

Beruwala Development Plan 2021–2030



Urban Development Authority
Ministry of Urban Development & Housing



Beruwala Development Plan

2021–2030



Urban Development Authority
Ministry of Urban Development & Housing

Beruwala Development Plan 2021–2030

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Beruwala Development Plan 2021–2030 mainly consists of three parts as Part I, II and III. The Part I consists of the background study, preliminary studies, the need of the plan, the planning framework, the SWOT analysis and the plan. The Part II consists of the Planning and Building Guidelines and Zoning Guidelines pertaining to the planning boundary for the period of 2021–2030. The part III consists of the zoning boundaries with the coordinates and all the annexures.

Beruwala Development Plan 2021–2030 has been prepared by the Kalutara District Office/Western Province Division.

Supervision

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Supportive divisions of the UDA

Strategic Planning Division – UDA (Supervision, monitoring and gazetting)

Environment and Landscape Division – UDA (Preparation of the PORS, DRR, Conservation, Cultural & Heritage Plans)

GIS Division – UDA (Providing Arc GIS Spatial data layer & technical assistants)

Research and Development Division – UDA (Conduct awareness programs to introduce new techniques)

Acknowledgement

The Western Province Division has taken the lead to provide the supervision for the preparation of the Beruwala Development Plan 2021–2030. The objective of this plan is to develop the Beruwala area as the grand portal of south beach panorama. The vision of the Beruwala Development Plan 2021–2030 is in line with the 'Vistas of Prosperity and splendour' the government policy direction of the His Excellency the President Gotabaya Rajapaksa.

It is our proud privilege to Honourable Mahinda Rajapaksa subject Minister of Urban Development & Housing for approving the Beruwala Development Plan 2021–2030 under the provision of Urban Development Authority Act No. 41 of 1978 as amended by the Act No. 04 of 1982. Further, it is our privilege to Dr. Nalaka Godahewa, State Minister of Urban Development, Coast Conservation, Waste Disposal and Community Cleanliness and Mr. Sirinimal Perera, Secretary to Ministry of Urban Development & Housing for their guidance and supports in this process.

Special gratitude offered on behalf of the planning team and the UDA, to the Chairman (Beruwala Urban Council and Beruwala Pradeshiya Sabha) members of the UC, PS and the staff. Secretary, Beruwala Divisional Secretariat and the staff for their generous support given for the successful completion of this development plan.

Also, special appreciation on behalf of the UDA offered to all stakeholders both government and private sector and the public for giving data and directives required for the preparation of this plan. We would also like to thank all the members who assisted in the preparation of 3D and visual panels to make this development plan more successful.

Appreciatively thankful to Chairman of UDA Archt. Harshan De Silva, Director General of UDA Plnr. N.P.K. Ranaweera, Additional Director General of UDA Plnr. H.A. Dayananda, Deputy Director General (Planning) of UDA Plnr. M.P.Ranatunga, Director (Planning) – Western Province of UDA Plnr. N.A.S.N. Nissanka, Consultant (Legal) of UDA Attorney at Law C. Jayawardena, Director (Strategic Planning) of UDA Plnr. Priyani Nawarathne on behalf of the planning team for their incomparable courage, guidance and welcoming support.

In the end, Director – Environment & Landscape division L.Arct. C.K.E. Kalupahana and the staff of the division and Director – Geographical Information System & ITS Plnr. J.P.S. Somasekara and the staff of the division and Director – Research and Development Plnr. Janak Ranaweera and the staff of the division and Assistant Director (Planning) – Kalutara District Office Plnr. A.H.M. Ruwan Udaya Kumara and staff members are gratefully appreciated on behalf of the planning team for their support to the successful completion of this task.

Hon. Minister's Forward



The Urban Development Authority was established under the Urban Development Authority Act No. 41 of 1978, for the systematic planned urban development in the declared urban areas and continue to actively contribute towards it.

Steps have been taken to formulate comprehensive development plans for each urban development area, based on the efficient and effective use of physical space so that all areas of Sri Lanka make an equal contribution to the development process of the country.

The Beruwala town provides services to a large population. Accordingly, Beruwala Divisional Secretariat Division Planning Area has the potential to become a town that continues to provide residential and commercial services. This potential is further enhanced by the natural ecosystem of the surrounding area and the locations of archeological sites of value. These development plans aim to develop the Beruwala Area, by utilizing the potential of the area.

For the realization of His Excellency the president's vision "Vistas of Prosperity" the new Re-urbanization Programme has been formulated in wide consultation with Professionals, Specialists, Stakeholders & communities with strategies having an excellent technological methodology and innovative approach.

Accordingly, I commend the Chairman of the Urban Development Authority, the Director General, the planning teams and all the officers of the Urban Development Authority who assisted in making this work a success. Further, I also appreciate and believe through the support and contribution of the relevant Local Government Institutions, Public and Private Sector Institutions and the general public, Beruwala Development plan would be successfully implemented.

Hon.Mahinda Rajapaksa (M.P)
Minister of Urban Development & Housing

Hon. State Minister's Forward



As a pioneer in Sri Lanka in achieving modern sustainable development goals, the Urban Development Authority has a great responsibility. Accordingly, it is essential to prepare development plans for the Urban Development Areas declared by the Hon. Minister in charge of the subject in terms of the Urban Development Authority Amendment Act No. 04 of 1982 (Part II, Section 8A (1)).

The development plans thus formulated are primarily aimed at building a productive citizen, a happy family, a dignified society and a prosperous nation, which are the core aspirations of the vistas of prosperity. I also believe that these development plans will go a long way in achieving the objectives of urban development and regulation through a formal reurbanization plan that will bring economic stability to the urban population.

Therefore, I would like to express my heartfelt gratitude to the planning team and to all those who have played a very responsible role in preparing this plan and I hope that you will all contribute to the expectations of the vision of prosperity.

Dr. Nalaka Godahewa (M.P)
*State Minister of Urban Development, Coast Conservation,
Waste Disposal and Community Cleanliness*

Hon. Chairman’s Forward – Urban Development Authority



Throughout the last four decades, Urban Development Authority has been serving as the apex planning authority in Sri Lanka having the statutory powers to prepare and enforce urban development plans.

Urban Development Plans cover a number of fields including optimum, effective and efficient use of land and managing the quality of its environment. These development plans are prepared for the promotion and regulation of public well-being in urban areas and the people.

According to the present government's manifesto, it is compulsory to prepare development plans for areas which have been declared as urban development areas by the subject minister as per section 8 A (1) under part II of Urban Development Authority Act No. 04 of 1982 (Amendment).

The Development Plan for Beruwala Divisional Secretariat Division area has been prepared for the period 2021–2030 considering the physical, economic, social and environmental factors, while successfully overcoming the challenges in preparing the development plan through tools and methodologies with which the Urban Development Authority is equipped.

Therefore, I extend my heartfelt gratitude to the planning teams who dedicatedly worked for ensuring successful completion of this plan and to those who contributed in numerous ways. At the same time I also expect that all parties who contributed for the preparation of this plan will also effectively contribute in future as well for successful implementation of the plan.

Archt. Harshan De Silva
Chairman
Urban Development Authority

The Message of the Local Authority Heads



It is with great pleasure we record our sincere appreciation for the planning team of the Western province division of UDA (Kalutara District office) who have prepared the Beruwala Development plan for 2021–2030 incorporating Beruwala urban council area and the Pradesheeya Sabha area on the direction of the Ministry of Urban Development, Coast Conservation, Waste Disposal and Community Cleanliness.

The objectives of this development plan are to extract the economic development potential strategically by taking into account the physical resources available in the area. Also, it is expected to minimize the socio- economic and physical disparities in the process of undertaking physical developments while protecting natural resources and environmental sensitive areas. In order to achieve this requirement, human settlements and infrastructure developments are planned out in most appropriate areas so as to minimize the natural disasters.

While achieving the above mentioned objectives, it is expected from this plan to move into new development directions making a planned city with a pleasing environment for the inhabitants.

Mohomad Masahim Mohomad
Chairman
Beruwala Urban Council

B.W.M. Menaka Wimalarathne
Chairman
Beruwala Pradesheeya Sabha

Preface

The entire Beruwala UC and PS area has been declared under the UDA Act No.41 of 1978 by a special gazette bearing no. Beruwala UC 62 dated 1979.08.09, Beruwala PS 821/23 dated 1994.06.02 and 1270/30 dated 2003.01.09 by the Minister incharge of the subject of Urban Development as an urban area. Accordingly, attention was drawn to prepare a new development plan for entire Beruwala DSD area.

The basis for the preparation of development plan can be identified as the data collection in relation to the years 2001–2019 and the data collected from the field surveys carried out. And analysis of collected data by using the scientific methods of analyzing and coming to the conclusions upon them. Accordingly, the new development plan for Beruwala DSD area has been prepared for the 2021–2030 period, by utilizing the results and the decisions have been taken at various times in the development planning process and with the practical process and mixing of the same with the practical aspects of the Beruwala DSD area.

Beruwala Development Plan 2021–2030 consists of three main parts such as part I, part II, and part III. The part I consists of the Background Study, Preliminary Studies, Need of The Plan, The Planning Framework, the SWOT analysis and The Plan. Part II consists of the Planning and Building Guidelines and Zoning Guidelines pertaining to the planning boundary for the period of 2021–2030. The Part III consist of the zoning boundaries with the coordinates and all the annexures.

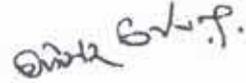
Part I - Chapter 1 of the plan detailed out the meaning of the term development plan, its legal context, the stakeholders of the plan, its context and the planning process followed. Chapter 2 & Chapter 3 respectively include the planning area, history of the area, boundary delineation of the area and need of the plan in detail. Chapter 4 consists of Vision, Goals and Objectives and Strategic Plans while Chapter 5 include the detailed description on the baseline SWOT analysis for each Goal. Further, Chapter 6 of the plan describe the conceptual plan and proposed land use development plan. Under that the main strategic plans of the Beruwala Development Plan such as Infrastructure Development, Economic Development, Sustainable Environmental Development, Human Settlement Development and Project Implementation has been detailed out as sub sections.

Similarly, Part II - Chapter 7 has been dedicated to describe planning & building guidelines and in chapter 8 described the identified zones and zoning guidelines and Chapter 9 included proposed road width, building line and reservations.

Thus, the intention of this authority and the Government of Sri Lanka is to implement the Beruwala Development Plan 2021–2030 in near future.

**APPROVAL OF THE DEVELOPMENT PLAN FOR THE BERUWALA URBAN COUNCIL
AND BERUWALA PRADESHIYA SABHA AREAS**

I, Mahinda Rajapaksa, Minister of Urban Development and Housing do hereby approve the development plan for the Beruwala Urban Council and Beruwala Pradeshiya Sabha Areas, having considered the recommendation made by the Board of Management of the Urban Development Authority on 24th September, 2020 by virtue of the powers vested in me under section 8 "F" of the Urban Development Authority (Amendment) Act No.4 of 1982.



Mahinda Rajapaksa (M.P)
Minister of Urban Development and Housing

Ministry of Urban Development and Housing,
17th and 18th Floors,
"Suhurupaya",
Sri Subhuthipura Road,
Battaramulla.

Date: 30th March, 2021.



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Government Notifications

APPROVAL OF THE DEVELOPMENT PLAN FOR THE BERUWALA URBAN COUNCIL AND BERUWALA PRADESHIYA SABHA AREAS

I, Mahinda Rajapaksa, Minister of Urban Development and Housing do hereby approve the development plan for the Beruwala Urban Council and Beruwala Pradeshiya Sabha Areas, having considered the recommendation made by the Board of Management of the Urban Development Authority on 24th September, 2020 by virtue of the powers vested in me under Section 8 “F” of the Urban Development Authority (Amendment) Act, No. 4 of 1982.

MAHINDA RAJAPAKSA (M. P.),
Minister of Urban Development and Housing.

Ministry of Urban Development and Housing,
17th and 18th Floors,
“Suhurupaya”,
Subhuthipura Road,
Battaramulla,
30th March, 2021.

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NOTICE OF APPROVAL OF THE DEVELOPMENT PLAN FOR THE URBAN COUNCIL OF BERUWALA AND THE PRADESHIYA SABHA LIMIT OF BERUWALA

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, Mahinda Rajapaksa, 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, have approved the Development Plan for the Urban Council of Beruwala and the Pradeshiya Sabha limit of Beruwala, prepared under Section 8(A) of the said Act on the 30th day of March, 2021.

MAHINDA RAJAPAKSA (M. P.),
Minister of Urban Development & Housing.

Ministry of Urban Development & Housing,
17th and 18th Floor,
“Suhurupaya”,
Subhuthipura Road,
Battaramulla,
12th July, 2021.

07 - 588/2

APPROVAL OF THE DEVELOPMENT PLAN FOR THE URBAN COUNCIL OF BERUWALA AND THE PRADESHIYA SABHA LIMIT OF BERUWALA

PUBLIC are hereby informed that the Development Plan prepared for the Urban Council of Beruwala and the Pradeshiya Sabha limit of Beruwala under Section 8 (A) of the Urban Development Authority Law, No. 41 of 1978 as amended by the Act, No. 4 of 1982 has been approved on 30th March, 2021, by Hon. Mahinda Rajapaksa, Minister of Urban Development & Housing, by virtue of powers vested on him under Section 8 (F) of the said Act.

Archt. HARSHAN DE SILVA,
Chairman,
Urban Development Authority.

12th July, 2021.

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Part I

Chapter **01**

Background of the Development Plan

Chapter 01 Background of the Development Plan

Introduction

Stakeholders
of the Plan

1.1. Introduction

Urban Development Authority (UDA) was set up by the Act No 41 of 1978 and with an amendment bearing Act No 4 of 1982 and was empowered to prepare development plans for the areas declared by the authority as “urban development areas” with a view to make balance development by taking into account the physical, socio-economic and environmental aspects of such areas and it was the main responsibility of the UDA. Due to non-availability of a formal development plan up to now for both the Beruwala Urban Council area and also for the Beruwala Pradesheeya Sabha areas, the requirement to prepare a development plan was identified.

In keeping with the above legal provision, The Beruwala urban area with a distance of 1 KM from coastal line towards hinterland had been declared as urban area by the UDA by Gazette notification bearing No 223/16 dated 17.12.1982, and also Beruwala Urban Council area falls within the jurisdiction of Beruwala Divisional Secretariat area had been declared by the Gazzete notification bearing No 62 of 09.08.1979, and the Beruwala Pradesheeya Sabha area had been declared by Gazette Notification bearing No 821/23 dated 02.06.1994 respectively. Subsequently a land area of 70.33 Sq.km has been declared by Gazette Notification No. 30/1270 dated 09.01.2003 by the UDA as “urban development area”. Accordingly, the both the Beruwala Urban Council area and the Beruwala Pradesheeya Sabha area covering the entire Beruwala Divisional Secretariat area was considered as one entity in preparing of this development plan.

Having studied the physical, socio - economic and environmental conditions in the area in detailed, the potentials conducive for development of tourism, Fisheries, agriculture and Gem trade etc were identified in preparing this plan. The plan contained with development strategies and guidelines with a long - term vision for next 10 years; 2021–2030 to achieve a sustainable development with all facilities for attraction of local and foreign travelers and also for the inhabitants of the area.

1.2. Stakeholders of the Plan

When preparing this development plan for 2021–2030 by the district office of the western province division of UDA, in addition to the UDA officials, a consultative meeting covering all relevant agencies and stakeholders was conducted in 22nd of December, 2017 and the list of participants is given below.

Main stakeholder agencies

1. *Beruwala Urban Council*
2. *Beruwala Pradesheeya Sabha*

Other Stakeholder agencies

1. *Ceylon Fisheries Harbor Corporation*
2. *Ministry of Fisheries and Aquatic Resources*
3. *Sri Lanka Tourism Development Authority*
4. *National Gem and Jewellery Authority*
5. *Coast Conservation Department*
6. *National Distilleries Corporation*
7. *Rubber Research Institute*
8. *Agrarian Services Department*
9. *Archeological Department*
10. *District Secretariat-Kalutara*
11. *Divisional Secretariat-Beruwala*
12. *Road Development Authority*
13. *Provincial Road Development Authority*
14. *Railway Department (CGR)*
15. *District Irrigation Department*
16. *Provincial Irrigation Department*
17. *National Housing Development Authority*
18. *Sri Lanka Land Reclamation and Development Corporation*
19. *Lanka Electricity Company Pvt. Ltd*
20. *Sri Lanka Telecom*
21. *Grama Niladhari Office – Beruwala Divisional Secretariat*
22. *Sri Lanka Transport Board*
23. *Trade Associations*
24. *Fisheries Unions*
25. *Gem Union – China Fort*
26. *Sri Lanka Police*
27. *Sri Lanka Police Mobile Unit*
28. *National Water Supply and Drainage Board*
29. *Base Hospital – Aluthgama, Beruwala*
30. *Ayurvedic hospital – Beruwala*
31. *MOH Office*

Chapter 01 Background of the Development Plan

Stakeholders
of the Plan

Chapter 01
Background of the
Development Plan

Scope of the
Development Plan

1.3. Scope of the Development Plan

Beruwala can be introduced as a coastal town situated in a strategic location closer to fisheries harbor in the Western Province.

The regional functions of the Beruwala are spread up to Kalutara, Mathugama and Dodangoda area towards northern side and Benthota towards Southern side and taking into account the practical difficulties in preparing a development plan for such a vast area, only the Beruwala Divisional Secretariat area containing Urban Council Area and Pradesheeya Sabha area was selected as study area.

In preparation of this development plan, the following sectors were taken into consideration such as the proposed land and building development plan, Economic development plan considering the potentials for Gem business, Fisheries, Tourism, and Agriculture etc. Physical and social infrastructure and common amenities development plan, Management plan for proposed residential development areas, Coastal line and environmental sensitive areas in hinterlands etc. As per above, the strategies have been worked out to achieve the expected development for 2030.

According to the National Physical Plan for 2040 prepared by the department of National Physical Planning in year 2017, the Beruwala town area falls within the Economic Zone and also considering the fact that the Beruwala town is situated in the starting point of southern tourist attraction zone and as such much attention was drawn for its economic sector and the emerging urban areas in the Beruwala development plan for 2021–2030.

As per the coastal zone management plan prepared by the coast conservation department, this area has been identified as a sensitive coastal zone and as such this environmental background was considered in preparation of the Beruwala development plan.

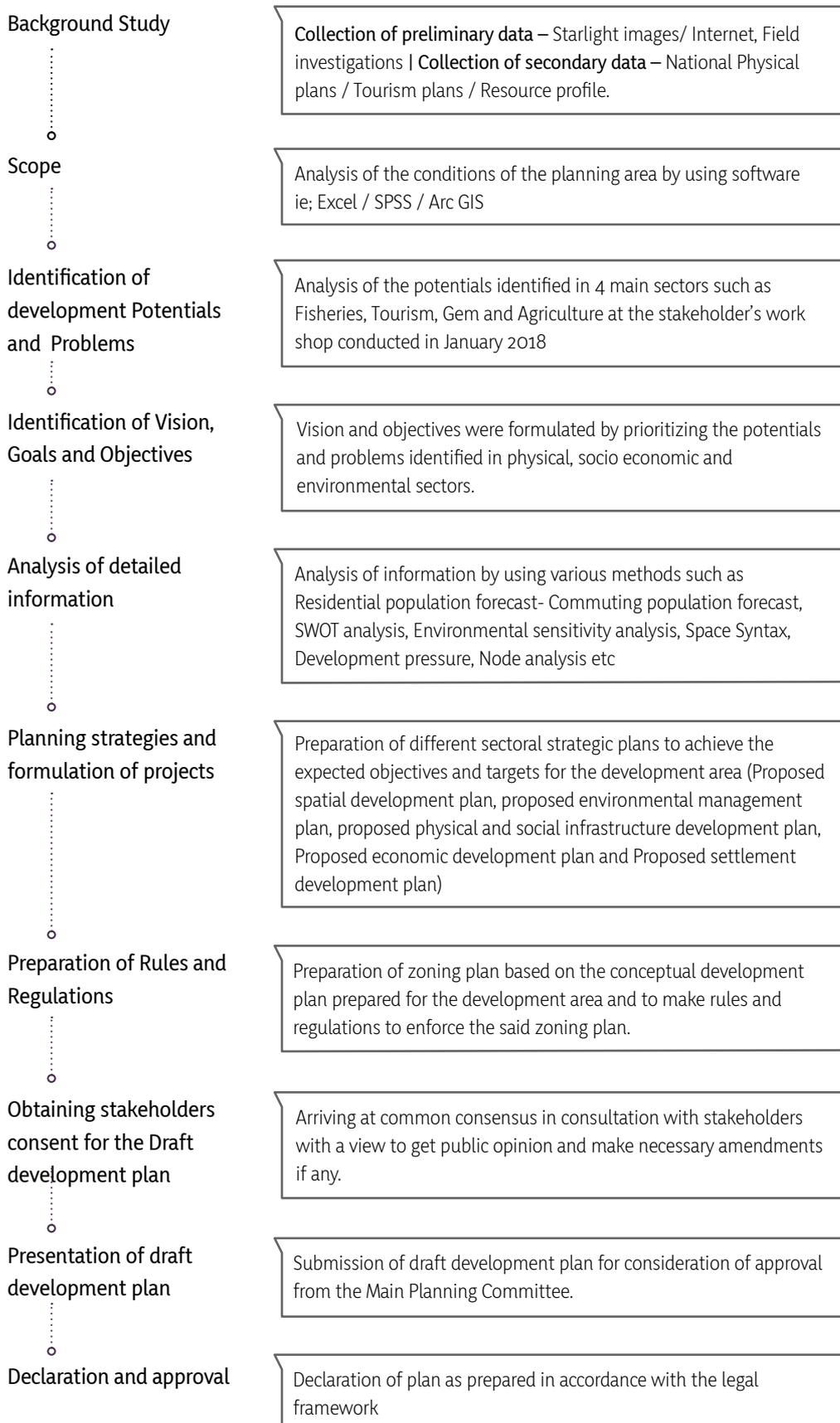
When considered the tourism industry in the Beruwala area, much potential is found to be seen towards the southern side of the town around the Bentara river area but this locality falls into two administrative districts and as such the preparation of strategies for development of tourism industry was made only for the Beruwala administrative area.

Some of the problems identified through the development plan could not be directly addressed by the UDA and therefore intervention of the relevant other agencies is required. Provision of human resources and physical infrastructure for the schools and hospitals, Supply of drinking water for the increasing population for 2030, employing of persons for the job opportunities generated through promotion of tourism industry can be cited as examples.

By taking into account the above-mentioned facts, this plan was prepared with a long-term vision and targets by formulating suitable projects with a view to create a sustainable urban area through a legal framework covering all aspects in physical, socio-economic and environmental sectors to achieve the development expected for 2030.

1.4. Planning Process

The planning process adopted for preparation of this plan is much flexible and the studies that were carried out in every stage are much useful for the success of this plan. The planning process gone through with background studies, practical actions, technical evaluations can be shown as follows.



1.4.1. Background study

At the initial stage of preparation of the Beruwala development plan, a different methods and strategies were adopted in collecting information and data and mainly that can be categorized as primary source and secondary source. The primary data was collected through field investigations after studying the area by using internet and starlight imageries. The historical background and evolution of the Beruwala area was further studied through the National development plan, Tourism plan, Resources profile, relevant books and magazines etc with a view to identify the hierarchal order of the town in regional context, district, provincial, and national context. At the same time, the secondary data was collected through the government and non-governmental organizations for example the Beruwala Divisional Secretariat, Irrigation Department, Road Development Authority, Coastal Conservation Department and Tourism Development Authority etc.

1.4.2. Scope

The data that was collected through these primary and secondary sources were put into different analysis by using some software tools ie; Excel, SPSS, Ark GIS etc. and comprehensively evaluated the physical, social, economic and environmental aspects, based on the above analysis, the need of a development plan was identified under three categories.

1. *To mitigate the uncontrollable development pressure prevailing in the Beruwala development area.*
2. *To orient the development in Beruwala area to the right direction by integrating numerous projects implemented by different organizations.*
3. *To extract the potentials of the declared area of Beruwala extensively for economic development activities.*

Each planning requirement thus identified were further analyzed by taking into account its Strengths, Weaknesses, Opportunities and Threats.

1.4.3. Identification of potentials and problems

A meeting was held in January 2018 in participation with different stakeholder agencies, State and private sector institutions and relevant unions and societies. The detail information of participants is given in annexure 01.

Chapter 01
Background of the
Development Plan

Planning Process

Background Study

Scope

Identification of
potentials and problems

Chapter 01

Background of the Development Plan

Planning Process

Formulation of Vision target and objectives

Analysis of detailed information

Formulation of Planning strategies and projects

Preparation of Rules and Regulations

1.4.4. Formulation of Vision targets and objectives

By taking into account the problems and potentials identified according to the sequential order, a vision for future development scenario of the Beruwala town area was formulated. At the same time, in order to achieve this vision, three targets were setup including required objectives to have focus in the development plan by which it is expected to achieve the UDA's vision statement "The Grand portal of South Beach Panorama" (An Assortment Of Fishery, Gem, & Agriculture, Enterprises In Bound With Beruwala Beach Touristy).

1.4.5. Analysis of detailed information

In order to evaluate the identified targets, detailed analysis was carried out by using technological tools. ie;

1. *Development Pressure*
2. *Environmental sensitivity analysis*
3. *Connectivity analysis*
4. *Space syntax*
5. *Node analysis*

1.4.6. Formulation of Planning strategies and projects

The main objective was to formulate Planning strategies to achieve the goals and objectives of this development plan using the available resources in the area by minimizing the problems and constrains that were noted at the beginning. Accordingly, in order to achieve the expected development, five sub sectoral plans were formulated ie;

1. *Proposed spatial development plan*
2. *Proposed environmental management plan*
3. *Proposed physical and social infrastructure development plan*
4. *Proposed economic development plan*
5. *Proposed settlement development plan*

The strategic projects identified through the above mentioned sub sectoral plans are explained under the action plan.

1.4.7. Preparation of Rules and Regulations

Initially, a conceptual plan was drawn and based on which a zoning plan was prepared by demarcating few zones in the area identified to be developed. Thereafter the building regulations were formulated pertaining to each zone in order to guide and regulate all future development activities in the area.

1.4.8. Approval for Draft development plan

After preparation of the development plan, it is expected to get views and comments from the stakeholders and to arrive at consensus to proceed with further.

1.4.9. Submission of Plan to the Planning Committee

The Draft development plan will be submitted to the UDA main planning committee to obtain its views and advice for further amendments at this stage.

1.4.10. Approval and declaration of the plan

After obtaining the views from stakeholders and the main Planning Committee, the amended plan will be submitted for the approval of the subject Minister and thereafter declared for public.

Chapter 01 Background of the Development Plan

Planning Process

Approval for Draft
development plan

Submission of the Plan to
the Palnning Committee

Approval and declaration
of the plan

Chapter **02**

Background Study

Chapter 02 Background Study

Study Area

2.1. Study Area

Beruwala Divisional Secretariat area comprises with 82 numbers of Grama Niladhari divisions with an area of 70.33 Sq.km's and is identified as planning jurisdiction. Therefore, the Beruwala Divisional Secretariat area was selected as the planning area.

Out of the total land area of Kalutara District, 1.4% falls into the Beruwala Divisional Secretariat area and when compared with the land areas of other local authorities, Beruwala has come to 3rd place. Average altitude of the area remained between 50–100 feet from the mean sea level. Land terrain in this particular local authority units remain between 50 to 200 feet. Beruwala Divisional Secretariat area is situated bordering North by Kalutara Divisional Secretariat boundary, from East by Mathugama and Dodangoda Divisional Secretariat boundaries, from South by Bentara river and from west by the sea and within this area the Beruwala Urban Council and the Pradeesheeya Sabha are located.

When considered the present land use pattern of the area, there is a potential to concentrate the population in regions and zones. This factor may have to be considered in making development proposals in future and accordingly it has been identified that the land use pattern needs to be planned out making room for expanding services required for the expected residential population and the commuting population.

As per the present land use pattern, the developable land extent is worked to 1046 Ha (26% of total extent). A some of such potential land areas usable in future are given in annexure 02.



2.2. Planning and Situational Context

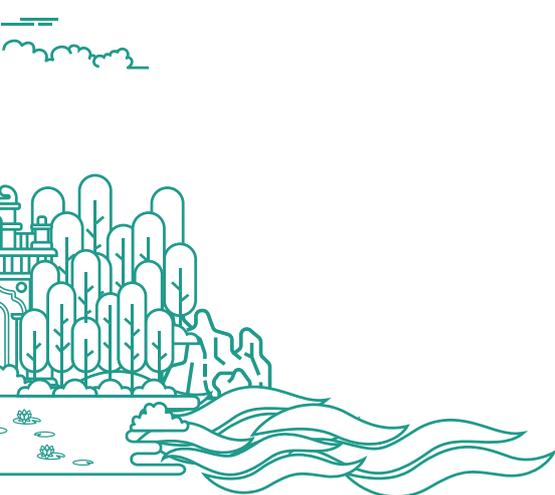
In the Planning context, the evolution of the Beruwala planning area and how it is linked with nationally, regionally and with other surrounding areas has been summarized. And also, in Physical context, Population, Housing and economic activities in the area have been described.

2.2.1. Planning Context

Although there were two separate draft plans for Beruwala Urban Council area and Pradesheeya Sabha area, after carrying out an extensive study for the entire area, it was identified that there is a requirement to have one integrated plan instead of having two separate plans. It is on that basis only the Beruwala Divisional Secretariat area containing of 70.04 Sq.km was identified as the planning jurisdiction.

Since from ancient time the Beruwala area remained as commercial center predominantly based on fisheries and tourism activities, it has an identical status in the Kalutara district. Due to westerners entered into trading activities in 16th century, the commercial and trade activities were grown up in this area rapidly. Specially, Arabic and European nations have engaged in trade activities and expanded it around the harbors of Panadura Beruwala area. Because of the expansion of trade activities, a large number of Arabic people concentrated and occupied in Beruwala area and get married the Sri Lankan women. (Indrakeerthi 2002)

According to the historical legends about this area, it is said that during the ancient Kurunegala era, a sailing ship carrying six Brahmans from Soli region to attend the coronation of Prince Gale Bandara, has arrived to anchor it at Beruwala Harbour area by laying down of its "sailing". Thus, the name Beruwala is said to be originated on the said story interpreting its meaning in Sinhala language as "Ruwala be Waraya" and has subsequently been denoted as Beruwala.



Chapter 02 Background Study

Planning and
Situational Context

Planning Context

Figure 2.1 : Masjid ul abrar mosque - 1000 - 1300 A.D.



Source : Sri Lanka Muslims website - 2018

When studying the historical background of the Beruwala area, the legends revealed that there is a historical Buddhist temple namely Wehergalakanda said to be coming from Anuradhapura era is situated in the area. Some archaeological remains belonging to Kandyan era has been found in this premises. The existence of such Buddhist temples belonging to Kandyan era reveals that there had been settlements in this area from ancient time.

Further Legends reveal that the ancient Masjid ul abrar mosque dating back 1000 -1300BC (Figure 2.1) and Kichchamalai Mosque located within the Beruwala Urban Council area are said to be built by the Muslims who first arrived in Ceylon for trading which evidence to prove that there had been settlements in this area from ancient time.

The existence of Catholic Churches that had been built at later stage in colonial period are the evidence to prove that there had been some villages, Service centers, fortress etc of Colonial features located all over the places in coastal GN divisional areas at Beruwala. At the southern boundary of the Beruwala planning area closer to Bentara river outlet, Portuguese had built a fortress in 17 centuries which is said to be converted to a health Centre by the British during their ruling at later stage. To maintain a linkage between Colombo and Galle there had been a ferry and the Aluthgama town is located at the end of the said ferry.

Figure 2.2 : View of the Railway bridge across the Benthota river in 1894



Source : Lankapura website 2007-2011

After the coastal railway line was built by the British in 19th century, connected other ancillary facilities have been developed in the area. (An old image of said railway line crossing the Benthara river is shown in figure 2.2). When considered about the cultural background, the Beruwala area is having many historically and socially valuable features. It is seen that the Sinhalese and Muslims are living in harmony in this area. The cultural features have become eye opener for tourists and among those, Kande Viharaya, Kaluwamodara Dharmadweepa Yogashramaya, St. Joseph Church, ancient kalvari and Beef Park are some of the main historical places.

The development scenario which evolved over the years in Beruwala planning area from ancient time to present status is shown in Figures 2.3 and 2.4.

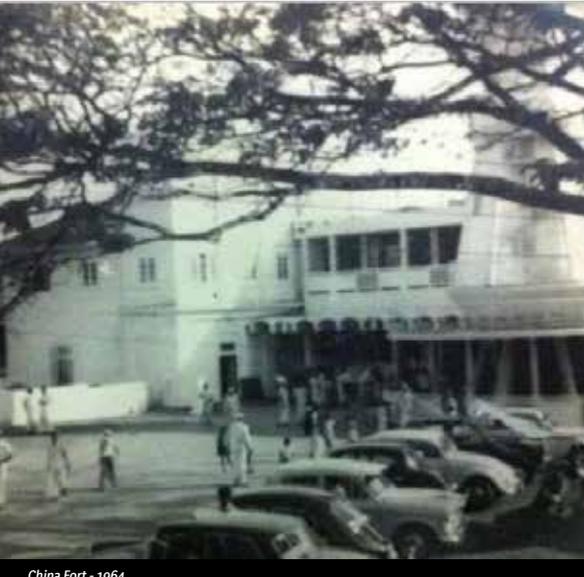


1894 Aluthgama

Benthota Bridge



Gem Cutting - China Fort



China Fort - 1964



Beruwala lighthouse, Ceylon.

Beruwala Lighthouse



China Fort Association



Gem Cutting 1937 - 1985



Abral Mosque



Fasiya Jumma Mosque 1964

Figure 2.3 : Historical situation of Beruwala planning area

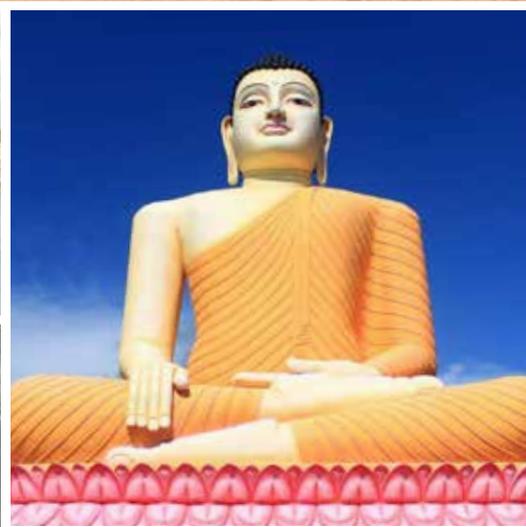


Figure 2.4 : Present situation of Beruwala planning area

Chapter 02 Background Study

Planning and Situational Context

National and Regional Linkages

2.2.1.1. National and Regional Linkages

The Beruwala town can be introduced as an area having linkages at National and regional level. Kalutara, Panadura and Colombo are situated at northern side and Ambalangoda, Galle, Matara and Kataragama towns are situated at southern side and Horana and Mathugama towns are situated in Eastern side. Since these towns are well connected with strait roads, it has improved the regional linkages in the planning area. The map showing the National and regional linkages is given as 2.1. The Beruwala town located based on the Grade A002 road starting from Colombo running via Galle Hambanthota passing Wellawaya town is having linkages with country's main commercial Capital of Colombo and other surrounding towns, and towards southern direction, it is linked with Galle, Matara, Hambanthota and Kataragama. Also the Mathugama-Aluthgama road is linked with Ratnapura leading up to Badulla. Thus, the Beruwala town is connected with proper road network. Further the existence with Southern highway interchanges of Welipenna and Dodangoda are located closer to planning area having access ways to those interchanges through the planning area and which have increased the linkages with country's other regions.

Map 2.1 : Regional and National Linkages of Beruwala planning area



Regional and National Linkages
Beruwala DSD Area
 Source : Survey Department



Urban Development Authority
 December 2020

Chapter 02
Background Study

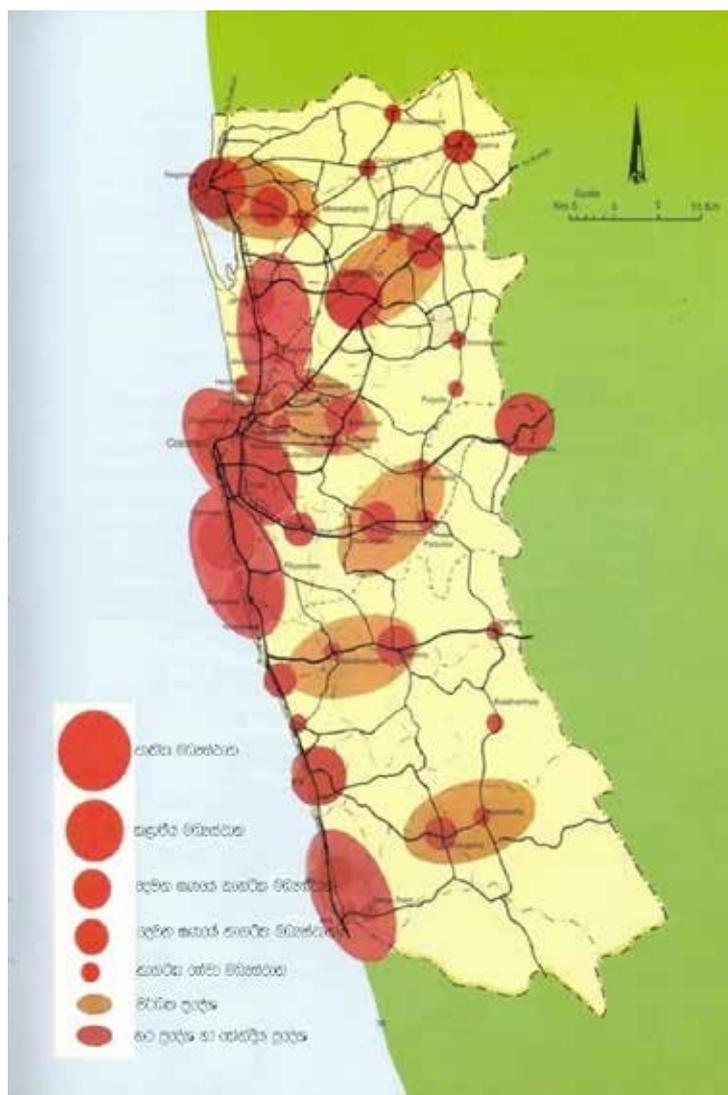
Planning and
Situational Context

Preliminary
Planning Studies

2.2.1.2. Preliminary Planning Studies

When considered about the previous planning studies, Aluthgama and Darga town fall within the Beruwala Pradesheeya Sabha area have been identifies as 4th order towns as indicated in the Greater Colombo regional Structure plan prepared in 1998 as shown in figure 2.5.

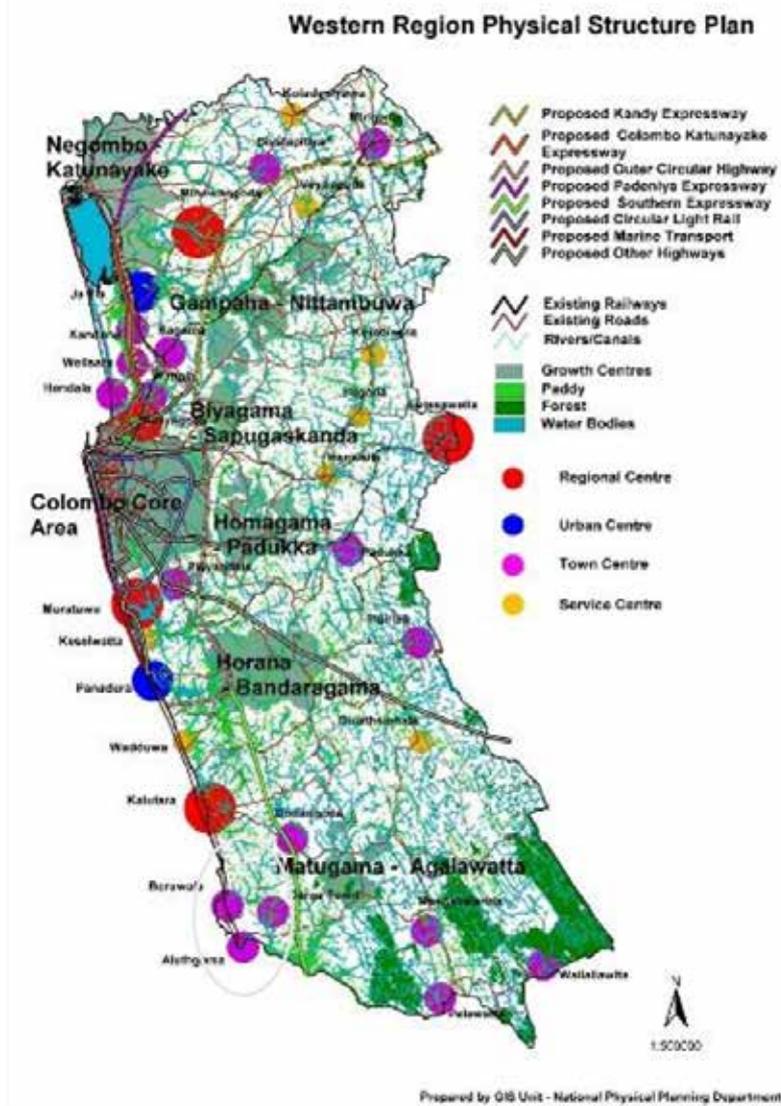
Figure 2.5 : Greater Colombo Structure Plan – 1998



Source : Grater Colombo Strusture Plan, Urban Development Authority -1996

According to the Western province physical Structure plan prepared in year 2002 in line with the National physical planning policy, (shown in figure 2.6) Aluthgama and Darga town has been proposed to be developed as sub urban centers and also the Beruwala, Aluthgama and Darga town have been proposed to be developed as facility centers.

Figure 2.6 : Physical structure plan of western province - 2002



Source : National Physical Planning Department

Further, in the Greater Colombo Development plan prepared in year 2004, it is proposed to develop the Beruwala area as an urban center and Inner Ring township (shown in the figure 2.7). As per the National Resources planning and policy, the Coast conservation department has prepared a coastal zone management plan in year 2004 and according to that plan, the Coastal zone starting from Beruwala to Benthota and the coastal line closer to Payagala are identified as beach lines highly subjected to sea erosion. The erosion in that area is measured as 1 Meter to 3 Meters. Therefore, coastal protection and implementation of strategies as identified in the coastal zone management plan will be included into this plan expecting a sustainable development.

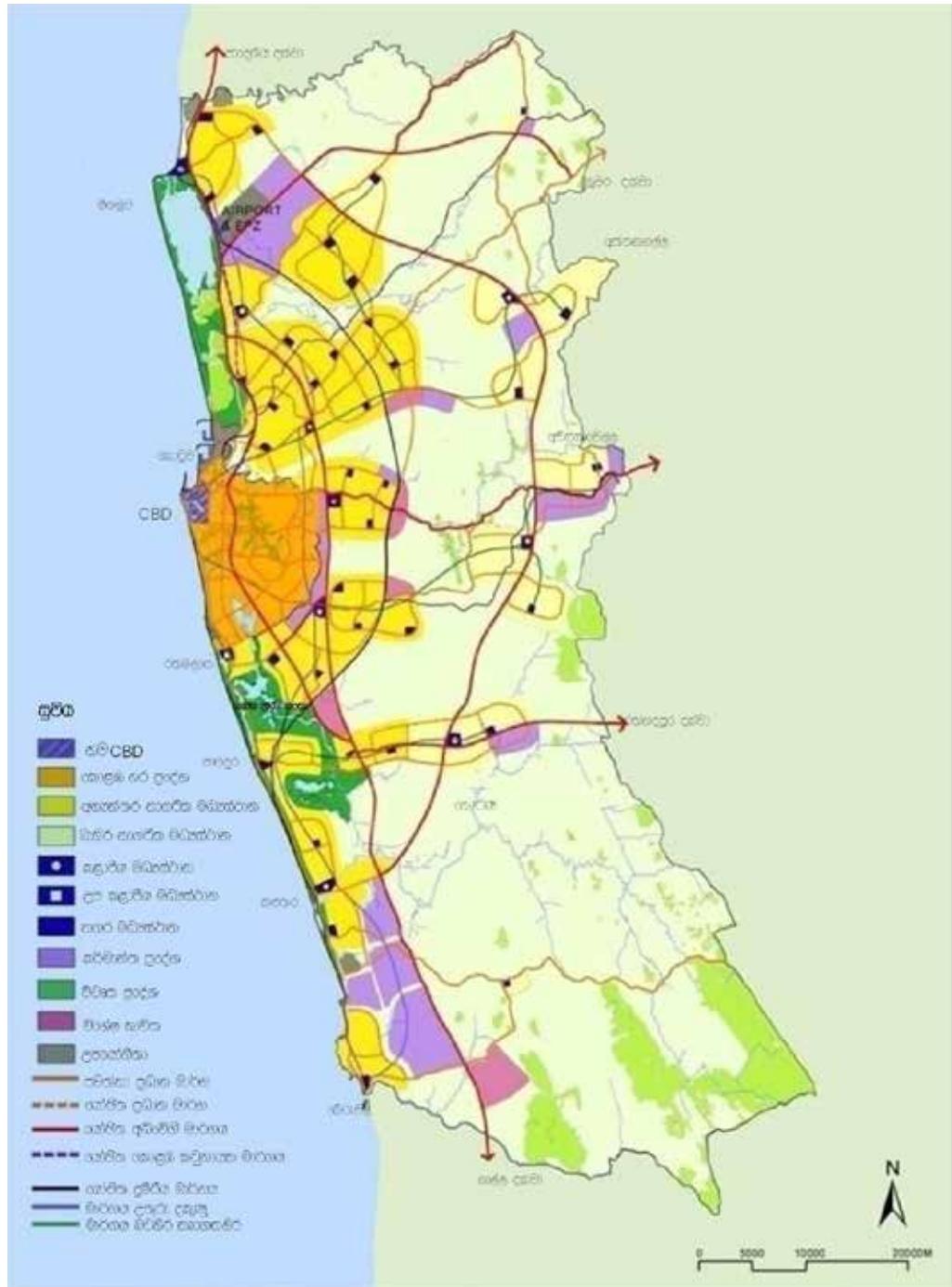
According to the national physical plan prepared by the National Physical Planning department for 2040, the Beruwala area falls into the proposed economic zone as shown in the figure 2.8.

Chapter 02
Background Study

Planning and
Situational Context

Preliminary
Planning Studies

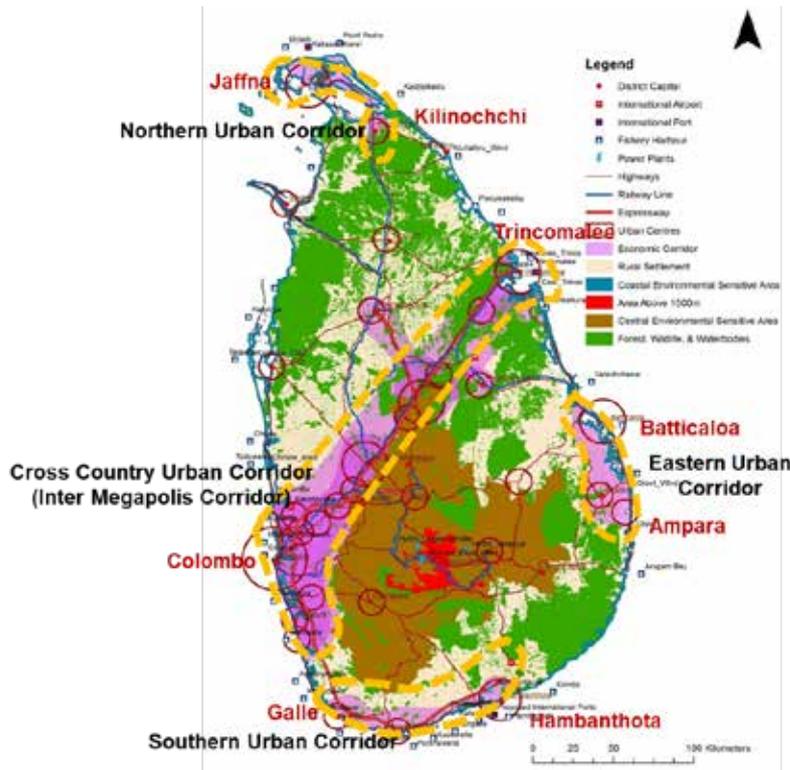
Figure 2.7 : Greater Colombo plan (CESMA) –2004



Source : Urban Development Authority

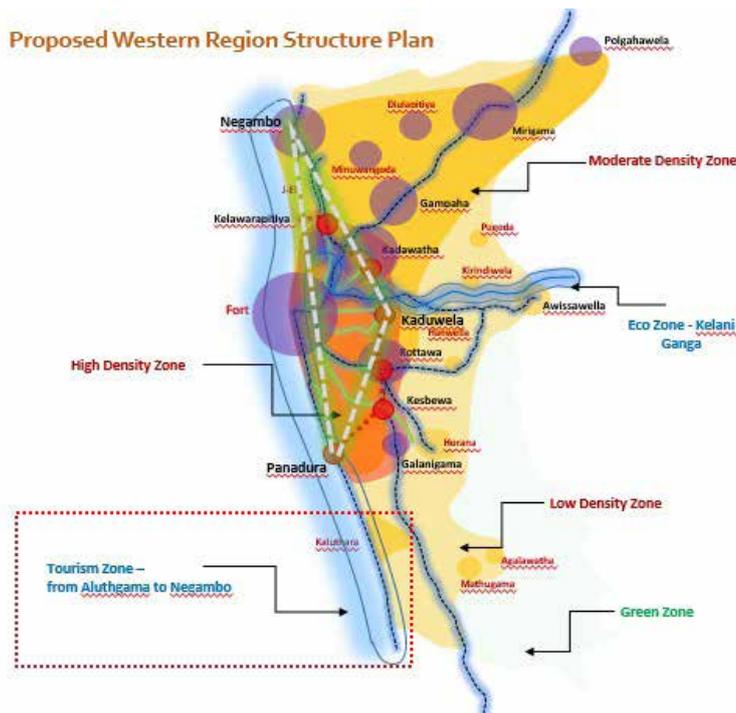
Further in the proposed Western Provincial Structure plan 2017, (shown in Figure 2.9) coastal line from Negombo to Aluthgama area has been identified as tourism zone. The coastal line from Payagala to Aluthgama is falling within the Beruwala planning area and is included into the proposed tourism development zone

Figure 2.8 : National Physical plan – 2040



Source : National Physical Planning Department

Figure 2.9 : Proposed western province structure plan –2017



Source : Western Province Division, Urban Development Authority – 2017

Chapter 02
Background Study

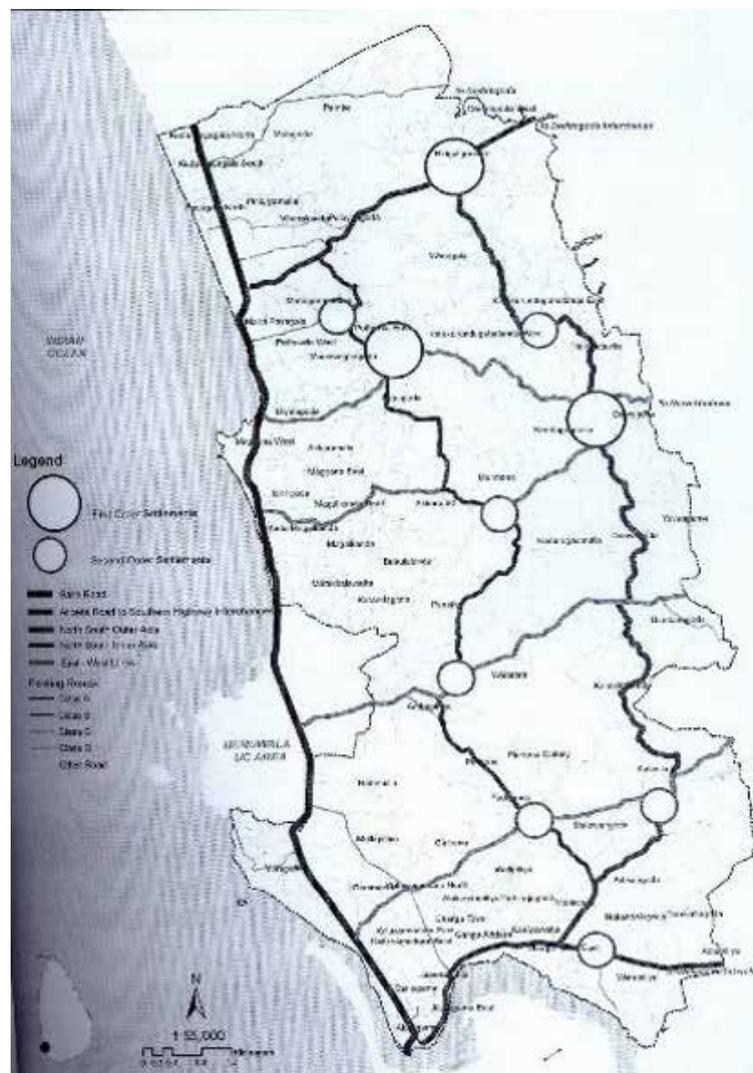
Planning and
Situational Context

Preliminary
Planning Studies

By the post Tsunami redevelopment assisted draft plan as shown in Figure 2.10 for the resettled families who were displaced due to Tsunami were provided with infrastructure facilities. Under the above plan, the projects identified from Beruwala divisional secretariat area are as follows.

1. *Development of integrated road network.*
2. *Development of residential areas located in the middle areas*
3. *Development of environmentally important coastal conservation areas and recreational areas.*

Figure 2.10 : Post Tsunami Rebuilding Plan –2011



Source : Urban Development Authority, 2011

2.2.2. Physical Context

The population of the planning area is approximately 192,939 and the population growth rate during last few years is given in Table 2.1.

Table 2.1: Population Growth Rate from 2001 to 2019 (Beruwala Planning Area)

Year	Population	Growth Rate
2001	144,733	1.34 %
2012	164,969	1.23 %
2017	171,874	1.32 %
2019	192,939	1.06 %

Source : Department of Census and Statistics - 2011, Resource Profile - 2019

According to the population forecast for 2019, the density of population in Beruwala planning area was 2743 persons per Sq.km.

When considered about the commuting population, people from other areas are moving to the towns for education, employments and trading etc. and also there are some daily commuters to the area. It is observed that nearly 150,000 -200,000 peoples are daily moving around this planning area. When the date of public fairs at Aluthgama and Payagala this number is increased. It is expected to provide required facilities for this commuter population also in this plan.

According to the housing stock available in this planning area as per Table 2.2, it can be classified as Permanent, Semi permanent and temporary houses. The main reason for increasing the Semi-permanent and Temporary houses was found to be due to Tsunami disaster that occurred in year 2004. The majority of those people are the persons engaged in fisheries and toddy making activities residing along the coastal areas. Some of the persons who have displaced due to Tsunami disaster have been provided with alternative houses in hinterland.

Table 2.2: Housing classification in Beruwala Planning Area

Housing Condition	Permanent	Semi - Permanent	Temporary	Total
Number	32,595	3,005	1,097	36,697
Percentage	88.82	8.18	2.98	100

Source : Resource Profile 2016 – (Beruwala Divisional Secretariat)

Chapter 02 Background Study

Planning and
Situational Context

Physical Context

The special feature that can be seen in Beruwala planning area is the economic diversity, and the economy in Beruwala area is mainly based on four activities ie, Fisheries, Tourism Industry, Gem Trade and Agriculture.

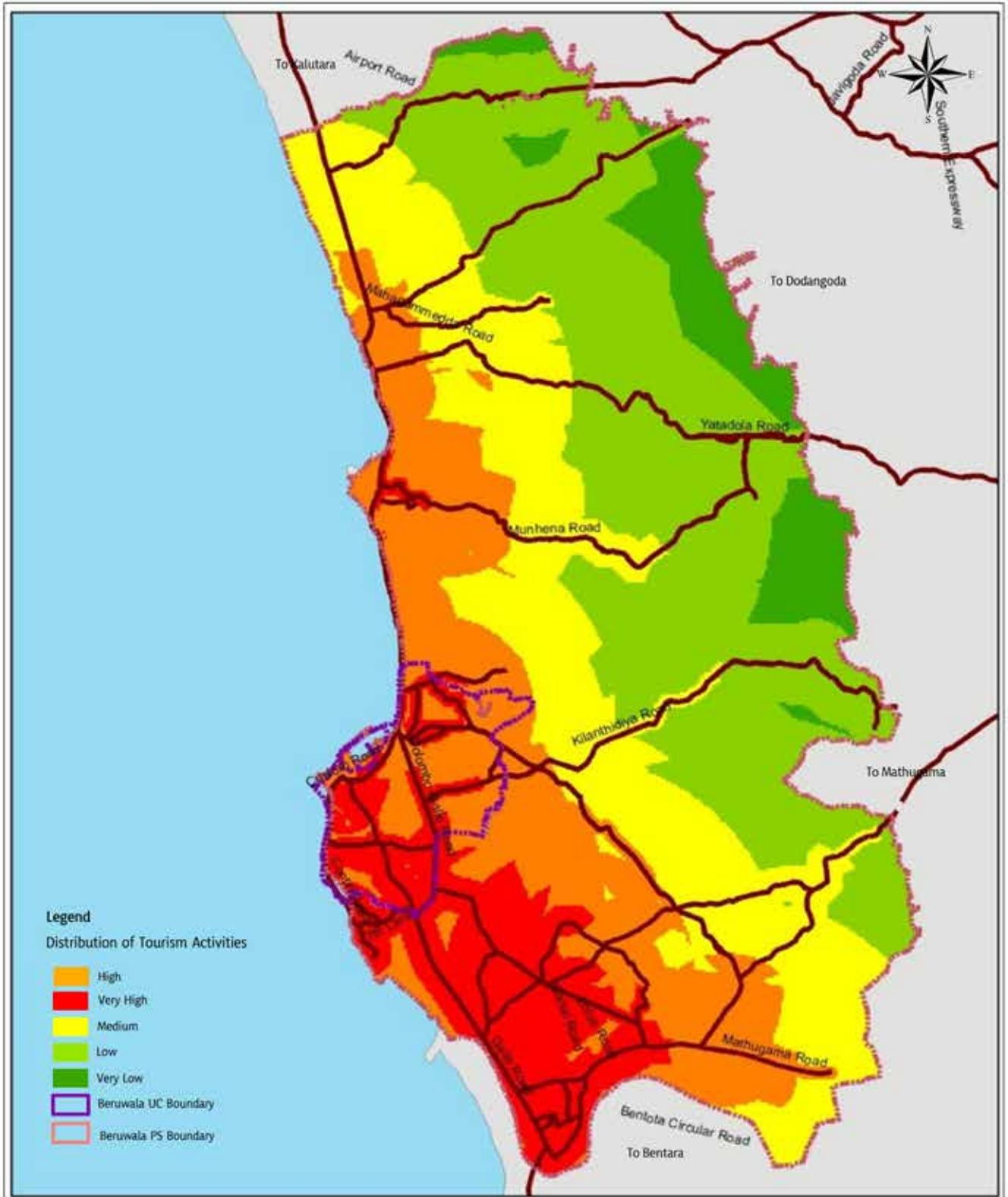
The main sector contributing to the economy in the area is found to be the fisheries industry and majority of people who are residing in GN divisions of coastal areas are directly and indirectly depending on their livelihood through this industry. The number of Fisheries families living in Beruwala planning area is Around 3000. Fish production annually contribute to the national economy from this area is estimated to around 32 Metric tons. Five fisheries zones such as Payagala, Maggona, Beruwala North, and Beruwala South and Aluthgama can be identified in this planning area and out of which the Beruwala zone is significant due to existence of its natural harbor.

When considered about the tourism industry, the physical setting, scenic beach line, Benthara river and historically and archeologically important religious places and parks (Kichchimale Church, Kande Viharaya, Brief Garden have been identified as important tourist attraction sites. The distribution of tourism industry in the Beruwala planning area is shown in Map 2.2

The agriculture being another potential area of economy is spread in hinterlands and the Coconut, Rubber and Paddy are the main activities. Agriculture has become important not merely as economic activity but also it maintains a balance in environmental conditions.

When considered about gem trade in the Beruwala area, it is identified as the second largest gem market in Sri Lanka. Although the gem deposits are not available in this area, the trading and purchasing activities are daily taking place out of the gems brought from other areas as well foreign countries. Gem trade in Beruwala town (China Fort) has a long history. After arrival of Arabic traders to this area, the gem trade was originated and the majority of those who engage in this trade are found to be the Muslims.

Map 2.2 : Distribution of activities connected to Tourism industry of Beruwala planning area



Distribution of Activities Connected to Tourism Industry - Beruwala DSD Area

Source : Urban Development Authority



Urban Development Authority
December 2020

Chapter 02 Background Study

Delineation Of Planning Boundary

Functional Boundary

Geographical Boundary

Administrative Boundary

2.3. Delineation Of Planning Boundary

Since the land mass of Beruwala Urban Council limit is practically not sufficient to implement the whole objectives of this plan, the Divisional Secretariat area of Beruwala including both Urban Council area and Pradesheeya Sabha area was considered as the planning area. This area has also been declared by the UDA as “an urban development area”. A number of factors were considered as mentioned below in delineating the planning area in this plan.

2.3.1. Functional Boundary

The Beruwala Divisional Secretariat area is a region with divers of economic activities. The main economic activities are distributed in Beruwala Urban Council area and Pradesheeya Sabha area. The Fisheries and Gem activities are concentrated in the Urban council area and beyond that, in the southern coastal line up to Aluthgama, the main economy is found to be the tourism related activities while the agricultural economy is prevailed in hinterland. Thus, in the Beruwala Divisional Secretariat area and beyond that entire coastal zone, the main economic activities are the Fisheries, Gem, Tourism, and Agriculture activities.

When overlays both, the Development pressure and Sensitivity index together, it can clearly be identified the increasing trend of Sensitivity index flowing through the main roads towards highlands. It was the very reason as to why the present functional boundary of this area was taken as the base in delineating the planning area.

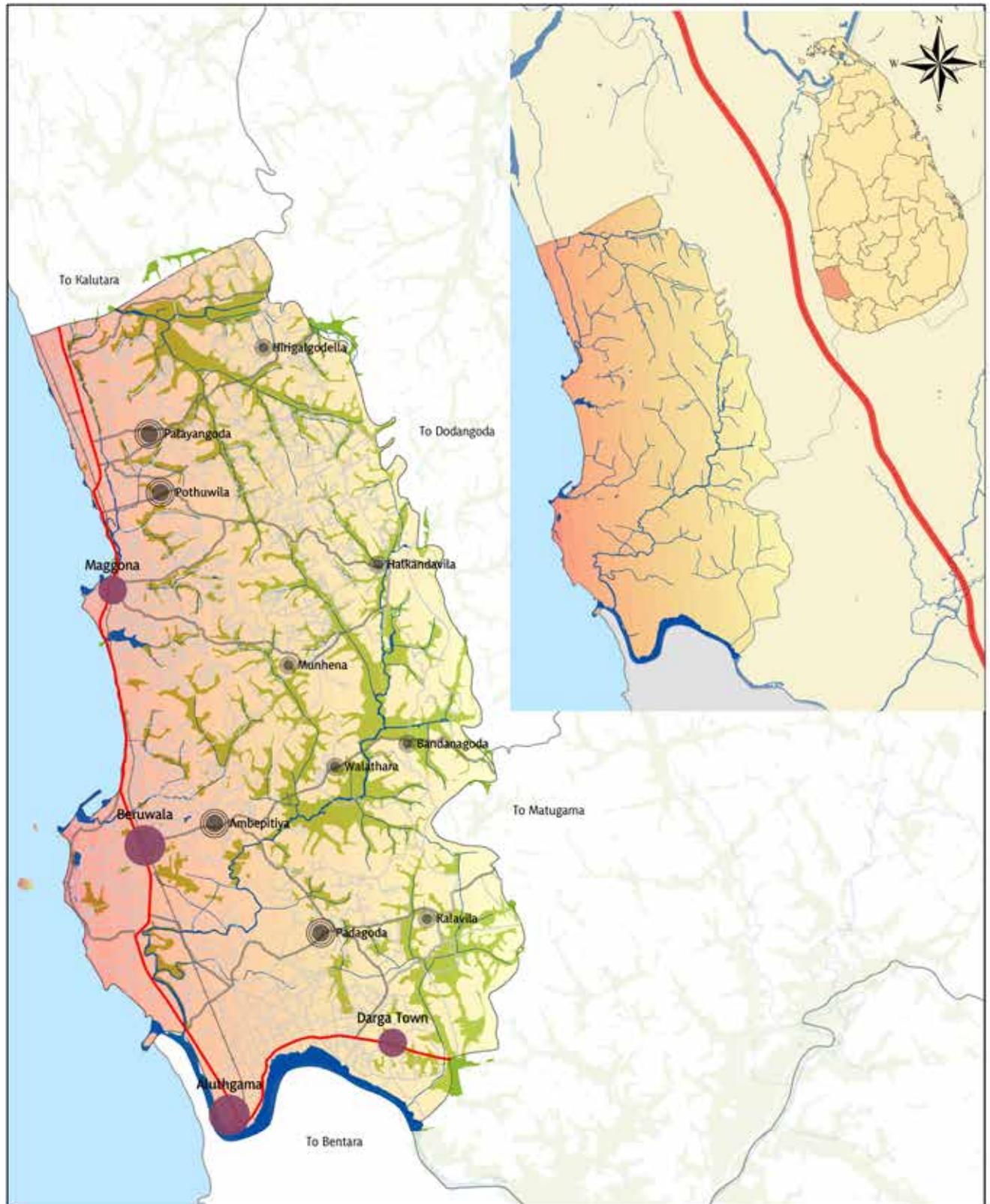
2.3.2. Geographical Boundary

When considered about the geographical location of the Beruwala Divisional Secretariat area, it contains with low-lying areas with water bodies. The southern side of the planning area is located bordering to the sea and the areas towards hinterland contains with natural drainage system. The Benthara river connected to the sea from Aluthgama area bordering the southern side of Divisional Secretariat area, and the northern side of water canal system connected to the Dummalamodara canal between Payagala and Maggona are the major drainage systems. A wetland and an agricultural area with Rubber and paddy fields can be seen towards the eastern side. Thus, the geographical factors were taken into account in delineation of boundaries of the planning area but it was not limited only to those factors.

2.3.3. Administrative Boundary

The Beruwala planning Jurisdiction is mainly containing with two major administrative boundaries ie. Urban Council area and Pradesheeya Sabha area. In this context, the Beruwala Divisional Secretariat area bordering to Benthara river was taken into account based on geographical factors as the planning boundary. It is shown in Map 2.3. The selection of Beruwala Divisional Secretariat area as the planning boundary was thus made based on the Action areas, Geographical boundaries and Administrative boundaries.

Map 2.3 : Location of Beruwala Planning Area



Location
Beruwala DSD Area
 Source : Survey Department



Urban Development Authority
 December 2020

2.3.4. Basic Data About “Beruwala”



Residential Population

164,948 (2012)

192,939 (2019)

Population Distribution by Age Limits 2019

Above 60  **8%**

15- 59  **60%**

0-14  **32%**

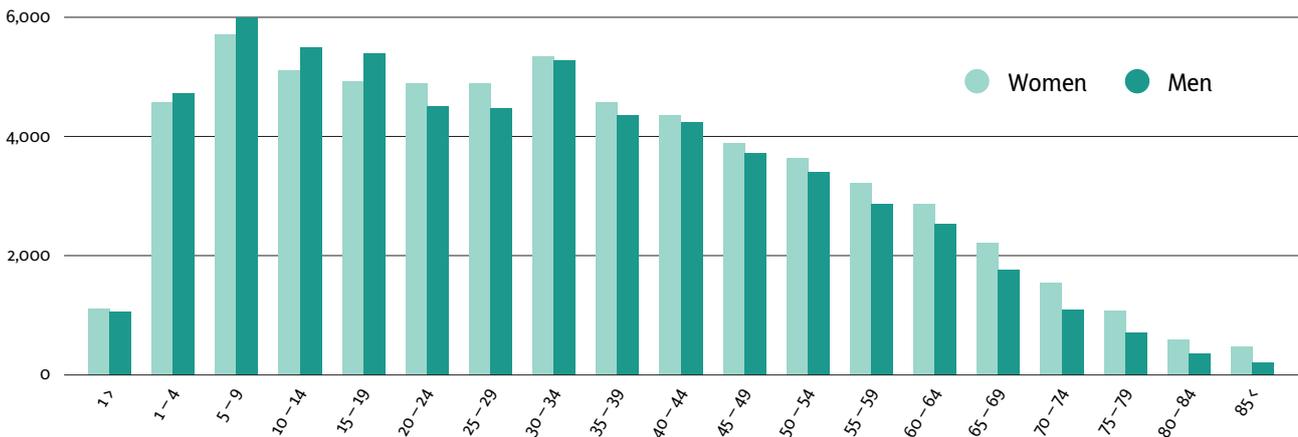
Population Density of the Area

2743 Persons Per km² - 2019

Population Growth Rate – 2019 **1.06%**

Daily Commuter Population – 2019 **75000**

Population by Sex – 2019



Total Land Area **70.33** km²

Urban Council Area **4.55** km²

Pradesheeya Sabha Area **65.78** km²

Road Network in the Area



RDA Roads **14.8** km

PRDA Roads **50** km

Other Roads Owned by Local Authorities

Population by Race – 2019
Total Population 192,939

120,476 62.44%
Sinhala

69,895 36.23%
Muslim

1,572 0.81%
Tamil

873 0.45%
Burger

57 0.03%
Malay

66 0.03%
Others

Source : Resource Profile – 2019

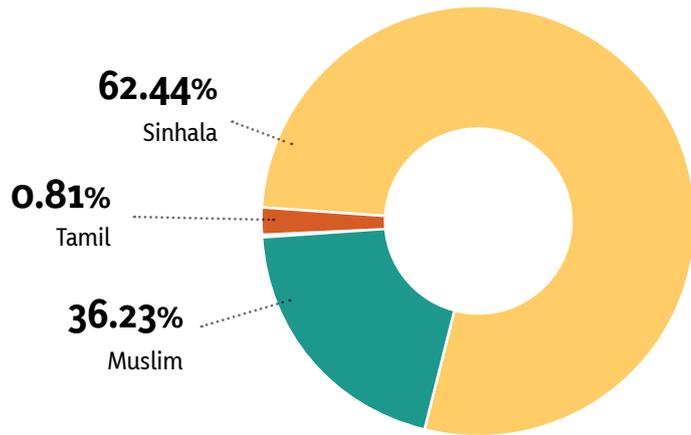
Urban Council Area

17% **82%**

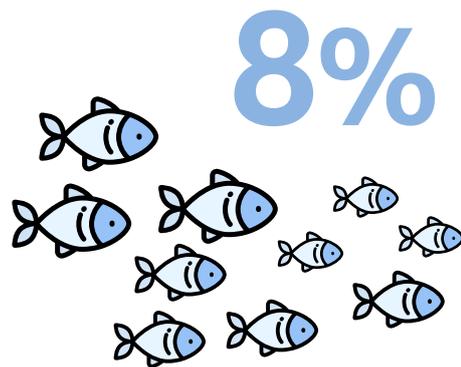
Pradesheeya Sabha Area

64% **35%**

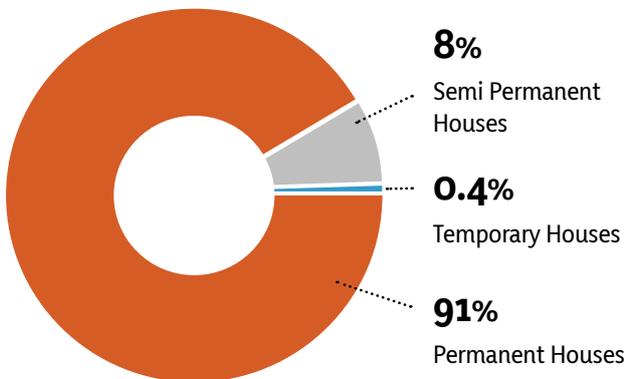
● Sinhala ● Muslim



Contribution to GDP from Beruwela Area for Fisheries Production



Total Housing Stock
35,743 - 2019



Fisheries Centers in Beruwela Area

-  Maggona
-  Beruwal South
-  Payagala
-  Beruwala North
-  Aluthgama

Chapter **03**

Need of the Development Plan

3.1. Identification Of Problems

By considering the relevant data and the problems that were identified at the stakeholders meeting, and also taking into account the potentials in different areas, the requirement of preparing a development plan for a Beruwala Urban area was identified in the certain parameters which are described as bellows.

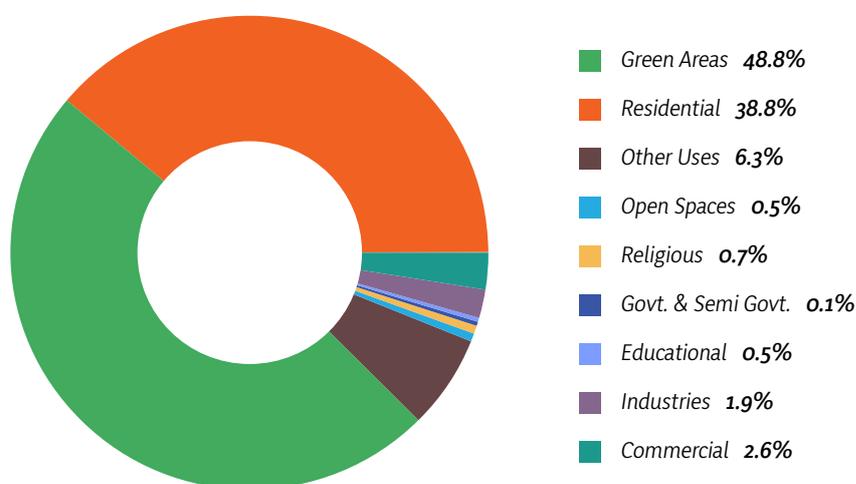
1. *Mitigation of uncontrollable Development Pressure in the Beruwala planning area.*
 - I. *Because of the development Pressure that is presently prevailed in planning area has eaten into environmentally sensitives areas, environmentally critical areas, cultivated green areas, and coastal areas creating adverse effects*
 - II. *Because of the unauthorized constructions, the scenic viewing paths are obstructed*
 - III. *Negative impacts to fisheries activities*
2. *The orientation of the development activities of Beruwala planning area to the right direction by integrating numerous projects that are implemented by different organizations.*
 - I. *National intervention for development of Moragolla coastal line*
 - II. *Proposed projects to be implemented with the intervention of different organizations in the Beruwala Urban area and Pradesheeya Sabha area.*
3. *Usage of potentials of Beruwala planning area in maximum possible level for various economic development activities.*
 - I. *Tourism industry*
 - II. *Fisheries industry*
 - III. *Gem trade*
 - IV. *Agriculture*

3.2. Problem Analysis

1. Mitigation of uncontrollable development pressure in the Beruwala planning area.

I. Due to Development Pressure that is presently prevailing in planning area has routed to environmentally sensitive areas, and such sensitive areas, cultivated green areas, and coastal areas causing negative effects.

Figure 3.1 : Land use pattern of the Beruwala area –2015



Source : Beruwala Planning Team, Kalutara District Office – 2017

As per the land use pattern of the area, 50% of the total land area falls into environmental sensitive areas. Figure shown as 3.1 and Map 3.1 show the present land use pattern of the planning area. According to the Sensitivity analysis in the area shown in Map 3.2, the Main canals running across the planning area; the Kaluwamodara canal and Dummalmodara canal surroundings and also around the small canals created from which areas have become environmental sensitive areas. In addition, around 1,430 Ha of paddy fields spread in and its surrounding low-lying areas make significant contribution to maintain environmental balance.

The Paddy fields and low-lying areas which are important to control the storm water during heavy rainy seasons are also subjected to threat due to unauthorized filling because of the increase of land value. Also due to various constructions in either side of canals, free floor of water is badly disturbed threatening it for flooding of the area even in a light shower.

Chapter 03 Need of the Development Plan

Problem Analysis

The Benthara river, Kaluwamodara canal and Dummalmodara canal and few other small canal systems is flowing across the area but due to erection of haphazard buildings and land filling it has caused obstacles for free flow of water. Because of this reason, a number of places in this area is subjected to threat for inundation even in a light shower.

According to the land use pattern indicated in the 2009–2015 Resource profile, the paddy cultivated land area from 2009 to 2015 is as follows.

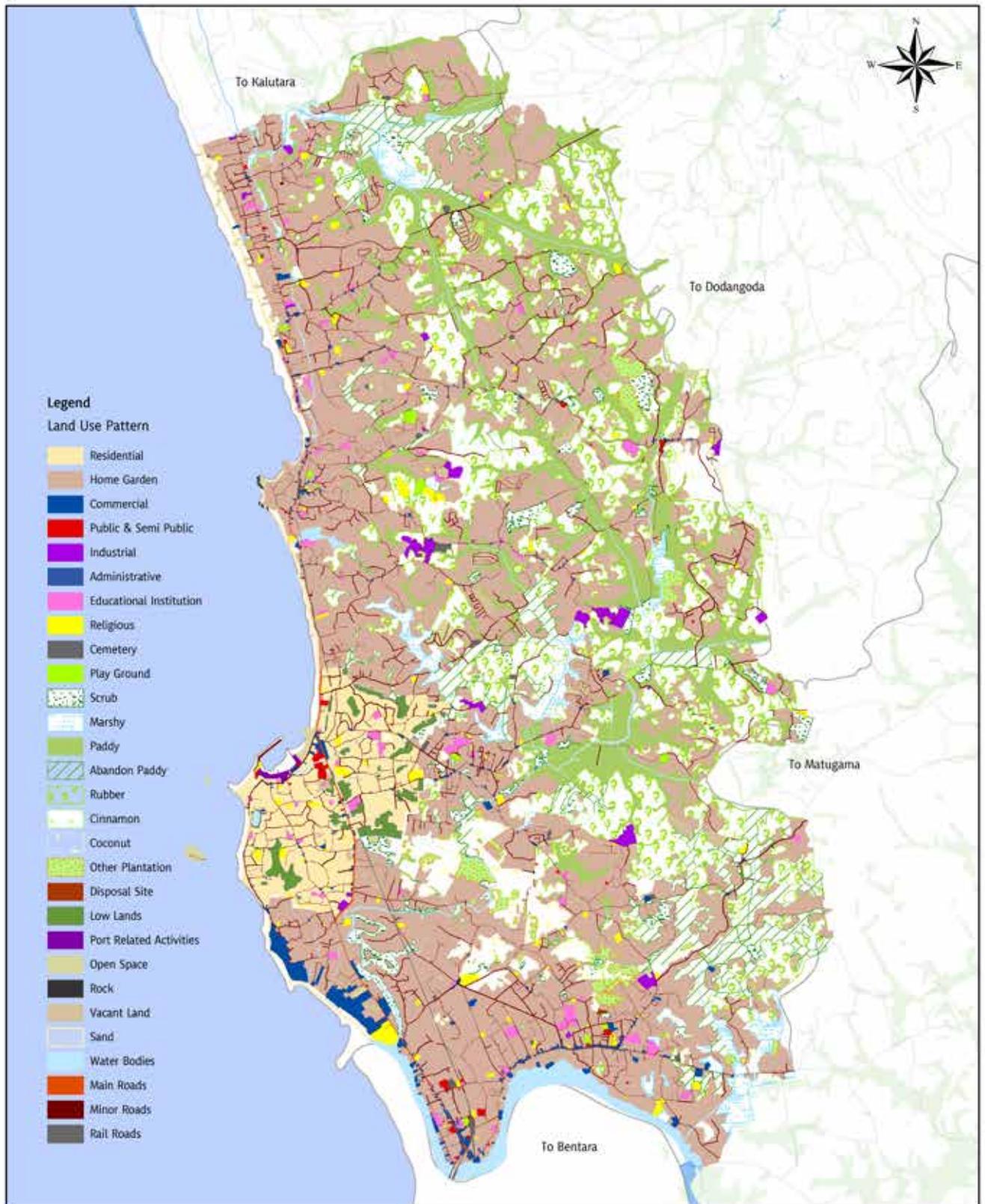
Example :

- 2009 – 730.8 Ha (out of total land area it is 14.5%)
- 2015–730.6 HA (out of total land area it is 11.1%)

As per above figures, paddy cultivated area has diminished by 3.4% during the period from 2009 to 2015. The main reason for which is the reclamation of those land for various other uses.

Since the Beruwala area falls within an important environmental system, its future development needs to be done in a sustainable manner and as such the need of preparing a new development plan was recognized.

Map 3.1 : Land use pattern of the Beruwala Planning Area - 2015



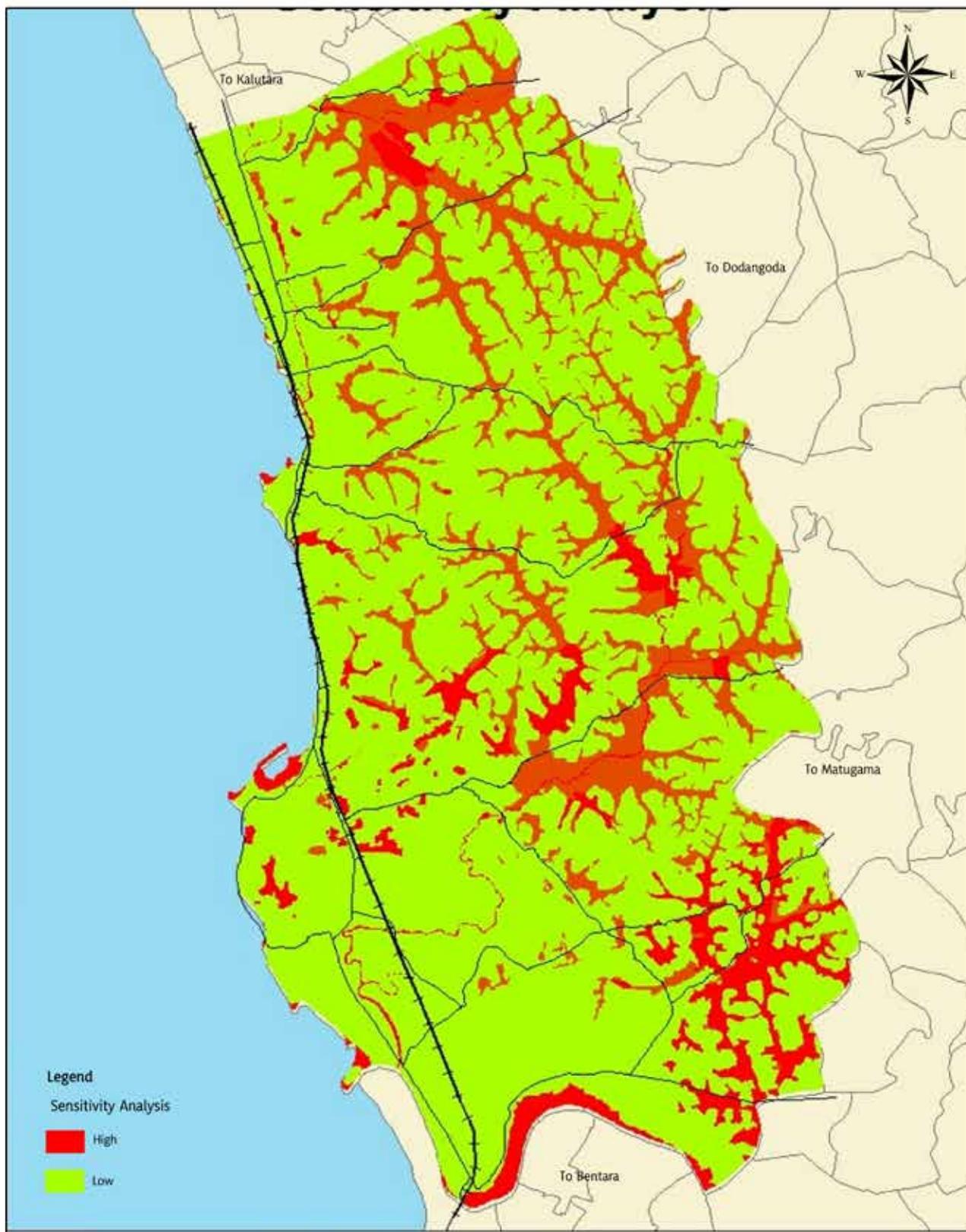
- Legend**
Land Use Pattern
- Residential
 - Home Garden
 - Commercial
 - Public & Semi Public
 - Industrial
 - Administrative
 - Educational Institution
 - Religious
 - Cemetery
 - Play Ground
 - Scrub
 - Marshy
 - Paddy
 - Abandon Paddy
 - Rubber
 - Cinnamon
 - Coconut
 - Other Plantation
 - Disposal Site
 - Low Lands
 - Port Related Activities
 - Open Space
 - Rock
 - Vacant Land
 - Sand
 - Water Bodies
 - Main Roads
 - Minor Roads
 - Rail Roads

Land Use Pattern - 2015
Beruwala DSD Area
 Source : Urban Development Authority



Urban Development Authority
 December 2020

Map 3.2 : Sensitivity Analysis of Beruwala Planning Area

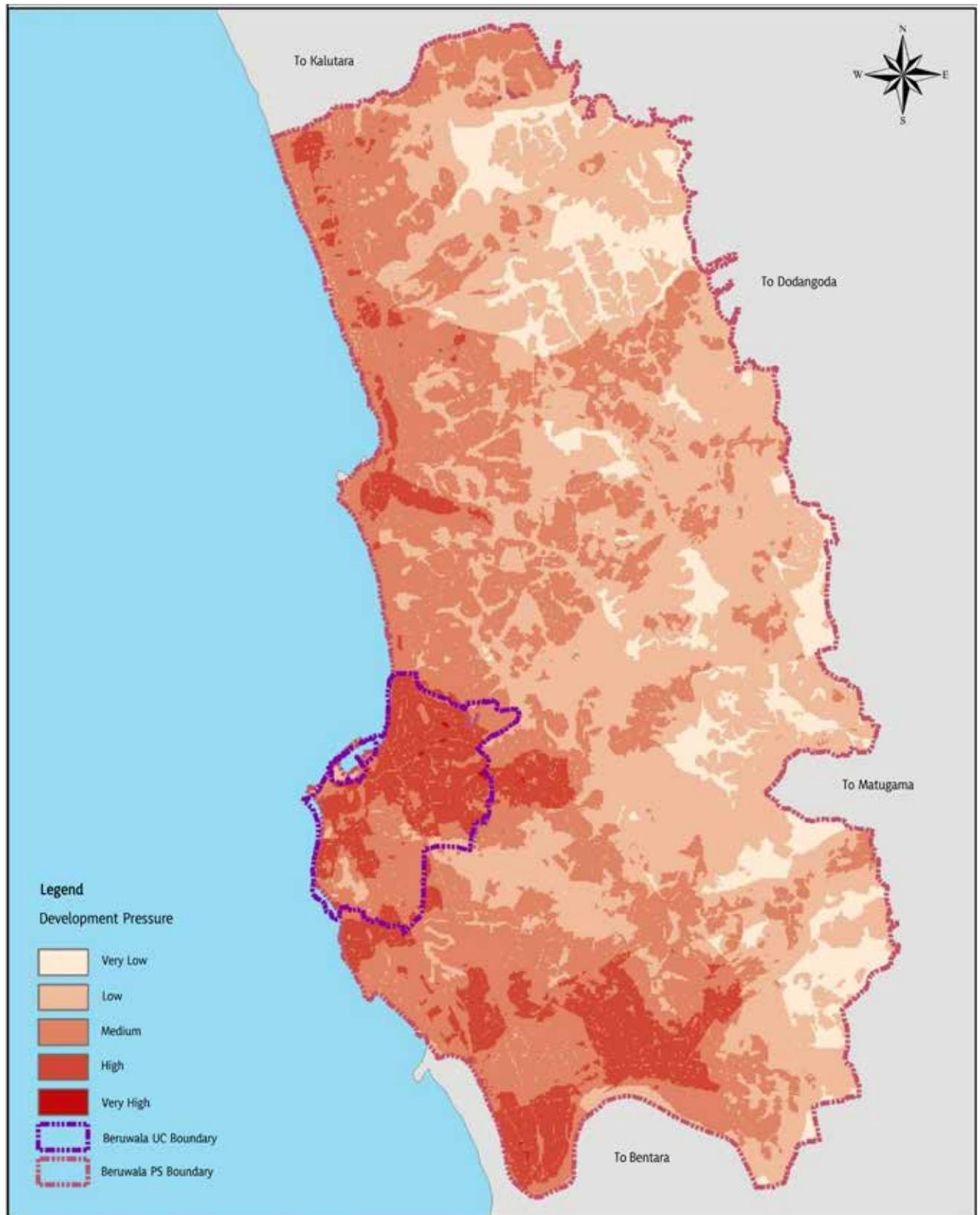


Sensitivity Analysis
Beruwala DSD Area
Source : Urban Development Authority



Urban Development Authority
December 2020

Map 3.3 : Development Pressure Analysis of Beruwala Planning Area - 2017



Legend

Development Pressure

- Very Low
- Low
- Medium
- High
- Very High
- Beruwala UC Boundary
- Beruwala PS Boundary

**Analysis of Development Pressure
Beruwala DSD Area**

Source : Urban Development Authority



Urban Development Authority
December 2020

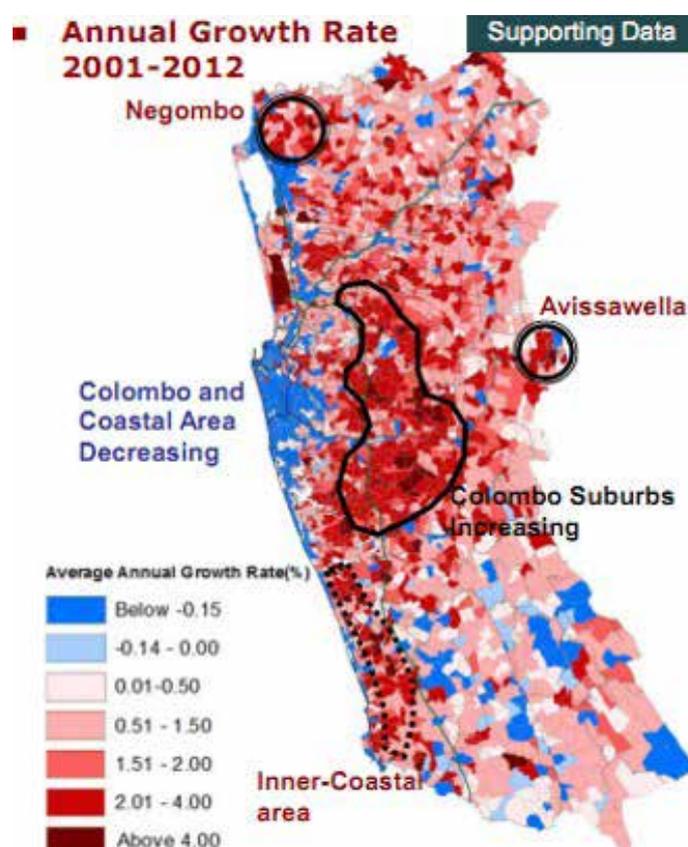
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Problem Analysis

When considered the development pressure in the Beruwala planning area as shown in the map 3.3, it was limited only to Beruwala urban council area but it has now seemed have spread towards hinterland through some main roads. Also, when studied the land use pattern of the area, residential development trend is also found to be seen towards the hinterlands. The Main reason for that is (as shown in the Map 3.4,) the lesser land value compared to the land values in either side of the Galle road and the coastal areas. Because of that there is a requirement to develop service facilities for increasing settlements along with physical and social infrastructure.

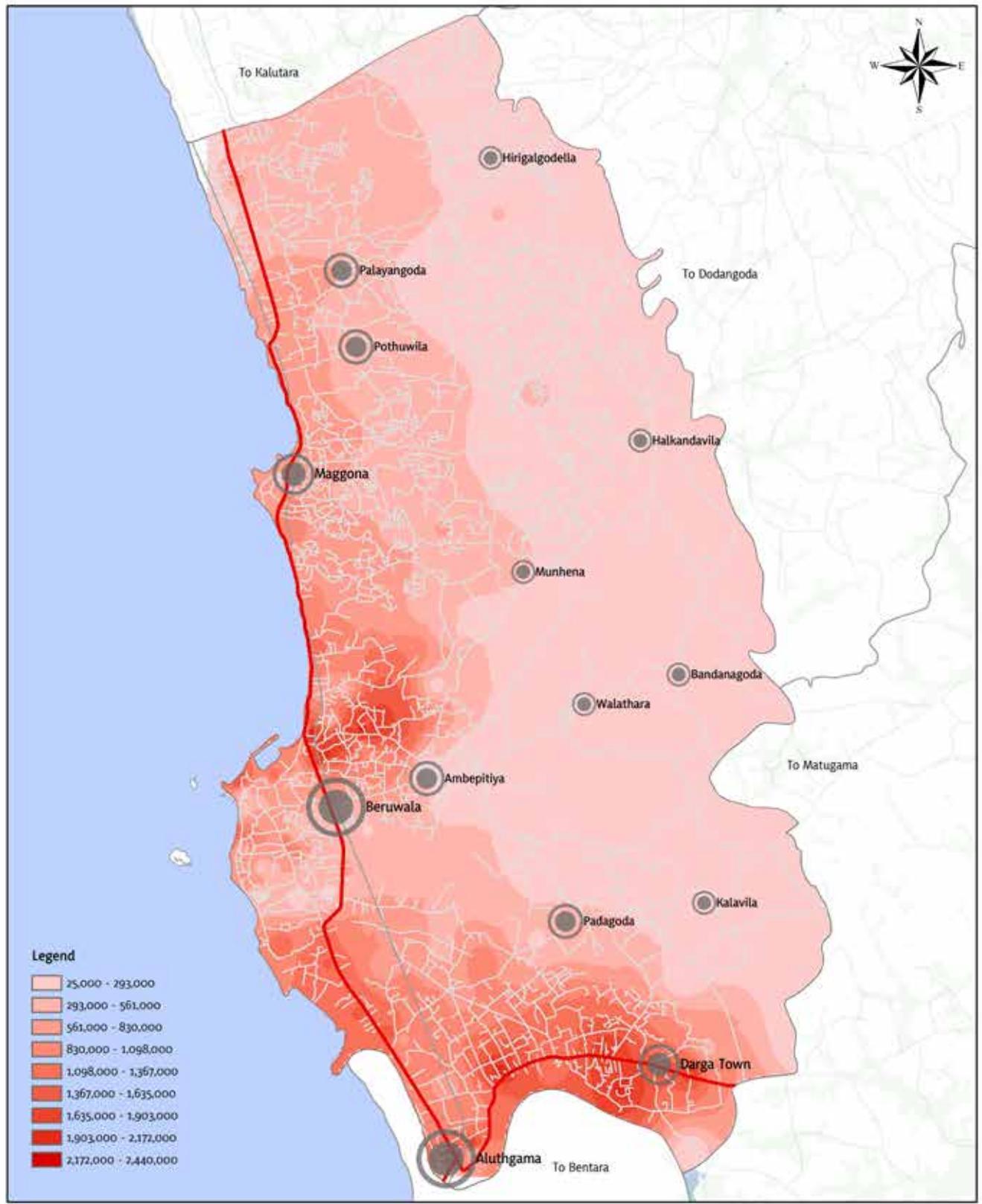
As per the Map 3.3, development pressure can be seen even in the vicinity of coastal belt. The population forecast for the year 2017, as shown in the figure 3.2, and the study carried out by the University of Moratuwa, for urban transport plan, (Com Transport Project) high population growth is seen in coastal zone. This has resulted to increase the garbage disposal issues, unauthorized constructions, coastal erosion etc. Because of these issues, it has caused negative impacts to disappear the scenic view of beach and to reduce the tourist arrivals to this area. Therefore, it was become necessary to prepare a proper development plan to create a balance development pressure in this area.

Figure 3.2 : Population Growth 2001- 2012



Source : Com Transport Plan

Map 3.4 : Land Values of Beruwala Planning Area - 2017



Land Values

Beruwala DSD Area

Source : Urban Development Authority



Urban Development Authority
December 2020

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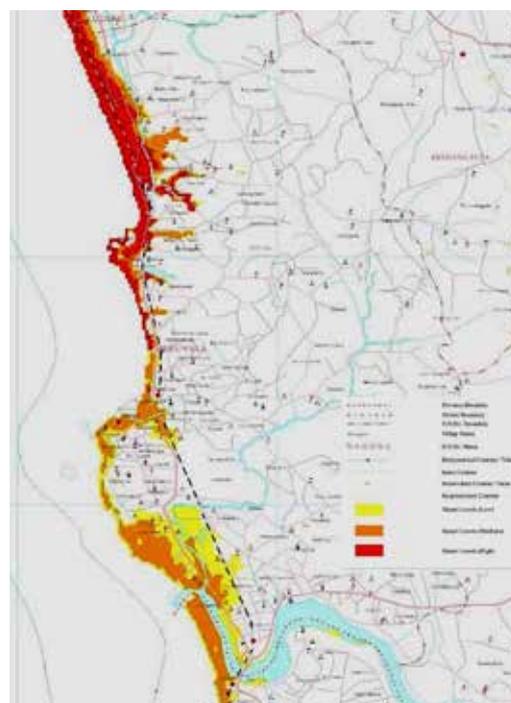
Problem Analysis

As per the study carried out by the Coast Conservation and Coastal Resource Management department with the support of some other organizations in this area has found out that the sea level rises may occur in this area somewhere in 2025, by threatening to some places. The figure 3.3, shows that the danger that can happen during the period 2025 to 2100 and the figure 3.4 shows the damage level that may occur due to sea level rises. By studying these maps, a proper development plan needs to be prepared by paying much attention to mitigate the danger in planning out the residential developments considering the environmental sensitivity of the area.

Figure 3.3 : Sea level rises 2025-2100



Figure 3.4 : The level of disaster that can happen



Source : Department of Coast Conservation and Coastal Resource Management

At the same time, above mentioned institutions having conducted some research and identified the vulnerable areas for Tsunami disasters. Accordingly, from Payagala North to Maggona area has been identified as Tsunami vulnerable zone. Also, the Darga town has been identified as an area vulnerable for flooding.

Figure 3.5 : Filling of Weththimarajapura low lying land at present due to disposal of garbage

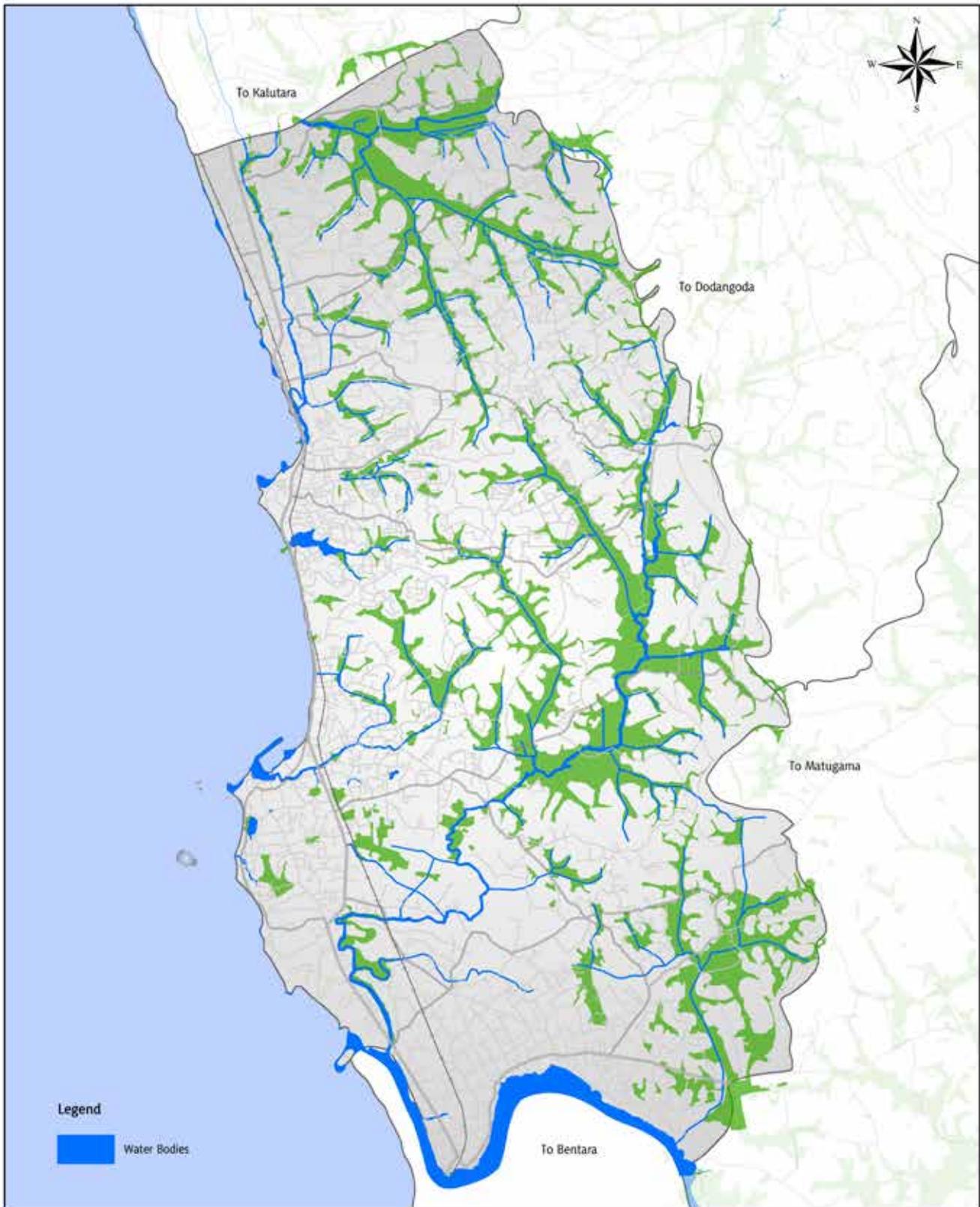


Source: Photography by Beruwala planning team, Kalutara District Office, 2018

As a result of unauthorized filling of low-lying lands, (Silliya and Weththimarajapura) some obstructions are caused to drainage paths creating some areas vulnerable for threat of flooding. In order to address these environmental issues and to create a favorable and comfortable living condition for the residents by pre-venting the development pressure that is being spread into the environmentally sensitive areas, the necessity of having a development plan for the Beruwala area has been recognized.

The main drainage system of the area mainly contains with Benthara Ganga flowing in Aluthgama area bordering to the southern boundary of Beruwala Divisional Secretariat area and the Dummalamodara canal and its sub canals flowing between Payagala and Maggona in the northern part of the planning area. And also, the Benthara ganga flowing towards the southern side through a vast area and closer to the estuary of river, the Kaluwamodara canal get connected and this area is also an important location. The Map 3.5 shows the distribution pattern of the natural drainage system of the area. The mangrove forest systems and marshy lands could be seen in this area because of its close proximity to the sea. Since these low lands are located at lower elevation than the sea sometimes the sea water is flowing into these areas. These canal systems and surrounding marshy lands have become much useful to protect environmental balance and the scenic beauty of the area it has become potential for promoting tourism industry. The natural drainage system of the areas has also caused for the development pressure to the area.

Map 3.5 : Natural Drainage System in Beruwala Planning Area



Natural Drainage System

Beruwala DSD Area

Source : Urban Development Authority



Urban Development Authority
December 2020

II. Block the natural vistas by unauthorized constructions

Figure 3.6 : Section of beach line covered due to unauthorized constructions.



Problem Analysis

Source: Google Earth Map - 2018 / Photography : Beruwala planning team, Kalutara District Office, 2018.05.13

Beruwala is having about 20 km long gold colour beach line from Payagala to Alutgama has an attraction for tourists. Unfortunately, due to various unauthorized structures, this scenic view has been obstructed. The Figure 3.6 shows the area between Beruwala and Maggona urban council limits where the coastal line is covered due to unauthorized constructions.

In order to control the haphazard developments in this area and to make the Beruwala area as a main tourist destination for locals and foreigners and to make significant contribution to the national economy there was a requirement to prepare a proper development plan

Due to unauthorized constructions taken place in the Benthara river reservation the river bank is subjected to erosion and issues like dumping of garbage into the river could be identified. When analyses the data that was collected at the field investigation in the area, it was revealed that 6.78 Ha of land area out of the total reservation of the

Chapter 03
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Development Plan

Problem Analysis

Figure 3.7 : Unauthorized constructions in the Benthara river reservation



Source: Photography by Beruwala planning team, Kalutara District Office – 2018

Bentara river in extent of 15.07 Ha and another 73.03 Ha of reservations areas out of the total reservations of the coastal line in extent of 199.14 ha have been subjected for unauthorized constructions. The picture 3.7 shows the unauthorized constructions in the Bentara river reservation. It was also a reason to have a development plan to make a balance development in the area by controlling the adverse impact caused to environmentally sensitive areas due to these unauthorized constructions.

III. Negative impact caused to fisheries industry

The fisheries industry distributed along the coastal area has also become an important economic activity in this area. Around 32 tons of fish production is added to the national fish production per year from this area. (Resource profile 2016) Inadequacy of space for parking of fisheries boats coming to the Beruwala fisheries harbor and the difficulty of selling the fish production, and also due to flowing garbage through a connected canal (Berawa Ela) and depositing of garbage in the Berawa Ela fisheries harbor was identified as a main issue for carrying out fisheries activities properly. The figure 3.8 shows the pollution taken place in water body due to flowing of garbage through Berawa Ela.

Figure 3.8 : Berawa Ela and Fisheries harbor surroundings



Source : Photography by Beruwala planning team, Kalutara District Office – 2017

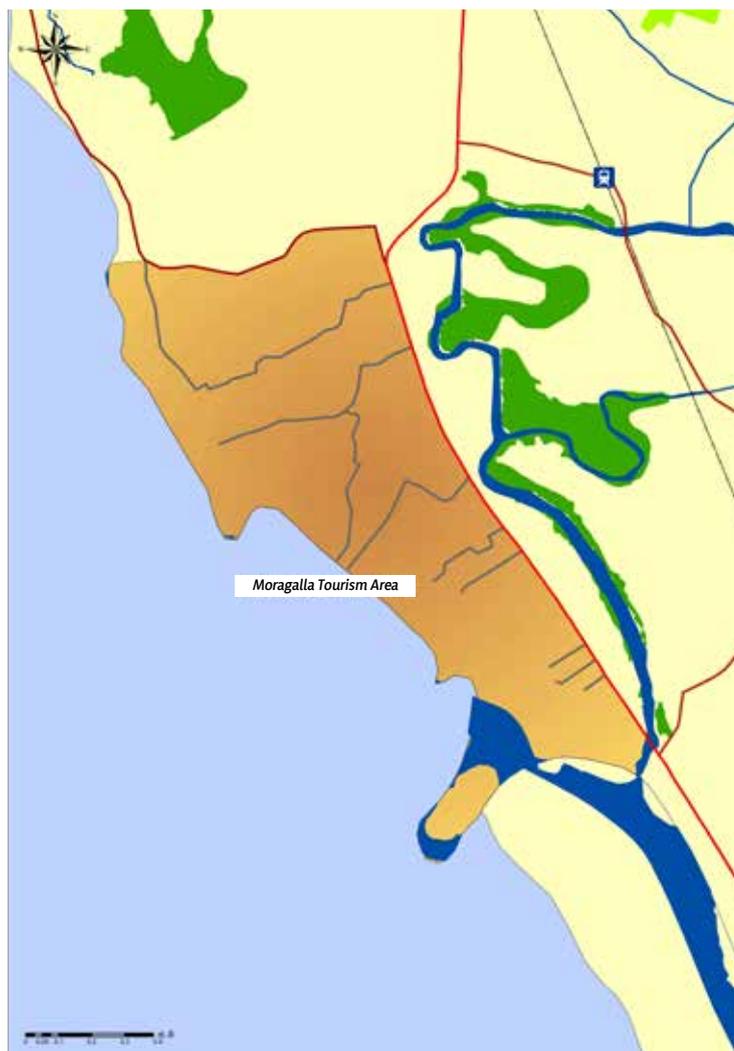
2. The orientation of the development activities of Beruwala planning area to the right direction by integrating numerous projects that are implemented by different organizations.

I. National intervention for development of Moragalla coastal belt.

The Moragalla coastal belt towards southern boundary of planning area called “Goldern mile” has become a much attractive tourist area. Due to scenic beauty of this coastal line tourist arrival has increased in this area.

Figures 3.9 and 3.10 shows present status of Moragalla tourism area with lot of hotels and tourism activates. A committee has been set up comprising government and non-government with a view to develop the Moragalla coastal belt to an international level in a sustainable manner.

Figure 3.9 : Moragalla Tourism zone



Source : Urban Development Authority, Kalutara District Office

Chapter 03 Need of the Development Plan

Problem Analysis

The potential available in the Moragalla coastal belt in order to develop as the international coastal line

- I. *This coastal belt has won much attraction for local and foreign tourists and the Baberyn reef and its vicinity is heavily used by the locals.*
- II. *Foreign tourists mainly use this coastal zone for bathing and water sports activities while the locals mostly use to spend week end for leisure activities. The mobile boat service is operational for local and also for foreigners to visit the Mangrove forest line (Moragalla costal Zoning and Moragalla coastal management Committee)*
- III. *Around 12 numbers of small-scale hotels and 9 big hotels are in operation in this coastal belt.*
- IV. *Three boat yards are located near Cinnamon Bay hotel and at Earl's reef hotel.*
- V. *Existence of bio scientific Barbery reef in the area.*
- VI. *Universities, a number of government and other institutions are engaged in research work on Barbery reef.*
- VII. *Life protection tower of travelers is located near Beach Villa hotel in the Moragalla coastal area.*
- VIII. *Availability of infrastructure facilities for tourists.*

The reasons to develop the Moragalla coastal belt that won by Blue flag international certificate award.

- I. *To convert the Moragalla coastal line by providing facilities into an international level*
- II. *To control the conflicts caused by the beach uses*
- III. *Protection and conservation of environmentally sensitive Barbery reef*
- IV. *To make proposals to arrive at consensus in future development activities in the Moragalla coastal line.*

Figure 3.10 : Moragalla Beach Zone



Source : Sri Lanka Beach Resourts Website - 2018

II. The projects proposed to be implemented with the intervention of numerous institutions in Beruwala Urban Council and Pradeshyeeya Sabha area.

Table 3.1: Proposed projects for Beruwala planning area

Name of the project	Implementing agency
Water supply project- Halkandawila	National Water Supply and Drainage Drainage Board
Galle road widening project	Road Development Authority
Road widening project from Maggona Bridge to Moragalla Brdge section	Road Development Authority
Garbage disposal project At Kurewaththa	"Pilisaruru" waste management project

Source : Field Survey, Urban Development Authority - 2018

As shown in the Table 3.1, by preparing the Beruwala development plan through integration of all the projects proposed to be implemented by the various institutions, it can be made as visionary plan for the area. In order to achieve this objective, it is expected to concentrate various projects.

3. Use of potentials of Beruwala planning area to a maximum possible level for various economic development activities.

Tourism industry, Fisheries industry, gem business and Agriculture are the main sectors in the economy of Beruwala. When considered the employment in these sectors, people are engaged in provision of services to the above industries, value additional industries, production and sale etc. The Sunday fairs operating in the areas of Aluthgama, Payagala, and Halkandawila are also taking a significant place in the economy of the area and for which people from the outside areas are also moving in.

I. Tourism industry in Beruwala area.

Availability of an attractive beach line, existence in a river basin, and location of environmentally and culturally important features such as Brief Garden, Kande Viharaya, the most historic kalvari closer St Vincent Church etc located in this area have created much attraction for both foreign and local tourists. The Benthara tourist Bungalow which is said to be the firstly planed holiday resort is located in the southern side of the Beruwala Pradesheeya Sabha area has also contributed for development of tourism industry in this area. The Figure 3.11 shows some of the tourism activities presently going on in Moragalla area.

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Problem Analysis

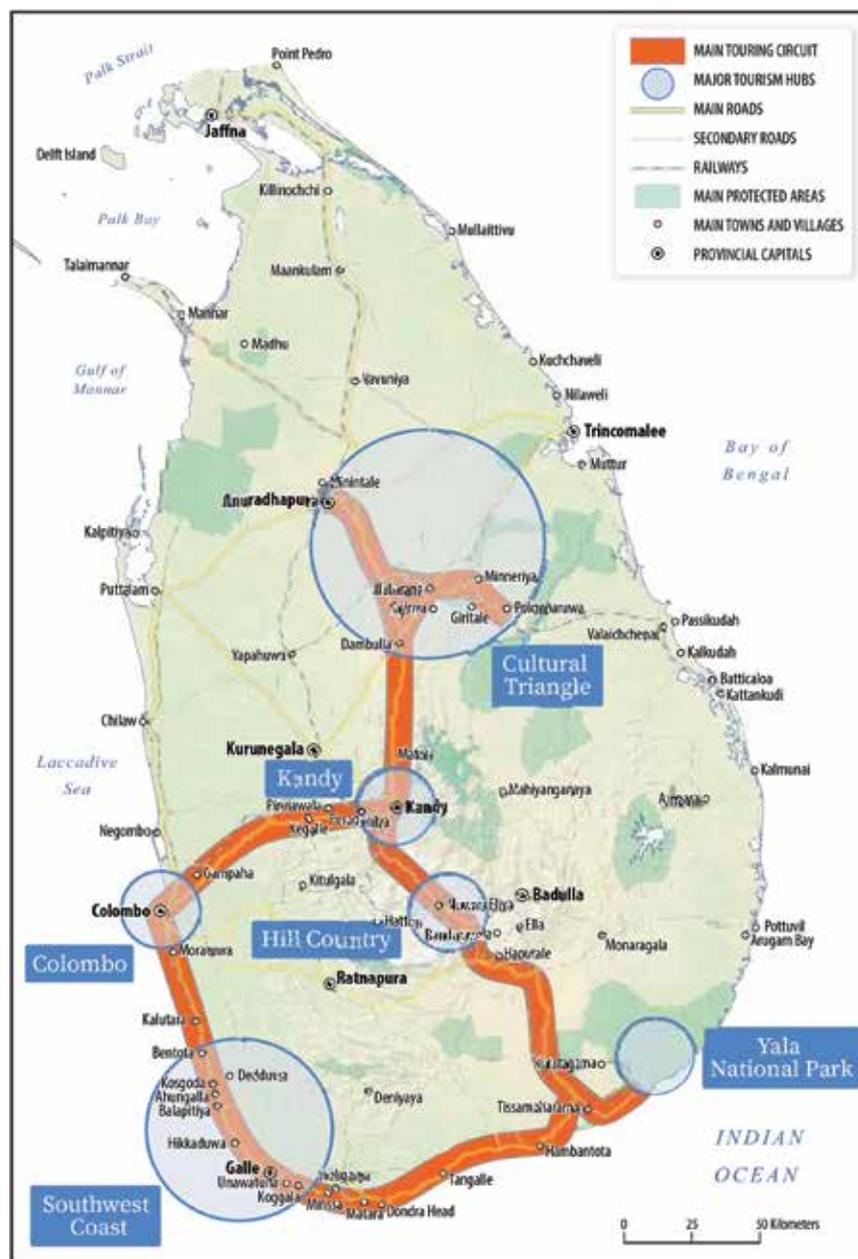
Figure 3.11 : Tourism activities around Moragalla coastal line



Source : Cinnamon Bey Beruwala 2019 by Travelclick Website – 2018

The tourism industry spread in the Beruwala planning area has contributed a sum of Rs.4000Million per year to the national economy. It has been found that around three hundred thousand of tourist arrival is recorded from Beruwala area. (Sri Lanka Tourism Development Authority -2015) Also proposed tourism development projects will also have potential for growing the industry. For example, Dedduwa, –Benthota tourism development projects. Also, the Sri Lanka Tourism Development Authority has declared the Beruwala area as tourist destination point. Figure 3.12 and 3.13 show that the Beruwala area has been added to the proposed tourist destination.

Figure 3.12 : Main tourist movements in Sri Lanka



Source: Sri Lanka Tourism Development Authority

II. Fisheries Industry in Beruwala area.

Fish production is the main industry inherited to this area. The fish production concentrated around the Beruwala natural harbor is much prominent industry in the area. The land area belongs to Beruwala harbor is 3.97 Ha. It is only 0.87% out of total land extent in the planning area. The daily fish production is 45,000 Metric tons from this area (Resource Profile 2015) and regionally it is 20% and nationally contributed by 8%. (Ministry of Fisheries and Aquatic Resources) The table 3.2 shows some of the data pertaining to Beruwala harbor.

Table 3.2 : Fish production and infrastructure facilities in Beruwala Harbor - 2015

Beruwala Harbor	
Fish Production Kg	13,726
Number of Boats	800
Number of fishermen	3,000
Number of anchoring places	10
Number of Ice plants	03

Source : Beruwala Divisional Secretariat (Resource Profile-2015)

The fishing, fishing trade, making of dried fish, making Jadi are some of the traditional activities connected to fisheries industry. There is a high demand for fish production of this area from the hotels situated in the area. As shown in table 3.3, the area has been divided into 5 zones for the convenient of the entire area.

Table 3.3 : Fisheries Zones - Beruwala Planning Area

Fisheries Zones	No of houses	No of Fami-lies	Population	Production Kg
Maggon	452	448	2260	291,983
Payagala	400	486	1610	555,665
Beruwala North	370	430	1670	11,121,500
Beruwala South	186	548	2250	81,000,000
Alutgama	180	182	840	892,690
Total	1588	2094	8630	93,861,838

Source : Beruwala Divisional Secretariat (Resource Profile-2016)

Chapter 03 Need of the Development Plan

Problem Analysis

Although the fish production is concentrated around the Beruwala fisheries harbor in Beruwala Urban Council area, a large number of people who are engaged in launching boats and providing various services are living in Beruwala Pradesheeya Sabha area. At the same time, a large number of people living in Alutgama, Maggona, Payagala fisheries zones are engaged in fishing industry by using Oru (Paru) barge and fishing net etc.

A number of small-scale fisheries service centers are grown up spreading all over the area out of which Alutgama, Beruwala, and Maggona are the main places. At later stage, because of the impact of colonial ruling, and railway and road development taken place in the area, these towns have been grown up as main service centers due to regional linkages.

As the Beruwala fisheries harbor and its vicinity is in existence as natural features, it has a potential for converting as tourist attraction and therefore, such an event of converting fisheries harbors into tourism industry was studied. As per the Pacific Beach Community plan, the main harbor of Poland; "Port Stanly" "Port walhouse" and "St Catharins harbor", "Pacific beach fisheries harbor" in Canada were found to be converted and use as tourism areas contributing much meaningful manner for their economic developments.

Main reason to have tourist attraction in this area is the entertainment activities and the fisheries activities available along the beach line which has become much conducive for development of the tourism industry. As explained above, the international experience as to how the fisheries harbors combined for development of tourism industry can be made use for development of this area by implementing suitable projects aiming to boost the regional economy through tourism industry.

III. Gem market in the Beruwala planning area

Figure 3.14 : Gem business in China Fort in 1955 status



Source : Beauty Gems Website - 2018

Figure 3.15 : Gem business in China Fort in present situation



Source : Ceylon Gem Hub Website – 2017

The second largest gem market is operated in the China Fort at Beruwala area. Some of the tourists both locals and foreigners are arriving to many places in Sri Lanka only for purchasing of gem and to engage in the gem business activities. The mostly the traders from Madagascar, Thailand, Switzerland, China, and India are arriving for the business. The number of permits obtained as at the year 2017 from National Gem and Jewelry Authority to engage in gem business is recorded as 2500. Figure 3.14 and Figure 3.15 show the condition of gem market area in China Fort as at today (2018) and in the year 1955.

Due to non-availability of required infrastructure, security, and financial institutions (Banks) it has become difficult to carry out the gem business properly. Since the gem trading is making significant contribution to the economy of this area, a proper development plan is required to identify the strategies for further development.

IV. Agricultural activities in the Beruwala planning area.

Agricultural activities are mainly taking place towards the hinterland of the area which mainly include Coconut, Rubber, and Paddy cultivations. The annual rubber production as at 2015, is recorded as 8000 Metric tons and the employment generation through the industry is around 1600. It is 18.6% of the total land area. The coconut cultivation is recorded as 1275 ha and is 18.6% of the total land area. The annual production is recorded as 2.2 Million nuts. (Beruwala Divisional Secretariat 2016) Making of Toddy is identified as one of the traditional industries in this area. This has created a greater impact to the regional economy in the area. A large number of people are engaged in ancillary industries connected to the coconut cultivation such as toddy extraction, filtration, collection, transport, production of Vinegar etc. The Payagala area is famous for these activities from the ancient period. The annual toddy production is recorded as 3 Million liters. (Sri Lanka Distilleries Corporation)

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Problem Analysis

Figure 3.16 : Potentials related to the Agricultural Industry



Source : agephotos.com Website

Having utilized enormous potentials available in the Beruwala area with Fisheries industry, tourism, gem business and agriculture etc, it is expected to further develop the Beruwala town and its economy as an independent entity.

Chapter **04**

The Planning Framework

Chapter 04
The Planning
Framework

Vision of the
Development Plan

Vision Statement

4.1. Vision of the Development Plan



“The Grand Portal of South Beach Panorama”

An Assortment of Fishery, Gem, & Agriculture, Enterprises In Bound With Beruwala Beach Touristy

“දක්ෂිණ මෙරළ තීරය විවර කරන විසල් දොරටුවක් කරා”



4.2. Vision Statement

The main objective of this plan is to elevate the Beruwala town situated at the Southern portal point of Sri Lanka from the Benthara river edge as a self-sufficient city with a grand economy. The meaning of the vision statement; the “Grand Portal” is nothing but it is to uplift the Beruwala town as a self-sufficient economic entity in the region by the year 2030 by making use of its multiple potentials in all sectors such as fisheries gem, and agriculture etc. This plan will also focus towards the direction of achieving a balance development conserving the bio system connected with the peripheral green cover.

The Beruwala town to be grown up with such an environment is to be defined as “The Grand Portal” for entering to southern region. A person travelling from Colombo to southern region could first witness the scenic beach line at Payagala and could reach to the most scenic beach famous as “Golden sand” at Moragalla. The gradual change of the scenic view in the entire stretch would reach to its maximum level at Beruwala area which is called beach Panorama. The changing of physical scenario in the Beruwala town attractive for local and foreign travelers by controlling the present development pattern is the expectation of this plan.

4.3. Goals of the Development Plan

- Goal (01) To make the Beruwela area as the Best Multi Sectoral Tourist Destination in South West Coast.
- Goal (02) To Establish a Well Spread Balanced Development to Control the Development Pressure concentrated in the Coastal zone.
- Goal (03) To Create a Comfort & Convenient City for the Inhabitants, Tourists & Commuters of the City by using environmental resources.

Goals of the
Development Plan

Objectives of the
Development Plan

4.4. Objectives of the Development Plan

- Goal (01) To make the Beruwela area as the Best Multi Sectoral Tourist Destination in South West Coast.
- Objectives
1. Development of the coastal area of 0.13 Sq.km as an open land mass in order to increase the tourist attraction in Beruwala by the year 2030.
 2. Rehabilitation of the area of Beruwala fishery harbor and Barberyn Island to encourage the tourism activities based on the Fishery harbour by the year 2025.
 3. Development of infrastructure facilities required for improvement of accommodation facilities for tourist in the areas of Kaluwamodara and Moragalla areas by the year 2025.
 4. Rehabilitation of 25 km existing road system connecting tourist attraction points in the hinterland area such as Bawa garden, Kichchimale Church, Kande Viharaya, Sapugoda Viharaya, St Josep Church, Mahadeniya Viharaya and Weheragala Viharaya by the year 2022.
 5. Allocation of 400 sq.m area for a gem business activity including provision of physical infrastructure facilities for expansion of those business activities by the year 2022.
 6. Diversification of agricultural activities by incorporating 30% of the agricultural farming into tourism industry by the year 2022.
 7. Development of infrastructure facilities related to fishing industry in order to increase the sectoral contribution by 1% to GDP by the year 2022.
 8. Development of walking paths connecting Galle road and railway line with a distance of about 1Km along the access roads by the year 2025.

Chapter 04
The Planning
Framework

Objectives of the
 Development Plan

Goal **02**



Objectives

To Establish a Well Spread Balanced Development to Control the Development Pressure concentrated in the Coastal zone.

1. Setting up of 09 sub urban centers in main road junctions such as Hirigalgodella, Palayangoda, Pothuwila, Halkandawila, Munhena, Walatara in the hinterland area.
2. Development of required infrastructure facilities and public utilities in the suburban centers such as Hirigalgodella, Palayangoda, Pothuwila, Halkandawila, Munhena, Walathara by the year 2030.
3. Rehabilitation of road system to integrate the coastal urban centers into selected sub urban centers by the year 2025.
4. Development of required infrastructure facilities and public utilities in the main urban centers such as Beruwala, Aluthgama, Maggona and Darga town by the year 2025.
5. Decreasing of residential population by 10% that is limited to coastal urban areas by the year 2025.

Goal **03**



Objectives

To Create a Comfort & Convenient City for the Inhabitants, Tourists & Commuters of the City by using environmental resources.

1. Development of 88.31 Ha of as Wetland Park for conservation of wetland area by the year 2030.
2. Rehabilitation of natural canal system spread in an area of 160 Ha in order to prevent the Beruwala area from inundation by the year 2025.
3. Demarcation of a special reservation for beach line and to maintain a reservation for water sources by the year 2025.

Chapter **05**

Strengths, Weaknesses, Opportunities and Threats Analysis (SWOT Analysis)

5.1. SWOT Analysis summery

Goal **01** *To make the Beruwela area as the Best Multi Sectoral Tourist Destination in South West Coast*

S

- Location within the tourism zone denoted as “Golden mile” spread in an area of 20km in Moragalla tourism zone attracted for local travelers and foreigners in the southern boundary of the study area.
- Location of Country’s largest Gem market denoted as “Paththakade” doing business even at internationally at China Fort.
- Existence of a number of historically and culturally important places such as Kaluwamodara Dharmadweepaya, Kande Viharaya, Weheragalakanda, Brief garden, Kichchimale Church etc closer to beach line and hinterlands.
- Existence of one of the largest natural harbors in Sri Lanka; the Beruwala fishery harbor spread in an area of 3.97Ha contributing immensely to enhance the regional and national economy.
- Existence of proper road network comprising of RDA roads, Provincial RDA roads and Local authority roads having linkages to all other areas.

W

- Unauthorized constructions obstructing the scenic beach line from Maggona to Beruwala.
- Dumping of about 21.4 tons of daily collected solid waste from the Urban Council area into the Berawa Ela located closer to Urban Council boundary and to the Beruwala harbor area in haphazard manner without proper management.
- Because of the disposal of garbage haphazardly into the low-lying lands in Akkaragoda, Magallawela and Silliya comprising of 9% of the total land extent in the Urban Council limit, it has caused a bad impact to the environmental balance of the area.
- The access roads from Galle road to hinterlands belonging to provincial Road Development Authority remaining as narrow roads of about 15feet.



O

- Identification of Beruwala Urban Council area as tourism development zone by the Sri Lanka Tourism Development Authority under its strategic plan for 2017- 2020.
- Existence of Benthota tourism resort having number of tourist hotels in the beach line spread in vast area towards the southern boundary of the study area.
- Location near the Southern highway (9km to Dodangoda and 12km to Lewwanduwa)
- The existence of Moragalla tourism zone in the study area which has been recommended to receive an international “Blue Flag certificate”.



T

- As per the investigations carried out by the Coastal Research and Management division of Coast Conservation and Coastal Resource Management Department, they have identified a sea level rise in year 2025 and that may cause some threats to certain areas.
- Vulnerability of the area for sea erosion, floods and landslides.



Goal (02) *To Establish a Well Spread Balanced Development to Control the Development Pressure concentrated in the Coastal zone.*

S

- Availability of road network from Galle road integrating the coastal area into hinterlands owned by the Provincial Road Development Authority
- Although UC area acted as the main service providing center of the study area, some competitive sub urban centers are available such as Aluthgama and Darga town.
- Comparatively the natural disasters are very low in hinterland area than the coastal area.
- Availability of undeveloped lands with a lesser value in extent of 1046.9 ha in hinterland area that can be made use for future developments.
- Some of the townships in Pradesheeya Sabha area have already been developed as small service centers.



W

- Although there is a road system from Galle road to hinterlands, almost all the roads are remained in dilapidated conditions and are not contained with adequate road widths.
- Existence of a vast area of paddy lands and low-lying lands in extent of 1430ha but it needs to be kept for maintaining the environmental balance.



O

- Proposal to develop Aluthgama and Darga town as sub urban centers under the Western Province Physical structure plan prepared in year 2002.



T

- Existence of physically and environmentally much sound urban centers like Bandaragama, Horana and Mathugama in close proximity to the study area.



Goal (03) *To Create a Comfort & Convenient City for the Inhabitants, Tourists & Commuters of the City by using environmental resources.*

S

- Bordering of the study area to west by a scenic beach line and to the South by environmentally important area closer to Benthara river.
- Falling the area into low country wet zone with a mild weather condition.
- Availability of 1581.98Ha of land as wetlands, Paddy fields and abundant paddy fields which are having potentials for development as parks and playgrounds.



W

- Since the study area is comparatively located below the sea level, the sea water back floor in to low-lying areas have become an environmental threat in achieving future development targets.
- Using of River reservations and Canal reservations for haphazard residential uses.
- Non availability of land spaces to meet the requirement of common recreational activities compared to the existing population of about 177,410.



O

- Provision of technical and financial assistance for solid waste management through the “Pilisaru” Project of Central Environmental Authority.



T

- As per the investigations carried out by the Coastal Research and Management division of Coast Conservation and Coastal Resource Management Department, they have identified a sea level rise in year 2025 and that may cause some threats to certain areas
- Vulnerability of the area for natural disasters like sea erosion, floods and landslides



5.2. Detailed SWOT analysis

Goal 01

To make the Beruwela area as the Best Multi Sectoral Tourist Destination in South West Coast.



Strengths | Goal 01

1. *Location within the tourism zone denoted as “Golden mile” spread in an area of 20km in Moragalla tourism zone attracted for local travelers and foreigners in the southern boundary of the study area.*

The Moragalla coastal belt located at the southern boundary of the study area has won much attraction by the locals and foreign travelers and it is famous as “Goldarn mile” among them. Figure 5.1 shows the present status about this tourism zone.

This tourism Zone comprising with a gold color beach line (about 20Km) and is bounded by a biologically important Benthara river and because of these features, it has become an attractive place for the tourists. (Annually 53,067 Foreign travelers and 50,000 local travelers.

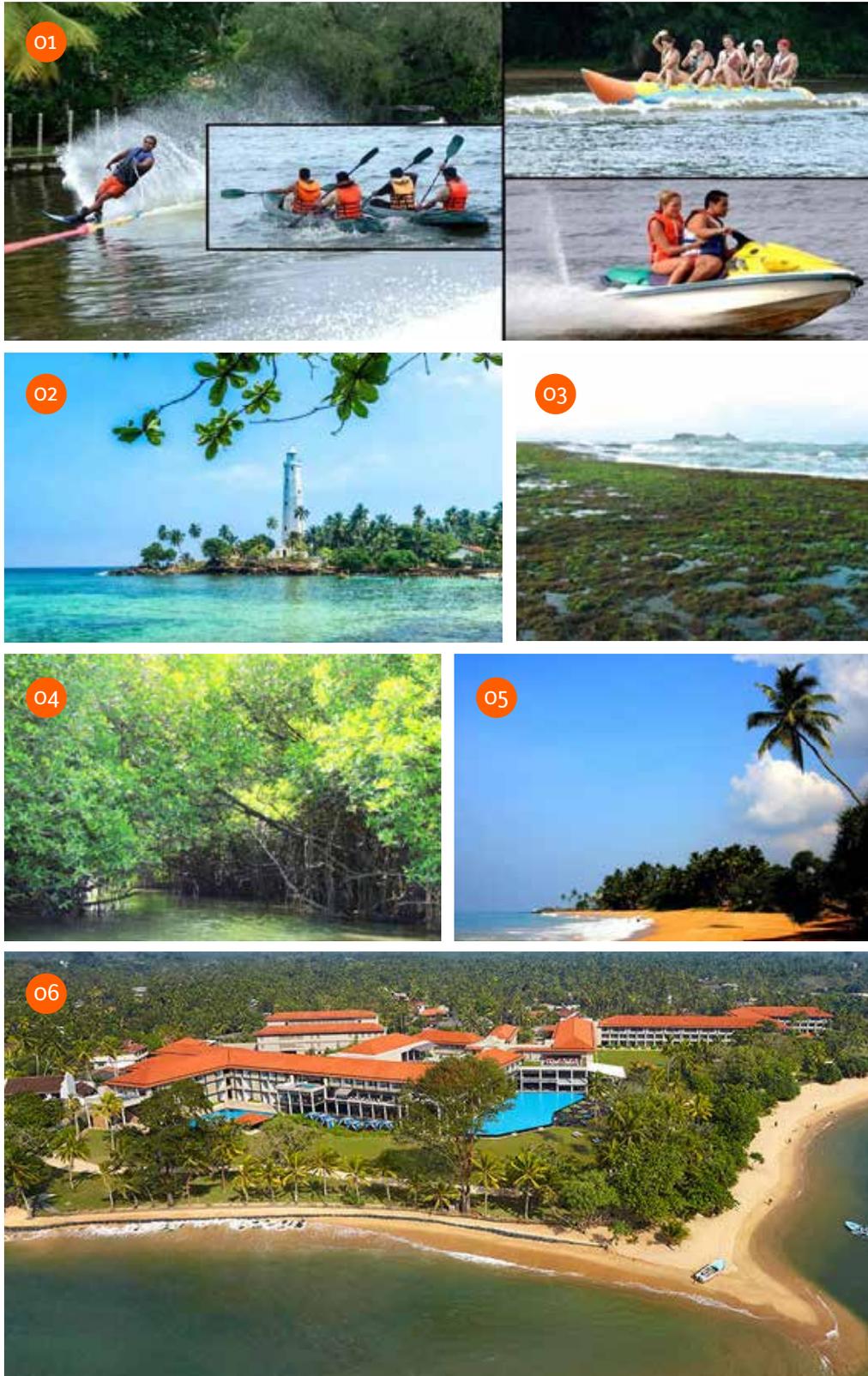
At the same time the Moragalla area can be identified as the place having full of entertainment activities and accommodation facilities which include:

- *Tourist restaurants*
- *Water sports (water scooters, boats etc)*
- *Sports using wind power*
- *Fish catching in deep sea and diving to visit coral reefs*

Figure 5.1 : Moragalla Tourism Zone

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1. Tourist activities around Moragalla area | 2. Barbery island and lighthouse | 3. Barbery coral reef
4. Natural mangrove system | 5. Moragalla beach line denoted as “goldarn sand” | 6. Moragalla tourism zone

Source : Cinnamon Bey Beruwala Website - 2018

Chapter 05 SWOT Analysis

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2. *Location of Country's largest Gem market denoted as "Paththekade" doing business even at internationally at China Fort.*

This gem market is famous as Sri Lanka's biggest gem trade center and is denoted as "Paththekade" around 20,000 traders are coming per month to this market. This has been originated with the arrival of Arabic people and presently this has become a large scale business venture. The development of gem market from its original status to present condition is shown in Figures 3.14 and 3.15.

The Madagascar, Tanzania, India and Mozambique are the famous buyers for purchasing gems from China Fort area and France, America, England and India are the countries famous as sellers. Thus, the gem market operated therein would create an opportunity to make the planning area as multiple tourist destination.

3. *Existence of a number of historically and culturally important places such as Kaluwamodara Dharmadweepaya, Kande Viharaya, Weheragalakanda, Brief Garden, Kichchimale Mosque etc closer to beach line and hinterlands.*

The historically and archeologically important places presently available closer to the beach line and hinterland of the planning area have already become an attractive point for tourists. The Kandeviharaya in Aluthgama, Veheragala Rajamaha viharaya, Mahadeniya purana viharaya, St Vincent church, Culvari, St Joseph Catholic Church are the main historically important places while activities in Brief Garden and Traditional toddy industry are the culturally important activities in the planning area. These are some of the strong potentials available for future development of tourism industry. The locations of those attractive sites are shown in the Map 5.1.

Map 5.1 : Natural and Historical Places in Beruwala Planning Area



Legend

Natural and Historical Places

Natural and Historical Places

Beruwala DSD Area

Source : Urban Development Authority



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4. Existence of one of the largest natural harbors in Sri Lanka; the Beruwala fishery harbor spread in an area of 3.97Ha contributing immensely to enhance the regional and national economy.

The Beruwala Fishery harbor (Figure 5.2) is famous as one of the main natural fishery harbors in Sri Lanka. Also, the fish production from this harbor is making a significant contribution to the economy of the region as well as to the national economy. This fisheries harbor is equipped with cool rooms, anchoring facilities and fisheries boats atc. Which has immensely contributed to increase the production.

The Beruwala lagoon located closer to harbor, Barberyn island and light house have also contributed to enhance the attraction of this fishery harbor.

Figure 5.2 : Beruwala Fishary Harbour and Related Activities



Source : google earth map – 2018, Sri Lanka Finder Website, 2017

5. *Existence of proper road network comprising of RDA roads, Provincial RDA roads and Local authority roads having linkages all over the area.*

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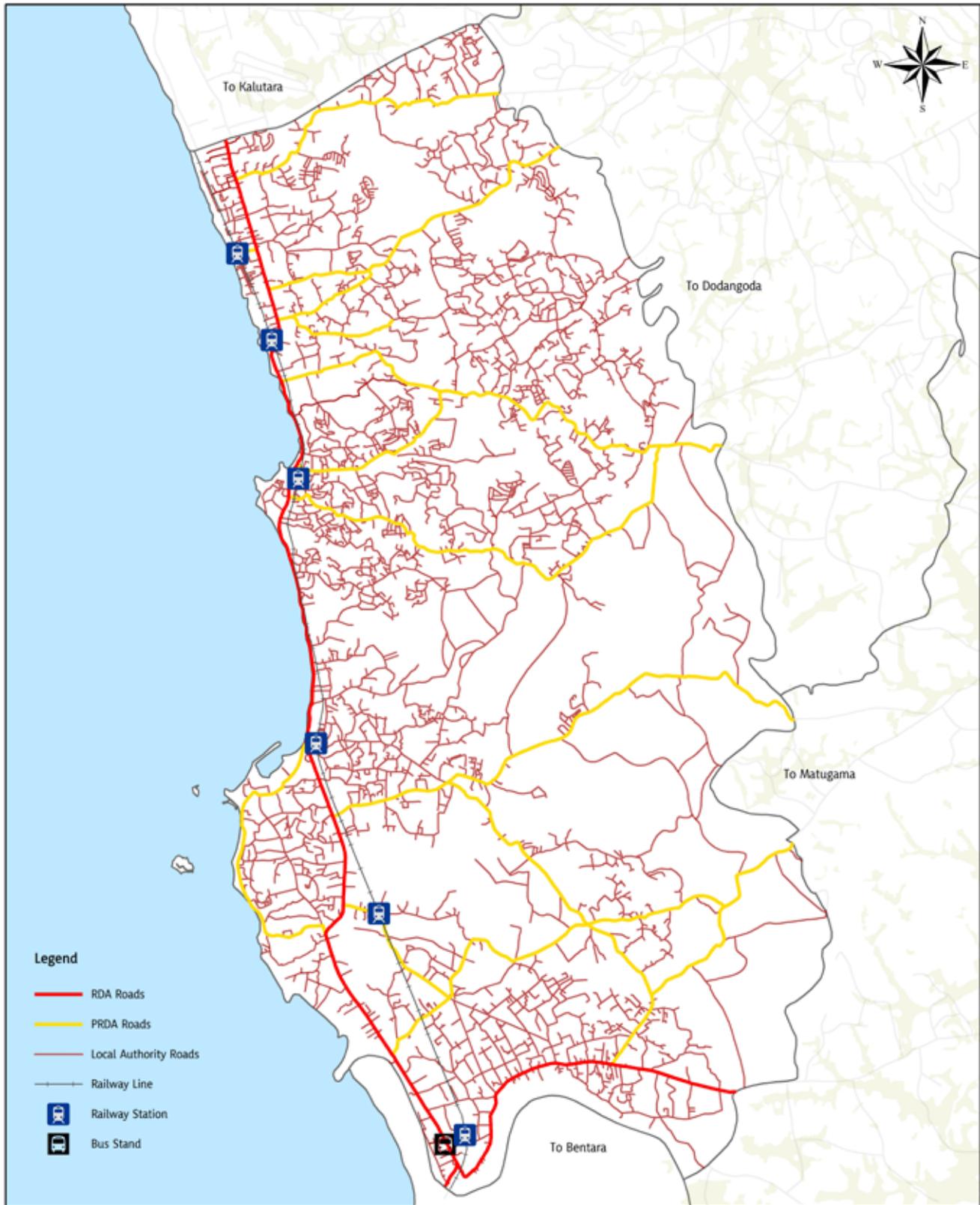
As shown in the map 5.2, properly connected road network and a railway line with 5 stations (Payagala North, Payagala South, Maggona, Beruwala, Hettimulla and Aluthgama) can be identified as strong potentials to this area. The total length of RDA managed roads is recorded as 14.08 which include; Colombo Galle road section, Horana Anguruwathota road and Aluthgama road and out of which Galle Colombo road in category A is the main road. The total length of the roads owned by the provincial Road Development Authority is about 50km which include;

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- *Kankanamgoda-Kiranthidiya road,*
- *Aluthgamaweediya -Yatadolawaththa road*
- *Beruwala- Aluthgamaweediya road,*
- *Kaluwamodara-Kalawila road,*
- *Maggona -Munhena Road*
- *Payagala- Nagahaduwa road,*
- *Payagala- Nawatthuduwa road*
- *Payagala-Madinakanda road*
- *Payagala- Nawatthuduwa road*
- *Payagala North railway line*
- *St Vincent road,*
- *Vawulugala Distilleries corporation access road*
- *Payagala-Malegoda road*

In addition, the local authority and the Pradesheeya Sabha maintained road network is available spreading the entire planning area. Availability of such road network has become useful to integrate the multiple economy comprises with Tourism, agriculture, Fisheries and gem etc.

Map 5.2 : Road Network in Beruwala Planning Area



Legend

- RDA Roads
- PRDA Roads
- Local Authority Roads
- Railway Line
- Railway Station
- Bus Stand

**Road Network
Beruwala DSD Area**

Source : Urban Development Authority



Urban Development Authority
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1. *Unauthorized constructions obstructing the scenic beach line from Maggona to Beruwala.*

The scenic view of the beach line from Payagala to Maggona and from Maggona to Beruwala is obstructed due to unauthorized constructions and displaying of banners and therefore it has affected to reduce the tourist attraction to this area. The areas covered due to unauthorized constructions are shown in Figures 3.6.

2. *Dumping of about 21.4 tons of daily collected solid waste from the Urban Council area into the Berawa Ela located closer to Urban Council boundary and to the Beruwala harbor area in haphazard manner without proper management.*

As shown in the table 5.1, the daily collection of garbage in Beruwala Urban Council area is 21.4 tons and 24 tons in Pradesheeya Sabha area totaling to 45 tons in the entire area.

The garbage separation as degradable and nondegradable is done in the Beruwala

Table 5.1 : Classification of daily collection of garbage in Beruwala planning area - 2017

Area	Total quantity of garbage collected Per day (Tons)	Organic (%)	Paper (%)	Glass (%)	Metal (%)	Polythene & Other (%)
Pradesheeya Sabha area	24	75	10	5	5	5
Urban Council area	21.4	43.7	1.8	1.4	3.2	49.9

Source : Beruwala Pradesheeya Sabha and Beruwala Urban Council - 2017

Urban Council area and degradable garbage is being daily converted as composed in the Padagoda garbage dumping yard. However, there is no proper solid waste management mechanism in the Beruwala Urban council area.

It is seen that the garbage dumping is heavily taking place to the Berawa Ela and Weththimrajapura canal closer to the boundary of Beruwala Urban Council area. (Figure 5.3)

Because of this reason, it is observed that the waste is deposited in the Beruwala fishery harbor and that area is getting inundated in rainy days. This has become an obstacle to win the attraction of the tourists into this area.

Figure 5.3 : Environmental damage caused due to garbage dumping



Source : Photographed by Beruwala planning Team, Kalutara District Office - 2018.05.26

3. Because of the disposal of garbage haphazardly into the low-lying lands in Akkaragoda, Magallawela and Silliya comprising of 9% of the total land extent in the urban council limit, it has caused a bad impact to the environmental balance of the area.

Although there is no much biodiversity in the wetland in Wththimarajapura, a vegetation cover is seen in this area. Since this wetland is used for dumping of garbage without a proper plan, it has become a main environmental issue and the Weththimarajapura area is subjected for flooding even in a light shower. Destruction of such a tourist attraction site has become an acute problem in the area. The figure 5.4. Shows the destruction taken place in Weththimarajapura area.

Figure 5.4 : Destruction that have taken place in Weththimarajapura area



Source : Photographed by Beruwala planning Team, Kalutara District Office - 2018.01.25

4. The access roads from Galle road to hinterlands belonging to provincial Road Development Authority remaining as narrow roads of about 15 feet.

Although there is a road network spread all over the area, the road system leading towards hinterlands from Galle road are very narrow and it has become difficult to access into that area. Width of the road network of hinterland area is given in table 5.2.

Table 5.2 : The existing road network and its present widths

Name of the road	Owned by	Width (metres)
Kankanamgoda-Keeranthidiya road	PRDA	5
Aluthgamweediya-Yatadolawaththa road	PRDA	5
Beruwala Aluthgamweediya road	PRDA	5
Kaluwamodara-Kalawila road	PRDA	5
Maggonna Munhena road	PRDA	5
Payagala-Nagahaduwa road	PRDA	5
Payagala- Nawaththuduwa road	PRDA	5
Payagala- Madinakanda road	PRDA	5
Payagala-Kachchagoda road	PRDA	5
Payagala North railway road	PRDA	5
St Vincent road	PRDA	5
Vawulugala Distilleries cor.road	PRDA	5
Payagala Malegoda road	PRDA	5

Source : Urban Development Authority (2018)

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Opportunities | Goal 01

1. *Identification of Beruwala Urban Council area as tourism development zone by the Sri Lanka Tourism Development Authority under its strategic plan for 2017-2020.*

As per the data analysis of Sri Lanka Tourism Development Authority, Hikkaduwa, Unawatuna, Galle face, Pinnawala, Negombo and Beruwala have been identified as tourism development areas. The Sri Lanka Tourism Development Authority is making arrangement to introduce international tourism institutions and to make these areas as tourist destinations and this would pave the way to make an ample opportunity to create the Beruwala area as tourist destination. Thus, the SLTD has identified the Beruwala area as proposed tourist destination which is shown in Figure 3.12 and 3.13.

Existence of Benthota tourism resort having number of tourist hotels in the beach line spread in vast area towards the southern boundary of the study area.

2. *Existence of Benthota tourism resort having number of tourist hotels in the beach line spread in vast area towards the southern boundary of the study area.*

Benthota beach line is located towards the southern side in 62 km from Colombo and is an area planned out as a Tourism area. Benthota town is having a wider range of scenic beach with tourist hotels. Since the Beruwala and Benthota are connected by Benthara river, tourists arrived to Benthara are attracted to the nearby Moragalla area as well.

3. *Location in close proximity to the Southern highway (9km to Dodangoda and 12km to Lewwanduwa)*

Access roads to Southern Expressway

- *B 157 Horana Anguruwathota -Mathugama road*
- *Payagala- Malegoda-Dodangoda road*
- *Payagala- Nagahaduwa road*

4. *The existence of Moragalla tourism zone which has been recommended to receive an international “Blue Flag” certificate in the study area.*

Moragalla beach line located at the southern boundary of Kalutara district is attracted for local and foreign travelers. International Environmental organization called FEE having considered 29 parameters such as environmental, social and cultural etc and has selected to award international “Blue Flag” certificate to Moragalla tourism zone. Gaining such an international recognition would be a great opportunity won by the region.



1. *As per the investigations carried out by the Coastal Research and Management division of Coast conservation and Coastal Resource Management Department, they have identified a sea level rise in year 2025 and that may cause some threats to certain areas.*

Figure 3.3 and Figure 3.4 shows the areas that are vulnerable to threats due to sea level rises that may occur in year 2025 as confirmed by the authorities and the vulnerability level is Accordingly, the stretch from Payagala North up to Maggona has been identified as the vulnerable area for Tsunami. Also, the Darga town has been identified as the area under threat for flooding. These disastrous threats may cause adverse effect in achieving development targets.

2. *Vulnerability of the area for sea erosion, floods and landslides.*

Sea Erosion

The areas such as Kuda Payagala North, Kuda Payagala South, Maha Payagala, Maggona West, Moragalla West, Mullapitiya, Kudamagalkanda, and Marakkalawaththa have been identified as the areas vulnerable for sea erosion.

Flood

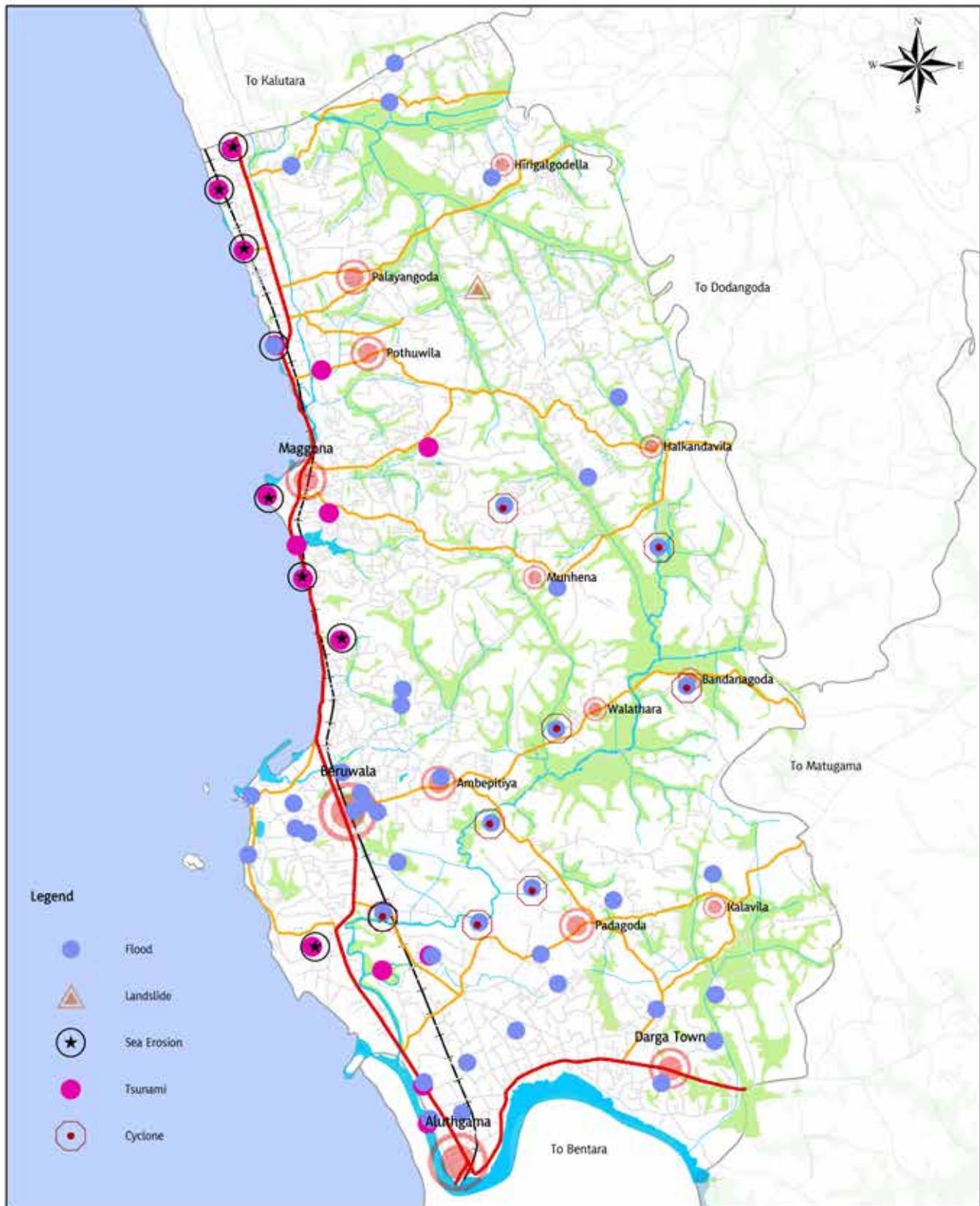
Benthara river, Kaluwamodara canal and connected small canal system are flowing across the planning area and due to haphazard erections of buildings and filling of low-lying lands etc, the natural flow of water is disturbed. Because of this reason, a number of places in the area is subjected to inundation even in a light shower.

Landslides

Geographically, the area is having a somewhat flat terrain but within 1 km distance from the sea level towards hinterland, some hilly areas between 100 ft to 150 ft from sea level can be seen where the areas like Weheragala, Kudamagalkanda, Marakkalawaththa and Munasinghagoda are subjected for miner landslides.

Map 5.3 shows the disaster conditions in the area.

Map 5.3 : Disaster Situation in Beruwala Planning Area



Disaster Situations
Beruwala DSD Area
 Source : Urban Development Authority

0 0.35 0.7 1.4 2.1 2.8 Kilometers

 **Urban Development Authority**
 December 2020

Western Province Division Beruwala Development Plan (2021–2030) Prepared by : Kalutara District Office

Goal 02

To Establish a Well Spread Balanced Development to Control the Development Pressure concentrated in the Coastal zone



Strengths | Goal 02

1. *Availability of road network from Galle road integrating the coastal area into hinterlands owned by the Provincial Road Development Authority.*

The development pressure is somewhat high in the areas towards coastal belt in the planning area particularly in either side of the Galle road. The existence of road network towards hinterland is a strong reason to spread this development into that area.

Although the roads belonging to RDA (Main roads as shown in the map) are not available in the interior of the area, a number of other Provincial roads integrating coastal area and hinterland are available from coastal area up to hinterland. There is possibility to develop this area based on this road network as there are also other regional road system is connected to the same. Because of this reason, instead of constructing new roads, the development can be shifted to hinterland area by rehabilitating and widening of these existing road system.

Map 5.4 : Existing Road Network in Beruwala Planning Area



- Legend**
- 1st Priority Arteries
 - 2nd Priority Arteries
 - 3rd Priority Arteries
 - Railway Line
 - Railway Station
 - Bus Stand

Existing Road Network
Beruwala DSD Area
 Source : Urban Development Authority



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2. *Although UC area acted as the main service providing center of the study area, some competitive sub urban centers are available such as Aluthgama and Darga town.*

The Beruwala town is the main service providing center of the planning area. However presently there are some competitive sub urban centers growing up and which has become a strong factor to distribute this development to other areas. For example, the Aluthgama and Darga town are thus growing fast which are providing all facilities required by the surrounding residential areas. As shown in the Map 5.5, the future development could be distributed from Beruwala Urban area towards hinterlands. There is a vast catchment area for Beruwala town as well as other sub urban centers and therefore the development pressure prevailing in coastal area could be reduced due to development of such sub urban centers.

3. *Comparatively the natural disasters are very low in hinterland area than the coastal area.*

When mapping out the disaster conditions in the planning area, comparatively, the disasters are at minimum level in the hinterland area than coastal zone. Except some minor floods or earth slips, there are no any major disasters taken place like sea erosion, Tsunami and storm etc, it has created a conducive environment to flow the development into hinterland areas.

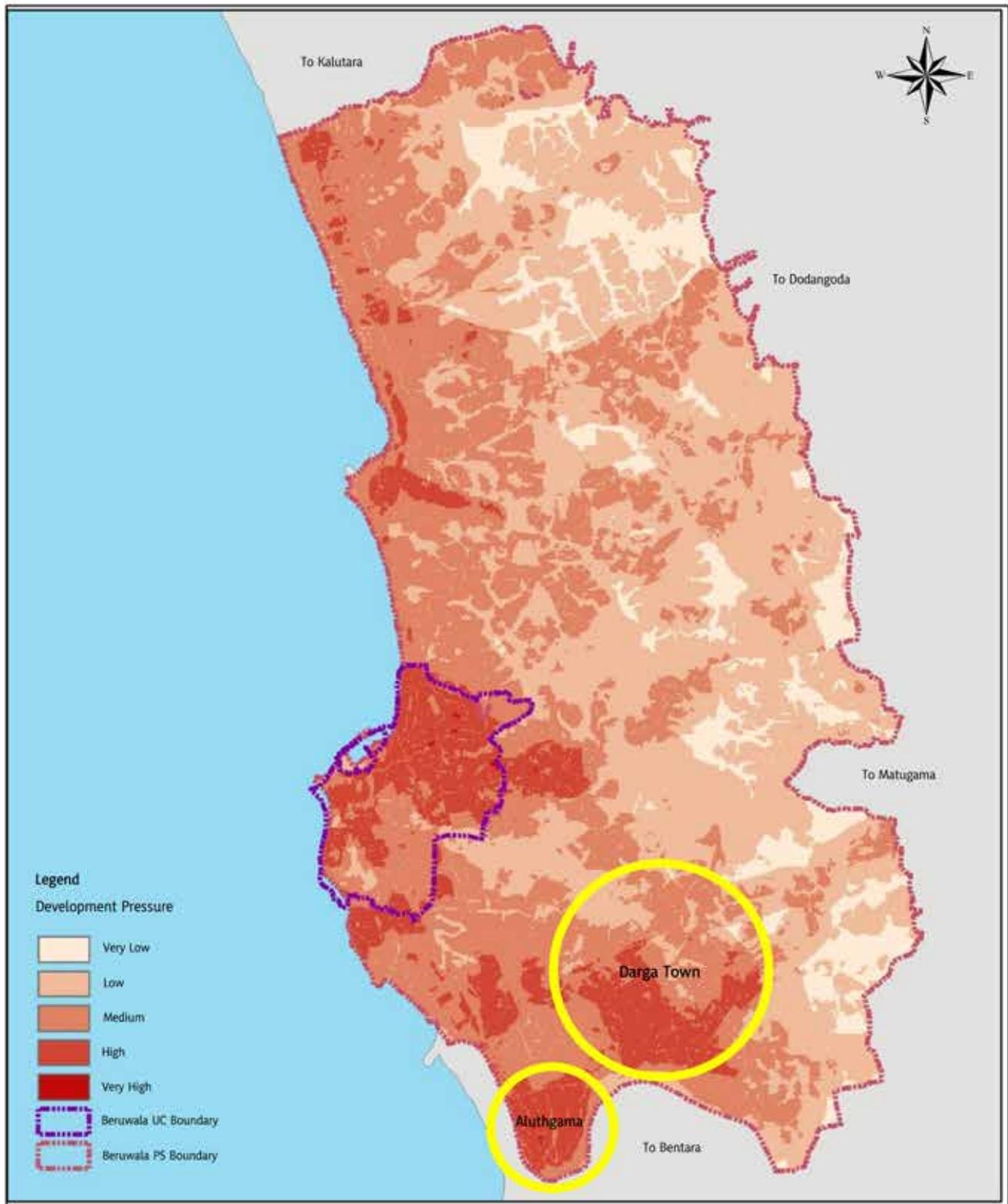
4. *Availability of developable lands in hinterland area and remaining the values at lower level.*

Already there a vast extent of undeveloped lands in extent of 1046.4 Hectares are available in the hinterland area. (26% of the total extent) The most of such lands are found to be rubber and shrub jungles. The lesser land value would be an advantage to spread the future development pressure into hinterland areas with lesser investment and to gain maximum benefits. The lesser land value in hinterland areas compared to coastal line is shown in Map 3.4.

5. *Growing of certain road junctions in Pradesheeya Sabha area as service providing centers.*

In addition to the main towns such as Beruwala, Aluthgamaan and Dargatown, a number of other small town network can be identified in the interior of the area such as Halkandawila, Pothuwila, Ambepitiya, Padagoda, Kalawila, Badanagoda, Hirigalodella and Munhena etc. The existence of these growing Service centers network shows some development trend turning a direction to interior area. table 5.3 shows the services provided by each of these road junctions.

Map 5.5 : Analysis of Development Pressure, in Beruwala Planning Area - 2017.



Analysis of Development Pressure
Beruwala DSD Area
 Source : Urban Development Authority

0 1.25 2.5 5 7.5 10 Kilometers

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Table 5.3 : Facilities presently available in the service centers

Service Centre	Facilities presently available
Halkandawila	Banking facilities, retail outlets, post office, play ground community center.
Pothuwila	Retail outlets, Banking facilities, Private Medical clinic, post office, playground, School
Ambepitiya	Retail outlets, Private Medical clinic, community center.
Padagoda	Retail outlets, Banking facilities, Private Medical clinic, school, playground, community center.
Munhena	Banking facilities, post office, playground, Retail outlets, School.
Kalawila	Banking facilities, post office, retail outlets, community center, School.
Badanagoda	Medical clinic, Post office, playground, School.
Hirigalgodella	School, community center. Retail outlets, playground, post office,

Source : Field Investigations - UDA (2018)



Weaknesses | Goal 02

1. *Although there is a road system from Galle road to hinterlands, almost all the roads are remained in dilapidated conditions and are not comprised with adequate road widths.*

Because of the undeveloped road system remained without basic infrastructure facilities, it would curtail the spreading of development from coastal line to hinterland areas.

2. *Existence of about 1430 ha of lands in hinterland area as environmental sensitive zone.*

The main obstacle for spreading the development pressure to the interior area is the existence of this environmental sensitive zone as shown in the map 3.2. It contained with paddy fields and low-lying lands which make important contribution to keep the environmental balance. The most of such lands are situated in the hinterlands of the area. If any future development spread into these interior areas, it can cause harmful effect to these sensitive areas and thereby the unbalance development may occur by damaging to the environmental system. It has become an obstacle and also a challenge in bringing the development pressure into interior areas by protecting those areas.

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Opportunities | Goal 02

1. *Having a proposal to develop Aluthgama and Darga town as sub urban centers under the Western Province Physical structure plan prepared in year 2002.*

The Beruwala town and connected Urban Council area is the main service provider in the planning area. According to the Western province physical structure plan prepared in year 2002, Aluthgama and Darga town has been identified as sub urban centers in the future. It would create an ample opportunity to develop competitive towns in the interior areas shifting the development that is presently concentrated in the coastal areas and the Beruwala town.



Threats | Goal 02

1. *Existence of much competitive residential townships just outside the planning area.*

The urban centers like Bandaragama, Horana and Mathugama are located in close proximity to the study area which have a much demand for residential developments. These towns are having much facilities in terms of physical and environmental aspects and also due to its locations closer to interchanges of Southern Expressway, there is a tendency to develop residential zones and service towns compared to the Beruwala town. This would be an obstacle to motivate the people in shifting the development towards hinterlands in the Beruwala area.

Goal 03

To Create a Comfort & Convenient City for the Inhabitants, Tourists & Commuters of the City by using environmental resources.



Strengths | Goal 03

1. *Bordering of the study area to West by a scenic beach line and to the South by environmentally important area closer to Benthara river.*

The environmentally sensitive zones have been created in the areas adjoining Kaluwamodara canal Dummalmodara canal and connected other sub canals flowing across the area. In addition, 1430 ha of paddy fields and connected low-lying areas are acted as wetlands making a great contribution to maintain environmental balance in the area.

2. *Falling the area into low country wet zone with a mild weather condition.*

The annual rainfall of the Beruwala Pradesheeya Sabha area belonging to low country wet zone is 60-100mm. Although in geographical terms, the area remain without any significant range of hills, but when goes to the interior, there are some small hilly terrain scattered here and there with 50-100 ft heights. Weheragalakanda and Pinhena kanda remain with a height of 100-200 ft and few other hilly areas such as Godellagedara Diyalagoda hills are scattered in this zone.

3. *Availability of 1581.98Ha of land remain as wetlands, Paddy fields and abundant paddy fields which are having potentials for development for parks.*

According to the land use in the planning area 49% remain as green areas and higher percentage remain as environmentally sensitive areas. These sensitive eco systems are acted as a factor to maintain environmental balance and on the other hands such sensitive areas are acted as open spaces.

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Weaknesses | Goal 03

1. *Mixing of sea water to the internal water source becoming an environmental threat to the environmental sensitive areas.*

Because of the sea water mixing with internal water sources presently, it has become an issue in using that water for drinking and agricultural purposes. This is an obstacle for future development of the area.

2. *Using of canals and river reservations for residential purposes in haphazard manner.*

Due to construction of unauthorized residential and commercial buildings encroaching the reservations of the beach line, Benthara river, Kaluwamodara and Dummalmodara canals, a lot of environmental issues such as dumping of garbage into those canals and riverbank erosion etc have taken place and which became a threat to the environmental protection. The land utilized for residential and commercial uses in reservations of coastal line and Benthara river are shown in table 5.4. The Figure 3.7 shows as to how the unauthorized construction taken at present in Benthara river reservation.

Table 5.4: *Extent of lands utilized in haphazard manner for residential and commercial uses in the reservation area*

	<i>Extent of land in reservations (Ha)</i>	<i>Extent of lands utilized for residential and commercial uses (Ha)</i>
<i>Bentara River reservation</i>	15.07	6.78
<i>Coastal area</i>	199.14	73.03

Source : Field survey, Urban Development Authority (2018)

3. *Non availability of land spaces to meet the requirement of common recreational activities compared to the existing population of about 177,410.*

According to the planning regulation of the Urban Development Authority, 1.4 Ha of land area for 1000 persons have to be kept as common open space when preparing development plans. But according to the land use data, the total land extent that has been kept is only for 66.9Ha which is 0.9% of the total land extent. The population in the Beruwala Divisional Secretariat area in year 2017 was 177,410 as stated in the senses report. The population forecast for the year 2030 is 216,238. Accordingly, 302Ha of land extent may have to be allocated as common open spaces.



Opportunities | Goal 03

1. *Provision of technical and financial assistance for solid waste management through the “Pilisarū” Project of Central Environmental Authority.*

The aim of this “Pilisarū” project is to extract the organic quantity as much as possible through the recycling process and to dispose only the waste material. This project is implemented through the local authorities. The required funds have been allocated to the Beruwala areas and accordingly, a 12 acres site at Kurewatta area has already been selected. This project has become useful to minimize the damages presently caused to the environmentally sensitive area like Weththimarajapura and Berawa ela.



Threats | Goal 03

1. *As per the investigations carried out by the Coastal Research and Management division of Coast conservation and Coastal Resource Management Department, they have identified a sea level rise in year 2025 and that may cause some threats to certain areas.*

Due to natural disaster situations such as sea level rises that may occur in future in the Beruwala area, it will cause a threat to the livelihood of the inhabitants. This will be an obstacle for future development of the area.

2. *Vulnerability of the area for sea erosion, floods and landslides*

Sea erosion

The areas such as Kuda Payagala North, Kuda Payagala South, Maha Payagala, Maggona West, Moragalla West, Mullapitiya, Kudamagalkanda, and Marakkalawaththa have been identified as the areas vulnerable for sea erosion.

Flood

Benthara river, Kaluwamodara canal and connected small canal system are flowing across the planning area and due to haphazard erections of buildings and filling of low-lying lands etc, the natural flow of water is disturbed. Because of this reason, several places in the area is subjected to inundation even in a light shower.

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Landslides

The areas like Weheragala, Kudamagalkanda, Marakkalawaththa and Munasinghagoda are identified as the areas vulnerable for landslides.

These natural disastrous situations may cause obstacle for future developments.

Chapter **06**

The Plan

Chapter 06 The Plan

Conceptual Plan

Planning concept and the physical structure plan were prepared targeting for 2030 by integrating the Beruwala Urban Council Area and Beruwala Pradesheeya Sabha area to achieve its future Goals and Objectives and also to find solutions for the issues identified through analyzing of the detailed information presented in the Part 1 and also to achieve a sustainable development by making use of the development potentials in a fruitful manner.

When considered about the planning structure of this development plan, it is described under 6 main categories; ie. Proposed land use plan, Strategic plan for development of Infrastructure, Strategic plan for economic development, Strategic plan for sustainable environmental development, Strategic plan for settlement development and project implementation plan etc. It further emphasizes about the strategies to be adopted for achieving those objectives in each plan.

6.1. Conceptual Plan

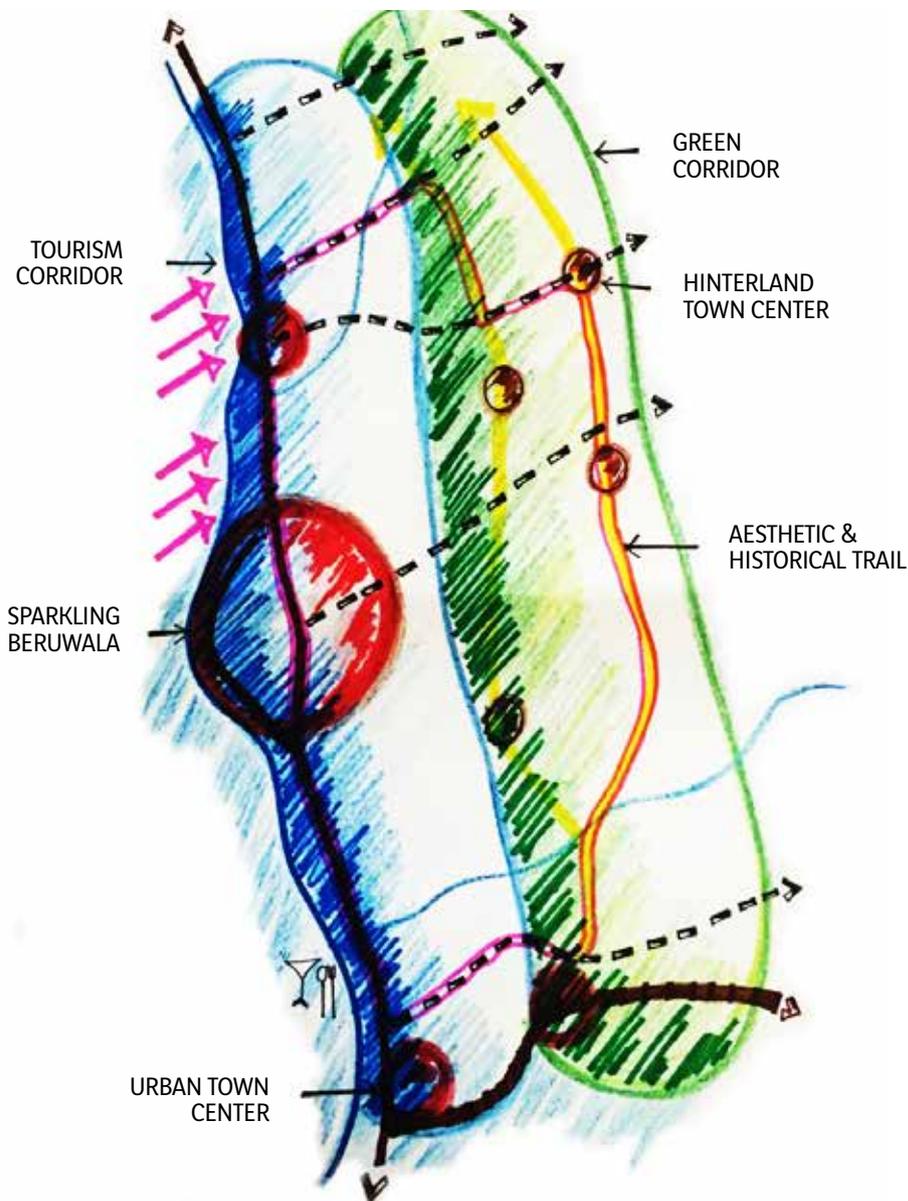
What is basically presented here in draft picture is that the solving of the issues identified in the planning area through analysis of detailed information and also making use of the potentials in a fruitful manner to show the direction of future development scenario expected in the plan.

As per the conceptual plan identified here, the planning area is divided into two corridors. That is to open up the scenic coastal belt which covered presently from Payagala to Moragalla as tourism corridor for tourism activities and also to make the hinterland area where there is a lot of green areas to be denoted as Green corridor.

In addition, it is expected to attract the population presently concentrated in Grama Niladhari divisions in coastal area into nine service centers identified in the hinterland and thereby to shift to development pressure in coastal line to country's interior direction. Thereafter it is expected to provide a network of service centers to provide necessary services to the residential zones created around the main service centers. It is also suggested to construct two main roads connecting these service centers into coastal area.

In addition to the Beruwala as the main urban center of the area, a few more sub urban centers like Aluthgama, Darga town and Maggona have been identified. Having taken into account the development potentials in each township, it is expected to develop those towns based on the strategies identical to each town. Thereby it is expected to make a diversified economic base by integrating the main economic sectors identical to the area such as Tourism, fisheries, Gem business and agriculture etc by protecting the environmentally sensitive green areas.

Figure 6.1 : Concept Plan of Beruwala Planning Area



Source : Beruwala Planning Team, Kalutara District Office, (2018)

In addition to the areas already utilized for tourism industry in the coastal zone, it is expected to spread the tourism activities into the culturally and archeologically important areas in the hinterlands by making use of those areas for developments in a fruitful manner.

The figure 6.1 shows the concept plan drawn by integrating the above facts with a view to achieve the goals and objectives through the future vision of the Beruwala town the "Grand Portal of South beach Panorama".

Chapter 06 The Plan

Proposed Land Use Plan

6.2. Proposed Land Use Plan

The proposed land use plan reflects the future urban scenario of the Beruwala area which is to be emerged after implementation of the strategic projects identified under economic, environmental and infrastructural strategic plans. Thus the proposed land use plan has been prepared with a view of achieving the vision of the Beruwala development plan "Grand Portal of South beach Panorama".

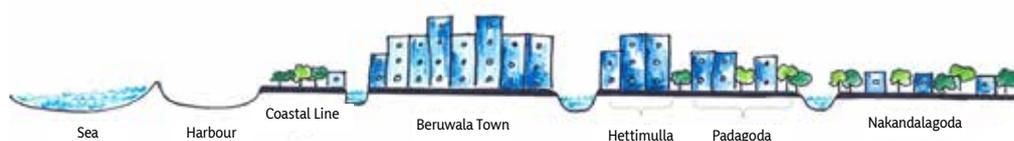
According to the residential population forecast for the year 2030, the population in the entire Beruwala Divisional Secretariat area would be 207,294 and it is an increase by 31,590 compared to the population in year 2017. Also by the year 2030, a commuter population of 106,047 could be expected to engage in tourism, commerce, institutional and industrial sector.

By taking into account all these factors, it is expected to attract the development pressure presently accumulated in the coastal area into the high lands of the hinterlands. By doing so it is proposed to develop a new road network parallel to the Southern highway and the Galle road enabling the public to gain easy access much efficiently to the hinterland area and along with it is suggested to develop the road network connecting the coastal area into interior road network.

Firstly, it is proposed to develop the Beruwala, Aluthgama, Maggona and Darga town as main urban centers out of which Beruwala and Aluthgama is proposed to be developed as first order townships based on the identical features. The Beruwala is proposed to be developed for administrative, fisheries and commercial sectors, the Aluthgama is for tourism industry. The Maggona town is proposed for fisheries based services while Darga town is to be developed mainly focusing on small scale industries, retail business Centre.



Figure 6.2 : Proposed Built Form-Cross section I



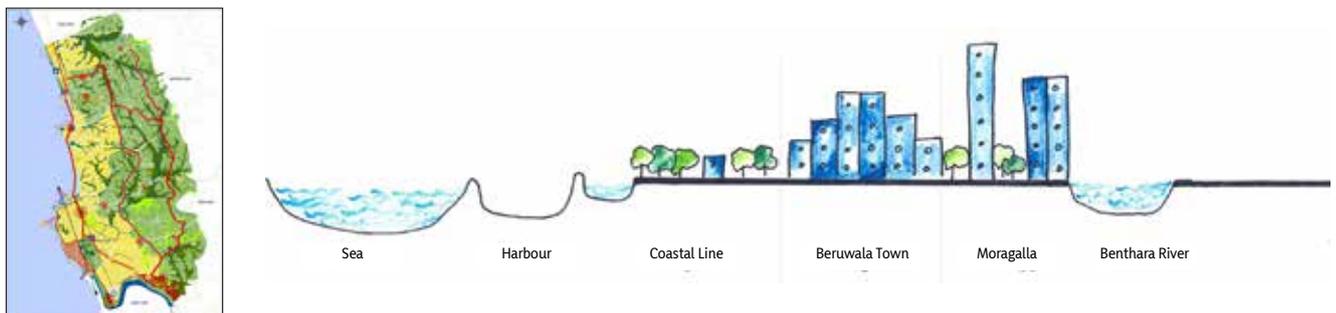
Source : Beruwala planning team, Kalutara District Office

With this integration, new service centers are to be developed in the highlands where the new potentials are created and expected to attract the future developments to that area. These sub urban centers are expected to be developed as first order sub urban and second order sub urban centers by conserving the current environmental sensitive areas. The built form depicted in picture 6.2 shows the development direction under the above mentioned urban hierarchy by the year 2030.

At the same time, in order to attract the tourists, it is expected to create a tourism corridor from Payagala to Aluthgama by proposing numerous projects. It is proposed to develop the most attractive location for tourists; the Moragalla beach line and its surroundings for tourism and hotels sector.

As shown in the picture 6.3, the beach line from Payagala to Aluthgama it is proposed to be opened in two stages, Beruwala coastal zone to be developed as main service providing center and the adjoining coastal area with hotels having higher tourist attraction in Moragalla town to be developed as high density Tourism zone.

Figure 6.3 : Proposed Built Form-Cross section II

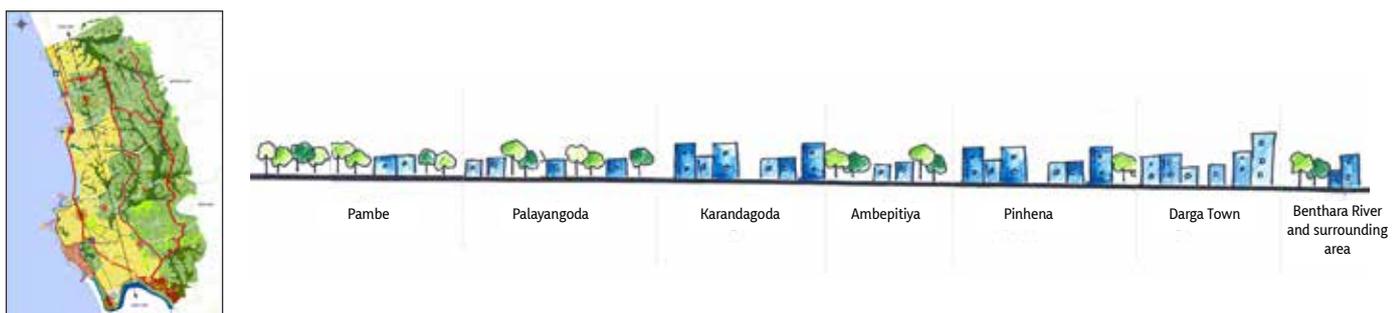


Source : Beruwala planning team, Kalutara District Office

It is expected to develop small service centers in the hinterland areas with a view to control the development pressure concentrated in the coastal belt while protecting the environmental sensitive areas specially in the hinterland areas. The balance development scenario towards the interior of the planning area to be envisaged through the proposed land use plan is shown in picture 6.4.

The proposed land use plan is shown in map 6.1 and the detailed description is given in Part Two the "Planning and Building Regulations". The development zones required to achieve these developments along with zonal regulations such as planning and building regulations and planning parameters of each zone are described in Part Two.

Figure 6.4 : Proposed Built Form-Cross section III



Source : Beruwala planning team, Kalutara District Office



Legend

- 1st Priority Arteries
- 2nd Priority Arteries
- 3rd Priority Arteries
- Proposed North South Link Corridor (i)
- Proposed North South Link Corridor (ii)
- Walkability Improvement Arteries
- Special Access Arteries
- Railway Line
- Railway Station
- Bus Stand
- 1st Priority Urban Towns
- 2nd Priority Urban Towns
- 1st Priority Hinterland Towns
- 2nd Priority Hinterland Towns
- Historical Places
- Proposed Nature Trail to Connect Natural and Historical Places
- Proposed Local Parks
- Proposed Pocket Park
- Proposed Mini Parks
- Proposed Linear Parks
- Scenic View Points
- Oceanic Visible Recreational Sphere
- Baberian Fishery Entertainment Sphere
- Aquatic Amusing Sphere
- Blue Flag Recreational Sphere
- Bentara Estuary Amusement Sphere
- Baberian Island Openup for Tourism
- Excavating the Harbor Area
- Proposed Walkway along Bentota River
- Beruwala Farm
- Apartment Hotel and Shopping Mall - Aluthgama
- Proposed Urban Park
- Lake Silliya Community Access Waterfront Development
- Expansion of Maradana Fish Market
- Expansion of Darga Town Hospital
- Promoting Water Based Activities along Bentara and Kaluwamodara River
- Proposed Open Restaurant
- Proposed Community Waste Dumping Site with Parking
- Proposed Fishery Anchorage Ferry
- Proposed Tourist Information Center
- Proposed Shopping Complex and Mixed Development at Kalawilawatta Land
- Create a Nature Trail along Kaluwamodara Ela
- Proposed Housing Scheme
- Proposed Retirement Village for Elders
- Station Square Road Improvement - Aluthgama
- Wetland Classification**
- Special Paddy Cultivation Zone
- Wetland Nature Conservation Zone
- Water Bodies
- Zoning Classification**
- High Density Urban Cluster 1
- High Density Urban Cluster 2
- High Density Urban Cluster 3
- Moderate Density Urban Cluster
- Moderate Density Semi Urban Cluster
- Moderate Density Hinterland Cluster
- Low Density Hinterland Cluster
- Very Low Density Hinterland Cluster
- High Density Tourism Cluster
- Low Density Tourism Cluster

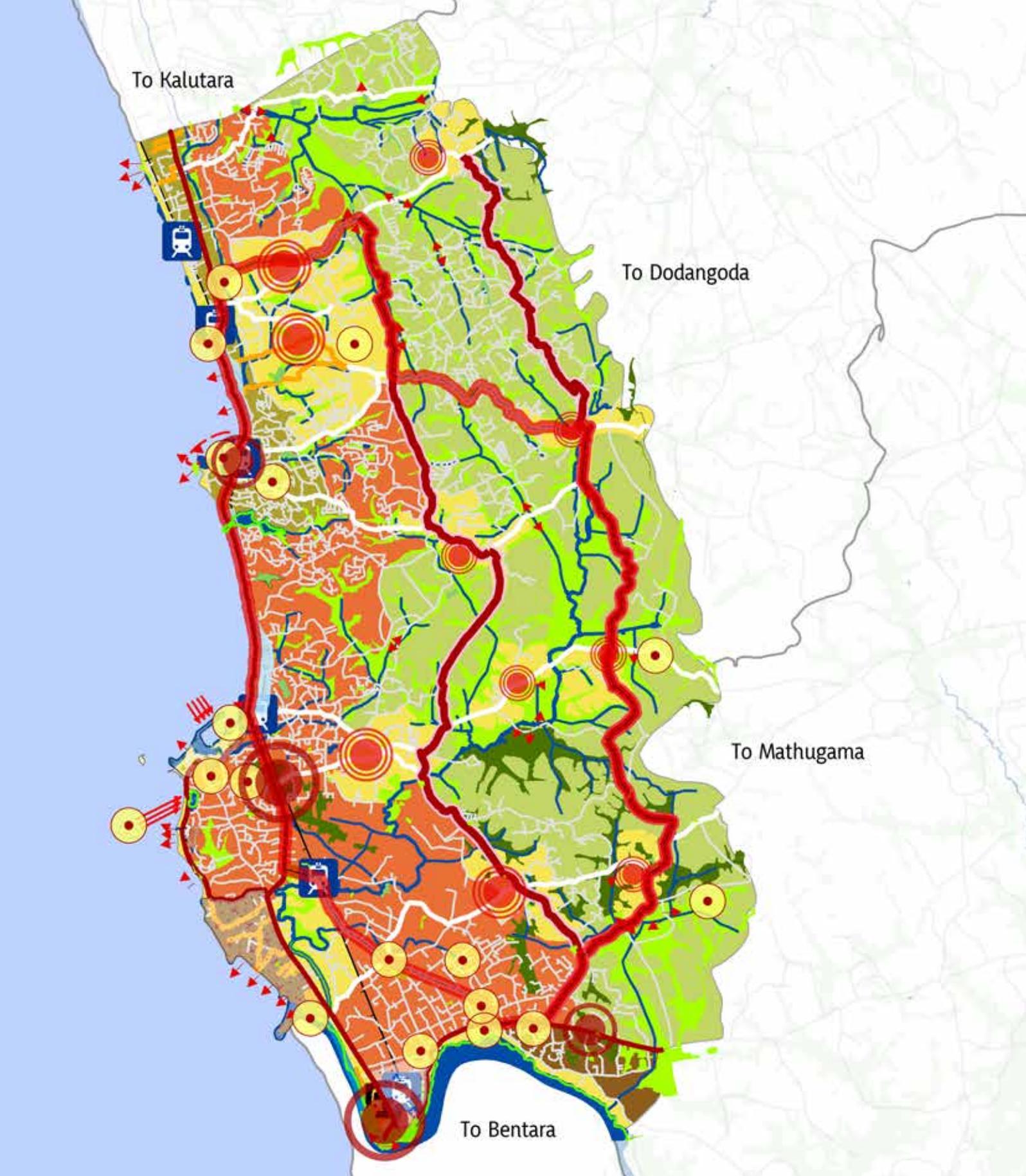


Proposed Land Use Plan – Beruwala Divisional Secretariat Area

Beruwala Development Plan (2021–2030)

Source : Urban Development Authority

Prepared by : Kalutara District Office



Chapter 06 The Plan

Strategic Plan for Infrastructure Developments

Forecasted Population

6.3. Strategic Plan for Infrastructure Developments

This development plan is to be implemented aiming to make the Beruwala town as the pioneer Portal of Southern coast line by the year 2030 by achieving economic prosperity through development of Agriculture, Fisheries, Gem Trade and Tourism Industry and also as a people's friendly environment for which social and physical infrastructure development plan will make a significant contribution.

The infrastructure including present road system in the area is found to be not sufficient for the increasing population by the year 2030. Thus, it is expected to introduce strategic plans to develop the infrastructure catering to the increasing population and also to shift the population pressure presently concentrated in coastal zones to hinterlands. For this purpose, main strategic plans for physical infrastructure developments and social development have been prepared under which emphasis will be given to following areas.

- *Service Management plan*
- *Road and transport plan*
- *Water supply plan*
- *Electricity supply plan*
- *Waste water management plan*
- *Solid waste management plan*

The population forecast and its density forecast to be considered as the basis of the above plans are as follows.

6.3.1. Forecasted Population

The population forecast for the Beruwala planning area was done based on the natural growth rate which is given in table 6.1. When considered about the population in last few years, it has increased corresponding to the natural growth rate. It is significant that the population growth in Urban Council area and Pradesheeya Sabha area has taken place differently due to the reasons confined to those two areas.

The population growth in Urban Council area is comparatively high and is recorded as 0.99%. In Pradesheeya Sabha area it shows a comparatively less figure as 0.81%. Accordingly, the population forecast for each district was carried out as follows.

The forecasted population for the entire planning area by the year 2030 would be 207,293. When compared to the current population based on the year 2017, it would increase by 14,354.

Table 6.1 : Forecasted Population

Administrative Unit	Growth Rate %	2012	2017	2019	2030
Urban Council area	0.99	37,772	40,511	45,172	48,660
Pradesheeya Sabha area	0.81	127,176	135,192	147,767	158,633

Source : Planning Team , Beruwala , Kalutara District Office (2019)

6.3.1.1. Forecasted Population for Migrants

The number of persons expected to be migrated to planning area was estimated. The method of this estimation is detailed out under proposed zoning plan in Part Two where it was calculated that the number of persons who may come to planning area for each sector; ie, tourism, commercial, industrial and institutional etc. Accordingly, the number the persons expected as migrants is 106,047. When compared to the migrant population in the year 2019, this would be an increase of 30,000 by the year 2030.

The service management plan, economic development plan and human settlement plan that are described under this development plan has been worked out based on this increased population by the year 2030.

6.3.2. The Distribution of Houses and the Density

As indicated in the resource profile of Beruwala Divisional Secretariat, (as per table 6.2) the total housing units in the year 2016 was 37,363 and out of which 33,148 or 88% is found to be permanent houses which can be sighted as a considerable potential to the area.

The very reason for increasing the number of housing units in categories ie; permanent, semi-permanent, temporary and homeless is due to Tsunami disaster and majority of such persons are living closer to coastal areas engaged in fisheries and toddy industries. The housing schemes for some of the displaced persons due to Tsunami disaster have been constructed in peripheral areas.

Table 6.2 : Housing conditions in Beruwala area - 2016

	Condition of the Houses			Total Housing Units	Homeless
	Permanent	Semi - Permanent	Temporary		
Number of houses	33,148	3,018	1,197	37,363	1,406
Percentage (%)	88.7	8.07	3.2	100.00	

Source : Resorce Profile, Beruwala Divisional Secrateriat (2016)

Chapter 06 The Plan

Strategic Plan
for Infrastructure
Developments

Housing Density

Since the housing is a basic need of a person, the 12% of semi- permanent, temporary and homeless of 1,400 are to be considered as a problem in the housing sector.

Table 6.3 : Future housing need in Beruwala Planning Area

Year	Population increase	Forecasted population	Housing need
2015		171,131	2,187
2018	4,572	175,703	2,488
2030	31,591	207,294	7,897
Total			12,572

Source : Resorce Profile, Beruwala Divisional Secrateriat (2016)

As stated in table 6.3, the housing need in Beruwala planning area is such that 2187 numbers of housing units were needed for 171,131 population in year 2015 and this requirement was increased to 2488 units by the year 2018. The housing need for the year 2030 for the increasing population of 207,293 will be 7897 units when alculated at 4 persons a family basis. Accordingly, the total housing need for the entire planning area of Beruwala would be 12,572.

The increasing population and its density is expected to be distributed in each zone in accordance with proposed landuse and zoning plan.

Thus, it is expected to have a proper housing program under this development plan by the year 2030 in lieu of exsiting informal houses. Specially houses in close proximity to the Bentara river and the coastal zone are proposed to be constructed based on the specified planning and building regulations. It has already been proposed to construct a housing scheme with all facilities for the fisheries commuunities who are occupying unauthrisedly in the areas vulnerable for Tsunami.

6.3.2.1. Housing Density

The GN divisions such as Hettiyakanda, Seenawatta, Welipitiya, Pothuwila West, Mahagammedda, Akkaramalaya, Gangaaddara, Ganegama, and Kuda Payagala can be introduced as the areas where the highest housing density is prevailling at present in the Beruwala planning area while lowest housing density is recorded in the GN divisions such as Paranakade, Kankanamgoda, Danwattagoda, Badanagoda, Hirigalgodella and Kalawila. The lack of amenities, non availability of commercial and administrative activities and lack of suitable lands for occupation etc have become reasons for the low density of housing in these areas.

6.3.3. Service Management Plan

The future plans for social infrastructure and plan for creating investment opportunities in the planning area and also as to how the social infrastructure to be developed to fulfill the requirements of the increasing population is discussed in this section.

Under this strategic plan, it is expected to develop the health and educational facilities for the increasing population and also to improve the existing facilities for the people living in hinterlands. Although the social infrastructure facilities presently available in the Beruwala planning area is sufficient for the increasing population, it is the aim of this plan to further develop the existing facilities providing much better services for the increasing population.

6.3.3.1. Educational Facilities

When considered about education facilities in the Beruwala Divisional Secretariat area, 50 numbers of schools falling into the school classification of national and provincial level. Out of which 8 numbers of schools are falling within the category 1AB, another 8 numbers are in category 1C, 26 numbers are in category 2 and 6 numbers are falling within category 3.

Presently there are 30,894 numbers of students undergoing education in the area where both Sinhala and Tamil medium schools are located in the whole area. In addition, about 7 numbers of private schools are available out of which majority are functioning in Daraga town area. Also, there are some government technical collages and private schools functioning in the area. The distribution of educational facilities in the entire planning area was identified after the analysis carried out based on the availability of educational services within one and two km radius and is shown in Map 6.2.

Further, the accessibility for the students from hinterland areas to urban schools will be improved after the upgrading of existing roads and constructing of new roads under the road development plan. As per the available data, it is proved that the educational institutions in the area are at quite satisfactory level to cater to the present and future requirement of the student population in the area.

The tourist attraction to the Beruwala planning area by the year 2030 is expected to be increased to about 30,000 per year. There is a requirement of a tourism educational school to give research-based education about new strategic areas adopted in the modern world for tourist attraction such as new Ayurvedic systems, food varieties and hospitality management etc and that would give a new orientation for the youth to get education by creating new employment opportunities connected to tourism industry in the area.

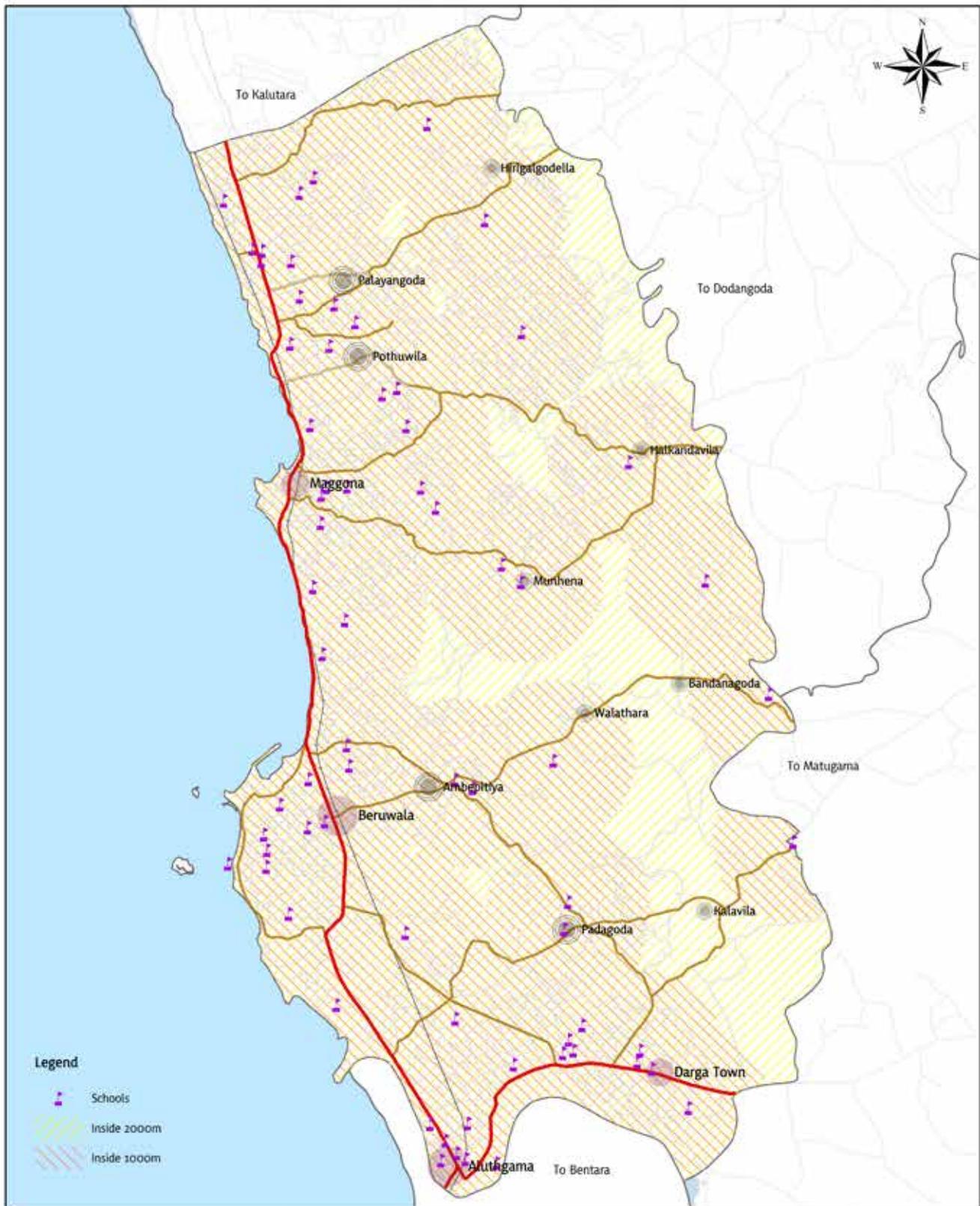
Chapter 06 The Plan

Strategic Plan
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Service Management Plan

Educational Facilities

Map 6.2 : Distribution of Education Facilities in Beruwala Planning Area



Distribution of Education Facilities
Beruwala DSD Area
 Source : Urban Development Authority



 **Urban Development Authority**
 December 2020

6.3.3.2. Health Facilities

There are 3 main hospitals available in the Beruwala planning area such as Beruwala district hospital, Aluthgama rural hospital and Darga town base hospital to provide health services. The people in the area to get their health services from these hospitals and for further treatment they use to go to Nagoada base hospital. In addition, 3 private hospitals, 2 Ayurvedic hospitals, and number of other private health care centers are located all over the area. The Beruwala district hospital contains with 3 wards with 63 beds, Aluthgama rural hospital contains with 4 wards with 50 beds and darga town base hospital is having 3 wards with 59 beds.

The distribution of health facilities in the planning area as per the analysis carried out based on the 2 Km and 4 Km distance from the locations of health centers in the Divisional Secretariat area is shown in the Map 6.3. Although these health facilities are sufficient for the existing population, the number of doctors and the facilities in the Beruwala district hospital may not be adequate when considered about the residential population and migrants expected to this area in future. Therefore, it is proposed under this plan to upgrade the Beruwala district hospital to a main base hospital and also to improve the facilities in the hospitals in Aluthgama and Darga town.

Further, it is proposed under this plan to set up Ayurvedic medical centers with modern Ayurvedic facilities connected to tourism industry, and also to conduct health clinics in the residential and service centers identified under the human settlement plan.

6.3.3.3. Common Amenities

The identification of the distribution of common amenities by the year 2030 is important to guide the future planning for common amenities and to see the investment opportunities and to achieve the objectives of the planning area.

The common amenities required for the planning area as per the prioritizing of human settlements are described under the human settlement development plan.

The proposals are given to make concentrated developments in the existing sub urban centers and to provide basic facilities for the people to get their requirements fulfilled comfortably in those sub urban centers.

As per above, it is proposed to provide basic facilities for the urban and sub urban centers taking into account the availability of potentials at present conditions of such facilities. The distribution of basic amenities as at present is shown in Map 6.4 .

Map 6.3 : Distribution of Health Facilities in Beruwala Planning area

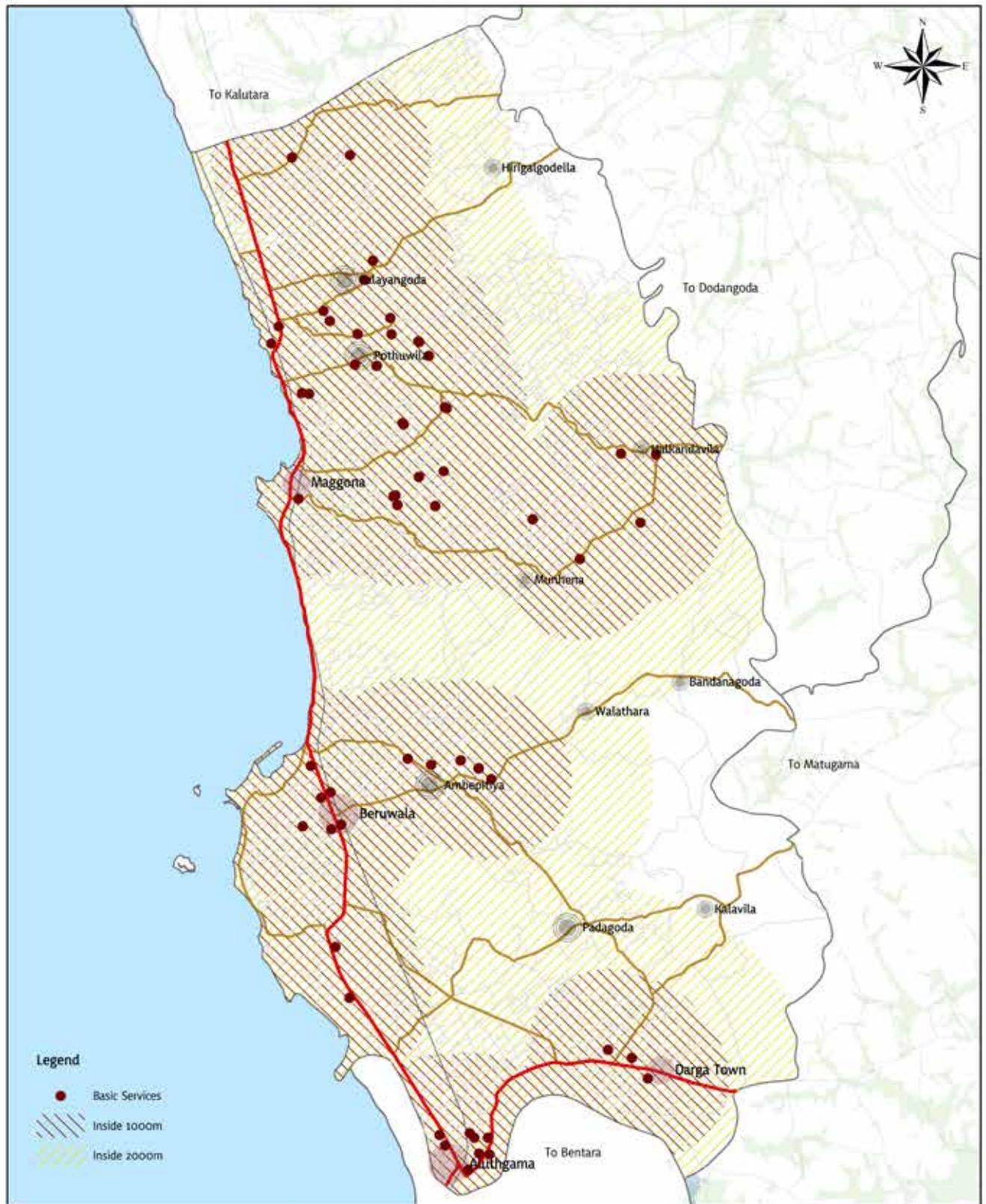


Distribution of Health Facilities
Beruwala DSD Area
 Source : Urban Development Authority



 **Urban Development Authority**
 December 2020

Map 6.4 : Distribution of Basic service in Beruwala Planning Area



- Legend**
- Basic Services
 - ▨ Inside 1000m
 - ▨ Inside 2000m

Distribution of Basic Services
Beruwala DSD Area
 Source : Urban Development Authority



 **Urban Development Authority**
 December 2020

Chapter 06 The Plan

Strategic Plan for Infrastructure Developments

Road and Transport Plan

6.3.4. Road and Transport Plan

Rehabilitation of existing road system in the area has become an important requirement in the development process in the area which is also directly useful in regional development. It is also a fundamental base for expected development in the Beruwala area as all other strategic projects have been identified connected to road development program.

Although there is a proper road network available covering the Beruwala urban council and Pradesheeya Sabha area, the width of those roads, physical conditions accessibility and capacity are not even sufficient to cater to the existing settlements and are at very poor state. Therefore, it is expected to develop some identified road network with view to cater to the requirement of increasing population in future including the population moving into the proposed settlements in hinterland of the area and also to promote tourism industry and proposed all other projects which is shown in Map 6.5

The rules and regulations required for enforcement of road development is further described in Chapter 07 in Part Two.

Existing Road Network

When considered about the existing road system, that can be categorized based on its ownership as follows. First priority Roads belong to the road development authority, Second Priority roads belong to provincial road development authority and Third Priority roads belong to Local authorities. Existing road network is shown in Map 6.6.

Proposed Road Network

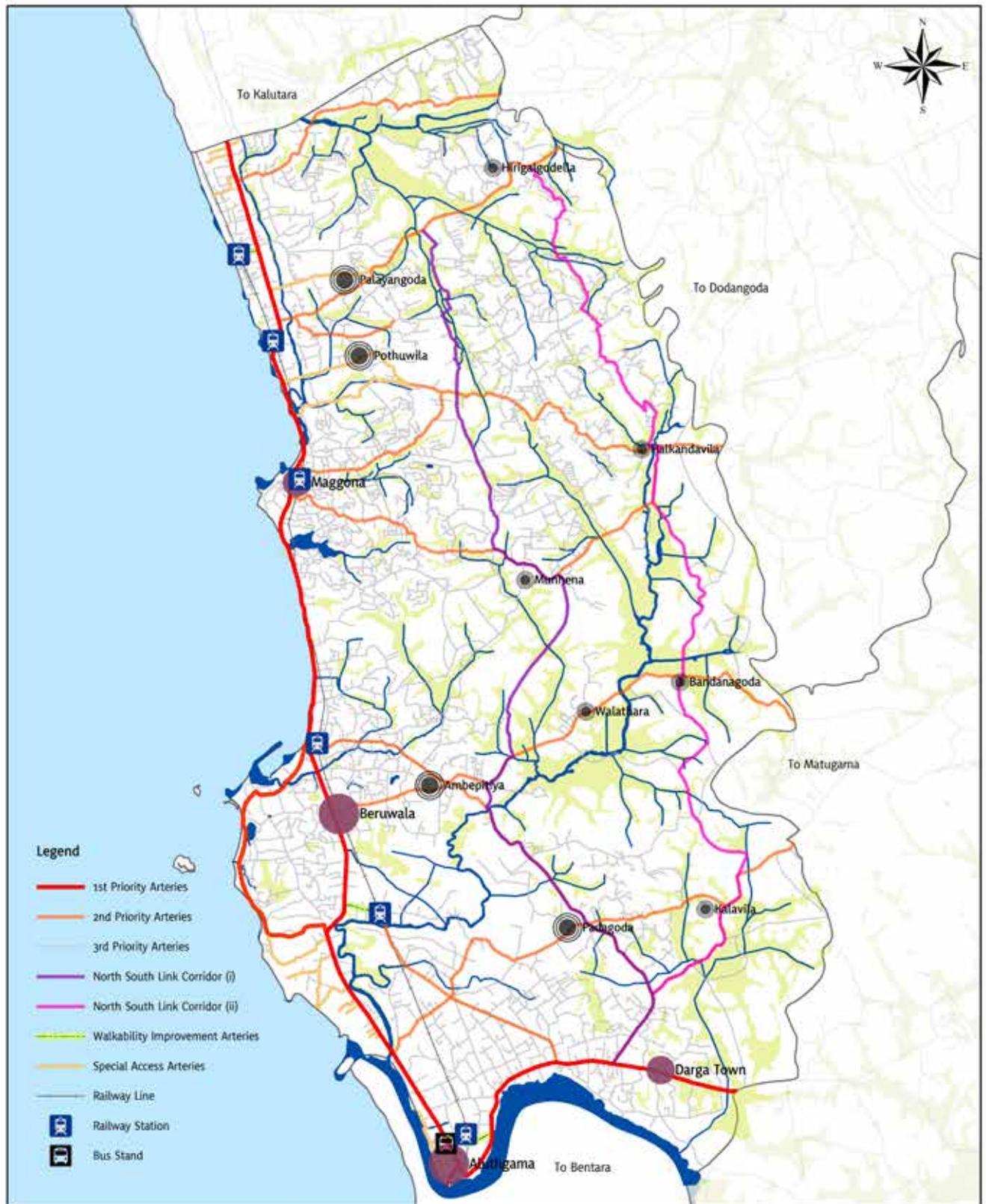
When considered about the proposed road network for the year 2030, that can be categorized based on its ownership as given in table 6.4.and map 6.7.

Table 6.4 : Proposed road network and ownership in Beruwala Planning Area

Road Category	Ownership
<i>First priority roads</i>	<i>RDA</i>
<i>Second priority roads</i>	<i>PRDA</i>
<i>Third priority roads</i>	<i>Local Authority</i>
<i>Special access roads</i>	<i>Local Authority</i>
<i>Proposed north south Link Corridor (i)</i>	<i>Local Authority</i>
<i>Proposed north south Link Corridor (ii)</i>	<i>Local Authority</i>

Source : UDA - Field Investigations 2018

Map 6.5 : Integrated Road Development plan in Beruwala Planning area



**Integrated Road Development Plan
Beruwala DSD Area**

Source : Urban Development Authority



Urban Development Authority
December 2020

Map 6.6 : Existing Road Network in Beruwala Planning Area



Legend

- 1st Priority Arteries
- 2nd Priority Arteries
- 3rd Priority Arteries
- Railway Line
- Railway Station
- Bus Stand

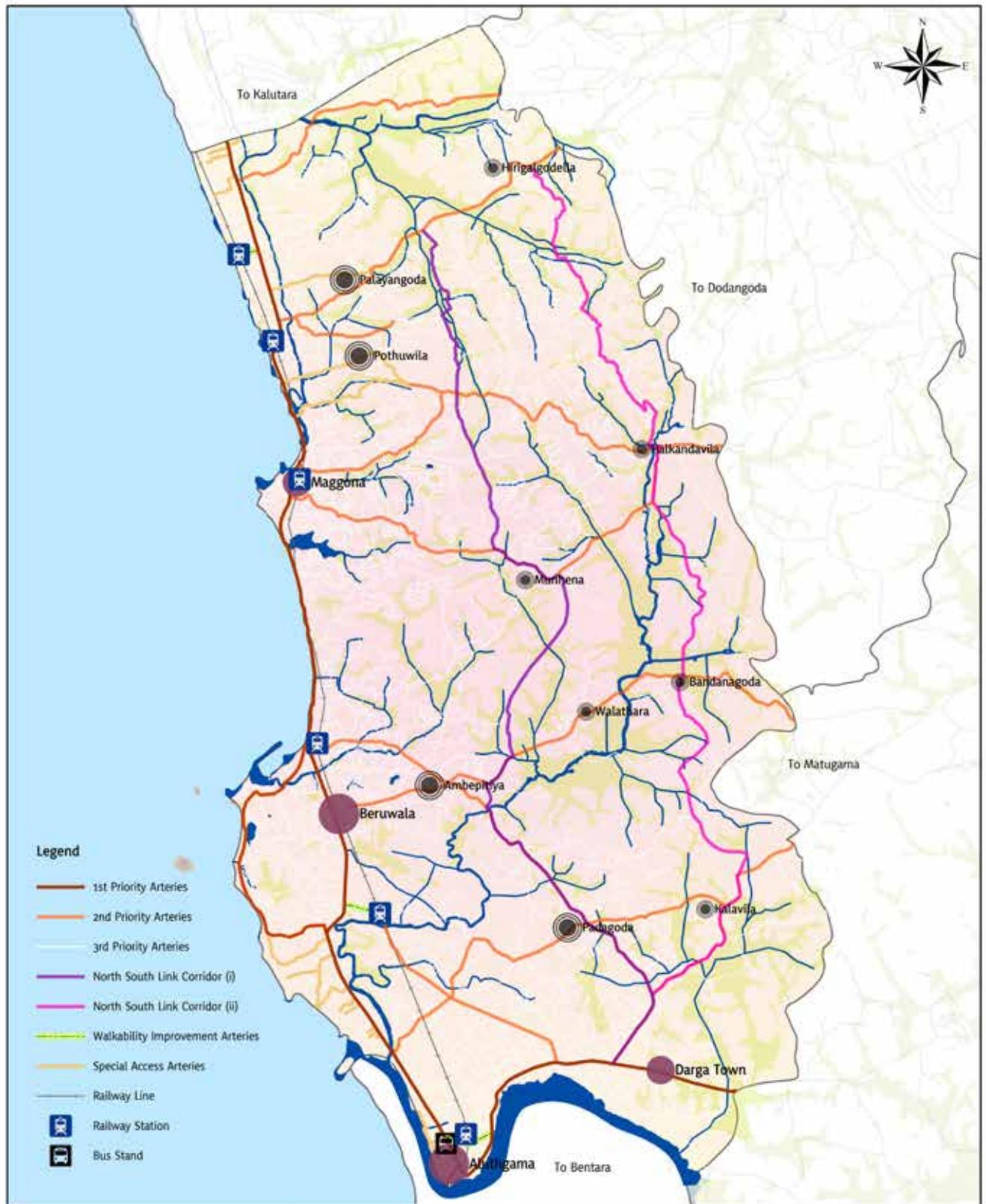
**Existing Road Network
Beruwala DSD Area**

Source : Urban Development Authority



Urban Development Authority
December 2020

Map 6.7 : Proposed Road Network in Beruwala Planning area



**Proposed Road Network
Beruwala DSD Area**

Source : Urban Development Authority



Urban Development Authority
December 2020

Chapter 06 The Plan

Strategic Plan for Infrastructure Developments

Road and Transport Plan

Proposed Strategies

Under this road development plan, it is proposed to widen the road between Moragalla and Aluthgama in the Galle road into four lanes, and to develop the Beruwala Maradana Moragalla road as first priority road and also to develop the internal road connecting Galle road towards hinterland (PRDA owned)

At the same time, it is proposed to develop two roads connecting urban centers through the hinterland area.

- Proposed North- South Link Corridor (i)
- Proposed North- South Link Corridor (ii)

The roads identified as a special service providing roads (The access roads in Tsunami resettlement, Beach access roads, Benthara river access roads, access for Tourism areas and small lane connecting from Galle road to new Galle road) are proposed to be widen.

It is proposed to develop the above-mentioned roads along with other existing roads. This strategic project is the fundamental base of the development plan and is suggested to implement the road development program on a priority basis through RDA securing required funding from the relevant institutions as follows.

It is proposed to widen this road system for which required Building line and street line limits will be introduced depending on the development requirements.

Proposed Roads for Developments

The internal road network spread in planning is proposed to be developed aiming to integrate the urban and rural areas and this development could be identified under deferent sections.

1. Proposed road developments connecting urban centers in hinterland areas
2. Development of roads proposed for providing special services
3. Development of roads proposed through the paddy lands and low-lying lands.

I. Road System Proposed To Be Developed

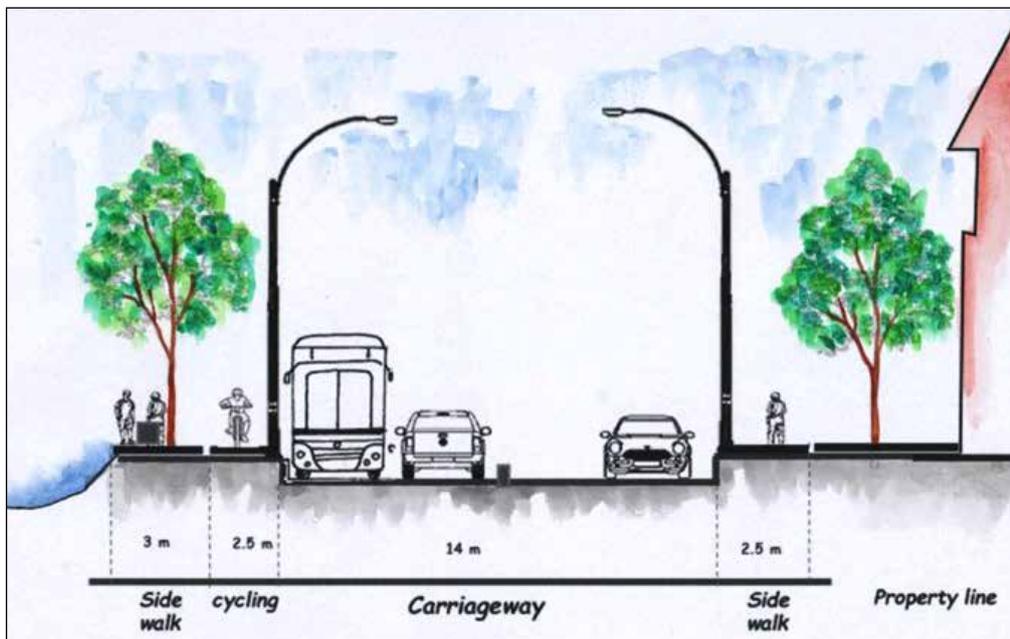
A. Galle road (Road section from Moragalla to Aluthgama) widening into four lanes.

It is proposed to widen the existing width of 9-12 m in Galle road from Moragalla to Aluthgama up to 18-20 feet with facilities proposed as follows.

- Motorable lanes (3.5M x 4 = 14 Meters)
- Parking facilities in selected locations (2.5 Meters)
- Pedestrian ways with green belt (1.5 Meters-2 Meters)

A cross section of the road to be developed is shown in diagram 6.5.

Figure 6.5 : Cross section of proposed Galle road widening



Source : Beruwala planning team, Kalutara district office, UDA, (2018)

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Road and Transport Plan

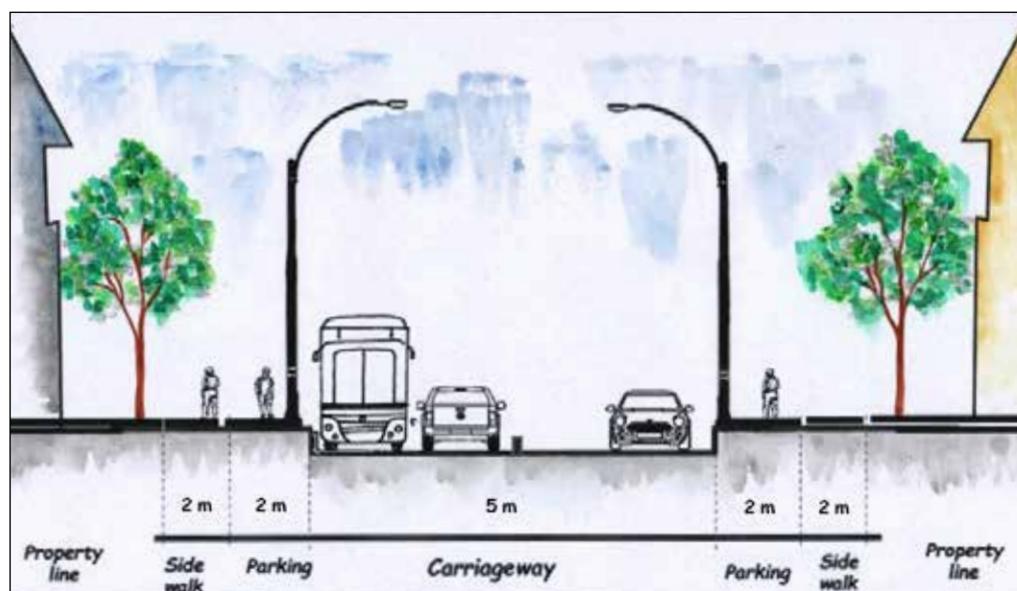
B. *Development of Beruwala Maradana Moragalla road as first priority roads.*

As shown in the diagram 6.6 it is proposed to develop Beruwala Maradana Moragalla road as an alternative road on a priority basis to reduce the traffic jam that may expect in Galle road with the future increase of population.

Proposed Facilities

- *Motorable lanes (5M)*
- *Lane for cyclers (2M)*
- *Pedestrian ways with green line (2M)*

Figure 6.6 : Cross section of proposed Maradana Moragalla road development



Source : Beruwala planning team, Kalutara district office, UDA, (2018)

C. *PRDA roads proposed to be developed (as two-lane roads)*

The existing and proposed width of the PRDA roads proposed to be developed is given in table 6.5.

Table 6.5 : Proposed PRDA roads widening

	<i>Road Proposed to be Widened</i>	<i>Existing Width (m)</i>	<i>Proposed Width (m)</i>
1	<i>Payagala -Dodangoda road</i>	5	9
2	<i>Palayangoda-Nagahaduwa road</i>	5	9
3	<i>Wiharakanda road</i>	5	9
4	<i>Payagala-Kachchegoda road</i>	5	9
5	<i>Payagala -Nawaththuduwa road</i>	5	9
6	<i>St Vincent road</i>	5	9
7	<i>Maggona Munhena Halkandawila road</i>	5	9
8	<i>Kankanamgoda-Kiranthidiya road</i>	5	9
9	<i>Beruwala- Aluthgamweediya road</i>	5	9
10	<i>Fatha Hajjiyar Mawatha</i>	5	9
11	<i>Kaluwamodara-Kalawila road</i>	5	9
12	<i>Pinhena-Padagoda road</i>	5	9
13	<i>Chinafort road</i>	5	9

Source : UDA - Field Survey – 2018

Main purpose of widening the PRDA roads is to shift the population presently concentrated in coastal areas into hinterlands of the planning area by the year 2030

Proposed Facilities

- *Motorable lane (5 Meters)*
- *Cycling lane (2Meters)*
- *Pedestrian ways with green line (2Meters)*

D. Proposed New Roads

- I. *North south Link Corridor - i*
- II. *North South Link Corridor - ii*

These proposed North South roads are to be developed by using the same existing narrow lanes with a view to provide facilities for the increasing population and to disperse the development pressure towards the hinterlands by developing sub urban centers in the hinterland areas.

Map 6.8 : Proposed North South Link Corridor (i) – Beruwala Planning Area



Proposed North South Link Corridor (i)
 Beruwala DSD Area
 Source : Urban Development Authority



 Urban Development Authority
 December 2020

I. Proposed North – South Link Corridor – i

Table 6.6 : Connecting roads to Proposed North South Link Corridor i

Road Proposed to be Developed	Section to be developed		Proposed Length (km)	Proposed Width (m)
	From	to		
Yakwaththa road	Adhikarigoda	Padagoda	1.3	09
Padagoda-Ambepitiya Rd	Padagoda-	Ambepitiya	2.6	09
Ambepitiya Munhena (existing road and new road connection)	Ambepitiya	Munhena	4.0	09
Munhena-Pothuwila road (existing road and new road connection)	Munhena	Pothuwila	2.28	09
From Pothuwila junction to Nagahaduwa via Kachchegoda (existing road connection)	Pothuwila Junction	Nagahaduwa road	1.0	09
Total length			11.18	45

Source : UDA - Field Survey (2018)

II. Proposed North – South Link Corridor – ii

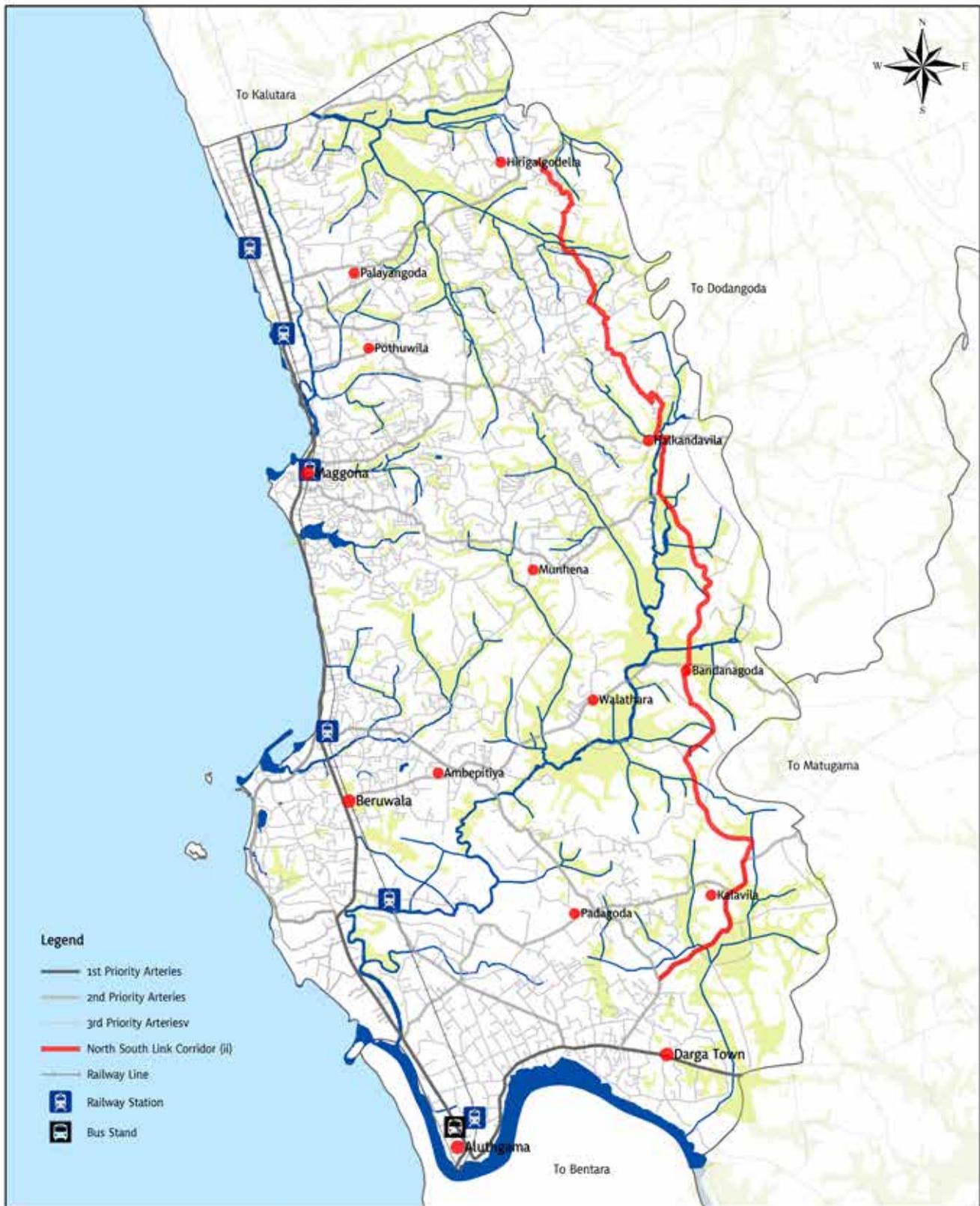
Table 6.7 : Connecting roads to proposed North South Link Corridor ii

Road Proposed to be Developed	Section to be developed		Proposed Length (km)	Proposed Width (m)
	From	to		
Authgama weediya-Yatadolawaththa Road	Ambagaha Junction	Kalawila	3.1	09
Kalawila-Badanagoda road	Kalawila	Badanagoda	3.5	09
Badanagoda- Halkandawila road	Badanagoda	Halkandawila	3.6	09
Halkandawila - Hirigalgodella (Connection from existing road to new one)	Halkandawila	Hirigalgodella	3.7	09
Total length			13.9	36

Source : UDA - Field Survey (2018)

The proposed North- South Link Corridor II connecting the roads shown in table 6.6 and 6.7 is proposed to be constructed as shown in Map 6.8 and 6.9.

Map 6.9 : Proposed North South Link Corrido (ii) – Beruwala Planning Area



Proposed North South Link Corridor (ii)
Beruwala DSD Area
 Source : Urban Development Authority

0 0.35 0.7 1.4 2.1 2.8 Kilometers



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E. Access roads proposed to be widened in Tsunami resettlement areas

1. Josaph Sobash Mawatha
2. Sagara Mawatha
3. St Maris Road
4. Ethpanthiya road
5. Pothuwila road
6. Wiharakanda road
7. Munasinghagoda road

Existing and proposed widths of the access roads proposed to be widened in Tsunami resettlement area is given in table 6.8.

Table 6.8 : Existing and proposed widths of the access roads proposed to be widened in Tsunami resettlement areas

	Road to be widened	Existing length (m)	Existing width (m)	Proposed width (m)
1	Josaph Sobash Mawatha	92	5.66	7
2	Sagara Mawatha	350	4.62	7
3	St Maris Road	217.58	6.05	7
4	Ethpanthiya road	424.35	4.03	7
5	Pothuwila road	1302	3.93	7
6	Wiharakanda road	1804	5.67	7
7	Munasinghagoda road	822	6.67	7

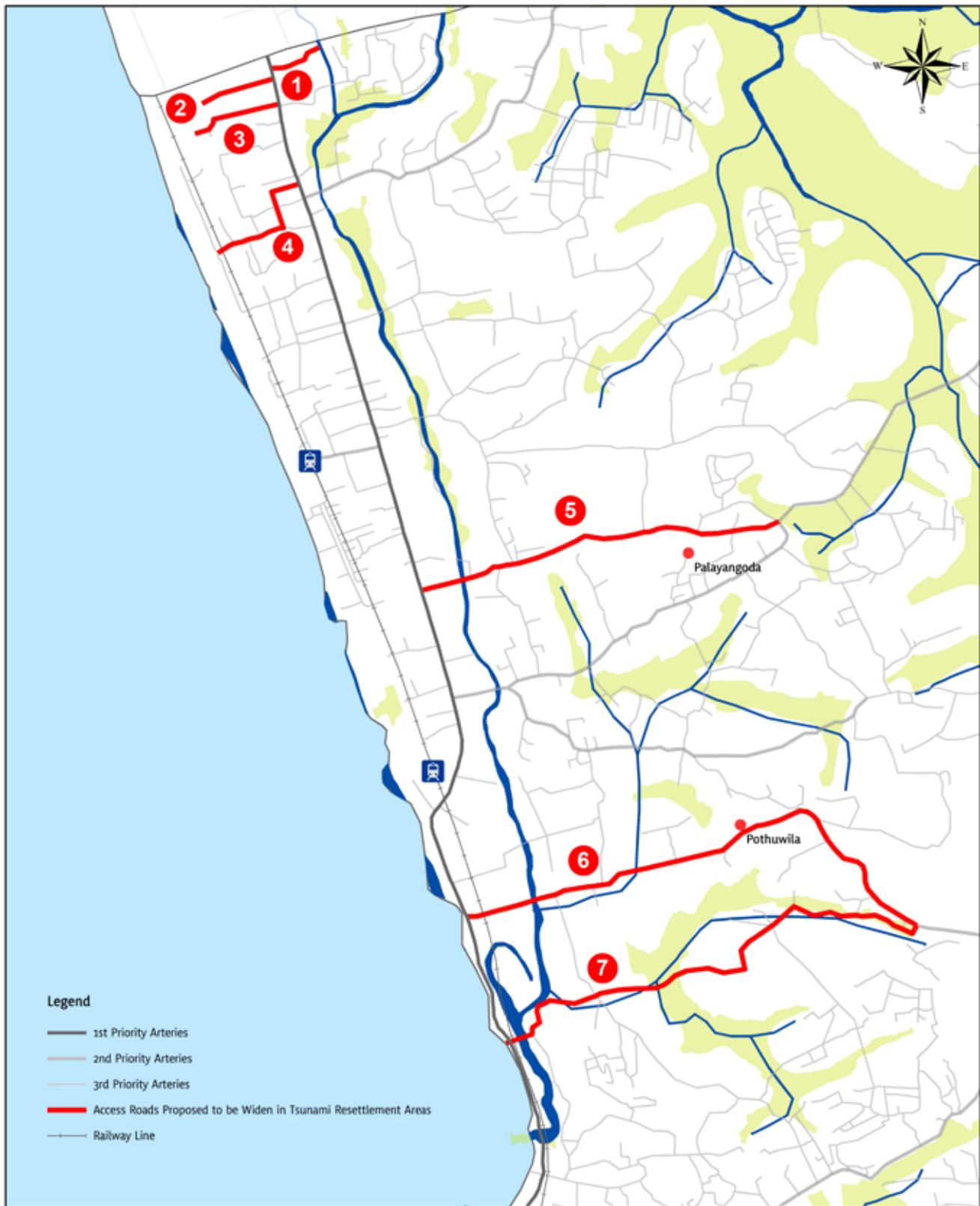
Source : UDA - Field Survey (2018)

The proposed road system to cater to the increasing population in the Tsunami resettlement areas is shown in Map 6.10 and cross section of the road is given as 6.7.

Proposed Facilities

- Motorable lanes (5 Meters)
- Pedestrian lane with green line - (2 Meters)

Map 6.10 : Proposed roads widening of Tsunami resettlement areas in Beruwala Planning area

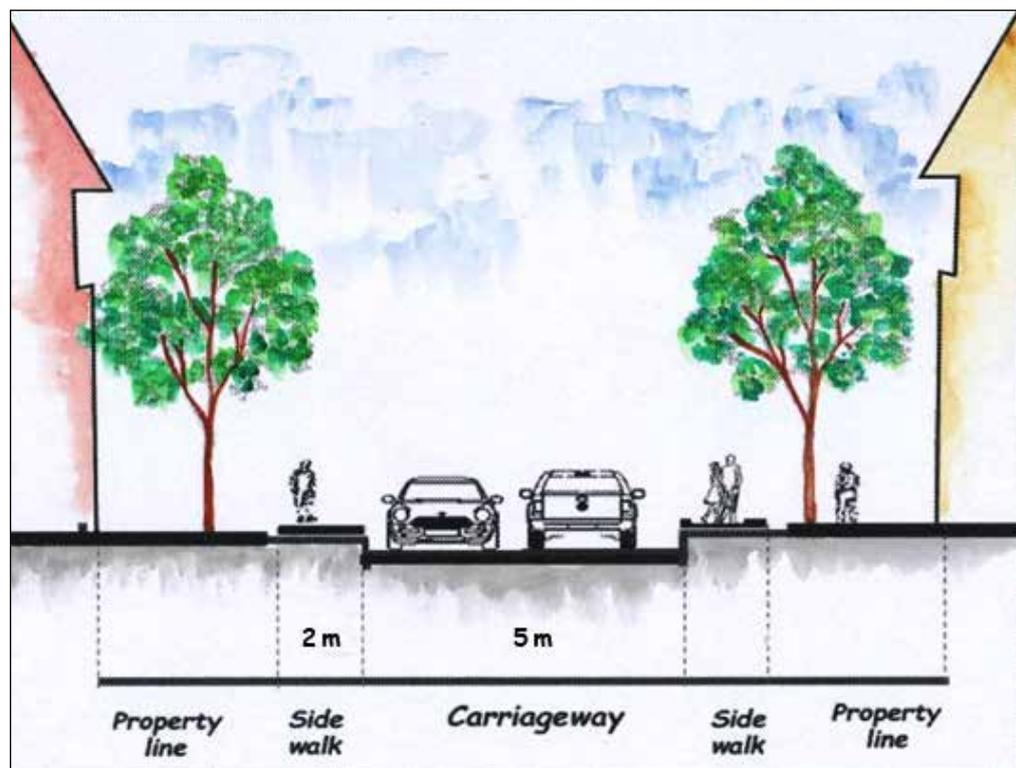


**Access Roads Proposed to be Widen
in Tsunami Resettlement Areas
Beruwala DSD Area**
Source : Urban Development Authority



Urban Development Authority
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Figure 6.7 : Cross section of the proposed roads widening in Tsunami resettlement area



Source : Beruwala planning team, Kalutara district office, UDA, (2018)

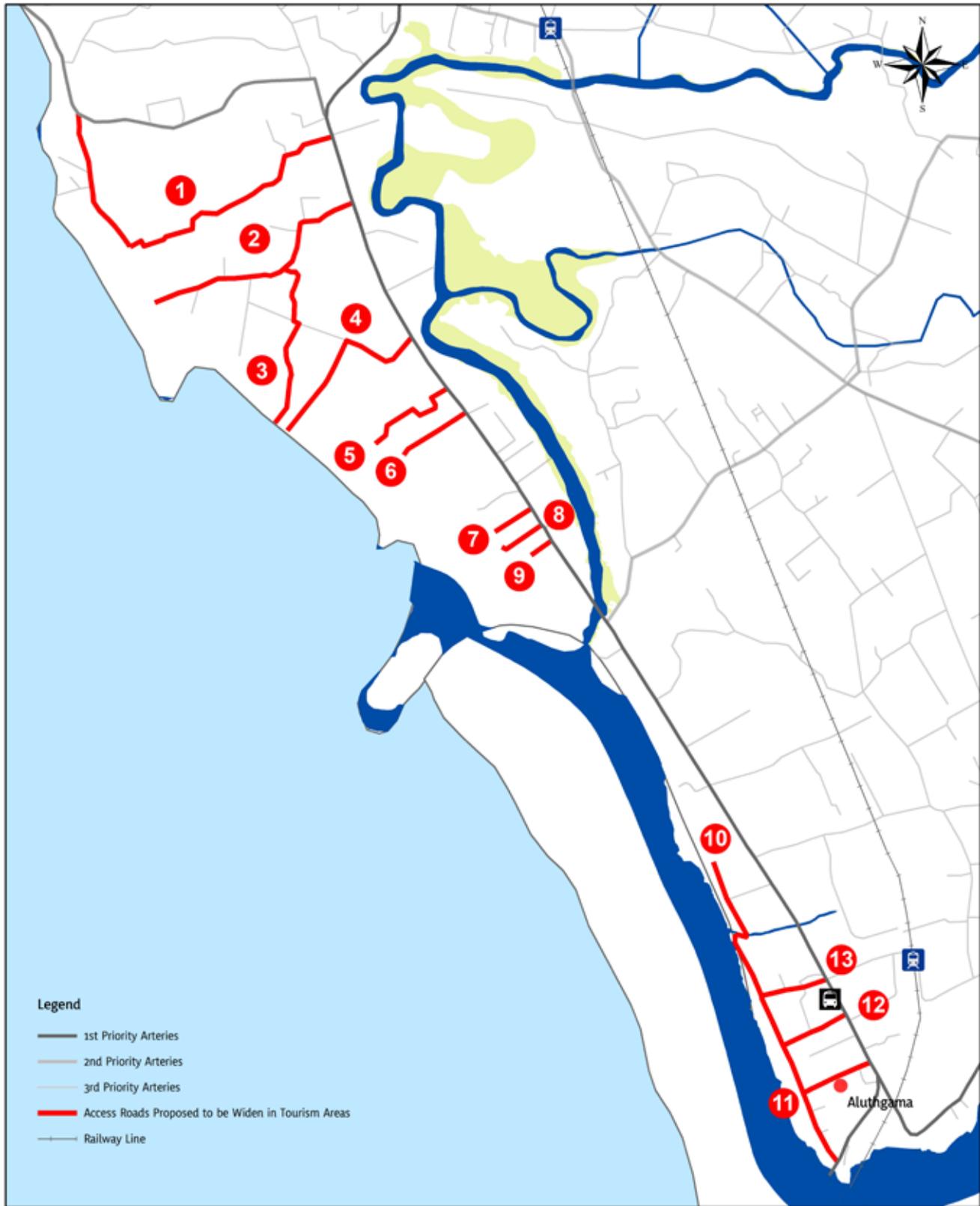
F. Coastal access roads and access roads for tourism areas proposed to be widened

It is expected to widen the coastal access roads and access roads leading to tourism areas in order to increase the tourist attraction and also to promote tourism industry by the year 2030. The roads proposed to be widen its existing length, widths and proposed widths are given in Map 6.11 and table 6.9.

Proposed Facilities

- Motorable lanes (7 Meters)
- Pedestrian lane with green line - (2 Meters)

Map 6.11 : Access roads for proposed tourism areas in Beruwala Planning area



Access Roads Proposed to be Widen in Tourism Areas
Beruwala DSD Area
 Source : Urban Development Authority

0 0.1 0.2 0.4 0.6 0.8 Kilometers

 **Urban Development Authority**
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Western Province Division Beruwala Development Plan (2021–2030) Prepared by : Kalutara District Office

Table 6.9 : The length, width and proposed widths of the access roads proposed to be widened in coastal areas and roads leading to tourism areas

	Road Proposed to be Widened	Existing Length (m)	Existing Width (m)	Proposed Width (m)
1	7th Lane	706.41	4.57	9
2	6th Lane	691.06	4.11	9
3	5th Lane	493.20	3.79	9
4	4th lane	539.18	4.47	9
5	Pradesheeya Sabah road	302.01	5.02	9
6	Pradesheeya Sabah road	193.19	4.11	9
7	Pradesheeya Sabah road	117.64	4.47	9
8	Pradesheeya Sabah road	143.57	4.63	9
9	Lanka kumariya Hotel road	128.79	4.26	9
10	Gangabada Road	976.29	4.66	9
11	Padminipeiris Mawatha	205.00	4.67	9
12	1st Lane	196.42	4.47	9
13	Ganga Mawatha	190.96	4.55	9

Source : UDA - Field Survey (2018)

G. Narrow Lane from Old Galle road to New Galle road to be widened

Figure 6.8 : Proposed Narrow Lane from Old Galle road to New Galle road



This is remained at present as narrow lane which is proposed to be widened for increasing the facilities of pedestrian movements without allowing vehicular movements. This lane is shown in figure 6.8.

Source : Google Earth Map (2018)

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Strategic Plan
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Road and Transport Plan

H. Railway access roads proposed to be widening

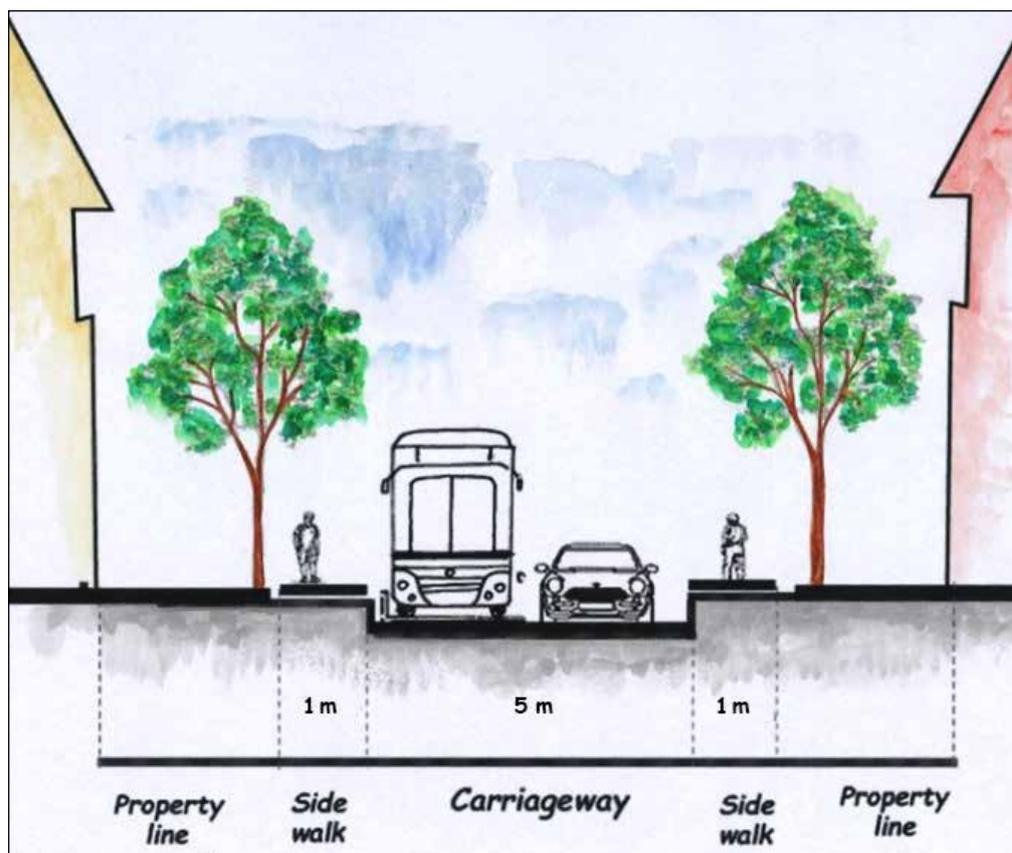
Existing Lengths widths and proposed widths of the railway access roads proposed to be widened are given in table 6.10 and its cross section is shown in figure 6.9.

Table 6.10 : Existing Lengths widths and proposed widths of the railway access roads proposed to be widened

	Avenue to be widened	Existing Length (M)	Existing Width (M)	Proposed Width (M)
1	Payagala North railway Access	241.36	4.95	7
2	Beruwala Railway Access	63.86	5.60	7
3	Hettimulla Railway Access	401.92	5.64	7
4	Aluthgama Railway Access	282.58	6.22	7

Source : UDA - Field Survey (2018)

Figure 6.9 : Proposed widening station roads



Source : Beruwala planning team, Kalutara district office, urban development authority (2018)

6.3.5. Water Supply Plan

Although the water is supplied sufficiently in the planning area at present, it may not be adequate for the increasing population of the area by the year 2030 and therefore there is a requirement to cater to the increasing population.

The day today water requirements are fulfilled through pipe born water, and ground water in protective wells as main sources of drinking water.

This development plan proposes to fulfil the water requirements for drinking and all other purposes for the residential population of 207,294 and commuter population of 75,000 by the year 2030.

Presently the water is supplied from refinery plant set up at the Kethhena area in the Kaluganga by the National Water Supply and Drainage Board. The supply of water at present and its capacity is given in table 6.11.

Table 6.11 : The supply of water and its capacity in the planning area - Present Condition

Location of water tanks	Capacity (M ³)
Payagala	455
Beruwala	1,360
Maggona	227
Darga town	1,500

Source : National Water Supply and Drainage Board

Since it is expected to achieve an economic development based on the fisheries and tourism industry in Beruwala area there will be a big demand for water. Daily water requirement for each activity in the planning area by the year 2030 is given in table 6.12.

Table 6.12 : Daily water requirement for each activity in the planning area by the year 2030

Activity	Population	Water requirement per person per day (Liters)	Total water quantity required per day (Liters)
Commercial	123,858	20	2,477,160
Tourism	45,696	180	8,225,280
Residential	207,294	135	27,984,690
Institutional	48,221	10	482,210
Industries	7,226	50	361,300
			39,530,640

Source : National Water Supply and Drainage Board

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Electric Supply

Sewage, Waster Water and Drainage Management Plan

Accordingly, the daily water requirement is 39,530,640M³. The proposed water supply projects in Agalawatththa, Dodangoda and Mathugama will cover 82 Grama Niladhari divisions in Beruwala Divisional Secretariat area. Accordingly, by the year 2030, drinking and other water requirements will be fulfilled.

6.3.6. Electricity Supply

Electricity and telecommunication facilities are adequate for the existing population in the Beruwala planning area but for the requirement of electricity for the increasing population by the year 2030, will be considered in the Beruwala development plan.

Electricity supply to the Beruwala Pradesheeya Sabha area is carried out by the Ceylon Electricity Board and Lanka Electricity Company Pvt Ltd and for the Beruwala Urban Council area is catted by the Lanka Electricity Company Pvt Ltd. At present, the electricity supply to the existing population in the planning area is found to be adequate. This supply is expected to be increased to cater to the increasing population by the year 2030 in corporation with the Ceylon Electricity Board.

It is also expected to make use solar power for catering to tourism industry which is to be enhanced by the year 2030.

6.3.7. Sewage, Waste Water and Drainage System Management Plan

Sewage and waste water management

The swerage facilities are not available in the planning area at present and there is no such requirement for the Pradesheeya Sabha area. But it has become necessary to have a swerage system for the Urban Council area. Presently 99% of the families in the Urban Council area are using septic tanks for sewage discharge.

Rising of water level even at a light shower has been identified as a problem which has resulted to pollute the watershed areas and therefore it has become necessary to pay attention with regard to the sanitary conditions of the area.

Since the majority of the people living in the town are Muslims, they prefer to live closer to each other and which has resulted to fragment the lands into smaller plots. The high density of population in the areas like Maradana, Maligahena and Kankanamgoda has been the reason to pollute the watershed areas.

The Beruwala and Benthara ganga area is famous for water related tourism activities and as such maintaining of cleanness and quality standard of water in the Benthara river and its surrounding beach line is important. Specially when declaring this area as 'Blue Flag' recreatilnal zone in internatinally, it is extreamly important to maintain the quality standard of sea water in this area.

Since there is no any integrated wastewater management program in this zone, the large scale hotels use self waste water management system by having individual treatment plants from which purified water is discharged into the Benthara river. It is expected to use this same waste water management machanism to purify the waste water even for the increasing number of tourists in the future.

Drainage System Management

As shown in the figure 6.10, most of the watershed areas in the Beruwala Urban Council area is polluted due to discharge of garbage.

Most of the countries in the world use to adopt the concept "sustainable urban drainage systems" as the strategy to purify the polluted watersheds and thereby have created the clean drainage system minimizing the disasters like floods.

Accordingly, it is proposed to adopt a sustainable waste water management strategy to the Beruwala urban council area and to introduce a proper drainage plan by incorporating all existing canals and thereby to improve the existing canal system while introducing a new canal system to drain out surface water properly. It is shown in the figure 6.11

Figure 6.10 : Existing drainage and canal system in Beruwala uc area



Source : photography by beruwala planning team, Kalutara district office (2018)

Figure 6.11 : Proposed canal system



Source : TripAdvisor Website (2018)

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Strategic Plan for Infrastructure Developments

Solid Waste Management Plan

6.3.8. Solid Waste Management Plan

As per the plan it is expected to achieve an economic growth through development of the tourism industry. When the tourist attraction is increased the generation of solid waste will also get increased and therefore taking into account the increasing population, it is expected to have a proper management plan for disposal of solid waste. Making a comfortable living environment by taking protective measures through proper solid waste management plan is discussed in this section.

The daily collection of solid waste in Beruwala Urban Council area is recorded as 21.4 Tons and in Pradesheeya Sabha area it would be around 24 Tons totaling to 45 tons. The classification of these solid waste is given in table 6.13.

Table 6.13 : The quantity of Solid Waste collected daily in the planning area

Area	Total waste collection per day (tons)	Organic (%)	Paper Waste (%)	Glass (%)	Metal (%)	Polythene and Others (%)
Pradesheeya Sabha area	24	75	10	5	5	5
Urban Council area	21.4	43.7	1.8	1.4	3.2	49.9

Source : Beruwala Pradesheeya Sabha and Urban Council (2016)

Presently the compost making is being carried out by separating solid waste as degradable and non degradable material in Padagoda yard as shown in Map 6.12. But there is no proper management mechanism in the urban Council area.

Because of this reason, garbage dumping into Berawa Ela and Weththimarajapura canal closer to Beruwala urban Council boundary is heavily taking place and as a result the Beruwala fishery harbor is getting silted due to waste material and the area is subject to inundation in rainy season. This has become an obstacle for attracting tourists into this area and as such there is a requirement to have proper solid waste management plan.

As per the population forecast carried out based on the proposed zoning for 2030, the quantity of solid waste generated daily is worked out to 127 Tons and is shown in table 6.14.

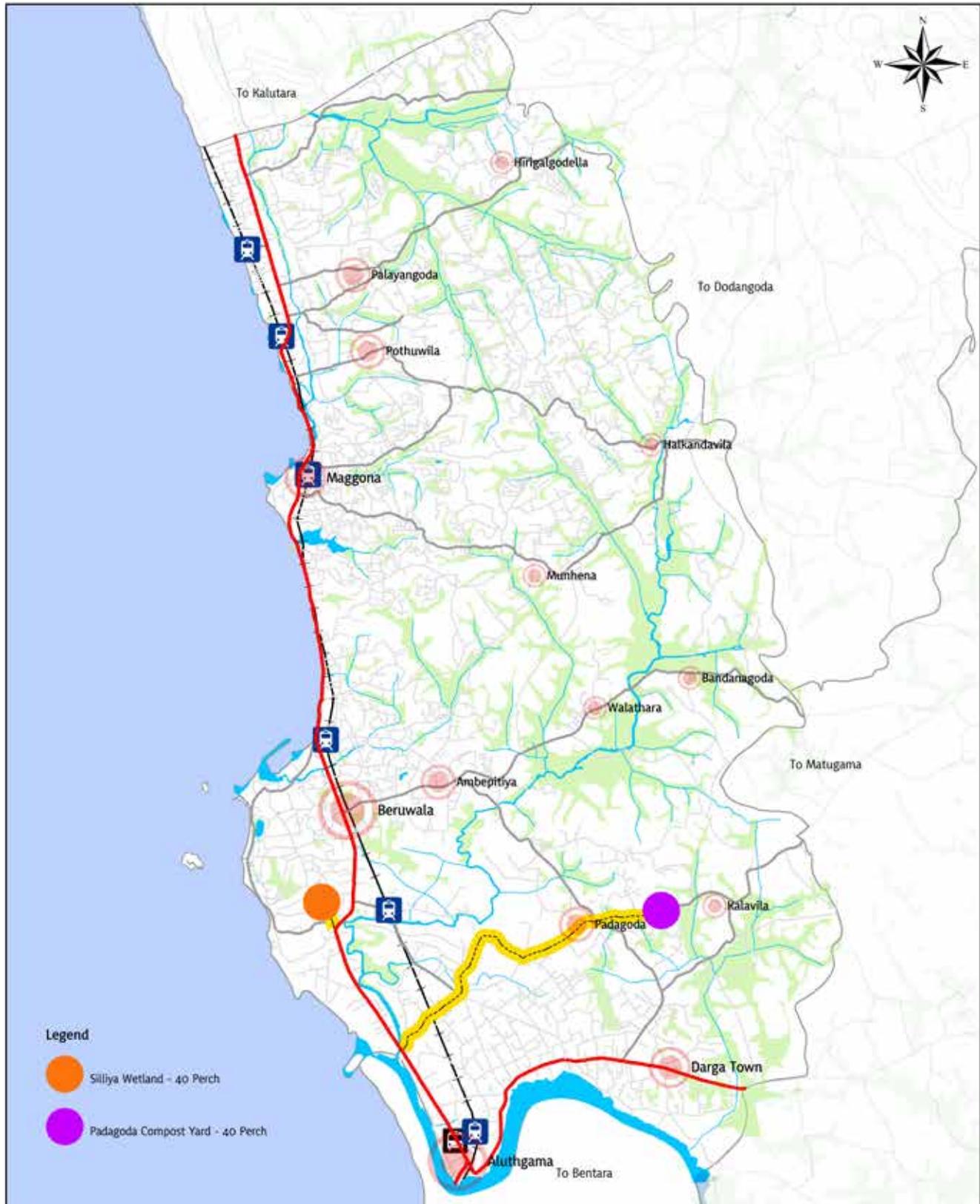
Table 6.14 : The quantity of solid waste generated as per the proposed zoning by the year 2030

Cluster No	Cluster	Number of Commuters	Number of Residents	Total Population	Per capita Solid waste	kg	MT
1	High Urban Cluster 1	12,391	21,394	33,784	0.7	14,976	14.98
2	High urban Cluster 2	19,779	22,614	42,393	0.7	15,830	15.83
3	High Urban Cluster 3	77,605	23,458	101,064	0.7	16,421	16.42
4	Moderate Density Urban Cluster	4,088	56,773	60,861	0.6	34,064	34.06
5	Moderate density Semi Urban Cluster	3,977	32,713	36,690	0.6	19,628	19.63
6	Moderate Density Hinterland Cluster	1,209	8,450	9,658	0.5	4,225	4.23
7	Low Density Hinterland Cluster	2,068	12,626	14,694	0.4	5,050	5.05
8	Very Low Density Hinterland Cluster	2,763	4,528	7,291	0.4	1,811	1.81
9	High Density Tourism	39,370	16,897	56,267	0.7	11,828	11.83
10	Low Density Tourism	3,571	7,841	11,412	0.4	3,136	3.14
	Total	106,047				126,969	127

Source : UDA research (2018)

In order to manage this requirement, A compost yard in 12 acre bare land at Kurewaththa is proposed under the "Pilisar management programme" (Map 6.13). It is proposed to keep green corridors to protect the environment.

Map 6.12 : Existing solid waste disposal sites in Beruwala Planning area



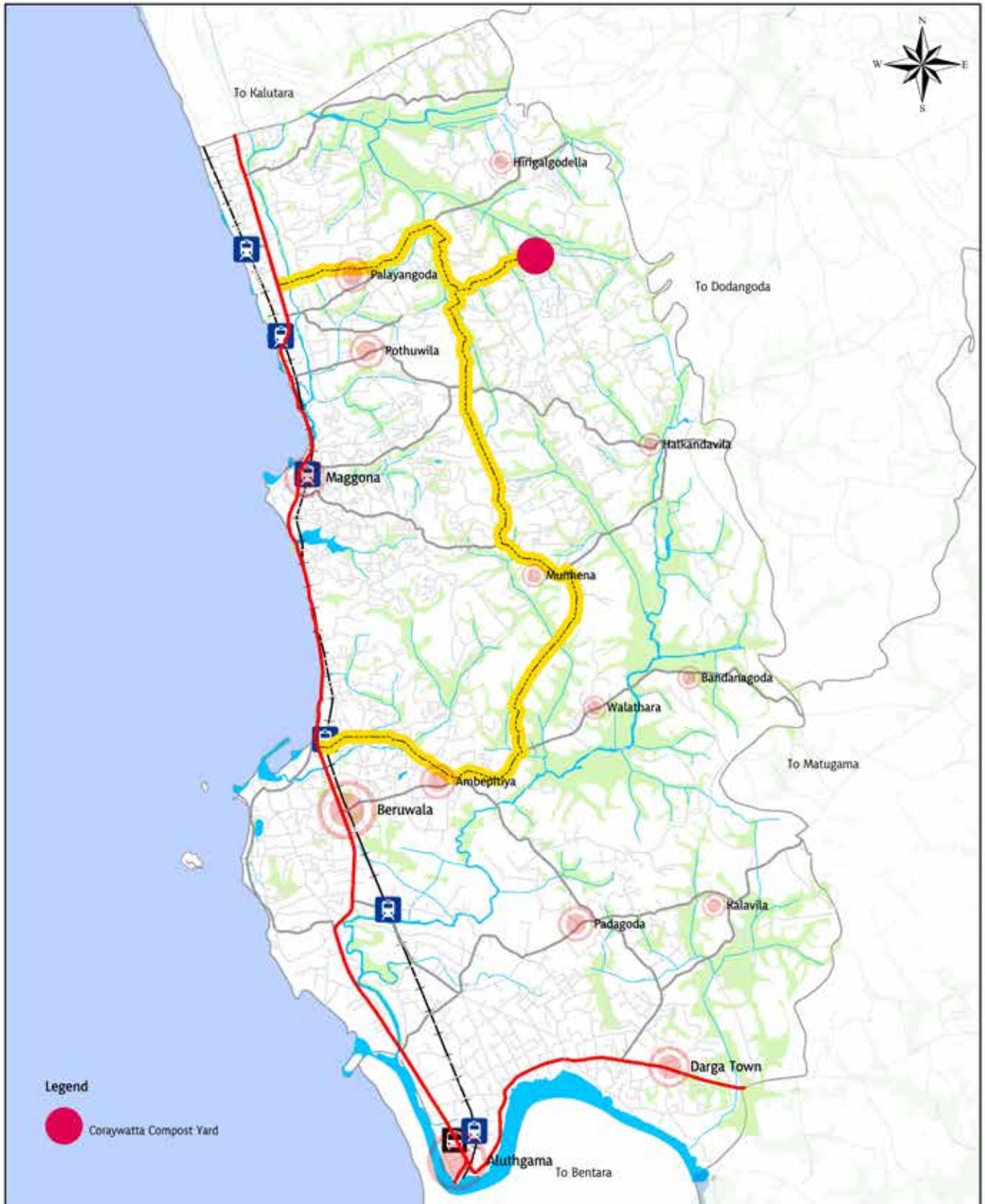
**Existing Solid Waste Disposal Sites
Beruwala DSD Area**

Source : Urban Development Authority



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Map 6.13 : Proposed solid waste disposal sites in Beruwala Planning area



**Proposed Solid Waste Disposal Sites
Beruwala DSD Area**

Source : Urban Development Authority



Urban Development Authority
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development

6.4. Strategic Plan for Economic Development

The Existing economic condition and the future development projects are the significant factors in achieving the future vision of the plan. The economy of the Beruwala area is mainly depending on the Tourism, fisheries and Agriculture and also the production and services connected to same with value addition industrial activities.

This economic development plan would also pave the way to transform the planning area into a diverse economy in the south west coast by extracting all resources including the economic potentials extensively and to distribute the benefits so derived to other areas as well. The strategic projects identified to achieve this objective are included in four economic development plans mainly;

- *Strategic plan for Integrated tourism development*
- *Strategic plan for Fisheries development*
- *Strategic plan for development of gem industry*
- *Strategic plan for Agriculture development*

6.4.1. Strategic plan for integrated tourism development.

A considerable number of potentials are available in the Beruwala area for tourism developments and out of which scenic beach line, Mangrove eco systems having high biodiversity with numerous other eco systems, Religious and historical sites etc. Based on which it is expected to develop the facilities for tourism industry in and around the main towns like Aluthgama and Beruwala.

At the same time, by integrating Fisheries, gem and agricultural activities with tourism industry, it is expected to achieve a significant development in each sectors and thereby to increase the tourist attraction as expected in this strategic plan.

Because of the tourism industry presently in operation at large scale in Beruwala area, the tourist uses to stay at hotel in this area but visiting into other areas of the country. Therefore, the contribution from tourism industry to the regional economy is some what marginal as its benefits mostly flow into other areas of the country.

In order to arrest this situation, it has become necessary to develop environmental friendly activities in hinterland areas using the potentials. Accordingly, it is expected to develop the area under two sections.

1. From Payagala to Aluthgama beach Corridor as a main tourism corridor.
2. To create a tourism corridor by integrating Natural, historical and cultural sites as strategy for tourism sector development.

The relevant rules and regulations for enforcement under the strategic plan for tourism development are described in Part Two of the Zoning regulations.

1. Creation of tourism corridor from Payagala to Aluthgama.

Under this, five Spheres have been identified.

- I. Opening of Beach line (Oceanic Visible Recreational Sphere)
- II. Incorporation of Beruwala Fishery harbor area for tourism activities (Barberyn Fishery Entertainment Sphere)
- III. Development of wetland areas as tourism promotional areas (Aquatic Amusing Sphere)
- IV. Development of Moragalla Beach area (Blue flag recreational sphere)
- V. Development of Benthara river mouth recreational zone (Benthara Estuary Amusement Sphere)

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development

The integrated tourism development plan is given in Map 6.14

The opening of beach lines in Beruwala planning area is to be done under two major zones. The details about those zones are described below.

I. Opening of Beach line (Oceanic Visible Recreational Sphere)

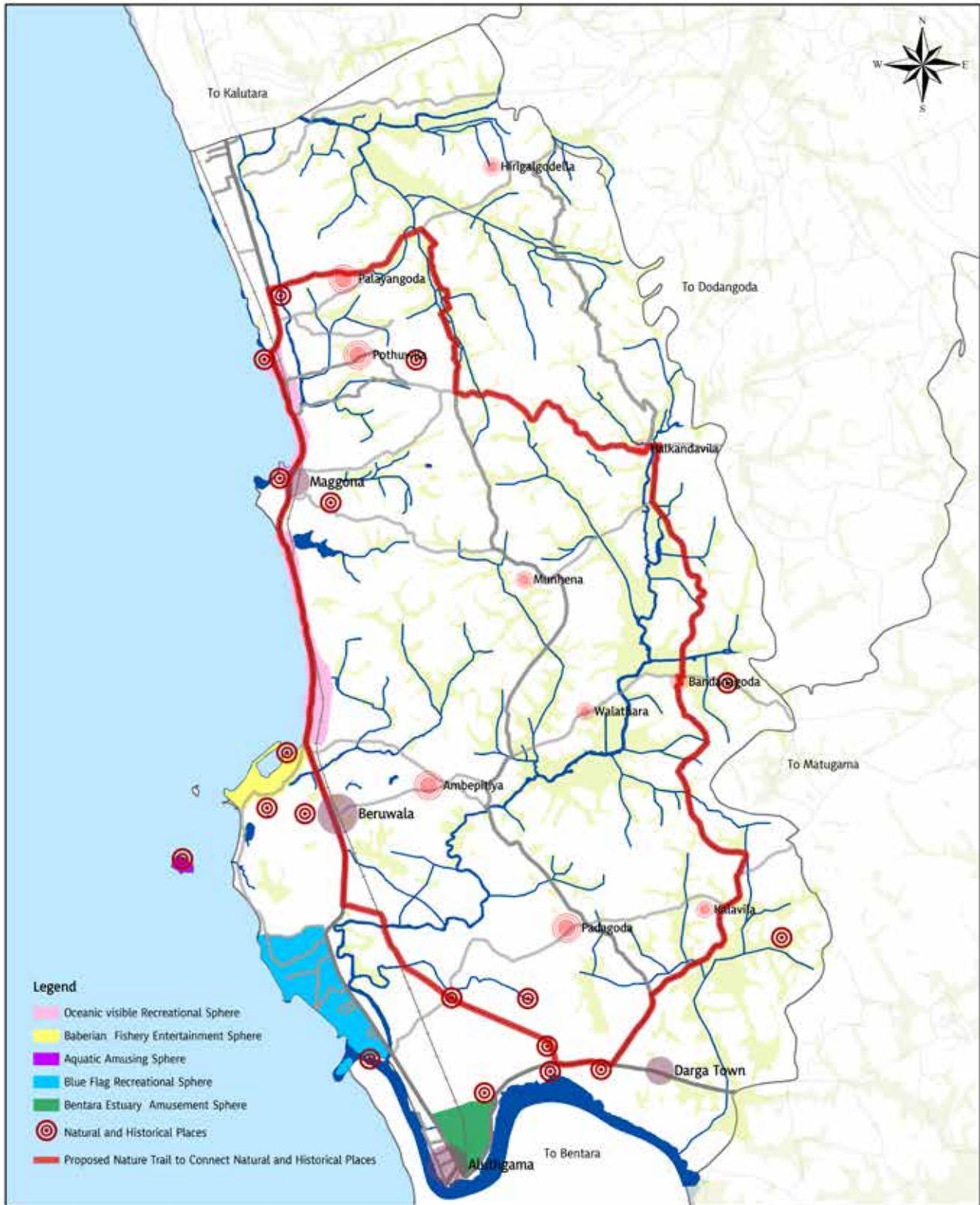
The unwailing of beach line can be introduced as the starting point of scenic view of the tourism corridor. The main objective is to remove all unauthorised constructions in the coastal line from Payala to Maggona and to develop it as an attractive beach line.

The main objective is to develop the beach line for the tourists to get a fresh image when travelling from Colombo towards the southern beach line on the Galle road. One of the main target in the development plan is to develop the south western beach line as a multi tourism paradise. It is expected to make 0.13 Sq Km area of beach line as an open space by developing the area from Payagala to Maggona in two stages. For this purpose it is proposed to remove the unauthorised constructions and to introduce a creative activities and building structures enhancing the scenic beauty of the beach line.

II. Incorporation of Beruwala Harbor area into Tourism Industry (Barberyn Fishery Entertainment Sphere)

The Beruwala harbor in an area of 2 Ha is presently being used only for fishing purpose. As per its geographical significant, it is expected to use for tourism purposes as well. Thus, it is proposed to develop the harbor area as a tourism connected fisheries activities. New development trend in tourism industry in the world relates to fisheries industry. Novel experience connected to fisheries zones are attractive for tourists. The concept used by many countries in the world is noted as the "Gastronomy Economy". Therefore, it is expected develop the cultural asserts and natural asserts in an attractive and much fruitful manner by using this concept.

Map 6.14 : Integrated tourism development plan in Beruwala Planning Area



Integrated Tourism Development Plan
Beruwala DSD Area
 Source : Urban Development Authority

0 0.35 0.7 1.4 2.1 2.8 Kilometers

 **Urban Development Authority**
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Western Province Division Beruwala Development Plan (2021–2030) Prepared by : Kalutara District Office

The Beach park which is presently remained as vacant land is a potential in the area and as such suitable projects have been identified for development of this land. Since it is to be developed for tourist attraction, identification of the projects was done to suit with this requirement.

Presently there is a requirement in the Beruwala town to have a building for cultural activities. Therefore, it is proposed to construct such a building to suit with the traders coming for gem trading at China Fourt and also for the tourists to gain novel experience about the activities taking place in fishery harbor as well.

By extending the walking paths and bicycle track up to Beruwala fishery harbour from Maggona via western jetty which would facilitate the tourists to have a leisure and joyful travel and that will attract more tourists into this area. It has also been suggested to construct a bridge connecting two jetties in the Beruwala harbour keeping the provision for crossing the boats. This would also pave the way for the tourists to get easy access to Kichchimale church and Beruwala beach line while gaining enormous experience about the activities in the fishery harbour.

The rehabilitation of the area surrounding the Beruwala fishery harbour in an attractive manner is to be undertaken with a view to modernise the Beruwala fishery harbour and Barberyn island area aiming to encourage the tourism activities by the year 2025 as one of the main objectives of the multi tourism paradise to be created in the south western beach line.

III. Development of wetland areas as tourism promotional areas (Aquatic Amusing Sphere)

Silliya wetland and Barberyn island area in the tourism corridor is proposed to be developed for promotion of leisure and recreational activities. Garbage dumping is taking place haphazardly in and around water bodies and as a result watershed areas are getting polluted. and also due to unauthorised constructions, numerous environmental issues have arisen in the area.

The Maradana road is to be developed as two lane road under the strategic plan for transport facilities in this plan which will be a potential for proposed leisure and recreational zone.

At the same time, the non availability of public recreational facilities in the densely populated areas like Maradana was another reason to proposed this development into that area.

When developing these zones, attention will be drawn to two sectors such as to convert the Barberyn island as a tourism attraction site and to develop the Silliya canal for recreational activities.

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In order to achieve the target of making the Beruwala town as the best multi sectoral tourist destination, it is expected to promote the Silliya wetland and Baberyn island area as the paradise for tourism activities.

The Baberyn island located in a distance of 500 meters from the Beruwala fishery harbour is a historically important place. Because of the light house located therein and the attractive ocean has enhanced its scenic beauty. Presently this island with a light house area is not permitted for entry. It is expected to develop this beautiful island as a tourism site. Opening of this island in an area of about 3 acres to tourists is the main objective of this project. Since the tourists are very much interested for boat riding, fishing and enjoying sea foods and to fisheries methods and as such this project would be important for enhancement of tourism industry in this area.

One of the popular industries in the tourism sector in present day is the Pesca tourism trips through which tourists are interested to get a novel experience in fisheries products and trend in developing the tourism with a gastronomic economy mixing with tourist destinations to uplift the industry.

IV. Development of Moragalla Beach Area (Blue Flag Recreational Sphere)

Moragalla beach and the Kaluwamodara are much popular places for tourist attractions which has to be developed to the requirement of increasing number of tourists expected in future. It is expected from this zone to develop tourist hotels and recreational facilities.

The tourist arrivals in the area has been forecasted as 30,000 by the year 2030, Presently the project proposals have been worked out to rehabilitate the fishery harbours and Baberian island areas to encourage the tourism activities focussing to fishery harbours by the year 2025. It is expected to increase the number of tourist arrivals up to 30,000 by the year 2020, for which there should be facilities. For this purpose, it is proposed to develop the required facilities along the beach line, development of facilities in the areas closer to Mangrove forest lines, development of sport centers, hotels, restaurants and development of beach access roads are to be implemented to attract more tourists into this area.

Presently the Ayurvedic Spa centers can be identified as a new trend in the tourist hotel sector. These facilities need to be improved to cater to the requirement. The availability of such services is a reason to develop the tourism industry.

V. Development of Benthara estuary area as recreational zone (Benthara Estuary Amusement Sphere)

The estuary of Benthara river is the boundary of the Beruwala planning area and at the same time, it is the boundary of the western province. Increasing of tourist attraction by developing this scenic estuary in most attractive manner is the main objective of the development in this zone.

The Benthara river and surrounding zone really emerged as the Grand portal of south beach panorama by endorsing its real meaning of the vision of the plan.

Even at present, tourists are regularly arriving to this area for water sports, and tourism activities but due to discharge of garbage into the river, some issues have arisen like diminishing of natural beauty, creating of bad odor and that may cause to reduce the tourist attraction. The access roads to the river are found to be narrow and is difficult for vehicular movements or even the tourist to walk into that area.

It is also expected to develop this area by taking into account the potentials that may enhance the attractiveness for the tourists as they get into this area from southern beach in developing this zone

Presently the Benthara bridge has not been utilized for any activity. But in other countries the areas surrounding the estuaries are utilized as tourism paradises and uplifted the industry. Therefore, this potential has also been considered under this plan.

The roads that are leading to the Aluthgama railway station are also remained as narrow lanes which has caused inconvenient for the pedestrians as well as vehicular movements. Therefore, it is expected to develop these roads with walking lanes to travel even at night times safely.

Thus, the tourism development plan envisage the development of Benthara estuary zone as the most attractive area in the tourism corridor by taking into account the potentials in the area with a view to uplift the tourism industry.

2. *Creation of Tourism corridor by integrating Natural historical and cultural sites.*

A large number of historical and archaeological sites can be identified in Beruwala area.

It is proposed to create a tourism corridor by integrating all these natural, historical and archaeological sites aiming to uplift the tourism industry.

It is proposed to create a tourism trail based on the potentials available in the area by connecting the architecturally and historically important Brief garden, Kandeviharaya, Weheragalakanda Rajamaha Viharaya, St Joseph Church, Maggona Sapugoda Viharaya Mahadeniya Temple etc. (Map 6.15)

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Strategic plan for
development of
gem industry

Strategic plan for
fisheries industry

The numerous tourism-based projects thus proposed to be implemented for period 2030 will be useful to enhance the economy of the area.

The Kande Viharaya can be introduced as the main religious center in the planning area. Under the strategic plan for tourism developments, the required facilities to be developed for tourists under the Beruwala development plan.

6.4.2. Strategic plan for development of gem industry

The gem business is one of the significant sectors contributing to uplift the economy in the planning area and as such it is proposed to construct a building specially for the promotion of gem trading activities under this strategic plan. It is proposed to construct this building in an area of 400 Sqm providing necessary facilities like food court, banking institutions with vehicular parking facilities. This would encourage the gem trading activities.

The strategies for development of tourism industry are interconnected with the fisheries development plan, agriculture development plan and the infrastructure development plan

6.4.3. Strategic plan for fisheries industry

Beruwala harbor is one of the main fishery harbors in Sri Lanka from the ancient period and it has contributed a significant share (8%) to the national fish production and it is expected to increase this share through this strategic plan. It is expected to incorporate the fishery harbor zone for attraction of tourism industry and accordingly the proposed strategies include;

1. *Improvement of the quality of domestic fisheries yards and related infrastructure*
2. *Improvement of infrastructure facilities for fishermen.*
3. *Improvement of infrastructure for fishing trade.*

1. *Improvement of the quality of domestic fisheries yards and related infrastructure*

The attention is primarily drawn with regard to the enhancing of the quality standard of the resources connected to the fisheries industry and to increase its capacity. The main target is to increase the fisheries production through development of infrastructure facilities such as development of fisheries yards, facilities to anchor the fisheries boats, cool room facilities etc and thereby to increase the sectoral contribution to the GDP by 1% by the year 2025. This would also enhance the living conditions of the community engaged in the industry.

Map 6.15 : Proposed Nature trail to connect natural and historical places in Beruwala Planning Area



Legend



Natural and Historical Places



Proposed Nature Trail to Connect Natural and Historical Places

Proposed Nature Trail to Connect Natural and Historical Places
Beruwala DSD Area

Source : Urban Development Authority



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fisheries industry

Presently, due to depositing of garbage and silting of the harbour area a considerable extent of land space in the fishery harbour is wasted creating some environmental issues.

Maggona fishery harbour is having a attractive beach line which is expected to be developed as a fishery yard contributed for fish production and also as a tourist attraction point. By providing necessary facilities, the fishing activities can be mixed with tourism activities such as fish catching, grilling and engaged in fishing by using large net etc. and thereby to make this area as much productive zone in the area.

This strategic plan also envisages not only to provide infrastructure facilities for fisheries industry, but also to up lift the living conditions of the fisheries community.

2. *Provision of infrastructure facilities for fishermen*

Presently there are many shanties in the Beruwala urban council area. Due to non availability of houses with adequacy space and also non availability of sewage and waste water drainage system, blockage of drainage due to discharge of waste in haphazard manner a lot of environmental issues have arisen in the area. The existence of shanties without any maintenance, it has become an obstacle for promotion of tourism industry due to distraction of the scenic beauty of the town.

Fisheries community is occupied near the coastal line and some are occupied within the tsunami reservation of 100m line in unauthorized manner. Because of this reason, the urban council area is getting congested with increasing of slums and shanties.

In order to arrest this situation, it is proposed to construct two multistoried housing complexes closer to the coastal area as most of the people are engaged in fishing activities around the fishery harbor area.

3. *Development of infrastructure connected to fish trade*

From the economic point of view, the fishing market in Beruwala area has acquired a significant status. It has made tremendous contribution to empower the economy of the planning area. In addition, it is expected from this plan to develop second largest fish market in the area as Maradana market including all other small market centers spread in the area with required infrastructure facilities with a view to achieve the vision of the plan. The details of projects proposed to achieve this target is given in the project summary of this document.

Through the above strategies, it is expected to increase the capacity of the fisheries industry in Beruwala and by incorporating the fisheries activities into tourism industry to achieve a significant contribution to the regional economy.

6.4.4. Strategic plan for agriculture development

The fertilized agricultural lands spread in the hinterland areas can be introduced as another economic potential sector in the Beruwala planning area. Under the strategic plan for agriculture development, it is expected to make use those agricultural lands to a maximum level and thereby to empower the entire economy in the area by the year 2030. Attention will also be drawn to explore the possibilities of incorporating the agricultural activities in the area with the tourism industry

Proposed strategies include;

1. *Proposed agricultural villages*
2. *Conservation of agricultural lands*
3. *Creation of natural walkways connecting agricultural lands for recreational purposes of tourists.*

1. *Proposed agricultural villages*

In order to provide novel experience for the tourists in agricultural activities, it is proposed to create agricultural villages this would also be useful for the children to get experience in the field.

2. *Conservation of agricultural lands*

Further details about the development of agricultural lands are described under the strategy of environmental conservation.

3. *Creation of Natural walkways connecting agricultural lands for recreational purposes*

This would provide an opportunity for the tourist to get involved practically in the agricultural activities. Incorporation of agricultural lands is described as second strategy of the strategic plan. It is proposed to be incorporated into the road system to be built connecting historical and aesthetic areas.

As explained above, it is the expectation of this plan to make the Beruwala area as a major tourist destination by the year 2030 by using the potentials available in the area such as tourism, fisheries, gem market and agriculture etc.

Chapter 06 The Plan

Sustainable Environmental Strategy

Strategies for protection
of wetlands and
environmentally
sensitive areas

6.5. Sustainable Environmental Strategy

The main objective of this plan is to create an environmental friendly residential development by improving the environmental and nature resources through balancing of the development with the physical and natural environment of the area. Environmental plan has been prepared taking into account the basic factors such as the protection of the environmental resources in the area, minimising of environmental hazards, and the identification of the mechanism to enhance the physical and environmental conditions of the area.

6.5.1. Strategies for protection of wetlands and environmentally sensitive areas

The goal is to use low – lying land for sustainable economic and environmental use, taking into account their potential water retention and other environmental benefits, thereby preventing unauthorized acquisition and misuse.

Kaluwamodara and Dummalamodara canals are the main canals that flow through the area and other Ecologically Sensitive Zones have been created along the other small canals that have formed as a result. In addition paddy lands and the surrounding lowlands scattered throughout the area can be identified as wetlands which play an important role in maintaining the ecological balance. Sri Lanka's rapidly declining mangrove ecosystems can also be identified along the western border of the Planning area.

The aforesaid paddy fields and low lands which are actively contributing to the control of floods on rainy days are threatened by unauthorized filling due to result of land value corresponding to increasing population. Due to unauthorized constructions in either side of canals, free flow of water is disturbed which has resulted in flooding the area even in a light shower. (Resource Profile 2013)

About 3% of the total land area within the urban limits is low lying and is spread over Akkaragoda, Magalgalawela and Silliya areas. Illegal dumping of Solid waste has become a major environmental issue and posing a serious threat to the ecological balance.

The currently identifiable wetlands within the Beruwala Divisional Secretariat area are,

- I. *Silliya Low – lying land*
- II. *Beruwala Lagoon*
- III. *Abandoned Paddy Lands*
- IV. *Cultivated Paddy Lands*
- V. *Other wetland used for agricultural activities*
- VI. *Canals*

Identified Issues

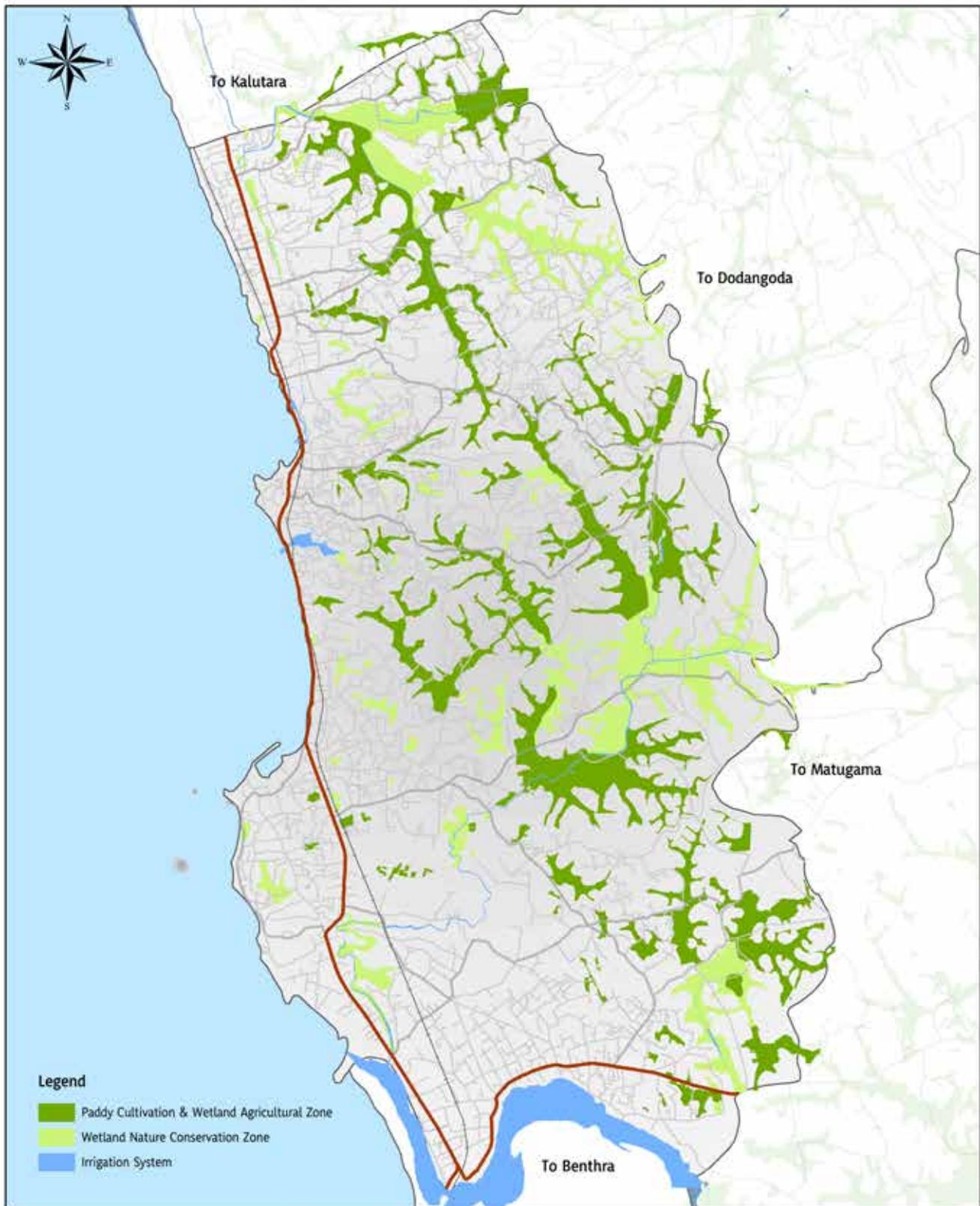
- I. *The areas remained for retention of excess water have reduced drastically due to filling of low – lying marshy lands without a proper plan and permission, and as result many areas are subject to inundation even in a light shower. Ex : Silliya*
- II. *Environmental issues arisen due to unauthorized constructions, dumping of garbage and swage discharge into low-lying areas.*
- III. *Blocking of drainage canals and growing of plants in the canals due to poor maintenance of the main canals and sub canals.*
- IV. *Discharge of waste materials and sewage into low-lying areas from the public toilets and also from some residential areas that are not maintained properly.*
- V. *Dumping of garbage in both sides of roads, near beaches and in public areas.*
- VI. *Pollution due to stink and improper disposal of pollutants due to maintenance of animal husbandry (poultry and goats) in inadequate plots of land in residential areas.*

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Map 6.16 : Proposed Wetland Zoning in Beruwala Planning Area



**Proposed Wetland Zoning
Beruwala DSD Area**

Source : Urban Development Authority

0 0.35 0.7 1.4 2.1 2.8 Kilometers



Urban Development Authority
December 2020

Strategy for protection of Rubber lands

Same as wetland environmental system, the rubber cultivation is also a one of the green covers in the area. The rubber lands in extent of 1089.64 spread in the area are economically and environmentally important to this area. Nevertheless, at present most of the rubber lands are sub divided and used for various development purposes. Although taking of abandoned rubber lands for development purposes seems to be a productive use, the environmental impact that would be created due to converting of rubber lands for other developments in an uncontrollable manner needs to be addressed. Since the hinterlands of the planning area is having a high topographical differences, some environmental issues like landslides have occurred in developing lands at higher elevations. Therefore, some guidelines will be introduced when making use of rubber lands. It is also proposed to obtain recommendations from the Rubber Development Board when seeking permission development of rubber lands based on following durations in future.

1. *Change of use of rubber lands of more than 20 years old.*
2. *Change of use of rubber lands of more than 50 years old.*
3. *Change of use of rubber lands situated in the height of 60 m*

The main expectation of this plan is to achieve a sustainable development by making use of the environmental resources available in the area in an appropriate manner with a view to create a comfortable city for the inhabitants.

6.5.2. Landscape Management Plan

The main objective of this plan is to conserve and intensify the existing natural landscape features of the area. This will be protected the existing city identity.

In addition, an environmental conservation base systematic plan is aims at the sustainable landscape development of various ecosystems and streetscape.

The landscaping of the Beruwala Urban Area to face global climate change in the future will be geared towards the following objectives.

- A. *Increasing urban forest cover to mitigate disasters such as rising urban temperatures, increased of carbon footprint, increased air pollution, and increased flooding.*
- B. *To provide further encouragement to pedestrian and to provide separate sidewalk ways with shade and seating for pedestrian safety.*
- C. *Protection of sensitive ecosystems and introduce of Wise use sustainable use in eco-friendly recreation.*
- D. *To provide well-designed open spaces for the public with infrastructure facilities such as urban squares and public parks.*
- E. *Increase of Economic development in the city by adding various parks, walkways, landscape lighting and suitable billboards.*

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Landscape
Management Plan

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Sustainable Environmental Strategy

Disaster Management Plan

6.5.3. Disaster Management Plan

The Disaster Management Plan is expected to identify methodologies and guidance in order to direct the future development from minimum natural disasters by 2030.

During the last few decades, the Beruwala Divisional secretariat area has been subjected to some natural disasters such as floods, coastal erosion minor landslides including the Tsunami disaster that occurred in year 2004. These disastrous situations have caused many threats to the livelihood of the area. Due to filling of low-lying areas without a proper plan, (Example Silliya) poor maintenance of drainage canal system, reduction of natural water retention areas and haphazard land usage have caused for inundation of some areas in the urban council area. The day today activities of the public is affected due to inundation of roads. (Source: Divisional Secretariat Office - Beruwala)

Western boarder of the area is bounded by sea and the areas such as Kuda Payagala, Kuda Payagala North, Maha Payagala South, Maha Payagala North, Maggona West, Moragalla, Mullapitiya, Kudamagal kanda and Marakkalawaththa area subjected to sea erosion. Benthara river Kaluwamodara and Dummalamodara canals are flowing across the area and due to unauthorized constructions and filling of wetlands, natural water flow has been disturbed and many areas are subjected to inundation even in light rains. This has resulted for the people give up the cultivation of paddy lands, blockage of roads for vehicular movements, and houses and property damages are reported in this area. The areas like Polkotuwa, Kankanamgoda, Akkaragoda, China fort, Maradana and Mahagoda etc are affected due to flooding.

Geographically this area remains like flat terrain without much hilly areas but within 02 km distance from coast line small hilly areas of 100-150 ft height can be seen. Weheragala, Kudamagalkanda, Marakkalawaththa ang Munasinghagoda and Hettiyakanda have been identified as land slide prawn areas.

The coastal belt in the Beruwala town has severely been affected due to Tsunami disaster that occurred in year 2004. The GN divisions such as Maradana, Kankanamgoda, Polkotuwa, Paranakade are said be affected due to Tsunami disaster. (The details are given in table 6.15 and annexure 5) The natural disasters in the planning area is given in annexure 5. Strategic plan and projects identified through proposed disaster mitigation plan are as follows.

Table 6.15 : Details about Number of Death and house damages in Beruwala Urban Council Area

GN Division	Deaths	House Damages	Other Buildings
Maradana	05	421	58
Paranakade	06	234	178
Polkotuwa	14	148	93

Source : Department of Census and Statistics - 2005

I. Canal Rehabilitation

The canals such as Kawaiyan Ela, Berawa Ela, and Silliya Ela are flowing across the area and due to poor maintenance, these canals are silted and polluted. These canals need to be rehabilitated to mitigate the threat of flooding the area.

These drainage canals are not properly functioning due to dumping of garbage and invasive plants heavily spreading and this has become a severe problem to cause flooding some areas. Therefore, it is proposed in this plan to remove invasive plants and to maintain in natural state.

Further Coast Conservation department and Disaster Management center having studied the coastal area and disclosed that the areas adjoining to Dummalmodara and kaluwamodara canal are overflowing due to rising of sea waves. Hettimulla, Galhena, Mullapitiya Maduruaduwa and Pambe are some of the areas so affected. Therefore, in coordination with the department of Irrigation a special plan needs to be implemented to arrest these issues.

The details of the canals maintained by the Department of Irrigation and Department of Agrarian and the canals to be widen etc are described under general regulations in Part Two

II. Discourage of developments in disaster proven areas.

This strategy is to be adopted through enforcement of regulations and also detecting the potentials.

A) Enforcement of special regulation for the constructions in disaster proven areas

It is proposed to enforce regulations to use special engineering technological methods for all constructions in disaster proven areas. Where a construction is to be carried out in a dangerous zone, the approvals should be considered if the buildings area designed in conformity with the required engineering parameters.

B) Creation conservation zones, Open spaces and beach parks.

C) Introduction of guidelines for constructions

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III. Precautionary guidelines Plan for Tsunami disasters.

The existing tsunami pre warning signal towers make a significant service in protecting and evacuation measures. Presently a Tsunami pre warning signal tower is erected in a Abhinawarama temple premises. Identification of exit points for evacuation in a Tsunami disaster is useful to provide protection to the public. The warning signal boards are fixed in some of the roads that have been identified for evacuation in such an emergency incident. Since this arrangement is useful for protection of public, it is important to carryout tourism awareness programs.

IV. Rehabilitation of drainage system in urban centers.

Since the drainage systems in the urban centers are not maintained based on a program, which have become nonfunctional. Because of this reason, some drainage lines are overflowing Halkandawila around Darga town. (Starting point of canal road from Seenawaththa main road closer to Hospital) can be cited as examples. Unauthorized constructions in canal reservations have also a reason for such issues. Therefore, it is proposed to implement a suitable canal rehabilitation program in coordination with relevant institutions. In order to minimize the environmental issues due to haphazard building constructions in low-lying areas, the development guidelines are proposed in the development plan to be adopted. At the same time all unauthorized constructions may have to be removed.

V. Erecting of Stone bund and tree planting for protection from Coastal erosions

The coastal erosion is one of the main issues in the scenic beach line in Beruwala planning area. It is proposed under this plan to erect stone bunds and tree planting in the coastal line for protection from Coastal erosions.

The Coast Conservation department and the Disaster Management center have undertaken a joint study in this area and found that the area around Dummalmogara and Kaluwamodara canals are subjected to overflow by the year 2025 due to raising of sea waves. Hettimulla, Galhena, Mullapitiya, Maduruduwa, and Pambe are some of such zones. Therefore, it has become necessary to introduce a special plan in coordination with the department of Irrigation and relevant other agencies.

VI. Implementation of guidelines formulated by the National Building Research Organization in identified landslide proven areas.

The NBRO has designated the Beruwala area as less affected area for landslide comparatively other areas. But as per the special guidelines declared by the NBRO, the Pradesheeya Shabha is required to get recommendations from NBRO in approving lands and buildings considering the condition of the lands. This plan also proposed to continue the same procedure in future as well.

6.5.4. Spatial Plan for public and recreational activities

Planning Objectives

The main objectives of this strategic plan is to develop public and recreational areas to suit with the future development requirements of all communities.

As per the UDA's standard, 1.4 ha of land should be reserved for every 1000 persons as open spaces in a development plan. The population in the Beruwala Divisional Secretariat area in the year 2017 was 175,703 and forecasted population for the year 2030 would be 207,294. Accordingly, an area of 290.21 Ha may have to be reserved. Since due to limitation of land in the area, it has become difficult to allocate such a vast land extent as open spaces and as such it is proposed to reserve land for this purpose on the basis of 1 Ha for 1000 population. Accordingly, a minimum of 207.294 Ha have to be reserved by the year 2030. The land use map prepared on this basis is given in Map 6.17.

There is no even minimum land extent required for leisure and recreational activities corresponding to the population in the Beruwala urban area, except the playgrounds available in schools. Other than that, there are no any public grounds in the area.

A vast area within the Pradesheeya Sabha limit is still remained as rural character, open spaces are available even more than the required extent but well developed formal public grounds with facilities for recreational purposes are not adequately available in the area.

Table 6.16 : *The open spaces available in the planning area - 2018*

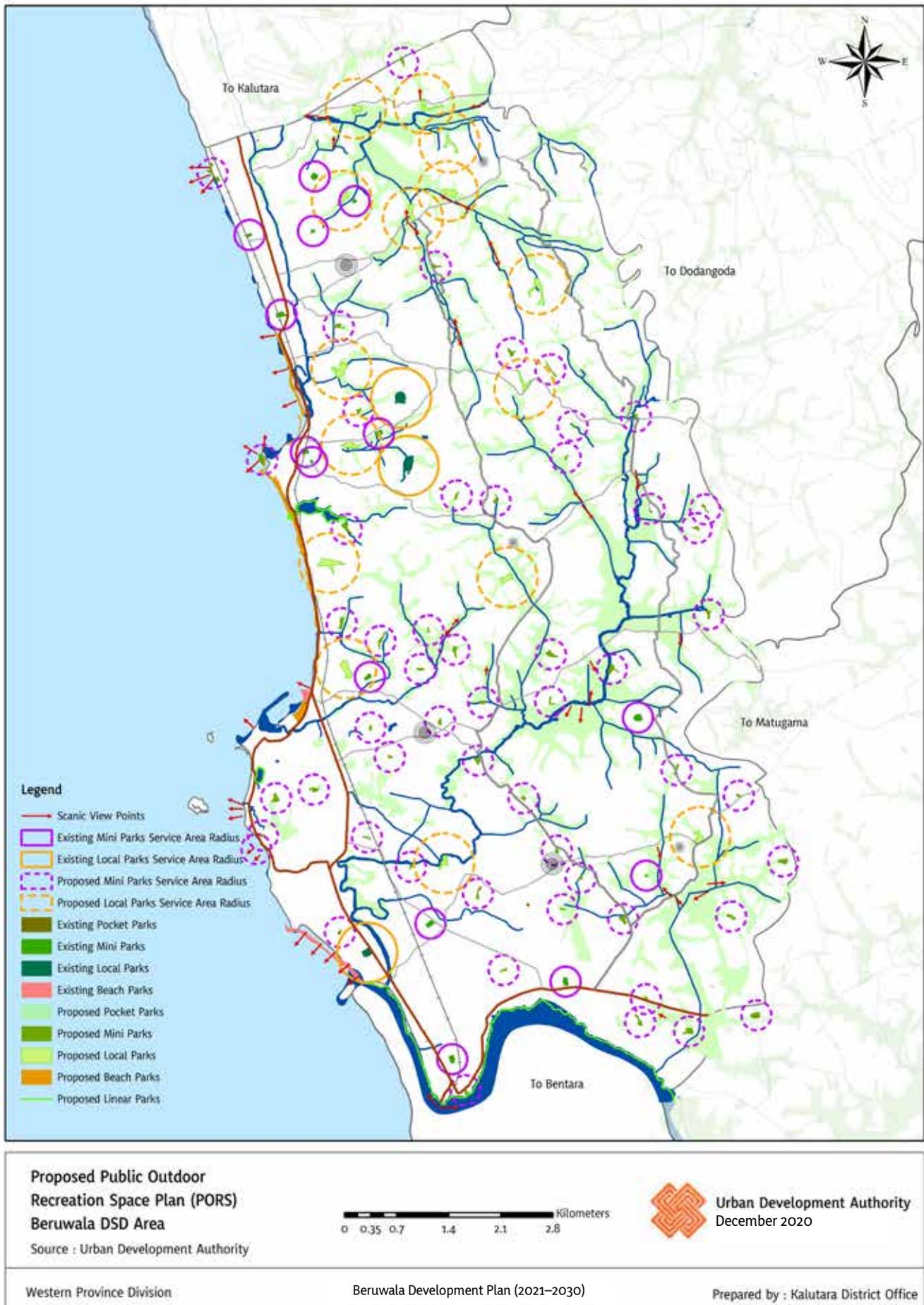
Open Spaces	Area (Ha)
<i>Parks and Playground in the Div.sec.area</i>	21.66
<i>Wetlands</i>	1463.238
<i>Total land extent</i>	1483.898

Source : *Environmental and landscape Division - UDA (2018)*

Leisure and recreational activities are considered under two categories. Sports, swimming, running, walking, bathing, fishing are considered as direct recreational activities and Cinema halls and indoor stadiums are falling into indirect facilities.

Considering the above, it is proposed to identify the potential areas for recreational activities in the entire area and to develop the same under this plan. Accordingly, the existing and proposed open space are shown in table 6.16 and annexure 4.

Map 6.17 : proposed public outdoor recreation space plan (PORS) in Beruwala Planning Area



Proposed Strategies

- I. Development of public recreational spaces and creation of new public open spaces in the existing urban areas and proposed interior zones.
 - a. *Development of facilities in the existing public grounds, public gathering places, children parks in urban areas and proposed interior zones residential areas.*
 - b. *It is proposed to identify new public recreational spaces as per the requirement of proposed settlement development areas and to develop the same considering potentials in those areas.*
- II. Identification and development of new action projects in scenic areas and environmentally sensitive areas.
 - a. *Beach line, mangrove eco systems, Benthara river estuary etc have been identified for landscaping and to maintain as public open spaces.*
 - b. *Formulation of guidelines for environmental sensitive areas and scenic areas.*
- III. Identification of locations for Cinema halls, Public gathering halls, open theaters and community halls etc and implementation of such projects.
- IV. Introduction of Community base urban landscape transformation program.

Beach line, mangrove eco systems, Benthara river estuary and Silliya wetland have been identified for landscaping and to maintain as public open spaces under this action program.
- V. Redevelopment of Maradana road to be used as scenic route.
- VI. The Barberyn island where the lighthouse is located is a scenic location developable for tourism promotion and is proposed to be developed with facilities for local and foreign travelers.
- VII. Development of "lagoon" for water sports providing seating facilities to make it as leisure area by maintaining it properly.

The guidelines for these environmental sensitive areas are described under general regulations in Part Two.

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Spatial Plan for public
recreational activities

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The Pradesheeya Sabha area is still remained with rural character having considerable land extent in all most all the residential plots. Also, as most of the lands are remained as paddy lands and low-lying wet land and that are proposed to be used as dry weather playgrounds in dry weather seasons. There are also many scenic areas available in the area and that can also be utilized to fulfil the requirement of open spaces. There are no any cultural centers usable for public events and exhibitions etc and also there are no any entertainment facilities like cinema halls, or even library facilities. As indirect facilities available in the planning area for leisure and recreational purposes include a town hall, 25 community centers 13 libraries in the Pradesheeya Sabha area outside the urban council limit. It is proposed under this plan to set up cultural centers, Cinema hall and library etc to fulfil the requirements for public recreational facilities taking into account the limitation of the land space in the urban area.

6.6. Settlement Development Plan

It is expected under this plan to achieve the requirement of controlling the development pressure concentrated in coastal area by having a balance development spread in the area.

The human settlement plan is described under two main strategies.

1. Settlement development strategy in hinterlands
2. Strategy for developing existing urban areas.

1. *Settlement Development Strategy in Hinterlands*

The following parameters are considered in selecting residential settlements.

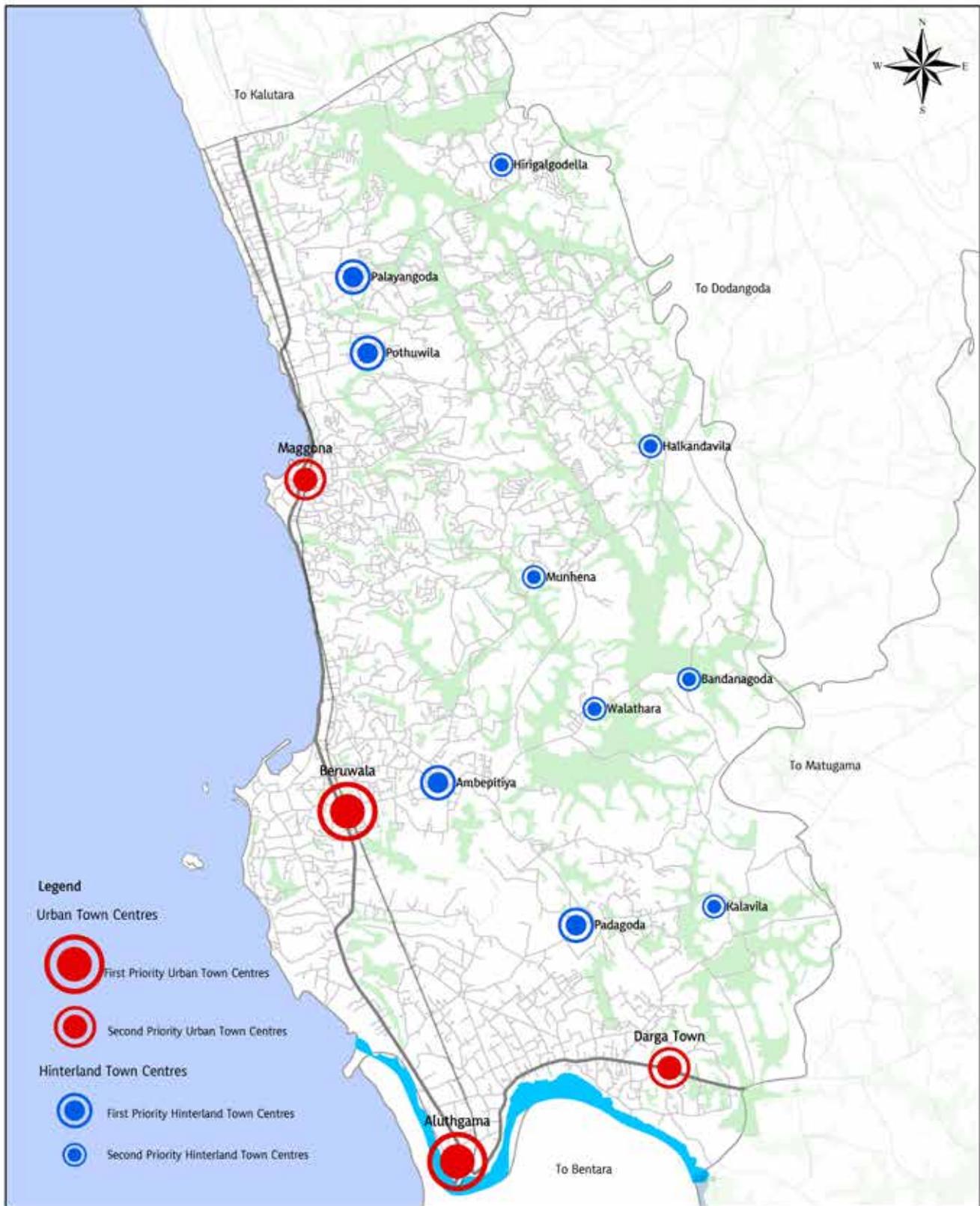
- *Population*
- *Land use*
- *Accessibility*

Based on the above parameters and suitability analysis, the most suitable locations for residential developments were identified. Also, by taking into account the relationship between small junctions, the most appropriate areas for future developments were identified through node analysis.

The road junctions so identified have been prioritized which is shown in Map 6.18

Before considering the development of suburban areas, the minimum facilities required for development of suburban centers were studied through magazines and research which is given in annexure 6 and thus, the availability of basic facilities in identified suburban centers are given in table 6.17.

Map 6.18 : Classification of service centers Based on priorities in Beruwala Planning Area



**Classification of Service Centers
Based on Priorities
Beruwala DSD Area**
Source : Urban Development Authority



 **Urban Development Authority**
December 2020

Table 6.17 : The availability of basic facilities in identified sub urban centers

Sub urban facilities	Halkandawila	Pothuwola	Ambepitiya	Padagoda	Walathara	Kalawila	Badanadoda	Hirigalyaya	Munhena
Financial Institution	x	x	x	x	x		x		
Post office	x	x			x		x	x	x
Grounds	x			x	x			x	x
Street Bazaar	x	x	x	x	x	x	x	x	x
Health centers		x	x	x		x			
Community centers	x	x	x	x			x	x	x
Schools		x		x	x	x	x	x	x

Source : UDA Kalutara district office

Based on the basic facilities thus identified, housing settlements were classified as first and second levels as shown in table 6.18.

Table 6.18 : Population forecast for identified sub urban centers by the year 2030

Priority level	Sub urban Centre	Current population	Population 2030
First order	Halkandawila	1933	2159
	Pothuwila	2015	2244
	Padagoda	1718	1913
Second order	Walatara	3848	4286
	Ambepiriya	5027	5599
	Hirigalgedella	2458	2738
	Munhena	3056	3404
	Palayangoda	2219	2471
	Kalawila	2494	2778

Source : UDA - Kalutara district office

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Settlement Development Plan

Under the promotion of human settlements in the interior zones, the Halkandawila town will have prominent place. Since it is a service center which has already been developed and identified to be connected directly to the Dodangoda area by developing an access road, the Halkandawila has been identified as first order residential node. Therefore, the following strategic projects have been identified to be implemented in this area and the details of those projects are given in project brief.

2. Strategy for development of existing urban areas

Under the Strategy for development of existing urban areas, Beruwala, Aluthgama, Darga town and Maggona has been identified as main urban centers. A description of basic facilities available in each town is given in Map 6.19 and table 6.19

Table 6.19 : Basic facilities available in main towns

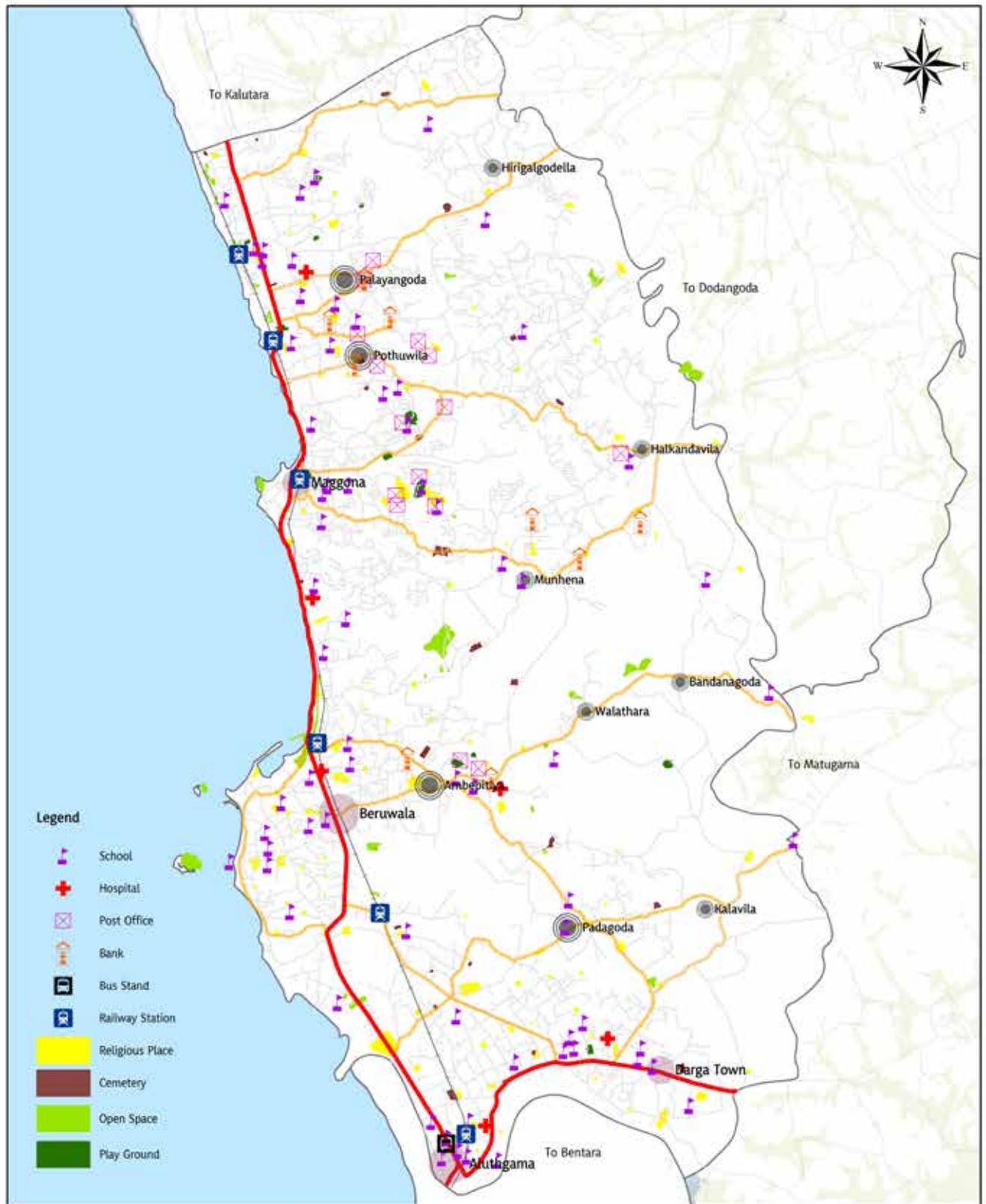
Facilities	Aluthgama	Beruwala	Darga Town	Maggona
Bank facilities	x	x	x	x
Bus stands	x			
Railway station	x	x	x	x
Hospitals	x	x	x	
Public parks		x		
Schools		x		x

Source : Field investigation - UDA (2018)

Under this strategic plan, the Beruwala, Aluthgama, Darga town and Maggona have been identified as main towns in the Beruwala planning area. Accordingly, the Beruwala is to be developed as a service providing town focusing on Tourism and fisheries activities, Aluthgama as a service providing town mainly for tourism industry, Darga town as a service providing center for small and medium scale industries based on the whole sale and retail trade and the Maggona town is for a service providing town for fisheries industry. In the process of development, it is expected under this plan to develop the infrastructure facilities connected to each sector identified for developments, make solutions for the issues identified in the area and also it is proposed to make use the developable lands for the maximum uses.

In order to achieve the expected developments in the urban centers mentioned above, the details of action projects to be implemented are described in the "project brief".

Map 6.19 : Common facilities in proposed hinterland centers in Beruwala Planning area



**Common Facilities in
Proposed Sub Urban Centers
Beruwala DSD Area**

Source : Urban Development Authority



Urban Development Authority
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Project
Implementation Plan

6.7. Project Implementation Plan

The method of implementation of the projects is described under this plan. The identified projects have been prioritized based on main parameters.

1. *Benifits oriented Projects*

- *Environmentally beneficial Projects*
- *Socially beneficial projects*

2. *Cost Effectiveness*

- *Environmental cost*
- *Social cost*
- *Financial cost*

3. *Projects to achieve goals and objectives of the plan*

4. *Way in which it creates Impacts for each project*

Sequence of projects as per the above parameters

- I. *First priority projects*
- II. *Second priority Projects*
- III. *Third priority projects.*

First Priority Projects

1. *Creation of sustainable drainage system (Beruwala Urban Council area, Moragalla Tourism Zone)*
2. *proposed Koreywatta Compost yard*
3. *Proposed urban beach park–Beruwala*
4. *Opening of Barberyn Island for tourists*
5. *Waterfront Development Project –Silliya*
6. *Widening of Galle road from Maggona to beruwala and Moragalla to Aluthgama*
7. *Opening of beach stage I*
8. *Opening of beach stage II*
9. *Proposed Tourist information center*
10. *Proposed mix development project at Kalawilawaththa*
11. *Construaction of walking path and cycling track from Maggona to Silliya*
12. *Proposed tourist elder's village and agricultural villages*
13. *Upliftment of existing fisheries yards (Beruwala, Maggona Aluthgama)*
14. *Construction of Proposed restaurant on Benthara old bridge*

15. *Proposed North south access road I*
16. *Construction of Natural trail along the Kaluwamodara canal*
17. *Development of Beruwala Maradana Moragalla road as first priority road*
18. *Widening of beach access roads*
19. *Construction of building proposed for gem business*
20. *Rehabilitation of canal at Idiriya godella*
21. *Rehabilitation of drainage canal system -Darga town*
22. *Proposed sewerage system (Beruwala Urban Council area, Moragalla Tourism Zone)*

Second Priority Projects

1. *Construction of proposed Walking path around Benthra river*
2. *Cultural center with exhibition hall*
3. *Improvement of Maradana Fish Market*
4. *Proposed housing scheme for fisheries community*
5. *Construction of proposed Ayurvedic and tourism center*
6. *Proposed bridge connecting jetties*
7. *Proposed shopping complex in Darga town*
8. *Proposed hotel and shopping complex in Pradeshyeeya Sabha building*
9. *Development of alternative road connecting Munhena junction*
10. *Construction of road leading to Moragalla beach for disables*
11. *Development of Maggona playground and storm water drainage system*
12. *Development of Beruwala fish market*
13. *Widening of two roads leading to interior of the planning area as two lane road*
14. *Development of proposed new super market of Beruwala*
15. *Development of Fatha Hajjiyar Mawatha*
16. *Widening of Railway access roads*

Third Priority Projects

1. *Provision of vehicular parking facilities for Aluthgama public market*
2. *Widening of narrow lane from Maradana road to Galle road*
3. *Development of Kandevihara sacred area*
4. *Provision of vehicular parking facilities for the area of old Lichchami cinema hall and Padmini Peiris Mawatha*
5. *Development of Maggona town center shopping complex*
6. *Halkandawila sub urban town development project*
7. *Development of UDA Restaurant*
8. *Proposed agricultural village*
9. *Development of public ground at Darga town and provision of vehicular parking facilities*

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Project Implementation Plan

10. *Development of Government hospital (Darga town, Beruwala and Maggona)*
11. *Development of special service providing roads*
12. *Proposed tourism school*
13. *Creation of new shopping complex and tourist restaurant in Aluthgama fair area*
14. *Access roads proposed to be widen in Tsunami resettlement areas.*

Since the project identified under the development has to be implemented during 2019–2030, it was identified considering the first, second and third priority requirements. (Table 6.20, 6.21 and 6.22) The category of projects, area, land extent requirement, the project implementing agency etc are included in project summary. It is shown in table 6.23.

Table 6.20 : First priority projects

Projects	2019				2020				2021				2022				2023				2024				2025				2026				2027				2028				2029				2030			
	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr								
1	Creation of sustainable drainage system (Beruwala urban council area, Moragalla tourism zone)																																															
2	proposed Kureywatta Compost yard																																															
3	Proposed urban beach park-Beruwala																																															
4	Opening of Barbery Island for tourists																																															
5	Canal development project -Silliya																																															
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9	Proposed Tourist information center																																															
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11	Construction of a walking path from Maggona to Silliya and cycling track																																															
12	Proposed tourist elders village and agricultural villages																																															
13	Upliftment of existing fisheries yards (Beruwala, Maggona Aluthgama)																																															
14	Construction of Proposed restaurant on Benthara old bridge																																															
15	Proposed North south access road I																																															
16	Construction of Natural trail along the Kaluwamodara canal																																															
17	Development of Beruwala Maradana Moragalla road as first priority project																																															
18	Widening of beach access roads																																															
19	Construction of building proposed for gem business																																															
20	Rehabilitation of canal at Idiriyagodella																																															
21	Rehabilitation of drainage canal system -Darga town																																															
22	Proposed sewerage system (Beruwala Urban Council area, Moragalla Tourism Zone)																																															

Source : UDA- Kalutara District Office

Table 6.21 : Second Priority Projects

Projects	2019				2020				2021				2022				2023				2024				2025				2026				2027				2028				2029				2030															
	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr																				
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Source : UDA - Kalutara District Office

Table 6.22 : Third Priority Projects

Projects	2019				2020				2021				2022				2023				2024				2025				2026				2027				2028				2029				2030															
	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr																				
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Source : UDA - Kalutara District Office

6.7.1. Institutional Responsibility

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Table 6.23 : Project Implementation Agencies

Name of the Project		Implementation Agencies
Tourism Development Plan		
1.	Construction propose Ayurvedic and tourism center	Private Investment
2.	Construction of Natural trail along the Kaluwamodara canal	Urban Development Authority
3.	Opening of beach stage I and II (from Payagala to Maggona and Maggona to Beruwala)	Urban Development Authority
4.	Proposed mix development project at Kalawilawaththa	Urban Development Authority Private Investment
5.	Proposed urban beach park-Beruwala	Urban Development Authority
6.	Proposed bridge connecting jetties	Sri Lanka Ports Authority
7.	Proposed Tourist information center.	Urban Development Authority
8.	Canal development project -Silliya	Urban Development Authority
9.	Opening of Barberyn Island for tourists	Sri Lanka Tourism Development Authority
10.	Construction of building proposed for gem business	Beruwala Urban Council
11.	Rehabilitation of canal at Idiriagodella	Sri Lanka Land Reclamation and development Corporation Beruwala Pradeshyeeya Sabha
12.	Proposed tourist elders village and agricultural villages	Sri Lanka Tourism Development Authority
13.	Construction of Proposed restaurant on Benthara old bridge	Urban Development Authority Private Investment
14.	Cultural center with exhibition hall	Urban Development Authority Sri Lanka Tourism Development Authority
15.	Development of Kandevihara sacred area	Ministry of Cultural AffairsAffairs
16.	Development of UDA Restaurant	Urban Development Authority
17.	Proposed tourism school	Sri Lanka Tourism Development Authority
Fishery Sector Development Plan		
18.	Proposed housing scheme for fisheries community	Housing Urban Development Authority
19.	Improvement of Maradana Fish Market	Department of Fisheries and Aquatic Resources
20.	Development of Beruwala Fish Market	Department of Fisheries and Aquatic Resources
21.	Upliftment of existing fisheries yards (Beruwala,Maggona Aluthgama)	Department of Fisheries and Aquatic Resources

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Name of the Project		Implementation Agencies
Road Development Plan		
22.	Development of Beruwala Maradana Moragalla road as first priority project	Road Development Authority
23.	Widening of Galle road. (From Maggona to Beruwala, From Moragalla to Aluthgama)	Road Development Authority
24.	Proposed North south access road I and II	Road Development Authority
25.	Widening of two roads leading to interior of the planning area as two lane road	Road Development Authority
26.	Development of special service providing roads <ul style="list-style-type: none"> A. Access road facilities to Moragalla beach for disables B. Access roads proposed to be widen in Tsunami resettlement areas C. Coastal access roads and access roads for tourism areas proposed to be widened D. Narrow Lane from Old Galle road to New Galle road to be widened E. Widening of Railway access roads F. Development of alternative road at Kudawa G. Development of access roads leading to Benthara river. H. Development of B-157 Authgama Mathugama road 	Road Development Authority
Settlement Development Plan		
27.	proposed swarage system (Beruwala Urban Council area and Moragalla Tourism Zone)	National Water Supply and Drainage Board
28.	proposed Kureywatta Compost yard	Beruwala Divisional Secretariat Division Beruwala Pradeshyeeya Sabha
29.	Rehabilitation of drainage system (Beruwala Urban Council area and Moragalla Tourism Zone)	National Water Supply and Drainage Board
30.	Provision of vehicular parking facilities for the area of old Lichchami cinema hall and Padmini Peiris Mawatha	Beruwala Pradeshyeeya Sabha
31.	Halkandawika sub urban town development project	Provincial Road Development Authority Beruwala Pradeshyeeya Sabha Urban Development Authority
32.	Development of Maggona playground and Storm water drainage system	Beruwala Pradeshyeeya Sabha
33.	Development of Beruwala Market	Beruwala Urban Council
34.	Development of Public playground at Darga Town with provision of parking facilities.	Urban Development Authority Beruwala Pradeshyeeya Sabha
35.	Rehabilitation of Storm water drainage system at Darga town	Beruwala Pradeshyeeya Sabha
36.	Development of Government hospital (Darga town, Beruwala and Maggona)	Ministry of Health Beruwala Pradeshyeeya Sabha Urban Development Authority

Name of the Project		Implementation Agencies
37.	Creation of new shopping complex and tourist restaurant in Aluthgama fair area	Urban Development Authority
38.	Proposed shopping complex in Darga town	Urban Development Authority Beruwala Pradeshyeeya Sabha
39.	Developemnt of Fatha Hajjiyar Mawatha	Road Development Authority

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6.7.2. Project Summary

In order to achieve the expected developments under each plan, the projects identified were summarized as follows.

Tourism Development Plan

01. _____

1. **Name of the Project :** Ayurvedic center for tourists
2. **Location :**



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3. **Project Sector :** *Tourism Development*

4. **Project Description :**

4.1. *Project boundary:*

<i>Province</i>	<i>District</i>	<i>Div.sec area</i>	<i>GN Division</i>	<i>Location</i>
Western	Kaluthara	Beruwala	Moragalla	Moragalla beach

4.2 *Access : Galle Road*

4.3 *Land extent : 0.8 Ha*

4.4 *Land Ownership : Private Land*

4.5 *Present condition :*

Presently land has not been utilized for any purpose. There is an abundant hotel building which was damaged due to Tsunami disaster. This is found to be a private land.

4.6 *Expected development :*

This land is situated in most attractive tourism hotel zone at Moaragalla coastal line which is proposed for Ayurvedic and tourism development center. Since this coastal line is to designate as internationally recognized "Blue flag" award winning area having much attraction for tourist in future, the following facilities are proposed.

- *Spa and wellness centers*
- *Indigenous Ayurvedic facilities*
- *Local foods*
- *Parking facilities*
- *Lighting at night*

5. **Requirement of the Project :**

since it is expected to achieve a high rate of tourism development by the year 2030, it is necessary to provide required facilities such as Ayurvedic center for the areas attractive for tourists.

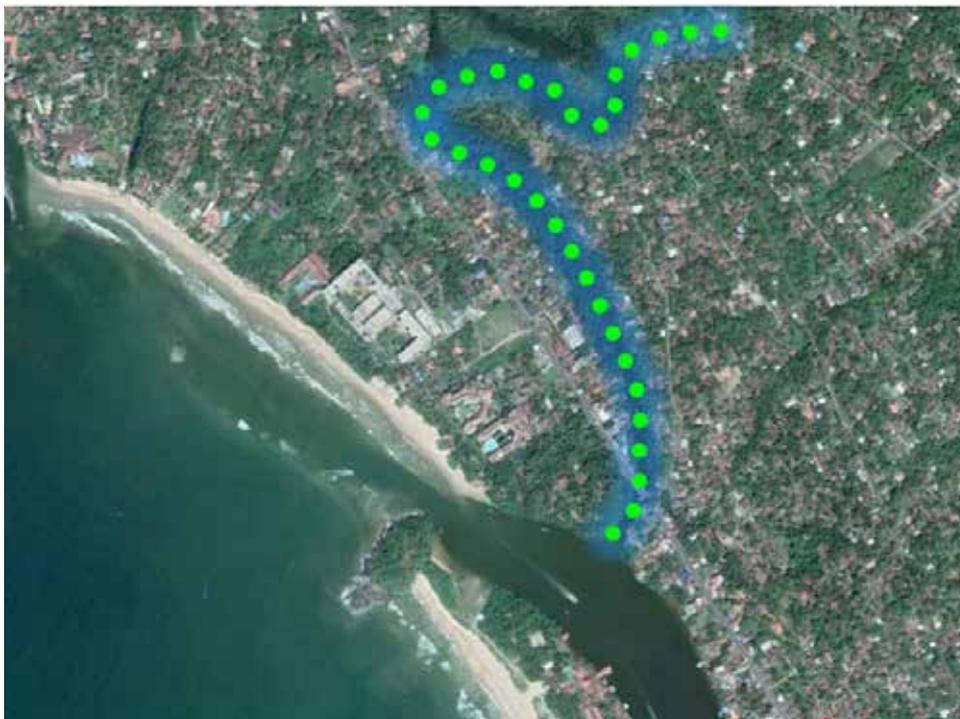
6. **Project Implementing Agency :** *Private sector Investment*

7. **Belonging Zone :** *High Density Tourism Cluster – Part One*

02.

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1. **Name of the Project :** *Construction of Natural trail along the Kaluwamodara canal*
2. **Location :**



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3. **Project Sector :** *Tourism Development*
4. **Project Description :**

4.1. *Project boundary :*

<i>Province</i>	<i>District</i>	<i>Div.sec area</i>	<i>GN Division</i>	<i>Location</i>
Western	Kaluthara	Beruwala	Kaluwamodara	Kaluwamodara Canal side

4.2. *Land extent :* 2 km

4.3. *Present condition :*

It contain with a mangrove eco system presently tourists use to travel into mangrove forest areas.

4.4. *Expected development :*

As the Kaluwamodara canal is located closer to Moragalla tourism area, it can be utilized to attract more tourists and also to conserve the mangrove system of the area.

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5. **Requirement of the project :**

Since it is closer to Moragalla tourism zone, construction of a natural trail would gain a novel experience for the travelers to enjoy the trip to this eco system while protecting this mangrove eco system.

6. **Project Implementing Agency :** Urban Development Authority

7. **Belonging Zone :** Low Density Tourism Cluster – Part One

03.

1. **Name of the Project :** Opening of Beach line I and II
(From Payagala to Maggona and up to Beruwala)

2. **Loaction :**



3. **Project Sector :** *Tourism development*

4. **Project Description :**

4.1 *Project details:*

Province	District	Div.Sec.	Location
Western	Kaluthara	Beruwala	Payagala to Maggona coast line and Maggona to Beruwala

4.2. *Land extent :* *From Payagala Railway station to Maggona 3.7km*
From Maggona Church to Beruwala 2.41km

4.3 *Present condition/Use :*

Between Gale road and Beach is a visible area of sea but due to unauthorized construction, the scenery is covered.

4.4 *Expected condition :*

This project was proposed to unveil the beach line by removing the unauthorized constructions providing following facilities enabling to enjoy the scenic beauty of the beach.

- Open space/seating arrangements, Small cafeteria, parking areas, Movable furniture.
- Lighting the beach at night.

5. **Requirement of the Project :**

This beach was heavily affected due to Tsunami disaster. In order to minimize the unauthorized constructions and also to make it a common recreational area, the beach line from Payagala to Maggona and from Maggona to Beruwala was zoned as recreational area. Public use to stay for a while on their way and, also the tourists prefer to walk at night time in this beach and as such it needs to be unveil for public by making it as beach park.

6. **Project Implementing Agency :** *Urban Development Authority*

7. **Belonging Zone :** *Low Density Tourism Cluster*

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04.

1. **Name of the Project :** *Proposed Mix development project at Kalawilawaththa.*
2. **Location :**



3. **Project Sector :** *Tourism and town development*
4. **Project description :**

4.1 *Project details :*

Province	District	Div.Sec.	GN Div.	Location
Western	Kaluthara	Moragalla	Beruwala	Closer to Galle road in Moragalla area

4.2 *Access : Galle Road*

4.3 *Land Extent : 1.88Ha*

4.4 *Land Ownership : UDA Land*

4.5 *Present condition/Use :*

UDA acquired land presently used by the residents as playground

4.6 Expected condition :

Since the Moragalla area is to be developed as “Blue Flag” certified tourism area having large hotels in the vicinity, it has been identified to cater to the increasing number of tourists expected to this area for which following facilities are proposed.

- Supermarkets/ food courts
- Cinema hall
- Art gallery
- Gymnasium
- Parking areas

5. Requirement of the project :

Since the location is closer to Moragalla tourism zone this project was proposed to increase the facilities required for the tourists to enhance the tourist attraction to this area.

6. Project implementing agency: : Urban Development Authority/ Private sector

05.

1. Name of the Project : Proposed Urban beach park- Beruwala
2. Location :



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3. *Project Sector : Tourism development*

4. *Project description :*

4.1. *Project details :*

<i>Province</i>	<i>District</i>	<i>Div.Sec.</i>	<i>GN Div.</i>	<i>Location</i>
Western	Kaluthara	Beruwala	Moragalla	Vacant land closer to Beruwala harbor

4.2. *Access : Custom Road*

4.3. *Land extent : 8 Acres*

4.4. *Present condition/Use :*

Presently this land is used as Children Park but not properly used. As it is in Beruwala town center, it has a potential for tourism development.

4.5. *Expected condition :*

Since the Beruwala Fishery harbor area and beach line is to be developed for tourism activities, it is proposed to be developed as a beach park with following facilities.

- Parking areas
- Children Park
- BBQ/ food and beverages/Seafood restaurants
- Landscaped gardens

5. *Requirement of the project :*

Since the Beruwala town is to be developed as first order town, it is essential to have leisure and recreational facilities with public places. Also, this site was proposed as it is one of the most suitable locations for a park.

World famous concept in tourism destinations "Gastronomy Economy" to gain experience in developing tourism industry along with fisheries areas can be introduced to Beruwala.

When the tourism attraction increased, and gem business is grown up in the area, there should be more parking areas and public places and as such it is required to develop a beach park to elevate the Beruwala as a first order town.

6. *Project implementing agency : Urban Development Authority*

7. *Belonging Zone : High Density Tourism Cluster – Part One*

06.

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1. **Name of the Project :** *Proposed bridge connecting jetties*
2. **Location :**



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3. **Project Sector :** *Tourism development*
4. **Project description :**

4.1. *Project details :*

Province	District	Div.Sec.	GN Div.	Location
Western	Kaluthara	Beruwala	Beruwala	From beach park up to Kichchimale church

4.2. *Land extent :* 400 meters

4.3. *Present condition/Use :*

Two Jetties are available closer to Fishery harbor. The jetty starting from Kichchimale church to the place where boats are parking is presently being used for drying the fish.

4.4. *Expected condition :*

It is suggested to construct the proposed bridge by providing adequate head space for in and out movement of fishing boats

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5. **Requirement of the project :**

Since the Beruwala town is to be given prominent place in this plan, the proposed project will add an identical feature by facilitating to have a scenic view of the sea. This will also help to prevent dumping of garbage into harbor area as presently this area is polluted due to mixing of waste material.

6. **Project implementing agency :** *Tourism Development Authority*

07. _____

1. **Name of the Project :** *Proposed Tourist Information Centre*

2. **Location :**



3. **Project Sector :** *Tourism development*

4. **Project description :**

4.1. **Project Details :**

Province	District	Div.Sec.	GN Div.	Location
Western	Kaluthara	Beruwala	Moragalla	Land located closer to Moragalla Police barricade

4.2. **Land extent :** 0.01 Ha

4.3. *Present condition/Use :*

This place has not been used for any purpose and there is a small police security office.

4.4. *Expected condition :*

Since the tourism activities are mostly taking place in Moragalla area and also by considering the future arrival of tourists into Beruwala area, this project was proposed.

5. *Requirement of the project :*

Presently there is no any tourist information center in this area and considering the future requirements, this was proposed. The international recognition for tourism to be received ("Blue Flag" certificate) for the Moragalla area, was the main reason to have a project of this nature to the area.

6. *Project implementing agency : Urban Development Authority.*

7. *Belonging Zone : High Density Tourism Cluster – Part One*

08. _____

1. *Name of the Project : Silliya Canal Development project*

2. *Location :*



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3. *Project sector : Tourism development*

4. *Project description :*

4.1. *Project details :*

<i>Province</i>	<i>District</i>	<i>Div.Sec.</i>	<i>GN Div.</i>	<i>Location</i>
Western	Kaluthara	Beruwala	Maradana	Land located closer to Silliya canal at Maradana road

4.2. *Access : Maradana Road*

4.3 *Present condition/Use :*

Identified as an important eco system and wetland.

4.4. *Expected condition :*

For the purpose of tourism development it is proposed to develop this with following facilities.

- Landscaping
- Boat travelling
- Small restaurants and seating arrangements
- Walking paths

5. *Requirement of the project :*

canal located at Beruwala Maradana road is polluted due to dumping of garbage and also due to unauthorized filling. Therefore, these problems can be prevented through a project of this nature and would facilitate to increase the tourist attraction to this area.

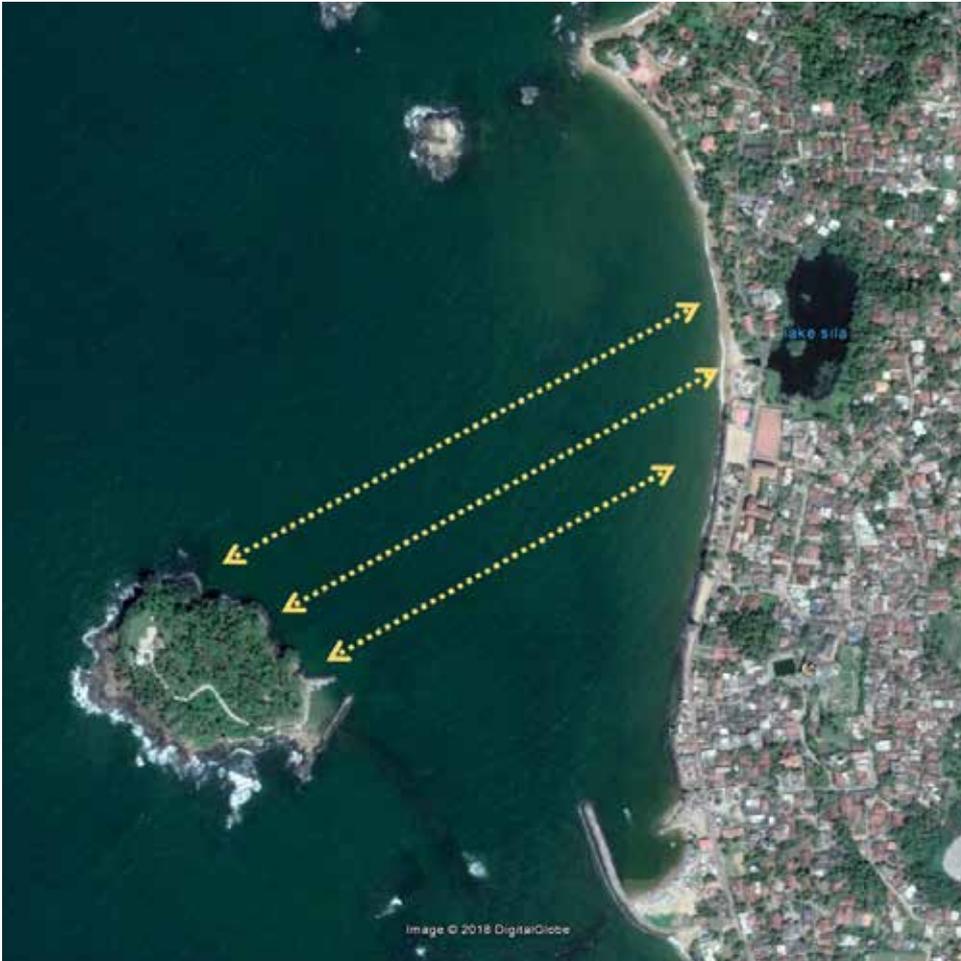
6. *Project implementing agency : Urban Development Authority*

7. *Belonging Zone : High Density Urban Cluster*

09.

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1. **Name of the Project :** *Opening of Barbery Island for tourists*
2. **Location :**



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3. **Project Sector :** *Tourism development*
4. **Project description:**

4.1. Project details;

Province	District	Div.Sec.	GN Div.	Location
Western	Kaluthara	Beruwala	Maradana	Barbery island area

4.2. Present condition/Use:

Island with a light house presently not open for tourists due to security reasons.

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4.3. *Expected condition :*

Since the Beruwala area is proposed to be developed as tourism corridor, it is important to develop this with following facilities.

- Boat travelling
- BBQ food courts
- Walking paths
- Landscaping
- Lighting

5. *Requirement of the project :*

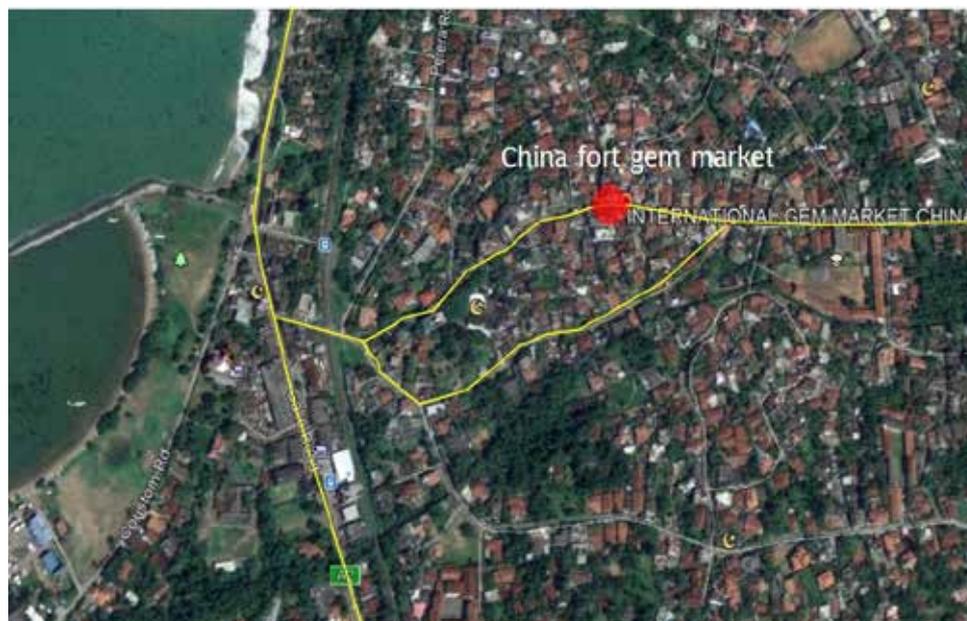
The light house has been erected during British period in 1928 on a hard rock. Since it has a historical identity that can be made use for tourist attraction into Beruwala Aluthgama area.

6. *Project implementing agency : Tourism Development Authority*

10. _____

1. *Name of the Project : Proposed Building for gem business*

2. *Location :*



3. **Project Sector** : *Tourism development*

4. **Project description**

4.1. *Project details* :

Province	District	Div.Sec.	GN Div.	Location
Western	Kaluthara	Beruwala	Deenagoda	China Fort

4.2. *Access* : Sanduliya Road

4.3. *Present Condition / Use* :

The Gem business started at China Fort has now spread into China Fort road. Since there are no financial institutions and security for the area and therefore it has become necessary to provide such facilities.

4.4. *Expected condition* :

To minimize the congestion in the China fort area and also to provide facilities, there is a requirement for building for gem trading with following facilities.

- Financial institutions
- Open courtyard
- Shop cubicles for gem trade

5. **Requirement of the project** :

The gem trading is a business carried out from ancient time in Beruwala area. It is one of the main economic bases of the Beruwala town and in order to strengthen the economic base of the town, it is necessary to develop the business with much facilities with security.

6. **Project implementing agency** : *Beruwala Urban Council*

7. **Belonging Zone** : *Moderate Density Urban Cluster Part One*

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11.

1. **Name of the Project :** Rehabilitation of Idiriligodella canal
2. **Location :**



3. **Project Sector :** Canal Development
4. **Project Description :**

4.1. *Project details :*

Province	District	Div.Sec.	GN Div.	Location
Western	Kaluthara	Beruwala	Maggona	Closer to Galle road Maggona

4.2 *Access:* Galle Road

4.3. *Land Extent :* 7.01 Ha

4.4. *Present condition/Use*

Located near Galle road and is subjected for filling and is remained in polluted condition.

4.5. *Expected condition*

Maggona town is to be developed as second order town in future and therefore it is necessary to develop it for recreational activities with following facilities.

- Seating facilities
- Walking paths
- Small cafeteria.
- Lighting

5. **Requirement of the project :**

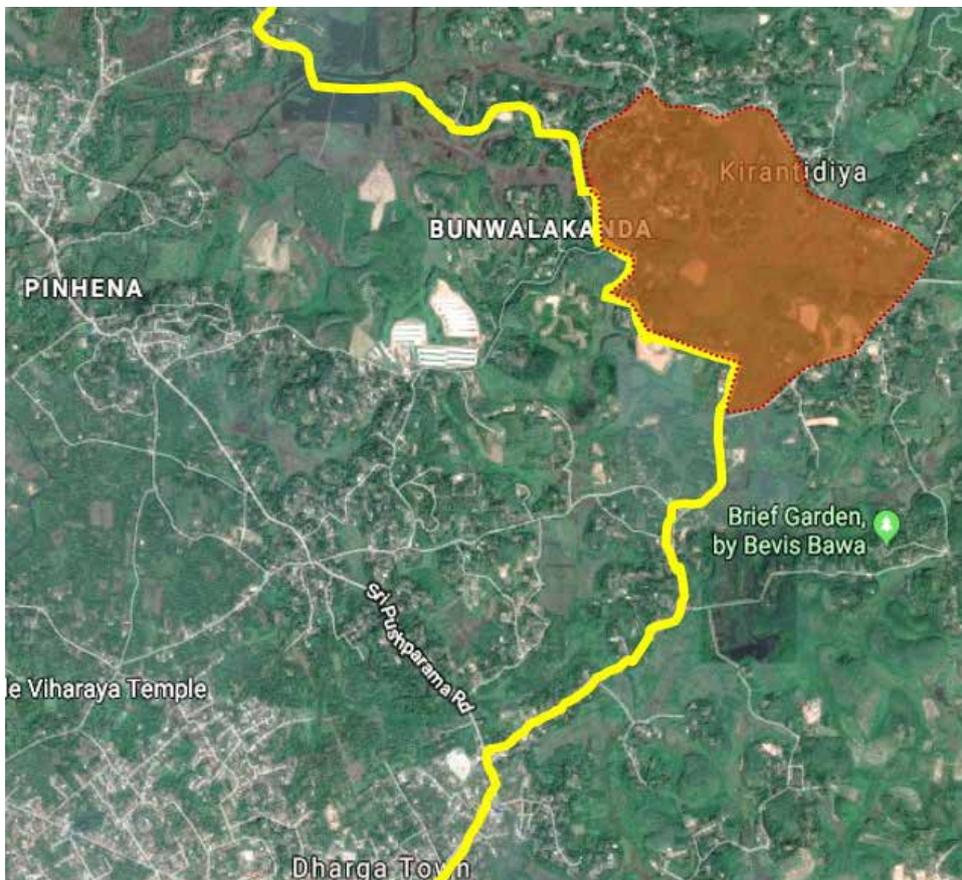
The Idiriligoda canal is a significant facility in drainage system in Maggona area. Since it is surrounded by high grounds, rain water is flowing in to this water body. Due to land uses in surrounding areas, it is subjected to silting and is remain in neglected state and therefore, it has become necessary to develop as recreational area with improved environment in developing the Maggona town as a second order town.

6. **Project implementing agency :** Sri Lanka Land Reclamation and Development Corporation/
Beruwala Urban Council.

7. **Belonging Zone :** Mederate Density Urban Cluster – Part One

12.

1. **Name of the Project :** Proposed Pilgrim elder's village and Agricultural village
2. **Location :**



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3. *Project sector : Tourism development*

4. *Project description :*

4.1. *Project details :*

<i>Province</i>	<i>District</i>	<i>Div.Sec.</i>	<i>GN Div.</i>	<i>Location</i>
Western	Kaluthara	Beruwala	Keeranthidiya	Bunwalakanda

4.2. *Access: Aluthgama Mathugama Yatadola Road*

4.3. *Land Extent: 10Ha*

Proposed land is Located in a comfortable environment with scenic view and this area is used for rubber cultivation with green cover.

4.4. *Expected condition :*

This elders' village should have following facilities.

- Special rooms / residential facilities
- Leisure and recreational activities
- Meditation centers
- Physiotherapy clinics
- Sanitary facilities

5. *Requirement of the project :*

Many developed countries take care of elders providing elders homes with facilities and by considering that requirement, it is prosed to set up a separate village for foreign elderly persons by taking into account Sri lanka's tradition for hospitality as a potential andproviding a facility in an area having a comfortable weather conditions in Keeranthidiya.

6. *Project implementing agency : Sri Lanka Tourism Development Authority*

7. *Belonging Zone : Low Density Hinterland Cluster Part One*

13.

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1. **Name of the Project :** *Proposed Open restaurant on the Benthara old bridge*
2. **Location :**



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3. **Project Sector :** *Tourism development*
4. **Project description :**

4.1. *Project details :*

Province	District	Div.Sec.	GN Div.	Location
Western	Kaluthara	Beruwala	Aluthgama	Benthara old bridge

4.2. *Access: Galle Road*

4.3. *Land ownership : RDA*

4.4. *Present condition/Use :*

Since it is an abandoned old bridge it has not been used for any purpose.

4.5. *Expected condition :*

It is proposed develop as open market with restaurant. Proposed facilities include; cafeteria, open market landscaping areas lighting etc.

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5. **Requirement of the project :**

The old bridge closer to Aluthgama town near Benthara river is presently remained in abundant state. Benthara river being the boundary of Western and Southern province and the proposed open market to be built on the old bridge. It would be a tourist attraction in future. It would facilitate to develop the Aluthgama town with all facilities.

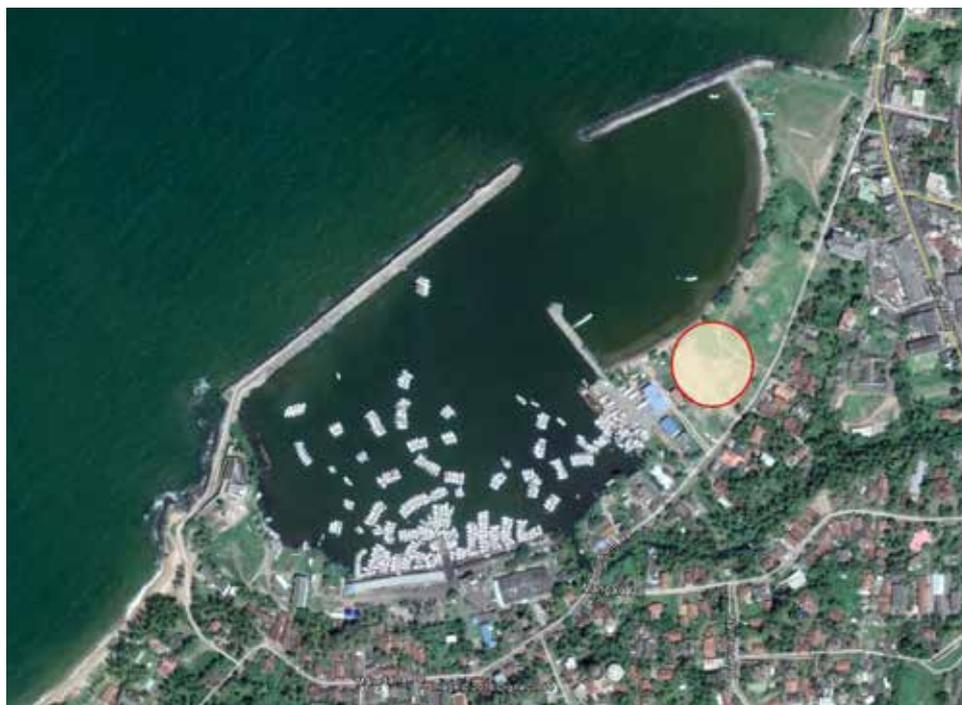
6. **Project implementing agency :** Private Sector/Urban Development Authority

7. **Belonging Zone :** Low Density Tourism Cluster – Part One

14.

1. **Name of the Project :** Cultural Building with exhibition Centre

2. **Location :**



3. **Project sector :** Tourism development

4. **Project description :**

4.1. **Project details :**

Province	District	Div.Sec.	GN Div.	Location
Western	Kaluthara	Beruwala	Beruwala	Closer to Beach Park Area

- 4.2. *Access: Custom Road*
- 4.3. *Land Extent: 80 Perches*
- 4.4. *Present Condition/Use :*

Beach Park proposed land is vacant at present

- 4.5. *Expected condition :*

It is proposed construct a building for cultural activities with an exhibition hall for gem business with following facilities.

- Auditorium facilities
- Physical exercise Centre
- exhibition hall
- Small trade stalls

Since this location is in the beach it is proposed to design without obstructing the view.

5. Requirement of the project :

The area near Beruwala fishery harbor is to be developed as a Barberyan island recreational zone under this plan. Accordingly, this building in the beach park will facilitate for gem traders coming from overseas and for the local travelers.

- 6. **Project implementing agency :** *Urban Development Authority and Sri Lanka Tourism/ Development Authority.*
- 7. **Belonging Zone :** *Low Density Tourism Zone – Part Two*

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15.

1. **Name of the Project :** Development of Kandeviharaya Sacred zone

2. **Location :**



3. **Project Sector :** Cultural development

4. **Project description :**

4.1. **Project details :**

Province	District	Div.Sec.	GN Div.	Location
Western	Kaluthara	Beruwala	Kaluwamodara	Kandeviharaya

4.2. **Access:** Kandevihara Road

4.2. **Present condition/Use :**

This sacred area is crowded during religious programs and Poya days.

4.3. **Expected condition :**

in order to prevent overcrowding of this sacred area during religious programs and Poya days, it is proposed improve its facilities and also to develop by-roads with parking areas.

5. **Requirement of the project :**

Since this temple is religiously and historically important place for thousands of pilgrims and therefore it is necessary to provide an alternative road with parking areas. It will be helpful for the reduction traffic cogetion of the area.

- 6. **Project implementing agency :** Beruwala Pradesheeya Sabha/ Provincial Road Development authority.
- 7. **Belonging Zone :** High Density Urban Cluster 3

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16.

- 1. **Name of the Project :** Development of UDA owned restaurant
- 2. **Location :**



- 3. **Project sector :** Tourism development
- 4. **Project description :**

4.1. **Project details :**

Province	District	Div.Sec.	GN Div.	Location
Western	Kaluthara	Beruwala	Beruwala	Maradana road opposite beach park

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- 4.2. Access: Maradana Road
- 4.2. Land extent : 40 Perches
- 4.3. Present condition/Use :

Presently it is functioned as UDA cafeteria.

- 4.4. Expected condition :

It is expected to improve this as a tourist attraction point providing maximum service to the customers.

5. Requirement of the project :

Since this area is proposed to be developed as tourist attraction zone, it has become necessary to make use this for tourists as well.

6. Project implementing agency : Urban Development Authority.

7. Belonging Zone : High Density Urban Cluster 1

17.

1. Name of the Project : Proposed tourism School - Maggonna

2. Location :



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3. **Project sector :** *Tourism development*

4. **Project description :**

4.1. *Project details :*

<i>Province</i>	<i>District</i>	<i>Div.Sec.</i>	<i>GN Division</i>	<i>Location</i>
Western	Kalutara	Beruwala	Maggonna	Near Diyalagoda Junction

4.2. *Land extent :* 2 Acres

4.3. *Present condition :*

Presently there is no any tourism school in the Beruwal area

4.4. *Expected condition :-*

Proposed to setup a tourism educational school

5. **Requirement of the project :**

The project of this nature is required in achieving the objective of making the Beruwela as a tourism area. This project would pave the way to provide education as to how the facilities to be provided to give more attraction for tourism industry. It may also be usefull to popularise the tourism industry by making use of other potential features spred all over the area through which it is expected to establish an enviornmnetal friendly tourism industry based on neumrous activities. It is expected to provide education as to how the potentials are to be used in more aproprate manner including teaching about food varities, hospitality, indigines medical methods etc. This may also facilitate to create employment opprtunities related to tourism industry in the area.

6. **Project implementing agency :** *Tourism Development Authority*

7. **Belonging Zone :** *High Density Urban Cluster 3*

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18.

1. **Name of the Project:** Proposed hotel and shopping complex building (Aluthgama)
2. **Location :**



3. **Project Sector :** Tourism development
4. **Project Description :**

4.1. **Project details :**

Province	District	Div.Sec.	GN Division	Location
Western	Kalutara	Beruwala	Aluthgama	Aluthgama Pradesheeya sabha building

4.2. **Land extent :** 1350 sqm

4.3. **Present condition :**

Presently the Pradesheeya Sabha building is in existence in this place. Since the Pradesheeya Sabha office is to be shifted from this location facing Galle road, this project is proposed.

4.4. **Expected condition :-**

Since it is expected to develop the Aluthgama town focusing for tourism industry, a hotel and commercial complex is proposed to cater to the increasing number of tourists.

5. **Requirement of the project :**

Since this place is located facing Galle road and in the vicinity of Bentara river, it is more appropriate for a hotel and shopping complex through which it is expected to fulfill the commercial requirements of the tourists.

6. **Project implementing agency :** Urban Development Authority

7. **Belonging Zone :** Low Density Tourism Cluster – Part Two

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Development of Fisheries Industry

19.

1. **Name of the Project :** Proposed housing project for Fisheries community

2. **Location :**



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3. *Project Sector : Social Development*

4. *Project Description :*

4.1. *Project Details :*

<i>Province</i>	<i>District</i>	<i>Div.Sec.</i>	<i>GN Div.</i>	<i>Location</i>
<i>Western</i>	<i>Kaluthara</i>	<i>Beruwala</i>	<i>Maradana</i>	<i>Maradana road closer to Silliya</i>

4.2. *Access : Galle Road*

4.3. *Land Extent : 1.05 Acres*

4.4. *Present condition/Use :*

Presently there are some private houses near this land. It is found to be a private land

4.5. *Expected condition :*

It is expected to construct a housing scheme for fisheries community in Beruwala area with following facilities.

- Children park
- Parking Spaces
- Open space

5. *Requirement of the project :*

Since most of the fisheries community is residing within the Tsunami reservation line of 100m unauthorizedly and therefore it is necessary to provide housing facilities to upgrade their living conditions.

6. *Project implementing agency : National Housing Development Authority*

7. *Belonging Zone : Moderate Density Urban Cluster – Part One*

20.

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1. **Name of the Project :** *Improvement of Maradana fish market*
2. **Location :**

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3. **Project Sector :** *Fishery sector*
4. **Project Description :**

4.1. *Project Details :*

Province	District	Div.Sec.	GN Div.	Location
Western	Kaluthara	Beruwala	Maradana	closer to Maradana Fishing yard

4.2. *Access: Maradana Road*

4.2. *Present condition/Use :*

Presently this is the second largest fish market in Beruwala area for which a large number of vehicles are coming and the space for fish sale is not adequate.

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4.3. *Expected condition :*

It is expected to construct a new fish market providing parking facilities and also to improve the accessibility, it is expected to widen the road into two lanes.

5. **Requirement of the project :**

There is a huge demand for fish in the Beruwala area and a large number of customers are coming to this market. Therefore, it is necessary to improve the infrastructure facilities and thereby to strengthen the regional economy.

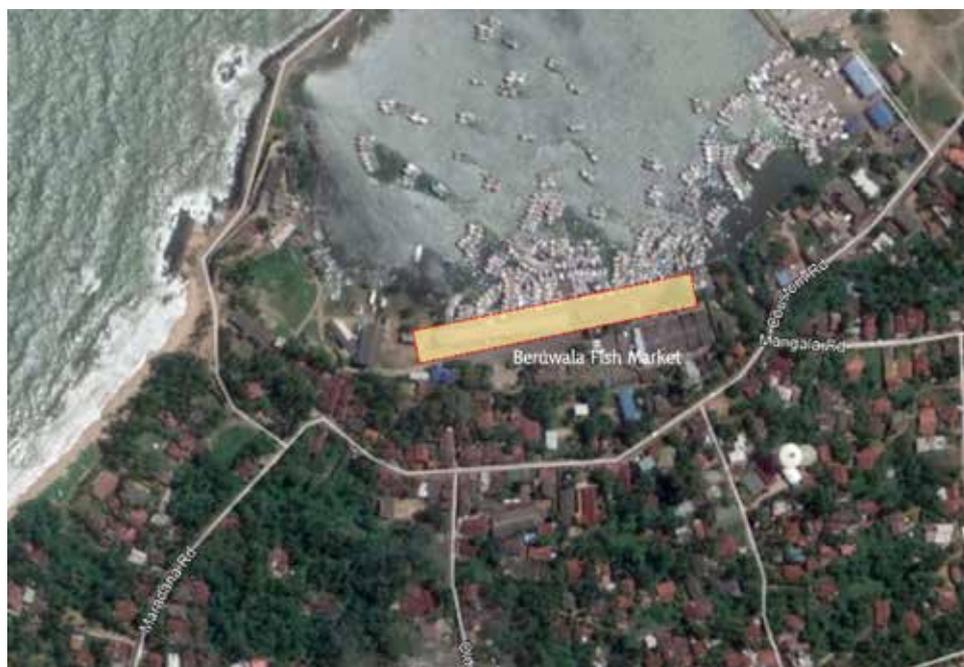
6. **Project implementing agency :** Ministry of Fisheries and Aquatic Resources

7. **Belonging Zone :** High Density Urban Clucter 1

21.

1. **Name of the Project :** Improvement of Beruwala fish market.

2. **Location :**



3. **Project Sector :** Fishery Sector

4. Project Description :

4.1. *Project Details :*

<i>Province</i>	<i>District</i>	<i>Div.Sec.</i>	<i>GN Div.</i>	<i>Location</i>
Western	Kaluthara	Beruwala	Beruwala	Beruwala harbor area

4.2. *Access : Custom Road*

4.3. *Present condition/Use :*

Beruwala Fish market is the biggest one in the area which include two buildings.

4.4. *Expected condition :*

It is expected to improve the facilities and to expand the market.

5. Requirement of the project :

A large number of customers are coming to this market and therefore it is necessary to improve the facilities and quality standard to get maximum contribution to the regional economy.

6. Project implementing agency : Ministry of Fisheries and Aquatic Resources

7. Belonging Zone : Low Density Tourism Zone – Part Two

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22.

1. **Name of the Project :** *Upgrading of Beruwala fishing yards*
2. **Location :**



3. **Project Sector :** *Fishery Sector Development*
4. **Project Description :**

4.1. Project Details :

Province	District	Div.Sec.	GN Div.	Location
Western	Kaluthara	Beruwala	Beruwala, Maggona maradana	Beruwala Maggona and Maradana fishing yards

4.2. Access: Custom Road

4.3. Present condition/Use :

Except the Beruwala harbor, in other yards, there is no space for anchoring of fishing boats. Due to silting of Beruwala harbor, space for anchoring of fishing boats is not adequate.

4.4. Expected condition :

It is expected to provide space for anchoring the fishing boats in the small fishing yards in the planning area. And also need to excavate the Beruwala Harbor by about 7 m to improve the facilities for anchoring of fishing boats.

5. **Requirement of the project :**

It is expected to increase the fish production through improvement of fishing yards.

6. **Project implementing agency :** Ministry of Fisheries and Aquatic Resources

7. **Belonging Zone :** Low Density Tourism Cluster – Part Two

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23.

1. **Name of the Project :** Development of Beruwala Maradana Moragalla road as first priority road.

2. **Location :**



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3. *Project Sector : Road Development*

4. *Project description :*

4.1. *Project Details :*

<i>Province</i>	<i>District</i>	<i>Div.Sec.</i>	<i>Location</i>
Western	Kaluthara	Beruwala	From Beruwala to Maradana up to Gale road

4.2. *Present condition/Use :* This road is belonging to PRDA. Presently it is remained as narrow road.

4.3. *Expected condition :*

In order to prevent the congestion in the Gale road with increasing population in future, it is expected to develop this road as an alternative road as first priority project with following features.

- Vehicle lanes (5 M)
- Cycling lane (2 M)
- Pedestrian path with green stretches. (2 m)

5. *Requirement of the project :*

For the solution to arrest the congestion in the road due to increase of population by the year 2030, It is expected to develop this road as an alternative road as a first priority project. Also, with the development of fisheries yards at Beruwala and Maradana, there will be more customers and they could make use this road as an access road.

6. *Project implementing agency : Road Development Authority*

7. *Belonging Zone : Moderate Density Urban Cluster 1*

24.

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1. **Name of the Project:** *Widening of Galle road.*
From Maggona to Beruwala
From Moragalla to Aluthgama
2. **Project Sector :** *Road Development*
3. **Project Description :**

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3.1. *Project Details :*

Province	District	Div.Sec.	Location
Western	Kaluthara	Beruwala	Gale road From Maggona to Aluthgama

3.3. *Present condition/Use :* *This is two lane road belonging to RDA.*

3.4. *Expected condition :*

As the main road in the area, it is expected to widen this as comfortable road with following features.

- Vehicle lanes (3.5 x 4= 14m)
- Vehicular parking bays in selected locations (2.5m)
- Pedestrian path with green stretches (1.5-2.0M)

4. **Requirement of the project :**

For the solution to arrest the congestion in the road due to increase of population by the year 2030 with the development of the Aluthgama and Maggona area as tourism areas, it is expected to widen the Galle road section as four lane road.

5. **Project implementing agency :** *Road Development authority*

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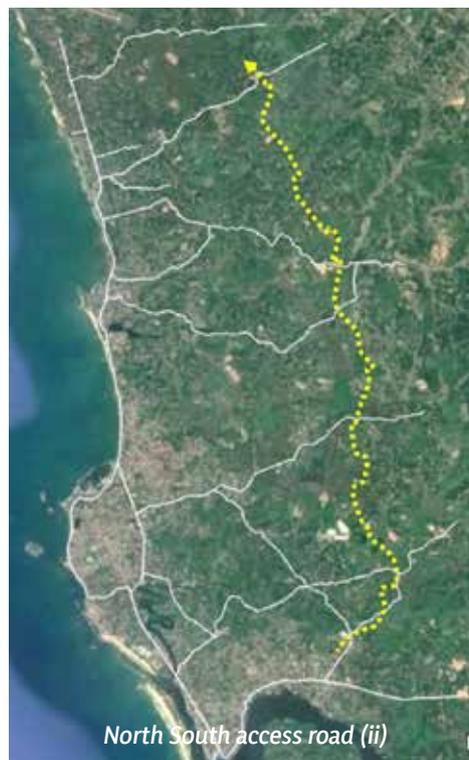
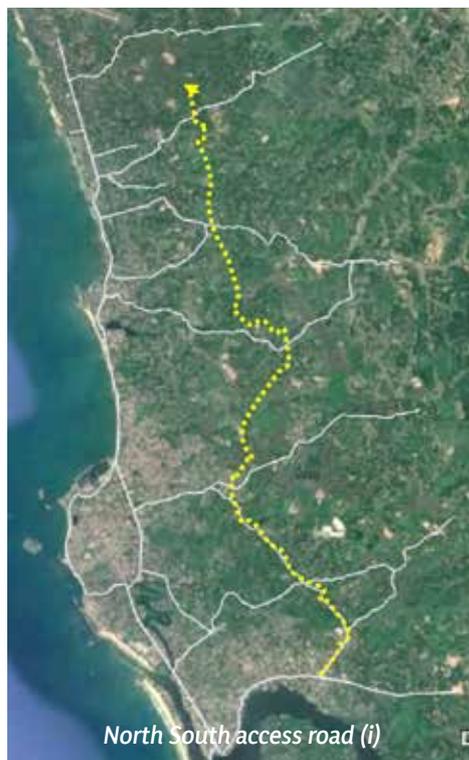
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25.

1. **Name of the Project :** North South access road (i)
North South access road (ii)

2. **Location :**



3. **Project Sector :** Road Development

4. **Project Description :**

4.1. **Project Details :**

Province	District	Div.Sec.
Western	Kaluthara	Beruwala

4.2. **Present condition/Use :**

Pradeshyeeya Sabha road presently remain as narrow and undeveloped condition

4.3. **Expected condition :**

This road to be developed using the same undeveloped roots. This new road is proposed to cater to increasing population to be dispersed into the interior areas by the year 2030 and to develop sub urban areas.

5. **Requirement of the project :**

This road is proposed to be built across the interior areas and will facilitate to develop hinterland sub urban zones.

6. **Project implementing agency :** Road Development authority

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26. _____

1. **Name of the Project :** Widening of identified roads with two lanes leading to interior area in planning area.

2. **Location :**



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3. Project Sector : Road Development

4. Project Description :

4.1. Project Details :

Province	District	Div.Sec.
Western	Kaluthara	Beruwala

4.2. Present condition/Use :

Road proposed to be widen	Existing width (m)
Payagala -Dodangoda road	5
Palayangoda-Nagahaduwa road	5
Wiharakanda road	5
Payagala-Kachchegoda road	5
Payagala -Nawaththuduwa road	5
St wincent road	5
Maggonna Munhena Galkandawila road	5
Kankanamgoda-Kiranthidiya road	5
Beruwala- Aluthgamweediya road	5
Fatha Hajjiyar Mawatha	5
Kaluwamodara-Kalawila road	5
Pinhena-Padagoda road	5
Chinafort road	5

Most of these roads are presently having only single lane and are belonging to Provincial Road Development Authority. Along with road development program, it is proposed to develop China Fort road and Fatha Hajjiyar road belonging to Pradesheeya Sabha into two lanes.

4.3. Expected condition :

The main objective of developing these roads is to disperse the highly concentrated population in coastal areas into interior areas by the year 2030 by providing comfortable road system with following facilities.

- Vehicular lane (5 M)
- Cycling path (2 M)
- Pedestrian walk ways with green stretches (2.5–3M)

5. **Requirement of the project :**

These road development is required to disperse the highly concentrated population in coastal areas into interior areas of the planning area.

6. **Project implementing agency :** Road Development Authority

27.

1. **Name of the Project :**

- A. Development of special service providing roads (Access road facilities to Moragalla beach for disables)
- B. Access roads proposed to be widen in Tsunami resettlement areas
- C. Coastal access roads and access roads for tourism areas proposed to be widened
- D. Narrow Lane from Old Galle road to New Galle road to be widened
- E. Widening of Railway access roads
- F. Development of alternative road at Kudawa
- G. Development of access roads leading to Benthara river.
- H. Development of B-157 Authgama Mathugama road.

2. **Project Sector :** Road Development

3. **Project Description :**

3.1 **Project Dertails :**

Province	District	Div.Sec.
Western	Kaluthara	Beruwala

3.3. **Present conditio :**

Presently these roads are remained as narrow and undeveloped condition

3.4. **Expected condition :**

- Vehicular lane (7M)
- Pedestrian walk ways with green stretches (2.5M)
- The beach access roads and access roads leading to tourism areas are to be developed to attract more tourists to develop the tourism industry in the are by the year 2030.
- The lanes connecting old Galle road to New Galle road and Railway avenues are to be developed with green stretches to improve walkability without allowing for vehicular movements.
- Road leading to Tsunami resettlement areas are to be developed to suit with the residents of the area.

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4. Requirement of the project :

These roads are situated in tourism areas and as such there is a requirement to develop these by roads to improve the walkability of the area.

5. Project implementing agency : Road Development Authority

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28.

1. Name of the Project : Proposed Solid Waste Management project at Kurewaththa

2. Project Sector : Urban Development

3. Project Description :

3.1 Project Details

Province	District	Div.Sec.	GN Division	Location
Western	Kaluthara	Beruwala	Kurewaththa	Beruwala

3.2 Land Extent : 12 Acres

3.3 Present condition/Use :

Solid waste collected from the area is presently dumped into the Veththimarajapura wetland in Urban Council area and Hirigalgedella area and Darga town in Beruwala Pradesheeya Sabha area.

With the future increase of population and commuter population, the solid waste generation will also be increased considerably for which a dumping ground is required for degradable and non-degradable waste.

3.4 Expected condition :

land in extent of 12 Acres have been identified for disposal of degradable and Non-degradable waste.

4. Requirement of the Project :

Presently the solid waste is disposed to the wetland area and as such it has become necessary to find a suitable yard to prevent using of inappropriate sites.

5. Project implementing agency : Beruwala Divisional Secretariat and Beruwala Pradesheeya Sabha

29.

1. **Name of the Project :** *Rehabilitation of sustainable drainage system*
2. *(Beruwala Urban Council area)*
3. **Project Sector :** *Urban Development*
4. **Project Description :**

3.1 *Project Details :*

<i>Province</i>	<i>District</i>	<i>Div.Sec.</i>	<i>Location</i>
<i>Western</i>	<i>Kaluthara</i>	<i>Beruwala</i>	<i>Beruwala Urban Council area Moragalla Tourism Zone</i>

3.2 *Land Extent : urban council area*

3.3. *Present condition/Use :*

Presently there is no proper drainage system for Beruwala Urban Council area and as a result, storm water discharge in rainy season has become an issue and the area is subjected to inundation. Due to discharge of waste into Berawaela and Kawaiyan ela, these canals are filled and drainage lines are overflowing.

3.4. *Expected condition :*

A sustainable drainage system is proposed to minimise the flooding condition to make a clean city. Evidence can be shown that there are many countries in the world who have been able to clean their polluted canals and drainage paths by adopting this concept maintaining the drainage system in good order and thereby enjoyig a comfortable urban enviornment.

5. **Requirement of the project :**

In order to prevent this inundation problem and to create a clean city, it is proposed to rehabilitate the drainage system.

6. **Project implementing agency :** *National water Supply and Drainage Board*

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30.

1. **Name of the Project :** *Provision of parking facilities for old Lichchami Cinema hall premises and Padmini Peiris road area.*
2. **Location :**



3. **Project Sector :** *Urban Development*
4. **Project Description :**

4.1. *Project Details :*

<i>Province</i>	<i>District</i>	<i>Div.Sec.</i>	<i>GN Division</i>	<i>Location</i>
Western	Kaluthara	Beruwala	Aluthgama	Near bus stand at Aluthgama

- 4.2 *Land Extent :* *0.2 Acres near Aluthgama fair*
Land closer to Lichchami Cinema hall: -0.07Acres

- 4.3. *Present condition/Use : Abandoned Land*

- 4.4. *Expected condition :*

proposed to provide a Parking area, Small cafeteria, and waiting areas.

5. **Requirement of the project :**

Under this development plan, Aluthgama town to be developed as tourism based service centre. This parking areas is a requirement to provide facilities to the increasing residential and commuter population in the area in future.

6. **Project implementing agency :** Beruwala Pradesheeya Sabha

7. **Belonging Zone :** High Density Urban Cluster 2

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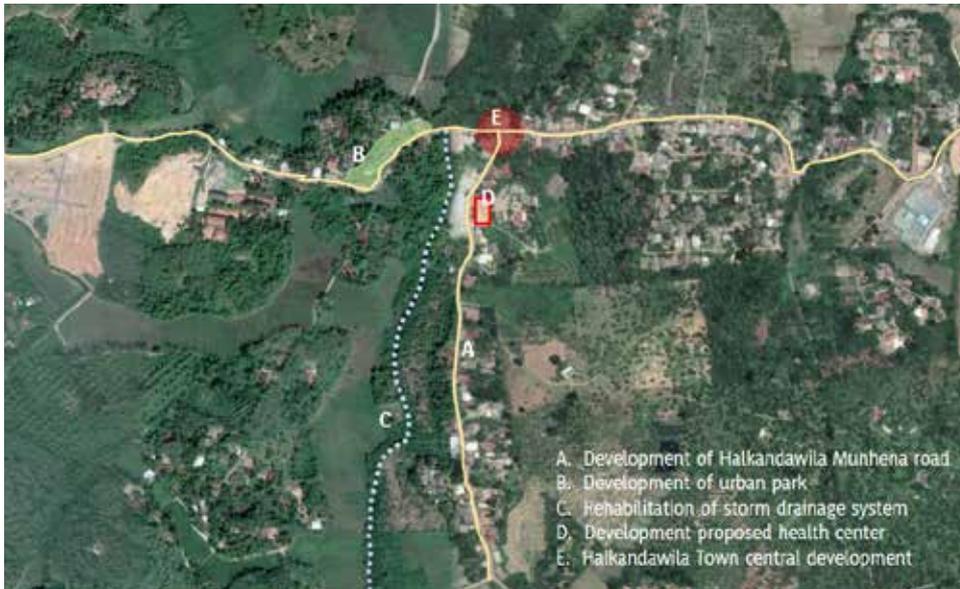
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31.

1. **Name of the Project :** Development of Halkandawila suburban center

2. **Location :**



3. **Project Sector :** Urban Development

4. **Project Description :**

4.1. **Project Details :**

Province	District	Div.Sec.	GN Division	Location
Western	Kaluthara	Beruwala	Aluthgama	Halkandawila sub urban limit

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4.2. *Present condition/Use .*

Halkandawila sub urban center is presently functioning as service providing center having weekly Fair, retail sale, library etc.

4.3. *Expected condition :*

It is proposed to develop this sub urban center with following facilities.

- Development of urban parks
- Rehabilitation of storm drainage system
- Development proposed health center
- Town central development

5. ***Requirement of the project :***

Under the settlement development program in interior area, the Halkandawila town has been identified as an important center as it has already become a service provider to the area. Also, it has direct connection to the Dodangoda town and the link road is proposed to be developed and as such Halkandawila needs to be developed as first priority residential township with facilities.

6. ***Project implementing agency :*** *Provincial Road Development Authority,
Beruwala Pradeshyeeya Sabha,
Urban Development Authority*

7. ***Belonging Zone :*** *Moderate Density Hinterland Cluster – Part Three*

32.

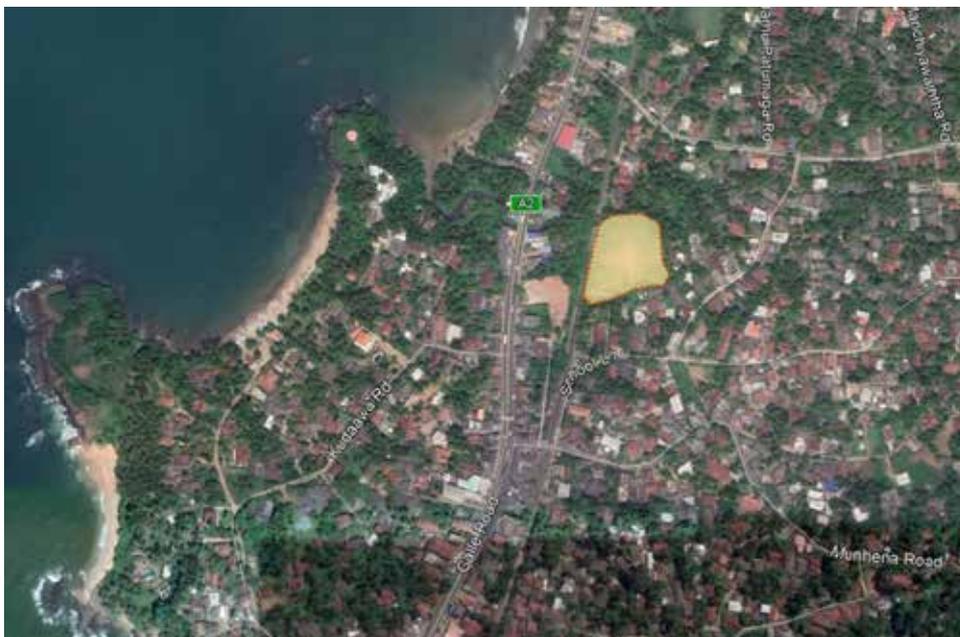
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1. **Name of the Project :** Development of Maggona playground and Storm water drainage system
2. **Location :**

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3. **Project Sector :** Social Development
4. **Project Description :**

4.1 Project Details :

Province	District	Div.Sec.	Location
Western	Kaluthara	Beruwala	Akkaramale

4.2. Land Extent : 1.05 Acres

4.3. Present Condition/Use :

The Maggona playground is presently in use and already there is a proposal to develop the ground.

4.4. Expected Condition :

It is proposed to develop this playground with following facilities.

- Development of pavilion
- Development of access road
- Development of parking areas

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5. **Requirement of the project :**

Since the Maggona is to be developed as second Order Township by the year 2030 and as such there is a requirement to develop this ground with modern facilities to uplift the social conditions of the area.

6. **Project implementing agency :** Beruwala Pradesheeya Sabha

7. **Belonging Zone :** High Density Urban Cluster 3

33.

1. **Name of the Project :** Development of Beruwala Market

2. **Location :**



3. **Project Sector :** Economic Development

4. **Project Description :**

4.1 **Project Details :**

Province	District	Div.Sec.	GN Div.	Location
Western	Kaluthara	Beruwala	Beruwala	At the same location of public market

4.2. Land Extent : 0.57 Acres

4.3. Present Condition/Use :

Although there is public market, it is not functioning properly. Therefore, it has become necessary to improve its facilities in order to strengthen the economic conditions of the area.

4.4. Expected condition :

It is expected to attract more customers by developing modern facilities to the market since it is located within high population congested area.

5. Requirement of the project :

As this market is located in an area where the daily population is very high, it is necessary upgrade the facilities to cater to the increasing population and thereby to gain much economic benefits to this area.

6. Project implementing agency : Beruwala Urban Council

7. Belonging Zone : High Density Urban Cluster 1

34.

1. Name of the Project : Development of Public playground at Darga Town with provision of parking facilities.

2. Location :



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3. *Project Sector : Social Development*

4. *Project Description :*

4.1. *Project Details :*

<i>Province</i>	<i>District</i>	<i>Div.Sec.</i>	<i>GN Div.</i>	<i>Location</i>
<i>Western</i>	<i>Kaluthara</i>	<i>Darga town</i>	<i>Darga town</i>	<i>Closer to Daraga town at Ma-thugama</i>

4.2. *Present Condition/Use :*

This playground is presently managed by the Pradesheeya Sabha where there is no facilities for indoor games and adequate space for parking of vehicles.

4.3. *Expected Condition :*

As per the development plan for Darga town, it is proposed to develop this playground with following facilities to uplift the social conditions of the area.

- Exercise and fitness centre
- Pavilion
- Indoor stadium
- Provision of parking facilities

5. *Requirement of the project :*

in order to uplift the health conditions of the people and also to upgrade the social conditions there is a requirement to develop this playground.

6. *Project implementing agency : Urban Developemnt Authority, Beruwala Pradesheeya Sabha*

35.

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1. **Name of the Project :** Rehabilitation of Storm water drainage system at Darga town
2. **Location :**

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3. **Project Sector :** Social development
4. **Project Description :**

4.1. Project Details :

Province	District	Div.Sec.	GN Div.	Location
Western	Kaluthara	Darga town	Darga town	Closer to Benthara river

4.2. Present condition/Use :

There are lot of low-lying lands around the Darga town, and the drainage system connected there to is remained at dilapidated state without proper maintenance and as a result the drainage canals are overflowing during rainy season and the area is subjected to inundation.

4.3. Expected condition :

Under this project proposal, it is expected to upgrade the drainage system to the required standard and also to construct new drainage system in coordination with relevant agencies

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5. *Requirement of the Project :*

in order to create a comfortable town for the inhabitants by minimizing the flooding problem in the town, there is a requirement to rehabilitate the drainage system which is remained in neglected state at present.

6. *Project implementing agency :* Beruwala Pradesheeya Sabha

7. *Belonging Zone :* High Density Tourism Cluster – Part Two

36.

1. *Name of the Project :* Development of government hospitals in Beruwala, Maggona and Darga town

2. *Project Section :* Social Development

3. *Project Description :*

<i>Province</i>	<i>District</i>	<i>Div.Sec.</i>
Western	Kaluthara	Beruwala, Darga town, and Maggona

3.1. *Project Details :*

3.3. *Present Condition/Use :*

Although these hospitals are providing health services for the people living in the divisional secretariat area, infrastructure facilities area not adequate.

3.4. *Expected condition :*

In order to provide health facilities for the increasing population by the year 2030, this project is expected to be implemented.

4. *Requirement of the project :*

This project is proposed in order to improve the existing health facilities further and to provide better service for the people.

5. *Project implementing agency :* Ministry of Health, Beruwala Pradesheeya Sabha and Urban Development Authority

6. *Belonging Zone :* High Density Urban Cluster

37.

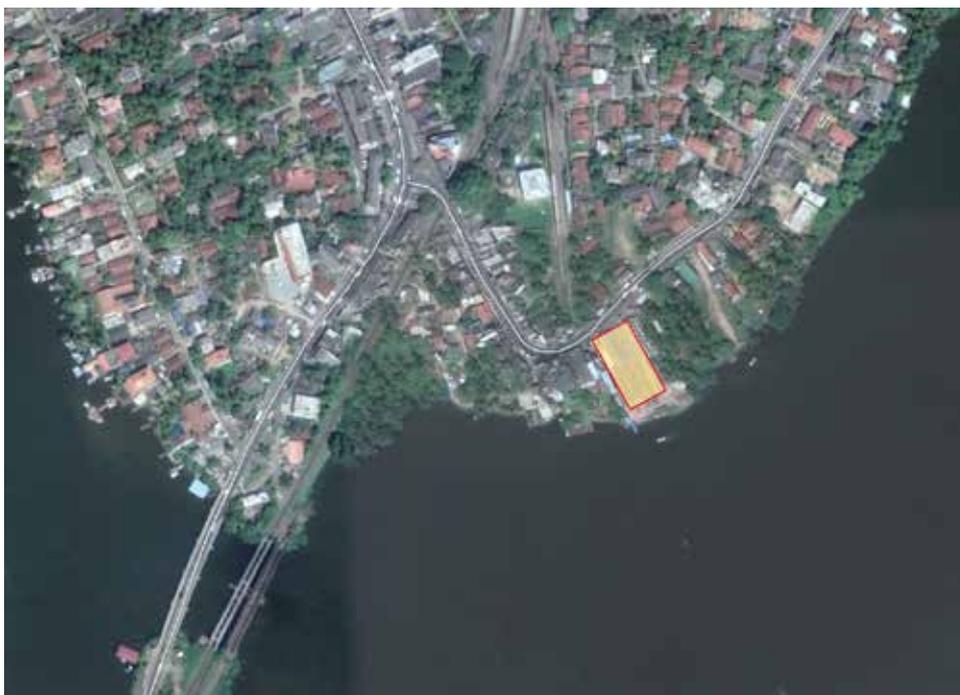
Chapter 06 The Plan

1. **Name of the Project :** *Development of new shopping complex and creation of mobile food courts at Aluthgama fair area*
2. **Location :**

Project
Implementation Plan

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Residential
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3. **Project Sector :** *Tourism Development*
4. **Project Description :**

4.1 Project Details :

Province	District	Div.Sec.	GN Div.	Location
Western	Kaluthara	Beruwala	Aluthgama	Aluthgama weekly fair area

4.2. *Access : Aluthgama Mathugama Road*

4.3. *Land Extent : 0.6 Acres*

4.4. *Present condition/Use :*

The land area is located bordering to Bentharra river and is presently being used to operate weekly fair. It is a beautiful location but due to discharge of waste material, the area remains as a dirty land.

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4.5. *Expected condition :*

In order to create a tourism zone near Benthara river, it is expected to set up a shopping complex, food court etc in this land.

5. Requirement of the Project :

The beauty of this location is getting diminished due to discharge of waste material from the weekly fair. Since the site is located closer to Benthara river and its old bridge is proposed to be used for a floating market and construction of a market with food courts connecting the same is would be useful to attract more tourists. At the same time, there is a proposal to use the Benthara river for water sports and boating to promote tourism in this area.

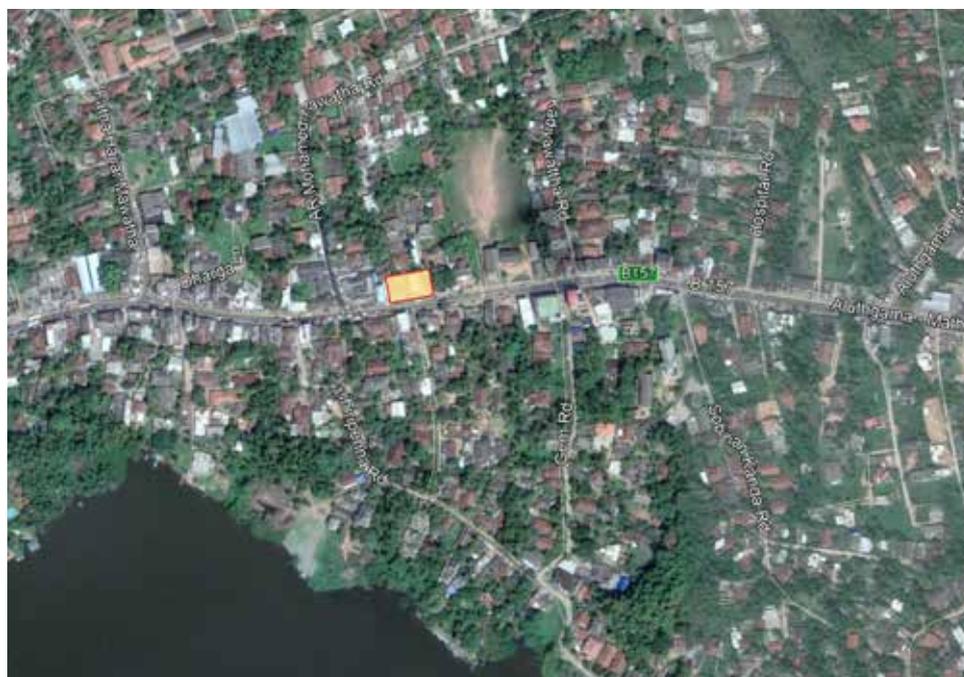
6. *project implementing agency :* Urban Development Authority

7. *Belonging Zone :* Low Density Tourism Cluster – Part One

38.

1. *Name of the Project :* Proposed shopping complex at Darga town

2. *Location :*



3. **Project Sector :** Urban Development

4. **Project Description :**

4.1. *Project Details :*

Province	District	Div.Sec.	GN Div.	Location
Western	Kaluthara	Beruwala	Darga town	Aluthgama, Mathugama road and Market road junction

4.2. *Access:* Aluthgama Mathugama Road

4.3. *Land Extent :* 120 m²

4.4. *Present condition/Use :* Dilapidated building where there are some small trade outlets.

4.5. *Expected condition :* proposed to construct shopping complex and a parking area.

5. **Requirement of the Project :**

It is expected to develop the Darga town as second Order Township by the year 2030 as a whole sale and retail business centre. In order to cater to this requirement, this Project was proposed to be implemented.

6. **Project implementing agency :** Urban Development Authority/Beruwala Pradesheeya Sabha

7. **Belonging Zone :** High Density Urban Cluster 2

Chapter 06 The Plan

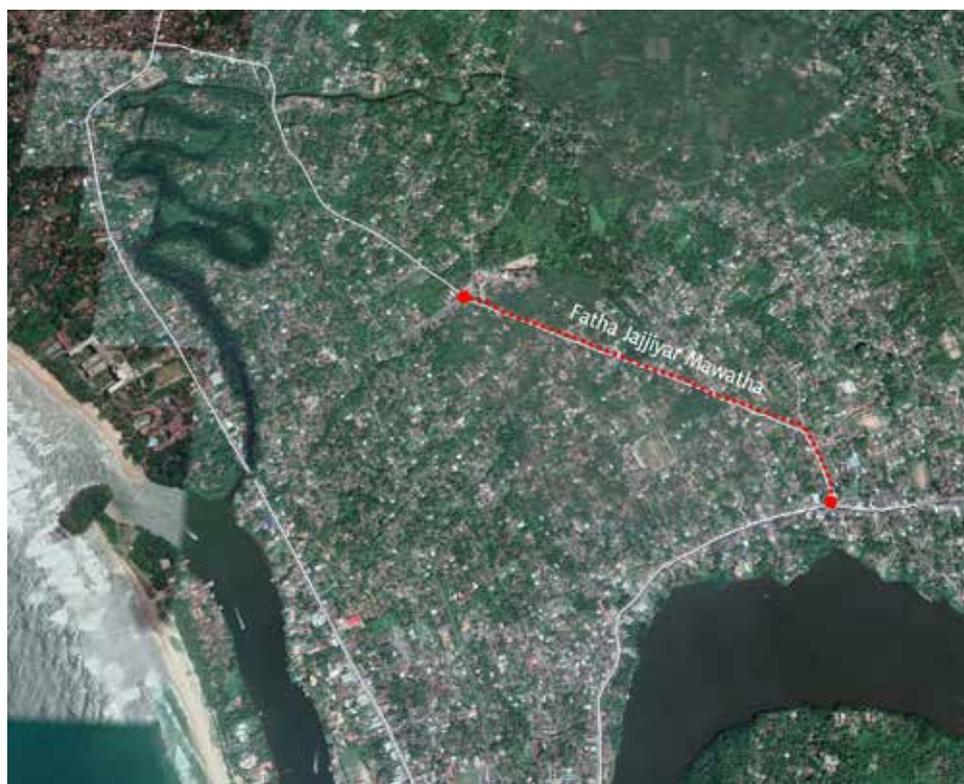
Project
Implementation Plan

Project Summary

Residential
Development Plan

39.

1. **Name of the Project :** Development of Fatha Hajjiyar Mawatha
2. **Location :**



3. **Project Sector :** Road Development
4. **Project Description :**

4.1 *Project Details :*

Province	District	Div.Sec.	Location
Western	Kaluthara	Beruwala	Road starting From Darga town to Beruwala town

4.2. *Present Condition/Use :*

This Road is belonging to Beruwala Pradesheeya Sabha and is being used by the residents of the area as an alternative route to urban council area.

4.3. *Expected Condition :*

The Fatha Hajjiyar Mawatha is starting from the center of Darga town connecting the Beruwala town is proposed to be developed as two lane road.

5. **Requirement of the Project :**

It is expected to develop the Beruwala and Darga town as first and second order township by the year 2030. In order to minimize the traffic congestions of these towns and also to make easy access to these towns it is proposed to develop this road.

6. **Project implementing agency :** Road Development Authority

7. **Belonging Zone :** High Density Urban Cluster 2

40.

1. **Name of the Project :** Proposed swarage system

(Beruwala Urban council area and Moragalla tourism zone.

2. **Project Sector :** Social Development

3. **Project Description :**

3.1 **Project Details :**

Province	District	Div.Sec.	GN Division	Location
Western	Kalutara	Beruwala	Beruwala and Moragalla	

3.2. **Land Extent :** 0.6 Acres

3.3. **Present Condition :**

Presently there is no any swarage system in the Beruwala urban council area and Moragalla tourism zone.

3.4. **Expected Condition :**

Proposed to have a swarage system covering the areas of Beruwala urban council and Moragalla tourism zone

4. **Requirement of the Project :**

As a main town in the area with increasing population, a necessity has arisen to have a sewerage system. Due to high density of population sewer is mixing with water sources and polluted with bad smell

5. **Project implementing agency :** National Water Supply and Drainage Board

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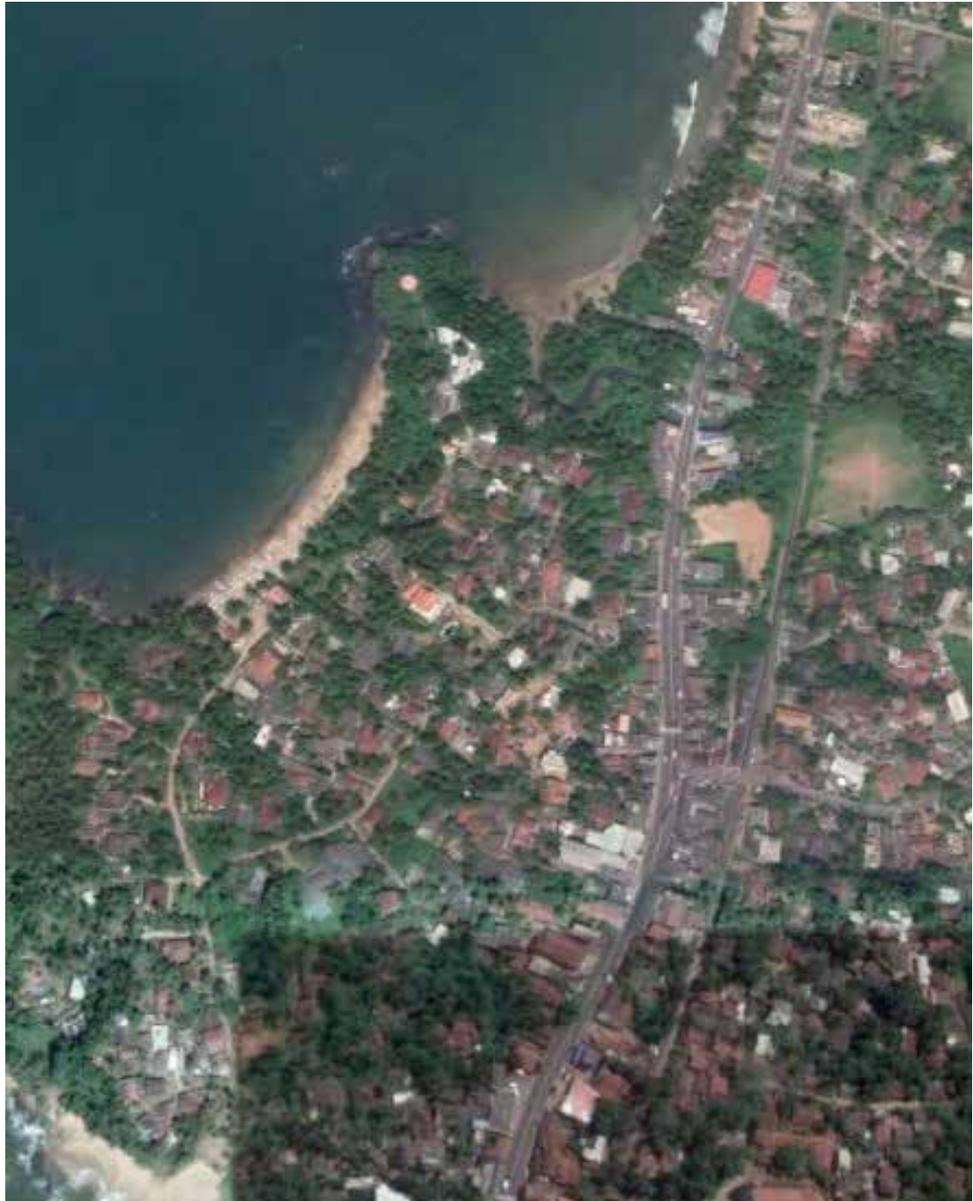
Project
Implementation Plan

Project Summary

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41.

1. **Name of the Project :** *Proposed Shopping Complex Maggona*
2. **Location :**



3. **Project Sector :** *Economic Development*

4. Project Description :

4.1 *Project Details :*

<i>Province</i>	<i>District</i>	<i>Div.Sec.</i>	<i>GN Division</i>	<i>Location</i>
Western	Kalutara	Beruwala	Maggonna	Maggonna Town Center

4.2. *Land Extent :* 500 m²

4.3. *Present condition :*

Presently there are some small trade stalls in this building which is located at the Maggonna town centre. Since this building and trade stalls remained in delapidated condition, it has become necessary to have a new shopping complex building.

4.4. *Expected condition :*

Proposed to construct a new shopping complex with modern facilities.

5. Requirement of the Project :

Maggonna town has been identified as first order town under this plan. This town is proposed to be developed with modern facilities focussing on fisheris activities.

6. Project implementing agency : Urban Development Authority

7. Belonging Zone : High Density Urban Cluster 3



Part II

Land & Building Development Strategic Plan

Chapter **07**

Development Zones & Zoning Guidelines

7.1. Introduction

There are several inherited systems in Beruwala planning area in aspect of natural, physical, social and economy. Salient feature of among them is existence of beautiful pleasant gold coastal belt just entering to Beruwala urban area. As well fishery industry, gem business, tourism industry and agriculture are main economic activities spread in the area. When consider these main economic activities in relation to natural and physical aspect Beruwala exhibit character to be considered as entrance to the Southern Part of Sri Lanka. Accordingly, the vision of the plan “The Grand Portal of South Beach panaroma” is best suit.

There are three prime goals of the plan, those of to make the beruwala areas as the best multi sectoral tourist destination of south west coast, to establish a well spread balanced development pressure concentrated in the coastal area and to create comfort & convenient city for the inhabitants, tourists & commuters of the city by using environmental resource of the area.

In order to achieve identified objectives derived as per vision of the plan zoning plan and zoning guidelines have been formulated. It is expecting that development pressure concentrate along coastal belt at present to diverted to hinterland areas with introduction of Development Clusters.

Existing densities were based for decentralization of development. Many analyses were done for identification of existing densities such as road network density, building density, population density, land use activity density etc.

In order to protect environmental sensitive zones necessary zoning guidelines are introducing conservation and control of development of same areas.

Identification of suitable places of residential zone with facilitating provision of necessary physical and social infrastructure and introduction of rules and regulation on relevant road widening also anticipated by the Development Plan.

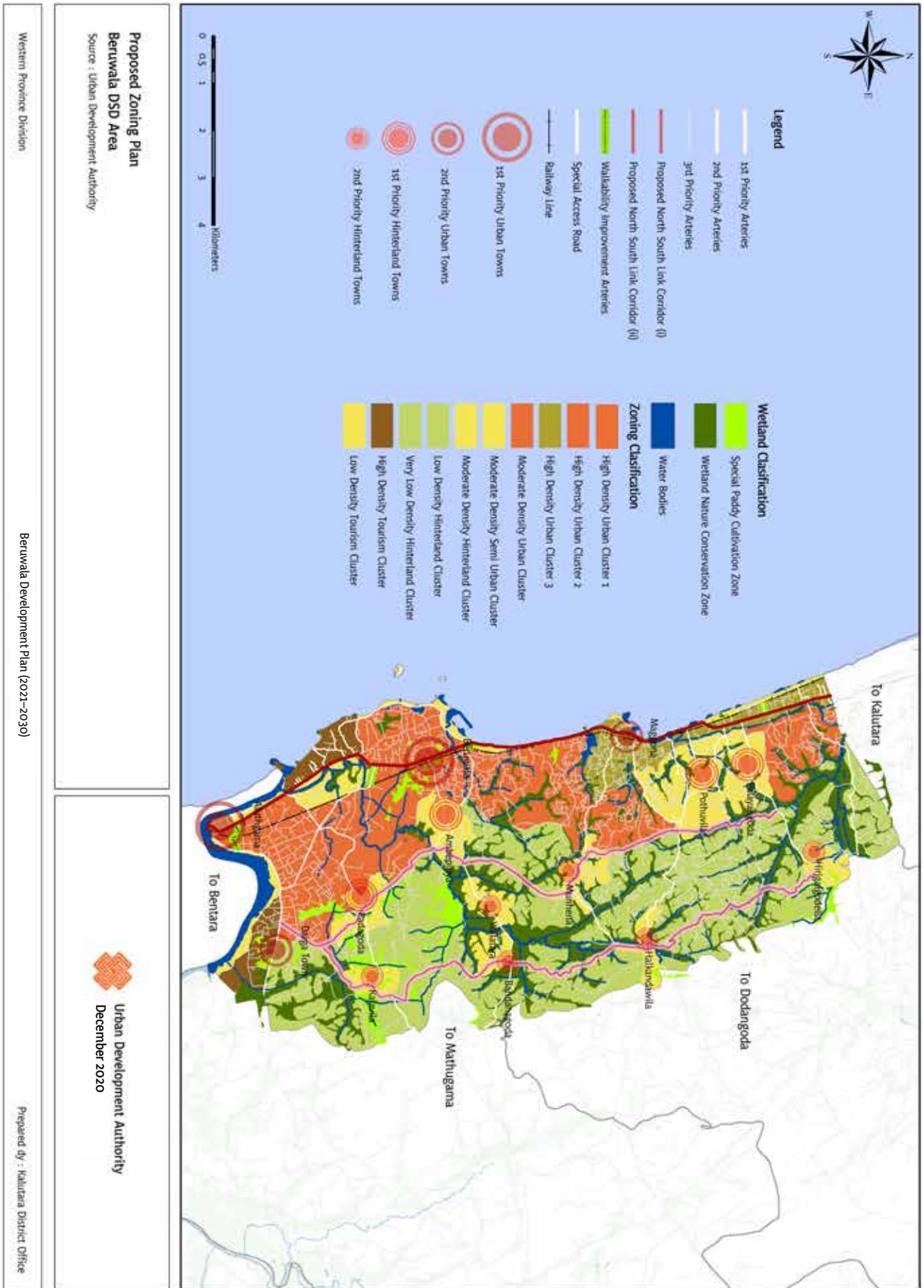
7.2. Development Zones

Development clusters determine by densities and densities decided by analysis base on all criteria prevailing within area. According to priority of analysis 10 main zones were demarcate as high, medium and low densities.

<i>Zone 1</i>	<i>High Density Urban Cluster 1 (Beruwala)</i>
<i>Zone 2</i>	<i>High Density Urban Cluster 2 (Aluthgama, Dharga Town)</i>
<i>Zone 3</i>	<i>High Density Urban Cluster 3 (Maggona, Payagala)</i>
<i>Zone 4</i>	<i>Moderate Density Urban Cluster</i>
<i>Zone 5</i>	<i>Moderate Density Semi Urban Cluster</i>
<i>Zone 6</i>	<i>Moderate Density Hinterland Cluster</i>
<i>Zone 7</i>	<i>Low Density Hinterland Cluster</i>
<i>Zone 8</i>	<i>Very Low Density Hinterland Cluster</i>
<i>Zone 9</i>	<i>High Density Tourism Cluster</i>
<i>Zone 10</i>	<i>Low Density Tourism Cluster</i>

The proposed zoning plan is shown in Map 7.1

Map 7.1 : Proposed Zoning Plan



7.3. Zoning Plan

The Zoning Plan of Beruwala Development emphasis direct comparative development spread all over the area by controlling development pressure concentrated to coastal belt as one aim of development plan by Spatial Development Plan prepared by base on entire Beruwala Urban Development Area.

The main consideration here is zoning plan prepared for suit to entire planning area. Determination of zones was based on analysis including existing land use.

"The density zones mean development zones which limit intensity of land uses by an act and sets of rules."

For determination of these densities following analysis were carried out.

1. *Development Pressure*

Present development distribution direction was identified by the development pressure analysis of criteria of road network density, building density, population density, population growth rate and existing land use pattern within the area.

2. *Road Integration*

This analysis was done base road network density spread within the planning area and inter connection between road linkages.

3. *Sensitivity Analysis*

This analysis mainly considered with the identification of sensitive areas where development to be controlled. Those were environmentally sensitive areas such as water bodies, paddy field, marshes and forest, disaster prone areas, religious, historical and archeological important place etc. End results of these analysis deals with identification of conservation area where development to be controlled. (Map No. 3.2 in Part I depicted sensitivity analysis of the planning area)

4. *Serviceability*

This analysis concern with whether adequate basic necessities of people, water supply, electricity, health, education and other secondary services available all over the area. In this analysis special emphasis was given to maximum distance to be reached to obtain each and every service to a person. (Descriptive analysis of this included in Settlement Development Plan in Part I)

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Zoning Plan

Zone Factor

5. *Existing Land Use Pattern*

Existing land use pattern was considered deeply under this analysis.

6. *Existing and Proposed Tourism Activities*

Under this analysis ongoing tourism activities at coastal belt at present and proposed tourism development plan up to 2030 were considered.

Proposed main 10 development clusters were identified and demarcated with proper study of all above criteria and analysis.

7.4. Zone Factor

Zone factor is "a new concept applies in new development plans within the planning process to regularize development." This will decide land extent can be developing in each cluster on basis of future land use, existing infrastructure facilities and development potential of each and every cluster. By this factor extent of expected future development will be calculate as per existing infrastructure facilities and resources. According to this concept future urban form to be visible as per objectives and expectation of the development plan vand factors of limit of development those of environmental sensitivity, development potentials, development trend, livability of the area etc to be considered in this calculations.

Accordingly, zone factor to be calculated in order to allow expected development as per proposed densities in each density clusters of the development plan.

The process of calculation of zone factor in each cluster as follows.

7.4.1. Calculation Process of Zone Factor

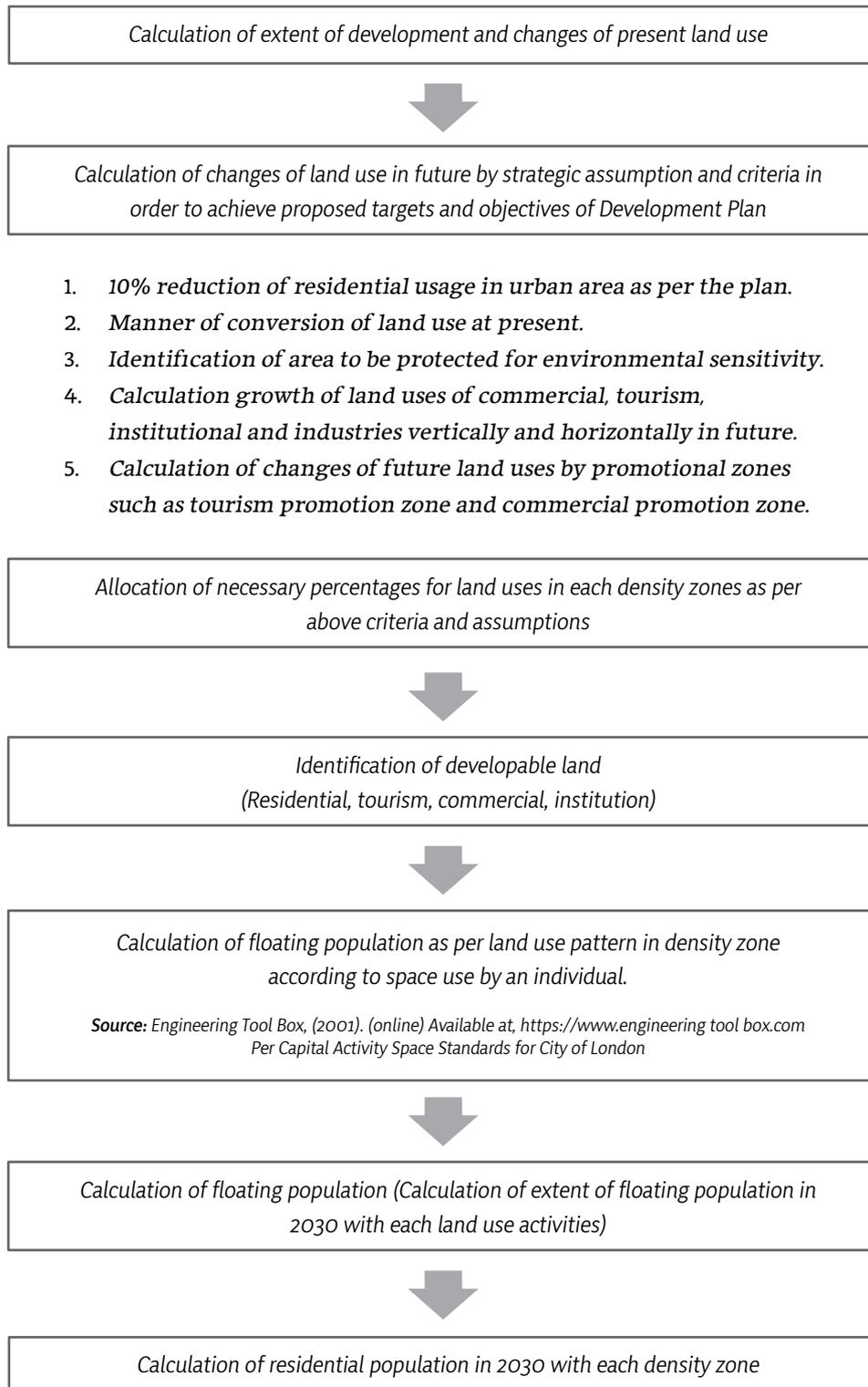


Table 7.1 represent zoning factor of each zones under proposed zoning plan Beruwala Development Plan

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Zone Factor

Calculation Process of
Zone Factor

Table 7.1 : Zoning Factor and its area

No.	Zone	Factor	Area (Sq.km.)
1	High Density Urban Cluster 1 (Beruwala)	2.24	2.50
2	High Density Urban Cluster 2 (Aluthgama, Dharga Town)	2.30	4.72
3	High Density Urban Cluster 3 (Maggona, Payagala)	2.00	3.00
4	Moderate Density Urban Cluster	2.20	12.76
5	Moderate Density Semi Urban Cluster	1.40	7.21
6	Moderate Density Hinterland Cluster	1.20	3.18
7	Low Density Hinterland Cluster	1.08	22.44
8	Very Low Density Hinterland Cluster	1.04	11.69
9	High Density Tourism Cluster	3.09	2.35
10	Low Density Tourism Cluster	1.20	3.35

Zone factor as ultra-modern criteria is use in this development plan instead of Floor Area Ratio which was use previously. The calculation

Zone factor = Intensity of anticipated development as per infrastructure availability within a zone and demand for space.

- *Proposed Road Width*
- *Land Extent*
- *Road Frontage*

Beruwala, Aluthgama, Dharga Town zones where prominent commercial land use situated and Moragalla Tourism Zone area have highest zone factor where high development intensity anticipated (Table 7.1). Hinterland area where higher biodiversity visible with environmentally sensitive area to be development with lesser density permitting low zone factor for residential development.

Determination of Permissible Floor area for developments According to the Form 'A' 'B' in Schedule 6 to Part IV of the Extraordinary Gazette Notification No. 2235/54 dated Thursday 08th July 2021, the coefficients applicable to the Beruwala Development Plan indicated by form "A" and form "B".

In determining the open space of the building pertaining to the said permissible floor area, the form 'E' of the above Gazette is indicated and it is specified in the Beruwala Development Plan form "E"

Form “B” – Number of Floors for 03m & 4.5m Wide Roads

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 0.5 - 0.74	Zone Factor 0.75 - 1.24	Zone Factor 1.25 - 3.49	Zone Factor 3.50 - 4.00
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)

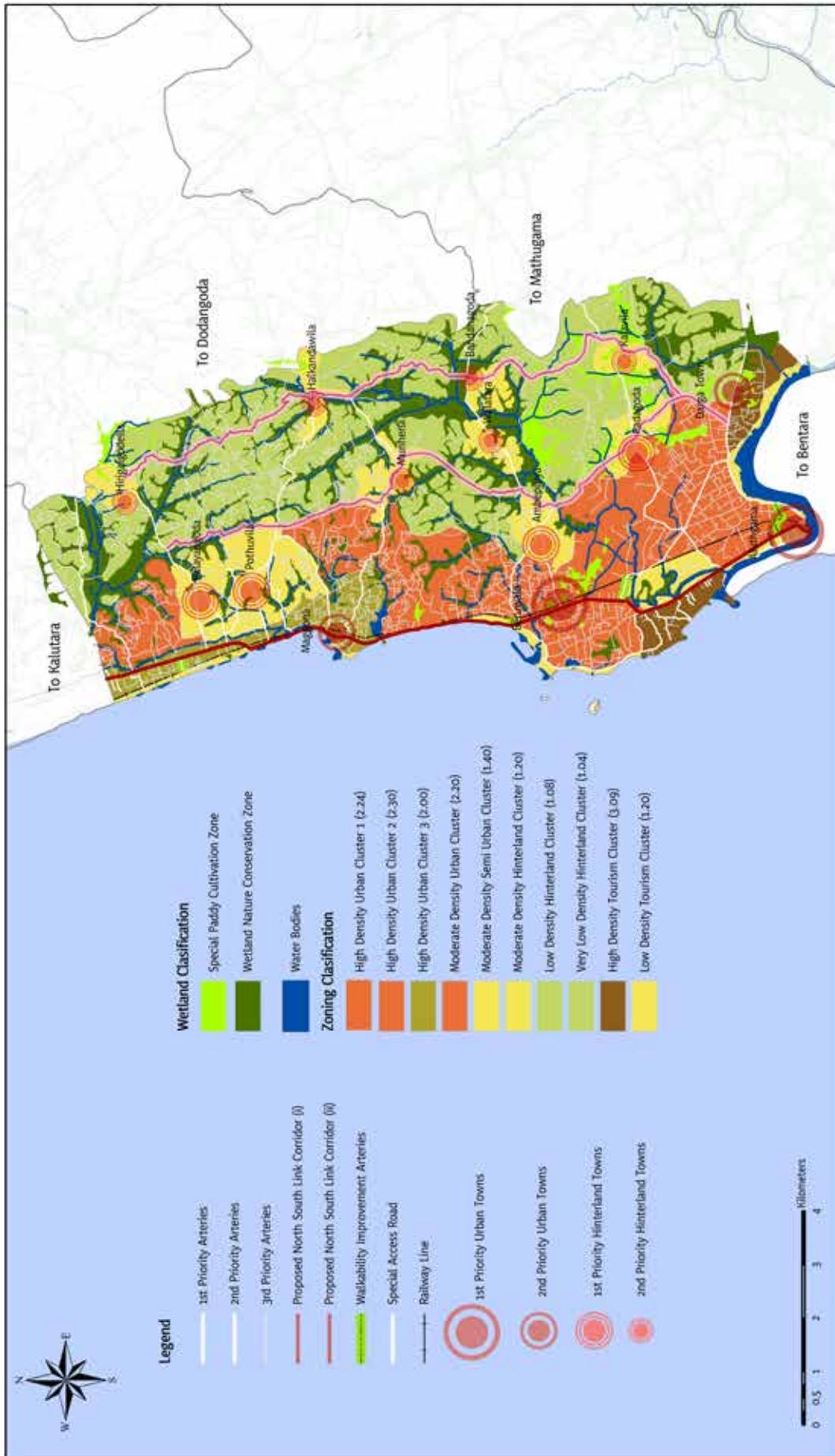
Number of floors are indicated including parking areas
Number of units allowed for each road shall not be changed
* Where no plot coverage specified under the zoning regulations

Form “E” – Setbacks & Open Spaces

Form E - Setbacks & Open Spaces										
Building Category	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
Low Rise	less than 7	6	80%**	65%	2.3m	2.3m	-	2.3m	2.3m	5 Sq.m
	7 less than 15	6	65%	65%	3.0m	3.0m	-	3.0m	3.0m	9 Sq.m
Inter Mediate Rise	15 less than 30	12	65%	65%	4.0m	4.0m	1.0m and 3.0m	4.0m	4.0m	16 Sq.m
Middle Rise	30 less than 50	20	65%	65%	4.0m	5.0m	3.0m both side	5.0m	5.0m	25 Sq.m
High Rise	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 40m	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 which ever is less
**** Minimum area shall be increased by 1 Sq.m for every additional 3m height

Map 7.2 : Zone Factor Map



Urban Development Authority
December 2020

Zone Factor Map
Beruwala DSD Area
Source : Urban Development Authority

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General Guidelines
Applicable for
Development Zones

7.5. General Guidelines Applicable for Development Zones.

This chapter consist with general guidelines applicable for each ones of proposed zoning plan in addition uses and guidelines applicable in each zones.

- I. These guidelines apply to the entire area within the administrative limits of the Beruwala Divisional Secretariat area which has been declared as an Urban Development Area in the Extraordinary Gazette Notification No. 1983/31 and 09.09.2016 under Section 3 of the Urban Development Authority Act No. 41 of 1978.
- II. In addition to the provisions of this zoning plan, the Planning and Development Guidelines applicable to any development work is regulated by the Gazette Notification No 2236/26 dated 13th of July 2021. The said legalized Planning and Development Guidelines also apply to the Beruwala Divisional Secretariat area.
- III. New formula was introducing in relation to decide maximum floor area permissible each and every land extent when approval is granting for building plan under development activities and it is mentioned Form "A", "B" and "C". When there is arising problem pertaining to floor area approval process of development activities, the zdevelopment control zones. Special regulation will be applicable in relation to development control identified on specific locations.
- IV. All low-lying lands and paddy field, water retention areas and water management areas within wetland zones of Beruwala (Except land identified for special projects by UDA) shall be in accordance with wetland plan and planning and building guidelines of same zone.
- V. Water Front, non-residential constructions exceeding 4000 sq.ft. (371.612sq.m.) shall be forward waste water management plan and waste water to be managed in accordance with recommendations of Central Environmental Authority. As well building plans of same category shall forward with landscaping plan too.
- VI. Building deals with water front area to be constructed suit to surrounding environment. Colour of building and building materials of construction within this area shall not be transparent. (Preliminary Planning Clearance to be obtained from Urban Development Authority in relation to development to carried out within water frontages)
- VII. Where there is a land parcel bounded by two zones, the owner can be applied to prepared zone factor among two zones.
- VIII. When constructing a new religious building required number of represent population to be decided by the Urban Development Authority and recommendation of relevant Religious Ministry and Division Secretary to be forwarded. Recommendation of Division Secretary to be obtained when conducting of

religious exhibition, conference etc. Permission will not be granted for construction of statues in various religious interest, crosses or other marks within building limits, reservation and road junctions. If religious building to constructed consent of 66% of people living within 0.5 relies from the location of proposed development to be submitted from relevant Grama Niladhari through Division Secretary.

- IX. It to be considered that to granting of 5% of additional floor area for a building if source of power to be obtained from solar panel or another environmental friendly power sources. If this requirement has not fulfilled when applying for certificate of conformity for such a building development double amount of service charges will be charge for additional floor area was granted.
- X. Special development projects and special development in planning area are governed by guidelines introduced for such project or area.
- XI. Any Act, Gazette Notification or Circulars issued by any government institutions further valid and to be adhered on any development within these planning clusters.
- XII. Permission will not be granted to construction of boundary wall in these clusters within building limits of road maintained by Road Development Authority, Provincial Road Development Authority or Local Authority and permitting of transparent wire fence or another such methodology if minimum area has allocated for necessary road widening.
- XIII. Granting of permission to continue existing uses within zoning plan will be considered. Not with standing preliminary planning clearance to be obtained from the Urban Development Authority on change of use or expansion of such uses.
- XIV. The Authority may declare any area within development area as special project area, special housing project area, central commercial area, scenic area, conservation area, cultural area or other area when it deemed to suitable by the Authority.
- XV. The Authority may enforce other guidelines area specific in general guidelines xvii for use of land area for construction of any or specific building, limit or prohibit, relaxation prohibition enacted by these acts or to fulfill functions due to within the area.
- XVI. Zoning boundaries of the zoning plan forward with geographical coordinates (Google Earth).
- XVII. The minimum distance of 0.5 km to be kept from religious places and schools for get permission for wine store, clubs and guest houses.

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General Guidelines
Applicable for
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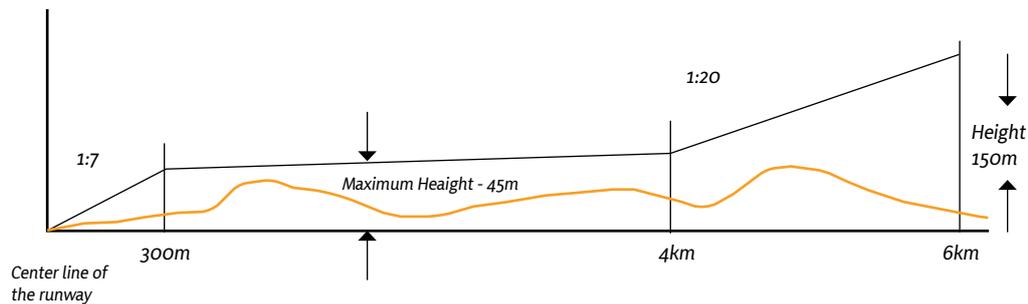
- XVIII. When granting permission for low lying lands, mangroves, paddy field or owita or other land in same nature not identified by public outdoor recreation plan or wetland management plan, preliminary planning clearance to be obtained from the Urban Development Authority.
- XIX. Lands identified for public outdoor recreation plan should be utilize for that purpose only.
- XX. Development activity, constructions which need to obtained environmental recommendation before commenced the work.
1. *Building exceeding 10,000 sq.m. Recommendation to be obtained from environmental advisory committee of Urban Development Authority.*
 2. *Common waste water treatment plan of buildings not exceeding 10,000 sq.m.*
 3. *Permitted activities by Gazette Notification in environmental conservation zones which have been declared as Gazette Notification.*
 4. *Industries categorized as A and B by Extraordinary Gazette Notification No. 1533/16 dated 25.01.2018 by Central Environmental Authority should be obtain environmental protection lices from same Authority. Industries categorized as "C" by the same gazette should be obtained environmental protection lices from Central Environmental Authority or relevant Local Authority.*
- XXI. Location of canting, construction of new building and redevelopment of existing building in a cemetery should be done in accordance with cemetery ordinance.

7.5.1. Special Guidelines

Area affected by runway of Katukurunda Domestic Airport and See Plane runway on Bentota River.

- *This regulation enforces 06 km from center line of runway.*

Figure 7.1 : Configuration of maximum height to be kept area affected by runway.



- *Clearance should be obtained from the Civil Aviation Authority for all construction taken place 300 m from center line of runway.*
- *All buildings come under category "A" and all buildings which exceeding maximum height 45 m in relation to ground level of runway should be obtained clearance from Civil Aviation Authority. (Figure 7.1)*
- *Maximum height of high-rise building construction within 04-06 km from the centerline of runway maximum height should be kept 1:20 gradient place and if planning committee deemed building exceed same values clearance should be obtained from Civil Aviation Authority. (Figure 7.1)*

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Development Zones

Standards for
hostel facilities

7.5.2. Standards for hostel facilities

It recommends minimum requirements for accommodations of three or more persons.

<i>Bedrooms</i>	<i>The minimum floor area for every three residents should be 8 square meters. There should be a minimum of 2.4 meters on each side. There should be sleeping facilities and personal clothing shelves.</i>
<i>Common room</i>	<i>Should not be less than 10 square meters. one in every nine people should have guest accommodation, Facilities for laundry, leisure, writing and reading facilities should be provided. In addition, if the kitchen does not provide dining facilities, it should also be allowed.</i>
<i>Kitchen</i>	<i>There should be space for cooking and storage of cooking Equipments. It should also facilitate the preparation and consuming of food.</i>
<i>Toilets and Bathroom Facilities</i>	<i>One toilet and bathing facilities should be provided for 06 members.</i>
<i>Infrastructure Facilities</i>	<ul style="list-style-type: none"> • <i>Electricity - Provide sufficient electricity to every residential building.</i> • <i>Water - If drinking water and drinking water is not provided through a main pipeline, the place where the water is obtained must be approved by the Municipal Council.</i> • <i>All building construction shall Complied with the regulations of the UDA.</i>

50% of the space required for light and ventilation should be fixed windows and glass.

Chapter **08**

Proposed Zoning Guidelines

Chapter 08
Proposed Zoning
Guidelines

High Density Urban
Cluster (Beruwala)

Applicable Guidelines and
Permitted Uses in
High Density Urban Cluster 1

Guidelines Applicable for Development Zones

According zoning plan of Beruwala Development Plan area has been divided into 10 clusters and development guidelines applicable to each and every cluster are as follows.

8.1. High Density Urban Cluster (Beruwala)

This zone is spread from Beruwala town centre. This zone will be given special opportunities for commercial development mainly and urban form of the cluster to design through development decided according to width of roads.

This is the first order urban service centre within planning area and to be expected to develop high density commercial base development.

8.1.1. Applicable Guidelines and Permitted Uses in High Density Urban Cluster 1

Applicable guidelines and permitted uses within High Density Urban Cluster 1 in Beruwala Development Plan include in Table No. 8.1.1 and Table No. 8.1.2

Table 8.1.1 : Guidelines applicable in High Density Urban Cluster 1 (Beruwala)

Zoning Boundaries	<i>Noted Under annexure 06</i>
Zone factor	2.24
Approved height limit	<i>Height dimension of new building calculation to be done according to formula (The calculation method of zone factor is deside according to form A, B & C)</i>
Approved maximum plot coverage	Residential - 65% Non Residential - 70% Hospitals & Schools - 50%
Area belongs to cluster	<i>Beruwala urban zone and Maradana area belongs to High Density Urban Cluster</i>
Roads to be widening	<ul style="list-style-type: none"> • Galle Road • Kankanamgoda Kiranthidiya Road • Hettimulla dumriya road • Beruwala Maradana Moragalla road • 7th lane • 6th Lane

Special issues applicable in special zone	Development within and surrounding should be in accordance with wetland conservation plan. Development activity to be carried out in this area should be in accordance with guidelines and permitted uses.
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Source: Kalutara District Office, UDA,2020

Table 8.1.2 : Permitted Uses in Zones - High Density Urban Cluster 1 (Beruwala)

Serial No.	Permitted Uses	Minimum Land Extent (sq.m.)
Residential		
1.	Houses	150
2.	Housing Complexes	250
3.	Hostels	500
4.	Official Houses / Labour Quarters	250
5.	Elders / Disabled Houses	500
6.	Children's Home	1000
7.	Child Care Centres	250
Health		
1.	Hospitals	4000
2.	Medical Centres	250
3.	Medical Consultation Centre	250
4.	Child and Maternity Clinic	375
5.	Animal Hospitals	500
6.	Animal Clinic & Treatment Centres	250
7.	Ayurvedic Medical Centres	250
Education		
1.	Early Childhood Development Centres	500
2.	Primary Education Centres	2000
3.	Secondary Education Centres	2000
4.	Tertiary Education Centres	2000
5.	Technical Colleges / Vocational Training Institutions	2000
6.	Research and Development Centres	2000
7.	Private Tuition Classes	250
	50 Students	500
	Above 50 Students	750
8.	Other Education (Art Institutions / Theaters)	250

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Applicable Guidelines and
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Serial No.	Permitted Uses	Minimum Land Extent (sq.m.)
Administration		
1.	Offices	250
2.	Office Complexes	1000
3.	Professional Offices	250
4.	Banks, Insurance and Finance Institute	500
5.	Auto Teler Machine	150
Social		
1.	Community Development Centres	250
2.	Social & Cultural Centres	500
3.	Religious Centres	1000
4.	Administration & Canteen Hall	1000
5.	Libraries	250
6.	Crematorium	1000
7.	Cemeteries	1000
Commercial		
1.	Retail Shops	150
2.	Super Markets	1000
3.	Shopping Complex	500
4.	Hotels	250
5.	Open Markets	1000
6.	Pharmacy	250
7.	Laboratory Services and Connection Centre	150
8.	Wholesale Stores	375
9.	Consumer Service Centres	150
10.	Meat and Fish Sales	150
11.	Liquor Shops	300
12.	Funeral Falour	250
13.	Funeral Hall / Reception Hall	500
14.	Building Material Sales	375
15.	Filling Stations	1000
16.	Filling Station with Vehicle Service Centres	1000
17.	Gas Filling Stations and Electricity Planning Centre	1000
18.	Communication Towers on building	Certificate of conformity for building and certificate structural engineer pertaining strength of building should available

Serial No.	Permitted Uses	Minimum Land Extent (sq.m.)
19.	Communication Towers	250
20.	Multistory Car Parks	250
21.	Vehicle Show Room	150
Tourism		
1.	Leisure Houses	375
2.	Guest Houses	300
3.	Lodges	250
4.	Tourist Hotels	1000
5.	City Hotels	500
6.	Tourist Information Centre	150
7.	Ayurvedic Spa Centres	150
8.	Kabana Hotel	
Manufacturing Industries		
1.	Cement Blocks, Concrete Kolin related products	1000
2.	Clay related products	1000
3.	Domestic Industries	500
4.	Fishing Boats manufacture and repair	1000
5.	Grinding Mills / Paddy Milling	500
Service Industries		
1.	Hiring vehicles service centres	250
2.	Laundry / Cleaning of cloths	250
3.	Vehicle repair centres / Painting centres	500
4.	Three Wheels, Motor Cycle repair centre	500
5.	Lather works, Welding shops	500
6.	Electrical Appliance repair centres	500
Recreational Amusement		
1.	Mini Park	Should be decide according to projects
2.	Small Park	
3.	Neighbourhood Park	
4.	Community Park	
5.	Urban Park	
6.	Central Urban Park	
7.	Regional Park	
8.	Indoor Stadiums	250

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<i>Serial No.</i>	<i>Permitted Uses</i>	<i>Minimum Land Extent (sq.m.)</i>
9.	<i>Cinema Hall</i>	500
10.	<i>Clubs</i>	500
11.	<i>Art Gallery / Museums</i>	500
12.	<i>Open Themes</i>	<i>Should be decide according to projects</i>
13.	<i>Linier Park</i>	
14.	<i>Boats Jetty / Anchor / Perry / Lodging</i>	
<i>Agricultural</i>		
1.	<i>Livestock re-production / Crop farms / Fishing re-production centres with constructions</i>	1000
2.	<i>Ma-dal fishing with construction</i>	
3.	<i>Fishing perry's with constructions</i>	
4.	<i>LELLAMA</i>	

Source: Kalutara District Office, UDA, 2020

N.B. In the case of any request for permissible use, the UDA will have the final decision on permitting according to the zoning plan.

8.2. High Density Urban Cluster 2 (Aluthgama, Dharga Town)

This zone included Aluthgama and Dharga Town of Beruwala Pradeshiya Sabha Area. Aluthgama to be developed as facility providing town to tourism activities concentrated surrounding Aluthgama Town and Dharga Town to be developed as mixed development town with wholesale trade and environmental friendly high density cluster.

8.2.1. Applicable Guidelines and Permitted Uses in High Density Urban Cluster 2

Applicable guidelines and permitted uses within High Density Urban Cluster 2 in Beruwala Development Plan include in Table No. 8.2.1 and Table No. 8.2.2

Table 8.2.1 : Guidelines Applicable in High Density Urban Cluster 2 (Aluthgama, Dharga Town)

Zoning Boundaries	Noted Under annexure 07
Zone factor	2.30
Approved height limit	Height dimension of new building calculation to be done according to formula (The calculation method of zone factor is decide according to form A, B & C)
Approved maximum plot coverage	Residential - 65% Non Residential - 70% Hospitals & Schools - 50%
Area belongs to cluster	Beruwala urban zone and Maradana area belongs to High Density Urban Cluster
Roads to be widening	<ul style="list-style-type: none"> • Galle Road • Aluthgama Mathugama Road • Kaluwaodara klawila Road • Pinhena padagoda Road • Aluthgama maugama yatadola road • Fatthah Hajjiyar Road
Special issues applicable in special zone	<ul style="list-style-type: none"> • Development within and surrounding should be in accordance with wetland conservation plan. • Development activity to be carried out in this area should be in accordance with guidelines and permitted uses

Source: Kalutara District Office, UDA, 2020

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Dharga Town)

Applicable Guidelines and
Permitted Uses in
High Density Urban Cluster 2
(Aluthgama, Dharga Town)

**Table 8.2.2 : Permitted Uses in the High Density Urban Cluster 2
(Aluthgama, Dharga Town)**

Serial No.	Permitted Uses	Minimum Land Extent (sq.m.)
Residential		
1.	Houses	150
2.	Housing Complexes	250
3.	Hostels	500
4.	Official Residences / Labour Quarters	250
5.	Elders / Disabled Houses	500
6.	Children's Home	1000
7.	Child Care Centres	250
Health		
1.	Hospitals	4000
2.	Medical Centres	250
3.	Medical Consultation Centre	250
4.	Child and Maternity Clinic	375
5.	Animal Hospitals	500
6.	Animal Clinic & Treatment Centres	250
7.	Ayurvedic Medical Centres	250
Education		
1.	Early Childhood Development Centres	500
2.	Primary Education Centres	2000
3.	Secondary Education Centres	2000
4.	Tertiary Education Centres	2000
5.	Technical Colleges / Vocational Training Institutions	2000
6.	Research and Development Centres	2000
7.	Private Tuition Classes	
	50 Students	500
	Above 50 Students	750
8.	Other Education Centre (Art Institutions / Theaters)	250
Administration		
1.	Offices	250
2.	Office Complexes	1000
3.	Professional Offices	250

Serial No.	Permitted Uses	Minimum Land Extent (sq.m.)
4.	<i>Banks, Insurance and Finance Institute</i>	500
5.	<i>Auto Teller Machine</i>	150
Social		
1.	<i>Community Development Centres</i>	250
2.	<i>Social & Cultural Centres</i>	500
3.	<i>Religious Centres</i>	1000
4.	<i>Administration & Canteen Hall</i>	1000
5.	<i>Libraries</i>	250
6.	<i>Crematorium</i>	1000
7.	<i>Cemeteries</i>	1000
Commercial		
1.	<i>Retail Shops</i>	150
2.	<i>Super Markets</i>	1000
3.	<i>Shopping Complex</i>	500
4.	<i>Hotels</i>	250
5.	<i>Open Markets</i>	1000
6.	<i>Pharmacy</i>	250
7.	<i>Laboratory Services and Connection Centre</i>	150
8.	<i>Wholesale Stores</i>	375
9.	<i>Consumer Service Centres</i>	150
10.	<i>Meat and Fish Sales</i>	150
11.	<i>Liquor Shops</i>	300
12.	<i>Funeral Falour</i>	250
13.	<i>Funeral Hall / Reception Hall</i>	500
14.	<i>Building Material Sales</i>	375
15.	<i>Filling Stations</i>	1000
16.	<i>Filling Station with Vehicle Service Centres</i>	1000
17.	<i>Gas Filling Stations and Electricity Planning Centre</i>	1000
18.	<i>Communication Towers on building</i>	<i>Certificate of conformity for building and certificate of structural engineer pertaining to strength of building should available</i>

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Permitted Uses in
High Density Urban Cluster 2
(Aluthgama, Dharga Town)

Serial No.	Permitted Uses	Minimum Land Extent (sq.m.)
19.	Communication Towers	250
20.	Multistory Car Parks	250
21.	Vehicle Show Room	150
Tourism		
1.	Leisure Houses	375
2.	Guest Houses	300
3.	Lodges	250
4.	Tourist Hotels	1000
5.	City Hotels	500
6.	Tourist Information Centre	150
7.	Ayurvedic Spa Centres	150
8.	Kabana Hotel	
Manufacturing Industries		
1.	Cement Blocks, Concrete Kolin related products	1000
2.	Clay related products	1000
3.	Domestic Industries	500
4.	Fishing Boats manufacture and repair	1000
5.	Grinding Mills / Paddy Milling	500
Service Industries		
1.	Hiring vehicles service centres	250
2.	Vehicle repair centres / Painting centres	1000
3.	Three Wheels, Motor Cycle repair centre	500
4.	Lather works, Welding shops	500
5.	Electrical Appliance repair centres	500
Utility Services		
1.	Railway and bus terminals	1000
Recreational Amusement		
1.	Mini Park	Should be decide according to projects
2.	Small Park	
3.	Neighbourhood Park	
4.	Community Park	
5.	Urban Park	

Serial No.	Permitted Uses	Minimum Land Extent (sq.m.)
6.	Central Urban Park	Should be decide according to projects
7.	Regional Park	
8.	Indoor Stadiums	250
9.	Cinema Hall	500
10.	Clubs	500
11.	Art Gallery / Museums	500
12.	Open Themes	Should be decide according to projects
13.	Linier Park	
14.	Boats Jetty / Anchor / Perry / Lodging	
Agricultural		
1.	Livestock re-production / Crop farms / Fishing re-production centres with constructions	1000
2.	Ma-dal fishing with construction	
3.	Fishing perry's with constructions	
4.	Lellama	

Source: Kalutara District Office, UDA, 2020

N.B. In the case of any request for permissible use, the UDA will have the final disition on permitting according to the zoning plan.

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Applicable Guidelines and
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8.3. High Density Urban Cluster 3 (Maggona, Payagala)

This zone consists within area either side of Galle road from Maggona to Payagala. Priority of this cluster for commercial activities including related activities with fishing and expected high density development within this cluster.

8.3.1. Applicable Guidelines and Permitted Uses in High Density Urban Cluster 3

Applicable guidelines and permitted uses within High Density Urban Cluster 3 in Beruwala Development Plan include in Table No. 8.3.1 and Table No. 8.3.2

Table 8.3.1 : Guidelines Applicable in High Density Urban Cluster 3 (Maggona, Payagala)

Zoning Boundaries	Noted Under annexure 08
Zone factor	2.00
Approved height limit	Height dimension of new building calculation to be done according to formula (The calculation method of zone factor is deside according to form A, B & C)
Approved maximum plot coverage	Residential - 65% Non Residential - 70% Hospitals & Schools - 50%
Area belongs to cluster	Maggona and Payagala areas
Roads to be widening	<ul style="list-style-type: none"> • Galle road • Maggonna Munhena Halkandawila road • Katukurundugahalanda Halkandavila Road • Palayangoda Nawahthuduwa road. • Gabadagoda Kachchegoda road • Cent Vincent road 9.00 m. • Palayangoda Nagahauwa Road • Viharakanda road • Payagala North Station Access Road • Ethpanthiya Road
Special issues applicable in special zone	<ul style="list-style-type: none"> • Development within and surrounding should be in accordance with wetland conservation plan. • Development activity to be carried out in this area should be in accordance with guidelines and permitted uses.

Source: Kalutara District Office, UDA, 2020

Table 8.3.2 : Permitted Uses in the Cluster High Density Urban Cluster 3 (Payagala, Maggonna)

Serial No.	Permitted Uses	Minimum Land Extent (sq.m.)
Residential		
1.	Houses	150
2.	Housing Complexes	250
3.	Hostels	500
4.	Official Residences / Labour Quarters	250
5.	Elders / Disabled Houses	500
6.	Children's Home	1000
7.	Child Care Centres	250
Health		
1.	Hospitals	4000
2.	Medical Centres	250
3.	Medical Consultation Centre	250
4.	Child and Maternity Clinic	375
5.	Animal Hospitals	500
6.	Animal Clinic & Treatment Centres	250
7.	Ayurvedic Medical Centres	250
Education		
1.	Early Childhood Development Centres	500
2.	Primary Education Centres	2000
3.	Secondary Education Centres	2000
4.	Tertiary Education Centres	2000
5.	Technical Colleges / Vocational Training Institutions	2000
6.	Research and Development Centres	2000
7.	Private Tuition Classes	
	50 Students	500
	Above 50 Students	750
8.	Other Education Centre (Art Institutions / Theaters)	250
Administration		
1.	Offices	250
2.	Office Complexes	1000
3.	Professional Offices	250

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Applicable Guidelines and Permitted Uses in High Density Urban Cluster 3 (Maggonna, Payagala)

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Cluster 3 (Maggona,
Payagala)

Applicable Guidelines and
Permitted Uses in
High Density Urban Cluster 3
(Maggona, Payagala)

Serial No.	Permitted Uses	Minimum Land Extent (sq.m.)
4.	<i>Banks, Insurance and Finance Institute</i>	500
5.	<i>Auto Teller Machine</i>	150
Social		
1.	<i>Community Development Centres</i>	250
2.	<i>Social & Cultural Centres</i>	500
3.	<i>Religious Centres</i>	1000
4.	<i>Administration & Canteen Hall</i>	1000
5.	<i>Libraries</i>	250
6.	<i>Crematorium</i>	1000
7.	<i>Cemeteries</i>	1000
Commercial		
1.	<i>Retail Shops</i>	150
2.	<i>Super Markets</i>	1000
3.	<i>Shopping Complex</i>	500
4.	<i>Hotels</i>	250
5.	<i>Open Markets</i>	1000
6.	<i>Pharmacy</i>	250
7.	<i>Laboratory Services and Connection Centre</i>	150
8.	<i>Wholesale Stores</i>	375
9.	<i>Consumer Service Centres</i>	150
10.	<i>Meat and Fish Sales</i>	150
11.	<i>Liquor Shops</i>	300
12.	<i>Funeral Falour</i>	250
13.	<i>Funeral Hall / Reception Hall</i>	500
14.	<i>Building Material Sales</i>	375
15.	<i>Filling Stations</i>	1000
16.	<i>Filling Station with Vehicle Service Centres</i>	1000
17.	<i>Gas Filling Stations and Electricity Planning Centre</i>	1000
18.	<i>Communication Towers on building</i>	<i>Certificate of conformity for building and certificate of structural engineer pertaining to strength of building should available</i>
19.	<i>Communication Towers</i>	250

Serial No.	Permitted Uses	Minimum Land Extent (sq.m.)
20.	Multistory Car Parks	250
21.	Vehicle Show Room	150
Tourism		
1.	Leisure Houses	375
2.	Guest Houses	300
3.	Lodges	250
4.	Tourist Hotels	1000
5.	City Hotels	500
6.	Tourist Information Centre	150
7.	Ayurvedic Spa Centres	250
8.	Kabana Hotel	
Manufacturing Industries		
1.	Cement Blocks, Concrete Kolin related products	1000
2.	Clay related products	1000
3.	Domestic Industries	500
4.	Fishing Boats manufacture and repair	1000
5.	Grinding Mills / Paddy Milling	500
Service Industries		
1.	Vehicle repair centres / Ornamental Painting centres	1000
2.	Three Wheeler and Motor Cycle repair centres	500
3.	Hiring vehicle centre	250
4.	Laundry / Cloths cleaning centres	250
5.	Grinding/ Paddy milling	500
6.	Lather works, Welding shops	500
7.	Electrical Appliance repair centres	500
Utility Services		
1.	Railway and bus terminals	1000
Recreational Amusement		
1.	Mini Park	Should be decide according to projects
2.	Small Park	
3.	Neighbourhood Park	
4.	Community Park	

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Payagala)

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High Density Urban Cluster 3
(Maggonna, Payagala)

Serial No.	Permitted Uses	Minimum Land Extent (sq.m.)
5.	Urban Park	Should be decide according to projects
6.	Central Urban Park	
7.	Regional Park	
8.	Indoor Stadiums	250
9.	Cinema Hall	500
10.	Clubs	500
11.	Art Gallery / Museums	500
12.	Open Themes	Should be decide according to projects
13.	Linier Park	
14.	Boats Jetty / Anchor / Perry / Lodging	
Agricultural		
1.	Livestock re-production / Crop farms / Fishing re-production centres with constructions	1000
2.	Ma-dal fishing with construction	
3.	Fishing perry's with constructions	
4.	Lellama	

Source: Kalutara District Office, UDA, 2020

8.4. Moderate Density Urban Cluster

This zone consists with parts of both Beruwala Pradeshiya Sabha and Beruwala Urban Council. It is expecting to develop this cluster with residential, commercial, small scale industries and service area of main urban centres.

8.4.1. Applicable Guidelines and Permitted Uses in Moderate Density Urban Cluster

Applicable guidelines and permitted uses within Moderate Density Urban Cluster in Beruwala Development Plan include in Table No. 8.4.1 and Table No. 8.4.2.

Table 8.4.1 : Guidelines applicable in Moderate Density Urban Cluster

Zoning Boundaries	<i>Noted Under annexure 09</i>
Zone Factor	<i>2.20</i>
Approved height limit	<i>Height dimension of new building calculation to be done according to formula (The calculation method of zone factor is decide according to form A, B & C)</i>
Approved maximum plot coverage	<i>Residential - 60% Non Residential - 70% Hospitals & Schools - 50%</i>
Area belongs to cluster	<i>Moderate density urban cluster is consisting with two main parts as medium density urban cluster 1 and 2 Moderate density urban cluster located surroundings area of Colombo - Galle main road and Payagala - Dodangoda road. These are include Daluwatte, Payagala North and Payagala South areas</i>
Roads to be widening	<ul style="list-style-type: none"> • <i>Payagala Dodangoda Road</i> • <i>Pinhena Padagoda Road (Sri pushparama Road)</i> • <i>Aluthgama Mathugama Yatadola Road</i>
Special issues applicable in special zone	<ul style="list-style-type: none"> • <i>Development within and surrounding should be in accordance with wetland conservation plan.</i> • <i>Development activity to be carried out in this area should be in accordance with guidelines and permitted uses.</i>

Source: Kalutara District Office, UDA, 2020

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Cluster

Table 8.4.2 : Permitted Uses in Zones - Moderate Density Urban Cluster

Serial No.	Permitted Uses	Minimum Land Extent (sq.m.)
Residential		
1.	Houses	150
2.	Housing Complexes	250
3.	Hostels	500
4.	Official Residences / Labour Quarters	250
5.	Elders / Disabled Houses	500
6.	Children's Home	1000
7.	Child Care Centres	250
Health		
1.	Hospitals	4000
2.	Medical Centres	250
3.	Medical Consultation Centre	250
4.	Child and Maternity Clinic	500
5.	Animal Clinic & Treatment Centres	375
6.	Ayurvedic Medical Centres	150
Education		
1.	Early Childhood Development Centres	500
2.	Primary Education Centres	1000
3.	Secondary Education Centres	1000
4.	Tertiary Education Centres	1000
5.	Technical Colleges / Vocational Training Institutions	2000
6.	Research and Development Centres	2000
7.	Private Tuition Classes	
	50 Students	500
	Above 50 Students	750
8.	Other Education Centre (Art Institutions / Theaters)	500
Administration		
1.	Offices	250
2.	Office Complexes	1000
3.	Professional Offices	250
4.	Banks Insurance and Finance Institute	500
5.	Auto Teller Machine	150

Serial No.	Permitted Uses	Minimum Land Extent (sq.m.)
Social		
1.	Community Development Centres	250
2.	Social & Cultural Centres	500
3.	Religious Centres	1000
4.	Administration & Canteen Hall	1000
5.	Libraries	250
6.	Crematorium	1000
7.	Cemeteries	1000
Commercial		
1.	Retail Shops	150
2.	Super Markets	1000
3.	Shopping Complex	500
4.	Hotels	250
5.	Open Markets	1000
6.	Pharmacy	250
7.	Laboratory Services and Connection Centre	150
8.	Wholesale Stores	375
9.	Consumer Service Centres	150
10.	Meat and Fish Sales	150
11.	Liquor Shops	375
12.	Funeral Falour	250
13.	Funeral Hall / Reception Hall	500
14.	Building Material Sales	375
15.	Filling Stations	1000
16.	Filling Station with Vehicle Service Centres	1000
17.	Gas Filling Stations and Electricity Planning Centre	1000
18.	Communication Towers on building	Certificate of conformity for building and certificate of structural engineer pertaining to strength of building should available
19.	Communication Towers	250
20.	Multistory Car Parks	250
21.	Vehicle Show Room	150

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Cluster

Serial No.	Permitted Uses	Minimum Land Extent (sq.m.)
Tourism		
1.	Leisure Houses	375
2.	Guest Houses	250
3.	Lodges	250
4.	Tourist Hotels	1000
5.	City Hotels	500
6.	Tourist Information Centre	250
7.	Ayurvedic Spa Centres	150
Manufacturing Industries		
1.	Cement Blocks, Concrete Kolin related products	1000
2.	Clay related products	1000
3.	Domestic Industries	500
Service Industries		
1.	Vehicle repair centres / Ornamental Painting centres	1000
2.	Three Wheeler and Motor Cycle repair centres	500
3.	Hiring vehicle centre	250
4.	Laundry / Cloths cleaning centres	250
5.	Grinding/ Paddy milling	500
6.	Lether works, Welding shops	500
7.	Electrical Appliance repair centres	500
Recreational Amusement		
1.	Mini Park	Should be decide according to projects
2.	Small Park	
3.	Neighbourhood Park	
4.	Community Park	
5.	Urban Park	
6.	Central Urban Park	
7.	Regional Park	
8.	Indoor Stadiums	250
9.	Cinema Hall	500
10.	Clubs	500
11.	Art Gallery / Museums	500
12.	Open Themes	Should be decide according to projects
13.	Linier Park	

Serial No.	Permitted Uses	Minimum Land Extent (sq.m.)
Agricultural		
1.	Livestock re-production / Crop farms / Fishing re-production centres with constructions	1000

Source: Kalutara District Office, UDA, 2020

N.B. In the case of any request for permissible use, the UDA will have the final decision on permitting according to the zoning plan.

8.5. Moderate Density Semi Urban Cluster

This cluster consists with Ambepitiya, Pothuwila, Palayangoda, Munhena, Padagoda area. It is expecting to protect greenery in this area while concentrate high population density in these areas. As well action will be taken to improve existing physical and social infrastructure facilities to cope up with expected population

8.5.1. Applicable Guidelines and Permitted Uses in Moderate Density Semi Urban Cluster

Applicable guidelines and permitted uses within Moderate Density Semi Urban Cluster in Beruwala Development Plan include in Table No. 8.5.1 and Table No. 8.5.2

Table 8.5.1 : Guidelines applicable in Moderate Density Semi Urban Cluster

Zoning Boundaries	Noted Under annexure 10
Zone factor	1.40
Approved height limit	Height dimension of new building calculation to be done according to formula (The calculation method of zone factor is decide according to form A, B & C)
Approved maximum plot coverage	Residential - 60% Non Residential - 70% Hospitals & Schools - 50%
Area belongs to cluster	Ambepitiya, Pothuwila, Palayangoda, Munhena, Padagoda areas
Roads to be widening	<ul style="list-style-type: none"> • Alutgama Matuagama Road • Pinhena Matuagama Road • Aluthgama Mathugama yatadola road

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Semi Urban Cluster

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Other Issues	Development within and surrounding should be in accordance with wetland conservation plan. Development activity to be carried out in this area should be in accordance with guidelines and permitted uses.
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Source: Kalutara District Office, UDA, 2020

Table 8.5.2 : Permitted Uses in Zones - Moderate Density Semi Urban Cluster

Serial No.	Permitted Uses	Minimum Land Extent (sq.m.)
Residential		
1.	Houses	250
2.	Housing Complexes	500
3.	Hostels	500
4.	Official Residences / Labour Quarters	250
5.	Elders / Disabled Houses	500
6.	Children's Home	1000
7.	Child Care Centres	250
Health		
1.	Hospitals	2000
2.	Medical Centres	250
3.	Medical Consultation Centre	250
4.	Child and Maternity Clinic	375
5.	Animal Clinic & Treatment Centres	250
6.	Ayurvedic Medical Centres	250
Education		
1.	Early Childhood Development Centres	500
2.	Primary Education Centres	4000
3.	Secondary Education Centres	4000
4.	Tertiary Education Centres	4000
5.	Technical Colleges / Vocational Training Institutions	2000
6.	Research and Development Centres	2000
7.	Private Tuition Classes	
	50 Students	500
	Above 50 Students	750
8.	Other Education Centre (Art Institutions / Theaters)	500
Administration		
1.	Offices	250
2.	Professional Offices	250

Serial No.	Permitted Uses	Minimum Land Extent (sq.m.)
3.	<i>Banks Insurance and Finance Institute</i>	500
4.	<i>Auto Teller Machine</i>	150
Social		
1.	<i>Community Development Centres</i>	250
2.	<i>Social & Cultural Centres</i>	500
3.	<i>Religious Centres</i>	1000
4.	<i>Administration & Canteen Hall</i>	1000
5.	<i>Libraries</i>	250
6.	<i>Crematorium</i>	1000
7.	<i>Cemeteries</i>	1500
Commercial		
1.	<i>Retail Shops</i>	150
2.	<i>Super Markets</i>	1000
3.	<i>Hotels</i>	250
4.	<i>Open Markets</i>	1000
5.	<i>Pharmacy</i>	250
6.	<i>Laboratory Services and Connection Centre</i>	150
7.	<i>Wholesale Stores</i>	375
8.	<i>Consumer Service Centres</i>	150
9.	<i>Meat and Fish Sales</i>	150
10.	<i>Funeral Falour</i>	250
11.	<i>Building Material Sales</i>	375
12.	<i>Filling Stations</i>	1000
13.	<i>Filling Station with Vehicle Service Centres</i>	1000
14.	<i>Gas Filling Stations and Electricity Planning Centre</i>	1000
15.	<i>Communication Towers on building</i>	<i>Certificate of conformity for building and certificate of structural engineer pertaining to strength of building should available</i>
16.	<i>Communication Towers</i>	250
17.	<i>Multistory Car Parks</i>	150
18.	<i>Vehicle Show Room</i>	150
Tourism		
1.	<i>Leisure Houses</i>	375
2.	<i>Guest Houses</i>	250
3.	<i>Lodges</i>	250
Manufacturing Industries		

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Serial No.	Permitted Uses	Minimum Land Extent (sq.m.)
1.	Clay related products	1000
2.	Domestic Industries	500
Service Industries		
1.	Vehicle repair centres / Ornamental Painting centres	1000
2.	Three Wheeler and Motor Cycle repair centres	250
3.	Hiring vehicle centre	250
4.	Laundry / Cloths cleaning centres	250
5.	Grinding/ Paddy milling	250
6.	Lather works, Welding shops	250
7.	Electrical Appliance repair centres	250
Recreational Amusement		
1.	Mini Park	Should be decide according to projects
2.	Small Park	
3.	Neighbourhood Park	
4.	Community Park	
5.	Central Urban Park	
6.	Regional Park	
7.	Indoor Stadiums	250
8.	Cinema Hall	500
9.	Art Gallery / Museums	500
10.	Open Theaters	Should be decide according to projects
Agricultural		
1.	Livestock re-production / Farming with constructions	1000

Source: Kalutara District Office, UDA, 2020

N.B. In the case of any request for permissible use, the UDA will have the final decision on permitting according to the zoning plan.

8.6. Moderate Density Hinterland Cluster

This cluster consists with Hirigalgodella, Halkandawila, Walathara, Bandanagoda and Kalawila area. It is expected to in case of residential density in this cluster with providing necessary facility. Residential development to be taken place in a manner of protects environment equilibrium. As well commercial and service facility will be encouraged at small junctions

8.6.1. Applicable Guidelines and Permitted Uses in Moderate Density Hinterland Cluster

Applicable guidelines and permitted uses within Moderate Density Hinterland Cluster in Beruwala Development Plan include in Table No. 8.6.1 and Table No. 8.6.2

Table 8.6.1 : Guidelines applicable in Moderate Density Hinterland Cluster

Zoning Boundaries	Noted Under annexure 11
Zone factor	1.20
Approved height limit	Height dimension of new building calculation to be done according to formula (The calculation method of zone factor is decide according to form A, B & C)
Approved maximum plot coverage	Residential - 60% Non Residential - 70% Hospitals & Schools - 50%
Area belongs to cluster	Hirigalgodella, Halkandawila, Bandanagoda, Kalawila Areas
Roads to be widening	<ul style="list-style-type: none"> Proposed North - South Link Corridor II
Special issues applicable in special Zone	<ul style="list-style-type: none"> Development within and surrounding should be in accordance with wetland conservation plan. Development activity to be carried out in this area should be in accordance with guidelines and permitted uses.

Source: Kalutara District Office, UDA, 2020

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Table 8.6.2 : Permitted Uses in Zones - Moderate Density Hinterland Cluster

Serial No.	Permitted Uses	Minimum Land Extent (sq.m.)
Residential		
1.	Houses	250
2.	Housing Complexes	250
3.	Hostels	500
4.	Official Residences / Labour Quarters	250
5.	Child Care Centres	250
Health		
1.	Medical Centres	250
2.	Medical Consultation Centre	250
3.	Child and Maternity Clinic	375
4.	Animal Clinic & Treatment Centres	250
5.	Ayurvedic Medical Centres	250
Education		
1.	Early Childhood Development Centres	500
2.	Primary Education Centres	4000
3.	Secondary Education Centres	4000
4.	Tertiary Education Centres	4000
5.	Technical Colleges / Vocational Training Institutions	2000
6.	Research and Development Centres	2000
7.	Private Tuition Classes	
	50 Students	500
	Above 50 Students	750
8.	Other Education Centre (Art Institutions / Theaters)	250
Administration		
1.	Offices	250
2.	Professional Offices	250
3.	Banks Insurance and Finance Institute	500
4.	Auto Teller Machine	150
Social		
1.	Community Development Centres	250
2.	Social & Cultural Centres	500
3.	Religious Centres	1000
4.	Libraries	250

Serial No.	Permitted Uses	Minimum Land Extent (sq.m.)
5.	Crematorium	1000
6.	Cemeteries	1000
Commercial		
1.	Retail Shops	250
2.	Hotels	150
3.	Open Markets	1000
4.	Pharmacy	250
5.	Laboratory Services and Connection Centre	150
6.	Wholesale Stores	375
7.	Consumer Service Centres	150
8.	Meat and Fish Sales	150
9.	Building Material Sales	375
10.	Filling Stations	1000
11.	Communication Towers on building	Certificate of conformity for building and certificate of structural engineer pertaining to strength of building should available
12.	Communication Towers	250
Tourism		
1.	Leisure Houses	375
2.	Guest Houses	250
3.	Lodges	250
Manufacturing Industries		
1.	Clay related products	1000
2.	Domestic Industries	500
Service Industries		
1.	Vehicle repair centres / Ornamental Painting centres	1000
2.	Three Wheeler and Motor Cycle repair centres	500
3.	Hiring vehicle centre	250
4.	Laundry / Cloths cleaning centres	250
5.	Grinding/ Paddy milling	500
6.	Lather works, Welding shops	250
7.	Electrical Appliance repair centres	250

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Applicable Guidelines and
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Low Density Hinterland Cluster

Applicable Guidelines and
Permitted Uses in Low
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Serial No.	Permitted Uses	Minimum Land Extent (sq.m.)
Recreational Amusement		
1.	Mini Park	Should be decide according to projects
2.	Small Park	
3.	Neighbourhood Park	
4.	Community Park	
5.	Regional Park	
6.	Indoor Stadiums	250
7.	Open Theaters	Should be decide according to projects
Agricultural		
v	Livestock re-production / Crop farms / Fishing re-production centres with constructions	250

Source: Kalutara District Office, UDA, 2020

N.B. In the case of any request for permissible use, the UDA will have the final disition on permitting according to the zoning plan.

8.7. Low Density Hinterland Cluster

This cluster consists with Bandanagoda, Part of Munhena and Part of Pambe wetlands. Objective of this cluster direct low density residential development while protect valuable environmental eco system.

8.7.1. Applicable Guidelines and Permitted Uses in Low Density Hinterland Cluster

Applicable guidelines and permitted uses within Low Density Hinterland Cluster in Beruwala Development Plan include in Table No. 8.7.1 and Table No. 8.7.2

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Table 8.7.1 : Guidelines applicable in Low Density Hinterland Cluster

Zoning Boundaries	Noted Under annexure 11
Zone factor	1.08
Approved height limit	Height dimension of new building calculation to be done according to formula (The calculation method of zone factor is decide according to form A, B & C)
Approved maximum plot coverage	Residential - 60% Non Residential - 70% Hospitals & Schools - 50%
Area belongs to cluster	Part of Bandanagoda - Munhena and Part of Pambe Wetland
Roads to be widening	<ul style="list-style-type: none"> Proposed North - South Link Corridor II
Special issues applicable in special zone	<ul style="list-style-type: none"> Development within and surrounding should be in accordance with wetland conservation plan. Development activity to be carried out in this area should be in accordance with guidelines and permitted uses.

Source: Kalutara District Office, UDA, 2020

Table 8.7.2 : Permitted Uses in Zones - Low Density Hinterland Cluster

Serial No.	Permitted Uses	Minimum Land Extent (sq.m.)
Residential		
1.	Houses	250
2.	Elders / Disabled Houses	500
3.	Children's Home	1000
4.	Child Care Centres	250
Health		
1.	Medical Centres	250
2.	Child and Maternity Clinic	375
3.	Animal Clinic & Treatment Centres	250
4.	Ayurvedic Medical Centres	250
Education		
1.	Early Childhood Development Centres	500
2.	Primary Education Centres	4000
3.	Research and Development Centres	2000

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Serial No.	Permitted Uses	Minimum Land Extent (sq.m.)
4.	Private Tuition Classes	
	50 Students	500
	Above 50 Students	750
5.	Other Education Centre (Art Institutions / Theaters)	250
Administration		
1.	Offices	250
2.	Banks Insurance and Finance Institute	500
3.	Auto Teller Machine	150
Social		
1.	Community Development Centres	250
2.	Social & Cultural Centres	500
3.	Religious Centres	1000
4.	Libraries	150
Commercial		
1.	Retail Shops	250
2.	Hotels	150
3.	Open Markets	1000
4.	Pharmacy	250
5.	Laboratory Services and Connection Centre	150
6.	Consumer Service Centres	150
7.	Meat and Fish Sales	150
8.	Building Material Sales	150
9.	Communication Towers on building	Certificate of conformity for building and certificate of structural engineer pertaining to strength of building should available
10.	Communication Towers	250
Tourism		
1.	Leisure Houses	375
2.	Guest Houses	250
3.	Lodges	250
4.	Ayurvedic Spa Centres	250

Serial No.	Permitted Uses	Minimum Land Extent (sq.m.)
Service Industries		
1.	Domestic Industries	500
2.	Vehicle repair centres / Ornamental Painting centres	1000
3.	Three Wheeler and Motor Cycle repair centres	500
4.	Hiring vehicle centre	250
5.	Grinding/ Paddy milling	500
6.	Lather works, Welding shops	500
7.	Electrical Appliance repair centres	500
Recreational Amusement		
1.	Mini Park	Should be decide according to projects
2.	Small Park	
3.	Neighbourhood Park	
4.	Community Park	
5.	Regional Park	
Agricultural		
1.	Livestock re-production / Crop farms / Fishing re-production centres with constructions	1000

Source: Kalutara District Office, UDA, 2020

N.B. In the case of any request for permissible use, the UDA will have the final decision on permitting according to the zoning plan.

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8.8. Very Low Density Hinterland Cluster

Environmental friendly tourism activities (eco tourism) are permitting within this zone and guidelines applicable in wetland conservation zone applicable for the same. Kalawila, Weragala, Danwattagoda, Kotapitiya located Malegoda belongs to this zone.

Development activities within this zone to be carried out without disturbance to environmental system enriched with bio diversity including paddy field wetland and Ela system etc.

8.8.1. Applicable Guidelines and Permitted Uses in Very Low Density Hinterland Cluster

Applicable guidelines and permitted uses within Very Low Density Hinterland Cluster in Beruwala Development Plan include in Table No. 8.8.1 and Table No. 8.8.2.

Table 8.8.1 : Guidelines applicable in Very Low Density Hinterland Cluster

Zoning Boundaries	Noted Under annexure 13
Zone factor	1.04
Approved height limit	Height dimension of new building calculation to be done according to formula (The calculation method of zone factor is deside according to form A, B & C)
Approved maximum plot coverage	Residential - 50% Non Residential - 60% Hospitals & Schools - 50%
Area belongs to cluster	Part of Bandanagoda - Munhena and Part of Pambe Wetland
Roads to be widening	<ul style="list-style-type: none"> • Payagala- Dodangoda road • Palangoda Naghduwa road • Bothaldeniya Road • Althgama Mathugama Road
Special issues applicable in special zone	<ul style="list-style-type: none"> • Development within and surrounding should be in accordance with wetland conservation plan. • Development activity to be carried out in this area should be in accordance with guidelines and permitted uses.

Source: Kalutara District Office, UDA, 2020

Table 8.8.2 : Permitted Uses in Zones – Very Low Density Hinterland Cluster

Serial No.	Permitted Uses	Minimum Land Extent (sq.m.)
Residential		
1.	Houses	250
2.	Elders / Disabled Houses	500
3.	Children’s Home	1000
4.	Child Care Centres	250
Health		
1.	Medical Centres	250
2.	Child and Maternity Clinic	375
3.	Animal Clinic & Treatment Centres	250
4.	Ayurvedic Medical Centres	250
Education		
1.	Early Childhood Development Centres	500
2.	Research and Development Centres	2000
3.	Private Tuition Classes	
	50 Students	500
	Above 50 Students	750
4.	Other Education Centre (Art Institutions / Theaters)	250
Administration		
1.	Offices	250
2.	Banks Insurance and Finance Institute	500
3.	Auto Teller Machine	150
Social		
1.	Community Development Centres	250
2.	Social & Cultural Centres	500
3.	Religious Centres	1000
4.	Libraries	250
5.	Cemeteries	250
Commercial		
1.	Retail Shops	250
2.	Hotels	150
3.	Open Markets	1000
4.	Pharmacy	250

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Serial No.	Permitted Uses	Minimum Land Extent (sq.m.)
5.	Laboratory Services and Connection Centre	150
6.	Consumer Service Centres	150
7.	Meat and Fish Sales	150
8.	Building Material Sales	375
9.	Communication Towers	250
Tourism		
1.	Leisure Houses	375
2.	Guest Houses	250
3.	Lodges	250
4.	Ayurvedic Spa Centres	500
Manufacturing Industries		
1.	Domestic Industries	500
Service Industries		
1.	Vehicle repair centres / Ornamental Painting centres	1000
2.	Three Wheeler and Motor Cycle repair centres	500
3.	Hiring vehicle centre	250
4.	Laundry / Cloths cleaning centres	250
5.	Grinding/ Paddy milling	500
6.	Lather works, Welding shops	500
7.	Electrical Appliance repair centres	500
Recreational Amusement		
1.	Mini Park	Should be decide according to projects
2.	Small Park	
3.	Neighbourhood Park	
4.	Community Park	
5.	Regional Park	
Agricultural		
1.	Livestock re-production / Crop farms with constructions	1000

Source: Kalutara District Office, UDA, 2020

N.B. In the case of any request for permissible use, the UDA will have the final decision on permitting according to the zoning plan.

8.9. High Density Tourism Cluster

This zone consists with Moragolla Tourism Zone and zone adjacent to Bentota Ganga. Guidelines were prepared in order to carry out existing tourism industry with more density in beautiful coastal belt of Moragolla.

8.9.1. Applicable Guidelines and Permitted Uses in High Density Tourism Cluster

Applicable guidelines and permitted uses within High Density Tourism Cluster in Beruwala Development Plan include in Table No. 8.9.1 and Table No. 8.9.2.

Table 8.9.1 : Guidelines applicable in High Density Tourism Cluster

Zoning Boundaries	<i>Noted Under annexure 14</i>
Zone factor	3.09
Approved height limit	<i>Height dimension of new building calculation to be done according to formula (The calculation method of zone factor is decide according to form 01, 02 & 03)</i>
Approved maximum plot coverage	<i>Residential - 60% Non Residential - 65% Hospitals & Schools - 50%</i>
Area belongs to cluster	<i>Galle Road, Moragolla, Bentara Ganga Area and Dharga Town</i>
Roads to be widening	<ul style="list-style-type: none"> • Yatadolawatta, Dodangoda, Matugama Road • 1st Lane • 2nd Lane • 4th Lane
Special issues applicable in special zone	<ul style="list-style-type: none"> • <i>Development within and surrounding should be in accordance with wetland conservation plan.</i> • <i>Development activities in coastal areas should be accordance with applicable guidelines and permitted uses.</i> • <i>Development activity to be carried out in this area should be in accordance with guidelines and permitted uses.</i>

Source: Kalutara District Office, UDA, 2020

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Table 8.9.2 : Permitted Uses in Zones - High Density Tourism Cluster

Serial No.	Permitted Uses	Minimum Land Extent (sq.m.)
Residential		
1.	Houses	150
2.	Official Residences / Labour Quarters	250
3.	Child Care Centres	250
Health		
1.	Medical Centres	250
2.	Medical Consultation Centre	250
3.	Child and Maternity Clinic	375
4.	Animal Clinic & Treatment Centres	250
5.	Ayurvedic Medical Centres	250
Education		
1.	Early Childhood Development Centres	500
2.	Research and Development Centres	2000
3.	Private Tuition Classes	
	50 Students	500
	Above 50 Students	750
4.	Other Education Centre (Art Institutions / Theaters)	250
Administration		
1.	Offices	250
2.	Professional Offices	250
3.	Banks Insurance and Finance Institute	500
4.	Auto Teller Machine	150
Social		
1.	Community Development Centres	250
2.	Social & Cultural Centres	500
3.	Religious Centres	1000
4.	Auditorium and Conference Hall	1000
5.	Library	250
Commercial		
1.	Retail Shops	150
2.	Super Markets	1000
3.	Shopping Complex	250

Serial No.	Permitted Uses	Minimum Land Extent (sq.m.)
4.	Hotels	250
5.	Open Markets	1000
6.	Pharmacy	150
7.	Laboratory Services and Connection Centre	150
8.	Consumer Service Centres	150
9.	Meat and Fish Sales	150
10.	Liquor Shops	150
11.	Funeral Falour	150
12.	Funeral Hall / Reception Hall	500
13.	Building Material Sales	375
14.	Filling Stations	1000
15.	Filling Station with Vehicle Service Centres	1000
16.	Gas Filling Stations and Electricity Planning Centre	1000
17.	Communication Towers on building	Certificate of conformity for building and certificate of structural engineer pertaining to strength of building should available
18.	Communication Towers	250
19.	Multi story Car Parks	150
20.	Vehicle Show Room	150
Tourism		
1.	Leisure Houses	375
2.	Guest Houses	250
3.	Lodges	250
4.	Tourist Hotels	1000
5.	City Hotels	500
6.	Tourist Information Centre	250
7.	Ayurvedic Spa Centres	250
8.	Cabana Hotel	1000
Manufacturing Industries		
1.	Domestic Industries	500
Service Industries		
1.	Vehicle repair centres / Ornamental Painting centres	1000

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Serial No.	Permitted Uses	Minimum Land Extent (sq.m.)
2.	Three Wheeler and Motor Cycle repair centres	500
3.	Hiring vehicle centre	250
4.	Laundry / Cloths cleaning centres	250
5.	Grinding/ Paddy milling	1000
6.	Lather works, Welding shops	1000
7.	Electrical Appliance repair centres	500
Recreational Amusement		
1.	Mini Park	Should be decide according to projects
2.	Small Park	
3.	Neighbourhood Park	
4.	Linier Park	
5.	Community Park	
6.	Urban Park	
7.	Central Urban Park	
8.	Regional Park	
9.	Indoor Stadiums	500
10.	Cinema Hall	500
11.	Clubs	250
12.	Art Gallery / Museums	500
13.	Open Theaters	Should be decide according to projects
14.	Boats Jetty / Anchor / Perry / Lodging	
Agricultural		
1.	Livestock re-production / Crop farms / Fishing re-production centres with constructions	1000
2.	Ma-dal fishing with construction	
3.	Fishing perry's with constructions / Fisheries Anchor	
4.	Lellama	

Source: Kalutara District Office, UDA, 2020

N.B. In the case of any request for permissible use, the UDA will have the final disition on permitting according to the zoning plan.

8.10. Low Density Tourism Cluster

This zone includes coastal belt from Payagala to Maggona, Beruwala Fishing Harbour surrounding areas of Kaluwamodara Ganga and surroundings of Bentara Ganga. Most of areas of this zone bounded by Sea and Bentara Ganga. Therefore, tourism industry of this area permitting in a manner protecting conservation zone. Water related tourism activities to be improve in this area and expected to obtain contribution from natural fishing harbour for tourism. As well expect to use beautiful coastal belt and water frontages and Island (Barbarian Island) for promoting tourism industry. This area consist with protection areas, therefore uses in these area to be carried out with low density and formal approval.

This zone includes main four parts as Low density tourism Part I, Part II, Part III and Part IV.

8.10.1. Applicable Guidelines and Permitted Uses in Low Density Tourism Cluster

Applicable guidelines and permitted uses within Low Density Tourism Cluster in Beruwala Development Plan include in Table No. 8.10.1 and Table No. 8.10.2.

Table 8.10.1 : Guidelines applicable in Low Density Tourism Cluster

Zoning Boundaries	Noted Under annexure 15
Zone factor	1.20
Approved height limit	Height dimension of new building calculation to be done according to formula (The calculation method of zone factor is deside according to form A, B & C)
Approved maximum plot coverage	Residential - 50% Non Residential - 50%
Area belongs to cluster	Part of the Kaluwamodara area, which includes the mangroves including the coastal boundary from Payagala to Aluthgama and the Bentara river reserve, falls under this zone.
Roads to be widening	<ul style="list-style-type: none"> • Gangabada Road • Padmini Peries Road • Beruwala –Maradana –Road

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Special issues applicable in special zone	<ul style="list-style-type: none"> • Development within and surrounding should be in accordance with wetland protection plan. • Development activities in coastal areas should be in accordance with applicable guidelines and permitted uses. • Development activity to be carried out in this area should be in accordance with guidelines and permitted uses.
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Source: Kalutara District Office, UDA, 2020

Table 8.10.2 : Permitted Uses in Zones – Low Density Tourism Cluster

Serial No.	Permitted Uses	Minimum Land Extent (sq.m.)
Residential		
1.	Houses	250
2.	Official Residences / Labour Quarters	250
Health		
1.	Medical Centres	250
2.	Ayurvedic Medical Centres	250
Education		
1.	Research and Development Centres	200
2.	Auto Teller Machine	150
Social		
1.	Community Development centers	250
2.	Social and cultural centers	250
3.	Libraries	150
Commercial		
1.	Retail Shops	150
2.	Restaurants	150
3.	Consumer Service Centres	150
Tourism		
1.	Leisure Houses	375
2.	Guest Houses	250
3.	Lodges	250
4.	Tourist Hotels	1000
5.	City Hotels	150
6.	Tourism information Centers	250
7.	Ayurvedic Spa Centres	150

Serial No.	Permitted Uses	Minimum Land Extent (sq.m.)
8.	Cabana Hotels	250
Service industries		
1.	Hiring vehicle centre	250
Recreational Amusement		
1.	Beach park	Should be decide according to projects
2.	Linier Park	
3.	Indoor Stadiums	500
4.	Cinema Hall	500
5.	Clubs	500
6.	Art Gallery / Museums	500
7.	Open Theaters	
8.	Boats Jetty / Anchor / Perry / Lodging	
Agricultural		
1.	Livestock re-production / Crop farms / Fishing re-production centres with constructions	
2.	Ma-dal fishing with construction	
3.	Lellama	

Source: Kalutara District Office, UDA, 2020

N.B. In the case of any request for permissible use, the UDA will have the final disition on permitting according to the zoning plan.

Chapter o8 Proposed Zoning Guidelines

Low Density
Tourism Cluster

Applicable Guidelines and
Permitted Uses in Low
Density Tourism Cluster

Chapter 08
Proposed Zoning
Guidelines

Wetland Nature
Conservation Zone –
Permitted Uses

8.11. Wetland Conservation Plan

Wetlands belonging to Beruwala Divisional Secretariat Division are classified into two wetland zones according to the Western Province Wetland Zoning.

- I. **Wetland Nature Conservation Zone**
This zone consists with wetland of high biodiversity value and area is demarcated as wetlands, water retention areas and water detentions' which need to be kept for flood control and to reduce risk of floods.
- II. **Paddy Cultivation and Wetland Agricultural Zone**
This zone consists with existing paddy cultivation lands, abandoned paddy fields and connected areas such as Deniya, Owita and the areas where wetland agriculture is practiced in the Western Province.

8.11.1. Wetland Nature Conservation Zone – Permitted Uses

- *Wetland Nature Parks*
- *Eco friendly Restaurants* –.1200 Sqft (On Stilts)
- *Mini Conference Centers* – (on Stilts) -1500 sq.ft.
Seating Capacity – 75,
Stage – 30'x 50'
- *Outdoor fitness/exercise facilities*
- *Wetland museums – sq.ft. 1000 (On Stilts)*
- *Cabanas – (on Stilts)*
- *Dry weather Playgrounds*
- *Traditional Fishing*
- *Flower collection*
- *Water-transport*
- *National infrastructure projects*
- *New Irrigation constructions /flood protection structures.*
- *Educational & Research activities.*

Development Conditions for Permitted Uses

Table 8.11.1 : Conditions applicable to implementation of Permitted Uses

No.	Condition of Development	Wetland Nature Conservation Zone
1.	Flood storage capacity	shall be maintained in accordance with a Master Plan approved by the SLLR & DC and where relevant, the Department of Irrigation as well
2.	Minimum plot size for the purpose of any building construction.	4 Ha (10 Acre) In smaller plots the permitted uses are the same but no buildings shall be allowed.
3.	Maximum area where filling permitted.	2% of the site area (if needed for roads, vehicle parking, toilets and sewage disposal/treatment required by site management).
4.	Maximum plot coverage (area covered by buildings).	1% of the total project area; all buildings on stilts excepting toilets, which may be on filled land.
5.	Maximum area permitted for project infrastructure, i.e. Electricity/Water Supply/ Telecommunication/Roads.	4% from total project area.
6.	Maximum permitted ground floor area of an individual building.	100 Sqm
7.	Maximum permitted building height.	7 m from the natural ground level (except in the case of a few look-out posts/observation towers/tower hides which are compatible with the overall concept)
8.	Building Type	All buildings except toilets shall be on stilts in the wetland (Filling the wetland not permitted except for toilets). They shall be isolated or in aesthetically pleasing clusters, with visually compatible, attractive "roof-scapes". They shall not block views of the open area from adjoining public roads and other public areas and they should be environmentally friendly.
9.	Sub Division	Not permitted
10.	Boundary demarcation.	Boundary walls not permitted. Visually compatible boundary fencing which does not hamper storm water flow along the boundary with adjoining existing high landwill only be permitted. Any other boundaries may be demarcated only by visually compatible boundary markers at minimum intervals of 10m. Both the above will be subject to approval of the UDA, on a site specific basis.
11.	Relaxation of above conditions in exceptional cases.	In the rare case where it is necessary to implement an important common infrastructure project, the above conditions can be relaxed.

All buildings shall be on stilts in wetlands

All other activities prohibited

Chapter 08
Proposed Zoning
Guidelines

Paddy Cultivation and
Wetland Agricultural Zone

8.11.2. Paddy Cultivation and Wetland Agricultural Zone

- A. *Only approved uses in accordance with the Agrarian Development Act can be made in existing cultivated paddy fields, abandoned paddy fields and the adjoining areas such as Deniyaya and Ovita.*
- B. *Wetland related agriculture*
- C. *Arboriculture*
- D. *Mining Subject to irregular site rehabilitation (Clay Pits and Soil mining) in accordance with (GS & MB) and CEA guidelines, conditions and guidelines,*
- E. *Environmental friendly aquaculture*

All other activities & any other construction are prohibited

Conditions subject to the implementation of approved uses in the above zones

- A. *In the rare case where it is necessary to implement an important common infrastructure project, the above conditions can be relaxed. (Maximum Permitted Infrastructure Projects – Electricity, Water Supply, Telephone, Highways, and Railways etc.)*
- B. *Approval for the proposed development work subject to the recommendations of the organization mentioned in the schedule, before obtaining clear certificates for other development activities. The pattern of land use in the wetlands may change according to the new program of re-cultivation of abandoned paddy lands under the new program of creating a people centered economy in the “Vision of Prosperity” policy statement for the year 2019.*
- C. *Survey Plan should be considered to determine the boundaries before approving the proposed development activities in the vicinity of a wetland or in the presence of highland areas in a wetland.*
- D. *According to wetland zoning, a distance of about 20m from the identified boundary of a wetland zone belongs to the adjacent wetland zone, and the relevant laws, guidelines and approved practices in that zone must be implemented (to avoid existing erroneous conditions in determining location according to the geographical location system).*

N.B.

In the case of "prescribed" projects under the Environment Act, additional site – specific conditions shall be imposed by the Central Environmental Authority, Sri Lanka Land Development Corporation, Urban Development Authority, Agrarian Services Department, Department of Coast Conservation and Coastal Resource Management and Department of Irrigation.

In case of any violation of the above conditions during the development of any wetland, legal action will be taken under the powers of the Central Environmental Authority, Agrarian Services Department, Sri Lanka Land Development Corporation, Department of Coast Conservation and Coastal Resource Management and Urban Development Authority.

8.11.3. Guidelines for Wetland Zones

This zoning is valid for all the wetlands in Beruwala DSD.

- I. *Flood storage capacity shall be maintained as specified by the Sri Lanka Land Development Corporation (SLLDC) in co-ordination with the other relevant agencies mentioned in Appendix 01. Increased storm water run-off owing to increase in built-up areas and expected extreme climatic events as a result of global warming and climate change shall be taken into account.*
- II. *Clearance shall be obtain from the agencies of No. 01,03,04,06 and 10 mentioned in Appendix 01 prior to development of low – laying lands/ abandoned paddy lands and paddy lands. Where necessary clearance or approval of the other relevant agencies mentioned in Appendix 01 shall also be obtained when the ownership of wetlands is delegated to them by an act.*
- III. *For any development which effects wetland environment the environmental clearance or Environmental Protection License (EPL) shall be obtained from no.03, 06 agencies of the Appendix 01. This shall be renewed annually.*
- IV. *As per the decision of the UDA Planning Committee, a recommendation / Approval (final clearance certificate) shall be taken from No. 01 agency of Appendix 01, shall be annually renewed.*
- V. *Recommendation / Approval / Permit should be obtained from No. 05, 12 agencies of Appendix 01 before development of any low-lying lands within the "Costal Zone".*
- VI. *Canal reservation of no.1662/17 published by the gazette notification dated 14.07.2010 of the agency No.01 and reservation of reservoirs of agency No.02 at the Appendix 01 shall be maintained*

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Paddy Cultivation and
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- VII. *In general, there shall not be any construction within water bodies and waterways which will disturb the water retention and water flow. But exceptions may be made for focal features/buildings on stilts, piers, picnic shelters, cabanas on stilts, fishing decks, boardwalks, etc. in keeping with a project masterplan or design guide plan approved by the UDA, they not compromise with drainage or flood detention capacity. Recommendation and Approval shall be obtained from relevant agencies of No. 01 & 02-24 of the Appendix 01.*
- VIII. *Areas of special ecological interest shall be preserved and in such areas no vegetation or animals except invasive species of plants and animals shall be removed.*
- IX. *All permitted buildings shall be designed according to the Green Building Concept.*
- X. *Alternative water retention areas shall be established if the approved development would decrease the flood storage capacity and make other impacts for environmental services when practicing Permitted uses in wetland where flood storage capacity is important. Approval shall be obtained from the relevant agencies of the Appendix 01.*
- XI. *Except Traditional Fishing activities, Motor boats, fishing vessels, fuel or other gears shall not be used in fishery or other aquatic animal catching process. In places where motor boats are permitted approval shall be obtained from the No. 03, 05, 06, 12, 21, 24 agencies of the appendix 01 for the use of fishing gear and fuel in above said places where motor boats are permitted.*
- XII. *In any wetland area owned by the No. 01 agency mentioned in appendix 01 are recommended for filling, sustainable storm water drainage systems should be used. Approval shall be obtained from the CEA for materials to be used for filling the wetland.*
- XIII. *Areas of outstanding landscape/cultural/historical and biodiversity value shall be conserved*
- XIV. *Public footpaths and public bathing wells which are legally approved shall be preserved or replaced in Suitable nearby locations.*
- XV. *The services of relevant qualified professionals shall be obtained by developers for planning, design and supervision, as necessary*
- XVI. *All areas where fish and other aquatic animals breed shall be preserved.*
- XVII. *Waste dumping (Residential, Institutional, Commercial, Industrial, E-waste and Clinical waste) shall not be permitted in to wetlands.*
- XVIII. *Release of waste water to wetlands is not allowed. Treated water shall only be permitted to release to the wetland areas with the approval of CEA.*

When carrying out development activities in the wetland areas these guidelines should be included as conditions in the licensing of the institutions mentioned in the schedule and the violation of those conditions will lead to the revocation or imposition of penalties.

Appendix 01

01. *Sri Lanka Land Reclamation and Development Corporation*
02. *Irrigation Department*
03. *Central Environmental Authority*
04. *Urban Development Authority*
05. *Coastal Zone Management and Coastal Resources Conservation Department*
06. *Beruwala Urban Council / Beruwala Pradeshiya Sabha*
07. *Forest Conservation Department*
08. *Wild Life Conservation Department*
09. *National Building Research Organization*
10. *Agrarian Development Department*
11. *Archeological Department*
12. *Marine Pollution Prevention Authority*
13. *National Aquatic Resources Research and Development Authority*
14. *Geological Survey and Mines Bureau*
15. *Western Provincial Council*
16. *Water Resources Board*
17. *Aquatic Lives Development Authority*
18. *Ceylon Electricity Board*
19. *Building Department*
20. *Road Development Authority*
21. *Fisheries Department*
22. *Sri Lanka Navy*
23. *Kalutara District Secretariat*
24. *Beruwala Divisional Secretariat*

Chapter 08 Proposed Zoning Guidelines

Paddy Cultivation and
Wetland Agricultural Zone

Guidelines for
Wetland Zones

Chapter **09**

Proposed Road Width, Building Limits and Reservations

9.1. Coastal Reservation and Permitted Uses

Development activities to be undertaken within coastal zone should be in accordance with provisions of Extraordinary Gazette Notification of Sri Lanka Democratic Socialist Republic of Sri Lanka No. 2072/58 dated 25/05/2018 and Coastal Resource Management Plan 2018 prepared under Section 12 (1) of Coastal Conservation and Coastal Resources Management Act No. 51 of 1981.

Table 9.1 : Coastal Area and Reservation

Area	Allocated Area (m)
From Katukurunda Avani Hotel (Southern limit of Kalu Ganga Estuary up to railway crossing at Payagala South	50
From railway crossing Payagala South up to Kichchimale Mosque Beruwala	50
From Kichchimale Mosque up to highland at Induruwa	40

Uses which should obtain permission within Coastal Zone

- *Condominium properties, houses, flats, housing complex and other residencies, boundary walls, industries and commercial constructions.*
- *Tourism construction related to water front and recreational swimming pool, harbour, fishery harbour and sea plane route.*
- *Highways, bridges, railway and sub ways.*
- *Common building and religious constructions.*
- *Coastal boundary protections constructions by individual or groups.*
- *Waste water discharges, septic facilities and sea outlet.*
- *Aquatic lines farming facility.*
- *Solid waste discharges (either side of water body)*
- *Mining, filling, sloping and sand bar opening.*
- *Beach park development and landscaping.*
- *Mining of generation.*
- *Removal of sand, coral and sea grass.*
- *Design of Island by filling and preparing additional protections.*
- *Construction of motorway.*
- *Construction, opening for flood control and mitigation of disasters by an individual or group.*
- *Constructions on water surface within coastal zone.*
- *Any other activity related to change physical nature of coastal belt.*

It has been identified which road to be developed in Beruwala Area on priority basis. In relation to this maintenance agency of the road and extent of widening also identified.

9.2. Proposed Road Width

Identification of road priority basis and maintenance agencies mentioned in Table No. 6.4 in Part I of the Beruwala Development Plan.

Proposed "A", "B", "C" Class Road to be widening (Map No. 6.5 Part I)

Chapter 09
Proposed Road Width,
Building Limits
and Reservations

Proposed Road Width

Table 9.2 : Proposed "A" Class Roads

Name of the Road	Proposed Road Width (m)	Building Line	
		meter	feet
Galle Road	18	15	50
Horana, Anguruwatota, Aluthgama Road	18	15	50

Table 9.3 : Proposed "B" Class Roads

Name of the Road	Proposed Road Width (m)	Building Line	
		meter	feet
Payagala - Dodangoda Road	9	9	30
Payagala North, Station Road	9	9	30
Payagala - Madinnakanda Road	9	9	30
Palayangoda , Nagahadoowa Road	9	9	30
Payagala – Nawaththuduwa Road	9	9	30
Kaluwamodara – Kalawila Road	9	9	30
St Vincent Road , payagala	9	9	30
Skagara sanstha Road	9	9	30
Maggonna, Munhena , Halkandawila Road	9	9	30
Station Road, Beruwala	9	9	30
Beruwala Maradana Moragalla Road	9	9	30
Kankanamgoda Kiranthidiya Road	9	9	30
Pinhena Padagoda road	9	9	30
Beruwala Aluthgamaweediya Road	9	9	30
Kaluwamodara kalawila Road	9	9	30
Aluthgamaweediya Yatadolawaththa Road	9	9	30
warapitiyaRitikatiya Road	9	9	30
Aluthgama Station Road	9	9	30

Chapter 09

Proposed Road Width,
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Proposed Road Width

Table 9.4 : Proposed "C" Class Roads

Name of the Road	Proposed Road Width (m)	Building Line	
		meter	feet
<i>Joshep Sobas Road</i>	7	6	20
<i>Sagara mawatha</i>	7	6	20
<i>St Mary Road</i>	7	6	20
<i>Ethpanthiya Road</i>	7	6	20
<i>Pothuwila Road</i>	7	6	20
<i>Viharakanda Road</i>	7	6	20
<i>Munasinghagoda Road</i>	7	6	20
<i>7th Lane</i>	7	6	20
<i>6th Lane</i>	7	6	20
<i>5th Lane</i>	7	6	20
<i>4th lane</i>	7	6	20
<i>Pradeshiya Sbha Road</i>	7	6	20
<i>Lanka Princess Hotel Road</i>	7	6	20
<i>Gangabada road</i>	7	6	20
<i>Padmini Peris road</i>	7	6	20
<i>1st lane</i>	7	6	20
<i>Ganga Road</i>	7	6	20
<i>Payagala Station Access Road</i>	7	6	20
<i>Hettimulla Station Access Road</i>	7	6	20
<i>Aluthgama Station Access Road</i>	7	6	20

Proposed Road Project to be implemented parallel with Proposed Settlement Development Plan with aim of widening of internal road system stretched rural areas and paddy fields and urban limits.

Proposed North - South Access Road - I

Chapter 09 Proposed Road Width, Building Limits and Reservations

Table 9.5 : Proposed North – South Access Road - I

Road to be developed	Proposed Area to be developed		Proposed Length (km)	Proposed Width (m)
	From	To		
Yakwatta Road	Adikarigoda	Padagoda	1.3	09
Padagoda - Ambepitiya Road	Padagoda	Ambepitiya	2.6	09
Ambepitiya - Munhena Road (New link between existing road and proposed new road)	Ambepitiya	Munhena	4.0	09
From Potuwila Junction To Nagahaduwa Road	Munhena	Potuwila	2.28	09
Via Kochchigoda Road (Link between existing roads)	Potuwila Junction	Nagahaduwa Road	1.0	09
Total Length			11.18	45

Proposed Road Width

Proposed North - South Access Road - II

Table 9.6 : Proposed North – South Access Road - II

Road to be developed	Proposed Area to be developed		Proposed Length (km)	Proposed Width (m)
	From	To		
Aluthgamaveediya Yatadolawatte Road	Ambagaha Junction	Kalawila	3.1	09
Kalawila - Bandanagoda Road	Kalawila	Bandanagoda	3.5	09
Bandanagoda - Halkandawila Road	Bandanagoda	Halkandawila	3.6	09
Halkandawila - Hirigalgedella (Link between existing road and new road)	Halkandawila	Hirigalgedella	3.7	09
Total Length			13.9	36

9.3. Reservations for Ela / Brooklet/ Rivers and Water Bodies

9.3.1. Implementation of design and building guidelines for the Benthara River and its tributary

Implementation of planning and building guidelines, approval of development application and issuing of development permit should be in accordance with Development Guidelines Circular No. 20 dated 31.12.2007 of Urban Development Authority.

Development Guidelines Circular No. 20

Implementation of Planning and Building Guidelines surround zones of Bentara Ganga and it's feeder tributaries.

Urban Development Authority decided to implement following Planning and Building Guidelines in relation to physical development activities surrounding areas of Bentara Ganga and Pelawatte Ganga, Pitigala Ganga of it's feeder tributaries since due attention should be given environmental protections implementing development projects environmentally sensitive area surrounding of Bentara River. Therefore, it is informing that approval of development application and issuing of development permit within above area subject to following conditions. (It is essential of implement these guidelines within Urban Development Authority areas and recommended to implement rest of areas also).

River Reservation

For all rivers, 30 m wide land strip from either side of rivers edge should be maintained as river reservation free from any construction with beautify by landscaping and in a manner of or avoiding soil erosion.

Dimensions relevant to land blocks and building height

Dimensions of land blocks and building height to be permitted within limit of 10 – 30 m from river edge.

Reservations for Ela /
Brooklet / Rivers and
Water Bodies

Implementation of design
and building guidelines
for the Benthara
River and its tributary

a. **Extent of Land Blocks**

Table 9.7 : Extent of Land Blocks

Land Block	Minimum Land Extent
All land blocks within zone of 10-30m from river edge	15.0 perches (In case of existing land block existing guidelines to be practice by the Planning Committees of Local Authorities)
Land blocks located beyond 30 m	Should be in accordance with guidelines implementing at present by the Local Authority

b. **Building Heights (These guidelines applicable to only Bentara Ganga and not applicable to it's feeder tributaries)**

Table 9.8 : Building Heights

Land Block	Minimum Land Extent
Up to 10 m	Not permitted
10 - 30 m	Height 8.2 m (27 feet) - Permitted will be only granted of constructions keeping 1/4 width of level (minimum width 3.3 m (10 feet)) parallel to land of river boundary free for view of the river. The planning committee able to decide on control of height level considering physical height of the relevant location
	Permit will not be granted to construction of boundary wall within area open 1/4 of width of land for the view of the river mentioned above i
Beyond 30 m	General guidelines of Urban Development Authority applicable

Chapter 09

Proposed Road Width, Building Limits and Reservations

Reservations for Ela /
Brooklet / Rivers and
Water Bodies

Implementation of design
and building guidelines
for the Benthara
River and its tributary

1. *Physical Development of Land*

- 1.1. Construction of boundary walls are not permitted river boundary frontage and wire mesh or alike fence only permitted on same boundary.
- 1.2. Cutting of soil or filling should not be done within this special zone. All constructions and developments within this special zone should be match with environment aesthetic with river surroundings.
- 1.3. Clearance certificate should be obtained from Central Environmental Authority for all construction exceeding 1500 sq.m. with limits between 10 - 30 m from river edge.
- 1.4. All development within Urban Development Authority is should be in accordance with planning and building guidelines of Urban Development Authority.

2. *Natural Vegetation*

- 2.1. Existing Natural Vegetation of within this special zone between 0 - 30 m from river edge should be protected.
- 2.2. Any damage or disturb should not be done to mangrove eco system abundance either side of river.
- 2.3. Action will be taken to prohibit convert previous status development carried out with any damage and to disturbance to matter mentioned in (4.1) and 4.2 above

3. *Disposal of Waste*

Disposal of garbage, waste, waste water should be carried out formal manner recommended by relevant Local Authority and these are should not be disposed to river or river reservation.

9.3.2 Reservations for Ela maintained by Irrigation Department or Agrarian Development Department and other Ela.

Reservations for Ela maintained by Irrigation Department and Agrarian Development Department included in Annexure No. 01, 02 and 03 (Annexures in Part Two). In addition, reservations, conditions and guidelines pertaining to rest of Ela, By Ela and Feeder Ela and distance from edges of both sides of Ela to be kept according to surface width of same are included in Schedule No. 6 as per Sri Lanka Law Lying Development and Reclamation Law of No. 27 of 1976 amendment Law of No. 15 of 1968 same act and amendment Act No. 52 of 1982 and Sri Lanka Land Reclamation and Development Corporation Act No. 35 of 2006 (Amendment).

Chapter 09 Proposed Road Width, Building Limits and Reservations

Reservations for Ela /
Brooklet / Rivers and
Water Bodies

Reservations for Ela
maintained by Irrigation
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Part III

Annexures

Annexures - Part I

Annexure 01 : Name of the stakeholders attended the workshop

Ser.No	Stakeholder	Telephone No
1.	Secretary Western Provincial Council, "Srawasthi Mandiraya" No 32, Sir Marcus Fernando Mawatha Colombo 07	0714415326
2.	District Secretary District Secretariat Kalutara	034 2222218
3.	District Secretary District Secretariat Beruwala	034 2276178
4.	Secretary, Urban Council Beruwala	034 8879878
5.	Secretary, Pradesheeya Sabha Beruwala	034 2279878
6.	Local Government Assistant Commissioner, Kachchery Building Kalutara	034 2224084
7.	Director Planning, Ministry of Education and Provincial Councils "Srawasthi Mandiraya" Colombo 07	0112222568
8.	Executive Director, Road Development Au-thority Kalutara North Kalutara	034 2229135
9.	Executive Director, Provincial Road Develop-ment Authority Kalutara	034 2229135
10.	District Irrigation Engineer, District Irrigation Engineers Office Kalutara	0342222641
11.	Provincial Irrigation Engineer, Provincial Irrigation Engineers Office Kalutara	071 8101246 34 2221292
12.	General Manager Department of Railway Galle	
13.	Chairman Sri Lanka Land Reclamation and Development Corporation, Sri Jayawardenapu-ra Mawatha, Rajagiriya	011 2863696 011 2862457
14.	Assistant Director, Central Environmental Authority, Central Junction, Nagoda, Kalutara	011 2863696
15.	Director General, Sri Lanka Tourism Devel-opment Authority, Galle road, Colombo 03	071 5717852
16.	Director Geological Mines Beuro, Old road, Kalutara South	-
17.	Manager, Department of Coast conservation, Moratumodara	034 2225580 076 6460197
18.	Director, National Building Research Organization, 10th Lane, Pilamina waththa, Dodangoda	011 2658930
19.	District Marine Environmental Officer, Marine Environmental Protection Authority, Palathota road, Kalutra North	071 0627051
20.	Assistant Director, Ocean University, Kaluthra	034 2221790 071 2666456
21.	Manager, National Water Supply and Drainage Board, Kartukurunda, Kaluthara	077 3261040
22.	Assistant Director, Disaster Management Centre Gnanodaya Mawatha, Kalutara	034 2222912 077 3957872
23.	Officer In charge, Lanka Electricity Company, Beruwala.	071 3324518
24.	Regional Manager, Sri Lanka Telecom, Beruwala	034 2278262 / 2222231

Ser.No	Stakeholder	Telephone No
25.	Officer In charge, Lanka Electricity Company, Beruwala	-
26.	Regional Manager, Sri Lanka Telecom, Beru-wala	-
27.	Secretary, No 748, Polkotuwa Rural Develop-ment Society No 8/18B, Nallahena Beruwala	-
28.	Grama Niladhari, (Magakl Kanda) Divisional Secretariat, Beruwala	-
29.	Grama Niladhari, (Maligahena) Divisional Secretariat, Beruwala	-
30.	Work Supernatant, Beruwala Pradesheeya Sa-bha , Beruwala	-
31.	Work Supernatant, Beruwala Urban Council, Beruwala	-
32.	Assistant Commissioner, Agrarian Service De-partment, District Secretariat, Kalutara	034 2222404
33.	Grama Niladhari, 765, Aluthgama, East	-
34.	Grama Niladhari,743, Maggona East	-
35.	Grama Niladhari,734A, Kuda Payagala South	-
36.	Director(Planning) District planning secrateriat Kalutara	-
37.	Post master, Post office, Beruwala	077 5410063
38.	Depot Manager, Ceylon Transport Board, Nagoda road, Kalutara	034 2276053
39.	Manager, Lnaka Fisheries harbor Corporation Fisheris Harbor Beruwala	077 6328851 071 2497603
40.	M.F.M. Ishan, (Chairman) Fisheries Society, 138 Maradana Road, Beruwala	077 7579922
41.	Director General, National Gem and Jewelry Authority No.25 Colombo 03	077 3648022 071 4468841
42.	M.J. Husen, Chairman Gem Society, No 11, Gaberu Mawatha, Chaina Fort, Beruwala	077 4464241
43.	Manager, Mobile Police, Moragalla	071 7708810
44.	OIC, Sri Lanka Police Motor Traffic, Beruwala	077 5868897
45.	OIC, Police Station, Beruwala	071 8591699
46.	OIC, Police Station, Aluthgama	071 8122870
47.	OIC, Police Station, Payagala	034 2222750/751
48.	Manager, National Distilleries Corporation, Beruwala	034 2276258
49.	Deputy Director IDB, District Office 1C Hall New Market Complex, Kalutara	-
50.	Hospital Manager, Aluthgama Hospital, Aluthgama	034 2275461
51.	Hospital Manager, Beruwala Hospital, Beru-wala	034 2276162
52.	Assistant Director, Small Industries Depart-ment, Kachcheriya, Kalutara	071 4086121
53.	MOH, MOH Office, Purwarama Place, Aluthgama	034 2270276
54.	Chairman, Hotel Corporation, 327, Union Place Colombo 02	-
55.	Chairman, Business Association, Beruwala	-
56.	Chairman, Business Association, Aluthgama	077 7612944

Ser.No	Stakeholder	Telephone No
57.	Health Officer, Ayurvedic Hospital, Beruwala	-
58.	Electrical Superintendent, CEB, Beruwala	071 6876279 (Chamila)
59.	Housing Office, Divisional Secretariat, Beru-wala	-
60.	Senior Manager, Rubber Research Institute, Darton field, Agalawatta	034 2247426 034 2247383 077 4601395
61.	Chairman, Community Water Supply Project, Agalawatta	071 6890996
62.	Additional Director, Archeological Depart-ment, Colombo 07	071 7303539 071 8205790 011 2694727
63.	Chairman, Fisheries and Aquatic Resources Ministry, Old road, Kalutara South	077 5993285 071 9513554
64	Depot Superintendent, Aluthgama	077 1056720
65	Survey Superintendent, Kachcheri Building Kalutara	034 2222404 (Ruwini)
66	OIC, Traffic Branch, Beruwala	071 8380540

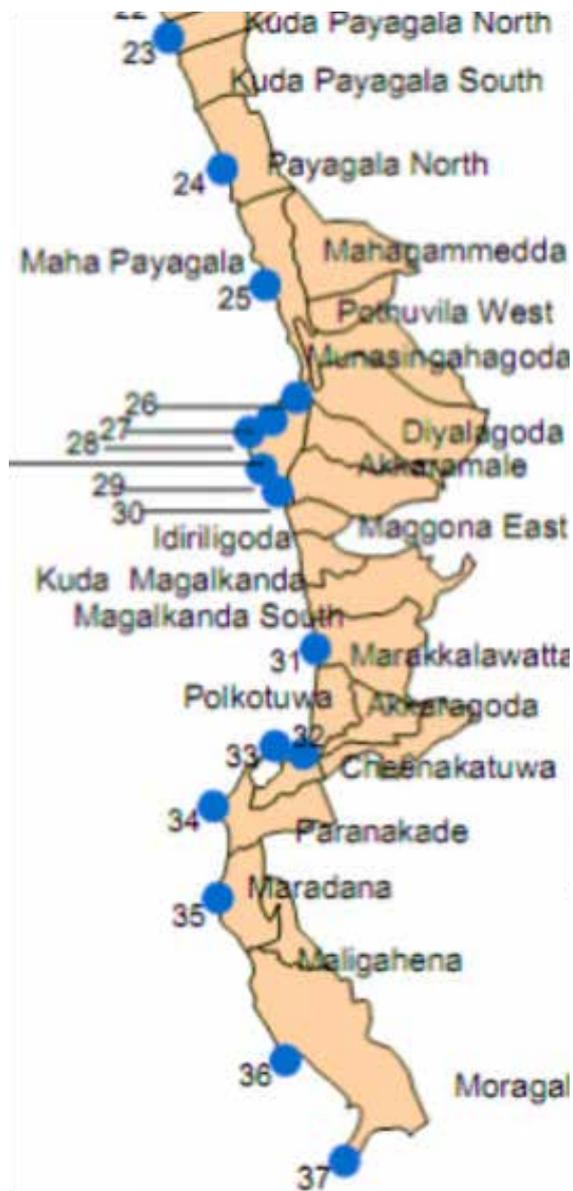
Annexure 02 : Potential Lands for Future developments in Beruwala

No.	GN Division	Location	Nature	Extent or Conditions	Remarks
735	Mahapayagala	Community Cen-tre, Daluwatta, Payagala	State owned	Length 12ft width 10 ft	Elec and wa-ter not availa-ble
736	Pinidiyamulla	Pahalawadugoda Primary School	Abundant state land	40P	Need rehabili-tation
737	Wiharakanda	Building used for corporate shop of Saddhramarama Old temple	Owned by Temple	Room of 10 to 15 ft	Reserved for development officer
737 A	Hirigalodella	Textile Centre Payagala	Abundant state land	40P (1500sqft)	Usable after rehabilitation
738	Palayangoda	Palayangoda	Private	About 3 Acres	Suitable for aquaculture
738 A	Weheragala	Textile Centre, Weheragala	State owned	30P	Usable for a public pur-pose
740	Pothuwila East	Wergalakanda road Pothuwila Payagala	State owned	5Acres	-
		Pothuwila, Payagala	Upper floor of the Pradesheeya Sabha Building- State	-	-

No.	GN Division	Location	Nature	Extent or Conditions	Remarks
741 A	Munasinghagoda	Bollawwadeniya Maggona	State vested	Old Bungalow	Occupied by a family
		Bollawwadeniya Maggona	State vested 4 Acres	Old bungalow	--
741 B	Kapugoda	Kapugoda Mag-gona	State owned (Jana Sabha)	20.6P	---
743 A	Akkaramalaya	Opposite School buildings at Pa-sel Mw	State land in school premises, it in the custody of Div.Sec	Maggona	Suitable for Community hall
744	Halkandawila	Aliston waththa	State owned (Housing Scheme)	46Ac	-
744 A	Duwegoda	Sinhagama-Galkandawila -Do-	Owned by Land reform Com,	4Ac	Suitable for a playground
		Sinhaladeniya-Kadurugasdeniya	Sinhagama Community hall	½ Ac	Under repairs
745 A	Kadurugasnulla	Closer to Com-munity hall	Vested with Pradesheeya Sabha	15P	Cannot be used
745 B	Akkara asuwa	Computer Training Centre	State land (Abundant)	2500SqFt	Suitable for a Library
		Wellness Centre	State land (Abundant)	2600sq Ft	Suitable for reopening
746 ඩී	Magalkanda North	Janarajapura Ma-gal Kanda	State land (Abundant)	80P	Suitable for public build-ing

Source : Field Survey – Urban Development Authority - 2018

Annexure 03 : Fisheries yards in Beruwala planning area



Annexure 04 : Existing and Proposed open space plan

Ser. No.	Type	Exwtent	Present use	Proposed use	GN Division
01	Pocket Parks				
	EPP 01	0.05	Play Ground		Pambe
	EPP 02	0.06	Play Ground		Kuda Payagala North
	EPP 03	0.11	Children's Park		Polkotuwa
	EPP 04	0.10	Open space		Munhene
	EPP 05	0.48	Vollyball Ground		Kotapitiya
	EPP 06	0.16	Football Ground		Welipitiya
	PPP 01	0.09	Open space	Very small Grounds	Karadagoda
	PPP 02	0.17	Bare Lands		Ganegama
	PPP 03	0.15	Bare Lands		Ganegama
02	Mini Parks				
	EMP 01	0.60	Playground	Mini Parks	Akkaragoda
	EMP 02	0.65	Kiralakele Public playground		Maggona west
	EMP 03	0.67	Playground (Nilvala Sport Society)		Diyalagoda
	EMP 04	0.80	Playground		Maha Payagala
	EMP 05	0.70	(Samanala) Playground		Malegoda Payagala
	EMP 06	0.27	Playground		Pinidiyamulla
	EMP 07	0.25	Playground		Pinidiyamulla
	EMP 08	0.26	St Josep Playground		Payagala North
	EMP 09	0.21	Playground		Akkaramale
	EMP 10	0.75	Aluthgama school Playground		Aluthgana west
	EMP 11	0.75			Kadiyawaththa
	EMP 12	0.95	Playground		Kalawilakanda
	EMP 13	0.22	Playground		Malewangoda
	EMP 14	0.72	Kundaluwela Playground		Kaluwamodara North
	PMP 01	0.21	Abandoned Paddy fields		Munhena
	PMP 02	0.36	Abandoned Paddy fields		Munhena
	PMP 03	0.32	Abandoned Paddy fields		Munhena
	PMP 04	0.30	Abandoned Paddy fields		Halkandawila
	PMP 05	0.36	Abandoned Paddy fields		Yowungama
	PMP 06	0.93	Abandoned Paddy fields		Bandanagoda

Ser. No.	Type	Exwtent	Present use	Proposed use	GN Division
	PMP 07	0.50	Abandoned Paddy fields	Mini Parks	Doowegoda
	PMP 08	0.35	Abandoned Paddy fields		Walathara
	PMP 09	0.37	Abandoned Paddy fields		Pannila
	PMP 10	0.82	Bare land		Walathara
	PMP 11	0.30	Bare land		Pinhena
	PMP 12	0.68	Abandoned Paddy fields		Marakkalawatta
	PMP 13	0.71	Abandoned Paddy fields		Marakkalawatta
	PMP 14	0.84	Abandoned Paddy fields		Magalkanda North
	PMP 15	0.48	Bare land		Weheragala
	PMP 16	0.61	Abandoned Paddy fields		Pannila
	PMP 17	0.54	Abandoned Paddy fields		Mahagoda
	PMP 18	0.57	Abandoned Paddy fields		Pinhena
	PMP 19	0.54	Abandoned Paddy fields		Galhena
	PMP 20	0.86	bare land		Adhikarigoda
	PMP 21	0.24	Open land		Moragalla
	PMP 22	0.21	Abandoned Paddy fields		Mullapitiya
	PMP 23	0.82	Low-lying land		Maradana
	PMP 24	0.43	Vacant land		Mahimulla
	PMP 25	0.98	Open land		Kudapayagala North
	PMP 26	0.58	Abandoned Paddy fields		Mahagammedda
	PMP 27	0.21	Open land		Kendagahawila
	PMP 28	0.43	Abandoned Paddy fields		Katukurudugahalanda East
	PMP 29	0.58	Abandoned Paddy fields		Katukurudugahalanda West
	PMP 30	0.26	Abandoned Paddy fields		Doowegoda
	PMP 31	0.37	Vacant land		Yowungama
	PMP 32	0.21	Open land		Karandagoda
	PMP 33	0.35	Abandoned Paddy fields		Warapitiya
	PMP 34	0.86	Abandoned Paddy fields		Warapitiya
	PMP 35	0.51	Abandoned Paddy fields		Kalawila
	PMP 36	0.77	Abandoned Paddy fields		Kalawila
	PMP 37	0.25	Abandoned Paddy fields		Kalawila

Ser. No.	Type	Exwttent	Present use	Proposed use	GN Division
	PMP 38	0.27	Abandoned Paddy fields	Mini Parks	Darga town
	PMP 39	0.21	Abandoned Paddy fields		Welpitiya
	PMP 40	0.24	Abandoned Paddy fields		Padagoda
	PMP 41	0.30	Abandoned Paddy fields		Hettimulla
	PMP 42	0.99	Open land		Maggona West
	PMP 43	0.31	Vacant land		Padagoda
	PMP 44	0.40	Abandoned Paddy fields		Thalawila
	PMP 45	0.38	Abandoned Paddy fields		Diyalagoda
	PMP 46	0.25	Low-lying land		Kankanamgoda
	PMP 47	0.23	Low-lying land		Kankanamgoda
	PMP 48	0.35	Abandoned Paddy fields		Ambepitiya
	PMP 49	0.36	Low-lying land		Maradana
	PMP 50	0.42	Vacant land		Aluthgama East
	PMP 51	0.63	Marshy land		Warapitiya
	PMP 52	0.89	Marshy land		Bondupitiya
	PMP 53	0.35	Low-lying land		Cheenakotuwa
	PMP 54	0.24	Low-lying land	Maradana	
03	Local Parks				
	ELP 01	1.1	UDA ground	Local Parks	Moragolla
	ELP 02	2.1	Playground		Diyalagoda
	ELP 03	2.0	Cricket ground		Pothuwila East
	PLP 01	1.0			Pinidiyamulla
	PLP 02	1.0	Abandoned Paddy fields		Pambe
	PLP 03	1.27	Abandoned Paddy fields		Pambe
	PLP 04	1.3	Abandoned Paddy fields		Viharakanda
	PLP 05	1.56	Abandoned Paddy fields		Hirigalodella
	PLP 06	2.0	Abandoned Paddy fields		Weheragala
	PLP 07	1.3	Abandoned Paddy fields		Katukurudugahalanda
	PLP 08	1.1	Abandoned Paddy fields		Thalawila
	PLP 09	1.2	Abandoned Paddy fields	Diyalagoda	
	PLP 10	2.07	Abandoned Paddy fields	Pothuwila West	
	PLP 11	1.0	Abandoned Paddy fields	Hirigalodella	

Ser. No.	Type	Exwtent	Present use	Proposed use	GN Division
	PLP 12	2.4	Abandoned Paddy fields	Local Parks	Kudamagalkanda, Kudamagalkanada South
	PLP 13	1.2	Abandoned Paddy fields		Kadurugasmulla
	PLP 14	1.0	Abandoned Paddy fields		Hettimulla, Galhena
	PLP 15	2.1	Low-lying land		
04	Beach Parks				
	EBP 01	1.5	Beach park	Beach Parks	Polkotuwa
	EBP 02	6.2	Beach park		Moragalla
	PBP 01	2.3	Open land		Polkotuwa
	PBP 02	0.70	Beach		Maggona West, Di-yalagoda, Mahapayagala
	PBP 03	4.2	Mix land		Mahapayagala
	PBP 04	11.0	Mix land		Marakkalawaththa, Magalakanda South, Idi-rigoda, Maggona west
3.0	Urban Parks				
4.0	Linear Parks				
	PLP 01	0.27	Silliya	Linear Parks	Maradana Paranakade,
	PLP 02	1.1	Lake		Idirigoda,
	PLP 03	7.6	Either side of Benthra river		Warpitiya, Darga town East, gangaaddra Seenawaththa, Aluthgama, Aluthgama West, Ganegama, Kaluwamodara West, Kaluwamodara
	Total	96.27			

Source : Field Survey – Urban Development Authority - 2018

EPP – Existing Pocket Park

PPP – Proposed Pocket Park

EMP – Existing Mini Park

PMP – Proposed Mini Park

ELP – Existing Local Park

PLP – Proposed Local Park

EBP – Existing Beach Park

PBP – Proposed Beach Park

PLP – Proposed Linear Park

Annexure 05 : Natural disasters in planning area

Ser.No	No	GN Div	Flood	Wind	Coastal Erosion	Land-slide	Tsunami
1	733	Malegoda	-				
2	733 A	Pambe	*				
3	733 B	Mehimulla	*				
4	734	Kudapayagala North			*		*
5	734 A	Kudapayagala West			*		*
6	735	Maha payagala	*		*		*
7	735 A	Payagala North			*		*
8	736	Pinidiyamulla	-	-	-	-	-
9	737	Viharakanda	-	-	-	-	-
10	737A	Hirigalgodella				*	
11	738	Palayangoda	-	-	-	-	-
12	738 A	Weheragala	*				*
13	738 B	Katukurudugahalanda	-	-	-	-	-
14	739	Mahagamnedda	*				*
15	740	Pothuwila East	-	-	-	-	-
16	740 A	Pothuwila west					*
17	740 B	Katukurudugahalanda west	-	-	-	-	-
18	741	Diyalagoda					
19	741 A	Munasinghagoda				*	*
20	741 B	Kapugoda					*
21	742	Maggonawest			*		*
22	743	Maggonawest	-	-	-	-	-
23	743 A	Akkaramale					*
24	744	Halkandawila	*				
25	744 A	Duwegoda	*	*			
26	744 B	Yowungama	-	-	-	-	-
27	744 C	Kendagahawila	*				
28	745	Munhena	*	*			
29	745 A	Kadurugasmulla	*				
30	745 B	Akkaraasuwa	-	-	-	-	-

Ser.No	No	GN Div	Flood	Wind	Coastal Erosion	Land-slide	Tsunami	
31	746	Idirigoda					*	
32	746 A	Kuda Magalkanda			*		*	
33	746 B	Magalkanda North	-	-	-	-	-	
34	746 C	Magalkanda	-	-	-	-	-	
35	747	Karandagoda	-					
36	747 A	Marakkalawaththa			*		*	
37	747 B	Bubulalanda	-					
38	748	Polkotuwa	*				*	
39	749	Kankanamdoga	*				*	
40	750	Walathara	*	*				
41	750 A	Badanagoda	*	*				
42	750 B	Kalawilawaththa	-					
43	751	Akkaragoda	*					
44	751 A	Chinafort	*					
45	752	Ambepitiya	*					
46	752 A	Pannila	-					
47	753	Paranakade			*		*	
48	753 A	Hettiyakanda				*		
49	754	Maradana	*				*	
50	755	Mahagoda	*					
51	756	Maligahena	-					
52	757	Massalgoda	*					
53	758	Hettimulla	*					
54	759	Pinhena	*	*				
55	759 A	Galhena	*	*				
56	759 B	Pinhena Janapadaya	-					
57	760	Moragalla			*		*	
58	761	Mullapiyiya	*	*	*			
59	762	Kaluwamodaea West						
60	762 A	Kaluwamodata North	*				*	
61	762 B	Gammedda					*	
62	762 C	Kaluwamodara East	-					
63	763	Ganegama	*				*	

Ser.No	No	GN Div	Flood	Wind	Coastal Erosion	Land-slide	Tsunami	
65	764	Aluthgama West	*				*	
66	765	Aluthgama East	*					
67	765 A	Seenawaththa	*					
68	766	Darga Town	-					
69	766 A	Darga Town East	*					
70	766 B	Alakandupitiya						
71	766 C	Pathirajagoda	*					
72	766 D	Kadiyawaththa	-					
73	766 E	Gangaaddara	*					
74	766 F	Malewana						
75	766 G	Adikarigoda	-					
76	767	Kalawila	*					
77	768	Padagoda	*	*				
78	768 A	Welipitiya	*					
79	768 B	Malewangoda	*					
80	769	Warapitiyay	*					
81	770	Kotapitiya	*					
82	770 A	Nakandaladoda	*					
83	770 B	Danwaththagoda	*					

Source : Disaster Management Officer (Social Development Division-2013)

Annexure 06 : The minimum facilities for development of sub urban centers identified through studying the Literature, Magazines and research etc.

Name of the Book	Factors Identified
<i>Neighborhood Centers (Body (n.d)</i>	<ul style="list-style-type: none"> • <i>Public square</i> • <i>Main state buildings</i> • <i>Public library gardens</i>
<i>The Role and Function of small Towns in Rural district (Geograph and Regional Planning Vol.2(a) Mohomed Rezarezvani (2009)</i>	<ul style="list-style-type: none"> • <i>Health care facilities (dental clinics, Pharmacies Health centers)</i> • <i>Cultural educational facilities (Main schools, Libraries)</i> • <i>Basic facilities (Post offices, Gas stations)</i> • <i>Agricultural and Veterinary clinics</i> • <i>Banks, Warehousing facilities, Food and eating places, Cool spots stationery outlets</i> • <i>Commercial and service centers</i>
<i>Ten Principles for Developing Successful Town Centers</i>	<ul style="list-style-type: none"> • <i>Create an Enduring and Memorable Public Realm</i> • <i>Respect Market Realities</i> • <i>Share the Risk, Share the Reward</i> • <i>Plan for Development and Financial Complexity</i> • <i>Integrate Multiple Uses</i> • <i>Balance Flexibility with a Long-Term Vision</i> • <i>Capture the Benefits That Density Offers</i> • <i>Connect to the Community</i> • <i>Invest for Sustainability</i> • <i>Commit to Intensive On-Site Management and Programming</i>

Annexures - Part II

Annexure 01 : Major and minor Irrigation Canals of Irrigation Engineer's Office

No	Name of Ela	Ela -Length (ft)	Ela - Width (ft) Estimated	Catchment Area (acres)	Irrigation Reservation (ft)
1	Kaluwamodara Ela (Operations and maintenance)	-	-	1600	
2	Kalwamodara Ela	10.5 Km	9.5 m	-	33
3	Dummalamodara Ela (Operations and maintenance)	-	-	1500	
4	Dummalmodara Ela	4.06 Km	7.6 m	-	
5	Mulatiyana Meda Ela	1.844 Km	-	-	
6	Puwakgaha Wila	1.844 Km	-	-	
7	Na gahaduwa El	3.388 Km	-	-	

Annexure 02 : Development of Ela

Serial No	No. of GN Division	GN Division	Name of Ela	Distance to be Developed	Width	Developed Distance	Distance to be Developed	Irrigation Reservation
1	733	Malegoda	Haballa	3 km	-	1km	2 km	Relevant reservation as per Regulation 90 of Agrarian Development Act No. 46 of 2000
			Banagaha cemetery	1 1/2 km	-	1 1/2 km	-	
2	733 A	Pambe	Maha Ela	1 1/2 km	20 ft	-	Total extent	
			Heen Ela	1 km	10 ft	1 km		
			Kudalu Ela	1/2 km	10 ft	1/2 km		
3	734 A	Kuda Payagala North	Dummala modara Ela	750 m	10 ft	About 380 m		
4	737 A	Hirigalgodella	Puwakgahawila Ela	2km	-	Has been developed		
			Dummala modara Ela	4 km	-	-		
5	738	Palayagoda	Nagahduwa Hembarawila Ela	1 1/2 km	15 ft	1 1/2 km		
6	738 A	Weragala	Hembarawila Ela	1 km	About 10 ft	1 km		
			Puwakgahawila Ela	1 km	About 10 ft	1 km		
7	740	Pothuwila east	Dummalamodara Ela	270 m	6 ft	270 m		
8	740 A	Pothuwela West	Adi Ela	1 km	-	-	Total Ela should be developed	
			Dumbara modara Ela	1/2 km	23 ft	-	Should be develop the bridge	
9	741	Diyalagoda	Haldeniya Ela	800 m	30 ft		Ela should be clean	
10	741 A	Munasinhagoda	Dummalamodara Ela	300 m	6 ft	200 m	100 m	
			Munasinhagoda Ela	200 m	6 ft	150 m	50 m	
11	742	Maggoda west	Haldummala ela	1/2 km	12 ft	-	Total extent	
			Maggona Ela	700 m	3 1/2 ft	-	First phase	
12	743	Maggona East	Nirmalawatta Ela	350 m	8 ft	-	350 m	

Serial No	No. of GN Division	GN Division	Name of Ela	Distance to be Developed	Width	Developed Distance	Distance to be Developed	Irrigation Reservation
13	743 A	Akkaramalaya	Haldeniya Ela	1 1/2 km	30 ft	-	Should be developed	Relevant reservation as per Regulation 90 of Agrarian Development Act No. 46 of 2000
14	744	Halkandawila	Pogodawela Ela	-	-	-	Should Construct an anikat	
15	744 A	Duwegoda	Badaththa Ela	2 1/2 km	18 ft	Should be clean	2 1/2 km	
16	744B	Yowungama	Kithulahitiya Ela	500 m	8 m	500 m	500 m	
17	744 C	Kendagahawila	Hinne Ela	1/2 km	8 ft	250 m	250 m	
18	745	Munhena	Hatharahaula Ela	4 km	2 km	2km	2km	
19	745 A	Kurundugasmulla	Wadigawela Maha Ela	2 km	2 1/2 m	-	Should be clear the bunt and develop	
			Depa Ela	2 km	2 1/2 m	-	2 km	
20	745 B	Akkara asuwa	Adunwenna Ela	2.5 km	8 ft	-	-	
21	746 A	Kuda magalkanda	Killagshawela Ela (has been accumulated)	-	-	-	-	
22	746 C	Magalkanda South	Galagashamula Ela	500 m	10 ft	-	Total extent	
23	747	Karandagoda	Gonkotuwa Ela	1 km	15 ft	-	1 km	
			Adunwenna	750 m	13 ft	-	750 m	
24	747 A	Marakkalawatta	Wella Ela	-	-	-	-	
25	748	Polkotuwa	Berawa Ela	500 m	15 ft	-	500 m	
30	752	Ambepitiya	Government Ela	2 km	4 ft	1 km	1 km	
			Belidhara Ela	2 1/2 km	4 ft	1 1/2 km	1 km	
			Ganearaba Ela	1 km	4 ft	-	1 km	
31	752 A	Pannila	Berawa Ela	1 km	3 ft	-	1 km	
			Maradana Ela	2 km	3 m	1.4 km	600 m	
34	755	Mahagoda	Kawayian v	1500 m	9 ft	-	Total Ela	

Serial No	No. of GN Division	GN Division	Name of Ela	Distance to be Developed	Width	Developed Distance	Distance to be Developed	Irrigation Reservation
36	758	Hettimulla	Sudu Ela	1200 m	18 ft	200 m	1 km	Relevant reservation as per Regulation 90 of Agrarian Development Act No. 46 of 2000
			Hetti Ela	900 m	10 ft	-	-	
37	759	Pinhena	Kudalu Ela	1 1/2 km	4 ft	-	Total Ela	
38	759 A	Galhena	Galhena maima Ela	5 km	10 ft	5 km	-	
			Malawanhena Ela	1 1/2 km	6 ft	1 1/2 km	-	
39	759 A	Galhena	Kora Ela	700 m	6 ft	700 m	-	
			Bracnes of kora Ela	300 m	8 ft	300 m	-	
40	759 B	Pinhena Janapadaya	Iri mulla Ela	3 km	2 1/2 ft	Has been developed	-	
41	760	Moragalla	Main Ela in middle of the village	1 km	About 5 ft		Although has been developed three Ela ways water flowing is poor	
			Booth Ela	2 km				
			Ela near to Moragalla school	1 km				
42	761	Mullapitiya	Kora Ela	1.3 km	18 ft	700 m	600 m	
			Mullapitiya galhena boundry Ela	600 m	12 ft	-	600 m	
43	762	Kaluwamodara - West	Dana Ela	500 m	10 ft	500 m	-	
			Parangi Ela	700 m	10 ft	700 m	-	
44	762 A	Kaluwamodara North	Olanda Ela	1.3 km	15-20 ft	-	Total Ela	
			Kora Ela	3 km	8-10 ft	500 m	2.5 km	
45	762 B	Gammedda	Athu Ela 1	600 m	2 m	-	600 m	
			Athu Ela 2	300 m	3 m	-	500 m	
46	762 C	Kaluwamodara east	Olanda Ela	1.2 km	15 ft	-	Total Ela	
47	765 A	Seenawatta	Olanda Ela	2 km	10 m	-	2 m	
48	766	Darga town	Dana Ela	2 km	6 ft	1 km	1 km	

Serial No	No. of GN Division	GN Division	Name of Ela	Distance to be Developed	Width	Developed Distance	Distance to be Developed	Irrigation Reservation
49	766 F	Malewana	Depa Ela	1500 m	9 ft	-	1500 m	Relevant reservation as per Regulation 90 of Agrarian Development Act No. 46 of 2000
50	766 G	Adlikarigoda	Adlikarigoda depa Ela	1 km	6 ft	-	1 km	
51	767	Kalawila	Digana Ela	2 km	22- 25 v	-	2 km	
			Iduruwa Ela	1 1/4 km	5-8 ft	-	1 1/4 km	
52	768	Padagoda	Iriya mulla Ela	800 m	5 ft	800 m	-	
			Addarawela Ela	1 km	5 ft	-	1 km	
53	768 A	Welipitiya	Galedanda Ela	2 km	4 ft	-	2 km	
54	768 B	Malewangoda	Galedanda Ela	3 km	10 ft	-	3 km	
55	769	Warapitiya	Malpala Ela	1/2 km	5 ft	-	Total Ela	
			Iniwala Ela	1 km	4 ft	-	Total Ela	
56	770	Kotapitiya	Nidikumba Ela	1500 m	10 ft	-	km	
			Mu Ela	800 m	10 ft	1500 m	1500 m	
57	770 A	Nakandalagoda	Parappu Ela	1 km	12 ft	-	1 km	
			Iniwala Ela	500 m	8 ft	-	500 m	
58	770 B	Danwattagoda	Hirnulla Ela	1 1/2 km	8 ft	-	Construct an Anikat	

Source : DSD Resource Profile 2013

Annexure 03 : Canal Reservation

Canal Surface Width (meter)	Reservation from the edge of the canal bank	
	For open canal (meter)	Surface covered canal (meter)
1.0- 1.2	1.0	0.3
1.3- 3.0	2.0	1.0
3.1-4.5	2.75	1.0
4.6-6.0	3.5	1.5
6.1-9.0	4.5	1.5
9.0 <	6.5	2.0

- A. *Should not be construction of building or any structure and reclamation should not be done in the canal reserve areas declared as canal protection areas without the written approval of the executive officer of the Land Reclamation and Development Corporation of Sri Lanka.*
- B. *As per the attached schedule, the minimum relevant canal reserve size should be in the field*
- C. *Rain gutters shall not be connected to any canal in this declared canal reserve without the approval of the corporation and sewage, industrial effluent or any pollutant shall not be laid, disposed of or made to be so.*
- D. *Although the canal reserve can be used as an access road only when there is no alternative road, paving, concreting or other paving should not be done on that road.*
- E. *Prior written approval of the Land Reclamation and Development Corporation of Sri Lanka should be obtained for any work carried out in the area declared as a canal reserve.*
- F. *Land should not be used for parking, use for garages or cultivation in a canal reserve declared area.*
- G. *Anyone authorized by the Chief Executive Officer of the Land Reclamation and Development Corporation of Sri Lanka for the purposes of the Act is permitted to enter the relevant declared areas and any person obstructing it may be found guilty under the Act.*
- H. *Anyone who not comply with these terms and conditions shall be liable under the Corporation Act.*

Should be agree with the existing and future terms and conditions.

Annexure 04 : Definition of Permitted Uses in Various Clusters

Usage		Definition
Residential	Housing Units	A building or part of a building with a room or series of rooms or unit comprised of complex facilities for dwelling comprised with independent sleeping, cooking and sanitary facilities.
	Housing Complex	Dwelling unit or group of dwelling units spread horizontally or vertically located within a land parcel which is permanent and passes commonly.
	Hostels	Buildings spread horizontally or vertically which provide dwelling facilities for limited time period.
	Offices Residence / Staff Quarters	Buildings spread horizontally or vertically which provide dwelling facilities related to an employment category.
	Elders Homes / Disabled Homes	Buildings spread horizontally or vertically which use for take care of elders and disabled person with basic residential facilities.
	Child Care Centres	Buildings spread horizontally or vertically which use for take care of children use them 18 years of age with basic residential facilities.
Health	Hospitals	Buildings consist with all facilities or several of following, laboratory provide treatment for outdoor or residence patients, pharmacies, nursing services, rehabilitation, surgery services, outdoor and indoor patients sections, training centers administration and staff.
	Medical Treatment Centres	A centre which provide at least doctor service and provide a medium and outdoor patients treatment.
	Medical Advisory Service Centres	Building which provide specialist doctors service facilities.
	Child and Maternity Clinic Centres	Centres which provide basic health service facilities and advisory services to child and pregnant mothers.
	Animal Hospitals	Veterinary service centres which provide indoor and outdoor treatment for animals.
	Animal Clinic and Treatment Centres	Veterinary service centres which provide outdoor treatment and conducting clinic.
Health	Hospitals	Buildings consist with all facilities or several of following, laboratory provide treatment for outdoor or residence patients, pharmacies, nursing services, rehabilitation, surgery services, outdoor and indoor patients sections, training centers administration and staff.

Usage		Definition
	<i>Medical Treatment Centres</i>	<i>A centre which provide at least doctor service and provide a medium and outdoor patients treatment.</i>
	<i>Medical Advisory Service Centres</i>	<i>Building which provide specialist doctors service facilities.</i>
	<i>Child and Maternity Clinic Centres</i>	<i>Centres which provide basic health service facilities and advisory services to child and pregnant mothers.</i>
	<i>Animal Hospitals</i>	<i>Veterinary service centres which provide indoor and outdoor treatment for animals.</i>
	<i>Animal Clinic and Treatment Centres</i>	<i>Veterinary service centres which provide outdoor treatment and conducting clinic.</i>
Education	<i>Early Childhood Development Centres</i>	<i>Building use for provide formal education and early childhood development which same facilities to children prior to enter grade 1.</i>
	<i>Primary Education Centres</i>	<i>Building use for provide formal education which same facilities for students from grade 1 - grade 5.</i>
	<i>Secondary Education Centres</i>	<i>Building use for provide formal education which same facilities for students from grade 1 - grade 13 and students from grade 6 - grade 13.</i>
	<i>Tertiary Education Centres</i>	<i>Higher education centres of Government, Semi Government, Private or International accepted as Universities, Open Universities.</i>
	<i>Technical Colleges / Vocational Training Institution</i>	<i>Education centres which provide vocational / technical training base on aiming an employment.</i>
	<i>Research and Development Centres</i>	<i>Centres which engage in conduct research and development programme to explore modern technological methods and systems with necessary facilities.</i>
	<i>Private Tuition and Classes</i>	<i>Building consist with teaching facilities to one or group of students by one teacher or group of teachers personally.</i>
	<i>Art Institution / Theaters</i>	<i>Centres which provide education related to art drama and aesthetic amusement.</i>
Institution	<i>Offices</i>	<i>Centre provide utilities and administrative facilities.</i>
	<i>Office Complexes</i>	<i>Two building or more livings interconnected with utilities and administrative facilities.</i>
	<i>Professional Offices</i>	<i>Centres which service providing related to base on a profession.</i>
	<i>Bank, Insurance and Financial Institutions</i>	<i>Institution engage in finance banking and insurance.</i>
	<i>Auto Teller Machine Centre</i>	<i>Centres providing financial transactions by machine without involvement of personnel.</i>

Usage		Definition
Social Service and Common Amenities	Community Development Centres	Centres which provide space for public meeting community development activities.
	Social and Cultural Centres	Centre related to cultural and common activities.
	Religious Centres	Building and centres for use of religious activities.
	Auditorium and Conference Hall	Building use for held functions, conferences exhibiting and meetings.
	Libraries	Building and places use for reading storage of books for reading and educational purpose.
	Rehabilitation Centres	Centres which provide facilities for rehabilitate who engaged in antisocial activities.
	Crematorium	Building within cemetery which use for cremate dead bodies by using LP Gas or electricity oven which having smoke outlet conducted by a Local Authority.
	Cemetery	Land parcel use for burner cremate dead human bodies.
Commercial	Trade Stalls	Places where selling goods retail or wholesale.
	Super Markets	Comparatively large building soppo huge range of and multitude of consumer goods and various consumer durables under one roof which having self service facilities selecting and collecting goods.
	Shopping Complexes	Places having more shopping outlets of good and services.
	Hotels	A place where public able to buy and consume food and beverage.
	Open Markets	Common sales places of consumer items with or without a roof and without walls.
	Pharmacies	Medicine sales outlet with registration and authority of State Pharmaceuticals Corporation.
	Laboratory Services and Sample Collection Centres	Centres providing laboratory services related to experiment of human health with or without interconnecting to hospitals.
	Wholesale	Places where store merchandise or selling good.
Commercial	Ware House	Buildings or part of a building use of store local or foreign merchandise selling good or raw material using container or without containers.
	Consumer Service Centres	Centres accomplished real of consumer services for customers from skill personal.

<i>Usage</i>	<i>Definition</i>	
<i>Commercial</i>	<i>Fish and Meat Stalls</i>	-
	<i>Liquor Shops</i>	-
	<i>Funeral Parlour</i>	<i>Places where prior funeral activities take place before cremation or burry.</i>
	<i>Funeral Parlour and Reception Halls</i>	
	<i>Building Material Sales Outlet</i>	
	<i>Fuel Filling Stations</i>	<i>Places where supply of Petrol Diesel, Lubricants Liquid Petroleum Gas in retail to enactory of motor vehicles and retail outlet of kerosene oil.</i>
	<i>Fuel Filling Stations and Vehicle Service Centres</i>	<i>Places where supply of Petrol, Diesel, Lubricant Liquid Petroleum Gas in retail to motor vehicles and places having facilities to servicing of vehicle outlet of kerosene oil.</i>
	<i>Fuel Filling Stations and Commercial Complexes</i>	<i>Places where supply of Petrol, Diesel and Liquid Petroleum Gas for motor vehicle of kerosene in retail outlet with consumer goods sale outlet.</i>
	<i>Liquid Petroleum Gas Outlet and Charge Electricity</i>	<i>Place where filling of Liquid Petroleum Gas for vehicle and necessary charge of electricity.</i>
	<i>Communication Tower on Buildings</i>	<i>Construction of communication towers on building under approval of Telecommunication Regulatory Commission.</i>
	<i>Communication Towers</i>	<i>Communication towers construction with approval of Telecommunication Regulatory Commission.</i>
	<i>Multistory Car Parks</i>	<i>Structures construction for providing vehicle parking facilities with two storied or more.</i>
<i>Tourism</i>	<i>Open Parking</i>	
	<i>Vehicle Showrooms</i>	<i>Places where exhibit of vehicle for sales.</i>
	<i>Leisure Houses</i>	<i>Places where providing leisure or relocation facilities including lodging food sports are recreational activities for guest as leisure destination.</i>
	<i>Guest Houses</i>	<i>Building or part of building providing facilities for staying for guests.</i>
	<i>Lodges</i>	<i>Places which provide lodging facilities on rental basis.</i>
	<i>Tourist Hotels</i>	<i>Places which providing all facilities for tourists.</i>
	<i>City Hotel</i>	<i>Places utilize for providing short term residential facilities for personals engage in business activities.</i>

Usage		Definition
Tourism	<i>Tourist Information Centres</i>	<i>Centres which provide information for tourist.</i>
	<i>Ayurvedic Panchakarma Centres</i>	<i>Centre or places or provide Ayurvedic treatment facilities using indigenous medical treatment with registration of Ayurvedic Medical Council.</i>
	<i>Kabana Hotels</i>	<i>Small scale lodging place construct by using temporary or permanent raw material with one bed room with allied sanitary facilities for usage of tourist leisure and recreational activities.</i>
Manufacturing Industries	<i>Extractive industries related to mines and mining</i>	<i>Buildings which facilitate for basically mines and mining related industries processing industry of active carbon dust / coal / making granite blocks (extract from earth, blasting, grinding, polishing) grinding granite.</i>
	<i>Metal production welding related industries</i>	<i>Building which facilitate for iron and steal, welding plant with furnace, secondary process melting, non iron metal processing with reproduce metal processing industry, public surface polishing including electroplating and galvanizing industry or industries of producing metallic goods and equipment, machinery or part of machinery or powder coating etc.</i>
	<i>Distillation related industry oil petroleum related and paint industries</i>	<i>Building which facilitate for industries of oil refinery (petroleum or mineral oil) fuel, lubricant, Greece and chemical product related to mineral oil classic or intermediate production) or mixing, industries of produce petroleum gas, industries gases or processing or refilling producing prime for (asphalt) industries of mixing or intermediate production of colouring industries of producing or mixing of die (enamel, category of emulsion) paints, colouring varnish and polish.</i>
Manufacturing Industries	<i>Industries related to chemicals, polythine, plastic, rubber and glass.</i>	<i>Buildings facilitate for industries related to produce chemical substances and mixing or repackaging, industries engage in producing soap, detergent, softeners or other detergent, industries related to rubber base and produce or pre processing of artificial rubber natural rubber, industries related produce, or mixing or pre processing or repackaging of chemical fertilizer, industries related to produce, or mixing or preprocessing of pesticide, insecticide, fungicide, herbicide, all industries related polymer production industries which use fiberglass as raw material, all category of industries refilling and production of tyre and tube industries using asbestos fiber as raw material industries of production and renovation of batteries, ...</i>

Usage	Definition
	... industries related production and intermediate production of western medicine cosmetic or extraction or mixing, Batik industry, production of adhesives except natural gum, production and annexing to explosives and matches.
<i>Industries related to cement, concrete and kolin</i>	<i>Building facilitate for cement industry (production or grinding or repackaging of clinker) cement blocks production industry, concrete pre mixing plant, glass or glass base good production industry, limekiln, production of ceramic clay ware industries related grinding or processing of non metallic minerals (limestone, dolomite, rutile, zircon, mica, talatu graphite, kolin etc.), production of pre last concrete production of plaster of paris, production of ceramic clay ware industry etc.</i>
<i>Clay related production industry</i>	<i>Building facilitate for industries of tile, clay brick and clay related production.</i>
<i>Industries related production of natural fiber</i>	<i>Building facilitate for production industry of fiber using natural raw material.</i>
<i>Clothes, garment and other production</i>	<i>Buildings facilitate for garment industry, garment preprocessing industry (including shining, colouring and printing), garment washing industry, cloths preprocessing by using sand, handloom or embroider or spinning industry, high power loon and conjee adding process leather finishing industry, leather tanning industry, jute preprocessing industry.</i>
<i>Industries related to electricity electronic goods production</i>	<i>Building facilitate for production of electric and electronic good and equipment and assembling of same.</i>
<i>Industries related to production and assembling of heavy machineries</i>	<i>Building facilitate for industries related to production and assembling of motor vehicle and bicycle vehicle service activities except three wheeler and motor cycle service with container yards.</i>
<i>Industries related production of papers and printing activities</i>	<i>Building facilitate for production of paper and pulf, production of corrugated card board printing press with led smelting or new papers printing press or printing activities with discharging waste water or colour photograph processing centres and industries with printing machines with print the syllable.</i>
<i>Industries related production wood, wooden goods</i>	<i>Building facilitate for sawmills and chemical treating and wood preserve except borne treating carpentry shops multi machineries.</i>

Manufacturing Industries

Usage		Definition
Manufacturing Industries	<i>Industries related to production of food and non alcoholic beverages</i>	<i>Building facilitate for production for bakery and confectioneries including food production, processing and portaging industry, industry produce and producing instant tea and coffee. Production of non alcoholic beverages, sugar cane related industry, ice factories, tea factory, industry producing desiccated coconut or processing coconut.</i>
	<i>Industries related to production of indigenous medicine sprit and essence</i>	<i>Building facilitate for alcohol permeated industry (distillery, beer production) or alcohol bottling industry and bottling with process of washing bottles, tobacco drying industry, manufacturing of sugar and refinery of sugar, industries related to indigenous, ayurvedic machine production or extraction or mixing, coconut oil production or cinnamon oil extraction industry, industry of smoking of cinnamon (sulfur smoke) flora and fauna oil / fat extraction industry.</i>
	<i>Industries related to recycling activities</i>	<i>Building facilitate for industry of recycling of solid waste / processing for reuse, industry related to recycling and processing for reuse of poisonous hazardous / dangerous and infected waste and production of compost using municipal and other waste and grinding of oyster shell.</i>
Service Industries	<i>Industries related to provision of infrastructure facilities</i>	<i>Building facilitate for generation of power, power house, hydro power, solar power and wind tower except production of generator use during common power facilities. High capacity water treatment system high capacity combustible facilities.</i>
	<i>Cottage Industries</i>	<i>Building facilitate for introduction related to handicraft and environmental friendly traditional handicraft.</i>
	<i>Vehicle Service Centres</i>	<i>Building facilitate for service maintenance for vehicle.</i>
Service Industries	<i>Vehicle Repair Centres, Vehicle Painting</i>	<i>Building facilitate for repairing of accidents / breakdowns vehicle.</i>
	<i>Hiring Vehicle Centres</i>	<i>Building facilitate for supply of own vehicle or leased rental vehicle on basis of rental basis.</i>
	<i>Laundromat / Clearing milling</i>	<i>Building facilitate for washing, drying and processing of cloths.</i>
	<i>Grinding Mills / Paddy Milling</i>	<i>Building facilitate for grinding and milling, removing of husks of food staff.</i>
	<i>Leather Work and Welding Plant</i>	<i>Building facilitate for shaping / cutting and welding of iron related equipment.</i>
	<i>Repair of Electronic Equipment</i>	-

Usage		Definition
Utility Services	Railway / Bus Terminal / Stands	-
Agriculture and Fishing	Fishing Ferries	Place adjoining to water bodies (river or sea) use for keep vessels use for fishing activity. This place is most probably prepared naturally and specially use for keep small vessels traditionally.
	Lellama	A place adjoining to see use for action and sale collect of fish catch from the sea and very close to water strip with permanent construction.
Leisure and Recreation	Pocket Park	This refers to scattered distributed very small play areas, leisure area and park area with minimum facilities without any formal maintenance or administration located within high density residential development, highly populated industries and commercial development areas.
	Mini Park	This refers to very small play area and park area with minimum facilities which covers residential community of an area of 200 m located within reach walking distance of 2.5 minutes.
	Local Park (Neighbourhood Park)	This refers to small play area, senior or junior soccer lawn, informal running training area, leisure area, cricket pitch and park with wider range of facilities covering 400 m area within reach walking distance of 5.0 minutes.
	Community Park	<p>This refer to wider range of active and passive play areas such as facilities for various games with pitches and race stadium which covers residential community of an area of 800 m within reach of walking distance of 10 minutes.</p> <p>Examples of practices 2.0 hectare soccer pitch with practice place of athletic, running track, small cricket pitch of 1.0-1.5 hectare Netball, Volleyball court or Basketball court of 0.25-.05 hectare.</p> <p>Special children play area of 0.25 hectare ornamental of 0.5 hectare, 0.5 naturalistic area for leisure and study.</p>
	Town Park	This refer to active and passive play areas comprised with varieties and wider range of facilities pitch for various games with separate facilities which covers community population area of 1600 m accessible by common and private motor vehicles.

Usage	Definition
Central Urban Park / City Park	This refers to public leisure recreation and sports facilities spread an area of 100.0 hectare approximately such as international stadium with all facilities comprised swimming pool for tournament naturalistic park, small zoos accessible by common and private vehicles.
Regional Park	This refers to public leisure and recreation areas with full range of facilities plus special activities with specialized natural environmental conditions.
Leinier Park	Leinier park will depend on reservation of existing river / oya / ela. these facility include walking track, jogging track, bicycle track and lanes.
Beach Park	Park related to recreational activities around coastal belt.
Indoor Stadium	Building comprised with necessary facilities for related sports facilities.
Cinema Halls	Building facilitate with observing films for recreation and leisure.
Clubs	Building facilitate for recreation facilities with various social facilities including sales outlet or foreign liquor
Art Gallery / Museums	Building use for kept large number of art work or archeological goods which have aesthetic and value for exhibition for public and studies.
Open Air Theater	A place use for performance of music, dancing, meeting etc. with open stage with or without seating facilities.
Boat Jetty / Ferry	A place most similar to stage install connecting edge of inland and water bodies to transfer people, goods and provide services for and to stop use for water transport boat jetty, ferry etc.
Anchor, Ferries	A place where medium scale water vassals terminal to stop same adjacent to inland with supportive instrument.
Livestock Farm with Building / Crop Farms	A place where livestock activities take place inside or outside of building cultivation of crops for human consumption.
Drag Net (Ma - dal) Harbour	A place located on the coast adjoining to sea use for practice of catching fish by large net dragnet by fishing folk deemed suitable for the same by them within Sri Lanka sea limit and there will be several close places where drag net industry taking place for catching fish.
Fisheries / Ferry	A place adjoining to water body (river or sea)

Leisure and Recreation

Annexure 05 : Road List

Road No:	Road Name	Building Line (m)
RDA Roads		
1	Galle Road	15
2	Aluthgama Mathugama Road	15
PRDA Roads		
3	Kankanmgoda Keeranthidiya Road	09
4	Hettimulla Station Road	09
5	Payagala Dodangoda road	09
6	Pinhena Padagoda Road (Sri Pushparama Road)	09
7	Aluthgama Mathugama Yatadola Road	09
8	Kaluwamodara Kalawila Road	09
9	Payagala North Railway Station Road	09
10	Palayangoda Nagahaduwa Road	09
11	Vihara Kanda Road	09
12	Payagala Nawuththuduwa Road	09
13	Katukurudu Gahalanda Old Road	09
14	Gabadagoda Kachchegoda Road	09
15	Maggonna Munhena Halkandavila Road	09
16	Beruwala Maradana Moragalla Road	09
Local Authority Roads		
17	11th lane	06
18	1st lane	06
19	2nd Cross Road	06
20	8th Lane	06
21	9th Lane	06
22	A.M.M.Rawuf Mawatha	06
23	Abacote Road	06
24	Abdul Baker Mawatha	06
25	Abdul Cardar Alim Mawatha	06
26	Abdul Rasik Mawatha	06
27	Accaraasuwa Cemetery Road	06
28	Accaraasuwa Community Hall Road	06
29	Adwin samarasekara Mawatha	06
30	Air Force Road	06
31	Akkara Panaha Road	06
32	Akkaraasuwa Munhena Road	06

Road No:	Road Name	Building Line (m)
33	Akurassa Kappiliyagodawaththa Road	06
34	Akurassa Road	06
35	Akuressa Thappilyagodawaththa Road	06
36	Alen Egoda Road	06
37	Alevai Road	06
38	Aluthhena Road	06
39	Ambagaha Waththa Road	06
40	Anagiyawaththa Road	06
41	AR Mohamed Mawatha	06
42	Arab Road	06
43	Ariyawansa Road	06
44	Atabagaha Watta Road	06
45	Bakir Maker Mawatha	06
46	Bandaranayake Place	06
47	Bandupala Perera Mawatha	06
48	Bangalawaththa Road	06
49	Bappugoda Road	06
50	Bogalla 3rd Cross Road	06
51	Bogalla Road	06
52	Brief Graden Road	06
53	Bubula Road	06
54	Cemetery Road	06
55	Central Road	06
56	Chaina Fort Road	06
57	Chamara Uyana Road	06
58	Chaya Mawatha	06
59	Circular Road	06
60	Daham Pathanagama Road	06
61	Darga Road	06
62	Darga Road 1st Cross Road	06
63	Darga Road 2nd Cross Road	06
64	Darga Road 3rd Cross Road	06
65	Darga Road 4th Cross Road	06
66	Darga Road 5th Cross Road	06
67	Darga Road 6th Cross Road	06
68	Darmarathna Janapada Mawatha	06
69	Dewala Road	06

Road No:	Road Name	Building Line (m)
70	<i>Dewala Road</i>	06
71	<i>Dhammananda Road</i>	06
72	<i>Distillery Road</i>	06
73	<i>Dodangoda Road</i>	06
74	<i>Duwegoda Main Road</i>	06
75	<i>Duwegoda Welamada Road</i>	06
76	<i>Ethpanthiya Road</i>	06
77	<i>Fatha Hajiyar Mawatha</i>	06
78	<i>Friendi Lane</i>	06
79	<i>Gabadagoda Road</i>	06
80	<i>Galpotha Road</i>	06
81	<i>Gammadda Road</i>	06
82	<i>Ganegama Meda Para</i>	06
83	<i>Ganegama Meda Para</i>	06
84	<i>Gisbome Place</i>	06
85	<i>Godella Road</i>	06
86	<i>Godellawaththa Road</i>	06
87	<i>Gomarakanda Road</i>	06
88	<i>Gorakadeniya Lening Mawatha</i>	06
89	<i>Govindagama Road</i>	06
90	<i>Govinwatta Road</i>	06
91	<i>Gunawatha Road</i>	06
92	<i>Haji Lane</i>	06
93	<i>Hajjiyar Road</i>	06
94	<i>Halkandawila Bandaranayaka Mawatha</i>	06
95	<i>Haul Hena First Lane</i>	06
96	<i>Hebakkala Road</i>	06
97	<i>Himbutugama Road</i>	06
98	<i>Hospital Road</i>	06
99	<i>Hospital Road</i>	06
100	<i>Housing Project Road</i>	06
101	<i>Ibrahim Hajjiyar Road</i>	06
102	<i>Idiriliya Road</i>	06
103	<i>Ihala Wadugoda Road</i>	06
104	<i>Induruwagoda Road</i>	06
105	<i>Jabil Avenue</i>	06
106	<i>Jailanee Road</i>	06

Road No:	Road Name	Building Line (m)
107	Janarajapura Road	06
108	Janatha Avenue	06
109	Jaya Avenue	06
110	Jaya Mawatha	06
111	Jem Road	06
112	Jem Road	06
113	Josap Sobas Road	06
114	Joshap Coorey Mawatha	06
115	Jubilee Mawatha	06
116	Jude Piyagama Road	06
117	Kachchagoda Road	06
118	Kadiyawaththa Road	06
119	Kajuduwa Road	06
120	Kajuduwa Sub Road	06
121	Kalawila Kanda Main Road	06
122	Kalawilakanda Road	06
123	Kalwariya Road	06
124	Kandavihara Yati Road	06
125	Kandegodawatta Road	06
126	Kankanamgoda Cross Road	06
127	Kankanmgoda Road	06
128	Kanyarama Road	06
129	Kapugoda Road	06
130	Karandagoda Cemetery Road	06
131	Karandagoda Road	06
132	Karandagoda Road	06
133	Karunasena Road	06
134	Karunasenapura Road	06
135	Katukurunda Road	06
136	Kembarawila Road	06
137	Kendagaswila Road	06
138	Keththrama Road	06
139	Kichchimale Mosque Road	06
140	Kiri Pattiyawaththa Road	06
141	Kithulhena Pansala Road	06
142	Kitulahena Road	06
143	Kohindagoda Road	06

Road No:	Road Name	Building Line (m)
144	<i>Komasthar Abdul Majdpura Road</i>	06
145	<i>Kopiwaththa Road</i>	06
146	<i>Koratuwa Road</i>	06
147	<i>Kosgoda Sumanasiri Mawatha</i>	06
148	<i>Koswaththagoda Road</i>	06
149	<i>Kudawa Road</i>	06
150	<i>Kumburugoda Road</i>	06
151	<i>Kurudugasmulla Road</i>	06
152	<i>Kuruppugoda Road</i>	06
153	<i>Land Sale Road</i>	06
154	<i>Land Sale Road</i>	06
155	<i>Land Sale Road</i>	06
156	<i>Land Sale Road</i>	06
157	<i>Land Sale Road</i>	06
158	<i>Liberty Place</i>	06
159	<i>Lindauda Road</i>	06
160	<i>Lotus Road</i>	06
161	<i>Maduruduwa watta Road</i>	06
162	<i>Magalkanda Road</i>	06
163	<i>Mahagammadda Gabadagoda Road</i>	06
164	<i>Mahagammadda Sub Road 01</i>	06
165	<i>Mahagammadda Sub Road 02</i>	06
166	<i>Mahagammadda Sub Road 03</i>	06
167	<i>Mahagedarawatta Road</i>	06
168	<i>Mahimulla Road</i>	06
169	<i>Malawanwela Road</i>	06
170	<i>Mallabokka Road</i>	06
171	<i>Mangala Road</i>	06
172	<i>Mangala Road 1st Cross Road</i>	06
173	<i>Mangala Road 2nd Cross Road</i>	06
174	<i>Mapitiya Road</i>	06
175	<i>Market Road</i>	06
176	<i>Marvin Perera Mawatha</i>	06
177	<i>Mashoor Mawatha Road</i>	06
178	<i>Massalagoda Road</i>	06
179	<i>Matiyalamulla Road</i>	06
180	<i>Meegama Thotupola Ambagahandiya Road</i>	06

Road No:	Road Name	Building Line (m)
181	Meenachchi Hill Road	06
182	Meeter Plece Road	06
183	Mihiripenna Lane	06
184	Mihiripenna Road	06
185	Millagahawatta Road	06
186	Miriswaththa Road	06
187	Mohari Thakkiya Mawatha	06
188	Mosque Road	06
189	Munasinghagoda Road	06
190	Munhena Magalkanda Road	06
191	Musabaduwatta Road	06
192	Nadukarawatta Road	06
193	Nagahaduwa Road	06
194	Nakandalagoda Road	06
195	Nalhena Road	06
196	Nalim Hajjiyar 1st Cross Road	06
197	Nalim Hajjiyar 2nd Cross Road	06
198	Nalim Hajjiyar 3rd Cross Road	06
199	Nalim Hajjiyar 4th Cross Road	06
200	Nalim Hajjiyar 5th Cross Road	06
201	Nalin Hajjiyar Road	06
202	Nallahena 1st Cross Road	06
203	Nallahena 4th Cross Road	06
204	Nallahena Cross Road	06
205	Nawfer Jabeer Mawatha - 1st cross road	06
206	Nawfer Jubeer Mawatha	06
207	Nawfer Mawatha	06
208	New Kapugoda Road	06
209	Nilwadula Road	06
210	Nirmalawatta Road	06
211	Niwasa Yojana Road	06
212	Nugagaha Road	06
213	Nugaowita Road	06
214	Old Road	06
215	P Don Paul Mawatha	06
216	Padmasiri Perera Road	06
217	Pahala Angangoda Road	06

Road No:	Road Name	Building Line (m)
218	<i>Pahala Wadugoda Road</i>	06
219	<i>Palace Path</i>	06
220	<i>Palamu Patumaga Road</i>	06
221	<i>Pambewatta Road</i>	06
222	<i>Pansala Road</i>	06
223	<i>Panthiyawatta 1st Cross Road</i>	06
224	<i>Panwila Wedagoda Road</i>	06
225	<i>Pasal Mawatha</i>	06
226	<i>Pathirajagoda Road</i>	06
227	<i>Paththiyawatta Road</i>	06
228	<i>Peduru Mawatha</i>	06
229	<i>Pelawatta Road</i>	06
230	<i>Perera Road</i>	06
231	<i>Perera Road 1st Cross Road</i>	06
232	<i>Perera Road 2nd Cross Road</i>	06
233	<i>Perera Road 3rd Cross Road</i>	06
234	<i>Perera Road 4th cross Road</i>	06
235	<i>Perera Road 5th cross Road</i>	06
236	<i>Peththawatta Road</i>	06
237	<i>Petigodawatta Ranawiru Lane</i>	06
238	<i>Anhena Kolania Road</i>	06
239	<i>Pinhena Colony Road</i>	06
240	<i>Pinidiyamulla Road</i>	06
241	<i>Polwaththa Road</i>	06
242	<i>Poorwarama Road</i>	06
243	<i>Pothuwila Sub Road</i>	06
244	<i>Pradeshiya Sabha Road</i>	06
245	<i>Punchi Udumulla waththa Road</i>	06
246	<i>Race Ground Road</i>	06
247	<i>Ragala Wela Road</i>	06
248	<i>Railway Parallel Road Left</i>	06
249	<i>Ranawiru Ajith Jayasiri Mawatha</i>	06
250	<i>Ranawiru Corporal Bandula Gammanpila Lane</i>	06
251	<i>Ranawiru Corporal Kamal Sisira Kumara Mawatha</i>	06
252	<i>Ranawiru Corporal Kamal Sisira Kumara Mawatha</i>	06
253	<i>Ranawiru Mayura Nalaka de Silva Mawatha</i>	06
254	<i>Ranawiru Sajith Lal Mawatha</i>	06

Road No:	Road Name	Building Line (m)
255	Rasik Marikkar Mawatha	06
256	Rathnasiri Maha Nahimi Mawatha	06
257	Rawf Hajjiyar Mawatha	06
258	River Avenue	06
259	River side Road	06
260	Rockland Road	06
261	Rocklandwatta Road	06
262	Rukaththanakotuwa Road	06
263	Saduliya Road	06
264	Sagara Mawatha	06
265	Sali Hajjiyar Mawatha	06
266	Samad Avenue	06
267	Samagi Mawatha	06
268	Samagi Mawatha	06
269	Samson Road	06
270	Samupakarawatta Road	06
271	Sarjjar Mawatha	06
272	Saw-Mill Road	06
273	Sawsiri Uyana	06
274	School Lane	06
275	Seelananda Road	06
276	Seinul Abdhil Road	06
277	Shafi Hajjiyar Mawatha	06
278	Shak Abdul Muhis Mawatha	06
279	Shana Moona Road	06
280	Shantha Peeduru Mawatha	06
281	Sheikh Madar Road	06
282	Siriniwasa Road	06
283	Siripathi Road	06
284	Sisil Diyalanda Road	06
285	Sobalan Kanda Road	06
286	Somarathna Road	06
287	Sooranwatta Road	06
288	Sri Sumanananda Nahimi Mawatha	06
289	Sri Sumangala Mawatha	06
290	Sri Wijaya Mawatha	06
291	Saw-Mill Road	06

Road No:	Road Name	Building Line (m)
292	Sawsiri Uyana	06
293	St. Anne's Road	06
294	St. Fransiscan Road	06
295	St. Sebathiyen Road	06
296	St. Marry's Road	06
297	St. Seviyar's Road	06
298	Stadium Road	06
299	Station Access Road	06
300	Station Access Road	06
301	Station Road	06
302	Station Road	06
303	Sub Road - 3	06
304	Sub Road - 4	06
305	Sub Road - 5	06
306	Sub Road - 6	06
307	Sub Road - 7	06
308	Sub Road - 8	06
309	Sub Road - 9	06
310	Sub Road - 10	06
311	Sub Road - 11	06
312	Sub Road - 12	06
313	Sub Road - 13	06
314	Sub Road - 14	06
315	Sub Road - 15	06
316	Sub Road - 16	06
317	Sub Road - 17	06
318	Sub Road - 18	06
319	Sub Road - 19	06
320	Sub Road - 20	06
321	Sub Road - 21	06
322	Sub Road - 22	06
323	Sub Road - 23	06
324	Sub Road - 24	06
325	Sub Road - 25	06
326	Sub Road - 26	06
327	Sub Road - 27	06
328	Sub Road - 28	06

Road No:	Road Name	Building Line (m)
329	Sub Road - 29	06
330	Sub Road - 30	06
331	Sub Road - 31	06
332	Sub Road - 32	06
333	Sub Road 33	06
334	Sub Road 34	06
335	Sub Road 35	06
336	Sub Road 36	06
337	Sub Road 37	06
338	Sub Road 38	06
339	Sub Road 39	06
340	Sub Road 40	06
341	Sub Road 41	06
342	Sub Road 42	06
343	Sub Road 43	06
344	Sub Road 44	06
345	Sub Road 45	06
346	Sub Road 46	06
347	Sub Road 47	06
348	Sub Road 48	06
349	Sub Road 49	06
350	Sub Road 50	06
351	Sub Road 51	06
352	Sub Road 52	06
353	Sub Road 53	06
354	Sub Road 54	06
355	Sub Road 55	06
356	Sub Road 56	06
357	Sub Road 57	06
358	Sub Road 58	06
359	Sub Road 59	06
360	Sub Road 60	06
361	Sub Road 61	06
362	Sub Road 62	06
363	Sub Road 63	06
364	Sub Road 64	06
365	Sub Road 65	06

Road No:	Road Name	Building Line (m)
366	Sub Road 66	06
367	Sub Road 67	06
368	Sub Road 68	06
369	Sub Road 69	06
370	Sub Road 70	06
371	Sub Road 71	06
372	Sub Road 72	06
373	Sub Road 73	06
374	Sub Road 74	06
375	Sub Road 75	06
376	Sub Road 76	06
377	Sub Road 77	06
378	Sub Road 78	06
379	Sub Road 79	06
380	Sub Road 80	06
381	Sub Road 81	06
382	Sub Road 82	06
383	Sub Road 83	06
384	Sub Road 84	06
385	Sub Road 85	06
386	Sub Road 86	06
387	Sub Road 87	06
388	Sub Road 88	06
389	Sub Road 89	06
390	Sub Road 90	06
391	Sub Road 91	06
392	Sub Road 92	06
393	Sub Road 93	06
394	Sub Road 94	06
395	Sub Road 95	06
396	Sub Road 96	06
397	Sub Road 97	06
398	Sub Road 98	06
399	Sub Road 99	06
400	Sub Road 100	06
401	Sub Road 101	06
402	Sub Road 102	06

Road No:	Road Name	Building Line (m)
403	Sub Road 103	06
404	Sub Road 104	06
405	Sub Road 105	06
406	Sub Road 106	06
407	Sub Road 107	06
408	Sub Road 108	06
409	Sub Road 109	06
410	Sub Road 110	06
411	Sub Road 111	06
412	Sub Road 112	06
413	Sub Road 113	06
414	Sub Road 114	06
415	Sub Road 115	06
416	Sub Road 116	06
417	Sub Road 117	06
418	Sub Road 118	06
419	Sub Road 119	06
420	Sub Road 120	06
421	Sub Road 121	06
422	Sub Road 122	06
423	Sub Road 123	06
424	Sub Road 124	06
425	Sub Road 125	06
426	Sub Road 126	06
427	Sub Road 127	06
428	Sub Road 128	06
429	Sub Road 129	06
430	Sub Road 130	06
431	Sub Road 131	06
432	Sub Road 132	06
433	Sub Road 133	06
434	Sub Road 134	06
435	Sub Road 135	06
436	Sub Road 136	06
437	Sub Road 137	06
438	Sub Road 138	06
439	Sub Road 139	06

Road No:	Road Name	Building Line (m)
440	Sub Road 140	06
441	Sub Road 141	06
442	Sub Road 142	06
443	Sub Road 143	06
444	Sub Road 144	06
445	Sub Road 145	06
446	Sub Road 146	06
447	Sub Road 147	06
448	Sub Road 148	06
449	Sub Road 149	06
450	Sub Road 150	06
451	Sub Road 151	06
452	Sub Road 152	06
453	Sub Road 153	06
454	Sub Road 154	06
455	Sub Road 155	06
456	Sub Road 156	06
457	Sub Road 156	06
458	Sub Road 157	06
459	Sub Road 158	06
460	Sub Road 159	06
461	Sub Road 160	06
462	Sub Road 162	06
463	Sub Road 163	06
464	Sub Road 164	06
465	Sub Road 165	06
466	Sub Road 165	06
467	Sub Road 166	06
468	Sub Road 167	06
469	Sub Road 168	06
470	Sub Road 169	06
471	Sub Road 170	06
472	Sub Road 180	06
473	Sub Road 181	06
474	Sub Road 182	06
475	Sub Road 182	06
476	Sub Road 183	06

Road No:	Road Name	Building Line (m)
477	Sub Road 184	06
478	Sub Road 185	06
479	Sub Road 186	06
480	Sub Road 187	06
481	Sub Road 188	06
482	Sub Road 189	06
483	Sub Road 190	06
484	Sub Road 191	06
485	Sub Road 192	06
486	Sub Road 193	06
487	Sub Road 194	06
488	Sub Road 195	06
489	Sub Road 196	06
490	Sub Road 197	06
491	Sub Road 198	06
492	Sub Road 199	06
493	Sub Road 199	06
494	Sub Road 200	06
495	Sub Road 201	06
496	Sub Road 202	06
497	Sub Road 203	06
498	Sub Road 204	06
499	Sub Road 205	06
500	Sub Road 206	06
501	Sub Road 207	06
502	Sub Road 208	06
503	Sub Road 209	06
504	Sub Road 110	06
505	Sub Road 111	06
506	Sub Road 112	06
507	Sub Road 213	06
508	Sub Road 214	06
509	Sub Road 215	06
510	Sub Road 216	06
511	Sub Road 217	06
512	Sub Road 218	06
513	Sub Road 219	06

Road No:	Road Name	Building Line (m)
514	Sub Road 220	06
515	Sub Road 221	06
516	Sub Road 222	06
517	Sub Road 223	06
518	Sub Road 224	06
519	Sub Road 225	06
520	Sub Road 226	06
521	Sub Road 227	06
522	Sub Road 228	06
523	Sub Road 129	06
524	Sub Road 130	06
525	Sub Road 131	06
526	Sub Road 132	06
527	Sub Road 133	06
528	Sub Road 134	06
529	Sub Road 135	06
530	Sub Road 136	06
531	Sub Road 137	06
532	Sub Road 138	06
533	Sub Road 139	06
534	Sub Road 140	06
535	Sub Road 141	06
536	Sub Road 142	06
537	Sub Road 143	06
538	Sub Road 144	06
539	Sub Road 145	06
540	Sub Road 146	06
541	Sub Road 147	06
542	Sub Road 148	06
543	Sub Road 149	06
544	Sub Road 150	06
545	Sub Road 151	06
546	Sub Road 152	06
547	Sub Road 153	06
548	Sub Road 154	06
549	Sub Road 155	06
550	Sub Road 156	06

Road No:	Road Name	Building Line (m)
551	Sub Road 157	06
552	Sub Road 158	06
553	Sub Road 159	06
554	Sub Road 160	06
555	Sub Road 161	06
556	Sub Road 162	06
557	Sub Road 163	06
558	Sub Road 164	06
559	Sub Road 165	06
560	Sub Road 166	06
561	Sub Road 167	06
562	Sub Road 168	06
563	Sub Road 169	06
564	Sub Road 170	06
565	Sub Road 171	06
566	Sub Road 172	06
567	Sub Road 173	06
568	Sub Road 174	06
569	Sub Road 175	06
570	Sub Road 176	06
571	Sub Road 177	06
572	Sub Road 178	06
573	Sub Road 179	06
574	Sub Road 180	06
575	Sub Road 181	06
576	Sub Road 182	06
577	Sub Road 183	06
578	Sub Road 184	06
579	Sub Road 185	06
580	Sub Road 186	06
581	Sub Road 187	06
582	Sub Road 188	06
583	Sub Road 189	06
584	Sub Road 190	06
585	Sub Road 191	06
586	Sub Road 192	06
587	Sub Road 193	06

Road No:	Road Name	Building Line (m)
588	Sub Road 194	06
589	Sub Road 195	06
590	Sub Road 196	06
591	Sub Road 197	06
592	Sub Road 198	06
593	Sub Road 199	06
594	Sub Road 200	06
595	Sub Road 201	06
596	Sub Road 202	06
597	Sub Road 203	06
598	Sub Road 204	06
599	Sub Road 205	06
600	Sub Road 206	06
601	Sub Road 207	06
602	Sub Road 208	06
603	Sub Road 209	06
604	Sub Road 210	06
605	Sub Road 211	06
606	Sub Road 211	06
607	Sub Road 213	06
608	Sub Road 214	06
609	Sub Road 215	06
610	Sub Road 216	06
611	Sub Road 217	06
612	Sub Road 218	06
613	Sub Road 219	06
614	Sub Road 220	06
615	Sub Road 221	06
616	Sub Road 222	06
617	Sub Road 223	06
618	Sub Road 224	06
619	Sub Road - 225	06
620	Sub Road - 226	06
621	Sub Road - 227	06
622	Sub Road - 228	06
623	Sub Road - 229	06
624	Sub Road - 230	06

Road No:	Road Name	Building Line (m)
625	Sub Road - 231	06
626	Sub Road - 232	06
627	Sub Road - 233	06
628	Sub Road - 234	06
629	Sub Road - 235	06
630	Sub Road - 236	06
631	Sub Road - 237	06
632	Sub Road - 238	06
633	Sub Road - 239	06
634	Sub Road - 240	06
635	Sub Road - 241	06
636	Sub Road - 242	06
637	Sub Road - 243	06
638	Sub Road - 244	06
639	Sub Road - 245	06
640	Sub Road - 246	06
641	Sub Road - 247	06
642	Sub Road - 248	06
643	Sudharmananda Road	06
644	Sumeda Mawatha	06
645	Suwaris Thebuwana Road	06
646	Swarnarama Road	06
647	T.C House Road 1	06
648	T.C House Road 2	06
649	Temple 1st Cross Road	06
650	Temple Cross Road	06
651	Temple Road	06
652	Temple Road	06
653	Temple Road	06
654	Temple Road	06
655	Temple Road	06
656	Tharunasewa Mawatha	06
657	Thattakanda Mada Road	06
658	Thimbrigahadeniya Road	06
659	Thuhuppugoda Road	06
660	Thulapitiya Road	06
661	Tsunami Road	06

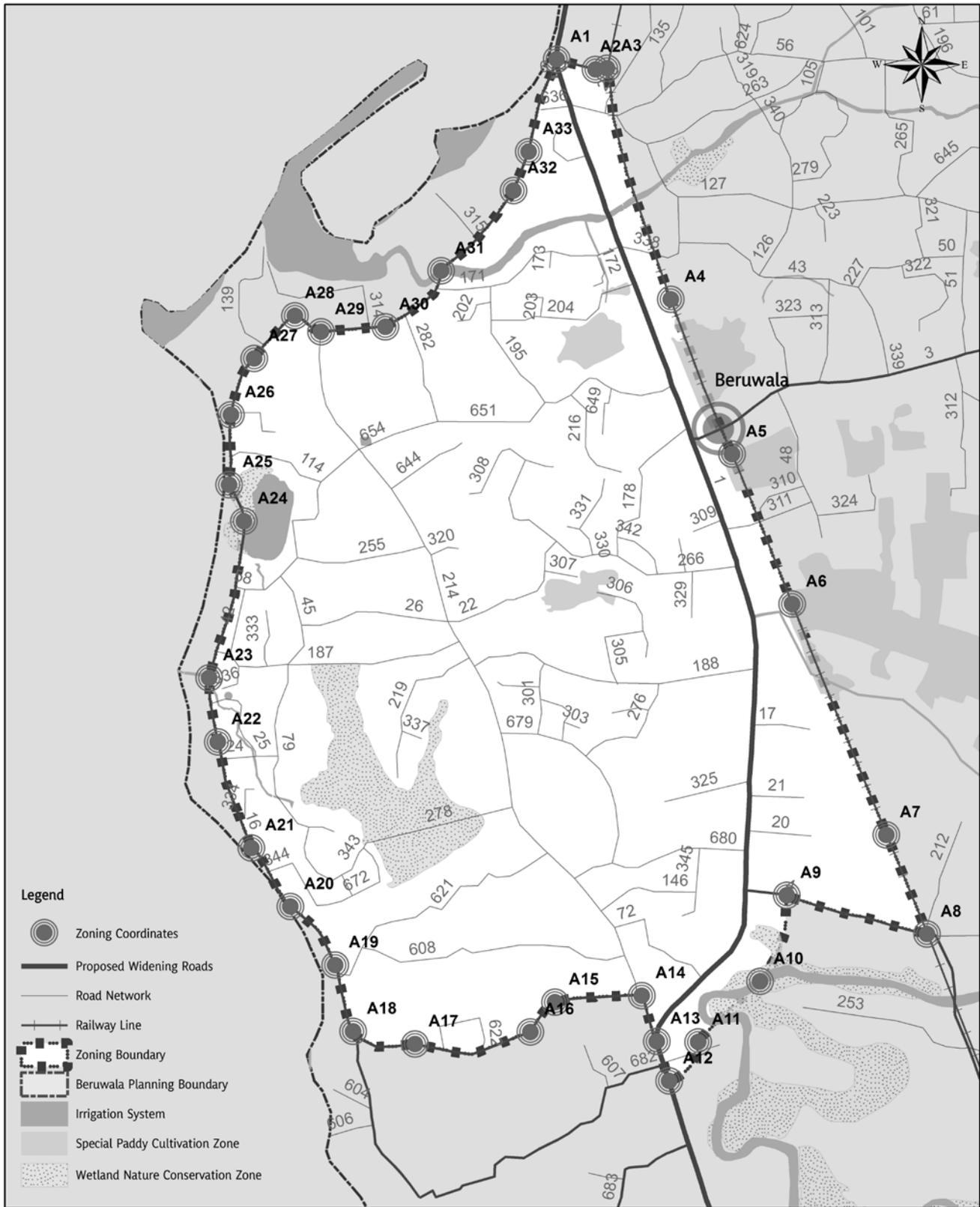
Road No:	Road Name	Building Line (m)
662	Tukkawatta Road	06
663	Udumbugoda Road	06
664	Uthegama Road	06
665	Wadugoda Road	06
666	Weaving Road	06
667	Weragala Road	06
668	Weththimarajapura Road	06
669	Wisenthigama Road	06
670	Yakwatta Road	06
671	Yogashrama Road	06
672	Yowun Gama Main Road	06
673	Yowungama Road	06
674	Zahira Collage Road	06
675	Zavia Ln	06
676	Zavia Road	06
677	Zavia Road	06
678	Weaving Road	06
679	Weragala Road	06
680	Weththimarajapura Road	06
681	Wisenthigama Road	06
682	7th Lane	06
683	6th Lane	06
684	5th Lane	06
685	4th Lane	06
686	Pradeshya Sabha Road	06
687	Pradeshya Sabha Road	06
688	Pradeshya Sabha Road	06
689	Pradeshya Sabha Road	06
690	Lanka kumariya Hotel Access Road	06
691	1st Lane	06
692	Padmini Piris Mawatha	06
693	Gangabada Road	06
694	Kadurugasmulla Road	06
695	Weragala Road	06
696	Bothaledeniya Road	06
697	Kalavila Kanda Sub Road	06

**Annexure o6 : Zoning Boundaries -
High Density Urban cluster o1 (Beruwala)**

No	X	Y
A1	6°28'37.90"N	79°58'58.27"E
A2	6°28'37.10"N	79°59'1.33"E
A3	6°28'37.19"N	79°59'2.25"E
A4	6°28'18.95"N	79°59'7.27"E
A5	6°28'6.72"N	79°59'12.10"E
A6	6°27'54.88"N	79°59'16.84"E
A7	6°27'36.66"N	79°59'24.25"E
A8	6°27'28.82"N	79°59'27.46"E
A9	6°27'31.88"N	79°59'16.41"E
A10	6°27'25.09"N	79°59'14.30"E
A11	6°27'20.30"N	79°59'9.43"E
A12	6°27'17.23"N	79°59'7.14"E
A13	6°27'20.36"N	79°59'6.16"E
A14	6°27'23.97"N	79°59'4.99"E
A15	6°27'23.45"N	79°58'58.15"E
A16	6°27'21.10"N	79°58'56.20"E
A17	6°27'20.15"N	79°58'47.10"E
A18	6°27'21.15"N	79°58'42.23"E
A19	6°27'26.38"N	79°58'40.81"E
A20	6°27'31.00"N	79°58'37.29"E
A21	6°27'35.63"N	79°58'34.21"E
A22	6°27'44.00"N	79°58'31.56"E
A23	6°27'49.06"N	79°58'30.88"E
A24	6°28'1.43"N	79°58'33.62"E
A25	6°28'4.31"N	79°58'32.45"E
A26	6°28'9.83"N	79°58'32.60"E
A27	6°28'14.27"N	79°58'34.43"E
A28	6°28'17.65"N	79°58'37.64"E
A29	6°28'16.38"N	79°58'39.70"E
A30	6°28'16.77"N	79°58'44.78"E
A31	6°28'21.20"N	79°58'49.17"E
A32	6°28'27.53"N	79°58'54.87"E
A33	6°28'30.61"N	79°58'56.07"E

The boundaries described above are indicated by Map 6.

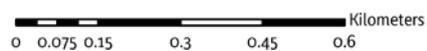
Map 6 : High Density Urban cluster (Beruwala)



Zoning Plan - High Density Urban Cluster 01

Beruwala DSD Area

Source : Urban Development Authority



Urban Development Authority
December 2020

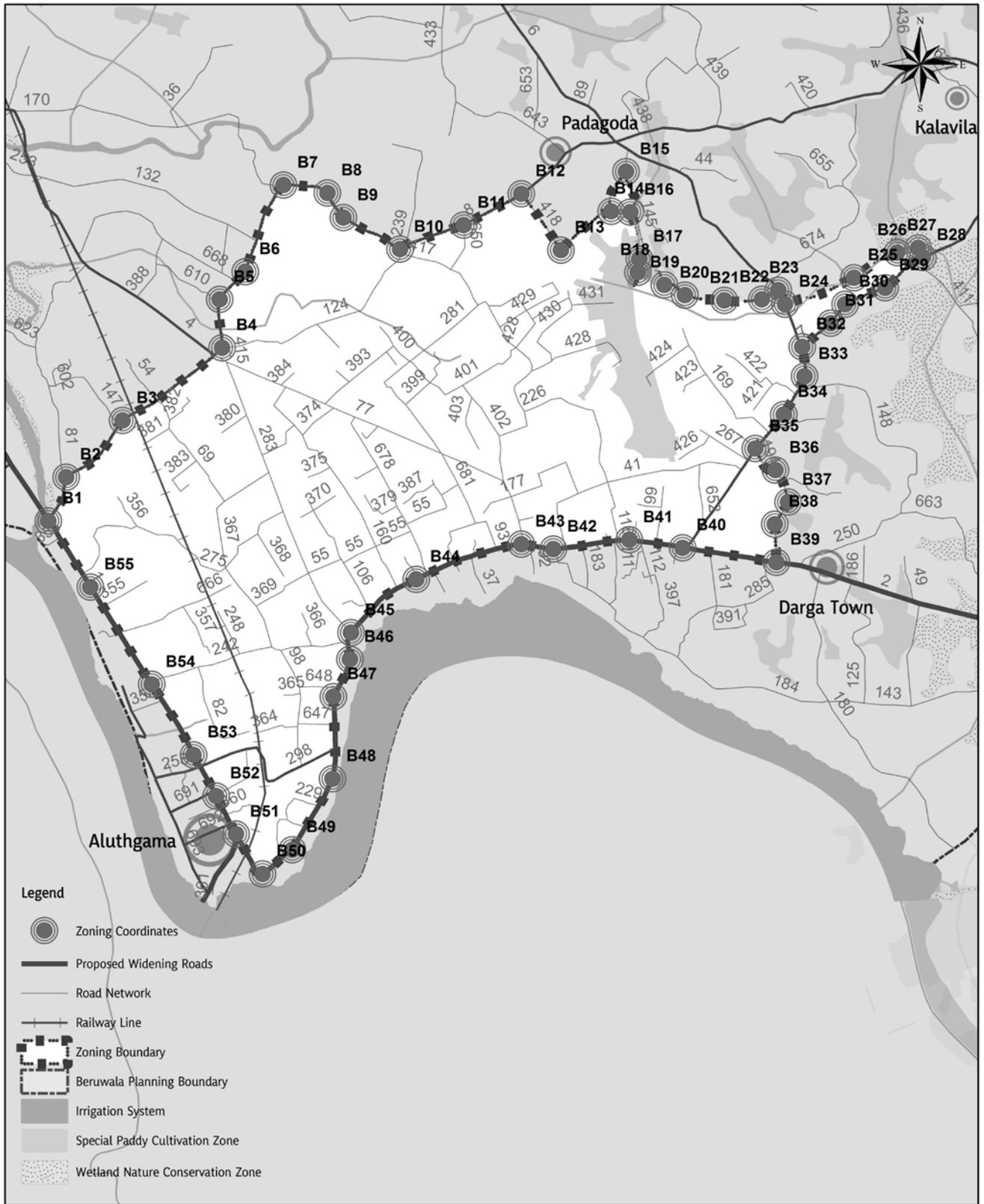
**Annexure 07 : Zoning Boundaries -
High Density Urban Cluster 2 (Aluthgama, Dharga Town)**

No	X	Y
B1	6°26'32.06"N	79°59'32.84"E
B2	6°26'38.10"N	79°59'35.29"E
B3	6°26'45.93"N	79°59'43.08"E
B4	6°26'55.98"N	79°59'56.82"E
B5	6°27'2.66"N	79°59'56.47"E
B6	6°27'6.51"N	80° 0'0.00"E
B7	6°27'18.47"N	80° 0'5.27"E
B8	6°27'17.39"N	80° 0'11.32"E
B9	6°27'13.97"N	80° 0'13.52"E
B10	6°27'9.61"N	80° 0'21.35"E
B11	6°27'12.93"N	80° 0'30.12"E
B12	6°27'17.27"N	80° 0'38.08"E
B13	6°27'9.49"N	80° 0'43.53"E
B14	6°27'14.86"N	80° 0'50.46"E
B15	6°27'20.33"N	80° 0'52.51"E
B16	6°27'14.73"N	80° 0'53.09"E
B17	6°27'8.26"N	80° 0'54.33"E
B18	6°27'6.41"N	80° 0'54.13"E
B19	6°27'4.67"N	80° 0'57.78"E
B20	6°27'3.26"N	80° 1'0.62"E
B21	6°27'2.52"N	80° 1'6.06"E
B22	6°27'2.66"N	80° 1'11.23"E
B23	6°27'3.93"N	80° 1'13.50"E
B24	6°27'2.01"N	80° 1'14.44"E
B25	6°27'5.66"N	80° 1'23.94"E
B26	6°27'9.13"N	80° 1'29.91"E
B27	6°27'9.79"N	80° 1'32.81"E

No	X	Y
B28	6°27'8.46"N	80° 1'33.46"E
B29	6°27'4.28"N	80° 1'28.23"E
B30	6°27'2.00"N	80° 1'22.72"E
B31	6°26'59.37"N	80° 1'20.74"E
B32	6°26'56.13"N	80° 1'16.81"E
B33	6°26'52.04"N	80° 1'17.12"E
B34	6°26'46.77"N	80° 1'14.27"E
B35	6°26'42.06"N	80° 1'10.34"E
B36	6°26'39.07"N	80° 1'13.10"E
B37	6°26'34.66"N	80° 1'14.87"E
B38	6°26'31.61"N	80° 1'13.01"E
B39	6°26'26.35"N	80° 1'13.24"E
B40	6°26'28.35"N	80° 1'0.31"E
B41	6°26'29.45"N	80° 0'52.95"E
B42	6°26'28.16"N	80° 0'42.48"E
B43	6°26'28.85"N	80° 0'38.06"E
B44	6°26'23.98"N	80° 0'23.58"E
B45	6°26'16.62"N	80° 0'14.57"E
B56	6°26'12.92"N	80° 0'14.45"E
B47	6°26'7.76"N	80° 0'12.15"E
B48	6°25'56.43"N	80° 0'12.02"E
B49	6°25'46.61"N	80° 0'6.48"E
B50	6°25'43.26"N	80° 0'2.39"E
B51	6°25'48.76"N	79°59'58.74"E
B52	6°25'54.04"N	79°59'55.99"E
B53	6°25'59.72"N	79°59'52.88"E
B54	6°26'9.46"N	79°59'47.10"E
B55	6°26'22.91"N	79°59'38.63"E

The boundaries described above are indicated by Map 7.

Map 7 : High Density Urban Cluster 2 (Aluthgama , Dharga Town)



Zoning Plan - High Density Urban Cluster 02

Beruwala DSD Area

Source : Urban Development Authority



Urban Development Authority
December 2020

Annexure o8 : Zoning Boundaries - High Urban Cluster 3 (Maggonna, Payagala)

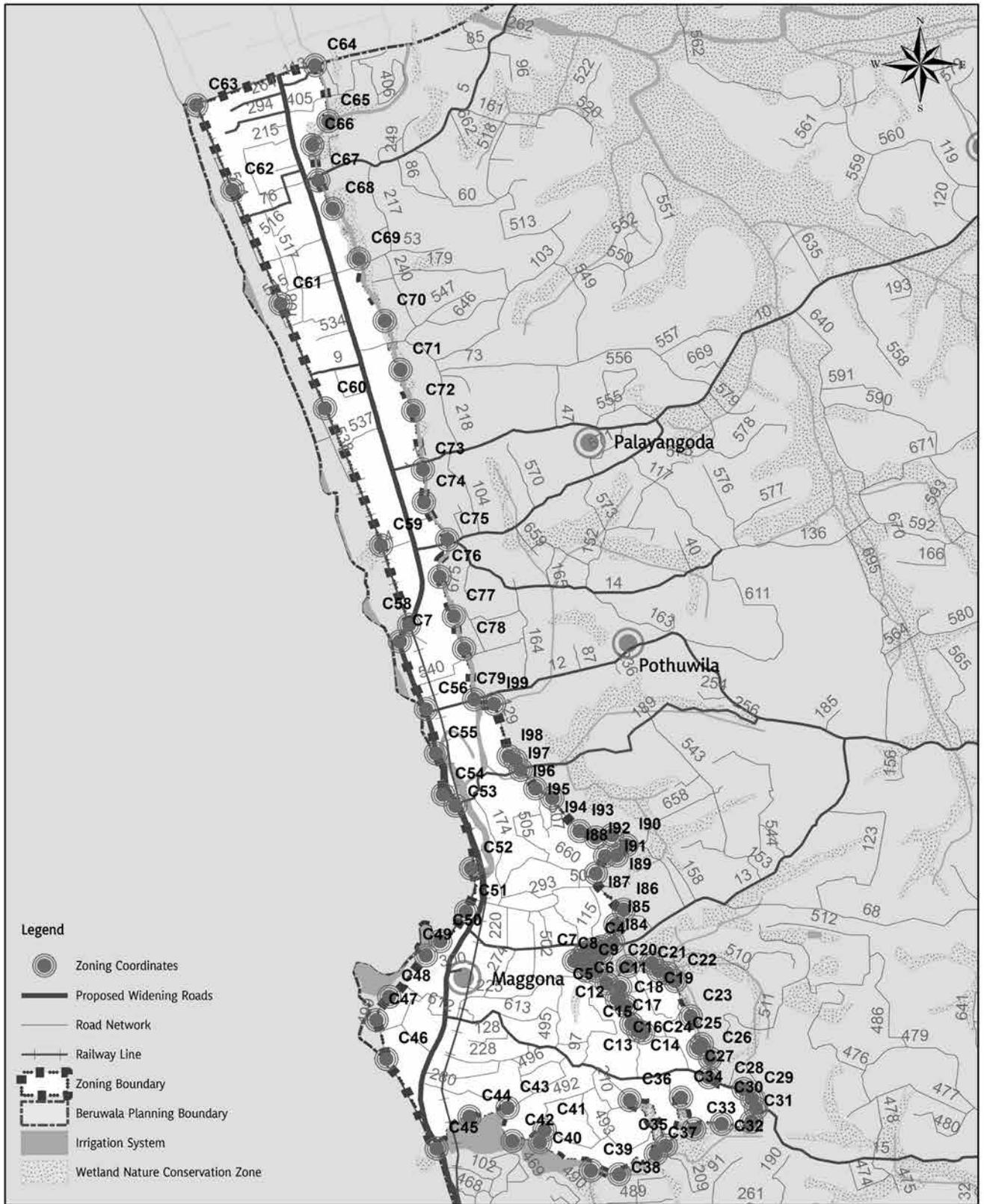
No	X	Y
C1	6°30'26.82"N	79°59'15.05"E
C2	6°30'25.79"N	79°59'15.02"E
C3	6°30'26.55"N	79°59'14.57"E
C4	6°30'26.40"N	79°59'13.66"E
C5	6°30'25.84"N	79°59'12.54"E
C6	6°30'25.16"N	79°59'11.97"E
C7	6°30'24.63"N	79°59'10.88"E
C8	6°30'24.12"N	79°59'12.79"E
C9	6°30'23.12"N	79°59'12.70"E
C10	6°30'23.12"N	79°59'14.20"E
C11	6°30'21.23"N	79°59'15.83"E
C12	6°30'18.89"N	79°59'17.36"E
C13	6°30'15.03"N	79°59'19.58"E
C14	6°30'14.00"N	79°59'20.58"E
C15	6°30'13.71"N	79°59'21.35"E
C16	6°30'17.74"N	79°59'18.78"E
C17	6°30'20.62"N	79°59'17.88"E
C18	6°30'23.84"N	79°59'19.04"E
C19	6°30'24.34"N	79°59'22.69"E
C20	6°30'23.11"N	79°59'23.70"E
C21	6°30'22.75"N	79°59'25.11"E
C22	6°30'21.56"N	79°59'26.22"E
C23	6°30'16.21"N	79°59'28.58"E
C24	6°30'11.39"N	79°59'29.74"E
C25	6°30'11.97"N	79°59'30.29"E
C26	6°30'9.78"N	79°59'31.52"E
C27	6°30'6.92"N	79°59'31.35"E
C28	6°30'5.42"N	79°59'34.41"E
C29	6°30'5.16"N	79°59'36.63"E
C30	6°30'3.66"N	79°59'37.90"E
C31	6°30'2.22"N	79°59'38.52"E

No	X	Y
C32	6°30'0.17"N	79°59'37.82"E
C33	6°29'59.82"N	79°59'33.31"E
C34	6°30'3.82"N	79°59'27.13"E
C35	6°29'56.51"N	79°59'24.81"E
C36	6°30'3.44"N	79°59'19.34"E
C37	6°29'55.26"N	79°59'23.28"E
C38	6°29'52.14"N	79°59'17.70"E
C39	6°29'52.71"N	79°59'13.44"E
C40	6°29'57.04"N	79°59'5.71"E
C41	6°29'58.86"N	79°59'6.39"E
C42	6°29'57.21"N	79°59'1.51"E
C43	6°30'2.27"N	79°59'0.78"E
C44	6°30'0.94"N	79°58'54.98"E
C45	6°29'56.06"N	79°58'49.97"E
C46	6°30'9.60"N	79°58'41.94"E
C47	6°30'16.98"N	79°58'41.15"E
C48	6°30'25.46"N	79°58'48.37"E
C49	6°30'30.00"N	79°58'48.06"E
C50	6°30'27.64"N	79°58'50.53"E
C51	6°30'32.18"N	79°58'54.48"E
C52	6°30'38.73"N	79°58'55.22"E
C53	6°30'48.28"N	79°58'52.84"E
C54	6°30'49.98"N	79°58'50.94"E
C55	6°30'56.23"N	79°58'49.88"E
C56	6°31'2.99"N	79°58'48.36"E
C57	6°31'13.27"N	79°58'44.40"E
C58	6°31'15.83"N	79°58'45.82"E
C59	6°31'27.94"N	79°58'41.52"E
C60	6°31'48.79"N	79°58'33.01"E
C61	6°32'4.73"N	79°58'26.25"E
C62	6°32'22.07"N	79°58'18.95"E
C63	6°32'34.94"N	79°58'13.47"E
C64	6°32'41.03"N	79°58'31.50"E
C65	6°32'32.55"N	79°58'33.54"E

No	X	Y
C66	6°32'28.88"N	79°58'31.10"E
C67	6°32'23.50"N	79°58'31.98"E
C68	6°32'19.18"N	79°58'34.21"E
C69	6°32'11.55"N	79°58'38.17"E
C70	6°32'2.10"N	79°58'42.09"E
C71	6°31'54.68"N	79°58'44.49"E
C72	6°31'48.43"N	79°58'46.44"E
C73	6°31'39.45"N	79°58'47.91"E
C74	6°31'34.52"N	79°58'48.04"E
C75	6°31'28.82"N	79°58'51.60"E
C76	6°31'23.15"N	79°58'50.44"E
C77	6°31'17.11"N	79°58'52.61"E
C78	6°31'12.17"N	79°58'54.17"E
C79	6°31'4.44"N	79°58'55.68"E
I84	6°30'27.45"N	79°59'16.81"E
I85	6°30'30.11"N	79°59'17.14"E
I86	6°30'32.44"N	79°59'18.44"E
I87	6°30'37.97"N	79°59'14.18"E
I88	6°30'40.61"N	79°59'15.58"E
I89	6°30'40.68"N	79°59'17.38"E
I90	6°30'42.27"N	79°59'18.82"E
I91	6°30'43.81"N	79°59'16.64"E
I92	6°30'43.45"N	79°59'14.17"E
I93	6°30'44.40"N	79°59'11.70"E
I94	6°30'49.46"N	79°59'7.56"E
I95	6°30'50.91"N	79°59'4.97"E
I96	6°30'53.73"N	79°59'2.75"E
I97	6°30'55.20"N	79°59'2.00"E
I98	6°30'55.83"N	79°59'0.92"E
I99	6°31'3.78"N	79°58'58.71"E

The boundaries described above are indicated by Map 8.

Map 8 : High Density Urban Cluster 3 (Maggona, Payagala)



Zoning Plan - High Density Urban Cluster 03
Beruwala DSD Area

Source : Urban Development Authority

0 0.1 0.2 0.4 0.6 0.8 Kilometers



Urban Development Authority
December 2020

Annexure 09 : Zoning Boundaries - Moderate Density Urban Cluster

Part One

No	X	Y
A3	6°28'37.19"N	79°59'2.25"E
A4	6°28'18.95"N	79°59'7.27"E
A5	6°28'6.72"N	79°59'12.10"E
A6	6°27'54.88"N	79°59'16.84"E
A7	6°27'36.66"N	79°59'24.25"E
A8	6°27'28.82"N	79°59'27.46"E
B4	6°26'55.98"N	79°59'56.82"E
B5	6°27'2.66"N	79°59'56.47"E
B6	6°27'6.51"N	80° 0'0.00"E
B7	6°27'18.47"N	80° 0'5.27"E
B8	6°27'17.39"N	80° 0'11.32"E
B9	6°27'13.97"N	80° 0'13.52"E
B10	6°27'9.61"N	80° 0'21.35"E
B11	6°27'12.93"N	80° 0'30.12"E
B12	6°27'17.27"N	80° 0'38.08"E
C1	6°30'26.82"N	79°59'15.05"E
C2	6°30'25.79"N	79°59'15.02"E
C3	6°30'26.55"N	79°59'14.57"E
C4	6°30'26.40"N	79°59'13.66"E
C5	6°30'25.84"N	79°59'12.54"E
C6	6°30'25.16"N	79°59'11.97"E
C7	6°30'24.63"N	79°59'10.88"E
C8	6°30'24.12"N	79°59'12.79"E
C9	6°30'23.12"N	79°59'12.70"E
C10	6°30'23.12"N	79°59'14.20"E
C11	6°30'21.23"N	79°59'15.83"E
C12	6°30'18.89"N	79°59'17.36"E
C13	6°30'15.03"N	79°59'19.58"E

No	X	Y
C14	6°30'14.00"N	79°59'20.58"E
C15	6°30'13.71"N	79°59'21.35"E
C16	6°30'17.74"N	79°59'18.78"E
C17	6°30'20.62"N	79°59'17.88"E
C18	6°30'23.84"N	79°59'19.04"E
C19	6°30'24.34"N	79°59'22.69"E
C20	6°30'23.11"N	79°59'23.70"E
C21	6°30'22.75"N	79°59'25.11"E
C22	6°30'21.56"N	79°59'26.22"E
C23	6°30'16.21"N	79°59'28.58"E
C24	6°30'11.39"N	79°59'29.74"E
C25	6°30'11.97"N	79°59'30.29"E
C26	6°30'9.78"N	79°59'31.52"E
C27	6°30'6.92"N	79°59'31.35"E
C28	6°30'5.42"N	79°59'34.41"E
C29	6°30'5.16"N	79°59'36.63"E
C30	6°30'3.66"N	79°59'37.90"E
C31	6°30'2.22"N	79°59'38.52"E
C32	6°30'0.17"N	79°59'37.82"E
C33	6°29'59.82"N	79°59'33.31"E
C34	6°30'3.82"N	79°59'27.13"E
C35	6°29'56.51"N	79°59'24.81"E
C36	6°30'3.44"N	79°59'19.34"E
C37	6°29'55.26"N	79°59'23.28"E
C38	6°29'52.14"N	79°59'17.70"E
C39	6°29'52.71"N	79°59'13.44"E
C40	6°29'57.04"N	79°59'5.71"E
C41	6°29'58.86"N	79°59'6.39"E
C42	6°29'57.21"N	79°59'1.51"E
C43	6°30'2.27"N	79°59'0.78"E

No	X	Y
C44	6°30'0.94"N	79°58'54.98"E
C45	6°29'56.06"N	79°58'49.97"E
G15	6°28'9.69"N	80° 0'9.65"E
G16	6°28'8.41"N	80° 0'2.31"E
G17	6°27'59.79"N	79°59'56.92"E
G18	6°28'1.78"N	79°59'38.46"E
G19	6°28'9.11"N	79°59'34.53"E
G20	6°28'13.39"N	79°59'30.63"E
G21	6°28'12.06"N	79°59'32.75"E
G22	6°28'14.43"N	79°59'33.50"E
G23	6°28'12.71"N	79°59'39.02"E
G24	6°28'14.52"N	79°59'37.66"E
G25	6°28'16.98"N	79°59'36.88"E
G26	6°28'20.30"N	79°59'35.44"E
G27	6°28'30.26"N	79°59'40.37"E
F1	6°27'42.48"N	80° 0'36.76"E
F33	6°27'22.79"N	80° 0'44.08"E
F34	6°27'28.55"N	80° 0'34.81"E
F35	6°27'32.09"N	80° 0'28.88"E
F36	6°27'36.86"N	80° 0'27.11"E
F37	6°27'38.03"N	80° 0'30.06"E
F38	6°27'40.58"N	80° 0'31.53"E
H1	6°30'8.36"N	80° 0'10.23"E
H2	6°30'7.71"N	80° 0'14.61"E
H52	6°29'46.43"N	80° 0'17.34"E
H53	6°29'48.17"N	80° 0'17.21"E
H54	6°29'47.96"N	80° 0'16.37"E
H55	6°29'49.62"N	80° 0'16.96"E
H56	6°29'52.33"N	80° 0'17.06"E
H57	6°29'53.33"N	80° 0'16.19"E

No	X	Y
H58	6°29'51.69"N	80° 0'15.34"E
H59	6°29'52.78"N	80° 0'9.47"E
H60	6°29'53.76"N	80° 0'4.92"E
H61	6°30'1.84"N	80° 0'1.36"E
H62	6°30'1.27"N	80° 0'10.50"E
I73	6°30'55.01"N	79°59'52.17"E
I74	6°30'52.04"N	79°59'52.53"E
I75	6°30'45.38"N	79°59'47.60"E
I76	6°30'40.64"N	79°59'43.75"E
I77	6°30'40.44"N	79°59'42.78"E
I78	6°30'38.15"N	79°59'41.40"E
I79	6°30'36.86"N	79°59'39.12"E
I80	6°30'33.24"N	79°59'33.71"E
I81	6°30'31.01"N	79°59'24.85"E
I82	6°30'28.93"N	79°59'22.09"E
I83	6°30'27.81"N	79°59'20.41"E
I84	6°30'27.45"N	79°59'16.81"E

The boundaries described above are indicated by Map 9(A).

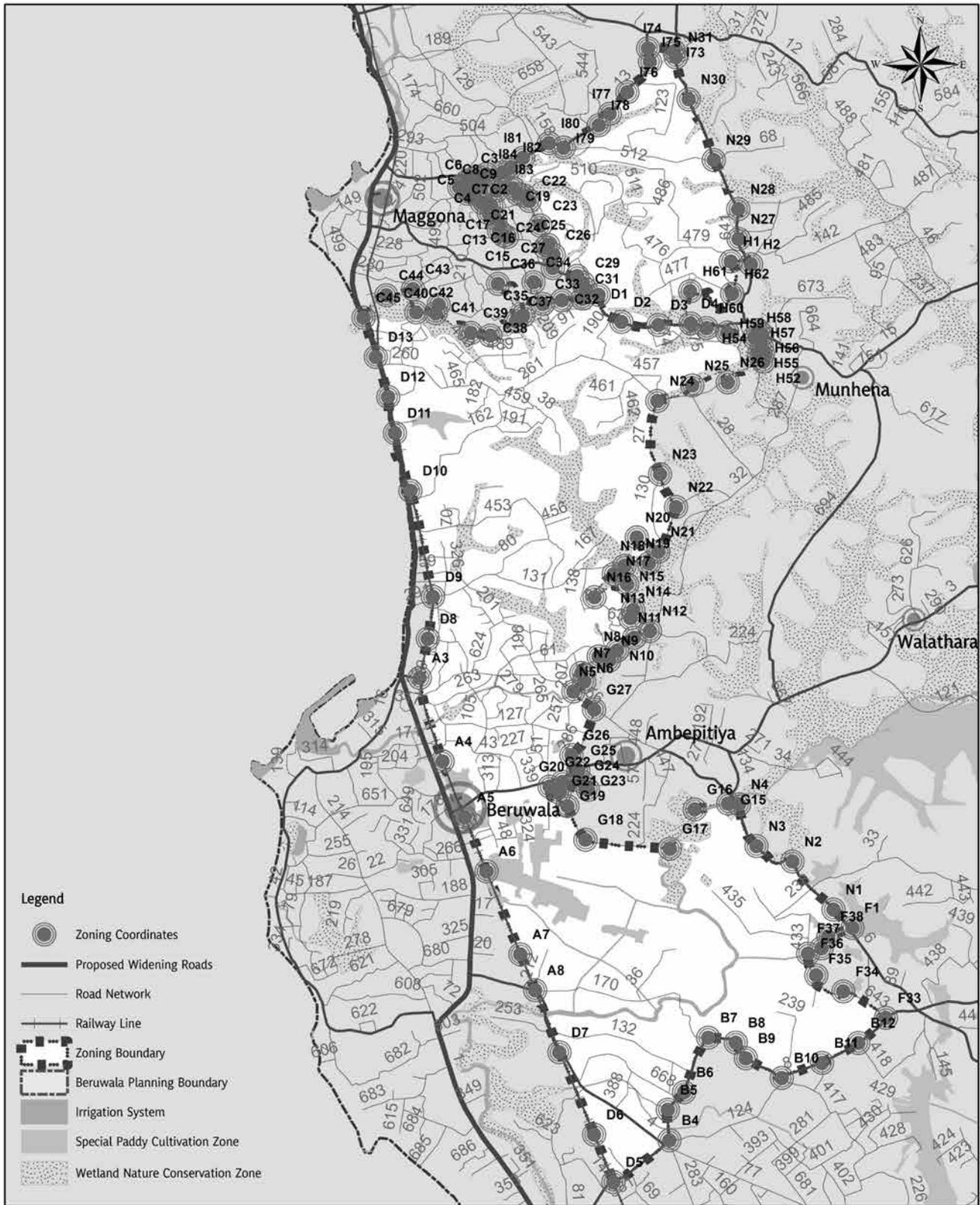
Part Two

No	X	Y
E1	6°32'41.12"N	79°58'31.77"E
E2	6°32'44.14"N	79°58'45.46"E
E3	6°32'47.63"N	79°58'54.54"E
E4	6°32'44.81"N	79°59'2.27"E
E5	6°32'45.01"N	79°59'7.00"E
E6	6°32'42.25"N	79°59'6.29"E
E7	6°32'40.31"N	79°59'7.89"E
E8	6°32'40.60"N	79°59'3.81"E
E9	6°32'36.46"N	79°59'4.53"E
E10	6°32'40.37"N	79°58'59.28"E
E11	6°32'30.93"N	79°58'55.74"E
E12	6°32'26.43"N	79°58'53.90"E
E13	6°32'34.20"N	79°59'1.01"E
E14	6°32'28.52"N	79°59'3.38"E
E15	6°32'34.68"N	79°59'9.70"E
E16	6°32'27.22"N	79°59'15.53"E
E17	6°32'19.94"N	79°59'5.02"E
E18	6°32'21.50"N	79°59'15.92"E
E19	6°32'5.98"N	79°59'4.36"E
E20	6°32'1.42"N	79°59'2.28"E
E21	6°32'5.59"N	79°59'7.24"E
E22	6°32'12.47"N	79°59'13.29"E
E23	6°32'12.09"N	79°59'16.48"E
E24	6°32'17.89"N	79°59'17.37"E
E25	6°32'16.33"N	79°59'20.48"E
E26	6°32'24.76"N	79°59'20.24"E
E27	6°32'11.51"N	79°59'24.52"E
E28	6°32'11.51"N	79°59'24.52"E
E29	6°32'3.95"N	79°59'16.77"E
E30	6°32'7.66"N	79°59'25.01"E
E31	6°32'6.97"N	79°59'27.55"E
E32	6°32'16.51"N	79°59'33.31"E

No	X	Y
E33	6°32'7.54"N	79°59'38.35"E
E34	6°32'2.64"N	79°59'31.77"E
E35	6°31'46.02"N	79°58'47.21"E
E36	6°31'54.08"N	79°58'45.07"E
E37	6°32'7.94"N	79°58'39.10"E
E38	6°32'18.96"N	79°58'34.90"E
E39	6°32'28.89"N	79°58'31.40"E
E40	6°32'32.27"N	79°58'34.01"E
E41	6°32'37.27"N	79°58'33.18"E
I1	6°31'54.36"N	79°58'50.71"E
I2	6°31'55.32"N	79°59'5.07"E
I3	6°31'57.69"N	79°59'16.31"E
I4	6°31'57.84"N	79°59'22.43"E
I5	6°31'56.74"N	79°59'23.87"E
I6	6°31'59.87"N	79°59'29.21"E
I107	6°31'40.58"N	79°58'48.05"E
I108	6°31'42.32"N	79°58'53.63"E
I109	6°31'46.52"N	79°58'51.52"E

The boundaries described above are indicated by Map 9(B).

Map 9(A) : Moderate Density Urban Cluster – Part One



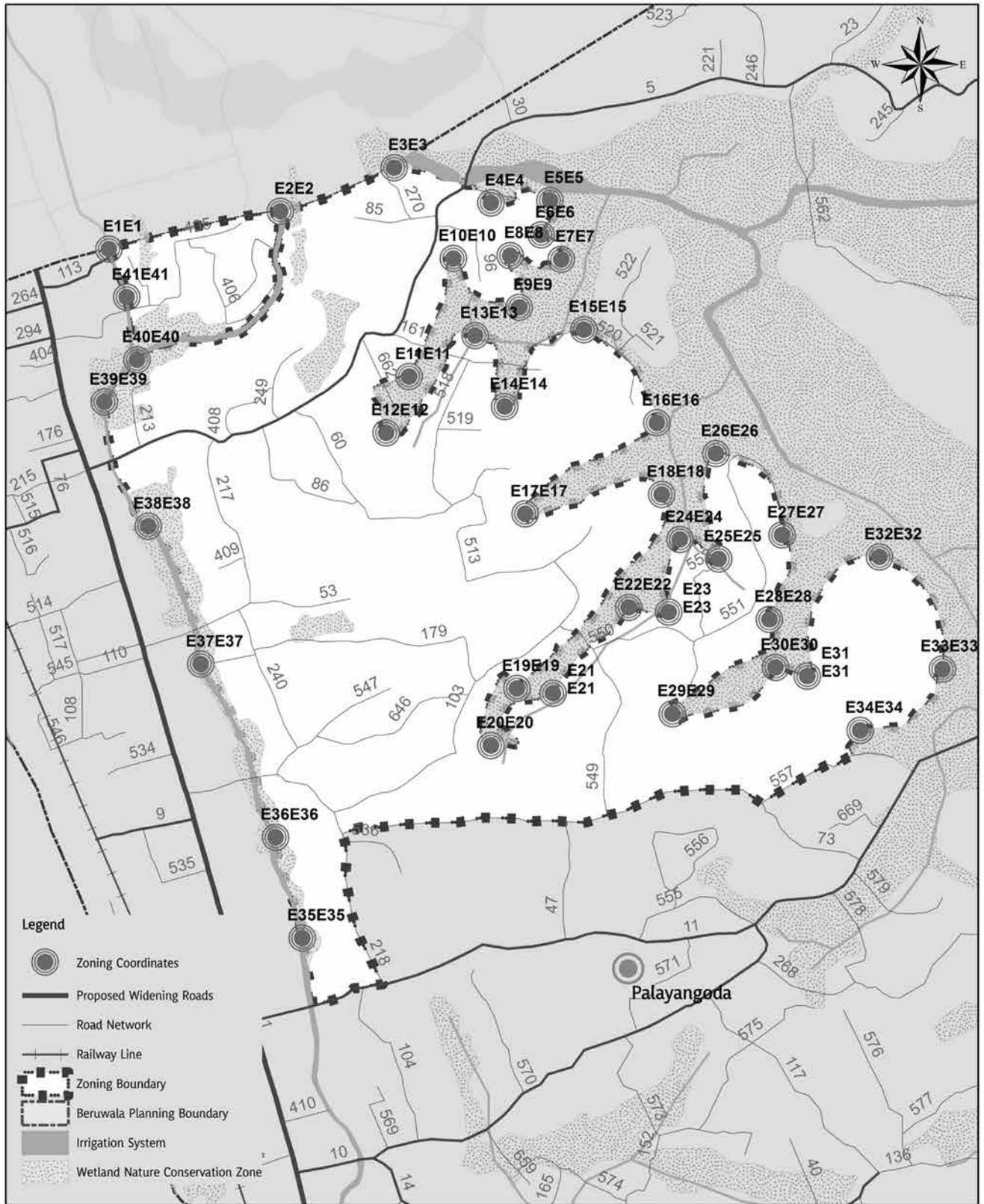
**Zoning Plan - Moderate Density Urban Cluster
Part One
Beruwala DSD Area**

Source : Urban Development Authority



**Urban Development Authority
December 2020**

Map 9(B) : Moderate Density Urban Cluster - Part Two



Zoning Plan - Moderate Density Urban Cluster

Part Two
Beruvala DSD Area

Source : Urban Development Authority



Urban Development Authority
 December 2020

Annexure 10 : Zoning Boundaries - Moderate Density Semi Urban Cluster

Part One

No	X	Y
F1	6°27'42.48"N	80° 0'36.76"E
F2	6°27'41.54"N	80° 0'41.15"E
F3	6°27'35.60"N	80° 0'44.95"E
F4	6°27'37.09"N	80° 0'48.75"E
F5	6°27'34.37"N	80° 0'53.03"E
F6	6°27'38.83"N	80° 0'52.63"E
F7	6°27'43.42"N	80° 0'58.25"E
F8	6°27'40.45"N	80° 1'2.85"E
F9	6°27'35.19"N	80° 1'2.40"E
F10	6°27'28.44"N	80° 1'5.50"E
F11	6°27'26.70"N	80° 1'9.25"E
F12	6°27'26.81"N	80° 1'6.74"E
F13	6°27'24.61"N	80° 1'6.76"E
F14	6°27'23.10"N	80° 1'2.89"E
F15	6°27'22.44"N	80° 1'6.63"E
F16	6°27'17.57"N	80° 1'9.72"E
F17	6°27'15.26"N	80° 1'6.99"E
F18	6°27'10.26"N	80° 1'12.56"E
F19	6°27'12.08"N	80° 1'13.69"E
F20	6°27'8.70"N	80° 1'19.88"E
F21	6°27'8.38"N	80° 1'17.81"E
F22	6°27'7.27"N	80° 1'17.78"E
F23	6°27'5.39"N	80° 1'14.17"E
F24	6°27'3.53"N	80° 1'13.22"E
F25	6°27'2.64"N	80° 1'11.18"E
F26	6°27'4.66"N	80° 0'57.75"E
F27	6°27'5.98"N	80° 0'53.76"E
F28	6°27'14.69"N	80° 0'53.09"E

No	X	Y
F29	6°27'20.19"N	80° 0'52.51"E
F30	6°27'14.88"N	80° 0'50.46"E
F31	6°27'9.52"N	80° 0'43.50"E
F32	6°27'17.24"N	80° 0'38.15"E
F33	6°27'22.79"N	80° 0'44.08"E
F34	6°27'28.55"N	80° 0'34.81"E
F35	6°27'32.09"N	80° 0'28.88"E
F36	6°27'36.86"N	80° 0'27.11"E
F37	6°27'38.03"N	80° 0'30.06"E
F38	6°27'40.58"N	80° 0'31.53"E

The boundaries described above are indicated by Map 10(A).

Part Two

No	X	Y
G1	6°28'40.78"N	80° 0'3.40"E
G2	6°28'35.72"N	80° 0'8.22"E
G3	6°28'34.37"N	80° 0'5.22"E
G4	6°28'33.05"N	80° 0'6.27"E
G5	6°28'32.14"N	80° 0'9.18"E
G6	6°28'33.47"N	80° 0'14.44"E
G7	6°28'31.58"N	80° 0'20.15"E
G8	6°28'23.48"N	80° 0'14.60"E
G9	6°28'21.34"N	80° 0'12.07"E
G10	6°28'18.73"N	80° 0'17.79"E
G11	6°28'18.03"N	80° 0'20.26"E
G12	6°28'15.40"N	80° 0'17.44"E
G13	6°28'13.83"N	80° 0'15.21"E
G14	6°28'13.13"N	80° 0'13.80"E
G15	6°28'9.69"N	80° 0'9.65"E
G16	6°28'8.41"N	80° 0'2.31"E
G17	6°27'59.79"N	79°59'56.92"E
G18	6°28'1.78"N	79°59'38.46"E

No	X	Y
G19	6°28'9.11"N	79°59'34.53"E
G20	6°28'13.39"N	79°59'30.63"E
G21	6°28'12.06"N	79°59'32.75"E
G22	6°28'14.43"N	79°59'33.50"E
G23	6°28'12.71"N	79°59'39.02"E
G24	6°28'14.52"N	79°59'37.66"E
G25	6°28'16.98"N	79°59'36.88"E
G26	6°28'20.30"N	79°59'35.44"E
G27	6°28'30.26"N	79°59'40.37"E
G28	6°28'28.09"N	79°59'43.87"E
G29	6°28'36.38"N	79°59'51.14"E
G30	6°28'37.41"N	79°59'58.96"E

The boundaries described above are indicated by Map 10(B).

Part Three

No	X	Y
H1	6°30'8.36"N	80° 0'10.23"E
H2	6°30'7.71"N	80° 0'14.61"E
H3	6°30'10.55"N	80° 0'16.08"E
H4	6°30'9.81"N	80° 0'17.67"E
H5	6°30'10.64"N	80° 0'19.96"E
H6	6°30'9.64"N	80° 0'20.00"E
H7	6°30'9.47"N	80° 0'21.17"E
H8	6°30'7.82"N	80° 0'21.64"E
H9	6°30'10.07"N	80° 0'28.26"E
H10	6°30'11.81"N	80° 0'31.68"E
H11	6°30'5.25"N	80° 0'35.27"E
H12	6°30'2.34"N	80° 0'33.19"E
H13	6°30'1.13"N	80° 0'30.09"E
H14	6°30'1.35"N	80° 0'33.93"E
H15	6°30'0.74"N	80° 0'35.96"E
H16	6°29'56.98"N	80° 0'37.06"E

No	X	Y
H17	6°29'56.74"N	80° 0'38.46"E
H18	6°29'55.77"N	80° 0'39.79"E
H19	6°29'54.86"N	80° 0'40.24"E
H20	6°29'53.45"N	80° 0'37.93"E
H21	6°29'53.38"N	80° 0'34.07"E
H22	6°29'52.73"N	80° 0'33.16"E
H23	6°29'52.32"N	80° 0'34.30"E
H24	6°29'50.59"N	80° 0'35.66"E
H25	6°29'47.28"N	80° 0'34.39"E
H26	6°29'47.25"N	80° 0'36.03"E
H27	6°29'50.12"N	80° 0'36.92"E
H28	6°29'52.03"N	80° 0'38.06"E
H29	6°29'50.68"N	80° 0'40.53"E
H30	6°29'55.00"N	80° 0'43.54"E
H31	6°29'59.08"N	80° 0'52.29"E
H32	6°29'53.18"N	80° 0'55.04"E
H33	6°29'50.37"N	80° 0'50.87"E
H34	6°29'47.00"N	80° 0'45.47"E
H35	6°29'43.86"N	80° 0'44.30"E
H36	6°29'40.73"N	80° 0'44.39"E
H37	6°29'32.93"N	80° 0'46.00"E
H38	6°29'30.41"N	80° 0'45.90"E
H39	6°29'30.89"N	80° 0'39.45"E
H40	6°29'38.95"N	80° 0'38.15"E
H41	6°29'38.95"N	80° 0'33.14"E
H42	6°29'39.14"N	80° 0'31.30"E
H43	6°29'41.54"N	80° 0'27.19"E
H44	6°29'40.41"N	80° 0'26.72"E
H45	6°29'35.63"N	80° 0'25.14"E
H46	6°29'36.81"N	80° 0'22.58"E

No	X	Y
H47	6°29'39.68"N	80° 0'19.84"E
H48	6°29'42.72"N	80° 0'21.76"E
H49	6°29'42.21"N	80° 0'20.33"E
H50	6°29'44.19"N	80° 0'18.89"E
H51	6°29'46.35"N	80° 0'19.69"E
H52	6°29'46.43"N	80° 0'17.34"E
H53	6°29'48.17"N	80° 0'17.21"E
H54	6°29'47.96"N	80° 0'16.37"E
H55	6°29'49.62"N	80° 0'16.96"E
H56	6°29'52.33"N	80° 0'17.06"E
H57	6°29'53.33"N	80° 0'16.19"E
H58	6°29'51.69"N	80° 0'15.34"E
H59	6°29'52.78"N	80° 0'9.47"E
H60	6°29'53.76"N	80° 0'4.92"E
H61	6°30'1.84"N	80° 0'1.36"E
H62	6°30'1.27"N	80° 0'10.50"E

The boundaries described above are indicated by Map 10(C).

Part Four

No	X	Y
	6°31'54.36"N	79°58'50.71"E
l2	6°31'55.32"N	79°59'5.07"E
l3	6°31'57.69"N	79°59'16.31"E
l4	6°31'57.84"N	79°59'22.43"E
l5	6°31'56.74"N	79°59'23.87"E
l6	6°31'59.87"N	79°59'29.21"E
l7	6°32'0.63"N	79°59'33.50"E
l8	6°31'59.34"N	79°59'35.77"E
l9	6°31'55.21"N	79°59'32.99"E
l10	6°31'49.56"N	79°59'29.84"E
l11	6°31'48.77"N	79°59'25.86"E

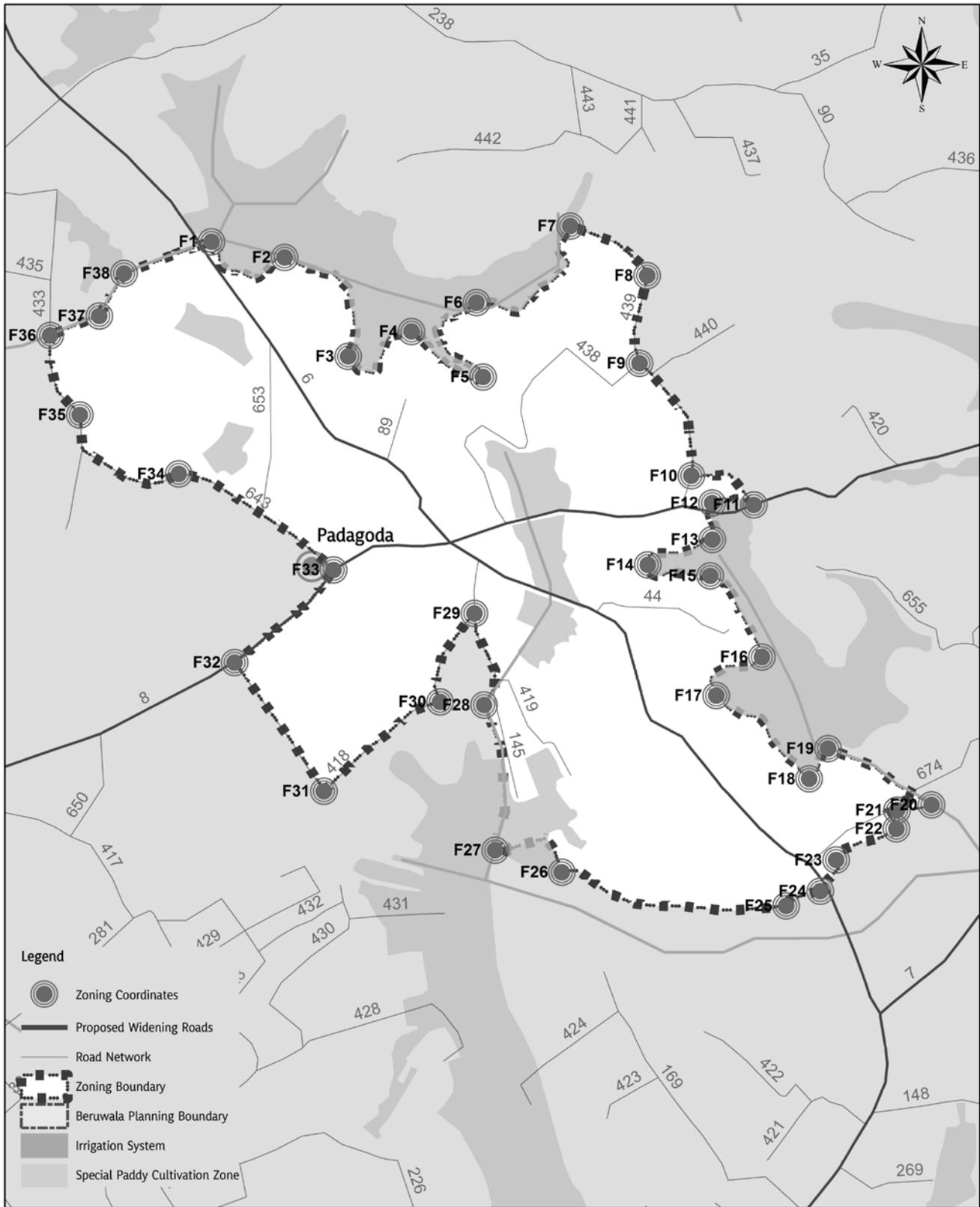
No	X	Y
l12	6°31'50.90"N	79°59'20.83"E
l13	6°31'51.98"N	79°59'21.51"E
l14	6°31'52.31"N	79°59'20.26"E
l15	6°31'51.35"N	79°59'18.76"E
l16	6°31'50.19"N	79°59'19.27"E
l17	6°31'50.15"N	79°59'20.12"E
l18	6°31'47.16"N	79°59'23.36"E
l19	6°31'46.09"N	79°59'24.88"E
l20	6°31'45.92"N	79°59'26.62"E
l21	6°31'45.50"N	79°59'26.92"E
l22	6°31'44.60"N	79°59'26.00"E
l23	6°31'40.38"N	79°59'28.63"E
l24	6°31'43.39"N	79°59'28.90"E
l25	6°31'44.49"N	79°59'30.41"E
l26	6°31'44.86"N	79°59'31.77"E
l27	6°31'46.21"N	79°59'31.34"E
l28	6°31'47.68"N	79°59'32.59"E
l29	6°31'50.37"N	79°59'35.01"E
l30	6°31'51.63"N	79°59'37.57"E
l31	6°31'49.36"N	79°59'42.58"E
l32	6°31'47.04"N	79°59'44.24"E
l33	6°31'44.15"N	79°59'44.19"E
l34	6°31'42.18"N	79°59'42.59"E
l35	6°31'40.96"N	79°59'40.22"E
l36	6°31'38.80"N	79°59'37.70"E
l37	6°31'37.67"N	79°59'38.24"E
l38	6°31'39.98"N	79°59'44.41"E
l39	6°31'38.70"N	79°59'46.98"E
l40	6°31'34.78"N	79°59'46.38"E
l41	6°31'33.10"N	79°59'42.86"E
l42	6°31'32.19"N	79°59'40.24"E
l43	6°31'32.11"N	79°59'38.92"E
l44	6°31'30.50"N	79°59'37.08"E
l45	6°31'29.38"N	79°59'35.25"E

No	X	Y
146	6°31'28.75"N	79°59'35.60"E
147	6°31'29.56"N	79°59'37.41"E
148	6°31'27.89"N	79°59'38.48"E
149	6°31'28.98"N	79°59'40.56"E
150	6°31'31.00"N	79°59'44.25"E
151	6°31'29.78"N	79°59'46.19"E
152	6°31'30.05"N	79°59'47.86"E
153	6°31'32.67"N	79°59'49.96"E
154	6°31'29.11"N	79°59'52.18"E
155	6°31'24.43"N	79°59'54.44"E
156	6°31'21.28"N	79°59'55.73"E
157	6°31'20.98"N	79°59'56.77"E
158	6°31'20.06"N	79°59'56.77"E
159	6°31'17.09"N	79°59'59.70"E
160	6°31'14.52"N	79°59'58.40"E
161	6°31'12.39"N	79°59'58.94"E
162	6°31'11.51"N	79°59'57.87"E
163	6°31'11.23"N	80° 0'0.35"E
164	6°31'7.35"N	80° 0'1.92"E
165	6°31'7.34"N	80° 0'2.74"E
166	6°31'3.79"N	80° 0'4.05"E
167	6°31'2.06"N	80° 0'4.93"E
168	6°30'59.42"N	80° 0'3.87"E
169	6°30'58.76"N	80° 0'1.14"E
170	6°30'57.20"N	79°59'58.87"E
171	6°30'57.40"N	79°59'56.53"E
172	6°30'54.35"N	79°59'57.81"E
173	6°30'55.01"N	79°59'52.17"E
174	6°30'52.04"N	79°59'52.53"E
175	6°30'45.38"N	79°59'47.60"E
176	6°30'40.64"N	79°59'43.75"E
177	6°30'40.44"N	79°59'42.78"E
178	6°30'38.15"N	79°59'41.40"E
179	6°30'36.86"N	79°59'39.12"E

No	X	Y
l80	6°30'33.24"N	79°59'33.71"E
l81	6°30'31.01"N	79°59'24.85"E
l82	6°30'28.93"N	79°59'22.09"E
l83	6°30'27.81"N	79°59'20.41"E
l84	6°30'27.45"N	79°59'16.81"E
l85	6°30'30.11"N	79°59'17.14"E
l86	6°30'32.44"N	79°59'18.44"E
l87	6°30'37.97"N	79°59'14.18"E
l88	6°30'40.61"N	79°59'15.58"E
l89	6°30'40.68"N	79°59'17.38"E
l90	6°30'42.27"N	79°59'18.82"E
l91	6°30'43.81"N	79°59'16.64"E
l92	6°30'43.45"N	79°59'14.17"E
l93	6°30'44.40"N	79°59'11.70"E
l94	6°30'49.46"N	79°59'7.56"E
l95	6°30'50.91"N	79°59'4.97"E
l96	6°30'53.73"N	79°59'2.75"E
l97	6°30'55.20"N	79°59'2.00"E
l98	6°30'55.83"N	79°59'0.92"E
l99	6°31'3.78"N	79°58'58.71"E
l100	6°31'3.53"N	79°58'56.45"E
l101	6°31'7.79"N	79°58'55.56"E
l102	6°31'14.86"N	79°58'53.48"E
l103	6°31'20.60"N	79°58'51.63"E
l104	6°31'24.26"N	79°58'50.56"E
l105	6°31'28.22"N	79°58'52.08"E
l106	6°31'34.55"N	79°58'48.39"E
l107	6°31'40.58"N	79°58'48.05"E
l108	6°31'42.32"N	79°58'53.63"E
l109	6°31'46.52"N	79°58'51.52"E

The boundaries described above are indicated by Map 10(D).

Map 10(A) : Moderate Density Semi Urban Cluster – Part One



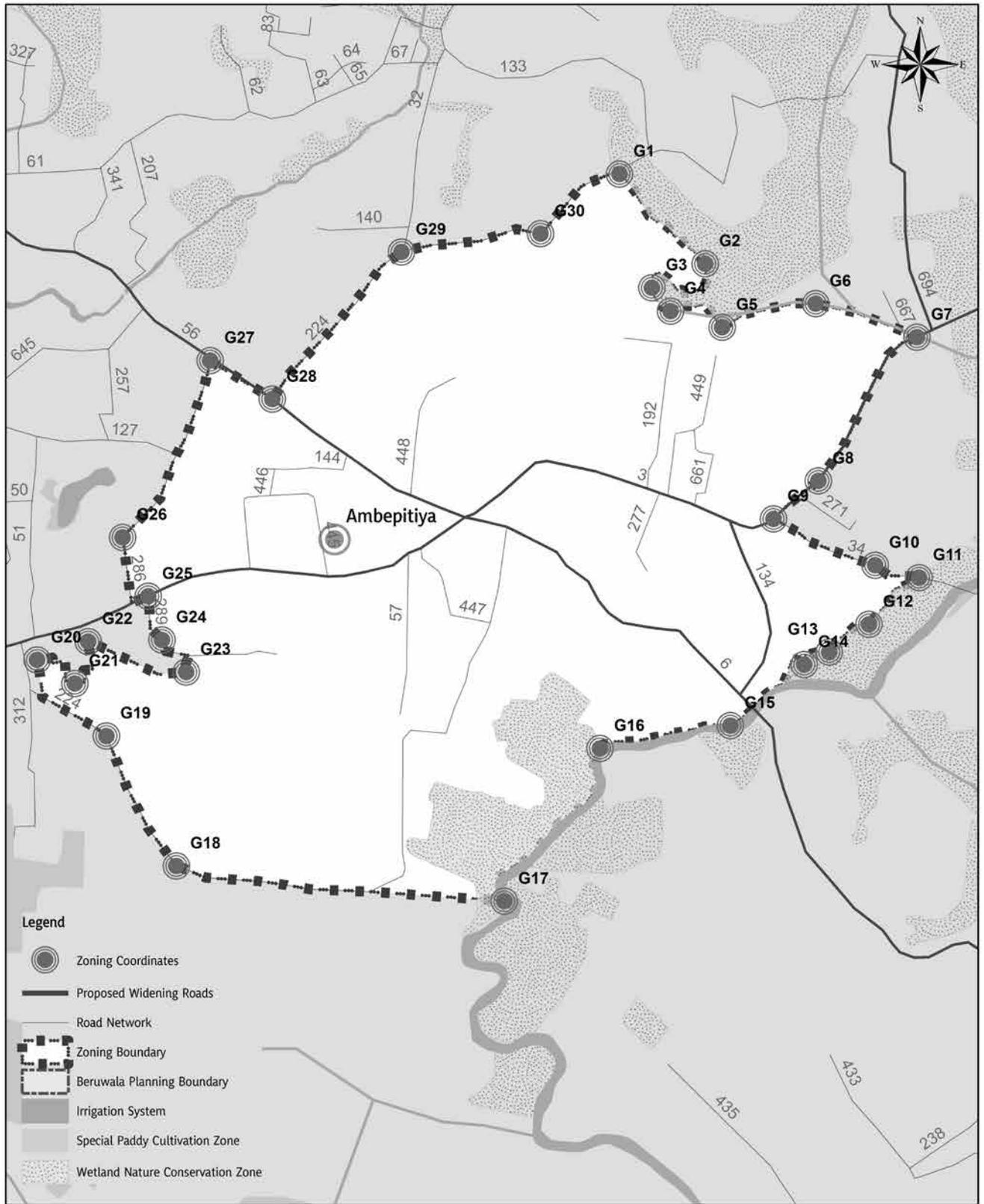
Zoning Plan - Moderate Density Semi Urban Cluster
Part One
Beruvala DSD Area

Source : Urban Development Authority



Urban Development Authority
 December 2020

Map 10(B) : Moderate Density Semi Urban Cluster – Part Two



Zoning Plan - Moderate Density Semi Urban Cluster
Part Two
Beruwala DSD Area
 Source : Urban Development Authority

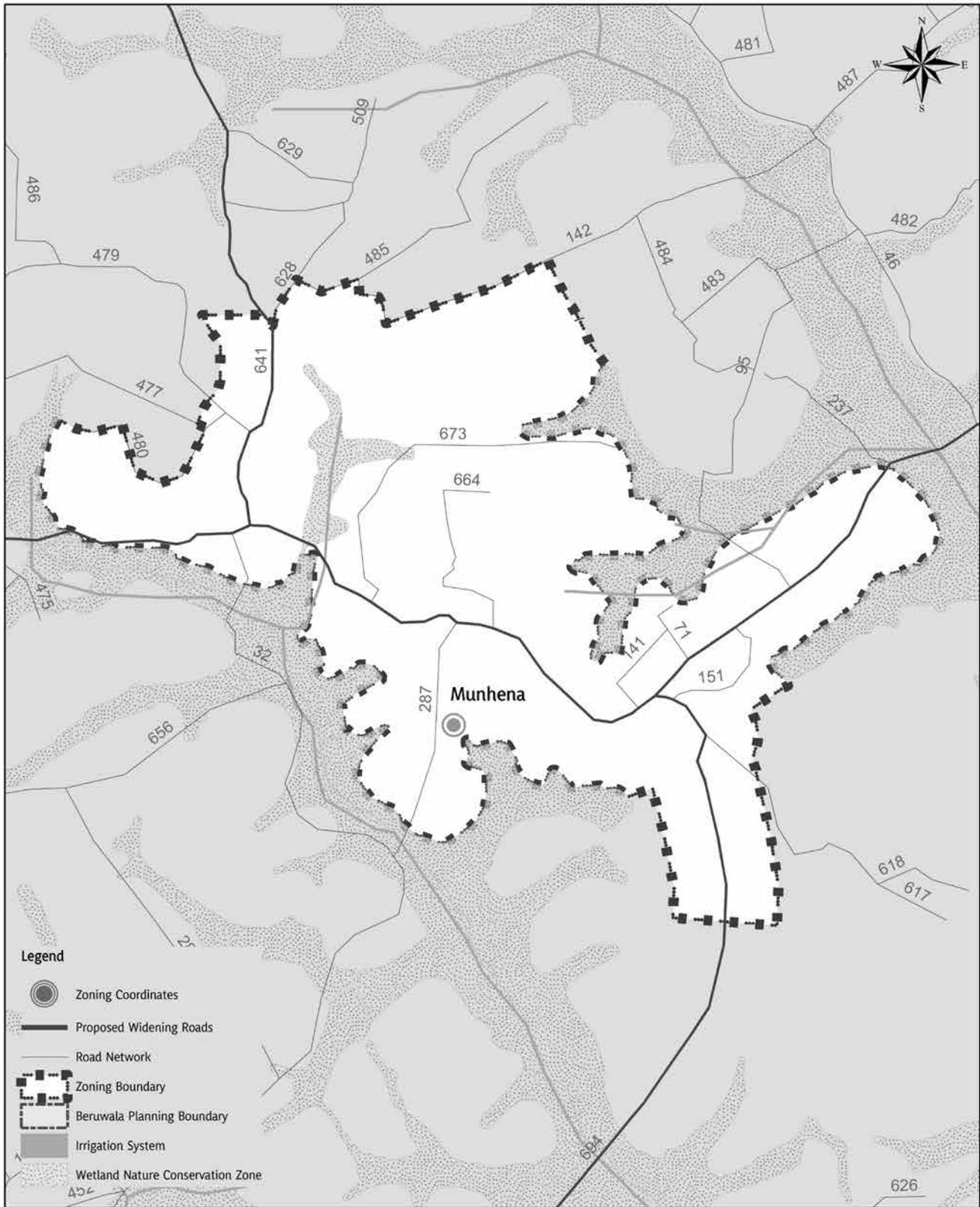
0 0.05 0.1 0.2 0.3 0.4 Kilometers



Urban Development Authority
 December 2020

Western Province Division Beruwala Development Plan (2021–2030) Prepared by : Kalutara District Office

Map 10(C) : Moderate Density Semi Urban Cluster – Part Three

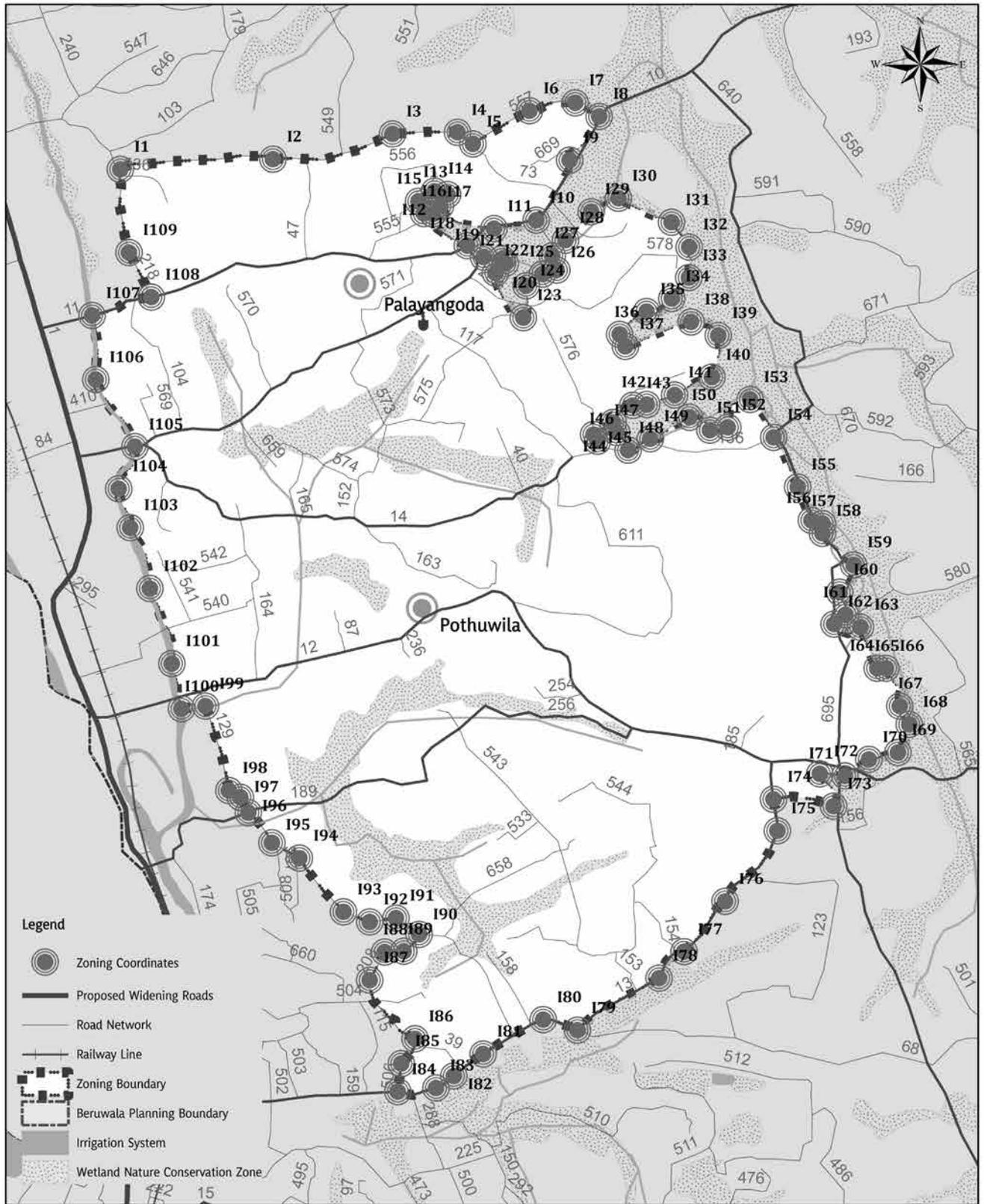


Zoning Plan - Moderate Density Semi Urban Cluster
Part Three
Beruwala DSD Area
 Source : Urban Development Authority

Urban Development Authority
 December 2020

Western Province Division Beruwala Development Plan (2021–2030) Prepared by : Kalutara District Office

Map 10(D) : Moderate Density Semi Urban Cluster – Part Four



Zoning Plan - Moderate Density Semi Urban Cluster
Part Four
Beruwala DSD Area
 Source : Urban Development Authority

0 0.0750.15 0.3 0.45 0.6 Kilometers

 **Urban Development Authority**
 December 2020

Western Province Division Beruwala Development Plan (2021–2030) Prepared by : Kalutara District Office

Annexure 11 : Zoning Boundaries - Moderate Density Hinterland Cluster

Part One

No	X	Y
J1	6°29'7.45"N	80° 0'43.88"E
J2	6°29'6.48"N	80° 0'49.43"E
J3	6°29'2.44"N	80° 0'51.58"E
J4	6°29'5.89"N	80° 0'56.91"E
J5	6°29'4.72"N	80° 1'2.97"E
J6	6°29'1.64"N	80° 1'3.29"E
J7	6°28'56.44"N	80° 1'4.35"E
J8	6°28'52.35"N	80° 1'3.64"E
J9	6°28'55.69"N	80° 0'55.71"E
J10	6°28'50.76"N	80° 0'57.63"E
J11	6°28'48.46"N	80° 0'55.08"E
J12	6°28'51.38"N	80° 0'52.99"E
J13	6°28'48.37"N	80° 0'52.75"E
J14	6°28'48.32"N	80° 0'49.15"E
J15	6°28'47.40"N	80° 0'48.30"E
J16	6°28'46.70"N	80° 0'53.75"E
J17	6°28'45.49"N	80° 0'54.86"E
J18	6°28'47.10"N	80° 0'57.50"E
J19	6°28'44.33"N	80° 0'57.35"E
J20	6°28'35.48"N	80° 0'52.24"E
J21	6°28'35.44"N	80° 0'48.98"E
J22	6°28'33.21"N	80° 0'46.57"E
J23	6°28'33.00"N	80° 0'42.18"E
J24	6°28'34.90"N	80° 0'42.03"E
J25	6°28'31.11"N	80° 0'40.22"E
J26	6°28'30.71"N	80° 0'36.33"E
J27	6°28'32.14"N	80° 0'35.17"E
J28	6°28'32.00"N	80° 0'32.41"E
J29	6°28'34.30"N	80° 0'31.47"E
J30	6°28'34.62"N	80° 0'29.69"E

No	X	Y
J31	6°28'35.45"N	80° 0'29.71"E
J32	6°28'37.04"N	80° 0'29.94"E
J33	6°28'39.86"N	80° 0'29.66"E
J34	6°28'43.31"N	80° 0'31.86"E
J35	6°28'41.94"N	80° 0'34.47"E
J36	6°28'40.87"N	80° 0'35.52"E
J37	6°28'42.52"N	80° 0'37.03"E
J38	6°28'41.79"N	80° 0'39.63"E
J39	6°28'42.47"N	80° 0'40.04"E
J40	6°28'42.97"N	80° 0'38.88"E
J41	6°28'46.46"N	80° 0'35.78"E
J42	6°28'48.45"N	80° 0'38.00"E
J43	6°28'45.63"N	80° 0'39.34"E
J44	6°28'49.03"N	80° 0'42.87"E
J45	6°28'51.01"N	80° 0'38.70"E
J46	6°28'54.24"N	80° 0'40.78"E
J47	6°28'57.90"N	80° 0'39.44"E
J48	6°29'0.82"N	80° 0'40.62"E
J49	6°28'58.96"N	80° 0'41.99"E
J50	6°28'58.76"N	80° 0'46.49"E
J51	6°29'0.38"N	80° 0'45.13"E
J52	6°29'2.70"N	80° 0'47.19"E
J53	6°29'1.59"N	80° 0'44.07"E
J54	6°29'3.52"N	80° 0'41.73"E
J55	6°29'5.62"N	80° 0'41.14"E

The boundaries described above are indicated by Map 11(A).

Part Two

No	X	Y
K1	6°29'1.35"N	80° 1'3.87"E
K2	6°29'4.15"N	80° 1'11.08"E
K3	6°29'4.33"N	80° 1'19.27"E
K4	6°29'2.09"N	80° 1'23.79"E
K5	6°28'59.84"N	80° 1'26.53"E
K6	6°28'54.18"N	80° 1'34.60"E
K7	6°28'52.26"N	80° 1'33.19"E
K8	6°28'46.56"N	80° 1'37.78"E
K9	6°28'42.39"N	80° 1'37.43"E
K10	6°28'38.17"N	80° 1'38.83"E
K11	6°28'40.18"N	80° 1'30.04"E
K12	6°28'34.49"N	80° 1'21.64"E
K13	6°28'33.21"N	80° 1'12.60"E
K14	6°28'34.88"N	80° 1'5.44"E
K15	6°28'44.27"N	80° 1'6.91"E
K16	6°28'52.84"N	80° 1'8.09"E
K17	6°29'7.45"N	80° 0'43.88"E
K18	6°29'6.48"N	80° 0'49.43"E
K19	6°29'2.44"N	80° 0'51.58"E
K20	6°29'5.89"N	80° 0'56.91"E
K21	6°29'4.72"N	80° 1'2.97"E
K22	6°28'56.44"N	80° 1'4.35"E
K23	6°28'52.35"N	80° 1'3.64"E
K24	6°28'55.69"N	80° 0'55.71"E
K25	6°28'50.76"N	80° 0'57.63"E
K26	6°28'48.46"N	80° 0'55.08"E
K27	6°28'51.38"N	80° 0'52.99"E
K28	6°28'48.37"N	80° 0'52.75"E
K29	6°28'48.32"N	80° 0'49.15"E
K30	6°28'47.40"N	80° 0'48.30"E
K31	6°28'46.70"N	80° 0'53.75"E

No	X	Y
K32	6°28'45.49"N	80° 0'54.86"E
K33	6°28'47.10"N	80° 0'57.50"E
K34	6°28'44.33"N	80° 0'57.35"E
K35	6°28'35.48"N	80° 0'52.24"E
K36	6°28'35.44"N	80° 0'48.98"E
K37	6°28'33.21"N	80° 0'46.57"E
K38	6°28'33.00"N	80° 0'42.18"E
K39	6°28'34.90"N	80° 0'42.03"E
K40	6°28'31.11"N	80° 0'40.22"E
K41	6°28'30.71"N	80° 0'36.33"E
K42	6°28'32.14"N	80° 0'35.17"E
K43	6°28'32.00"N	80° 0'32.41"E
K44	6°28'34.30"N	80° 0'31.47"E
K45	6°28'34.62"N	80° 0'29.69"E
K46	6°28'37.04"N	80° 0'29.94"E
K47	6°28'39.86"N	80° 0'29.66"E
K48	6°28'43.31"N	80° 0'31.86"E
K49	6°28'41.94"N	80° 0'34.47"E
K50	6°28'40.87"N	80° 0'35.52"E
K51	6°28'42.52"N	80° 0'37.03"E
K52	6°28'41.79"N	80° 0'39.63"E
K53	6°28'42.47"N	80° 0'40.04"E
K54	6°28'46.46"N	80° 0'35.78"E
K55	6°28'48.45"N	80° 0'38.00"E
K56	6°28'45.63"N	80° 0'39.34"E
K57	6°28'49.03"N	80° 0'42.87"E
K58	6°28'51.01"N	80° 0'38.70"E
K59	6°28'54.24"N	80° 0'40.78"E
K60	6°28'57.90"N	80° 0'39.44"E
K61	6°29'0.82"N	80° 0'40.62"E
K62	6°28'58.96"N	80° 0'41.99"E
K63	6°28'58.76"N	80° 0'46.49"E

No	X	Y
K64	6°29'0.38"N	80° 0'45.13"E
K65	6°29'2.70"N	80° 0'47.19"E
K66	6°29'1.59"N	80° 0'44.07"E
K67	6°29'3.52"N	80° 0'41.73"E
K68	6°29'5.62"N	80° 0'41.14"E

The boundaries described above are indicated by Map 10(B).

Part Three

No	X	Y
L1	6°30'43.63"N	80° 0'50.63"E
L2	6°30'44.98"N	80° 0'54.45"E
L3	6°30'42.08"N	80° 0'56.31"E
L4	6°30'42.30"N	80° 0'59.04"E
L5	6°30'40.45"N	80° 1'1.08"E
L6	6°30'39.40"N	80° 1'4.68"E
L7	6°30'37.31"N	80° 1'4.68"E
L8	6°30'36.08"N	80° 0'58.88"E
L9	6°30'36.45"N	80° 1'4.94"E
L10	6°30'35.16"N	80° 1'7.52"E
L11	6°30'35.44"N	80° 1'10.78"E
L12	6°30'37.00"N	80° 1'10.68"E
L13	6°30'49.33"N	80° 1'33.16"E
L14	6°30'43.71"N	80° 1'33.77"E
L15	6°30'45.68"N	80° 1'40.09"E
L16	6°30'41.64"N	80° 1'46.51"E
L17	6°30'34.04"N	80° 1'43.62"E
L18	6°30'31.33"N	80° 1'39.85"E
L19	6°30'34.18"N	80° 1'30.40"E
L20	6°30'33.46"N	80° 1'22.34"E
L21	6°30'28.89"N	80° 1'21.35"E
L22	6°30'15.13"N	80° 1'20.26"E
L23	6°30'14.24"N	80° 1'20.36"E

No	X	Y
L24	6°30'14.76"N	80° 1'19.67"E
L25	6°30'14.63"N	80° 1'18.51"E
L26	6°30'15.72"N	80° 1'18.13"E
L27	6°30'17.09"N	80° 1'17.49"E
L28	6°30'18.40"N	80° 1'16.57"E
L29	6°30'20.95"N	80° 1'15.50"E
L30	6°30'20.91"N	80° 1'17.25"E
L31	6°30'24.43"N	80° 1'16.66"E
L32	6°30'24.31"N	80° 1'16.12"E
L33	6°30'26.74"N	80° 1'16.26"E
L34	6°30'29.97"N	80° 1'17.86"E
L35	6°30'30.51"N	80° 1'14.90"E
L36	6°30'28.99"N	80° 1'13.13"E
L37	6°30'29.99"N	80° 1'12.00"E
L38	6°30'31.36"N	80° 1'12.07"E
L39	6°30'27.79"N	80° 1'8.07"E
L40	6°30'27.42"N	80° 1'3.63"E
L41	6°30'30.21"N	80° 0'58.21"E
L42	6°30'32.31"N	80° 0'56.00"E
L43	6°30'34.78"N	80° 0'54.22"E
L44	6°30'36.06"N	80° 0'51.74"E
L45	6°30'36.33"N	80° 0'48.26"E
L46	6°30'37.66"N	80° 0'48.98"E
L47	6°30'40.74"N	80° 0'50.84"E
L48	6°30'41.46"N	80° 0'50.21"E
L49	6°30'38.74"N	80° 1'9.06"E
L50	6°30'41.94"N	80° 1'7.61"E
L51	6°30'46.66"N	80° 1'6.32"E
L52	6°30'49.63"N	80° 1'2.51"E
L53	6°30'55.53"N	80° 1'0.74"E
L54	6°30'59.18"N	80° 0'57.62"E
L55	6°31'1.02"N	80° 1'0.79"E
L56	6°31'3.90"N	80° 0'57.15"E

No	X	Y
L57	6°30'59.15"N	80° 0'54.98"E
L58	6°31'3.59"N	80° 0'51.14"E
L59	6°31'9.81"N	80° 0'48.34"E
L60	6°31'12.96"N	80° 0'53.65"E
L61	6°31'14.75"N	80° 0'50.09"E
L62	6°31'11.25"N	80° 0'47.32"E
L63	6°31'12.85"N	80° 0'45.22"E
L64	6°31'17.32"N	80° 0'45.91"E
L65	6°31'23.91"N	80° 0'46.07"E
L66	6°31'28.43"N	80° 0'52.71"E
L67	6°31'20.98"N	80° 1'0.41"E
L68	6°31'18.45"N	80° 1'5.03"E
L69	6°31'14.30"N	80° 0'59.57"E
L70	6°31'11.03"N	80° 0'58.55"E
L71	6°31'15.61"N	80° 1'5.73"E
L72	6°31'17.56"N	80° 1'9.73"E
L73	6°31'11.30"N	80° 1'8.21"E
L74	6°31'18.12"N	80° 1'12.32"E
L75	6°31'18.25"N	80° 1'16.28"E
L76	6°31'18.19"N	80° 1'22.99"E
L77	6°31'10.73"N	80° 1'24.53"E
L78	6°31'5.81"N	80° 1'29.53"E
L79	6°31'1.25"N	80° 1'34.19"E
L80	6°30'51.73"N	80° 1'33.61"E

The boundaries described above are indicated by Map 11(C).

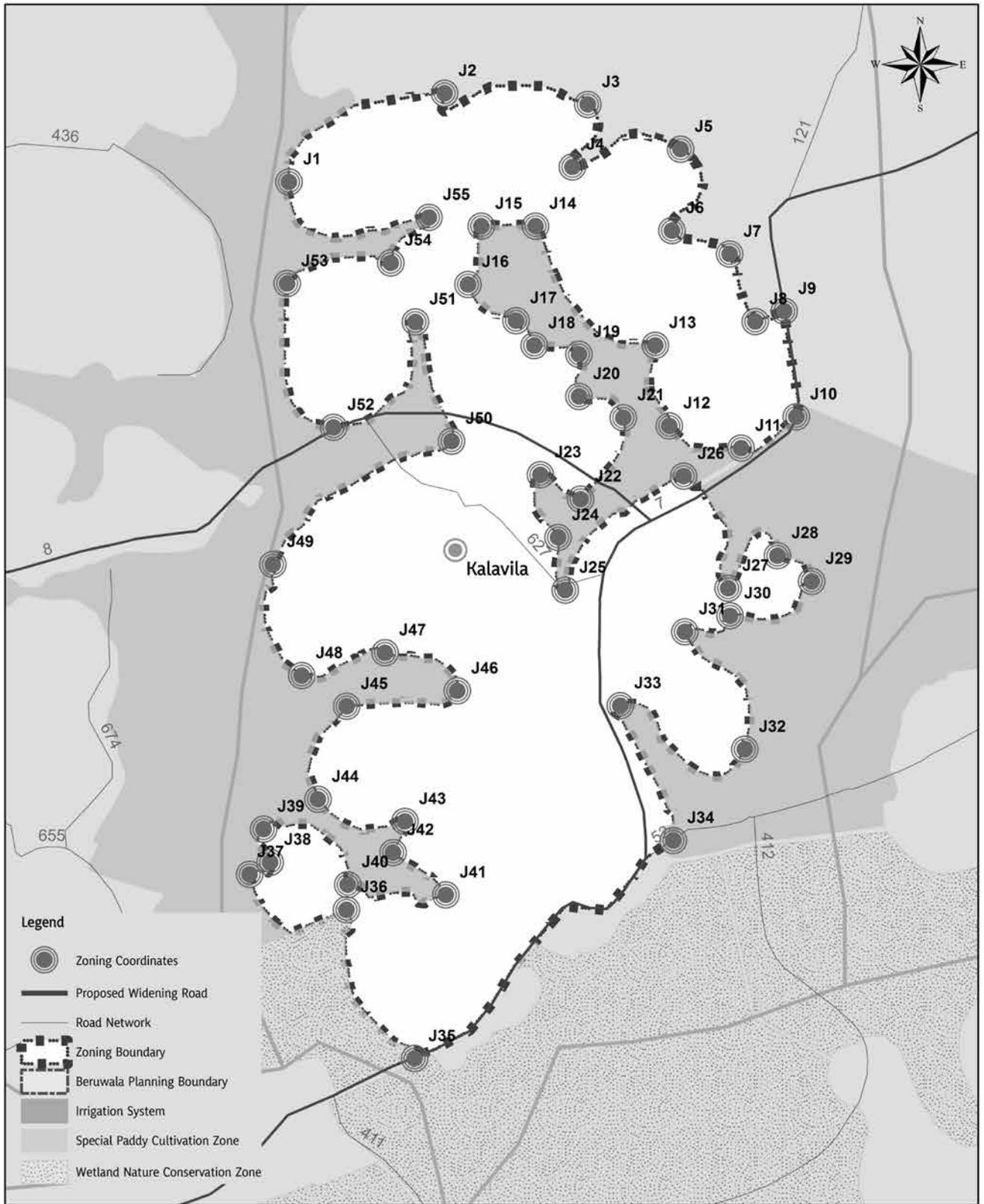
Part Four

No	X	Y
M1	6°32'50.76"N	80° 0'14.51"E
M2	6°32'52.01"N	80° 0'16.41"E
M3	6°32'52.09"N	80° 0'21.34"E
M4	6°32'45.99"N	80° 0'20.50"E
M5	6°32'45.61"N	80° 0'16.87"E
M6	6°32'49.31"N	80° 0'14.24"E
M7	6°32'48.69"N	80° 0'13.96"E
M8	6°32'42.76"N	80° 0'18.45"E
M9	6°32'45.80"N	80° 0'22.10"E
M10	6°32'46.13"N	80° 0'23.34"E
M11	6°32'51.43"N	80° 0'24.02"E
M12	6°32'52.94"N	80° 0'27.42"E
M13	6°32'51.96"N	80° 0'30.21"E
M14	6°32'48.20"N	80° 0'32.97"E
M15	6°32'43.51"N	80° 0'35.91"E
M16	6°32'38.38"N	80° 0'36.36"E
M17	6°32'34.69"N	80° 0'33.13"E
M18	6°32'32.27"N	80° 0'34.07"E
M19	6°32'29.80"N	80° 0'29.81"E
M20	6°32'28.61"N	80° 0'30.25"E
M21	6°32'26.83"N	80° 0'35.52"E
M22	6°32'22.42"N	80° 0'36.33"E
M23	6°32'18.21"N	80° 0'38.69"E
M24	6°32'17.40"N	80° 0'38.51"E
M25	6°32'17.07"N	80° 0'37.09"E
M26	6°32'16.53"N	80° 0'36.08"E
M27	6°32'18.74"N	80° 0'33.91"E
M28	6°32'20.00"N	80° 0'30.86"E
M29	6°32'22.64"N	80° 0'31.31"E
M30	6°32'24.16"N	80° 0'29.13"E

No	X	Y
M31	6°32'23.60"N	80° 0'27.54"E
M32	6°32'21.67"N	80° 0'26.14"E
M33	6°32'21.16"N	80° 0'23.35"E
M34	6°32'19.83"N	80° 0'22.97"E
M35	6°32'21.02"N	80° 0'20.55"E
M36	6°32'24.10"N	80° 0'21.10"E
M37	6°32'24.34"N	80° 0'20.65"E
M38	6°32'26.70"N	80° 0'19.84"E
M39	6°32'26.70"N	80° 0'19.03"E
M40	6°32'25.22"N	80° 0'19.74"E
M41	6°32'22.70"N	80° 0'19.84"E
M42	6°32'21.26"N	80° 0'18.69"E
M43	6°32'20.46"N	80° 0'16.91"E
M44	6°32'22.50"N	80° 0'13.58"E
M45	6°32'22.90"N	80° 0'9.33"E
M46	6°32'28.82"N	80° 0'5.16"E
M47	6°32'28.63"N	80° 0'9.21"E
M48	6°32'29.68"N	80° 0'11.77"E
M49	6°32'31.60"N	80° 0'11.85"E
M50	6°32'34.79"N	80° 0'9.84"E
M51	6°32'37.37"N	80° 0'8.18"E
M52	6°32'39.38"N	80° 0'10.85"E
M53	6°32'41.73"N	80° 0'13.94"E
M54	6°32'37.65"N	80° 0'15.39"E
M55	6°32'34.40"N	80° 0'16.64"E
M56	6°32'34.02"N	80° 0'18.49"E
M57	6°32'38.73"N	80° 0'17.20"E
M58	6°32'41.44"N	80° 0'19.12"E

The boundaries described above are indicated by Map 11(D).

Map 11(A) : Moderate Density Hinterland Cluster – Part One

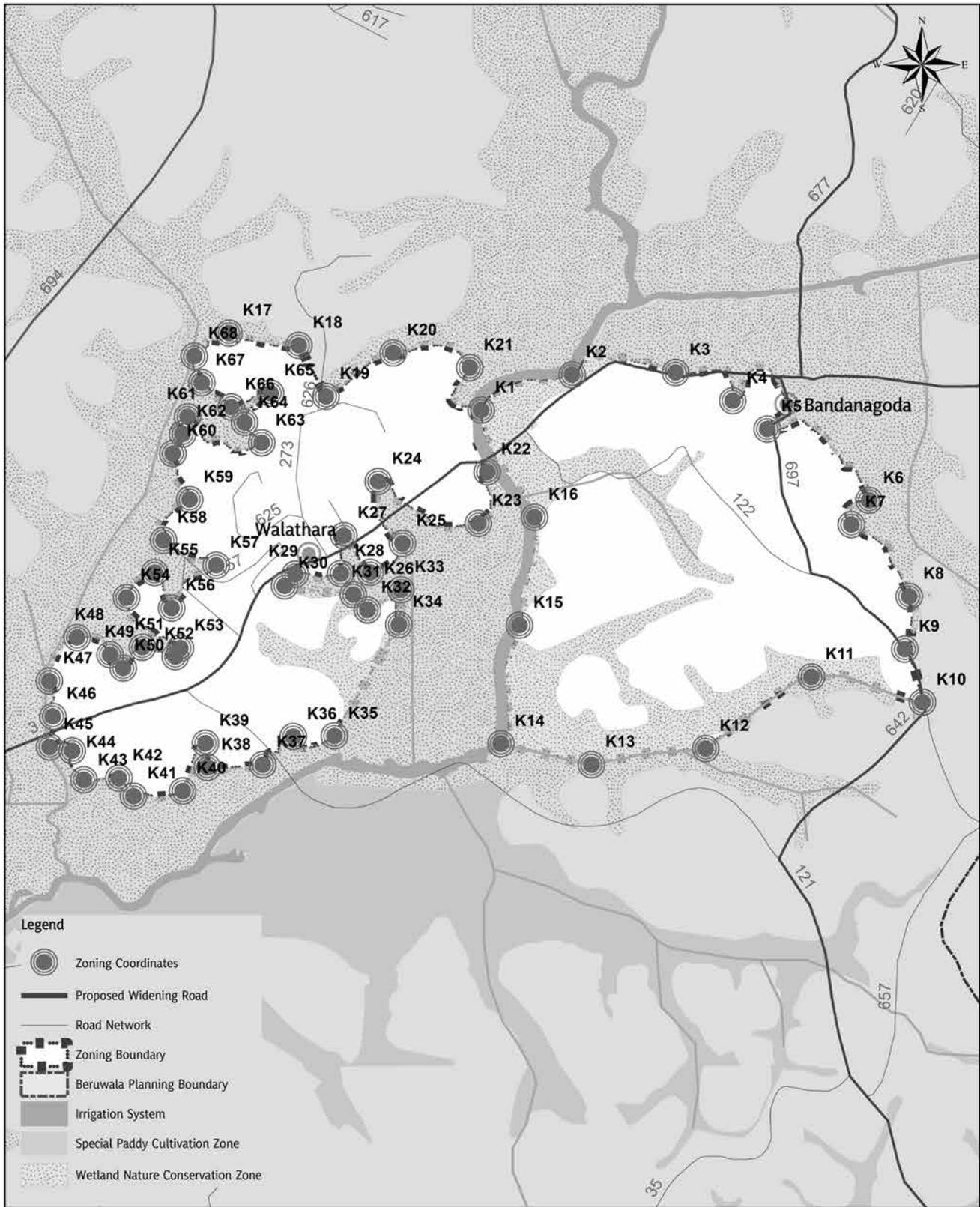


Zoning Plan - Moderate Density Hinterland Cluster
Part One
Beruwala DSD Area
 Source : Urban Development Authority

0 0.0375 0.075 0.15 0.225 0.3 Kilometers

 **Urban Development Authority**
 December 2020

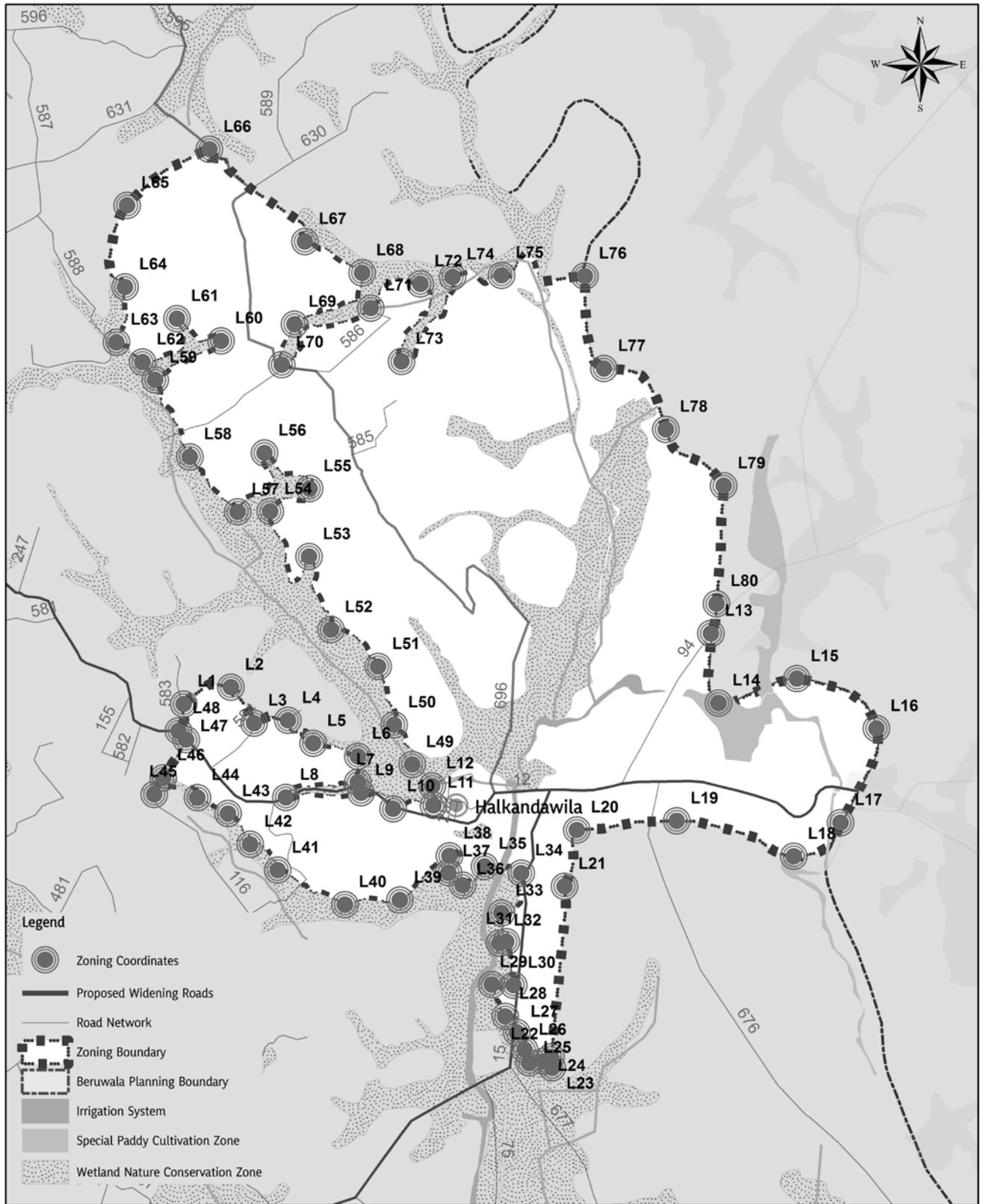
Map 11(B) : Moderate Density Hinterland Cluster – Part Two



Zoning Plan - Moderate Density Hinterland Cluster
Part Two
Beruwala DSD Area
 Source : Urban Development Authority


Urban Development Authority
 December 2020

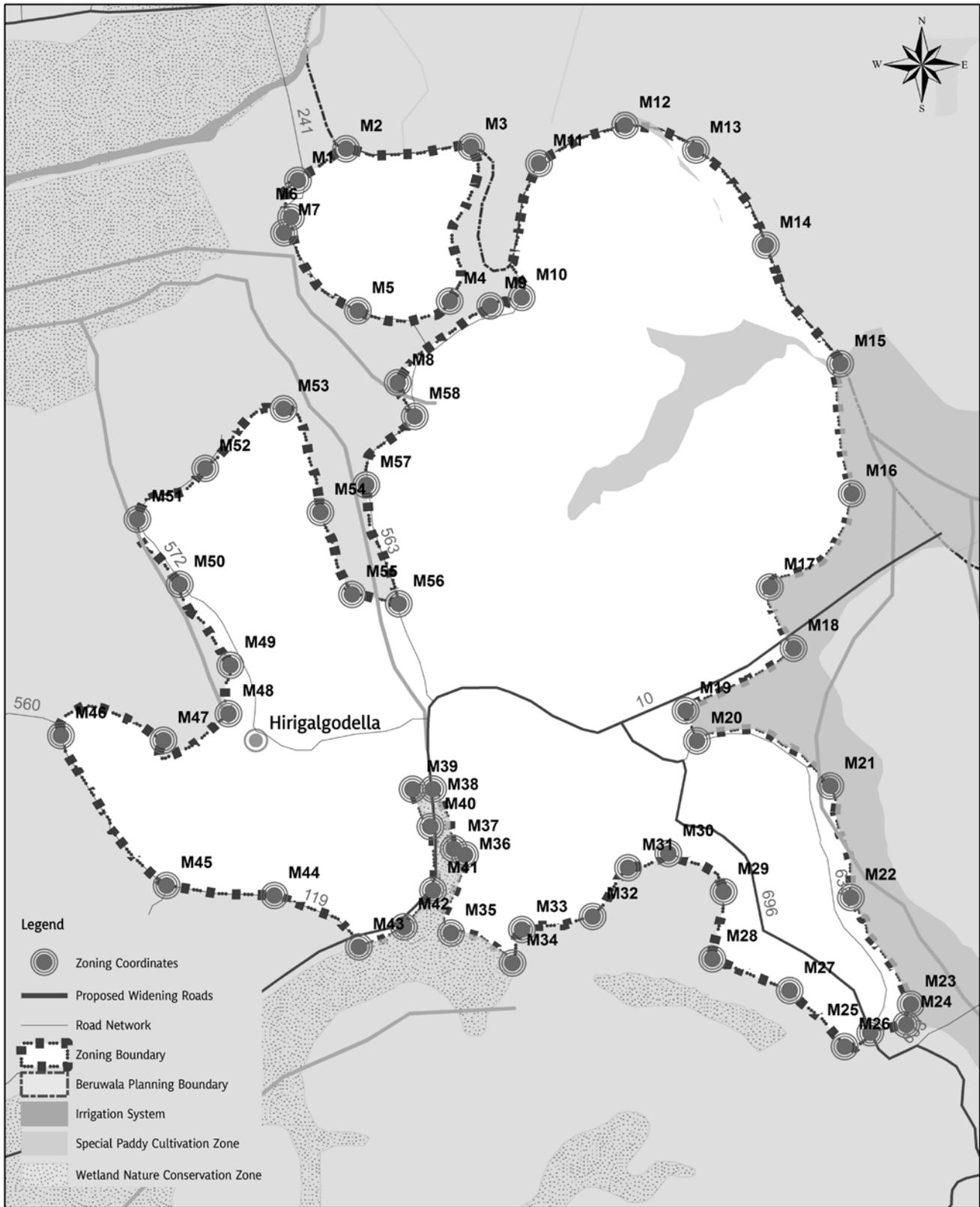
Map 11(C) : Moderate Density Hinterland Cluster – Part Three



Zoning Plan - Moderate Density Hinterland Cluster
Part Three
Beruwala DSD Area
 Source : Urban Development Authority

Urban Development Authority
 December 2020

Map 11(D) : Moderate Density Hinterland Cluster – Part Four



Zoning Plan - Moderate Density Hinterland Cluster
Part Four
Beruwala DSD Area

Source : Urban Development Authority



Urban Development Authority
 December 2020

Annexure 12 : Zoning Boundaries - Low Density Hinterland Cluster

Part One

No	X	Y
B23	6°27'3.93"N	80° 1'13.50"E
B24	6°27'2.01"N	80° 1'14.44"E
B25	6°27'5.66"N	80° 1'23.94"E
B26	6°27'9.13"N	80° 1'29.91"E
B27	6°27'9.79"N	80° 1'32.81"E
B28	6°27'8.46"N	80° 1'33.46"E
F1	6°27'42.48"N	80° 0'36.76"E
F2	6°27'41.54"N	80° 0'41.15"E
F3	6°27'35.60"N	80° 0'44.95"E
F4	6°27'37.09"N	80° 0'48.75"E
F5	6°27'34.37"N	80° 0'53.03"E
F6	6°27'38.83"N	80° 0'52.63"E
F7	6°27'43.42"N	80° 0'58.25"E
F8	6°27'40.45"N	80° 1'2.85"E
F9	6°27'35.19"N	80° 1'2.40"E
F10	6°27'28.44"N	80° 1'5.50"E
F11	6°27'26.70"N	80° 1'9.25"E
F12	6°27'26.81"N	80° 1'6.74"E
F13	6°27'24.61"N	80° 1'6.76"E
F14	6°27'23.10"N	80° 1'2.89"E
F15	6°27'22.44"N	80° 1'6.63"E
F16	6°27'17.57"N	80° 1'9.72"E
F17	6°27'15.26"N	80° 1'6.99"E
F18	6°27'10.26"N	80° 1'12.56"E
F19	6°27'12.08"N	80° 1'13.69"E
F20	6°27'8.70"N	80° 1'19.88"E

No	X	Y
F21	6°27'8.38"N	80° 1'17.81"E
F22	6°27'7.27"N	80° 1'17.78"E
F23	6°27'5.39"N	80° 1'14.17"E
J1	6°29'7.45"N	80° 0'43.88"E
J2	6°29'6.48"N	80° 0'49.43"E
J3	6°29'2.44"N	80° 0'51.58"E
J4	6°29'5.89"N	80° 0'56.91"E
J5	6°29'4.72"N	80° 1'2.97"E
J6	6°29'1.64"N	80° 1'3.29"E
J7	6°28'56.44"N	80° 1'4.35"E
J8	6°28'52.35"N	80° 1'3.64"E
J9	6°28'55.69"N	80° 0'55.71"E
J10	6°28'50.76"N	80° 0'57.63"E
J11	6°28'48.46"N	80° 0'55.08"E
J12	6°28'51.38"N	80° 0'52.99"E
J13	6°28'48.37"N	80° 0'52.75"E
J14	6°28'48.32"N	80° 0'49.15"E
J15	6°28'47.40"N	80° 0'48.30"E
J16	6°28'46.70"N	80° 0'53.75"E
J17	6°28'45.49"N	80° 0'54.86"E
J18	6°28'47.10"N	80° 0'57.50"E
J19	6°28'44.33"N	80° 0'57.35"E
J20	6°28'35.48"N	80° 0'52.24"E
J21	6°28'35.44"N	80° 0'48.98"E
J22	6°28'33.21"N	80° 0'46.57"E
J23	6°28'33.00"N	80° 0'42.18"E
J24	6°28'34.90"N	80° 0'42.03"E
J25	6°28'31.11"N	80° 0'40.22"E
J26	6°28'30.71"N	80° 0'36.33"E
J27	6°28'32.14"N	80° 0'35.17"E

No	X	Y
J28	6°28'32.00"N	80° 0'32.41"E
J29	6°28'34.30"N	80° 0'31.47"E
J30	6°28'34.62"N	80° 0'29.69"E
J31	6°28'35.45"N	80° 0'29.71"E
J32	6°28'37.04"N	80° 0'29.94"E
J33	6°28'39.86"N	80° 0'29.66"E
J34	6°28'43.31"N	80° 0'31.86"E
J35	6°28'41.94"N	80° 0'34.47"E
J36	6°28'40.87"N	80° 0'35.52"E
J37	6°28'42.52"N	80° 0'37.03"E
J38	6°28'41.79"N	80° 0'39.63"E
J39	6°28'42.47"N	80° 0'40.04"E
J40	6°28'42.97"N	80° 0'38.88"E
J41	6°28'46.46"N	80° 0'35.78"E
J42	6°28'48.45"N	80° 0'38.00"E
J43	6°28'45.63"N	80° 0'39.34"E
J44	6°28'49.03"N	80° 0'42.87"E
J45	6°28'51.01"N	80° 0'38.70"E
J46	6°28'54.24"N	80° 0'40.78"E
J47	6°28'57.90"N	80° 0'39.44"E
J48	6°29'0.82"N	80° 0'40.62"E
J49	6°28'58.96"N	80° 0'41.99"E
J50	6°28'58.76"N	80° 0'46.49"E
J51	6°29'0.38"N	80° 0'45.13"E
J52	6°29'2.70"N	80° 0'47.19"E
J53	6°29'1.59"N	80° 0'44.07"E
J54	6°29'3.52"N	80° 0'41.73"E
J55	6°29'5.62"N	80° 0'41.14"E
G1	6°28'40.78"N	80° 0'3.40"E
G2	6°28'35.72"N	80° 0'8.22"E

No	X	Y
G3	6°28'34.37"N	80° 0'5.22"E
G4	6°28'33.05"N	80° 0'6.27"E
G5	6°28'32.14"N	80° 0'9.18"E
G6	6°28'33.47"N	80° 0'14.44"E
G7	6°28'31.58"N	80° 0'20.15"E
G8	6°28'23.48"N	80° 0'14.60"E
G9	6°28'21.34"N	80° 0'12.07"E
G10	6°28'18.73"N	80° 0'17.79"E
G11	6°28'18.03"N	80° 0'20.26"E
G12	6°28'15.40"N	80° 0'17.44"E
G13	6°28'13.83"N	80° 0'15.21"E
G14	6°28'13.13"N	80° 0'13.80"E
G27	6°28'30.26"N	79°59'40.37"E
G28	6°28'28.09"N	79°59'43.87"E
G29	6°28'36.38"N	79°59'51.14"E
G30	6°28'37.41"N	79°59'58.96"E
H2	6°30'7.71"N	80° 0'14.61"E
H3	6°30'10.55"N	80° 0'16.08"E
H4	6°30'9.81"N	80° 0'17.67"E
H5	6°30'10.64"N	80° 0'19.96"E
H6	6°30'9.64"N	80° 0'20.00"E
H7	6°30'9.47"N	80° 0'21.17"E
H8	6°30'7.82"N	80° 0'21.64"E
H9	6°30'10.07"N	80° 0'28.26"E
H10	6°30'11.81"N	80° 0'31.68"E
H11	6°30'5.25"N	80° 0'35.27"E
H12	6°30'2.34"N	80° 0'33.19"E
H13	6°30'1.13"N	80° 0'30.09"E
H14	6°30'1.35"N	80° 0'33.93"E
H15	6°30'0.74"N	80° 0'35.96"E

No	X	Y
H16	6°29'56.98"N	80° 0'37.06"E
H17	6°29'56.74"N	80° 0'38.46"E
H18	6°29'55.77"N	80° 0'39.79"E
H19	6°29'54.86"N	80° 0'40.24"E
H20	6°29'53.45"N	80° 0'37.93"E
H21	6°29'53.38"N	80° 0'34.07"E
H22	6°29'52.73"N	80° 0'33.16"E
H23	6°29'52.32"N	80° 0'34.30"E
H24	6°29'50.59"N	80° 0'35.66"E
H25	6°29'47.28"N	80° 0'34.39"E
H26	6°29'47.25"N	80° 0'36.03"E
H27	6°29'50.12"N	80° 0'36.92"E
H28	6°29'52.03"N	80° 0'38.06"E
H29	6°29'50.68"N	80° 0'40.53"E
H30	6°29'55.00"N	80° 0'43.54"E
H31	6°29'59.08"N	80° 0'52.29"E
H32	6°29'53.18"N	80° 0'55.04"E
H33	6°29'50.37"N	80° 0'50.87"E
H34	6°29'47.00"N	80° 0'45.47"E
H35	6°29'43.86"N	80° 0'44.30"E
H36	6°29'40.73"N	80° 0'44.39"E
H37	6°29'32.93"N	80° 0'46.00"E
H38	6°29'30.41"N	80° 0'45.90"E
H39	6°29'30.89"N	80° 0'39.45"E
H40	6°29'38.95"N	80° 0'38.15"E
H41	6°29'38.95"N	80° 0'33.14"E
H42	6°29'39.14"N	80° 0'31.30"E
H43	6°29'41.54"N	80° 0'27.19"E
H44	6°29'40.41"N	80° 0'26.72"E
H45	6°29'35.63"N	80° 0'25.14"E

No	X	Y
H46	6°29'36.81"N	80° 0'22.58"E
H47	6°29'39.68"N	80° 0'19.84"E
H48	6°29'42.72"N	80° 0'21.76"E
H49	6°29'42.21"N	80° 0'20.33"E
H50	6°29'44.19"N	80° 0'18.89"E
H51	6°29'46.35"N	80° 0'19.69"E
H52	6°29'46.43"N	80° 0'17.34"E
I63	6°31'11.23"N	80° 0'0.35"E
I64	6°31'7.35"N	80° 0'1.92"E
I65	6°31'7.34"N	80° 0'2.74"E
I66	6°31'3.79"N	80° 0'4.05"E
I67	6°31'2.06"N	80° 0'4.93"E
I68	6°30'59.42"N	80° 0'3.87"E
I69	6°30'58.76"N	80° 0'1.14"E
I70	6°30'57.20"N	79°59'58.87"E
I71	6°30'57.40"N	79°59'56.53"E
P1	6°31'14.75"N	80° 0'3.49"E
P2	6°31'19.52"N	80° 0'15.78"E
P3	6°31'27.74"N	80° 0'28.02"E
P4	6°31'29.15"N	80° 0'42.98"E
P5	6°31'36.69"N	80° 0'50.76"E
P6	6°31'41.91"N	80° 0'54.65"E
P7	6°31'44.90"N	80° 0'57.29"E
P8	6°31'49.48"N	80° 0'57.61"E
P9	6°31'54.58"N	80° 1'6.68"E
L1	6°30'43.63"N	80° 0'50.63"E
L2	6°30'44.98"N	80° 0'54.45"E
L3	6°30'42.08"N	80° 0'56.31"E
L4	6°30'42.30"N	80° 0'59.04"E
L5	6°30'40.45"N	80° 1'1.08"E

No	X	Y
L6	6°30'39.40"N	80° 1'4.68"E
L7	6°30'37.31"N	80° 1'4.68"E
L8	6°30'36.08"N	80° 0'58.88"E
L9	6°30'36.45"N	80° 1'4.94"E
L10	6°30'35.16"N	80° 1'7.52"E
L11	6°30'35.44"N	80° 1'10.78"E
L12	6°30'37.00"N	80° 1'10.68"E
L18	6°30'31.33"N	80° 1'39.85"E
L19	6°30'34.18"N	80° 1'30.40"E
L20	6°30'33.46"N	80° 1'22.34"E
L21	6°30'28.89"N	80° 1'21.35"E
L22	6°30'15.13"N	80° 1'20.26"E
L23	6°30'14.24"N	80° 1'20.36"E
L24	6°30'14.76"N	80° 1'19.67"E
L25	6°30'14.63"N	80° 1'18.51"E
L26	6°30'15.72"N	80° 1'18.13"E
L27	6°30'17.09"N	80° 1'17.49"E
L28	6°30'18.40"N	80° 1'16.57"E
L29	6°30'20.95"N	80° 1'15.50"E
L30	6°30'20.91"N	80° 1'17.25"E
L31	6°30'24.43"N	80° 1'16.66"E
L32	6°30'24.31"N	80° 1'16.12"E
L33	6°30'26.74"N	80° 1'16.26"E
L34	6°30'29.97"N	80° 1'17.86"E
L35	6°30'30.51"N	80° 1'14.90"E
L36	6°30'28.99"N	80° 1'13.13"E
L37	6°30'29.99"N	80° 1'12.00"E
L38	6°30'31.36"N	80° 1'12.07"E
L39	6°30'27.79"N	80° 1'8.07"E
L40	6°30'27.42"N	80° 1'3.63"E

No	X	Y
L41	6°30'30.21"N	80° 0'58.21"E
L42	6°30'32.31"N	80° 0'56.00"E
L43	6°30'34.78"N	80° 0'54.22"E
L44	6°30'36.06"N	80° 0'51.74"E
L45	6°30'36.33"N	80° 0'48.26"E
L46	6°30'37.66"N	80° 0'48.98"E
L47	6°30'40.74"N	80° 0'50.84"E
L48	6°30'41.46"N	80° 0'50.21"E
L49	6°30'38.74"N	80° 1'9.06"E
L50	6°30'41.94"N	80° 1'7.61"E
L51	6°30'46.66"N	80° 1'6.32"E
L52	6°30'49.63"N	80° 1'2.51"E
L53	6°30'55.53"N	80° 1'0.74"E
L54	6°30'59.18"N	80° 0'57.62"E
L55	6°31'1.02"N	80° 1'0.79"E
L56	6°31'3.90"N	80° 0'57.15"E
L57	6°30'59.15"N	80° 0'54.98"E
L58	6°31'3.59"N	80° 0'51.14"E
L59	6°31'9.81"N	80° 0'48.34"E
L60	6°31'12.96"N	80° 0'53.65"E
L61	6°31'14.75"N	80° 0'50.09"E
L62	6°31'11.25"N	80° 0'47.32"E
L63	6°31'12.85"N	80° 0'45.22"E
L64	6°31'17.32"N	80° 0'45.91"E
L65	6°31'23.91"N	80° 0'46.07"E
L66	6°31'28.43"N	80° 0'52.71"E
L67	6°31'20.98"N	80° 1'0.41"E
L68	6°31'18.45"N	80° 1'5.03"E
L69	6°31'14.30"N	80° 0'59.57"E
L70	6°31'11.03"N	80° 0'58.55"E
L71	6°31'15.61"N	80° 1'5.73"E
L72	6°31'17.56"N	80° 1'9.73"E
L73	6°31'11.30"N	80° 1'8.21"E
L74	6°31'18.12"N	80° 1'12.32"E
L75	6°31'18.25"N	80° 1'16.28"E
L76	6°31'18.19"N	80° 1'22.99"E
N1	6°31'48.27"N	80° 1'12.63"E

No	X	Y
N2	6°31'52.13"N	80° 1'21.28"E
N3	6°31'45.97"N	80° 1'14.13"E
N4	6°31'39.08"N	80° 1'11.76"E
N5	6°31'36.27"N	80° 1'13.82"E
N6	6°31'41.42"N	80° 1'20.52"E
N7	6°31'33.95"N	80° 1'13.60"E
N8	6°31'24.82"N	80° 1'16.16"E
N9	6°31'32.49"N	80° 1'22.47"E
N10	6°31'27.75"N	80° 1'27.37"E
N11	6°30'25.73"N	80° 1'44.01"E
N12	6°30'20.08"N	80° 1'45.56"E
N13	6°30'13.07"N	80° 1'47.17"E
N14	6°30'2.75"N	80° 1'52.98"E
N15	6°29'51.91"N	80° 1'58.86"E
N16	6°29'40.84"N	80° 2'1.84"E
N17	6°29'29.95"N	80° 2'0.67"E
N18	6°29'19.98"N	80° 2'6.10"E
N19	6°29'13.14"N	80° 2'6.31"E
N20	6°29'11.05"N	80° 1'56.08"E
N21	6°28'59.94"N	80° 2'4.36"E
N22	6°28'52.09"N	80° 2'11.29"E
N23	6°28'43.15"N	80° 2'14.30"E
N24	6°28'42.47"N	80° 2'2.13"E
N25	6°28'34.57"N	80° 1'52.38"E
N26	6°28'28.27"N	80° 1'44.82"E
N27	6°28'24.06"N	80° 1'41.93"E
N28	6°28'20.21"N	80° 1'40.32"E
N29	6°28'17.47"N	80° 1'41.56"E
N30	6°28'12.78"N	80° 1'45.36"E
N31	6°28'8.93"N	80° 1'56.17"E
N32	6°28'8.26"N	80° 2'5.98"E
N33	6°28'2.01"N	80° 2'15.31"E

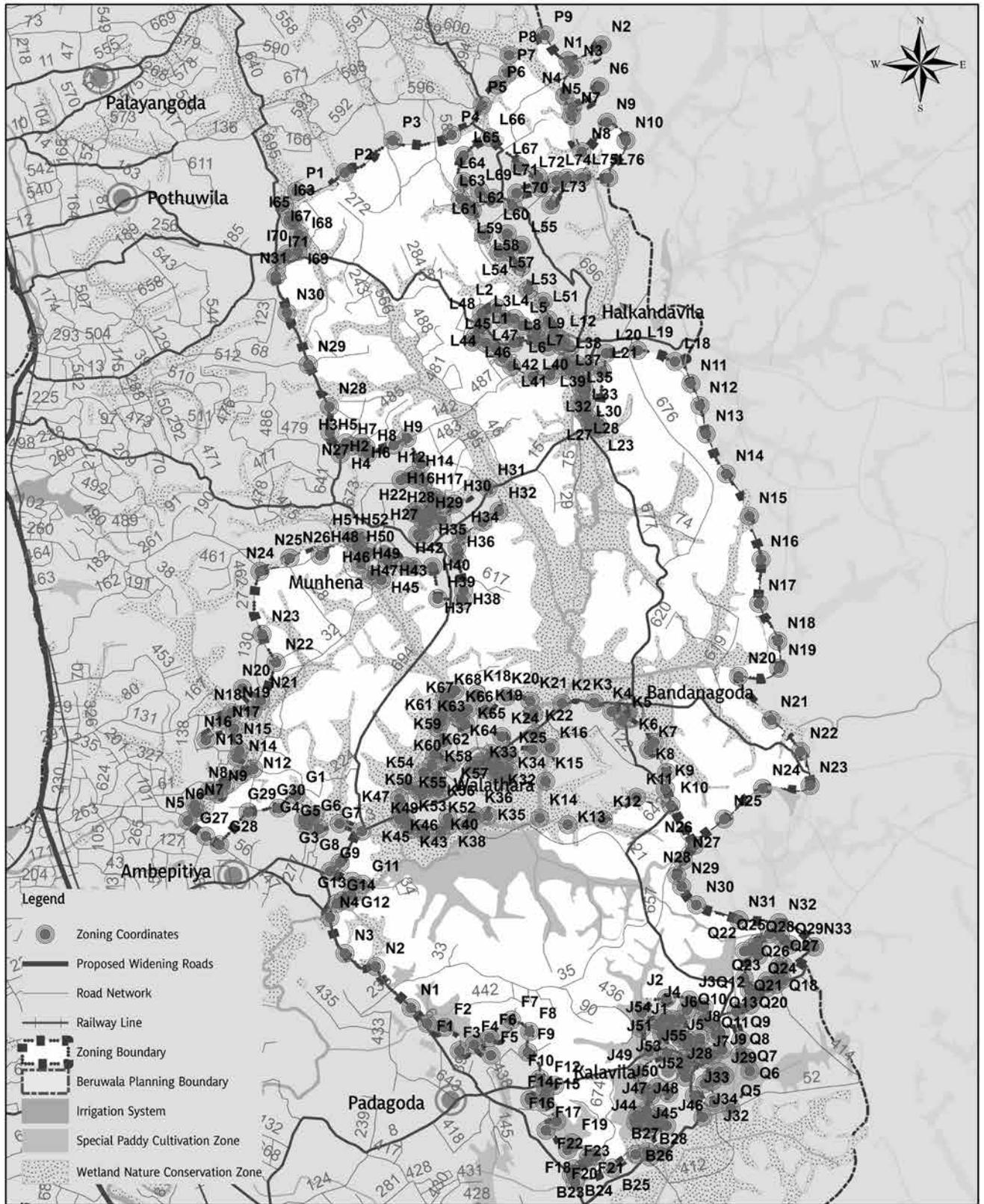
The boundaries described above are indicated by Map 12(A).

Part Two

No	X	Y
O1	6°32'49.10"N	79°58'56.53"E
O2	6°33'2.89"N	79°59'18.87"E
O3	6°33'18.82"N	79°59'47.87"E
O4	6°33'19.25"N	79°59'56.43"E
O5	6°33'12.77"N	79°59'58.56"E
O6	6°33'11.72"N	79°59'49.69"E
O7	6°33'6.59"N	79°59'45.10"E
O8	6°33'9.41"N	79°59'44.13"E
O9	6°33'5.99"N	79°59'42.86"E
O10	6°33'9.68"N	79°59'38.54"E
O11	6°33'5.59"N	79°59'34.34"E
O12	6°33'0.45"N	79°59'34.53"E
O13	6°32'55.86"N	79°59'30.13"E
O14	6°32'52.98"N	79°59'26.14"E
O15	6°32'52.69"N	79°59'17.46"E
O16	6°32'48.55"N	79°59'7.77"E
O17	6°32'50.63"N	79°59'3.44"E
O18	6°32'46.65"N	79°59'0.22"E
O19	6°33'21.45"N	79°59'54.07"E
O20	6°33'25.84"N	80° 0'7.06"E
O21	6°33'14.07"N	80° 0'15.46"E
O22	6°33'5.05"N	80° 0'17.19"E
O23	6°33'6.72"N	80° 0'16.08"E
O24	6°33'1.45"N	80° 0'7.62"E
O25	6°33'9.91"N	80° 0'1.06"E

The boundaries described above are indicated by Map 12 (B).

Map 12(A) : Low Density Hinterland Cluster – Part One



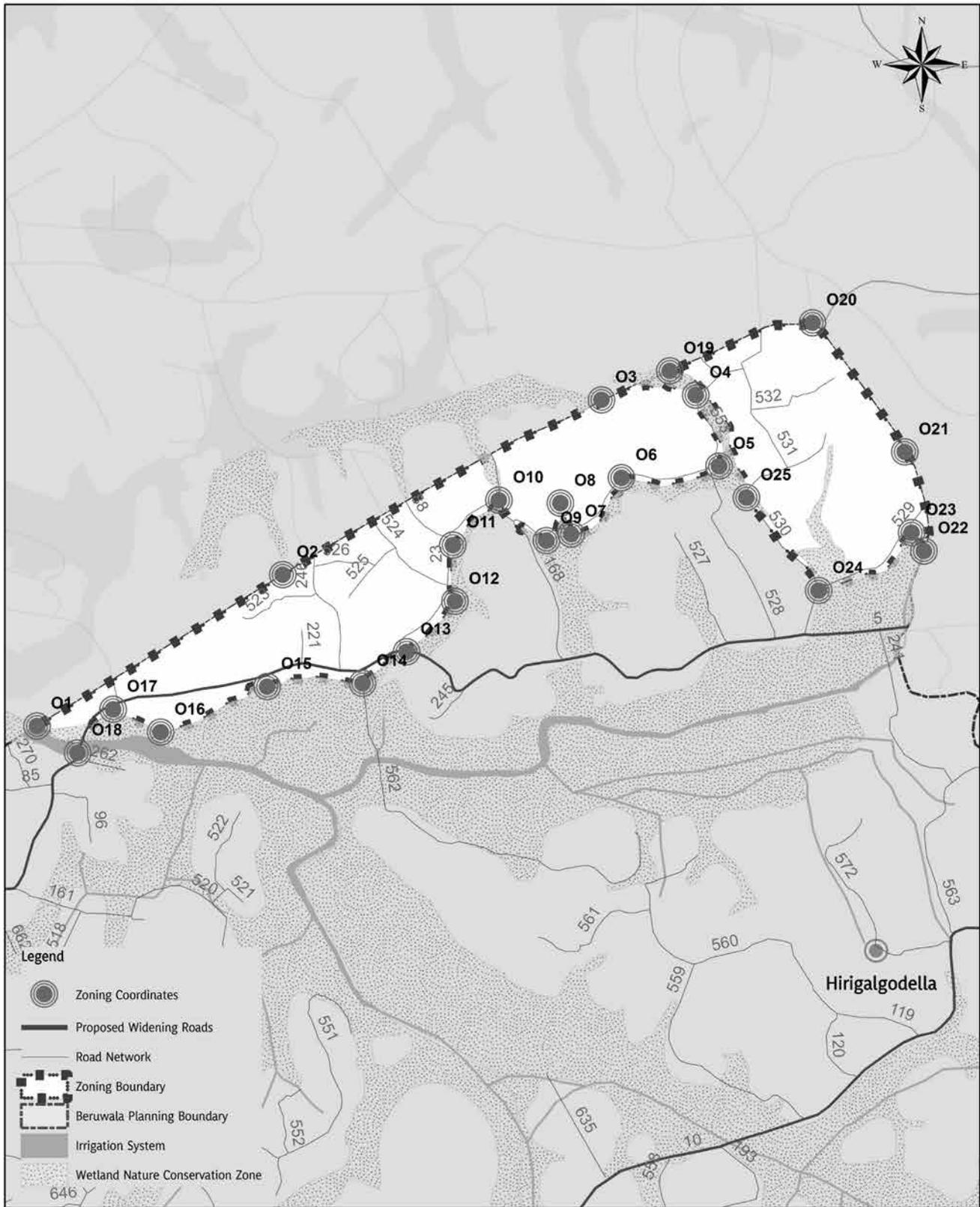
**Zoning Plan - Low Density Hinterland Cluster
Part One
Beruwala DSD Area**

Source : Urban Development Authority



Urban Development Authority
December 2020

Map 12(B) : Low Density Hinterland Cluster – Part Two



Zoning Plan - Low Density Hinterland Cluster
 Part Two
 Beruwala DSD Area
 Source : Urban Development Authority



 Urban Development Authority
 December 2020

**Annexure 13 : Zoning Boundaries -
Very Low Density Hinterland Cluster**

Part One

No	X	Y
E3	6°32'47.63"N	79°58'54.54"E
E4	6°32'44.81"N	79°59'2.27"E
E5	6°32'45.01"N	79°59'7.00"E
E6	6°32'42.25"N	79°59'6.29"E
E7	6°32'40.31"N	79°59'7.89"E
E8	6°32'40.60"N	79°59'3.81"E
E9	6°32'36.46"N	79°59'4.53"E
E10	6°32'40.37"N	79°58'59.28"E
E11	6°32'30.93"N	79°58'55.74"E
E12	6°32'26.43"N	79°58'53.90"E
E13	6°32'34.20"N	79°59'1.01"E
E14	6°32'28.52"N	79°59'3.38"E
E15	6°32'34.68"N	79°59'9.70"E
E16	6°32'27.22"N	79°59'15.53"E
E17	6°32'19.94"N	79°59'5.02"E
E18	6°32'21.50"N	79°59'15.92"E
E19	6°32'5.98"N	79°59'4.36"E
E20	6°32'1.42"N	79°59'2.28"E
E21	6°32'5.59"N	79°59'7.24"E
E22	6°32'12.47"N	79°59'13.29"E
E23	6°32'12.09"N	79°59'16.48"E
E24	6°32'17.89"N	79°59'17.37"E
E25	6°32'16.33"N	79°59'20.48"E
E26	6°32'24.76"N	79°59'20.24"E
E27	6°32'11.51"N	79°59'24.52"E
E28	6°32'11.51"N	79°59'24.52"E

No	X	Y
E29	6°32'3.95"N	79°59'16.77"E
E30	6°32'7.66"N	79°59'25.01"E
E31	6°32'6.97"N	79°59'27.55"E
E32	6°32'16.51"N	79°59'33.31"E
E33	6°32'7.54"N	79°59'38.35"E
E34	6°32'2.64"N	79°59'31.77"E
I7	6°32'0.63"N	79°59'33.50"E
I8	6°31'59.34"N	79°59'35.77"E
I9	6°31'55.21"N	79°59'32.99"E
I10	6°31'49.56"N	79°59'29.84"E
I11	6°31'48.77"N	79°59'25.86"E
I18	6°31'47.16"N	79°59'23.36"E
I19	6°31'46.09"N	79°59'24.88"E
I20	6°31'45.92"N	79°59'26.62"E
I21	6°31'45.50"N	79°59'26.92"E
I22	6°31'44.60"N	79°59'26.00"E
I23	6°31'40.38"N	79°59'28.63"E
I24	6°31'43.39"N	79°59'28.90"E
I25	6°31'44.49"N	79°59'30.41"E
I26	6°31'44.86"N	79°59'31.77"E
I27	6°31'46.21"N	79°59'31.34"E
I28	6°31'47.68"N	79°59'32.59"E
I29	6°31'50.37"N	79°59'35.01"E
I30	6°31'51.63"N	79°59'37.57"E
I31	6°31'49.36"N	79°59'42.58"E
I32	6°31'47.04"N	79°59'44.24"E
I33	6°31'44.15"N	79°59'44.19"E
I34	6°31'42.18"N	79°59'42.59"E
I35	6°31'40.96"N	79°59'40.22"E
I36	6°31'38.80"N	79°59'37.70"E

No	X	Y
l37	6°31'37.67"N	79°59'38.24"E
l38	6°31'39.98"N	79°59'44.41"E
l39	6°31'38.70"N	79°59'46.98"E
l40	6°31'34.78"N	79°59'46.38"E
l41	6°31'33.10"N	79°59'42.86"E
l42	6°31'32.19"N	79°59'40.24"E
l43	6°31'32.11"N	79°59'38.92"E
l44	6°31'30.50"N	79°59'37.08"E
l45	6°31'29.38"N	79°59'35.25"E
l46	6°31'28.75"N	79°59'35.60"E
l47	6°31'29.56"N	79°59'37.41"E
l48	6°31'27.89"N	79°59'38.48"E
l49	6°31'28.98"N	79°59'40.56"E
l50	6°31'31.00"N	79°59'44.25"E
l51	6°31'29.78"N	79°59'46.19"E
l52	6°31'30.05"N	79°59'47.86"E
l53	6°31'32.67"N	79°59'49.96"E
l54	6°31'29.11"N	79°59'52.18"E
l55	6°31'24.43"N	79°59'54.44"E
l56	6°31'21.28"N	79°59'55.73"E
l57	6°31'20.98"N	79°59'56.77"E
l58	6°31'20.06"N	79°59'56.77"E
l59	6°31'17.09"N	79°59'59.70"E
l60	6°31'14.52"N	79°59'58.40"E
O1	6°32'49.10"N	79°58'56.53"E
O2	6°33'2.89"N	79°59'18.87"E
O3	6°33'18.82"N	79°59'47.87"E
O4	6°33'19.25"N	79°59'56.43"E
O5	6°33'12.77"N	79°59'58.56"E
O6	6°33'11.72"N	79°59'49.69"E

No	X	Y
O7	6°33'6.59"N	79°59'45.10"E
O8	6°33'9.41"N	79°59'44.13"E
O9	6°33'5.99"N	79°59'42.86"E
O10	6°33'9.68"N	79°59'38.54"E
O11	6°33'5.59"N	79°59'34.34"E
O12	6°33'0.45"N	79°59'34.53"E
O13	6°32'55.86"N	79°59'30.13"E
O14	6°32'52.98"N	79°59'26.14"E
O15	6°32'52.69"N	79°59'17.46"E
O16	6°32'48.55"N	79°59'7.77"E
O17	6°32'50.63"N	79°59'3.44"E
O18	6°32'46.65"N	79°59'0.22"E
O19	6°33'21.45"N	79°59'54.07"E
O22	6°33'5.05"N	80° 0'17.19"E
O23	6°33'6.72"N	80° 0'16.08"E
O24	6°33'1.45"N	80° 0'7.62"E
O25	6°33'9.91"N	80° 0'1.06"E
M1	6°32'50.76"N	80° 0'14.51"E
M2	6°32'52.01"N	80° 0'16.41"E
M3	6°32'52.09"N	80° 0'21.34"E
M4	6°32'45.99"N	80° 0'20.50"E
M5	6°32'45.61"N	80° 0'16.87"E
M6	6°32'49.31"N	80° 0'14.24"E
M7	6°32'48.69"N	80° 0'13.96"E
M8	6°32'42.76"N	80° 0'18.45"E
M9	6°32'45.80"N	80° 0'22.10"E
M10	6°32'46.13"N	80° 0'23.34"E
M16	6°32'38.38"N	80° 0'36.36"E
M17	6°32'34.69"N	80° 0'33.13"E
M18	6°32'32.27"N	80° 0'34.07"E

No	X	Y
M19	6°32'29.80"N	80° 0'29.81"E
M20	6°32'28.61"N	80° 0'30.25"E
M21	6°32'26.83"N	80° 0'35.52"E
M22	6°32'22.42"N	80° 0'36.33"E
M23	6°32'18.21"N	80° 0'38.69"E
M24	6°32'17.40"N	80° 0'38.51"E
M25	6°32'17.07"N	80° 0'37.09"E
M26	6°32'16.53"N	80° 0'36.08"E
M27	6°32'18.74"N	80° 0'33.91"E
M28	6°32'20.00"N	80° 0'30.86"E
M29	6°32'22.64"N	80° 0'31.31"E
M30	6°32'24.16"N	80° 0'29.13"E
M31	6°32'23.60"N	80° 0'27.54"E
M32	6°32'21.67"N	80° 0'26.14"E
M33	6°32'21.16"N	80° 0'23.35"E
M34	6°32'19.83"N	80° 0'22.97"E
M35	6°32'21.02"N	80° 0'20.55"E
M36	6°32'24.10"N	80° 0'21.10"E
M37	6°32'24.34"N	80° 0'20.65"E
M38	6°32'26.70"N	80° 0'19.84"E
M39	6°32'26.70"N	80° 0'19.03"E
M40	6°32'25.22"N	80° 0'19.74"E
M41	6°32'22.70"N	80° 0'19.84"E
M42	6°32'21.26"N	80° 0'18.69"E
M43	6°32'20.46"N	80° 0'16.91"E
M44	6°32'22.50"N	80° 0'13.58"E
M45	6°32'22.90"N	80° 0'9.33"E
M46	6°32'28.82"N	80° 0'5.16"E
M47	6°32'28.63"N	80° 0'9.21"E
M48	6°32'29.68"N	80° 0'11.77"E

No	X	Y
M49	6°32'31.60"N	80° 0'11.85"E
M50	6°32'34.79"N	80° 0'9.84"E
M51	6°32'37.37"N	80° 0'8.18"E
M52	6°32'39.38"N	80° 0'10.85"E
M53	6°32'41.73"N	80° 0'13.94"E
M54	6°32'37.65"N	80° 0'15.39"E
M55	6°32'34.40"N	80° 0'16.64"E
M56	6°32'34.02"N	80° 0'18.49"E
M57	6°32'38.73"N	80° 0'17.20"E
M58	6°32'41.44"N	80° 0'19.12"E
P1	6°31'14.75"N	80° 0'3.49"E
P2	6°31'19.52"N	80° 0'15.78"E
P3	6°31'27.74"N	80° 0'28.02"E
P4	6°31'29.15"N	80° 0'42.98"E
P5	6°31'36.69"N	80° 0'50.76"E
P6	6°31'41.91"N	80° 0'54.65"E
P7	6°31'44.90"N	80° 0'57.29"E
P8	6°31'49.48"N	80° 0'57.61"E
P9	6°31'54.58"N	80° 1'6.68"E
P10	6°31'58.85"N	80° 1'5.32"E
P11	6°32'8.98"N	80° 1'2.80"E
P12	6°32'17.80"N	80° 1'0.21"E
P13	6°32'24.24"N	80° 0'57.94"E
P14	6°32'32.16"N	80° 0'54.65"E
P15	6°32'36.37"N	80° 0'40.04"E
P16	6°32'54.31"N	80° 0'15.20"E
P17	6°32'58.75"N	80° 0'15.99"E
P18	6°33'1.41"N	80° 0'15.93"E

The boundaries described above are indicated by Map 13 (A).

Part Two

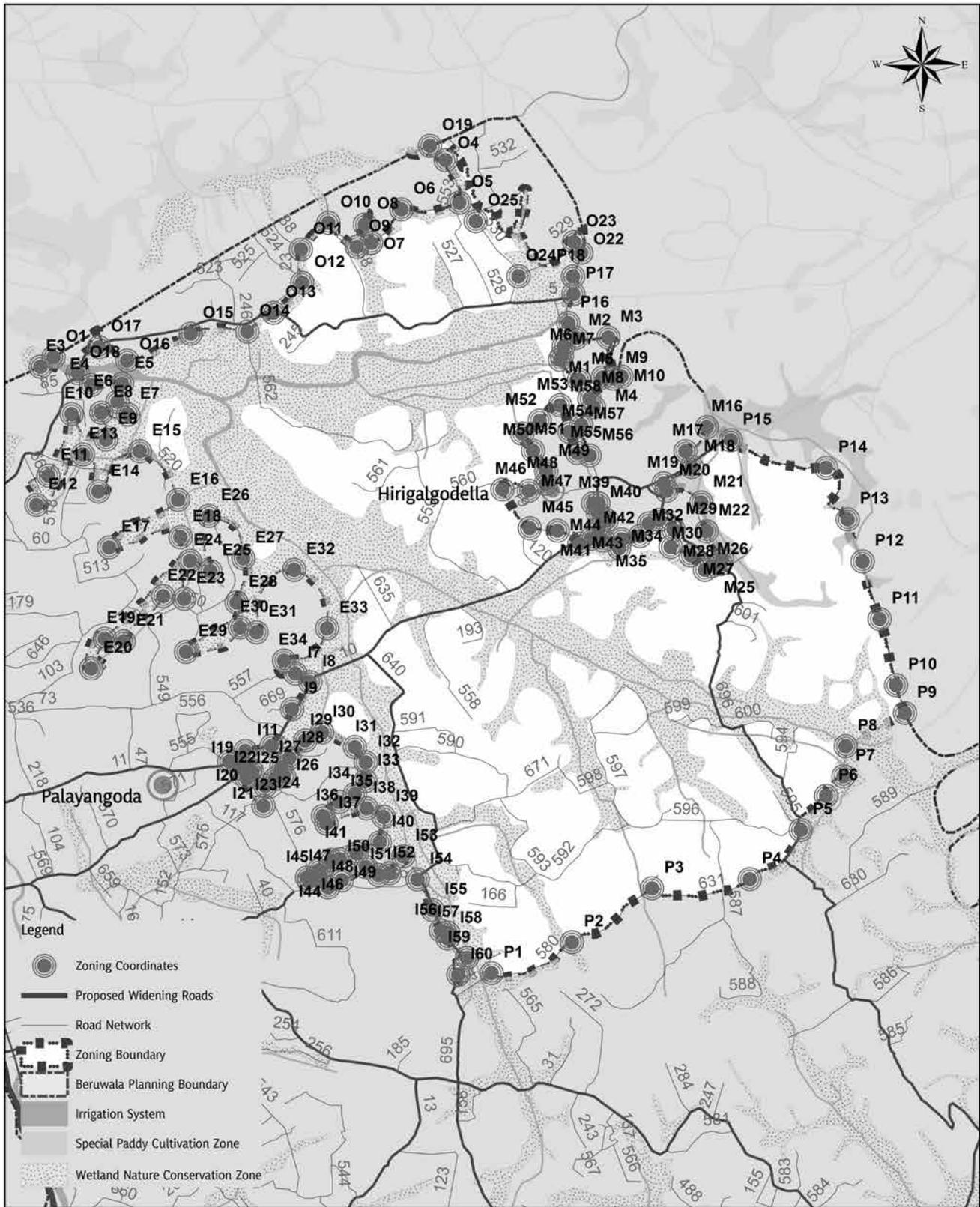
No	X	Y
Q1	6°27'10.90"N	80° 1'38.73"E
Q2	6°27'15.89"N	80° 1'42.58"E
Q3	6°27'15.81"N	80° 1'44.23"E
Q4	6°27'19.07"N	80° 1'47.55"E
Q5	6°27'20.74"N	80° 1'54.14"E
Q6	6°27'30.40"N	80° 1'58.91"E
Q7	6°27'33.65"N	80° 1'58.32"E
Q8	6°27'34.57"N	80° 1'56.40"E
Q9	6°27'38.27"N	80° 1'56.63"
Q10	6°27'45.61"N	80° 1'55.50"E
Q11	6°27'47.27"N	80° 1'59.07"E
Q12	6°27'49.77"N	80° 2'0.13"E
Q13	6°27'51.63"N	80° 2'3.38"E
Q14	6°27'52.45"N	80° 2'5.55"E
Q15	6°27'53.76"N	80° 2'7.22"E
Q16	6°27'57.16"N	80° 2'7.52"E
Q17	6°27'57.14"N	80° 2'6.45"E
Q18	6°27'53.91"N	80° 2'6.45"E
Q19	6°27'53.38"N	80° 2'3.37"E
Q20	6°27'50.98"N	80° 1'58.84"E
Q21	6°27'54.03"N	80° 1'57.51"E
Q22	6°28'0.98"N	80° 1'57.49"E
Q23	6°28'1.89"N	80° 1'59.54"E
Q24	6°27'59.89"N	80° 2'1.09"E
Q25	6°28'3.04"N	80° 2'0.97"E
Q26	6°28'5.39"N	80° 2'3.91"E
Q27	6°28'4.80"N	80° 2'6.70"E
Q28	6°28'2.57"N	80° 2'9.08"E
Q29	6°28'2.03"N	80° 2'15.35"E

No	X	Y
Q30	6°27'58.47"N	80° 2'10.85"E
Q31	6°27'56.95"N	80° 2'13.48"E
Q32	6°27'52.50"N	80° 2'15.00"E
Q33	6°27'50.74"N	80° 2'16.92"E
Q34	6°27'44.01"N	80° 2'17.16"E
Q35	6°27'40.20"N	80° 2'18.89"E
Q36	6°27'37.07"N	80° 2'22.45"E
Q37	6°27'29.74"N	80° 2'26.63"E
Q38	6°27'21.52"N	80° 2'28.96"E
Q39	6°27'17.48"N	80° 2'28.35"E
Q40	6°27'14.42"N	80° 2'25.31"E
Q41	6°27'11.68"N	80° 2'25.07"E
Q42	6°27'7.42"N	80° 2'25.94"E
Q43	6°27'2.87"N	80° 2'24.54"E
Q44	6°26'58.67"N	80° 2'21.03"E
Q45	6°26'53.41"N	80° 2'14.37"E
Q46	6°26'50.11"N	80° 2'10.41"E
Q47	6°26'46.77"N	80° 2'11.33"E
Q48	6°26'39.78"N	80° 2'14.44"E
Q49	6°26'31.14"N	80° 2'14.06"E
Q50	6°26'27.04"N	80° 2'15.08"E
Q51	6°26'22.67"N	80° 2'14.93"E
Q52	6°26'20.77"N	80° 2'2.86"E
Q53	6°26'17.44"N	80° 1'50.66"E
Q54	6°26'19.23"N	80° 1'38.68"E
Q55	6°26'22.04"N	80° 1'28.65"E
Q56	6°26'25.32"N	80° 1'18.57"E
Q57	6°26'26.21"N	80° 1'13.97"E
B28	6°27'8.46"N	80° 1'33.46"E
B29	6°27'4.28"N	80° 1'28.23"E

No	X	Y
B30	6°27'2.00"N	80° 1'22.72"E
B31	6°26'59.37"N	80° 1'20.74"E
B32	6°26'56.13"N	80° 1'16.81"E
B33	6°26'52.04"N	80° 1'17.12"E
B34	6°26'46.77"N	80° 1'14.27"E
B35	6°26'42.06"N	80° 1'10.34"E
B36	6°26'39.07"N	80° 1'13.10"E
B37	6°26'34.66"N	80° 1'14.87"E
B38	6°26'31.61"N	80° 1'13.01"E

The boundaries described above are indicated by Map 13(B).

Map 13(A) : Very Low Density Hinterland Cluster – Part One



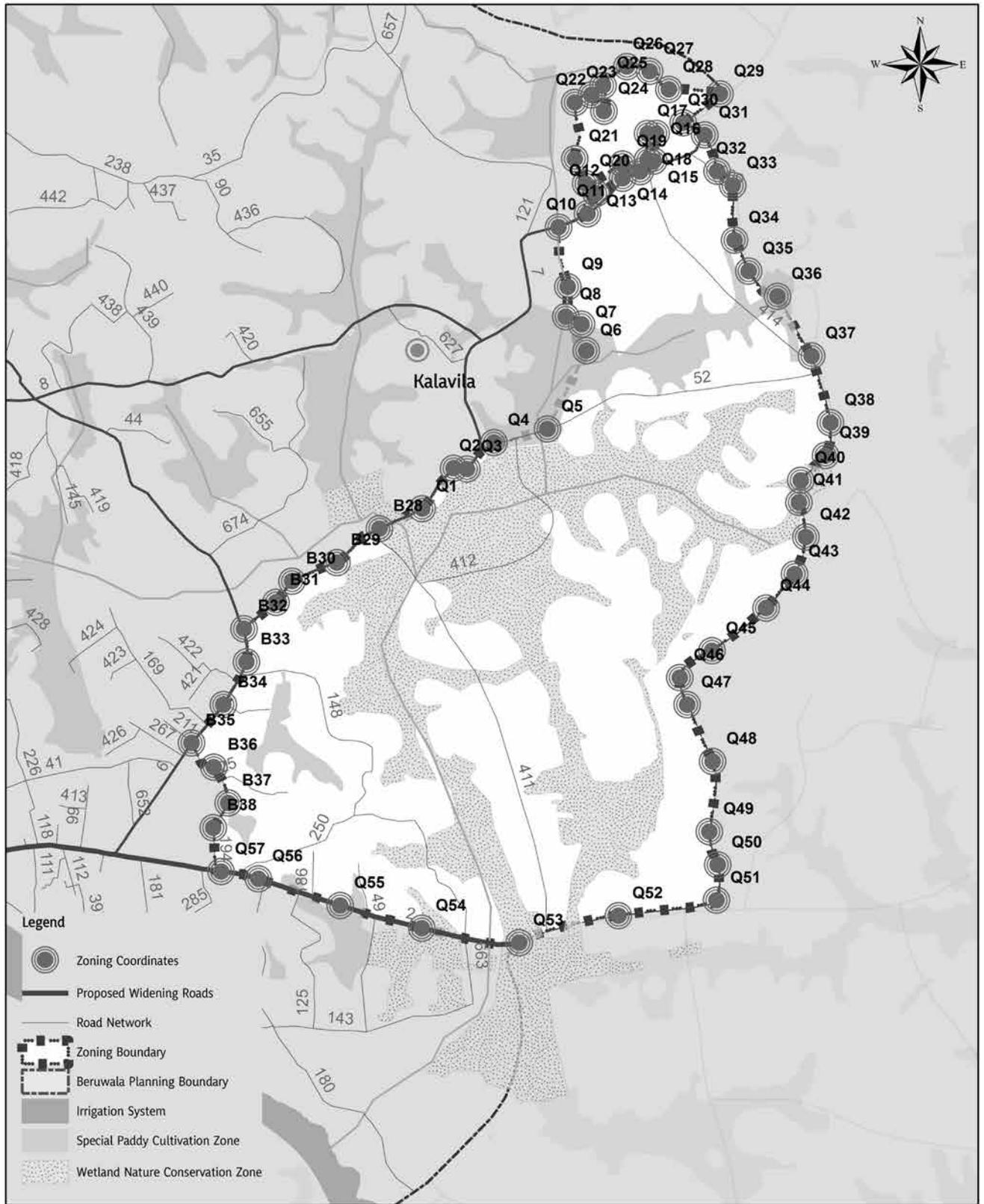
**Zoning Plan - Very Low Density Hinterland Cluster
Part One
Beruwala DSD Area**

Source : Urban Development Authority



**Urban Development Authority
December 2020**

Map 13(B) : Very Low Density Hinterland Cluster – Part Two



Zoning Plan - Very Low Density Hinterland Cluster
Part Two
Beruwala DSD Area
 Source : Urban Development Authority

0 0.1 0.2 0.4 0.6 0.8 Kilometers


Urban Development Authority
 December 2020

Western Province Division Beruwala Development Plan (2021–2030) Prepared by : Kalutara District Office

Annexure 14 : Zoning Boundaries - High Density Tourism Cluster

Part One

No	X	Y
A12	6°27'17.23"N	79°59'7.14"E
A13	6°27'20.36"N	79°59'6.16"E
A14	6°27'23.97"N	79°59'4.99"E
A15	6°27'23.45"N	79°58'58.15"E
A16	6°27'21.10"N	79°58'56.20"E
A17	6°27'20.15"N	79°58'47.10"E
R1	6°27'7.45"N	79°59'20.55"E
R2	6°27'3.32"N	79°59'11.96"E
R3	6°26'54.36"N	79°59'17.69"E
R4	6°26'43.35"N	79°59'25.44"E
R5	6°26'33.89"N	79°59'31.66"E
R6	6°26'30.19"N	79°59'30.55"E
R7	6°26'31.78"N	79°59'25.32"E
R8	6°26'30.84"N	79°59'19.55"E
R9	6°26'28.84"N	79°59'16.99"E
R10	6°26'24.59"N	79°59'13.79"E
R11	6°26'21.76"N	79°59'11.96"E
R12	6°26'21.87"N	79°59'10.02"E
R13	6°26'24.40"N	79°59'9.13"E
R14	6°26'25.65"N	79°59'9.58"E
R15	6°26'29.05"N	79°59'12.45"E
R16	6°26'35.19"N	79°59'14.80"E
R17	6°26'37.83"N	79°59'15.09"E
R18	6°26'39.60"N	79°59'14.42"E
R19	6°26'40.00"N	79°59'12.91"E
R20	6°26'39.13"N	79°59'11.00"E
R21	6°26'42.01"N	79°59'10.86"E
R22	6°26'48.53"N	79°59'4.23"E
R23	6°26'56.21"N	79°58'55.57"E
R24	6°26'56.51"N	79°58'53.67"E

No	X	Y
R25	6°26'53.26"N	79°58'50.80"E
R26	6°26'57.97"N	79°58'48.68"E
R27	6°27'8.05"N	79°58'42.77"E
R28	6°27'11.66"N	79°58'40.13"E
R29	6°27'14.71"N	79°58'40.47"E
R30	6°27'17.19"N	79°58'39.16"E
R31	6°27'19.25"N	79°58'38.59"E
R32	6°27'20.36"N	79°58'39.13"E
R33	6°27'20.67"N	79°58'42.11"E

The boundaries described above are indicated by Map 14(A).

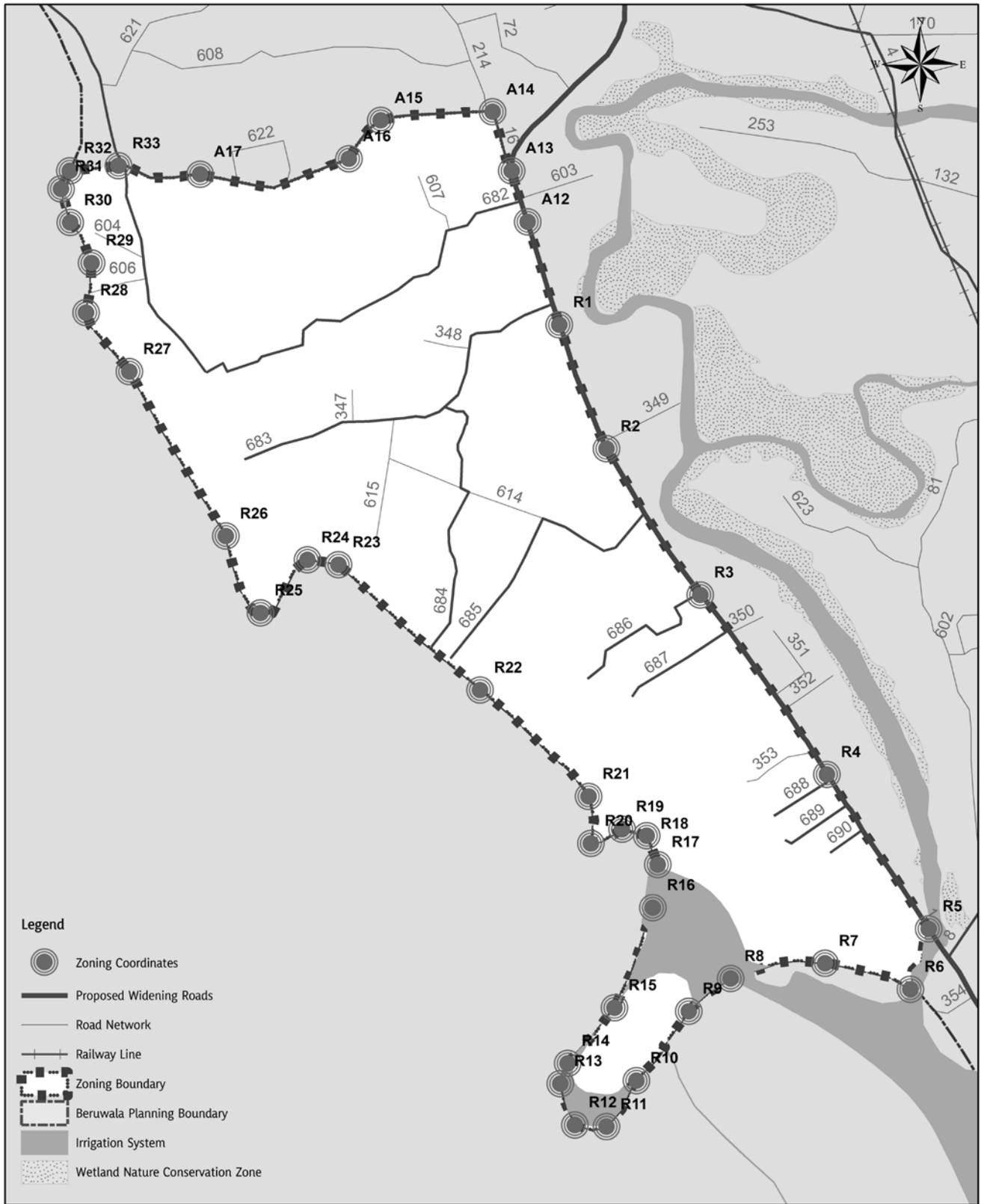
Part Two

No	X	Y
B39	6°26'26.35"N	80° 1'13.24"E
B41	6°26'29.45"N	80° 0'52.95"E
S1	6°26'22.66"N	80° 1'26.26"E
S2	6°26'19.12"N	80° 1'39.30"E
S3	6°26'17.49"N	80° 1'50.73"E
S4	6°26'15.24"N	80° 1'49.15"E
S5	6°26'9.12"N	80° 1'50.81"E
S6	6°26'1.41"N	80° 1'50.09"E
S7	6°25'52.18"N	80° 1'43.68"E
S8	6°25'46.74"N	80° 1'37.75"E
S9	6°25'50.16"N	80° 1'34.24"E
S10	6°25'54.85"N	80° 1'32.73"E
S11	6°25'57.77"N	80° 1'26.77"E
S12	6°26'1.77"N	80° 1'24.26"E
S13	6°26'7.23"N	80° 1'20.38"E
S14	6°26'8.97"N	80° 1'11.42"E
S15	6°26'8.90"N	80° 1'4.60"E

No	X	Y
S16	6°26'13.26"N	80° 0'59.54"E
S17	6°26'15.92"N	80° 0'54.94"E
S18	6°26'18.37"N	80° 0'50.93"E
S19	6°26'19.56"N	80° 0'51.08"E
S20	6°26'21.99"N	80° 0'48.29"E
S21	6°26'23.53"N	80° 0'45.19"E
S22	6°26'26.13"N	80° 0'44.40"E
S23	6°26'26.28"N	80° 0'43.10"E
S24	6°26'28.16"N	80° 0'42.83"E

The boundaries described above are indicated by Map 14(B).

Map 14(A) : High Density Tourism Cluster – Part One



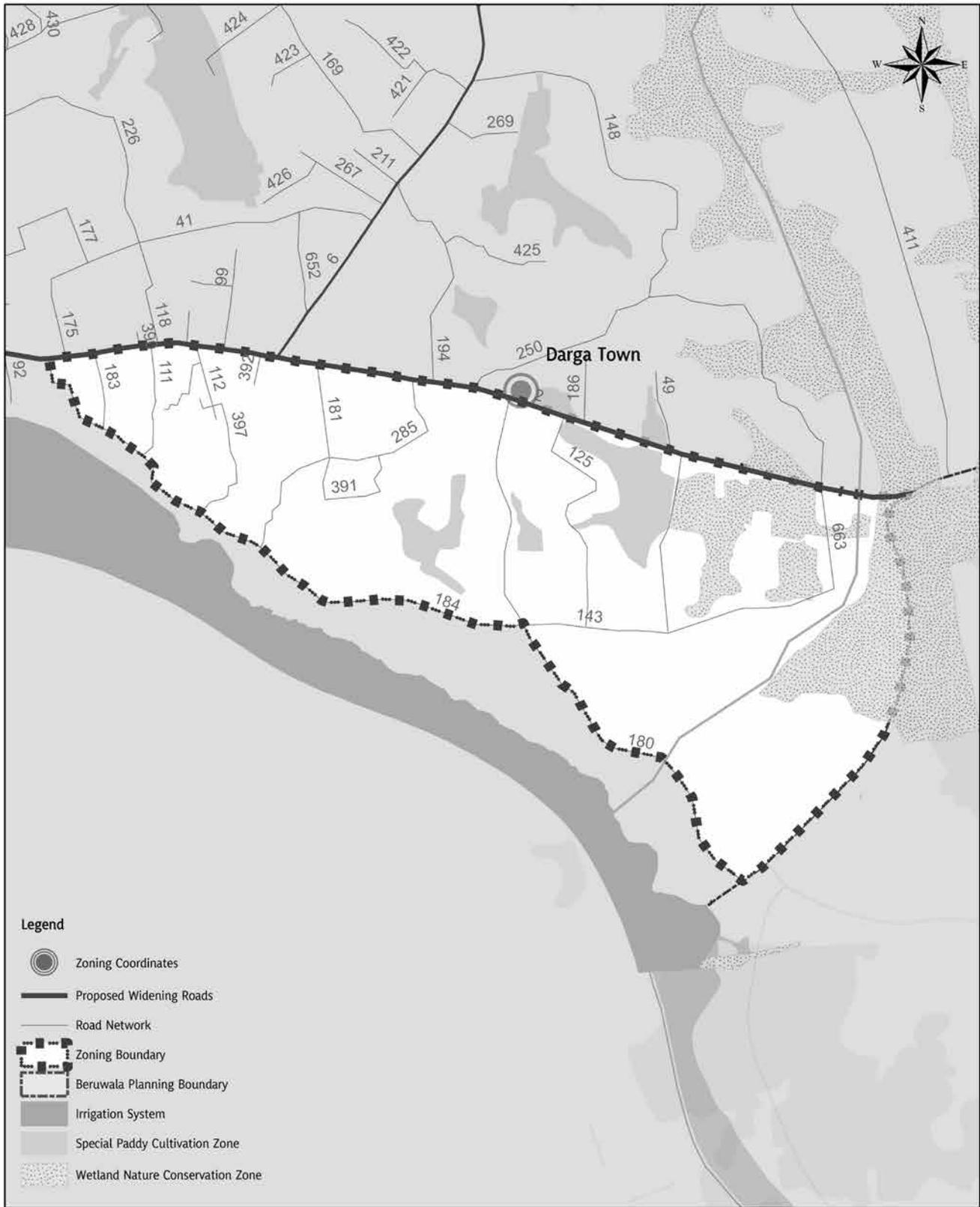
**Zoning Plan - High Density Tourism Cluster
Part One
Beruvala DSD Area**

Source : Urban Development Authority



**Urban Development Authority
December 2020**

Map 14(B) : High Density Tourism Cluster – Part Two



**Zoning Plan - High Density Tourism Cluster
Part Two
Beruwala DSD Area**

Source : Urban Development Authority



**Urban Development Authority
December 2020**

Annexure 15 : Zoning Boundaries - Low Density Tourism Cluster

Part One

No	X	Y
T1	6°25'41.84"N	80° 1'29.56"E
T2	6°25'56.90"N	80° 1'21.28"E
T3	6°26'5.12"N	80° 1'1.36"E
T4	6°26'15.63"N	80° 0'36.45"E
T5	6°26'4.06"N	80° 0'21.20"E
T6	6°25'43.32"N	80° 0'16.04"E
T7	6°25'35.81"N	80° 0'2.41"E
T8	6°25'41.81"N	79°59'50.14"E
T9	6°26'1.27"N	79°59'45.17"E
T10	6°26'29.98"N	79°59'30.92"E
B1	6°26'32.06"N	79°59'32.84"E
B2	6°26'38.10"N	79°59'35.29"E
B3	6°26'45.93"N	79°59'43.08"E
B42	6°26'28.16"N	80° 0'42.48"E
B43	6°26'28.85"N	80° 0'38.06"E
B44	6°26'23.98"N	80° 0'23.58"E
B45	6°26'16.62"N	80° 0'14.57"E
B56	6°26'12.92"N	80° 0'14.45"E
B47	6°26'7.76"N	80° 0'12.15"E
B48	6°25'56.43"N	80° 0'12.02"E
B49	6°25'46.61"N	80° 0'6.48"E
B50	6°25'43.26"N	80° 0'2.39"E
B51	6°25'48.76"N	79°59'58.74"E
B52	6°25'54.04"N	79°59'55.99"E
B53	6°25'59.72"N	79°59'52.88"E
B54	6°26'9.46"N	79°59'47.10"E
B55	6°26'22.91"N	79°59'38.63"E
R1	6°27'7.45"N	79°59'20.55"E
R2	6°27'3.32"N	79°59'11.96"E
R3	6°26'54.36"N	79°59'17.69"E
R4	6°26'43.35"N	79°59'25.44"E
R5	6°26'33.89"N	79°59'31.66"E

The boundaries described above are indicated by Map 15(A).

Part Two

No	X	Y
D8	6°28'45.75"N	79°59'4.00"E
D9	6°28'54.93"N	79°59'5.14"E
D10	6°29'18.16"N	79°59'0.20"E
U1	6°27'21.89"N	79°58'39.82"E
U2	6°27'25.43"N	79°58'39.84"E
U3	6°27'32.77"N	79°58'35.89"E
U4	6°27'39.43"N	79°58'29.47"E
U5	6°27'40.67"N	79°58'28.99"E
U6	6°27'46.54"N	79°58'29.25"E
U7	6°27'49.61"N	79°58'28.49"E
U8	6°27'57.89"N	79°58'31.13"E
U9	6°28'7.94"N	79°58'32.03"E
U10	6°28'11.60"N	79°58'31.07"E
U11	6°28'16.45"N	79°58'25.69"E
U12	6°28'18.81"N	6°28'18.81"N
U13	6°28'17.94"N	79°58'28.93"E
U14	6°28'22.82"N	79°58'33.84"E
U15	6°28'24.12"N	79°58'34.51"E
U16	6°28'34.67"N	79°58'43.16"E
U17	6°28'37.30"N	79°58'47.98"E
U18	6°28'36.39"N	79°58'47.82"E
U19	6°28'28.96"N	79°58'38.10"E
U20	6°28'23.77"N	79°58'40.75"E
U21	6°28'23.36"N	79°58'43.31"E
U22	6°28'24.98"N	79°58'44.01"E
U23	6°28'26.82"N	79°58'46.71"E
U24	6°28'30.03"N	79°58'49.13"E
U25	6°28'32.24"N	79°58'48.80"E
U26	6°28'33.74"N	79°58'54.37"E

No	X	Y
U27	6°28'37.74"N	79°58'57.59"E
U28	6°28'46.32"N	79°58'58.71"E
U29	6°28'54.13"N	79°59'0.06"E
U30	6°29'4.53"N	79°59'0.76"E
U31	6°29'21.98"N	79°58'58.08"E
A1	6°28'37.90"N	79°58'58.27"E
A2	6°28'37.10"N	79°59'1.33"E
A3	6°28'37.19"N	79°59'2.25"E
A18	6°27'21.15"N	79°58'42.23"E
A19	6°27'26.38"N	79°58'40.81"E
A20	6°27'31.00"N	79°58'37.29"E
A21	6°27'35.63"N	79°58'34.21"E
A22	6°27'44.00"N	79°58'31.56"E
A23	6°27'49.06"N	79°58'30.88"E
A24	6°28'1.43"N	79°58'33.62"E
A25	6°28'4.31"N	79°58'32.45"E
A26	6°28'9.83"N	79°58'32.60"E
A27	6°28'14.27"N	79°58'34.43"E
A28	6°28'17.65"N	79°58'37.64"E
A29	6°28'16.38"N	79°58'39.70"E
A30	6°28'16.77"N	79°58'44.78"E
A31	6°28'21.20"N	79°58'49.17"E
A32	6°28'27.53"N	79°58'54.87"E
A33	6°28'30.61"N	79°58'56.07"E

The boundaries described above are indicated by Map 15(B).

Part Three

No	X	Y
V1	6°30'7.86"N	79°58'43.28"E
V2	6°30'8.83"N	79°58'38.51"E
V3	6°30'10.36"N	79°58'35.85"E
V4	6°30'15.06"N	79°58'36.93"E
V5	6°30'17.40"N	79°58'34.79"E
V6	6°30'21.47"N	79°58'34.20"E
V7	6°30'19.33"N	79°58'39.47"E
V8	6°30'20.18"N	79°58'42.07"E
V9	6°30'21.84"N	79°58'43.58"E
V10	6°30'23.64"N	79°58'44.62"E
V11	6°30'25.51"N	79°58'45.12"E
V12	6°30'27.98"N	79°58'45.07"E
V13	6°30'26.66"N	79°58'47.43"E
V14	6°30'25.66"N	79°58'48.47"E
C46	6°30'9.66"N	79°58'42.33"E
C47	6°30'15.61"N	79°58'40.83"E
C48	6°30'19.20"N	79°58'42.76"E
C49	6°30'23.15"N	79°58'46.57"E
C50	6°30'25.66"N	79°58'48.47"E

The boundaries described above are indicated by Map 15(C).

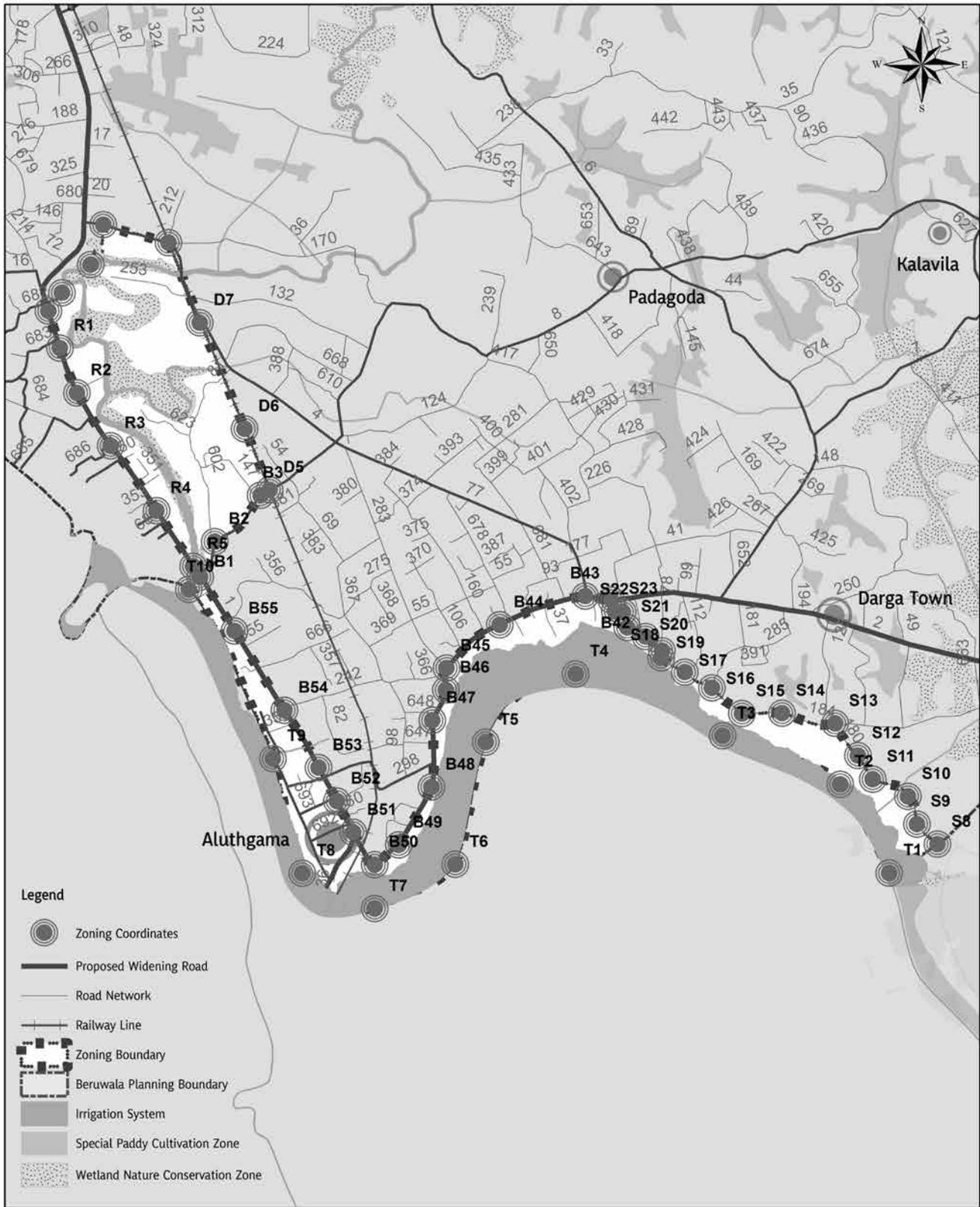
Part Four

No	X	Y
W1	6°30'52.22"N	79°58'50.82"E
W2	6°30'59.47"N	79°58'47.81"E
W3	6°31'2.97"N	79°58'47.79"E
W4	6°31'5.76"N	79°58'43.97"E
W5	6°31'13.13"N	79°58'43.16"E
W6	6°31'15.34"N	79°58'42.06"E
W7	6°31'17.68"N	79°58'38.95"E
W8	6°31'19.88"N	79°58'39.57"E

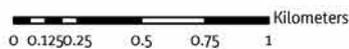
No	X	Y
W9	6°31'22.11"N	79°58'39.17"E
W10	6°31'23.52"N	79°58'39.33"E
W11	6°31'25.67"N	79°58'36.97"E
W12	6°31'32.23"N	79°58'34.75"E
W13	6°31'35.81"N	79°58'34.81"E
W14	6°31'36.15"N	79°58'32.95"E
W15	6°31'40.68"N	79°58'32.32"E
W16	6°31'48.73"N	79°58'29.68"E
W17	6°31'57.88"N	79°58'26.04"E
W18	6°32'6.53"N	79°58'20.78"E
W19	6°32'9.24"N	79°58'20.88"E
W20	6°32'13.35"N	79°58'19.44"E
W21	6°32'20.20"N	79°58'15.91"E
W22	6°32'30.48"N	79°58'12.82"E
W23	6°32'34.97"N	79°58'11.57"E
C54	6°30'49.98"N	79°58'50.94"E
C55	6°30'56.23"N	79°58'49.88"E
C56	6°31'2.99"N	79°58'48.36"E
C57	6°31'13.27"N	79°58'44.40"E
C58	6°31'15.83"N	79°58'45.82"E
C59	6°31'27.94"N	79°58'41.52"E
C60	6°31'48.79"N	79°58'33.01"E
C61	6°32'4.73"N	79°58'26.25"E
C62	6°32'22.07"N	79°58'18.95"E
C63	6°32'34.94"N	79°58'13.47"E

The boundaries described above are indicated by Map 15 (D).

Map 15(A) : Low Density Tourism Cluster – Part One

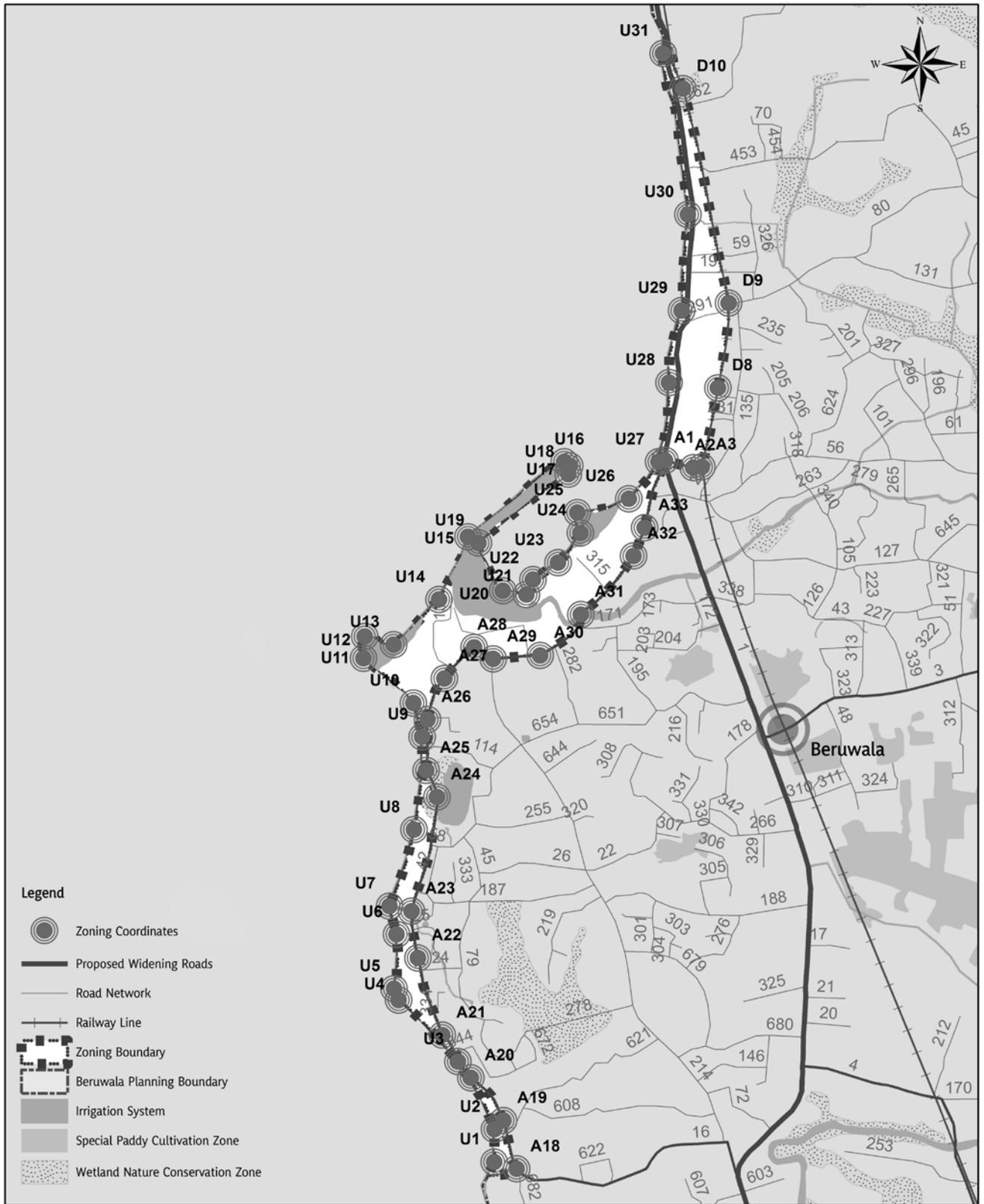


Zoning Plan - Low Density Tourism Cluster
Part One
Beruwala DSD Area
 Source : Urban Development Authority



 **Urban Development Authority**
 December 2020

Map 15(B) : Low Density Tourism Cluster – Part Two

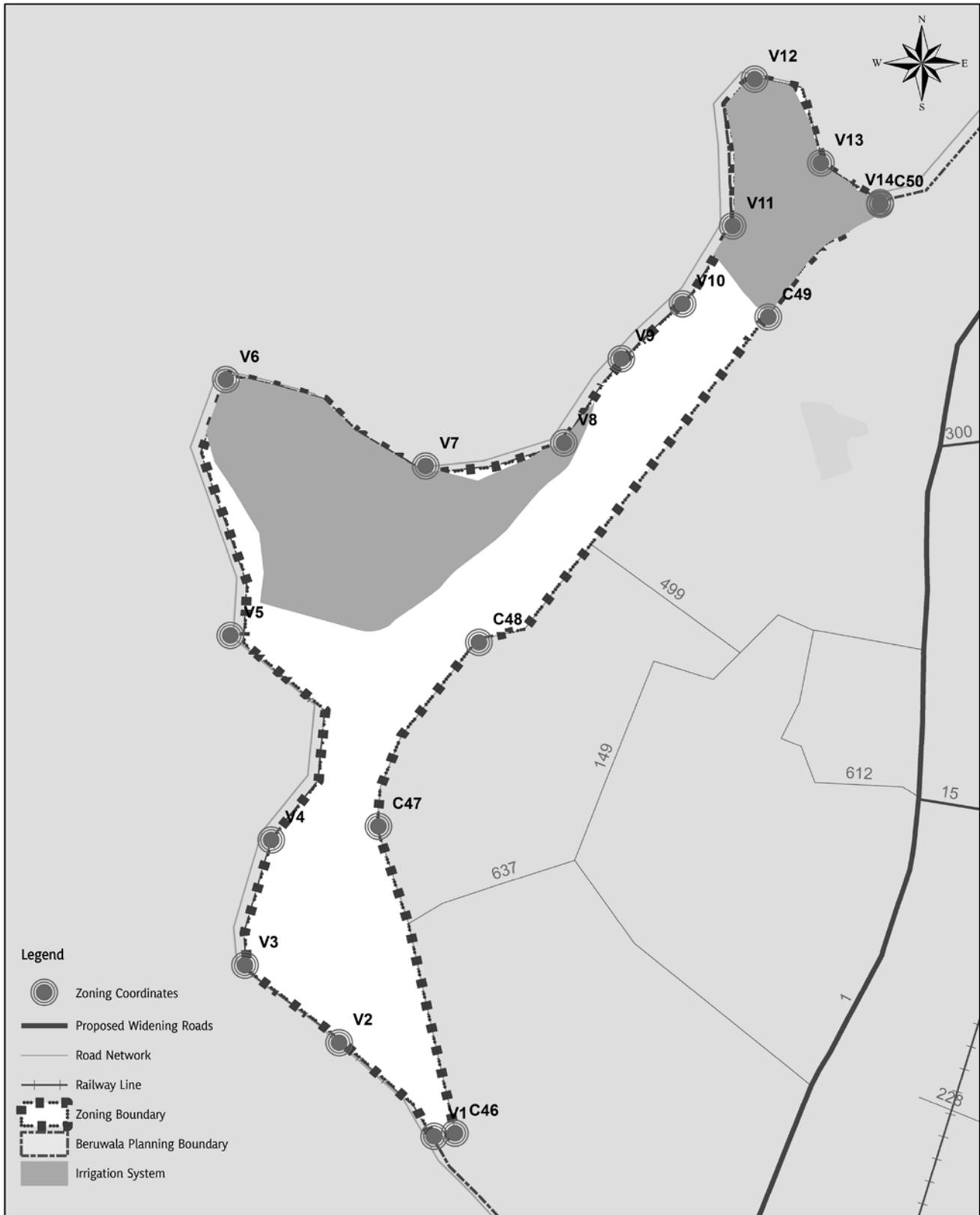


Zoning Plan - Low Density Tourism Cluster
Part Two
Beruwala DSD Area
 Source : Urban Development Authority

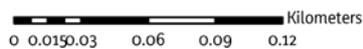
Urban Development Authority
 December 2020

0 0.075 0.15 0.3 0.45 0.6 Kilometers

Map 15(C) : Low Density Tourism Cluster – Part Three

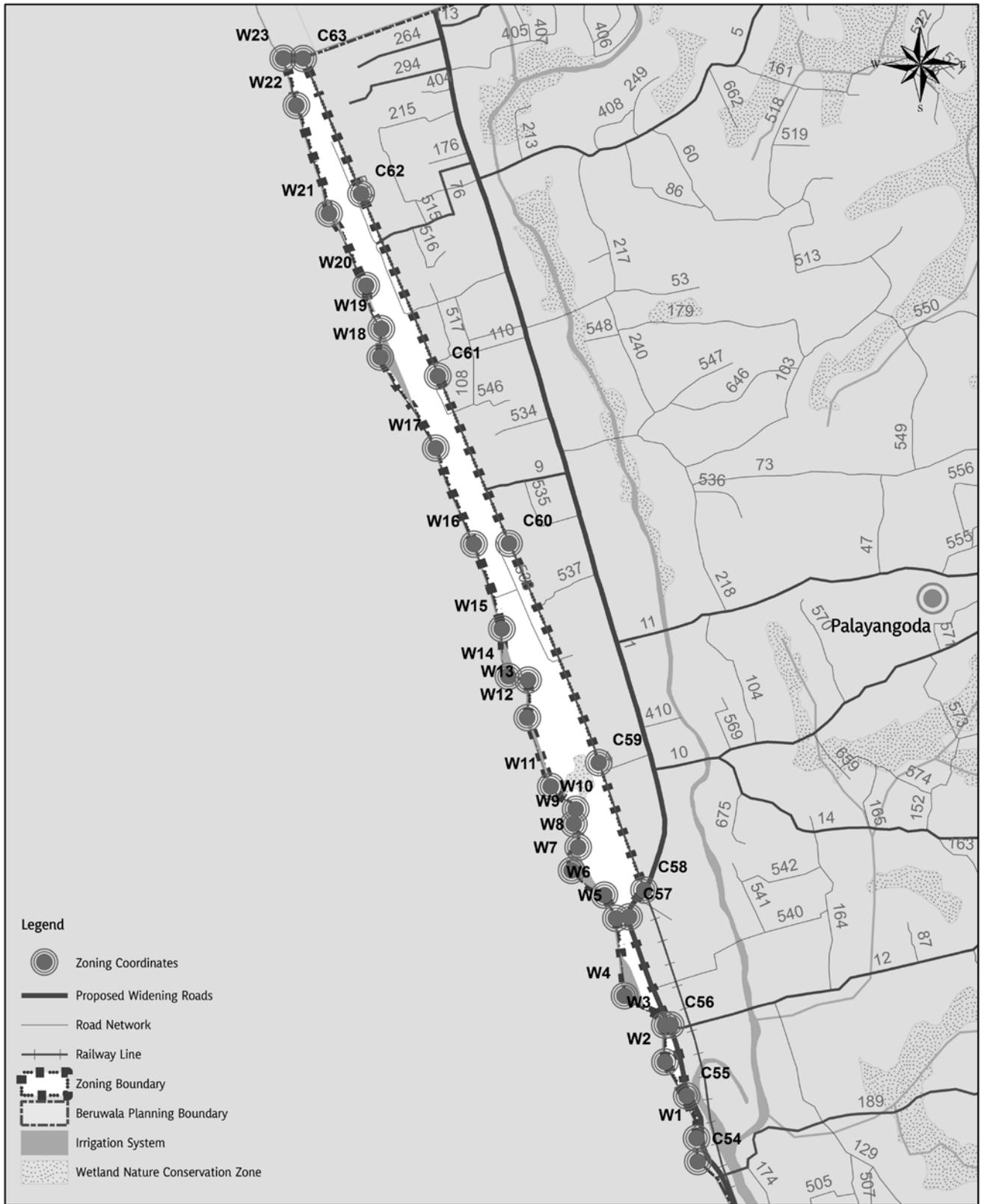


Zoning Plan - Low Density Tourism Cluster
Part Three
Beruwala DSD Area
 Source : Urban Development Authority



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 December 2020

Map 15(D) : Low Density Tourism Cluster – Part Four



Zoning Plan - Low Density Tourism Cluster
 Part Four
 Beruwala DSD Area
 Source : Urban Development Authority



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Abbreviations

UDA	Urban Development Authority
km	Kilo Meters
DSD	Divisional Secretariat Division
Addl	Additional
A.D	Anno Domini (in The year of the Lord)
B.C.	Before Christ

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