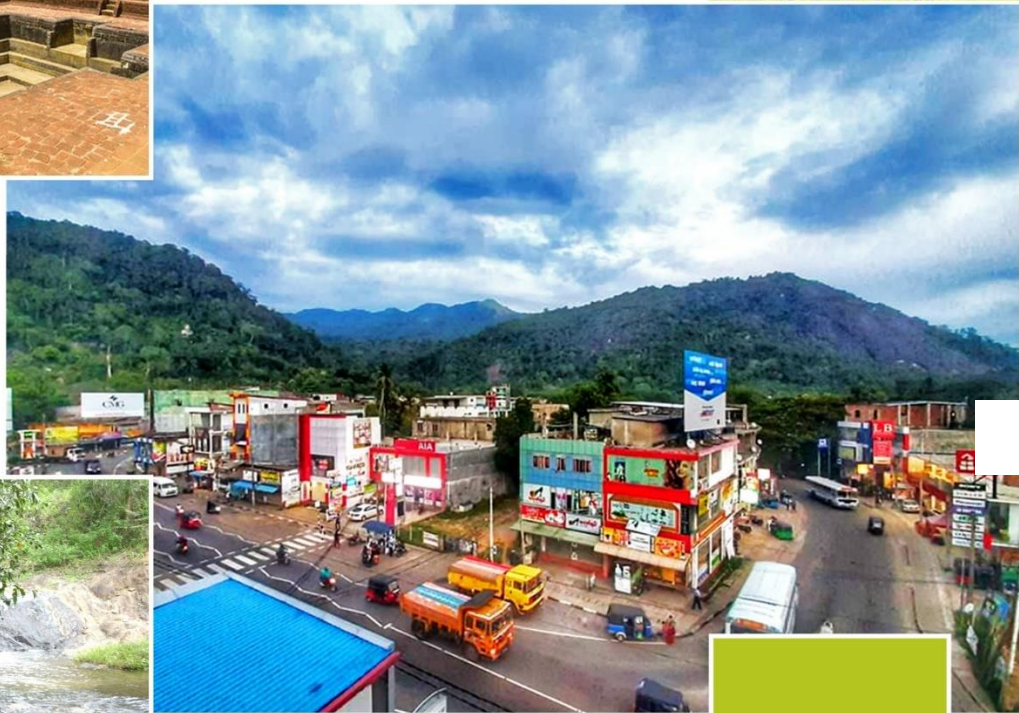


MONARAGALA

Development Plan

2023-2033



Urban Development Authority
Ministry of Urban Development & Housing

Monaragala Development Plan 2023-2033
Urban Development Authority - Sri Lanka
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Statements

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Publication 2023

The Monaragala City Development Plan (2023-2033) consists of three main parts, the first part, the second part and the third part. The first part consists of the background of the development plan, the preliminary study, the need of the plan, the plan framework, the SWOT analysis and the plan. The second part consists of planning and building development regulations, zoning regulations, proposed road widths, building restrictions and reserves. The third section consists of zone boundary coordinates and all annexes.

The Monaragala City Development Plan (2023-2033) has been prepared by the Planning Division of the Uva Provincial Office.

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Environment and Landscape Division- Urban Development Authority (Preparation of PORS Plan and regulations)
Geographic Information Division - Urban Development Authority (Providing geographic information and data and System Division provides technical support)

Acknowledgement

This development plan has been prepared to be implemented within the time frame of 2023-2033 for Monaragala Pradeshiya Sabha under the initial supervision of the development planning division of the Uva Provincial Office of the Urban Development Authority . The city of Monaragala, situated in the Monaragala district, is currently experiencing rapid growth and stands as the primary commercial hub of the district. The main objective of this development plan is to develop this commercial city as a major tourist city for local and international visitors, and to establish it as a hub for tourism-related services.

We express our sincere gratitude to Honorable Minister Prasanna Ranathunga, Minister of Urban Development and Housing, for granting approval to the Monaragala Development Plan 2023-2033, which operates within the legal framework provided by the Urban Development Authority Act No. 41 of 1978, as amended by Act No. 04 of 1982.

Additionally, we extend our heartfelt appreciation to Mr. Tenuka Widanagamage, Minister of State of the Ministry of Urban Development and Housing, and the Ministry Secretary, whose invaluable guidance and support were crucial in the successful completion of this endeavor.

The Planning Team of the Urban Development Authority would like to thank the former Chairman of the Monaragala Pradeshiya Sabha R.M Ratnaweera and all the Pradeshiya Sabha members, Monargala Divisional Secretary and all the officials in the Divisional Secretariat, Mr. D.M Anura Dissanayake , the secretary of the Monaragala Pradeshiya Sabha and the staff, and all the officials of other public and private institutions.

Special recognition is owed to Chartered Town Planner Ms. Rupa Ranjani, Director (Strategic Planning), whose encouragement and guidance were instrumental in completing this plan, as well as to Director (Legal) Advocate Mrs. D.M. Kiriwattudua.

We also wish to convey our thanks to the entire staff, including former and current Additional Director Generals, Deputy Director Generals, all Directors, Deputy Directors, Assistant Directors, and other personnel of the Authority, whose dedication from the outset contributed significantly to the preparation of this plan.

On behalf of the planning team, we express gratitude to the all supportive teams, particularly the Director & the staff members of the Environment and Landscape division, the Strategic Planning division, and the Geographic Information System division, for their support.

Likewise, we extend our thanks to all stakeholders whose support has been vital in the successful completion of this important task.

Preface

The need for a formal development plan for Monaragala city has become evident in order to effectively address its challenges. Accordingly, the Monaragala City Development Plan has been formulated with the objective of creating a sustainable city by analyzing the existing economic, social, physical, and environmental conditions. This plan is expected to provide guidance for future development activities within the Monaragala Urban Development Authority declared area.

The City Development Plan 2023-2033 is divided into three parts. Part I comprises with following chapters, the Background of the Development Plan, Basic study, Need of the Development Plan, Development plan framework, and SWOT analysis and The Plan. Part II includes chapters on Development Zones and Zoning Regulations, Proposed Road Widths, Building Limits, and Reserves. Part III consists of coordinates related to zoning boundaries and all annexures.

Chapter 1 outlines the meaning of the Development Plan, its legal context, stakeholders, scope, and planning process. Chapters 2 and 3 respectively detail the planning area, its history, boundary delineation, and need of the plan. Chapter 4 encompasses the vision, goals, strategic plans, and Chapter 5 outlines the basic SWOT analysis for each objective. Chapter 6 outlines the Conceptual Plan and Proposed Land Use Plan, including main strategies such as physical and social infrastructure development, economic development, sustainable environmental development, and implementation.

Chapters 7 and 8 delineate development zones and zoning regulations for identified zones and Chapter 9 includes proposed road widths, building limits, and reserve limits.

Ultimately, the aim of both the authority and the Government of Sri Lanka is to implement the 2023-2033 Monaragala City Development Plan in the near future.

Honorable Minister's Foreword



Towards realization of “Monaragala” 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 2024, 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. “Monaragala” Development Plan is also one such plans and preparations are in place to formulate more plans in the year 2024.

Monaragala, which is considered to be a major service and commercial city in Uva province, has the potential to be developed through administrative services and agro-related industries. The primary intention of this plan is to promote sustainable development while protecting the existing environmental sensitivity of the area. It is proposed through this plan to use the potential to suit the area and use it formally for the benefit of the urban community.

The comments and suggestions of professionals, experts, stakeholders and community were obtained during the preparation of this plan and it was approached to prepare this plan through modern analytical strategies and technical methods.

Accordingly, I appreciate the services of the Chairman of the Urban Development Authority, the Director General, the planning teams and all the officials of the Urban Development Authority who helped in making this task successful. I believe that the Monaragala Development Plan (2023-2033) will be successfully implemented through the support and contribution of the relevant local government institutions, public and private sector institutions and the general public.

Prasanna Ranathunga

Honorable Minister of Urban Development & Housing

Honorable Minister's of State Forward



As a pioneering institution in Sri Lanka to achieve modern sustainable development objectives, the Urban Development Authority has a great responsibility. Accordingly, it is essential to prepare development plans according to Section 8 (Part II A) 8A(1) of the Amended Act No. 04 of 1982 for the urban development areas announced by the Honorable Minister-in-Charge.

Through the development plans prepared in this way, the basic vision including " a fully developed Sri Lanka in the year 2048 " In order to realize that vision, it is basically expected to direct the state towards the right direction in order to efficiently and effectively fulfill all the objectives and goals for building a developed Sri Lanka, thereby building a productive citizen, a happy family, a virtuous society and a prosperous country. Furthermore, I believe that these development plans will be of great help in achieving the objectives of urban area development and regulation through a formal re-urbanization plan, creating economic stability for the urban people.

Therefore, I would like to express my heartfelt gratitude to the planning team who played their role very responsibly in preparing this plan and to everyone who supported me in any way, and I hope that you all will contribute to achieve a fully developed Sri Lanka.

Honorable Tenuka Widanagamage Minister of State
Ministry of Urban Development and Housing

Chairman's Forward



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, under Section 8 A(1) of the Urban Development Authority Amendment Act No. 4 of 1982 (Part II A), the Authority has been empowered to prepare development plans for urban areas as announced by the concerned Minister. Accordingly, the Monaragala Development Plan has been prepared taking into account the physical, economic, social and environmental aspects of the area.

Monaragala Development Plan (2023-2033) 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 who have supported in various ways to successfully complete the Monaragala Development Plan within the stipulated time. Furthermore, I am grateful to all the stakeholders and the community who have supported and contributed to the successful completion of this task 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

Monaragala Divisional Secretary 's Message



The Monaragala city, considered the main urban center of Monaragala district in the Uva province, serves as the primary administrative hub of the region, experiencing rapid urbanization. Anticipated growth in the agro-related industry sector, alongside commercial and administrative services, underscores the need to cultivate Monaragala into a city that fosters a comfortable environment for both residents and visitors.

Hence, there is an urgent necessity to foster regulated development activities within this urban boundary. It is essential to accurately assess the physical, social, economic, and environmental conditions of the area and align development efforts with the Monaragala City Development Plan.

Gratitude is extended for Uva Provincial Office of the Urban Development Authority for the preparation of Monaragala City Development Plan, with the intended vision of “The Wealthy Heart of Wellassa” for the period 2023-2033.

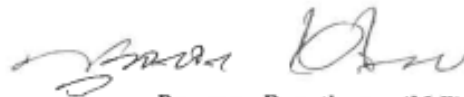
With the ongoing urbanization of Monaragala city, the Pradeshiya Sabha bears a significant responsibility to promptly provide essential amenities to both permanent residents and commuter populations within the urban limits of Monaragala. It is anticipated that this development plan will offer clear directives in fulfilling this responsibility. As the Monaragala Pradeshiya Sabha, we pledge our commitment to this duty, confident that it will pave the way for the successful realization of this plan.

D.M Anura Dissanayake
Secretary
Monaragala Pradeshiya Sabha

Approval of the Monaragala Development Plan

APPROVAL OF THE DEVELOPMENT PLAN FOR THE LIMIT OF PART OF MONARAGALA PRADESHIYA SABHA

I, Prasanna Ranathunga, Minister of Urban Development and Housing do hereby approve the Development Plan for the limit of part of Monaragala Pradeshiya Sabha , after consideration of recommendation made by the Board of Management of the Urban Development Authority on 7th December 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 & Housing

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Ministry of Urban Development & Housing,
12th Floor,
Sethsiripaya Stage II
Battaramulla.

..... 9-1-2024

Gazette Notification



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PART I : SECTION (I) — GENERAL

Government Notifications

NOTICE OF APPROVAL OF THE DEVELOPMENT PLAN FOR THE PART OF THE PRADESHIYA SABHA LIMIT OF MONARAGALA

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 Monaragala prepared under Section 8 (A) of the said Act on the day of 21st March 2024.

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

Ministry of Urban Development & Housing,
 17th and 18th Floors,
 "Suhurupaya",
 Subhuthipura Road,
 Battaramulla,
 22nd March, 2024.

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Volume One



Chapter
Background of the
Development Plan



Chapter one

Background of the Development Plan

1.1 Introduction

The Urban Development Authority was established in 1978 under the Urban Development Authority Act No. 41 of 1978 and its main objective is to prepare, implementation and promotion of an integrated plans for the economic, social, physical and environmental development of the areas declared as "development areas" under the authority. According to Section 3 of the said Act, in the case where the Minister is of the opinion that an area is suitable for development, that area may be declared as a development area and the specific meter limits for that development area should be delineated. Accordingly, procedure for preparing development plans for such areas declared as development areas is provided under section 8 "a" of Act No. 4 of 1982.

Accordingly, Monaragala has been declared as an Urban Development Authority area by the Special Gazette No. 38/16 dated 1979.06.01 and its consist with 08 Grama Niladhari Divisions with an area of 7.56 square kilometers.

It was recognized that the expansion of the city has taken place beyond the declared area since the date of the declaration of the Monaragala urban development area, and the Urban Development Authority identified that the declared area should be expanded by scientifically studying the current expansion and future development potential of the city. Accordingly, the area spread over 52 square kilometers has been declared as Urban development area by the special gazette No. 2321/68 dated 2nd March 2023. This area includes 7 Grama Niladhari divisions in fully and parts of the five Grama Niladhari divisions.

Furthermore, in the Uva Provincial Development Plan prepared by the National Physical Planning Department for 2018-2050 has been identified, Monaragala city to be developed as one of the interchange centers in the proposed development direction. Additionally, the proposed Hambantota to Batticaloa major highway, railway and fiber optic cable system will pass through Monaragala town. Accordingly, the impact of the proposed development projects in infrastructure provision plan prepared by the National Physical Planning Department for the years 2018-2050, will directly affect the city of Monaragala.

Also, Monaragala is an ecologically very important ecosystem area, and is also a leading interchange center in the island. It has been identified as a priority requirement to prepare a strategic development plan at the local level to protect the existing ecosystems and indirectly get the potential of future development projects in this area. Accordingly, this local development plan prepared for such purpose and its effective from 2023 -2033.

1.2 Stakeholders of the Development Plan

The development plan prepared for the Monaragala Urban Development Authority area by the Monaragala District Office, is developed based on the opinions, suggestions and recommendations received from following institutions.

A Key Stakeholder

- Monaragala Pradeshiya Sabha

Major Consulting Institutions

- Monaragala Divisional Secretariat
- Monaragala District Secretariat
- Central Environment Authority
- National Water Supply and Drainage Board
- Road Development Authority
- Ceylon Electricity Board
- Sri Lanka Transport Board
- Department of Wildlife Conservation
- Forest Department
- National Housing Development Authority
- Irrigation Department
- Department of Archaeology
- Monaragala District Hospital

Other stakeholders

- Uva Provincial Council
- Local Government Commissioner's Office
- Ministry of Tourism, Uva Province
- Sri Lanka Vocational Training Authority
- Department of Agrarian Development (Commission)
- Land Reforms Commission
- National Building Research Organization
- Road Passenger Transport Authority

1.3 Scope of Development Plan

According to the National Physical Planning Policy 2018-2050, the place given to the Monaragala Urban Development Authority declared area, the national and regional linkages of the city, the ongoing and proposed development projects in the area, etc. were focused here.

The Monaragala Divisional Secretariat Division spread over 292 square kilometers was selected in identifying the study area for the Monaragala Urban Development Plan, which is the administrative boundary where the layout and surroundings of the city can be extensively studied.

There will be direct and indirect effects on Monaragala city by the projects proposed for Monaragala city and nearby cities, and which is one of the national cities identified in the National Physical Plan prepared by the National Physical Planning Department for the years 2018 - 2050. The Eastern Economic Corridor connecting Mattala - Batticaloa by the proposed major expressway and railway passes through Monaragala city, the direct and indirect impact on Monaragala from the domestic airport projects proposed for Wellawaya and Batticaloa were considered in this development plan.

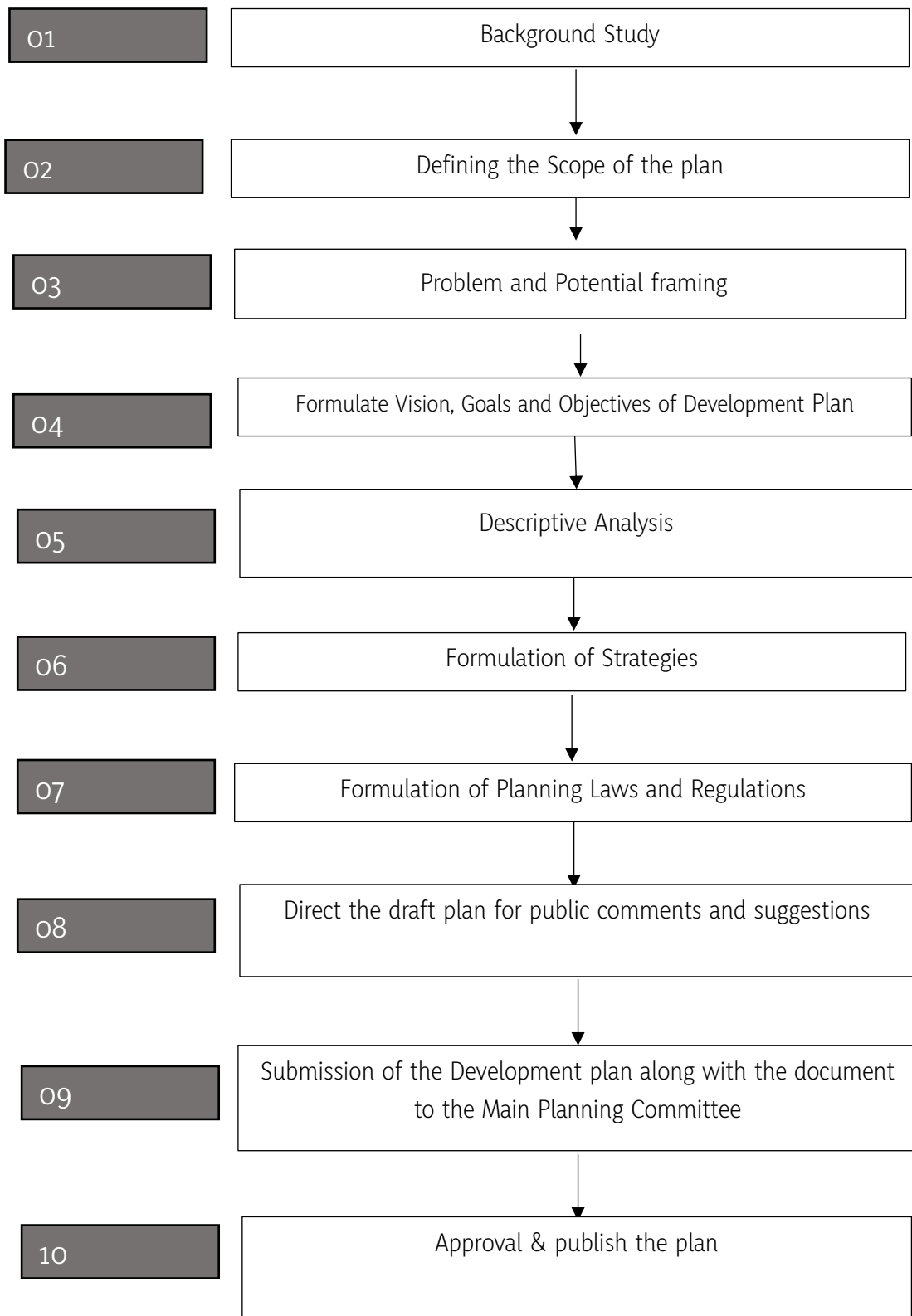
Moreover, the location of the Maragala Environmental Protection Area located in the city center, which is the main water catchment area of Monaragala district, and the favorable and adverse effects of the city's development on the environmentally sensitive area, has been specially focused here.

Considering the importance of Monaragala as the main administrative city of Monaragala district, creating a comfortable environment for the population coming to the city and leveraging economic development by utilizing existing potential of the area have been identified as other objectives of this development plan. This development plan has also introduced projects to be implemented in the short term, medium term and long term to implement the strategies to reach those goals.

In the preparation of the city development plan, it is assumed that the current economic, social, political and environmental conditions in Sri Lanka are at a good level, but it can be assumed that the time taken to reach development strategies may be limited in the face of the global economic crisis and political changes.

1.4 Planning Process

Table 1.1 : Planning Process



1. Background Study

In the preparation of the development plan for the Monaragala Urban Development Authority declared area, study areas were identified as a preliminary stage, and maps were prepared based on field data. And the background study was carried out based on the necessary data and information collected from Monaragala Pradeshiya Sabha, Monaragala Divisional Secretariat, Road Development Authority, Central Environment Authority, Ceylon Electricity Board, National Water Supply and Drainage Board.

2. Scope

Under this phase, its clearly identified the targeted and non-targeted limits to be achieved in the development plan prepared for the Monaragala Urban Development Authority declared area within the period of 2022-2032.

3. Identifying development problems and potentials.

In this step, existing problems were identified in economic, social, physical and environmental aspects in the study area. This purpose is achieved based on the discussion conducted with the resource providers, stakeholders, public and private sectors, and association companies. Consequently, identified how each institution in the area has contributed to improving the development potential of the city and the problems that have arisen along with that and the measures to be taken to avoid them. Furthermore, the development discrepancies and problematic situations in the city were identified through scientific analysis (NVIVO analysis and Root Cause Analysis) and with the consideration of the opinions expressed by stakeholders in each sector about the ability to develop the city,

4. Identify Vision, Goals and Objectives

Vision formulation is done by studying the unique conditions of the area and that vision is enabling the best use of the existing potentials, avoiding the problematic situations, and its drive city to progress through the balanced development of the environmental, economic, social, and physical aspects. Goals and objectives were built, that are needed to achieve that vision.

5. Descriptive Analysis

Detailed SWOT analysis (Strengths, Weaknesses, Opportunities and Threats) was applied to bring a comprehensive understanding of the planning context supported with formulating vision and objectives of the development plan.

6. Formulation of Strategies

The strategies were identified through prioritization of the outcomes derived from aforementioned detailed analyses. These strategies were formulated to enhance the existing developmental capacity of the area within a defined timeframe, while also steering clear of the prevailing challenges therein. The way to achieve the vision was analyzed through the goals and objectives of the development plan. Subsequently, strategic plans were developed, and actionable projects were identified accordingly.

7. Preparation of Planning Regulations/ Guidelines

Required legal provision to implement Monaragala Development Plan are set under this stage along with respective zoning plan (land use policy) and building regulations. Further, under this stage its sets legal provision to mitigate the existing problems and problems expected to arise in the future in the process of achieve the vision.

8. Consent of Local Authority

It was done here to get public comments for the prepared Draft Development Plan and submit it to the relevant local government body and get its approval. Necessary revisions have been made in the plan according to the public opinion and suggestions of the local government.

9. Submission of Development Plan to Main Planning Committee

After the above steps, the modified development plan was submitted to the Main Planning Committee of the Urban Development Authority and necessary instructions and suggestions were obtained for further correction.

10. Approval and Publication

In this stage, the action taken into make this Development plan as a legal document by obtaining approvals and Gazette after finalizing plan according to instruction given by Main Planning Committee.



2

Chapter Preliminary Surveys



Chapter Two

Preliminary Surveys

2.1 Study area

The Monaragala urban area is located in the Monaragala district of the Uva province of Sri Lanka and this area is known as Wellassa from the past. The city of Monaragala can be easily introduced as an area with a fertile climate and an attractive environment and city renowned for many well-known and unknown historical stories in history.

Monaragala Pradeshiya Sabha area is consist with 26 Grama Niladhari Divisions and land area spread over 286 sq km (Map 2.1).

The town of Monaragala, strategically situated within the heart of its corresponding Pradeshiya Sabha area and there are two main roads providing access to the town. The city is easily accessible from the eastern and southern provinces via the Colombo - Batticaloa main artery, while also being accessible through the Badulla-Bibila-Kandy main route.

Remarkably, 75% of the Monaragala Pradeshiya Sabha area exhibits inter-central climate attributes, due to the proximity of the Maragala mountain reserve, renowned for its microclimate characteristics. Average annual temperature in this area is 27 C ° - 32 C ° and the annual rainfall is between 1500-2500 mm. Although there is dry weather between August and September of the year, it is seen that the situation is controlled by occasional rains. The topography of Monaragala Pradeshiya Sabha area varies between 288-3500 feet above sea level and its shows plain landscape characteristics except for the mountain range which is more than 1000 feet above sea level on the southern and eastern border.

Map 2.1 Location Map of Urban Development Planning Study Area



Source: Pre-Survey Data Collection 2023, Uva Provincial Office, Urban Development Authority .

2.2. Delineation of Planning Boundary

.2.2.1 Introduction

In the preparation of Monaragala Development Plan, consideration was given to the following limitations of the area in determining the planning limits.

- Functional Boundary
- Geographical Boundary
- Administrative Boundary

The Model Builder technology, facilitated by ArcGIS software, was used to delineate the aforementioned boundaries. Consequently, analyses such as development pressure analysis, habitable area assessment, and environmental sensitivity were conducted. Following the overlaying of these boundaries, the resultant common area was established as the planning limit for the preparation of the 2022-2032 Monaragala City Development Plan. (Notably, particular emphasis was placed on addressing functional boundary during this overlaying process)

2.2.2. Functional Boundary

Various studies were conducted to identify the functional boundary of Monaragala Urban Development Area. namely, development pressure analysis and habitable land area analysis.

Population growth rate and population density of Grama Niladhari Divisions, road connectivity, impact of proposed development projects, building density and land value were used for the development pressure analysis.

The components used for habitable area analysis are the extent of developable land, settlement distribution, road density and slope studies .

In addition, Multiple Index Analysis study was conducted using six variables, which took into account the components of infrastructure, service facilities, commercial facilities, population density, housing density and population growth rate at the Grama Nidhari Division level. It was possible to gain an understanding of the Grama Niladhari Divisions which getting highest values.

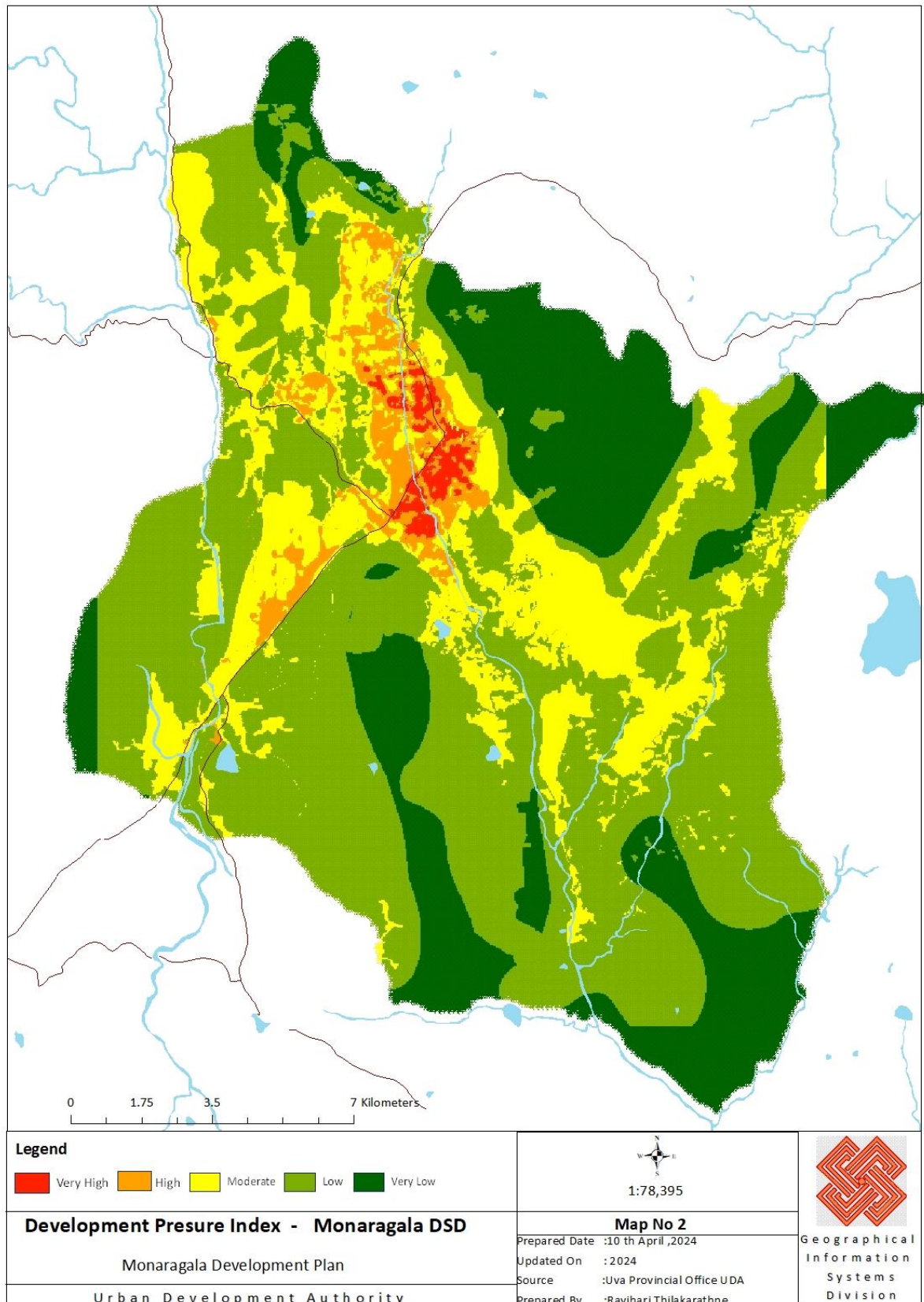
Through the overlaying of results derived from the analysis of development pressure, habitable area distribution, and multiple index assessments, the delineation of the functional boundary was achieved. It was found that the city's functional boundary shows itself as dispersed along the main arteries with a focal point at the city center. Specifically, the developmental activity radiates around

pivotal nodes such as the Hulandawa intersection, Clock Tower intersection, and the hospital precinct. When demarcated, this boundary extends from the Monaragala District Hospital in the north, to the Vipulananda School in the south, the District Secretariat office in the west, and to the periphery of the Muppane village officer domain in the east.

By combining the results obtained from the development pressure analysis, habitable area analysis and multipleindex analysis, the functional boundary was identified, and it was found that the functional boundary of the city was somewhat spread across the main roads and centered in the city center. That is, the development is spread around Hulandawa intersection, Clock Tower intersection and the hospital, and when it is taken as a boundary, it extends from Monaragala District Hospital to the north, Vipulananda School to the south, District Secretariat office to the west and to the periphery of Muppane Grama Niladhari Division to the east.

This area is about 30% of the total land area of Monaragala Pradeshiya Sabha area. (Map 2.2.1)




Map 2. Development Pressure Index



Source: Pre-Survey Data Collection 2023, Uva Provincial Office, Urban Development Authority.

Map 2.2.1 Functional Boundary



<p>Legend</p> <p> Functional Boundary</p>	<p> 1:78,395</p>	
<p>Functional Boundary - Monaragala DSD</p> <p>Monaragala Development Plan</p> <p>Urban Development Authority</p>	<p>Map No 2.2.1</p> <p>Prepared Date :10 th April ,2024</p> <p>Updated On : 2024</p> <p>Source :Uva Provincial Office UDA</p> <p>Prepared By :Ravihari Thilakarathne</p>	<p>Geographical Information Systems Division</p>

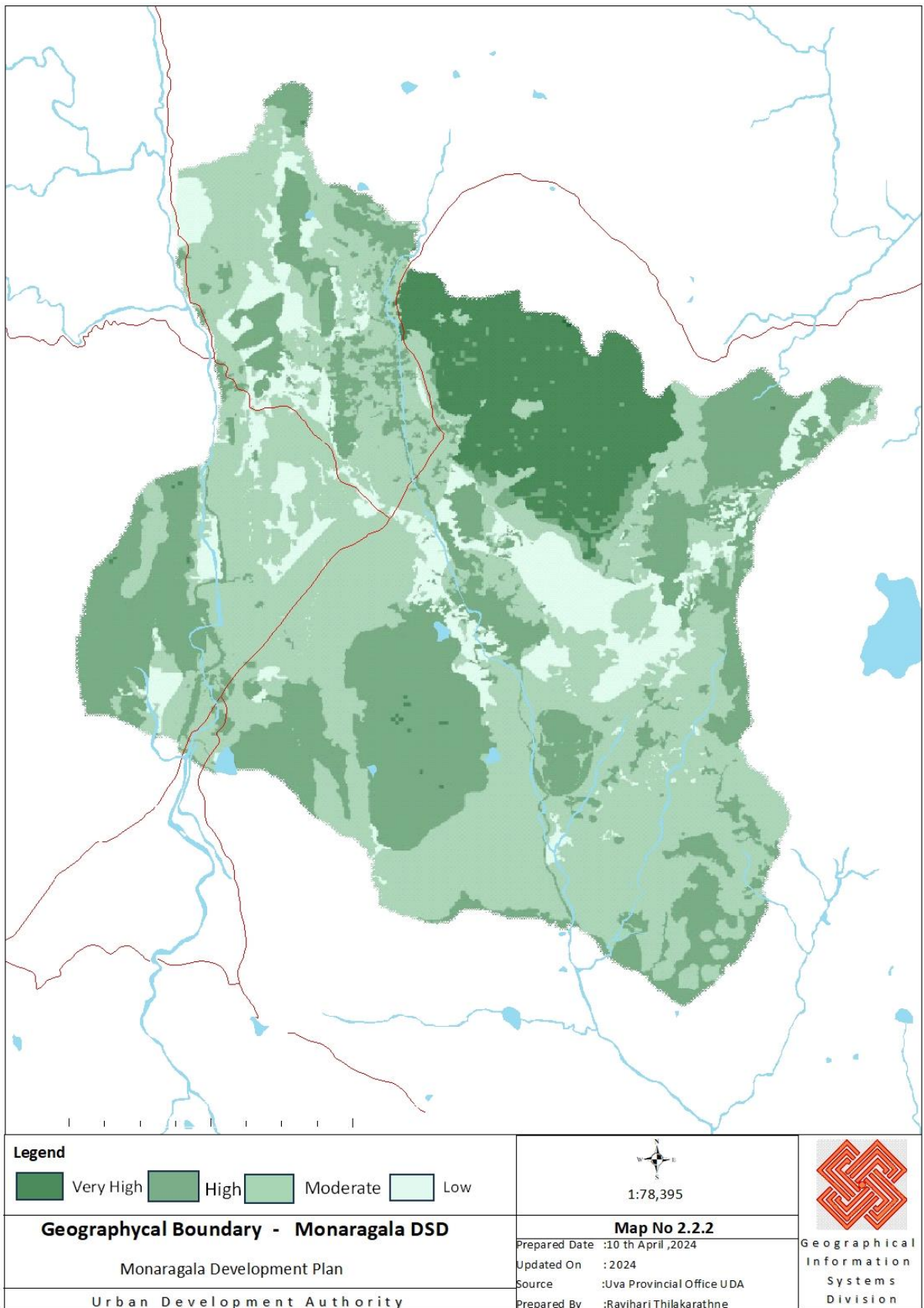
Source: Pre-Survey Data Collection 2023, Uva Provincial Office, Urban Development Authority.

2.2.3 Geographical Boundary

Considering the geographical boundary of Monaragala city, this area is located at a height of 288 feet above sea level and its shows plain landscape characteristics except for the mountain range which is more than 1000 feet above sea level in the southern and eastern border of the division.

According to the environmental sensitivity index about 70% of the total land area of the study area is unusable for development, forest conservation areas, areas with long-term plantations, which is derive from the aforementioned analysis by using following factors such as water flow pattern, land use pattern, declared environmentally sensitive areas. Furthermore, significantly there are ecosystems that need to be protected and restricted from development in correspondant locale. (Map 2.2.2).

Map 2.2.2 Geographical Boundary

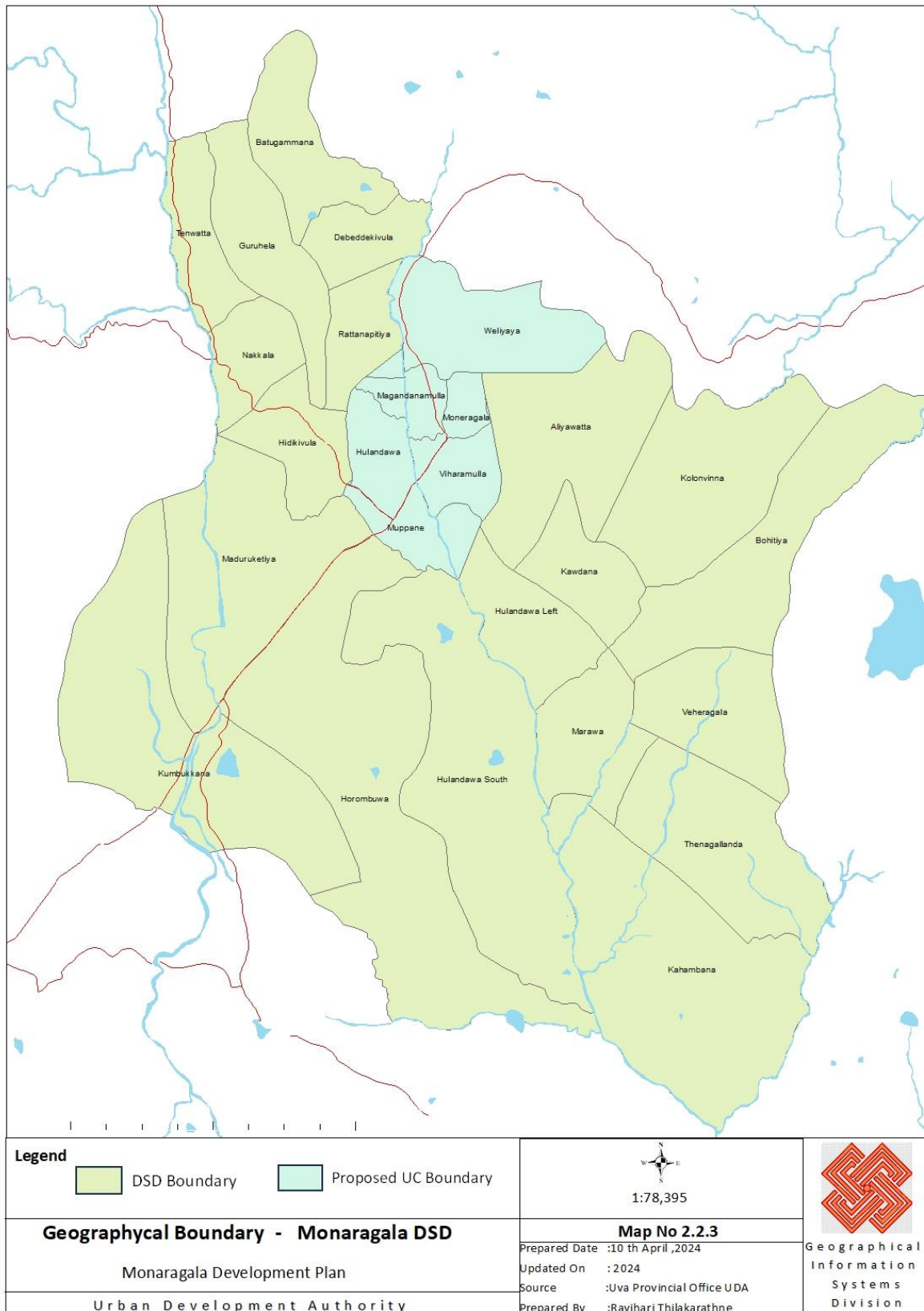


Source: Pre-Survey Data Collection 2023, Uva Provincial Office, Urban Development Authority.

2.2.4 Administrative Boundary

Presently Monaragala Pradeshiya Sabha has identified 20 square kilometers of land to be declared as a Municipal Council and the area that is currently covered by the assessment limit is thus demarcated. In the preparation of the Monaragala Development Plan, the proposed municipal council boundary was also included as the urban area (Map 2.2.3).

Map 2.2.3 Administrative Boundary

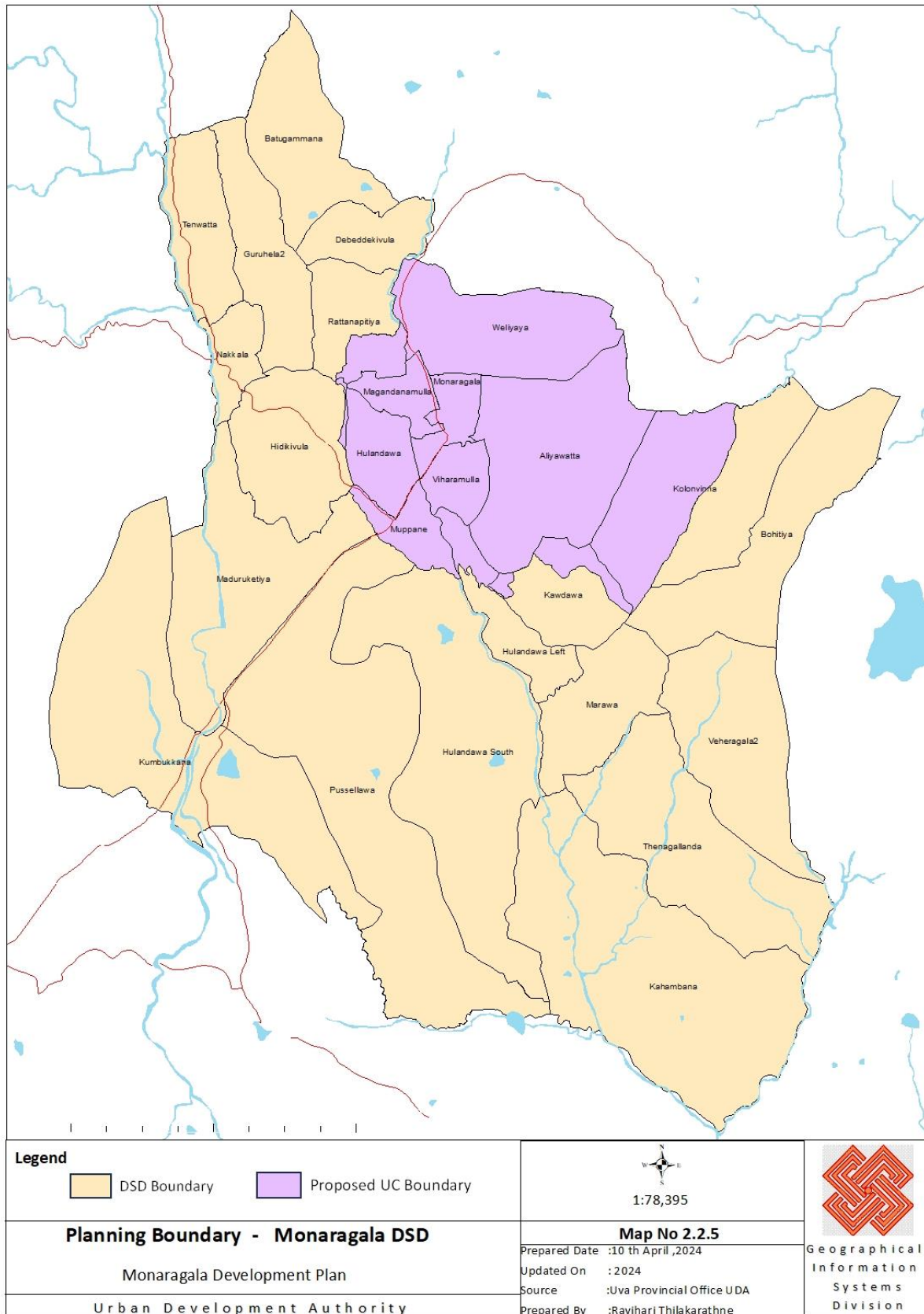


Source: Pre-Survey Data Collection 2023, Uva Provincial Office, Urban Development Authority.

2.2.5 Planning Boundary

The area spread over 52 square kilometers has been selected as concluded Planning boundary of Monaragala Development Plan, which consist of urban area of Monaragala Pradeshiya Sabha area and Maragala Environmental sensitive area. Moreover, this planning area includes 7 Grama Niladhari divisions in fully and parts of the five Grama Niladhari divisions. (Map 2.2.5)

Map 2.2.5 Monaragala Development Plan Boundary



Source: Pre-Survey Data Collection 2023, Uva Provincial Office, Urban Development Authority.

2.3 Planning and Contextual Context

The evolution of the Monaragala area, which has had a prosperous and self-sustaining economy, came to sudden halt with the Wellassa Rebellion in 1818 during the British colonial era. Subsequently, until the independence of Sri Lanka, the Monaragala city area deteriorated without significant developmental endeavors, and the situation there became even more difficult due to the spread of various epidemic diseases such as malaria. The first development program launched in the year 1950 after the independence of Sri Lanka, Gal Oya Multipurpose Development. A small area of Monaragala district gained indirect development progress from the project.

Due to non-introduction of development programs, Monaragala district started to become a high poverty district compared to other districts in Sri Lanka. For example, according to the 2012 Census and Statistics data, the national poverty rate in Monaragala district was 20.8%. (It is the district with the second highest value among the districts surveyed). But according to the data of the year 2016, which is the nearest year of the Census and Statistics, it has seen a significant decrease to 5.8%. However, still poverty rate is high compared to the National Poverty Index (National Poverty Index - 4.1%). .

For this reason, various development programs were introduced to Monaragala district from time to time. Some of the major development programs are as follows.

- ❖ Immediate Mahaweli Multipurpose Development Project (1978 – 1985)
- ❖ Integrated Rural Development Program (1982- 2007)
- ❖ Livelihood Support and Partnership Program for Dry zones (2003-2012)
- ❖ Rural Development Program (2004 – 2011)
- ❖ Water Supply and Sanitation Improvement Project (1999 – 2008)
- ❖ Gam Udawa Programme
- ❖ Deyata Kirula program

The infrastructure of Monaragala city and the living conditions of the people began to develop with such various development programs,. Furthermore, economic relations that were limited to the north and east of Monaragala district (on the border of Ampara district) were re-established with the end of three decades of war in Sri Lanka.

2.3.1 Pre-development plans

A formal development plan for the Monaragala urban area has not yet been established, but there is a draft plan prepared by the Badulla Provincial Office of the Urban Development Authority in 2009. The plan also proposed a zoning map and projects, but it has not been put into practice so far.

2.3.2 National and Regional Connectivity

Monaragala town located in strategical location, which can be identified as a city with a central location connecting several major cities. Accordingly, the city of Monaragala maintains inter-regional connections through the Colombo - Batticaloa (A4) main road and the A22 main road connecting Kandy - Badulla - Mahianganaya . However, the national and regional connectivity was not at a satisfactory level due to the existing topographical features, the nature of the access roads, the time and distance required to arrive from Colombo and its suburbs. But with the extension of the Southern Expressway to Mattala, access to Colombo and its suburbs became faster.

Major Cities	Distance from Monaragala Town (Km)		Duration to arrive Monaragala Town	
	Using Normal roads	Using Southern expressway	Using Normal roads	Using Southern expressway
Badulla	60	-	1hr 45 min	-
Rathnapura	178	-	5hr 50 min	-
Galle	208	208	7hr 20 min	3hr 29 min
Colombo	288	341	6hr 30 min	5hr
Matara	178	178	6hr 30 min	3hr 10 min
Hambanthota	119	119	2hr 20 min	2hr 15 min
Kandy	192	-	4hr 25 min	-
Kurunegala	217	-	5hr	-
Ampara	92	-	2hr	-
Batticaloa	157	-	3hr 20 min	-
Anuradhapura	232	-	5hr	-
Jaffna	412	-	8hr 30 min	-

Table 2.1: Distance to the Major cities from the Monaragala town

Source: Road Passenger Transport Authority, Sri Lanka Transport Board- 2021

2.3.3 National and Regional Policies

❖ National Physical Plan 2018 – 2050

The National Physical Planning Department introduced a comprehensive guideline framework at the national level for the formulation of physical plans, as outlined in Gazette No. 1729/15 dated 27th October 2011. In line with this directive, the National Physical Plan delineated for the period 2018-2050 explains the primary development priorities and opportunities relevant to the Monaragala City study area.

According to the National Physical Plan, Monaragala City is situated within a region classified as a middle hypersensitive area. This classification stems from an assessment of areas comprising natural ecosystems and the upstream regions of major rivers across the island. Specifically, the zone encompassing elevations above 300 meters above sea level is reserved for limited development. Consequently, the Maragala Mountain Reserve, covering 39% of the Monaragala planning area, is designated for restricted development, while the remaining 61% is reserved for developmental endeavors.

Moreover, the proposed expansion of Sri Lanka's national transport network, as outlined in national policies, presents a multitude of benefits and opportunities directly contributing to the advancement of the Monaragala City study area. Notably, the proposed extension of the Matara - Batticaloa railway line to include connections with Hambantota, Wellawaya, Monaragala, and Ampara is expected to have a reflective impact. Additionally, the proposed enhancements to Class A roads such as the Colombo-Batticaloa Road, as well as roads crossing through Monaragala town including Bibila, Medagama, and Nakkala, are proposed to develop as major roads has significantly influence the town's future development.

Furthermore, the formulated policies within this plan emphasis on industrial development, particularly prioritizing knowledge-based and value-adding industries within Monaragala City. This strategic focus on knowledge-based sectors presents a potential that leads to the development of the city.

2.3.4 Historical Evolution

In tracing the history of this region, insights can be gathered from a following literary source including the Mahavamsa, Chulavamsa, Deepavamsa, Thupavamsa, Dhatuvamsa, Mandaram Puvata, and Uva Vamsakata.

According to historical and legendary information, the history of this area stretches back to the time of King Ravana. The Sitakanda forest area in the Maragala mountain reserve near Monaragala town is said to be a place where Goddess Sita took refuge.

Although the Monaragala district now stands as a distinct administrative entity, it once formed an integral part of the larger Rohana region. Those historical stories are still alive in places like Buttala Dematamal Vihara, Yudhganawa, Attamale. During the Polonnaru era, the Rohana kingdom was partitioned into three domains, namely Dakshina Deshaya (Southern land), Dolosdahas Rata and Atadahas Rata. At that time, the Atadahs Rata belonged to the present Monaragala area and boasting Ududora as its capital, situated in the Galabedda area. A lot of information related to King Manabharana and Queen Sugala is related to this area. Legend has it that the name "Ududora" was created based on the nickname "Gateway to the rising of the sun through the mountains". This place can be identified as a protected area where Buddha's Dhanta relics and Patra relics were buried, and the temples and ruins spread throughout the area bear witness to that history.

It was in this area that a Portuguese national commander, Constantine de Za, was defeated in the battle against the Portuguese internationals in Randeniya Valley, which can be considered as historical milestones of the colonial era. In addition, the 1818 Uva Wellassa Liberation Movement was born based on the Bibila area, and many of the lay leaders who gave initiative to it were born in the Monaragala area.

When considering the reasons for the emergence of an urban environment in the area during the colonial period, it appears that a caravan route used for trade connecting Batticaloa, Badulla area and Kanda Upland passed through Monaragala. Moreover, because an old tea plantation called Geelon has been maintained in one area of the Maragala reserve, the mountain is also known as Geelon today.

It can be assumed that Monaragala, which used to be a center of exchange where those commercial activities were carried out, may have been gradually transformed into a city. Uva Province, which was a single province until 1960, was divided into two districts, Badulla and Monaragala after 1960.

Monaragala is that a man named "Mayurasaka" lived near the Maragala mountain range, hence the nickname "Mayuragiri", which later took the name "Monaragala". A temple called "Mayuragiri" is also found in this area today.

Moreover, there is also a legend that "Monaragala" was created with the nickname "Monarun a gala".



Figure 2.3.4 : Geelon Estate
Source: Internet



Figure 2.3.4 : The Ruins of Galbeddha
Source: Urban Development Authority – Monaragala District Office - 2019

2.3.5 Population

The total population within the Monaragala urban area in the year 2023 is 21,299 and it's 36% of the population of Monaragala Pradeshiya Sabha area. Notably, a significant concentration of inhabitants is recorded within Muppane Grama Niladhri Division. Projections for the year 2033, formulated in preparation of the Monaragala City Development Plan, estimate a population increase to 23,012. The average population growth rate in the planning area is 1.13%, which is lower than the population growth rate of Monaragala Divisional Secretariat. The reason for this can be identified as the increase in the commuting population coming for service needs than the resident population

in the Monaragala Urban Development area. A commuting population of 55,000 – 65,000 can be identified daily. Meanwhile, it can be identified that about 56% more population comes to Monaragala city for administrative and commercial purposes. (The growth rate of Monaragala district is 1.27% and the growth rate of the Monaragala Divisional secretariat area is 1.5%)

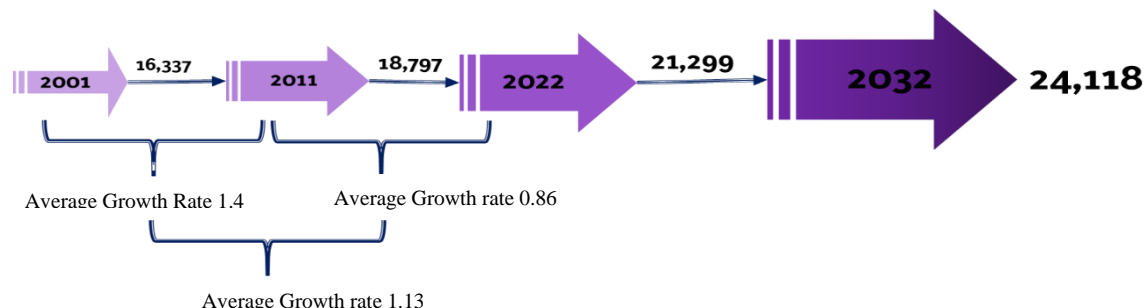


Figure 6.2.2 : Estimated Population Projection in Year 2032
 Source: Planning Team – Monaragala District Office , 2022

The gross population density in the plan area as per 2023 is 392 persons per square kilometer and the net population density obtained after removing the reserved forest and paddy land area is 770 persons per square kilometer. Muppane and Monaragala Grama Niladhri Divisions can be identified as the Grama Niladhari Divisions having highest population density. The reasons for the increase in the population density of Muppane and Monaragala Grama Niladhari divisions than the rest of the Grama Niladhari divisions that the divisions are centered in the city center and the estate houses are located.

According to the data of the year 2023 in this planning area, the highest percentage on the basis of ethnicity is recorded as 85% Sinhalese population, followed by Sri Lankan Tamils with 13%. In terms of religion, 79% are Buddhists and 18% are Hindus. When the gender composition is studied, 51% of the population is female, and 49% is male.

2.3.6 Housing Distribution

Based on the 2023 data, the planning area encompasses a total of 6,070 houses accommodating 6,493 families, resulting in a housing density of 116 houses per square kilometer. Notably, a subset of 269 families, comprising 4% of the total, are classified as homeless. The underlying reasons for their housing insecurity are twofold: firstly, 45% of these families lack the financial means to construct a dwelling. Secondly, 55% face obstacles due to unresolved land ownership issues. Notably, within the Monaragala Urban development area, 21% of landholders possess freehold deeds, while the government holds ownership of the remaining 79%.

Housing classification reveals that 57% of dwellings are permanent, with semi-permanent structures constituting 28%, and temporary housing comprising 11%. The latter category, notably prevalent among rubber plantation workers, presents a notable challenge as 40 of these temporary dwellings lack adequate toilet facilities, while an additional 80 houses lack any toilet provisions at all, underscoring a critical sanitation issue.

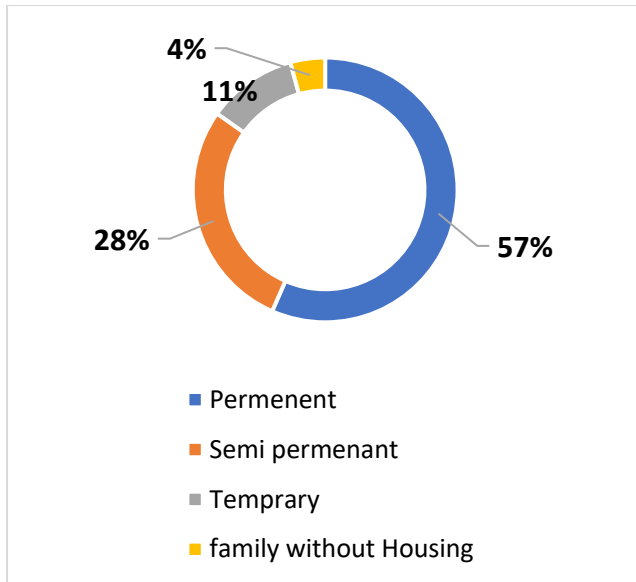


Figure No. 2.3.6 : Population Distribution in Planning Area
Source: Divisional Secretariat Office (Resource Profile -2020)- Monaragala

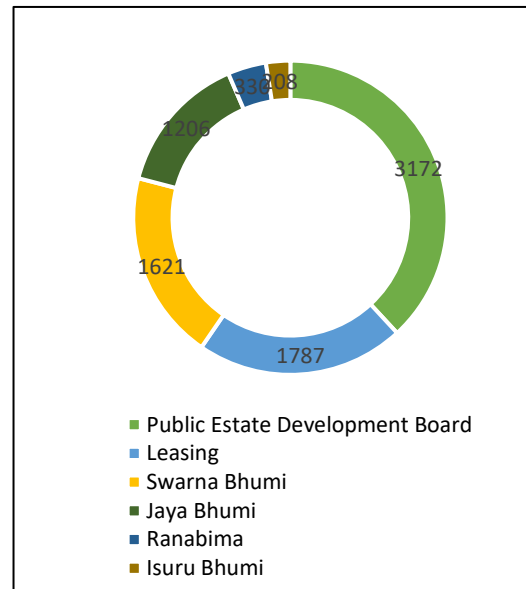


Figure No. 2.3.6 : Distribution of Land Ownership in Planning Area
Source: Divisional Secretariat Office (Resource Profile -2020)- Monaragala



Figure No. 2.3.6 : Housing conditions of Estate houses
Source: Urban Development Authority - 2019

2.3.7 Health facilities

Within the realm of social infrastructure, the health sector assumes a pivotal role within the district, mainly due to the centralization of the district's main hospital in Monaragala town. As of the 2022 dataset, this facility boasts 578 beds, accommodates 125 doctors across 19 wards and units, and employs a nursing staff of 294. Serving as the primary healthcare provider for both the district's residents and those from neighboring areas, its impact extends beyond district boundaries. Notably, the hospital caters to an average of 530 outpatients on a daily basis, indicative of its significant regional reach and capacity.

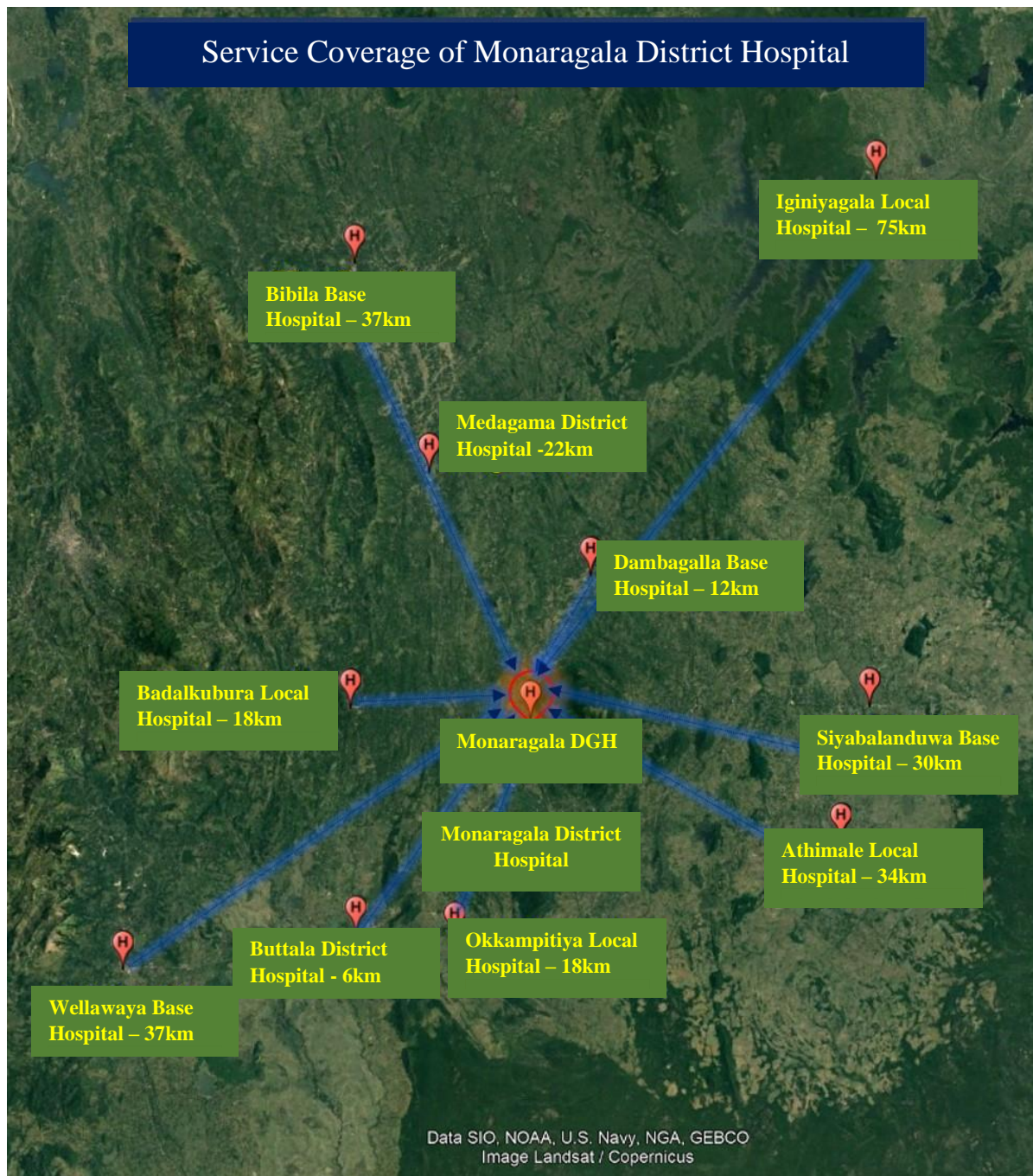


Figure No. 2.3.7 : Service Coverage of Monaragala District hospital
Source: District Hospital, Monaragala - 2022

In addition to the national hospitals, there are 01 private hospitals, 01 Ayurvedic hospitals, 02 private referral centers for specialist medical assistance, and 04 public and private dispensaries located in Monaragala urban area.

Ayurvedic medicine enjoys widespread popularity alongside Western medicine in this district, with renowned medical centers like Galabedda Ayurveda and Rajapura Vedha Madura situated in the area. These centers source their medicines from the Maragala Reserve and Nilgala Reserve. Additionally, there are several disease treatment and prevention clinics operated by the District Base Hospital, the Office of the Medical Officer of Health, and the Regional Health Services Director's Office.

Notably, data spanning from 2015 to 2019 reveals that accidents are the primary cause of patient admissions to the Monaragala Base Hospital, followed by an escalating trend in hospitalizations for kidney diseases, attributed to the establishment of a new kidney disease prevention unit.

Furthermore, considering the main reasons for admission of patients to Monaragala Base Hospital, according to the data from 2015 to 2019, accidents are the main reason, and there is also a gradual increase in hospitalization for kidney diseases. The reason for this is that a new kidney disease prevention unit has been established in Monaragala District Hospital.

The salient features of the health condition in the Monaragala district and in the planning area is that the Monaragala district has ranked first in malnutrition among children under 5 years of age compared to other districts. A Ministry of Health survey conducted in 2019 identified child malnutrition at 25% in the Monaragala district, with the Monaragala Pradeshiya Sabha area contributing 4% and the planning area contributing 6%. Moreover, the district's infant mortality rate stands at 10.2%, surpassing the national average of 8.5%, attributed to factors such as maternal education levels, inadequate healthcare facilities in rural areas, and socioeconomic disparities in access to healthcare resources. Additionally, the poverty index of the Monaragala district in 2016, recorded at 5.8% by the Department of Census and Statistics, further exacerbates these health challenges. Furthermore, the patient-to-doctor ratio at Monaragala District Hospital was 1:6 in 2020, indicating strains on healthcare resources.

Moreover, an analysis of patient admissions and bed capacity at Monaragala District Hospital reveals a concerning trend: while inpatient numbers increased from 30% to 39% between 2015 and 2019, bed capacity decreased from 81% to 75%. This disparity underscores a gradual reduction in the hospital's ability to accommodate patient needs adequately. In the planning area, disparities in healthcare provision are particularly evident among estate communities residing in the Maragala reserve area, where inadequate sanitation facilities necessitate residents to travel downhill for medical services. Consequently, instances of home births and maternal deaths are reported in this region.

2.3.8 Education

The Monaragala urban area falls under the Monaragala Zone Education Division, hosting 2 national schools, 2 high schools (Maha Vidyala), 8 junior colleges, and 4 primary schools. As of 2022, these institutions cater to 9,744 students, supported by 638 teachers, resulting in a teacher-student ratio of 1:15. Additionally, there are 4 piriven institutions and 10 vocational training centers, enrolling 892 students and employing 99 teachers by 2022.

Furthermore, students from neighboring areas seek additional education in biology and mathematics in the Monaragala urban area, with the establishment of 18 private educational institutions by 2022, catering to 7,418 students and staffed by 172 teachers.

Despite the presence of 4 playgrounds in the Monaragala urban area designated for student use, none of these areas have been developed with playground facilities.

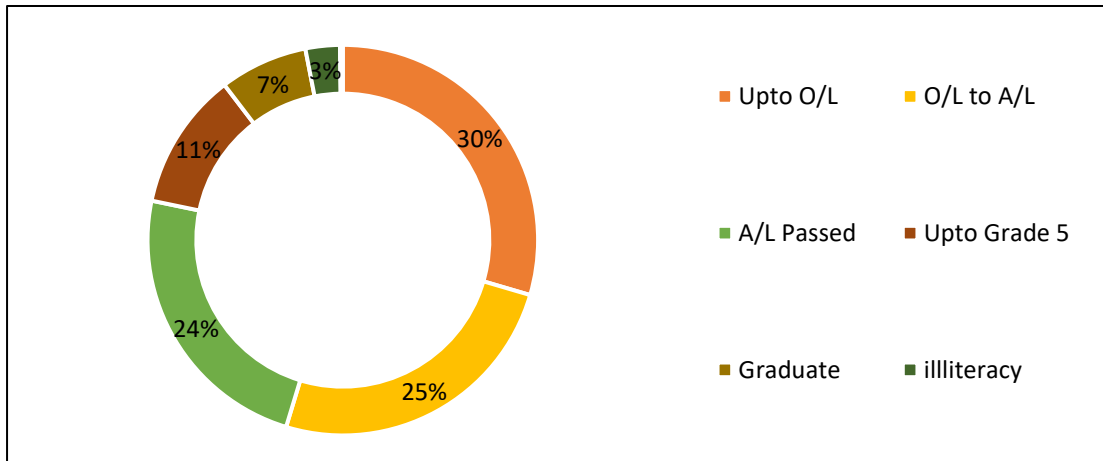
Considering the education level of the people in the Monaragala urban area, GCE has a high value (30%). The people who have received education up to the general level. 25 % of the people who have studied up to high school, 3 % of those who are illiterate and 7 % of those who have studied up to bachelor's degree are also reported.

Regarding the education attainment levels in the Monaragala urban area, the General Certificate of Education for Ordinary Level (GCE O/L) holds significant value, with 30% of individuals having completed this level of education. Additionally, 25% have attained a high school education, 3% are reported as illiterate, and 7% hold bachelor's degrees.

Six State Level Vocational Training Institutes have been established in Monaragala Urban Planning Area including the VTA, National Youth Service Council, College of Technology, SOS Vocational Training Institute etc. These institutions occupy a total of 15.5 hectares of land allocated within the planning area.

Centralized establishment of vocational training institutes in the Monaragala urban area aims to guide students from the district towards vocational training opportunities after high school education. Despite agriculture serving as the basis of the district's economy, the absence of specialized vocational training courses in this sector has led to a constrained job market and a deficiency in adequately trained personnel.

Chart 2.3.8 : Education Level of Planning Area



Source: Department of census and Statistics

2.3.9 LandUse Pattern

In the landuse pattern of the Monaragala urban area, a significant proportion (38%) is designated as reserved forests, while 26% is allocated for home gardens. Merely 0.6% of the urban area is set aside for commercial purposes. Interestingly, the combined land reserved for public, semi-public, and private institutions surpass the land allocated for commercial use, constituting 0.8% of the total land area.

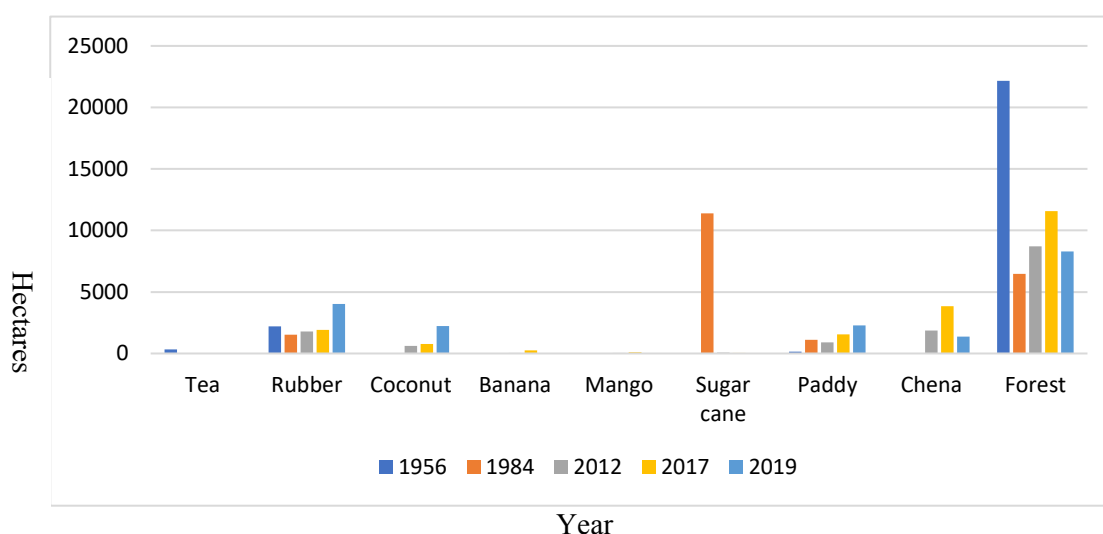


Figure No. 2.3.9: Land use changes in Monaragala Divisional Secretariat area
 Source : Department of Land use policy Planning (District Secretariat Office) - 2020

Consequently, a greater emphasis is placed on preserving the natural environment within the urban area, with a considerable portion of land, approximately 14%, designated for rubber cultivation. An analysis of the land use dynamics spanning from 1956 to 2020 reveals a notable decline in forestry expansion with a significant rise in rubber cultivation across the entirety of the Pradeshiya Sabha area.

Further examination illustrates that a mere 0.5% of the planning area is allocated for commercial use, while a comparatively higher percentage, approximately 0.6%, is allocated for institutional purposes. Excluding forested areas, water sources, and other non-developable land parcels, only 36% of the total land area remains available for direct developmental endeavors (refer to Map 2.3.9).

Land use pattern	square km	%
Forest	25.73	38
Home Gardens	17.81	26
Rubber	9.25	13

stone	7.43	10
Forest	3.02	4
Paddy fields	1.22	1
Water sources	0.81	1
Parks and playgrounds	0.46	1
Institutions	0.46	1
Commercial	0.39	0
Minor Roads	0.29	0.4
Bare lands	0.20	0.3
Main Roads	0.18	0.2
Educational	0.12	0.1
Local Road _	0.10	0.1
Coconut	0.07	0.1
Health	0.06	0.08
Religious	0.04	0.06
Cemeteries	0.01	0.02
Industrial	0.01	0.02

Figure No. 2.3.9: Land Use Pattern of Monaragala Planning Area
Source : Urban Development Authority - 2020

2.3.10 Transportation Facilities

The Monaragala town is accessible through two main roads, namely the Colombo-Batticaloa (A4) highway linking Hambantota and Pottuvil, and the A22 artery road network that interlinks within the urban limits. Within this network, two roads are regulated by the Road Development Authority, alongside "C" and "D" grade roads overseen by the Provincial Road Development Authority within the planning area. The Pradeshiya Sabha oversees 120 "D" grade local roads, with current widths ranging from 7-9 meters, 6-9 meters, and 3.5-8 meters respectively.

The interconnectivity of these roads within the city has significantly enhanced travel convenience. However, certain local roads branching from the main arteries suffer from insufficient width in certain areas, while the lack of adequate parking facilities has presently shortened their utility. Consequently, development efforts have been concentrated along the main thoroughfares, leading to congestion at five critical intersections during peak traffic hours: Hulandawa, Royal School, Monaragala Divisional Secretariat, Vedicumbura, and Clock Tower.

Being centrally situated with respect to major urban centers, the city witnesses a substantial daily influx of commuters, with approximately 364 buses operating daily on long-distance routes and to nearby locales. Moreover, the daily circulation of vehicles within the city ranges between 55,000 and 65,000, including 12,000 to 15,000 private vehicles. Accommodating this vehicular volume necessitates provision for approximately 550 private vehicle parking spaces. However, the current infrastructure comprises only a single parking facility within the Monaragala urban limits, forcing vehicles to park haphazardly along the main road, particularly near the Clock Tower intersection, worsening both pedestrian and vehicular congestion. This causes disruption to pedestrian and vehicular traffic. Moreover, public/semi-government institutions located informally on both sides of the main road have forced the public to use three-wheelers to move from one institution to another. At present, about 14 three-wheeler parking lots have been established on both sides of the main road.

2.3.11 Water Supply and Drainage

In the Monaragala area, the primary source of water supply comprises piped born water, accounting for 87% of the total provision, which is provided by the National Water Supply and Drainage Board in conjunction with Rural Water Projects. Additionally, 10% of the water demand is met through wells, while tube wells contribute 1%, and springs and rivers collectively fulfill 2% of the water requirement.

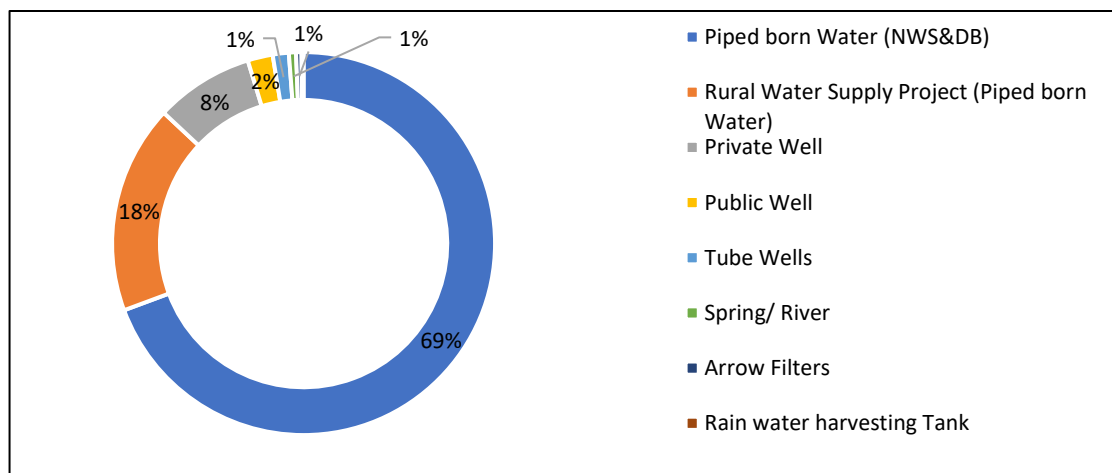


Figure No 2.3.11: Water Consumption in Planning area
 Source: National Water Supply and Drainage Board, Resource Profile (Divisional Secretariat Office) - 2022

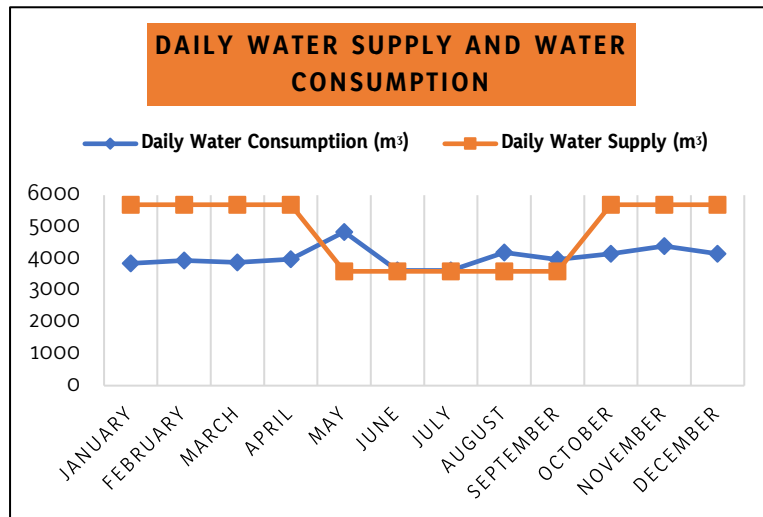


Figure No 2.3.11 : Daily Water Consumption and Water Supply in Planning Area
 Source: National Water Supply & Drainage Board 2022

There are two main sources that supply water to Monaragala urban area. Namely, Maragala (Geelon) water source and Kumbukkana water source. Out of which 86% of the total urban area is supplied with water from the Maragala (Geelon) water source. According to the data of the National Water Supply and Drainage Board for the year 2022, the average daily water requirement in Monaragala urban area is about 3473 cubic meters.

But under the dry climate from May to September, the maximum water demand in the area is about 4844 cubic meters high. However, during the same period, the total water supply has decreased from 5700 cubic meters to 3600 cubic meters with the water in the Maragala (G Lawn) water source draining. The people of the planning area are currently facing a water deficit of 200-1200 cubic meters relative to the water demand of the Anuwa area.

In the Monaragala urban area, water supply is primarily sourced from two main reservoirs: the Maragala (Geelon) and Kumbukkana reservoirs. Notably, a significant portion, approximately 86% of the total urban area, relies on the Maragala (Geelon) water source for its water supply. According to data provided by the National Water Supply and Drainage Board for the year 2022, the average daily water requirement in the Monaragala urban area stands at approximately 3473 cubic meters. However, during the dry climate months spanning from May to September, the water demand peaks, reaching up to 4844 cubic meters.

Regrettably, during this period of demand, the total water supply diminishes, dropping from 5700 cubic meters to 3600 cubic meters due to the depletion of water in the Maragala (Geelon) water source. Consequently, the residents of the planning area are presently facing with a water deficit ranging from 200 to 1200 cubic meters. This situation underscores the pressing need for strategic measures to address the water scarcity issue in the Monaragala urban area, especially during periods of high demand and limited supply.

2.3.12 Electricity

Based on the 2022 reports from the Ceylon Electricity Board, the Monaragala urban area having sufficient electricity connections to cater to its population's needs. The electricity supply to this area from the hydroelectric power plant situated within the Maduruketiya Grama Niladhari Division. As

a result, hydropower constitutes the predominant source, accounting for 96% of the urban area's electricity consumption.

Additionally, a minor portion, approximately 4%, relies on kerosene for electricity generation, primarily observed within estate houses under the purview of the Grama Niladhari divisions. Consequently, there exists no deficit in electricity supply within the urban area. Accordingly, there is no shortage of electricity supply in the urban area, and there is a situation where electricity supply is not available due to the poor economic condition of the people.

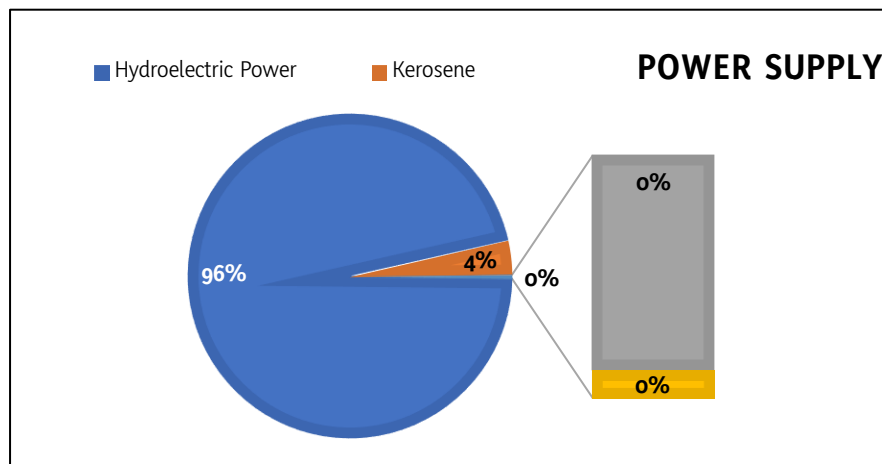


Figure No 2.3.12 : Sources of Electricity Supply in the Planning Area
Source: Ceylon Electricity Board 2022

2.3.13 Sanitary facilities

In examining the sanitary infrastructure within this urban area, it has been noted that 4% of households lack formal toilet facilities. Upon delving deeper into this matter at the Grama Niladhari divisions level, a higher concentration of such households, quantifying at 80, is observed in association with estate residences. Moreover, the urban landscape accommodates a total of three public toilet systems within the city center.

When investigating the depth from the soil surface to the bedrock across various divisional secretariat divisions within the Monaragala district, it becomes evident that the Origin to Bedrock (OB) Depth consistently falls within the higher range in divisions such as Monaragala, Bibila, Medagama, Siambalanda, Wellawaya, and Sevanagala.

2.3.13 Solid Waste Management

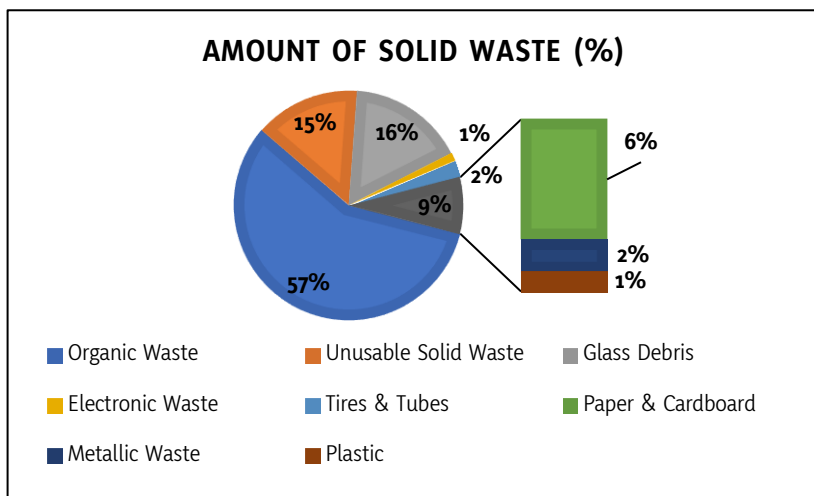


Figure No 2.3.13 : Daily Solid Waste generation in Planning Area
Source: Monaragala Pradeshiya Sabha, 2022

The Monaragala Pradeshiya Sabha oversees solid waste management in the urban area, where a daily generation of 10-15 metric tons of garbage occurs. This waste is categorized into organic and inorganic types.

Approximately 57.4% of organic solid waste is processed into compost, while the reusable portion of

inorganic waste is sold by the Monaragala Pradeshiya Sabha. However, about 14.8% of inorganic waste that lacks reuse potential is openly disposed. This dumping takes place on a 4 1/2-acre plot within the Horombuwa Forest Reserve, owned by the Department of Forestry and located 5 km away from the city.

The practice involves burying the disposed solid waste on the same land every 4-6 months, leading to enduring environmental harm within this protected area.

2.3.14 Wastewater Management

As per the findings of the National Water Supply and Drainage Board, the hypothetical area chosen within the Monaragala urban region in 2023 witnessed a daily generation of approximately 5400 cubic meters of wastewater. Notably, there exists no dedicated wastewater management system within the Monaragala urban area. Residential wastewater is primarily handled within individual premises, while an alarming trend reveals that approximately 35% of the wastewater originating from commercial establishments is directly released into the Maragala Oya and Hulandawa Oya rivers, both of which flowing through the city center.

2.3.15 Waste management

The waste management in Monaragala urban area is also managed within the residential area and the waste in the city center is collected by the local council and is released and buried in the horombuwa reserve where solid waste is currently discharged. Due to this, the protected area will suffer environmental damage for a long time and problems such as contamination of nearby water

sources, bad smell, contamination of ground water have arisen due to this. According to the studies of the National Water Supply and Drainage Board, in the year 2023, in a hypothetical area selected in the Monaragala urban area, the daily waste generated is about 3,230 cubic meters.

Waste management practices in the Monaragala urban area primarily entail residential self-management, with waste collection and disposal in the city center overseen by the Monaragala Pradeshiya Sabha. The collected waste is subsequently transported and buried within the Horombuwa reserve, contributing to extended environmental degradation within the protected area. This unsustainable approach has led to a numerous of issues including the contamination of nearby water sources, foul odors, and groundwater pollution.

According to the studies conducted by the National Water Supply and Drainage Board in 2023, a hypothetical area within the Monaragala urban region generated approximately 3,230 cubic meters of waste on a daily basis.

2.3.16 Stormwater Management

In the city center, rainwater is channeled into the Maragala Oya and Hulandawa Oya rivers, with an estimated hourly generation of approximately 1218 cubic meters. Drainage infrastructure along main roads facilitates this process; however, the narrowness of these drains, coupled with the absence of drain covers in certain areas, has impeded pedestrian movement and led to waterlogging during the rainy season.

Moreover, heavy rainfall results in increased water levels in the Maragala Oya, leading to overflow at two points near the city center. This overflow, while not causing damage to homes or property, contributes to bank erosion along the rivers.

2.3.17 Economic Basis

In assessing the economic base of the Monaragala urban area, it is imperative to analyze the economic dynamics of the Uva province and Monaragala district in their contribution to the national economy.

Examining the employment landscape (the percentage of employed, the percentage of unemployed and the labor force participation rate) in the Monaragala Divisional Secretariat area, it is evident that both Monaragala District and Monaragala Divisional Secretariat area both having satisfactory employment rates relative to the national average in Sri Lanka (94.5% of Employed Persons). Specifically, the percentages of employed individuals stand at 93.5% for Monaragala District and 93% for Monaragala Divisional Secretariat area.

It appears that the Monaragala District and Monaragala Divisional Secretariat have a higher percentage of unemployed people compared to the national average in Sri Lanka. The unemployment rate in Monaragala District is 6.5% and the unemployment rate in Uva Province is 4.7%, which shows unemployment rate in Monaragala district is higher than the unemployment rate in the Badulla District of the Uva Province. However, despite the high unemployment rate, the labor force participation rate in Monaragala District is relatively high at 52.1% and Monaragala Divisional secretariat area at 54% and its 53.7% in Sri Lanka.

The Uva Province's contribution to the Gross National Product (GNP) is low at 9.6%, ranking 6th among the other provinces.

According to the 2019 data from the Department of Census and Statistics, the agricultural sector is a significant contributor to employment in both the Uva Province and the Monaragala District. In the Uva Province, the agricultural sector provides employment for 52.9% of the workforce, while in the Monaragala District, it provides employment for 48.6% of the workforce.

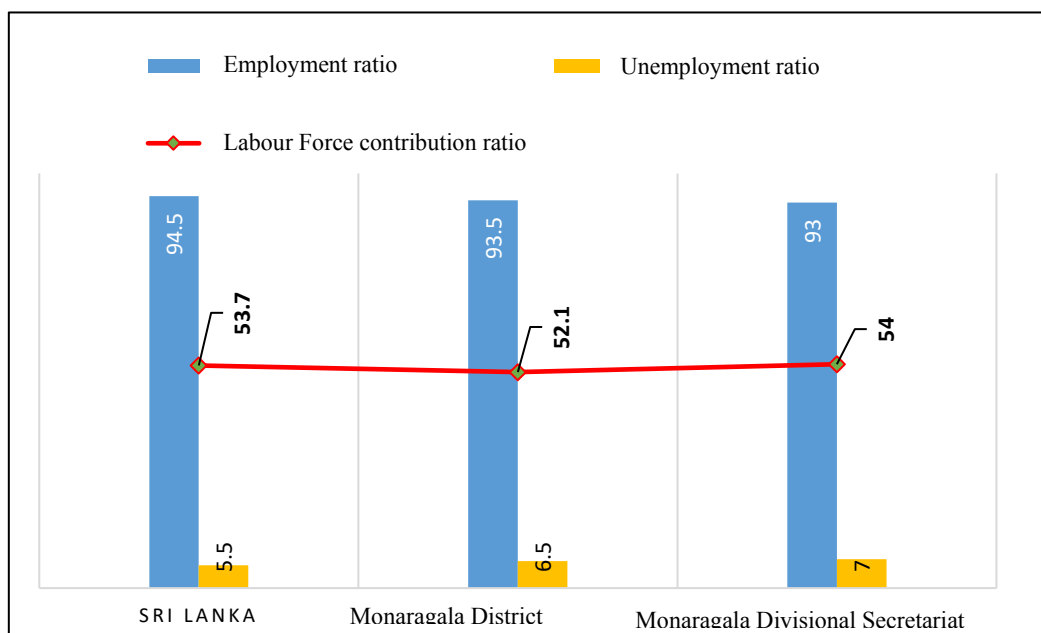


Figure No 2.3.11: Employment ratio, Unemployment ration and Labour force contribution in Monaragala Distrcit and Monaragla Divisional Secretariat
 Source: Census & Statistic Department (Annual Report - 2020)

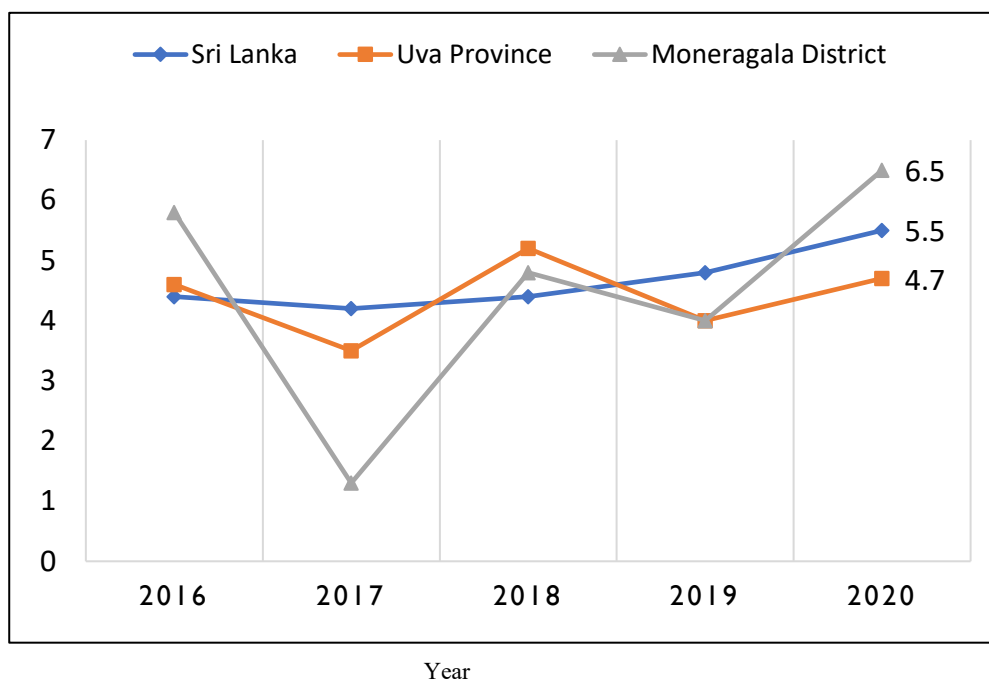


Figure No.2.3.11: Distribution of Unemployed Population
 Source: Department of Census & Statistic (Annual Report - 2020)

It can be identified that most of the agricultural products that contribute to the gross national product are grown in Monaragala district. Those crops are,

- Sugarcane, tobacco and non-perennial crops - 54%
- Cereals except rice - 29.5%
- Vegetables – 21%
- Spices and Ayurvedic medicines - 8%

In assessing the nature of employment in Monaragala District, it reveals that Monaragala District have a higher percentage of self-employed people and standing at 52.4%. This figure places Monaragala District at the first place compared to other districts. In studying the labor force participation rate in Monaragala urban planning area, the Monaragala Pradeshiya Sabha area records a labor force participation rate of 54%, while the planning area itself boasts a rate of 63%. Furthermore, in the examination of employment and unemployment within the area, the planning area shows an employment rate of 86%, with the unemployed population comprising 14%.

Despite having so much economic potential, according to the 2016 poverty index report of the Department of Census and Statistics, Monaragala district has been ranked 10th among the districts with high poverty. That is, when the national poverty index of that year was 4.8%, Monaragala district exceeded it and became 5.8%. The reasons behind this are the low average income level of the people beyond the urban areas, the lack of proper value for agricultural crops, and the lack of promotion of industries and services in Monaragala district. .

When considering the economic base of the Monaragala planning area, a particular point is that more banks, insurance and finance companies have been established in Monaragala Urban area compared to other cities in the district. Accordingly, in further explanation, most (49%) of the people in the urban area have the main source of income from employment in the public and private sectors. Among this group, higher percentage of people work in agriculture sector. The second highest income source is self-employment related to agriculture (19%). Additionally, 48% of single-family units in the planning area maintain multiple income sources, including running hostels, plantations, gem businesses, etc. The study also reveals that the highest income level of a family exceeds 35,000 rupees, while plantation workers' average income is relatively low at Rs. 5000. Approximately 30% of the total population in planning area getting subsidies (Samurdhi) from the government.

Accordingly, the entire study shows that the economy of Monaragala urban area can be prioritized under three main sectors. that is,

1. Employment in public and private sector
2. Agriculture based self employment
3. Service-based commerce

1. Public and Private sector employment

All the main offices of administrative agencies are located in Monaragala town which is the main administrative town of Monaragala district. Generally around 58 Government / Semi-Government or Non-Government institutions are located in this city. Therefore, about 35% of the employed people in the planning area engaged in the public sector.

2. Agriculture based self employment

The agricultural sector in the study area contributes approximately 0.03% to the Gross National Product (GNP). This sector primarily focuses on field crops such as rubber, corn, pumpkin, as well as lime, banana, and grains, which are known for their high-income potential. Around 50% of these products are sold to traders in the field, while 30% (equivalent to 17-20 metric tons) are transported to wholesale markets for sale. However, approximately 20% of the production is wasted due to inadequate pricing and surplus utilization. Lime and other field crops are predominantly sold in the Colombo Manning market, while vegetables are transported to the Dambulla economic center, and banana, melon, and coconut products are distributed to Kalmunai and Batticaloa areas.

The economic potential of the Monaragala region is further enhanced by the strategic locations of the Hambantota Port, Mattala Airport in the south, and the Batticaloa International Airport and Oluwil Port in the north. These development projects have facilitated the value addition of agricultural products and their export to foreign markets. However, the study also reveals that most

value-adding factories are concentrated in Buttala, Wellawaya, Sewanagala, and Siambalanduwa areas. There is a notable shortage of suitable factories for value addition to the region's commonly grown agricultural products, highlighting the need for space allocation through a comprehensive development plan.

3. Service-based commerce

In terms of service-based commerce, the transportation of agricultural and commercial products is primarily facilitated through Monaragala city. For instance, the Colombo region supplies potatoes, dhal, textiles, plastic products, and other bulk goods to Monaragala city, while the Dambulla region provides vegetables, fish, and rice from Kalmunai and Tissamaharama. Due to the central location of Monaragala town, these wholesale goods are distributed to retail stores in Medagama, Bibila, Badalkumbura, Madulla, Atamale, Siambalanduwa, and other areas.

2.3.15 Environmental condition

Although approximately 70% of the Monaragala district falls within the dry zone, the Monaragala urban area exhibits intermediate climate characteristics. This is primarily due to the presence of the Maragala Environmental Protection Area situated in the city center. The Monaragala urban area is positioned at an elevation of approximately 400 feet above sea level, with its highest point being the Glone mountain range located within the Maragala Environmental Protection Area, reaching a height of 3840 feet above sea level. The soil distribution in the region varies according to the climatic conditions, with half of the division featuring reddish-brown soil that drains well and has low water dependence. Along the rivers that flowing through the area, watery soils are widespread. The red yellow podzolic soil and mountainous Regsols soil are found around the Geelong hill area, which are particularly suitable for agricultural activities. According to the 2021 reports of the Groundwater Resources Board, the groundwater level in the Monaragala Regional Secretariat ranges between 14-24 meters, which is relatively higher compared to other divisional secretariats. As a result, the toilet systems in the city center face issues such as overflowing during the rainy season.

A significant aspect of the environmental condition of the Monaragala urban area is the Maragala Environmental Protection Zone located near the city. Out of the 54 square kilometers that make up the Maragala Environmental Protection Zone, 38 square kilometers are included within the Monaragala city planning limits, accounting for 70% of the entire area. Under the National Environmental Act No. 47 of 1980, the Central Environmental Authority designated the "Maragala Range" as an environmental protection area through Gazette No. 1560/26 dated 01.08.2008. This designation was made due to the unique biodiversity characteristics of the area and the presence

of archaeological sites. Additionally, Maragala serves as the primary water catchment area for the Monaragala urban area.

The Maragala Mountain Reserve spans an altitude range of 150 meters (500 ft) to 1000 meters (3500 ft) from the bottom to the top. These mountains are identified as an isolated mountain range located in the second semi-plain region of Sri Lanka. They serve as the main water source for the Monaragala Pradeshiya Sabha area and are home to numerous archaeological sites dating back to prehistoric times.

The Maragala Mountain Range is divided into two parts: the lower Maragala and the upper Maragala. The lower Maragala experiences intermediate climatic characteristics, with an average annual rainfall exceeding 1,600 mm and a mean annual temperature ranging between 25 and 27.5 degrees Celsius. The upper Maragala, on the other hand, has a mid-mon

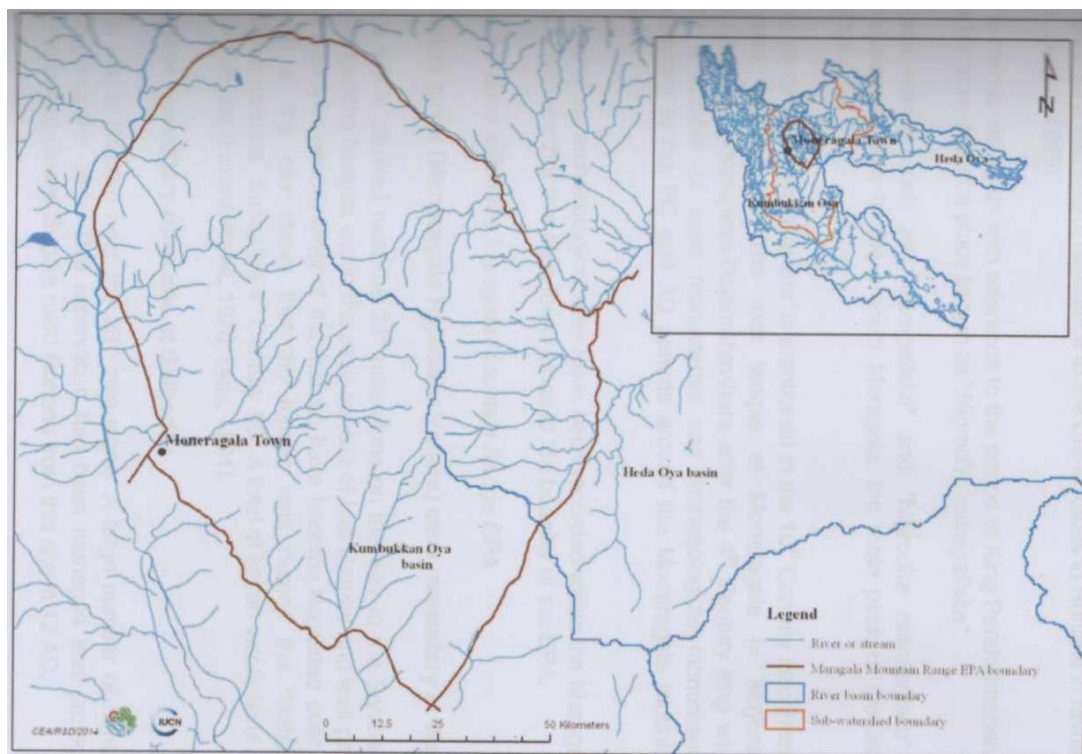


Figure No 2.3.15: Hydrology Pattern in Maragala Reserve
 Source: Management Report – central Environment Authority - 2021

tane humid climate, with an average annual rainfall of over 2732 mm and an average annual temperature ranging between 20 and 22.2 degrees Celsius.

The Maragala area is also home to endangered monocots, and numerous animal species have been discovered in this region. The lower part of Maragala is characterized by dry mixed evergreen forests, which are abundant with plants bearing thick stems such as Kaluvara, Buruta, Milla, and Palu, all of which have high timber value. In the humid region of the Maragala mountain range, plants such as Hora, Keena, Doo, Godapara, and Midella are found, contributing to a relatively high biodiversity.

The forest scene in this area is characterized by interconnected upper layers of plants, resulting in a dark lower layer. Additionally, a variety of species of vines, mosses, lichens, and orchids are present.

Explorations in this mountain range have led to the discovery of many plants and animals unique to this area and the country. For instance, *Lyrioccephalus*, an endemic species of lizard, is found only around the Maragala mountain range in Monaragala. Another example is *Pinum Katussa*, a species of lizard endemic to Sri Lanka, which is reported from the Maragala mountain range. *Ruk Hikanala*, which is also endemic to Sri Lanka, has been reported from the Maragala mountain range as well. Additionally, two species of geckos, *Cnemaspis kymarasinghei* and *Cnemaspis hitihami*, were discovered by young researchers Mendis Wickramasinghe and Sameera Suranjan in this region. Mendis Wickramasinghe has also discovered many species of animals endemic to Maragala and Sri Lanka, as well as several species of soil beneficial snakes. Furthermore, Samantha Suranjan Fernando, a reptile expert in Sri Lanka, has discovered a species of toad unique to Maragala near the Maragala waterfall.



Figure No 2.3.15: Geckos Speceies
Source: Management Report – Central Environment Authority - 2021



Figure No 2.3.15: A species of toad unique to Maragala
Source: Management Report – Central Environment Authority - 2021

Due to the location of this mountain range, there are many canals that flow through the Monaragala urban area creating a vegetative water flow pattern. The main reason for this is that this reserve is the main source of water from Kumbukkana, Hada Oya and Vila Oya. . Maragala mountain range consists of many small mountain ranges. Its highest point is known as Geelong. Along with this ridge, Hadambay and Vilaoyat, which join the sea in the eastern province, begin. In addition, Hulanda Oya and Maragala Oya also originate from this ridge.

Starting from Maragala stream, Hadoya feeds more than two thousand acres of agricultural land in Monaragala district and feeds Kitulana and Mahawevea in Lahugala National Park and flows into the sea from Pothuwila Arugambe area. Vilaoya feeds Kotiagala and its surrounding villages and then feeds many small reservoirs in Panama village and Kudumibigala Sanctuary in the Eastern Province and joins Panama lagoon near Panama village.

Maragala Oya is a tributary of Hulanda Oya. These two rivers also originate from the water streams in the Maragala range. Hulanda Oya feeds a large amount of paddy land through the Hulanda Oya Dam, passes through Yala National Park and joins the Kumbukan Oya in Demodara area.

Maragala waterfall is the drinking water source of Monaragala city as well as a large number of villages around it. The National Water Supply Board and the Monaragala Pradeshiya Sabha provide drinking water to about 7000 families in the area by providing water from this spring only in and around the city. In addition to this, nearly 10000 other families around this stream meet their drinking water needs by taking the water sources of this stream to Pavichichi. The water supply board points out that a large number of small water projects using the water flowing from the stream are being implemented in the villages around the stream. Therefore, the people of Monaragala believe that the Maragala waterfall is the heart of the people of Monaragala.

This ridge is for a person approaching the city from the north, south and west directions of Monaragala. Creates a beautiful scene. The scenic spots are visible at several locations within the city as well as at several locations outside the city.

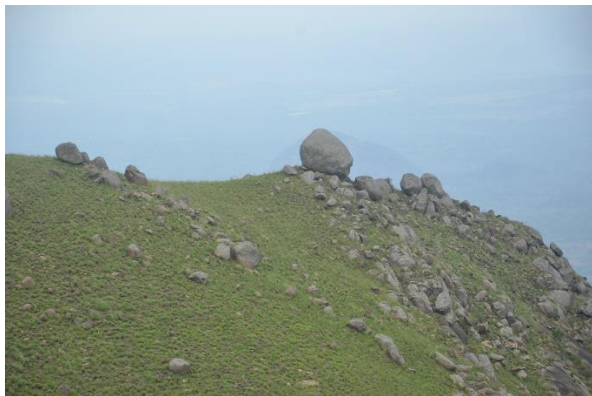


Figure No 2.3.15: Maragala Mountain Top
Source: Central Environment Authority - 2021

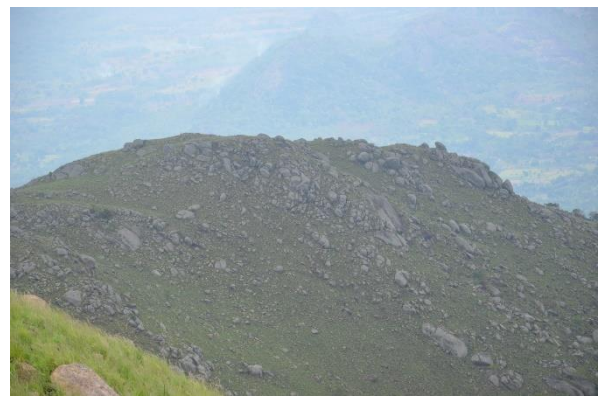


Figure No 2.3.15: Maragala Mountain Top
Source: Central Environment Authority - 2021

The Department of Archeology provides data on many archaeological sites identified for tourism promotion in Monaragala district based on the site called Galabedda located in the Maragala reserve .

According to the data of the Department of Meteorology, in the study of how the rainfall and temperature have changed in the area from 1981 to 2020 , it appears that the rainfall period in the area has gradually decreased, but its intensity has increased.

The study of public open space for recreation in the planning area shows that by the year 2032 there is a shortage of public space of 20 hectares for the increasing population. Nevertheless, in the study of the density of buildings in the area and the area allocated for the Maragala Environmental Protection Area, it appears that the open space within the planning area is sufficient,

but the facilities allocated for open recreation and event halls for the people's entertainment are not sufficient.

the disaster conditions in the area, the main disaster can be identified as the annual forest fires and landslides. The causes of these forest fires can be identified as the clearing of forests for cultivation purposes, lighting of bonfires by people visiting the reserve for recreation, and hunting of animals. Because of this, during the rainy season, two places in Maragala Lower Ketase are threatened with landslides.

3

Chapter Need of the Development Plan

Chapter 03

Need of the Development Plan

3.1 Introduction

The formulation of a development plan for an area designated as an urban zone is mandated by Section 8 of the Urban Development Authority (Amendment) Act No. 04 of 1982. Additionally, this plan must incorporate the tasks assigned to the respective city in the National Physical Plan for the year 2050.

The primary objective of preparing this type of urban development plan is to provide a better living environment to the people of the city. That is, to achieve a better living environment by facilitating economic growth, protecting the natural environment and improving the living conditions of all residents.

A city without a formal plan leads to various problems, and a development plan without proper study also creates various irregularities in the city. In order to avoid these irregularities, the Urban Development Authority adopted a scientific method in preparing this urban development plan.

Monaragala Municipal Area has a total resident population of 21,299 (as per 2020 Resource Profile data) and has an area of 54 square kilometers. The list of issues to be addressed in the Monaragala City Development Plan was identified by using study methods such as NVIVO and with the analysis of primary and secondary information obtained from the stakeholder meeting held on 06.03.2020 and other discussions with the participation of government/semi-government institutions and various organizations in the city. After analyzing the problems, possibilities and views of the stakeholders and the views of the Town planners, it was possible to determine the basic requirements of the Monaragala Development Plan. Accordingly, need of the development plan was mainly focused as follows in order to achieve the sustainable development goals of Monaragala city.

3.1.1 Identified Issues

- ❖ Traffic congestion in the city during peak hours

One of the problems in the area can be identified as the traffic congestion caused by the centering of all the city's activities (commercial, administrative, educational, etc.) on both sides of the main roads. This traffic jam occurs at different times of the day at 05 places from Hulandawa Junction to Clock Tower Junction. This traffic can be seen more between 8-9 am, 2-3 pm and 4-5 pm and a

vehicle has to wait for 4-6 minutes while moving vehicles at these identified points. Meanwhile, a pedestrian has to wait for 5-10 minutes to cross the road.

Parking of vehicles on both sides of the main road, lack of sufficient parking lots, insufficient space for pedestrians, insufficient road shoulder on both sides of the main roads and sub roads can be

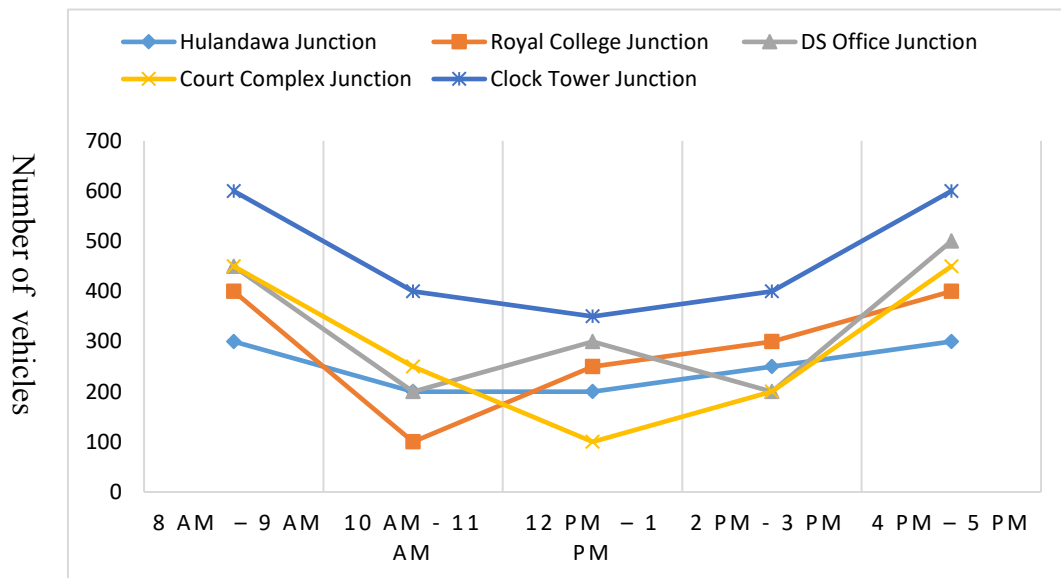


Figure No 3.1.1 : Peak Hours of Traffic Congestion at major intersection within Planning area
Source: Field Inspection, Urban Development Authority – District Office, Monaragala (2020)

identified as the reasons for this traffic jam. Thus, the period between 8 - 9 am, 2 - 3 pm and 4 - 5 pm can be identified as the times of traffic congestion. Also, the places where traffic jams can be identified are Hulandawa intersection, near the Royal College, near the Divisional Secretariat, near the court and near the Clock Tower intersection.

There is no any pedestrians' path while having two feet wide drain covers besides the Kumardola Mawatha and main road near the intersection of the clock tower. Lorries and other heavy vehicles are often parked on both sides of the road with the location of wholesale shops in this area. Consequently, the pedestrian movement has become unsafe and difficult. Moreover, the lack of space for lorry parking and other heavy vehicles has become a problem at present.

8. Although there is a need for 1.4 hectares of parking space in the city center, the available current parking space is only 0.2 hectares.



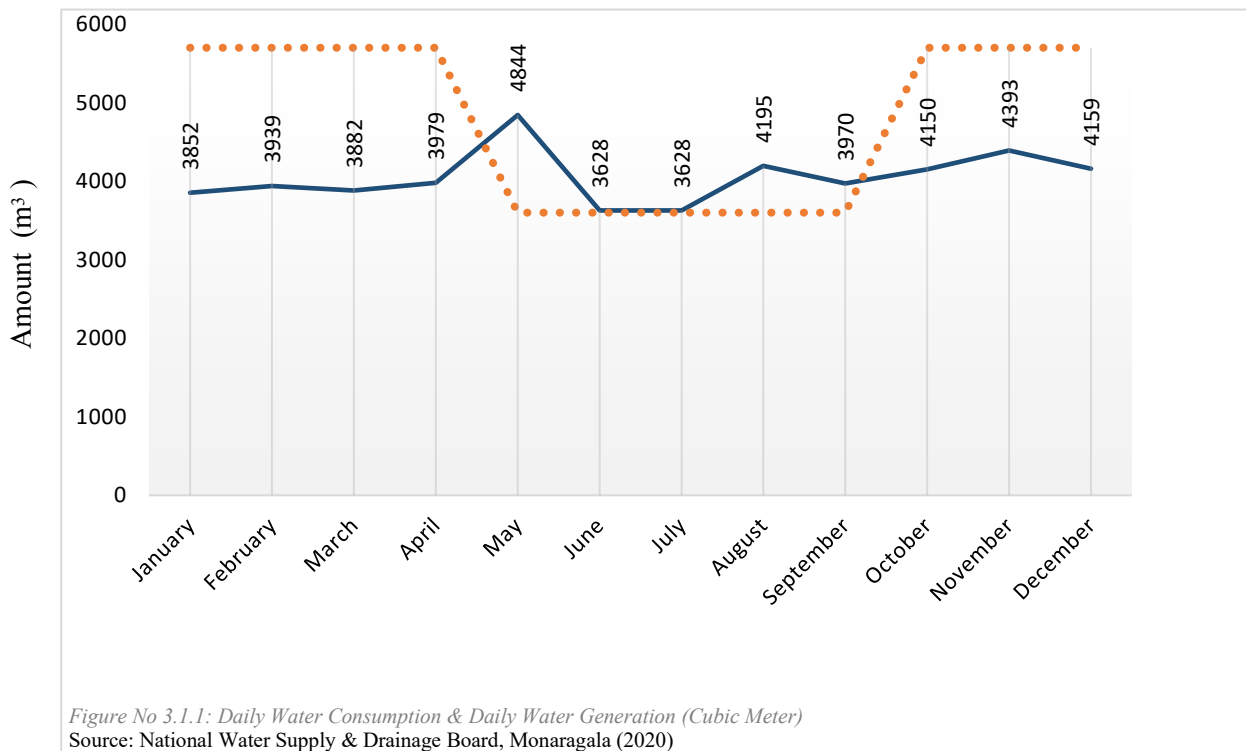


Figure No 3.1.1 : Peak Hours of Traffic Congestion at major intersection within Planning area
 Source: Field Inspection, Urban Development Authority – District Office, Monaragala (2020)

There is a requirement on additional parking spaces for busses at Monaragala bus stand since, this bus stand is a very old construction built in 1987 and currently there is not enough space to park buses inside. Presently, approximately 20 buses are transferred to parking along both sides of the main road outside the designated bus stand area. Furthermore, a notable deficiency in the region relates to the absence of a structured system facilitating the entry and exist of private vehicles to and from the bus stand premises.

❖ Water scarcity during dry season and reduction in quality of drinking water .

Kumbukkana and Maragala are two main water sources that supply drinking water to the Monaragala urban area, which generate a total water production of 5700 cubic meters during the rainy season According to the data of the National Water Supply and Drainage Board for the year 2020, it can be identified that the total water requirement of the region is between 3628 - 4844 cubic meters throughout the year. But in the dry season, the water production of the Maragala water source decreases to 900 cubic meters. Accordingly, the total water production of Kumbukkana and Maragala during the dry season is reduced to 3500 cubic meters. Due to this, the Monaragala urban area is currently facing a water deficit of 400-1250 cubic meters during the dry season from May to September. Consequently, the Water Supply and Drainage Board has to supply water to this area once every 03 days or once every 05 days.



Moreover, when projecting the population for the year 2032, the current water requirement of 3628 to 4844 cubic meters will escalate to a range of 5000 to 5500 cubic meters. This future flow in water demand will increase future water scarcity issues. Addressing this water challenge is very important for the city of Monaragala to achieve growth in agricultural, service, commercial, and residential sectors, aligning with the city's future development plan goals.

Additionally, due to the accumulation of waste in the water source, the drinking water quality in Monaragala is compromised, presenting another challenge for the urban region. According to data from the Office of the Medical Officer of Health, Hepatitis A cases were reported in the Monaragala Divisional Secretariat from 2014 to 2015, with a gradual decline thereafter. However, by 2020, there was a steady increase in families resorting to water filters and bottled water using Reverse Osmosis (RO) technology, indicating a decline in water quality in the Monaragala Divisional Secretariat. Furthermore, the National Water Supply and Drainage Board has identified significant amounts of human excrement and metal waste in untreated water based on water sample testing from the Maragala water source in 2021. Consequently, it is imperative to employ modern technology-equipped machines for purifying water at the Monaragala water treatment plant.

❖ Absence of a formal waste water management system .

Furthermore, the absence of a formal wastewater management system intensifies the environmental challenges in the Monaragala urban area. Without specific wastewater management methods, the current practice involves discharging wastewater into natural waterways. This method entails channeling all wastewater from the city through drainage systems into the Maragala Oya, which flows along the Clock Tower intersection. Such practices not only pollute natural waterways but also pose a threat to the aesthetic integrity of the surroundings.



Figure No 3.1.1: Existence of improper drain network
 Source: Field Inspection , Urban Development Authority – District Office , Monaragala (2020)

❖ Absence of formal solid waste management system.

The Monaragala Pradeshiya Sabha (local council) conducts open disposal of solid waste collected within the municipal limits on land owned by the Department of Conservation situated in the Suduwathura Aara area. While organic solid waste is recycled, inorganic solid waste is incinerated once every 4 to 6 months. Despite being situated in an



Figure No. 3.1.1: Solid Waste Management in City of Monaragala
 Source: Field Inspection, Urban Development Authority – District Office - Monaragala (2020)

uninhabited area, the environmental damage resulting from this practice cannot be overlooked.

- ❖ Existence of underutilized government land facing the Colombo - Batticaloa main road in the city center.

There are approximately 37 to 40 hectares of underutilized government land facing the Colombo-Batticaloa main road and the Passara-Badulla main road in the Monaragala city center. The current ownership of these lands is held by the Monaragala Divisional Council, Monaragala Divisional Secretariat, Janatha Estate Development Board, and Land Reform Commission, with about 3 hectares remaining unused. All other land is undeveloped vacant land. Furthermore, considering the land's value, approximately 25 hectares of rubber land that is currently not utilized for production is also located within the municipal limits

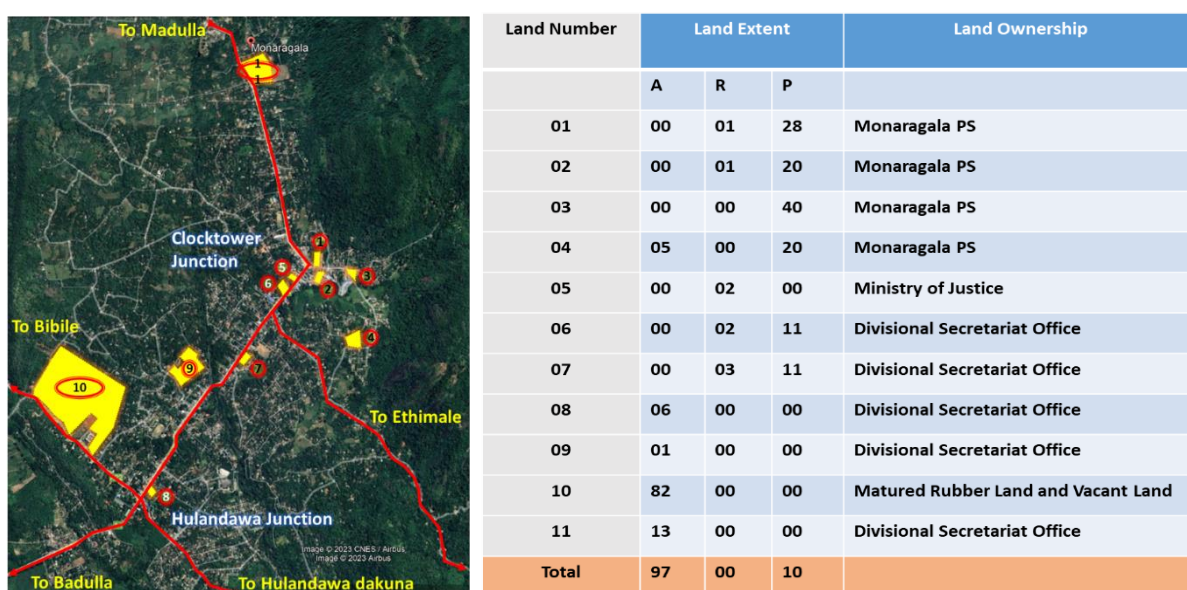


Figure No. 3.1.1: Underutilized government lands in Monaragala Urban area.
 Source: Field Inspection, Urban Development Authority – District Office - Monaragala (2020)

- ❖ Government and semi-government lands are scattered in the Monaragala urban area causing inconvenience to the service beneficiaries.

38% of the land in the Monaragala urban area is owned by the Janatha Estate Development Board and Divisional Secretariat. Because of this, government institutions and official residences are scattered all over the area. As the main administrative city of the district is Monaragala city, a daily commuter population of between 20,000 and 25,000 comes to the district for the need of services, making it difficult for people due to locations of these institutions. Moreover, people have to walk distances of about 2-3 km in cases where they have to access services from several institutions due to the disorderly location of those institutions. Due to this, it is seen that the services provided for the people of Monaragala city are becoming ineffective.

❖ Threats to Natural Environmental Resources

There are many outstanding problems in the environmental sector of the area, particularly the threat to the Maragala Environmental Protection Area due to human activities. With the expansion of settlements in the Maragala Reserve, clearing of forests for plantations and settlements is taking place more in this area. Due to these reasons, in the study of data from 1992 to 2019 (NDVI – Normalized Difference Vegetation Index study), it appears that the forest cover in Maragala Reserve has decreased by 20%. Moreover, several places have been identified in the city center that create an attractive view for people entering the city, and the fact that buildings have been constructed blocking that view can be identified as another problem.



Figure No. 3.1.1: Buildings have been constructed blocking the Natural view of the Maragala Mountain
 Source: Field Inspection, Urban Development Authority – District Office - Monaragala (2020)

The study of the temporary housing distribution of estate houses from 2017 to 2020 shows a gradual growth, reaching 229 by the year 2020. Due to the expansion of settlements, many social as well as environmental problems have been created in this area. The main social problem identified is the creation of an isolated population clusters with minimal basic facilities such as sanitation facilities, health facilities, land rights, education facilities, etc. For example, when

considering the data on preventive clinics conducted at the Grama Niladhari divisions level in the planning area, it is reported that no clinic is being run in Aliyawatta Grama Niladhari division, where most of the estate people live. This Aliyawatta Grama Niladhari division belongs to the Maragala mountain reserve area, and to access health facilities, residents have to travel a distance of 4 km from the top of the mountain to the bottom. Due to this difficulty, home births and infant deaths are reported from this area. Additionally, in this isolated population cluster, various illegal activities are gradually growing.

According to the report issued by the National Building Research Institute in the year 2020, 65 families have been identified as residing in high-risk, medium-risk, and low-risk areas, and recommendations have been made to systematically relocate them due to instability in the Sirigala and Monarakelewatta area of Monaragala Weliyaya Grama Niladhari divisions.

Furthermore, forest fires break out in the Maragala Reserve every year, and the government has to bear huge costs for extinguishing them. The environmental problems caused by these fires include the removal of forest cover and constant soil erosion in the mountain area. The exact cause of these forest fires has not been identified, but the disaster management department of the Monaragala district has determined that they are not natural forest fires.

Moreover, because of this, problems such as contamination of the drinking water source due to the mixing of human excreta and chemical waste into the Maragala water source, which is the main water source of the area, and the reduction of water from the source during the dry season are



Figure 3- 1 .1: Occurance of Forest fire in Maragala reserve
Source: Court case regarding Maragala Reserve no. M/U B.R 96925/20, Monaragala, 2021



Figure 3- 1 .1: Places of Soil erosion in Maragala reserve
Source: Court case regarding Maragala Reserve no. M/U B.R 96925/20,

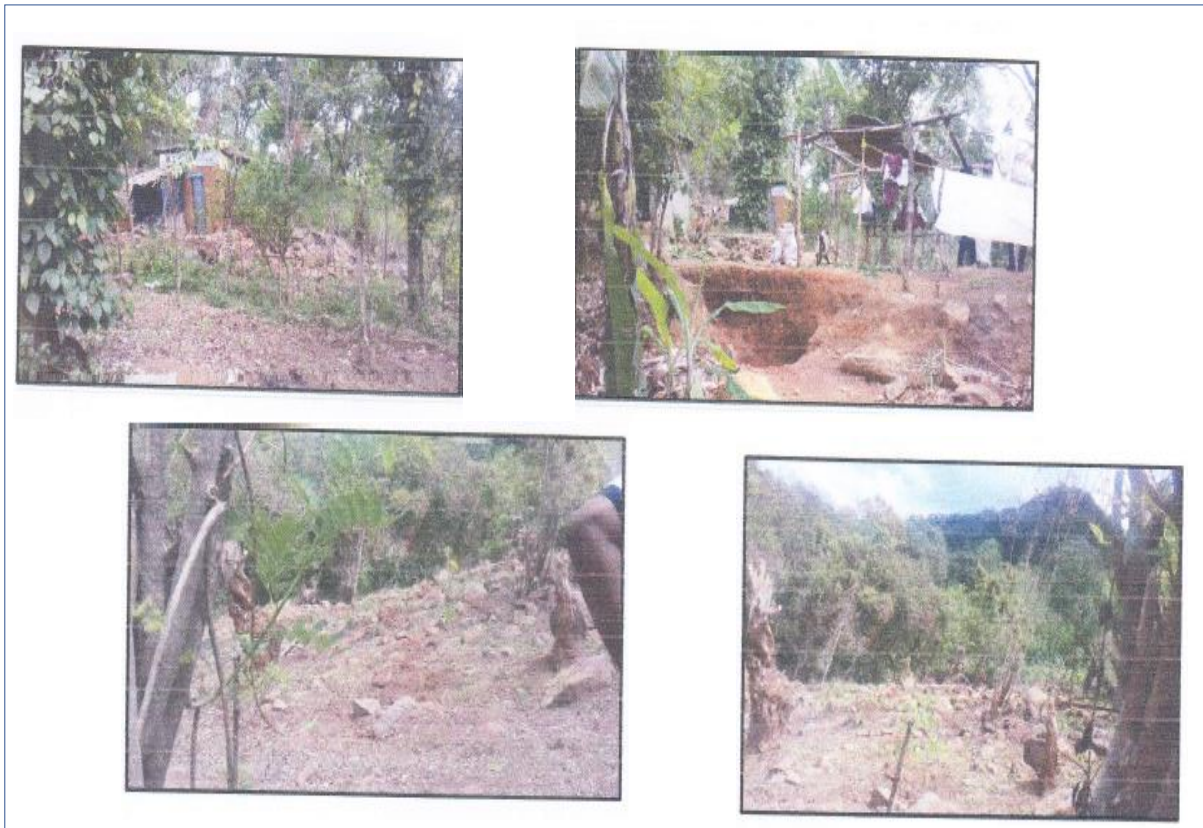


Figure 3- 1 .1: Places of land slide occurrence in Maragala reserve
Source: Court case regarding Maragala Reserve no. M/U B.R 96925/20, 2021



Figure 3- 1 .1: Contamination of water within Maragala reserve due to garbage accumulation
Source: Court case regarding Maragala Reserve no. M/U B.R 96925/20, 2021



Figure 3- 1 .1: Contamination of water within Maragala reserve due to garbage accumulation
Source: Court case regarding Maragala Reserve no. M/U B.R 96925/20, 2021

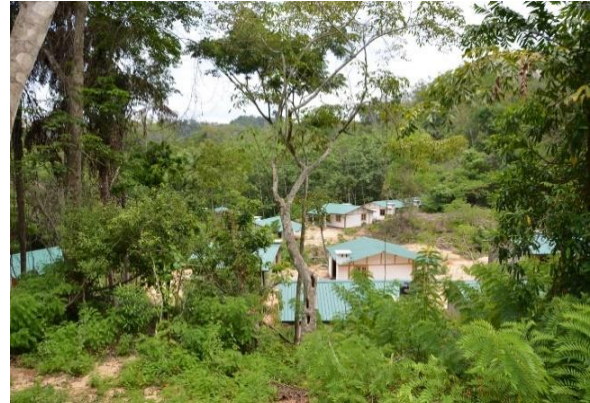


Figure 3- 1 .1: Settlement distribution within Maragala reserve
Source: Court case regarding Maragala Reserve no. M/U B.R 96925/20, 2021



Figure 3- 1 .1: Places of clearing forest cover in Maragala reserve
Source: Court case regarding Maragala Reserve no. M/U B.R 96925/20, 2021

3.1.2 Identified Potential

In this discussion, we explore into the perceptions of residents from other urban areas of Sri Lanka regarding Monaragala City. Despite its prosperity in terms of environmental and economic assets, the area's potential remains largely hidden from the wider society. Additionally, the Uva province's minimal contribution to the gross national product has led to the widespread perception of Monaragala as economically disadvantaged and area with poor climatic conditioned.

To shift this narrative, it is dominant to reveal the area's hidden potentials and actively contribute to the national economy. Therefore, the implementation of a formal development plan for the Monaragala area is essential. Consequently, the following attributes within Monaragala City and its environs can be identified as opportunities to enhance local and international tourist attraction.

- ❖ Serving as the primary service hub in the Monaragala District, catering to both residents and commuters."

Monaragala town serves as the primary administrative center in the district, housing the head offices of all state and semi-state institutions within the region. Currently, there are 109 such institutions established in Monaragala district, including the Monaragala District Secretariat, Monaragala District Hospital, and the District and Provincial High Court. Additionally, Monaragala town hosts 10 state banks and 15 private banks. Furthermore, the area boasts 6 vocational training centers and 11 tuition centers situated in the city center. Two prominent schools in the district are also located in Monaragala town, attracting approximately 60,000 to 70,000 commuters daily. It is essential to develop a comprehensive development plan for Monaragala city to expand administrative, educational, and healthcare services for its residents.

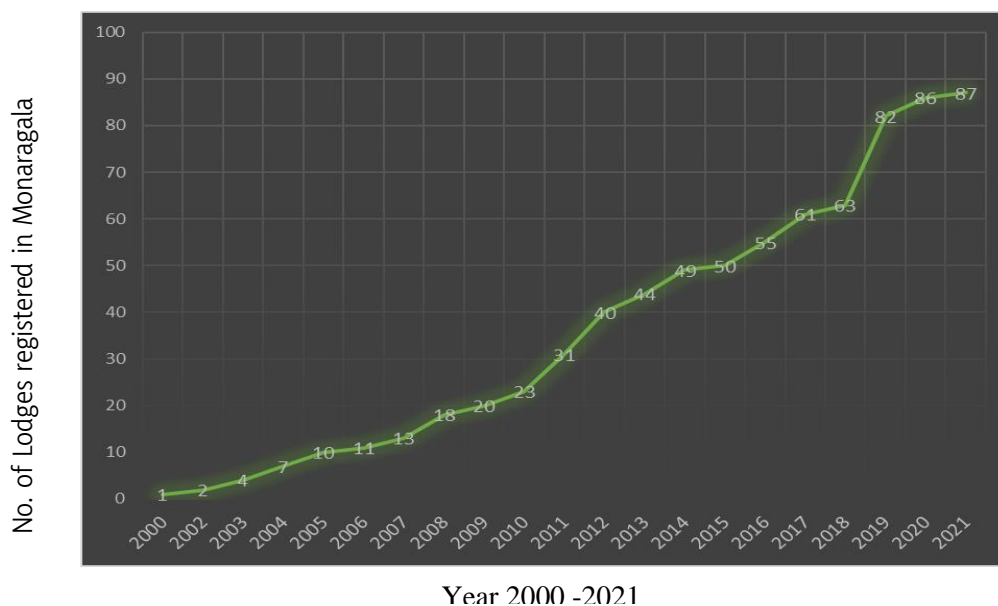


Figure 3- 1.2 : Lodges distribution in Monaragala Town
 Source: Monaragala District Office, 2021

Moreover, Monaragala town's central location within the district has led to its popularity as a settlement hub and distribution center for various organizations. As the main service town in Monaragala district, Monaragala town accommodates the residential needs of around 5,000 to 7,000 individuals. Consequently, the area has seen an increase in the establishment of hostels, lodges, and rental houses. Currently, 87 lodges are registered in the city, with many unregistered houses converted into lodges. Compared to neighboring cities such as Buttala and Wellawaya, lodge prices in Monaragala town are relatively lower due to the abundance of lodging options."

City	Number of Lodges registered	Prices (Rs.)	Target groups
Monaragala	81	800 - 4000	Trade assistants , passengers passing through districts , for events
Buttala	30	1500 - 6000	Passengers traveling through districts , for events
Wellawaya	30	2000 - 6000	Local and foreign tourists

Figure No 3- 1.2 : Number of Lodges in Monaragala Town
Source: Monaragala District Office , 2021

Furthermore, Monaragala town's central location within the Monaragala district, coupled with the availability of lodges at relatively low prices, has led major wholesale companies in the district to choose this town as their primary accommodation hub. Sales assistants gather bulk goods in Monaragala town for distribution across the district before departing. Currently, a separate storage facility has been established for this purpose, where products such as Sunlight, Flora, Munchi, and Dali bottles are assembled and dispatched. Other production lodges and rental houses are also utilized, though they lack sufficient parking space and necessary infrastructure. Recognizing the necessity to develop Monaragala town as an interchange center, it is evident that a comprehensive development plan is needed for the urban area.

❖ Places of historical and touristic Significance around Monaragala city

The presence of the Maragala Environmental Protection Area at its center plays a pivotal role in maintaining a temperate climate throughout the year in Monaragala city. Designated as an intermediate and dry climate zone within the country, around seventy percent of the Monaragala district falls within this zone, and the Maragala mountain range and its around shows wet climatic conditions.

Moreover, despite the ongoing interest in climbing the Maragala mountain range for tourism and research purposes, the lack of dedicated facilities and accurate visitor statistics hinder the area's potential. Consequently, Monaragala holds considerable untapped potential for enhancing tourist attraction, yet insufficient attention has been directed towards its development, leading to its isolation from neighboring regions.

According to the 2020 reports from the Department of Archaeology, four primary tourism zones have been identified within the Monaragala district: Galabedda, Maligavila, Baddegama, and Budruvagala, with the Galabedda region spanning along the Maragala mountain range. Various historical shrines and ruins within and around the Monaragala local council area bear witness to significant historical events in Sri Lanka dating back to the prehistoric era. Many of these archaeological sites are situated near the Maragala mountain reserve.

Legend has it that during the conflict between Sugala Devi, ruler of the Udundora Kingdom, and King Mahaparakumbha over the rights of Dandhathu and Pathra dhatu, Sugala Devi's army, attempting to escape after her capture, was caught and perished in the Athamale area, giving rise to the name Maragala or Maragala for the mountain range. The region boasts numerous royal palaces, ponds, caves, and temples where monks once meditated. The Mayuragiri temple, located on the Monaragala-Pothuvila road, is one such site, believed to have temporarily housed Buddha's tooth and bowl. The largest cave within the temple, known as Myuralena, holds particular significance.

Historical shrines and ruins in and around the area of Monaragala local council mark various historical phenomena in Sri Lanka up to the prehistoric era. A large number of these archaeological sites are located in the vicinity of the Maragala mountain reserve. It is said that during the conflict between Sugala Devi who was ruling the Furnadora Kingdom and King Mahaparakumibha due to the right of Dandhathu and Path Radhatu , after Maha Parakumibhavan captured Sugala Devi in the area of Athamale, Sugala Devi's army that tried to escape was captured and killed at this place, therefore this mountain range is called Maragala or Maragala. The ancients say that it is known as Many royal palaces, ponds, caves and temples where monks used to meditate can be found in this area. The Mayuragiri temple on the Monaragala-Pothuvila road is one such place. It is believed that

in this place, which consists of many large caves, Buddha's tooth and bowl were hidden for some time. This cave is the largest cave in the temple and is known as Myuralena.



Figure No 3- 1.2 : Two Idol of deties beside the entarnace of Mayura Cave
Source: Monaragala District Office , 2021



Figure No 3- 1.2 : Statues of Buddha in Mayura Cave
Source: Monaragala District Office , 2021



Figure No 3- 1.2 : Entrance door of the Mayura Cave
Source: Monaragala District Office , 2021



Figure No 3- 1.2 : Eighteen riyan longest Buddha Statue in Mayura cave
Source: Monaragala District Office , 2021

An erased stone inscription found here reveals that this place was the center of an ancient Buddhist settlement. It is believed that in this place, which consists of many large caves, Buddha's tooth and Patra were hidden for some time. In this cave temple The biggest cave is known as Myuralena. There are many stone inscriptions found there, but most of the stone inscriptions have been destroyed. This cave has been converted into a statue house in the Kandy period. There is an eighteen cubit Buddha statue , the normal size of which seems to be of Suvisi Buddha. Many statues are also seen. All the inside and outside walls of the cave have been mapped. The entrance to the cave is decorated with two gatekeepers and a dragon pantheon. These rocks are carved from limestone. At the top of this cave temple, there is a large amount of Buddhist relics, but they have been destroyed due to the plantation of Inshrisin.

The paintings, carvings and other art traditions in them belong to different eras of Sri Lanka, and even today tourists visit these places for educational and research purposes. But, due to lack of proper guidance, these places are not known among other areas, and this can be identified as a major hidden potential to improve the city's appeal.

Muppune Rajamaha Vihara located on the western edge of the Maragala mountain range, stands as the Sangha capital of the Vellassa Saga dynasty. This temple, dating back to the reign of King Valagamiba, underwent renovation during the Kandy era. Remarkably, even the foundations of the old buildings on this site have been buried under the soil.



Figure 3- 1.2 : Idol, Muppune Vihara ,
Source: Monaragala Distrcit Office , 2021



Figure 3- 1.2 : Idol, Muppune Vihara ,
Source: Monaragala Distrcit Office , 2021



Figure 3- 1.2 : Entrance door for the Idol, Muppune Vihara
Source: Monaragala Distrcit Office , 2021



Figure 3- 1.2 : Artwork inside the Idol room, Muppune Vihara
Source: Monaragala Distrcit Office , 2021

Nowadays, only two Sadakadapahana and an idol remains at the site. The Sadakadapahana, observed at the entrance to Maluwa, belongs to Amaravati tradition. Unfortunately, the head, arms, and legs of the idol are broken, despite being crafted from limestone.

This is an archaeological site found in the northern part of Maragala Mountain range, encompasses ruins spread across 80 acres. Among these ruins stands a Chaitya which is twenty-one riyam high. This site is located approximately half a mile from the renowned Bisokotu in Galabedda, and it's believed to have been the royal palace of Sugala Devi, who once ruled Rahunurata. Adjacent to it lies the Siripana stone temple. There are four cave caves can be seen near Bisokotu in Galabedda, one of which is having carvings (Kataram), showing signs of ancient habitation. The Bisokotu, spanning four floors, features a unique water channel beneath a pond, with water supplied through four lion-mouthed outlets at its corners. Notably, stone pillars on the east and west sides bear engravings of four women, while artwork (Liyawal) adorn the north-facing pillars, though only one remains legible; the south-facing pillars display erased artworks (Liyawal). Nearby, a well-constructed toilet, inscribed in stone, serves as compelling evidence of the region's advanced civilization during that era.

The area known as Maligathanna, where Sugala Devi's palace once stood, was also referred to as



Figure 3- 1.2 : Galabedda Pond (Biso Pokuna)
Source: Monaragala District Office, 2021



Figure 3- 1.2 : Toilet near Galabedda Pond (Biso Pokuna)
Source: Monaragala District Office, 2021

Nagolla by ancient inhabitants. Legends mention numerous temples such as Tangmandiya Vihara, Kongaha Vihara, Nagolla Vihara, Namandiya Vihara, Madilla Vihara, and Siripana Vihara located boundary of the Maragala mountain range. But, these sites remain unexplored by the archeological department. Moreover, the Sitakanda and Sadagallena places, along with the eastern and southern slopes of the valley, host a more Buddhist ruins and monasteries, emphasizing the rich archaeological and ecological value of the Monaragala region.



Figure 3- 1.2 : Seethakanda Aranya – cave (Gallen)
Source: Monaragala District Office, 2021



Figure 3- 1.2 : Seethakanda Aranya – Steps
Source: Monaragala District Office, 2021



Figure 3- 1.2 : Monastery of Galbeedha Pond (Biso Pokuuna)
Source: Monaragala District Office, 2021



Figure 3- 1.2 : Water Spring of Galbedda pond
Source: Monaragala District Office, 2021



Figure 3- 1.2 : Seethakanda Aranya
Source: Monaragala District Office, 2021



Figure 3- 1.2 : Seethakanda Aranya
Source: Monaragala District Office, 2021



Figure 3- 1.2 : Seethakanda Aranya
Source: Monaragala District Office, 2021

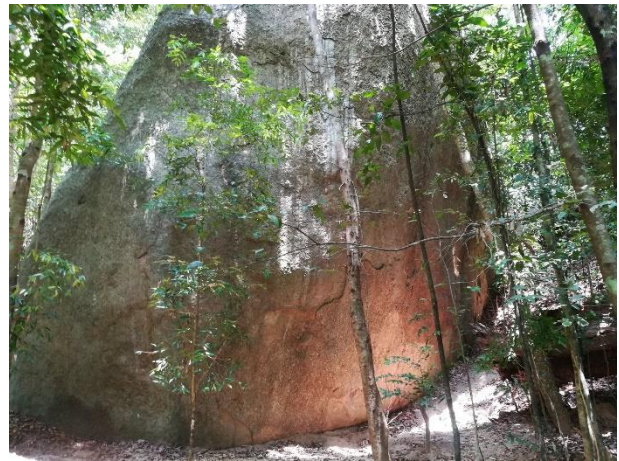


Figure 3- 1.2 : Seethakanda Aranya
Source: Monaragala District Office, 2021

Furthermore, given the central location of Monaragala town, it serves as a natural transit point for reaching renowned tourist destinations and historical sites such as Maligavila, the Kataragama temple, Kabilitta temple, Arugambe, Yudhganawa, Dematamal temple, and other prominent attractions. However, recognizing the opportunity to cultivate Monaragala town into a hub for tourist services, it is imperative to devise a development plan to fully leverage its potential.



Figure 3- 1.2 : Tourist significance places located around the Monaragala District
Source: Internet

❖ Potentials in Agriculture and Industrial sector

Agriculture plays a significant role in driving the Gross National Product of Uva province, contributing 9.6% according to World Bank reports in 2020. The Monaragala district boasts a substantial agricultural workforce, comprising 48% of its population. Additionally, the prevalence of self-employment is notably high, standing at 54% in Monaragala district and 78% in the Monaragala Divisional Secretariat, as reported by the World Bank in 2020. A considerable portion of these self-employed individuals are engaged in agriculture-related activities.

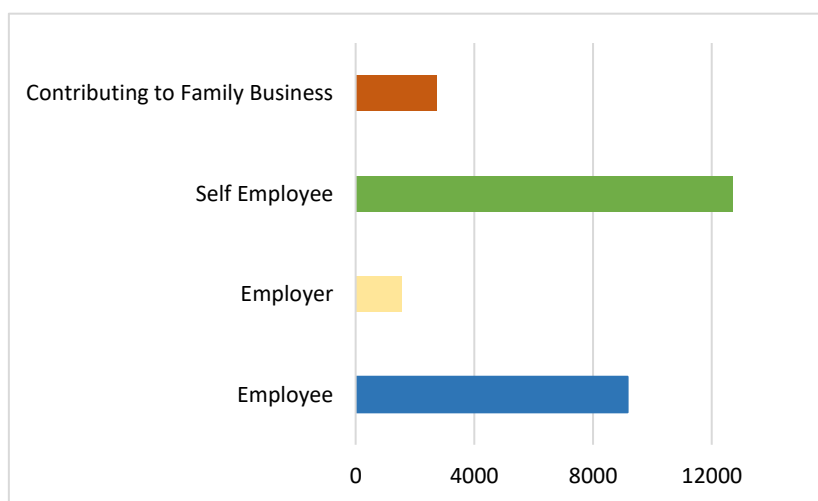


Figure 3- 1.2 : Employment classification in Moragala Divisional Secretariat area
Source: Moragala Divisional Secretariat (Resource Profile), 2021

A closer examination of the agricultural landscape in Monaragala district reveals a diverse array of crops cultivated, influenced by the district's varied climatic conditions. Regions such as Siambalanduwa, Atamale, Bibila, Medagama, and Badalkumbura specialize in the production of rubber, pepper, cocoa, rambutan, oranges, date palm, corn, bananas, and Ayurvedic medicines for export. Conversely, areas like Buttala, Wellawayaya, Ataliwewa, Sevanagala, and Thanamalvila focus on sugarcane, cereals, vegetables, bananas, and mangoes.

The Monaragala Divisional Secretariat predominantly exports rubber, coconut, pepper, and corn, with rubber cultivation gaining traction despite being a relatively new venture in the area. However, there remains a gap in farmers' understanding of crop pricing, leading to inconsistent returns. These agricultural products primarily find their way to markets in Dambulla, Cappelipola, Embilipitiya, and Meegoda, although direct transactions with traders in the field are also common, and there are institutions established to buy the products like rubber and pepper.

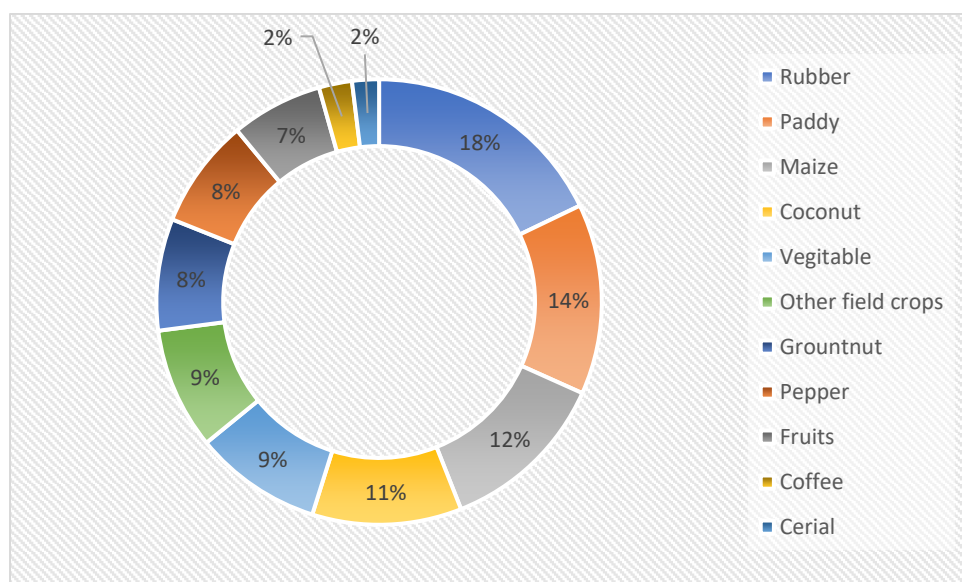


Figure 3- 1.2 : Major Crops cultivating in Monaragala Area
 Source: Monaragala District Office, 2021

Value addition and diversification of agricultural by-products remain underdeveloped in the region. Rubber is processed into latex, crepe rubber, and sheet rubber, while pepper is sold in various forms such as bubble pepper, green pepper, dry pepper, and white pepper. Some areas are witnessing a rise in cottage industries focusing on milk and yogurt production, fruit processing, maize flour, cereal production, and pottery.

Efforts by institutions like the Uva Provincial Council, Monaragala District Secretariat, and Divisional Secretariat aim to support small-scale entrepreneurs through training programs and project initiatives.

Furthermore, leveraging the strategic location of Hambantota Port, Mattala Airport, Oluwil Port, and major expressway and railway line proposed by the National Physical Plan linking those potentials presents an opportunity to bolster the agricultural sector's contribution to the national economy.

While the district possesses ample human and land resources for further agricultural development, the formulation of a comprehensive development plan is essential to optimize value addition processes and foster job creation through enhanced technical support and guidance.



4

Chapter Planning Framework

Chapter Four

Development Planning Framework

4.1 Vision

" The Wealthy Heart of Wellassa "



The **Wealthy Heart** of **Wellassa**

4.2 Vision Statement

" The heart of Monaragala district is sheltered by the Maragala stream, transforming the city into a healthy stopover for the people coming to the city and boosting its economic ability through active participation in the nation's economic advancement. Leveraging Monaragala's inherent potential as both an agricultural hub and a service provider, this symbiotic relationship promotes strong economic growth, thereby setting the city's position as a vital contributor to the country's prosperity. "

4.3 Goals

1. Forming a Monaragala city as the main service provider of Monaragala district.
(Agriculture , Industry , Commerce , Education , Administration and Health related Services)
2. Creating a comfortable city for the resident and traveling population.
3. Creating a developed city that is in harmony with the natural environment .

4.4. Objectives

Objectives for the first goal

1. Establishing Monaragala City as the premier service provider for the broader Monaragala district across diverse sectors including agriculture, industry, commerce, education, administration, and healthcare.

1. To use 13% of the developable land in the planning area for industry-related service facilities, by the year 2025.
2. To introduce 15,000 new job opportunities in the Monaragala planning area by the year 2033.
3. To increase the current income of Monaragala Pradeshiya Sabha by 33% by the year 2033.
4. To allocate 97 acres of underutilized land for maximum use, by the year 2033
5. To create Monaragala as a resting place for people passing through the city, by the year 2026.
6. To improve the Maragala mountain range for eco-tourism, by the year 2033.
7. To release 10,000 trained workers from Monaragala planning area to Monaragala district by 2033.
8. To attract 75% of G.C.E (O/L) and G.C.E (A/L) failed students of Monaragala district to the planning area for tertiary education by the year 2033.
9. To improve 70% of the Monaragala planning area for administrative facilities by 2033.
10. To improve the capacity of Monaragala District Hospital by 60% by the year 2033.

Objectives for the second goal

"Creating a comfortable city for the resident and commuter population."

1. To create smooth arrangement of traffic, pedestrian traffic and parking spaces between Hulandawa, Clock Tower and Sirigala intersections by the year 2026.
2. To increase drinking water in the planning area by 3000 cubic meters and providing continuous water supply by the year 2033.
3. To improve the quality of water in the G-Lone water source by the year 2027.
4. To introduce alternative electricity supply and improved systems to the planning area by 2033
5. To improve the storm water drainage system to make flow smoothly and cleanly in the planning area by the year 2030.
6. To establish a solid waste, sewage and sewage management system in the city center and create a clean city by the year 2033.

7. To improve the quality of housing of the resident population by the year 2033.
8. By the year 2030, resettlement of 491 households living in the Maragala Valley in a lower area.

Objectives for the third goal

" Protection and Exposure of Environmental and Archaeological Resources "

1. To resettle of 60% estate settlements in the Maragala Environmental Protection Area to a lower city area, by the year 2032
2. To protect 100% of Maragala Environmental Protection Area, Maragala Oya and Hulandawa Oya will be located within the municipal limits by the year 2032.
3. To make Monaragala a tourism hub for local and foreign tourists by the year 2032.

Objectives for the fourth goal

3. "Creating a developed city in harmony with the natural environment"

1. Enforce development control regulations in all environmentally sensitive areas within the planning area by 2025.
2. To Conserve of the 3 km long area on both sides of Maragala and Hulandawa Oya by the year 2025.
3. To interlink 7 areas of historical and archaeological sites by the year 2031.

5

Chapter SWOT Analysis

Chapter Five

5.1 SWOT Analysis

In pursuit of the visionary goal to transform Monaragala into a precisely planned urban center by 2032, a comprehensive SWOT analysis has been methodically conducted. This analysis exactly examines the physical, economic, social, and environmental facets, delineating the strengths, weaknesses, opportunities, and threats inherent within. It is predicted that this analysis will pave the path toward achieving our developmental objectives. Consequently, a detailed breakdown of the SWOT analysis pertaining to each objective is presented below:

5.1.1: Establishing Monaragala City as the premier service provider for the broader Monaragala district across diverse sectors including agriculture, industry, commerce, education, administration, and healthcare.

Strengths

2. Having a labor force participation rate of 54% within the planning area.
3. Agricultural self-employment and trade-related endeavors serve as the primary livelihood for 48% of the population within the planning area, ranking as the second most prevalent means of sustenance.
4. The highest income level of a family in the planning area is above Rs 35,000.
5. Having 6 state-level vocational training institutes established in the Monaragala planning area. (VTA, National Youth Service Council, College of Technology, SOS, etc.)
 - 15.5 hectares of land has been allocated from the Monaragala planning area for these institutions.
6. A majority (62%) of the population within the planning area exhibit educational attainment at G.C.E Ordinary level and advanced level, or hold graduate degrees, underscoring a significant educational achievement.
7. Approximately 48% of families in the planning area engage in multiple sources of livelihood, ranging from hostel management to small-scale cottage industries and agricultural endeavors, showcasing diversified economic activities.
8. As the principal administrative hub of the district, Monaragala city hosts the district offices of 109 state, semi-state, and non-state institutions, consolidating its administrative significance.
9. 10 state banks and 15 private banks have been established in Monaragala city.
10. 8-10 hectares of underutilized government land located in Monaragala city center.

11. The city of Monaragala is located in a neutral place between the other cities of Monaragala district.
12. There is an increasing tendency of lodges to be established in Monaragala city (from 2000 to 2021, the number of lodges registered at Monaragala Divisional Secretariat was 87).
13. Pilgrims and tourists visiting places like Kabilitta Temple, Kataragama Temple, Arugambe passes through Monaragala city and get facilities from the city (transportation facilities, fruits, sanitary facilities etc.).
14. There is a tendency to establish bulk goods assembly centers .

Weaknesses

1. Absence of trained workers for agro-related manufacturing industries Currently, the courses offered by vocational training centers are English education, information technology, carpentry courses like).
2. The median income of estate workers is relatively low (around Rs. 5000 per month).
3. Unemployment rate in the planning area is 14%.
4. About 30% of the people in the area are getting subsidies from the government (Samurdhi)
5. The absence of clearly delineated land areas and requisite infrastructure to the establishment of industries within the planning area
6. Due to the fact that government and semi-government institutions are scattered all over the city within Monaragala city limits, it has become difficult for service users to get services.
7. Availability of 8 – 10 hectares of underutilized government land in the city center.
8. Various social problems have been created in the city due to lodges and shelters that have no formal regulation (there is a gradual increase in social diseases like AIDS, and negative externalities such as increase in drug use among the youth community are growing.)
9. Buildings constructed for residential use being converted into lodges, the development contravening the relevant building and planning regulations.
10. Inadequate infrastructure for establishing bulk goods assembly centers in Monaragala (clear land areas, vehicle parking space, width of the access roads, etc.) .

Opportunities

1. High availability of labor force in Monaragala district.
2. Many Self-employed individuals within the Monaragala district and Monaragala Divisional Secretariat
 - Monaragala district 54% (1st among other districts)
 - Monaragala Divisional Secretariat (86%)

3. A multitude of economic activities contributing to the gross national product of the Uva province have been established within the Monaragala district.
4. Various crops with economic value can be cultivated in different areas of the Monaragala district based on prevailing climatic conditions.
5. The nearby towns of the Monaragala district exhibit a self-sufficient economic and administrative framework.
6. A grain warehouse and an industrial estate are located in the city of Buttala, which is close to the Monaragala urban area.
7. The principal cities, which maintain economic and administrative ties with the Monaragala urban area having significant economic potential.
 - Hambantota Port, Mattala Airport, Southern Expressway and Oluwil Port.
8. The National Physical Planning Department has proposed plans and projects related to Monaragala district for the years (2018-2050).
 - Proposal to construct a major expressway and railway connecting Hambantota city and Batticaloa city.
9. Projects have been proposed at the national level to facilitate access to Monaragala city.
 - Extension of Southern Expressway to Mattala.
 - The National Physical Plan has proposed the establishment of a major expressway and railway connecting the cities of Hambantota and Batticaloa.

Threats

1. The contribution of the Uva province to the gross national product is at a very low level (9.6%, according to the Central Bank report for the year 2020 - ranking sixth among other provinces).
2. The Monaragala district exhibits a high unemployment rate (6.5%, according to the Central Bank report for the year 2020 - ranking sixth highest among other districts).
3. Monaragala district ranks tenth among other districts in terms of the poverty index (5.8%).
4. Lack the necessary technology to establish industries in the Monaragala district.
5. Only 13% of the workforce in the Monaragala district is engaged in industrial activities.
6. There is a reduction in utility services for industries (land, water, electricity, etc.). There is a low level of connectivity between the industries of the Monaragala district and the rest of industries in Sri Lanka.
7. There is a lack of understanding within the public sector about the supply chain of agricultural products in the Monaragala district.
8. The current economic crisis in Sri Lanka (according to the World Bank reports, the inflation value of 2022 is 70.6%).

9. There is insufficient infrastructure in the city for domestic and foreign tourists and service users (sanitary facilities, parking facilities).

10. 5.1.3 “Protection and Exposure of Environmental and Archaeological Resources”.

Strengths

1. Maragala Environmental Protection Area with unique microclimate characteristics is located within Monaragala urban area.
2. Small and medium scale water bodies flowing through the urban area.
3. The city of Monaragala, settled at the foot of the Maragala mountain reserve, creates beautiful views at its entrance and in the city center.
4. Historical ruins and shrines, representing various periods of Sri Lankan history located within city of Monaragala.
5. The city of Monaragala is located in an intermediate climate zone.
6. Depending on the topography of the Monaragala urban area, different temperature ranges can be experienced at different altitudes.
7. Ground water level is high in the urban area.

Weaknesses

1. In the analysis of data from 1992 to 2019, it is observed that 20% forest density in the Maragala Environmental Protection Area has decreased
 2. The settlement in the Maragala Valley has increased.
 3. Abundance of clearing of forests for agricultural activities in the Maragala mountain range.
 4. Annual occurrence of landslides and forest fires in the Maragala Range.
 5. Within the Maragala Reserve, the water source faces contamination from waste, a consequence of forest clearance for settlement and agriculture.
 6. The Maragala Oya suffers from the accumulation of waste and sewage, exacerbated by unauthorized construction, leading to erosion along its banks, particularly downstream from the city center.
 7. The scenic beauty of the Maragala mountain range is increasingly covered due to the absence of building height regulations in the city center.
 8. Both residents and foreign visitors remain largely unaware of the historical shrines and archaeological sites of significance scattered across the Monaragala area.
 9. The city center faces issues such as overflowing sanitary pits, attributed to the shallow groundwater table.
-

Opportunities

1. Arrival of local and foreign tourists to visit Maragala waterfall (especially for research purposes).
2. The tourist attractions places located outside the urban area.
3. Monaragala divisional secretariat belonging to the middle hypersensitive zone identified by the national physical plan prepared from 2018 to 2050.
4. Maragala Valley has been declared as an ecologically sensitive area by the Central Environmental Authority through Gazette No. 1560/26 dated 01.08.2008.

Threats

1. Certain archaeological sites are in an unsafe condition due to lack of preservation.
2. Absence of clear guidance for tourists about the road map of the archaeological and touristic places in the city.

5.1.4 “Creation of comfortable city for residential and commuting population by improving infrastructure”

Strengths

1. The Planning area has 100% coverage of drinking water facilities provided by the National Water Supply and Drainage Board.
2. The Geelon water source, covering 86% of Monaragala urban area's water needs, is in the Maragala mountain range.
3. There is 98% electricity coverage in the Monaragala urban area.
4. There is a specific waste disposal system in place, along with the availability of necessary equipment and human resources.
5. Natural water sources flow through the urban area, with Maragala Oya and Hulandawa Oya covering 1.2% of the urban catchment area.
6. Internal roads connect each other within the urban area, with 1% of the area's land reserved for roads, and a 4 km area from the main road covering the service area of the city.

Weaknesses

1. Monaragala Municipal Area faces a water shortage of 400-1250 cubic meters during the dry season (May to September).
2. Water quality degradation is observed due to sewage mixing into the main water source of Geelong water source.

3. Limited capacity to access electricity is observed for estate-related people (with a median income of about Rs. 5000).
4. The increased risk of dropping power lines in the city center is due to natural disasters.
5. Open garbage disposal in Monaragala urban area causes environmental damage in protected forest areas due to non-biodegradable garbage.
6. Wastewater release into natural water bodies occurs due to the absence of a specific wastewater disposal system.
7. There is an absence of facilities for outdoor parks and entertainment in Monaragala urban area.
8. Although there is a need for 1.4 hectares of parking space in the city center, the current parking space available is only 0.2 hectares.
9. Traffic congestion occurs at intersections on the main Colombo-Batticaloa Road during peak hours.

Opportunities

1. The Water Supply and Drainage Board has proposed obtaining 1000 cubic meters of water from the Kumbukkan Oya/Hada Oya water project and 1000 cubic meters from the Sumedha Lake Water Project to meet the dwindling drinking water needs of the Monaragala urban area during the dry season.
2. The National Physical Planning Department's National Physical Plan for the years 2018-2050 proposes industries in the Monaragala area that generate electricity through solar panels.
3. A wastewater management project has been proposed for the Monaragala district by the National Water Supply and Drainage Board.

6

Chapter The Plan

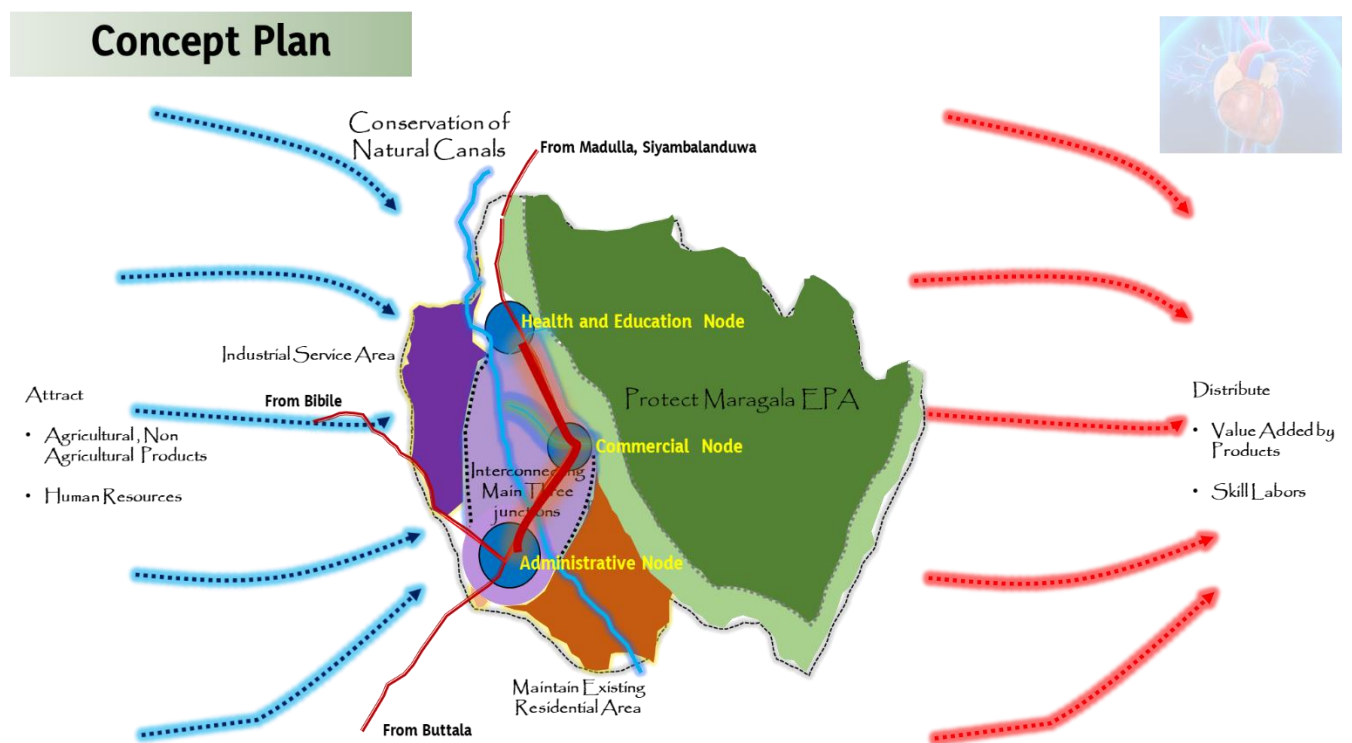
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Chapter 06

06.Development Plan

The strategic plans have been prepared in order to achieve the vision, goals, and objectives set for the Monaragala Urban Authority declared Area in the year 2033. These plans aim to represent all the physical, social, economic, and environmental aspects of the area. In this chapter, the strategies prepared for the implementation of the projects are also described under four main categories: proposed land use, social and infrastructure development, economic development, and sustainable environmental development.

6.1 The Spatial Conceptual Plan



Monaragala, situated at the heart of the district, serves not only as its administrative and commercial center but also claims a delicate ecosystem crucial for climate balance. The inception of a conceptual plan marks the initial step toward realizing the envisioned transformation of Monaragala by 2032, aiming to mitigate identified urban challenges while harnessing the region's inherent potential. Key considerations in formulating this conceptual plan include:

- ✓ Concentrated development in the city center, extending gradually to the periphery while safeguarding ecologically sensitive zones.

- ✓ Structuring an orderly and convenient urban layout.
- ✓ Unified provision of infrastructural amenities to both central and peripheral urban areas, encourage a diversified economy.
- ✓ Cultivation of a scenic, verdant urban environment, showcasing the local green ecosystem.
- ✓ Promoting agricultural and non-agricultural productions district-wide, alongside attracting students seeking higher education to Monaragala
- ✓ Facilitating the release of value-added products and skilled labor.

Aligned with these objectives, the proposed conceptual plan promotes the establishment of administrative facilities encircling the Hulandawa intersection, combining scattered administrative offices. Simultaneously, it advocates for the development of a commercial zone surrounding the Clock Tower intersection and the enhancement of educational and healthcare amenities near the Sirigala intersection. Moreover, the plan advocates for the enhancement of internal road networks, connecting pivotal intersections of Hulandawa, Clock Tower, and Sirigala, thereby catalyzing holistic urban development. Presently, industrial service infrastructure in the Monaragala urban area remains underdeveloped and development plan providing opportunity to develop industrial service while enhancing amenities. Furthermore, the plan underscores the importance of healthy infrastructure to preserve the Maragala Environmental Protection Zone, important to Monaragala's identity, against the encroachment of urbanization. These proposals are further expounded upon in the proposed spatial development plan, delineating the planning area into four distinct zones tailored to their unique characteristics.

Proposed Areas	
O1	Maragala Conservation and Tourism Area
O2	Main urban, service and administrative area
O3	Residential area
O4	Major Industrial Area
O5	Mixed development

Maragala Conservation and Tourism Area :-

The section encompassing the Monaragala Divisional Secretariat, totaling 38 square kilometers, falls within the purview of the Maragala Environmental Protection Area Gazette No. 1560/26, published by the Central Environment Authority on 01.01.2008. Within this delineated zone, building heights and permitted land use densities are controlled by the 700 feet and 1000 feet contour lines, as stipulated by the Maragala Environmental Protection Committee. Below is a conceptual depiction

of this area, illustrating the prescribed limitations on building height and land use density in accordance with the committee's directives.

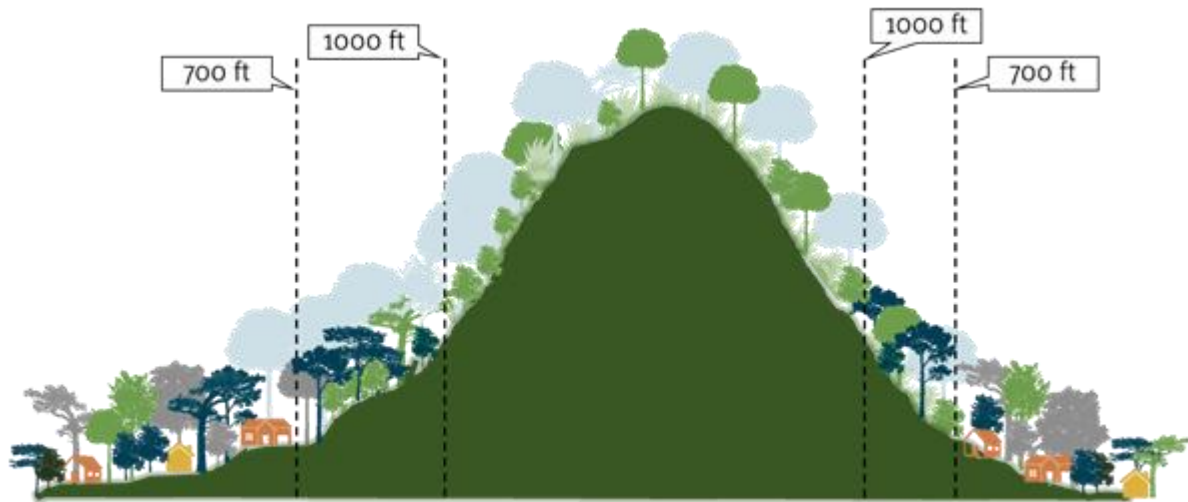


Figure 6.2.1: Cross section of Maragala Conservation and Tourism area

Source: Planning Team – Monaragala District Office, 2021

Major Urban Area :-

The zone surrounding the clock tower intersection, spanning across the Magandanamulla and Monaragala Grama Niladhari division, serves as the focal point for urban activities. This area is dignified to stimulate commercial endeavors, thereby encouraging its economic vitality.



Figure 6.2.1: Cross section of Major Urban area

Source: Planning Team – Monaragala District Office, 2021

Consequently, a schematic representation of the proposed land use arrangement is delineated below.

Main urban , Service and Administrative Area :-

The areas around Hulandawa and Sirigala intersections, where administrative services, health and education services are concentrated, belong to this region. This sector comprises the developed segments within the Weliaya, Muppane, Hulandawa, and Monaragala Grama Niladhari divisions. Presented below is a conceptual cross-section methodically created to advance infrastructure development tailored to support the aforementioned services.



Figure 6.2.1: Cross section of Main Service area

Source: Planning Team – Monaragala District Office, 2021

Residential Area :-

Residential utilization is observed within the Rattanapitiya, Hidikivula, and Hulandawa – Left Grama Niladhari Divisions situated within the Monaragala Urban Development Authority declared Area. Within these divisions, the prescribed minimum plot size stands at 250 square meters. Consequently, the cultivation of home gardens on residential plots emerges as a widespread practice in this locality. Consequently, presented below is a conceptual cross-section prepared with the aim of promoting green mixed residential use in this region.



Figure 6.2.1: Cross section of Residential area

Source: Planning Team – Monaragala District Office, 2021

Major Industrial Area:

This region will be promoted for all service and manufacturing industries to be established in Monaragala city and all necessary infrastructure will be provided for this area. A conceptual cross-section of this area of about 60 acres is shown below.



Figure 6.2.1: Cross section of Main Industrial area

Source: Planning Team – Monaragala District Office, 2021

- Projected Population and Housing density and distribution plan

In 2023, the Monaragala Urban Area is projected to house 21,299 individuals, a figure accurately derived from anticipated regional and national-level planning interventions scheduled for implementation in 2033.

The National Physical Plan, spanning from 2018 to 2050, delineates areas within the Monaragala urban planning area exceeding 300 meters above sea level as part of the Central Environmentally Sensitive Zone. Consequently, careful management of future population growth is dominant to preserve the natural integrity of this region. Currently, the population density within the Monaragala urban development authority declared area stands at 1,638 individuals per square kilometer. Projections for 2033 forecast an increase in the population of the Monaragala Urban Development Authority declared area, contingent upon specific assumptions.

Population Growth Assumptions	Growth rate	Projected population for year 2033	Proposed Net Population Density (Persons per km ²) / Considering only developable land
2001 – 2011 Average Annual Population Growth Rate	1.4%	26,045	1,888

2011 – 2020 Average Annual Population Growth Rate	0.86%	23,411	1,697
Average population growth rate (considering both time periods 2001 – 2011 and 2011 – 2020)	1.13%	24,118	1,748
Maximum population growth rate among the Grama Niladhari divisions of the region	2.37%	27,641	2004

Figure 6.2.2: Population Projections as per assumed growth rates

Source: Planning Team – Monaragala District Office. 2022

Based on these assumed population growth rates, the expected growth rate has been considered as 1.13% considering the average growth rate of 2001-2011 and 2011-2020.

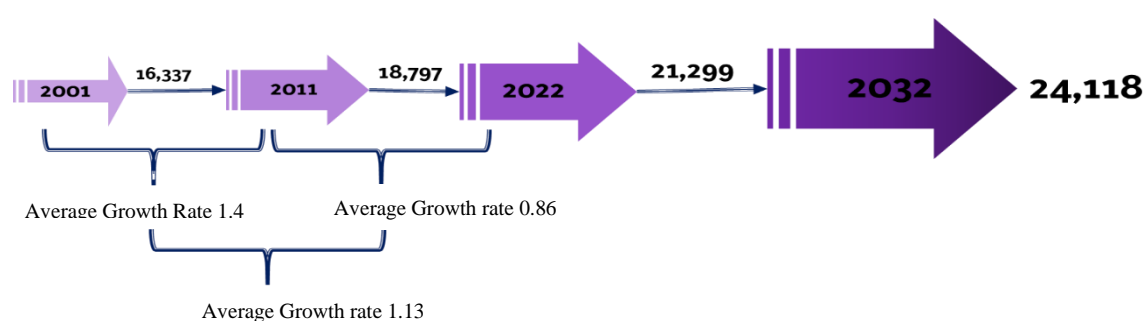


Figure 6.2.2: Projected Population for Year 2032

Source: Planning Team – Monaragala District Office. 2022

Based on this assumption, the total population of 24,118 is expected for the year 2033. According to the population density distribution, the regions were divided as per the table below, and the regionally proposed population density distribution map is represented by the following map.

Furthermore, the current commuter population of 55,000 – 65,000 can be projected to 75,000 – 80,000 by the year 2033 according to the proposed developments.

Proposed region	ZONE NO	Expected resident population 2033	Projected commuter population in 2033
Medium Density Commercial Zone	1	4,824	20 , 962
Medium Density Institutional Zone	2	2,411	41 , 223
Medium Density Mixed Development Zone	3	6,029	6000
Medium Density Industrial Zone	4	2,412	4000
Medium Density Residential Zone	5	7,235	1475
Low sensitive conservation zone	6	1,206	8396
Medium sensitive conservation zone	7	0	0
High sensitive conservation zone	8	0	0

6.2. Proposed Landuse Plan

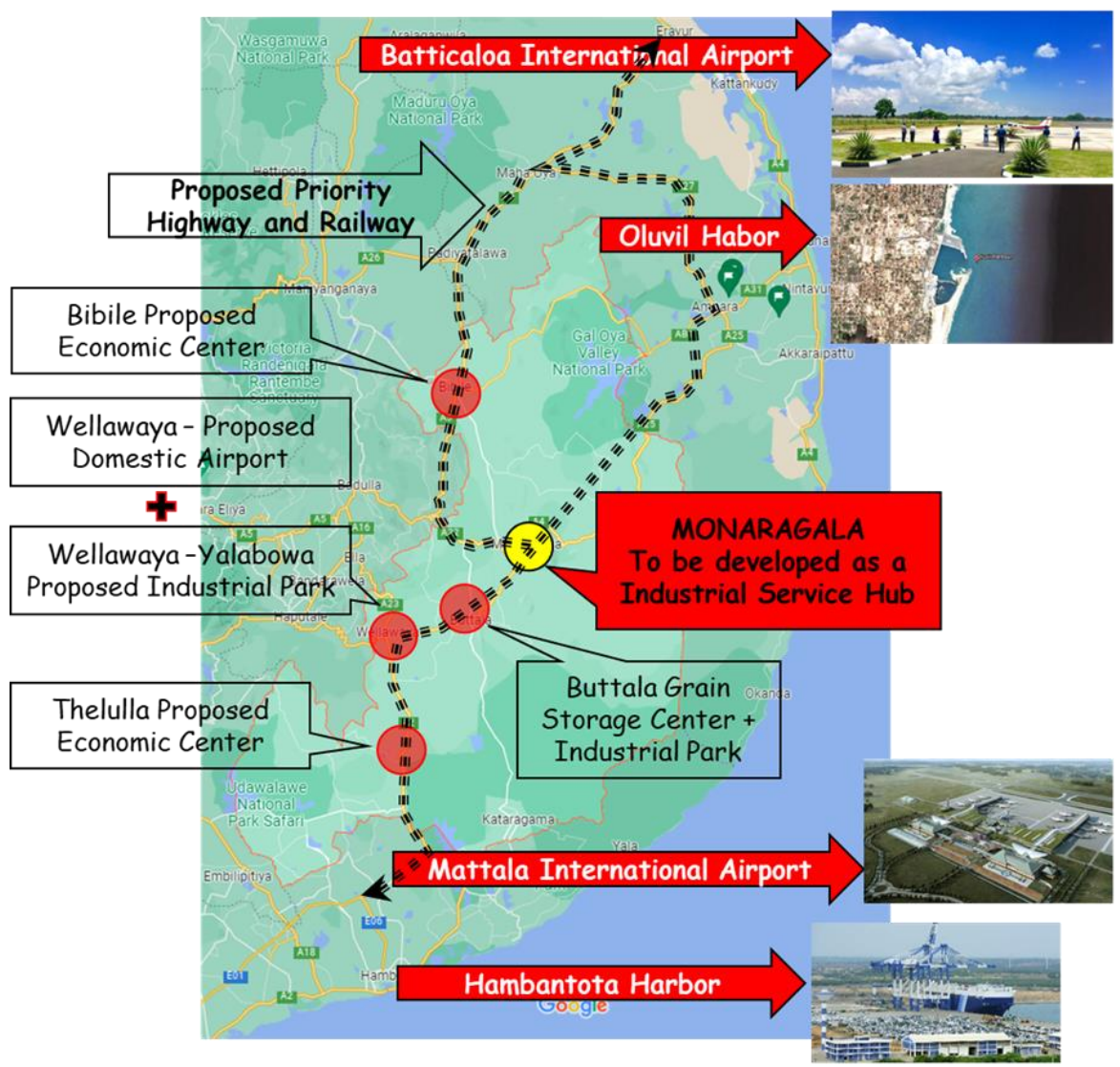
After careful consideration of the projected residential and commuter population of the Monaragala Urban Development Area for the year 2032, and considering future development projects, the planning area was divided into 8 zones according to zone coefficients as follows

	Region	zonal coefficient
1	Medium Density Commercial Zone	2
2	Medium Density Institutional Zone	1.8
3	Medium Density Mixed Development Zone	1.9
4	Medium Density Industrial Zone	1.5
5	Medium Density Residential Zone	1
6	Low Sensitive Conservation Zone	0.5
7	Medium Sensitive Conservation Zone	0
8	High Sensitive Conservation Zone	0
9	Agriculture Zone 03	0

6.3. Economic Development Strategies

The development of Hambantota Port and Mattala International Airport in the south of the Monaragala District, along with Oluvil Port and Batticaloa Airport in the north, presents significant opportunities that directly impact the economy of the Monaragala District.

Agriculture has emerged as the primary source of income for this district. In line with the development projects outlined in the National Physical Plan and other proposals, major highways and railways connecting Hambantota to Batticaloa have been suggested, along with the establishment of economic hubs in Thelulla, Wellawaya, Buttala, and Bibila cities, granaries, industrial estates, and domestic airports.



It is envisaged that Monaragala city will evolve into an economic service center catering to these development initiatives in the future. Consequently, the preparation of an economic development plan has been structured around three main pillars.

1. Agro Industrial Service Plan
2. Trade and Commercial Services Plan
3. Travel Service Plan

1 . Agro Industrial Service Plan

Through a comprehensive analysis of Monaragala city's potential, it becomes evident that services must be established within the city to cater to the agricultural products and manufacturing industries operating independently within the district. These services should seamlessly provide all three critical elements of land, labor, and capital to investors through Monaragala city.

Strategy 01: Creating an investment-friendly land environment

By maintaining a land bank at the divisional secretariat level through the Monaragala District Secretariat, the city's development plan can propose a program to allocate land for manufacturing industries as needed.

Strategy 02: Creating a skilled workforce

Another essential strategy involves promoting vocational training institutions in Monaragala city to develop the necessary workforce for manufacturing industries. Underutilized land within Monaragala city could be utilized for this purpose, potentially accommodating an associated university of Uva - Wellassa University.

Strategy 03: Promotion of facilities for value added manufacturing industries

This is expected to provide the necessary facilities for the establishment of value-added manufacturing factories in the Monaragala planning area of agricultural products that are commonly grown in Monaragala city. For example, the aim is to convert surplus waste crops like lime, pumpkin and melon into value-added industries and release them to the local and foreign markets. . Further insights into this transformative initiative can be found in Project No. 01, which outlines the comprehensive details of this proposed attempt.

Strategy 04: Establish an economic hub

The marketing of export crops and other commercial agricultural products in Monaragala city currently relies heavily on intermediaries, leading to a lack of transparency regarding market prices and subsequently diminishing returns for traders. This opacity in pricing dynamics contributes to a reduced level of personal income for agricultural stakeholders. The implementation of an economic center is envisioned as a pivotal solution to rectify this issue by providing farmers with a platform

to ascertain the true value of their produce. Further insights into this transformative initiative can be found in Project No. 02, which outlines the comprehensive details of this proposed endeavor.

2. Trade and Commercial Services Plan

Strategy 01: Creating Monaragala city as a trading city.

This strategic initiative aims to uplift Monaragala into a key hub for the collection and distribution of bulk commodities, thereby enhancing its commercial significance in the region. Through thorough planning, the city intends to establish comprehensive infrastructure catering to the collection, storage, and distribution of both wholesale and retail merchandise destined for domestic and international markets. Project No. 03 delineates the particulars of this visionary endeavor.

Strategy 02 : Improvement of commercial use in Monaragala town.

This is expected to increase the income of the Monaragala Pradeshiya Sabaha and the living standards of the local people by carrying out developments with commercial value on the identified underutilized land in the city center of Monaragala. The details of the proposed project is indicated by **Project No. 04**

3. Tourism Service Plan

Numerous individuals travel through Monaragala town to the various tourist attractions scattered throughout the Monaragala district. The objective is to promote Monaragala town into an authentic resort destination, equipped with amenities facilitate to cater the needs of these travelers. This vision entails the establishment of tourist service centers strategically positioned within the city center's underutilized land.

Strategy 01: Promotion of Maragala Valley as a green tourism destination.

While preserving the ecological integrity of the Maragala Range, plans include regulated access for tourists engaged in research and recreational pursuits within this protected zone. This initiative envisions the establishment of designated entry points and visitor facilities within Maragala. Further elaboration on this proposal is delineated in Project No. 04.

Strategy 02: Exposing historical and archaeological sites to tourists.

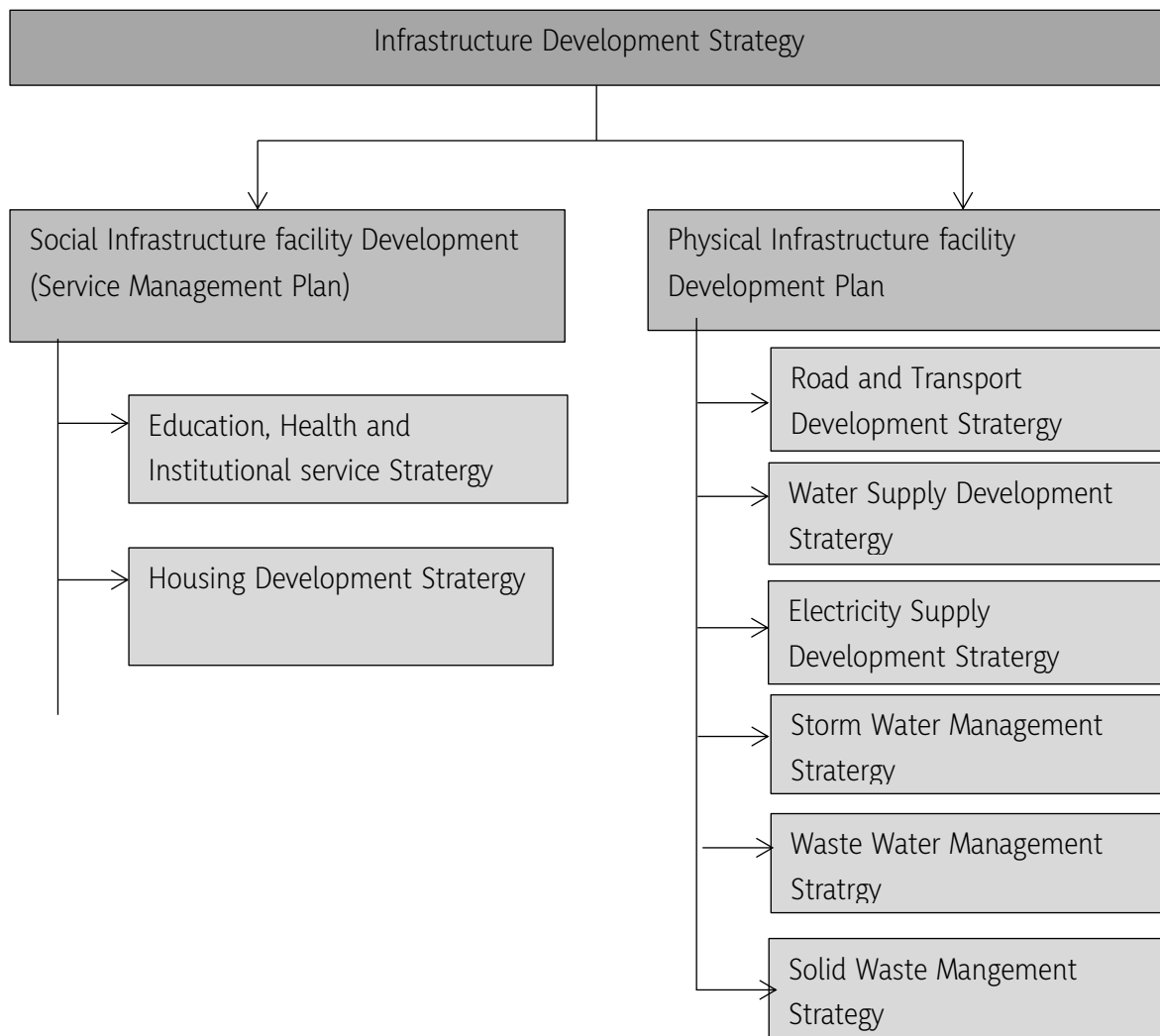
By delineating road maps to seven identified historical and archaeological sites within the Monaragala planning area, and by facilitating the dissemination of guide plans, tourists will be guided seamlessly from one site to another. A comprehensive breakdown of this endeavor is provided in Project No. 04.

Strategy 03: Facilitating Pilgrims visiting Pilgrim Places like Thabilitta

This strategy aims to facilitate pilgrimages to sacred sites like Thabilitta, catering to the needs of devout pilgrims and positioning Monaragala town as a pivotal service hub for pilgrims journeying to other religious sanctuaries. The utilization of identified underutilized lands within Monaragala town for this purpose is envisaged. Detailed specifications for this endeavor are articulated in Project No. 04.

6.4 Social and Physical Infrastructure Development Plan

This plan encompasses the systematic development of social and physical infrastructure facilities within Monaragala city to accommodate the anticipated population growth. By 2033, it is projected that the resident population will reach 24,118, with an additional 75,000 to 80,000 travelers passing through the area. Consequently, the plan is segmented into distinct components to address these evolving needs.



Educational , Health and Institutional services strategies

Strategy 01 : Establishing an affiliated university or engineering faculty of Uva-Wellassa University in Monaragala city.

Wellassa University, located in the Uva region, is established for development within the urban area of Monaragala, with a curriculum created to the needs of the Monaragala district. The allocation of

suitable land, considering future requirements, is anticipated. This endeavor, identified as Project No. 05

Strategy 02 : Capacity building of vocational training institutes.

Establishment of a primary vocational training institute in Monaragala city, aimed at facilitating the attainment of NVQ levels 3, 4, 5,6 and 7. The strategy aims to redirect 75% of students who missed higher education after GCE O/L or GCE A/L examinations towards these vocational centers. Delving into the specifics, Project No. 06 explains upon this pertinent initiative.

Strategy 03 : Improving the social and physical facilities of existing schools within and outside the Monaragala planning area.

This aims to improve educational services by improving the social and physical facilities of existing schools within and outside the Monaragala urban area. This will expand the capacity and service area of the existing schools in the city center and outside of the planning area. And it is also expected to attract teachers who come from outside to provide services to these schools. **Project No. 07** delineates the facilities and list of schools earmarked for improvement under this strategy.

Strategy 04 : Making Maragala Environmental Conservation Area and historical sites into educational research sites.

The Maragala Environmental Protection Area and the archaeological sites are currently being used as an educational research sites. By enhancing the facilities, these sites are poised to become hubs for educational endeavors. **Project No. 08** elaborates on the required enhancements in this context.

Strategy 05 : Improving the physical facilities of Monaragala District General Hospital.

Monaragala District General Hospital is the hospital that covers the largest service area in Monaragala district. Therefore, it is essential to improve the facilities for the patients visiting here as well as the hospital staff. Accordingly, this strategy is expected to improve the hospital area and facilities under four steps. Accordingly, **Project No. 09** describes the physical facilities that need to be improved.

Strategy 06 : Identifying the space required to establish a private hospital.

As the main administrative center of Monaragala district, it is imperative to establish a private hospital in Monaragala city. This initiative aligns with the city's development plan to accommodate the increasing healthcare demands. **Project No. 10** outlines the proposed premises for this endeavor.

Strategy 07 : Converting the existing Ayurvedic Hospital into an Ayurvedic Research Centre.

It is expected to convert the existing Ayurveda hospital into an Ayurveda research center with the aim of expanding the existing Ayurvedic hospital in Monaragala city and contributing to the development of the Ayurvedic medical field with the contribution of natural resources of Maragala in the district. Details of the proposed project are given in **Project No. 11** .

Strategy 08 : Consolidation of government institutions scattered in Monaragala city into one place.

As the main administrative city of the district, envisions consolidating scattered government institutions within Monaragala city into a unified administrative hub. This streamlined approach aims to enhance service accessibility and efficiency. Project No. 12 provides insights into this consolidation initiative.

Strategy 09 : Provide accommodation for clients visiting Monaragala city from outlying areas to access services at the District General Hospital and other government/non-government institutions.

This strategy aims to provide accommodation for clients visiting Monaragala city from outlying areas to access services at the District General Hospital and other government/non-government institutions. This strategic move seeks to create a hospitable environment for clients, thereby fostering a vibrant administrative center. Project No. 13 describes specifics of this proposed housing complex.

Strategy 10 : Improvement of physical facilities and infrastructure of proposed and existing administrative offices.

This strategy focuses on the enhancement of physical facilities and infrastructure at existing administrative offices to better serve the populace. This initiative is expected to streamline service delivery and enhance the overall experience for service seekers.

Housing Development Strategies

Strategy 01 : Promote areas suitable for residential use through zoning plans and regulations.

A residential zone suitable for residential use has been identified within the Monaragala Urban Development area through the zoning plan and it is expected to prepare regulations to encourage residential use within it.

Strategy 02 : Identification of suitable areas for development of lodges and hotels through zoning plan and zoning regulations.

Due to the strategic location of Monaragala town, there is a tendency to convert houses into lodges in the mixed development zone and the planning regulations of the city development plan have promoted the development of lodges and hotels in this area. It is expected to improve the quality of lodges through that.

Strategy 03 : Attract residential use by promoting infrastructure within the planning area.

This is expected to promote residential use as well as lodge development by promoting deficient infrastructure in the catchment areas. Accordingly, the number of projects proposed to attract residential use is described by **Project No 14**

Strategy 04 : Minimizing settlement expansion within the Maragala Conservation Area.

This is expected to control new residential developments by relocating the existing population to an area below the mountain range and implementing the zoning regulations of the city development plan to minimize settlement expansion within the Maragala Environmental Protection Area. **Project No. 15** describes the selected land and the proposed development .

Road and Transport Development Strategies

Strategy 01 : Expansion and Establishment of Road Hierarchy by connecting the main intersections of Hulandawa, Clock Tower and Sirigala .

This initiative aims to develop the existing roads, connecting the Colombo - Batticaloa main road and the Badulla - Passara main road, owned by the Road Development Authority. Project No. 16 outlines the selected alternative routes to be developed and explains their plans in detail.

Strategy 02 : Improving the main bus station near the Clock Tower intersection and establishing sub-bus stations at Hulandawa and Sirigala intersections.

The objective is to modernize the main bus station while simultaneously setting up sub-bus stations at Hulandawa and Sirigala intersections. This effort aims to enhance traffic efficiency and improve

interconnection between the intersections. Details regarding the proposed land for the main bus station and sub-bus stations near the Clock Tower intersection are provided in Project No. 17.

Strategy 03 : Introducing a traffic plan between the main bus station and proposed alternative routes.

Addressing the traffic congestion within the main bus station area, this strategy proposes the introduction of a traffic plan. The plan involves modernizing internal roads and specifying entrance and exit points to alleviate traffic congestion. Details of the traffic plan for the main bus station are depicted in the accompanying diagram.

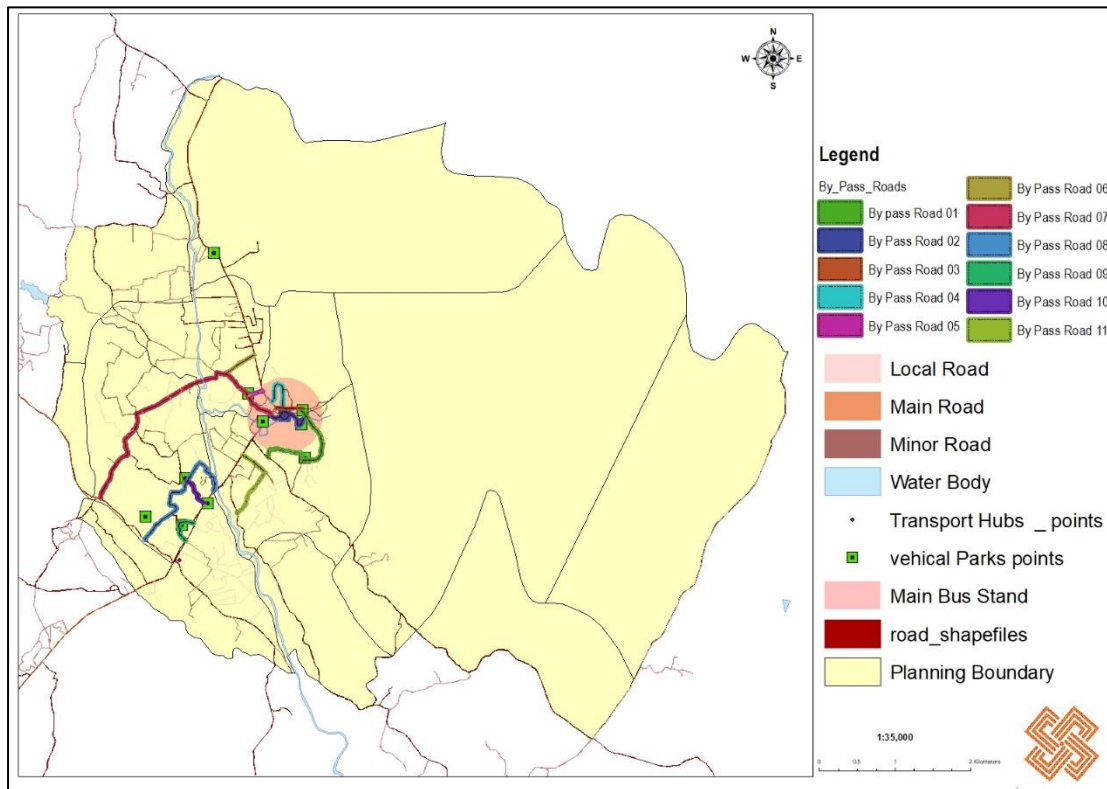


Strategy 04 : Provision of Adequate Parking Spaces within the planning area.

Recognizing the need for sufficient parking space within the planning area, this strategy aims to create suitable parking spaces to accommodate approximately 550-600 vehicles daily. Project No. 18 describes the selected areas designated for parking spaces.

Strategy 05 : Establishment of Pedestrian Paths and Bicycle Lanes within the planning area.

This strategy entails allocating space for footpaths and cycle lanes along the proposed main roads and alternative routes. Project No. 19 outlines the space allocated for pedestrian paths and bicycle lanes based on the proposed road width.



Water Supply Managment Strategies

Strategy 01 : Integration of National and Regional Water Projects to address future water requirements.

The objective is to utilize proposed water projects at both local and national levels to alleviate current water shortages and meet future demands in the Monaragala planning area. Notably, the Kumbukkan Oya Reservoir project, overseen by the Irrigation Department, is expected to significantly impact the Monaragala Divisional Secretariat Division by supplying 3000 cubic meters of water daily. Consequently, this initiative aims to augment the existing water supply by 3000 cubic meters in the predictable future.

Strategy 02 : Improving the capacity of existing water storage tanks.

This strategy focuses on increasing the capacity of existing water storage tanks, specifically the G-Lone water storage tank that serves the Monaragala planning area. By expanding the capacity of these tanks from the current 3000 cubic meters to 5000 cubic meters, the aim is to strengthen water storage capabilities, particularly during dry seasons.

Strategy 03 : Promotion of Alternative Water Sources within the Monaragala Planning Area.

The objective of this strategy is to introduce alternative water supply methods within the Monaragala planning area alongside the existing piped water supply. This will be achieved through zoning regulations outlined in the Monaragala city development plan and various development projects. The strategy involves drafting development regulations to incorporate projects capable of purifying and utilizing rainwater in the construction of public buildings, urban parks, sports fields, and integrating rainwater management projects into the development of tourist hotels.

Strategy 04 : Modernization of G-Lon Water Treatment Plant

This strategy aims to upgrade the water treatment system at the G-Lon Water Treatment Plant to enhance water quality. The plan involves replacing the current water treatment system with a modernized setup to ensure improved water treatment processes.

Electricity Supply Management Strategies

Strategy 01 : Achieving future electricity supply by integrating national and regional level projects.

In line with the National Physical Plan (2018-2050), the establishment of a 132 KW wiring system and a 132/33 KW grid substation will be pivotal in meeting the electricity demands outlined in the development plan for Monaragala City. This initiative is expected to align with other proposed development projects while contributing to the overall development plan.

Strategy 02 : Introducing alternative electricity supply methods to meet future electricity requirements.

To meet future electricity needs, this strategy proposes the promotion of solar power generation sources alongside existing electricity supply sources. Additionally, the establishment of a Solar Park in Monaragala city, as suggested by the National Physical Plan (2018-2050), is anticipated to diversify and bolster the region's electricity supply.

Strategy 03 : Implementation of Solar Panel Electrification Projects to proposed urban parks, public gathering places and public buildings.

The development plan emphasizes the electrification of these areas using solar panels, aligning with the goal of sustainable energy usage.

Street lighting

A proposal for the implementation of Smart Intelligent Street Lighting control system, is outlined. Main streets are designated for development to accommodate this new technology seamlessly. As part of this initiative, the promotion of street lights equipped with solar panels is emphasized. By integrating solar-powered street lights with motion-sensing capabilities, the city's energy can be harnessed sustainably, ensuring efficient utilization of resources.

Stormwater Management Strategies

Strategy 01 : Efficient Rainwater Management and Natural Channel Release:

In the planning area, the urban zone receives a water capacity ranging from 1500 to 2000 cubic meters, while the Maragala mountain area receives over 2500 cubic meters. Consequently, during the rainy season, the water flow towards the city through natural waterways escalates to approximately 1218 cubic meters per hour. This surge results in water overflow in Maragala Oya, near Sirimavo Bandaranayake Urban Park, and in another area near Hulandawa Oya. Although no loss of life or property damage has been reported, erosion along the banks of Maragala Oya and Hulandawa Oya poses challenges, including difficulties in traffic management. Establishing a drain

system by connecting natural waterways and installing nets at entry and exit points to screen out solid waste is thus crucial.

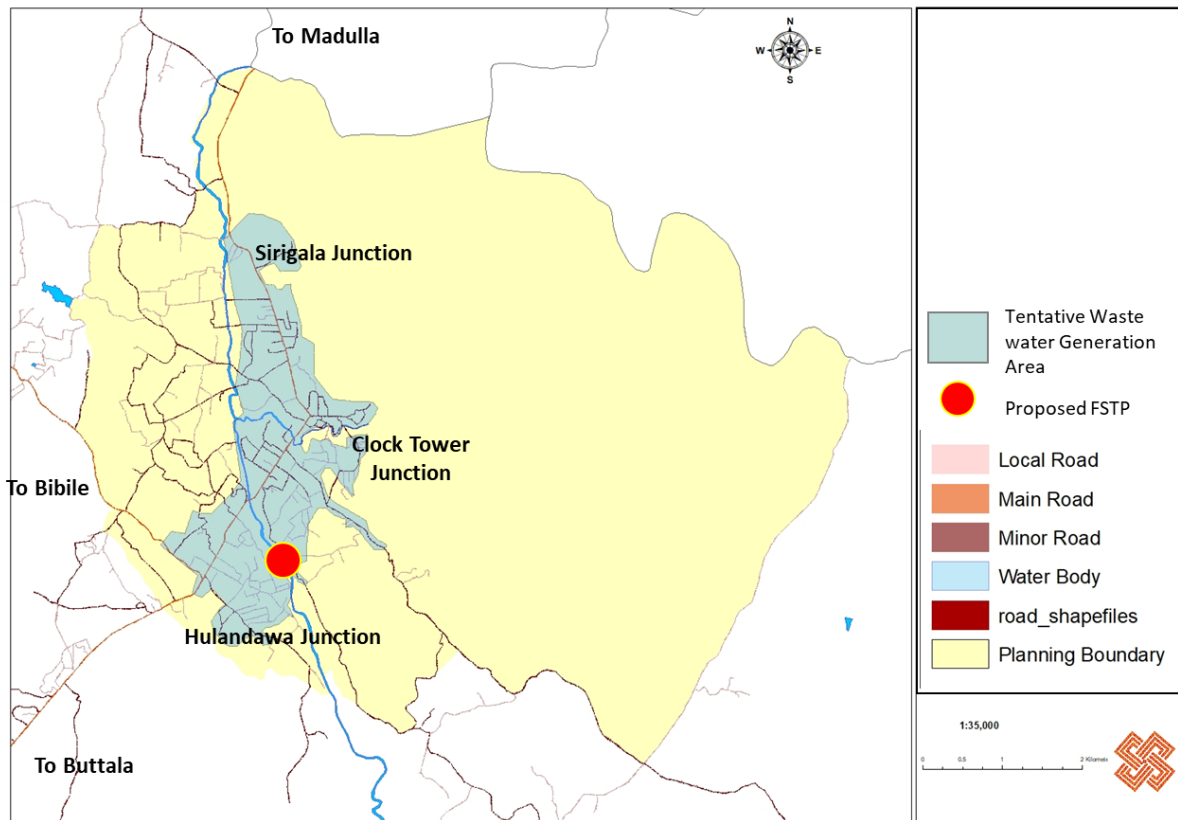
The following areas identified for Modernization of Drainage System:

- Near Clock Tower Junction (Bus Stand and Surroundings)
- Around Public Market (Kumaradola Mawatha)
- Proposed Institutional Zone
- Around Monaragala District General Hospital
- Near Hulandawa Oya

Waste Water Management Strategies

Strategy 0 1 : Identify the area that needs a wastewater management system and introduce a wastewater management system.

In the areas around Hulandawa Oya, Clock Tower, and Sirigala intersections, the projected wastewater generation, including proposed projects by 2033, is estimated at 8058 cubic meters per day, with sewage generation reaching 5888 cubic meters by 2050. According to studies conducted by the National Water Supply and Drainage Board, it has been deemed appropriate to allocate an acre of land near a water source in the planning area for treating and disposing of sewage. Accordingly, the related project is indicated by project number 20.



Solid Waste Management Strategies

Strategy 0 1 : Identifying a Systematic Method of Solid Waste Collection

Due to proposed projects, commuter and residential population growth, the anticipated solid waste accumulation in the planning area by 2033 is estimated to range between 45 and 50 metric tons daily. Hence, it is necessary to propose a proper method of solid waste collection in the planning area.

- ❖ Establishment of Garbage bins for segregated solid waste collection:

Five suitable locations for the establishment of garbage bins have been identified by studying sub roads along the three main intersections and public gathering places. These locations correspond to Project Number 21.



❖ Streamlining solid waste disposal

This strategy suggests regularizing the solid waste disposal system by implementing hygienic filling in the Horombuwa Reserve, where solid waste is currently disposed of. Accordingly, the related project is indicated by project number 22.

❖ Collection of inorganic solid waste in low density areas by once in twice a week

This strategy encourages on-site management of solid waste collected in low-density areas and envisions collection of inorganic solid waste in those areas by once in twice a week.

Strategy 02 : Introducing an Inorganic Solid Waste Recycling System

Currently, the Monaragala Pradeshiya Sabha disposes of unusable solid waste from inorganic sources into the Horombuwa Reserve and burying it once every 4-6 months. To mitigate environmental damage, it is suggested to regularize the solid waste disposal system through hygienic filling and maximize recycling efforts.

Strategy 03 : Providing alternative land for solid waste management.

This strategy suggests identifying additional land alongside existing facilities for managing increased solid waste.

6.5 Sustainable Environmental Management Plan

This plan explains the contribution of these potentials for development along with the conservation of the natural environment. Accordingly, strategies have been formulated under four main plans as outlined below:

Sustainable Environmental Conservation Plan

This plan aims to conserve the Maragala Environmental Conservation Area and other ecologically sensitive regions within the Monaragala Town Planning Area and creating strategies to achieve above.

Strategy 01 : Limit settlement development within the Maragala Environmental Conservation Area.

Permitted uses for development have been restricted based on the recommendations of the Maragala Environmental Protection Committee and the Central Environment Authority Gazette. Development is delineated under three categories of contour lines.

- Section from Maragala limit to 700 feet contour line limit

Permissible uses are determined by the Maragala Environmental Protection Committee, with development restricted through zoning regulations on minimum land subdivision and open spaces.

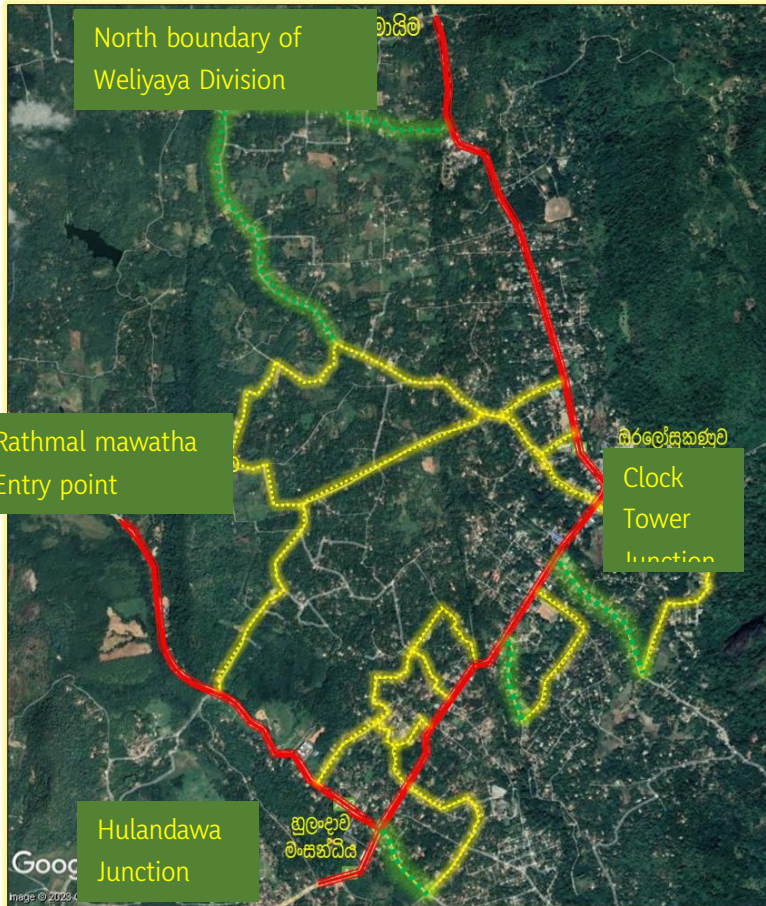
- Section from the 700 ft contour line to the 1000 ft contour line
Residential uses are prohibited in this zone, designated as an area where new development is discouraged according to zoning planning regulations.
- Zone above the 1000 ft contour line
Identified as an environmentally sensitive area, new developments are restricted, and only environmentally friendly activities are encouraged under zoning regulations.

Strategy 02 : Conservation of Paddy Lands and Natural Waterways

Paddy lands within the planning area are designated as environmentally sensitive zones in zoning regulations. Reclamation or development must comply with the Agricultural Development Act. Furthermore, this strategy advocates to mitigate erosion of the banks of natural waterways flowing through the planning area, prevent unauthorized construction and conservation of banks over a 3 km distance on both sides of Maragala Oya and Hulandawa Oya, as indicated on Location Map No. 6.5.

Strategy 03 : Proposal for Vegetation Strips along Existing Roads and Alternative Routes at developments of above roads.

In the road development plan, widening and development of existing roads, as well as the creation of alternative routes, are proposed. A strip of vegetation parallel to the pedestrian lane of these roads is suggested. Depending on the lane width, various types of vegetation are recommended to suit the area's climatic conditions. The types of plants suggested to suit the climatic conditions of the area are as follows.



Suitable Plants

- කොහොඹ - *Azadrachta Indica*
- ඇහල - *Cassine glauca*
- මාර - *Albizia Lebbeck*
- මගුල් කරද - *Pongnia pinnata*
- මුරුක - *Lagerstromia Speciosa*
- මැයි මාර - *Delonix regia*
- රෝස ඇහල - *cassia nodosa*
- කොට්ටිමා - *Terminalia catappa*
- බක් මී - *Nauclea orientalis*
- නෙරලු - *cassine glauca*
- බව්ල - *Polyalthea lingifolia*
- රොබරෝසියා - *Tabebuia rosia*
- මයිල - *Bauhinia tomentosa*
- අයෝක - *Saraca asoca*
- කොබෝලිල - *Bauhinia Variegata*
- මුණමල් - *Mimosups elengi*



Disaster Risk Reduction Plan

Landslides and forest fires are the specific disasters identified in Monaragala city. The following strategies have been identified to mitigate these disasters:

Strategy 01 : Resettlement of People in Landslide-Prone Areas to Suitable Locations

The area around the Maragala mountain range within the city of Monaragala is at risk of landslides. To mitigate this risk, it is proposed to relocate the residents of these areas to lower-lying regions.

Strategy 02 : Implementation of Measures to Control Forest Fires

Forest fires can be controlled by relocating settlements to lower areas within the Maragala Reserve and by establishing fire belts parallel to the 1000 feet contour line of the Maragala Range. Additionally, controlling these forest fires involves constant caution of individuals climbing the mountain range and conducting awareness campaigns for local residents and officials.

Spatial Plan for Public Outdoor and Recreational Activities

Expansion of space for outdoor and recreational activities is anticipated in Monaragala city. Accordingly, plans include the development of six public urban parks and two playgrounds in areas frequented by the public around Hulandawa intersection, Clock Tower intersection, and Sirigala intersection. Detailed project information is provided under **project number 23**.

Tourism Development Plan

A program is proposed to discover seven historical and archaeological sites within the Monaragala urban area, as well as attractions such as Maragala Falls and Maragala Tourist Bungalow, for tourists.

Strategy 01 : Installation of Information Boards about Places of Tourist Attractions in Proposed Urban Parks and Public Areas

This strategy aims to inform the public about archaeological, historical sites, and tourist attractions places by installing display boards. Detailed information about these sites is provided under project number 24.

Strategy 02: Establishment of a Guide Plan from One Archaeological or Tourist Attraction Place to Another

This involves establishing a guide plan at all locations, indicating distances and the significance of each location. Detailed information about these plans is provided under project number 25.

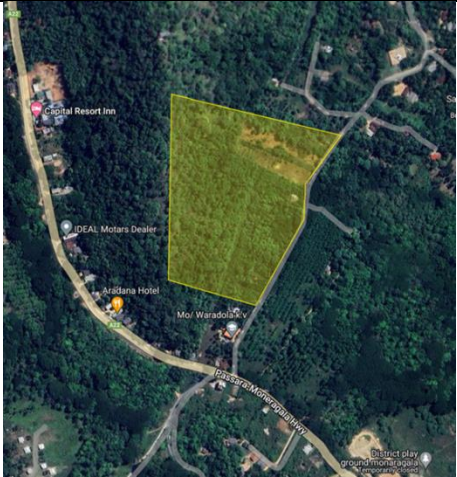
6.6 Project Implementation Strategies

6.6.1 List of Identified Projects

Plan	The project
Economic Development Plan	01. Allocation of 2.4 square km of land in the Monaragala planning area as a medium density industrial zone. <ul style="list-style-type: none"> ▪ Promotion of Agro-industrial services by utilizing 60 acres of land in this region for:
	02. Establishment of an economic center
	03. Establishment of collection and distribution centers.
	04. Establishment of an Institutional zone by allocating 1.3 square km area in Monaragala planning area. <ul style="list-style-type: none"> 4.1 Wholesale market development project 4.2 Commercial Complex Development Project near Bus Stand 4.3 Satipola Development Project 4.4 Maragala Access Road Development Project 4.5 Establishment of a facility center for devotees and tourists. 4.6 Establishing a public amenity center with commercial use.
Educational , health and administrative service strategies	05. Project on establishment of affiliated University of Uva - Wellassa University. 06. Sri Lanka Technical University Modernization Project. 07. Improvement of social and physical facilities for existing schools within and outside the Monaragala planning area. 08. Facility development project to carry out educational research activities in the Maragala Environmental Conservation Area and historical places. 09. Monaragala District General Hospital Modernization Project. 10. Private Hospital Development Project. 11. Ayurvedic Research Center Development Project. 12. Divisional Secretariat Complex Development Project 13. Official Housing Complex Development Project
Housing development strategies	14. Middle Class Housing Development Project 15. Low Income Housing Project

Road and Transport Development Strategies	16. Road Development Project I 17. Road Development Project II 18 . Bus Stand Development Project 19 . Vehicle Parking Space Development Project 20. Pedestrian Lane and cycle lane development project
Wastewater Management Strategies	21. Sewage Treatment Plant Development Project
Solid Waste Management Strategies	22. Establishment of Garbage bin Project 23. Solid Waste Management Project
	24. Open Urban Park Development Project

6.6.2 Project Description

Project Title	1. Agro Industrial Services Development Project 2. Economic Center Development Project 3. The Project on Development of Facilities for Packaging and Distribution of Bulk goods			
Project proposal	Establishment of factories to convert agricultural products into by-products in the area.			
Location :	Province	District	Divisional Secretariat	Local authorities
	Uva	Monaragala	Monaragala Divisional Secretariat	Monaragala Pradeshiya Sabah
Access	Road Development Authority Road - Badulla - Passara Road			
Location map	6.86586, 81.32916 			

Current usage	Bare land
Ownership of land	Government
Land size	60 acres

Relevance of the Project

It is expected that services will be provided in the planning area to support industries that transform crops into value-added products. This initiative aims to prevent agricultural crops in the Monaragala district from being undersold and to reduce surplus crop wastage. Consequently, approximately 60 acres of land within the proposed industrial zone have been allocated for these industries. Not only common crops such as lime, pumpkin, and melon, but also commercial crops like rubber and pepper, which are prominent in the district, have the potential to be processed into value-added products.

The objective of this project is to establish clear and well-developed infrastructure for the establishment of related industries.

Project Objectives

- Increasing industry-related workforce in the area.
- To attract investors for manufacturing industries in the planning area.
- Reduction of excess crop production in the district.
- Strengthening the economic level of farmers in the district.

Benefits of the Project


The benefits of this project will directly impact the local community. Monaragala District, being primarily agricultural, relies heavily on its agricultural sector. However, underutilization of agricultural products for industries, increased involvement of middlemen, surplus production are the challenges facing by localities.

Financial Plan

Contents	The cost is approximately Rs. Million
1. Land settlement and infrastructure development to render the land suitable for investment	2 000
2. Economic Center Development Project	3000
3. Facility development project for packaging and distribution of bulk goods	1000

Project Implementation and Maintenance

The implementation and maintenance of this project require joint participation from several institutions. As the land belongs to the Land Reforms Commission, direct involvement of that body and administrative support from the District Secretariat are necessary. Additionally, the advice of the Urban Development Authority is essential for land subdivision and infrastructure development. Contact with the Sri Lanka Board of Investment and the Industrial Development Board is required for land investment in industries.

Project Title	4.1 Wholesale Market Development Project			
Project proposal	Renovation and establishment of wholesale shop complex in Monaragala city.			
Location :	Province	District	Divisional Secretariat	Local authorities
	Uva	Monaragala	Monaragala Divisional Secretariat	Monaragala Pradeshiya Sabah
Access	Kumaradola Mawatha			
Location map	6.86586, 81.32916 			
Current usage	Runs a temporary retail market			
Ownership of land	Pradeshiya Sabah			
Land size	1.5 acres			

Relevance of the project

Monaragala town is naturally evolving into a bulk goods distribution center, with a growing trend observed in the town. Therefore, it has been proposed to develop a wholesale market adjacent to the existing retail market (currently temporary stock market).

Project Objectives

- Promotion of infrastructure for the distribution of bulk goods in the area.
- Reduction of traffic congestion in the city center.
- Promotion of the economy in the planning area.

Benefits of the project

The benefits of this project will directly impact the local community. Improving the commercial facilities of the urban area will increase the commuter population for commercial use. Additionally, retail outlets within and outside the planning area can boost the economic status of their owners.


Financial Plan

Contents	The Cost is approximately Rs. Million
Construction of a wholesale complex	500

Project Implementation and Maintenance

The land ownership belongs to the Monaragala Pradeshiya Sabha, and the development plans are prepared jointly by the Urban Development Authority and the Monaragala Pradeshiya Sabha for the implementation of the development work. Furthermore, the Monaragala Pradeshiya Sabha is responsible for the maintenance of the project.

Project title	4.2 Commercial Complex Development Project near Bus Stand			
Project proposal	Conversion of the existing shops in the Monaragala bus stand into a Commercial Complex.			
Location :	Province	District	Divisional Secretariat	Local authorities
	Uva	Monaragala	Monaragala Divisional Secretariat	Monaragala Pradeshiya Sabha
Access	Access Road of Bus Stand			

<p>Location map</p>	<p>538838.90 m E 759602.35 m N</p> 
<p>Current usage</p>	<p>Single floor shops are maintained.</p>
<p>Ownership of land</p>	<p>Pradeshiya Sabha, Urban Development Authority</p>
<p>Land size</p>	<p>1.5 acres</p>

Relevance of the project

By transforming this chain of shops adjacent to the Monaragala bus stand into a commercial complex, it is expected to increase the attraction of commuter population to the area and elevate the economic status of the local residents in the planning area.

Project Objectives

- Utilize underutilized land in the city center for high economic value.
- Stabilize the economic situation of the local people.
- Enhance the attractiveness of the town center.

Benefits of the Project

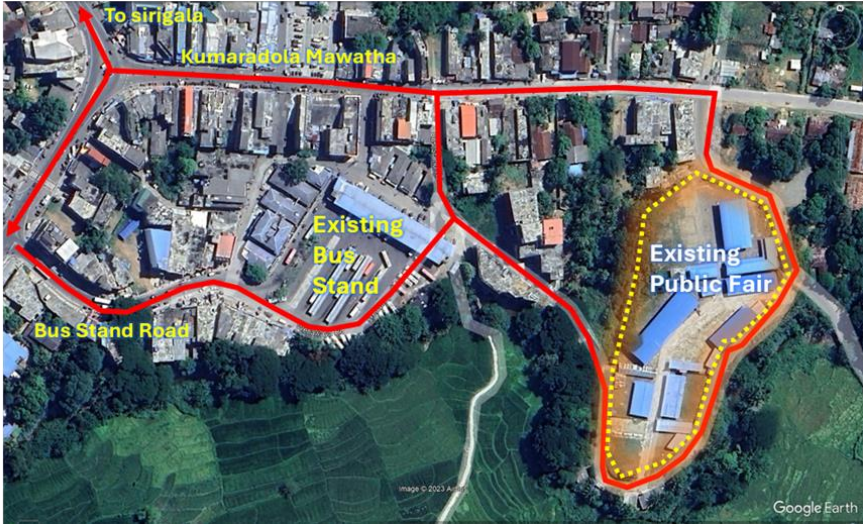
The benefits of this project will directly benefit the local community. It will enhance the commercial facilities of the urban area and attract more visitors for commercial purposes. Additionally, it has the potential to improve the economic situation of the shop owners in the planning area.

Financial plan

Contents	The cost is approximately Rs. Million
Construction of a Commercial Complex	1000

Project Implementation and Maintenance

The ownership of this land belongs to the Monaragala Pradeshiya Sabha and the Urban Development Authority, and the development plan is prepared by the Urban Development Authority and the implementation of development activities carried out with the partnership of Monaragala Pradeshiya Sabha. Furthermore, the Monaragala Pradeshiya Sabha is responsible for the maintenance of the project.

Project Title	4.3 Weekly fair (Satipola) Development Project			
Project Proposal	Development of the existing satipola as a Multi-purpose Complex			
Location :	Province	District	Divisional Secretariat	Local Authorities
	Uva	Monaragala	Monaragala Divisional Secretariat	Monaragala Pradeshiya Sabha
Access	Stock market access road			
Location map	539087.80 m E 759569.13 m N 			
Current usage	Utilize for Weekly fair (Satipola)			
Ownership of land	Pradeshiya Sabha, Monaragala			
Land size	2.5 acres			

Relevance of the project

Monaragala Weekly fair (Satipola) is only held two days a week, and on other days, this land cannot be utilized for any other purpose. It is hoped to change this situation and develop this land so that it can be utilized even on days other than the market day. Accordingly, this aims to maximize the utilization of the existing land.

Project Objectives

- Utilize underutilized land in the city center for high economic value use.
- Stabilize the economic situation of the local people.
- Improve the attractiveness of the town center.

Benefits of the project

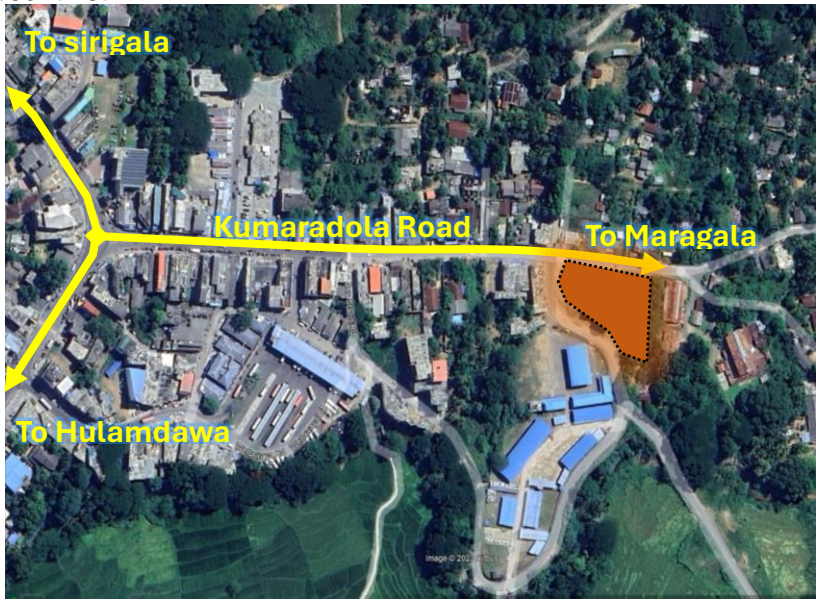
The benefits of this project will be directly received by the people of the area. This will increase the income of the Monaragala Pradeshiya Sabha and make Monaragala a more attractive city.

Financial plan

Contents	The cost is approximately Rs. Million
Making Monaragala fair to a Multipurpose center	1000

Project Implementation and Maintenance

The ownership of this land belongs to the Monaragala Pradeshiya Sabha and the Urban Development Authority, and the development plan is prepared by the Urban Development Authority and the implementation of development activities carried out with the partnership of Monaragala Pradeshiya Sabha. Furthermore, the Monaragala Pradeshiya Sabha is responsible for the maintenance of the project.

Project title	4.4 Maragala Access Road Development Project			
Project proposal	Establishing an access point with facilities for tourists visiting Maragala Mountain range.			
Location :	Province	District	Divisional Secretariat	Local Authorities
	Uva	Monaragala	Monaragala Divisional Secretariat	Monaragala Pradeshiya Sabha
access to	Stock market access road			
Location map	539102.32 m E 759671.57 m N 			
Current usage	Bare land			
Ownership of land	Pradeshiya Sabha, Monaragala			
Land size	About 40 perches			

Relevance of the project

There is no precise calculation of the number of visitors to the Maragala Environmental Protection Area, and there is currently no infrastructure to accommodate them in the city. Therefore, the objective of this project is to establish a tourist access facility for Maragala in the area adjacent to stock market. This initiative aims to enhance security in the Maragala Environmental Protection Area and attract both local and foreign tourists.

Project Objectives

- Utilize underutilized land in the city center for high economic value.
- Contribute to the economic development of the potential area within Monaragala city.
- Improve the tourist attraction of the area.
- Enhance the attractiveness of the town center.

Benefits of the Project


The benefits of this project will directly impact the local and surrounding communities, increasing the revenue of the Monaragala Pradeshiya Sabha and making Monaragala as a more appealing city.

Financial plan

Contents	The cost is approximately Rs. Million
Maragala Environment Protection Access Road Development Project	300

Project Implementation and Maintenance

The ownership of this land belongs to the Monaragala Pradeshiya Sabha and the Urban Development Authority, and the development plan is prepared by the Urban Development Authority and the implementation of development activities carried out with the partnership of Monaragala Pradeshiya Sabha. Furthermore, the Monaragala Pradeshiya Sabha is responsible for the maintenance of the project.

Project Title	4.5 Establishment of a facility center for pilgrims and tourists.			
Location :	Province	District	Divisional Secretariat	Local authorities
	Uva	Monaragala	Monaragala Divisional Secretariat	Monaragala Pradeshiya Sabha
access to	Colombo - Batticaloa main road			
Location map	538208.73 m E 758861.59 m N 			
Current usage	Bare land			
Ownership of land	Divisional Secretariat Office, Monaragala			
Land size	03 Rood, 11 Perches			

Relevance of the project

This project aims to provide facilities for tourists passing through Monaragala town, as well as pilgrims visiting religious sites like Kabilitta and Kataragama. By offering necessary leisure facilities and accommodations at this location, the goal is to transform Monaragala town into a resort destination for travelers.

Project Objectives

- Utilize underutilized land in the city center for high economic value.
- Contribute to the economic development of the potential area within Monaragala city.

- Establish Monaragala as a tourist attraction.

Benefits of the project


The benefits of this project will directly benefit the local and surrounding communities, increasing income and enhancing the attractiveness of Monaragala city.

Financial plan

Contents	The cost is approximately Rs .. million
Establishment of a facility center for Pilgrims and Tourists	300

Project Implementation and Maintenance

The ownership of this land belongs to the Monaragala Divisional Secretariat and the preparation of development plans is done by the Urban Development Authority . Monaragala Pradeshiya Sabha is also in charge of project maintenance .

Project Title	4.6 Establishing a Public amenity center with Commercial use.			
Project proposal	This land should be developed with commercial use promoting public facilities for the commuters and residents.			
Location :	Province	District	Divisional Secretariat	Local Authorities
	Uva	Monaragala	Monaragala Divisional Secretariat	Monaragala Pradeshiya Sabha
Access	Colombo - Batticaloa Main road			
Location Map	538556.18 m E 759475.87 m N 			
Current usage	Bare land			
Ownership of land	Divisional Secretariat Office, Monaragala			
Land size	02 Rood, 11 Perches			

Relevance of the project

This land is poised for transformation into a public facility center with commercial utility, aimed at enhancing accessibility for visitors to Monaragala city. This land located between Maragala Oya and the post office, the land holds significant commercial potential yet remains largely untapped. The objective is to extract maximum commercial value from this prime location, creating an inviting environment for visitors.

Project Objectives

- Optimize the utilization of underutilized urban land for economically valuable purposes.
- Contribute to the development of potential area within Monaragala city.
- Elevating Monaragala into a prominent tourist destination.

Benefits of the project


The project's benefits will directly impact the local and commuter communities, boosting their income and elevating Monaragala's appeal as an attractive city.

Financial plan

Contents	The cost is approximately Rs .. Million
Establishing a public amenity center with commercial use.	300

Project Implementation and Maintenance

The ownership of this land belongs to the Monaragala Divisional Secretariat and the preparation of development plans is done by the Urban Development Authority. Monaragala Pradeshiya Sabha is also in charge of project maintenance .

Project title	05. To Establish Affiliated University of Wellassa University.			
Project proposal	Proposing a suitable land for establishing the proposed engineering faculty as well as the new improved courses to be introduced in the University of Uva - Wellassa.			
Location :	Province	District	Divisional Secretariat	Local Authorities
	Uva	Monaragala	Monaragala Divisional Secretariat	Monaragala Pradeshiya Sabha
Access	Badulla - Passara Main road			
Location Map	536851.68 m E 758699.97 m N 			
Current usage	Bare land			
Ownership of land	Public Estate Development Board, Monaragala			
Land size	50 acres			

Relevance of the project

To enhance the educational standards of the Monaragala district and foster connectivity between Monaragala city and neighboring urban centers, this parcel of land has been allocated for the establishment of either an affiliated university of Uva-Wellassa University or the proposed Faculty of Engineering. By implementing this project within Monaragala city, the educational landscape of

the entire district will be uplifted, aiming to mitigate the area's isolation and introduce specialized educational programs unique to the region.

Project Objectives

- Optimize the utilization of underutilized urban land for economically valuable purposes.
- Contribute to the development of potential area within Monaragala city.
- Enhance the skillset of the local workforce by offering specialized educational programs tailored to the area.

Benefits of the Project

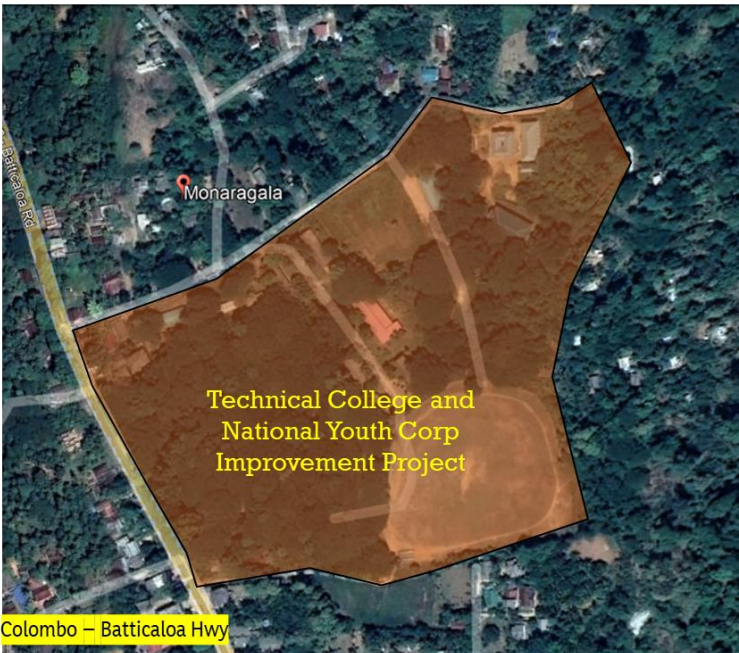
The benefits of this endeavor will extend beyond the boundaries of Monaragala district, positively impacting Sri Lanka's overall development trajectory. This initiative will reshape the direction of higher education in the country, aligning with the socioeconomic fabric of Monaragala district, which predominantly relies on cultivating a knowledgeable and skilled labor force for sectors such as agriculture and entrepreneurship.

Financial plan

Contents	The cost is approximately Rs .. million
Project to establish affiliated university of Uva - Wellassa University.	3000

Project Implementation and Maintenance

The ownership of the land belongs to the Janatha Vatu Development Board. Administrative bodies, including the District Secretariat, Divisional Secretariat, and higher education institutions such as the University Grants Commission, should collaborate from land settlement to project execution. Additionally, the Urban Development Authority's involvement is crucial in land planning and securing necessary approvals.

Project Title	06. Sri Lanka Technical University Modernization Project.			
Project proposal	Proposing a suitable land for establishing the proposed engineering faculty as well as the new improved courses to be introduced in the University of Uva - Wellassa.			
Location :	Province	District	Divisional Secretariat	Local authorities
	Uva	Monaragala	Monaragala Divisional Secretariat	Monaragala Pradeshiya Sabha
Access	Badulla - Passara main road			
Location map	538249.76 m E 761432.67 m N			
Current usage	Sri Lanka Open University, Youth Corps and Technical College are located.			
Ownership of land	Divisional Secretariat Office, Monaragala			
Land size	15 acres			

Relevance of the project

This project aims to develop professional training courses to a level where students who currently travel to Badulla and Ampara cities for higher education can complete their courses up to graduation within Monaragala district. The development will include quarters and other necessary facilities on the existing land, providing comprehensive service coverage throughout the Monaragala district.

Project Objectives

- Optimize the utilization of underutilized urban land for economically valuable purposes.
- Contribute to the development of potential area within Monaragala city.
- Reduce unemployment in the district.
- Enroll 75% of non-university students from Monaragala district into vocational training institutes.

Benefits of the Project

The project directly benefits the students of the district and aids in reducing unemployment by enhancing the skilled workforce through academic courses that contribute to local development. It also positively impacts the local economy.

Financial plan

Contents	The cost is approximately Rs .. million
Sri Lanka Technical University Modernization Project.	3000

Project Implementation and Maintenance

Ownership of the land rests with the Monaragala Divisional Secretariat. All administrative institutions, including the District Secretariat, Divisional Secretariat, and higher education institutions, must be involved from land settlement to project implementation. The Urban Development Authority's intervention is crucial for land planning and obtaining necessary approvals.

Project Title	07. Project to Improve the Social and Physical facilities of existing Schools within and outside the Monaragala Planning area.			
Project Proposal	This project is expected to improve the physical facilities of all existing schools in and outside Monaragala planning area and thereby improve the educational sector.			
Location :	Province	District	Divisional Secretariat	Local authorities
	Uva	Monaragala	Monaragala Divisional Secretariat	Monaragala Pradeshiya Sabha
Development Proposals				
Sub no	Name of the School	Proposed Development Activities Features (Buildings/ Laboratories/ Computer Labs/ Playgrounds/ Sanitation Facilities/ Water/ Electricity/ Other)		
01	Mo/Pagnananda M.V	01. Demolition of the dilapidated 90 X 20 initial building of the school and construction of a new two storied building with 06 classrooms with an auditorium.		
		02. Principal's official house 40 * 25 needs complete renovation.		
		03. 60 * 20 building with primary library needs complete renovation with improvements.		
		04. Construction of ceiling and rest of secondary Library		
		05. Construction of remaining 160 m of wall in front of school .		
		06. Installation of CCTV camera system to cover the entire school .		
02	Mo/Tamwatta K.V	01. Repair 80 * 20 and 60 * 20 halls		
		02. Renovation of Playground		
		03. Repair School well and water pipe		
		04. Construction of safety fence with a front wall around the school grounds.		
		05. Construction of side walls at several places in the school grounds.		
		06. Development of mixed concrete paving in front of main hall.		
03	Mo. Kotigalhel a K.V	01. Renovation of Teacher's Quarters.		
		02. Construction of safety fence around the school grounds.		
		03. Construction of playground.		
		04. Construction of an activity unit		
		05. Getting an office building.		
		06. Getting piped water to the school.		
04	Mo/Gauri Tamil K.V	01. Repair 40 * 20 hall		
		02. Construction of safety fence around the school grounds.		
		03. Construction of main gate.		
		04. Renovation of Computer room and equipment acquisition.		
		05. Construction of an aesthetic unit.		
05		01. Construction of a toilet for children.		

	Mo Hulan dawa left K.V	<p>02. Construction of safety fence around the school grounds.</p> <p>03. Concrete paving of the access road connected to the school gate.</p> <p>04. Renovation of Teacher's quarters</p> <p>05. Obtaining 02 steel cupboards and a photocopier for the office.</p> <p>06. Getting 05 Computers for the computer room.</p> <p>07. Setting up drainage system around the playground.</p> <p>08. Repair payment around 100 * 20 building</p>
06	Mo/Vihara mulla Pvt	<p>01. Construction of 60 * 20 hall.</p> <p>02. Construction of a new office building.</p> <p>03. Construction of playground.</p> <p>04. Concrete paving of the access road connected to the school gate.</p>
07	Mo/Hulan dawa South M.V	<p>01. Construction of the front wall.</p> <p>02. Construction of a new office building.</p> <p>03. Construction of playground.</p> <p>04. Concrete paving of the access road connected to the school gate.</p> <p>05. Construction of a hall with 03 classrooms.</p>
08	Mo. Tenagallanda M.V	<p>01. Construction of school fence and gate.</p> <p>02. Construction of 150 m wall.</p> <p>03. Paving the access road with concrete.</p> <p>04. Renovation of 02 buildings and computer unit.</p> <p>05. Construction of new office building and aesthetic unit.</p> <p>06. Construction of a laboratory.</p> <p>07. Renovation of Playground</p> <p>08. Renovation of 03 quarters.</p> <p>09. Construction of sidewalls for isolated sites.</p> <p>10. Wiring and installation of fans in buildings with irregular electricity supply.</p> <p>11. Electricity and water supply for quarters.</p> <p>12. Renovation of Office room</p> <p>13. Removal of vulnerable trees on school grounds.</p> <p>14. Renovation of teachers lounge.</p> <p>15. Preparation of school name board.</p>
09	Mo/Magan danamulla K.V	<p>01. Construction of a classroom building (100 * 20) a computer lab (20 * 20) an administrative unit (20 * 20) a storage room (20 * 20).</p> <p>02. Repair 02 buildings and student toilet system.</p> <p>03. Playground renovation.</p> <p>04. Construction of a wall parallel to the main road and construction of fencing for the rest.</p> <p>05. Construction of access road</p> <p>06. Renovation of Playground</p> <p>07. Develop an arrangement for storing and distributing water.</p>
10		01. Construction of access road

	Mo Hindikivula K.V	02. Conversion of 100 * 20 building to a meeting hall.
		03. Placing the wall for the front of the school and paving the cement stone for the entrance.
		04. Construction of Passenger cover in front of Main road
		05. Development of playground.
		06. Construction of sidewalls for isolated sites.
		07. Wiring and installation of fans in buildings with irregular electricity supply.
		08. Construction of fence around the school.
		09. Renovation of Playground
		10. Setting up an outdoor stage.
		11
02. Construction of a fully equipped playground.		
03. Setting up of a tube well and water treatment system.		
04. Painting the two-story building.		
05. Renovation of 60 * 20 building		
06. Construction of a protective wall.		
07. Setting up the rest of the entryway.		
12	Mo/Kaleve laragama K.V	01. Renovation of 100 * 20 Hall
		02. Construction of school fence and gate.
		03. Repair of teacher's quarters and student toilets.

Project Title	08. Facility development project to carry out Educational Research activities in the Maragala Environmental Conservation Area and its historical sites.			
Project Proposal	This is expected to provide facilities for educational research in places with tourist attractions and archaeological values.			
Location :	Province	District	Divisional Secretariat	Local Authorities
	Uva	Monaragala	Monaragala Divisional Secretariat	Monaragala Pradeshiya Sabha
Location Map				
Current usage	Archaeological sites are located			

Relevance of the project

The objective is to facilitate easier access for individuals visiting the city to study its archaeological sites. Consequently, all pertinent archaeological sites should be equipped with information boards, sanitary facilities, and maps displaying distances to other archaeological sites.

Project Objectives

- Utilizing the city's potential as a tourist attraction.
- Conservation and promotion of archaeological sites in the area.
- Strengthening the local economy.

Benefits of the project

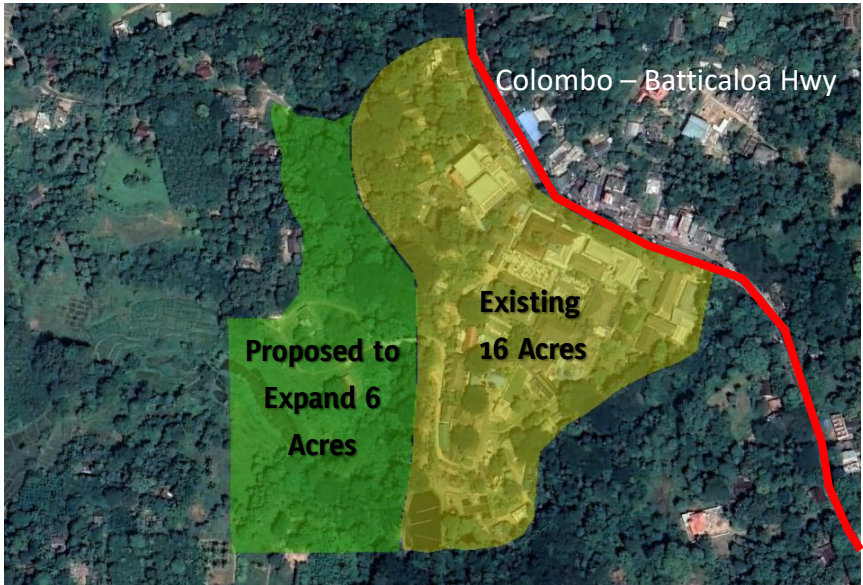
By promoting Monaragala city's potentials, it will become an attractive destination for travelers, enhancing its reputation among residents of other cities. Attracting a larger influx of visitors will not only stimulate the city's economy but also benefit its residents.

Financial plan

Contents	The cost is approximately Rs .. million
Development of facilities so that educational research activities can be carried out in the Maragala Environmental Protection Area and historical places .	1500

Project Implementation and Maintenance

The project requires direct involvement from the Department of Archaeology and the Tourism Development Authority for its successful execution. Additionally, approval from the Maragala Environmental Protection Committee is mandatory.

Project Title	09. Monaragala District General Hospital Modernization Project.			
Project Proposal	This project is expected to improve the facilities in the existing Monaragala District General Hospital.			
Location :	Province	District	Divisional Secretariat	Local Authorities
	Uva	Monaragala	Monaragala Divisional Secretariat	Monaragala Pradeshiya Sabha
Access	Colombo - Batticaloa main road			
Location Map	537775.28 m E 761709.59 m N 			
Current usage	Monaragala District General Hospital			
Ownership of land	Divisional Secretariat Office, Monaragala			
Land size	22 acres			

Relevance of the project

Even though it is the main hospital of the district, the existing facilities in the Monaragala District General Hospital are not sufficient. Therefore, the purpose of this is to further expand the land and develop the proposed facilities.

Project Objectives

- Improving facilities for patients and medical staff.
- Creating a healthy and pleasant city for the resident and commuter population.

Benefits of the project

The benefits of this project will directly impact the entire district's populace. Furthermore, it will elevate the economic value surrounding the Sirigala intersection. By delivering a high standard of service to individuals traveling to Monaragala district for services from neighboring areas and other cities, it will attract more transient visitors to the region.

Financial plan


Contents			The cost is approximately Rs .. million
Sub no	Necessary facilities	Requirements and development proposals	Amount of space required (Square meters)
01	Buildings	<p>01. Implementation of the second stage of the first phase of the hospital master plan involves constructing two buildings five-story and three-story for a sanitarium, special infant care unit, intensive care unit, medical gas store, central worship unit, and laundry. These buildings are proposed to be constructed within the hospital premises in accordance with the master plan.</p> <p>02. The second phase of the hospital master plan will entail constructing a four-story building for the A&E Unit, ECG Unit, Scan Unit, Radiology Unit, Physiotherapy Unit, Laboratory, Administrative Office, and Auditorium.</p> <p>03. As part of the first stage of the third phase of the Hospital Master Plan, a four-story building will be built to accommodate two Pre and Post Gynecological Wards, two Eye Wards, two Surgical Wards, and two Obstetrics and Gynecology Wards.</p> <p>04. The construction of single-story building for the hospital kitchen is planned as part of the second stage of the third phase of the hospital master plan.</p>	It is proposed to be constructed within the hospital premises as per the master plan of the hospital.

		05. The implementation of the fourth step of the hospital master plan involves the construction of a four-storied building for a pediatric ward, two cardiology wards, two neurology wards, two dermatology wards, two wards of chest medicine and two wards of urogenital diseases.	
		06. Construction of a mouthpiece and vessel unit.	Proposed to be constructed within the hospital premises.
		07. Construction of an official housing complex for the Consultants (Specialist Doctors)	It is proposed to be constructed on the newly allocated land to the hospital.
		08. Construction of new quarters for Doctors.	
		09. Construction of quarters for Intern Doctors	
		10. Construction of a new official housing complex for officers	
		11. .Construction of new quarters for nurses.	
		12. Construction of public quarters.	
		13. Construction of an official housing complex for interim and supplementary staff.	
		14. Expansion of car yard (for 10 more vehicles)	Proposed to be constructed within the hospital premises.
		15. Construction of a building for the canteen	
02	Open space	01. Development of a portion of the vacant land between the hospital wall and the adjacent highway for parking for both hospital staff and external visitors is planned.	50
		02. Arrangement of designated spaces for parking motorcycles for hospital staff.	
		03. Arrangement of designated spaces for parking hospital staff cars	
03	The need for infrastructure	01. Development of the internal roads within the hospital grounds.	
		02. Obtaining a supply of Geylon water for the dialysis unit.	

		03. Regularization of internal electrical wiring system and provision and installation of 500 KVA generator.	
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Project Implementation and Maintenance

The direct involvement of the Ministry of Health is required in the implementation of this project and the involvement of the Urban Development Authority is essential in the preparation of building plans.

Project Title	10. Private Hospital Development Project.			
Project Proposal	The project proposal envisions the development of a private hospital. Accordingly, a suitable land is to be identified within the planning area.			
Location :	Province	District	Divisional Secretariat	Local authorities
	Uva	Monaragala	Monaragala Divisional Secretariat	Monaragala Pradeshiya Sabha
Access Road:	Colombo - Batticaloa Main road			
Location map	538197.55 m E 758979.25 m N 			
Current usage	The old Uva Hospital building occupies the site.			
Ownership of land	A private land			
Land size	40 perches			

Relevance of the project

There is a strong need and demand for a private hospital in Monaragala city. Therefore, providing an opportunity for a private investor in the same area where the previous private hospital, Uva Hospital, operated is fitting.

Project Objectives

- Utilization of underutilized land in the city center for economic development.
- Enhancement of health facilities in the city.
- Creation of a comfortable environment for both residents and the traveling population.

Benefits of the project


The benefits of the project will directly impact the people of the district, increasing the public appeal of Monaragala as a service city and consequently raising its economic value.

Financial plan

Contents	The cost is approximately Rs .. million
Private Hospital Development Project.	1500

Project Implementation and Maintenance

Since the land is privately owned, reaching an agreement with the landowner is mandatory. Additionally, finding a suitable investor requires approval from the Ministry of Health. Development of the building and premises should be supervised and monitored by the Urban Development Authority. Moreover, all relevant institutions must approve the project.

Project Title	11. Ayurveda Research Center Development Project			
Project proposal	It is proposed to develop the existing Ayurvedic Hospital with modern facilities by utilizing potentials of the Maragala Environmental Protection Area			
Location	Province	District	Divisional Secretariat	Local Authorities
:	Uva	Monaragala	Monaragala Divisional Secretariat	Monaragala Pradeshiya Sabha
Access road:	Colombo - Batticaloa main road			
Location Map	537846.92 m E 763634.05 m N 			
Current usage	Weliaya central dispensary occupy the site			
Ownership of land	A land owned by the Divisional Secretary			
Land size	04 acres			

Relevance of the project

Monaragala can be identified as an area with a high tendency towards Ayurvedic medicine as well as traditional local remedies, known as Hela Wedakama. Consequently, there is an expectation for the advancement of the government Ayurveda hospital to surpass its current state, alongside the enhancement of existing private Ayurveda centers within the region. This endeavor aims to preserve the identified zones within the Monaragala Environmental Protection Area as medicinal gardens. Furthermore, by evolving into a contemporary Ayurvedic research hub, the city is expected to attract both domestic and international tourists.

Project Objectives

- Utilization of potential of the city for the economic development
- Improvement of health facilities in the city.
- Creating a comfortable environment for the resident and commuting population.

Benefits of the project

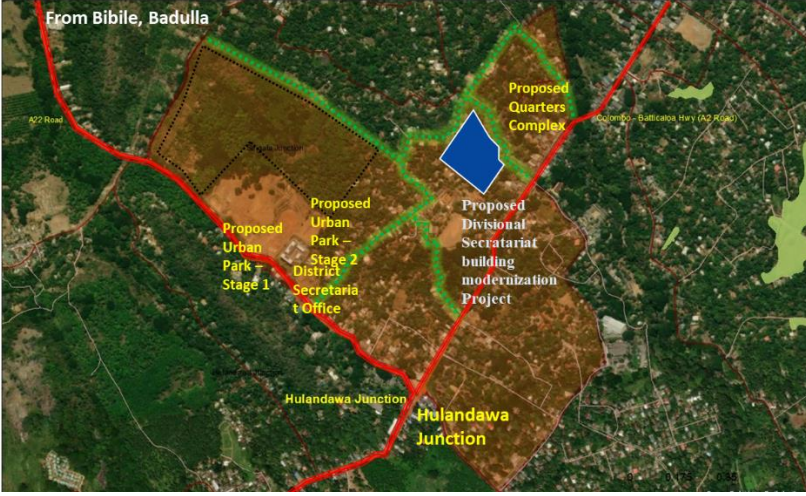
The benefits of the project will directly impact the people of the district, increasing the public appeal of Monaragala as a service city and consequently raising its economic value. Moreover, this is a great support to protect the existing ecosystem and to achieve the goal of making Monaragala as a tourist destination for both locals and foreigners.

Financial plan

Contents	The cost is approximately Rs .. million
Private Hospital Development Project.	1500

Project Implementation and Maintenance

Ownership of land falls under the purview of the Divisional Secretariat, with ongoing maintenance of Ayurvedic practices. Thus, the direct engagement of the Department of Ayurveda and the Divisional Council becomes essential for project implementation. Obtaining instructions and approval from the Urban Development Authority is essential for drafting development plans, while compliance with directives from the Monaragala Environmental Protection Committee is mandatory for establishing medicinal gardens within the Monaragala Environmental Protection Area.

Project Title	12. Divisional Secretariat Complex Development Project			
Project proposal	Modernize the existing Divisional Secretariat building for government and semi-government institutions that are scattered at present			
Location :	Province	District	Divisional Secretariat	Local authorities
	Uva	Monaragala	Monaragala Divisional Secretariat	Monaragala Pradeshiya Sabha
Access Road:	Colombo - Batticaloa main road			
Location map	537846.92 m E 763634.05 m N 			
Current usage	Divisional Secretariat building occupy the site			
Ownership of land	A land owned by the Divisional Secretary			
Land size	07 acres			

Relevance of the project

Monaragala town serves as the primary administrative hub of the district, yet public service institutions are dispersed throughout the area, causing inconvenience to residents and threatening the city's identity. To mitigate this issue, there is an expectation to modernize the Monaragala Divisional Secretariat premises, incorporating all necessary facilities currently scattered across various state and semi-state institutions within the vicinity.

Project Objectives

- Promotion of Monaragala town as the main administrative service hub of the district.
- Creating a comfortable environment for the resident and commuting population.
- Enhancing facilities for service providers coming to Monaragala city.

Benefits of the project


The project's benefits will directly impact the entire district's populace, fostering the creation of an appealing and convenient cityscape for external service providers.

Financial plan

Contents	The cost is approximately Rs .. million
12. Divisional Secretariat Complex Development Project	1500

Project Implementation and Maintenance

Thus ownership of land belongs to the Divisional Secretariat, the implementation of the project should be done by the Divisional Secretariat. The planning of the development premises and the necessary approvals should be done by the Urban Development Authority and the maintenance work should be done by the Divisional Secretariat.

Project Title	13. Official Housing Complex Development Project			
Project proposal	Construction of housing complex for government, semi-government and private sector employees, adjacent to the Nila Piyasa official housing complex,			
Location :	Province	District	Divisional Secretariat	Local authorities
	Uva	Monaragala	Monaragala Divisional Secretariat	Monaragala Pradeshiya Sabha
access to	Colombo - Batticaloa main road			
Location map	537733.47 m E 758757.20 m N 			
Current usage	There are occupied and unoccupied quarters.			
Ownership of land	A land owned by the Divisional Secretary.			
Land size	08 acres			

Relevance of the project

Despite being established as the main administrative town of the district, due to the difficulties in the area, the willingness of officers to work in this area is weak. Therefore, by establishing an official housing complex for them and developing the other infrastructure they need in the premises, it is easy to attract and accommodate the service providers to this area. Therefore, this project is a vital development for Monaragala city.

Project Objectives

- Promotion of Monaragala town as the main administrative service town of the district.
- Creating a comfortable environment for the resident and traveling population.
- Improvement of facilities for service providers coming to Monaragala city.

Benefits of the project


The benefits of the project will be directly received by the people of the entire district and an attractive and comfortable city will be created for the service providers who come from outside the district to provide services. Moreover, this project will also help to improve the identity of Monaragala city.

Financial plan

Contents	The cost is approximately Rs .. million
Quarters Complex Development Project	2000

Project implementation and maintenance

Since the ownership of the land belongs to the Divisional Secretariat, the implementation of the project should be done by the Divisional Secretariat. The planning of the development premises and the necessary approvals should be done by the Urban Development Authority and the maintenance work should be done by the Divisional Secretariat / District Secretariat.

Project Title	14. Middle Class Housing Development Project			
Project proposal	The aim of this project is to develop houses for the middle class in Monaragala city.			
Location :	Province	District	Divisional Secretariat	Local authorities
	Uva	Monaragala	Monaragala Divisional Secretariat	Monaragala Pradeshiya Sabha
Access Road:	Vedikumbura Road			
Location Map	539177.77 m E 759070.39 m N 			
Current usage	Bare land			
Ownership of land	Pradeshiya Sabha (Local council)			
Land size	05 acres			

Relevance of the project

This project has been proposed with the aim of attracting the resident population to Monaragala as the main service town of the district and considering the development trends in the future.

Project Objectives

- Promotion of Monaragala town as the main administrative service town of the district.
- Creating a comfortable environment for the resident and commuting population.
- Improvement of facilities for service providers coming to Monaragala city.

Benefits of the project

The benefits of the project will flow directly to the people of the entire district, while the expansion of the residential population will enhance the attraction and economic vitality of the city


Financial plan

Contents	The cost is approximately Rs .. million
Middle Class Housing Development Project	2000

Project implementation and maintenance

The planning and implementation of the project will be done by the Urban Development Authority and the maintenance work will be done by the Monaragala Pradeshiya Sabha.

Project Title	15. Low Income Housing Project			
Project proposal	This project proposes to resettle 491 houses spread above the 1000 feet contour line of the Maragala mountain range into a lower area of the city.			
Location:	Province	District	Divisional Secretariat	Local authorities
	Uva	Monaragala	Monaragala Divisional Secretariat	Monaragala Regional Council
Access Road:	Colombo - Batticaloa main road			
Location map	535890.62 m E 757013.50 m N			

	
Current usage	Bare land
Ownership of land	Land Reform Commission
Land size	50 acres

Relevance of the project

The primary objective of this project is to regulate the expansion of settlements within the Maragala Environmental Protection Area, a distinct climatic zone in the district. Serving as a solution to the challenges faced by residents in this area and aiming to integrate the future community with urban society, the implementation of this project is crucial.

Project Objectives

- Minimizing settlement expansion within the Maragala Conservation Area.
- Alleviating the economic and social disadvantages experienced by inhabitants residing a top of the Maragala mountains.
- Directly contributing to the development of eco-friendly tourism within the natural landscape of the Maragala mountain range.

Benefits of the project

The benefits of this project will directly impact the Maragala Environmental Protection Area, with indirect benefits extending to the residents of the Monaragala Urban Area, Monaragala District, and the entire country through the preservation of a sensitive ecosystem. Moreover, residents living above the 1000 feet contour line of the Maragala mountain range and future generations will have the opportunity to improve their quality of life, socialize, and secure their livelihoods.

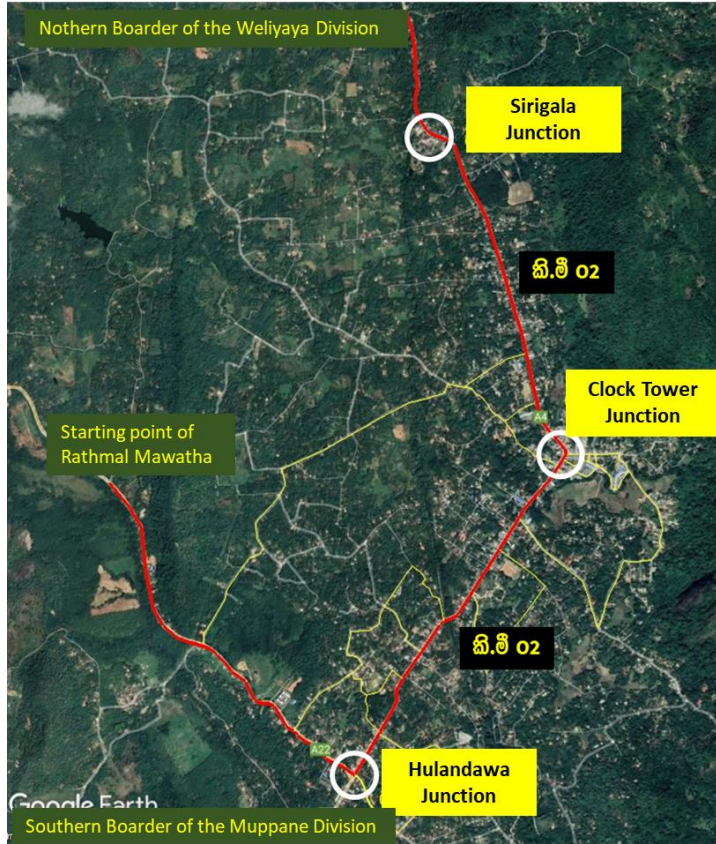
Financial plan

Contents	The cost is approximately Rs .. million
Low Income Housing Project	5 000

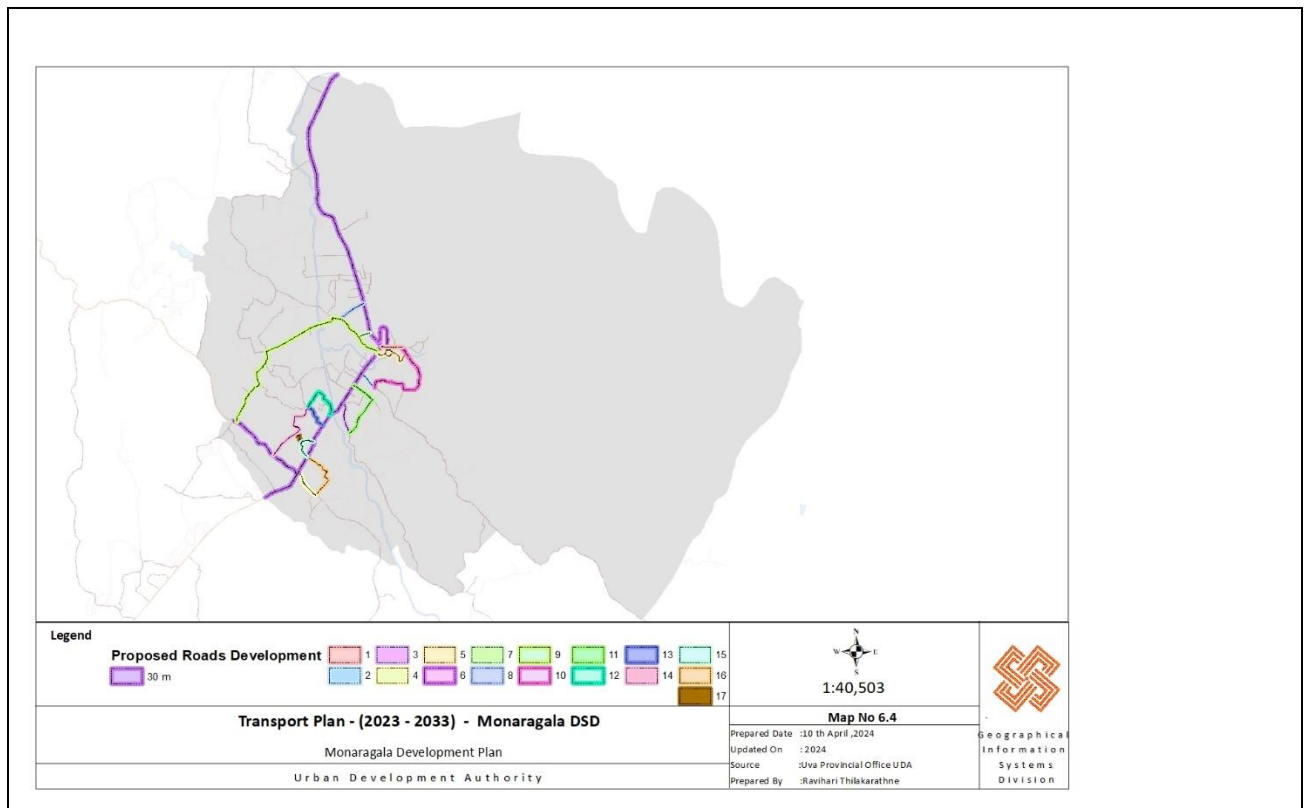
Project implementation and maintenance

The implementation of the project should be done with the intervention of the Maragala Environment Protection Committee headed by the District Secretary and the Urban Development Authority should be involved in planning the land area and obtaining the necessary approvals.

Project Title	16. Road Development Project I			
Project proposal	Expansion of A4 and A22 Main roads, both under purview of Road Development Authority, into four lanes within the designated planning area			
Location :	Province	District	Divisional Secretariat	Local authorities
	Uva	Monaragala	Monaragala Divisional Secretariat	Monaragala Pradesiya Sabha
Access	<p>For the Colombo-Batticaloa main road (A4), the expansion is proposed from the northern border of the Weliya Grama Niladhari division (GPS coordinates 538045.38 m E, 764051.97 m N) to the southern border of the Muppane Grama Niladhari division (GPS coordinates 536892.44 m E, 757282.89 m N).</p> <p>Additionally, the Badulla Passara Main Road (A22) expansion is proposed from Hulandawa Junction to the starting point of Sri Vijayapura Mawatha (GPS coordinates 535790.60 m E, 759529.40 m N).</p>			

<p>Location map</p>	
<p>Current usage</p>	<p>There is a 15 meter two lane road.</p>
<p>Ownership of land</p>	<p>Road Development Authority</p>

<p>Project Title</p>	<p>17. Road Development Project II</p>			
<p>Project proposal</p>	<p>Linking of major roads by proposed alternative routes.</p>			
<p>Location :</p>	<p>Province Uva</p>	<p>District Monaragala</p>	<p>Divisional Secretariat Monaragala Divisional Secretariat</p>	<p>Local authorities Monaragala Pradeshiya Sabha</p>
<p>Access</p>				

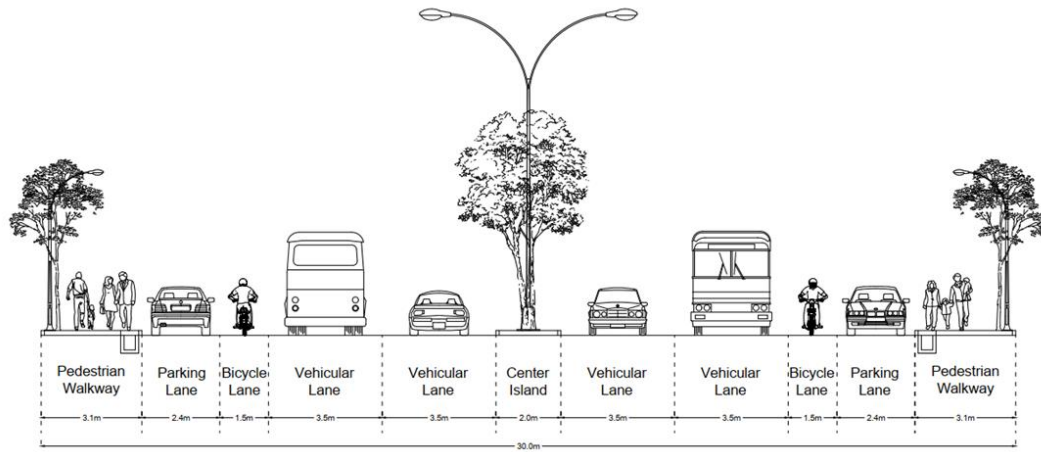


	Route Name (start and end point)	GPS Coordinates (UTM)		Distance (km)	Proposed road width
		From	to		
O1	Kumaradola Mawatha (From Clock tower Intersection to Kamarawatta Rubber Industry)	538743.84 m E 759696.18 m N	539183.81 m E 759679.81 m N	442 meters	20 meters
O2	From the beginning of the Vedicumbura road to the point where it meets the Kappetipola road			880 meters	20 meters
O3	From the start of Hulandawa Left Road to Dutugemunu Mawatha	538131.83 m E 758797.04 m N	538238.91 m E 758306.93 m N	526 meters	20 meters
O4	Hulandawa South Road from Hulandawa Junction to Depot Road	537418.33 m E 757673.93 m N	537693.84 m E 757319.65 m N	456 meters	20 meters
O5	Internal roads used to access and exit the main transport hub				

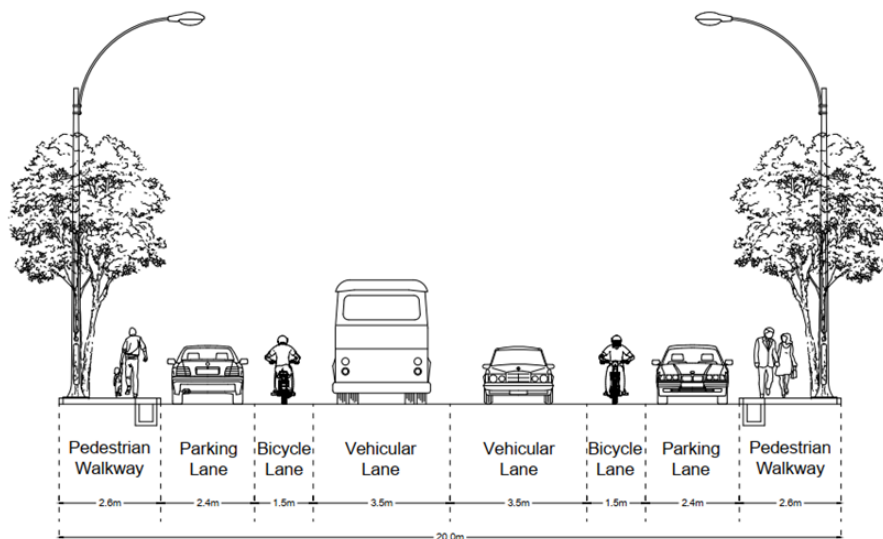
	5.1	538684.66 m E 759599.75 m N	538945.56 m E 759607.38 m N	300 meters	9 meters
	5.2	538812.43 m E 759573.09 m N	538887.83 m E 759639.71 m N	122 meters	9 meters
	5.3	538945.56 m E 759607.38 m N	538887.83 m E 759639.71 m N	42 meters	9 meters
	5.4	538887.83 m E 759639.71 m N	538893.05 m E 759687.48 m N	46 meters	9 meters
	5.5	538945.56 m E 759607.38 m N	538933.74 m E 759684.61 m N	68 meters	9 meters
	5.6	538724.94 m E 759657.01 m N	538825.05 m E 759614.69 m N	110 meters	7 meters
06	From Monaragala Public Market up to where it meets the main road	538848.41 m E 759697.09 m N	538695.97 m E 759776.54 m N	626 meters	9 meters
07	Mahanama Road (Pothuvil Road First Lane)	538549.57 m E 760026.77 m N	538345.90 m E 759913.24 m N	237 meters	13 meters
08	Pothuvil Road (Second Lane)	538473.07 m E 760343.61 m N	538079.86 m E 760133.74 m N	458 meters	13 meters
09	From Mahanama Road to Sri Vijayapura Mawatha Badulla – where it meets Passara Road	538693.46 m E 759615.16 m N	536438.30 m E 758500.34 m N	3 km 500 meters	13 meters
10	From near Satipola along Kappetipola road to where it meets Vedicumbura road	539146.06 m E 759577.99 m N	538947.69 m E 758588.96 m N	1 km	13 meters
11	Dutugemunu Mawatha to the point where Hulandawa left road meets				
	11.1	538310.12 m E 759069.63 m N	538606.00 m E 758848.00 m N	378 meters	13 meters (with 2.5 meters of service lane on both sides of the road , a bicycle lane , landscape strip)

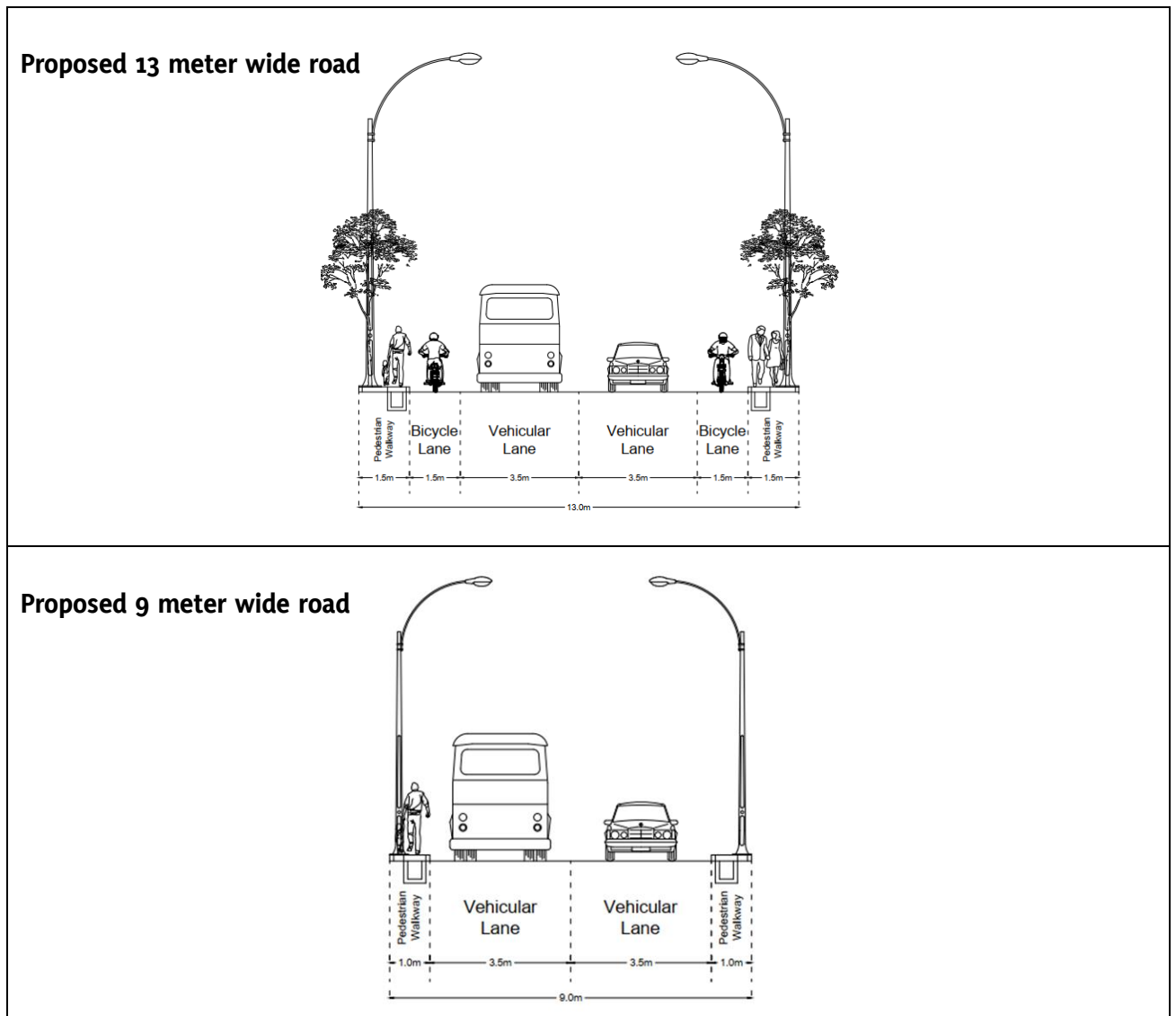
	11.2	538606.00 m E 758848.00 m N	538240.28 m E 758307.36 m N	669 meters	9 meters (with 1 meter pedestrian lane on both sides of the road)
12	From the starting point of Weliaya First Lane to the beginning of Nila Piyasa Access Road	537958.13 m E 758635.25 m N	537580.25 m E 758727.99 m N	735 meters	13 meters (with 2.5 meters of service lane on both sides of the road , a bicycle lane , landscape strip)
13	From Monaragala Divisional Secretariat Access Road to Nila Piyasa Access Road	537818.47 m E 758434.35 m N	537581.04 m E 758727.76 m N	400 meters	13 meters (with 2.5 meters of service lane on both sides of the road , a bicycle lane , landscape strip)
14	From the Royal College Access Road to the start of the Nila Piyasa Access Road	537030.36 m E 757956.92 m N	537581.38 m E 758728.92 m N	1 km	13 meters (with 2.5 meters of service lane on both sides of the road , a bicycle lane , landscape strip)
15	From Wijesuriya Mawatha (Wellawaya Second Lane) to the beginning of Rajakiya (Royal) Mawatha	537561.15 m E 757939.69 m N	537702.63 m E 758272.45 m N	594 meters	13 meters (with 2.5 meters of service lane on both sides of the road , a bicycle lane , landscape strip)
16	From Pilisarana Mawatha to the beginning of Deport road	537483.69 m E 757788.25 m N	537693.45 m E 757319.55 m N	814 meters	13 meters (with 2.5 meters of service lane on both sides of the road , a bicycle lane , landscape strip)
Current usage		There are roads that are currently in use.			
Ownership of land		Provincial Road Development Authority and Pradeshiya Sabha (Local council)			
Proposed road cross section					

Proposed four lane road - 30 meters wide



Proposed 02 lane road - 20 meters wide





Relevance of the project

The city of Monaragala has been created by combining the Colombo - Batticaloa main road (A4) and the Badulla - Passara main road (A22) as the main access roads and a road network has been established between the two roads. The main objective of the road development plan is to disperse the development concentrated on both sides of the main road into alternative roads.

Project Objectives

- To facilitate smooth vehicular movement within the planning area.
- Creating a comfortable city for pedestrians.
- Improving city beautification.

Benefits of the project

The project will directly benefit the resident population as well as the commuting population in the Monaragala area. Having a wide and developed road network will increase the efficiency of a city and the development of the city will also take place.

Financial plan

Contents	The cost is approximately Rs .. million
Road Development Project I	5 000
Road Development Project II	5000

Project implementation and maintenance

The implementation of the project should be done with the intervention of the Maragala Environment Protection Committee headed by the District Secretary and the Urban Development Authority should be involved in planning the land area and obtaining the necessary approvals.

Project Title	18. Bus Stand Development Project			
Project proposal	<ol style="list-style-type: none"> 1. Main Bus Stand Development Project 2. Hulandawa Junction Sub Bus Stand 3. Sirigala Sub Bus Stand 			
Location :	Province	District	Divisional Secretariat	Local authorities
	Uva	Monaragala	Monaragala Divisional Secretariat	Monaragala Pradeshiya Sabha
access to	Main Bus Stand Development Project - Bus Stand Access Road Hulandawa Junction Sub Bus Stand - Colombo - Batticaloa Main Road Sirigala Sub Bus Stand - Colombo - Batticaloa Main Road			
Location map				
Current usage	Main Bus Stand Development Project – Maintains the present bus stand. Hulandawa Junction Mini Bus Halt - Maintains Irrigation Director’s Office Sirigala Mini Bus Halt - A vacant lot			
Ownership of land	Main Bus Stand Development Project - Urban Development Authority Hulandawa Junction Mini Bus Halt - Maintains Irrigation Director’s Office Sirigala Mini Bus Halt - A vacant lot			
Land size	Main Bus Stand Development Project - 1.5 Acres Hulandawa Junction Mini Bus Halt - 1.5 acres Sirigala Mini Bus Halt - 40 perches			

Relevance of the project

The distance between main bus stand to Hulandawa and Sirigala intersections is about 02 km. To connect the traffic between these 03 intersections where the development of the city is centered and to expand the development, the modernization of the main bus station and the construction of Mini Bus halt at Hulandawa and Sirigala intersections are imperative. Also, this project will introduce a traffic plan for entering and exiting the main bus station to ease the traffic in the main bus station and reduce traffic congestion. This project aims to facilitate smoother vehicular movement and reduce traffic congestion by introducing traffic plan for entering and exiting the main bus stand.

Project Objectives

- To facilitate smooth vehicular movement within the planning area.
- Creating a comfortable city for pedestrians.
- Improving city beautification.

Benefits of the project

The project will directly benefit both resident and transient populations in the Monaragala area. Moreover, the project will facilitate further development in Monaragala, steering growth in a sustainable and organized manner.

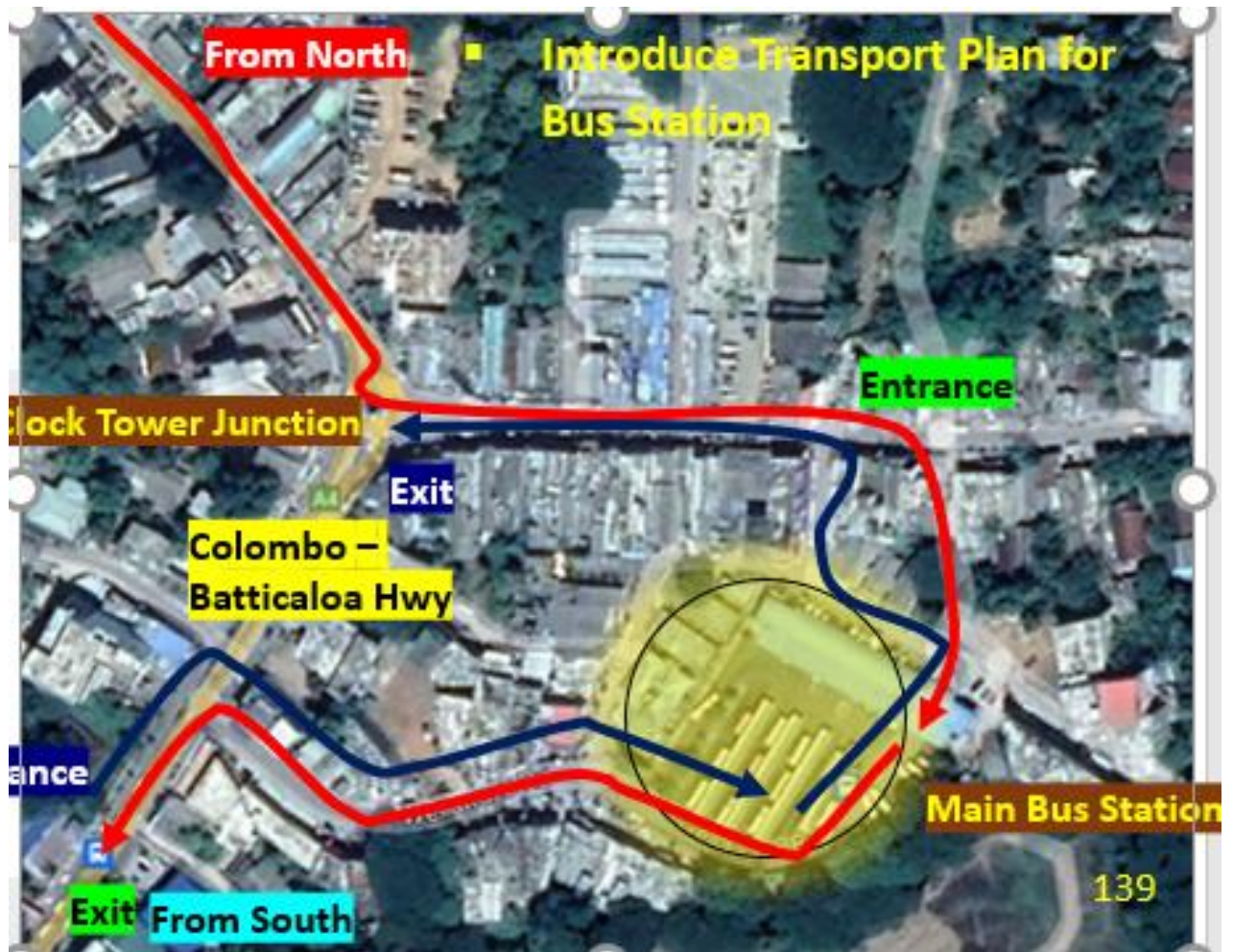
Financial plan

Contents	The cost is approximately Rs .. million
Bus Stand Development Project	1000

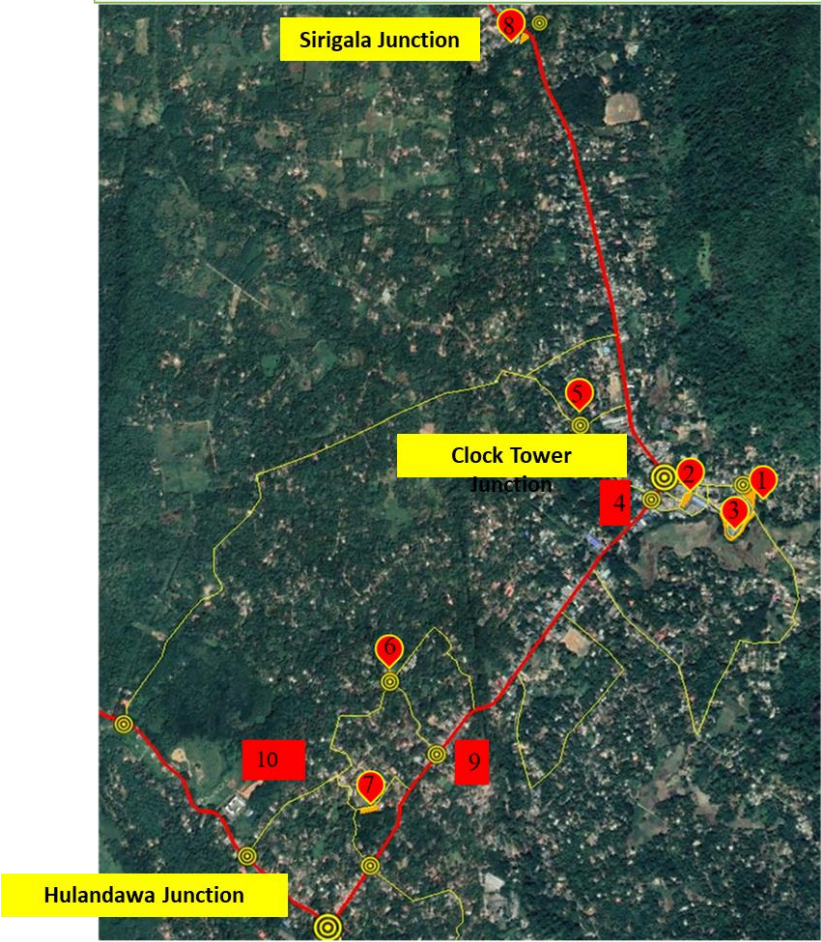
Project implementation and maintenance

The Sri Lanka Transport Board, Road Passenger Transport Authority, and Monaragala Pradwshiya Sabha (Local Council) will collaborate closely to execute the project. The Urban Development Authority will be involved in planning and obtaining necessary approvals. The maintenance work of the project should be done by the Monaragala Pradeshiya Sabha.

Main Bus Station Proposed Traffic Plan



19. Vehicle Park Development Project				
Project proposal	The proposed road development project anticipates the establishment of car parks at various strategic locations, aiming to redistribute existing traffic flow within the urban area of Monaragala through alternative routes.			
Location :	Province	District	Divisional Secretariat	Local authorities
	Uva	Monaragala	Monaragala Divisional Secretariat	Monaragala Pradeshiya Sabha
Access	Major roads and Alternative Routes			

<p>Location map</p>																														
<p>Existing use, ownership and land extent</p>	<table border="1"> <thead> <tr> <th data-bbox="424 1227 491 1301"></th> <th data-bbox="491 1227 679 1301">Location</th> <th data-bbox="679 1227 858 1301">GPS coordinates</th> <th data-bbox="858 1227 995 1301">Land Extent</th> <th data-bbox="995 1227 1161 1301">Current use</th> <th data-bbox="1161 1227 1460 1301">Proposed development</th> </tr> </thead> <tbody> <tr> <td data-bbox="424 1301 491 1576">O1</td> <td data-bbox="491 1301 679 1576">Opposite the market</td> <td data-bbox="679 1301 858 1576">539098.14 m E 759487.25 m N</td> <td data-bbox="858 1301 995 1576"></td> <td data-bbox="995 1301 1161 1576">Bare land</td> <td data-bbox="1161 1301 1460 1576">Vehicle park development for the vehicles coming to the market. Further it can be used as a additional bus stand on non-fair days</td> </tr> <tr> <td data-bbox="424 1576 491 1771">O2</td> <td data-bbox="491 1576 679 1771">Near Kumaradola Mawatha and Satipola access road</td> <td data-bbox="679 1576 858 1771">539129.70 m E 759652.45 m N</td> <td data-bbox="858 1576 995 1771"></td> <td data-bbox="995 1576 1161 1771">Bare land</td> <td data-bbox="1161 1576 1460 1771">Development as additional bus stand</td> </tr> <tr> <td data-bbox="424 1771 491 2038">O3</td> <td data-bbox="491 1771 679 2038">Major transport hub</td> <td data-bbox="679 1771 858 2038">538844.19 m E 759614.27 m N</td> <td data-bbox="858 1771 995 2038"></td> <td data-bbox="995 1771 1161 2038">Shops are located</td> <td data-bbox="1161 1771 1460 2038">Construction of a commercial complex with a car park where private vehicles can be parked and providing space for the existing shops</td> </tr> </tbody> </table>							Location	GPS coordinates	Land Extent	Current use	Proposed development	O1	Opposite the market	539098.14 m E 759487.25 m N		Bare land	Vehicle park development for the vehicles coming to the market. Further it can be used as a additional bus stand on non-fair days	O2	Near Kumaradola Mawatha and Satipola access road	539129.70 m E 759652.45 m N		Bare land	Development as additional bus stand	O3	Major transport hub	538844.19 m E 759614.27 m N		Shops are located	Construction of a commercial complex with a car park where private vehicles can be parked and providing space for the existing shops
	Location	GPS coordinates	Land Extent	Current use	Proposed development																									
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O3	Major transport hub	538844.19 m E 759614.27 m N		Shops are located	Construction of a commercial complex with a car park where private vehicles can be parked and providing space for the existing shops																									

	04	Vacant land owned by the Ministry of Justice facing the Colombo - Batticaloa main road	538641.05 m E 759578.60 m N	About 80 Perches	Bare land	Development as a parking lot for luxury buses traveling on the Southern Expressway and parking for private vehicles
	05	Mahanama Road (Pothuvil Road 1 Lane) where it meets Mahanama Primary School	538312.13 m E 759953.77 m N	Particular land not identified		To park vehicles coming to school
	06	Where the Monaragala Divisional Secretariat entry road joins the Nila Piyasa access road	537577.42 m E 758739.74 m N		An unused government land	Development of vehicle parking for private vehicles
	07	Junction where Rajakiya Mawatha and Wijesuriya Mawatha meets (Wellawaya Second Lane) - Near Royal College Playground	537536.30 m E 758171.71 m N			Vehicle park for vehicles coming to the Royal College
	08	Near Monaragala District Hospital	537954.98 m E 761734.47 m N		Bare land	To park private vehicles coming to the hospital
	09	Starting point of Prison road	537844.43 m E 758418.95 m N		Bare land	For parking of private vehicles
	10	Sappuwatta Land	539137.81 m E 759024.69 m N		Bare land	According to the proposed tourism plan, it is planned to develop this land as a tourist service center and to

						establish vehicle park for the tourist vehicles.
	11	Land behind Monaragala District Secretariat and near Nilaharita Park	536999.33 m E 758222.36 m N		Bare land	For parking of private vehicles coming to Neela Haritha Park, Proposed Outdoor Theater and District Secretariat.

Relevance of the project

With the development of the proposed roads, the establishment of car parks at selected locations is envisioned to mitigate traffic congestion in the Monaragala urban area by offering alternative routes. Additionally, plans include setting up an additional bus fleet at the main transport center and designated parking areas for buses from the Southern Expressway and private vehicles entering the city.

Project Objectives

- To facilitate smooth vehicular movement within the planning area.
- Create a Pedestrian-Friendly Environment
- Enhance City Aesthetic

Benefits of the project

The project stands to directly benefit both the resident and transient populations of Monaragala, contributing to the orderly development of the city.

Financial plan

Contents	The cost is approximately Rs .. million
Vehicle Park Development Project	1000

Project implementation and maintenance

The Urban Development Authority's involvement is crucial for project implementation, including planning and obtaining necessary approvals. Subsequent maintenance responsibilities will be overseen by the Monaragala Pradeshiya Sabha.

	20. Pedestrian Lanes and Cycle Lanes Development Project			
Project proposal	The project proposes to allocate space for the development of pedestrian lanes and cycle lanes in the development of proposed main roads and alternative roads.			
Location :	Province	District	Divisional Secretariat	Local authorities
	Uva	Monaragala	Monaragala Divisional Secretariat	Monaragala Pradeshiya Sabha
Access	Proposed Main Routes and Alternative Routes			
Location map				

Width of proposed pedestrian lanes and cycle lanes		Pedestrian lanes	Bike lanes
	Proposed four lane road - 30 meter wide	3.1 meters	1.5 meters
	Proposed 02 lane road - 20 meter wide	2.6 meters	1.5 meters
	Proposed 13 meter wide road	1.5 meters	1.5 meters
	Proposed 9 meter wide road	1 meter	

Relevance of the project

Monaragala city is well interconnected city with a freely developable road network. Therefore, this project proposes space allocation for pedestrian lanes and bicycle paths in proposed main roads and alternative roads. Furthermore, the allocation of space for pedestrian lanes will integrate tree planting for shade.

Project Objectives

- Facilitate Smooth Pedestrian Traffic
- Making Monaragala a cycling friendly city.
- Enhance city beautification.

Benefits of the project

The project will directly benefit both residents and transient populations in Monaragala, promoting physical health and contributing to the city's attractiveness.

Financial plan

Contents	The cost is approximately Rs .. million
Pedestrian Lanes and Cycle Lanes Development Project	1000

Project implementation and maintenance

Implementation of the project will involve intervention from the Sri Lanka Transport Board, Road Passenger Transport Authority, and Monaragala Pradeshiya Sabha. The Urban Development Authority's involvement in planning and obtaining approvals is crucial. Maintenance duties will be assigned to the Monaragala Pradeshiya Sabha.

	21. Sewage Treatment Plant Development Project			
Project proposal	This project is proposed to treat the waste water collected in the city center and release it into a natural waterway.			
Location	Province	District	Divisional Secretariat	Local authorities
:	Uva	Monaragala	Monaragala Divisional Secretariat	Monaragala Pradeshiya Sabha
Access	Prison Road			
Location map				
Existing use	The unused buildings of the National Youth Service Council are located.			
Ownership of land	Monaragala Divisional Secretariat			
Land Extent	01 acre			

Relevance of the project

A comprehensive system is proposed to effectively manage water generated within the urban limits due to proposed developments. The wastewater collected will be centralized, treated, and then discharged into a natural waterway. A suitable plot of land near a water source has been proposed for this purpose.

Project Objectives

- Promotion of infrastructure within the planning area.
- Create a healthier city environment

Benefits of the project

The project will directly benefit the resident population as well as the commuting population in the Monaragala area, leading to improved physical health and contributing to the city's overall attractiveness.

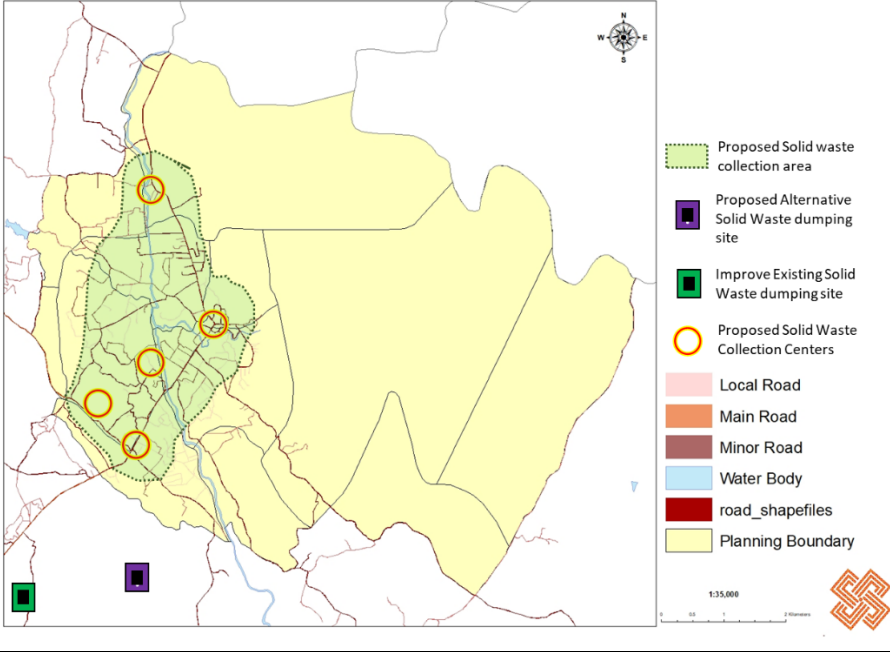
Financial plan

Contents	The cost is approximately Rs .. million
Sewage Treatment Plant Development Project	1000

Project implementation and maintenance

The National Water Supply and Drainage Board as well as the Central Environment Authority should be directly involved in the implementation of the project and the intervention of the Urban Development Authority is required in the planning of the development premises.

	22. Establishment of Solid Waste Collection Centers Project			
	23. Establishing Garbage Bin Project			
Project proposal	The project proposal is to install Solid Waste Collection bins at several identified locations within the planning area.			
Location	Province	District	Divisional Secretariat	Local authorities
:	Uva	Monaragala	Monaragala Divisional Secretariat	Monaragala Pradeshiya Sabha
access to	Proposed Main Routes and Alternative Routes			

<p>Location map</p>	
<p>Existing Use</p>	<p>Used as major junctions</p>
<p>Ownership of land</p>	<p>Road Development Authority</p>

Relevance of the project

This project expects to establish waste bins at major intersections so that biodegradable and non-biodegradable solid waste can be separated and collected within the planning area . Classification of waste can be done as follows.



Project Objectives

- Promotion of infrastructure within the planning area.
- Create a healthier city environment

Benefits of the project

The project will directly benefit both the permanent and transient populations of Monaragala, leading to improved physical health and contributing to the city's overall attractiveness.

Financial plan

Contents	The cost is approximately Rs .. million
Establishment of Solid Waste Collection Centers Project	200

Project implementation and maintenance

The implementation and maintenance of the project should be carried out by the Monaragala Pradeshiya Sabha and the recommendation of the Road Development Authority should be obtained for the establishment of Solid waste collection bins.

24. Outdoor Urban Park Development Project				
Project proposal	The project proposes to develop several identified sites within the planning area as urban parks.			
Location :	Province	District	Divisional Secretariat	Local authorities
	Uva	Monaragala	Monaragala Divisional Secretariat	Monaragala Pradeshiya Sabha
Access Road	Proposed Main Routes and Alternative Routes			
Location map				
Current use, ownership of land			Land Ownership	Land Extent

	1	Urban Park near Public Library (Sirimawo Bandaranayaka Park)	Monaragala Pradeshiya Sabhawa	1 A, 9 P
	2	Urban Park Infront of Bus Stand	Monaragala Pradeshiya Sabhawa	55 p
	3	Construction of Liner Park by linking above two parks	Maragala oya reservation	2.5 Meter
	4	Urban Park near Hulandawa oya	Irrigation Department	65 p
	5	Near Monaragala District Hospital	Irrigation Department	55 P
	6	Monaragala Pradeshiya sabha Play ground	Monaragala Pradeshiya sabhawa	1.4 Hectares
	7	Public Playground Development	Divisional Secretariat Office	4 Hectares
	8	Open air theater with Urban Park	Divisional Secretariat Office	7 Acres

Relevance of the project

Monaragala town is a naturally beautiful city, yet lacks manicured gardens for visitors to leisurely enjoy. Consequently, this project endeavors to enhance the city's appeal and visitor experience by cultivating such green spaces. Additionally, it aims to strengthen public engagement by promoting recreational activities and nurturing the athletic potential of district students through the construction of local and regional stadiums.

Project Objectives

- Creating an attractive city.
- To promote recreational activities and sporting abilities of the people of the district.
- Promoting a healthier urban environment.

Benefits of the project

The project stands to directly benefit both permanent residents and transient visitors in the Monaragala area. Furthermore, this will help to elevate the physical well being of the people and it will create a beautiful and attractive city.

Financial plan

Contents	The cost is approximately Rs .. million
Outdoor Urban Park Development Project	200

Project implementation and maintenance

The implementation and maintenance of the project should be carried out by the Monaragala Pradeshiya Sabha.

Volume II



7

Chapter Development Zones and Guidelines



Chapter 07

Development Zones and Zoning regulations

7.1 Introduction

Within the Monaragala Urban Development Area, a comprehensive analysis was conducted to delineate areas encourage for development and those recommended for minimal development, leveraging insights gathered from population density studies and the directional shift in development driven by proposed projects' locations. Consequently, the planning area was classified into eight distinct development zones. Each zone was then assigned specific zone factor.










Furthermore, this aims to regulate development by introducing specific regulations for each zone in addition to the general regulations for development.

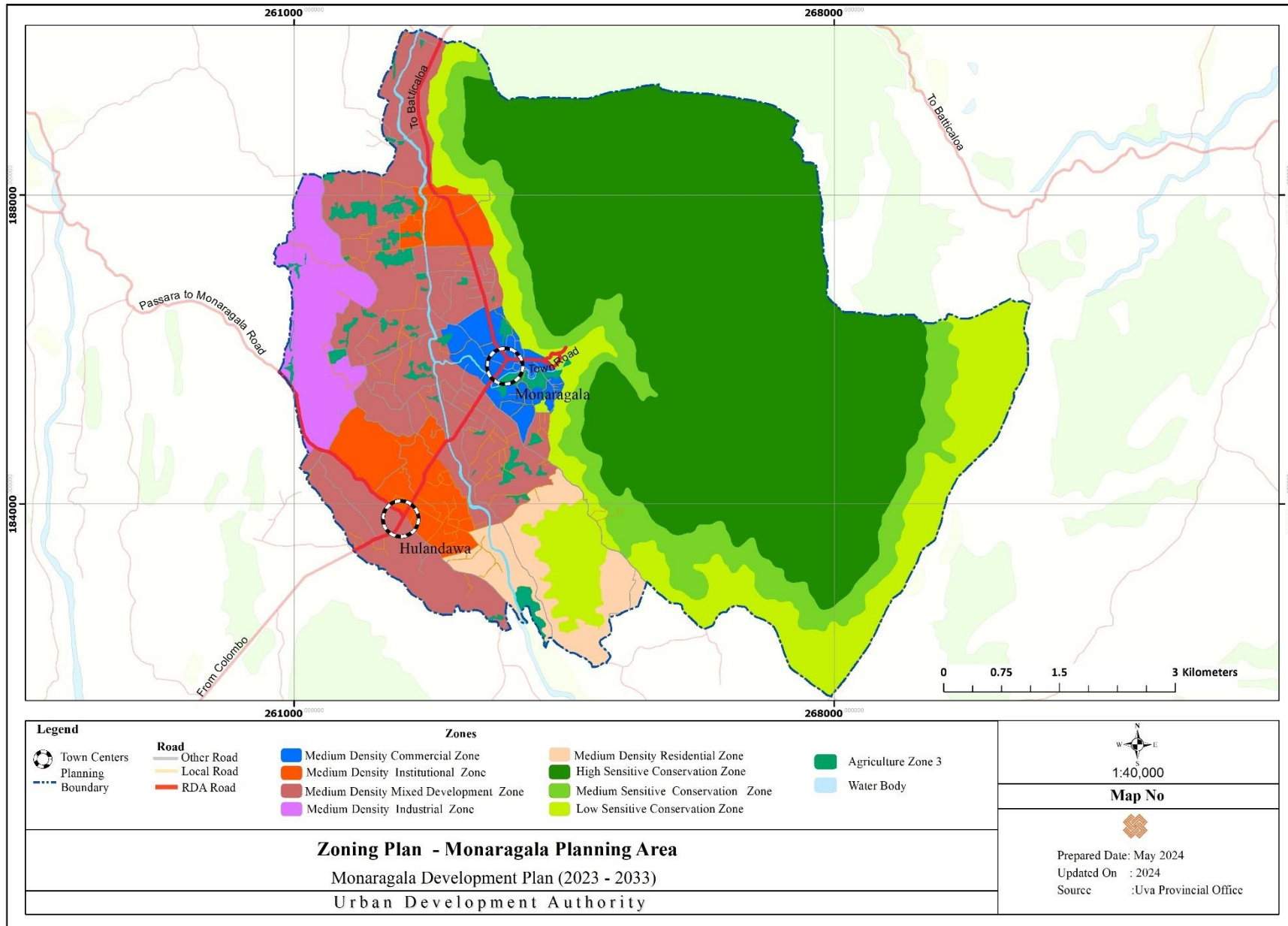
7.2. Development Zones

In population forecasting, projections indicate a residential population of 24,118 by the year 2023, alongside a circulating population estimated between 75,000 and 80,000. And Population forecasting for each development zones shows as follows.

	Zone Name	Proposed Residential Population	Proposed Commuter Population
1	Commercial Zone	3058	20,962
2	Institutional Zone	4305	41,223
3	Industrial Zone	1739	6000
4	Mix Development Zone	7137	4000
5	Residential Zone	7191	1475
6	Low Sensitive Environmental Conservation Zone	688	8396
7	Medium Sensitive Environmental Conservation Zone	0	0
8	High Sensitive Environmental Conservation Zone	0	0
	Total	24,118	82,056

7.3. Zone Factor

	Zoning	Zone Colour	Zone Factor
1	Medium Density Commercial Zone		2
2	Medium Density Institutional Zone		1.8
3	Medium Density Mix Development Zone		1.9
4	Medium Density Industrial Zone		1.5
5	Medium Density Residential Zone		1
6	Low Sensitive Environmental Conservation Zone		0.5
7	Medium Sensitive Environmental Conservation Zone		0
8	Highly Sensitive Environmental Conservation Zone		0
9	Agriculture Zone 03		0



7.4 General Zoning Applicable to the Plan Area

1. These Regulations and guidelines apply to the entire area within the administrative limits of the Monaragala declared area which has been declared as an Urban Development Area in the Extraordinary Gazette Notification No. 100/04 of 1980.08.04 under Section 3(i) of the Urban Development Authority Act No. 41 of 1978.
2. In addition to the provisions of this zoning plan, the Planning and Development guidelines applicable to any development work is regulated by the Planning and Building Regulations/Orders (General) published in the Gazette Notification No. 2235/54 dated 08th July 2021 by the Urban Development Authority.
3. The lots subdivided before 10.03.1986, with a minimum plot size of less than 150 sqm, are considered existing lots in the urban areas declared as such in Monaragala before 10.03.1986. On the other hand, in the areas declared as urban after 10.03.1986, in Monaragala, any lots subdivided before the aforementioned urban declaration date with a minimum plot size less than 150 sqm are also regarded as existing lots.
4. The regulations introduced by the Development Guide Plan are applicable to the Development Guide Planning Areas. The zoning regulations mentioned in this plan shall also apply to above areas until the said regulations are introduced. However, Preliminary Planning Clearance from the Urban Development Authority shall be obtained for the development activities to be carried out in the above Development Guide Plan Areas and the Authority shall have power to decide the developments in accordance with the Draft Development Guide Plan prepared by the Authority.
5. If the owner of certain land is granted portion of land without compensation for the road, falling within the street line/proposed road width, the entire plot will be considered for the allowable Floor Area Ratio for the proposed development. But while calculating the plot coverage percentage, the remaining area of the land should be considered except the part belonging to the street line/proposed road width.
6. In cases where the development premises face more than one road having right of way with a minimum width of 6 m or more than that and connected to main roads independently, the sum of the widths of all those roads may be considered as the access road width to calculate the permissible development on a case-by-case basis

7. In cases where any land belongs to two or more zones, the designated zone of the land is determined as the zone which provides the main access to the respective lot. When such plot of land, is accessed by two or more roads of the same width the zone in which higher portion of land is fallen shall be considered as the designated zone. *This regulation is not applicable for conservation zones.

8. If a land portion falls between two Local Authority areas, the Authority shall determine the use of that land on the agreement of the relevant Local Authorities for the use of the zone which gets the main access.

9. If the land plot is accessed by two or more roads of the same width, the local authority of which the greater amount of land belongs to that piece of land shall be applied.

10. Where the zonal boundaries lie across the first lot of an access road, the last boundary parallel to the access road of that lot shall be considered as the zonal boundary.

11. However, when the rear plots are amalgamated with the first plot and approved as a single plot, the last boundary of the single plot should be considered as the zone boundary.

12. If there is a boundary change occurs between both physical boundaries and geographical coordinates defined in the zoning plan, the final decision in this regard rests with the Planning Committee of the Urban Development Authority.

13. The authority has the power to decide on granting approval for uses similar to the permitted uses in the zone, although not specified in the category of permitted uses in the zoning plan.

14. In Existing uses which are not permissible within particular zone can be considered only for continuing under prevailing status. However, approval for further expansion of the existing practices will not be considered and if it is felt that it is harmful to continue the practice, it may be ordered to stop the practice.

15. Construction of boundary walls within the Building Line may be considered for approval subject to the signing of a non-compensation agreement with the agency to which the road belongs.

16. Various religious statues, religious symbols, signs or similar constructions are not allowed in the intersection, both sides of roads, building lines, road widening limits and reservations, and no compensation will be paid for the removal of such constructions.

17. If any land is earmarked for a cemetery/crematorium, recommendations should be obtained from the relevant local authority.

18. A Preliminary Planning Clearance from the Urban Development Authority should be obtained for the approval of lowlands, swamp lands, paddy fields, wetlands or Owita or other such land which are not identified in the development plan.

19. During the construction of buildings for schools and children's homes, 50% of the land should be kept open as open space.

20. 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 subject to a Preliminary Planning Clearance.

21. Architecture/planning regulations may be imposed to protect the identity of areas identified by the Authority.

22. All government and semi-government agencies departments or corporations must first obtain the preliminary planning clearance from the Urban Development Authority before carrying out any development activities on land or reserved areas.

23. Preliminary planning clearance from the Urban Development Authority should be obtained before carrying out any development activity in all sacred sites, areas belonging to world heritage areas, special tourism development areas, archeological conservation areas.

24. Preliminary planning clearance from the Urban Development Authority should be obtained before carrying out any development related to Special Economic Zones, Industrial Zones, Special Project Zones.

25. Preliminary planning clearance from the Urban Development Authority should be obtained before leasing/allocating/assigning/subdividing the land that belongs to Government, land under the Pooja Bhoomi Ordinance Act, for any development purpose.

26. It is essential to obtain the preliminary planning clearance of the Urban Development Authority for any development activity or development project that may have an impact on the land use pattern of the city.

27. Preliminary planning clearance from the Urban Development Authority should be obtained before carrying out mining activities for all mineral related mining activities (gems, river sand, gravel soil, quartz, felsfa, black stone, heaps, gravel, thiruvana, graphite, clay work, all things of mineral value).

28. A minimum distance of 3 meters from the boundary shall be maintained during the construction of all curbs and pits within the development premises.

29. All excavation activities should be carried out according to the recommendations of the relevant institutions including the Geological Survey and Mines Bureau and after the completion of the excavation work, the excavated places should be restored, or appropriate measures should be taken according to the recommendation of the said institution.

30. In case a problem arises in relation to any legal planning, development or building regulation or in relation to its interpretation or practical use, the Main Planning Committee of the Urban Development Authority has the final decision in that regard.

31. If any regulation related to the land is relaxed or removed for some reason during the granting of development permission and at that time amount of land belonging to that to be numerically calculated and an amount not exceeding 30% of that value should be charged to the authority.

32. The following specifications applicable to land having access through steps.

a. 1 meter building line should be kept for steps from the boundary, either maintained by Monaragala Pradeshiya Sabha or privately owned.

b. Approved land uses include Residential, Tourism and Agricultural and Commercial premises less than 25 square meters.

c. Prior to subdividing the land accessible by stairs, a Preliminary Planning Clearance must be obtained from the Urban Development Authority.

d. Subdivision is limited to a maximum of 4 lot

e. Preliminary Planning Clearance should be obtained from Urban Development Authority prior to applying building application for proposed commercial or tourist buildings having access through steps.

f. Residential or tourist places with stair access do not require vehicle parking for residential use; however, for tourist uses, parking spaces should be located within a 250-meter radius from the staircase's starting point.

g. In such instances, developers must submit a special proposal for fire protection and secure certification from the fire department of local authority or an authorized agency.

h. Specifications of stairs

1.	The Width of a Staircase	1.8 meters
2.	Maximum height of a stair	6 inches
3.	Minimum width of a stair	12 inches
4.	Maximum step length	300 meters
5.	The Landing	Once every 20 steps (Minimum 1.8 m* 1m)
6.	Building line	1 meter from the boundary

Source: Urban Development Authority, 2023

33. The following specifications are applicable in the development of existing and new lanes in the city.

a. Minimum width 1.8 meter

b. There should be lighting.

c. Landscaping should be done.

34. The number of floors for 3 meter wide, 4.5-meter-wide road and for stairs with a minimum width of 1.8 meters, that should be placed according to the form “B” (For residential, commercial (retail) and tourist uses only)

Form B - Number of Floors for 3.0m & 4.5m wide roads and for stairs with a minimum width of 1.8 meters					
Minimum Road Width	Minimum Site Frontage	Plot Coverage*	Maximum Number of Floors		
			Zone Factor 0.50 – 0.74	Zone Factor 0.75 – 1.24	Zone Factor 1.25 – 3.49
3.0m	6m	65%	1 (G)	2 (G+1)	3 (G+2)
4.5m	6m	65%	1 (G)	2 (G+1)	3 (G+2)
1.8 m (Stairs **)	6m	65%	1 (G)	2 (G+1)	3 (G+2)
Number of floors are indicated including parking areas					
Maximum height of the building should not exceed 10m					
* Where no plot coverage specified under the zoning regulations					
** Only for Residential, Commercial (Retail) and Tourist uses					

35. Promote the use of colors in building designs that contribute positively to the surrounding environment, while prohibiting the use of bright colors for buildings

36. Priority is given to the conservation of existing paddy lands in all these zones.

37. Each building must possess foundations capable of safely supporting both its own weight and any imposed loads, ensuring no settlement or movement occurs to threaten the stability of the whole building or any part thereof or damage the whole building or any part thereof or any adjacent building.

38. If tower cranes are used for a certain development, securing a permit endorsed by a qualified engineer along with insurance is mandatory, as per the approving institution's requirements.

39. Reimbursement is mandatory in cases where adjacent property incurs damage during construction, even if accompanied by a written declaration from a qualified individual asserting that there is no damage to the subject adjoining property.

40. The ground beneath or supporting a building or any part thereof must not endure any pressure exceeding safety standards (whether caused by any part of the building itself or otherwise), as stipulated by the Authority, to safeguard the occupants' well-being.

41. Buildings in sloping areas must adhere to the natural slope to ensure proper design and integration with the environment.

42. The Authority can enforce to the owner of the development to make changes on development for architectural design, height of buildings to harmonize with the surrounding development.

43. If the land adjacent to a proposed building places pressure on any part of that building or causes an undue load to be applied thereon, the building or building section must be constructed to withstand such forces without risking structural integrity.

44. Building foundations should not encroach beyond property boundaries unless mutually agreed upon for boundary wall construction.

45. Prior to ground works such as compaction and excavation which may impose a load on the subject property or cause movement of the ground or have any adverse effect on the stability of any part of the adjoining property, the plans and designs prescribed under these orders shall be carefully considered by the qualified person at the time of preparation and it shall always be the responsibility of the qualified person and the owner to prevent possible damage.

46. The construction site, including foundation work and temporary structures, must be enclosed with a suitable fence or barrier to separate from the adjoining road or property as prescribed by the Authority.

47. Developers are liable for damages caused to buildings or properties due to ground preparation or construction activities conducted before obtaining proper permits or contrary to permit conditions.

If there is any damage to any building or property on the land or adjacent to it due to ground preparation/ construction activities carried out prior to obtaining a development permit or contrary to the conditions of the development permit, the concerned developer shall be responsible for all damages.

Specifications governing the construction of hostels, boarding rooms, and tuition classes within Development zones are as follows:

a. Hostels/Boarding Rooms:

Bed rooms	A minimum floor area of 0.9 square meters per three occupants, with each side measuring at least 2.5 meters.
Common Room	Not less than 10 square meters, with guest accommodation provided for every nine occupants.

b. Tuition classes

Lecture halls	When allowing for natural light and ventilation through window openings, the AC window's light and ventilation can effectively extend only up to 7 meters from the outer edge of the serving hall's window
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General regulations relating to landscape management

48. The main roads leading into the city should undergo landscaping, with shade-providing trees native to the region, such as Kohomba, Wild Ehala, Mara, Myla, etc., being preferred. It is recommended to consult a landscape artist to imbue the road with its unique identity through strategic tree planting.

49. When planting vegetation along sidewalks and roadsides, it is advisable to employ underground concrete cylinders or similar structural configurations to mitigate damage to underground utilities and podiums caused by root system expansion.

50. The banks of the Hulanda Oya and Maragala Oya rivers flowing through the city should be landscaped and transformed into linear parks accessible to the public. (Specifically catering to visitors seeking services in the city, planting amenities and shade trees should be provided, with strict prohibitions against any permanent or temporary constructions.)

51. Shade trees ought to be cultivated and nurtured within both public and private parking areas, utilizing indigenous species such as Kohomba, Myla, Wild Ehala, Mara, and Kumbuk, endemic to the locality.

52. In designing car park flooring, consideration should be given to materials capable of absorbing a certain volume of rainwater or facilitating its absorbing into the ground.

53. Even under heavy rainfall conditions, an effective drainage system must be installed to prevent water accumulation.

54. Specially printed advertisements should be restricted to designated locations on public notice boards, with a maximum area not exceeding 60 square feet.

55. Installation of billboards and antenna towers on rooftops is prohibited.

56. Billboards should never be displayed in such a way as to obstruct the view.

57. All advertising and signboards must be displayed and maintained in a manner consistent with the city's landscape, environmental preservation, architectural character, public health, sanitation, and road safety standards.

58. No billboard shall be placed facing a public access road, street, lanes or pathways

59. Temporary advertising billboards must be removed within 24 hours of their initial installation.

60. During advertisement construction, access points such as windows, doors, emergency exits, ramps, and regular pathways should remain unobstructed. Advertising on trees, utility poles, bridges, walls, traffic signs, and highway signboards is strictly prohibited.

61. Shops, private and governmental institutions are permitted one name tag per organization for display.

62. When installing billboards and digital boards, permitted only under special circumstances, careful consideration must be given to their placement to ensure they do not obstruct surrounding scenic views.

7.5 Zoning Requirements

Monaragala City Development Plan has identified 8 development zones and this chapter describes the zoning regulations applicable to those zones.

Table No. 8.1: Medium Density Commercial Zone Development Guidelines

1	Main Zone	Medium Density Commercial Zone
2	Definition of zone	This zone is the main commercial service zone of the city and is expected to further promote the commercial community and provide easy access to commercial services to the service users.
3	Zonning boundaries	Annexure 1
5	Zone factor	2
6	Permissible Maximum FAR/ Number of floors	As per the form “A” in Schedule I & “B” in Schedule II
7	Permissible Maximum Plot Coverage	As per the form “B” in Schedule II and form “E” in Schedule III
8	Setbacks and maximum height	As per the form “E” in Schedule VI
9	Minimum land extent for Subdivision	Residential and Commercial- 150 sqm
10	Permissible uses	As per the form “F” in Schedule IV & “G” in Schedule V
11	General regulations for the zone	<ul style="list-style-type: none"> i. In addition to the approved plot coverage for residential use, a minimum of 35% of the proposed land must be maintained as green cover.

		<p>ii. The area between buildings and parking lots on both sides of the main road should be allocated for landscaping purposes. (Paving footpaths, installation of street lights, and other landscaping features.)</p> <p>iii. Necessary guidance and strategic plans are being prepared to promote the establishment of new technical infrastructure facilities. Planning and building regulations may be relaxed at the discretion of the Authority to encourage these commercial uses.</p>
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Source: Urban Development Authority, 2023

Table No. 8. 2: Medium Density Institutional Zone Development Guidelines

1	Main Zone	Medium Density Institutional Zone
2	Definition of zone	This zone is the main administrative service zone of the city and it is expected to further promote the use of administration and provide easy access to administrative services to the service beneficiaries.
3	Zoning boundaries	Annexure 1
5	Zone factor	1.8
6	Permissible Maximum FAR/ Number of floors	As per the form “A” in Schedule I & “B” in Schedule II
7	Permissible Maximum Plot Coverage	As per the form “B” in Schedule II and form “E” in Schedule III
8	Setbacks and maximum height	As per the form “E” in Schedule VI
9	Minimum land extent for Subdivision	Residential - 250 sqm Commercial - 150 sqm
10	Permissible uses	As per the form “F” in Schedule IV & “G” in Schedule V

11	General regulations for the zone	<ul style="list-style-type: none"> iv. In addition to the approved plot coverage for residential use, a minimum of 35% of the proposed land must be maintained as green cover. v. The area between buildings and parking lots on both sides of the main road should be allocated for landscaping purposes. (Paving footpaths, installation of street lights, and other landscaping features.) vi. Necessary guidance and strategic plans are being prepared to promote the establishment of new technical infrastructure facilities. Planning and building regulations may be relaxed at the discretion of the Authority to encourage these commercial uses.
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Source: Urban Development Authority, 2023

Table No. 8. 3: Medium Density Mixed Development Zone Development Guidelines

1	Main Zone	Medium Density Mixed Development Zone
2	Definition of zone	The zone is to be promoted as a mixed development area combining the proposed administrative and commercial zones
3	Zoning boundaries	Annexure 1
5	Zone factor	1.9
6	Permissible Maximum FAR/ Number of floors	As per the form “A” in Schedule I & “B” in Schedule II
7	Permissible Maximum Plot Coverage	As per the form “B” in Schedule II and form “E” in Schedule III
8	Setbacks and maximum height	As per the form “E” in Schedule VI
9	Minimum land extent for Subdivision	Residential - 250 sqm Commercial - 150 sqm

10	Permissible uses	As per the form “F” in Schedule IV & “G” in Schedule V
11	General regulation for the zone	<ul style="list-style-type: none"> i. In addition to the approved plot coverage for residential use, a minimum of 35% of the proposed land must be maintained as green cover. ii. The area between buildings and parking lots on both sides of the main road should be allocated for landscaping purposes. (Paving footpaths, installation of street lights, and other landscaping features.) iii. Necessary guidance and strategic plans are being prepared to promote the establishment of new technical infrastructure facilities. Planning and building regulations may be relaxed at the discretion of the Authority to encourage these commercial uses.

Source: Urban Development Authority , 2023

Table No. 8. 4 : Development Guidelines of Medium Density Industrial Zone

1	Main Zone	Medium Density Industrial Zone
2	Definition of zone	The area where there is suitable land is to be developed as an industrial development zone so that the proposed industries can be established.
3	Zoning boundaries	Annexure 1
5	Zone factor	1.5
6	Permissible Maximum FAR/ Number of floors	As per the form “A” in Schedule I & “B” in Schedule II
7	Permissible Maximum Plot Coverage	As per the form “B” in Schedule II and form “E” in Schedule III
8	Setbacks and maximum height	As per the form “E” in Schedule VI

9	Minimum land extent for Subdivision	Residential - 250 sqm Industrial - 1000 Commercial - 150 sqm
10	Permissible uses	As per the form “F” in Schedule IV & “G” in Schedule V
11	General regulations for the zone	<ul style="list-style-type: none"> a. Access roads for industrial use must have a minimum width of 30 feet (9 meters), and in case existing roads width is less than 7m, permission may be granted based on land disposal to achieve the proposed road width. b. A buffer zone of 03 meters should be maintained around all industries and warehouses to be built in this zone and landscape plan should be submitted to this authority. c. Development activities must be carried out in a manner that preserves existing vegetation and green cover within this region. d. If an industrial facility is located adjacent to a water source or wetland (within 100-200 meters), a wastewater management plan must be submitted for approval, and wastewater must be managed in accordance with regulations set by the Central Environment Authority. e. If any industrial construction is bordering a water source or a wetland, boundary walls should not be constructed for that boundary and only fences that are suitable for the environment are allowed. f. Industries must obtain necessary environmental assessment reports from the Central Environment Authority, based on their grade.

Source: Urban Development Authority , 2023

Table No. 8.5 : Development Guidelines for Medium Density Residential Zone

1	Main Zone	Medium Density Residential Zone
2	Definition of zone	Residential development will be promoted in this region and infrastructure related to residential use will be promoted
3	Zoning boundaries	Annexure 1
5	Zone factor	1
6	Permissible Maximum FAR/ Number of floors	As per the form “A” in Schedule I & “B” in Schedule II
7	Permissible Maximum Plot Coverage	As per the form “B” in Schedule II and form “E” in Schedule III
8	Setbacks and maximum height	As per the form “E” in Schedule VI
9	Minimum land extent for Subdivision	Residential - 250 sqm Commercial - 150 sqm
10	Permissible uses	As per the form “F” in Schedule IV & “G” in Schedule V
11	General regulations for the zone	<ul style="list-style-type: none"> a. In addition to the approved plot coverage for residential use, a minimum of 35% of the proposed land must be maintained as green cover. b. The area between buildings and parking lots on both sides of the main road should be allocated for landscaping purposes. (Paving footpaths, installation of street lights, and other landscaping features.) c. Necessary guidance and strategic plans are being prepared to promote the establishment of new technical infrastructure facilities. Planning and building regulations may be relaxed at the

		discretion of the Authority to encourage these commercial uses.
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Source: Urban Development Authority , 2023

Table No. 8.6 : Development guidelines for Low sensitive conservation zone

1	Main Zone	Low sensitive conservation zone
2	Definition of zone	Since this area belongs to the Maragala Environmental Protection Zone and restricted uses have been permitted, the area between the boundary of the Maragala Environmental Protection Area and the 700 feet parallel line has been designated as a separate zone and development has been restricted to limit and regulate the development of this area.
3	Zoning boundaries	Annexure 1
5	Zone factor	0.5
6	Permissible Maximum FAR/ Number of floors	G+1
7	Permissible Maximum Plot Coverage	50% plot coverage should be maintained for commercial, residential and other uses and the rest of the area should be landscaped and maintained as an eco-friendly area.
8	Setbacks and maximum height	As per form “ E ” mentioned in Schedule VI
9	Minimum land extent for Subdivision	Residential , commercial and other - 250 square meters
10	Permissible uses	As per the form “F” in Schedule IV & “G” in Schedule V

11	General regulations for the zone	a. Development activities should be carried out in accordance with the Maragala Environmental Protection Zone Gazette No. 1560/26 dated 01.08.2008.
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Source: Urban Development Authority , 2023

Table No. 8.7 : Development guidelines for Medium Sensitive Conservation Zone

1	Main Zone	Medium sensitive conservation zone
2	Definition of zone	As this zone belongs to the Maragala Environmental Protection Zone and no new developments have been permitted, the area between the 700 feet contour line and the 1000 feet contour line is maintained as a medium sensitive environmental protection zone.
3	Zoning boundaries	Annexure 1
5	Zone factor	0 (No new development allowed)
6	Permissible Maximum FAR/ Number of floors	-
7	Permissible Maximum Plot Coverage	-
8	Setbacks and maximum height	-
9	Minimum land extent for Subdivision	-
10	Permissible uses	-

11	General regulations for the zone	Development activities should be carried out in accordance with the Maragala Environmental Protection Zone Gazette No. 1560/26 dated 01.08.2008.
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Source: Urban Development Authority , 2023

Table No. 8.8 : Development guidelines for High Sensitive Conservation Zone

1	Main Zone	High sensitive conservation zone
2	Definition of zone	Since this region belongs to the Maragala Environmental Conservation Zone and no new developments have been permitted, the area above the 1000 feet contour line is maintained as a high sensitive conservation zone.
3	Zoning boundaries	Annexure 1
5	Zone factor	0 (No new development allowed)
6	Permissible Maximum FAR/ Number of floors	-
7	Permissible Maximum Plot Coverage	-
8	Setbacks and maximum height	-
9	Minimum land extent for Subdivision	-
10	Permissible uses	-

11	General regulations for the zone	Development activities should be carried out in accordance with the Maragala Environmental Protection Zone Gazette No. 1560/26 dated August 01, 2008.
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Source: Urban Development Authority, 2023

Table No. 8.9: Development guidelines for Agriculture Zone 03

1	Main Zone	Agriculture Zone 03
2	Definition of zone	This includes existing paddy fields, fallow paddy fields and low-lying agricultural areas within the Monaragala Urban Development Area.
3	Zoning boundaries	Annexure 1
5	Zone factor	0 (No new development allowed)
6	Permissible Maximum FAR/ Number of floors	-
7	Permissible Maximum Plot Coverage	-
8	Setbacks and maximum height	-
9	Minimum land extent for Subdivision	-
10	Permissible uses	-
11	General regulations for the zone	1. Subdivision and demarcation of wetland boundaries should be done in an environmentally friendly manner such as tree strips (plant hedges), boundary stones etc. Construction of boundary walls is not permitted.

		<p>2. Only approved practices that comply with the Agricultural Development Act and Circular No. 19/2018 can be carried out in the cultivated fields and fallow fields within this zone.</p>
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7.5 Schedules

Schedule I – Form "A": Permissible Floor Area Ratio published in the Gazette Notification No. 54/2235 dated 08.07.2021 by the Urban Development Authority

Land Extent (Sq.m)	Zone Factor = 0.50 - 0.74				Zone Factor = 0.75-0.99				Zone Factor = 1.00-1.24				Zone Factor = 1.25-1.49			
	Minimum Road Width				Minimum Road Width				Minimum Road Width				Minimum Road Width			
	**6m	9m	12m	15m and above	**6m	9m	12m	15m and above	**6m	9m	12m	15m and above	**6m	9m	12m	15m and above
150 less than 250	0.8	0.9	0.9	0.9	1.3	1.3	1.4	1.4	1.6	1.7	1.8	1.9	2.0	2.2	2.3	2.4
250 less than 375	0.9	1.0	1.2	1.3	1.3	1.6	1.8	2.0	1.8	2.2	2.4	2.7	2.2	2.7	3.0	3.3
375 less than 500	0.9	1.0	1.2	1.4	1.3	1.6	1.9	2.1	1.9	2.2	2.5	2.8	2.3	2.8	3.2	3.4
500 less than 750	1.0	1.1	1.3	1.5	1.4	1.7	2.0	2.2	2.0	2.3	2.7	3.0	2.4	3.0	3.4	3.5
750 less than 1000	1.0	1.2	1.4	1.7	1.5	1.8	2.2	2.5	2.1	2.4	2.9	3.3	2.6	3.0	3.6	4.0
1000 less than 1500	1.1	1.3	1.5	1.8	1.6	1.9	2.3	2.7	2.2	2.5	3.0	3.6	2.7	3.1	3.8	4.5
1500 less than 2000	1.1	1.4	1.7	2.0	1.7	2.1	2.5	3.0	2.3	2.7	3.4	4.0	2.9	3.4	4.2	5.0
2000 less than 2500	1.2	1.5	1.8	2.1	1.8	2.3	2.7	3.1	2.4	2.8	3.5	4.2	3.0	3.5	4.4	5.4
2500 less than 3000	1.2	1.6	2.0	2.4	1.9	2.4	3.0	3.6	2.5	3.2	4.0	4.7	3.1	3.8	4.7	5.8
3000 less than 3500	1.3	1.7	2.1	2.5	2.0	2.5	3.1	3.7	2.6	3.4	4.2	5.0	3.2	4.0	5.0	6.2
3500 less than 4000	1.4	1.8	2.2	2.6	2.2	2.6	3.3	3.9	2.8	3.6	4.3	5.3	3.3	4.3	5.5	6.6
More than 4000	1.5	1.9	2.3	2.8	2.5	2.8	3.5	4.0	3.0	3.8	4.5	5.5	3.5	4.5	6.0	7.0

Land Extent (Sq.m)	Zone Factor = 1.50 - 1.74				Zone Factor = 1.75-1.99				Zone Factor = 2.00-2.24				Zone Factor = 2.25-2.49			
	Minimum Road Width				Minimum Road Width				Minimum Road Width				Minimum Road Width			
	**6m	9m	12m	15m and above	**6m	9m	12m	15m and above	**6m	9m	12m	15m and above	**6m	9m	12m	15m and above

150 less than 250	2.4	2.6	2.7	2.8	2.8	3.0	3.2	3.3	3.0	3.4	3.6	3.8	3.0	3.4	3.6	4.0
250 less than 375	2.6	3.2	3.6	4.0	3.0	3.4	4.3	4.7	3.2	3.6	4.5	4.5	3.5	3.8	4.5	5.0
375 less than 500	2.7	3.3	3.8	4.2	3.2	3.5	4.5	5.0	3.4	3.7	4.8	5.2	3.6	4.5	4.7	5.5
500 less than 750	2.8	3.4	4.0	4.5	3.4	3.6	4.7	5.5	3.5	4.0	5.0	6.0	3.7	5.0	5.0	6.0
750 less than 1000	3.1	3.6	4.3	5.0	3.5	3.8	5.1	6.0	3.6	4.5	5.7	6.5	3.8	5.1	6.0	6.5
1000 less than 1500	3.2	3.8	4.6	5.5	3.6	4.0	5.4	6.5	3.7	5.0	6.1	8.0	3.9	5.3	6.5	8.5
1500 less than 2000	3.4	4.0	5.0	6.0	3.7	4.2	5.8	7.0	3.8	5.1	6.7	9.0	4.0	5.4	7.0	*10
2000 less than 2500	3.5	4.2	5.2	6.5	3.8	4.4	6.2	7.5	3.9	5.2	7.1	*10	4.0	5.5	7.5	*10.5
2500 less than 3000	3.6	4.4	5.5	7.0	3.9	4.6	6.5	8.0	4.0	5.3	7.4	*10.5	4.0	5.6	7.5	*11
3000 less than 3500	3.7	4.6	6.0	7.5	4.0	4.8	6.9	8.5	4.0	5.4	7.6	*11	4.0	5.7	8.0	*11.5
3500 less than 4000	3.8	4.8	6.3	7.7	4.0	5.0	7.3	9.0	4.0	5.5	7.8	*11.5	4.0	5.8	8.0	*12
More than 4000	4.0	5.0	6.5	8.0	4.0	5.2	7.5	9.5	4.0	5.6	8.0	*12	4.0	5.9	8.0	*UL

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 110

* 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 – Form "B": Permissible Number of Floors published in the Gazette Notification No. 54/2235 dated 08.07.2021 by the Urban Development Authority

Form B - Number of Floors for 3.0m & 4.5m wide Roads						
Minimum Road Width	Minimum Site Frontage	Plot Coverage*	Maximum Number of Floors		Zone Factor 1.25 - 3.49	Zone Factor 3.50 - 4.00
			Zone Factor 0.5 – 0.74	Zone Factor 0.75- 1.24		
3.0m	6m	65%	1 (G)	2 (G+1)	3 (G+2)	3 (G+2)
4.5m	6m	65%	1 (G)	2 (G+1)	3 (G+2)	4 (G+3)
Number of floors are indicated including parking areas For each road given number housing units will not change * Where no plot coverage specified under the zoning regulations						

Schedule III – Form "E": Open spaces published in the gazette notification No. 54/2235 dated 08.07.2021 by Urban Development Authority

Form E - Setbacks & Open Spaces									
Building Height (m)	Minimum Site Frontage (m)	Plot Coverage *		Rear Space (m)		Side Space (m)		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 Area
less than 7	6	80%**	65%	2.3m	2.3m	-	2.3m	2.3m	5Sq.m
7 less than 15	6	65%	65%	3.0m	3.0m	-	3.0m	3.0m	9 Sq.m
15 less than 30	12	65%	65%	4.0m	4.0m	1.0m and 3.0m	4.0m	4.0m	16 Sq.m
30 less than 50	20	65%	65%	4.0m	5.0m	3.0m both side	5.0m	5.0m	25 Sq.m
50 less than 75	30	50%***	50%***	5.0m	6.0m	4.0m both side	6.0m	6.0m	36 Sq.m
75 and above	Above 40	50%***	50%***	5.0m	6.0m	5.0m both side	6.0m	6.0m	****
NLV - Natural Light & Ventilation Building Height - Height between access road level to roof top or roof level (Including parking floors) * Where no Plot Coverage specified under the zoning regulations ** The entire development is for non-residential activities *** 65% plot coverage can be allowed only for the podium level not exceeding 20% of the tower height or 12 floors whichever is less **** Minimum area shall be increased by 1Sq.m for every additional 3m height									

Schedule IV – Form “F”: Permissible Uses for Development Zones

Category	No	Secondary use	Medium Density Commercial Zone	Medium Density Administrative Zone	Medium Density Industrial Zone	Medium Density Mixed Development Zone	Medium Density Residential Zone	Low Sensitive Conservation Zone	Medium Sensitive Conservation Zone	High Sensitive Conservation Zone
Commercial	1	Wholesale shop	√	x	√	√	x	x	x	x
	2	Supermarkets	√	√	√	√	√	x	x	x
	3	Shopping complex	√	√	√	√	x	x	x	x
	4	Lodges / Restaurants	√	x	x	√	x	√	x	x
	5	Retail shops	√	√	√	√	√	√	x	x
	6	Pharmacy	√	√	x	√	√	x	x	x
	7	Clinical services and collection centers	√	√	x	√	√	x	x	x
	8	Warehouses	√	x	√	√	x	x	x	x
	9	Customer Service Center	√	√	√	√	√	x	x	x
	10	Meat and fish shops	√	√	√	√	√	x	x	x
	11	Liquor stores	√	√	√	√	x	x	x	x
	12	Funeral Parlors	√	√	√	√	x	x	x	x
	13	Hardware stores	√	√	√	√	x	x	x	x
	14	Petroleum filling stations	√	√	√	√	√	x	x	x
	15	Auto Service Centre	√	√	√	√	x	x	x	x

	16	Gas outlets	√	√	√	√	x	x	x	x
	17	Antennas erected on buildings	√	√	x	√	√	x	x	x
	18	Multiple car parks	√	√	√	√	x	x	x	x
	19	Open parking lots	√	√	√	√	√	√	x	x
	20	Vehicle showrooms	√	√	x	√	x	x	x	x
	21	Showrooms	√	√	x	√	x	x	x	x
	22	Timber stores	√	√	x	√	x	x	x	x
	23	Festival halls	√	√	x	√	x	x	x	x
	24	Bakery products	√	√	√	√	x	x	x	x
	25	Wholesale goods collection centers	√	x	√	√	x	x	x	x
Residential	1	Houses	√	x	√	√	√	√	x	x
	2	Attached houses	x	√	x	√	√	x	x	x
	3	Guest Houses	√	√	x	√	√	√	x	x
	4	Quarters	x	√	x	√	√	x	x	x
	5	Housing complexes	x	√	x	√	√	x	x	x
	6	Elderly homes	x	√	x	√	√	x	x	x
Health	1	Public or private hospitals	x	√	x	√	x	x	x	x
	2	Medical centers	x	√	√	√	√	√	x	x

	3	Laboratory	x	√	x	√	√	x	x	x
	4	Pharmacy	√	√	x	√	√	√	x	x
	5	Ayurveda Channel Centre	x	√	√	√	√	x	x	x
	7	Health related education centers	x	√	x	√	x	x	x	x
Educational	1	Primary Education Centres	x	√	x	√	√	x	x	x
	2	Private extra classes	√	√	x	√	√	x	x	x
	3	Vocational Training Centres	x	√	√	√	x	x	x	x
	4	Cultural centers	√	√	x	√	√	x	x	x
	6	Secondary Education Institutions	x	√	x	√	√	x	x	x
	7	Tertiary Educational Institutions	x	√	x	√	√	x	x	x
	8	Institutions of Higher Education	x	√	x	√	x	x	x	x
	9	Research and development institutes	x	√	x	√	√	√	x	x
	Administrative	1	Offices	x	√	x	√	x	x	x
2		Office complex	x	√	x	√	x	x	x	x
3		Private offices	√	√	√	√	√	x	x	x

	4	Banks , finance and insurance companies	√	√	√	√	x	x	x	x
	5	ATM/CDM and other office facilities	√	√	√	√	x	√	x	x
Social Services and Public Facilities	1	Community Hall	√	√	x	√	√	√	x	x
	2	Social and Cultural Centers	√	√	x	√	x	√	x	x
	3	Assembly halls	√	√	x	√	x	x	x	x
	4	Libraries	x	√	x	√	√	x	x	x
	5	Rehabilitation centers	√	√	x	√	x	√	x	x
	6	Cemeteries	√	√	x	√	√	x	x	x
	7	Sanitary facilities	√	√	√	√	√	√	x	x
Tourism	1	Resorts	√	x	x	√	x	√	x	x
	2	Resorts/Tourism bungalow/Home stay (Accommodation centers)	√	x	x	√	√	√	x	x
	3	Guest House	√	√	x	√	√	x	x	x
	4	Tourist hotels	√	x	x	√	x	x	x	x
	5	Tourist Facility Centres	√	x	√	√	x	√	x	x
	6	Cabana Hotels	√	x	x	√	x	x	√	√
	7	Ayurvedic Spa	√	x	x	√	x	√	x	x

Production Industries	1	Food and beverage outlets	√	√	√	√	√	x	x	x
	2	Agricultural by-products	√	√	√	√	x	x	x	x
	3	Recycling industries	√	x	√	√	x	x	x	x
	4	Domestic industries	√	√	√	√	√	x	x	x
	5	Environment friendly small scale industries	√	x	√	√	x	x	x	x
	6	Manufacturing and Repairing of Machines	√	x	√	√	x	x	x	x
	7	Welding industries	√	x	√	√	x	x	x	x
	8	Solar Energy Manufacturing Industries	√	x	√	√	x	x	x	x
	9	Agricultural equipment manufacturing and assembly industries	√	x	√	√	x	x	x	x
	10	Furniture industries	√	x	√	√	x	x	x	x
Service Industries	1	Vehicle Service Centers	√	√	√	√	√	x	x	x
	2	Vehicle repair centers	√	√	√	√	√	x	x	x
	3	Laundry	√	√	√	√	√	x	x	x
	4	Product collection and distribution centers	√	√	√	√	√	x	x	x
	5	Agricultural Service Centres	√	√	√	√	√	x	x	x

	6	Electronics manufacturing and repair centers	√	√	√	√	√	x	x	x
	7	Health related workplaces	√	√	√	√	√	x	x	x
Leisure and entertainment	1	Theaters	√	√	√	√	x	x	x	x
	2	Clubs	√	√	√	√	x	x	x	x
	3	Open air theatre	√	√	√	√	x	x	x	x
	4	Art gallery	√	√	√	√	x	x	x	x
	5	Indoor sports center	√	√	√	√	x	x	x	x
	6	Outdoor Sports Centre	√	√	√	√	x	x	x	x
	7	Urban parks	√	√	√	√	x	x	x	x
Agricultural	1	Gardening	√	√	√	√	√	√	√	√
	2	Forestry	√	√	√	√	√	√	√	√
	3	Storage of Agricultural Products (Refrigeration)	√	√	√	√	√	√	x	x
	4	Agricultural Service Advisory Centres	√	√	√	√	√	√	x	x
x	Non Permissible Uses									
√	Permissible uses									

Form “G” – Minimum plot sizes applicable to Permissible uses			
Main use	Sub no	Secondary use	Minimum Land extent (Sq. Meters)
Residential	1	Housing Dwelling Houses/ Dwelling Units	150
	2	Condominium apartment complexes	
	3	Apartment Complexes	
	4	Housing Projects	
	5	Quarters / Labor Quarters	150
	6	Service apartments	150
	7	Studio apartments	150
	8	Dormetry	
	9	Hostels	
	10	Daycare centers	250
	11	Sick Service Centers	500
	12	Elders Home	500
	13	Children's Home	500
	14	Disabled Rehabilitation home	500
	15	Rehabilitation Housing/ Probation home	1000
	16	Community Centers	500
	17	Resorts / Tourist Bungalows / Home stay	250
	18	Guest houses	250
	19	Lodge	250
	20	Rest House	250
	21	Gathering halls (For Elders)	250

Health	1	Hospitals	1000
	2	Medical Centers (with only one doctor)	150
	3	Medical Centers (Two or more doctors)	250
	4	Samples Collecting centers	150
	5	Laboratory	150
	6	Pharmacy	150
	7	Veterinarian/ Animal clinics	150
	8	Veterinarian/ Animal hospitals	500
	9	Quarantine Centers	500
	10	Child and Maternal Clinics/Family Clinics	250
	11	Other medical institutions	250
	12	Medical Consultancy Service Centres	500
	13	Animal Shrinking Centre	500
Office & Institution	1	Offices	150
	2	Professional Offices	150
	3	Office complex (Over 5,000Sq.m)	1000
	4	Banking/Insurance Financial institutions	150
	5	Other	
Commercial and services	1	Shopping complex	500
	2	Retail Shops	150
	3	Wholesale Shops	250
	4	Department Stoeres/ Super Markets	500
	5	Open Markets	150
	6	Showrooms	500
	7	Restaurants/ Take Away	150

8	Restaurants	250
9	Reception halls	1000
10	Star class hotels	2000
11	Hotels	500
12	City hotels	250
13	Clubs	500
14	Motel	250
15	Cabana Hotels	500
16	Broadcasting Centers	500
17	Studios (Non-Broadcasting)	150
18	Beauty Parlor/ Barbers shops	150
19	Customer Service Centers	150
20	SPA	150
21	Tailor shops	150
22	Funeral Parlor	500
23	Flourist	150
24	Laundries/Clothes Cleaning Centres	150
25	Hardware/ Building material sales stores	250
26	Liquor Outlets	150
27	Vehicles Spare Parts shops	150
28	Vehicle renting Centers	250
29	Vehicle (Auto) Service Centers	375
	Bicycle / Three wheeler	500
	Light vehicles	1000
	heavy vehicles	

	30	Garage	1000
	31	Vehicle fuel stations	1000
	32	Emission testing centers	1000
	33	Betting Centers	150
	34	Bus terminals	1000
Educational	1	Pre School/ Early childhood development center	500
	2	Primary schools	-
	3	Secondary schools	-
	4	Tertiary schools	-
	5	Private schools / International schools	-
	6	High Education Institutions (Campus)	3000
	7	Government / Private Universities	4000
	8	Technical college/ Vocational training center/ Training center	1000
	9	Private Tuition Classes-less than 50sqm	150
	10	Private Tuition Classes- 50m to 500sqm	500
	11	Private Tuition Classes-more than 500 sqm	1000
	12	Arts Institutions/ Drama Institutions	1000
	13	Other educational institutions	250
	14	Research and Development Centres	250
Social & Religious	1	Religious Places	500
	2	Religious Educational centers	500
	3	Museum	250
	4	Social and cultural centers	500
	5	Cemeteries / Crematoriums	

	6	Community Development Centres	150
	7	Auditorium	500
	8	Conferences halls	1000
Industries and warehouses	1	Vehicles assemble/ Repair centers	500
	2	Stores for distribution activities	500
	3	Stores/ warehouse	1000
	4	Service industries	1000
	5	Domestic Industries	250
	6	Packaging Industries	500
	7	Recycling Industries	1000
	8	Value addition Industries	1000
	9	Defective material collection center	1000
	10	Bakery product - Wood kilns	500
	11	Bakery Production - electricity	250
	12	Concrete Allied manufacturing industries	500
	13	Tiles and brick industries	1000
	14	Furniture related Industries	500
	15	Mills	250
	16	Lathes , welding workshops	500
	17	Other non-polluting industries (as defined by Central Environment Authority)	500
	18	Other Polluting Industries (as defined by Central Environment Authority)	1000
Leisure	1	Indoor Stadium	1000

	2	Open theater	1000
	3	Library	250
	4	Gymnasium	150
	5	Children parks	500
	6	Open grounds	1000
	7	Cinema theater/ open cinema theater	500
	8	Swimming pool	250
	9	Parks	-
	10	Recreational parks	-
	Agriculture and Fisheries	1	Boat jetty/ ferry
2		Berths	
3		Fishing piers	
4		Madal	
5		the husk (Lellama)	
6		Animal and crop farms	2000
7		Agricultural products collection centres	500
8		Animal and Seed Breeding Centres	1000
9		Greenhouse	150
Other	1	Roof antenna towers	-
	2	Antenna towers	250
	3	Communication towers	
	4	Vehicle parkings	250
	5	Electrical Sub-stations	-
	6	Sand mining/ Mineral Mining / Washing	-
	7	Quarrying	-
	8	Soil Excavation / Clay Excavation	-

	9	Sanitary buildings	-
	10	ATM centers	not applicable
	11	Electric charging stations	not applicable
	12	Compost facility / waste recycling centers	2000



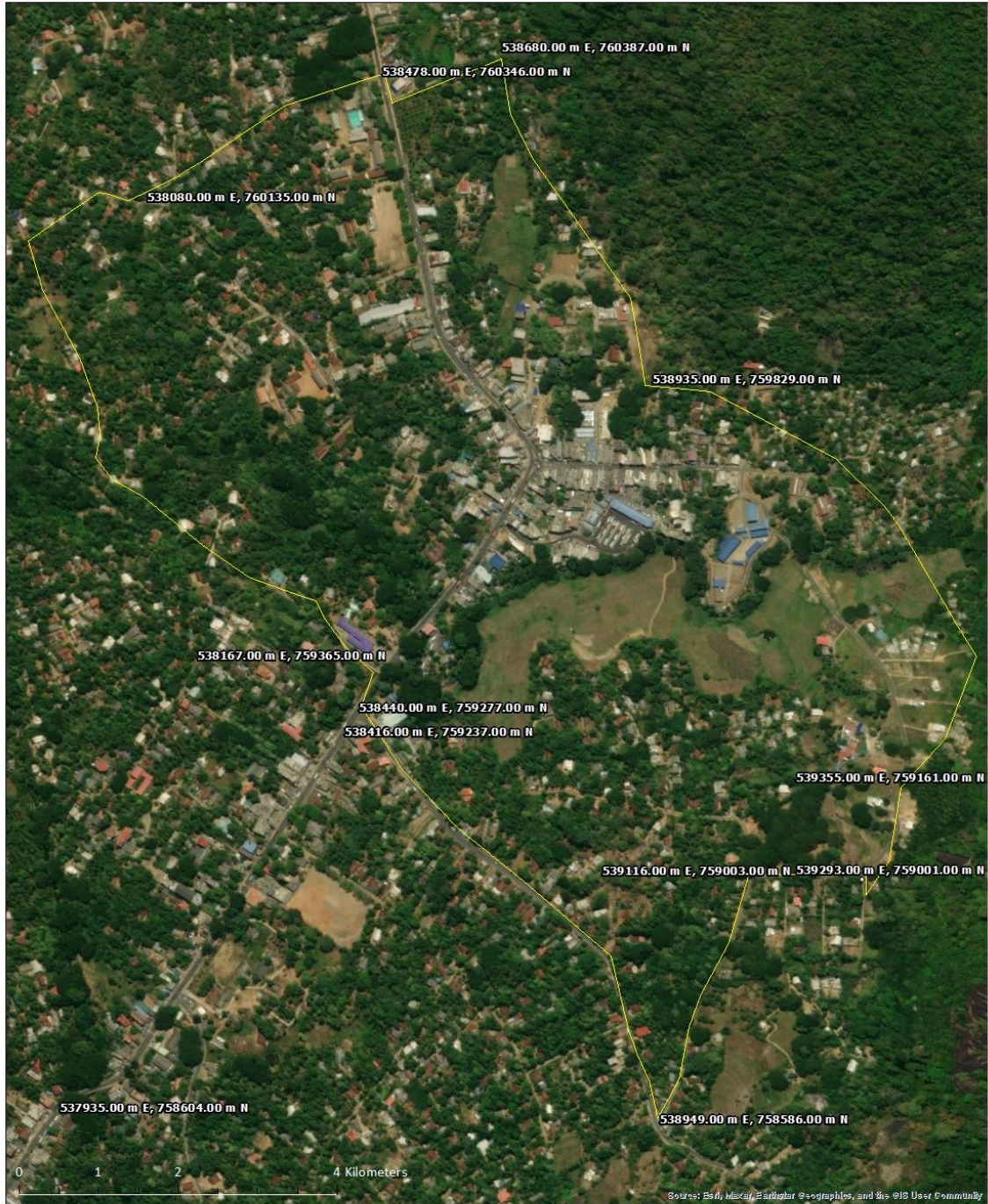
8




Chapter Zonning Guidelines

Chapter 08

8.1 Zoning Boundaries

01 Medium Density Commercial Zone



Legend  Zoning Boundary	 1:5,784	
Medium Density Commercial Zone Monaragala Development Plan	Map No 9.4 Prepared Date : 05th May, 2018 Updated On : 2018 Source : Northern Provincial Office UDA	Geographical Information Systems Division
Urban Development Authority	Prepared By : Imali Fernando	

Northern border

Commencing from the point of north latitude 538478.34 and east longitude 760346.68, originating from the centerline of the Colombo-Batticaloa main road, extending towards the point where it intersects north latitude 538680.00 and east longitude 760387.85 in the Maragala environmental protection area. From this intersection, a line extends southeast and then southward to the point where it intersects north latitude 759829.00 and east longitude 538935.00. Subsequently, the line follows an eastern, southeast, and southwest direction along Welawatta road, reaching a third point at north latitude 759161.55 and east longitude 539355.41.

Eastern border

Starting from the aforementioned point, a line is drawn southward and then southwestward from the centerline of Wellewatta Road. This line intersects the center point of the starting point of Cappetipola Street, extending to the point where it intersects latitude 759007.92 and longitude 539295.98. From there, the line extends in a westward and southward direction from the center point of Wellewatta Road, intersecting the midpoint of Welawatta and Vedikumbura road at latitude 758586.53 and longitude 538949.66.

Southern border

Beginning from the last-mentioned point, the boundary extends from the center line of Wedikubura road to the north and northwest direction, extending to the point where it intersects Colombo – Batticaloa main road at latitude 759277.33 and longitude 538440.62. From there, the line intersects Colombo-Batticaloa main road and Tissa road at latitude 759237.97 and longitude 538416.00 to the east.

Western border

From the previously mentioned point, a line is drawn in a westerly and southerly direction along the centerline of Tissa Road. This line intersects the starting point of Tissa Road Second Lane at latitude 759365.00 and longitude 538167.00 East. Subsequently, the border extends in a northwesterly and northerly direction from the center point of Tissa Road Second Lane, intersecting the midpoint of Siri Vijayapura Road and center line of Mahanama road at latitude 760161.01 and longitude 537671.06. Finally, it proceeds to the point where the second lane intersects the beginning of Mahanama Road at latitude 760135.41 and longitude 538080.14. From there, it extends to the center point of the second lane, concluding at the intersection of the Colombo-Batticaloa main road.

02 Medium Density Institutional Zone

Medium Density Institutional Zone I

Northern border

A line is drawn east and northeast along the centerline of the road from Sirigala Hospital to Magandanamulla, commencing from the point of 761934.10 North latitude and 537521.85 East longitude. This line intersects the midpoint of the Colombo-Batticaloa main road. Continuing in an east and north direction through latitude 761949.60 and east longitude 537746.84, it reaches the point at north latitude 761978.12 and east longitude 537772.77. From there, it follows the boundary of the Maragala Environmental Protection Area southeast and southward until it meets north latitude 761913.61 and east longitude 537835.66. Extending east and southeast along the boundary, it intersects north latitude 761898.72 and east longitude 538116.20. Continuing in a south and southwest direction along the boundary, it reaches north latitude 761855.59 and east longitude 538109.69, and from there the line drawn in the southeast direction along the boundary of the Maragala Environmental Protection Area to the point where it meets the north latitude 761826.41 and the east longitude 538180.87. Finally, it moves east direction along the boundary of the Maragala Environmental Protection Area meets the north latitude 761832.69 and the east longitude 538274.61.

Eastern border

From the last-mentioned point, a line is drawn southeast and southward along the boundary of the Maragala Environmental Protection Area until it intersects north latitude 761711.10 and east longitude 538368.44. Continuing in a southeast and south direction, it reaches north latitude 761483.35 and east longitude 538490.58. From there, the line extends south and southeast along the boundary until it meets north latitude 761304.03 and east longitude 538557.62. It proceeds southward along the boundary of the Maragala Environmental Protection Area until reaching north latitude 761168.90 and east longitude 538568.62.

Southern border

From the last-mentioned point, a line is drawn westward on the Colombo-Batticaloa main road until it intersects Pottuvil Road 4th Lane at 761157.42 North Latitude and 538240.33 East Longitude. From there, it follows the centerline of Pottuvil Road 4th Lane until it intersects Pottuvil Road 5th Lane at 761139.37 North Latitude and 537510.61 East Longitude. Continuing westward along the centerline of Pottuvil Road 5th Lane, it reaches the point where the centerline of the side road intersects at 761120.32 North Latitude and 537353.39 East Longitude.

Western border

From the last-mentioned point, a line is drawn in a north and northeasterly direction until reaching the starting point at the intersection of 761934.10 North Latitude and 537521.85 East Longitude, which is the midpoint of the road from Sirigala Hospital to Magandanamulla and the adjacent by road.

03. Medium Density Institutional Zone II

Western and Northern border

The midpoint of Passara Monaragala and Siri Vijayapura Mawatha intersects at longitude 536433.36 and latitude 758494.76, extending to the midpoint of Siri Vijayapura Mawatha at latitude 759096.25 and longitude 536795.29 from east. From there, the line proceeds towards the center of Siri Vijayapura Mawatha, intersecting its center point at latitude 759003.25 and east longitude 536922.44. Continuing in a northeast and east direction, it intersects Siri Vijayapura Mawatha at latitude 759114.55 north and east longitude 537187.30. Following the centerline of Siri Vijayapura Mawatha, it extends in a southeast, east, and northeast direction until it reaches latitude 759133.00 and east longitude 537451.00. Moving south and southeast from the centerline of Siri Vijayapura Mawatha, the line begins from the official house access road and north-east direction to the point where north latitude 758977.66 and east longitude 537754.87 intersect the point East of the center line of the first lane of Wellawaya Road and in a southerly direction ends where it intersects the Colombo-Batticaloa main road at its midpoint, latitude 758604.61 north and east longitude 537935.06

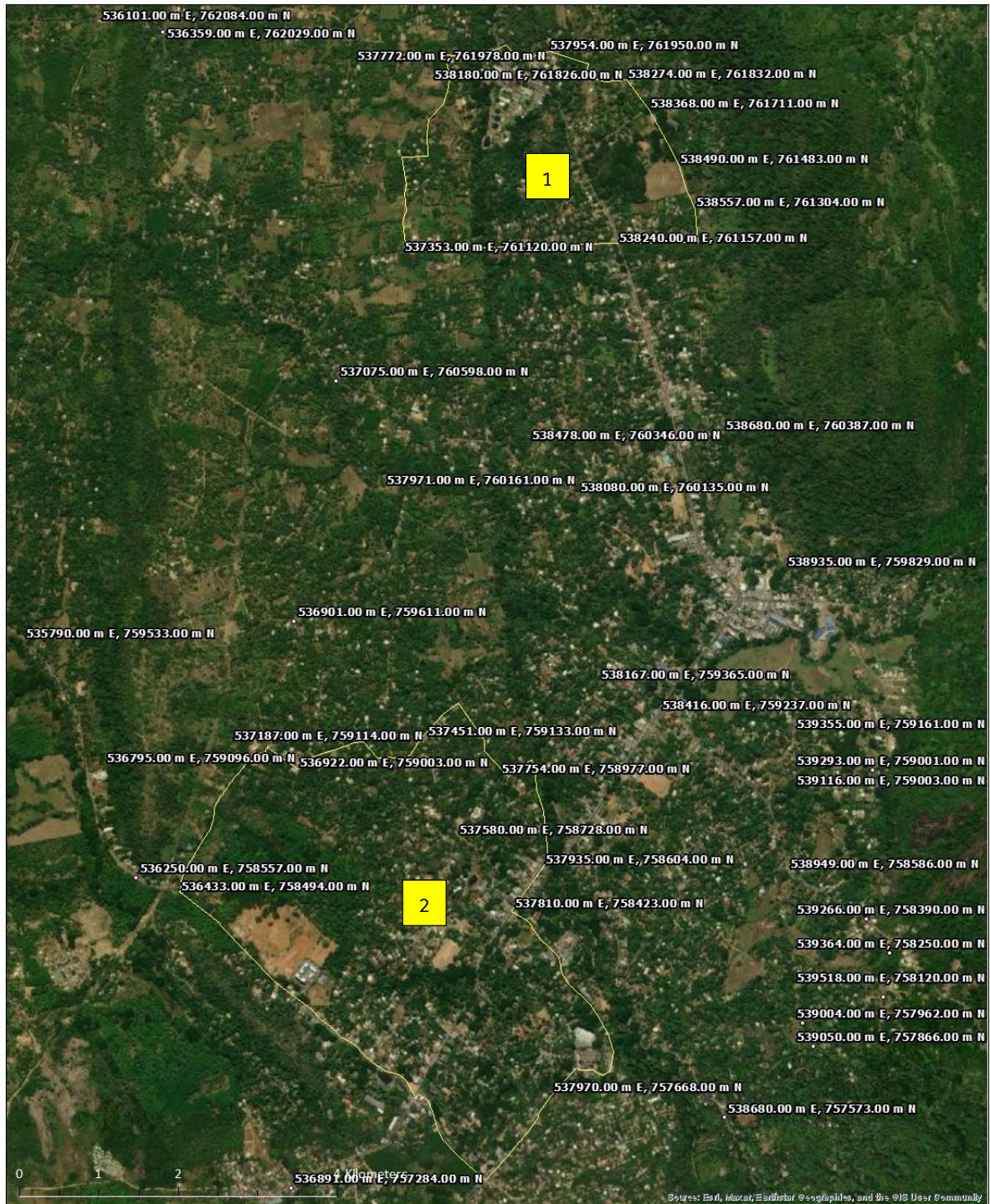
Eastern border




From the last-mentioned point, a line is drawn in a southwesterly direction from the centerline of the Colombo-Batticaloa main road to the beginning of Prison road at latitude 758423.77 and longitude 537810.60 east. Continuing from Prison road in an east, south, and southwest direction, it reaches the point where the center point of the SOS road intersects at latitude 757668.87 north and east longitude 537970.62. From there, it extends until it meets the Hulandawa South road and the intersection point of north latitude 757319.77 and east longitude 537692.83.

Southern border

Starting from the last-mentioned point, the border extends northwest along the centerline of Hulandawa South road until it intersects the center point of Hulandawa junction at the Colombo-Batticaloa main road. From there, it extends in a northwesterly direction along the centerline of

Passara Monaragala road until it intersects the centerline of Passara-Monaragala road and Siriwijapura road, reaching the starting point.



<p>Legend</p> <p> Zoning Boundary</p>	<p> 1:14,115</p>	<p></p>
<p>Medium Density Institutional Zone Monaragala Development Plan</p>	<p>Map No 9.4 Prepared Date : 05th May, 2018 Updated On : 2018 Source : Northern Provincial Office UDA Prepared By : Imali Fernando</p>	<p>Geographical Information Systems Division</p>
<p>Urban Development Authority</p>		

04 Medium Density Industrial Zone

Northern border

Starting from intersecting point of Dehiwellanda road center line and center line of the Ratnapitiya road at the midpoint, where the line extends eastward and northeastward, meeting until center line of the Siri Mayura Mawatha.

Eastern border

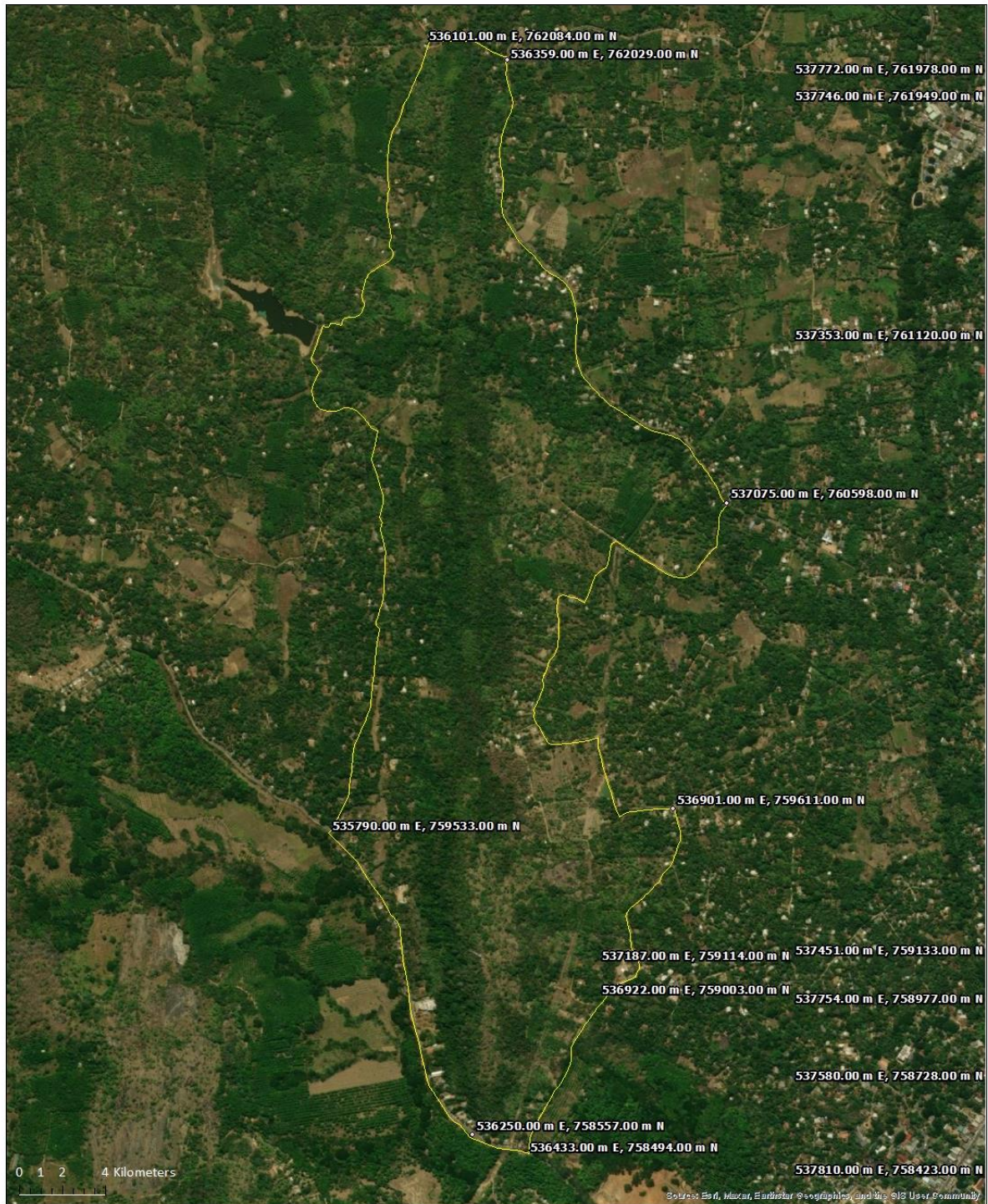
Starting from the received point at Siri Vijayapura, the line extends from the south, southeast, southwest, west, southwest, southeast, and southwest directions to the intersection of North Latitude 758494.76 and East Longitude 536433.36 along the Passara-Badulla Main Road until it reaches Siri Vijayapura intersection.




Southern border

From the point received, the line extends from Badulla-Pasara to the north and northwest, intersecting the Badulla-Pasara road and Ratmal Avenue at North Latitude 759533.64 and East Longitude 535790.98.

Western border

Starting from Ratmal, the line extends north and northwest to the point where it meets the southern border at Sumedha Lake. From there, it moves northward along the embankment of Sumedha Lake until it meets the northern border. Then, it continues northward from Dehiwellanda to the intersection point of Dehiwellanda and Ratnapitiya.



<p>Legend</p> <p> Zoning Boundary</p>	<p></p> <p>1:11,068</p>	<p></p>
<p>Medium Density Industrial Zone</p> <p>Monaragala Development Plan</p> <p>Urban Development Authority</p>	<p>Map No 9.4</p> <p>Prepared Date : 05th May, 2018</p> <p>Updated On : 2018</p> <p>Source : Northern Provincial Office UDA</p> <p>Prepared By : Imali Fernando</p>	<p>Geographical Information Systems Division</p>

05. Medium Density Mixed Development Zone

Northern border

From Siri Mayura Mawatha, the line extends to North Latitude 762029.60 and East Longitude 536359.23, intersecting Sirimayura Mawatha, through meet point up to their 130B from Weliyaya Grama Niladhari division's west the border and starting from that point along the west boundary of Weliyaya Grama nilasdhari division through Southwest , North , Northeast , West , Northeast , East and North directionally drawn the line, and until it meets boundary of Maragala Environmental Protection Area at latitude 762029.60 and Longitude 536359.23 at east. From that point drawn line along boundary of Maragala Environmental protection area through northwest, South, east directions until it reaches the Welawatta and Cappetipola Road intersection at latitude 762029.60 and longitude 536359.23.

Eastern border

Starting from the aforementioned point, a line is drawn southward along the boundary of Maragala Environmental Protection Area, and until its meet centerline of Wellewatta Road at north latitude 762029.60 and east longitude 536259.23. From that point its moves southeast direction from center line of Wedikumbura road, until meets the starting point of by road located in southwest ward at north latitude 758120.75 and east longitude 539518.88. from above mentioned last point, extending southwestward along by road to the point where it intersects midpoint of Hulandawa left road at latitude 762029.60 and longitude 536359.23. From there, the line extends in a southwestward direction intersecting the midpoint of Pilisarana Mawatha at north longitude 762029.60 and east longitude 536359.23. From there line drawn southwestward direction where it intesecting midpoint of Hulandawa South road at latitude 762029.60 and longitude 536359.23.

Southern border

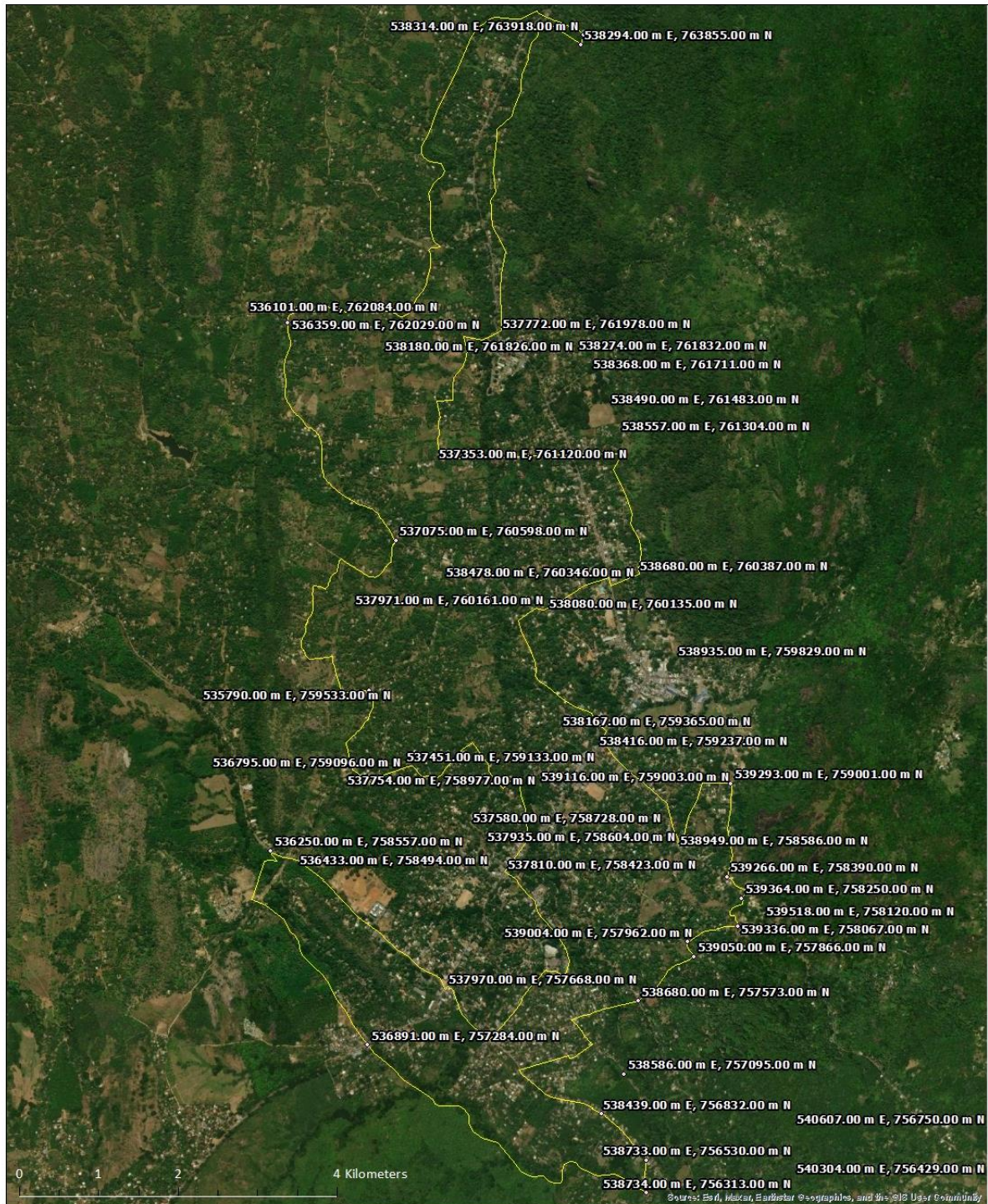
Starting from last mentioned point to the west and northwest directions, the line extends from Passara-Monaragala Main to the intersection point located at North Latitude 762029.60 and East Longitude 536359.23.




West Boarder

Starting from last mentioned point, the line extends to the intersection of Badulla- Passara Main Road and beginning of Siri Vijayapura, reaching North Latitude 758494.76 and East Longitude 536433.36. From there, it moves northeastward, northward, and northwestward to the caenter line of Siri Mayura mawatha intersection at North Latitude 762029.60 and East Longitude 536359.23.

Please Consider:

The Medium Density Institutional Zone I, Medium Density Institutional Zone II, and the Medium Density Commercial zone are located within the Medium Density Mixed Development zone. Therefore, all the areas belong to the Medium Density Mixed Development zone except the areas of other three zones.



<p>Legend</p> <p> Zoning Boundary</p>	<p></p> <p>1:22,574</p>	
<p>Medium Density Mix Development Zone</p> <p>Monaragala Development Plan</p>	<p>Map No 9.4</p> <p>Prepared Date : 05th May, 2018</p> <p>Updated On : 2018</p> <p>Source : Northern Provincial Office UDA</p> <p>Prepared By : Imali Fernando</p>	
<p>Urban Development Authority</p> <p style="text-align: right;">Geographical Information Systems Division</p>		

05. Medium Density Residential Zone

Northern border

Line drawn from center line of Wedikubura road intersecting at North Latitude 758120.75 and East longitude 539518.88. From above point line drawn Northeast and Southeast directionally intersecting Hulandawa South road and east boarder of the 1291 Aliawatta Grama niladhari division at North Latitude 756750.29 ha East Meets longitude 540607.17.

Eastern border

From the last mentioned point, the point where intersecting southern boundary of the Aliawatta Grama Niladhari division and midpoint of the Udaarawa road at North Latitude 540304.84 and East Longitude 756429.42. From there extend along the center line of the Udaarawa road to the west, to the southeast to the southwest and Southeast directionally drawn the line until meets center line of the Hulandawa left road at North Latitude 756082.12 and East Longitude 539323.19.




Southern border

From the last mentioned point, Line drawn in northwest direction through center line of Hulandawa left road intersecting at midpoint of beginning of Mahawela junction, from there line drawn through East and North the border of the Mahawela Paddy field in North and West directionally until its meets center line of the Hulandawa oya (river). From there line drawn Southern directionally through center line of the Hulandawa river and until it intersects southern border of the No. 129 Muppane Grama Niladhari division and center line of the Hulandawa left road. From above point line drawn through Hulandawa left road in North and North West directionally until intersection of North Latitude 762029.60 and East Longitude 536359.23.

Western border

Starting from the last-mentioned point, line drawn through by road to Northward direction, until intersecting in Pilisarana Mawatha at North Latitude 762029.60 and East Longitude 536359.23. From this point, the path extends towards center line of Pilisarana Mawatha in North West direction, until reach the center line at Hulandawa South road intersection at North Latitude 762029.60 and East Longitude 536359.23. Continuing onward, the route progresses through the Northeast and East direction until reaching Wedikubura road, situated at the midpoint intersection of North Latitude 758120.75 and East Longitude 539518.88. from there to starting point.



<p>Legend</p> <p> Zoning Boundary</p>	<p> 1:10,315</p>	
<p>Medium Density Residential Zone Monaragala Development Plan Urban Development Authority</p>	<p>Map No 9.4 Prepared Date : 05th May, 2018 Updated On : 2018 Source : Northern Provincial Office UDA Prepared By : Imali Fernando</p>	<p>Geographical Information Systems Division</p>

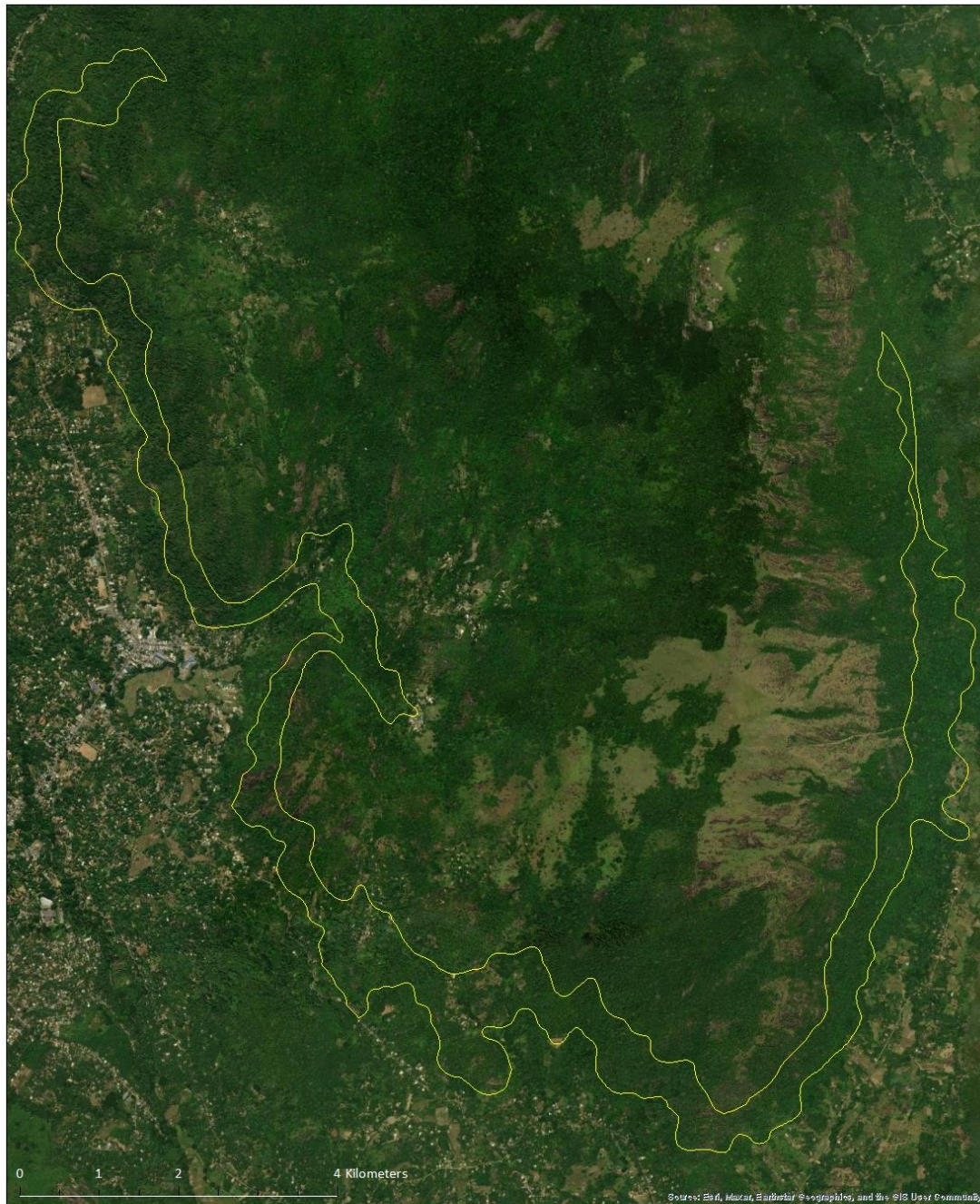
07. Low Sensitive Environment Conservation Zone




The area demarcated by contour lines set at the threshold of 700 feet within Maragala Environmental Protection Area belonging to Monaragala Divisional Secretary area, delineating the boundaries of this low sensitive environmental conservation zone.



o8. Medium Sensitive Environmental Buffer Zone

The area demarcated by the 700-foot contour line, extending to the 1000-foot contour line within Maragala Environmental Protection Area belonging to Monaragala Divisional Secretary area






<p>Legend</p> <p> Zoning Boundary</p>	<p> 1:23,895</p>	
<p>Medium Sensitive Conservation Zone Monaragala Development Plan</p>	<p>Map No 9.4 Prepared Date : 05th May,2018 Updated On : 2018 Source : Northern Provincial Office UDA Prepared By : Imali Fernando</p>	
<p>Urban Development Authority</p>	<p>Geographical Information Systems Division</p>	

09. Highly Sensitive Environment Conservation Zone

Designated as a high-sensitive environmental conservation zone, the area extends from the 1000-foot contour line within Maragala Environmental Protection Area under the jurisdiction of the Monaragala Divisional Secretary.



<p>Legend</p> <p> Zoning Boundary</p>	<p></p> <p>1:22,799</p>	
<p>High Sensitive Conservation Zone</p> <p>Monaragala Development Plan</p>	<p>Map No 9.4</p> <p>Prepared Date : 05th May,2018</p> <p>Updated On : 2018</p> <p>Source :Northern Provincial Office UDA</p>	
<p>Urban Development Authority</p>	<p>Prepared By :Imali Fernando</p>	

Chapter Nine

Proposed Road width, Building line and Reserves

9.1. Proposed road width

Building lines and street lines are maintained on the roads belonging to the Monaragala Road Development Authority, Provincial Road Development Authority and the Pradeshiya sabha. The proposed road widths are given separately below.

Table No. 9.1 Building line of the Proposed Road Width Operational Roads

No	Road	Ownership of Road	Grade	Proposed road width (m)	Existing Building line (From center of the road)
01	Colombo - Batticaloa Main road	Road Development Authority	A 4	30 meters	15 meters
02	Badulla - Passara Main road	Road Development Authority	A 22	30 meters	15 meters
03	Hulandawa South - Gamunupura - Mahameunawa Mawatha	Uva Provincial Road Development Authority	C	20 meters	15 meters
04	Muppana - Vedikumbura - Tenagallanda Kahambana route	Uva Provincial Road Development Authority	C	20 meters	15 meters
05	Hulandawa Left - Kahambana Road	Uva Provincial Road Development Authority	D	20 meters	15 meters
06	Muppana - Medagama road	Uva Provincial Road Development Authority	D	20 meters	15 meters
07	Monaragala Depot - Rubberwatte Road	Uva Provincial Road Development Authority	C	20 meters	15 meters
08	Weliaya - Batugamma-	Uva Provincial Road Development Authority	D	20 meters	15 meters

	Mianawatta Kotigalahela road				
09	Monaragala Kachcheriya junction - Kolongasthanna road via Sirijayapura	Uva Provincial Road Development Authority	D	20 meters	15 meters
10	Weliaya - Kalulandaya - Dittalawa route	Uva Provincial Road Development Authority	D	20 meters	15 meters
11	Sirigala - Monarakelewatta road	Uva Provincial Road Development Authority	D	20 meters	15 meters
12	5th Lane of Pothuvil Road	Uva Provincial Road Development Authority	D	20 meters	15 meters
13	Sirivijayapura-Gagabada road	Uva Provincial Road Development Authority	C	20 meters	15 meters
14	Tissa - Circular Road	Uva Provincial Road Development Authority	D	20 meters	15 meters
15	Royal School Road	Uva Provincial Road Development Authority	C	20 meters	15 meters
16	Kumarapura Access Road	Uva Provincial Road Development Authority	C	20 meters	15 meters

No	Road	Ownership of the Road	Grade	Proposed road width (m)	Existing Building line (From center of the road)
01	Hulandawa Kumaratunga Mawatha	Pradeshiya Sabha	D	13m, 9m and 7m	7.6m
02	Hulandawa Kumaratunga Mawatha First Lane				
03	Wellawaya Road Verapitiya Road				
04	Hulandawa akkara 25 Main Road				

05	First Lane of Hulandawa akkara 25 Main Road				
06	Second Lane of Hulandawa akkara 25 Main Road				
06	Third Lane of Hulandawa akkara 25 Main Road				
06	Fourth Lane of Hulandawa akkara 25 Main Road				
06	Fifth Lane of Hulandawa akkara 25 Main Road				
06	Sixth Lane of Hulandawa akkara 25 Main Road				
06	Seventh Lane of Hulandawa akkara 25 Main Road				
06	Eighth Lane of Hulandawa akkara 25 Main Road				
07	Hulandawa Dodamwatta Road First Lane				
08	Road in front of Hulandawa Water Supply Board				
09	Hulandawa Dodamwatta Road Third Lane				
10	Hulandawa Bakery Road				
11	Hulandawa Dodamwatta Road 4th Lane				
12	Hulandawa Dodamwatta Road 5th Lane				
13	Hulandawa Samagi Mawatha				
14	Kumarapura Road First Lane				
15	Hulandawa Concrete Road First Lane				
16	Hulandawa Concrete Road Second Lane				
17	Hulandawa Concrete Road First Lane First Road				
18	Hulandawa Concrete Road Second Lane	Pradeshiya Sabha	D	13m, 9m and 7m	7.6m
19	Hulandawa Concrete Road Third Lane First Road				
20	Hulandawa Concrete Road Fourth Lane				

21	Hulandawa Concrete Road Fifth Lane				
22	Hulandawa Ratnapradeepa Mawatha				
23	Hulandawa Aluth Mawatha				
24	Hulandawa Aluth Mawatha First Lane				
25	Hulandawa Aluth Mawatha Second Lane				
26	Hulandawa AluthMawatha Third Lane				
27	Hulandawa Aluth Mawatha Fourth Lane				
28	Hulandawa Kumarawatta First Lane				
29	Hulandawa Kumarawatta Second Lane				
30	Hulandawa Pilisarana Road				
31	Hulandawa SOS Road				
32	Hulandawa SOS Road First Lane				
33	Hulandawa South Road from Nuge Kade to Thekkawatta				
34	Hulandawa South Nugekade Road First Lane				
35	Hulandawa South Road from Nugekade to Hulandawa Oya				
36	Hulandawa South Quarry Road				
37	Road from Shop No. 12 to Playground in Hulandawa South				
38	Road from Shop No. 26 to Shop No. 37 in Hulandawa South	Pradeshiya Sabha	D	13m, 9m and 7m	7.6m
39	Road until 4th shop in Hulandawa South				
40	Opposite Road of No. 23 House in Hulandawa South				

41	First Lane, Opposite Road of No. 23 House in Hulandawa South				
42	Hulandawa South Daragodaya Road				
43	Road from Daragodaya Mr.Charles's house to wildlife office in Hulandawa South				
44	Road in front of Mr. Piyasena's house in Hulandawa South				
45	Hulandawa South Daragodaya Cemetery Road				
46	Hulandawa South Meepanara Lake Road				
47	Hulandawa South Ulugodaya Road				
48	Hulandawa South No. 65 House Road				
49	Hulandawa South No. 73 House Road				
50	Road from Mill to House No. 76 in Hulandawa South				
51	Hulandawa South, Road from Chuti Mudalali's shop to house number 118				
52	Hulandawa South, Road from House No. 86 to House No. 91				
53	Hulandawa South No. 118 House Road, First Lane				
54	Hulandawa South, No. 105 Junction First Lane				
55	Hulandawa South Asapua Road -2	Pradeshiya Sabha	D	13m, 9m and 7m	7.6m
56	Hulandawa South Asapua Road -3				
57	Hulandawa South, No. 75 House Road				
58	Hulandawa South Kumburu Akkara Thammavin Lake Road				

59	Hulandawa South, 7th Post Gamunupura Tissapura Road				
60	Vedicumbura 300 Houses Road				
61	Vedicumbura Jayathilake House Road				
62	Vedicumbura Galkanda Road				
63	Vedicumbura Marawa Road - 1				
64	Vedicumbura Marawa Road				
65	Vedicumbura Aluth Mawatha				
66	Vedicumbura 131 House Road				
67	Vedicumbura 103 House Road				
68	Hulandawa Left, School Road				
69	Hulandawa Left, School Road 1				
70	Hulandawa Left, 31 House Road				
71	Hulandawa Left, 23 Quarry Road				
72	Hulandawa Left, 4th shop Mawatha				
73	Road from Dutugemunu Road to Bo tree Junction				
74	By road from Dutugemunu road				
75	Weliaya Tissa Kade Road				
76	Weliaya Mayuragiriya Road				
77	Sirimayurapura 2 Lane				
78	Sirimayurapura 2 Lane, First Mawatha				
79	Weliaya Rattanapitiya Road				
80	Sirigala Hospital Roundabout Road				
81	Sirigala Hospital Road				
82	Sirigala Quarry Road				

83	Sirigala Kirimandala Road				
84	Pothuvil Road, 5th Lane				
85	Road from Pothuvil Road 5 Lane to First Mawatha				
86	Magandanamulla Bo Atupitiya Road				
87	Sirigala Mahaaya Road				
88	Sirigala Rajapura Quarry Road				
89	Pothuvil Road 4th Lane				
90	Pothuvil Road Dhammodhaya Mawatha				
91	Road from Mr. Frarances' house to Mr. Sumanadasa's house in Pothuvil Road				
92	Monaragala Pinnagolla Road				
93	Pothuvil Road, 2nd Lane				
94	Pothuvil Road, 1st Lane				
95	Pothuvil Road Samagi Mawatha				
96	Sirigala Pragati Mawatha	Pradeshiya Sabha	D	13m, 9m and 7m	7.6m
97	Magandanamulla Kolongolla Road				
98	Akkara 8 road from Magandanamulla via Bandarawadi				
99	Road from Sunil Shop to Magandanamulla Society Hall				
100	Magandanamulla Sumedha Lake Road				
101	Magandanamulla Kurudugoda Road				
102	Magandanamulla Samagi Mawatha				
103	Nilgahaarawa Mawatha				
104	Nakkala Kekunoroda Mawatha				
105	Monaragala Tissa Road				
106	Monaragala Tissa Road 4th Lane				

107	Monaragala Tissa Road 3rd Lane				
108	Monaragala Tissa Road 2nd Lane				
109	Monaragala Welawatta Cappelipola Road	Pradeshiya Sabha	D	13m, 9m and 7m	7.6m
110	Monaragala New Market Road				
111	Monaragala Pansalwatta Road				
112	3rd Lane of Sappuwatta Road in Vedicumbura Road				
113	2nd Lane of Sappuwatta Road in Vedicumbura Road				
114	1st Lane of Sappuwatta Road in Vedicumbura Road				
115	Sirivijayapura Gagabada Road				
116	Sirivijayapura, First Lane				
117	Sirivijayapura, 2nd Lane				
118	Medical Officer of Health Office, Monaragala				
119	Medicine Store Road, Monaragala				

9. 2 Building line for other roads

- i. Other public roads maintained by Monaragala Pradshiya Sabha and not mentioned in Table No. 9.2 - Building line = $\frac{1}{2}$ of the road width **from the center of the road**
- ii. Private roads - **1.5 meters from boundary of building line**
- iii. For stairs - **1 meter from boundary of building line**

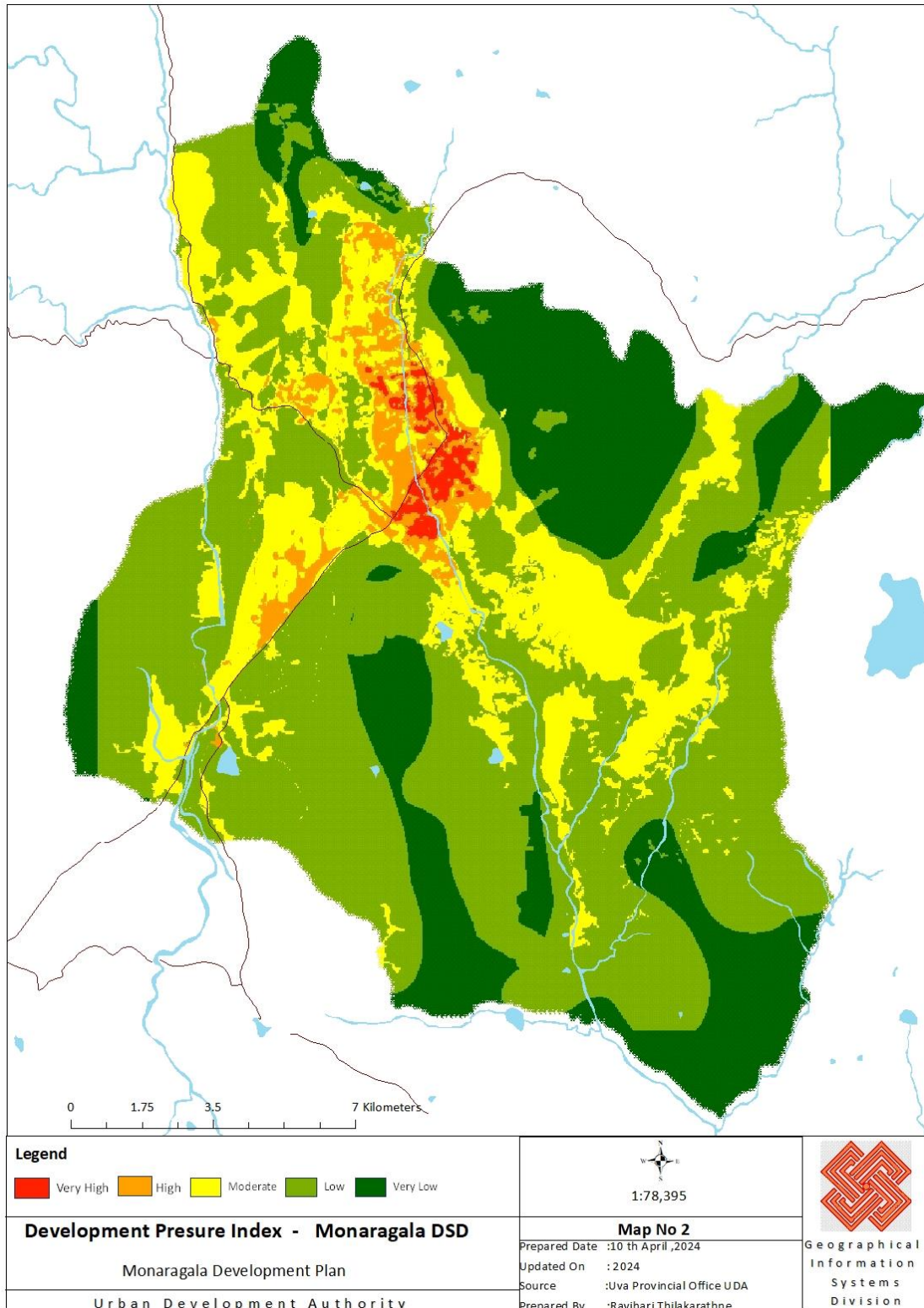
9.3 Streams, Rivers and Reservoirs

Sub no	River/ Canal (Ela)/ Stream	Reserve from stream bank (meters)
1	For all Canal (Ela)	2.0 from the canal bank
2	For all active Kanduru	2.0 from Kandura Bank

In relation to the above reserves, the distances declared by the Department of Irrigation, Central Environment Authority, Mahaweli Authority, Department of Agricultural Services and the local government body should be kept as reserves stipulated by the respective entities in cases where the distances are more than the reserves in this statement.

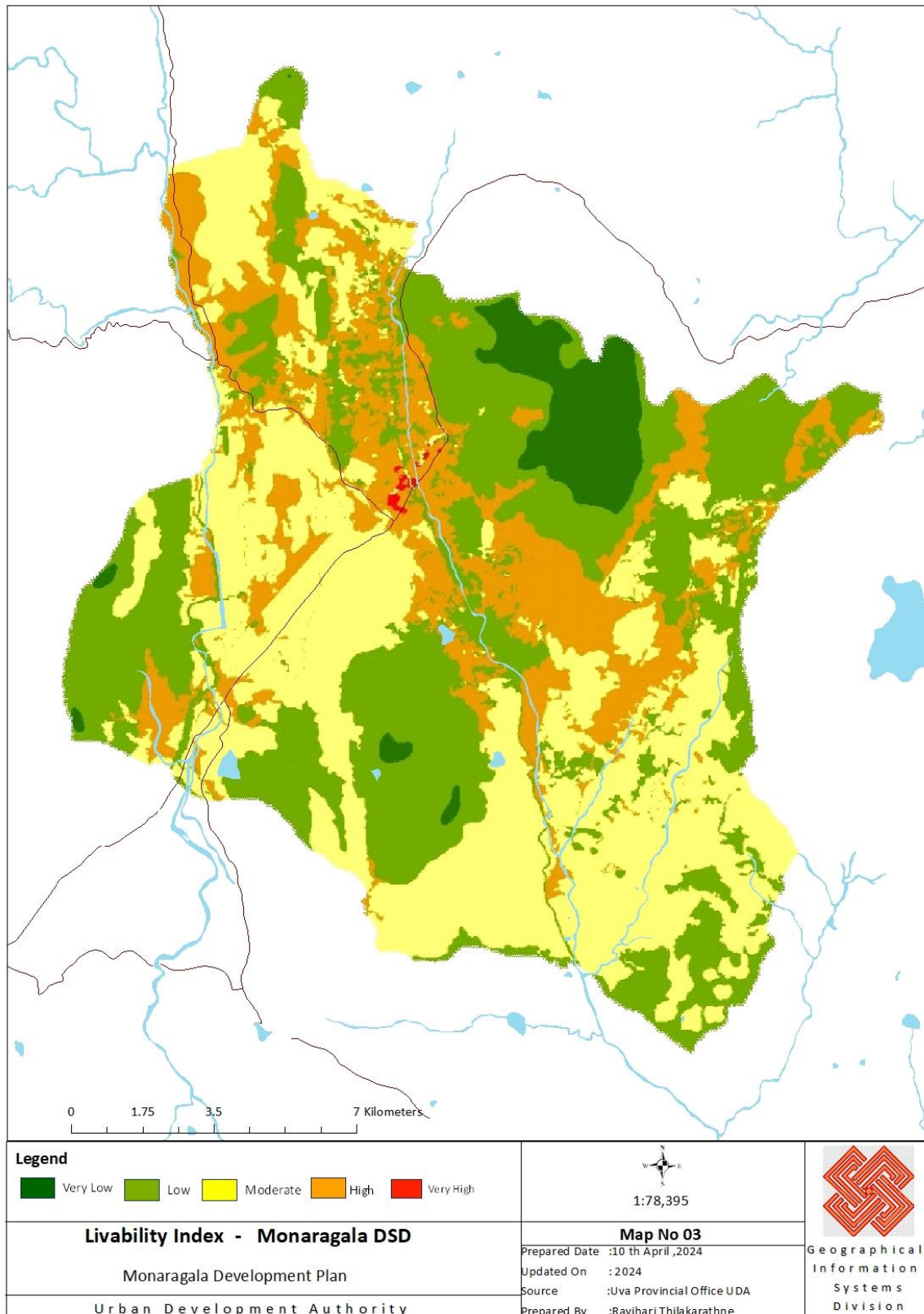
9.2 Appendices

Map 02 : Development pressure analysis



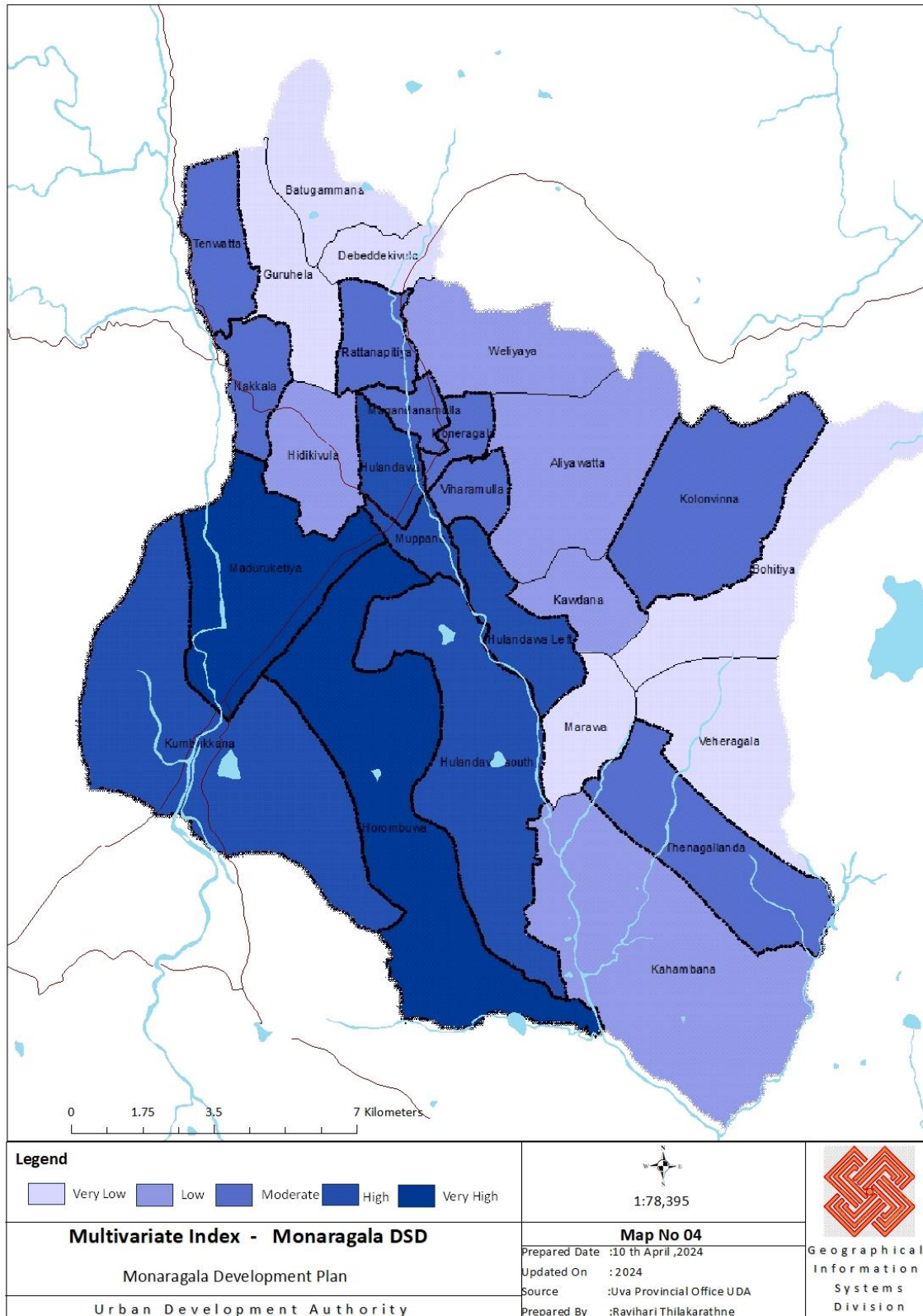
Source : Pre Survey Data Collection 2021, Monaragala Development Plan, District Office, Urban Development Authority

Map 03 : Habitable Area Analysis



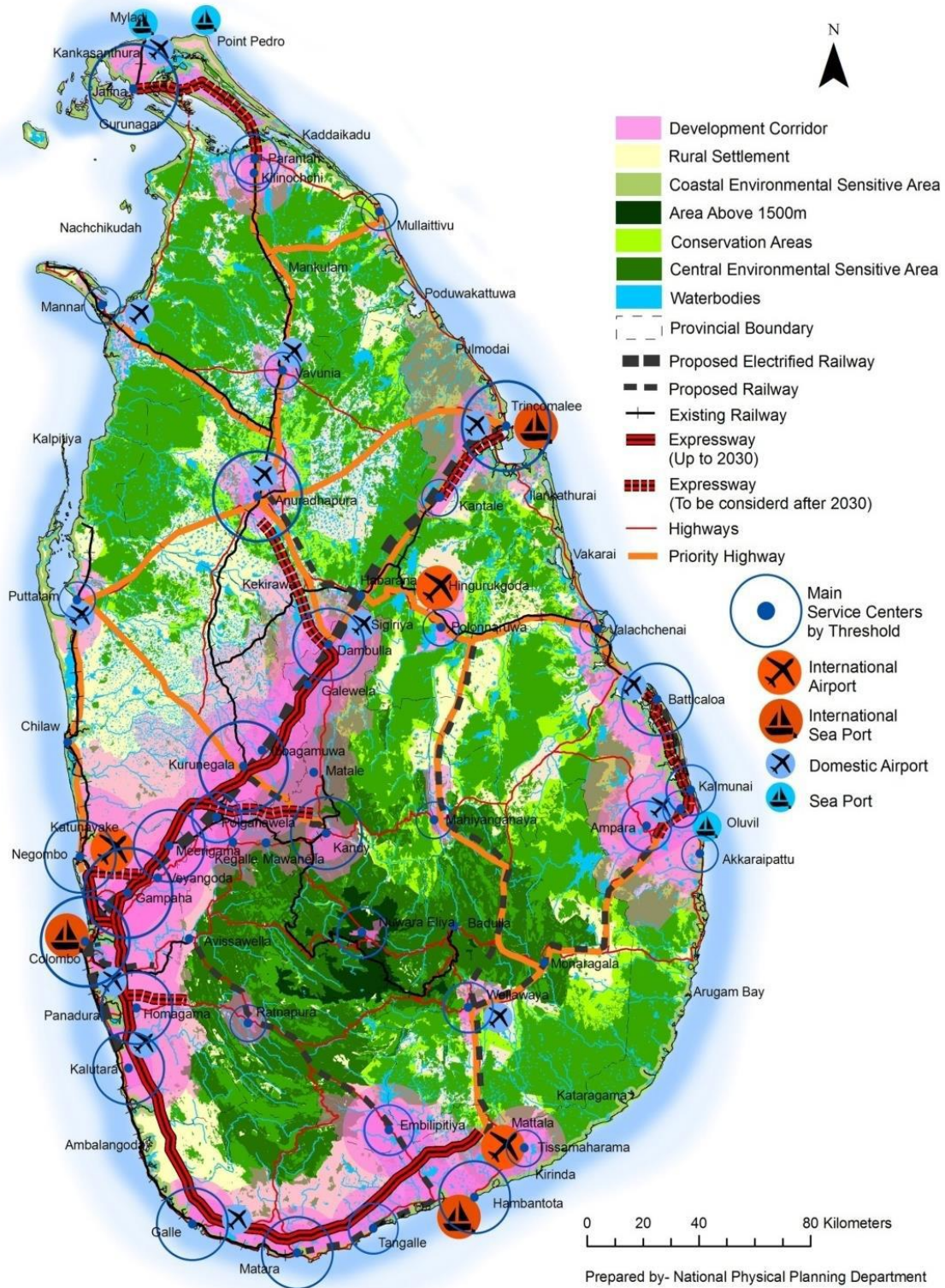
Source: Pre-Survey Data Collection 2021 , Monaragala Development Plan , District Office , Urban Development Authority

Map 04 : Multiple Index Analysis



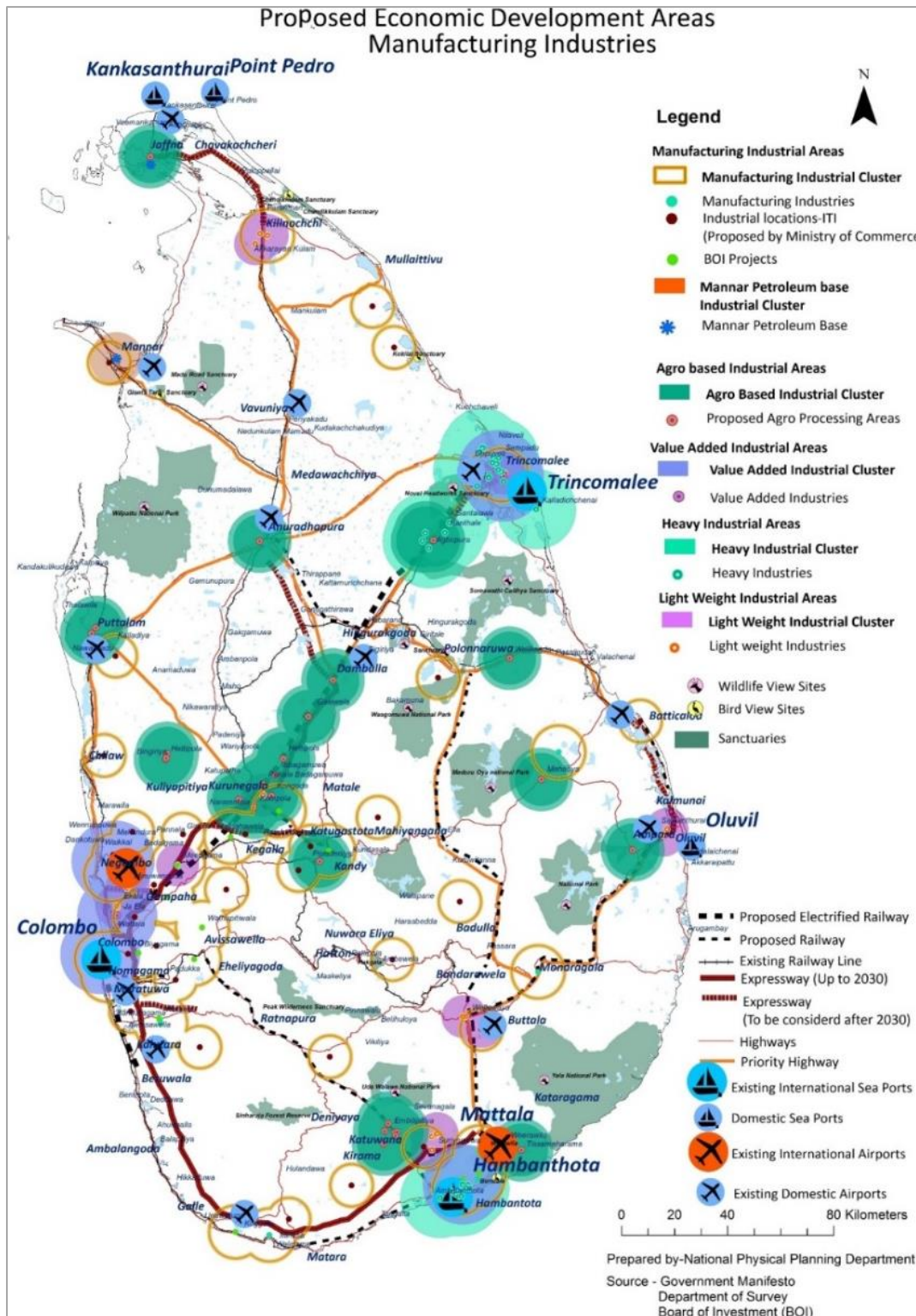
Source: Pre-Survey Data Collection 2021, Monaragala Development Plan, District Office, Urban Development Authority.

Map 05 : National Physical Plan 2018 - 2050



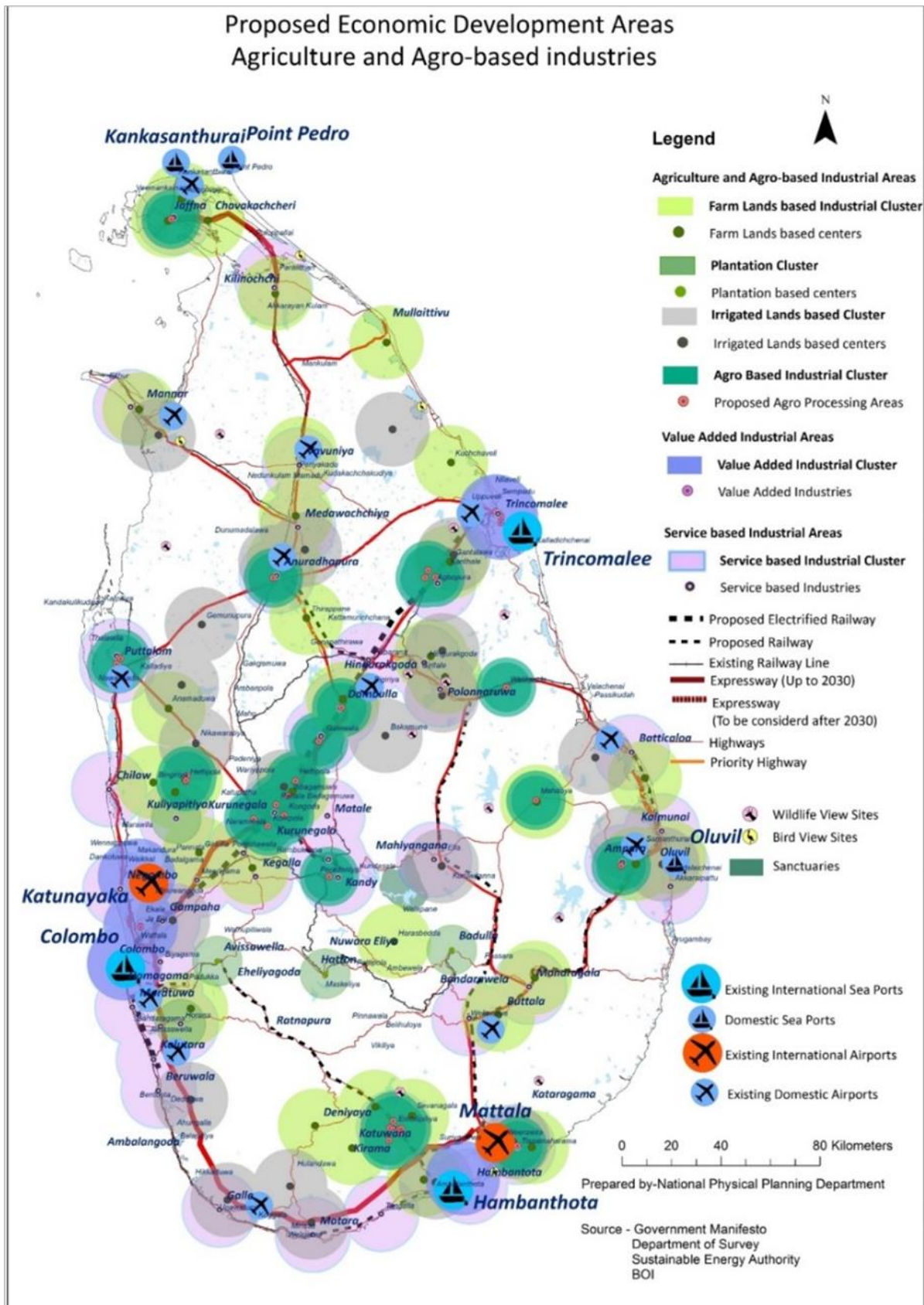
Source: National Physical Planning Department (2018)

Map 06: Economic Development Plan 2018 – 2050



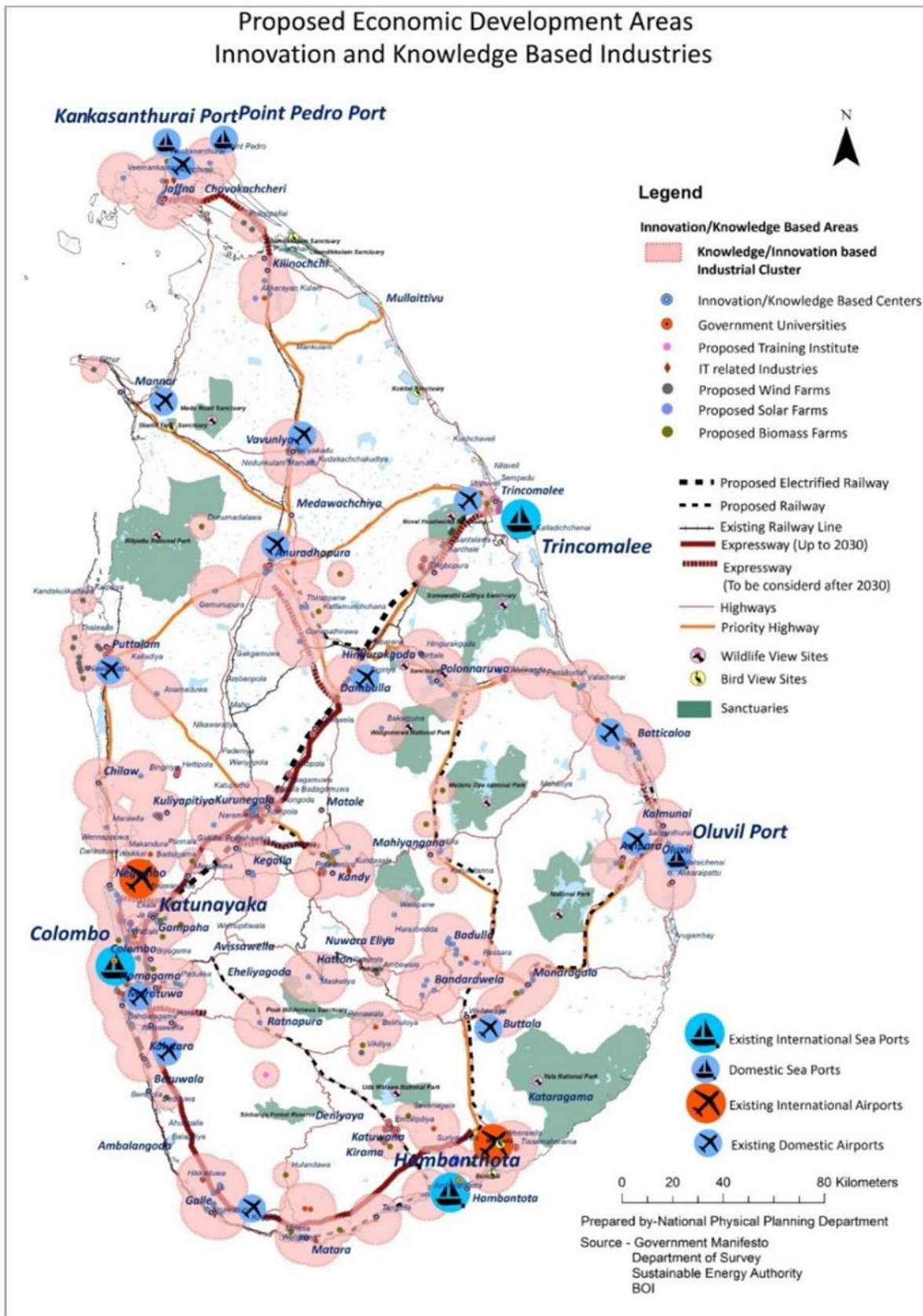
Source: National Physical Planning Department (2018)

Map 07: Economic Development Plan 2018 - 2050



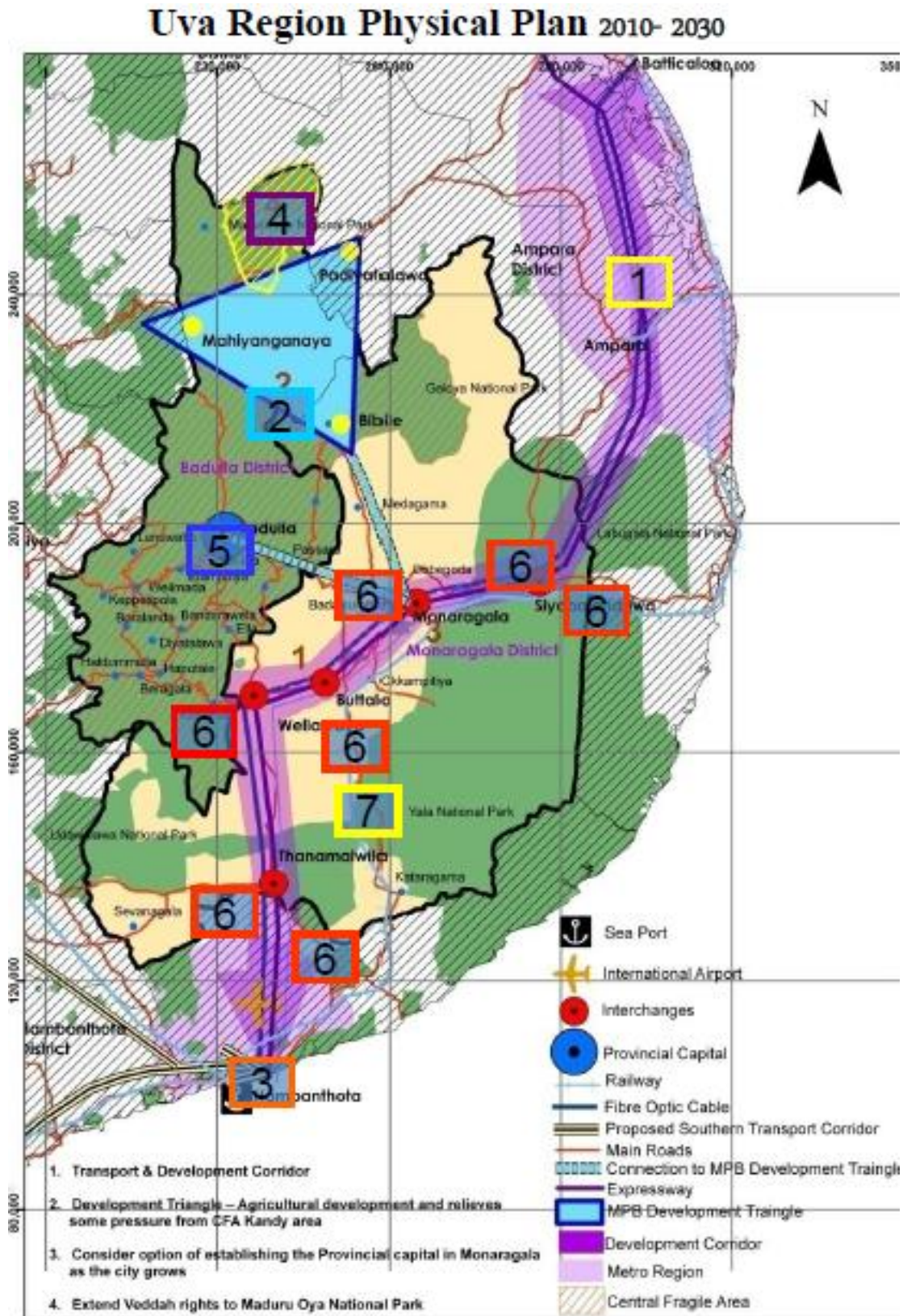
Source: National Physical Planning Department (2018)

Map 07 : Economic Development Plan 2018- 2050



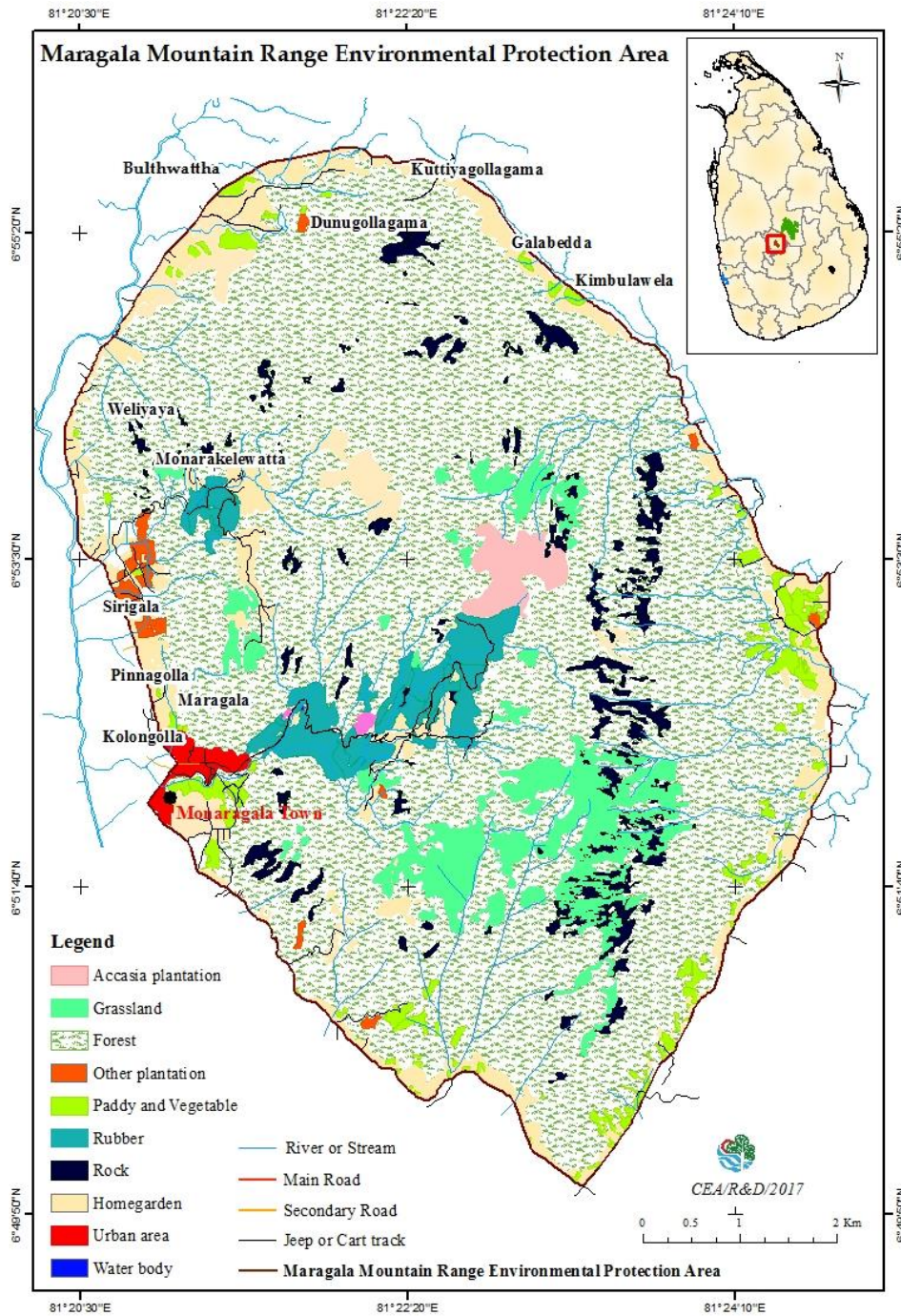
Source: National Physical Planning Department (2018)

Map 13: Uva Province Physical Development Plan 2010 – 2030



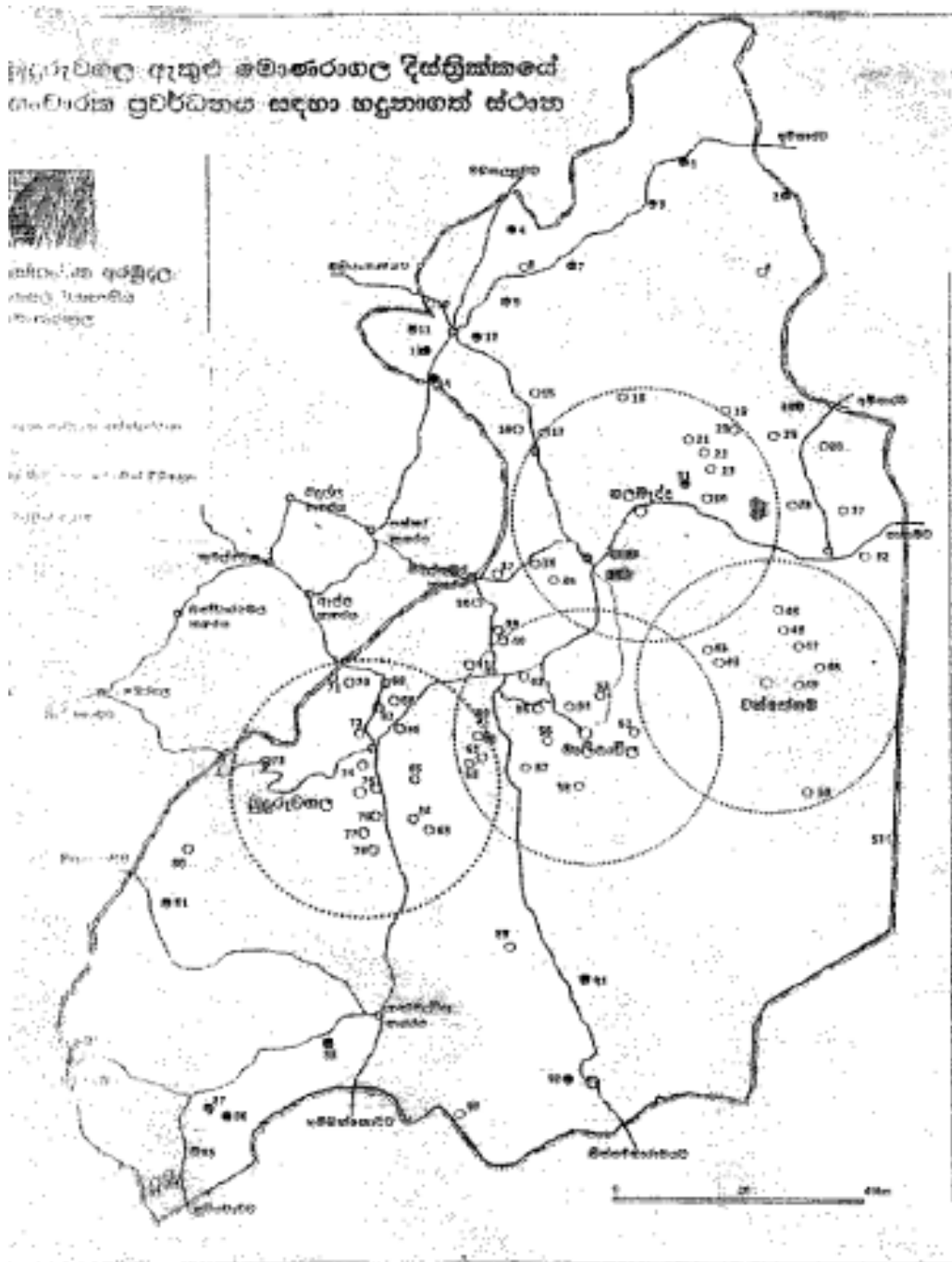
Source: National Physical Planning Department (2018)

Map 15 : Maragala Environmental Protection Area



Source: Central Environment Authority, 2021

Map 16 : Archaeological sites identified for tourism promotion in Monaragala District



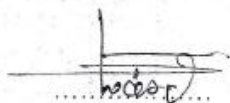
Source: Archeology Department (2020) , Monaragala District Office

Annex 01: 2021.04.29 Bacterial analysis of Maragala Oya water

National Water Supply And Drainage Board
Regional Laboratory - Monaragala
Water Quality Report - Bacteriological Results
Raw Water of Maragala Oya - Above the Intake of Glone

Details	Sample Point 01	Sample Point 02	Sample Point 03	Sample Point 04	Requirement (SLS614:2013) Maximum
Date (Collected)	2021.04.29	2021.04.29	2021.04.29	2021.04.29	
Time (Collected)	14.59	15.54	15.30	15.45	
Source	Maragala Oya	Maragala Oya	Maragala Oya	Maragala Oya	
Location	N 06°52.532 E 081°22.158	N 06°52.576 E 081°22.213	N 06°52.680 E 081°22.314	N 06°52.602 E 081°22.236	
Parameters					
Ecoli	TNTC	TNTC	TNTC	TNTC	Nil
Total Coliform	TNTC	TNTC	TNTC	TNTC	<3

TNTC denoted by Too Numerous To Count.



Chemist

Regional Chemist
 National Water Supply
 and Drainage Board
 Monaragala



Lab Assistant

Source: National Water Supply and Drainage Board, Monaragala 2021

Annexure 02: Report on Hepatitis ‘A’ patients recorded from year 2014 onwards

2014 වර්ෂයේ සිට වාර්තා වූ හෙපටයිටිස් A රෝගීන් පිළිබඳ වාර්තාවක් පහතින් දැක්වේ.

වර්ෂය	රෝගීන් ගණන
2014	13
2015	254
2016	44
2017	02
2018	05
2019	01
2020	10

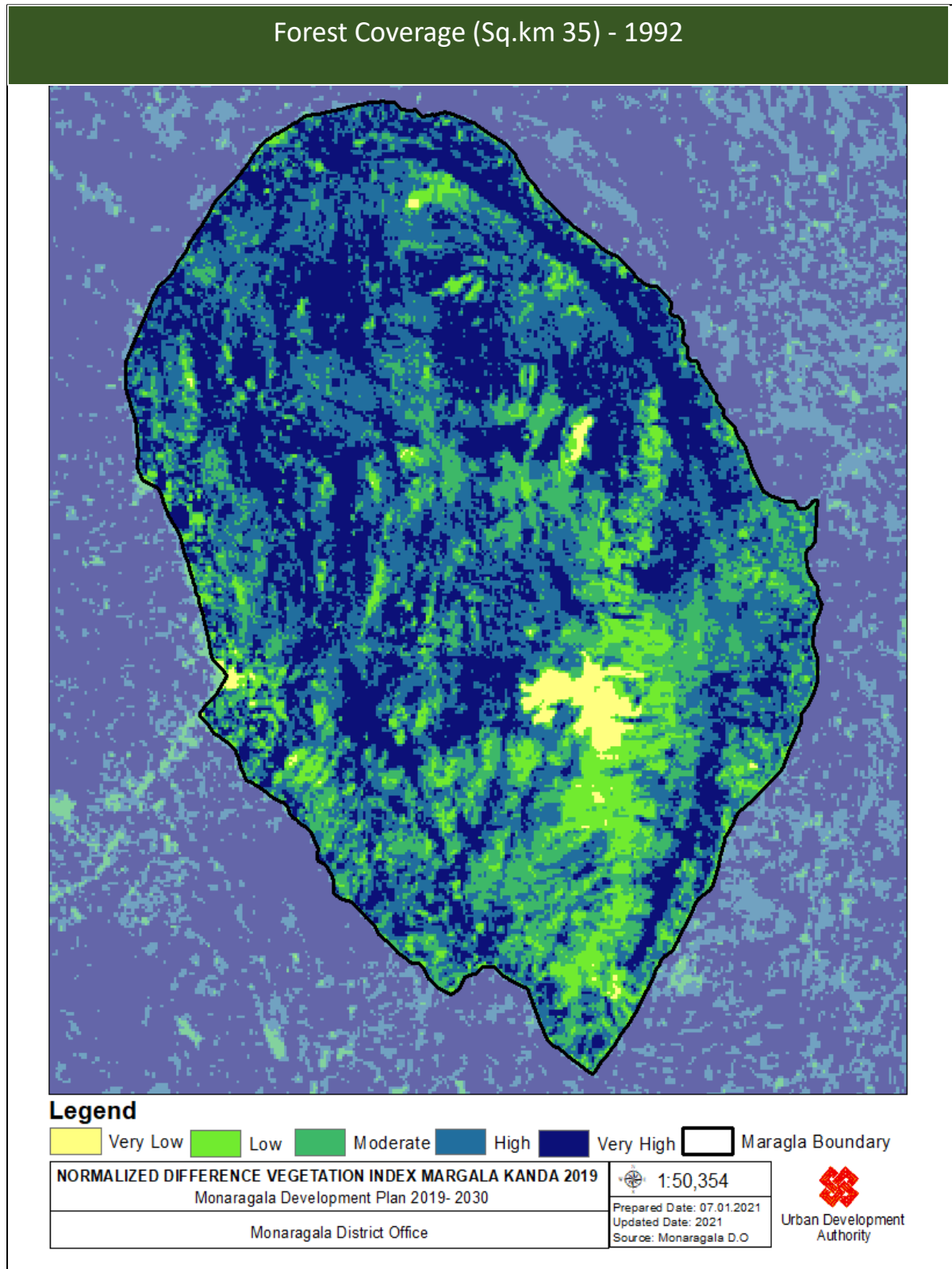
ඉහත වාර්තා වන රෝගීන්ගෙන් ජල මූලාශ්‍රය දූෂණය වන්නේනම් 2015 වසරේ මෙන් ඉදිරියේදී ද එම ජලය භාවිතා කරන සියළු පාරිභෝගිකයින් හට හෙපටයිටිස් රෝගය වැළඳීමේ දැඩි අවධානමක් පවතී.

04. එම තත්වය අප දැනට කරනු ලබන ක්ෂේත්‍ර පරීක්ෂණ වලදී ද හඳුනා ගත් පරිදි ජල පෝෂක ප්‍රදේශය මලපහ කිරීම් හා ජලමාර්ගය ඒ සඳහා පාවිච්චි කරනු ලබන බවද නිරීක්ෂණය විය. තවද වැලි ගොඩ දැමීම් හා ජල ස්නානය කිරීම, රෙදි සේදීම ද මෙම ජල මූලාශ්‍රය ආශ්‍රිතව සිදු වේ.

05. මෙම තත්වය මෙසේ පැවතුනහොත් ඉදිරියේදීද මිනිස් මළපහ හරහා බෝවන පාවන රෝගය වැනි රෝග තත්වයන් ද වැඩි වීමේ අවධානමක් පවතී.

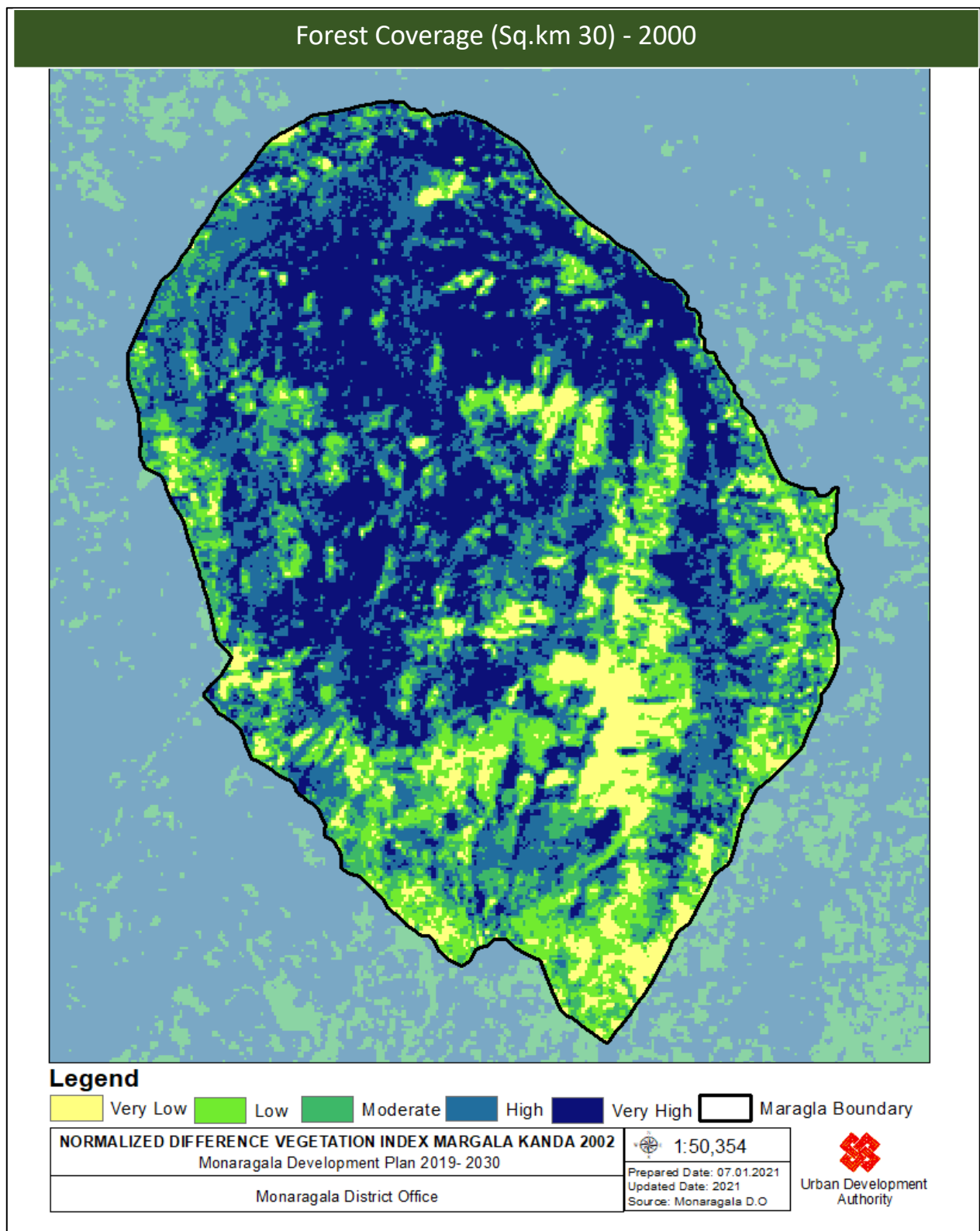
Source: Medical Officer of Health (MOH), Monaragala 2021

Annexure 03: Density reduction of 20% in Maragala reserve in 27 years (years 1992 to 2002)



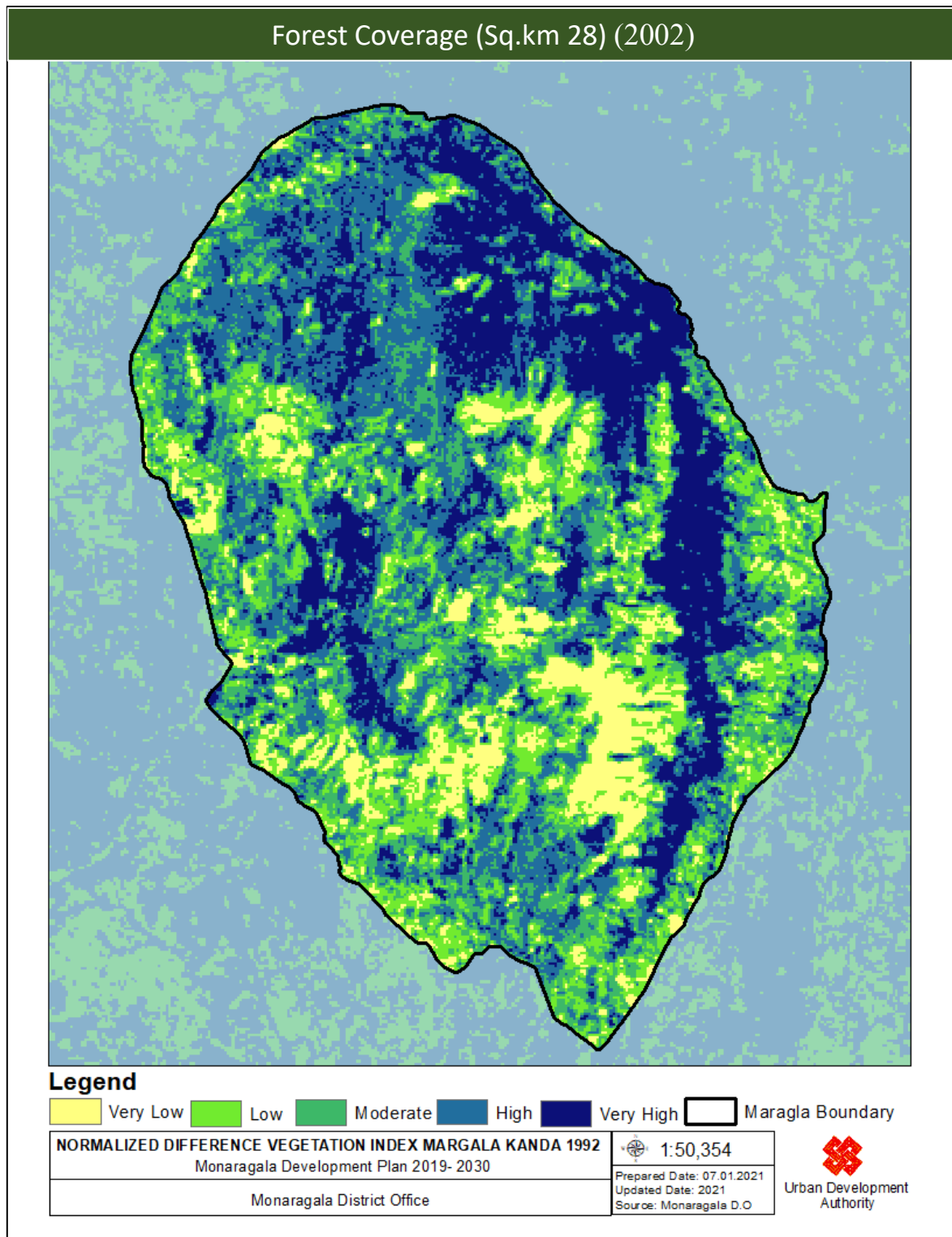
Source: Pre-Survey Data Collection 2021 , Monaragala Development Plan , District Office , Urban Development Authority

Annexure 04: Density decrease of 20% in Maragala reserve in 27 years (years 1992 to 2002)



Source: Pre-Survey Data Collection 2021 , Monaragala Development Plan , District Office , Urban Development Authority

Annexure 05: Density reduction of 20% in Maragala reserve in 27 years (years 1992 to 2002)



Source: Pre-Survey Data Collection 2021 , Monaragala Development Plan , District Office , Urban Development Authority