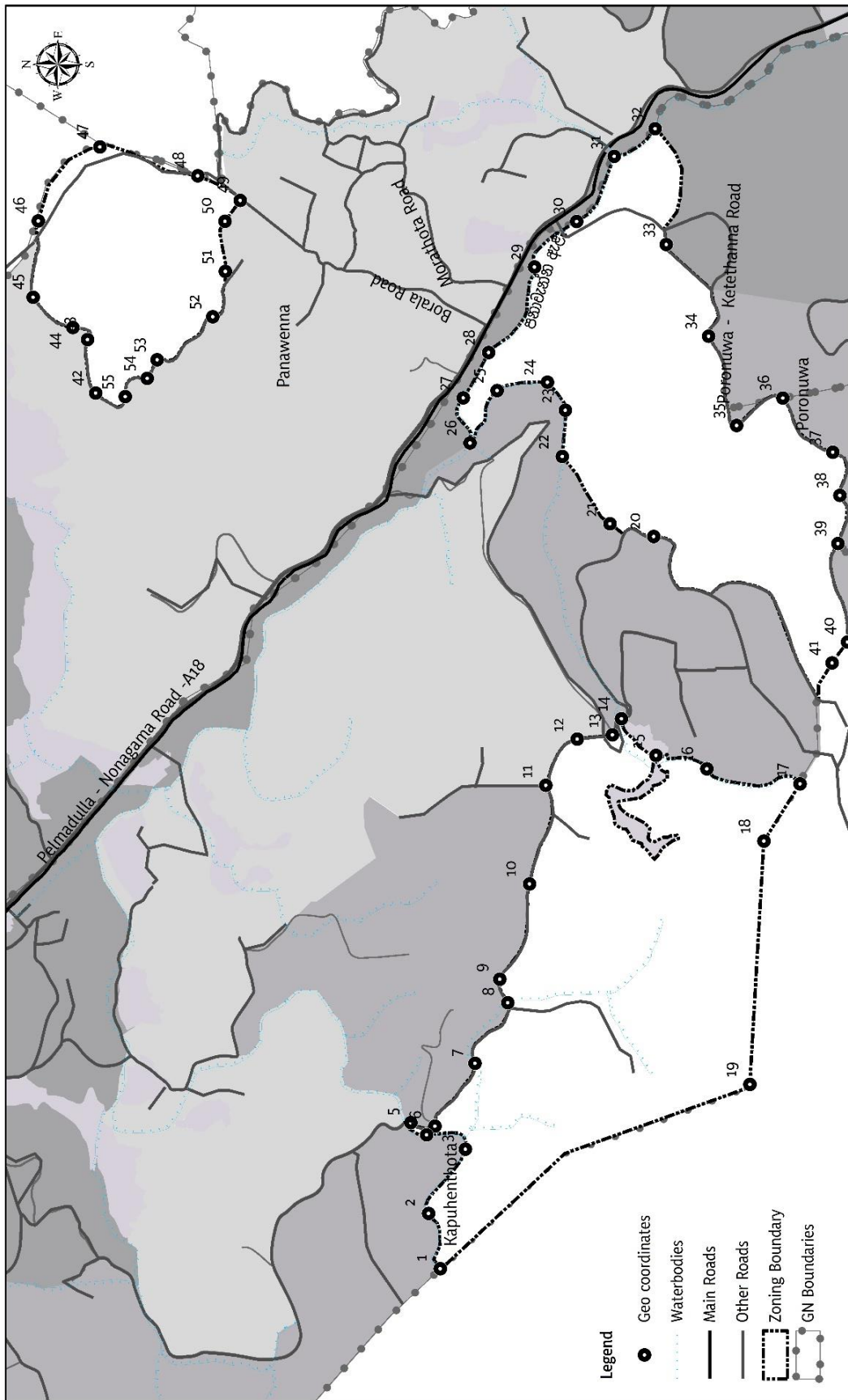
North - Point No. 93 is the starting point of this zone. From there towards the west, north and south-west to the point where it meets number 96, from there further north-west to the point where it meets number 41, from there further towards the north-east and east to the points where it meets number 42 and number 43 and from there further towards the south-east Panavanna Grama A line drawn crossing the northern boundary of the official domain up to the point where it meets No. 49 (Nos. 43 to 49)

East - A line drawn from the last mentioned point towards the north, east and south-east passing through the domain of Denawaka Udagama Grama Niladhari to the point where it meets the Vanni Arachchi village road (Nos. 50 to 66)

South - From the last mentioned point passing the said road further south-eastwards to the point where it meets No. 71 (Nos. 66 to 71) and thence south-west and westwards to the point where it meets No. 78 (Nos. 72 to 78) and thence The line drawn further north-west, north-east and northwards up to the point where it meets the Vanniarachchigama road (Nos. 79 to 81)

West - A line drawn north, south-west and north-west from the last mentioned point to the point where it meets No. 89 (Nos. 82 to 89) and thence in a northeasterly and northerly direction to the starting point (Nos. 90 to 93)

Agricultural Zone II (Part III)



Legend

- Geo coordinates
- Waterbodies
- Main Roads
- Other Roads
- Zoning Boundary
- GN Boundaries

0 0.05 0.1 0.2 0.3 0.4 km.

Agriculture Zone 2 (Part III)
Pelmadulla - Kahawatta UDA Declared Area

Urban Development Authority
 April 2023

Prepared by: Planning Division
 Sabaragamuwa Provincial Office

Pelmadulla - Kahawatta Development Plan (2022 - 2032)

Source: Urban Development Authority

Agricultural Zone II (Part III) - Geo Coordinates

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80.55082	6.591121	20	80.56359	6.587407	39	80.56347	6.584197
2	80.55179	6.591325	21	80.56381	6.588169	40	80.56175	6.584028
3	80.5529	6.590685	22	80.56499	6.589001	41	80.56139	6.584296
4	80.55315	6.591362	23	80.56579	6.588948	42	80.56609	6.597133
5	80.55337	6.591634	24	80.56628	6.589261	43	80.56702	6.597275
6	80.55331	6.591216	25	80.56613	6.590137	44	80.56723	6.59753
7	80.55441	6.590519	26	80.56522	6.590608	45	80.56776	6.598224
8	80.55546	6.589947	27	80.566	6.590726	46	80.56908	6.598133
9	80.55587	6.590086	28	80.5668	6.590286	47	80.57037	6.597059
10	80.55753	6.589567	29	80.56828	6.589487	48	80.56988	6.595356
11	80.55925	6.589284	30	80.56908	6.588753	49	80.56944	6.594614
12	80.56006	6.588737	31	80.57022	6.588098	50	80.56908	6.59488
13	80.56013	6.588125	32	80.5707	6.587385	51	80.56821	6.594874
14	80.56041	6.587969	33	80.56868	6.587189	52	80.56742	6.595092
15	80.55978	6.587364	34	80.56709	6.586452	53	80.56667	6.59606
16	80.55954	6.586479	35	80.56552	6.585963	54	80.56634	6.596234
17	80.55928	6.584855	36	80.566	6.585156	55	80.56602	6.596616
18	80.55828	6.585484	37	80.56506	6.584287			
19	80.55404	6.585727	38	80.56431	6.584162			

Agricultural Zone II (Part III) 1

North - The point where the urban boundary meets number 1 is the starting point of this zone. Thence south-east and northwards to the point where No. 5 meets the side road and thence along the said side road towards the south-east to the point where No. 11 meets (No. 1 to 11)

East - A line drawn from the last mentioned point along the said bypass to the point where it meets No. 14 and thence further south to the point where it meets the municipal boundary (No. 14 to 17)

South - A line drawn westwards from the last mentioned point along the said municipal boundary to point No. 19

West - A line drawn from the last mentioned point north-westwards along the said municipal boundary to the point of commencement.

Agricultural Zone II (Part III) 2

North - The starting point of this zone is the point where it meets the side road No. 20. From there towards the north-east and north-west to the point where it meets No. 26 (up to No. 21 26) and from there further north-east and south-east to the point where it meets the Panavanna canal, and from there along the said canal to the south-east until the point where the Poronuwa road meets each other. Line (Numbers 21 to 30)

East - A line drawn from the last mentioned point along the said Panavanna canal towards the point where it meets No. 32 and thence further west passing the Poronuwa - Ketethanna road to the point where Nos. 33 and 34 meet (the point where Poronuwa - Ketethanna road meets)

South - A line also drawn from the last mentioned point west along the Poronuwa - Ketethanna road, south and west again to the point where it meets the municipal boundary (No. 34 to No. 40).

West - A line drawn north-westwards from the last mentioned point along the said municipal boundary to the point where it meets the bypass (Nos. 40, 41) and thence north-east along the said bypass to the starting point.

Agricultural Zone II (Part III) 3

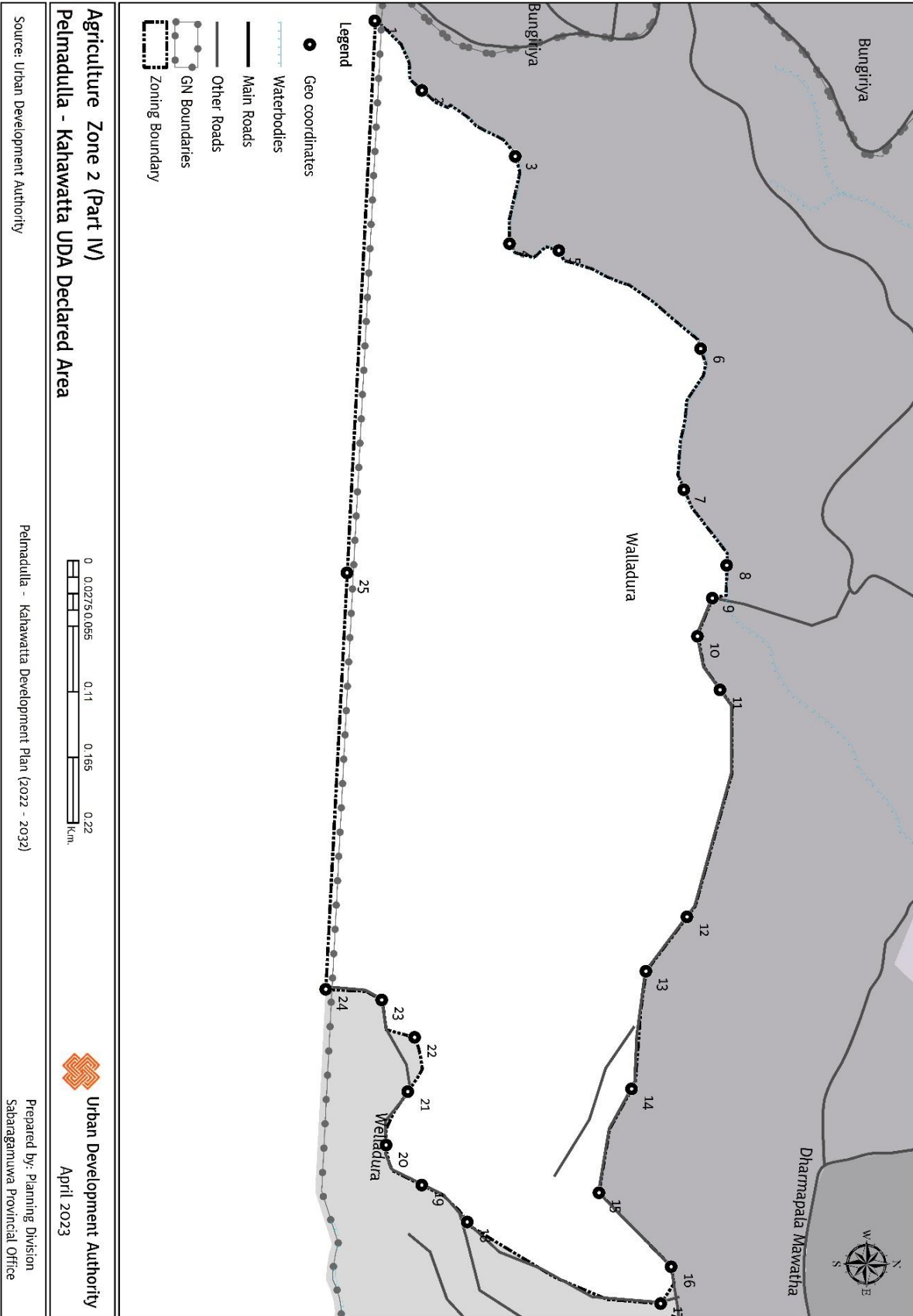
North - The starting point of this region is the point where No. 42 and Borala bypass meet. Thence along the said road eastwards, north-eastwards and again eastwards to the point where the municipal boundary meets the Borala main road (Nos. 42 to 46)

East - A line drawn from the last mentioned point south-eastwards and southwards along the said municipal boundary and Borala Road to the point where it meets No. 49 (Nos. 46 to 49)

South - A line drawn westwards from the last mentioned point to the point where Nos. 50, 51 and 52 meet.

West - A line drawn from the last mentioned point north-westwards to points Nos. 53, 54 and 55 and thence further north-eastwards to the starting point.

Agricultural Zone II (Part IV)



Agricultural Zone II (Part IV) - Geo Coordinates

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80.57008	6.551329	10	80.57475	6.55378	19	80.57892	6.551689
2	80.57061	6.551686	11	80.57516	6.553951	20	80.57861	6.551416
3	80.57111	6.552395	12	80.57688	6.5537	21	80.57821	6.551582
4	80.57178	6.552351	13	80.57729	6.55339	22	80.5778	6.551633
5	80.57183	6.552725	14	80.57819	6.553281	23	80.57751	6.551384
6	80.57257	6.553802	15	80.57898	6.553033	24	80.57744	6.55096
7	80.57364	6.553675	16	80.57954	6.553582	25	80.57427	6.551118
8	80.57422	6.554001	17	80.57982	6.553501			
9	80.57446	6.553892	18	80.5792	6.552033			

Agricultural Zone II (Part IV)

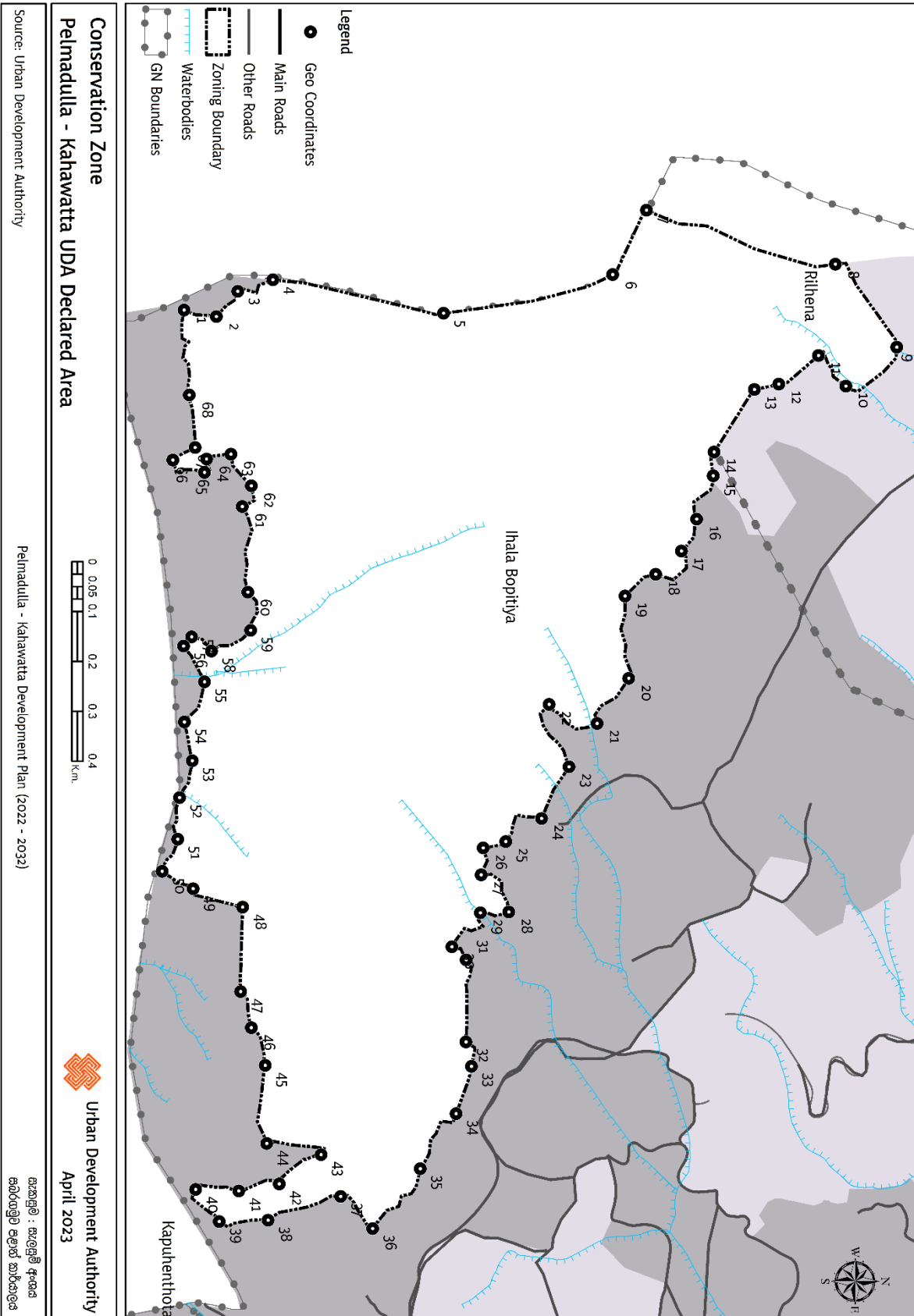
North - Number 6 is the starting point of this zone. From there towards the east to the point where No. 9 meets Valadura bypass (No. 6 to 9) and from there further along the said road to the point where No. 16 meets (No. 10 to 16) the drawn line

East - from the last mentioned point south-westwards along the Valadura road to the point where it meets No. 20 and from there (Nos. 16 to 20) further north-west and south-westwards to the point where it meets the point where it meets the southern boundary of the municipal limits (No. 21 to 24)

South - A line also drawn from the last mentioned point westwards along the said municipal boundary to the point where it meets No. 1

West - A line drawn from the last mentioned point north-east, east and north-east again to the starting point (numbers 1 to 6)

Conservation Zone



Conservation Zone - Geo Coordinates

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80.51961	6.603542	24	80.52882	6.610027	47	80.53197	6.604574
2	80.51972	6.604128	25	80.52924	6.609376	48	80.53043	6.604608
3	80.51926	6.604515	26	80.52936	6.608968	49	80.5301	6.603711
4	80.51906	6.605151	27	80.52985	6.608932	50	80.52979	6.603148
5	80.51966	6.608244	28	80.53052	6.609434	51	80.52921	6.603429
6	80.51896	6.611311	29	80.53053	6.608918	52	80.52845	6.603464
7	80.51779	6.611923	30	80.53115	6.608403	53	80.52778	6.603693
8	80.51877	6.615345	31	80.53139	6.608659	54	80.52708	6.603551
9	80.52028	6.616458	32	80.53288	6.608659	55	80.52635	6.603916
10	80.52098	6.615538	33	80.53332	6.608757	56	80.5257	6.603535
11	80.52042	6.615042	34	80.53418	6.60848	57	80.52554	6.60368
12	80.52095	6.614321	35	80.53518	6.607832	58	80.52579	6.604043
13	80.52104	6.613879	36	80.53626	6.606968	59	80.52541	6.604752
14	80.52218	6.613148	37	80.53568	6.606387	60	80.52473	6.604698
15	80.52261	6.613135	38	80.53611	6.605072	61	80.52317	6.604599
16	80.52339	6.612835	39	80.53613	6.604187	62	80.5228	6.604761
17	80.52397	6.612558	40	80.53555	6.603757	63	80.52222	6.604393
18	80.52439	6.612093	41	80.53558	6.604541	64	80.52231	6.603953
19	80.52479	6.611537	42	80.53545	6.605274	65	80.52255	6.603913
20	80.52628	6.611605	43	80.53492	6.606032	66	80.52233	6.603338
21	80.5271	6.611031	44	80.53472	6.605046	67	80.5221	6.603743
22	80.52676	6.610161	45	80.5333	6.60502	68	80.52115	6.603636
23	80.52789	6.610525	46	80.53262	6.604767			

Conservation Zone

North - The point where number 7 meets the urban boundary is the starting point of this zone. From there along the municipal boundary to the point where it meets No. 8, from there to the point where it meets No. 9, from there to the point where it meets No. 9, from there further south-east and south-west to the point where it meets No. 10 and No. 11, and from there further south-east to Upper Bopitiya (Nos. 11 to 14) thence to the point where it meets the boundary of Grama Niladhari Wasam, and thence further south-east to the point where it meets No. 30 (Nos. 14 to 30)

East - From the last mentioned point eastward to point No. 30 to point No. 33 and thence further south-east to the point where it meets Nos. 34, 35, 36, and thence further south to point Nos. 37, 38, 39, Thence further south-west, north and north-west from point No. 40 to point No. 43, and thence further south and westward from point No. 44 to point No. 48

South - A line drawn southwards from the last mentioned point to the point where No. 49 and No. 50 meet and thence further westwards from No. 51 to the point where No. 68 meets and thence further from No. 68 to the point where No. 1 meets

West - A line drawn north-westwards from the last mentioned point to the point where No. 1 to No. 4 meet (the point where it meets the urban boundary) and thence northwards along the said urban boundary to the starting point (No. 4 to 7).

Abbreviation

- UDA : Urban Development Authority
- Sqkm : Square Kilometers
- M : Meters
- O/L : Ordinary Level
- A/L : Advance Level
- DSD : Divisional Secretariat Division
- GPS : Global Positioning System
- Ha : hectares
- SWOT : Strengths, Weakness, Opportunities, Threats
- Rs. : Rupees

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