

Rambukkana Development Plan 2023-2033



Urban Development Authority
Ministry of Urban Development & Housing

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The Rambukkana Development Plan 2023-2033 consists of three main parts namely the first part, the second part and the third part. The first part consists of the background of the development plan, Preliminary study, need of the Development plan, The Planning framework, SWOT analysis and the Strategic Plan. The second part consists of the regulation of Land and Building development strategies, Zoning regulations, proposed road widths, building lines, and reserves. The third part consists of zoning boundary coordinates and all annexes.

Rambukkana Development Plan 2023-2033 has been prepared by the Kegalle District Office, Sabaragamuwa Provincial Office, Urban Development Authority.

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Acknowledgement

The preparation of the Rambukkana Development Plan 2023-2033 took place under the Kegalle District Office of the Urban Development Authority. The aim of this plan is to further strengthen the agricultural economy in the Rambukkana Pradeshiya Sabha area and promote the tourism industry linked to the natural environment, Regularization of necessary urban infrastructure for the residential community, and protect the sensitive forest and water ecosystem in the area.

Here, we would like to thank Mr. Prasanna Ranatunga, the Honorable Minister in charge of Urban Development and Housing, who approved the Rambukkana Development Plan 2023-2033 under the provisions of the Urban Development Authority Act No. 41 of 1978 as amended by Act No. 04 of 1982 and Mr. W.S Satyananda, the Secretary, Ministry of Urban Development and Housing.

On behalf of the planning team and the Urban Development Authority, we would like to express our thanks to the former chairman of the Rambukkana Pradeshiya Sabha, Mr. Athula Handagamathe, public representatives and the officials of that office, and the Rambukkana Divisional Secretary and all the officers, other stakeholder Agencies and support from several individuals.

Specially, we would like to express our gratitude to Mr. Nimesh Herath, Honorary Chairman of the Urban Development Authority, Plnr. N.P.K. Ranaweera, Director General, Arct. Mahinda Withanaarachchi, Additional Director General, Plnr. M.P. Ranathunga, Deputy Director General (Planning) Zone I, Plnr. H.M. Sugath Premasiri, Director (Sabaragamuwa Province), Mrs. D.M. Kiriwaththuduwa, Director (Legal) and Plnr. Priyani Nawarathna Director (Strategic Planning) who provided the courage and guidance to prepare this plan.

Finally, we would like to thank the Director of the Environment and Landscape Division, Chartered Landscape Architect, L. Arct. C. K.E Kalupahana and all the officers of the division, Director of Geological and Information System, Plnr. J.P.S. Somasekara and all the officers of the division, Former Director of Sabaragamuwa Province, Plnr. Sisira M. Dissanayaka, Plnr. Anura Medawala, Plnr. A. Thushani De Alwis, Former Deputy Director (Planning), Plnr. W.M. Jayawardhana, Present Deputy Director (Planning) of Kegalle District Office, Plnr. M.V.D.K. Wijenayake and all other staff on behalf of the planning team.

Hon. Minister's Foreword



"Rambukkana" Town development became a reality....

According to President Ranil Wickremesinghe's vision policy statement, it is necessary to implement new development plans under the right direction of the state in order to efficiently and effectively achieve all the goals and targets for building a fully developed Sri Lanka in the year 2048.

Due to the uneven development in the urbanization process in this country, the urban development plans are implemented and enforced by the Urban Development Authority considering the gaps and disparities between the districts of the same province as well as between the cities of the same district.

Accordingly, the Urban Development Authority has Gazetted immediate development plans for 30 identified urban areas. Also, development plans for another 50 urban areas are being prepared and legalized this year. "Rambukkana" Development Plan is one such plan. By 2024, more such development plans are planned to be prepared.

In the Rambukkana Development Plan, priority is given to the people who receive services from the Rambukkana town and its residents, and there is a potential to further develop it as a service center. Also, as the largest tourist attraction in the region, it has been identified to increase the tourist attraction by protecting the existing natural ecosystem. It is also identified in this plan to make economic development and use the potential of the area for the benefit of the people.

During the preparation of this plan, the views and suggestions of officials, experts, stakeholders and the community were taken and it was approached to prepare this plan through modern analytical strategies and technical methods. Accordingly, I appreciate the services of the Chairman of the Urban Development Authority, the Director General, the planning team and all the officials of the Urban Development Authority who have helped in the successful completion of these tasks. Further, I believe that through the support and contribution of the relevant local authority, public and private sector institutions and the general public, the Rambukkana Development Plan 2023-2033 will be successfully implemented.

Prasanna Ranathunaga
Minister of Urban Development and Housing

Chairman's Foreword – Urban Development Authority



The Urban Development Authority is the main institution responsible for preparing and implementing plans related to the management of urban areas in Sri Lanka. The primary objective of the establishment of the Urban Development Authority in 1978 is to plan and implement an integrated plan to promote and regulate development in those areas.

Accordingly, under Section 8 A (I) of the Urban Development Authority Amendment Act No. 4 of 1982 (Part II A), the Authority has been empowered to prepare development plans for urban areas as announced by the minister in charge. Accordingly, the Rambukkana Development Plan has been prepared considering the physical, economic, social and environmental aspects of the area.

The Urban Development Authority has prepared the Rambukkana Development Plan for the period 2023-2033 using modern planning techniques. The Rambukkana Development Plan has adopted a strategic approach through the identification of existing problems in the planning area and the optimal utilization of potential to ensure favorable developments for the area. Also, development zones and zoning regulations have been regulated in the development plan. Therefore, I request all stakeholders and the public to contribute to the realization of this plan through the implementation of this plan that serves the public interest.

I also offer my heartfelt thanks to the planning team of the Urban Development Authority who supported in many ways for the successful completion of the Rambukkana Development Plan within the stipulated time. Also, I am grateful to all the stakeholders and community who have cooperated and contributed to the successful completion of this work. Also, I hope that all of you will continue to provide maximum support for the successful implementation of the plan.

Nimesh Herath
Chairman
Urban Development Authority

Preface

Rambukkana Urban Area published under Extraordinary Gazette Notification No. 678/03 dated 2nd September 1991, as an urban development area and Rambukkana Pradeshiya Sabha Area published under Extraordinary Gazette Notification No. 1138/18 dated 28th June 2000 as an urban development area. The Tourism Area declared under Extraordinary Gazette Notification No. 1144/25 dated 11th August 2000, the attention was drawn to prepare a development plan considering the need for planning intervention in this entire area.

During the preparation of the development plan, the collection of data related to the years 2018-2022 was done through field surveys. The data was analyzed using various scientific methods and conclusions were done. Accordingly, a new development plan valid for the period 2023-2033 has been prepared for the Rambukkana Pradeshiya Sabha area. The plan is the result of the decisions made at various stages in the development planning process, the facts realized through the implementation process, and both of those processes.

Accordingly, the Rambukkana Development Plan prepared for the period 2023-2033 consists of three parts. The first part includes the background of the development plan, the basic study, the need for a development plan, the development plan framework, the SWOT analysis and the strategic plan. The Second part consists of development zones and zoning regulations related to the planning boundary for the period 2023-2033. The third part consists of documents including maps, figures, tables and annexures.

In the first chapter, which is the background of the development plan, the introduction, the Planning team, the scope and the planning process followed are presented in detail. The second chapter, which is the basic study, describes the study area, the planning and situational context, as well as the delineation of the planning boundary. Chapter three discusses the need for a town development plan for the Rambukkana urban area by filing it into three main issues under a logical basis in accordance with the studies conducted based on scientific analysis. The Rambukkana Development Plan, which begins with four chapters as its development planning framework, contains the future vision, its statement, goals and objectives. It has been described under the vision to establish a regionally important agricultural center, a tourist town economically vibrant and equipped with adequate infrastructure and a polycentrically spread residential and urban area with a smooth mechanism for all people. Based on the three main objectives, the fifth chapter has been prepared including the summarized SWOT analysis.

The sixth chapter describes the development plan prepared to achieve the desired vision for the year 2033. It includes Concept Plan, Proposed Land Use Plan and Strategic Plans. Here, the main strategic plans such as the Spatial development strategy, the Infrastructure development strategy, the Economic and Environmental development strategy, and the proposed strategic projects and the responsible institutional framework are also described.

Also, Chapter Seven, Chapter Eight and Chapter Nine of the second part of the Rambukkana Development Plan are described. Chapter seven details development zones and zoning regulations, while chapter eight describes proposed zoning regulations. The ninth chapter includes proposed road widths, building lines and reserves. Thus, the intention of this authority and the Government of Sri Lanka is to successfully implement the 2023-2033 Rambukkana Development Plan.

Hon. Minister's Approval

APPROVAL OF THE DEVELOPMENT PLAN FOR THE PRADESHIYA SABHA LIMIT OF RAMBUKKANA

I, Prasanna Ranathunga, Minister of Urban Development and Housing do hereby approve the Development Plan for the Pradeshiya Sabha limit of Rambukkana after consideration of recommendation made by the Board of Management of the Urban Development Authority on 23rd March 2023 by virtue of the powers vested in me under section 8(F) of the Urban Development Authority (Amendment) Act No. 4 of 1982.


Prasanna Ranathunga (M.P.)
Minister of Urban Development and Housing
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Prasanna Ranathunga (M.P)
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..... 28/04/2023

Gazette Notification



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PART I : SECTION (I) — GENERAL

Government Notifications

APPROVAL OF THE DEVELOPMENT PLAN FOR THE PRADESHIYA SABHA LIMIT OF RAMBUKKANA

I, Prasanna Ranathunga, Minister of Urban Development and Housing do hereby approve the Development Plan for the Pradeshiya Sabha limit of Rambukkana after consideration of recommendation made by the Board of Management of the Urban Development Authority on 23rd March 2023 by virtue of the powers vested in me under section 8(F) of Urban Development Authority (Amendment) Act, No. 4 of 1982.

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

Ministry of Urban Development and Housing,
17th and 18th Floor,
“Suhurupaya”, Subhuthipura Road,
Battaramulla,
28th April, 2023.

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**NOTICE OF APPROVAL OF THE DEVELOPMENT PLAN FOR
PRADESHIYA SABHA LIMIT OF RAMBUKKANA**

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

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

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

EOG 05 - 0004/2

**APPROVAL OF THE DEVELOPMENT PLAN FOR THE
PRADESHIYA SABHA LIMIT OF RAMBUKKANA**

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

NIMESH HERATH,
Chairman,
Urban Development Authority.

03rd May, 2023.

EOG 05 - 0004/3

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Part I

Chapter 01

Background of the Development Plan

Chapter 01

1.1 Introduction

Background of the
Development Plan

Introduction

The Urban Development Authority was established in 1978 as the institution that regulates urban development at the national level in Sri Lanka. Accordingly, in accordance with the Urban Development Authority Act No. 41 of 1978, as applicable to the entire island, the foremost duties of the institute are to prepare, implement and promote integrated plans for social, economic, and, environmental improvement in the areas that the Minister in charge declared as development areas.

Goal of the Urban Development Authority is “Towards Planned, Sustained and Adored Urbanization” by providing the opportunity to get development benefits through new development projects for the well-being of the people living in the areas demarcated and declared by the Urban Development Authority.

The Rambukkana urban area has been Gazetted under the Gazette no. 678/3 dated 02.09.1991 as an Urban Development Authority area. Pinnawala has been Gazetted as a tourism Zone under the Gazette No 1438/18 dated 28.06.2000. This is the only gazetted tourist zone in the Kegalle District of Sabaragamuwa Province. After that, the entire Rambukkana Pradeshiya Sabha area has been declared as an Urban Development Authority area under Gazette No. 1144/25 dated 11.08.2000.

Among the aforementioned urban development areas, the Kegalle District Office of the Urban Development Authority has prepared the development plan only for the 3.8 square kilometers Rambukkana urban area, which was completed in the year 2020. Preparation of the new plan was started to cover the entire Rambukkana Pradeshiya Sabha area due to the reasons, the 2020 plan is limited to the urban area only, Development potentials are not well utilized, and, even though the entire Rambukkana Pradeshiya Sabha area has been declared as an Urban Development area of the Urban Development Authority, no development plan has been prepared so far.

This plan, which will be effective in the period of 2023-2033, will further develop the main economic potentials of the area such as the agriculture industry and the tourism sector, thereby it has introduced development strategies and guidelines to strengthening the people of the area economically, and using the natural environment for development through formal conservation measures.

1.2 Stakeholders of the Development Plan

While preparing the Rambukkana Development Plan 2023 – 2033, it was expected to get the views of the authorized officials of all public and private sectors that have a direct and indirect relationship for this purpose. In addition to that, the expectation was to get a comprehensive output with the participation of the general community by getting the views, suggestions, and suggestions of the local community.

Key stakeholder organizations

1. Rambukkana Pradeshiya Sabha

Primary Consultative Institutions

- 1 Divisional Secretariat - Rambukkana
- 2 Pinnawala Elephant Orphanage
- 3 Zoo - Pinnawala
- 4 Central Environment Authority - Kegalle District Office
- 5 Ministry of Tourism - Sabaragamuwa Province
- 6 District Agricultural Training Centre - Wagolla
- 7 Coconut Development Board - Kegalle
- 8 Rubber Development Board - Kegalle
- 9 National Water Supply and Drainage Board - Kegalle
- 10 Road Development Authority - Kegalle
- 11 Range Forest Office - Rambukkana
- 12 Wildlife Department
- 13 National Building Research Organization - Kegalle
- 14 District Land Use Office - Kegalle
- 15 Department of Archaeology - Awissawella
- 16 Sri Lanka Railway Department - Rambukkana Railway Station
- 17 Ceylon Electricity Board - Kegalle
- 18 Zonal Education Office - Mawanella
- 19 Sri Lanka Police - Rambukkana
- 20 Veterinary Office - Rambukkana
- 21 Ayurveda Panchakarma Institute - Rambukkana
- 22 District Hospital - Rambukkana
- 23 Sri Lanka Telecom – Kegalle

Other stakeholder groups

- 1 Rambukkana Trade Association
- 2 Three-wheeler Association
- 3 Hotel Association

Chapter 01

Background of the Development Plan

Scope of Development Plan

1.3 Scope of the Development Plan

This development plan has been prepared for Rambukkana Pradeshiya Sabha area which consists of 89 GN divisions and 598 GN Divisions belonging to 8 Divisional secretariats namely Kegalle, Mawanella, Galigamuwa, Polgahawela, Kurunegala, Mallawapitiya, Mawathagama and Hathraliyadda which is situated around Rambukkana Pradeshiya Sabha area. Accordingly, this development plan has been prepared based on the studies and analysis of basic plans by covering the entire area of 938 Sq.m.

The development plan prepared earlier for Rambukkana area is only limited to the urban area which consists of 7 GN divisions. The plan, which was valid for the period 2012-2020, focused on using the limited land resources in the city limits for efficient use, increasing the space for commercial activities in the city, and developing public facilities in the city.

The initial plan, which was in effect till 2020, focused on infrastructure development with a view to developing the tourism industry, but it appears that the direct and positive impact on the development of the tourism region can be further improved. Accordingly, this area has a high attraction of local and foreign tourists due to the Pinnawala Elephant Orphanage and Outdoor Zoo, which is the only national-level tourist attraction center demarcated by gazette notification in Sabaragamuwa province. With the hope of further promoting this area, more attention has been paid to the preparation of this development plan for the areas of developing public facilities, providing tourist residential facilities, creating diverse attractive places and activities, and imparting knowledge and education.

Apart from Pinnawala and the associated tourism economy, the entire Rambukkana area has established an economic-lifestyle based primarily on rural agriculture and small industries. Accordingly, based on these potentialities basic attention has been focused on the development processes of enterprise development, livelihood enhancement and development of the local economy in preparing this plan.

Furthermore, Rambukkana area is important as a historical town in Sabaragamuwa province. Therefore, this plan envisages the construction of a planned city by introducing the laws and regulations necessary for the protection and conservation of

ecologically sensitive zones to carry out development activities in such a way that the existing archaeological values are protected.

Accordingly, by the year 2033, the existing potentials will be directed towards a development goal that integrates physical, social, economic, and environmental factors with the most favorable facilities for the residents with an economy based on agriculture and tourism.

When focusing on future development possibilities, the Rambukkana Interchange of the Central Expressway, which has already started construction, will connect with the Rambukkana-Katupitiya main road. Rambukkana town is located at a distance of 7 km from this interchange. By connecting with the national highway system, there will be an efficient connection with the national-level cities of Kurunegala and Kandy identified by the National Physical Plan 2050, and this plan will also prepare the direction for the development of the tourism industry in the Rambukkana area and the future development of the residents. According to the concept of the proposed National Physical Plan, the planning area belongs to the Central Environmentally Sensitive Zone and while preparing this development plan, attention has also been paid to promoting limited development subject to those guidelines.

Although Rambukkana could be identified as a national-level tourist attraction location, the requirement of adhering to limitations in developing the tourism industry due to prevailing social contexts prevailing in the area was a major challenging factor. Also, the reduction in the percentage of government land that can be used for development in the tourism zone as well as in the planning area as a whole has also been the reason for limiting physical development.

Chapter 01

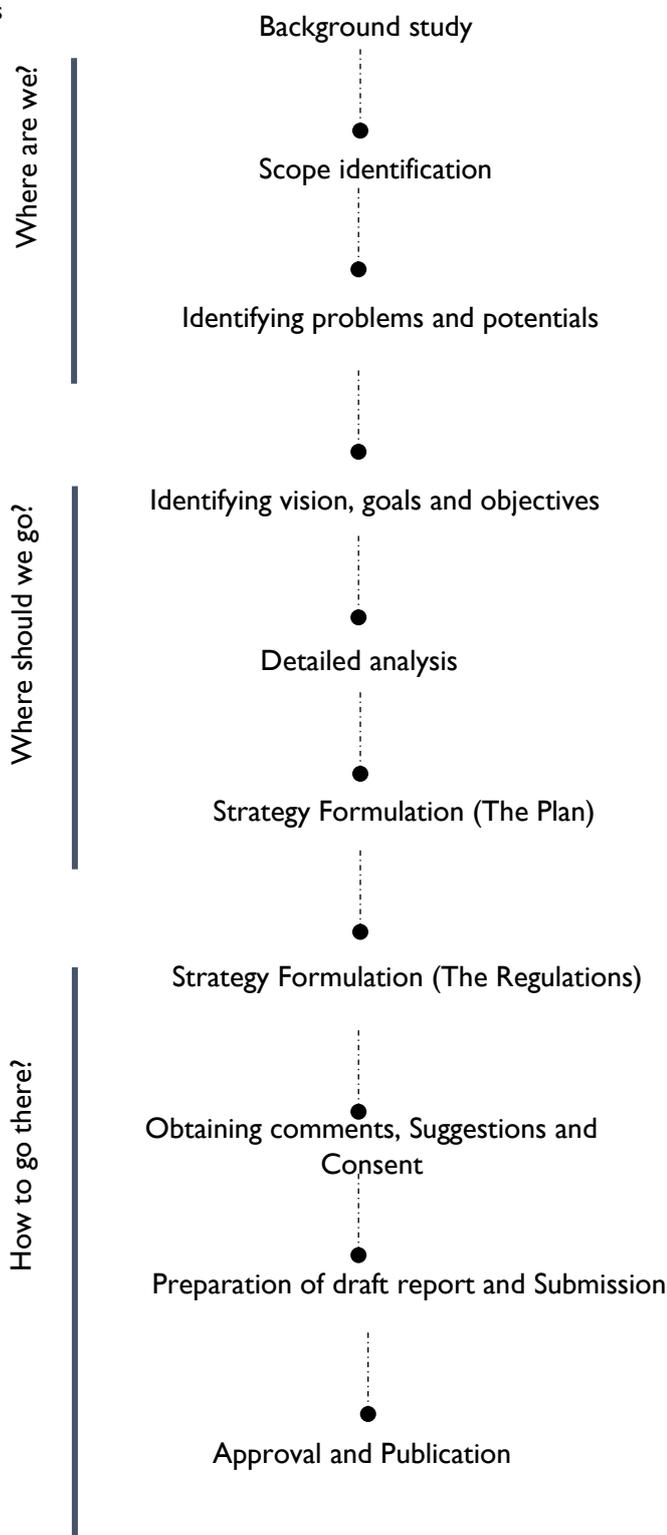
Background of the
Development Plan

Scope of Development Plan

1.4 The Planning Process

Figure 1.1: Planning process of the UDA

The Planning Process



The entire process of preparing the plan for the Rambukkana Pradeshiya Sabha area was carried out under three basic stages as shown in Figure 1.1. Its basic stage is to identify the problems and potentials in the planning boundary under 'Where are we now?', Identifying future development goals under the second phase of 'Where do we want to go?' and the strategic plan to be followed to achieve future goals is included under the third phase of 'How do we go there?'

Chapter 01

Background of the
Development Plan

The Planning Process

1. Background Study

To prepare the Rambukkana Development Plan, primary and secondary data covering multiple aspects of physical, economic, social, and environmental were analyzed. For this, the data collected from Rambukkana Pradeshiya Sabha, Divisional Secretariat office, National Water Supply and Drainage Board, Ceylon Electricity Board, Rambukkana District Hospital, Office of the Medical Officer of Health, National Building Research Organization, Agricultural Service Center, Regional Office of Archeology were analyzed. Also, by analyzing the obtained data and preparing the maps, preliminary studies were carried out on the Rambukkana area. Apart from this, the real situation of the city was identified through field observations.

2. Identifying the Scope

At this stage the nature of the Rambukkana area was identified at national and regional levels. Here, according to the National Physical Plan 2030 and the draft National Physical Plan 2050, the development conditions indicated for the Rambukkana area in the Central Environmentally Sensitive Zone and the development projects proposed through the zoning plan of Sabaragamuwa Province were identified. Also, through the information and analysis obtained through the background studies, it was identified how the Rambukkana urban area has evolved since the past and how the development direction of this area was prepared through the interventions of the pre-plans prepared for the area and through the proposed projects.

3. Identifying Problems and Potentials

In addition to the identified problems in the analysis of primary and secondary data, existing problems and potentials in the area have been identified by the Stakeholder meeting held on 20.02.2018. Further, the problems and potentials of the Rambukkana area were identified through field surveys, several formal meetings with small groups and through informal methods such as discussions with the resident and migrant community, and also using methods such as questionnaires.

4. Identifying vision, goals, and objectives

To find solutions for identified problems and potentials through development plans, the significance of those problems and potentials, their context, and their magnitude with other problems and potentials were analyzed. Accordingly, the vision and objectives were prepared for the development expected to be achieved for the Rambukkana area for the period 2023-2033.

Chapter 01 **5. Detailed Analysis**

Background of the
Development Plan

To achieve the objectives set out in the vision of the Rambukkana Development Plan 2033 the existing strengths, opportunities and weaknesses and threats were analyzed (SWOT Analysis). In addition, Development pressure analysis, Environmental sensitivity analysis, Potential analysis and Livability analysis were done.

The Planning Process

6. Strategy Formulation (The Plan)

According to the identified vision, goals, and objectives, strategic plans and projects were prepared through zoning plan, infrastructure service plan, Economic Plan, Environmentally Sustainable Development Plan, and Archaeological and Heritage Conservation Plan. Thus, strategic projects are aligned based on the priority of the impact of identified issues and potential.

7. Strategy Formulation (The Regulations)

The Laws and regulations for the construction of buildings and land use, which are necessary for the implementation of the development plan, were prepared in this step. For this purpose, regulations were compiled by analyzing and discussing in detail the essential conditions to be examined in the construction and land use of plains and slope areas, changing the regulations that cannot be applied in the current development plan.

8. Obtaining comments, Suggestions, and Consent

As part of the process of obtaining approval for the development plan, the draft development plan was submitted to the Rambukkana Pradeshiya Sabha on 13 December 2022 and then displayed it at there for 60 days for public comments. Simultaneously, comments were obtained through publishing on the official website of the Urban Development Authority. Along with those comments and suggestions, received through above sources the second stakeholder meeting was held 08.02.2023 in order to obtain further comments and suggestions.

9. Preparation of draft report and Submission

Based on all comments and suggestions, relevant amendments were made and the final draft plan was handed over to the Urban Development Authority's Main Planning Committee and Strategic Planning Division.

10. Approval and Publication

After the approval of the Main Planning Committee, obtaining the approval of the Hon. Minister and publishing it in the Gazette.

Chapter 02

Preliminary Study

Chapter 02 2.1 Study Area

Study Area Rambukkana Pradesiya Saba Area which spreads over the 131 square kilometer alias 13,100 hectares, is located in the northern part of Kegalle district of Sabaragamuwa province. The Rambukkana town that is situated 13 km far away from Kegalle town and 24 km far away from Kurunegala town can be identified as a town that have been given the priority for railway transportation because a main railway station which is connected to the Kandy railway line is located within this town. Furthermore, according to the current situation, the Rambukkana town, which is situated 8 km away from the Kandy-Colombo main road, can be recognized as an isolated city based on the existing access road pattern and land use pattern. (Map 2.1)

Geographically north Located between 70 14' - 70 24' latitude and 800 18' - 800 28' east longitude at an altitude of 100 - 900 feet above sea level, Rambukkana is an area of high rainfall as it is located near the western plateau of the Central Highlands in the southwestern wet zone. The annual rainfall is about 1500-3000 mm and the average annual temperature is between 20-25 degrees Celsius. As it is located on the border of Kurunegala district in the north, it also exhibits intermediate regional climate characteristics to some extent. Considering the topography, the central part of the area is plain and 90% of the total area is plain. But there are high mountain areas like Alagalla Mountain, Gabbala Mountain and Parape Mountain in the north-east-eastern region of the area and they range in height between 100-900 feet. The main sources of water in the area are Ma-Oya and Rambukkan Oya and Ma Oya is the main source of drinking water. Paddy cultivation is mainly done based on these water sources and makes a great contribution to meet the other water needs of the local people.

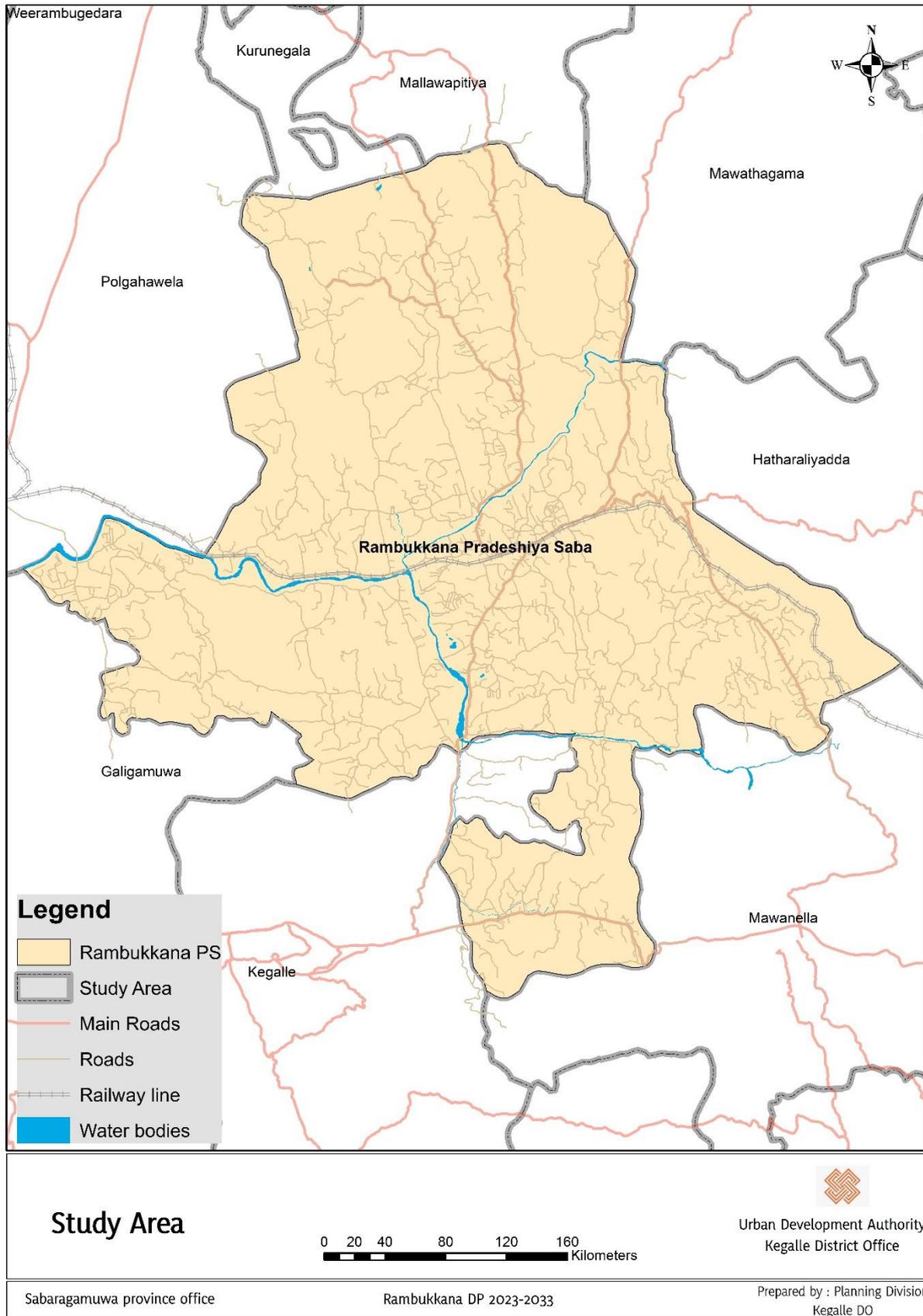
In the preparation of the development plan, the Rambukkana PS Area and the surrounding 8 Divisional Secretariat Divisions of Kegalle, Mawanella, Galigamuwa, Polgahawela, Kurunegala, Mallawapitiya, Mawathagama and Hatharliyadda, consisting of 598 km domains of Grama Niladhari, were used as the study area. 938 preliminary planning studies were carried out for the region. In terms of administrative boundaries, the Rambukkana DSD is bounded by Kurunegala, Mallawapitiya, Mawathagama Pradeshiya Saba belonging to the North West Province to the north, Mawanella and Hatharliyadda DSD to the east, Kegalle Municipal Council and Galigamuwa DSD to the south, and Polgahawela DSD to the west.

After preliminary studies, the plan was prepared by Analytical studies were carried out for the Rambukkana DSD area comprising 89 GND's as outlined in the above planning process.

Chapter 02

Study Area

Map 2.1 Physical Location



Source: Urban Development Authority

2.2 Planning and Situational Context

In analyzing the plans and situational context of Rambukkana town, the historical background of the town was basically studied and accordingly the current planning area was identified under physical, economic, social and environmental aspects, Moreover, the Rambukkana town is nationally and regionally positioned through the pre planning efforts by this chapter.

2.2.1 Historical Background and Evolution

2.2.1.1 Evolution from prehistoric era

It has been proved by the archaeologically valuable sites established contemporaneously that the history of Rambukkana town dates back to the period of King Walagamba in the 1st century of B.C., the places such as Padavigampala galmassa, Daluggala temple, Vattarama temple, Daliwala Kotavehera, Meedumalen temple, Dambulla temple which were built during the period of King Walagamba in the 1st century of B.C can be identified as historical religious and archaeological factors in Rambukkana division of Kinigoda Korale belongs to the Satara Korale. The old pond, Piyagatapeli, Prakara Bamma, stone pillars, Kanu Siduru sites are the non-religious historical and archaeological resources belongs to the land called Maligathanna which is situated in the Marukwathura Grama Niladari division. And also, the many physical remains that can be guessed that be belongs to the historic and prehistoric era have been found by the archeologists from the area such as Udamvita, Mottappuliya, Naranbadda, Parape, Diyasunnatha, Kadigamuwa, Kubaldivela and Mangalagama that are considered as the settlements before the period of kingdom.

Picture No.2.1: Historical Archaeological Sites in the Rambukkan Planning Area



Padawigampola Galmassa



Daluggala Temple



Wattarama Temple



Deliwala Kotavehera



Mangalagama Ambalama



Kiriwandeniya Temple

Chapter 02 2.2.1.2 The Emerging of the Rambukkana town as a settlement [Kotte Era (1412 AD- 1597 AD) and British Era (1505 AD-1658 AD)]

Planning and
Situational Context

The Rambukkana area was very famous for banana cultivation in the period of Kotte and had become popular as an area that was self-sufficient in other agricultural crops.

Historical
Background and
Evolution

It is mentioned in Legend that the village name of Rambukkana creates by converting the “Rambakan” alias banana to the Rambukkana. With the commence of the construction of the access railway line to the hill country during the period of British in 1868, its initial railway station was constructed in Rambukkana. The main purpose of constructing this railway station was to transport the agricultural crops collected from the rural areas to upland and Colombo. As a result, the beginning of the growing and spread of the Rambukkana town as a settlement was occurred.

2.2.1.3 Evolution of Town after Independence

Since history, a group of people who accustomed to a very self-sufficient rural economic pattern lived here, and their lifestyle was also very simple. However, with the construction of the "Elephant Orphanage" in Pinnawala area in 1975, the economic tendency towards the agricultural industry was declined over time and the tourism industry was emerged. First "Open-Air Zoo" of Sri Lanka and "Ape Gama" themed village was established in 2015 and 2016 respectively and it leads to grate physical and economic growth and emerging in the town through establishment of indigenous tourism zone of area.

2.2.2. Rambukkana at Present

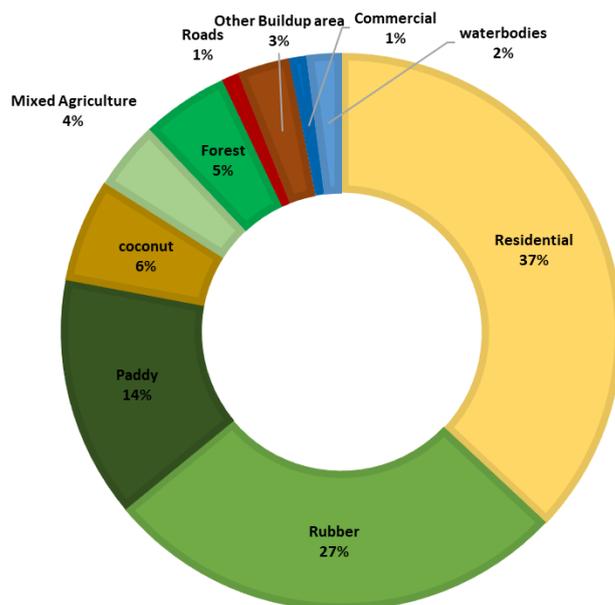
In order to identify the current planning context of the Rambukkana area, the physical, economic, social and environmental aspects have been described as follows.

2.2.2.1 Physical Condition

a) Land use pattern

According to the present descriptive and detail land use of the planning area, the 37% of entire land area which is the highest percentage belongs to the home garden category including the residential use while the total built up area including constructions and other public facilities in the urban area is 1.63 percentage which is relatively less. According to the entire land use, the land extent generally used for agricultural uses such as Rubber, Paddy, Coconut, mixed agricultural cultivation, tea plantation and other crop cultivation is approximately 6,800 hectares, which is 51% in percentage. Moreover, approximately 750 hectares of land area belongs to the environmental sensitive zones including Water bodies, forests and shrubs, which is a percentage of 7%. According to the descriptive spread of agricultural land consumption, 27% is reserved for rubber cultivation. 14% of the land is reserved for paddy cultivation and the current land coverage of coconut cultivation is about 6% which is undergoing rapid subdivision. (Figure 2.2)

Figure 2.2: Land Use Percentage- 2020



Source: Urban Development Authority

Chapter 02

Planning and
Situational Context

Rambukkana at
Present

Physical Condition

Chapter 02 When paying attention to the spread of environmentally sensitive land uses such as forests, paddy lands, water bodies, etc., it can be seen, those uses are scattered throughout the entire area (Annexure 05). Accordingly, the provision of appropriate strategies and guidelines for the conservation and protection of such physically sensitive areas will be important. In addition, in here, there are no bare lands that can be utilized for the development and therefore; in preparing the development strategies, attention should be paid to seek the possibility for utilizing the existing lands for development purposes under the proper conservation measures.

Planning and Situational Context

Rambukkana at Present

Physical Condition

b) National and Regional Linkages

Chapter 02

Planning and Situational Context

The Pinnawala tourist area is located within the Rambukkana Pradeshiya Sabha area as a nationally and regionally important and recognized place, and after the construction of proposed interchange of the Rambukkana expressway, it is supposed that the national and regional connectivity of this area would be further efficient.

National and Regional Linkages

In terms of regional connectivity and relationships, Rambukkana has a direct relationship and connectivity with the main towns such as Kurunegala town from the north, Kandy town from east, Kegalle town from south and Polgahawela town from west as shown in the diagram (No.2.3) below. Based on the development centered on railway station and Pinnawala tourist zone, it can be recognized that there is more development pressure towards the city of Kegalle along the Kegalle road.

Figure 2.3: National linkages with Rambukkana town



Source: Urban Development Authority, 2022

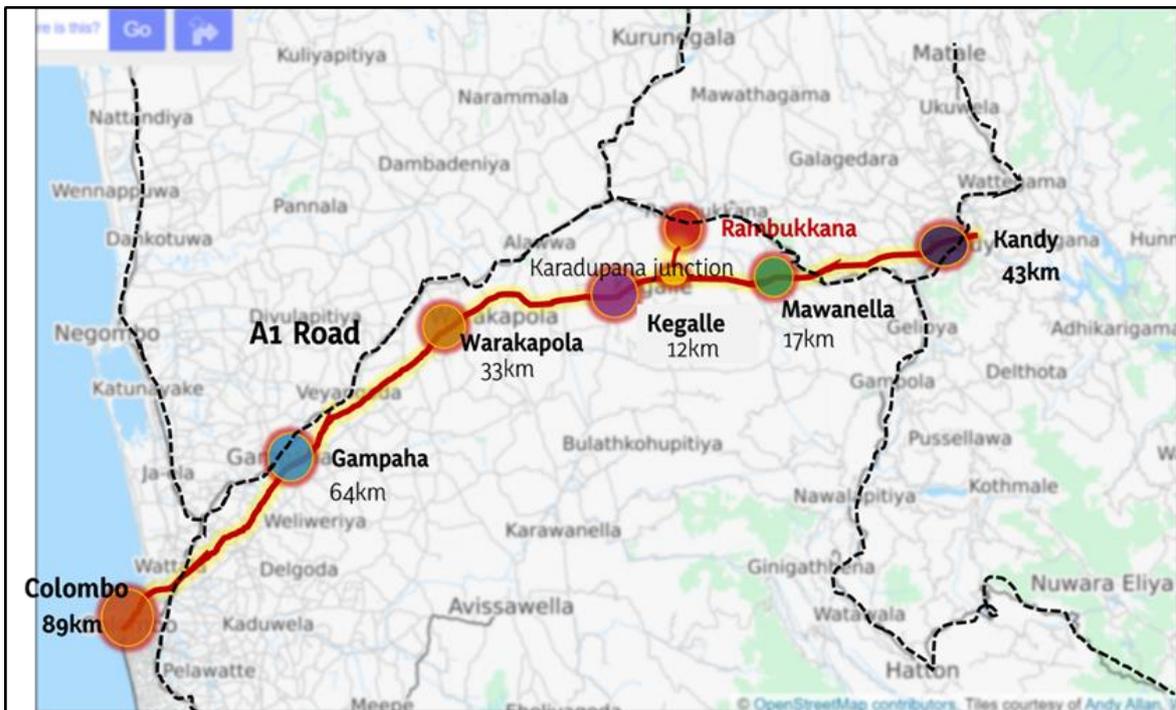
Chapter 02 c) Transportation System

Planning and
Situational Context **Road System**

Transportation
system

When studying the national and regional connectivity in the planning area, Rambukkana town is located at a distance of 8 km from the Kardupana junction of the Colombo - Kandy main road and at the distance of 13 km from Kegalle town, the main town of the district, on the aforementioned road (B199) that runs through the Karadupana junction. The Rambukkana town is situated 17 km from Mawanalla town along the road of B385 and 24 km from Kurunegala town along the roads of B384, B87 and A9. Most of the circulating population commuters among these cities and the highest number of commuters are between Kegalle and Rambukkana towns. When considering the connectivity among national level towns, Rambukkana has 96 km from Colombo via B199 and A1 national highways and 41 km from Kandy via B385 and A1 national highways. (Map 2.4).

Map 2.4 : Road connectivity in Rambukkana town



Source: Urban Development Authority, 2022

Railway System

Considering the national and regional connectivity, Rambukkana has a unique position not only through the highway system but also through the railway network. Among the railway stations belonging to Kegalle district, Rambukkana railway station is the oldest and the most important and main railway station which was established in 1867. The road was originally built as a double track from Colombo to Rambukkana in 1933 and due to experiencing the disaster situations, the part from Polgahawela to Rambukkana was reduced to a single track in 1940. This section was reinstalled as a double track in 1998. This was reinstalled as a double track because there was a trend to use Rambukkana railway station among the tourists who came to visit the Pinnawala Elephant Orphanage and accordingly there was a requirement of expand the relevant facilities based on this demand. Rambukkana railway station is located as the starting point of the hill country railway line to the Kandy and accordingly, Rambukkana railway station is directly connected with the main railway stations namely Polgahawela and Kadugannawa. The road section with a distance of 21 km which is located between Rambukkana and Kadigamuwa has been built with an ascent of 430 meters and it can be identified as a unique position of the hill country railway. Locally, it is provided the atmosphere to connect directly with the railway stations such as Ihala kotte, Balana which are situated close to the border of the area and Panaliya, Thismalpola, Yatagama, Kadigamuwa and Gangoda. (Map 2.4).

Proposed Expressway System

It is indicated that in focusing on national connections, after the completion of the Kurunegala-Galagedara section of the Central Expressway, which is currently under construction, the connectivity index value of Rambukkana city will increase in terms of physical connectivity (Connectivity Analysis) (Appendix 2.2). By this project, which is an important milestone in the field of transportation, it will be possible to get transport facilities to all the destinations connecting the National Highway System through the Interchange Center which is being built in the Kotawella area and which is situated 7 kilometers away from the Rambukkana town. (Map 2.4).

Chapter 02

Planning and
Situational Context

Transportation
system

Chapter 02 d) Infrastructure and Services Availability

Planning and
Situational Context

Housing

Infrastructure and
Services availability

Having Focused on the spread of houses, according to the Census and statistic reports of 2012, the total number of houses in Rambukkana PS area can be identified as 22,018 which is 10% from the total number of houses in Kegalle district.

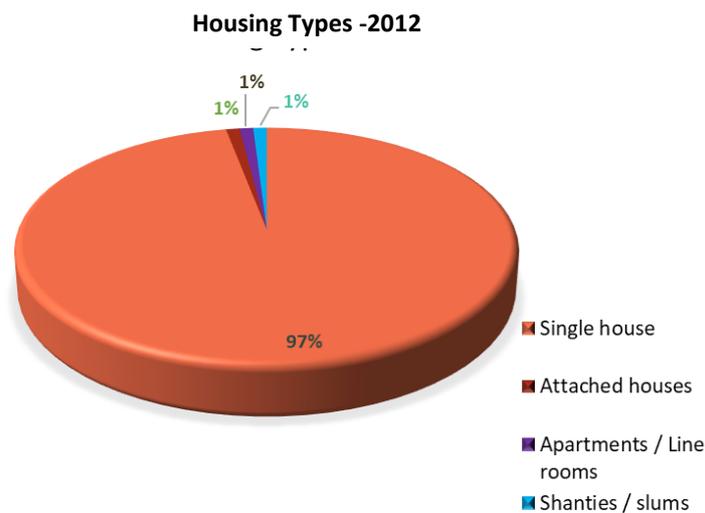
According to the land use surveys conducted in 2019, 89% from Rambukkana PS area has been utilized as residential use. 85%, 13% and 2% of houses in Rambukkana PS area are permanent houses, semi-permanent houses and improved houses respectively. On the other hand, according to the types of housing units, 97%, 1% and 1% of the houses in respective area can be identified as single-story houses, slums and shanty and line houses respectively.

Table 2.1: Housing Expansion in Rambukkana Pradeshiya Sabha Area 2009-2019

Year	Number of houses
2009	19,633
2012	22,018
2019	24,817

Source: Population and Statistics Reports and Resource Profile, 2019

Figure 2.5 Classification of houses within Rambukkana Pradeshiya Sabha area



Source: Population and Statistics Reports, 2012

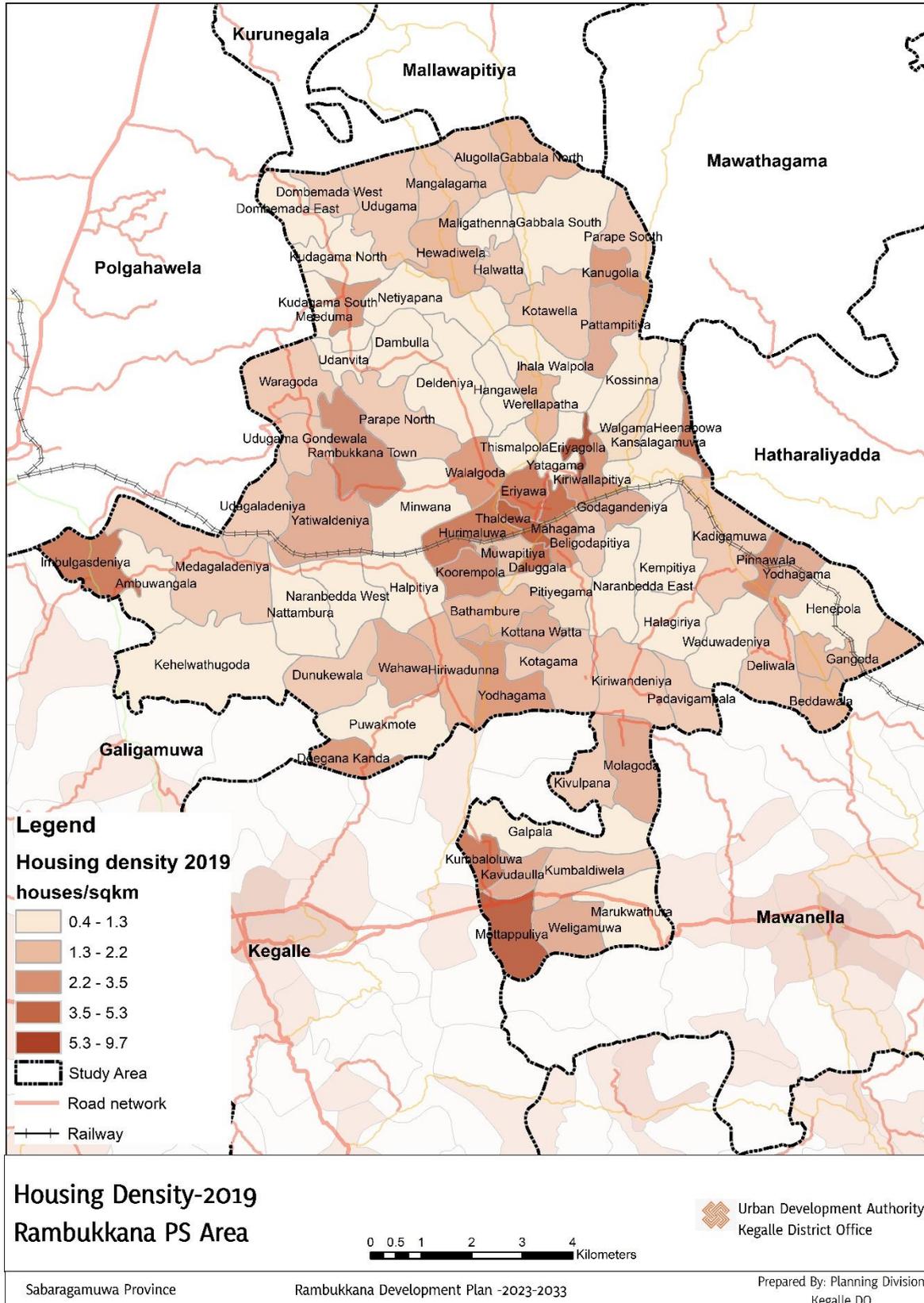
The GNDs with the highest presentatge of the housing density are Iriyagolla, Hurimaluwa, Rambukkana town, Diyasunnatha and Daluggala and the housing density is about 10 houses per square kilometer. Kempitiya, Yatagama, Udanwitha and Nattambura are the GNDs with the lowest housing density and the average housing density in those GNDs is about 3 houses per square kilometer.

Chapter 02

Planning and
Situational Context

Infrastructure and
Services availability

Map 2.2.: Housing Density in Rambukkana Pradeshiya Saba Area, 2019



Source: Department of Population and Statistics, 2019

Water Facilities

The percentage of piped water coverage provided by the National Water Supply and Drainage Board in Rambukkana Pradesiya Saba area is 28% and it means that 72% are not provided with piped water. Ma Oya is the main source of water supply. The water purification and treatment plant of this project is located in Hiriwadunna area. The water capacity of this water supply project is about 4,500 cubic meters per day, but it is clear that excess water supply is possible because the current water supply volume is about 3,500 cubic meters per day. A large percentage of the area fulfils its water needs from wells and springs.

Electricity Facilities

When considered about the coverage of energy in the area, the amount of electricity supply connections provided by the Ceylon Electricity Board within the Rambukkana Pradesiya Saba area is 93% and the remaining 7% includes 5% from kerosene and 2% from solar power.

Sewage and Wastewater Management

During the preparation of the road system under the city development within the Rambukkana city limits, the drainage system has been partially prepared for waste water management, but due to the unwillingness of several land owners to donate land for the development of the city, the construction of some parts of the drainage system has stopped. Rambukkana Pradeshiya Sabha points out that the acquisition of plots of land is currently undergoing and when it is completed soon, the development of the drainage system can be started. A sewage system has not been constructed for the Rambukkana urban area and there is a need for a development proposal for that.

Solid Waste Management

Solid waste management in the area is done by Rambukkana Pradeshiya Sabha and the total amount of garbage collection per day is nearly 8 tons. At present, garbage is disposed of at a distance of 1.5 km from the center of Rambukkana to the Iacre land belonging to the Forest Conservation Department called Gondenikanda. Currently there is no other alternative location for that and according to Pradeshiya Sabha this land will not be enough in the future. Although the amount of garbage generation per day in the urban area is 8 tons, only 6 tons are collected.

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Infrastructure and Services availability

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Planning and
Situational Context

Infrastructure and
Services availability

Garbage is collected 2 times a day and Weekly Fair, Central market and Pinnawala Elephant Orphanage can be identified as places where the huge garbage is generated. There is a quantitatively shortage of workers, equipment and vehicles for garbage collection. When the amount of garbage collected is classified, 60% of the total amount of garbage is collected by residential, 22% by commercial, 10% by industries, 7% by banks, hotels and 1% by hospitals.

The Land value

Total land area of Rambukkana PS area is in hectares 12,800 out of which the amount of land that can be developed is 10,263 hectares or 80%. 20% of the total land area is non-developable land (2587 hectares) which are ecologically sensitive areas such as swamps, reservoirs, forest and hilly areas and paddy lands. In terms of the value of land in the study area, the land on both sides of the A1 Colombo-Kandy main road has the highest value and is under the jurisdiction of Kegalle and Mawanella PS. Pinnawala tourist area has the highest land value within Rambukkana PS area. In this region, the value of land has increased even more than of the Colombo-Kandy main road land value.

Disaster Vulnerability

Mawanella as landslide prone areas in the study area considering the disaster situation, Aranayake, Kegalle and Hatharaliyadda DS divisions and Galpala, Gabbala South, Hevediwela, Godagandeniya and Padavigampala villages within the Rambukkana PS area have been identified by the National Building Research Organization as having a risk of landslides. Apart from this area, all the other areas are no risk zones, so it is more favorable for development. Although there have been few reports of floods or flash floods in the jurisdiction of Rambukkana PS, no loss of life or property has been reported so far.

2.2.2.2 Economic sector

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Planning and Situational Context

The main economic activities of the area are agriculture, tourism, small industries and commerce.

Agriculture

Economic sector

Considering the population engaged by major economic activity, 10% of the available agricultural land in Kegalle district is within Rambukkana PS area. Also, 48% of the population is employed and in terms of land use, more than 50% of the total land is still agricultural land. 13% of paddy and coconut land, 27% of rubber land and 6% of mixed crops are available in the total area. It implies that the main source of income of the people of this area is based on agriculture.

Rambukkana Pradeshiya Sabha area is divided into 2 main agricultural zones namely Daliwala and Pinnawala and more than 6000 farmers live in the area. In addition to the main crops, various fruits, especially bananas, rambutans, durians, mangoes, avocados, guavas, and jackfruits are cultivated throughout the area.

Table 2.2: Performance of farmers by major agricultural regions

Category	Agriculture zone	
	Daliwala	Pinnawala
Grama Niladhari Divisions	49	40
Farmer societies	49	40
Number of farmers	4045	2556
Number of women farming societies	103	75
Number of women members	2582	1849

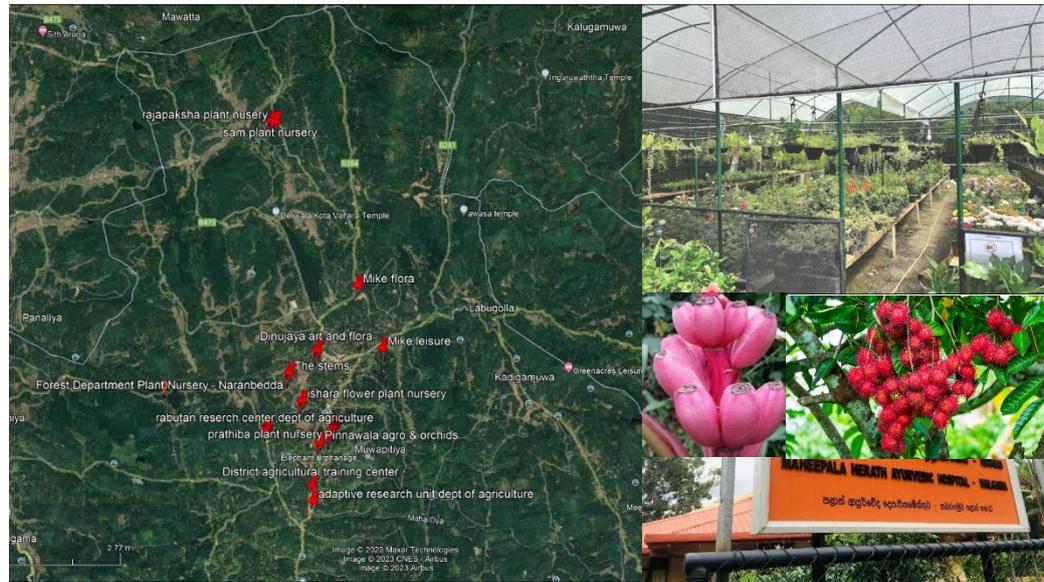
Source: Department of Agricultural Services, Pinnawala & Daliwala 2019

Wagolla District Agricultural Training Center belonging to the Department of Agriculture, Rambutan Research Unit, Coconut Cultivation Board Nursery-Eraminigolla, Mushroom Seed Production Center and many plant nurseries related to the private sector are spread over the area. Through the Wagolla District Agriculture Training Center, development of budding fruit plants which are in high demand in the area, maintenance of mother plants for fruit crops, seed production, development as the largest compost production center in Kegalle district, introduction of new techniques to farmers, school children and Many services such as providing training facilities for officers are provided. Many government-affiliated as well as private nurseries (ornamental plants sent abroad), fruits and other crops can be identified in this area.

Chapter 02 Figure 2.6: Government and Private Sector Agricultural Crop Cultivation Centres, Rambukkana

Planning and
Situational Context

Economic sector



Source: Urban Development Authority, 2021

Tourism Industry

There are many tourist attractions located in the planning area, and among them Pinnawala tourist area is currently making a significant contribution to uplift the economy of the area. Pinnawala Elephant Orphanage, the open-air zoo and the Ape Gama theme village, this area is the only area in Sabaragamu Province that has been gazetted as a tourist area. This is known as a very attractive place for foreign tourists as well as local tourists and the arrival of local tourists is notable due to its educational importance and location in the center of the country. The Tourism Development Authority has also recognized that the Pinnawala region is located on the road network that includes the most popular tourist destinations in Sri Lanka. Therefore, the importance of the Pinnawala region among the tourism regions of the island is clear because it is located in the tourism development zones. (Annexure06)

Pinnawala Elephant Orphanage (1975)

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This Elephant Orphanage was established on 16.02.1975 under the initiative of Mr. G.B Kalugalla in Yodhagama Grama Niladhari Division to take care of elephants who are sick and need help in the wild. It is a very popular attraction among local and foreign tourists. About 75 elephants living freely in an area of more than 35 acres live here and taking them to the nearby Ma Oya for bathing twice daily, giving fruits to the animals, milking the young calves etc. are the daily activities here. Among them, bathing elephants is the activity that has great tourist attraction. Being a place where such a large population of elephants can be seen very close and at the same time, it has attracted both local and foreign tourists.

Tourism industry

figure 2.7 : Elephants bathing in Ma Oya (Jumbo Bath)



Source: Urban Development Authority, 2021

Pinnawala Zoo (2015)

As the first outdoor zoo in Sri Lanka Opened on April 17, 2015, this 44-acre zoo is bordered by the Ma Oya natural watershed. It is home to more than 30 species of domestic and exotic animals and a wide variety of animals and is also an educationally important place. Apart from the concept of cages, the specialty here is that animals can be watched while they are free in large animal enclosures.

Figure 2.8: Creatures of Pinnawala Zoo



Source: Pinnawala zoological department website

Chapter 02 Ape Gama in Pinnawala (2016)

Planning and Situational Context

Tourism industry

In the Sabaragamuwa province, which is said to be related to the prehistoric era Iparanigama can be termed as an effort to present the past heritage of the 17th and 18th centuries to future generations. Pinnawala Ape Gama or "Iparanigama" built on the border of Ma Oya is an attempt by the Sabaragamuwa Provincial Council to bring alive the ancient folk heritage of Sabaragamuwa and Sri Lanka in general. Entering this unique theme park, which includes elements of past village life, gives you the opportunity to escape from the modern world for a short time and roam around the village society of Sabaragamuwa.

Here at the hospital, security fence, Arachchi house, lake, open-air theatre, paddy field, textile house, threshing floor, blacksmith, hena, carpenter's shed, plants on the hene tree, potter's house, temple, coffee shop, wooden fence, forest, lake front, village house (Information: Based on Satara Korale Vitthi Granth) Visitors will have the opportunity to see the sights as an animated experience.

Figure 2.9: Pinnawala ancient village sightseeing spots - Arachchila Gedara and Kubal Gedara



Source: Urban Development Authority, 2021

The tourism industry associated with Pinnawala the contribution to the national economy is 1% and in the years 2016, 2017 and 2018, the income received by Pinnawala Elephant Orphanage and Zoo is Rs. 8.61 million, 7.50 million and 7.18 million. About 5,000 direct and indirect jobs have been created for the people of this area due to the tourism industry. Accordingly, the tourism industry has become the main source of income in the area at present. About 2,000 people living in this region can find employment opportunities such as hotel services, accommodation facilities and sales of textiles/jewelry as direct sources of income.

About the arrival of tourists in consideration, the number of local and foreign tourists who visited the elephant orphanage and zoo in 2016, 2017 and 2018 are recorded as 1.32 million, 1.21 million and 1.23 million respectively. Especially considering the arrival of foreign tourists, it is recorded as 382,943, 341,303 and 341,450 in 2016, 2017 and 2018 respectively. According to this data, it is clear that 14% of the total foreign tourists visiting Sri Lanka visit the Pinnawala area. The collapse of the tourism sector due to security reasons in 2019 and the epidemic situation since 2021 had a negative impact on the economy of this region, but a new revival will be seen in 2022 with the tourism sector gradually improving. With the beginning of the year 2022, the total number of foreign tourists who came to Sri Lanka in January alone was recorded as 82,327. 2000-3000 daily (Information: Daily News website). In order to draw the attention of foreign tourists as well as local tourists to this planning area, taking the twin baby elephants born in 2021, elephant bathing activities at Ma Oya, re-implementing activities such as giving milk to the babies and giving fruits to the elephants, etc.

Figure 2.10: Twin cubs and mother Surangi born at Pinnawala Elephant Orphanage



Figure 2.11: Tourists watching elephants bathing



Source: Urban Development Authority, 2021

There are about 24 Tourist hotels and restaurants in the planning area and there are about 6 hotels that accommodate tourists. There is an issue like number of overnight stays by foreign tourists are very low in pinnawala area. The reason can be considered as most of these hotels and restaurants are not approved by the Tourism Board and are not up to standard. And also, mainly the tourist attraction places and activities are limited in the area and have not been encouraged enough to spend a day. It is clear that there is a need to standardize the related facilities, create new facilities and promote new attractions and activities for local and foreign tourists, as the reasons

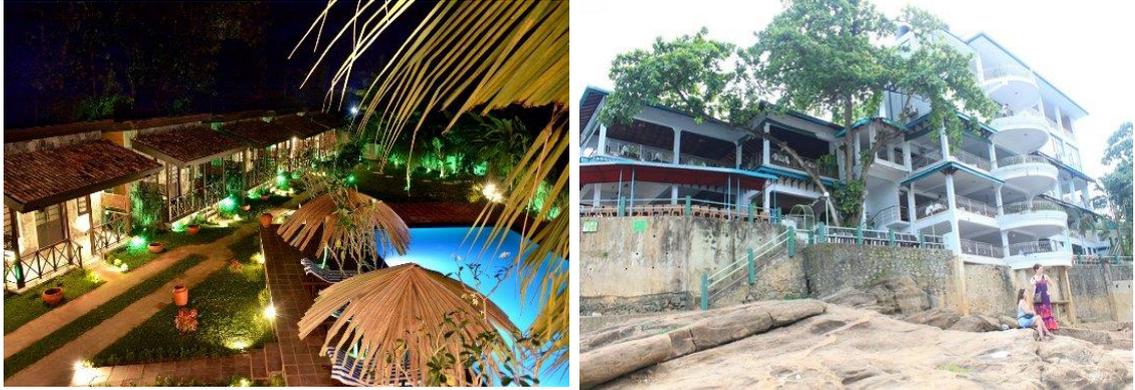
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Tourism Industry

for the lack of motivation to stay. It is generating negative impact on the economy of the area.

Figure 2.12: Villas, Tourist Accommodation and Elephant Park Hotel Pinnawala



Source: Urban Development Authority, 2021

Cultural heritage and Archaeological Places

The Padavigampola Galmassa, Daluggala Temple, Wattarama Temple, Daliwala Kota Viharaya, Kirivandeniya Temple, Meedumalen Viharaya, Kale Dambulu Viharaya, Narangbedda Stone Inscription, Diyasunnatha Temple, Alu Lena, Kumbaldiwela and Mangalagama Ambalama are places of archaeological value within the planning area can be identified as places that can be promoted to attract local and foreign tourists by improving and providing facilities (Annexure 07). This plan has focused on the need to develop environmentally sensitive mountain areas like Alagalla, Gabbala Kanda and the Ma-Oya water source as tourist attractions with conservation strategies.

Small and Medium Scale Industries

In addition to tourism, Brandix (The construction of Brandix) company's new factory yard in Wahawa area can be identified as an opportunity that led the economy of Rambukkana city to a new direction. Accordingly, it is clear that Rambukkana area with a tendency for medium and large-scale environmentally friendly industries approved by the Industry Board. The city of Rambukkana, which is connected with the Central Expressway line which is currently under construction and availability of lands, will attract more opportunities for industries in the future.

As a small and medium scale industries inherent to the area, the clay-based goods manufacturing industry established in Molagoda area on the Colombo-Kandy road, manufactures paper and other ornermental products using elephant dung and other manufacturing industries as well as agriculture-based industries such as mushroom cultivation, ornamental plant cultivation, etc., Industries are also spread in this area.

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Tourism industry

Table No: 2.3 : Expansion of industries in Rambukkana Planning Area

Social Sector

Name of the Industry	Number of Industries	Amount of Employment
Clothes	16	3296
Mushroom cultivation	160	172
Pottery	45	60
Elephant products	03	160
Mats and warp/weave	30	30
Ornaments	10	12
Ornamental plants	15	65

source: Resource Profile 2019, Rambukkana Divisional Secretariat

2.2.2.3 Social Sector

In order to study the social background of Rambukkana area, the facts regarding the population, health, education and public outdoor recreation facilities have been discussed here.

a) Population

According to the census reports conducted by the Department of Census and Statistics in 2001 and 2012, the population of Rambukkana PS area is 75,925 and 82,769 respectively and the natural population growth rate is 0.8%. According to statistical data, the nearest population is 87,711 in the year 2020, but according to the resource profile data released by the Rambukkana Divisional Secretariat, a population of 94,426 lives in this area as of 2020. However, according to this data, it can be identified that about 90,000 people will live in this area by 2022.

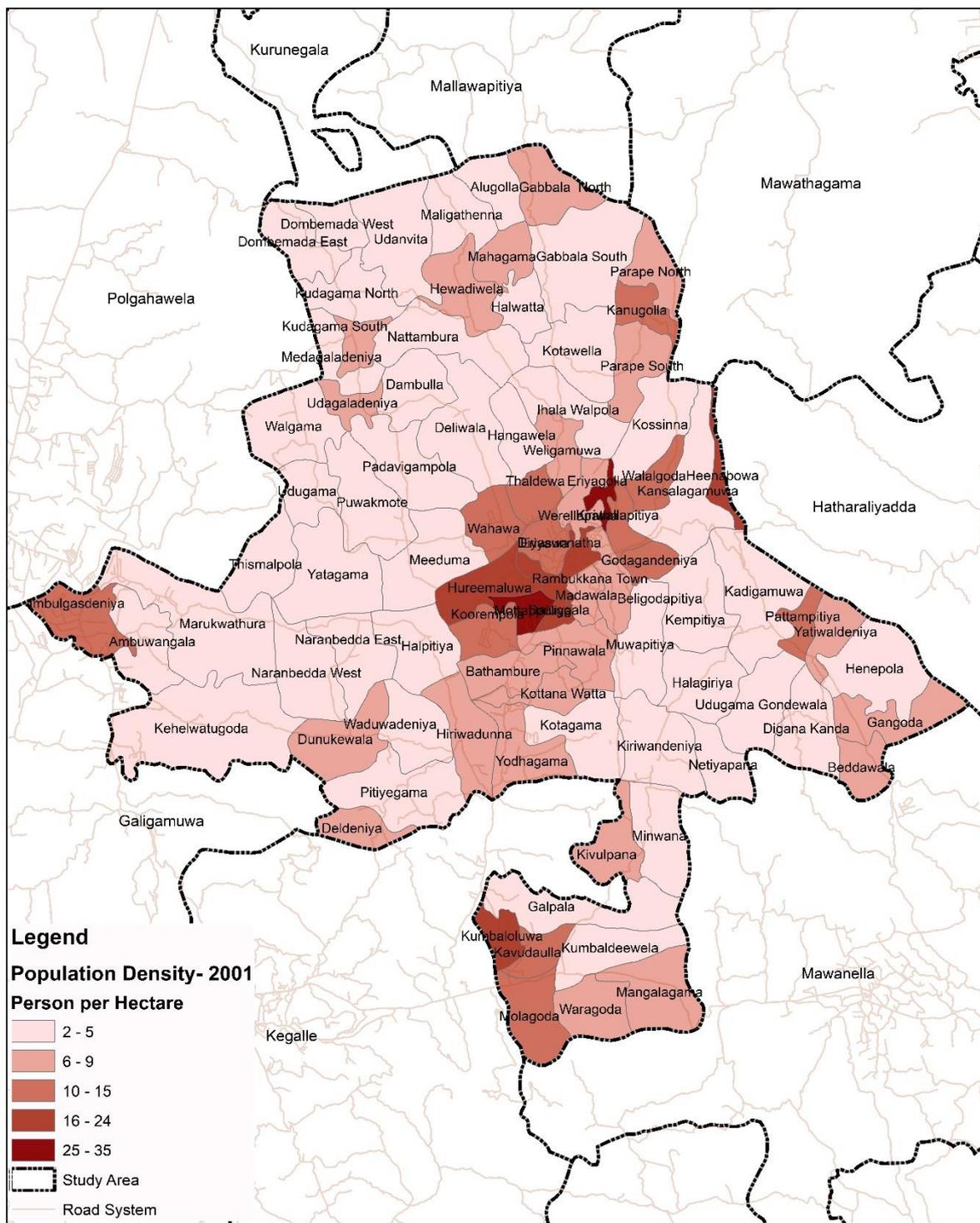
In Rambukkana PS Area population is reported as 0.4% of the total population of Sri Lanka, 4.3% of the population of Sabaragamuwa province and 9.8% of the population of Kegalle district. Considering the population density, it is about 664 people per square km and the highest population density has been reported from the GN divisions like Eriyagolla, Mottappuliya, Rambukkana town and Diyasunnatha. The

Chapter 02 population density of Kempitiya and Udangama Niladhari Divisions is very low compared to other Grama Niladhari Divisions. (Map2.3,2.4)
Planning and Situational Context

Social Sector Male population out of total population of Rambukkana PS area 47% and female population is reported as 53%. Out of the total population living in Rambukkana area, 94% are Sinhalese, 3% are Muslim, 2% are Tamil, and 1% are other nationalities. Regarding the distribution of religions, it can be recognized that 90% of the total population of Rambukkana PS area are Buddhists, 3.6% are Muslims, 4.45% are Roman Catholics, 1% are Hindus, and 0.01% are other religions.

The daily commuting population of Rambukkana area is about 45,000 for daily need. Also, it is reported that between 10,000 - 20,000 visitors come to Pinnawala tourist area every day. Considering each requirement, it is clear that school children constitute the highest circulation at 35%. Also 22% circulate for daily needs and 11% circulate for tourism purposes. The arrival of local tourists is highest in the months of April, August and December, while foreign visitors are increase during August to February. As weekly fair is held on Mondays and Thursdays, the population of the city become double. At night, the activity in this area is very minimal, only the people who come to get the service by train are noticeable.

Map 2.3 - Population Density, 2001



Population Density-2001
Rambukkana PS Area

Urban Development Authority
Kegalle District Office



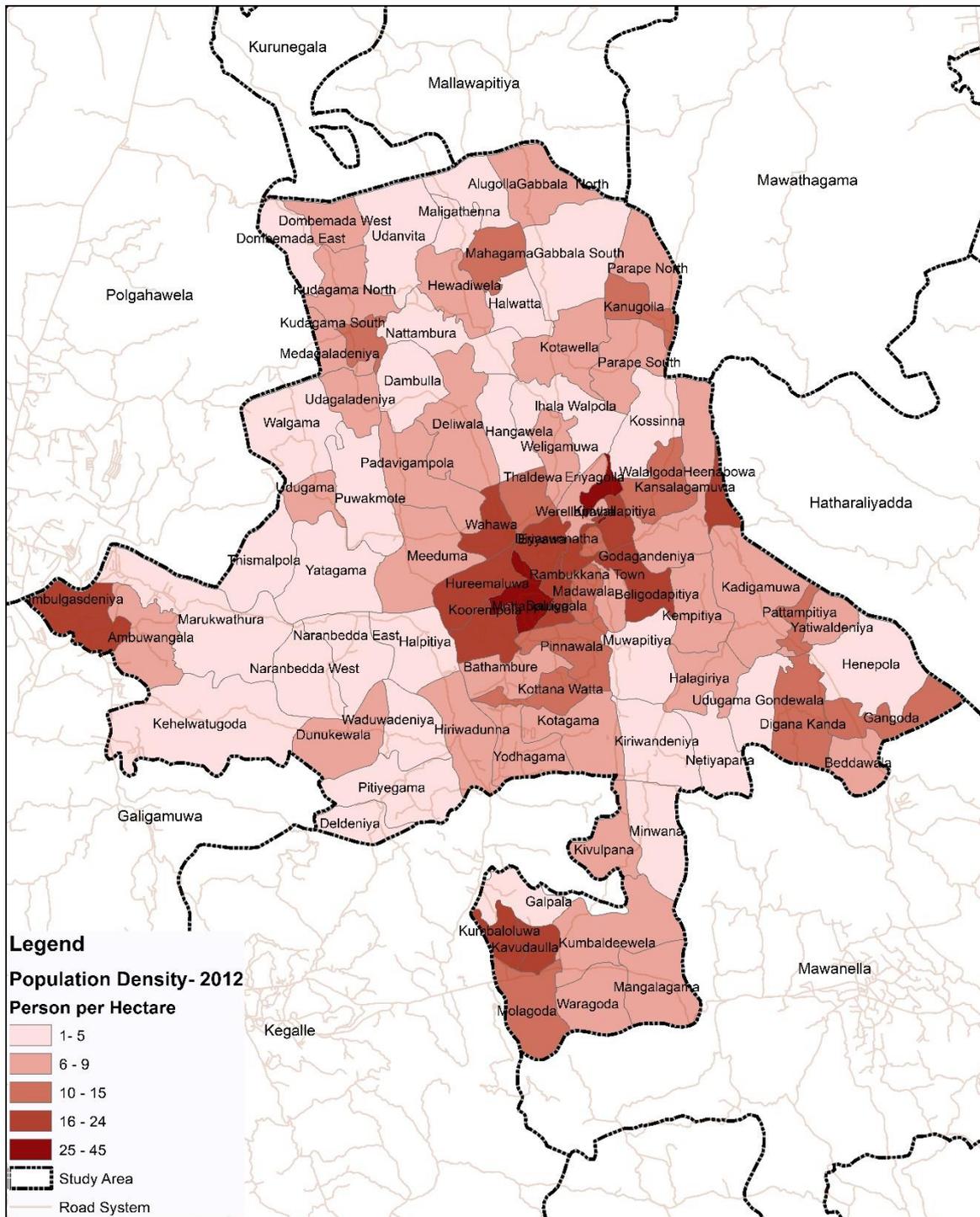
Sabaragamuwa Province

Rambukkana Development Plan- 2023-2033

Prepared by: Planning Division
Kegalle DO

Source: Urban Development Authority, 2022

Map 2.4 - Population Density, 2012



Population Density-2012
Rambukkana PS Area

Urban Development Authority
Kegalle District Office

0 0.5 1 2 3 4
Kilometers

Sabaragamuwa Province

Rambukkana Development Plan- 2023-2033

Prepared by: Planning Division
Kegalle DO

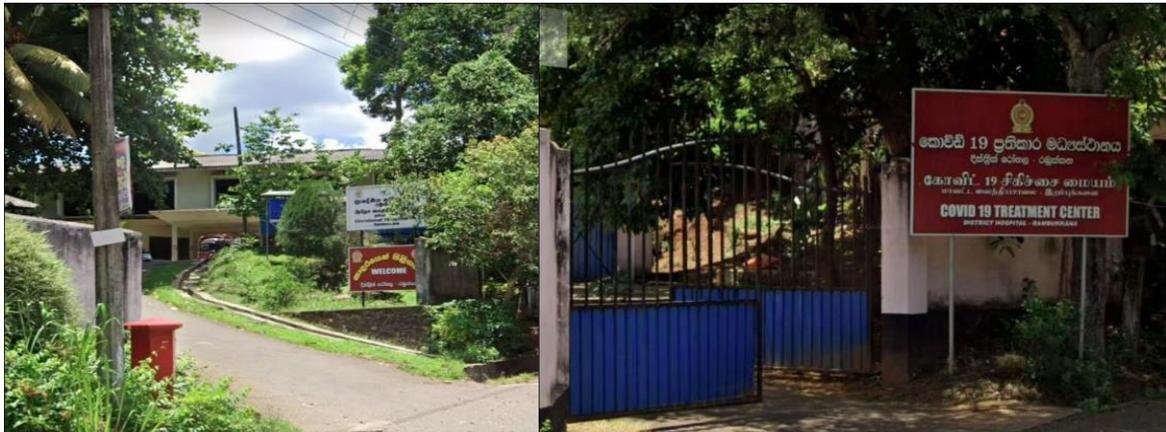
Source: Urban Development Authority, 2022

B) Health Facilities

In terms of health facilities, a district hospital, a central dispensary, a government Ayurvedic hospital and 03 Ayurvedic dispensaries have been provided in the planning area, but it seems that it is not enough for the people of the area. When considering the facilities of Rambukkana District Hospital, it can be recognized that both physical and human resources are not sufficient. There are no specialist doctors in this hospital and 13 medical officers, a dentist, 37 nursing officers and 2 family health service officers are currently working in this hospital.

But in the face of the Covid epidemic that affected the country in the year 2021, this hospital worked as a treatment center and cured a large number of patients and provided excellent service.

Figure 2.13: Rambukkana District Hospital



Source: Urban Development Authority 2022

Pinnawala Ayurveda Panchakarma Unit and Walgama Mahipala Herath Ayurvedic Hospital are located in Rambukkana area as main Ayurvedic hospitals belonging to Ayurvedic department and treat all physical body diseases there. Many patients get treatments from these centers due to availability of accommodation and treatment facilities.

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Social Sector

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Social Sector

Figure 2.14: Pinnawala Ayurveda Panchakarma Unit and Walgama Mahipala Herath Ayurveda Hospital



Source: Pinnawala Ayurvedic Panchakarma Unit and Mahipala Herath Ayurvedic Hospital – Facebook 2022

c) Educational Facilities

The schools in Rambukkana Education Division are classified as four IAB type schools, sixteen IC type schools, eleven 2nd type schools and thirteen 3rd type schools, a total of 44 schools have been established to meet the educational needs of children throughout the area. Currently total number of 1,233 teachers and 16,846 students are in these schools and the teacher-student ratio is about 1:15. Pinnawala Central Collage, located at a distance of about 2Km from Rambukkana town, can be identified as a nationally and regionally popular school. According to the exam results, the number of students passed in 2016 was reported as 8.7% of Grade 5 scholarship, 64.09% of O/L and 44.9% of A/L.

Although there is a vocational training center in this area, it is functioning as a temporary station in the Keerthiratnarama temple. At present, there are only 3 courses in operation, but it is not at an adequate level. Accordingly, it can be recognized that there is a need for a building with facilities for this purpose.

Table No. 2.4: Composition of schools within Rambukkana Education Division

Types of schools	Number of schools	Number of children			Number of teachers
		Men	female	Total no	
IAB	4	2584	2418	5002	367
IC	16	2146	2119	4265	405
2	11	2250	2300	4550	291
3	13	1524	1505	3029	170
Total	44	8504	8342	16,846	1233

Source: Zonal Office, Mawanella

Vocational Training Center, Hanloom Textile Industry Training Center (Industrial Development Authority), Pottery Industry Training Institute (National Crafts Council), Wagolla District Agriculture Training Center, Youth Services and Vocational Training Center are located in the area as higher educational institutions. It is not seen that efficient work is done in those institutions with proper management. Therefore, those institutions should be redeveloped to meet the higher educational needs of the children in the area.

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d) Public Outdoor Recreational Facilities

The Recreational facilities are considered under two sections as direct and indirect recreational facilities. There is a need for an amount of space where people can actively participate under direct recreational facilities. Examples include sports, swimming, running, walking, boating and traditional fishing. Accordingly, the following are the places where direct recreational facilities available in Rambukkana PS area can be met.

Table no 2.5. Public outdoor recreational facilities in Rambukkana PS

No	Garden type	Size (ha)
1.	Very few existing parks Existing Pocket Parks (EPP)	0.46
2.	Small gardens available Existing Mini Parks (EMP)	1.04
3.	Existing Parks nearby Existing Local Parks (ELP)	2.54
4.	Existing downtown parks Existing Central Urban Parks (ECP)	21.4
	Total	25.44

Source: Environment and Landscape Division, Urban Development Authority, 2021

I. Existing very small gardens -Existing Pocket Parks (EPP)

No	Garden type	Name	GND	Area (ha)
01	EPP ₁	Volleyball court	Deliwala	0.04
02	EPP ₂	Volleyball court	Meeduma	0.04
03	EPP ₃	Volleyball court	Nattambura	0.08
04	EPP ₄	Volleyball court	Kanugolla	0.11
05	EPP ₅	Wahawa Children Park	Thaldawa	0.19

Chapter 02

2. Small gardens available -Existing Mini Parks (EMP)

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No	Garden type	Name	GND	Area (ha)
01.	EMP ₁	Waligamuwa Playground	Ihala Walpola	0.38
02.	EMP ₂	Ashoka Karunarithna Stadium	Hurimaluwa	0.66

Social Sector

Source: Field Survey Data – 2019

3. Nearby parks available -Existing Local Parks (ELP)

No	Garden type	Name	GND	Area (ha)
01.	ELP ₁	Mahipala Herath playground	Bathaburaya	1.24
02.	ELP ₂	Pinnawala Ancient Theme park	Yodhagama	1.30

Source: Field Survey Data –2019

4. Existing central city parks – Existing Central Urban Parks (ECUP)

No	Garden type	Name	GND	Area (ha)
01.	CUP ₁	Pinnawala Elephant Orphanage	Yodhagama	10.41
02.	CUP ₂	Pinnawala Zoo	Yodhagama	10.99

Source: Field Survey Data - 2019

Among the above-mentioned recreational places, nearby parks and central city parks in the Pinnawala tourism zone, Pinnawala Ancient Village Theme Park, Pinnawala Elephant Orphanage, Pinnawala Open Air Zoo are the main places for tourists to visit.

I. Pinnawala Elephant Orphanage.

Take care of elephants lost in the forest with the aim of adopting, on 16.02.1975, the Pinnawala Elephant Orphanage in Yodhagama Grama Niladhari Division was started under the initiative of Mr. P.B Kalugalla. This elephant orphanage, which is managed under the Zoological Department, has become very popular among local and foreign tourists. It is reported that for the first time in the world, a calf was born in an elephant orphanage by a tame breeder in Pinnawala. It was on 05.07.1984 with the birth of the calf named Sukumali.

These free-living elephants wake up daily in the morning from 10.00 to 12.00 and from 2.00 to 4.00 pm they are taken to the nearby Ma Oya for bathing activities such as milking and feeding the baby elephants are done every day and these activities have led to the attraction of locals and tourists.

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I. Pinnawala Open Air Zoo

Social sector

This zoo was opened to the public from 17th April 2015. This is the first open air zoo in Sri Lanka and the second zoo in Sri Lanka apart from Dehiwala. A large number of animals can already be seen and it is special that it has been designed to allow large spaces for free behavior.

II. Pinnawala Ancient theme park

In Sabaragamuwa province, which is said to be related to prehistoric times "Iparanigama" can be termed as an effort to present the past heritage of the 17th and 18th centuries to future generations. It is a project implemented by the Sabaragamuwa Provincial Council to showcase the ancient folk heritage of Sabaragamuwa as well as Sri Lanka in general through Pinnawala "Iparanigama" built on the border of Ma Oya.

Here the following places can be mentioned as sightseeing places. In this way, economic socio-cultural heritage is built as a living structure for future generations to see. For example, the creations of an ancient village such as Wedagedara, Security fence, Tank, Paddy field, threshing floor, Heena, Temple, Fence, Archchi-house, Open-air theatre, Textile house, Blacksmith shop, Carpentry, Pottery, Coffee shop can be seen.

Chapter 02 The places where indirect recreational facilities can be provided in Rambukkana PS area as follows.

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Tabel no.2.10- Indirect Recreational Facilities in Rambukkana PS area

	Facilities	No of Facilities	Seating capacity
Social sector	Assembly halls	01 (Divisional Secretariat office)	Seats-200
		01 (Pradeshiya Saba Office)	Seats-250
	Community halls	01 (Rambukkana)	Seats-500
	Libraries	01 (Rambukkana PS Office)	Membership-12,133 Number of books - 28,900
01 (Imbulgasdeniya)		Membership-1,413 Number of Books - 8,922	
	Cinemas	01 (Regent Cinema)	Seats- 200

Source: Environment and Landscape Division, Urban Development Authority, 2021

Chapter 02 2.2.2.4 Environmental Sector

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Situational Context

a) Environmental resources

Environmental Sector

The annual rainfall in Rambukkana area is between 1500-3000 mm. The temperature varies between 20-25 degrees Celsius.

Waterfront areas

Ma-Oya is the main source of water and is also the source of drinking water. At Hurimaluwa area, which flows from the center of the area, it divides into two parts and flows towards the east as Rambukkan Oya, and towards the west, Ma-Oya turns and flows. Apart from that Bohora Oya, Wal Ara Oya, Rambukkan Oya and Karadugolla Canal, and there are also 8 tanks located in this area. The vegetation of the area shows a pattern of flooding and these places are conservation areas. Also, the group of islands near the Hiriwadunna Bridge in Ma Oya can be identified as an area that needs to be specially conserved.

Table No.-02. Existing tanks in the Pradeshiya Sabha area

No	Name of the Lake	Area (ha)	GND
1.	Godagandeniya Lake	0.30	Godagandeniya
2.	Kudagama Lake	0.34	Kudagama North
3.	Meeduma Lake	0.12	Meeduma
4.	Taldewa Lake	0.40	Thaldewa
5.	Ihala Walpola Lake	0.13	Ihala Walpola
6.	Siyambalangamuwa Lake	0.60	Udanwita
7.	Koholulla Lake	0.06	Warellapatha
8.	Imbulgasdeniya Lake	0.32	Imbulgasdeniya

Source: Department of Land Use Policy Planning, 2022

Forest Reserve

There are 833 hectares as forest reserve can be identified in this area and includes the protected natural forests as well as the forest areas proposed by the Department of Forestry.

Table No.01. Forest Reserve Areas in the Pradeshiya Sabha area

No	Forest reserve	Area (ha)
1.	Siyambalangamuwa Forest Reserve	73.92
2.	Dambulla Forest Reserve	218.20
3.	Gangekumbura Forest Reserve	207.27
4.	Gondenikanda Forest Reserve	61.41
5.	Narambedda Forest Reserve	86.78
6.	Kotagama Forest Reserve	39.24
7.	Kikulpana Forest Reserve	22.91
8.	Dancing Forest Reserve	25.12
9.	Halagiriya Forest Reserve	59.41
10.	Godagandenikanda Proposed Forest Reserve	21.28
11.	Namalgomu is the proposed reserve	18.05
	Total	833.59

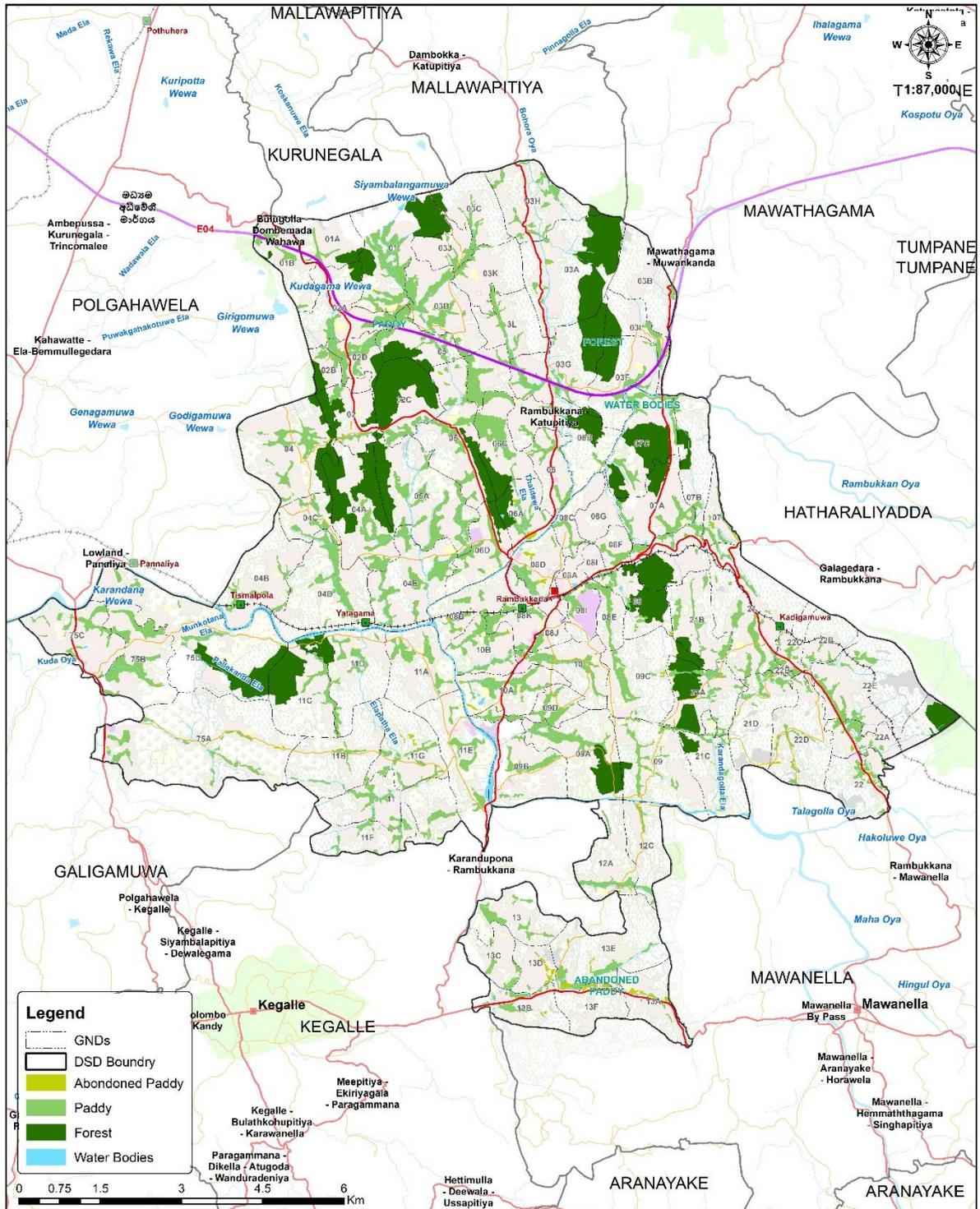
Source: Department of Forest Conservation, 2022

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Map 2.6: Distribution of Waterfront Areas and Forest Reserves in Rambukkana



Existing Ecologically Sensitive Areas in Rambukkana PS		Source - Landuse Map(GIS Division,UDA), Forest Department - 2021	 Urban Development Authority November 2022
Sabaragamuwa Province		Rambukkana Development Plan 2023 - 2033	
		Prepared By: Environment & Landscape Division	

Source: Urban Development Authority, 2021

b) Natural Disasters

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The following are the situations of disasters reported during the period of 2006-2018 in Rambukkana PS area.

Planning and Situational Context

Table no.2.13 Disasters reported during the period from 2013 to 2018

No	Year	Number of people affected by the disaster				
		Floods	Drought	Strong Winds	heavy rain	Landslides
1.	2013	-	-	76	-	-
2.	2014	95	-	5	-	63
3.	2015	38	-	66	7	8
4.	2016	3	565	43	-	215
5.	2017	-	3450	-	3	-
6.	2018	22	-	161	-	-

Environmental Sector

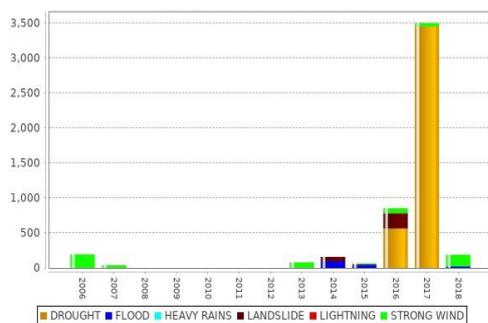
source: <https://www.desinventar.lk> – 2019

More people were affected by drought and strong winds when considered about the total number of persons and households affected due to the disasters during the period of 2006 to 2018. But, according to records regarding the property damages including the households, less damages are reported. It can be further indicated by the following charts No. 01 and 02.

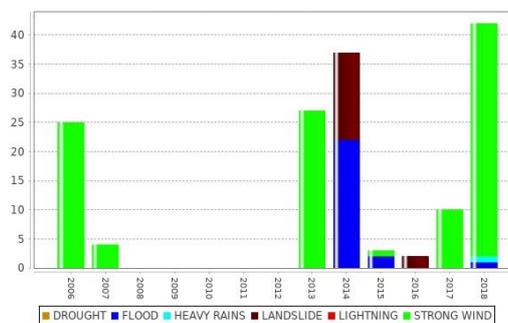
Chart No.2.15 Number of affected persons

Chart No.2.16 Number of houses damaged

Number of Disaster affected persons 2006-2018



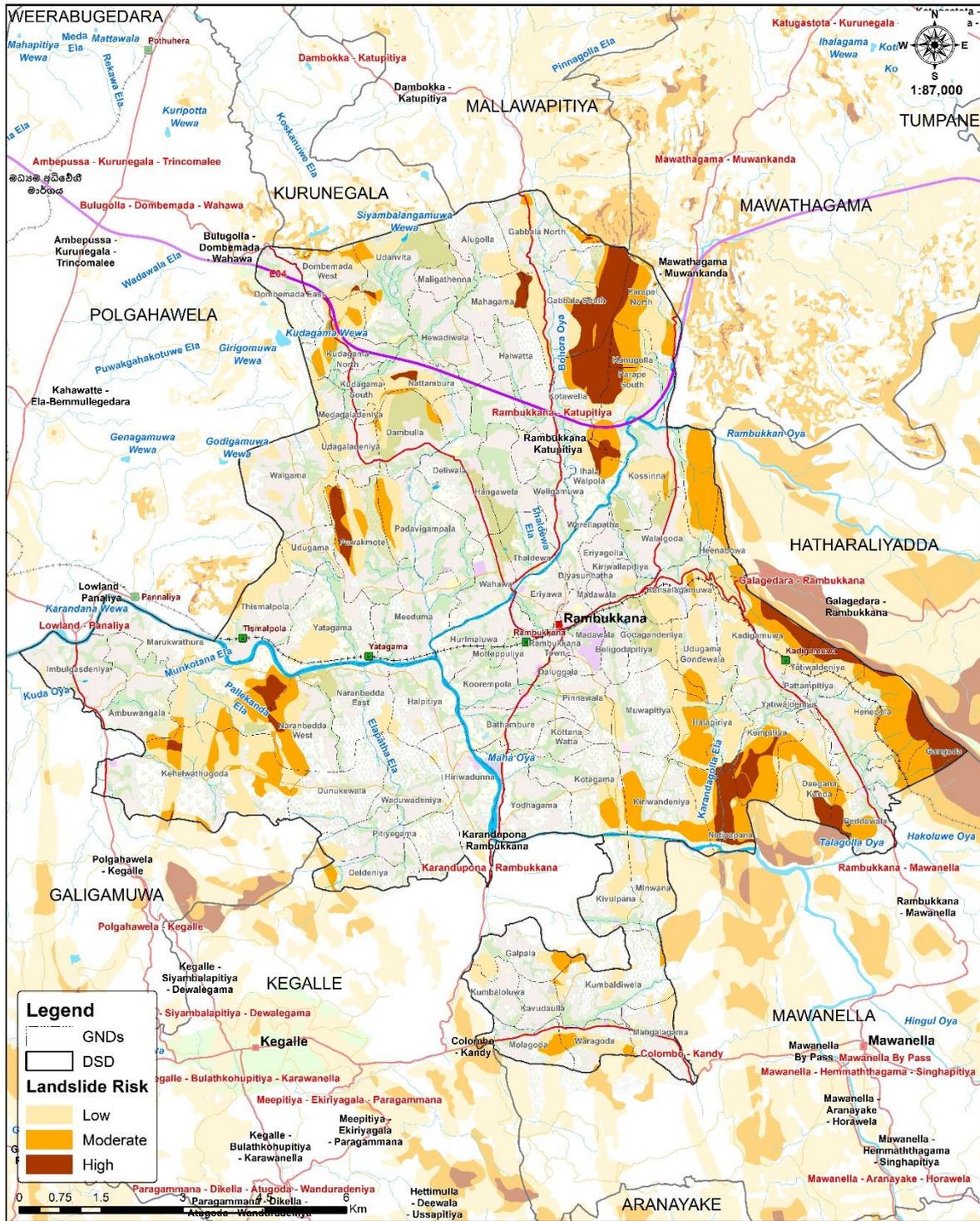
Number of houses damaged due to disasters 2006-2018



Source: <https://www.desinventar.lk> – 2019

The areas like Godagandeniya, Muwandeniya and Parape can be identified as the area with high-risk landslide vulnerability area. These landslide hazard zones are indicated in map no. 2.7 below.

Map No. 2.7 Landslide Hazard Zone Map



Landslide Risk Areas in Rambukkana PS		Source :Survey Department, National Building Research organization- 2020	 Urban Development Authority November 2022
Sabaragamuwa Province		Rambukkana Development Plan 2023 - 2033	
		Prepared By: Environment & Landscape Division	

Source: Environment and Landscape Division, N.S.A., 2022

2.2.3 Previous Planning Attempt

Chapter 02

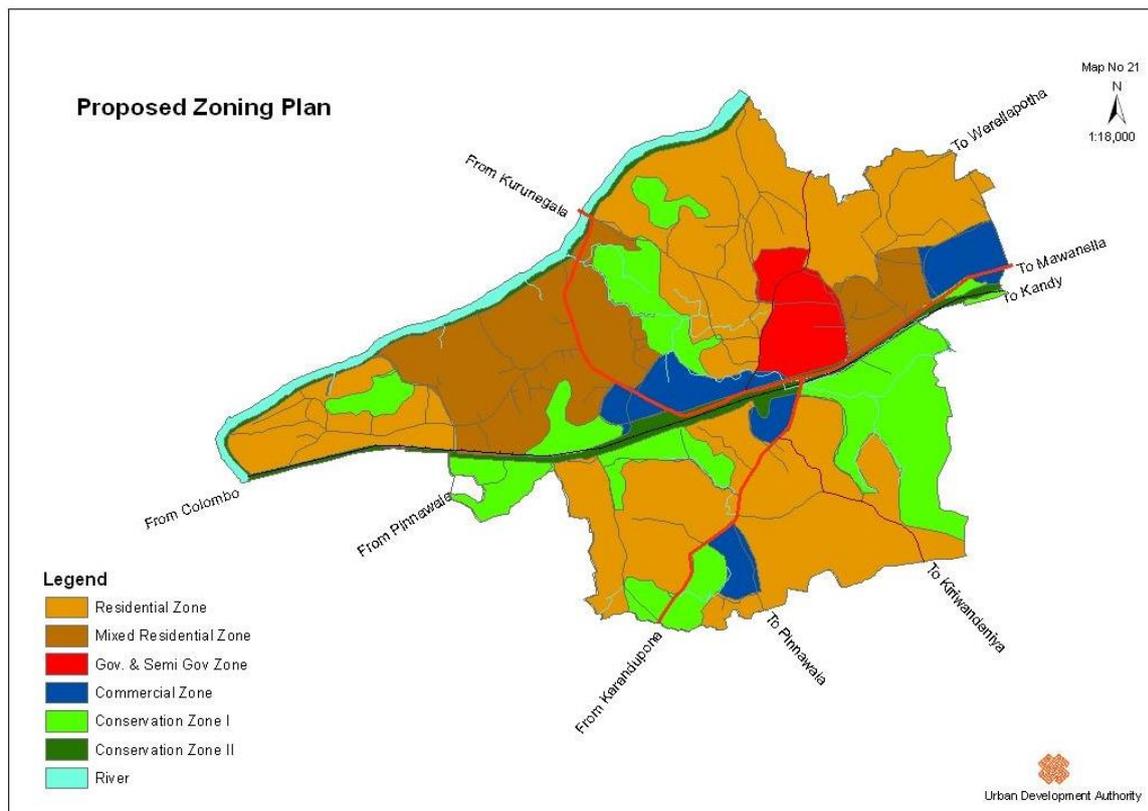
Planning and Situational Context

The development plan covering the Rambukkana urban area enforced for the period 2012-2020 by the Kegalle District Office of the Urban Development Authority can be identified as the only pre-planning done for the planning area following legal procedures. The future development vision of the plan was " By efficiently and economically developing the existing development potential of the regionally and locally important area, and developing the city of Rambukkana as the main commercial and service city of the tourism, residential as well as the feeder area by making maximum use of those development potentials."

Previous Planning Attempt

Further, among the targeted objectives according to that vision is the full and efficient use of the city's limited land resources, focusing on the development of the planning area of 3.8 square km by increasing the space for commercial activities to meet the future demand, developing the necessary facilities to develop the tourism industry, developing public facilities and developing it as a residential city has.

Figure: Zoning Plan for Rambukkana Urban Area, 2012-2020



Source: Urban Development Authority, 2021

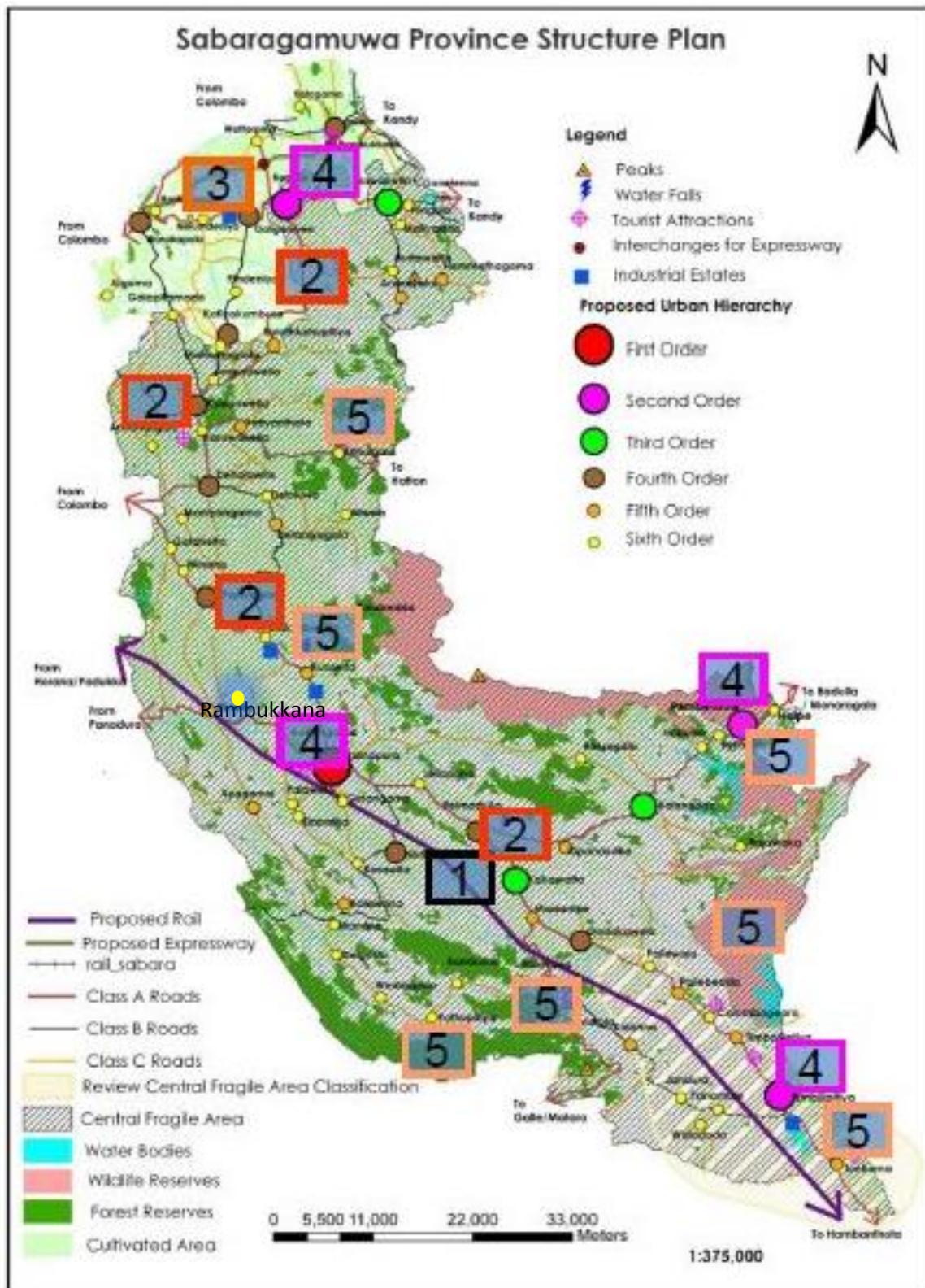
Chapter 02 The Pinnawala area has been declared as a tourism zone by the Sri Lanka Tourism
Planning and Development Authority under Gazette No. 1138/18 dated 28.06.2000(Annex.10),
Situational Context but no development plan has been prepared for this area so far.

Previous planning Attempt Also, by the Urban Development Authority on 11.08.2000 Gazette No. 1144/25, the
area of Rambukkana Pradeshiya Sabha consisting of 131 sq km and 89 Grama Niladhari
Divisions has been declared as the jurisdiction of the Urban Development Authority
and a development plan covering this entire area. Since it was not prepared until 2020,
the preparation of the development plan for the Rambukkana Pradeshiya Saba area
(2023-2033) was started based on these facts.

*Sabaragamuwa Provincial Regional Physical Plan 2007 – 2030: National Physical Planning
Department*

In accordance with the plan prepared by the National Physical Planning Department,
Sabaragamuwa Provincial Regional Planning Committee, Rambukkana town has been
recognized as a third level town in the provincial urban hierarchy. There are 10 third-
level cities, 2 second-level cities and 1 first-level city in the entire province, and the
fourth, many fifth and sixth tier cities have been identified. It can be indicated that
Rambukkana town has been named as a major city at the provincial level in that plan.
An identified development project related to Rambukkana in that plan is the Ma Oya
Island Development Project for tourist attraction.

Map 2.7: Sabaragamuwa Province Regional Physical Plan 2007 – 2030



Source: National Physical Planning Department of Sri Lanka

Chapter 02 *National Physical Plan 2050 direction*

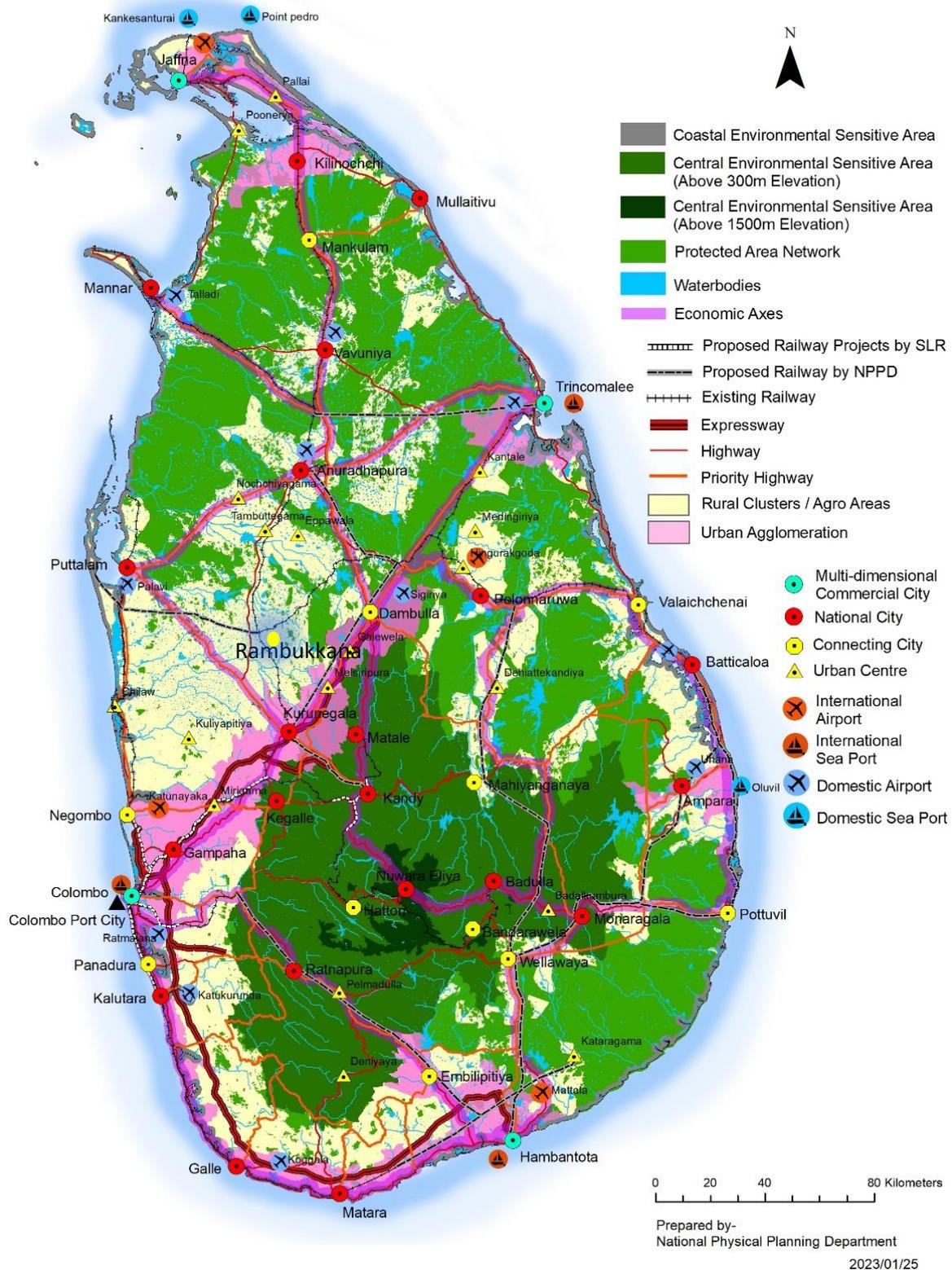
Planning and Situational Context In the National Physical Plan 2050 prepared by the National Physical Planning Department of Sri Lanka, the proposed concept plan of Rambukkana area is located in the central ecologically sensitive zone covering the central mountainous terrain of the island. The boundaries of this development plan are spread within the area identified as a Development Controlled Zone at the national level by the National Plan. Rambukkana town has a direct and close connection with the national cities of Kurunegala, Kandy and Kegalle in the urban hierarchy identified by the National Plan and is spatially close to the economic development corridor designated through Colombo, Kurunegala to Trincomalee.

Previous planning Attempt

According to the NPPD 2050 Plan, the Central highway national level project, is proposed to construct via the Rambukkana area, the interchange will be established in Kotawalla area nearly 4 km away from Rambukkana Town.

Map 2.19: National Physical Plan 2050

The Proposed Spatial Structure - 2050



Source: National Physical Planning Department of Sri Lanka

Chapter 02 **2.3 Determination of Planning Boundary**

Determination of Planning Boundary Related to Rambukkana Town Development Plan determining the planning boundary, using geographical information system (GIS) techniques, operational boundaries, geographical boundaries and administrative boundaries were conducted separately and flood studies were conducted to determine the final planning boundary with a combination of those boundaries. Considering Rambukkana town at the local level, it is important to identify the entire catchment area of Rambukkana town in order to maintain consistency in delimitation, as it is located as an isolated town apart from the major towns of Kegalle, Mawanella and Kurunegala. Also, attention was paid to the location of a national level tourist center which was demarcated by a gazette notification, having a range of characteristics such as urban, rural and semi-urban, physically having flat land as well as heterogeneous topography with mountains etc.

Functional Boundary

2.3.1 Functional Boundary

Rambukkana urban area as a whole is identified as a city that caters for residential use rather than commercial uses. As the railway station-based city, the people coming to avail the services on a daily basis was an important factor in the functional demarcation. Also, during weekdays, there is a more commuting population and people who come to get services from government and financial institutions have also contributed to further expanding the functional boundary that connects the city to the rural areas. As a whole, Rambukkana is the main administrative center of the Rambukkana PS area and the main transport center, a large percentage of the population of the Pradesiya Saba area is attracted to Rambukkana city to get services.

As a major tourist attraction, around 10,000 local and foreign tourists visit the area every day. It is clear that this tourism zone based in Pinnawala extends beyond the active boundaries of Rambukkana town along the Rambukkana-Kegalla road to the Karadupana junction and connects with the Colombo-Kandy main road to the local level cities of Kegalle and Mawanella and the national level cities of Colombo and Kandy.

The clay-related goods manufacturing industry established in Molagoda area has attracted local and foreign tourists and the daily circulation of the people needs pottery and can be identified as a key market area that fulfills the needs. Due to its location on the main road from Colombo to Kandy, the area has a high level of activity and circulation of the population that is associated with the national level.

Chapter 02

Determination of
Planning Boundary

Functional Boundary

According to the Development Pressure Analysis (Appendix 2), from Rambukkana town along the B199 Kegalle road to the Karadupana intersection through Pinnawala and from there along the Colombo-Kandy main road to the Molagoda area towards Kandy, there is a development trend and that area is the active boundary with a lot of urban activities was identified.

Chapter 02 2.3.2 Geographical Boundary

Determination

of Planning Boundary

When entering the area from the Karadupana junction of the Colombo-Kandy main road, the land passed is a flat terrain and the place where the road intersects the Ma-Oya water body can be indicated as a major geographical limit of the Rambukkana PS

Geographical Boundary

Area. Accordingly, when entering Rambukkana along the B 199 road, Ma-Oya can be identified physically as the border on the right.

Alagalla Mountain in the east and on the Rambukkana-Galagedara road towards Galagedera, it shows a hilly nature with slight slopes and the eastern border is bordered by those topographical features. As a water body network, Ma Oya is the main source of water and there is a network of irrigation channels connecting Rambukkana Oya, Bohora Oya and Wal Ara Oya and the water requirement and drainage of this area is done by 08 small reservoirs like Godagadeniya, Kudagama, Meeduma, Taldawa, Upper Walpola, Koholla, Imbulgasdeniya and Siambalangamuwa.

The Ma Oya Islands nearby Hiriwadunna bridge, Kossinna kanda, Narambedda Forest, Upper Walpola Forest, Gabbala South can be identified as sensitive ecological areas that need to be conserved. In deciding the geographical boundary, the geographical location is based and accordingly the physical boundary was identified which includes the ecologically and geographically sensitive area in the area as mentioned above. Since it is not a successful attempt to delineate the natural geographical features in the planning, the said limit was only considered as a basis for the final delimitation.

2.3.3 Administrative Boundary

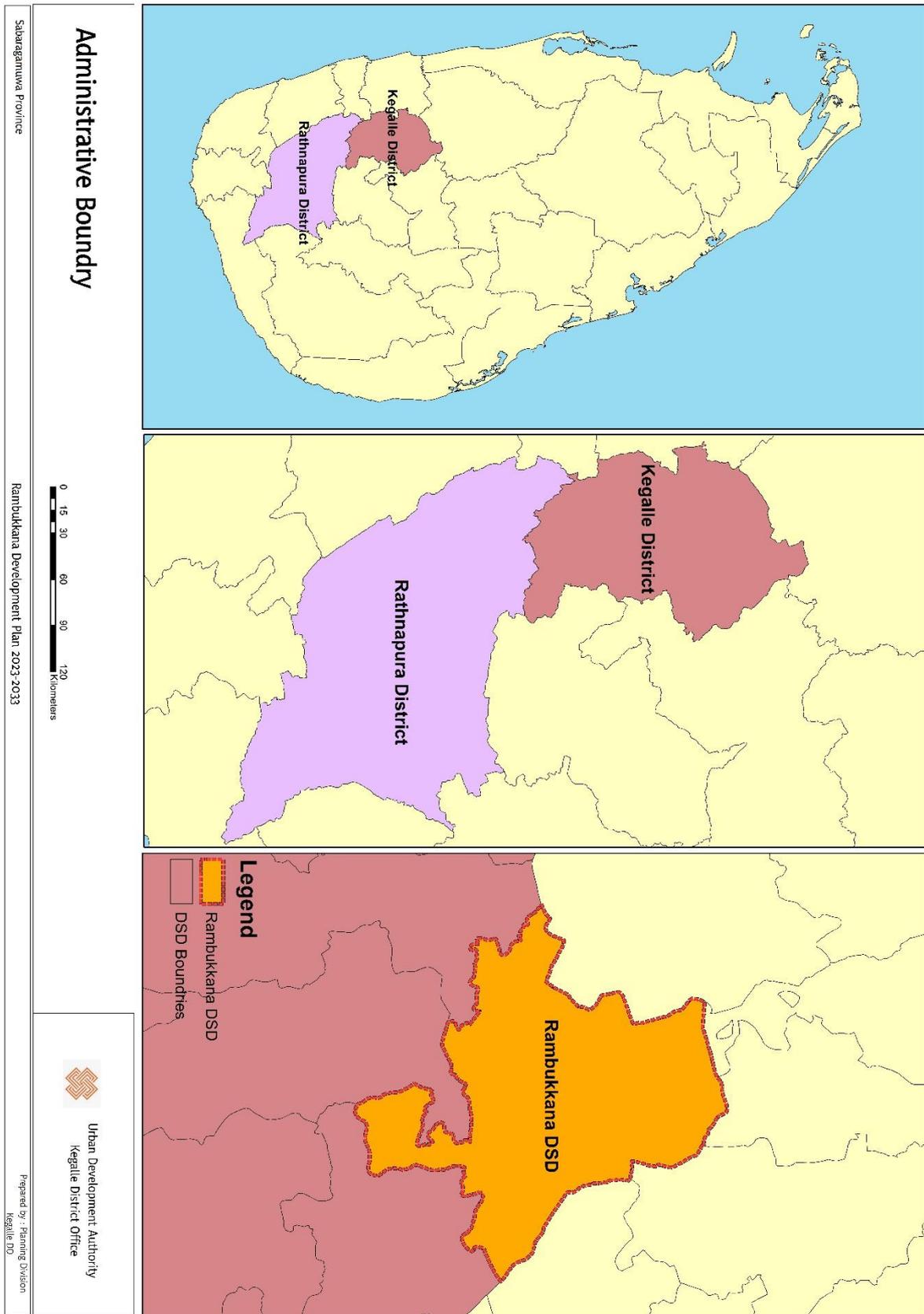
The entire Rambukkana Pradeshiya Sabha comprising 89 Grama Niladhari divisions gazetted for development by the Urban Development Authority may be identified as the administrative boundary. This boundary is the same as the boundary of Rambukkana Divisional Secretariat and it is about 131 square kilometers. To identify this boundary, the geographic information soft data prepared by the Survey Department of Sri Lanka and released in the year 2021 was downloaded from the Internet.

Chapter 02

Determination
of Planning
Boundary

Administrative
Boundary

Map 2.8: Administrative boundary



Source: Kegalle District Office, UDA- 2022

2.3.4 The Planning Boundary

Chapter 02

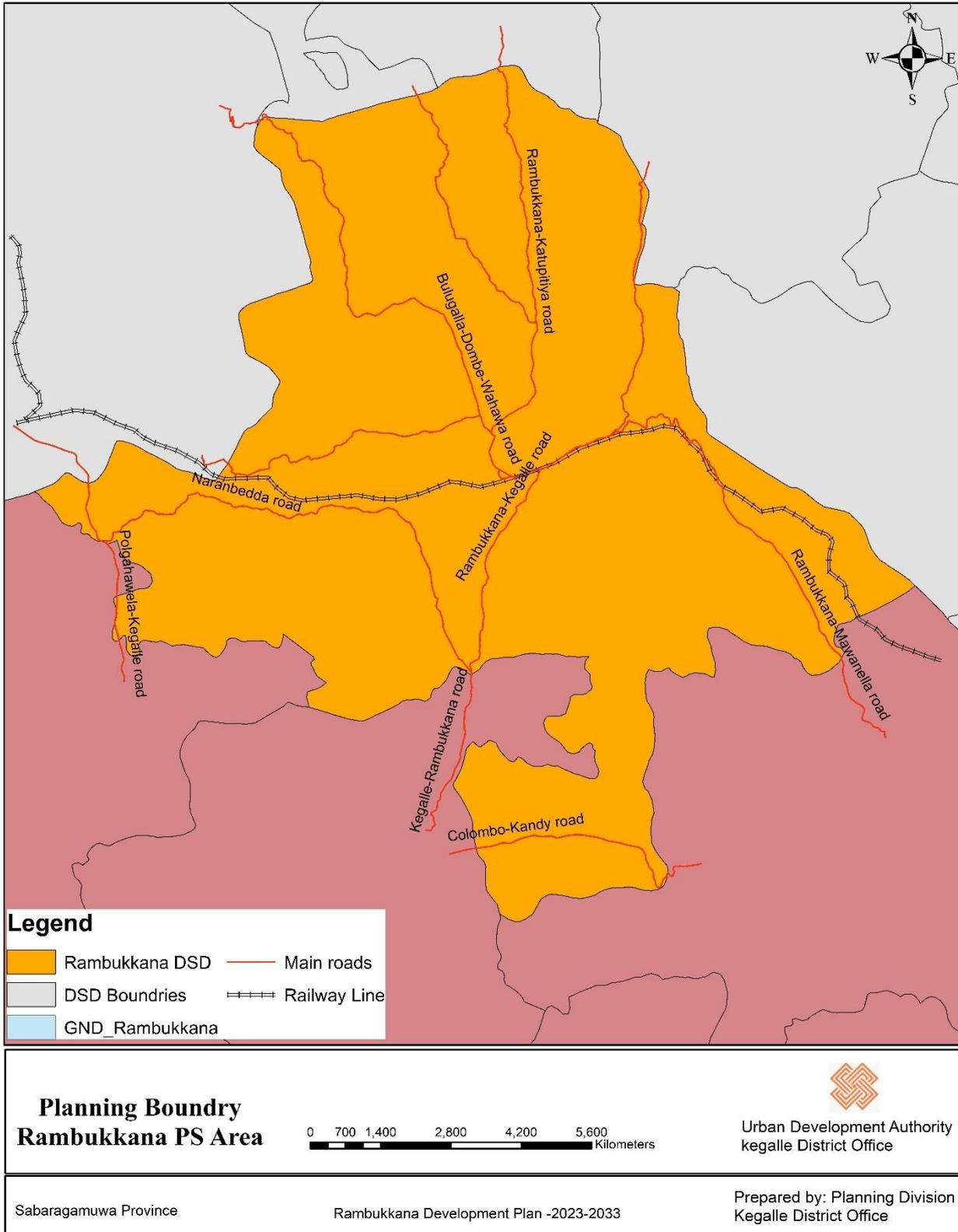
In addition to the above three boundary categories for the Rambukkana development plan, factors such as tourist hotels and accommodation, archaeological sites to be preserved, schools, the nature and pattern of spread of infrastructure, residential expansion, disasters were also taken into consideration and the area with development potentials here the Planning Boundary was identified.

Determination
of Planning
Boundary

Planning
Boundary

which is the local administrative limit of Rambukkana, Rambukkana as the Pradeshiya saba has been declared as a development jurisdiction of the Urban Development Authority, it had to be naturally included in the planning boundary. Also, since the functional area of Pinnawala tourism zone, Rambukkana city limits and Molagoda commercial area are located within this administrative boundary, the planning team finally decided to determine the whole Rambukkana PS area, which consists of 89 Grama Niladhari Divisions, as the planning boundary.

Map 2.9: The Planning Boundary



Source: Kegalle District Office, UDA- 2022

Chapter 03

The Need of the Development Plan

Chapter 03 3.1 Introduction

The Need of the
Development Plan

Introduction

The purpose of preparing the Rambukkana Development Plan for the Pradeshiya Saba area is to provide strategic solutions to the problems arising in the urban development through the identification of the problems and potentials of this town at present and to manage the future developments well by integrating the economic, social, environmental and cultural factors to prepare projects and make regulations in such a way.

In order to identify the current problems and potentials in the area, a stakeholder meeting was held and get opinions from the stakeholders. And taking into consideration those issues discussed at that meeting and the views of Town Planners. Out of the identified problems, the most salient and significant problems were prioritized.

When Compared to the most of other cities in Sri Lanka, Rambukkana has less significant problems and more potetials due to less complexity majority with rural characteristics. However, the few problems were identified with potentials in this area can be distinguished based on their priority and importance.

3.2 Problem & Potential Identification

3.2.1 Rapid decline of major agricultural crops in the area

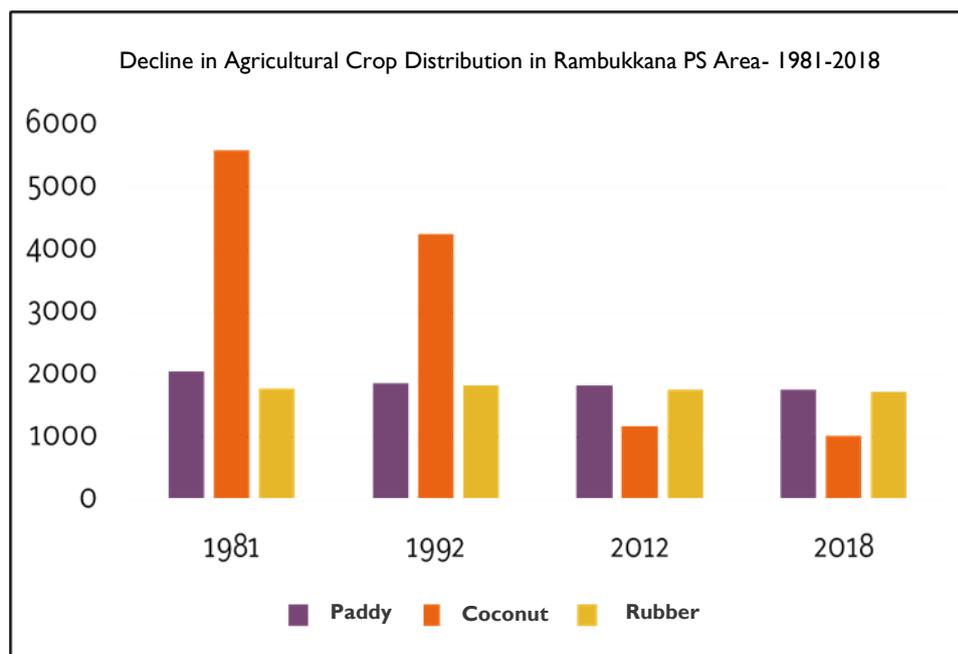
From the history since then, this area has been known for being a very fertile area for agriculture, especially paddy, coconut, rubber, banana and other crops. Rambukkana railway station was established by the British with the aim of transporting the agricultural crops collected from this area to Colombo and Kandy. Accordingly, it is implied that this area was a self-sufficient area in terms of agriculture. Legend has it that the name “Rambukkana” was created from the change of banana or “Ramba-kan” over time. There were large banana plantations in this area and there is evidence that a banana wholesale market continued to exist in Rambukkana town until around 2000.

But at present, it can be recognized from the data that there is a large decrease in the consumption of coconut and banana among the above-mentioned agricultural crops. *(Figure 3.1 and 3.2 Decline in Agricultural Crop Distribution in Rambukkana Pradeshiya Sabha Area from 1981 to 2018 and Change in Land Use Patterns in Rambukkana Pradeshiya Sabha Area from 2011 – 2020 - Google Maps)* As the area's economy is still 48% dependent on agriculture and therefore this rapid decline will directly affect the local economy. Thus, the reasons for the decrease in the amount of agricultural land

can be identified as the diversion of agricultural land to other uses, increase in land subdivisions, increase in demand for residential and industry, lack of proper market (bananas) and insufficient infrastructure.

Due to the above-mentioned reasons, the amount of coconut land and banana cultivation lands are gradually decreasing. It is further confirmed when studying the land use maps from 2011 to 2020. As a result, the unique agricultural crops of the area are gradually decreasing and the livelihoods of the people and the self-sufficient economy of the area are losing with the time. Figure 3.1 and 3.2 can clearly identify the decrease in the spread of agricultural crops and the changes of land use patterns within Rambukkana Pradeshiya Sabha and Figure 3.3 shows the increase the number of applications received for land subdivisions from 2018 to 2020 in Rambukkana Pradeshiya Sabha. Due to these reasons, it is very clear that why the amount of cultivated lands is gradually decrease.

Figure no.3.1: Decline in Agricultural Crop Distribution in Rambukkana Pradeshiya Sabha Area from 1981-2018

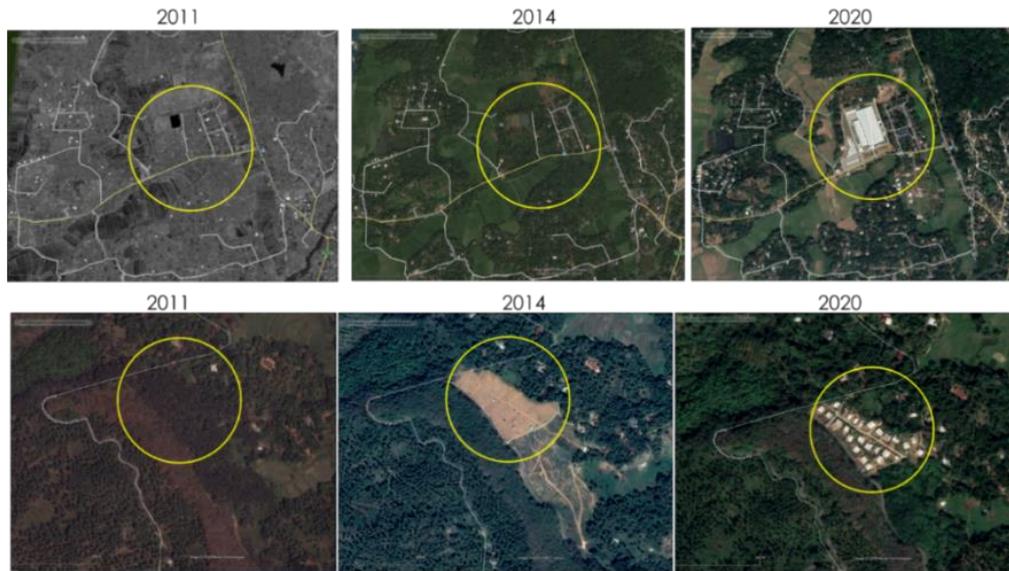


Source: District Statistical Manual, 2020

Chapter 03 Figure No 3.2: Change in Land Use Patterns within Rambukkana Pradeshiya Sabha Area 2011-2020

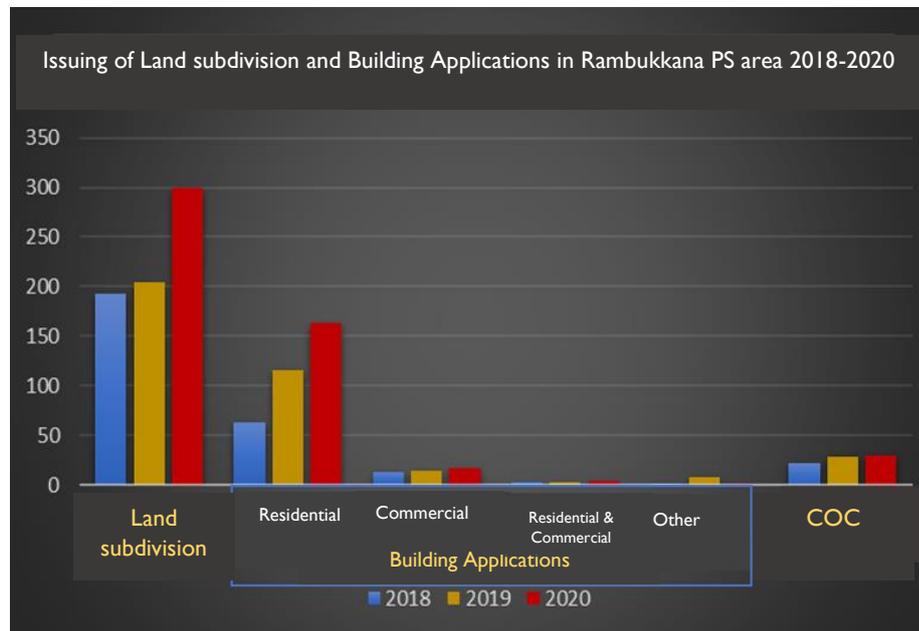
The Need of the Development Plan

Problem & Potential Identification



Source: Google Maps

Figure No 3.3: Issuing of Land subdivision and building applications in Rambukkana PS area, 2018-2020



Source: Rambukkana Pradeshiya Saba, 2018 -2020

3.2.2 Not obtaining Maximum benefits from Ma-Oya water resource

Ma-Oya is the main source of drinking water in the area. This resource is spread over an area of about 630 hectares (0.8%) of the area. It also provides water for agricultural purposes, meeting the drinking water needs of the local people and many other water requirements. This water stream flowing from the central area of the area approaches the main road near Hirivadunna Bridge as it flowing along the Rambukkana-Kegalle main road. Then it goes directly to the main road for about 2km next to the Wagolla agricultural area.

Problem & Potential Identification

As another unique activity that takes place in the vicinity of the stream, it is also used for bathing the elephants at the Pinnawala Elephant Orphanage since the past. Ma-Oya Elephant Bathing activity has become known as the most prominent and tourist favorite feature that has steadily attracted local and foreign tourists. Accordingly, the location of Ma-Oya water source is unique. Also, the reasons for the construction of hotels and lodges along the Kegalle-Rambukakna main road are based on the location of this water source.

Thus, despite the many uses, there are still potentials based on Ma-Oya, and by properly managing them, recreational and recreational areas with a variety of activities can be developed. The islands in the middle of Ma-Oya can further increase the tourist attraction of local and foreign tourists by developing the water front with scenic spots, bathing spots and recreational parks, walking trails etc. By doing so, the tourism industry will also develop and the economy of the area will be boosted by the increase in job opportunities.

Figure No 3.4: Attractions around Ma Oya



Source: Urban Development Authority, 2022

Chapter 03 3.2.3 Inadequate public facilities and informal development in the tourism zone

The Need of the Development Plan

Problem & Potential Identification

According to the data and information of the wildlife department, about 10,000-15,000 tourists visit this area to visit the elephant orphanage daily. But when we look at the public facilities in this region, they seem to be inadequate. There is informal commercial development on either side of the route leading to Ma-Oya Elephant Bathing place. Shops and hotels are built in such a way that there is no space for sidewalks or places where tourists can easily sit and watch, and this problem is severely affected during the rainy season. At present, bathing elephants have to be watched from the front of shops and hotels, which are private business premises, so it is difficult to use them as public places for occasions like weddings at that premises. A large number of school children visit this place to visit Pinnawala Elephant Orphanage as a must visit place especially during educational tours.

It is seen that construction has been done to cover the face of the ma-oya and inside the reserve. This can be attributed to the rapid development of hotels and commercials in the area opposite the Pinnawala Elephant Orphanage. Most of these can be identified as illegal constructions.

Figure 3.5: Illegal construction in Ma Oya Reserve



Source: Urban Development Authority, 2022

Figure 3.6: Informal commercial development in Ma-Oya Reserve



Source: Field Survey, NAA Kegalle District Office, 2022

Chapter 03

The Need of the Development Plan

Problem & Potential Identification

Table No. 3.1: Commercial Uses in Pinnawala Tourism Zone

Use	No of uses
Hotels	4
Hotels and restaurants	3
Spice Gardens / Herb Gardens	1
Massage Centers	1
Lodges	1
Product Manufacturing Shops - Elephant Dung Paper Manufacturing Industries	4
Bank and ATM	5
Ornamental shops	15
Gem and jewelry	3

Source: Field Survey, NAA Kegalle District Office, 2021

Lack of public place with sanitary facilities is also a problem in this area. As the elephant bathing activity lasts for about 2 hours, tourists are seen staying longer at this place. The hotels here are private business premises and are not available for public use. Therefore, the lack of a rest area with sanitary facilities, which are essential public facilities, has become a problem and development of these facilities are essential.

The absence of sidewalks on the road in front of the Pinnawala Elephant Orphanage located on the Rambukkana- Kegalle road has become a problem. Due to vehicular traffic on the road and presence of temporary shops on the footpath, it has become a nuisance for tourists walking to the parking place. Also due to the absence of street lights, the area is dark at night. Since there is no activity for tourists after 6 pm, the night time is very desolate, and the lack of lighting on both sides of the road has also been the reason for the occurrence of anti-social activities.

Chapter 03 *Figure No 3.7: Elephant Bathing route to Ma-oya*

The Need of the
Development Plan

Problem &
Potential
Identification



Source: Urban Development Authority, 2022

Figure No 3.8: Unauthorized shops built on both sides of Kegalle - Rambukkana main road



Source: Urban Development Authority, 2022

There is currently only one place for parking vehicles in Pinnawala tourist area and its vehicles about 50-60 in number. But because there are not enough parking facilities for big vehicles like buses, they park on both sides of the Kegalle-Rambukkana road, which creates insecurity and inconvenience to traffic and pedestrians. Therefore, it is essential to create parking facilities with sufficient space for large buses that bring tourists. Thus, lack of regular and adequate parking places also hinders the tourist attraction. Considering the future requirements, there is a need for a parking place that can park about 150-200 vehicles.

Figure No. 3.9: Parking at Pinnawala Tourist Zone



Source: Urban Development Authority, 2022

Chapter 03

The Need of the Development Plan

Problem & Potential Identification

Chapter 04

The Planning Framework

Chapter 04
The Planning
Framework

4.1 Vision of the Development Plan

Vision

“The Agro Crown @ Highlands Gateway”



Vision Statement

4.2 Vision Statement

The future development vision of Rambukkana city is expected to establish it as the main agricultural city recognized regionally. Since the past, the area claimed an agricultural economy, 54% of the land use was used for agro-industrial use, and 48% of the employment opportunities were found in the agricultural sector in the distribution of the total employment opportunities and the reasons for the direction of development towards a vibrant agricultural center in the region.

Sri Lanka has been a globally renowned center for tourism ever since it was known as “Ceylon” in the past. In the past, the Central Highlands, which is an important geographical location of the country was a well-known center of attraction among local and foreign tourists. Rambukkana railway station is the One Upcountry Railway can be described as the gateway to the Central Highlands. That is because the 21 km railway section from Rambukkana to Kadigamuwa with 430 meters climb actually marks the approach. Also, the only declared tourism zone in Sabaragamuwa province is located 2km from Rambukkana town, that is called as Pinnawala and this area can be introduced as a very important center in the tourism industry which is attract 14% of the foreign tourists coming to Sri Lanka. In addition, natural and man-made

attractions as well as archaeological and cultural values associated with history are spread throughout the area.

Chapter 04

With the above phenomena, the final direction of the development vision is directed towards the establishment of a multi-centered residential and urban area with a smooth mechanism for all people that is economically vibrant and equipped with adequate infrastructure.

**The Planning
Framework**

Vision Statement

Chapter 04
The Planning
Framework

4.3 Goals of the Development Plan

Goals	Goals 01	Rambukkana, By 2033, to become the most sustainable Agro-Economy city in the region
	Goals 02	Rambukkana, To be a revitalizing tourist attraction in Sri Lanka that is compatible with socio-ecological contexts by 2033
	Goals 03	Rambukkana, To become a more favorable settlement with consistency for all urban and semi-urban dwellers living in the area by 2033

Objectives

4.4 Objectives of the Development Plan

Each goal is achieved to achieve the desired future vision by analyzing (SWOT) analysis and studying how the development potentials can provide solutions to the existing problems in the area, specialized development objectives were buildup as outlined below.

Goals 01



Rambukkana, by 2033, to become the most sustainable Agro-Economy city in the region.

Objectives:

1. In the year 2033, promoting the value addition industry of agricultural products by creating new employment opportunities and contributing to the elimination of 3% unemployment (2300) in the area.
2. In the year 2033, providing necessary facilities to be directed towards the use of modern technical strategies and organic fertilizers used for farming, industries and products related to agriculture.
3. In the year 2033, maintaining the existing agricultural land (6500 ha) by following appropriate planning methods for land use conversion and management.
4. In the year 2033, establishing the strong market for agricultural and value-added agricultural products in the regional market, ensuring an economic model with consistency for all parties.

Goals 02



Rambukkana, to be a revitalized tourist attraction in Sri Lanka that is compatible with Socio-ecological context.

Objectives

Objectives:

1. In the year 2033, Establishing a tourism industry that is compatible with the environmental and social context to attract 2 million tourists per year.
2. In the year 2033, In the sensitive ecological zone (673 hectares) existing in the Rambukkana planning area only in the identified places (80 hectares) to conform to tourism development activities by following favorable conservation methods.
3. In the year 2033, Provision of accommodation facilities and infrastructure required for overnight stay for 500 tourists per day in Rambukkana area
4. In the year 2033, increase the economic contribution of the tourism sector by providing the necessary services to provide professional education related to the subject of tourism and hospitality.

Goals 03



Rambukkana, to become a more favorable settlement with consistency for all Urban and Semi-urban dwellers living in the area

Objectives:

1. By the year 2033, promote the development with a multi-centric spatial distribution that connects small towns with Rambukkana city to reduce the regional disparity in resource distribution.
2. By the year 2033, the establishment of a smooth and integrated transport system consisting of various transport modes in the Rambukkana area.
3. By the year 2033, Provision of infrastructure at required standards by ensuring 100% quality of life for all resident and commuting people.
4. By the year 2033, establish disaster resilient settlements with suitable environment for safe living for all people living in the Rambukkana Plan Area.

Chapter 05

Strengths, Weakness, Opportunities and Threats (SWOT) Analysis

Chapter 05 5.1 Analysis of Strengths, Weakness, Opportunities and Threats (SWOT Analysis)

SWOT Analysis

A SWOT analysis was carried out to identify the physical, economic, social and environmental strengths, weaknesses, opportunities and threats in order to reach the vision of making Rambukkana, a vibrant agricultural center at the entrance of the Kandura by the year 2033, and thus it is expected to achieve the development goals. Accordingly, the SWOT analysis for each objective is shown below.

5.1.1: Summarized SWOT Analysis for the objective 01 “Rambukkana to become the most sustainable agro-economy city in the region”

Table No.5.1: SWOT analysis related to Goal 1

Strength	Weakness
<ul style="list-style-type: none"> I. From current land use Presence of 50% agricultural uses. II. %32 of the total employment in the area is in the agricultural sector III. Direct employees Engaged in a diversified agricultural sector of nearly 30,000. IV. Red-yellow suitable for agriculture having Podzolic soil. V. Research institutes in the agricultural sector Abundant presence in the area. Eg: District Agricultural Training Centre, Wagolla VI. Seed and Planting Material Marketing Centre, Wagolla VII. People in the planning area approx. Creation of export-oriented medium/large scale agriculture, farming and handicrafts industries providing employment opportunities to around 4000 people. 	<ul style="list-style-type: none"> I. Rapid conversion of coconut lands to other uses II. Non-utilization of diversified agricultural and plantation products III. Main water sources are not used for agriculture with maximum efficiency, mainly rainwater. IV. Absence of proper market for the produce except Rambukkana main satipola
Opportunities	Threats
<ul style="list-style-type: none"> I. Direct access to the major cities of Sri Lanka through the proposed Central Expressway passing through the Rambukkana area and constructing Weligamuwa as one of its gateways. 	<ul style="list-style-type: none"> I. Location of the intermediate arid zone

5.1.2: Summary SWOT analysis for the objective 02

“Rambukkana to be a revitalizing tourist attraction in Sri Lanka that is compatible with socio-ecological contexts”

Summarized
SWOT Analysis

Table No.5.2: SWOT analysis related to Goal 2

Strength	Weakness
<p>I. As a declared tourism zone, Pinnawala attracts around one million visitors per year and employment opportunities related to the tourism industry about 5000 have been opened.</p> <p>II. Natural forests and water area of natural ecological beauty covering 7% of total land use including springs.</p> <p>III. This natural environment of about 917 hectares can be used for tourist attraction.</p> <p>IV. Culturally and historically valuable potential for tourism development being in Thawan area.</p> <p>V. Availability of national scale multimodal transport links</p> <p>VI. Railway accessibility and the ongoing development of Central Expressway can attract more tourists.</p>	<p>I. Natural resources available in the area for the development of the tourism sector, not utilizing the cultural and historical potential optimally.</p> <p>II. While being open to tourism as “active recreational activities” for only a few tourism activities.</p> <p>III. Proper infrastructure of existing tourist attractions Inadequacy.</p> <p>IV. Tourist hotels Lack of high-quality tourist accommodation and restaurant facilities, though plentiful.</p> <p>V. Absence of educational institutions related to the tourism sector in the area.</p> <p>VI. Tourism industry Inadequate contribution of the private sector.</p> <p>VII. Non-utilization of rail accessibility for tourism development.</p> <p>VIII. Reporting incidents of foreign visitor fraud.</p>
Opportunities	Threats
<p>I. The Tourism Development Authority's focus on the development of Pinnawala Tourism Zone.</p>	<p>I. Fewer than 50-100 tourists stay overnight in the area.</p> <p>II. At the Pinnawala Elephant Orphanage, many foreign tourists have a negative view of Pinnawala due to the use of tusks and chaining by the herders to tame the elephants, affecting the tourist attraction.</p>

Chapter 05 5.1.3: Summary SWOT Analysis for the objective 03

SWOT Analysis “Rambukkana to become a more favorable settlement with consistency for all urban and semi-urban dwellers living in the area”

Table No.5.3: SWOT analysis related to the 3 goals

Summarized
SWOT Analysis

Strength	Weakness
<p>I. From high risk landslide prone areas being the least disaster-prone area in the district by reporting only 13%.</p> <p>II. Development projects and interventions undertaken by the Urban Development Authority and local government bodies to provide the necessary public facilities.</p> <p>III. Showing an increasing pattern of population growth.</p> <p>IV. Availability of developable land due to low housing density.</p> <p>V. Coverage of the entire plan area with established electricity supply and water supply network</p>	<p>I. Different modes of transport are not well connected and lack of integrated operating system</p>
Opportunities	Threats
<p>I. Focus on solving urban problems and the points mentioned in the government manifesto regarding resource disparities</p>	<p>I. Location of the intermediate dry zone</p>

Chapter 06

The Plan

Chapter 06 6.1 Concept Plan

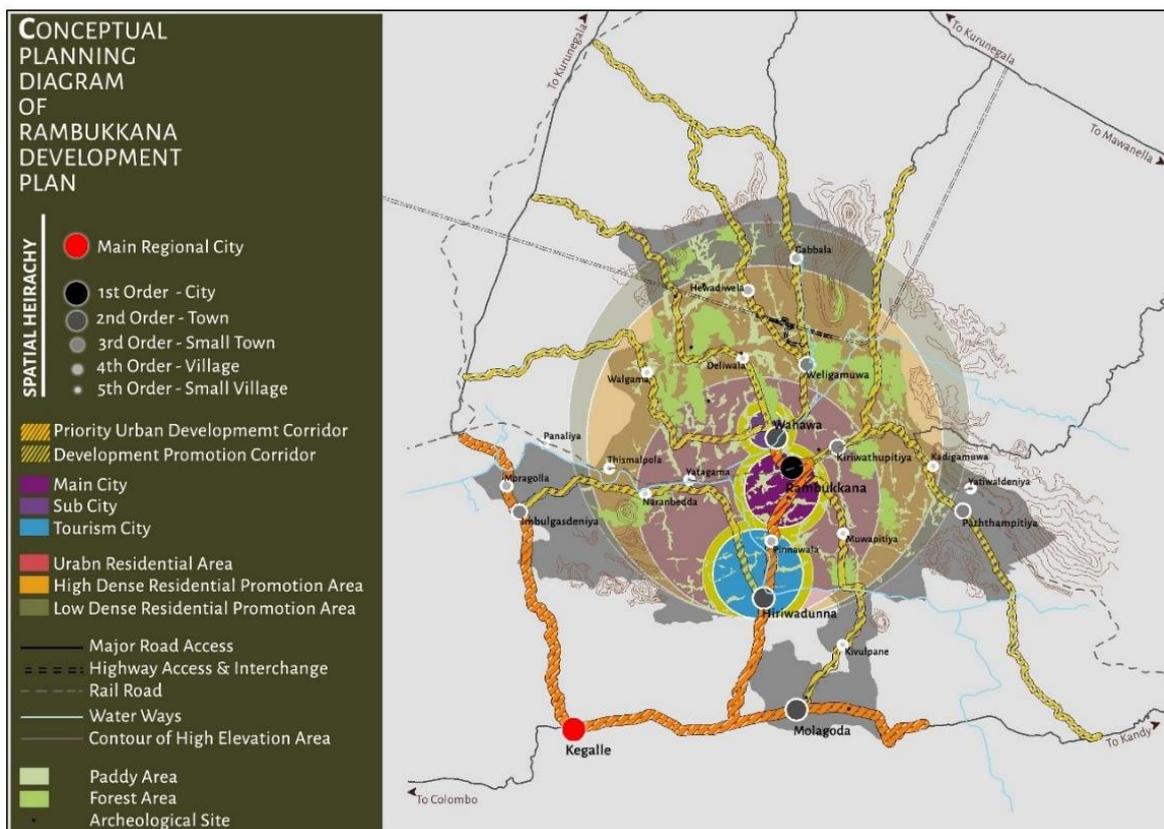
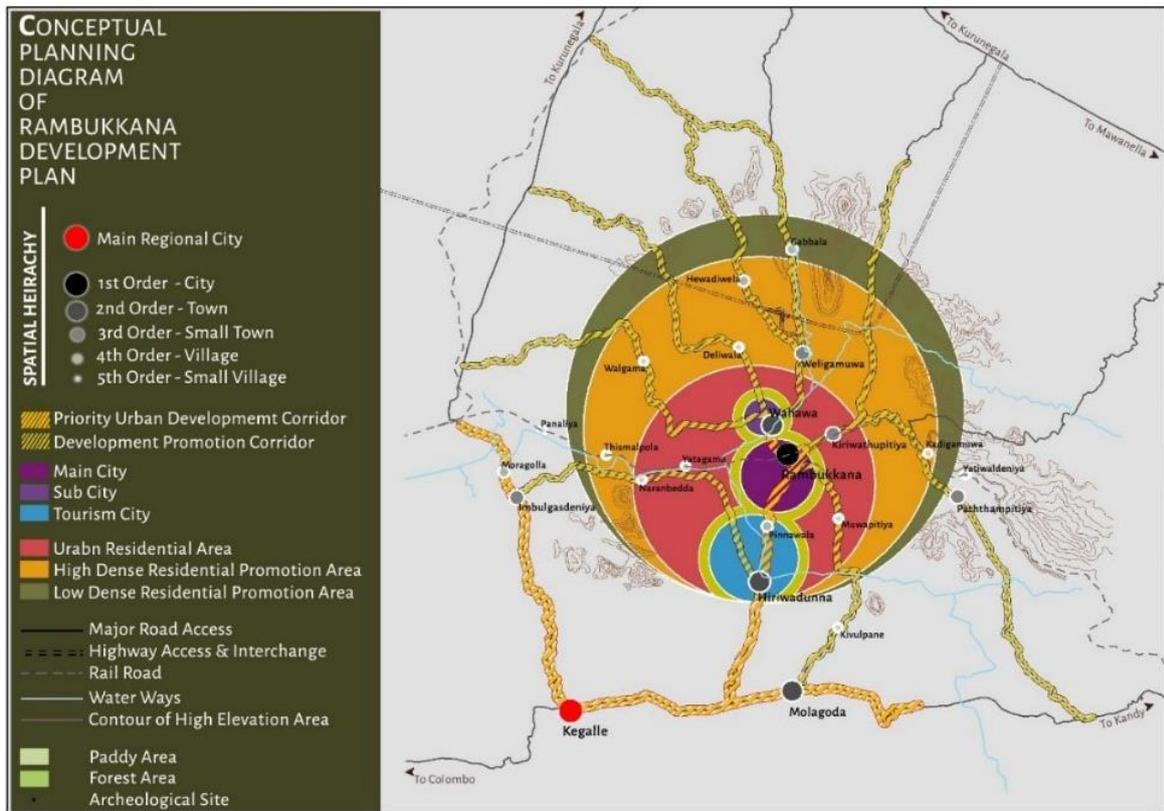
The Plan Concept Plan

The development forces of Rambukkana City are built on the proposed "Spatial Concept Plan" which was pre-planned to achieve the desired development transformation by directing the development forces towards the vision of the "The Agro Crown @ Highlands Gateway". The core of the proposed conceptual design is to establish a spatial structure on the land that will maximize benefits from the existing economic forces of the area such as tourism and agriculture with compatibility with residential uses.

In addition to these economic forces, consideration was also given to the existing geographical conditions and the impact of future mega development projects such as highways to prepare the proposed concept plan. The basic spatial strategy of the conceptual plan was to establish a polycentric development within the plan area. As well as, this is the most appropriate physical development concept to reduce the disparity in resource distribution that is common in areas with environmental and topographic barriers.

Based on the expected population and housing distribution in the planning area, the relevant residential characteristics of the concept plan have been analyzed. Also, related urban planning theories, concepts, and research studies were used to identify urban zones based on service center hierarchy and function with consistency. As per the conceptual connectivity of Rambukkana City built on the physical road network, the city is connected by "Development Promotion Corridors" with proposed development hubs that are distant and scattered within the planning boundary. Also, regional and national connections will be built outside the planning boundary along the identified "Priority Development Corridors" through the Colombo - Kandy (A1) road and the Kegalle - Polgahawela (A19) road.

Figure No. 6.1: Proposed Concept Plan



Source: Planning Team, Kegalle DO, UDA 2022

Chapter 06 6.2 Proposed Land Use Plan

The Plan

Proposed Land Use Plan

In developing the Rambukkana Planning area as a prosperous city of the future, it is proposed to be implemented through economic, environmental, health, and infrastructure facilities development strategic plan. The reflection of the urban model emerging from those strategic projects is represented through the proposed land use plan. The proposed land use plan reflects the prosperity of the area by developing the potential of the area as an area with a strong tourist attraction and as an area where people live with an agricultural economic pattern and by enhancing these two aspects.

The overall land use plan primarily envisages the development of all the sectors with the aim of commercial development of the city, agriculture, tourism industry, and residential development. Accordingly, vertical development is proposed for commercial uses on both sides of the main roads and should be developed in such a way that it can provide high quality service to the people centered on the railway station. Through the development of existing side roads, alternative roads, and new roads in the area, mobility circulation will be increased in the area and it will be easier to bring agricultural and industrial products to the city and distribute them to other areas. Through that, it will be efficient to extend urban development to the inner areas in a sustainable manner. Also, provision of services to the residential area with high density will also be streamlined.

The aim is to sustainably maintain the vast paddy lands, coconut and rubber lands in the area. Also, it is planned to be further used to increase the beauty and tourist attraction of the area by creating the attractiveness of the open area around the water sources based on Ma-Oya.

Through the Proposed Land Use Plan, it can be seen an attractive city with a blue-green environment consisting of Protected forests like Narambedda, Kos Kale, and water sources including Ma-Oya. In addition to that, the objectives are to maintain the height levels of the buildings suitable for each area so that the scenic viewpoints of Alagalla Mountain and the view of Ma-Oye are kept open and not obstructed. Through this, anyone who enters the area will see a quiet and peaceful environment and a bustling environment in the middle of the city.

Accordingly, by 2033, it is clear that the vision of "Agricultural Square at the entrance to the mountains" will be realized through this proposed land use plan. The objectives here are to prepare the land use planning strategy mainly through the two plans namely the Zoning Plan and the Guideline Plan for the declared tourism area.

Zoning plan and regulations in accordance with the factors of current land use, development trend, environmental sensitivity, suitability of land for residential use, existing and future developable areas, disaster prone area, expected urban form (anticipated spatial development) Introductions have been made. The Guideline Plan for the Declared Tourism Area has been introduced on the basis of promoting the physical development of the tourism sector, providing comfortable facilities for tourists and creating a unique environment.

6.2.1 Expected Urban Form

Hierarchy of Service centers

In aligning the hierarchy of urban/service centres, attention was paid to the existing services of each center and the facilities expected to be installed during the planning period. Accordingly, a hierarchy of five-tiered service places has been identified within the Planning area as outlined below.

1. First class (Town)- Rambukkana
2. Second Class (Town) - Hiriwadunna, Wahawa, Kolagoda
3. Third Class (Small Town) - Kiriwallapitiya, Paththampitiya, Pinnawala
4. Forth Class (Village) - Hewadiwela, Gabbala, Weligamuwa, Moragolla, Imbulgasdeniya
5. Fifth Class (Small Village) - Muwapitiya, Kiwulpana, Naranbadda, Thismalpola, Yatagama, Kadigamuwa, Yatiwaldeniya, Panaliya, Deliwala, Walgama

The theoretical basis for formulating this urban/service center hierarchy and the characteristics of each category will be described in Chapter Five under the Spatial Development Strategy.

Chapter 06 Residential Characteristic Zones

The Plan

Proposed Land Use Plan

Residential Characteristic Zoning focused on expected development expansion within the planning boundary. The residential zones designated accordingly are Urban Residential Zone, High Density Residential Development Zone and Low-Density Residential Promotion Zone.

The proposed Conceptual Urban Residential Zone with a radius of 4 km from Rambukkana city center will provide easy and quick access to the services of Rambukkana city. Commercial, administrative, recreational, educational, health and all other urban facilities will be provided for the settlements to be built in this zone. Also, an easy connection with the main railway station will be made to get the train service for transportation.

High-density and medium-rise constructions with appropriate amounts of open spaces and green zones will be the desired urban structures in this zone. Also, it is possible to provide residential facilities with higher density in this region, and through that, planning will be introduced that is capable of integrating everyone with consistency. Apart from residential use, this zone will also be suitable for environment-friendly medium and small-scale industries utilizing the potential of the railway line.

The proposed conceptual High-Density Residential Development Zone is located between the Urban Residential Zone and the Low-Density Residential Development Zone. In order to establish this zone, attention was paid to the possibility of direct connection with the highway network, which is a future national development project, and the potential generated by it. Accordingly, compared to the urban residential area, a land structure with unique characteristics of more open spaces is expected in this area. The plan will focus on identifying areas of land that can be promoted for such residential uses in the area and introducing building and planning regulations that are consistent with that. Also, based on the potential of the expressway, the zone will also be promoted for medium-scale eco-friendly industries, residential apartments, and tourist hotels.

The final layer of residential expansion, the low-density residential development zone, extends from the high-density residential boundary to the planning boundary. A majority of the land use is reserved for agricultural use and green zones with minimum building construction density are the desired land structure of this zone. In order to

determine that this area has the mentioned characteristics, attention was paid to the ecologically sensitive features, highlands, and disaster-prone areas with landslide risk.

Chapter 06
The Plan

The conceptual plan proposes to provide space for the desired urban development in the above medium density residential zone in the Molagoda area accessed by the "Primary Development Corridor" (A I - Colombo - Kandy Road) outside the proposed three-tiered residential character zones.

Proposed
Land Use Plan

It is planned to develop the settlements by protecting the places of archaeological value, paddy lands and forests spread throughout the entire planning area and other widespread green areas and lands to be used for settlement using proper conservation methods.

Function-based Urban Zones

Three (03) functional core urban zones have been identified through the concept plan based on the functional mechanism. The conceptual zones constructed based on existing and desired urban characteristics are namely "core city", "suburb" and "tourist city".

The "main city" comprising the city of Rambukkana is the area with all urban amenities. Railway station, bus terminal, weekly fairs, district hospital, wholesale and retail commercial services, educational facilities, and all other urban facilities will be provided in this zone. It will attract people within the planning area as well as outside the planning area to the main city area to get those services.

Redundant facilities extending beyond the limits of the main city will be installed in the "suburban" zone within the limits of the main city zone. The area where the Wahava intersection proposed for this is already semi-urban compared to Rambukkana City. Also, the Bulogolla - Wahava (B475) road, the Rabukkana - Katupitiya (B384) road and the Polgahawela Wahava road connection indicate high spatial connectivity. The currently constructed factory of Brandix and the expected small and medium scale industries in the high-density residential area are also to be established in the vicinity of this Wahava service center. Therefore, it appears that the area proposed as a suburb of Rambukkana has potential to develop.

The "Tourist City Zone" identified with Pinnawala's associated tourist attractions can be identified as a unique urban zone within the planning boundary. Activities and attractions related to tourism are proposed to be established in this zone and related development activities will be carried out in the provision of infrastructure and services so that the advancement of the tourism sector is compatible with it. Further,

Chapter 06 appropriate planning and building regulations will be enforced to encourage the
The Plan provision of residential facilities of the desired range in relation to the tourism
industry.

Proposed Land
Use Plan

Development Corridor

The concept plan proposes two development corridor models that connect the workplaces within and outside the Rambukkana planning boundary. Accordingly, the proposed “Priority Development Corridor” will connect Rambukkana town with regional major cities outside the planning boundary. This corridor represents parts of the roads belonging to the “A” category of the National Highway Network, the Colombo - Kandy (A1) road, the Kegalle - Rambukkana (B199) road and the Kegalle - Polgahawela (A19) road and subject to the guidelines relating to road reserves, high-density development is expected.

The corridor connecting Rambukkana town with the service centers within the planning area has been identified as the “Development Promotion Corridor”. Based on the environmental and geographical conditions of the area that this corridor spans, medium to low-density development is proposed to be implemented under conservation guidelines. Considering the current situation, this corridor can be identified as undeveloped and neglected rural roads. Accordingly, through the proposed concept plan, it is proposed to establish only environmentally compatible development.

The main objective of the concept plan is to achieve the future development forces towards the realization of the future vision of the planning region, the " The Agro Crown @ Highlands Gateway ". The idea of the Concept Plan is to ensure a smooth mechanism of expanding residential zones with a range and to establish the most vibrant agricultural center at the entrance to hill country in Sri Lanka. For this purpose, 13% of paddy land and 5% of forest land will be protected and prevented from being used for any other use, and the total agricultural land, which is 54% of the total land use, will be promoted according to the proposed vision. Also, the tourist area associated with Pinnawala, should be developed in more attractive and marketable ways and infrastructure should be provided to get more economic benefits.

6.3 Spatial Development Strategic Plan

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The primary objective of this strategy is to proactively introduce and maintain density zoning and guidelines with the objective of establishing favorable and sustainable settlements through the identification and definition of an urban and settlement hierarchy pattern. And through this, the objectives of creating a sustainable settlement pattern with the distribution of service centers, Balancing the demands for development with the need to protect the environment, improve the balance between economic and social development by overcoming the imbalance in the distribution of resources in the city and its outskirts and maintaining an appropriate land use structure, density pattern and dominant use are also expected through this strategy.

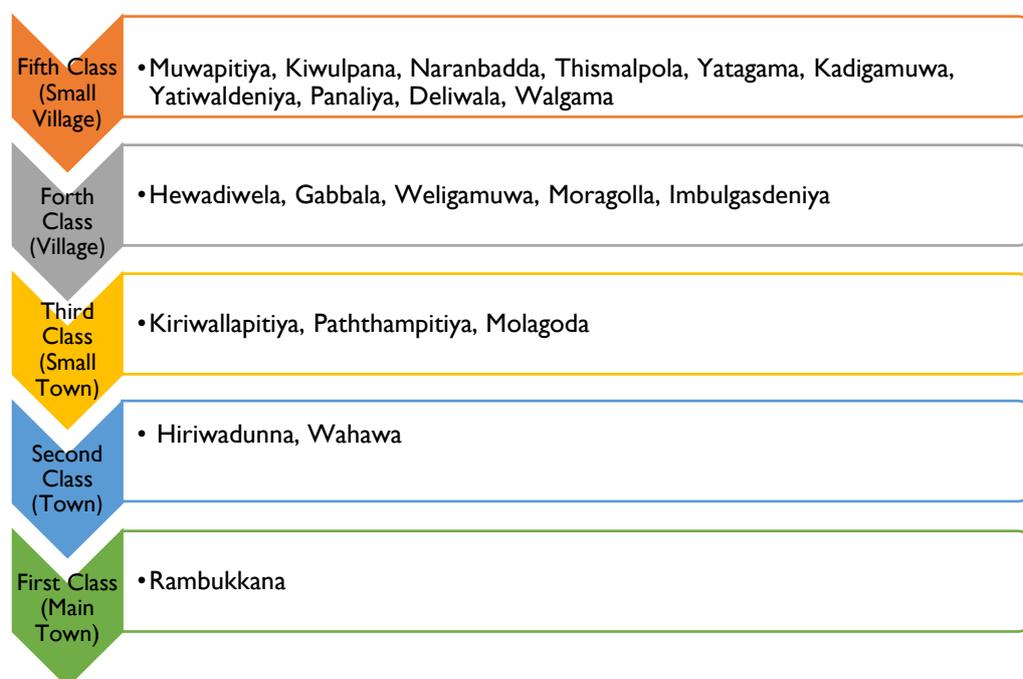
Spatial Development
Strategic Plan

Strategy 01

6.3.1 Strategy to identify and define an urban hierarchy for locating service centers

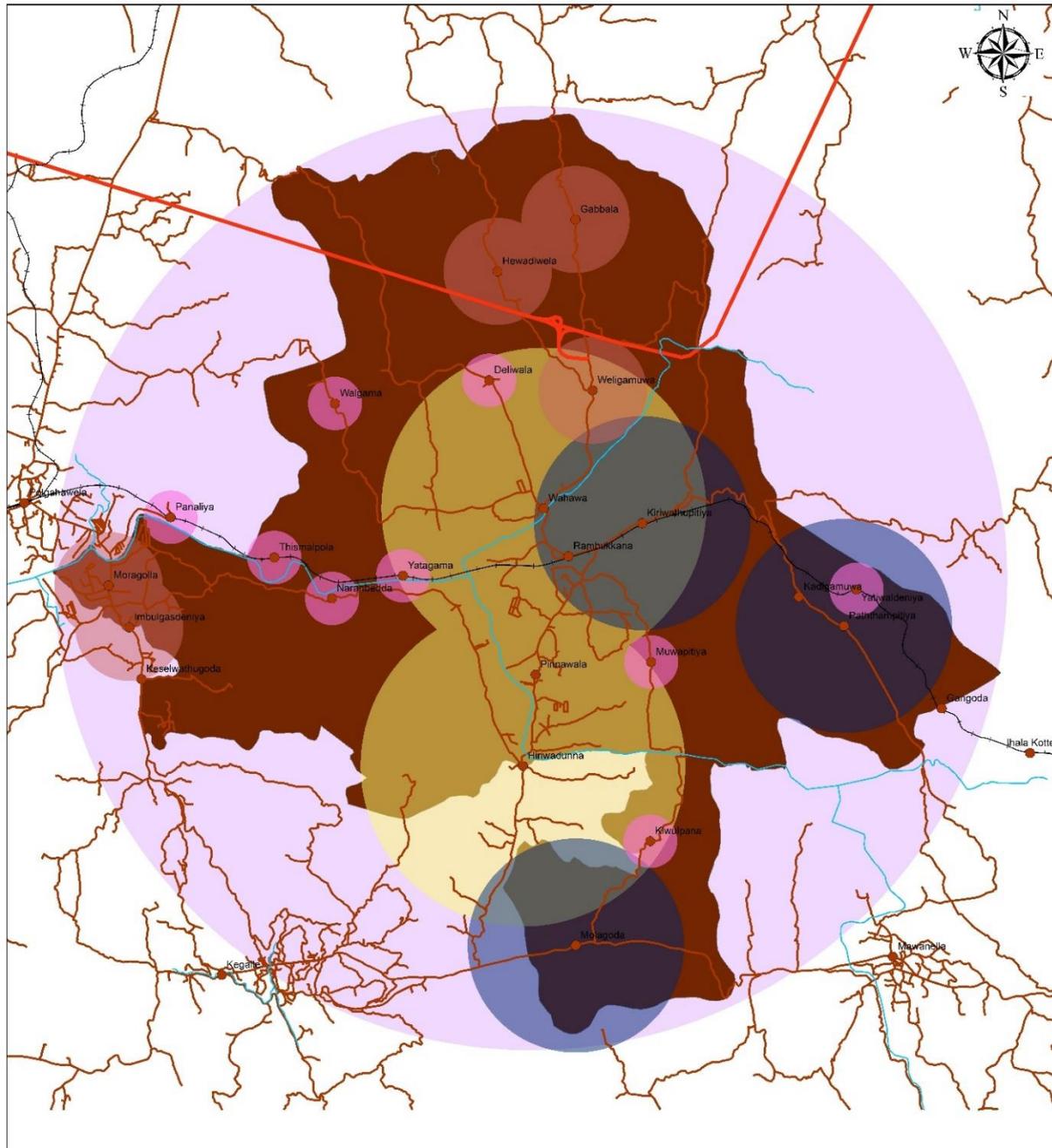
Based on the basic components of current living and expected population, availability of services, availability of physical and social infrastructure, service delivery centers in the Rambukkana area have been identified and defined according to an urban hierarchy. Accordingly, the centers providing services from the first class to the fifth class can be listed as follows.

Picture No. 6.2: Centers providing services from first class to fifth class



Source: Urban Development Authority, 2022

Map 6.1: Town Hierarchy Map



Legend

- | | | |
|--|--|---|
| 5th order | 2nd order | Proposed Highway |
| 4th order | Rambukkana PS | Railway |
| 3rd order | Roads | Waterways |



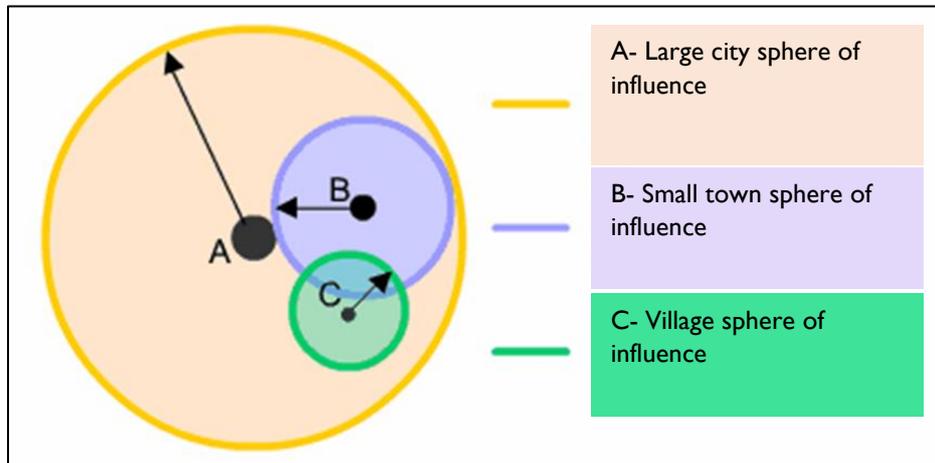
**Town Hierarchy Map
Rambukkana PS Area**

Source: Kegalle District Office
UDA



According to each urban hierarchy identified above, how those facilities should be developed as service centers has been identified based on the following theory called "Sphere of Influence".

Figure 6.3: The concept of "sphere of influence of a settlement".



Strategy 01

Source: Theory of a settlement's sphere of influence (<https://rashidfaridi.com/2020/03/26/urban-hierarchies-and-anomalies/>)

The area of influence of a settlement describes how widely a service affects it. The area covered by its sphere of influence varies for different services. As shown in the diagram above (indicated by the letter A), the sphere of influence of the services available in the big city is large. This is because it has a wide range of services and functions to attract people. For example, a supermarket can attract people from a 20-mile radius, and a leisure activity such as going to a movie theater can attract people no matter how far away it is. But people travel to their nearest city to get a comparable good like furniture or some service. Accordingly, this principle explains that the area served by a city has effects on a wider range (indicated by the letter A).

But needs that can be met without going to the main city can be met in the suburbs (indicated by the letter B). People travel to these suburbs to buy essential goods. It also reduces the traffic in the main city. And also, its sphere of influence is more limited than the main city. But in a junction at small village (indicated by the letter C) can get daily necessities such as newspapers, bread and milk. People prefer to travel only a short distance to buy such daily necessities.

Based on this concept and based on the objective of creating a sustainable settlement, it was identified that it is necessary to develop service facilities as mentioned below.

Chapter 06 Table No.6.1: How facilities should be developed in each service center

<p>The plan</p> <p>Spatial Development Strategic Plan</p> <p>Strategy 01</p>	First Class	Public Market, Super Market, Wholesale and retail, Banks, Transport service centers such as Bus stand, Police Station, Government Hospital and Private Hospital, Medical Centers, Pharmacies, Sanitary Facilities, Administrative Institutions, Public Ground and A Sports Ground, Theaters and clubs, Main schools (Government/Private) Vocational Training Centers, Three wheel parking lots, Rental vehicle facilities, Service provision centers etc;
	Second Class	Supermarkets, Retail Shops, service centers, medical centers, pharmacies, three-wheeler parking lots, primary and secondary schools, pre-schools, vocational education centers, sanitation facilities, access road facilities, playgrounds, recreational areas, community spaces, microfinance centers etc.;
	Third Class	Supermarkets, Retail Shops, transport facilities, public community centres, playgrounds, Three-wheeler parking lots, micro finance centres, primary schools, pre-schools, dispensaries and private medical centres, etc.;
	Fourth Class	Retail Shops, transport facilities, Public areas, playgrounds, microfinance centers, Three-wheeler parking lots, dispensaries and private medical centres, pre-schools, etc.;
	Fifth Class	Retail Shops, transport facilities, public areas, pre-schools, etc.;
	Tourist Town	Tourist attractions Places, sanitary facilities, entertainment places, transport facilities, landscapes and rest areas, information centres, ATMs, banks, hotels and other accommodation, restaurants, vocational education centres, etc.;

source: Urban Development Authority, 2021

6.3.2 Identify and define the pattern of settlement hierarchy based on density and diversity

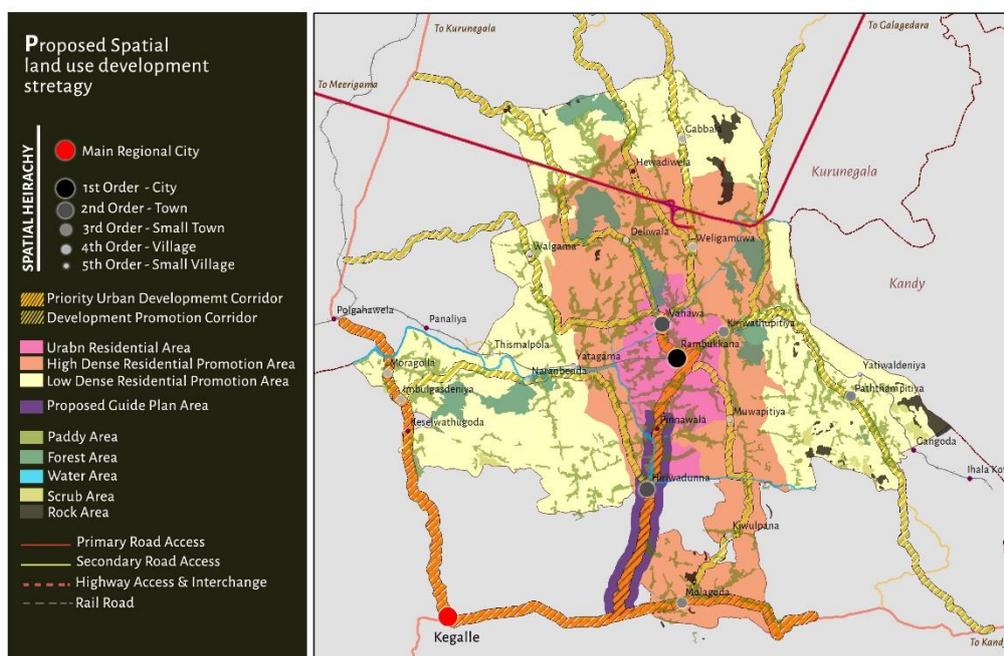
Chapter 06
The plan

This strategic plan has been prepared on the expected expansion of residential development in the Rambukkana area. It has been identified that the planning boundary should be developed in three zones namely Urban Residential Zone, High Density Residential Development Zone and Low-Density Residential Promotion Zone (Map 6.3). This settlement placement strategy is conceptually identified based on the expected future population, infrastructure and other service facilities of the area.

Spatial
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Strategic Plan

Strategy 02

figure No 6.4 Proposed Residential Development Strategy



Source: Urban Development Authority, 2021

Chapter 06 **Urban Residential Zone**

The plan

Spatial
Development
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Strategy 02

This zone is a developing region centered on Rambukkana town. The proposed Conceptual Urban Residential Zone with a radius of 4 km from Rambukkana city center is expected to provide easy and quick access to the services of Rambukkana town. Commercial, administrative, recreational, educational, health and all other urban facilities are expected to be provided for the settlements to be built here. Also, easy connection with the main bus station and railway station will be made to get buses, trains and high-speed transport services as transportation facilities. This is also the only zone in the area with a residential population with high density urban characteristics. This zone should be developed with Rambukkana as the main commercial city, Wahava Junction as the sub-city, and Pinnava as the tourist city and the zone consisting of these three cities can be called "Urban Residential Zone".

High Density Residential Promotion Zone

This zone is the zone outside the urban residential zone and is intended to accommodate a higher density of residential population. Accordingly, compared to the urban residential zone, a unique land formation with more open spaces is expected in this zone. The plan will focus on identifying areas of land that can be promoted for such residential uses in the area and introducing building and planning regulations that are consistent with that. Also, based on the potential of the expressway, the zone will also be promoted for medium-scale eco-friendly industries, residential apartments, and tourist hotels.

Low-Density Residential Promotion Zone

This zone is intended to allow development as a low-density residential development zone as the zone with rural characteristics where very low population lives in the area. A majority of land use reserved for green zones with minimal construction density is the desired land structure of this region. Mainly because agriculture is the primary economic source of the area, in order to develop it the aim is to maintain this area with low density. The decision that this area should have low-density development was based on its ecologically sensitive features, high ground, and landslide-prone disaster areas.

Proposed Instructional Planning Area

As the only tourism zone in the area as well as in the zone, the strip has been gazetted for 400 meters on both sides along the Kegalle-Rambukkana road starting from Karadupana Junction and ending with Batabure Public Stadium, centered on Pinnawala Tourism Zone (Annexure 04). Therefore, it is recognized that while giving approval for building construction in this zone, instructional guidance should be given regarding its facade, height and approved colors.

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Spatial
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Strategy 02

Chapter 06 6.3.3 Maintain settlement distribution based on density zoning and guidelines

The plan
Spatial
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Strategy 03

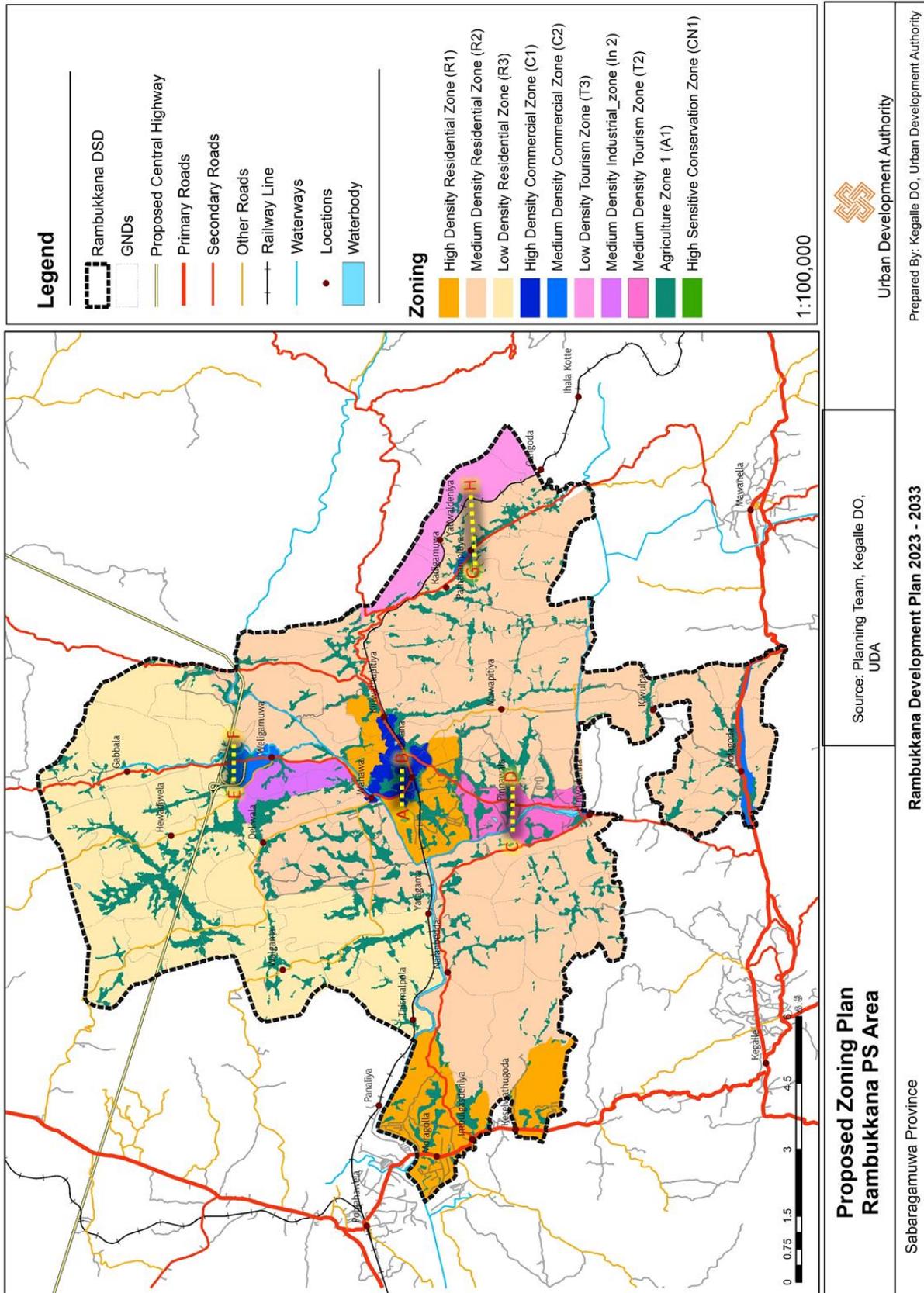
The cross section below explains how density should be maintained based on the four main zones of Urban Residential Zone, High Density Residential Promotion Zone, Low Density Residential Promotion Zone and Proposed Guide Planning Area (Tourism Zone) based on density and diversity.

Here, Guidelines are introduced through density zoning and regulations. A-B indicates high density settlement development in Rambukkana town, C-D indicates middle density settlement development in the Pinnawala tourist area and E-F entrance area of the proposed Central Expressway, and G-H indicates low density settlement development in the rural area around Alagalla Mountain.

Figure No. 6.5: Cross-section showing how density should be maintained according to the proposed zoning plan



Map No. 6.2: Map of proposed zoning plan

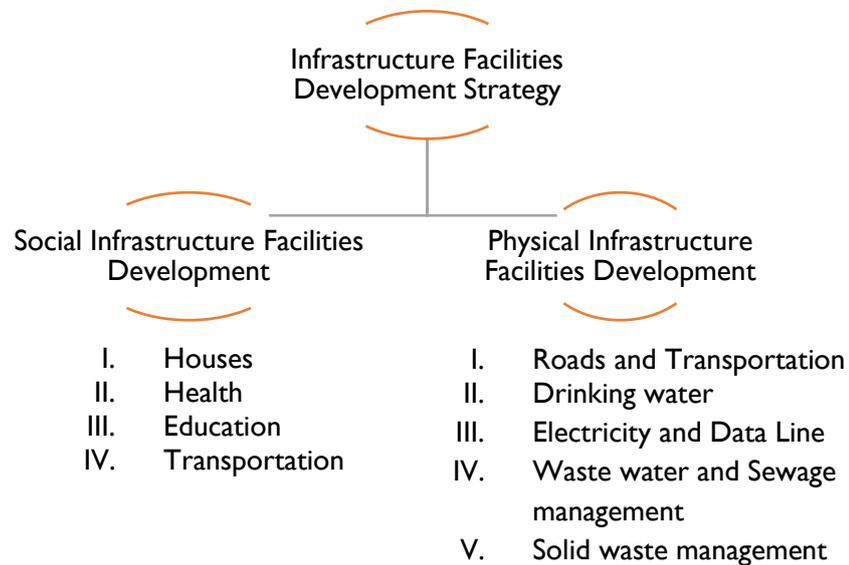


Source: Urban Development Authority, 2023

Chapter 06 **6.4 Infrastructure Facilities Development Strategic Plan**
The plan

Infrastructure Facilities Development Strategic Plan
This infrastructure facility development strategy has been introduced with the aim of developing equitable living facilities for all the people living within the declared area of Rambukkana Pradeshiya Sabha. Here, the primary objective has been to reduce disparity not only in the Rambukkana city center but also in peripheral areas by ensuring high road connectivity, efficient transportation system, housing, health and education facilities. The strategic plan for the development of infrastructure facilities has been classified into two main areas, physical infrastructure facilities and social infrastructure facilities.

Figure No. 6.6: Classification of Infrastructure Facilities Development Strategy



6.4.1 Social Infrastructure Facilities Development Strategies

Development strategies for the year 2033 have been identified by studying under the main social Infrastructure facilities of residential, health and education under the development of social infrastructure facilities.

a) *Housing*

The basic purpose of this is to effectively provide the necessary residential facilities in developing the area as suitable for living for all residents. About 24,817 families will live in this planning area by 2022. A population projection of 134,647 was calculated by 2033, considering both proportional population growth and the expected

development of the plan. Accordingly, it was assumed and calculated that there are 4 people in one family unit, then it became clear that 33,662 residential units need space to be established in the Rambukkana area by 2033. As there is more land that can be developed in this area, it is possible to procure the required space.

The National Building Research organization has identified areas such as Udagaldeniya, Muwankanda, Hataraliyadda as landslide risk areas in consideration of disaster risk. 2021 Landslide in Udagaldeniya area caused loss of life and property. Such areas are not suitable for residential use and it is essential to identify such areas and take appropriate measures for the safety of the people.

Strategies

- I. Identify landslide prone areas (Zones identified by National Building Research Organization) and resettle within disaster free areas.
- II. All relevant government agencies jointly identify families in need of housing and provide necessary relief.
- III. Implementation of housing schemes in the following lands identified as possible locations for housing schemes to meet the middle-class housing requirement.

Table No. 6.2: The locations Where housing schemes can be initiated

No	GN Division	Name of the Land	Location	Extent	Ownership
1	Yatagama	Korasawatta Rubber land	Within the Yatagama GN Division	Approx 80 Acres	Kegalu Plantation Company
2	Puwakmote	Walgalakanda Colony	Within the Puwakmote GN Division	10 Acres	Government
3	Kempitiya	Kempitiyawatta	Paththampitiya	20 Acres	Government

source: Resource Profile, 2019

By 2033, the residential requirement is 33,662 according to the zoning plan and the land allocation for that has been divided as follows according to zoning. Accordingly, it has been recognized that the existing developed land should be set aside in such a way that more than 50% of the residential population is established in the three residential zones.

Chapter 06 *Table No. 6.3: Residential requirement according to the Zones -2033*
The plan

Infrastructure Facilities Development Strategic Plan	Development Zone	Sub Development Zone	Residential population -2033	Number of houses required by 2033
Social Infrastructure Facilities Development Strategies	Residential Zone	High Density Residential Zone	23118	5780
		Medium Density Residential Zone	68230	17,057
		Low Density Residential Zone	25269	6317
	Commercial Zone	High Density Commercial Zone	3881	970
		Medium Density Commercial Zone	3537	884
	Industrial zone	Medium Density Industrial Zone	1916	479
	Tourism Development Zone	Medium Density Tourism Development Zone	4364	1091
		Low Density Tourism Development Zone	4332	1083
	Agricultural Zone	Agricultural Zone -I (Paddy)	-	-
	Sensitive Conservation Zone	Highly Sensitive Forest Conservation Zone	-	-
Total			134,647	33,662

Source: Urban Development Authority, 2022

b) Health

It is important to develop infrastructure facilities related to this health sector in order to maintain a good level of physical and mental health of the people living in a certain area as healthy people. Rambukkana District Hospital is the main health center for the people of the area and this hospital became a prominent hospital used to treat people from all over the country during the Covid-19 pandemic. It was seen that the hospital staff and administrative department made great sacrifices for those patients.

There are also 2 Ayurveda Hospitals in Pinnawala and Walgama which provide excellent service to the people of the area as well as the region. The central dispensary in Udabaddawala area also contributes a lot to the people living in the vicinity to fulfill their needs.

Strategies

- I. To provide adequate and quality healthcare for the expected population by 2033.
- II. To establish Wellness and Panchakarma facilities in the area to attract more tourists.
- III. Creating a favorable environment to maintain the mental health of the people at a good level through the provision of facilities related to outdoor recreation.

Figure No. 6.7: Wellness and Panchakarma programs aimed at tourists



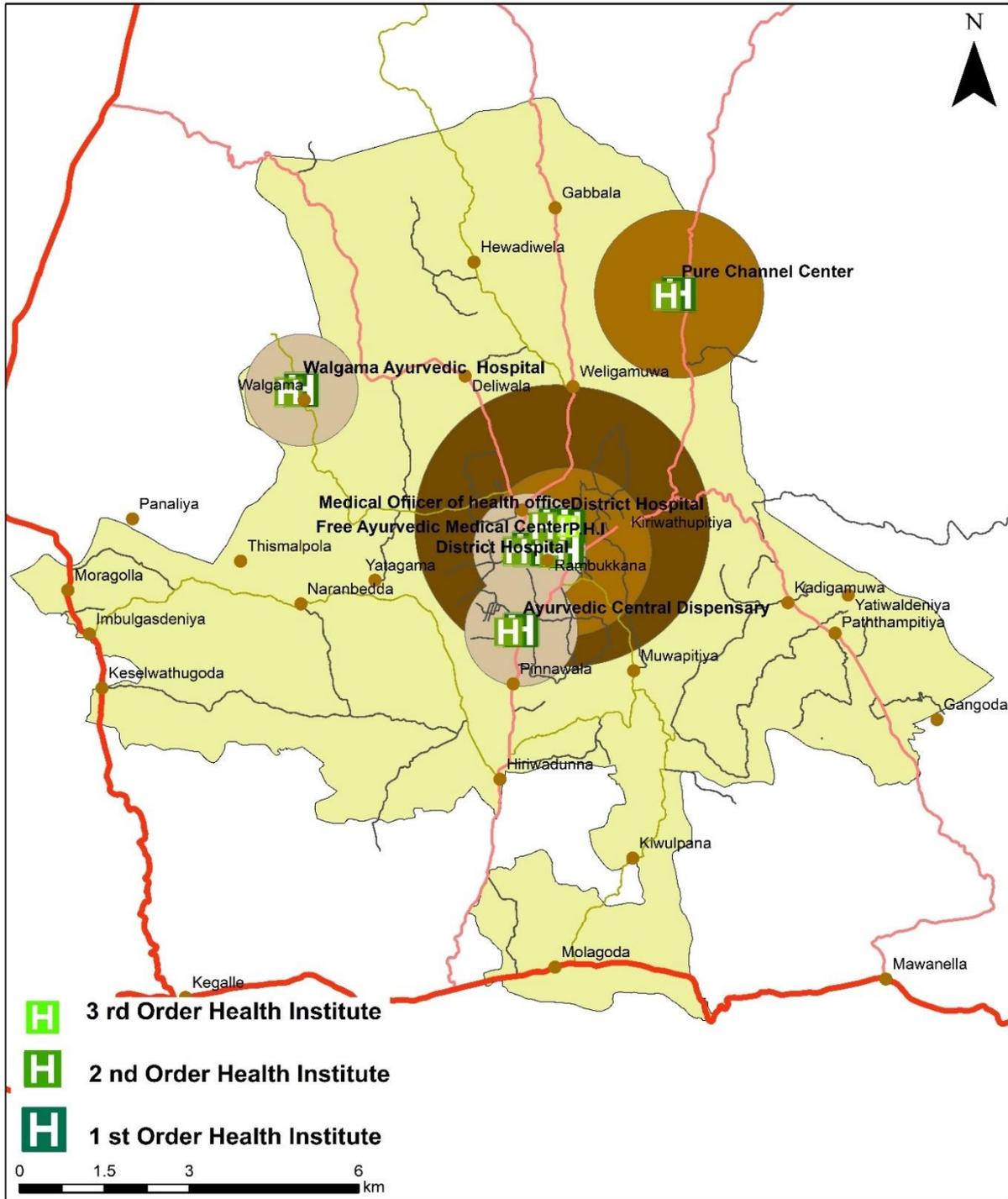
source: Wellness and Medical Tourism in Sri Lanka - Ayurvedic Tourism in Sri Lanka (srilankabusiness.com)

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Map No.6.3: Hospital catchment areas and other health facilities



<p>Catchment Area of Health Institutes in Rambukkana DSD Area</p>	<p>Source: Planning Division, Kegalle DO, UDA</p>	 Urban Development Authority, Kegalle District Office
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source: Urban Development Authority, 2022

c) Education

There are currently around 44 schools located in this area to meet the basic educational facilities and it is at an adequate level. Pinnawala National School is the main national school in the area and it is famous not only in the area but in the whole island as a school where academically skilled child. Although the basic education facilities are sufficient, the quantity and quality of the existing facilities for vocational training education are not seen in this area. This plan recognizes that vocational education should be further developed in order to improve them, especially as an area with many other small industries, including the tourism industry.

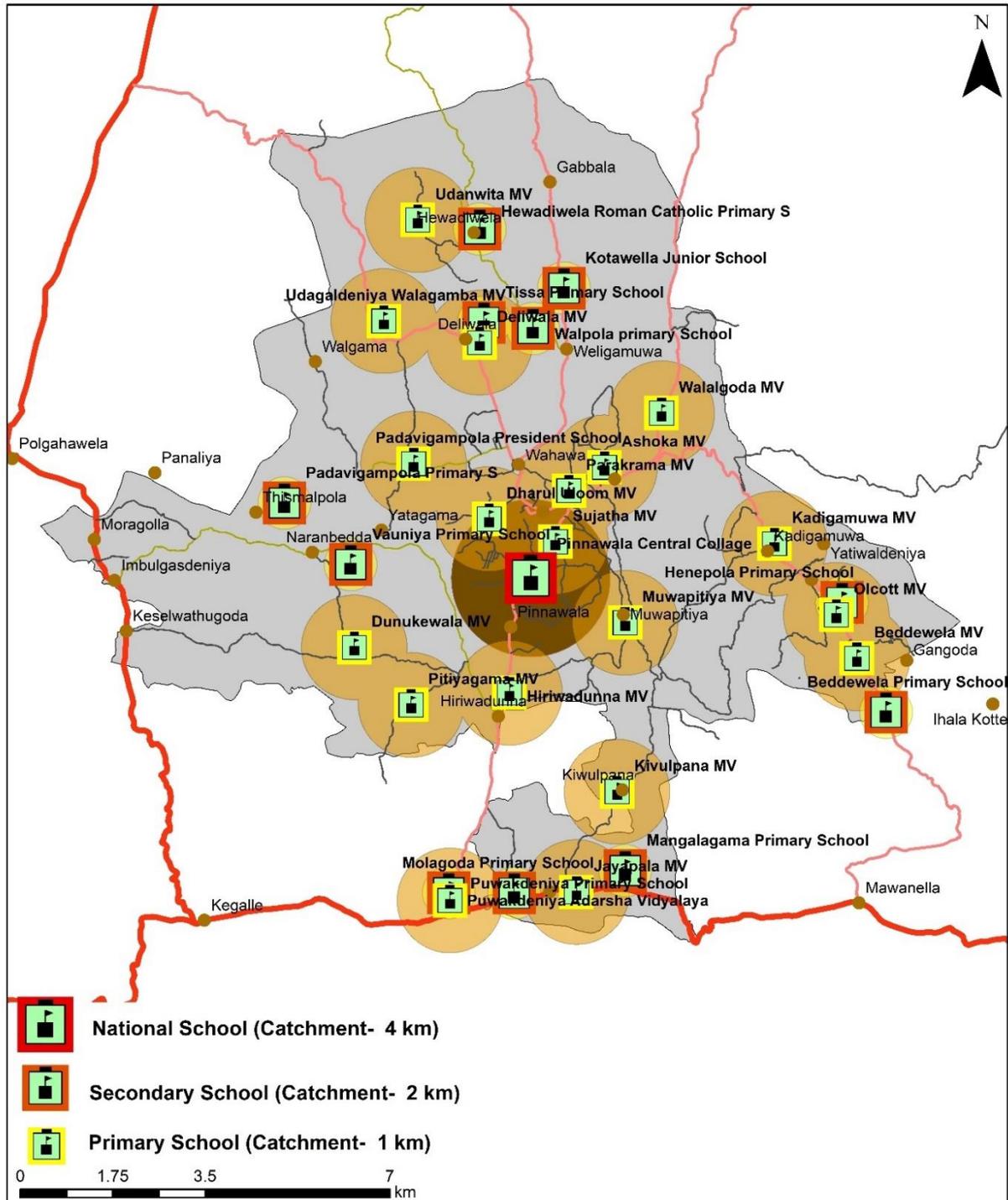
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Strategies

- Improvement of transportation facilities near identified schools with the aim of reducing traffic congestion for the safety of school children
- Improving infrastructure targeting agriculture and tourism with a view to increasing higher education and vocational training opportunities for school leavers.

Map No.6.4: School catchment Areas and other education facilities



<p>Catchment Area of Education Facilities in Rambukkana DSD Area</p>	<p>Source: Planning Division, Kegalle DO, UDA</p>	 <p>Urban Development Authority, Kegalle District Office</p>
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source: Urban Development Authority, 2022

d) *Transportation*

Chapter 06 The plan

The transportation system of Rambukkana city is mainly based on buses and trains. Although the main bus station and the railway station are located in the city center, there is no direct physical connection. There are two bus stations, namely the bus stand belonging to the Rambukkana Transport Board and the bus stand belonging to the Road Passenger Transport Authority, which are located on both sides of the Katupitiya-Kurunegala road. Therefore, problems such as traffic congestion in the city center, insufficient space for buses to turn around, and minimal passenger infrastructure can be identified here. Furthermore, with the proposed Central Expressway project and the future population growth by 2033, the existing bus station transportation facilities will not be sufficient. It is also expected through the transportation plan to increase commercial spaces by properly managing the existing land to meet the commercial demand in the city center.

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Rambukkana Railway Station has been identified as a priority project identified in the Rambukkana Development Plan-2012-2020 gazetted by the Urban Development Authority and has been developed with all facilities. It has been recognized through this plan that since the number of tourists coming to visit the Pinnawala tourist area by rail is at a minimum level, it is necessary to provide facilities to promote it.

Strategies

- I. Redevelopment of transport infrastructure in the city center for the convenience of commuters.

Considering the parking facilities, under Phase I of the Rambukkana Public Car Park and Commercial Complex project, the public car park with 59 parking spaces has been completed in the year 2021. This project has fulfilled the need for parking which was a big problem in the city. But as there are a large number of people going through the railway station for their daily work, there is a need for a place where they can park bicycles, Three-wheeler, and other private vehicles near the railway station. For this purpose, there are temporary parking lots set up in private houses, but they do not have proper security and management.

Also, for the Pinnawala tourist area, it has been recognized that the development of the land is essential as the existing parking area has not been developed with proper facilities. This parking area does not have enough space for large buses of tourists, so there is a need for another area to provide parking facilities.

Chapter 06 2. To provide adequate transport facilities, improve public transport facilities and
The plan establish parking facilities in the city center and Pinnawala tourist area.

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Rambukkana town and Pinnawala tourist area have more population movement, so it has been recognized that it is necessary to create footpaths, bicycle lanes, tree planting and street light facilities. It has also been identified that the proposed expressway entrance should be specially developed. Accordingly, sidewalks, bicycle lanes, planting of shade trees and installation of electric street light should be done according to the needs of each of those roads. To improve physical connectivity especially at bus terminals and railway stations, G.D. Thomas Silva Mawatha and the alternative route should be improved and maintained for pedestrians. In order to develop the tourism industry, by introducing modern means of transportation, bicycle, scooter and Three-wheelr service facilities should be provided to the tourists coming through the train to Rambukkana city.

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3. Development of adequate facilities for various modes of transport to attract tourists.
4. Development of necessary infrastructure facilities to facilitate circulation in the tourist zone.

6.4.2 Physical Infrastructure Facilities Development Strategies

Chapter 06 The plan

a) Roads and Traffic

The heart of the development of a city or region is its road system. The reason is that this is the factor that directly affects the economic development of that area. The lack of efficiency of the existing road system in the Rambukkana area has been identified as a primary problem. Hence, the need to create a regular, comfortable and efficient road network is strongly recognized. Based on Rambukkana town, Pinnawala tourist area and the proposed Weligamuwa Expressway Interchange, the road network (Map 6.7) has been classified and identified into 5 levels and accordingly; in order to reach the above objective, activities should be planned in several ways as follows.

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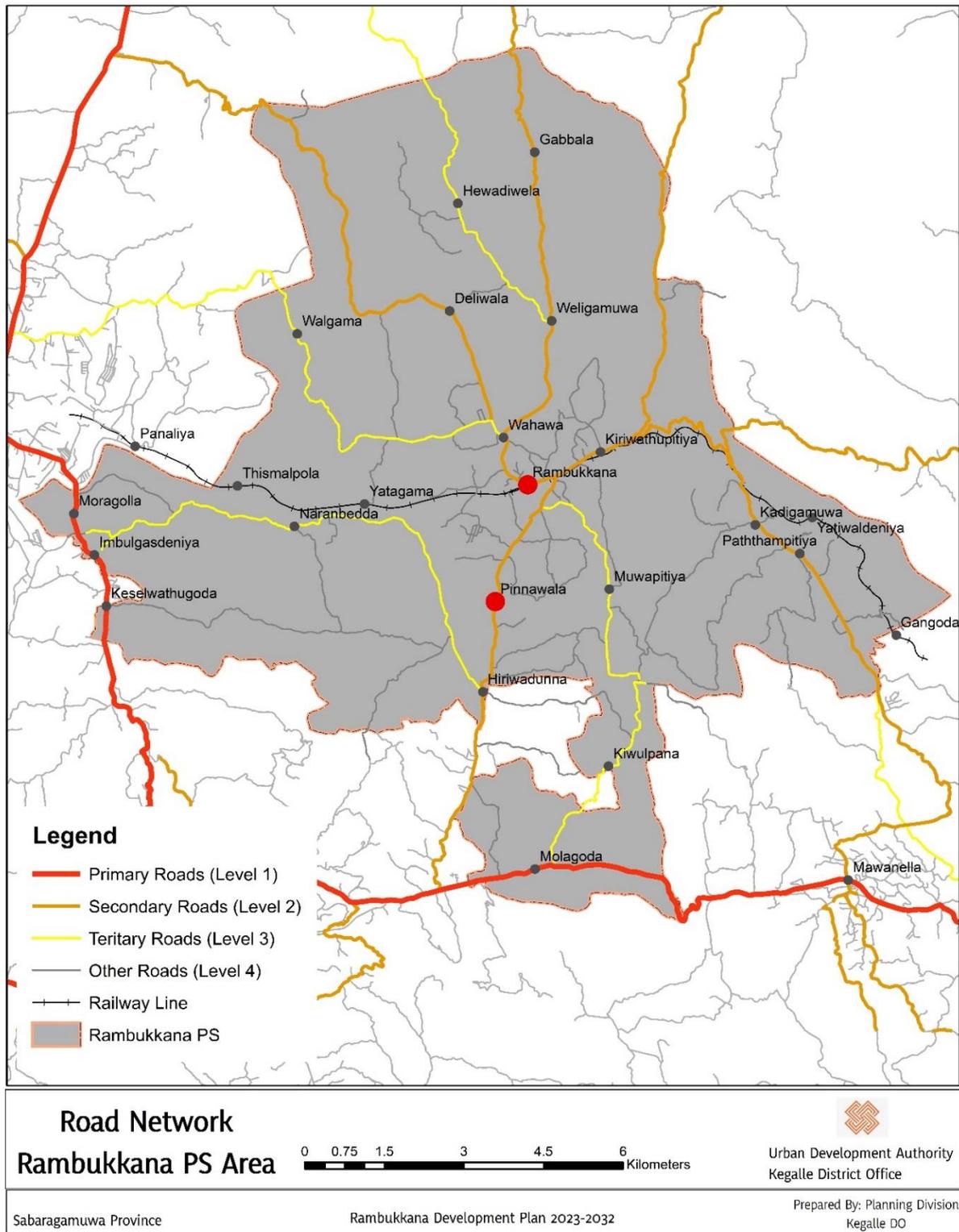
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Table No. 6.4: Road System Hierarchy

Hierarchy	Included Roads
First Class	Colombo- Kandy Road (A1)
Second Class	Kegalle – Rambukkana Road, Katupitiya- Kurunegala Road, Dobemada- Kurunegala Road, Rambukkana- Mawanella Road, Rambukkana-Muwankanda Road, Galagedara-Rambukkana Road
Third Class	Hewadiwela-Rambukkana Road, Narambedda Road, Rambukkana-Walgama Road, Kiriwandeniya-Molagoda Road
Fourth Class	Hospital Road, Wahawa Hospital Road, Ashoka School Road, Eriyagolla Road, D.S. Senanayake Road, Nilwakka- Rambukkana Road, Dunukewala Road, Padavigampola Road, Halagiriya Road, Kempitiya watta Road, Nawagamuwa Road, Yatikotagama Road, Hadagama Road, Hurimaluwa Road, Madagodalla Road, Galwala Road, Yatiwaldeniya Road, Henepola Road
Fifth Class	All remaining roads are including this class without above mentioned name.

source: Urban Dvelopment Authority, 2022

Map No.6.5: Hierarchy of Road Network



source: Urban Dvelopment Authority, 2022

**Chapter 06
The plan**

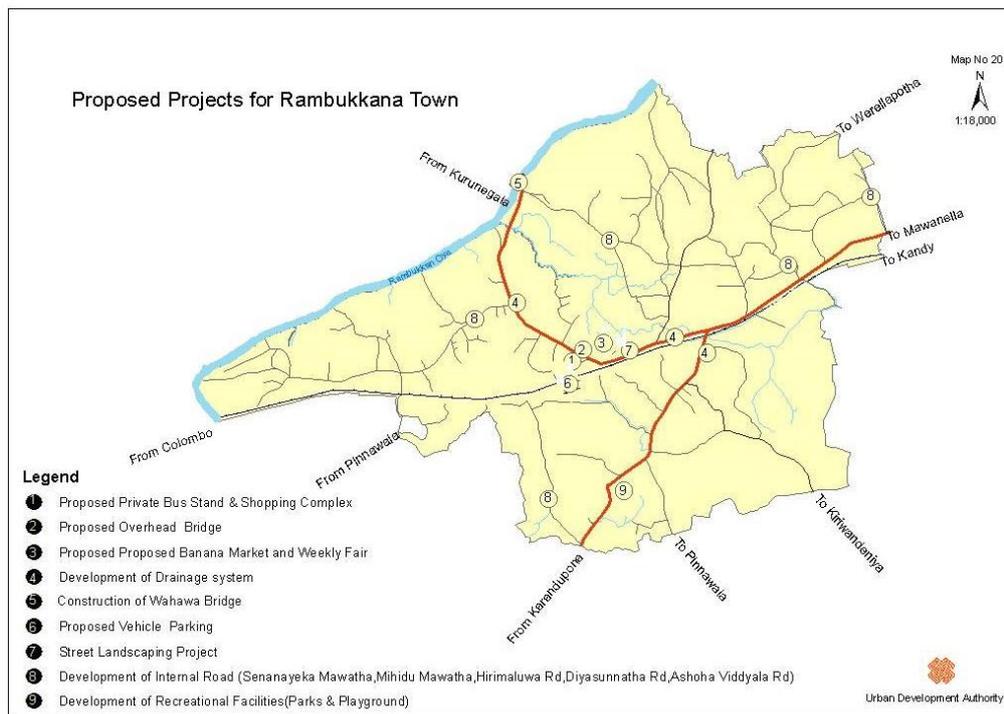
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According to the road hierarchy identified as mentioned above, it is expected to expand the roads and improve the condition of the existing roads, and among those roads, the roads that need to be specially developed are shown in Table No. 6.5. Several roads have been developed under the Road Development Project (Figure 6.5-Project No. 8) which was identified in the 2012-2020 Rambukkana town Development Plan and the roads and road sections to be further developed have been identified for completion through this plan.

According to that plan, Hurimaluwa Road, Ashoka Vidyalaya Road (a part), Mihindu Mawatha have been developed and Senanayake Mawatha, Diyasunnatha Road have been identified as roads that need further development. Ashoka Vidyalaya Road has been partially developed and it has been proposed in this new development plan that it should be widened and fully developed. In addition to this, the following table shows how the identified road should be expanded according to the current needs of the city center (Table No.6.5: Proposed Rads for expansion).

Figure No. 6.8 Plans identified in the 2012-2020 Rambukkana town Development Plan



Source: Rambukkana Development Plan-202-2020

Chapter 06 *Table No. 6.5: Proposed Roads for expansion*

The plan	No	Proposed Roads for Expansion	Proposed Width for expansion (Meters)
Infrastructure Facilities Development Strategic Plan	01	Kegalle- Rambukkana Road (From Karadupana to Rambukkana Town)	9
	02	From Katupitiya – Kurunegala road in Rambukkana town to Highway Interchange (Weligamuwa)	9
Physical Infrastructure Facilities Development Strategies	03	Development of Rambukkana-Mawanella Road up to Kiriwalpitiya Junction	9
	04	Development of Senanayake road	9
	05	Konthanawatta-Nawagamuwa Road) near to the Pinnawala Elephant Opeage)	6
	06	From Eriyawa road through Wahawa bridge to hospiyal	9
	07	Development of Hadagama Road up to connecting Kadigamuwa – Halagiriya road (near to the Pinnawala National School)	6
	08	Development of Ashoka School road	6
	09	Development of Deliwala –Thissa Road	6
	10	Development of access road of MOH MOH	6
	11	Thomas Silva Road	9
	12	Circular Road in Weekly Fair	6

Source: Urban Development Authority, 2022

These road developments have been planned based on Rambukkana town, Pinnawala tourism zone and the proposed expressway. Accordingly, from the road cross-sections shown in diagrams 6.5, 6.6 and 6.7, it can be explained how the Katupitiya road should be developed in the city center section, how the Kegalle-Rambukkana road should be developed and the section of the Katupitiya road up to the expressway entrance, and how the Mawanella road should be developed up to Kirivallapitiya.

Figure No. 6.9: How the section of City center and Katupitiya road should be developed

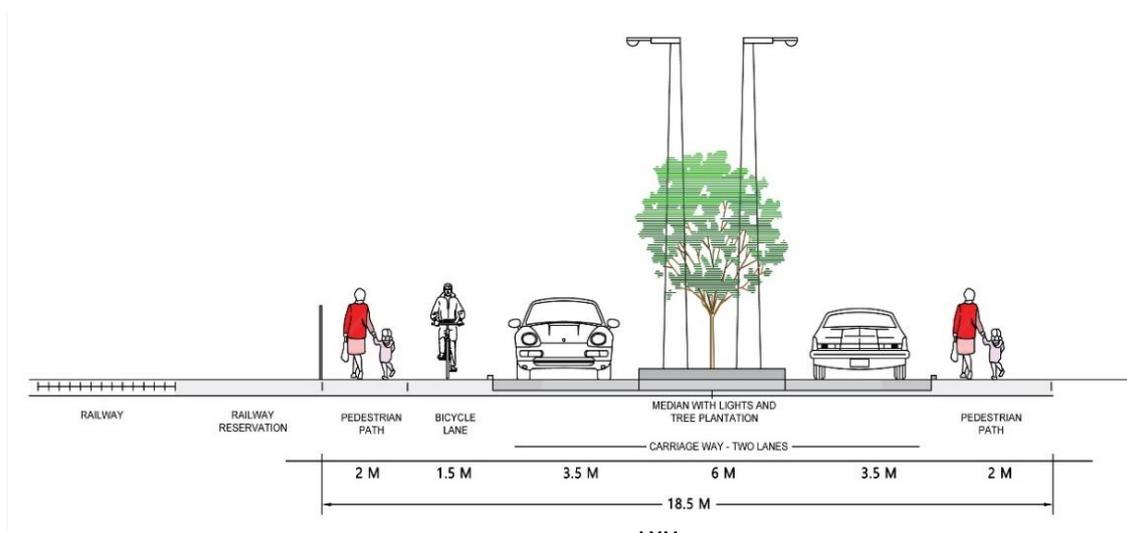
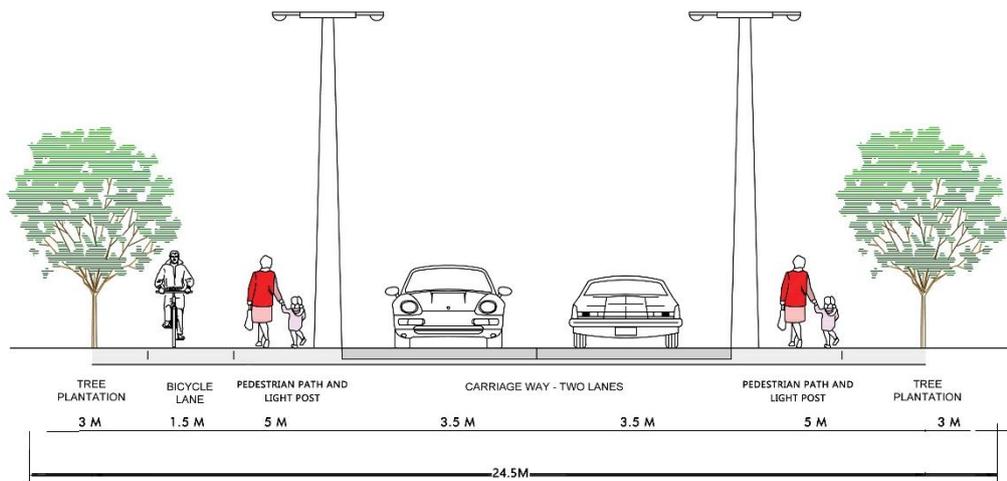


Figure No. 6.10: How the Kegalle-Rambukkana road should be developed



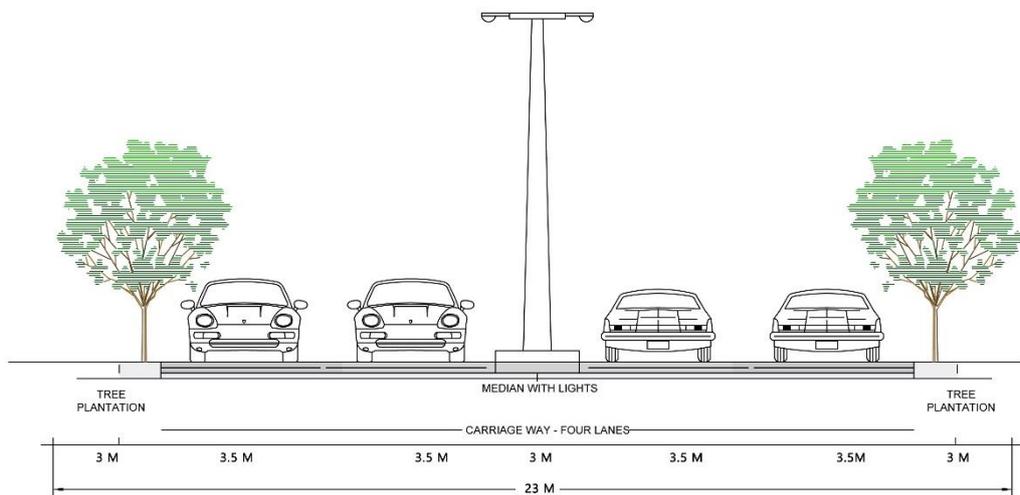
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Figure No. 6.11: How to develop Katupitiya road up to expressway entrance and Mawanella road up to Kiriwallapitiya

Source: Urban Development Authority, 2022



Chapter 06 Development of Alternative Roads The plan

Infrastructure Facilities Development Strategic Plan

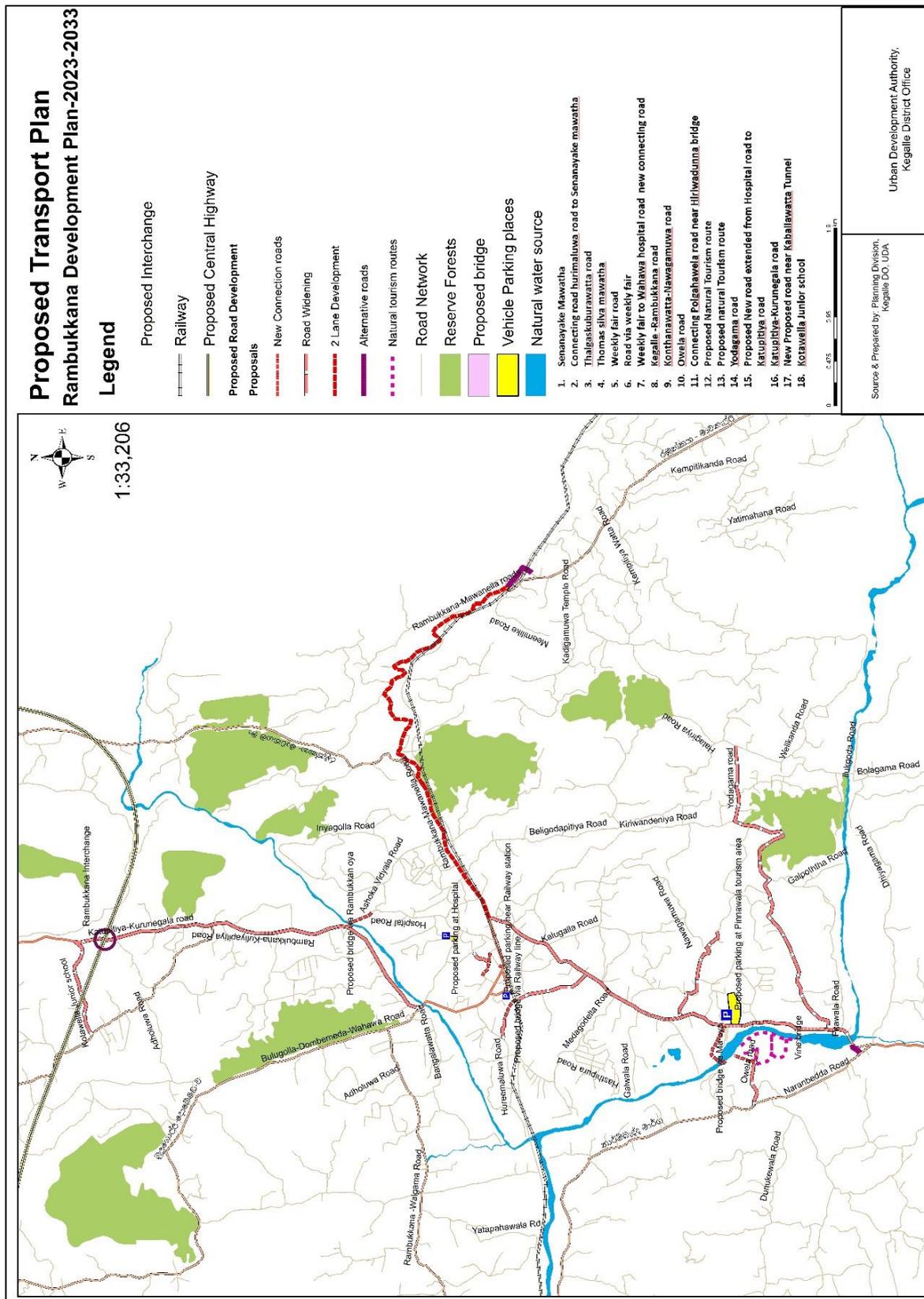
It is expected to develop the existing roads in the Rambukkana area as well as to further develop the area by introducing new alternative roads. It is proposed to increase the interconnection between Rambukkana town and Pinnavalat to regularize the road network especially with the aim of the tourist area. Here, plans have been prepared to widen Senanayake Mawatha and connect it with a flyover over the railway line, connect with Talgas Kumbura Watta Road and fall back to the Katupitiya-Kurunegala road near the police station. Through the development of this road, many benefits can be achieved such as reducing the distance and time of traveling from Rambukkana to Pinnawala, acting as an alternative route to leave the city, and preventing unsafe pedestrian crossings through the railway.

Physical Infrastructure Facilities Development Strategies

Also, this plan aims to promote different modes of transportation in anticipation of the development of the tourism industry. For that, through this plan it is proposed to build a new railway line from Rambukkana railway station to Pinnawala. Plans have been proposed to build the route from near Ma-Oya to the area near Pinnawala Elephant Orphanage and to construct a small railway station there. This will have a direct impact on the tourists coming through the train to visit Pinnawala and will allow tourists to have a new experience of the beauty of Ma-Oye. Accordingly, this leads to further increase in tourist attraction.

According to the existing needs of the area, the construction of a road to connect the Polgahawela road through Andiramada near Hirivadunna Samurdhi Bank has been proposed through this plan. And also, As the Kadigamuwa railway bridge is an archaeological site and cannot be enlarged any further, it is also proposed to construct a new alternative route connecting to Samurdhi Bank near Kadigamuwa Adahanagara as an alternative route.

Map No. 6.6: Proposed Transport Plan, 2033



1:33,206

The map displays the proposed transport network for the Rambukkana area. It features a central railway line with a proposed interchange at Rambukkana. A network of roads is shown, including existing roads like Rambukkana-Kurunegala, Rambukkana-Katupitiya, and Rambukkana-Hurimaluwa, along with numerous proposed roads such as Rambukkana-Mawatha, Kezalla-Rambukkana, and Katupitiya-Kurunegala. Key landmarks like the hospital and weekly fair are marked. The map also shows natural features like forests (green) and water sources (blue). A scale bar and north arrow are included.

Source: Urban Development Authority, 2022

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b) Drinking Water

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Only 80% of the drinking water requirement, which is a basic requirement of the residents, is used from well water and the remaining 20% is obtained through piped water. The distribution of tap water in this area is implemented through the National Water Supply and Drainage Board and Community Water Schemes. Ma-Oya is the main source of water supply and the water is treated and distributed to the water treatment plant located near the Hirivadunna bridge. There is no shortage of water as the need for water is greatly met through existing well water and community water schemes in the area. According to the National Water Supply and Drainage Board, the capacity of the existing water treatment plant is sufficient.

However, the National Water Supply and Drainage Board has pointed out that it is very difficult to provide new water connections as the distribution pipe system is in alphabetical order in some places due to the widening of the road by connecting the sidewalks within the city limits. In order to solve this problem, all the relevant institutions should work in harmony. Also, the capacity of existing pipe system in Gemunu Mawat, Hettiyawatta, Eriyawaa, Hospital Road upper part, Station Road, Diyasunnatha, Ashokapura, Pinhena, Alawatta upper part and Upper Atwatewatta area is not enough, so a technically suitable diameter pipe should be laid as soon as possible.

Strategies

- Development of physical infrastructure in the area to complete the water supply required for the expected population growth by 2023.
- Prioritization of expected water supply by 2023 as per the proposed development zones.

Considering the expected residential and circulating population by 2033, the total water requirement is 22,020, so there is a need for a distribution system with a water treatment plant with capacity of more than 20,000 cubic meters. The National Water Supply and Drainage Board has already prepared plans for that and it should be implemented. It is important to focus on meeting the water requirement of the identified residential areas with the aim of providing space for further residential population in the future. Accordingly, the 2033 drinking water demand (Table 6.6) and the proposed water supply plan (Map 6.8) have been presented, focusing on meeting 100% of the water requirement in residential areas.

Table No. 6.6: Drinking water demand at development zone level, 2033

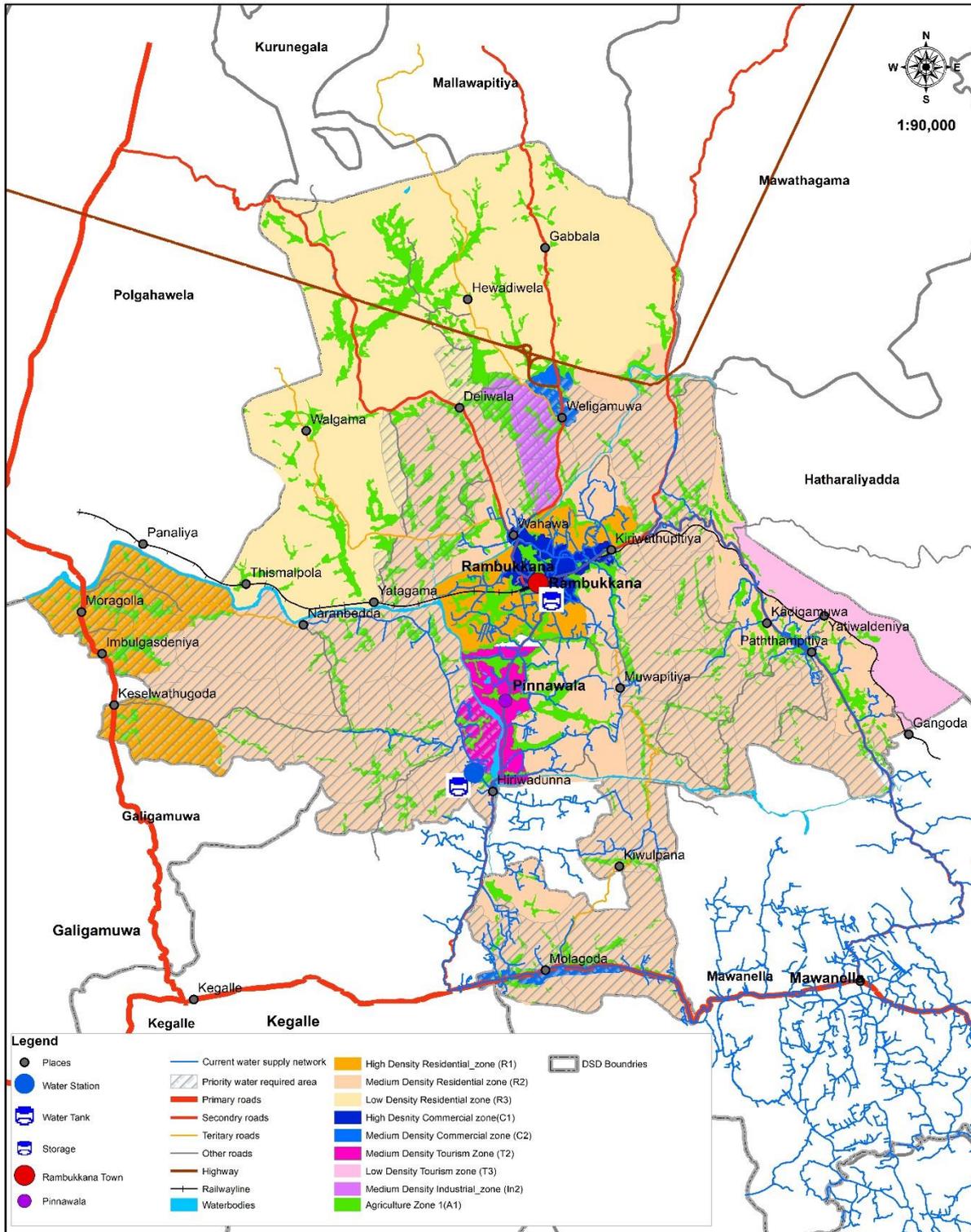
No	Development Zone	Sub Development Zone	Residential Population - 2033	Residential Water requirement per person (Liters)	Total Water requirement for residential (Liters)	
1	Residential Zone	High Density Residential Zone	23118	160	3698880	
		Medium Density Residential Zone	68230		10916800	
		Low Density Residential Zone	25269		4043040	
2	Commercial Zone	High Density Commercial Zone	3881		620960	
		Medium Density Commercial Zone	3537		565920	
3	Industrial Zone	Medium Density Industrial Zone	1916		306560	
4	Tourism Development Zone	Medium Density Tourism Development Zone	4364		698240	
		Low Density Tourism Development Zone	4332		693120	
Water requirement (Liters)					21543520	
Circulation Population- 56,450 X Liter 10= Liter 564,500					564.5	
Total volume of water required - Liter					21544084.5	
m ³					21,544.08	

Infrastructure Facilities Development Strategic Plan

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source: Urban Development Authority, 2022

Map No.6.7 Proposed Water Supply Plan 2023



<p>Proposed Water Supply Plan Rambukkana PS Area</p>	<p>0 1 2 4 km Source: Kegalle District Office Urban Development Authority</p>	<p>Urban Development Authority</p>
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Sabaragamuwa Province **Rambukkana Development Plan 2023 - 2033** Prepared By : Plannijg Team, Kegalle District Office, Urban Development Authority

Source: Urban Development Authority, 2022

b) Electricity and Data Line

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At present, the power supply has been made covering the entire Rambukkana planning area and the electricity requirement is met by Molagoda substation. Electricity lines are laid to cover the entire planning area and the existing supply is sufficient for the daily electricity demand.

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1. Providing necessary facilities to encourage the community to use solar energy to meet the residential electricity requirement.
2. Minimize maintenance costs by using renewable energy for proposed road and park lighting in tourism projects.
3. Creating fast internet facilities to increase easy access to tourist attractions.

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At present, the data cable system has been continuously extended along the main roads. Also, several areas such as Weligamuwa, Kirivandeniya, Halagiria, Hirivadunna-Polgahawela road where signal facilities are not sufficient can be identified. It is necessary to install signal towers with required capacity and provide adequate signal facilities for those places. Improving tourism facilities by providing high-sensitivity signals and high-speed internet facilities, especially in Pinnawala area during the days when a large number of tourists arrive.

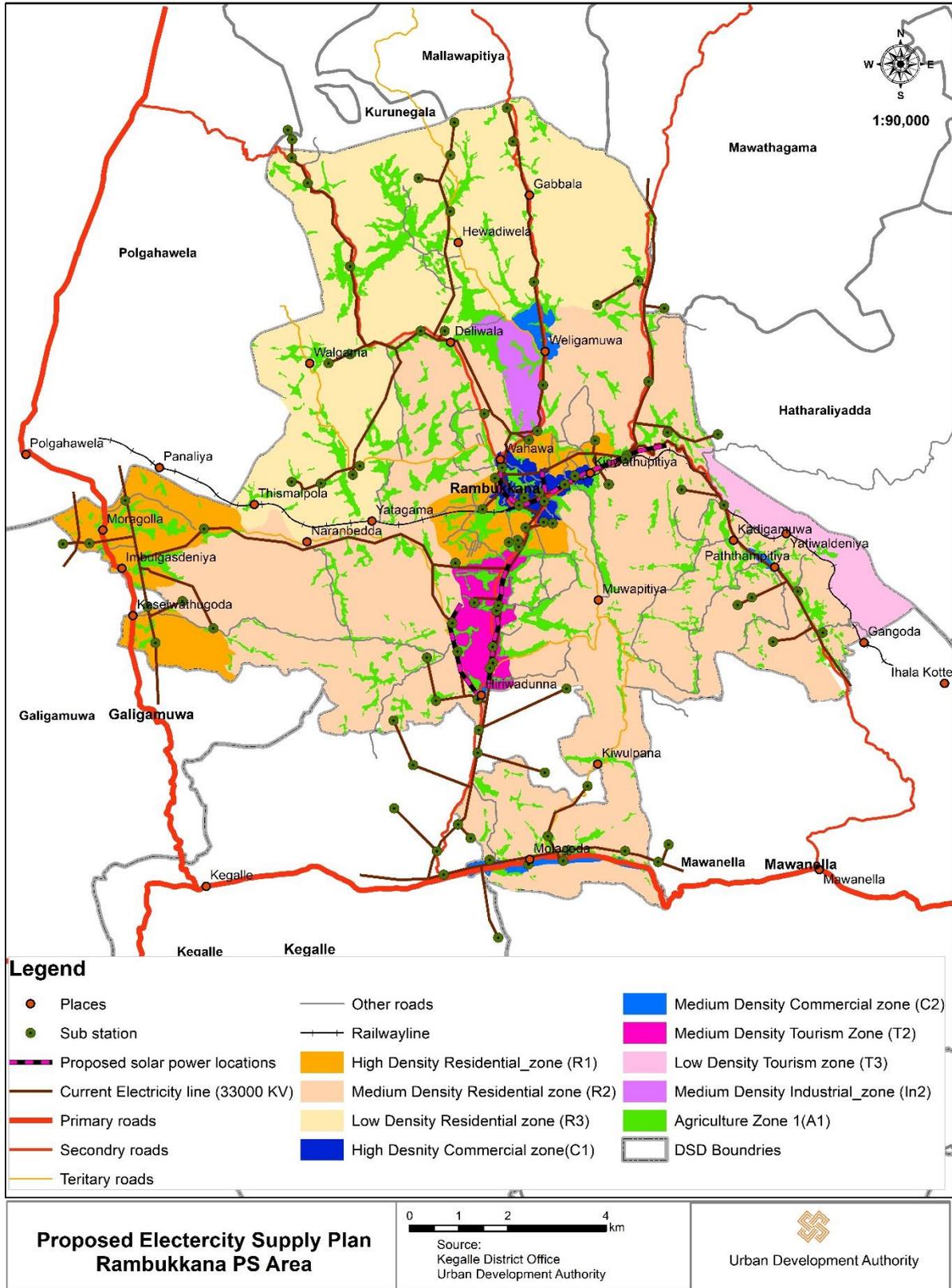
The proposed parks (for example walking lane Phase II) and street beautification projects to be implemented based on the town of Pinnawala and Rambukkana can also meet the electricity requirement of the area by installing solar panels on the sidewalks in the area. Also, through the plan, solar panels can be installed along the proposed cycle path (Senanayake Mawatha) and the sidewalks in the Pinnawala area to meet the electricity requirement for the activities in the area.

Figure No. 6.12: Solar powered street lights and Cycling path with solar panels



Source : Internet (<https://www.theneweconomy.com/energy/technologys-biggest-flops-and-why-solar-roadways-are-set-to-join-them>)

Map No. 6.8: Electricity Supply Plan, 2033



b) Waste Water and Sewage Management

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The rainwater drainage system has been prepared in the Rambukkana urban area. But in only two places (a part of Thomas Silva Avenue and near the public market) the drains have not been fixed because the drainage system is not allowed to be continuous. Accordingly, by 2033, considering the increasing population and circulating population, the wastewater system should be developed from the city center to inland areas. Also, centering on Pinnawala tourist area, it has been recognized that there is a need to develop the drainage system from near the Hirivadunna bridge to Rambukkana town. The area is shown in the maps below Figure 6.10 and 6.11).

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Due to the lack of a plan for sewer management, there is a need to allocate a suitable area for it. This land was allocated considering the requirements to establish a sewage management system, the size of the system to be built and the location of the land according to the calculations made by the National Water Supply and Drainage Board. Accordingly, a land in Halpitiya area belonging to Halpitiya Grama Seva division has been allocated within the Medium Density Residential Zone which has minimum residential distribution and area close to Ma-Oya water source.

Figure No. 6.10: The areas where wastewater management should be developed in the city center



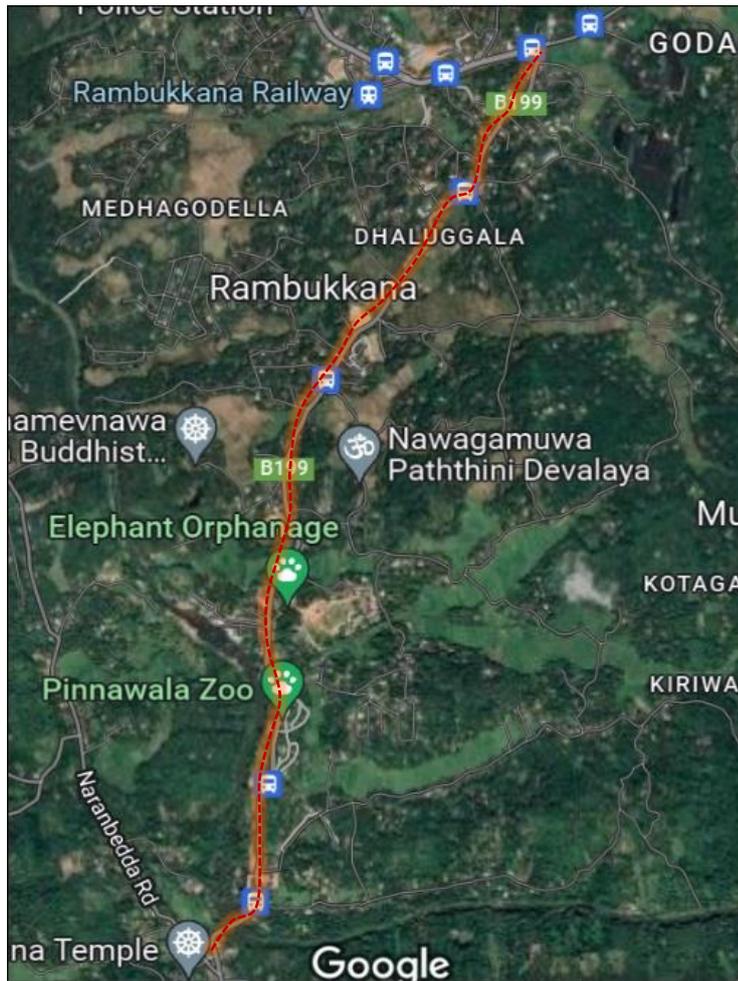
Source: Urban Development Authority, 2022

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Figure No. 6.11: The areas to be developed wastewater management in Pinnawala



Source: Urban Development Authority

c) Solid Waste Management

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In creating a city with a conducive environment for living, it is essential to implement a proper system for waste management. At present, the collection of garbage in the city is done by Rambukkana Pradeshiya Sabha and collects about 6 tons of garbage daily. The garbage collected in this way is successfully disposed of on a land in Gondeniyakanda, which is an acre of land belonging to the Department of Forest. Accordingly, the compost project here is running very successfully and currently there is no problem regarding waste management.

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Figure No. 6.15: Gondenikanda Waste Management Centre



Source: Urban Development Authority, 2022

Table No. 6.7: Expected solid waste generation, 2033

Zone	Residential Population - 2033	Expected solid waste generation (T/D)	Daily circulation population 2033	Expected solid waste generation (T/D)
High Density Commercial Zone	3537	1.5	17,650	7.7
Medium Density Commercial Zone	3881	1.7	8700	3.7
Medium Density Tourism Zone	4364	1.9	24,450	10.7
Total	11,750	5.1	50,800	22.1

Source: Urban Development Authority, 2022

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Considering the amount of garbage disposed by one person per day as 0.4 kg, according to the above table, the expected solid waste generation in 2033 is about 27.2 metric tons. This calculation is based on commercial zones and tourism zone. It has been assumed here that there is space for burying and burning residential garbage in their garden.

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6.5 Economic Development Strategic Plan

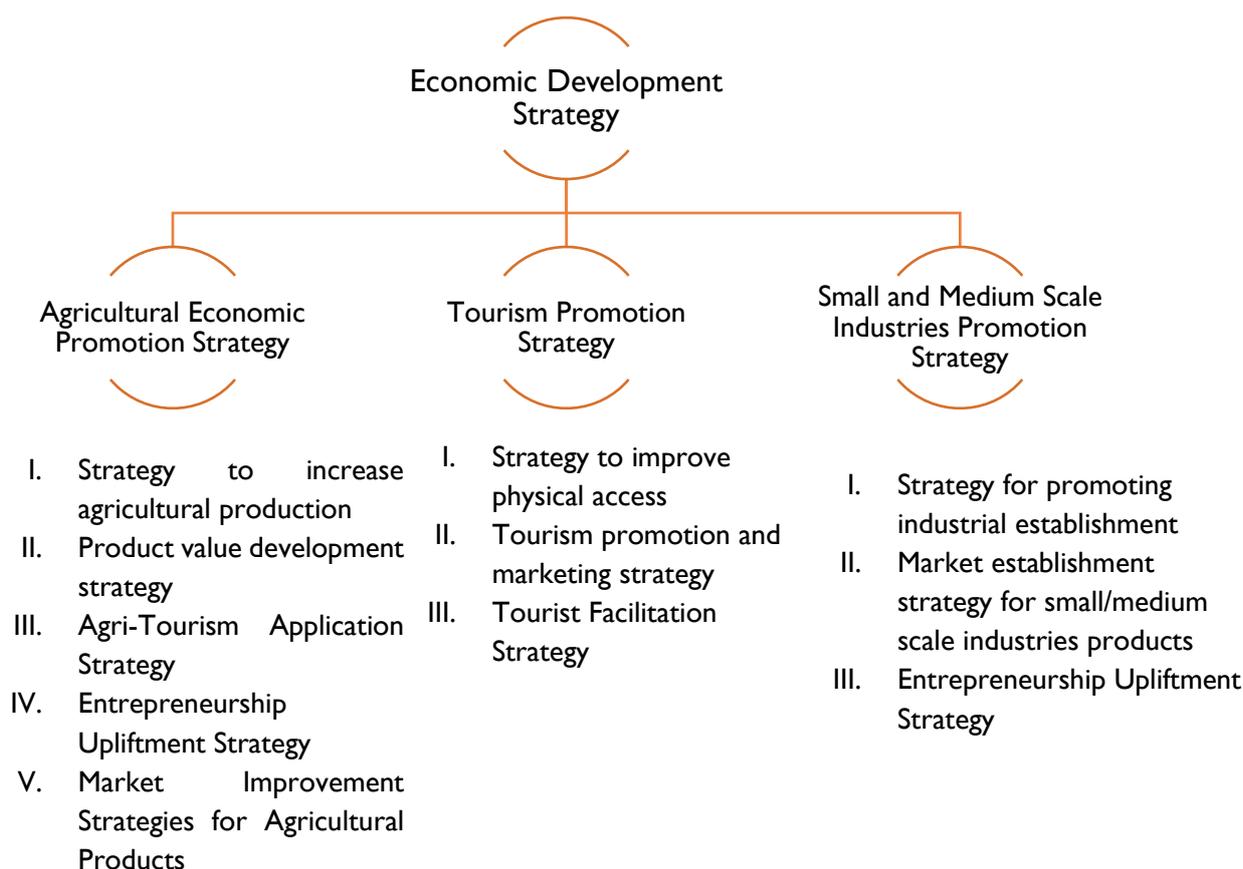
The economic development strategy under the Rambukkana Development Plan 2023-2033 has been identified under the three main economic pillars of the area namely agriculture, tourism and industry. The strategies identified accordingly are listed below. The objective of establishing this strategy is, contributing to increasing regional agricultural production, Promotion of value-added products, increasing opportunities for food production and sales markets, Promotion of agri-tourism concepts, Upliftment of skilled labor and entrepreneurs, Improving the quality and productivity of plantation crops and raising the standard of living of people engaged in various economic sectors.

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Each of the strategies identified under the three sectors of agriculture, tourism and industry are categorized in Figure 6.8 below.

Figure 6.16: Classification of economic development strategies



Source: Urban Development Authority, 2022

Chapter 06 **6.5.1 Agricultural Economic Promotion Strategy**
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Agriculture is the main source of income for the people living in the area. Therefore, various strategies have been identified as follows to increase agricultural production, develop value of products, use agro applications in tourism industry, uplift entrepreneurs and improve market for agricultural products.

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a) Strategy to increase agricultural production

The strategy promotes short-term and long-term food crop cultivation using the existing abandoned paddy lands and government lands in the region to meet the food requirement of the region. At present, about 1476 hectares of paddy fields are cultivated in the area and there are 33.51 hectares of abandoned paddy land. These lands are also suitable for short-term cropping. Therefore, through the intervention of institutions such as the Department of Agricultural Services and the Department of Agriculture, these abandoned agricultural lands will be identified and replanted through new plans, and then, it can increase agricultural production.

Most of the cultivation in this area is done using rainwater and agricultural reservoirs, canals and embankments. Currently, one reservoir and 19 canals & embankments are inactive. It is necessary to develop these agricultural reservoirs, canals and embankments as shown in Table No. 6.8 and 6.9 below and contribute to increase agricultural production.

Table 6.8: Operation of Gondenikanda Reservoir

Reservoir	Water Capacity (feet per acre)	Cultivable area (Acres)
Gondenikanda Reservoir	4	20

Source: Resource Profile, 2019

Table.6.9: Operation of canals and embankments

Canals and embankments			
Water Capacity (feet per acre)	Number of canals and culverts at inactive level	Cultivable area (Acres)	Current Cultivable Area (Acres)
1413.541	19	697.05	580.57

Source: Resource Profile, 2019

b) Strategy for increased of Product value

As agriculture is the main economic avenue of the area, its products can be diversified and used for processing export agricultural products and promoting value addition industries. This will help to increase economic development and employment opportunities in the area. In this area, fruits like banana, mango, rambutan, minor export crops like pepper, coffee, cocoa and many side crops like jackfruit, date palm, polos can be used to promote various products. The plan has also indicated proposals for promoting the fruit processing and canning industry and promoting the organic fertilizer manufacturing industry.

Such projects have also been identified by the USAID - PARTNER program, and Rambukkana has been identified as a suitable area. Accordingly, through this development plan, a suitable location within the industrial zone has been proposed for the construction of a factory for the processing and value addition of agricultural products for export.

c) Strategy to establish formal and strong markets for agricultural products

It has been recognized that there is a need for a formal and strong market for agricultural products produced in the Rambukkana area. Accordingly, it was identified that it would be best to reserve a site for a shop within the railway landscape zone of Rambukkana town and within the Wagolla district agricultural farm. The strategy is expected to strengthen the economy of the local people through the sale of local and indigenous agricultural products such as fresh vegetables and fruits.

d) Agro-application strategy in the Tourism Industry

It is important to promote indigenous and traditional agricultural activities to establish agri-tourism. For that purpose, facilities like Wagolla District Agriculture Center and Mike Flora Orchid Cultivation should be established to implement related pilot projects. This will help to strengthen the economy of the area.

e) Strategy for Improving Agricultural Education and Training

It has been recognized that there is a need to improve education and training in the agricultural sector to uplift agriculture. For that purpose, a proposal has been identified through this plan to improve the Applied Research Unit belonging to the Department of Agriculture and develop it as an Agricultural University.

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In addition to the strategies identified above, it is also essential to provide financial facilities for the upliftment of agriculture and for this, financial facilities can be provided through Regional Rural Banks (RRBs). For this purpose, an agricultural bank belonging to the Department of Agricultural Development -Pinnawala has already been started as a pilot project. Apart from this, the plan also recognizes the promotion of necessary facilities for Community Based Organizations (CBOs).

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f) Promote long-term and short-term interventions for crop damage caused by monkeys in the area

Due to the crop damage caused by monkeys, which is a big problem in Rambukkana area, it has not been possible to carry out any agricultural cultivation successfully. Based on this problem, combinations of strategies are needed to control the monkey menace through short-term and long-term interventions.

Practical strategies such as demarcating food zones in forests are suggested here as long-term interventions. This is expected to limit these animals to the forest areas for their food needs by carrying out the fruit plantations that monkeys like the most. Also, vegetables and fruits left over from the Pinnawala Elephant Orphanage and Zoo can be disposed of in identified forest areas. In addition to this process, it is essential to make necessary policy decisions and make interventions at the institutional level for the systematic sterilization of monkeys. It should be done through the inter-coordination of the relevant departments and institutions.

As short-term interventions, the monkey menace can be controlled to some extent through temporary activities such as the use of bio-acoustics powered by solar energy for agricultural fields, the use of monkey scare guns, and the use of modern monkey traps.

6.5.2 Tourism Promotion Strategy

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The tourism industry that has been created based on the Pinnawala Elephant Orphanage contributes greatly to the economy of the Rambukkana area. More than 5000 direct and indirect employment opportunities are being provided through this region to improve the standard of living of the people. As the only gazetted tourism zone in Kegalle district, the existing problems in the area should be identified and the necessary facilities should be developed to solve them and further increase the tourist attraction, and these have been identified through this tourism promotion strategy as follows.

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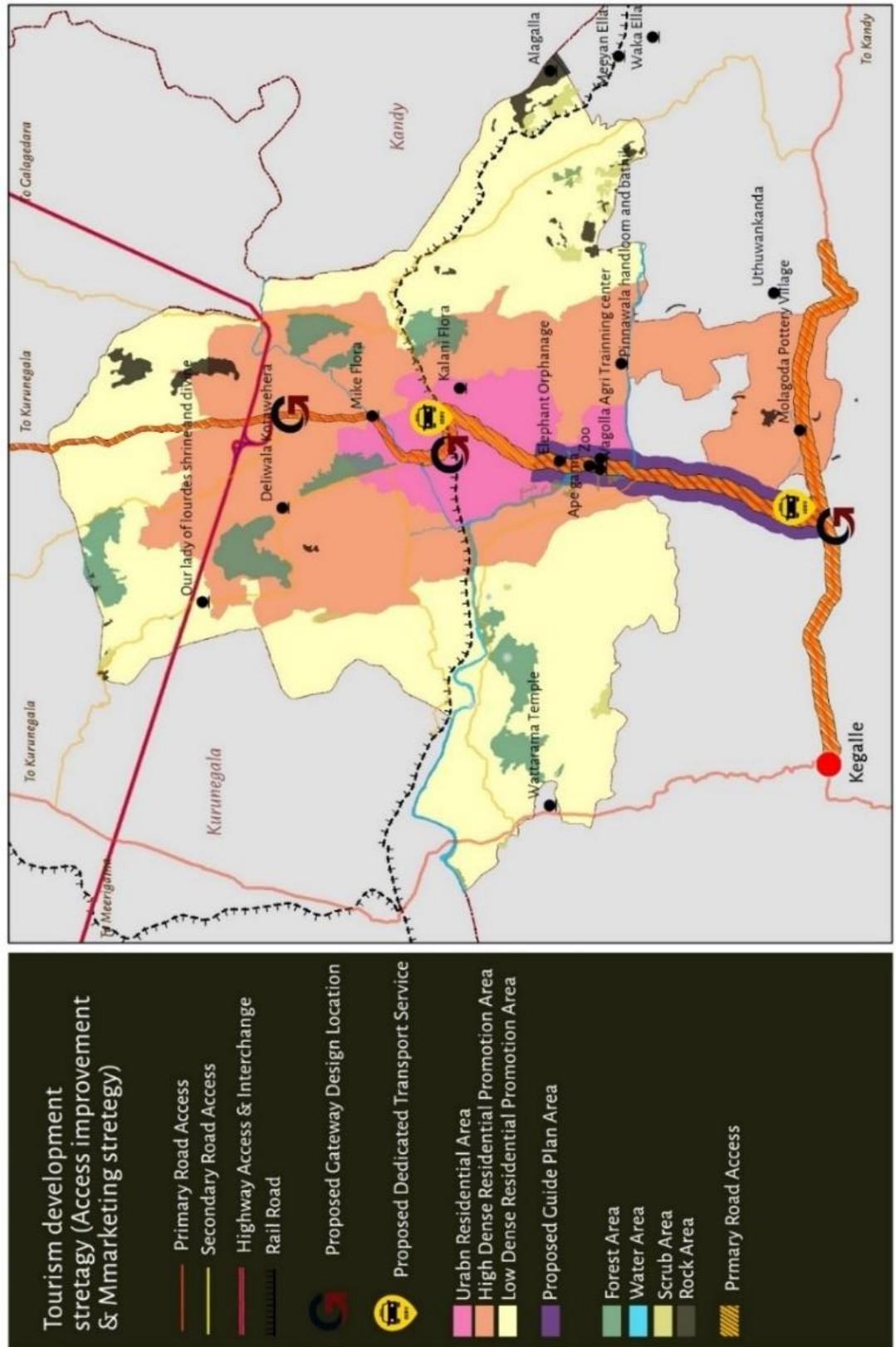
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This strategy is identified by considering the two plans. "Strategic Tourism Plan 2022-2025" issued by Sri Lanka Tourism Development Authority and "Tourism Development Plan - 2023-2038" (Comments and Proposals in the preliminary planning stage) is being jointly prepared by Pinnawala Elephant Orphanage and Zoo.

a) Access Improvement Strategy

It has been recognized that transportation and gateways should be developed mainly for tourism development. Karadupona Junction, Rambukkana Railway Station and Weligamuwa should be developed as the main entrances. This strategy has indicated the provision of necessary facilities to create transport services to improve tourism such as improvement of roads, sidewalks, light towers, and traffic signals, shuttle services / rental vehicles aimed at the tourism industry, and provision of space for a bicycle lane.

Map No. 6.9: Tourism Development Strategy to Improve Access



source: Urban Development Authority, 2022

b) Tourism promotion and Marketing strategy

• Development of existing activities

Elephant bathing, milking, and fruit feeding are the existing activities for which the correlation of tourists is very minimal. It is seen that tourism attraction is gradually decreasing due to problems such as lack of diversity in the current programs and lack of introduction of various new activities.

Although the elephant bathing activity is a very popular feature, compared to (for example) this activity at the Phuket Elephant Sanctuary in Thailand, tourists visiting Pinnawala are not as keen to participate (Figure 6.15, 6.16). But the tourists visiting Pinnawala are very afraid about this activity. One of the main reasons can be identified as taking elephants to bathe without categorizing them. Non-violent elephants and baby elephants can be used for this purpose and the management of the elephant orphanage should consider its practicality.

Moreover, the lack of a public place for the necessary infrastructure (changing clothes and sanitary facilities) has become a problem even though tourists are interested in such water activities.

Strategies

- Develop a proper management program at the Elephant Orphanage and increase the coordination of tourists for activities.
- Introduce new activities that tourists can enjoy and increase the variety of existing activities.
- Establishment of an amenity center (changing clothes and sanitary facilities) near Ma-Oya.

Most of the visiting tourists only visit the Pinnawala Elephant Orphanage and this does not seem to function as a zone. Therefore, it has been recognized as a necessity to operate this area as a zone and by the year 2023, necessary arrangements have been made to issue a combo ticket (Figure 6.17) for both the zoo and the elephant orphanage. It is also planned to develop and maintain the official website of the Pinnawala Zoo Department as a marketing strategy.

Chapter 06 Also, arrangements are being made with Mobitel to reserve tickets through the online
The plan system, which has not been implemented so far. Through this, foreign tourists can easily book tickets from any place.

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Figure No. 6.17: Prices of the issued combo ticket

Ticket Price List	
Pinnawala Elephant Orphanage	
Foreign Adult	15 USD
Foreign Child*	7.5 USD
SAARC Adult	10 USD
SAARC Child*	5 USD
Combo Tickets Pinnawala Elephant Orphanage + Pinnawala Zoo	
Foreign Adult	20 USD
Foreign Child*	10 USD
SAARC Adult	10 USD
SAARC Child*	5 USD
*(Child: Between 03-12 years)	
SAARC Countries	
	

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figure 6.18: Bathing Elephant in Phuket Sanctuary, Thailand figure 6.19: Elephant Bathing in Pinnawala



Apart from this, necessary arrangements should be made to introduce a tourist package based on the tourist attractions available in the area and the region so that a full day can be visited. Through this strategy, especially Alagalla and Gabbala mountain areas can be promoted for hiking. And also, Archaeological sites like Padavigampola Galmassa and Daliwala Kota Vehera can be promoted as tourist attractions place. It has also been recognized that there is a need to implement other administrative activities including the issuance of tickets through inter-coordination between the relevant agencies in order for the Pinnawala tourism zone to function as one zone.

- **Promotion of volunteer service programs among local and foreign interest groups**

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Promoting volunteer service programs is a popular activity around the world. Through the organization of these programs, tourism promotion about Pinnawala is expanded and it can be done through various social groups and social media. At present, volunteer groups are involved in cleaning activities at the Pinnawala Elephant Orphanage and are issued a valuable certificate (Figure 6.20). By maintaining such promotional activities for a long period of time, maintenance costs can also be reduced.

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It is important to implement volunteer service programs not only for maintenance but also for various educational activities. Voluntary service programs can be organized for children especially as they are very fond of activities like drawing. It is possible to organize voluntary service programs for that purpose and promote such activities among local and foreign interest groups using non-violent baby elephants and elephants. Such volunteer programs can be seen at the Phuket Elephant Sanctuary in Thailand (Figure 6.21). There is a need to improve the facilities and background for such activities in Pinnawala tourism region.

Figure No. 6.20: How the Pinnawala Elephant Orphanage Volunteer Service Programs work



source: Pinnawala Elephant Orphanage, Face Book

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figure No. 6.21 How Volunteering Programs Work in Phuket Elephant Sanctuary, Thailand



source: <https://elephantjunglesanctuary.com/phuket/> (from internet)

- **Introduction of new tourism attraction activities**

It is expected to increase tourist attraction by introducing new activities in this region, not only existing activities. For that, walking with elephants, introducing a new natural tourist village and promoting night time activities have been identified as basic activities to be done.

Foreign tourists are very fond of walking with elephants. In Pinnawala area, such activities are carried out by the private sector, but there is no formality. If necessary, actions are taken by the Pinnawala Elephant Orphanage, these activities can be maintained with regularity. This plan has introduced a new natural tourism village centered on Owella village which will help to increase the tourist attraction and keep them in the area for a longer period of time. It has also been recognized that there is a need to create a diverse tourist village including housing-related tourist stops. The purpose of this is to use a park where small children can enjoy, a suitable environment for photography, night activities, participation of tourists in agricultural activities, protecting the rural natural environment and bringing in more tourists and staying at least one night.

Figure 6.22: Walking activity with elephants

Figure 6.23: Current situation in Owella village



Source: Urban Development Authority and from Internet, 2022

The plan has also focused on providing necessary facilities to promote adventure tourism activities. Developments such as development of Ma-o-ya islands, development of bathing places and boating riding / cable car services have been identified accordingly.

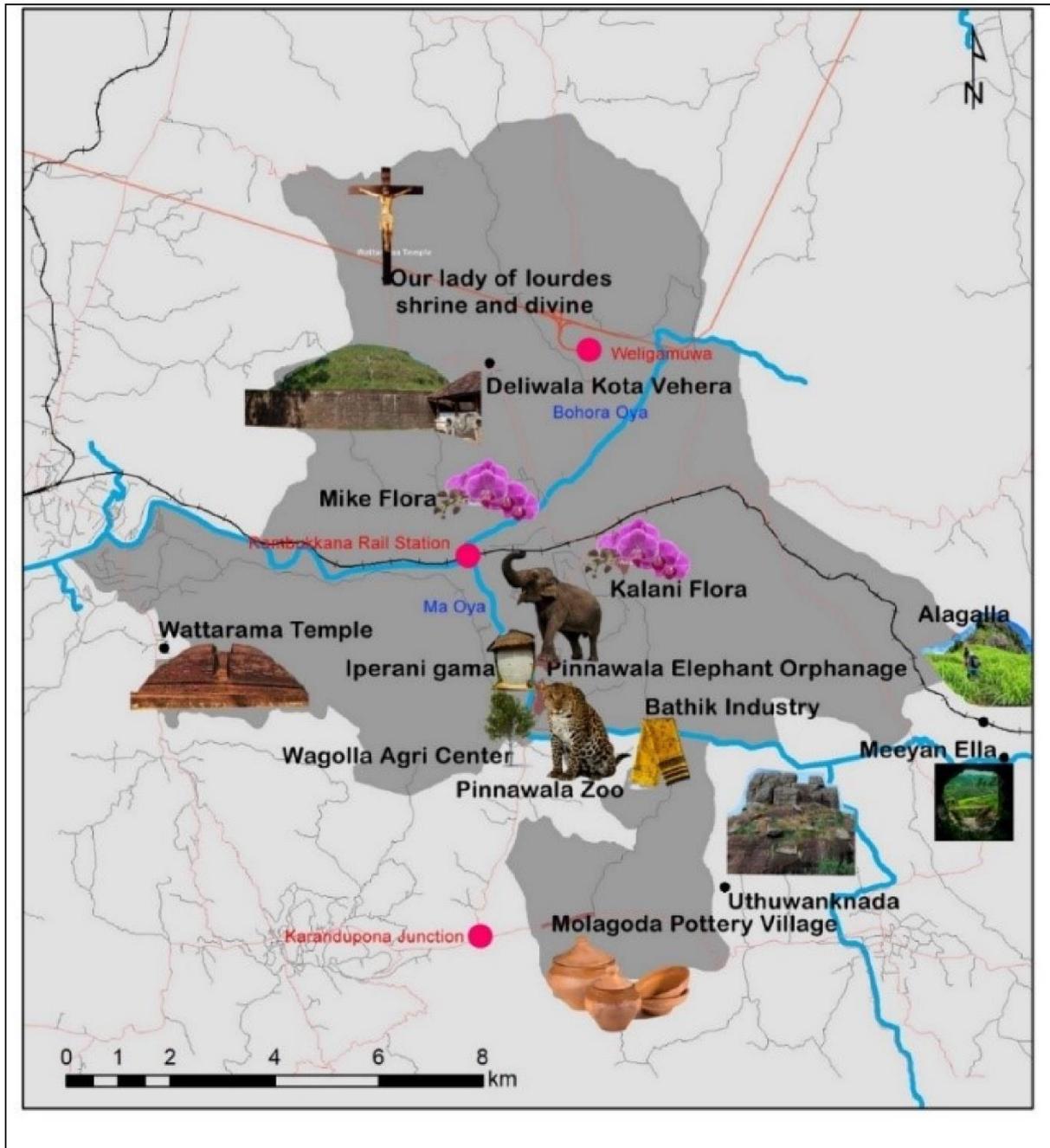
Alagalla Mount and Gabbala Mount are suitable for promoting hiking and camping and are popular spots for many local tourists. As well as, these places can also be introduced to foreign tourists. Apart from this, strategies such as promotion of places with archaeological and historical value, promotion of small industries such as Molagoda pottery, elephant dung production industry for tourism, and promotion of agri-tourism business can be promoted. Through this, the resources within the area can be developed and contribute to the development of the area economically.

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map No.6.10: Tourist Attractions in and around Rambukkana



**Proposed Tourism Development Plan
Rambukkana PS Area**

Source:
Kegalle District Office
Urban Development Authority



Urban Development Authority

Sabaragamuwa Province

Rambukkana Development Plan 2023 - 2033

Prepared By : Planning Team, Kegalle District Office,
Urban Development Authority

Source: Urban Development Authority, 2022

- **Using different social media for tourism attractions**

It has become essential to use various social media to increase tourist attraction. Currently, Pinnawala Elephant Orphanage is losing tourist attraction due to a misconception among foreign tourists about chaining elephants. The main reason for this is the presence of mostly untamed elephants. Necessary facilities should be prepared to properly inform tourists about this situation (inform them after arriving at the premises), separate tame elephants and promote them in recreational activities. To further increase tourist attraction and awareness, necessary promotional activities can be done using social media networks such as Facebook, WhatsApp, Twitter, Linking, YouTube, etc.

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Figure No. 6.24: A program by a private youtube social media activist on Pinnawala



Source: youtube social media, 2022

Chapter 06 **b) Tourist Facilitation Strategy**
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- In order to improve the quality of services provided to the current tourist attractions, it is necessary to improve the facilities as follows.
- Infrastructure Facilities Development Strategic Plan
- Physical Infrastructure Facilities Development Strategies
- Provision of efficient and diverse transportation facilities (rentals/taxi/ three-wheelers/bicycles)
 - Provision of necessary facilities for information and guidance (a tourist information centre, movement signs etc.;
 - Establishment of a well-managed security system to prevent fraud and anti-social activities at identified specific locations (CCTV - Rambukkana and Pinnawala, Tourist Police)
 - Creation of diversified accommodation facilities (star-class hotels/hotels/ homestays and others)
 - Development of tourist facilities service centers to meet basic needs of visitors.
 - Provision of adequate infrastructure for parking, sanitary facilities, rest areas etc.
 - Façade reconstruction of the temporary shops erected on the Kegalle road in front of the Pinnawala Elephant Orphanage and the path leading to elephant bathing.
 - Further development of Ape Gama premises and Hela Bojun restaurant to provide quality service.

d) Creating night time activities for tourists

It is important to create the necessary night activities to increase the number of tourists who come to the Pinnawala tourist area and stay at least one night in the area. Since foreign tourists are mostly interested in these night activities, the necessary arrangements can be started for it. In the year 2016, a Kohomba Kankariya cultural festival was held in the premises of "Ape Gama" at night and a huge number of tourists participated in it. But after that no such activity has been organized in this area. By resuming recreational activities at night time especially with 'Ape Gama' and Pinnawala Zoo as the core, more tourism attraction as well as the economy of the area can be further increased.

Strategies

01. Introducing new cultural events in the premises of 'Ape Gama' (Kohomba Kankari Shanthikarma, Puppet Shows, Kolams, Nadagams, Dance equipment, Parades etc;)
02. Organization of “Night Markets” in association with shops, tourist hotels and Wagolla District Agricultural Centres.

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Chapter 06 **6.5.3 Small and Medium Scale Industries Promotion Strategy**
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a) Strategy to promote the industrial establishment

The accessibility of the railway line and the potential of the expressway can be taken into consideration for the development of existing small and medium scale industries in the area. Here, the area close to the proposed expressway entrance from Wahava on the Katupitiya-Kurunegala road to Weligalla has been identified as the most suitable for industries. It is expected to be promoted as an industrial zone through the zoning plan, thereby providing space for suitable industries.

Table No. 6.10: Current status of Vocational Training Institutes in Rambukkana area

Institution	Ownership	VTC Registration	Teaching Staff
Rambukkana Vocational Training Center	Government	yes	3
Weligamuwa Michanical capentory School (Industrial Development Authority)	Government	No	0
Handloom Fabric Industry Training Center (Industrial Development Authority)	Provincial Government	No	1
District Agrarian Training Center	Provincial Government	No	3
Yourth Service and Vocational Training Center	Private	No	2

Source: Resource Profile, 2019

b) Market establishment strategy for small/medium scale industries products

It is recognized that there is a need to have markets for the products of small/medium scale industries and for that there is a need to establish formal and robust markets in the three areas of Rambukkana town, Pinnawala tourist area and Molagoda Handicrafts Showroom (Redevelopment) which have a high itinerant population. It is also possible to provide opportunities to promote the product (holding exhibitions, selling) in the same places.

Figure No. 6.25: Suitable places to locate industrial markets



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Physical
Infrastructure
Facilities
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Strategies

Source: Google Maps and Internet, 2022

c) Entrepreneurship Upliftment Strategy

In order to improve the industrial sector, it has been recognized that it is important to create facilities for improving vocational training and education (Vidatha Training Center) in the small-scale industrial sector. It can be identified that the existing vocational training centers in Rambukkana area are not functioning properly and the details are as follows.

These existing Vocational Training Centers can be developed and vocational knowledge can be improved to a greater number of children living in the area, unemployed women and people who are interested in self-employment. Through this, the economy of the people and the area will be strengthened.

Provision of finance through regional and rural banks is also very important for the development of the industrial sector. It has been recognized that more opportunities should be given in terms of providing necessary land allocations and approvals for establishing such facilities.

Chapter 06 6.6 Sustainable Environment Strategic Plan The plan

Infrastructure Facilities Development Strategic Plan	The proposed vision will be achieved by carrying out sustainable environmental development within the Rambukkana Pradeshiya Sabha planning area. Therefore, this sustainable environment strategic plan has been prepared considering Ma- Oya, Rambukkan Oya as an area populated by water sources and forests. Accordingly, the sustainable environment strategic plan consists of 4 main sub-sections.
Physical Infrastructure Facilities Development Strategies	<ul style="list-style-type: none">o Environment Conservation Plano Spatial plan of public outdoor and recreational activitieso Cultural and Heritage Management Strategic Plano Disaster Management Plan

6.6.1 Environment Conservation Plan

The objectives of this plan can be stated as the conservation of the area by creating systematic land uses in the environmentally sensitive areas identified through the sensitivity analysis. Through this strategy, the main water sources within the planning area, other waterways connected to those water sources, and all waterfront areas like canals, streams, rivers, lakes, and ponds, and all reserve forests will be preserved.

Strategies

Identification of protected areas for conservation of water front areas

- I. Ma-Oya, Rambukkan Oya and Kuda Oya water reserves

Reserves should be maintained in the above water sources as indicated by the building limits to be placed for streams/rivers mentioned in Chapter 09. As well as, this reserve shall be subject to the recommendations of the Department of Irrigation and the recommendations of the Sri Lanka Land Reclamation and Development Corporation.

6.6.2 Public Outdoor Recreation Spatial Plan (PORS)

Chapter 06 The plan

According to the Urban Development Authority's planning standards, 1.4 hectares per 1000 population should be set aside as public outdoor open space in the development plan. In the census report, the population for the year 2022 for the Rambukkana Pradeshiya Sabha area is 100,205. According to data analysis of the development plan, the population is projected to be 134,647 by 2032. Accordingly, by 2032, at least 188.5 hectares of land should be set aside as public open spaces.

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Public Outdoor
Recreation Spatial
Plan (PORS)

Strategies

I. Redevelopment of playgrounds in Rambukkana Pradeshiya Sabha area

The plan proposes reorganizing all existing playgrounds and children's parks to standards. Improving the facilities of these stadiums and setting up procedures for their maintenance, construction of new sports stadiums, indoor sports stadiums and infrastructure can be further mentioned.

Figure 6.26: Mahipala Herath Stadium



Figure 6.27: Wahawa Childern Park



source: Urban Development Authority, 2022

II. Redevelopment of Oya and canals within the Rambukkana Pradeshiya Sabha area

It is also proposed to develop the identified reservations of Oya/stream as linear parks. Unauthorized construction/landfilling will be restricted by developing the reservation boundaries as linear parks. It can also be used to get recreational facilities. Sports grounds, exercise lanes, waterside sports, etc. can be specified as permissible uses for places reserved for recreational facilities. It is also suggested that other proposed linear parks in the city should be developed according to eco-friendly sustainable landscape concepts to provide recreational facilities for the general public.

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- Control unauthorized construction by enforcing laws and regulations related to open land.
- Enforcement of laws and regulations regarding 10% open space allocated in land and sub-divisions and use of said land only for direct recreational facilities.

III. Improvement of social recreational facilities

Public Outdoor
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This plan proposes that sports clubs, tourist hotels, resorts and tourist bungalows should be established with standards to meet the needs of local and foreign tourists.

IV. Improvement of tourism facilities (Pinnawala Tourism Zone)

Places that provide affordable accommodation for local tourists, as well as attractive places for local and foreign tourists and researchers coming for environmental studies (related to forest reserves), should be developed in an environmentally friendly manner. It can lead to their long stay. Other direct and indirect facilities related to tourism should be identified and developed, especially tourist bungalows, hotels, public transport facilities, and cultural performances specific to the area. It is proposed to develop the necessary facilities in the area around the Oya with control measures. By establishing and developing high-quality tourist bungalows, hotels, public transport facilities, health centers, Ayurvedic centers and resorts with swimming pools for foreigners, the tourism industry can be developed and a direct contribution can be made to the economy.

V. Allocation of space for tree planting strips on both sides of roads

For this purpose, the planting of indigenous plant species suitable for the space on both sides of the main roads and suitable for the climate can be used. Choosing different types of plants to give identity to each region and planting trees to improve biodiversity leads to city beautification. The types of plants suitable for tree planting in this area can be listed as follows. Also, the roads to plant trees are as follows.

In road development activities, formal landscape plans should be selected according to city development concepts and development projects should be implemented. (Suitable types of plants for tree planting are mentioned in Annexure II.)

Identified Roads for Tree planting

1. Colombo – Kandy Road (A01)	-	4.8 Km
2. Polgahawela- Kegalle (A19)	-	2.52 Km
3. Galagedara- Rambukkana (B122)	-	0.96 Km
4. Karadupana - Rambukkana (B199)	-	5.46 Km
5. Mawathagama-Muwankanda (B281)	-	5.44 Km
6. Rambukkana-Katupitiya (B384)	-	10.04 Km
7. Rambukkana-Mawanella (B385)	-	10.03 Km
8. Bulugolla-Dobemada-Wahawa (B475)	-	9.7Km
9. Rambukkana Alternative Road	-	0.39 Km

Infrastructure
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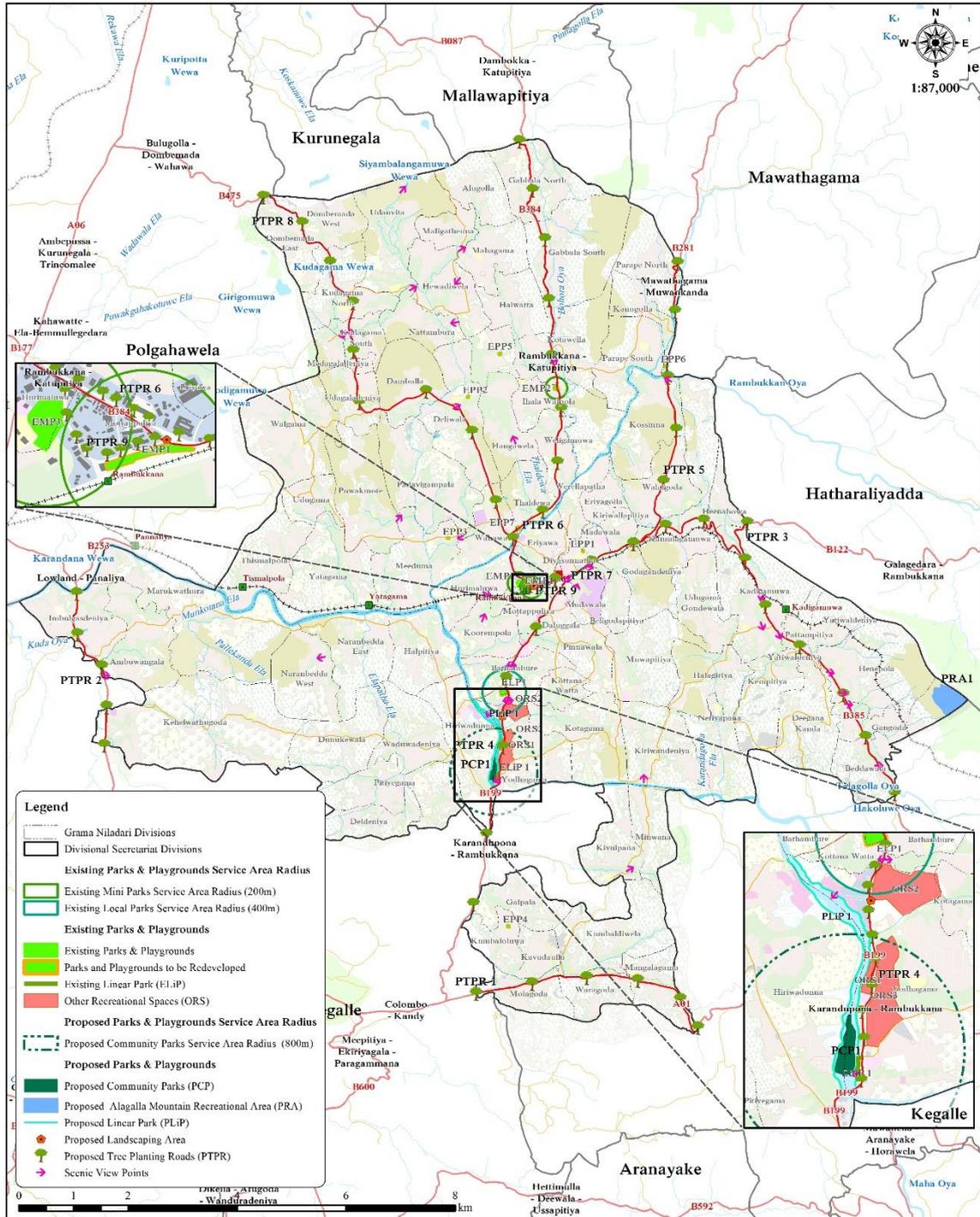
Public Outdoor
Recreation Spatial
Plan (PORS)

figure No.6.28: Tree planting both side of the roads



Source: Internet

Map No. 6.11 : Proposed Public Outdoor Recreation Spatial Plan for Rambukkana Pradeshiya Sabha Area



<p>Proposed Public Outdoor Recreational Space (PORS) Plan For Rambukkana Pradeshiya Sabha Area</p>	<p>Source : Landuse Map (UDA - 2019, Google Maps - 2020, Field Survey Data (UDA) - 2021</p>	 Urban Development Authority 2022 November
Sabaragamuwa Provincial Office	Rambukkana Development Plan 2023 - 2033	Prepared by - Environment & Landscape Division

Source: Environmental and Landscape Division, Urban Development Authority, 2022

VI. Identify scenic viewpoints in the planning area

Many scenic spots can be identified in Rambukkana Pradeshiya Sabha area. Among them, places such as Ma Oya view (Kegalla-Rambukkana road and Polgahawela - Kegalle road), the scenic area around Alagalla mountain range (Rambukkana-Mawanella road and Rambukkana town - roundabout area and Kegalle road with railway gate) and Utuwankanda view (Colombo-Kandy main road) can be mentioned. It is expected to protect the beautiful environment and promote indirect recreational places by carrying out development activities in such a way as to preserve these scenic spots.

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Plan (PORS)

By laws and regulations will be enforced through this development plan to control signboards and constructions that obstruct scenic views of these roads. For this, it is expected to identify and protect the existing scenic spots in the area, discourage all development activities that affect/obstruct the scenic views, open the roads and water fronts around paddy fields and thereby provide a recreational experience to the public.

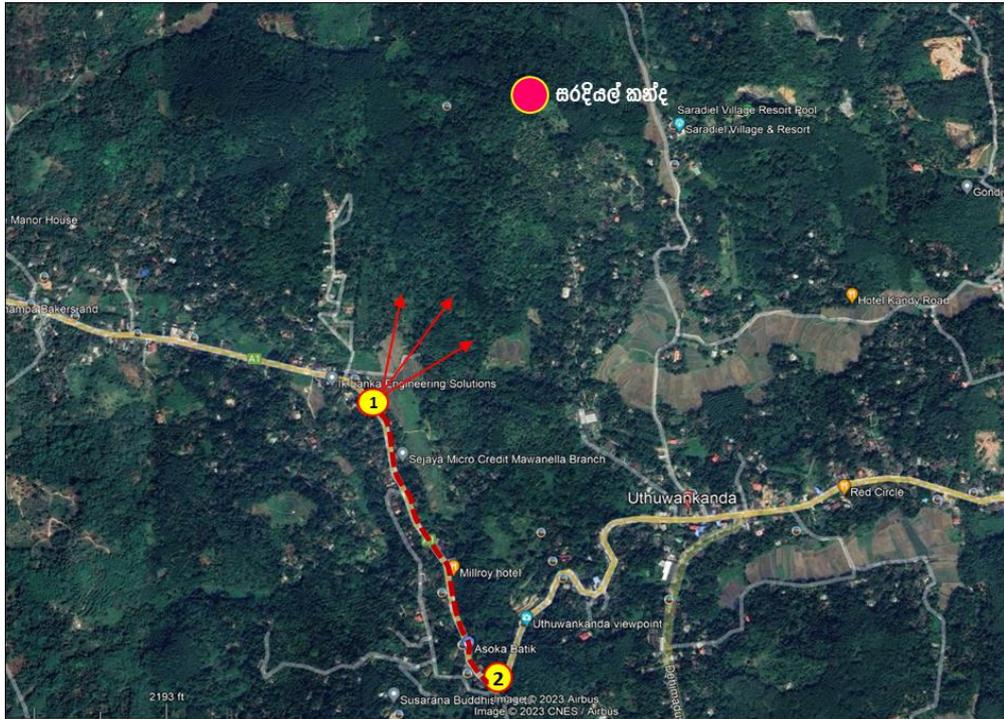
Based on these unique locations, viewpoint analyses were done (as specified in the applicable density zoning regulations) which would facilitate the determination of building height. Regulations have been prepared accordingly.

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Figure No. 6.29: View of Alagalla mountain to Rambukkana town and Rambukkana - Mawanella road

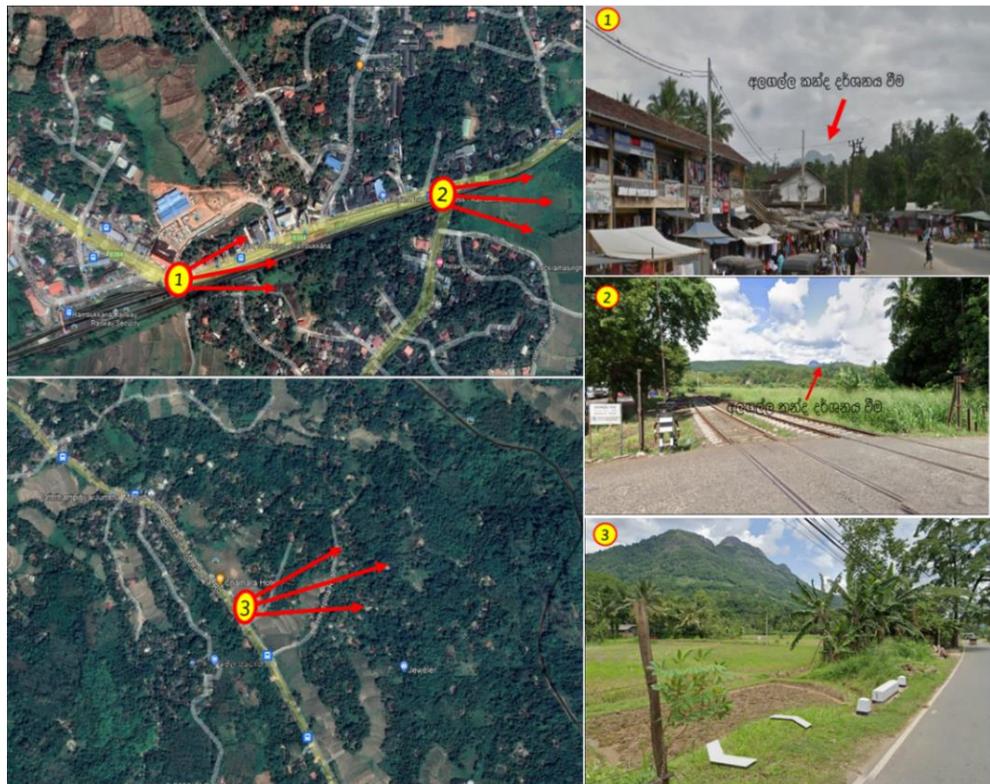
Infrastructure
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Source: Environment and Landscape Division, Urban Development Authority, 2022

Figure No. 6.30: View of Uthuwankanda Saradiel Rock in the Mangalagama area on the Colombo-Manuwara Road



Source: Environment and Landscape Division, Urban Development Authority, 2022

6.6.3 Cultural and Heritage Management Strategic Plan

Chapter 06 The plan

Many places of cultural and ancient value can be identified in the area. Among them, the archaeological department can identify some places that need to be conserved. The Department of Archeology has identified a lot of historical information as well as what can be presumed to belong to the prehistoric period from areas such as Padavigampala, Daliwala, Meeduma, Dambulla, Udanwita, Mottappuliya, Narangbedda, Parape, Diyasunna, Kadigamuwa, Kumbaldiwela, Mangalagama etc.

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Cultural and
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Management
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Strategies

- I. Conservation of only culturally, historically and archaeologically important monuments under archaeological methods.
- II. To create tourist attraction through proper maintenance of preserved monuments
- III. To create awareness about the historical and cultural archaeological value and to promote local and foreign tourism programs through connectivity of monuments and contribute to the national economy.
- IV. Preservation of heritage based on conservation and scientific research. (Paintings of Keladambulla Temple, Paintings of Diyasunnatha Keerthi Sri Rajasingha Raja Maha Vihara, Buddha Statue and Stone Carved Gate)
- V. Value contribution to the national economy by improving infrastructure and formal trade activities (replica) for visitors.
- VI. Achieving national economic and social needs by conserving the existing monuments in such a way as to preserve their archaeological, historical and cultural value and Redevelopment (by means of souvenir photographs). (Ex. Padavigampala Galmassa, Dalwala Kota Vehera, Kudagama Church, Meeduma Walawwa)
- VII. Inclusion of more tourist attraction monuments in the Tourism Guide Plan of the Tourism Board (Ex. Dalwela Kotavehera, Meeduma Rajamaha Vihara, Padavigampala Galmassa, Udammita Raja Maha Vihara, Maliyadeva Arahatta Temple)
- VIII. Planning temples of national importance based on scientific research for the education of future generations and to enhance tourist attraction. (Kela Dambulla, Diyasunnatha Keerthi Sri Rajasingha Raja Maha Vihara, Udammita Raja Maha Vihara, Maliyadeva Arahatta Temple)
- IX. Visualization of archaeological sites, monuments and movable artifacts.

Chapter 06 X. Educating the public, students through publications, conferences and seminars
The plan (This can also be done through communication methods including the Internet)

Infrastructure
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XI. The Home Stay concept created under the Divinaguma project in Padavigampala village is the first tourist hospitality home concept currently operating in Sri Lanka. Here traditional food preparation methods, traditional customs and various arts and crafts can be promoted. In this village, by displaying the names of other archeological places in the area and the route, it is possible to attract tourists to those places as well.

Cultural and
Heritage
Management
Strategic Plan

6.6.4 Disaster Management Plan

Chapter 06 The plan

Landslide-prone areas can be defined as specific existing disaster situations that can be identified within the Rambukkana Pradeshiya Sabha area. Therefore, risk mitigation strategies have been identified as follows.

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6.6.4.1 Landslide risk mitigation strategies for landslide prone areas

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Plan

By securing landslide-prone areas, the damage to people and property will be reduced, future water resources will be protected, and soil, animals, plants and crops will be protected. Through the implementation of these projects, it is expected to stabilize the physical environment that can be faced in a disaster situation. If the construction work is carried out in the landslide prone areas identified by the National Building Research Organization, clearance from the National Building Research Organization must be obtained. The strategies that can be taken to prevent and protect against landslides are as follows. (Source - Tips for building a safe house - National Building Research Organization)

- I. Prevention of illegal use of land
- II. Cultivation and preparation of land in the Helmalu method
- III. Controlling the use of agricultural land for other purposes
- IV. Controlling the spread of inappropriate crops that are prone to soil erosion on land
- IV. Instead of cutting and removing the soil while designing the buildings, the construction of the building in accordance with the nature of the land should be done using the Helmulu method
- V. Adherence to proper technical guidelines in provision of infrastructure
- VI. Minimizing the process of landslides by grazing on a hilly surface
- VII. Use of techniques to absorb surface water to control landslides and floods.
- VIII. Protection of soil through construction of sidewalls and contour drains.
- IX. Development of mountain areas in an environmentally friendly manner so as to minimize the damage caused by slope collapse and cutting.
- X. Designing building plans and introducing regulations to prevent landslides

Chapter 06 **6.6.4.2. Incorporation of recommended practices for respective zones**
The plan **according to Landslide Risk Zoning of National Building Research**
Organization

Sustainable
Environment
Strategic Plan

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Management
Plan

Landslide risk zoning has been done by the National Building Research Organization under the three main zones of high risk, medium risk and low risk and separately recommended practices and non-recommended practices have been introduced for those zones. As mentioned in the table below, disaster risk can be reduced by taking those guidelines into consideration while carrying out development activities.

Table No.6.11: Approved uses and permissible uses in landslide hazard zones

Zone	Permissible Uses	Non-permissible uses	Other requirements
High risk	<ul style="list-style-type: none"> • Park afforestation, forest reserve parks, plant nurseries, parks, open spaces, and playgrounds. • Crops recommended for slopes. • Residential activities recommended by Urban Development Authority and National Building Research Institute. • cultivation according to the Contour line. • Temporary buildings. 	<p>Industries. Educational institutions. Places of public gathering, places of financial activity, animal breeding centers.</p>	<ul style="list-style-type: none"> • All construction should be done in accordance with slope gradients and other safety measures. • Special sewage treatment methods should be introduced. • Obtaining approval from relevant institutions <ul style="list-style-type: none"> - UDA - Disaster Management Center. - National Building Research Organization - Adequate traffic parking facilities and waste disposal facilities should be provided.

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Zone	Permissible Uses	Non-Permissible Uses	Other requirements
Medium risk zone	<ul style="list-style-type: none"> Residential Activities Industrial activities, Garden, Playground. Open space, Resting and entertainment activities. Cultivation activity Estate cultivation Institutional Public development activity Public gathering center. Banking activity Multipurpose buildings recommended by weight. Cultivation according to the Contour line. 		<ul style="list-style-type: none"> Construction should be done under all other safety measures in accordance with the relevant ground slopes. Special sewage treatment methods should be introduced. Obtaining approval from relevant institutions <ul style="list-style-type: none"> - UDA - Disaster Management Center. - National Building Research Organization <p>Adequate traffic parking facilities and waste disposal facilities should be provided. (Disaster Resistant)</p> <ul style="list-style-type: none"> cultivation according to the Contour line.
Zone	Permissible Uses	Non-Permissible Uses	Other requirements
Low risk zone	<ul style="list-style-type: none"> Residential (less Plot coverage) Industries Allocating space for Highrise buildings. Public gathering places. Government and semi-government buildings. Administrative complexes, educational and training institutes, cultural centers, religious Places, community halls, museums, and parking complexes. Parking lots. Cultivation and plantation industries. Power generation stations. 		<ol style="list-style-type: none"> All construction should be done according to the Contour line. All planting should be done according to the contour line method and under other protective measures. Sewerage treatment systems should be introduced Recommendations should be obtained from Local authorities and National Building Research Organization. Adequate parking facilities should be provided.

Sustainable Environment Strategic Plan

Disaster Management Plan

Source: National Building Research Organization, 2022

Chapter 06 The plan

6.7 Strategic plan for project implementation

6.7.1 Introduction

Strategic plan
for project
implementation

The Rambukkana Development Plan identified the Rambukkana Pradeshiya Sabha area as a prosperous Agri-tourism town to be developed in all aspects, physical, social, environmental, and economic. A number of strategic projects have been identified to be implemented in the strategic plan area. There, development projects have been identified in such a way that the existing problems and potentials of the area can be utilized to the maximum extent.

Introduction

Prioritization of
projects

6.7.2 Prioritization of Projects

First priority
projects

The projects identified in the proposed Rambukkana Development Plan for the year 2033 have been arranged in terms of physical, social, economic and environmental according to the prioritization of stakeholders. Accordingly, project prioritization has been done focusing on all aspects of project time, project cost, and compliance with the proposed development concept. (Annexure 12)

First priority projects

1. Development of Senanayake Mawatha as an alternative Road
 - Expand and develop Senanayake Mawatha
 - • Construction of a new road to connect to Senanayake Mawatha and Hurivaluwa Road and widening and developing the connecting Talgas Kumburawatta Road.
 - • Construction of a flyover over the railway line (the location joining Senanayake Mawatha)
2. Widening and developing the Kegalle-Rambukkana road
3. Redevelopment of bus stand
4. Construction of commercial complex
5. Construction of a tourist information center inside the railway station
6. Development of vehicle parking place in front of Pinnawala Elephant Orphanage and redevelopment of unauthorize stalls
7. Redevelopment of Pinnawala Ayurvedic Panchakarma Institute as a Tourist Wellness Center
8. Waste Water Management Project
9. Development of Wagolla Vocational Training Centre
10. Construction of an Export Agricultural Value Addition Factory

11. Pinnawala Walking Lane Project-Phase II
12. Construction of proposed flyover near Pinnawala National School
13. Construction of a children's park in Rambukkana town
14. Construction of a new parking lot at Modarawatta for tourist buses coming to Pinnawala
15. Creating a landscape that increases tourist attraction from Karadupana junction to Pinnawala on the Kegalle Rambukkana Road

**Chapter 06
The plan**

Strategic plan for project implementation

Second priority projects

Second priority projects

1. Development of Rambukkana - Mawanella road as two lanes up to 5 km
2. Development of rest of the drainage system in the city
3. Construction of alternative road to connect Polgahawela road through Hirivadunna Andiramada near Hirivadunna Samurdhi Bank and bridge
4. Redevelopment of Vocational Training Centers in the area (Weligamuwa Carpentry School, Molagoda Hand Machine Workshop and National Crafts Council)
5. Construction of proposed alternative road for the keballawatta Bingeya
6. Construction of a proposed new road extending Hospital Road to Katupitiya Road
7. Development of Goodshed building in the city in arcade style
8. Construction of a bathing pier near Pinnawala-Ma-Oya
9. Enhancement and development of the Adaptive Research Unit under the Department of Agriculture as an "Agricultural Research University"
10. Redevelopment of Common Market
11. Widening and developing the Katupitiya-Kurunegala road
12. Construction of a vine bridge across the Pinnawala-Ma-Oya
13. Development of Wahava Children's Park
14. Establishment of Agricultural Produce Markets in Wagolla District Agriculture Training Center Premises
16. Development of Shortcut Road for Week Market
17. Establishment of facility center with sanitary facilities near Ma-Oya elephant bathing place.
18. Creation of a pedestrian lane along the road from Pinnawala Elephant Orphanage to Sattuwatta

Chapter 06 *Third Priority Projects* The plan

- Strategic plan for project implementation
1. Widening and developing the Kontanawatta-Nawagamuwa road
 2. Creation of proposed nature tourism route
 3. Construction of Pinnawala-Ma-Oya Island Development
 4. Development of Owella Road
 5. Redevelopment of the railway museum and establishment of a railway canteen in the railway landscape area
- Third priority projects
6. Creating a bicycle lane
 - Phase I- From railway station along Senanayake Mawatha to Pinnawala
 - Phase II- Pinnawala to Karadupana along the Kegalle-Rambukkana road
 7. Widening and developing the rest of Thomas Silva Mawatha
 8. Tree planting both side of the identified road
 - Town center
 - Proposed Senanayake Mawatha alternative route
 - Katupitiya-Kurunegala road (section up to highway entrance)
 - Althervative Road (Station Road)
 - Thomas Silva Road
 - Kegalle- Rambukkana Road
 - Rambukkana - Mawanella road to Kirivallapitiya
 9. Construction of a new railway line to Pinnawala (For Rail bus services)
 10. Establishing a guardhouse and sanitary facilities for Pinnawala walking lane
 11. Construction of a children's park in Pinnawala
 12. Development and utilization of Mangalagama "Ambalam" as a resting place
 13. Provision of basic infrastructure, sanitary facilities and drinking water facilities for Navagamuwa Pattini Temple and Nugawela Purana Ginipattini Temple
 14. Construction of a rubber toy processing factory as a rubber by-product industry

Project: 01

**Chapter 06
The Plan**

Name of the Project	Development of Senanayake Mawatha as an alternative road		
Project Division	Development of Infrastructure Facilities		
Details of the Project			
Province	District	Divisional Secretariat Division	GN Division
Sabaragamuwa	Kegalle	Rambukkana	Mottappuliya, Hurimaluwa
Location	Existing Situation/ Surrounding Use		
	<p>This Senanayake Mawatha is a short distance road from Rambukkana railway station to reach Kegalle-Rambukkana road. The width and quality of this road is poor and it makes people walk unsafely across the railway line. To develop Senanayake Mawatha as an alternative route to bypass Rambukkana town, a new section of road should be constructed and connected to Talgas Kumburwatta road.</p>		
Ownership of the Land	Government or Private	Land Extent	
Expected status			

Project Implementation Strategic Plan

Prioritizing projects

Project 01

**Chapter 06
The Plan**

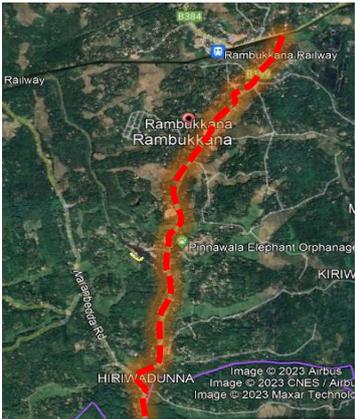
Project
Implementation
on Strategic
Plan

Prioritizing
projects

Project 01

Type of the Project	New	To be Improved	✓	Expansion	Land Development Only	
Project Classification	Conservation (environmental or archaeological)	Commercial	Landscapes/entertainment	Resettlement	Infrastructure development	Others
Project base	This road stretches from Rambukkana railway station located in the high-density commercial zone to the medium-density tourist zone. Tourists alighting from Rambukkana railway station can easily travel to Pinnawal tourist areas through this route. It can also be used as an alternative way to leave the city. For that purpose, the basis of this project is to expand this road and develop facilities with a flyover.					
Project targets	<ul style="list-style-type: none"> ▪ Development of the road as the shortest possible route for local and foreign tourists entering Rambukkana town to travel to Pinnawala tourist area. ▪ To be used as an alternate route for commuters traveling to the proposed expressway ▪ As a railway crossing to minimize unsafe passenger movement and facilitate safe access to railway station 					
Duration of the Project	Short term (1 Year)		Medium term (1-3 Year)		✓	Long term (3 years or more)
Density zone of the Project	Medium density tourism zone High Density Residential Zone					

Project: 02

Name of the Project	Expanding and development of Kegalle-Rambukkana Road					
Project Division	Development of Infrastructure facilities					
Details of the Project						
Province	District	Divisional Secretariat Division			GN Division	
Sabaragamuwa	Kegalle	Rambukkana			Yodhagama, Bathaburaya, Pinnawala, Daluggala, Rambukkana Town	
Location		Existing Situation/ Surrounding Use				
		<p>The Kegalle-Rambukkana road is two lane road. This road stretches from Karadupana junction on the Colombo-Kandy Road to Rambukkana town and is the main access road for the Pinnawala tourist area. But this road is insufficient for the vehicle movements especially tourism related activities.</p>				
Ownership of the Land	Government or Private		Land Extent			
Expected status						
Type of the Project	New		To be Improved	✓	Expansion	
Project Classification	Conservation (environmental or archaeological))		Commercial	Landscapes/ entertainment	Resettlement	Infrastructure development
						✓
Project base	<p>The Kegalle-Rambukkana road is the main entrance for tourists to the Pinnawala tourist area. Tourists coming from Rambukkana railway station, Karadupana junction, and all tourists coming from Andiramada-Polgahawela road use this road. As the road is two-lane, it is not good enough for vehicles like tourist buses to enter. Also, there are no facilities like sidewalks, street lights, which has made it difficult to provide comfortable transportation and pedestrian facilities for tourists. Also, proposals have been made to develop the landscape on both sides of this road in a manner suitable for a tourist zone. Therefore, the road should be developed with space for them too.</p>					
Project targets	Increase tourist attraction and develop necessary facilities					
Duration of the Project	Short term (1 Year)		Medium term (Year 1-3)		✓	Long term (3 years or more)
Density zone of the Project	Medium density tourism zone High Density Residential Zone					

Chapter 06 The Plan

Project Implementation Strategic Plan

Prioritizing projects

Project 02

Chapter 06 Project: 03
The Plan

Project Implementation Strategic Plan

Prioritizing projects

Project 03

Name of the Project	Redevelopment of the Bus stand		
Project Division	Commercial Development		
Details of the Project			
Province	District	Divisional Secretariat Division	GN Division
Sabaragamuwa	Kegalle	Rambukkana	Mottappuliya
Location		Existing Situation/ Surrounding Use	
		<p>Though the Rambukkana town is the main commercial and service town within the Rambukkana urban declared area, the main bus stand of the town is function with less facilities. There are two bus stand (CTB & Private) located facing each other, therefore, causing traffic jams and unsafe pedestrian crossings.</p>	
Ownership of the Land	Government or Private	Land Extent	0.5 Acres
Expected status			
			

Type of the Project	New		To be Improved	✓	Expansion		Land Development Only	
Project Classification	Conservation (environmental or archaeological)	Commercial	landscapes/entertainment	Resettlement	Infrastructure development	Others		
					✓			
Project base	The Rambukkana urban development area has gained prominence as the main commercial and service center in the Rambukkana city center and as the main city that can provide the necessary services for the tourism and agricultural industries. But the bus station in the city center is a very small one with less facilities. Therefore, the basis of this project is to streamline public transport services of the people and develop them with necessary facilities.							
Project targets	Expansion of urban service requirements in high density commercial zone Optimizing land use to increase commercial development							
Duration of the Project	Short term (1 Year)		Medium term (Year 1-3)		✓		Long term (3 years or more)	
Density zone of the Project	High Density Commercial Zone							

Chapter 06 The Plan

Project Implementation
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Prioritizing projects

Project 03

Chapter 06 Project: 04
The Plan

Project
Implementation
Strategic Plan

Prioritizing
projects

Project 04

Name of the Project	Construction of commercial complex						
Project Division	Development of Infrastructure Facilities						
Details of the Project							
Province	District	Divisional Secretariat Division			GN Division		
Sabaragamuwa	Kegalle	Rambukkana			Eriyawa		
Location				Existing Situation/ Surrounding Use			
				<p>The land owned by the Urban Development Authority, adjacent to Rambukkana Satipola in the center of Rambukkana city. Commercial units such as Satipola, Public Market, Banana Market etc. are the surrounding uses. The land has been prepared for the construction of the commercial complex.</p>			
Ownership of the Land	Urban Development Authority			Land Extent	50 Perches		
Expected status							
Type of the Project	New	✓	To be Improved		expansion		Land Development Only
Project Classification	Conservation (environmental or archaeological)		Commercial	landscapes / entertainment	Resettlement	Infrastructure development	Others
			✓				
Project base	As per the Rambukkana development plan, Rambukkana town is coming under the high-density commercial zone. Accordingly, Rambukkana town is the main commercial and service center of the area. But there is no orderly commercial complex with facilities in Rambukkana city. Fulfilling that need is the basis of this project.						
Project targets	Expansion of urban commercial service requirements in high density commercial zone.						
Duration of the Project	Short term (1 Year)	✓	Medium term (Year 1-3)		Long term (3 years or more)		
Density zone of the Project	High Density Commercial Zone						

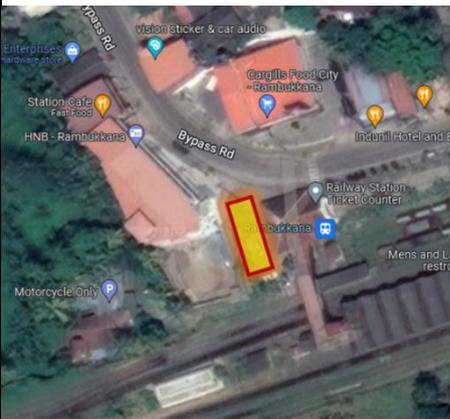
Project: 05

**Chapter 06
The Plan**

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Project 05

Name of the Project		Establishment of a tourist information center within the railway station					
Project Division		Development of facilities for tourism promotion					
Details of the Project							
Province		District		Divisional Secretariat Division		GN Division	
Sabaragamuwa		Kegalle		Rambukkana		Mottappuliya	
Location				Existing Situation/ Surrounding Use			
				<p>Rambukkana railway station can be introduced as a major hub on the Colombo - Kandy railway line. A suitable place has been proposed for this purpose near the main ticket counter of Rambukkana railway station located within the commercial zone.</p>			
Ownership of the Land		Railway Station		Land Extent			
Expected status							
							
Type of the Project	New	✓	To be Improvised		expansion		Land Development Only
Project Classification	Conservation (environmental or archaeological)		Commercial	Landscapes/entertainment	Resettlement	Infrastructure development	Others
							✓
Project base	The basis of this project is to Establishing a center where tourists alighting from Rambukkana railway station to visit Pinnawala can get information about places to visit not only in Rambukkana but also in the entire region (Kegalla district itself). And also creating facilities for tourists to relax.						
Project targets	Promotion of tourism industry						

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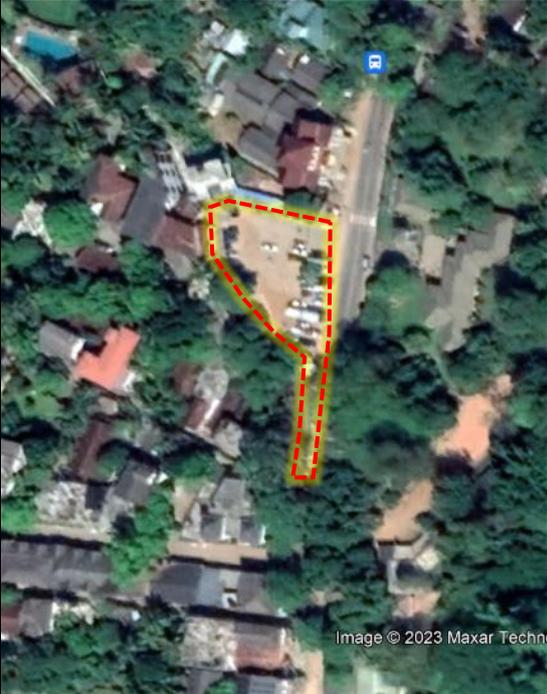
Duration of the Project	Short term (1 Year)	✓	Medium term (Year 1-3)		Long term (3 years or more)	
Density zone of the Project	High Density Commercial Zone					

Prioritizing
 projects

Project 05

Project: 06

**Chapter 06
The Plan**

Name of the Project		Development of parking lot in front of Pinnawala Elephant Orphanage and redevelopment of unauthorized shops	
Project Division		Infrastructure Facilities and commercial development	
Details of the Project			
Province	District	Divisional Secretariat Division	GN Division
Sabaragamuwa	Kegalle	Rambukkana	Yodhagama
Location		Existing Situation/ Surrounding Use	
 <p>Image © 2023 Maxar Techn</p>		<p>This parking lot opposite the Pinnawala Elephant Orphanage is a small space with few facilities. It is a region visited by many local and foreign tourists, but there is no orderly and adequate traffic parking.</p> <p>Also, due to irregularly built unauthorized shops facing the Kegalle-Rambukkana road, it affects the tourist attraction.</p>	
Ownership of the Land	Government or Private	Land Extent	20 Perch
Expected status			
			

Project Implementation Strategic Plan

Prioritizing projects

Project 06

Chapter 06

The Plan

Project
Implementation
Strategic Plan

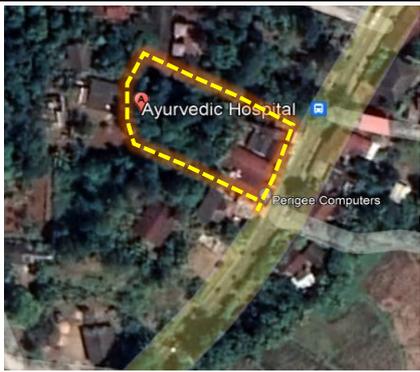
Prioritizing
projects

Project 06

Type of the Project	New		To be Improvised	✓	expansion		Land Development Only
Project Classification	Conservation (environmental or archaeological)	Commercial	Landscapes/entertainment	Resettlement	Infrastructure development	Others	
		✓			✓		
Project base	Pinnawala is one of the main tourist attractions in Sri Lanka. Therefore, the aim is to provide more tourist attractions and quality service to the visiting tourists through the development of infrastructure.						
Project targets	Development of infrastructure for tourism promotion in medium density tourism zone						
Duration of the Project	Short term (1 Year)	✓	Medium term (Year 1-3)			Long term (3 years or more)	
Density zone of the Project	Medium Density Tourist Zone						

Project: 07

**Chapter 06
The Plan**

Name of the Project	Redevelopment of Pinnawala Ayurveda Panchakarma Institute as a Tourist Wellness Center						
Project Division	Development of Tourism Facilities						
Details of the Project							
Province	District	Divisional Secretariat Division			GN Division		
Sabaragamuwa	Kegalle	Rambukkana			Kuriyampola		
Location				Existing Situation/ Surrounding Use			
				<p>This Ayurvedic Panchakarma Hospital located in Pinnawala area. Currently, there are less facilities in this hospital. Therefore necessary facilities (residential treatment) should develop as a tourist wellness center for foreign tourists.</p>			
Ownership of the Land	Department of Ayurvedic			Land Extent	1.6 Acres		
Expected status							
Type of the Project	New		To be Improved	✓	expansion		Land Development Only
Project Classification	Conservation (environmental or archaeological)	Commercial	Landscape s/ entertainment	Resettlement	Infrastructure development	Others	
						✓	
Project base	This center is a major place where the people of the area get Ayurvedic treatment. But non-availability of facilities for residential treatment remains a major drawback here. since foreign tourists show great interest in Ayurvedic treatments, the Improvement of Ayurvedic treatment facilities for tourism promotion is the base of this project. It is also expected to improve the necessary facilities as a tourist wellness center.						
Project targets	Providing necessary facilities for tourists in medium density tourism zone						
Duration of the Project	Short term (1 Year)		Medium term (Year 1-3)	✓	Long term (3 years or more)		
Density zone of the Project	Medium Density Tourist Zone						

Project Implementation Strategic Plan

Prioritizing projects

Project 07

Chapter 06 Project: 08
The Plan

Project Implementation Strategic Plan

Prioritizing projects

Project 08

Name of the Project	Wastewater Management Project							
Project Division	Infrastructure Facilitated Development							
Details of the Project								
Province	District	Divisional Secretariat Division				GN Division		
Sabaragamuwa	Kegalle	Rambukkana				Hiriwadunna		
Location				Existing Situation/ Surrounding Use				
				<p>It is a coconut plantation land in Halpitiya area on Narambedda road. Located next to the Ma-Oya water source, and this area is low densified residential area.</p>				
Ownership of the Land	Private			Land Extent		4 Acres		
Expected status								
								
Type of the Project	New	✓	To be Improved		Expansion		Land Development Only	
Project Classification	Conservation (environmental or archaeological)		Commercial	landscapes/entertainment	Resettlement	Infrastructure development	Others	
						✓		
Project base	<p>Based on the circulating population of Rambukkana town and Pinnawala tourist zone, there is a need for a wastewater management system. According to the future plans and goals, the tourist zone also discharges a large amount of waste water as a large number of tourists come daily. Also, the amount of waste water discharged from Pinnawala Elephant Orphanage and Zoo is high. As well as, most of the tourist hotels are located around Ma-Oya. It is essential to dispose of this waste water properly. Considering</p>							

	these facts, the disposal and management of the wastewater in the area in a formal manner is the base for the establishment of this project.					
Project targets	Development of infrastructure in the area by establishing a proper waste water management system					
Duration of the Project	short term (1 Year)		medium term (Year 1-3)		Long term (3 years or more)	✓
Density zone	Medium Density Tourist Zone					

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Project 08

Chapter 06 Project: 09
The Plan

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on Strategic
Plan

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projects

Project 09

Name of the Project		Development of Wagolla Vocational Training Centre					
Project Division		Infrastructure Facilities development					
Details of the Project							
Province		District		Divisional Secretariat Division		GN Division	
Sabaragamuwa		Kegalle		Rambukkana		Yodhagama	
Location				Existing Situation/ Surrounding Use			
 				<p>This new building belonging to the Department of Agriculture is located adjacent to the Wagolla District Agriculture Centre. It was built for the purpose of establishing an institute of higher studies. Although there have been various ideas and suggestions on this at various times, but it has not been allocated for any use at present. The construction of the building is almost complete.</p>			
Ownership of the Land		Government		Land Extent		0.6 Acres	
Expected status							
Type of the Project	New		To be Improvised	✓	Expansion		Land Development Only
Project Classification	Conservation (environmental or archaeological)	Commercial	Landscape/s/ entertainment	Resettlement	Infrastructure development	Others	✓
Project base	Being located within the tourism zone of the Kegalle-Rambukkana main road and the agricultural area of Wagolla makes it ideal to develop it as a center for vocational training. The basis for the establishment of these projects is the creation of professional workers, especially for the tourism industry and agriculture, from within the area itself.						
Project targets	<ul style="list-style-type: none"> ▪ Development of vocational training facilities ▪ To meet the existing employment demand in the area 						
Duration of the Project	short term (1 Year)	✓	medium term (Year 1-3)			Long term (3 years or more)	
Density zone	Medium Density Tourist Zone						

Project: I0

**Chapter 06
The Plan**

Name of the Project	Construction of Export Agricultural Value Addition Factory						
Project Division	Improvement of infrastructure for promotion of industries						
Details of the Project							
Province	District	Divisional Secretariat Division	GN Division				
Sabaragamuwa	Kegalle	Rambukkana	Waligamuwa				
Location	Existing Situation/ Surrounding Use						
	The land located on the Rambukkana - Kurunegala road in the Medium-density industrial zone. At present, there is a dilapidated building belonging to the Department of textile Industry in this land.						
Ownership of the Land	Government	Land Extent	0.4 Acres				
Expected status							
							
Type of the Project	New	✓	To be Improved		Expansion		Land Development Only
Project Classification	Conservation (environmental or archaeological)		Commercial	Landscape s/ entertainment	Resettlement	Infrastructure development	Others
							✓
Project base	An area with easy access to the Weligamuwa entrance of the proposed Central Expressway. Therefore, the basis of this project is to build a value addition factory to encourage agricultural production in the area and thereby encourage exports. Also, industrial activities in the industrial zone will be promoted.						
Project targets	<ul style="list-style-type: none"> • Development of necessary industrial facilities to encourage export agricultural products • Creation of employment opportunity 						

Project Implementation Strategic Plan

Prioritizing projects

Project I0

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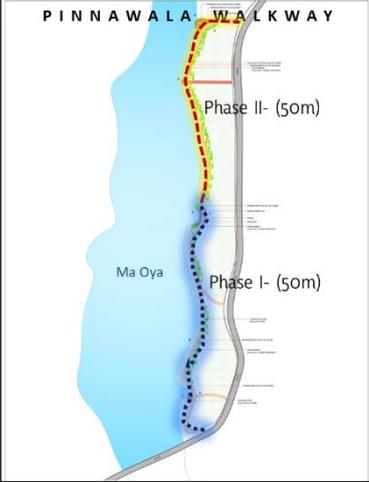
Duration of the Project	Short term (1 Year)		Medium term (Year 1-3)	✓	Long term (3 years or more)	
Density zone	Medium Density Industrial Zone					

Prioritizing
 projects

Project 10

Project: I I

**Chapter 06
The Plan**

Name of the Project		Pinnawala Walkway Project-Phase II					
Project Division		Improvement of infrastructure for promotion of tourism industry					
Details of the Project							
Province	District	Divisional Secretariat Division			GN Division		
Sabaragamuwa	Kegalle	Rambukkana			Yodhagama		
Location		Existing Situation/ Surrounding Use					
		<p>The main access is through the Kegalle - Rambukkana road in the Medium Density Tourism Development Zone. This project was started parallel to Ma Oya Reserve and its Phase I has been completed 50 meters from Hiriwadune. The Phase II, balance part of the project is remain.</p>					
Ownership of the Land	Ma Oya Reservation	Land Extent		50 Meters			
Expected status							
Type of the Project	New	To be Improved		Expansion	✓	Land Development Only	
Project Classification	Conservation (environmental or	Commercial	Landscape/entertainment	Resettlement	Infrastructure development	Others	

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Project I I

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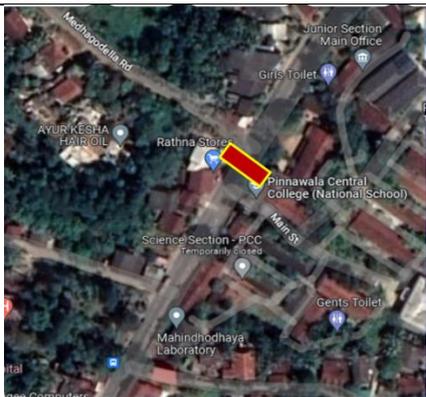
Prioritizing
projects

Project II

	archaeologic al))					
			✓			
Project base	This is expected to increase the recreational opportunities for tourists with the aim of increasing the tourism attraction of the medium density tourism development zone. One of the main objectives is to keep tourists in the area for a longer period of time by increasing tourism activities.					
Project targets	Development of landscape/ leisure and recreational facilities for tourists in medium density tourism zone					
Duration of the Project	Short term (1 Year)	✓	Medium term (Year 1-3)		Long term (3 years or more)	
Density zone	Medium Density Tourist Zone					

Project: I2

**Chapter 06
The Plan**

Name of the Project		Construction of proposed flyover near Pinnawala National School					
Project Division		Improvement of Infrastructure Facilities					
Details of the Project							
Province	District	Divisional Secretariat Division			GN Division		
Sabaragamuwa	Kegalle	Rambukkana			Pinnawala		
Location		Existing Situation/ Surrounding Use					
		<p>There is heavy traffic during school days near Pinnawala National School, which faces the Kegalle-Rambukkana road in the high-density residential area. There is an unsafe situation due to the large number of school children crossing the road.</p>					
Ownership of the Land	Road development Authority	Land Extent					
Expected status							
							
Type of the Project	New	✓	To be Improved		Expansion		Land Development Only
Project Classification	Conservation (environmental or archaeological)	Commercial	Landscapes/entertainment	Resettlement	Infrastructure development	Others	
Project base	Reducing traffic congestion near Pinnawala National School on the Kegalle-Rambukkana road in the high-density residential area and ensuring the safety of school children.						
Project targets	Development of Infrastructure Facilities						

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Project I2

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Duration of the Project	Short term (1 Year)		Medium term (Year 1-3)	✓	Long term (3 years or more)	
Density zone	High Density Residential Zone					

Prioritizing
 projects

Project 12

Project: I3

**Chapter 06
The Plan**

Name of the Project		Construction of the children's park					
Project Division		Improvement of leisure and recreation facilities					
Details of the Project							
Province	District	Divisional Secretariat Division	GN Division				
Sabaragamuwa	Kegalle	Rambukkana	Rambukkana Town				
Location		Existing Situation/ Surrounding Use					
		A portion of land owned by the Rambukkana Pradeshiya Sabha in the High-Density Commercial Zone has been allocated for this purpose. A car park, and uses around the weekly fair.					
Ownership of the Land	Rambukkana Pradeshiya Sabha	Land Extent	3 acres				
Expected status							
<ul style="list-style-type: none"> • Jogging Track • Resting places • Children's play equipment • Resturent/snack shop • Safety fence/ Security Hut • Rest room/ Warehouse • Water pond 							
							
Type of the Project	New	✓	To be Improvised		Expansion		Land Development Only
Project Classification	Conservation (environmental or archaeological)	Commercial	Landscape/ entertainment	Resettlement	Infrastructure development	Others	

Project Implementation Strategic Plan

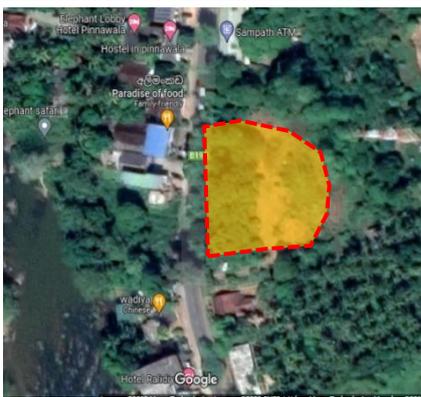
Prioritizing projects

Project I3

Chapter 06 The Plan Project Implementation Strategic Plan Prioritizing projects Project 13				✓			
	Project base	Promotion of Leisure and Recreational Activities in high density commercial zone.					
	Project targets	Development of Leisure and Recreational facilities					
	Duration of the Project	Short term (1 Year)		Medium term (Year 1-3)	✓	Long term (3 years or more)	
Density zone	High Density Commercial Zone						

Project: I4

**Chapter 06
The Plan**

Name of the Project	Construction of a new parking place at Modarawatta for tourist buses arrival to Pinnawala						
Project Division	Improvement of Infrastructure Facilities						
Details of the Project							
Province	District	Divisional Secretariat Division	GN Division				
Sabaragamuwa	Kegalle	Rambukkana	Yodhagama				
Location			Existing Situation/ Surrounding Use				
			<p>The proposed site is adjacent to the Kegalle-Rambukkana road in the tourist zone between Pinnawala Elephant Orphanage and Zoo. This land belongs to the zoological department and the development of this land is ongoing.</p>				
Ownership of the Land	Zoological department		Land Extent	2 Acres			
Expected status							
							
Type of the Project	New	✓	To be Improvised		Expansion		Land Development Only
Project Classification	Conservation (environmental or archaeological)	Commercial	Landscapes/ entertainment	Resettlement	Infrastructure development	Others	
					✓		

Project Implementation Strategic Plan

Prioritizing projects

Project I4

Chapter 06 The Plan	Project base	The aim of the project is to provide better infrastructure facilities for tourists who are visiting in Pinnawala area, as a major tourist attraction place in Sri Lanka.				
	Project targets	Development of enough parking facilities for tourists in Medium density tourism zone				
Project Implementation Strategic Plan	Duration of the Project	short term (1 Year)		medium term (Year 1-3)	✓	Long term (3 years or more)
Prioritizing projects	Density zone	Medium Density Tourist Zone				
Project 14						

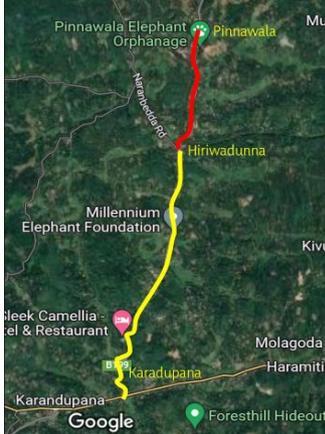
Project: 15

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Project 15

Name of the Project		Creating a Landscape that will increase tourist attraction on the Kegalle Rambukkana road from Karadupana junction to Pinnawala					
Project Division		Improvement of Infrastructure Facilities					
Details of the Project							
Province	District	Divisional Secretariat Division			GN Division		
Sabaragamuwa	Kegalle	Rambukkana			Yodhagama		
Location		Existing Situation/ Surrounding Use					
		<p>The Kegalle-Rambukkana road has been proposed for this purpose and the necessary plans are being prepared by the Road Development Authority for its expansion. Simultaneously, land should be allocated for this landscape project.</p>					
Ownership of the Land	Road Development Authority	Land Extent			-		
Expected status							
							
Type of the Project	New	✓	To be Improved		Expansion		Land Development Only
Project Classification	Conservation (environmental or archaeological)	Commercial	Landscape s/ entertainment	Resettlement	Infrastructure development	Others	
			✓				

Chapter 06 The Plan	Project base	Increase Tourism attraction and develop the tourist area					
	Project targets	Increase tourism attraction					
Project Implementation Strategic Plan	Duration of the Project	Short term (1 Year)		Medium term (Year 1-3)	✓	Long term (3 years or more)	
	Density zone	Medium Density Tourist Zone					
Prioritizing projects							
Project 15							

Part II

Chapter 07

Land and Building Development Strategy

Chapter 07 7.1 Introduction

Regulation for
Land & Building
Development
Strategy

Here it is explained how the land and buildings of the Rambukkana Development Plan prepared for the period 2023-2033 should be developed in the coming years. The topography of the area was taken into consideration while formulating this zoning plan and development regulations.

Introduction

Also, the necessary plans will be proposed to create a more favorable area for the residents of the area through enhancing the agricultural, tourism and industrial development potential of the area, protecting the ecological conservation areas and preserving the archaeological and cultural values.

Accordingly, Development Pressure Analysis, Environmental Sensitivity Analysis, Slope Analysis, Liveability Analysis, Potential Analysis and expected urban form etc. were based.

For the analysis of development pressure, the existing population density, population growth rate, housing density, infrastructure distribution, road density was based on the analysis. All these analyzes were weighted according to the effect of each analysis through the Geographical Information System (GIS) and the development pressure analysis was prepared.

The slope of the topography was mainly considered for slope analysis. Accordingly, when consideration the Rambukkana Pradeshiya Sabha boundary, it has expanded to a height of 100-900 meters above sea level. Here, a plain topography is shown in the center of the city and consists of hilly areas in the north-east and south-east boundaries when going beyond the city.

For potential analysis, expansion, and density of railways and highways, expansion of the proposed expressway, expansion of infrastructure, archeological and tourist attractions including the Pinnawala tourist area, and expansion of natural attractions have been taken into consideration.

Each of the analyzes prepared in this way was weighted according to the effect related to each sector through the Geographical Information System (GIS) and the direction of the development was identified. The zoning plan was developed based on the density that the future resident population and migrant community could accommodate based on the existing carrying capacity of each area.

7.2 Development Zones and Zoning Regulations

7.2.1 Development Zones

The Rambukkana Development Plan has divided the Rambukkana Pradeshiya Sabha area into 06 main development zones and those main development zones have been further divided into 10 sub-zones based on the expected development density. Each of those sub-zones are given in the table below along with the zone codes related to them. The zoning plan for the Rambukkana Pradeshiya Sabha area for 2023-2033 is shown in map number 7.1.

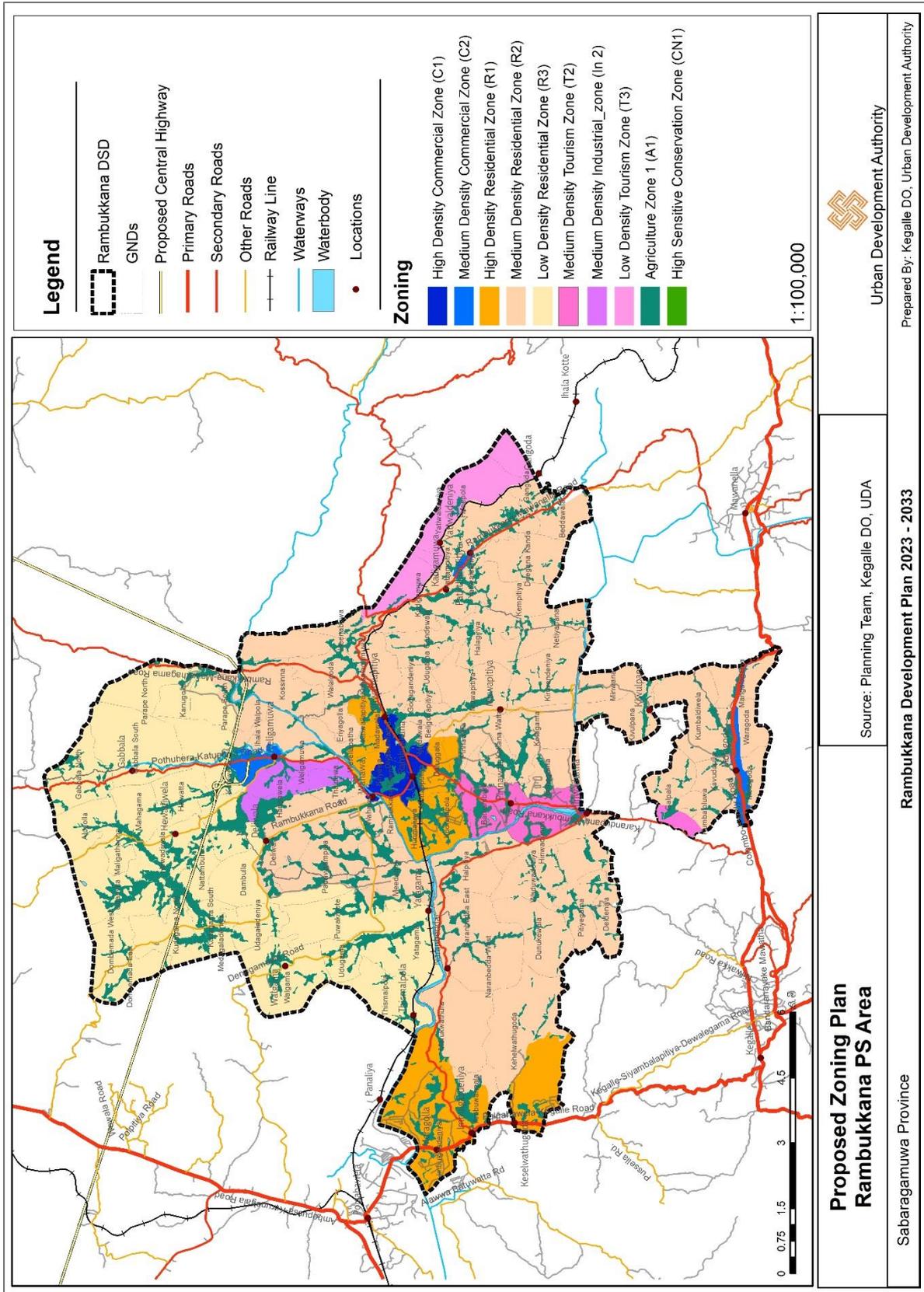
Table No 7.1: Development Zones

No	Development Zone	Sub Development Zone	Zone code
01	Residential zone	High Density Residential Zone	R1
		Medium Density Residential Zone	R2
		Low Density Residential Zone	R3
02	Commercial zone	High Density Commercial Zone	C1
		Medium Density Commercial Zone	C2
03	Industrial zone	Medium Density Industrial Zone	In2
04	Tourism zone	Medium Density Tourism Development Zone	T2
		Low Density Tourism Development Zone	T3
05	Agricultural zone	Agricultural Zone I- Paddy	A1
06	conservation zone	Highly Sensitive Conservation Area - Forests	Cn1

Source: Urban Development Authority, 2022.

7.2.2 Zoning Plan

Map No. 7.1: Zoning Plan for Rambukkana Padeshiya Sabha area, 2023-2033



Source: Urban Development Authority, 2022

7.3 Zone Factor

Chapter 07

The Rambukkana Development Plan has divided the Rambukkana Pradeshiya Sabha area into 06 main development zones and those main development zones have been further divided into sub-zones based on the expected development density. Accordingly, the zone factor was determined based on the expected development density and the amount of developable land for that development zone. (Figure 13)

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Zone Factor

Table 7.2: Zone Factor related to the development zones

No	Development Zone	Sub Development Zone	Zoning Code	Zone Factor
01	Residential Zone	High Density Residential Zone	R1	1.82
		Medium Density Residential Zone	R2	1.21
		Low Density Residential Zone	R3	0.6
02	Commercial Zone	High Density Commercial Zone	C1	2.23
		Medium Density Commercial Zone	C2	1.76
03	Industrial Zone	Medium Density Industrial Zone	In2	1.42
04	Tourism Zone	Medium Density Tourism Development Zone	T2	1.41
		Low Density Tourism Development Zone	T3	0.5
05	Agriculture Zone	Agriculture Zone I- Paddy	A1	None
06	Conservation zone	Highly Sensitive Conservation Area - Forests	Cn1	None

Source: Urban Development Authority, 2022.

Chapter 07 7.4.Common Zoning Regulations Applicable for Planning Area

Regulation for
Land & Building
Development
Strategy

Common
Zoning
Regulations
Applicable for
Planning Area

- i. These regulations and guidelines shall apply to all areas within the administrative limits of the Rambukkana Pradeshiya Sabha area which have been declared as Urban Development Areas by the Extraordinary Gazette Notification No. 1144/25 of 11th August 2000 under the provisions of Section 3 of the Urban Development Authority Act No. 41 of 1978.
- ii. In addition to the zoning regulation of this development plan, the Planning and Development Regulations published in the Gazette Notification No. 2235/54 dated 08th July 2021 by the Urban Development Authority is applicable for the any development activity within Rambukkana Pradeshiya Sabha area.
- iii. The land lots less than 150 square meters (150 square meters is considered as minimum land extend) including areas which have been declared as urban areas before 10th of March 1986 and subdivided before 10th March.1986 are considered as existing land lots. On the other hand, the land lots less than 150 square meters (150 square meters is considered as minimum land extend) including the areas which has been declared as urban areas after the 10th of Marrch 1986 and subdivided before the 10th March 1986 are also considered as existing land lots.
- iv. The regulations introduced by the Development Guide Plan are applicable to the development guide areas. Until those regulations are introduced, the zoning regulations mentioned in this plan shall be enforced for those areas as well. However, the preliminary planning clearance of the Urban Development Authority should be obtained for the development activities to be carried out in the above development guide areas, and the authority shall have power to decide the developments in accordance with the draft development guide plan prepared by the Authority.
- v. If the land within the street line/Proposed road width is gifted for road without compensation, the total area of the land shall be counted for the permissible floor area ratio of the proposed development. But plot coverage shall be calculated according to the remaining land area except excluding the part within the street line/ Proposed road width.

vi. In cases where the development premises face more than one road having right of way with a minimum width of 6 m or more that and connected to the main roads independently, the calculation of the permissible development may be considered while considering the total width of the access roads on a case-by-case basis

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Regulation for
Land & Building
Development
Strategy

vii. In cases where any land belongs to two or more zones, the zone of the land shall determine by the zone that belongs to the main access road of the land. If the plot is accessed by two or more roads of the same width, the zone to which the majority of the plot belongs should be applied.

Common Zoning
Regulations
Applicable for
Planning Area

* This regulation does not apply to conservation zones.

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

If the plot is accessed by two or more roads of the same width, the local authority that owns the majority of that plot should be applied.

ix. Where the zone boundary extends across the first lot of an access road, the zone boundary shall be considered to be the last boundary parallel to the access road of that plot.

Where, however, the rear plots are merged with the first plot and approved as a single plot, the last boundary of that single plot shall be considered as the zone boundary.

x. The boundaries shown in the zoning plan are defined by both the physical boundaries and the geographical coordinates and in case of a boundary difference the final decision regarding zoning boundary shall be taken by the authority.

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

xii. Existing uses which are not permissible within zoning plan can be considered only for continuing under prevailing status. Approval for any extension of those existing

Chapter 07

Regulation for
Land & Building
Development
Strategy

Common Zoning
Regulations
Applicable for
Planning Area

uses shall not be considered, and if it is felt that it is harmful to continue the practice, it may be ordered to stop the use.

xiii. The construction of boundary walls within the building line may be permitted subject to signing of a non-compensation agreement with the institutions that owns the road.

xiv. Construction of various religious statues, symbols, mark or similar constructions are not permitted within junctions of the area, the building lines, road widening boundaries and reservations, and no compensation will be paid for the removal of such structures.

xv. If any land to be earmarked for a cemetery/crematorium, recommendations should be obtained from the concerned local authority.

xvi. A clearance from the Urban Development Authority should be obtained for permission for low-lying land, marshy lands, paddies, fallow paddies, deniya, wetlands or ovita or adjacent lands not identified in the development plan.

xvii. If the tower cranes are being used for any development, an approval with the recommendation of qualified person and insurance cover shall be obtained from institution where relevant development approval was granted.

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

xix. If it is not possible to provide the parking space within the development site, then the land available at a maximum distance of 500m can be used for the purpose subject to a preliminary planning clearance.

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

xxi. The recommendations and development proposals of the relevant institutions should be obtained first before carrying out development work on the lands or reserved areas belonging to the government agencies, departments, or corporations such as the Department of Archaeology, Department of Forest Conservation, Land Reform Commission, Mahaweli Development Authority, Irrigation Department, Agrarian Service Department, Land Development Corporation, and Geological Survey & Mines Bureau etc. within this planning area.

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xxii. All mining work should be done according to the recommendations of the relevant institutions including the Geological Survey and Mines Bureau, and after the completion of the work, the excavated places should be restored or appropriate measures should be taken according to the recommendation of the said institution.

xxiii. The Main Planning Committee of the Urban Development Authority shall have powers to make final decision when there is an issue regarding legalized plan, development or building regulation or its interpretation or practical application.

xxiv. If a regulation related to the land is relaxed or removed for any reason during the granting of development approval, and the amount of land belonging to that regulation is numerically calculated, the relevant value is assessed, and an amount not exceeding 30% of that value should be charged to the authority.

xxv. For every construction in these zones the recommendations of National Building Research Organization (NBRO) should be obtained regarding land suitability and construction. In case of bank cuts higher than 1.5 meters and construction works on sloping land, below regulations are applicable.

- It is mandatory to work according to the guidelines of the National Building Research Organization when cutting banks higher than 1.5 meters. In cases where the height of the embankment to be cut is less than 1.5 meters and retaining walls are not built for that cutting plane, a minimum distance of 1 meter should be kept from the adjacent border to the starting point of the cutting plane.

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- When considering the minimum size of a lot on a sloped land, the minimum size of a lot specified in the zoning regulations and the minimum size of a lot specified by the National Building Research Organization, the higher of the two shall prevail.
- In calculating the plot coverage percentage of a sloped land, the plot coverage percentage prescribed by the planning and development regulations and zoning regulations mentioned in the Extraordinary Gazette Notice No. 2235/54-2021 dated 03 July, and the plot coverage percentage prescribed by the National Building Research Organization, from above two values the lower of the values takes effect.

xxvi. Building lines and proposed minimum road widths applicable to existing, footpaths, stairs and all roads within the pradeshiya sabha limits and reservation or building lines related to rivers and canals shall comply with Chapter 09. Also, reservation or building lines related to rivers and canals should be maintained with suitable vegetation.

xxvii. In carrying out a development work on a piece of land with a slope inclination, accessibility should be obtained by a step of 1.5 meters wide considering the topography of the development site.

xxviii. The area up to 100m from the boundary of a land used for the proposed waste recycling centers, sanitary waste centers, or any other related purpose should be maintained as a green belt and no residential use should be allowed within the said green belt.

xxix. In issuing development approval for certain land, the minimum size of a lot should be 6 perches in cases where the minimum plot size is not mentioned in the zoning regulations. However, in areas without public water supply, a minimum lot size of 10 perches is required to be considered for approval.

xxx. A wastewater management plan should be submitted when obtaining development approval for all non-residential construction activities carried out

near the water front. A landscape plan for the land to be maintained as a reservation or building line from the river bank should be submitted along with the relevant building plans in the development activities around Ma-Oya and Rambukkan Oya.

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xxxii. In case if it is not a river or a main canal, permission is given for the construction of embankments subject to the recommendations of the concerned agencies. There, if boundary walls or other such constructions are constructed on the said embankment, the construction should be setback a limit of 0.75 meters from the edge of the embankment.

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xxxiii. Although the uses can be permitted through zoning, due to non-residential development carried out in residential areas, development activities leading to noise pollution/air pollution/groundwater or surface water pollution, as well as development activities that are to be incompatible with social conditions and complains will be raised from society itself, the granting of permission for development activities will be considered subject to a preliminary planning clearance. The authority has the power to impose conditions and the power to disallow permission for the regulation of such development activities

xxxiiii. In Rambukkana Pradeshiya Sabha area, no construction will be allowed to block the view at the viewing points for visiting the attractions (mentioned in the schedule of the relevant density zones) and permission will be considered for constructions that do not obstruct the view, subject to a preliminary planning Clearance.

xxxv. In addition to the above facts, the Planning and Building Rules/Regulation No. 55(3) and Regulation No. 73 published under Gazette No. 2235/54 on 08.07.2021 should be applied as follows when applying to Rambukkana Pradeshiya Sabha area.

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

xxxvii. Under No. 2 of Schedule 10, the standard vehicle requirement for 8th commercial use (salons, beauty salons, customer service Places, barber shops) should be one space per 50 square meters.

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xxxvii. The relevant distances should be placed from the edge of the proposed road width or the road width included in the road widening proposal when placing the sloping in the access roads mentioned in (b) and (d) of sub-number 08 of No. 73 under the parking space requirement.

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xxxviii. A Traffic Impacts assessment should be submitted for the developments under sub-number 16 (a) of No. 73 under the parking space requirement in the event that the access is taken from the national road system or it is observed that there may be an impact on the traffic on those roads.

xxxix. As per the 10th schedule, when calculating the parking requirement to be provided for any development purpose, the amount of parking space of the building or the amount of parking remaining in the calculation of vehicle requirements is 50% or less of the amount of parking required for one vehicle, the proposed road width or the road widening proposal for that car park, including the space between the road line and the building line, will be considered.

xl. Building clearances referred to in Sub No. 03 of Regulation No. 55 under Open Space and Building clearances except in the following cases, where no building line or street line or any other road reserve is prescribed, a building clearance of 1 meter shall be provided from the said road / road boundary.

(If a road is a dead end that ends at a distance of less than 50 meters or in the case where access is obtained to only one lot, and in the design of the relevant buildings that the access road is not obstructed and rainwater does not fall directly on the road.)

xli. A preliminary planning clearance should be obtained from the Urban Development Authority for mineral mining activities in all zones.

xlii. The following specifications apply to land with stepped access

- The building line for steps and private steps maintained by Rambukkana Pradeshiya Sabha is 1 meter from the boundary of the steps. (Permissible Uses – Residential, Tourism and Agriculture, and Commercial premises less than 25sq.m)

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- Before subdividing the land accessible by steps, preliminary planning clearance should be obtained from Urban Development Authority.
- Maximum 4 lots can be subdivided
- Before applying building applications for commercial or tourist buildings with steps access, preliminary planning clearance should be obtained from Urban Development Authority.
- Parking spaces are not required for residential uses when access is by stairs. For tourist use, parking lot should be kept within a radius of 250 meters from the starting point of the stairs.
- In case of such a development, the developer should submit a special proposal for fire protection and obtain certification from the fire department of local authority or an authorized agency.
- Specification of Steps

1	Width of Steps	1.8m
2	Maximum height of step	1.5m
3	Minimum width of step	0.30m
4	Maximum length of steps	300 m
5	Slope	After every 20 steps (minimum 1.8m* 1m)

- xliii. Buildings in sloping areas should always be designed to conform to the existing natural slope.
- xliv. Except in the case of a boundary wall constructed by mutual consent of the owners of the lands on which a boundary wall is situated, the foundations of any building shall not extend beyond the boundary lines of the land on which the building is constructed.
- xlv. Any foundation work or related earthworks such as piling, earth compaction and excavation which may impose a load on the subject property or cause ground movements or which may in any way adversely affect the stability of any portion of the adjoining property, before starting on the ground, At the time of preparation of plans and designs as prescribed under these orders, the qualified person shall carefully consider them and it is the responsibility of the qualified person and the owner to prevent possible damage at all times.

Chapter 07 Common Regulation for Waterfront Areas

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- I. In the planning of buildings on lands located on the sides of the main roads next to the water sources of Ma-Oya, Rambukkan Oya and Kuda Oya, if $\frac{1}{4}$ of the frontage width of the land is maintained so that the water source is visible, an equal amount of floor area will be considered as addition.

Chapter 08

Zoning Regulations

**Chapter 08
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8.1 High Density Residential Zone

Table 8.1: Zoning Regulations in the High-Density Residential Zone

High Density
Residential Zone

Principal Zone	Residential Zone
Zoning characteristics	This Zone identified as the high-density residential area close to the main commercial city of the area. It is expected to be developed as a zone with luxury residential facilities with access to the proposed Central Expressway and railway.
Zoning Boundaries (GPS Coordinates)	Refer the Annexure I4
Sub Zones	High Density Residential Zone
Zone Code	R I
Zone Factor	1.82
Maximum Permissible FAR/ Number of Floors	As per the Forms “A” and “B” in Schedule I.
Maximum Permissible Plot Coverage	As per the Form “B” and “E” in Schedule I.
Set back and Maximum Height	As per the Form “E” in Schedule I.
Minimum Land extent for Sub division	150 sq.m
Permissible uses	As per the Schedule IV In addition to the above uses, if the size of a plot of land facing the Polgahawela-Kegalla main road in this zone is 40 perches or more, storage facilities, distribution centers, showrooms, shopping malls, petrol shed, vehicle service centers etc. will be considered subject to obtaining the clearance from the Urban Development Authority.
Common Regulation for the Zone	I. With the aim of promoting the consolidation and approval of small plots of land, the possibility of providing an excess of 10% of the approved floor area for building plans proposed to be constructed in such plots of land is being considered.

	<p>II. When granting certificates of Conformity for buildings constructed in this zone, 50% of the open space area should be maintained as green space.</p> <p>III. Permission for sand mining/ stone quarrying/ earth cutting will be considered subject to site inspection.</p>
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High Density
Residential Zone

Source: Urban Development Authority, 2022.

Chapter 08 8.2 Medium Density Residential Zone

Zoning Regulations

Table 8.2: Zoning regulations in the Medium Density Residential Zone

Medium Density Residential Zone	Principal Zone	Residential Zone
	Zoning characteristics	To meet the residential need/demand in the zone, it is expected to regulate the development as a medium-density residential zone with necessary infrastructure while preserving the existing natural ecological features and agricultural land.
	Zoning Boundaries	Refer the Annexure 14
	Sub Zones	Medium Density Residential Zone
	Zone Code	R2
	Zone Factor	1.21
	Maximum Permissible FAR/ Number of Floors	As per the Forms "A" and "B" in Schedule I.
	Maximum Permissible Plot Coverage	As per the Forms "B" and "E" in Schedule I.
	Set back and Maximum Height	As per the Form "E" in Schedule I. If it falls within an identified visual point mentioned in Form "B" of Schedule II then the minimum height level will be considered.
	Minimum Land extent for Sub division	250 Sq.m
Permissible uses	As per the Schedule IV In addition to the above uses, in this zone, if the size of a plot of land facing the major roads of Colombo-Mahanuwara Road, Mawanella-Rambukkana Road, Narambedda Road, Dunukewala Road and Nilvakka-Rambukkana Road is 40 perches or more, Uses such as storage facilities, distribution centers, showrooms, shopping malls, petrol shed, vehicle service centers and small scale industries with minimum environmental pollution will be considered subject to clearance from the Urban Development Authority.	
Common Regulation for the Zone	I. Residential activities are permitted in this zone and the minimum size of a plot should be 10 perches or more in new subdivisions for residential purposes.	

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Medium Density
Residential
Zone

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| | <p>II. Only 10% of agricultural land (rubber plantations and other upland agriculture) of less than or equal to 01 acre can be converted to residential uses, and 90% of the total land area must be preserved for existing use. Further, the recommendation of the concerned authority/department should be obtained for this development.</p> <p>III. Only 5% of agricultural land (from rubber plantations and other upland agriculture) above 01 acre can be converted for residential purposes. 95% of the total land area should be preserved for existing use. For that, the recommendation of the concerned authority/department should be obtained.</p> <p>IV. Permission for sand mining/ stone quarrying/ earth cutting will be considered subject to site inspection.</p> |
|--|---|

Source: Urban Development Authority, 2022.

Chapter 08 8.3 Low Density Residential Zone

Zoning Regulations

Table 8.3: Zoning regulations in the Low-Density Residential Zone

Principal Zone	Residential Zone
Low Density Residential Zone	
zoning characteristics	It is expected to give priority to agriculture, which is the main economic sector as well as abundant land use in the area, and maintain it as a low-density residential area that preserves the unique rural characteristics while maintaining the ecological sites that need to be conserved.
Zoning Boundaries	Refer the Annexure I4
Sub Zones	Low Density Residential Zone
Zone Code	R3
Zone Factor	0.60
Maximum Permissible FAR/ Number of Floors	As per the Forms “A” and “B” in Schedule I.
Maximum Permissible Plot Coverage	As per the Forms “B” and “E” in Schedule I.
Set back and Maximum Height	As per the Form “E” in Schedule I.
Minimum Land extent for Sub division	375 sq.m
Permissible uses	As per the Schedule IV. In addition to the above uses, in this zone, if the size of a plot of land facing the major roads of Katuptiya-Rambukkana Road, Hewadiwala-Rambukkana Road, Bulugolla-Dobemada-Walgama Road, Walgama-Rambukkana Road is 40 perches or more, uses such as storage facilities, distribution centers, showrooms, shopping malls, petrol shed, vehicle service centers and small-scale industries with minimum environmental pollution will be considered subject to clearance from the Urban Development Authority.
Common Regulation for the Zone	I. Only 10% of agricultural land (rubber plantations and other upland agriculture) of less than or equal to 01 acre can be converted to residential uses, and 90% of the total land area must be preserved for

	<p>existing use. Further, the recommendation of the concerned authority/department should be obtained for this development.</p> <p>II. Only 5% of agricultural land (from rubber plantations and other upland agriculture) above 01 acre can be converted for residential purposes. 95% of the total land area should be preserved for existing use. For that, the recommendation of the concerned authority/department should be obtained.</p> <p>III. Permission for sand mining/ stone quarrying/ earth cutting will be considered subject to site inspection.</p>
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Low Density
Residential Zone

Source: Urban Development Authority, 2022.

Chapter 08 8.4 High Density Commercial Zone

Zoning regulations

Table 8.4: Zoning regulations in the High-Density Commercial Zone

High Density
Commercial Zone

Principal Zone	Commercial Zone
Zoning characteristics	Rambukkana town is expected to be developed with high density as the main commercial and service center of the area and the main urban area that can provide services for tourism and agro industries.
Zoning Boundaries	Refer the Annexure I 4
Sub Zones	High Density Commercial Zone
Zone Code	CI
Zone Factor	2.23
Maximum Permissible FAR/ Number of Floors	As per the Forms “A” and “B” in Schedule I and II. If it falls within an identified visual corridor mentioned in Schedule IV then the minimum height level will be considered.
Maximum Permissible Plot Coverage	As per the Forms “B” and “E” in Schedule II and III
Set back and Maximum Height	As per the Form “E” in Schedule III
Minimum Land extent for Sub division	150 sq.m
Permissible uses	As per the Schedule IV. I. The building material storage facilities are not allowed in hardware/ building material selling shops facing the main road.
Common Regulation for the Zone	I. With the aim of promoting the consolidation and approval of small plots of land, the possibility of providing an excess of 10% of the approved floor area for building plans proposed to be constructed in such plots of land is being considered.

	<p>II. In this zone, the view of Alagalla Mountain should not be obstructed during the construction work/displaying of advertising billboards within a distance of about 80 meters from the railway crossing where Kegalle Road begins to Keerthirathne Mawatha where Alagalla Mountain is visible. If any construction is done in that area, a preliminary planning clearance should be obtained from the Urban Development Authority.</p>
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High Density
Commercial Zone

Source: Urban Development Authority, 2022.

Chapter 08 Zoning Regulations **8.5 Medium Density Commercial Zone**

Table 8.5: Zoning regulations in the Medium density commercial zone

Medium Density Commercial Zone	Principal Zone	Commercial Zone
	zoning characteristics	Due to the size and physical location of the area, it is expected that the isolated hinterlands will be made efficient and the infrastructure and services will be extended accordingly. Also, it is expected to develop the four regions of Hirivadunna, Weligamuwa, Pathampitiya and Molagoda with medium densities as small commercial centers that are growing by encouraging commercial uses in selected areas outside the city.
	Zoning Boundaries	Refer the Annexure 14
	Sub Zones	Medium Density Commercial Zone
	Zone Code	C 2
	Zone Factor	1.76
	Maximum Permissible FAR/ Number of Floors	As per the Forms “A” and “B” in Schedule I and II. If it falls within an identified visual corridor mentioned in Schedule IV then the minimum height level will be considered.
	Maximum Permissible Plot Coverage	As per the Forms “B” and “E” in Schedule II and III
	Set back and Maximum Height	As per the Form “E” in Schedule III
	Minimum Land extent for Sub division	250 sq.m
Permissible uses	As per the schedule IV I. The Building material storage facilities are not allowed in hardware/ building material selling shops facing the main road.	
Common Regulation for the Zone	I. The existing scenic spots regulations in each sub-zone of this zone are as follows. a) When traveling on the Molagoda-Colombo-Kandy highway, Utuwankanda view should not be obstructed due to construction work/advertising billboards within	

	<p>the distance of 1 km from the location of the Road Development Authority building to the boundary of the Rambukkana Pradeshiya Sabha. If any construction is done in that area, a preliminary planning clearance should be obtained from the Urban Development Authority.</p> <p>b.) Paththampitiya- In this area, no construction should be made to block the view of Alagalla Mountain during construction work/display of advertising billboards within a distance of 150 meters from the starting point of Pathampitiya Kemptikanda road where the Alagalla Mountain is visible to the end of the commercial zone. If any construction is done in that area, a Preliminary Planning Clearance should be obtained from the Urban Development Authority.</p> <p>c). Weligamuwa - In this zone, all the regulations related to highways are in force when carrying out development activities on the lands belonging to the controlled zone of the Central Highway.</p> <p>II. The building material of hardware stores facing the main road does not permit storage facilities.</p>	<p>Chapter 08 Zoning Regulations</p> <p>Medium Density Commercial Zone</p>
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Source: Urban Development Authority, 2022.

Chapter 08 8.6 Medium Density Tourism Zone

Zoning Regulations

Table 8.6: Zoning regulations in the Medium Density Tourism Zone

Medium Density Tourism Zone	Principal Zone	Tourism Zone
	Zoning characteristics	By establishing this zone, it is expected to become a tourism service zone that can attract more tourists through the improvement of tourism activities and related service facilities through the accessibility of the proposed central highway and railway.
	Zoning Boundaries	Refer the Annexure 14
	Sub Zones	Medium Density Tourism Zone
	Zone Code	T2
	Zone Factor	1.41
	Maximum Permissible FAR/ Number of Floors	As per the Forms "A" and "B" in Schedule I and II.
	Maximum Permissible Plot Coverage	As per the Forms "B" and "E" in Schedule II and III
	Set back and Maximum Height	As per the Form "E" in Schedule III
	Minimum Land extent for Sub division	150 sq.m for Residential / 250 sq.m for Others
	Permissible uses	As per the schedule IV
	Common Regulation for the Zone	<p>I. In this zone, from near Hiriwadunna bridge to Sujata School, a preliminary planning clearance should be obtained from the Urban Development Authority when carrying out development works in the land located in the places where the Ma-oya is seen on the main road in the zone.</p> <p>II. If any construction related to the tourism industry is done in this region, the front area of the land should be landscaped and well maintained.</p>

	<p>III. In the construction of tourist accommodation and tourist hotels on a land bordering Ma-Oya, the reservation limits published by the Department of Irrigation for Ma-Oya are effective. In any case, if there is a piece of land in the reserve, a viewing deck that is not connected to the main building is allowed to be built in that land.</p> <p>IV. If the buildings currently approved for residential use are intended to be used for any other purpose, the approval of the Urban Development Authority should be obtained.</p> <p>V. If a building approved for residential development within this zone is converted to a use related to tourism, the proposed building plan for the new use must be approved by the Urban Development Authority.</p>
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Tourism Zone

Source: Urban Development Authority, 2022.

Chapter 08 8.7 Low Density Tourism Zone

Zoning Regulations

Table 8.7: Zoning regulations in the Low-Density Tourism Zone

Low Density Tourism Zone

Principal Zone	Tourism Zone
zoning characteristics	It is expected to regulate the development with minimum density by giving priority to the natural environment in such a way as to protect the green hilly area inherent of the area and promote adventure tourism such as hiking while minimizing the risk of landslides.
Zoning Boundaries	Refer the Annexure 14
Sub Zones	Low Density Tourism Zone
Zone Code	T3
Zone Factor	0.50
Maximum Permissible FAR/ Number of Floors	As per the Forms “A” and “B” in Schedule I
Maximum Permissible Plot Coverage	As per the Forms “B” and “E” in Schedule I
Set back and Maximum Height	As per the Form “E” in Schedule I
Minimum Land extent for Sub division	375 sq.m
Permissible uses	As per the schedule IV.
Common Regulation for the Zone	<ol style="list-style-type: none"> I. No further subdivision of land is allowed in this zone. II. Retaining embankments, plantable embankments and embankments should be encouraged to conform to the natural slope as far as possible. III. An environmentally friendly approved color should be used for communication towers. IV. No permission is given for the development activities carried out by large earth cutting and land filling. V. The available paddy land (cultivated / fallow) in this zone is not allowed to be used for any other purpose than agricultural use.

Source: Urban Development Authority, 2022.

8.8 Medium Density Industrial Zone

Chapter 08 Zoning Regulations

Table 8.8: Zoning regulation in the Medium Density Industrial Zone

Principal Zone	Industrial Zone
zoning characteristics	An area with easy access to the Weligamuwa entrance of the proposed Central Expressway. Therefore, the establishment of this zone is expected to provide a formal location and related facilities for the manufacturing industries that are expanding informally throughout the area.
Zoning Boundaries	Refer the Annexure 14
Sub Zones	Medium Density Industrial Zone
Zone Code	In2
Zone Factor	1.42
Maximum Permissible FAR/ Number of Floors	As per the Forms "A" and "B" in Schedule I
Maximum Permissible Plot Coverage	As per the Forms "B" and "E" in Schedule I
Set back and Maximum Height	As per the Form "E" in Schedule I
Minimum Land extent for Sub division	250 sq.m
Permissible uses	As per the schedule IV
Common Regulation for the Zone	<p>I. As it is close to the Central Expressway, all common highway regulations are applicable here. (schedule 17- form "A")</p> <p>II. Minimum access road width for industrial uses shall be 20 feet (6 m). In cases where the width of the existing roads is less than 6 meters, permission may be given considering the disposal of the required amount of land to meet the proposed road width.</p>

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	<p>III. A belt of vegetation should be maintained as a buffer zone around this zone.</p> <p>IV. The use of by-product industries combined with residential activities is permitted in this zone and the minimum access road width of 06 meters for those industries is decided by the authority.</p> <p>V. The development work should be done in such a way that the existing vegetation and green cover in this zone is protected.</p> <p>VI. If an industrial investment is made adjacent to a water source or a wetland, a wastewater management plan related to that construction must be submitted and the regulations of the Central Environment Authority should be followed.</p> <p>VII. If any industrial construction is bordering a water source or wetland, then no boundary wall shall be constructed for that boundary and only a fence shall be permitted to be constructed as appropriate to the environment.</p> <p>VIII. Recycling industries are allowed only in this zone.</p>
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Source: Urban Development Authority, 2022.

8.9 Agricultural Zone I - Paddy

Table 8.9: Zoning regulation in the Agricultural Zone (Zone I - Paddy)

Principal Zone	Agricultural Zone I - Paddy
Zoning characteristics	<p>This zone includes the existing cultivated fields, fallow fields, and associated areas such as Denia, Owita and wetlands-related agriculture in the Rambukkana area.</p> <p>The main purpose of establishing this zone is to set aside the land for upliftment of agriculture which is the main economic source of the area. Also, since this region is also a water catchment area, it is to be maintained as an agricultural region that provides only environmentally friendly activities without harming the conservation and environmental sensitivity.</p>
Zoning Boundaries	Refer the Annexure I4
Sub Zones	Low density agricultural zone
Zone Code	A I
Zone Factor	0
Maximum Permissible FAR/ Number of Floors	Not Applicable
Maximum Permissible Plot Coverage	Not Applicable
Set back and Maximum Height	Not Applicable
Minimum Land extent for Sub division	Not Applicable
Permissible uses	<p>(a). Only approved uses in accordance with the Agricultural Development Act can be carried out within the existing cultivated fields and fallow fields and related ancillary areas such as Deniya, Owita etc.</p> <p>(b) Wetland agriculture</p> <p>(c) Growing Epiphytes</p> <p>(d) Excavation activities (clay pits and earth excavations) carried out under the conditions of Geological Survey and</p>

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	<p>Mining Bureau and Central Environment Authority subject to rehabilitation of informal land.</p> <p>(e) Eco-friendly aquaculture ponds</p> <p>For fallow fields;</p> <ul style="list-style-type: none"> i. A Dairy farm and rearing of farm animals ii. Plant and fruit nurseries iii. Beekeeping iv. Freshwater fish farming v. Provision of necessary facilities for collecting rainwater such as small ponds, large pits, pits, etc., as well as filtering and separating water containing silt and iron. vi. Using paddy lands left fallow due to lack of water supply for plant nurseries, temporary security huts, growing flowers etc. vii. Cultivation of vegetables viii. Cultivation of edible plants such as Kankung, Mukunwana, Gotukola, Sarana, Anise, Spinach and Kohila, Nelum Dadu, Kekatiya, Mada Koku, Karankoku, Neeramulliya in the lowlands with poor drainage. ix. Cultivation of inherent potatoes of Sri Lanka such as Kandala, Dandeela, Kiri Ala, Wel Ala, Kukul Ala, Rata Ala, Ja Ala and Cassava x. Cultivation of crops like turmeric and ginger xi. Cultivation of required grasses. xii. Cultivation of inter crops such as maize, chillies, peanuts in well-drained lands xiii. Introducing short term mixed crops or inter cropping xiv. Cultivation of bananas xv. Freshwater fish farming xvi. No construction is allowed in this area
<p>Conditions to which the implementation of Permissible uses is subject</p>	<p>(a) In the rare event that it is necessary to carry out an important public infrastructure project, the above conditions may be relaxed. (Maximum infrastructure projects allowed - electricity, water supply, telephone, highways, railways etc.)</p> <p>(b) In the case of highland areas (Highland areas) in the vicinity of fallow fields and Cultivated fields or within fallow fields and Cultivated fields, the survey plan and the current use of the proposed land related to the development should be considered to determine the</p>

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	<p>boundaries before giving approval for the proposed development activities.</p> <p>(c).According to the wetland zoning, the wetland areas that are 20 meters from the boundary of the paddy cultivation and wetland agriculture zone belong to the paddy cultivation and wetland agriculture zone and should be operated under the relevant laws and regulations and approved practices of that zone. Also, if there are wetland areas that cannot be identified in this plan in the other zonings proposed for the Rambukkana Pradeshiya Sabha area, it should be done according to survey plan and the permissible uses and guidelines of the paddy cultivation and wetland agriculture zone in dealing with them. (To avoid the erroneous situation in determining the location and land use according to the Global Positioning System)</p> <p>Should be considered;</p> <p>(a) In case of need, additional work site-specific conditions can be done to Central Environment Authority, Sri Lanka Land Development Corporation, Urban Development Authority, Agricultural Services Development Department and Irrigation Department etc. for "specified projects" under the Environment Act.</p> <p>(b) If there is a violation of the above conditions during the development of any wetland, legal action will be taken under the powers of Central Environment Authority, Department of Agricultural Services, Sri Lanka Land Development Corporation and Urban Development Authority.</p>
<p>Common Regulation for the Zone</p>	<p>a) This zoning is valid only for the ecologically sensitive areas surrounding fallow fields and cultivated fields in Rambukkana Pradeshiya Sabha area.</p>

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Regulations**

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Zone I

	<p>b) Before developing fallow fields and cultivated fields approval should be sought from institutions as per the No. 01, 03, 04 06 and 08 mentioned in Schedule V.</p> <p>c) For any development activity which may affect the surrounding environment of fallow paddy and cultivated paddy should obtain environmental clearance certificate or environmental protection permit from the relevant institutions No.03 and 06 mentioned in the schedule below. Also, the said license should be updated annually before the expiry of the prescribed period.</p> <p>d) The recommendation/permission (final clearance certificate) given for a wetland development belonging to the Sri Lanka Land Development Corporation mentioned in the Schedule should be renewed annually as decided by the Planning Committee. (As per the Gazette No.2026/32 dated 06.07.2017)</p> <p>e). The relevant reserved land strips for the reservoirs belonging to the irrigation department should be maintained as such.</p> <p>f) No construction which interferes with drainage and flood retention capacities shall be done in fallow field and cultivated field or in water bodies or watercourses. But according to a master plan or a design consultant guide plan, the approved constructions must be done subject to the recommendation and approval of the relevant institutions so as not to interfere with the special projects approved by the urban development authority or the water flows and flood lifting capacities (No. 01 from the holding institution and no. 02 to 16 should be done subject to the recommendation and approval of the relevant institutions)</p> <p>The any constructions that are constructed in the manner of obstacle to the natural run off and flood retaining capacity are prohibited to build in a fallow paddy field and crop paddy field or water ways or water logged areas.</p> <p>g) Every construction permitted in paddy and wetland agriculture zone shall be designed as per green building concept with prescribed technical standards.</p> <p>h). In every approved use of fallow fields and cultivated fields where water holding capacity is particularly important, alternative sites should be installed appropriately to offset the loss of water holding capacity and (other impacts) impact</p>
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**Chapter 08
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on ecosystem services. For that, the approval of the relevant institutions mentioned in the schedule should be obtained.

i) Sustainable rainwater drainage methods should be used under the approval of the Sri Lanka Land Development Corporation mentioned in the schedule in the recommended areas to fill the fallow fields and cultivated fields. The approval of the Central Environment Authority should be obtained for the materials used to fill fallow fields and cultivated fields.

j) In approved works on fallow fields and cultivated fields, legal public footpaths, public bathing areas should be preserved or located in the nearest suitable place.

k) Developers should engage the services of professionally qualified professionals for planning and design and supervision work.

k) Waste disposal should not be allowed in fallow fields and cultivated fields (domestic, institutional, industrial, commercial, electronic, and clinical wastes)

l) Waste water should not be discharged into fallow fields and cultivated fields. But only treated water can be released subject to the recommendation of the Central Environment Authority

These guidelines should be included as conditions in the permit when issuing the permit of the institutions mentioned in the schedule in carrying out development activities regarding fallow fields and cultivated fields and the violation of the said conditions will result in the cancellation of the said permit or imposition of penalties.

Source: Urban Development Authority, 2022.

Chapter 08 8.10 Highly Sensitive Conservation Zone

Zoning Regulations

Table 8.10: Zoning regulation in the Highly Sensitive Conservation Area (Forest)

Principal Zone	Conservation Zone
Highly Sensitive Conservation Zone	
Zoning characteristics	<p>All the following forest reserved areas which fall under the planning area are included in this zone. The purpose of establishing this zone is to maintain the watersheds, fauna and flora in the sensitive forest environment safely for the future.</p> <p>Forest Reserve Areas</p> <p><i>Siambalangamuwa Forest Reserve, Dambulla Forest Reserve, Gangekumbura Forest Reserve, Gondenikanda Forest Reserve, Narambedda Forest Reserve, Kotagama Forest Reserve, Kivelpana Forest Reserve, Natiapana Forest Reserve, Halagiriya Forest Reserve, Godagandenikanda Proposed Forest Reserve, Namalgomuwa Proposed Forest Reserve</i></p>
Zoning Boundaries	Refere annexure 14
Sub Zones	Highly Sensitive Conservation Area
Zone Code	Cn I
Zone Factor	0
Maximum Permissible FAR/ Number of Floors	Not Applicable
Maximum Permissible Plot Coverage	Not Applicable
Set back and Maximum Height	Not Applicable
Minimum Land extent for Sub division	Not Applicable
Permissible uses	<p>I. According to the Forest Conservation Ordinance Act under the Department of Forest, the development works carried out in the protected areas and buffer zones of the protected areas published by the Gazette are permitted only for "Prescribed Projects" as per the Environmental</p>

	<p>Protection Act (No.772/22 and dated 24 June 1993). There, an environmental assessment will be conducted (Initial Environmental Examination (IEE), Environmental Impact Assessment (EIA) and approvals will be given subject to the "Project Approval Process" conducted by the Department of Forest.</p> <p>II. In the case of any development work carried out in the areas of other natural forests identified under this plan, it should be done subject to the approvals of the relevant institutions.</p> <p>III. Forestry Projects (Non-Commercial)</p> <p>IV. Academic and research activities</p> <p>V. Nature-based eco-tourism</p> <p>VI. Afforestation Projects (Non-Commercial)</p> <p>VII. Academic and research activities</p> <p>VIII. Nature-based eco-tourism activities</p>	<p>Chapter 08 Zoning Regulations</p> <p>Highly Sensitive Conservation Zone</p>
Common Regulation for the Zone	No development activity is allowed in this zone.	

Source: Urban Development Authority, 2022.

8.11 Schedules

Schedule - I Form "A"

116 A I කොටස : (I) ඡේදය - මූලික ප්‍රජාතන්ත්‍රවාදී ජනරජයේ අති විශේෂ ගැසට් පත්‍රය - 2021.07.08
PART I: Sec (I) - GAZETTE EXTRAORDINARY OF THE DEMOCRATIC SOCIALIST REPUBLIC OF SRI LANKA - 08.07.2021

Schedule 6
Form "A" (Applicable for the area having zoning factor based development plans

[Regulations 46,48,55,70]

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

Land extent (Sq.M)	Zone factor = 1.50-1.74				Zone factor = 1.75-1.99				Zone factor = 2.00-2.24				Zone factor = 2.25-2.49			
	Minimum Road Width				Minimum Road Width				Minimum Road Width				Minimum Road Width			
	**6m	9m	12m	15m or above	**6 m	9m	12m	15m or above	** 6m	9m	12m	15m or above	** 6m	9m	12m	15m or above
150 less than 250	2.4	2.6	2.7	2.8	2.8	3.0	3.2	3.3	3.0	3.4	3.6	3.8	3.0	3.4	3.6	4.0
250 less than 375	2.6	3.2	3.6	4.0	3.0	3.4	4.3	4.7	3.2	3.6	4.5	4.5	3.5	3.8	4.5	5.0
375 less than 500	2.7	3.3	3.8	4.2	3.2	3.5	4.5	5.0	3.4	3.7	4.8	5.2	3.6	4.5	4.7	5.5
500 less than 750	2.8	3.4	4.0	4.5	3.4	3.6	4.7	5.5	3.5	4.0	5.0	6.0	3.7	5.0	5.0	6.0
750 less than 1000	3.1	3.6	4.3	5.0	3.5	3.8	5.1	6.0	3.6	4.5	5.7	6.5	3.8	5.1	6.0	6.5
1000 less than 1500	3.2	3.8	4.6	5.5	3.6	4.0	5.4	6.5	3.7	5.0	6.1	8.0	3.9	5.3	6.5	8.5
1500 less than 2000	3.4	4.0	5.0	6.0	3.7	4.2	5.8	7.0	3.8	5.1	6.7	9.0	4.0	5.4	7.0	*10
2000 less than 2500	3.5	4.2	5.2	6.5	3.8	4.4	6.2	7.5	3.9	5.2	7.1	*10	4.0	5.5	7.5	*10.5
2500 less than 3000	3.6	4.4	5.5	7.0	3.9	4.6	6.5	8.0	4.0	5.3	7.4	*10.5	4.0	5.6	7.5	*11
3000 less than 3500	3.7	4.6	6.0	7.5	4.0	4.8	6.9	8.5	4.0	5.4	7.6	*11	4.0	5.7	8.0	*11.5
3500 less than 4000	3.8	4.8	6.3	7.7	4.0	5.0	7.3	9.0	4.0	5.5	7.8	*11.5	4.0	5.8	8.0	*12
More than 4000	4.0	5.0	6.5	8.0	4.0	5.2	7.5	9.5	4.0	5.6	8.0	*12	4.0	5.9	8.0	*UL

Land extent (Sq.M)	Zone factor = 2.50-2.74				Zone factor = 2.75-2.99				Zone factor = 3.00-3.24				Zone factor = 3.25-3.49			
	Minimum Road Width				Minimum Road Width				Minimum Road Width				Minimum Road Width			
	**6m	9m	12m	15m or above	**6 m	9m	12m	15m or above	** 6m	9m	12m	15m or above	** 6m	9m	12m	15m or above
150 less than 250	3.0	3.4	3.6	4.0	3.0	3.4	3.6	4.0	3.0	3.4	3.6	4.0	3.0	3.4	3.6	4.0
250 less than 375	3.5	4.0	5.0	5.5	3.5	4.2	5.0	5.5	3.5	4.4	5.0	5.5	3.5	4.6	5.0	5.5
375 less than 500	3.6	4.6	5.2	6.0	3.6	4.7	5.2	6.0	3.6	4.8	5.2	6.0	3.6	4.9	5.2	6.0
500 less than 750	3.7	5.1	5.5	6.5	3.7	5.2	5.5	6.5	3.7	5.3	5.5	6.5	3.8	5.4	5.5	6.5
750 less than 1000	3.8	5.2	6.5	7.0	3.8	5.3	7.0	7.5	3.8	5.4	7.0	7.5	4.0	5.5	7.5	8.0
1000 less than 1500	3.9	5.4	7.0	9.0	3.9	5.5	7.5	9.0	3.9	5.6	7.5	9.0	4.0	5.7	8.0	9.0
1500 less than 2000	4.0	5.5	7.5	*10.5	4.0	5.6	7.5	*10.5	4.0	5.7	8.0	*10.5	4.0	5.8	8.0	*11
2000 less than 2500	4.0	5.6	7.5	*11	4.0	5.7	8.0	*11	4.0	5.8	8.0	*11	4.0	5.9	8.0	*11.5
2500 less than 3000	4.0	5.7	8.0	*11.5	4.0	5.8	8.0	*11.5	4.0	5.9	8.0	*11.5	4.0	6.0	8.0	*12
3000 less than 3500	4.0	5.8	8.0	*12	4.0	5.9	8.0	*12	4.0	6.0	8.0	*12	4.0	6.0	8.0	*12
3500 less than 4000	4.0	5.9	8.0	*12	4.0	6.0	8.0	*12	4.0	6.0	8.0	*12	4.0	6.0	8.0	*12
More than 4000	4.0	6.0	8.0	*UL												

Form A - Permissible Floor Area Ratio

Land extent (Sq.M)	Zone factor = 3.50-3.74				Zone factor = 3.75-4.00				UL - Unlimited Floor area allocated for parking facilities are not calculated for FAR Above Floor Area Ratio shall not be applicable for the zones where number of floors or FAR indicated under the zoning regulations Above Permissible FAR may be restricted under the development plan based on the slope of the land Clearance shall be taken from National Building Research Organization for the lands having slope more than 11° * FAR more than or equal to 10.0 shall be permitted only for the roads having minimum of 12m (from road center) Building Line, if not maximum FAR shall be limited to 9.0 **Minimum road width of 7m shall be considered for the roads identified as 7 m wide in the particular Development Plans
	Minimum Road Width				Minimum Road Width				
	**6m	9m	12m	15m or above	**6 m	9m	12m	15m or above	
150 less than 250	3.0	3.4	3.6	4.0	3.0	3.4	3.6	4.0	
250 less than 375	3.5	4.8	5.0	5.5	3.5	5.0	5.0	5.5	
375 less than 500	3.6	5.0	5.2	6.0	3.6	5.4	5.2	6.0	
500 less than 750	3.8	5.5	5.5	6.5	4.0	5.7	5.5	6.5	
750 less than 1000	4.0	5.6	7.5	8.0	4.5	6.0	7.5	8.0	
1000 less than 1500	4.2	5.8	8.0	9.0	4.5	6.5	8.0	9.0	
1500 less than 2000	4.2	6.0	8.0	*11	4.5	7.0	8.0	*11	
2000 less than 2500	4.2	6.2	8.0	*11.5	4.5	7.0	8.0	*12	
2500 less than 3000	4.2	6.4	8.0	*12	4.5	7.0	8.0	*12	
3000 less than 3500	4.2	6.5	8.0	*12	4.5	7.0	8.0	*12	
3500 less than 4000	4.2	6.5	8.0	*12	4.5	7.0	8.0	*12	
More than 4000	4.2	6.5	8.0	*UL	4.5	7.0	8.0	*UL	

Form “B”

120 A I කොටස : (I) ඡේදය - ශ්‍රී ලංකා ප්‍රජාතාන්ත්‍රික සමාජවාදී ජනරජයේ අති විශේෂ ගැසට් පත්‍රය - 2021.07.08
PART 1 : Sec (I) – GAZETTE EXTRAORDINARY OF THE DEMOCRATIC SOCIALIST REPUBLIC OF SRI LANKA – 08.07.2021

Form “B

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”

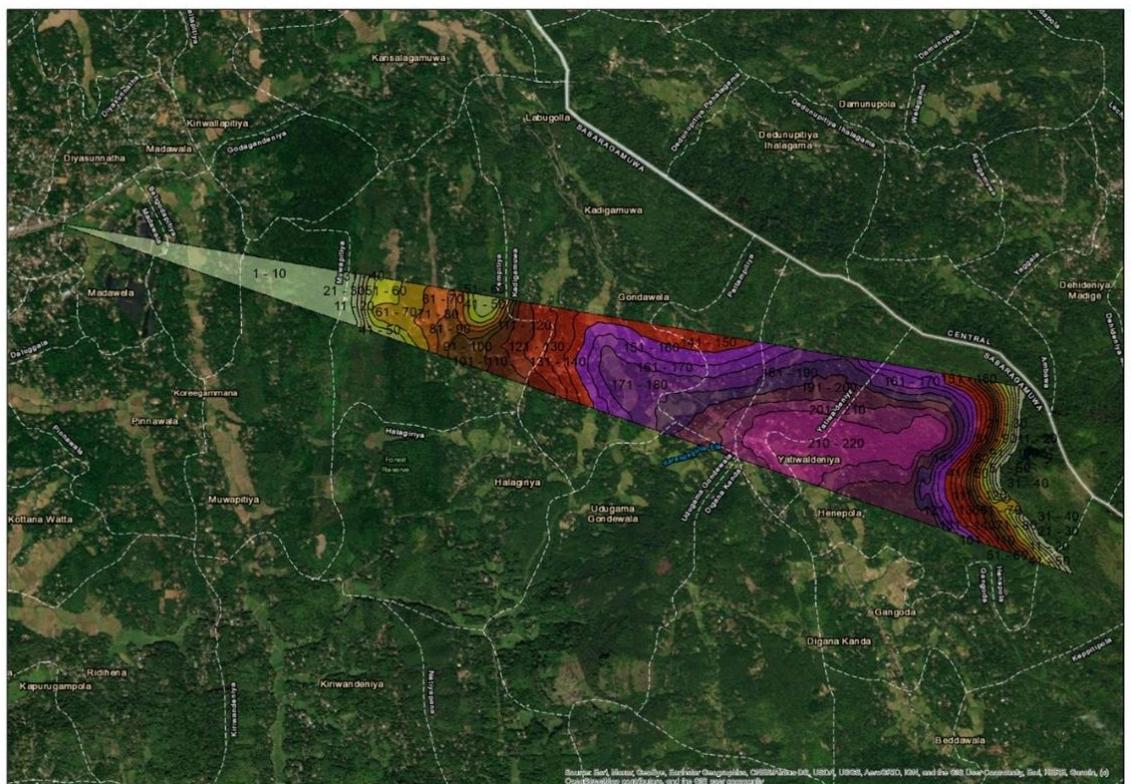
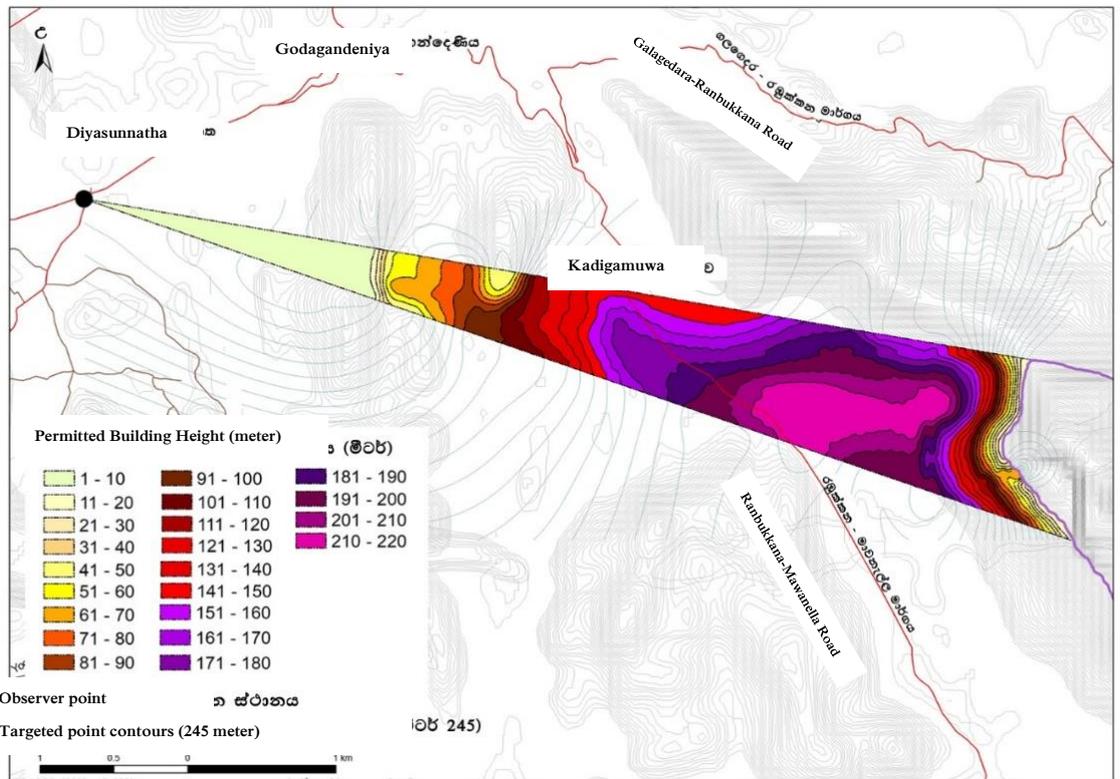
Form “E”

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 (m)	When NLV is taking this end (m)	When no NLV is taking this end (m)	When NLV is taking this end (m)	Minimum width (m)	Minimum Area (Sq.m)
Low Rise	less than 7	6	80%**	65%	2.3	2.3	-	2.3	2.3	5
	7 less than 15	6	65%	65%	3.0	3.0	-	3.0	3.0	9
Inter Mediate Rise	15 less than 30	12	65%	65%	4.0	4.0	1.0 and 3.0	4.0	4.0	16
Middle Rise	30 less than 50	20	65%	65%	4.0	5.0	3.0 both side	5.0	5.0	25
High Rise	50 less than 75	30	50%***	50%***	5.0	6.0	4.0 both side	6.0	6.0	36
	75 and above	Above 40m	50%***	50%***	5.0	6.0	5.0 both side	6.0	6.0	****

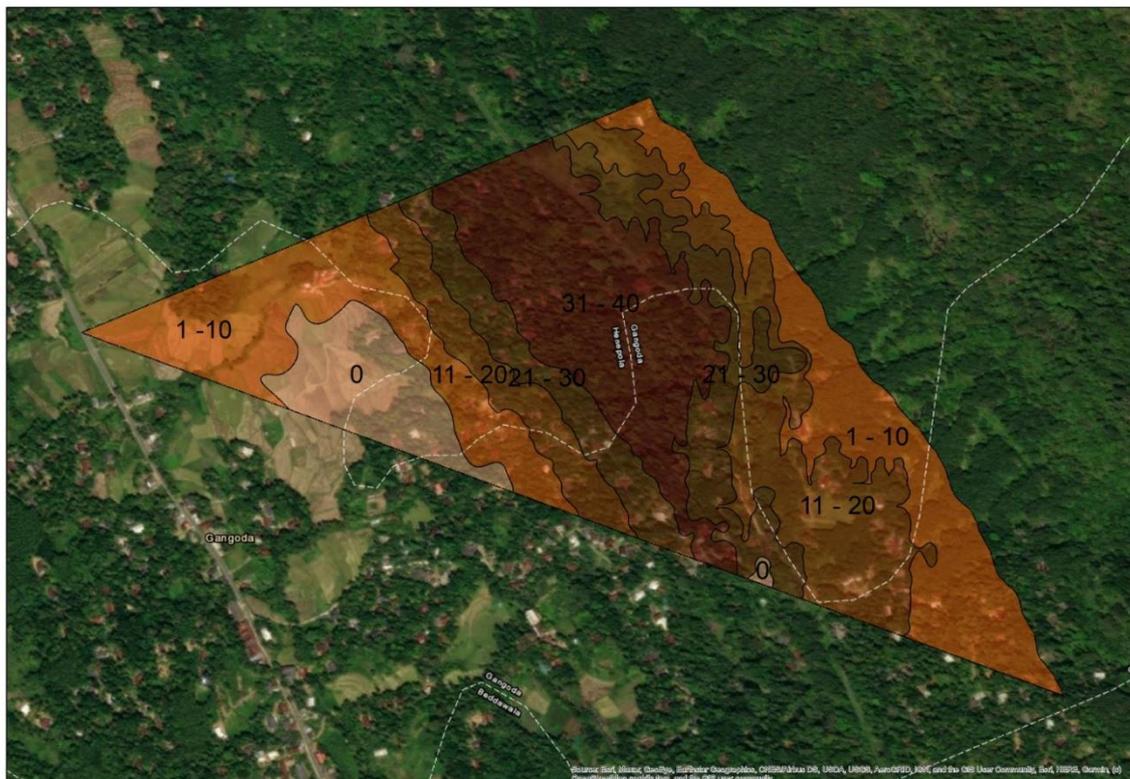
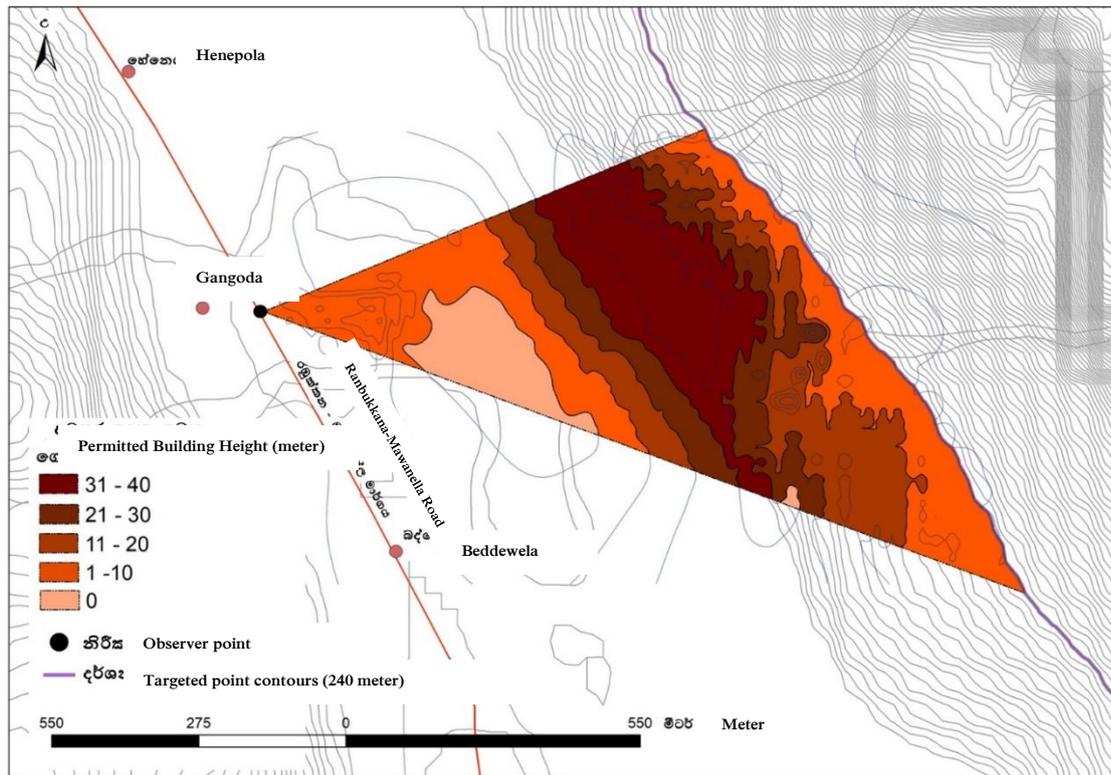
NLV - Natural Light & Ventilation
Building Height - Height between access road level to roof top or roof level (Including parking floors)
* Where no Plot Coverage specified under the zoning regulations
** The entire development is for non-residential activities
*** 65% plot coverage can be allowed only for the podium level not exceeding 20% of the tower height or 12 floors whichever is less
**** Minimum area shall be increased by 1 m² for every additional 3m height

These specifications are applicable only to the areas for which Forms A, B, C and D are in effect.

Shedule II- Form “A” The view corridor of Alagalla mountain from Rambukkana Town



Schedule II of Form “B” – The view corridor of Alagalla mountain from Gangoda area



Source: Urban Development Authority, 2022.

Schedule III

01. Sri Lanka Land Development Corporation.
02. Irrigation Department.
03. Central Environment Authority,
04. Urban Development Authority,
05. Rambukkana Pradeshiya Sabha
06. Forest Conservation Department,
07. National Building Research Organization
08. Department of Agricultural Development,
09. Department of Archaeology,
10. National Aquatic Resources Research and Development Authority
11. Geology Survey and Mines Bureau
12. Sabaragamuwa Provincial Council
13. Water supply and Drainage Board.
14. Aquatic Life Development Authority
15. Sri Lanka Electricity Board
16. Sri Lanka Buildings Department
17. Road Development Authority
18. Kegalle District Secretariat
19. Rambukkana Divisional Secretariat

Schedule IV- Form "G ": Minimum lot sizes applicable to permissible uses

Form "G" Minimum Plot Sizes applicable for Permissible Uses				High density commercial zone	Medium density commercial zone	High density Residential zone	Medium density Residential zone	Low density Residential zone	Medium density Tourism zone	Low density Tourism zone	Medium density Industrial zone
Main use	No	Sub use	Minimum plot size (Sq.m)								
Residential	1	Residential	150								
	2	Condominium housing complexes	150								
	3	Housing complexes	500								
	4	Housing projects	1000								
	5	Quarters/Staff Quarters	250								
	6	Service apartments	500								
	7	Studio apartments	500								
	8	Dormitory	500								
	9	Hostels	150			250	250	250	250		250
	10	Day care centers	500								
	11	Patient care centers /nursing care	500								
	12	Elder's home	500								
	13	Children's home	500								
	14	Disabled Rehabilitation Homes	500								
	15	Rehabilitation Homes / Probation	1000								
	16	Community halls	150			250	250	250	250	250	250
	17	Holiday Resorts /Tourist Bungalows	500								
	18	Home stay	150								
	19	Guest Houses	250			500	500	500	500	500	500
	20	Lodges	250								
	21	Inns	1000								
	22	Retirement Homes/ Rest Houses	250								
	23	State Housing	500								

Form "G" Minimum Plot Sizes applicable for Permissible Uses				High density commercial zone	Medium density commercial zone	High density residential zone	Medium density residential zone	Low high density residential zone	Medium density tourist zone	Low density Tourism Zone	Medium density industrial zone
Main Use	Sub No	Sub Use	Minimum plot size Sq.m) (
Health	1	Hospital	1000								
	2	Medical Centres (Having only one Doctor)	150				250	250	250	250	250
	3	Medical Centres (Having two or more Doctors)	500								
	4	Sample Collection Centres	150				250	250	250	250	250
	5	Laboratories	150				250	250	250	250	250
	6	Pharmacies	150				250	250	250	250	250
	7	Veterinary Clinics	150				250	250	250	250	250
	8	Veterinary Hospitals	500								
	9	Quarantine Centres	1000								
	10	Child and Mother/ Family Clinics	250								
	11	Other medical institute	250								
	12	medical consultation service centers	500								
	13	Animal care centers	250								
	14	Ayurvedic hospital	1000								

Form "G" Minimum Plot Sizes applicable for Permissible Uses				High density commercial zone	Medium density commercial zone	High density Residential zone	Medium density Residential zone	Low density Residential zone	Medium density Tourism zone	Low density Tourism zone	Medium density Industrial zone
Main use	No	Sub use	Minimum plot size (Sq.m)								
Office & Institution	1	Office	150				250 *M.P.S	250 * M.P.S	250 * M.P.S	250 * M.P.S	250 * M.P.S
	2	Professional Office	150				250 * M.P.S	250 * M.P.S	250 * M.P.S	250 * M.P.S	250 * M.P.S
	3	Office Complexes more than) 5000(sq.m	1000								
	4	Banks/ Insurance & Financial Institutes	150				250 ** M.P.S	250 ** M.P.S	250	250 ** M.P.S	250
	5	Others	150				250	250	250	250	250
Commercial and services	1	Shopping complexes	500						1000		1000
	2	Retail shops	150			250 ** M.P.S	250 ** M.P.S	250 ** M.P.S	250	250	250
	3	Wholesale shops	250								
	4	Sectoral Markets/ / super market	500								
	5	Public Markets	150	150	150	150	250	250	250	250	250
	6	Showrooms	500	500	500				1000		1000
	7	Resturent (Take away)	150	150	150	150	250 ** M.P.S	250 ** M.P.S	250	250 ** M.P.S	250
	8	(Resturents)	250				250 ** M.P.S	250 ** M.P.S			
	9	Reception Halls	1000								
	10	Star class hotel	2000								
	11	Hotel	500								
	12	City hotel	500								
	13	Club	500								
	14	Motel	250						1000		
	15	Kabana	500								
	16	Broadcasting Centres	500								

Form "G" Minimum Plot Sizes applicable for Permissible Uses				High density commercial zone	Medium density commercial zone	High density residential zone	Medium density residential zone	Low density residential zone	Medium density Tourism Zone	Low density Tourism Zone	High density Industrial zone
Main Use	Sub No.	Sub Use	minimum plot size (sq.m)								
Commercial and services	17	Studios (Non Broadcasting Centres)	150				250	250	250		250
	18	Beauty parlors / Salon	150				250	250	250	250	250
	19	Customer service centers	150				250 * M.P.S	250 * M.P.S	250 * M.P.S	250 * M.P.S	250
	20	Spa	150						250		250
	21	Tailor shop	150			250	250	250	250	250	250
	22	Funeral Palrors	500								
	23	funeral decorator (Malshala)	150				250				250
	24	Laundries/Clothes Cleaning Centres	150				250	250	250	250	250
	25	Hardware/ Building Material Sales Stores	250			250 ** M.P.S	500 ** M.P.S	500 ** M.P.S	500 ** M.P.S		
	26	Liquor shop	150						250		250
	27	Vehicle spare parts shop	150								250
28	Taxi Service Centers	250									

Form "G"				High density commercial zone	Medium density commercial zone	High density Residential zone	Medium density Residential zone	Low density Residential zone	Medium density Tourism zone	Low density Tourism zone	Medium density Industrial zone
Minimum Plot Sizes applicable for Permissible Uses											
Main use	No	Sub use	Minimum plot size (Sq.m)								
Commercial and services	29	Vehicle service centers Moto Bicycle/Three-wheelers	375								
		vehicle Service Centers- Light Vehicles	500								
		vehicle Service Centers - heavy vehicles	1000								
	30	vehicle Repair Centers- Moto Bicycle / Three wheeler	375								
		vehicle Repair Centers- Light Vehicles	500								
		vehicle Repair Centers- heavy vehicles	1000								
	31	Vehicle Fuel Filling Stations	1000								
	32	Emission Testing Centres	500								
	33	Betting Centers	150						250		250
	34	Bus terminals	1000								
35	Presses	150						250		250	

Form "G"				High density commercial zone	Medium density commercial zone	High density Residential zone	Medium density Residential zone	Low density Residential zone	Medium density Tourism zone	Low density Tourism zone	Medium density Industrial zone
Minimum Plot Sizes applicable for Permissible Uses											
Main use	No	Sub use	Minimum plot size (Sq.m)								
Educational	1	Preschools / Early Childhood Development Centers	500								
	2	Primary schools	4000								
	3	Secondary schools	8000								
	4	Tertiary schools	8000								
	5	Private Schools / International Schools	4000			8000	8000	8000			8000
	6	Higher Education Centers	3000			4000	4000	4000	4000		4000
	7	Public / Private Universities	4000			8000	8000	8000	8000		8000
	8	Technical Colleges / Vocational Training Centers / Training Centres	1000								
	9	Private tutoring classes- less than 50 sq.m	150			250	250	250			
	10	Private tutoring classes - Between 50 sq.m and 500 sq.m	500								
	11	Private tutoring classes - more than 500 sq.m	1000								
	12	Art Centres/ Theater Institutes	1000								
	13	Other educational institutions	250			250 * M.P.S.	250 * M.P.S.	250 * M.P.S.	250 * M.P.S.	250 * M.P.S.	250 * M.P.S.
	14	Research and Development Centres	250								

Form "G" Minimum Plot Sizes applicable for Permissible Uses				High density commercial zone	Medium density commercial zone	High density Residential zone	Medium density Residential zone	Low density Residential zone	Medium density Tourism zone	Low density Tourism zone	Medium density Industrial zone
Main use	No	Sub use	Minimum plot size (Sq.m)								
(Social & Religious)	1	Religious Places	500								
	2	Religious educational centers	500								
	3	Museums	250								
	4	Socialland Culturalcenters	500								
	5	Cemeteries/ Crematoriums	4000								
	6	Community Development Centers	150			250	250	250	250	250	250
	7	Auditoriums	500								
	8	Conference Hall	1000								
	9	Tourist Information Centers	150				250	250	250	250	250
(Industrial)	1	Vehicle Assembly / Equipment storage centers	500								
	2	Warehouses for distribution purposes	500			** M.P.S.	** M.P.S.	** M.P.S.			
	3	Warehouses	1000								
	4	Service Industries	1000								
	5	Home based industries	250	* M.P.S	* M.P.S	* M.P.S	* M.P.S	* M.P.S	* M.P.S	* M.P.S	* M.P.S
	6	Packing industries	500			** M.P.S.	** M.P.S.	** M.P.S.	** M.P.S.	** M.P.S.	** M.P.S.
	7	Recycling industries	4000								4000
	8	Value-Adding Industries	1000	** M.P.S.	** M.P.S.	** M.P.S.	** M.P.S.	** M.P.S.	** M.P.S.		
	9	Scrap collection centers	1000				4000	4000			4000
	10	Bakery products wood fired ovens	500								

Form "G"				High density commercial zone	Medium density commercial zone	High density Residential zone	Medium density Residential zone	Low density Residential zone	Medium density Tourism zone	Low density Tourism zone	Medium density Industrial zone
Minimum Plot Sizes applicable for Permissible Uses											
Main use	No	Sub use	Minimum plot size (Sq.m)								
(Industrial)	11	Bakery Products Electric	250								
	12	Concrete related manufacturing industries	500			** M.P.S.	** M.P.S.	** M.P.S.			
	13	Tile and brick industries	1000								
	14	Industries related to wood products	500				1000 ** M.P.S.	1000 ** M.P.S.			**M.P.S.
	15	Mills	250			* M.P.S.	* M.P.S.	* M.P.S.			* M.P.S.
	16	Lathes, welding shops	500				1000	1000			
	17	Other non-polluting industries (as defined by Central Environment Authority)	500								
	18	Polluting industries (as defined by Central Environment Authority)	1000								
	19	Tea and rubber factories	2000								
	20	Rice Mills	250								

Form "G"				High density commercial zone	Medium density commercial zone	High density residential zone	Medium density residential zone	Low density residential zone	Medium density Tourism Zone	Low density Tourism Zone	Medium density industrial zone
Minimum Plot Sizes applicable for Permissible Uses											
Main Use	Sub No	Sub use	Minimum plot size (sq.m)								
(Leisure)	1	Indoor Stadiums	1000								
	2	Open Air theaters	1000								
	3	Libraries	250								
	4	Fitness centers	150			250	250	250	250	250	250
	5	Children's parks	500								
	6	Open Ground	1000								
	7	Cinemas	500								
	8	swimming pools	1000								
	9	Parks	-								
	10	Recreational Parks	-								
	11	Fitness Areas / Gym Facility Locations	-								
		Tourist campsites	-								
		Theme parks	-								
Agriculture and Fisheries	1	Boat jetty/ ferry parking place									
	2	Berths									
	3	Fishing Ferry									
	4	Net losses									
	5	The husk									
	6	Animal and crop farms	2000								
	7	Agricultural produce collection centres	500								
	8	Animal and Seed Breeding Centres	1000								
	9	Greenhouse	150				250	250	250	250	250
	10	Agricultural Research and Training Centres	1000								

Form "G" Minimum Plot Sizes applicable for Permissible Uses				High density commercial zone	Medium density commercial zone	High density residential zone	Medium density residential zone	Low density residential zone	Medium density Tourism Zone	Low density Tourism Zone	Medium density industrial zone
Main Use	Sub No	Sub use	Minimum plot size (sq.m)								
Other	1	Communication towers on the roof	-								
	2	Ground-based communication towers	250								
	3	Car parks	250								
	4	Electricity substations	-								
	6	Sand Mining/Mineral Mining/Washing	-								
	7	quarrying	-								
	8	Soil cutting/Clay cutting	-								
	9	Sanitary buildings	-								
	10	A.T.M Centers	-								
	11	Electric charging stations	-								
	12	Compost facility/waste recycling centres	2000								
	13	Multi-storey car parks	500								
	14	Gemstone mining	not applicable								

Legend

	Permissible uses
	Non-Permissible uses
*	Maximum plot size is 50 sq.m
**	Maximum plot size is 100 sq.m

Chapter 09

Proposed Road width

Building Lines and Reserves

**Chapter 09
Proposed Road
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9.1 Proposed Road width and Building Lines and Reserves

9.1.1 Roads owned by Road Development Authority

Table no 9.1: Building lines on Roads owned by Road Development Authority

Roads owned by
Road Development
Authority

Serial No	Road Name	Building Line(meter)
1	Colombo-Kandy Road	15
2	Katupitiya- Kurunegala Road	15
3	Rambukkana-Kegalle Road	15
4	Rambukkana-Mawanella Road	15
5	Bulugolla, Dombemada, Wahawa road (Kurunegala road)	15
6	Railway station road (By- pass road)	15

9.1.2: Roads belonging to the Provincial Road Development Authority

Chapter 09 Proposed Road width and Building Lines and Reserves

Table No 9.2: Proposed width and building limit of roads belonging to Provincial Road Development Authority

Serial No	Road Name	Proposed road width (meters)	Building Line (meters)
1	Kudagama Aragoda	6	7.6
2	Yatagama Thismalpola	6	7.6
3	Parape Mideniya Watta	6	7.6
4	Padawigampola Yakkulla, Dambulla	6	7.6
5	Kadigamuwa Udugama	9	9
6	Yodhagama Kotagama Dodankanda	6	7.6
7	Kehelwathugoda Waduwardeniya Ranawana	6	7.6
8	Karadhana Marukwathura	6	7.6
9	Kiriwallapitiya Boraluwa Iriyagolla	6	7.6
10	Hurimauwa Labukotuwa	9	9
11	Thaldawa Hangawela	6	7.6
12	Dambulla Mirihagoda	6	7.6
13	Udugama Alubohinna	6	7.6
14	Kalugalla Galpola	6	7.6
15	Paththampitiya Natiyapana	6	7.6
16	Siyabalangamuwa Dangonnawa	6	7.6
17	Udanwita Siyabalangamuwa wawa/Tank	6	7.6
18	Kawattiya Kotawalla	6	7.6
19	Digana Diyagama to Hiriwaduuna	6	7.6
20	Naranbedde Dunukewala	9	9
21	Hurimaluwa Kooriyanpola Pinnawala	9	9
22	Kiriwardeniya Walikanda	6	7.6
23	Pattampitiya Kempitikanda	6	7.6
24	Rambukkana Mihidu Mawatha	9	9
25	Hewadiwela Bamunaulla Kudagama	6	7.6

Roads owned by Provincial Road Development Authority

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Roads owned by
Provincial Road
Development
Authority

Serial No	Road Name	Proposed road width (meters)	Building Line (meters)
26	Udugama Panaliya Karadana	6	7.6
27	Udugama Walgama	9	9
28	Wahawa Walara Udugama	6	7.6
29	Daluggala Pinnawala Konthanawatta	9	9
30	Annasigala Bolagama	6	7.6
31	Daluggala Madawala Ma oya	6	7.6
32	Waligamuwa Hewadiwela	6	7.6
33	Hewadiwela Thampitiya	6	7.6
34	Kuruduhinna Nilwakka	6	7.6
35	Molagoda Mahinthanna	6	7.6
36	Kansalagamuwa Dunukewatta	6	7.6
37	Kadigamuwa Halagiriya	6	7.6
38	Udakiriwandeniya Bolagama	6	7.6
39	Korahatta Dambulla	6	7.6
40	Hiriwadunna Andiramada Imbulgasdeniya	9	9

9.1.3 Roads belonging to the Rambukkana Pradeshiya Saba

Table No. 9.3 : Proposed road width and building line of roads belonging to Rambukkana Pradeshiya Sabha

Chapter 09 Proposed Road width and Building Lines and Reserves

Serial No	Road name	Proposed road width (meters)	Building Line (meters)
1	Siyabalangamuwa Dagonnawa Kahagolla	4.5	6
2	Udanvita Robot Chandrasekara Mawatha	4.5	6
3	Siyabalangamuwa Wendesiwatta Balaghamuwa	3	4.5
4	Udanvita Siyabalangamuwa via Kudumbuwa Road	4.5	6
5	Udanvita Siyabalangamuwa Welamada krushikarma road	3	4.6
6	Dombemada Girigamuwa watta via Girigamuwa road	6	6
7	Galawatihena waeralla watta road	4.5	6
8	Dombemada Walagamula Road	—	6
9	Dombemada Girigamuwa Wadakahagala road	4.5	6
10	Dombemada Temple via Seruwagala road	3	4.6
11	Dombemada Kandegedara Road	4.5	6
12	Dombemada Kahagolla Road	4.5	6
13	Wagapititanna Road	3	4.5
14	Colony Internal road-i	3	4.5
15	Colony Internal road -ii	4.5	6
16	Kahagolla Kanaththa road	4.5	6
17	Colony Internal road -iii	3	4.5
18	Kahagolla Colony road	4.5	6
19	Samurdhi road	4.5	6
20	Wawatanna Puwakmote road	4.5	6

Roads owned by
Rambukkana
Pradeshiya Saba

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Roads owned by
Rambukkana
Pradeshiya Saba

Serial No	Road name	Proposed road width (meters)	Building Line (meters)
21	Dambulu Temple Road	4.5	6
22	Udagaldheniya Madagaldheniya via Pallegaladheniya Road	4.5	6
23	Udagaldheniya via Watahapotha Kotapugeegawa watta Road	6	6
24	Udagaldheniya Pallegaladeniya Road	4.5	6
25	Madagaladeniya Damunukanda Colony Road	4.5	6
26	Thalagahapitiya Girigamuwa Road	3	4.5
27	Dambulla Yakkula Road	4.5	6
28	Dambulu Knada Colony Road	3	6
29	Dambulla Gamada Road	4.5	6
30	Dambulla Muththettuwa Welamada Road	3	4.5
31	Thalagahapitiya Girigamuwa Road	3	4.5
32	Kohollangoda via Babarahena Road	—	7.6
33	Girigamuwa Road II	4.5	6
34	Helamure Mawatha	4.5	6
35	Nonsagoda Road	3	4.5
36	Kodhurubokka Road	3	4.5
37	Poththapitiya to Bamunaula Road	3	4.5
38	Kadawadiya to Kotawalla	4.5	6
39	Miriyagoda Naththabura via Bamunaula Road	6	.6
40	Gallidamulla Damunukanda Road	4.5	6

Serial No	Road name	Proposed road width (meters)	Building Line (meters)
41	Gallidamulla Kanaththa Road	4.5	6
42	Miriyagoda Miyanapitiya via Hewadhiwela	–	7.6
43	Kadawatiya to Miriyagoda Road		
44	Miyanpitiya Aswadduma via Damunukanda Road	3	4.6
45	Nelma Gamada Road	3	4.6
46	Kotawalla to Walpola Temple Road	4.5	6
47	Kotawalla Gammada Road to Hewadiwela Road	3	4.5
48	Udahiguruwaka Road	4.5	6
49	Hulankada Hewadiwela Road	3	4.6
50	Hulankada Palu watta Road	4.5	6
51	Gabbala Hinatiwala Road	3	4.6
52	Thewatta Walpola Road	4.5	6
53	Kabaragala Road	3	4.5
54	Gabbala Madagama Road	4.5	6
55	10-mile post Thanna road	3	4.5
56	Temple Road	4.5	6
57	Gabbala Pitakotuwa Dewata Road	4.5	6
58	Kovila Kanatta Road	4.5	6
59	Kanugolla Pahalagama Road	4.5	6
60	Pahalagama to Migahamada via madagama Road		7.6

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Serial No	Road name	Proposed road width (meters)	Building Line (meters)
61	Galpihilla Road	4.6	6
62	Old Temple Road	4.6	6
63	Pahalagama Iluktanna Road	3	4.5
64	Pahalagama Borella Road	3	4.5
65	Ambalapolawatta Road	3	4.5
66	Kanda Road	3	4.5
67	Mudunapitiya Road	3	4.5
68	Gurugalpola via Godewa Road	4.5	6
69	Madama to Ihalagama	4.5	6
70	Kanugolla Kanththa via Darabaddahena road	3	4.5
71	P.G. Sirisena Idama Road	3	4.5
72	Parape Madagama to Pihilla via Ihalagama Road	3	4.5
73	Parape Madagama to Ihalagama Road	6	6
74	Parape Madagama Road	3	4.5
75	Parape Madagama to Kanda para I	3	4.5
76	Parape Madagama to Kanda para II	3	4.5
77	Parape Madagama to Kanda para III	3	4.5
78	Parape Madagama to Kanda para IV	3	4.5
79	Polwatta Road via Kehelhena Road	4.5	6
80	Alugolla Temple Road	3	4.5

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Serial No	Road name	Proposed road width (meters)	Building Line (meters)
81	Alugolla Kabaramama Rd	3	4.5
82	Alugolla School to Coloney Rd	3	4.5
83	Alugolla Rotuphilla Rd To Katupitiy Rd	3	4.5
84	Epitagedara Rd	3	4.5
85	Maligathenna Colony Main Rd	4.5	6
86	Maligathenna Colony akkara 5 Via Kudugala Rd	3	4.5
87	Maligathenna Colony Middle Rd	3	4.5
88	Paluwattha Town To Maligathenna Colony Rd	3	4.5
89	Paluwattha Town To Alugalla Rd	4.5	6
90	Epitagedara Rd	3	4.5
91	Near the Alugolla School vio Keselhena Rd	4.5	6
92	Hamuda Mawatha	6	6
93	Pitawela Thenne Rd	3	4.5
94	Kebellambura Rd	3	4.5
95	Siyambalangamuwa Wewa Rd	4.5	6
96	Welikanda Rd (Maha Vidiyala Rd)	4.5	6
97	Higurukatupadura Rd	3	4.5
98	Pitawela Romanu katholika Church Rd	4.5	6
99	Minnoruwattha Rd	4.5	6
100	Mediwattha galedanda via Kebellaambura Rd	3	4.5

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Serial No	Road name	Proposed road width (meters)	Building Line (meters)
101	Welikanda Mahagama Rd	4.5	6
102	Welikanda Mahagama Rd	4.5	6
103	Mahagama Gabbala Rd	4.5	6
104	mahagama To Egodawela Rd	4.5	6
105	Hitinagedara mawatha	3	4.5
106	Mahagama Halwaththa Rd	4.5	6
107	Welikanda Egodawela Rd	3	4.5
108	Welikanda Pitawela Rd	4.5	6
109	Welikanda Thalakolaya Rd	4.5	6
110	Welikanda New Rd	4.5	6
111	Welikanda Imbulgahawela waththa Via Meeghamula Rd	4.5	6
112	Welikanda Hewadiwela Maha Vidyala Rd	4.5	6
113	Magama Co-op To Kendagolla Waththa Rd	4.5	6
114	Mahagama Halwaththa Rd	4.5	6
115	Gobakumbura Rd	4.5	6
116	Halwaththa Bogahawaththa Rd	4.5	6
117	Halwaththa Panwaththa Rd	3	4.5
118	Walgama Udagadeniya Rd	4.5	6
119	Walgama Panaliya Rd	6	6
120	walagama Polkatuwa Waththa Via Godigamuwa Rd	6	6

Serial No	Road name	Proposed road width (meters)	Building Line (meters)
121	Peellapitiya Udugama Rd	4.5	6
122	Walagama Udugama Welyaya Rd	4.5	6
123	Walagama Nagaha Mula Aragoda Rd	4.5	6
124	Kahatagathenna Coloney Rd	4.5	6
125	walgama Gamameda Rd	3	4.5
126	Harankahathenna Rd	4.5	6
127	Udugama Thismalpola Rd	6	6
128	Thismalpola Udugama Welyaya Rd	4.5	6
129	Alubohinna Akkara Rd	4.6	6
130	Welgala Kanda Colony Rd	4.5	6
131	Thismalpola Stataion via Maoya Rd	4.5	6
132	Thismalpola Stataion Cross Rd	4.5	6
133	Thismalpola Temple Rd	4.5	6
134	Thismalpola Kapukotuwa Gedara Rd	4.5	6
135	Thismalpola kapuhena Rd	3	4.5
136	Thismalpola Korasawaththa Rd	4.5	6
137	Thismalpola school Bihaind staion	4.5	6
138	Bulukadewaththa Rd	3	4.5
139	Aramba Colony Rd	3	4.5
140	Thimbiriya Rd	3	4.5

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Serial No	Road name	Proposed road width (meters)	Building Line (meters)
141	Yatagama walgama Rd	3	4.5
142	yatagama Janawasama korasawaththa Rd	4.5	6
143	Yatagama Welyaya via Thalahrenkanda rd	3	4.5
144	Thalahrenkanda Colony via athuru para	4.5	6
145	Kiriambewaththa Rd	4.5	6
146	Puwakmote Ihalagama Rd	4.5	6
147	Puwakmote Galkanda Rd	3	4.5
148	WeliUlla Puwkmote Rd	3	4.5
149	Puwakmote Gallida Rd	4.5	6
150	Kapukanda Mukalana Rd	4.5	6
151	Padavigampola Rd to Aluthgedara Welayaya	4.5	6
152	Dahenpuwa Oddrare Rd	3	4.5
153	Puwakmote yata gama Rd	6	6
154	Dhahenpuwa Krahetththa Rd	4.5	6
155	Meeduma Dmbarahena Colony Rd	4.5	6
156	Koraheththa Dambarahena Rd	4.5	6
157	Koraheththa Dambarahena Bogahamula Hena	4.5	6
158	Nugawela adaluwa Gamsaba Rd	4.5	6
159	Nugawela Dewala Rd	3	4.5
160	Dematagollahena Wewewaththa Rd	3	4.5

Serial No	Road name	Proposed road width (meters)	Building Line (meters)
161	Deliwala Belgodawaththa Gamsaba Rd	6	6
162	Kandahena Merdagedara Hitinawaththa Rd	3	4.5
163	Deliwala Town To Mirihagoda via Hewadiwela Rd	6	6
164	Deliwala Hangawela Rd	3	4.5
165	Mirihagoda Rd To Walpola Rd	3	4.5
166	Mirihagoda To Dambulla Rd	6	6
167	Mirihagoda Naththambura Rd	4.5	6
168	Panwaththehena Rd	4.5	6
169	Delivala To Padavigampola Rd	4.5	6
170	Delivala Padavigampola to Yakulla Rd	3	4.5
171	Wallara Oya Rd	3	4.5
172	Meeduma Madana Rd	4.5	6
173	Madana Belgoda Wela Rd	4.5	6
174	Madana wallare Oya Rd	3	4.5
175	Dahenpuwa Dambulla Rd	6	6
176	Nugawela Galhitiyawa Rd	4.5	4.5
177	Weligamuwa School Rd	4.5	6
178	Thelambugaha Mula Waththa Colony Rd	4.5	6
179	Welangolla Coloney Rd	3	4.5
180	Weligamuwa Nabiriththa Mukalana Coloney Rd	4.5	6

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Serial No	Road name	Proposed road width (meters)	Building Line (meters)
181	Walpola Hangawela Rd	4.5	6
182	Bathamuraya Gedara Rd	3	4.5
183	Madiththa Hara Rd	3	4.5
184	Thembulipotha Rd	3	4.5
185	Kalukohomulla Rd	3	4.5
186	Pahala Hinguruwa rd	4.5	6
187	Kardarukkarama Rd	3	4.5
188	Kohommbadeniya Rd	4.5	6
189	Ihalawalpola Hangawela Via Gurupara	3	6
190	Nabiriththa Akkara Rd	4.5	6
191	Akkara via cemetery Rd	3	4.5
192	Karaghamula Dewata Rd	3	4.5
193	Berekkaya Asalin yana Dewata Rd	3	4.5
194	Galpilata Yana dewata	3	4.5
195	pahalawalpola to Deliwala Gamsaba Rd	4.5	6
196	Hangawela Kumburuyayata Yana Rd	3	4.5
197	Ovite Rd	3	4.5
198	Kahagalekumbure dewata	3	4.5
199	Pahala Wapola Kuburuyayata Yana rd	3	4.5
200	wahawa to Samanthagama via Gondenikanada Forest	4.5	6

Serial No	Road name	Proposed road width (meters)	Building Line (meters)
201	Samanthagama Esat Rd	4.6	6
202	Pelakella to Narammulla Rd	3	4.5
203	Thaldewa Hangawela Rd	4.5	6
204	Thaldewa Nabiritha Rd	4.5	6
205	Thaldewa Bogahathenna Rd	6	6
206	Samithi Sala Rd	3	4.5
207	Coloney 1 Lene	4.5	6
208	Coloney 2 Lene	4.5	6
209	Coloney 3 Lene	4.5	6
210	Coloney 4 Lene	4.5	6
211	Coloney 5 Lene	4.6	6
212	Wahawa Junstion To Kahabiliyagoda Rd	6	6
213	Priwena to Rambukan Oya Rd	4.6	6
214	Daluggala Waththa Rd	3	4.5
215	Pilewe Dewata	3	4.5
216	Pilewe Dewata	3	4.5
217	Bangalawaththa Rd 1	4.5	6
218	Bangalawaththa Rd 2	4.5	6
219	Bangalawaththa Via Medegoda Rd	4.5	6
220	Gondenikanada Rd	6	6

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Serial No	Road name	Proposed road width (meters)	Building Line (meters)
221	Hinabowa Kansalagamuwa via Labugolla Waththa Rd	6	6
222	Unapadura Wanguwa To Hathbewa waththa Rd	4.5	6
223	Hinabowa Epita Mulla via Galwetata	3	4.5
224	Alugahamula Hinabowa Rd	3	4.5
225	Unapadura Wanguwe To Hinabowa Rd	3	4.5
226	Galkete Coloney Rd	3	4.5
227	Gagekumbura Adanella Via Habewawaththa	4.6	6
228	Udugama waththa via Simbalahena Rd	4.5	6
229	Hinabowa Podawela Adnella Rd	4.5	6
230	Kansagamuwa walalgoda Temple Rd	3	4.5
231	kansalagamuwa Kanaththa Rd	3	4.5
232	Kansagamuwa Udugama Rd	3	4.5
233	Kansalagamuwa School Rd	4.5	6
234	Kansalagamuwa Kandedeniya Mukalana Rd	4.5	6
235	Gagekumbura Adanella Rd	6	6
236	Malmeeya Ambathenna Rd	4.5	6
237	Kossinna Rd	4.6	6
238	Vihara Mawatha	4.5	6
239	Delgolla Coloney Rd	4.5	6
240	Eriyagolla Rd	4.5	6

Serial No	Road name	Proposed road width (meters)	Building Line (meters)
241	Walalgoda School to Kossinna Junstion Rd		4.5
242	Mirishena Coloney Rd	4.5	6
243	bathalawaththa Coloney RD	4.5	6
244	Walalgoda Gagekumbura Rd	4.5	6
245	Kossinna Rambukan Oya Rd	4.5	6
246	Rambukan Oya To Gagekumbura Rd	4.5	6
247	Welikanda Rd	3	4.5
248	Kiriwallapitiya Muwapitiya Rd	4.5	6
249	Godagadeniya Megodagama Rd	4.5	6
250	Megoda rd to Railway Rd	4.5	6
251	Godagadeniya Kanuambe Walawwa Rd	4.5	6
252	Godagadeniya Adi para	3	4.5
253	Godagadeniya Udugama Rd	4.5	6
254	Serugasthenna Rd	3	4.5
255	Beligodapitiya Rd to Medegoda Rd	3	4.5
256	Beligodapitiya Muwapitiya Rd	4.5	6
257	Beligodapitiya Baptis Checra Rd	3	4.5
258	Basnahiratha Agala Rd	3	4.6
259	Beligodapitiya Gammedde Rd	3	4.5
260	Korigamma Gamamedda Rd	3	4.5

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261	Berekka Waththa Rd	4.5	6
262	Cemetery Rd	4.5	6
263	Hitinagala Rd	3	4.5
264	Asoka Mawatha	6	6
265	Eriyagolla Rd	6	6
266	Boraluwa Rd	4,5	6
267	Alawaththa Rd	4.5	6
268	Boraluwa Baduwaththa Rd	4.5	6
269	Alawatha Cemetery Rd	4.5	6
270	Walkotuwa Rambukan Oya via weligamuwa Rd	6	6
271	Near G.S. Office Rd	4.5	6
272	Werellapota Oya Rd	4.5	6
273	Lama Gammana Rd	4.5	6
274	Kiriwallapitiya Boraluwa Embulabe via walkotuwa Rd	4.5	6
275	Eriyagolla embulambe to Alawaththa Rd	4.5	6
276	Walkotuwa Waththa Kande vihara Rd	4.5	6
277	Near the Thennakoon Land Rd	4.5	6
278	Near the mahesh Land Rd	4.5	6
279	Near the Pre School Rd	4.5	6
280	Walkotuwa Gama meda Rd	4.5	6

Serial No	Road name	Proposed road width (meters)	Building Line (meters)
281	Near the Samarasinha Land Rd	4.5	6
282	Colony Rd 1	4.5	6
283	Colony Rd 2	4.5	6
284	Colony Rd 3	4.5	6
285	Colony Rd 4	4.5	6
286	Rajasingha Mw	4.5	6
287	Diyasunnatha Rd	7	6
288	Diyasunnatha To Rajasingha Mw Rd	9	6
289	Diyasunnatha to Prakrama School Land	6	4.5
290	Rajasingha Mw To Hospital Rd	7	6
291	Bandaranayake Mw	9	7.6
292	Kothalawala Rd	9	6
293	Dhanayake Mw	9	7.6
294	Milee Mw	9	7.6
295	Rejant Waththa Rd	4.5	6
296	Gabada Rd	9	7.6
297	Milee Mw 2	9	7.6
298	Water Tank Rd	3	4.5
299	Water Tank Athuru Rd	3	4.5
300	Madawala Rd	4.5	6

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Serial No	Road name	Proposed road width (meters)	Building Line (meters)
301	Aluth Waththa Rd	3	4.6
302	madawala Udadeniya RD	4.5	6
303	Madawala Rd to Beligodapitiya	4.5	7,6
304	Ethwatewaththa Mian Rd	6	6
305	Sramadana Rd	4.5	6
306	Walkotuwa Waththa Rd	7	6
307	Maheepala Herath Rd	6	6
308	Daluggala Kandehena Rd	6	6
309	Dompemulla Rd	6	6
310	Hurimaluwa Welikumbura Yaya Rd	4.5	6
311	Tankiya waththa Foot Rd	3	4.5
312	Kudagama Maha Oya Rd	6	6
313	Thalgas Kumbura Rd	4.5	6
314	Anthony Mw	6	6
315	Paradeniya waththa Rd	4.5	6
316	DewaleKumbura Rd	4.5	6
317	WeMola Rd	4.5	6
318	Mohideen Mw	7.6	7.6
319	Sekkuwaththa Rd	4.5	6
320	Thalgaskumbura Rd	4.5	6

Serial No	Road name	Proposed road width (meters)	Building Line (meters)
321	Tunthota Rd	6	6
322	Senanayake Mw	9	7.6
323	Senanayake Mw Kurempola via Medagodella Mw	6	6
324	Nikagolla Waththa Rd	6	6
325	Bodiraja Mw	9	7.6
326	Thomas Silva Mw	9	7.6
327	Dharmapala Mw	9	7.6
328	Molewaththa Rd	3	4.5
329	Senanayake Mw Mottapuliyawaththa via Kurempola	9	7.6
330	Senanayake Mw	9	7.6
331	Senanayake Mw to Gerege	6	6
332	Mhidu Mawatha	9	7.6
333	Gemunu Mw	9	7.6
334	Werellapotha To Rambukan Oya	4.5	6
335	Mihidu mw To Karunarathna Villegge Rd	4.5	6
336	Mihidu mw To Hethiyawaththa To mengus Waththa	4.5	6
337	Eriyawa 2nd Lean	3	6
338	Hethiyawaththa lhalata yana para	4.5	6
339	Hethiyawaththa To welyaya Rd 1	3	4.5
340	Hethiyawaththa To welyaya Rd 2	4.5	6

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Serial No	Road name	Proposed road width (meters)	Building Line (meters)
341	Mihidu Mw to Gammanya Rd	4.5	6
342	Gemunu Mw to Hospital Rd	9	7.6
343	Hospital Rd	9	7.6
344	Welikanda Viddiyala Rd	4.5	6
345	Welikanda Gowagala Rd	4.5	6
346	Welikanda Maha Oya Rd	3	4.5
347	Welikanda Colany Land Rd 1	3	4.5
348	Welikanda Colany Land Rd 2	3	4.5
349	Welikanda Colany Land Rd 3	3	4.5
350	Vidyala Rd Colony Land Rd	3	4.5
351	Halagiriya Rd to Welikanda Mukalana Rd	3	4.5
352	Ihalawaththa Rd	3	4.5
353	Batahirapola Government land Rd	4.5	6
354	Kiriwandeniya Gama Meda Rd	4.5	6
355	Kiriwandeniya Gal Oruwa Godamadiththa Hena Rd	4.5	6
356	Muwapitiya Godagandeniya Rd	4.5	6
357	Muwapitiya Waththa Rd	4.5	6
358	Muwapitiya Egodawella Rd	4.6	6
359	Pilikumbura Yaya Rd	3	4.5
360	Kiriwandeniya yayata yana Dewata	4.5	4.5

Serial No	Road name	Proposed road width (meters)	Building Line (meters)
361	Muwapitiyawaththa to Uda kiriwandeniya	3	4.6
362	Muwapitiya Megoda Wella Rd	4.6	6
363	Kalukohe Kumbure To Yodagama Kotagama Rd	3	4.6
364	Godapara wadadeniya Aswewddum Rd	3	4.5
365	Godapara Koththanawaththa Rd	3	4.5
366	Uluketagodawaththa Juncion To Doangasthenna waththa Rd	4.5	4.5
367	Kotagama Koththanawaththa Rd	4.6	6
368	Kotagama Ginithilla wala Maha Oya Rd	3	4.5
369	Hiriwadunna Pitawela via Narangasmankada Rd	4.5	6
370	Yodagama To narangasmankada Colony Rd	4.6	6
371	yaogama Temple Rd	4.6	6
372	Pinnalanda Waththa Aturu Para Rd 1	6	6
373	Pinnalanda Waththa Aturu Para Rd 2	6	6
374	Pinnalanda Waththa Aturu Para Rd 3	6	6
375	Pinnalanda Waththa Aturu Para Rd 4	6	6
376	Pinnalanda Waththa Aturu Para Rd 5	6	6
377	Pinnalanda Waththa Rd	6	6
378	Pinnawala Malakariya via Koththanawatha Rd	6	6
379	Muwapitiya Pinnawala via Koththanawatha Rd	6	6
380	Mupitiya Piinnawa via Huwadeniya Rd	4.5	6

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381	Bathamuraya Near Grund Rd	6	6
382	Kothanawaththa muwapitiya Rd to Aramba	4.6	6
383	Galadiwaththa Rd	4.6	6
384	Pinnawala Malakariya Rd	6	6
385	Pinnawala Yaya via school Rd	6	6
386	Panmpitigoda Rd	6	6
387	Pinnawala Handagama Rd	6	7.6
388	Pangollala Rd	3	4.5
389	Pinnawala Elaweli Rd	4.5	6
390	Deniyawaththa Rd	4.5	6
391	I Kanuwa Rd	4.5	6
392	Temple Rd	3	4.5
393	Rasnegge Waththa Rd	4.6	6
394	Dewala Rd	4.6	6
395	Kanatha Rd	3	4.5
396	Peelikumbura Waththa Rd	4.5	6
397	Bathamuraya Galwala Rd	4.6	6
398	Nawagauawa semetry Rd	3	4.6
399	Bathamuraya Meedeniya Kanatha Rd	4.6	6
400	Handagama Pinnawala Rd	6	6

Serial No	Road name	Proposed road width (meters)	Building Line (meters)
401	Nawagamuwa Land Block Rd	3	4.5
402	Thalagolla Waththa Rd	3	4.6
403	Nagayawaththa Mw	4.6	6
404	Nawagamuwa Rd	4.6	6
405	Medagodella Mw	6	7.6
406	Munkotuwa Rd	4.5	6
407	Oyata Yana margaya	4.5	6
408	Piris waththa Rd	4.6	6
409	Waduwardeniya Beligolla Rd	4.6	6
410	Halpitiya Hapugoda via Waduwardeniya rd	7.6	7.6
411	Mendeniya Kumbura Devol kona via Andiramada Rd	4.6	6
412	Delgadeniya Korasawaththa via Kekunamade Foot Rd	3	4.6
413	Palolgahamula Parana Waththa Foot Rd	3	4.6
414	Thithhawelapitiya Hena Waduwardeniya Gedumahena Haras Para	4.6	6
415	Waduwardeniya Gedumahena Rd	3	4.6
416	Palepitiya koththapitiya Via Pinwaththa foot rd	3	4.6
417	Koththapitiya (Moragollawaththa Viauwerellagolla waththa Rd	6	6
418	Mahaliyadda Ikkahena Kebellakumbura Waththa Foot rd	4.6	6
419	Kebellakumbura Pitiyegama foot rd	6	6
420	Kongamulapanwaththe to Lambukanda Foot rd	3	4.6

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421	Kebellakumbura Bulugamula Kande foot rd	3	4.5
422	Waduwardeniya Palepitiya Werellagolla Rd	4.6	6
423	Pitiyegama Pohorambe Rd	6	6
424	Madana Randeniya Rd	6	6
425	Arambegama Ovitawara Rd	7	6
426	Kedapilla Rd	4.6	6
427	Madana Hiriwadunna Rd	7	6
428	Gallidalaga to Diyakadahena Rd	6	6
429	Pitiyegama Pohorambe Rd	7	6
430	Arambegama Deliwa rd	7	6
431	Madana Deliwala Rd	4.6	6
432	Kopiwaththa To Waduwardeniya Rd	4.6	6
433	Mdiwaththa To Metihakka Rd	4.6	6
434	Madana niyaraketiya Via millagamula hena rd	3	4.5
435	Deldeniya Thalagayaya Rd	4.6	6
436	Deldeniya Randeniya Rd	6	6
437	Hathpeththawa Godagediya via Navinna Rd	4.6	6
438	Deliwala Pitiyegama Rd	4.6	6
439	Hathpeththawa Divulgamuwa Rd	3	4.5
440	Ratakopoiwaththa I Rd	3	4.6

Serial No	Road name	Proposed road width (meters)	Building Line (meters)
441	Ratakopoiwaththa 2 Rd	3	4.6
442	Madana Rd No. 3 rd	7	7
443	Jalasampadana Mahalanda Rd	6	6
444	Mahalanda rd No 5	4.6	6
445	Owela Rd	4.6	6
446	Watapakanda Rd No 9	3	4.6
447	Dewata Rd No 8	3	4.6
448	Colony Rd	4.6	6
449	Hiriwadunna Thennahena Yaya Rd	4.6	6
450	Mahalandawaththa To Mahaoya Rd	4.6	6
451	Kethsiri Uyana Rd	4.6	6
452	Pethum Uyana Rd	4.6	6
453	Ma Oya Rd	4.6	6
454	Reththahena Deldeniya Rd	7	6
455	Oyagawalanda Ranawana Rd	4.5	6
456	Palagagama Wattakka Deneniya Rd	3	4.5
457	Reththahena colony inside Rd	4.6	6
458	Mudunahena Rd	3	4.5
459	Oyagawala Ranawala Rd	4.6	6
460	Boraluwa Rd	3	4.5

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461	Mada Amuna Rd	4.6	6
462	Narambedda School Rd	3	4.6
463	Narambedda School Rd II	6	7.6
464	Karadagasthenna Colony Rd 2	3	4.6
465	Karadagasthenna Rd	3	4.5
466	Kebellakumbura Alipatha Rd	6	6
467	Elipatha Ela Nearthe Foot Para	3	4.5
468	Dunukewala Narambedda Rd	7	6
469	Ibuldeniya Rosite Colany Rd	3	4.5
470	Araggala Mudunahena Via Narambedda Rd	4.6	6
471	Samagi Mawatha	6	6
472	Kathurugolla Rd	6	6
473	Kiulpona Githillawala Rd	6	6
474	Kiulpona Kalugalla Rd	6	6
475	Kiulpona Diyagama Rd	4.6	6
476	Kiulpona Githillawala Foot path	3	4.6
477	Kiulpona Kalugalla foot Path	3	4.6
478	Kiulpona Digana Rd	6	7.6
479	Digana To Bolagama Rd	6	7.6
480	Akkara 20 Rd	6	7.6

Serial No	Road name	Proposed road width (meters)	Building Line (meters)
481	Bolagama Kotawella Rd	6	6
482	Kiulpone Bolagama Rd	4.5	6
483	Bolagama Diganawaththa Rd	4.6	6
484	Minwana Ilukgoda Rd	3	4.6
485	Minwana Bolagama Foot path	4.6	6
486	Kiulpona Minwana Goda Rd	6	6
487	Halpitiya Hapugoda Waduwardeniya rd	6	6
488	Halpitiya Ma oya Rd	6	6
489	Bomaluwa Rd	3	4.6
490	Eraminigolla Ma Oya Rd	6	6
491	Halpitiya Ma oya Athuru Rd	4.6	6
492	Eraminigolla Circle Rd	4.6	6
493	Hapugoda Waduwardeniya Weulla rd	4.6	6
494	Kekulupitiya Randeniya Rd	3	4.6
495	Galpola Kekulupitiya Rd	3	4.5
496	Galpola Udagalpola Rd	4.6	6
497	Paaradanda Udagalpola Rd	4.6	6
498	Kubaoluwa Gorokgahakele Rd	7	6
499	Kumbaloluwa Randeniya to Left site rd	7	6
500	Randeniya Esat Rd	7	6

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501	Kubaloluwa Randeniya 1 lane	4.5	6
502	Kubaloluwa Randeniya 2 lane	4.5	6
503	Mahinthenna Randeniya Rd to Left site rd	3	4.6
504	Mahinthenna Randeniya Rd to Righth site 3rd Lane	3	4.6
505	Mahinthenna Randeniya Rd to Righth site 1st Lane	3	4.6
506	Mahinthenna Randeniya Rd to Righth site 2nd Lane	3	4.6
507	Mahinthenna Colony to Cemetery Land rd	3	4.6
508	Mahinthenna Randeniya rd to Kekulupitiya Rd	3	4.6
509	Randeniya Mahinthenna Rd(near the Chandrawansa Land)	3	4.6
510	Molagoda Warakadeniya Rd	6	6
511	Molagoda Warakadeniya Rd to Left site Rd	3	4.6
512	Thuntotawaththa Via Rd	4.6	6
513	Molagoda Kaudaulla Rd	7	6
514	Maolagoda Warakadeniya via Kekulupitiya Rd	6	6
515	Kubaldewela Galpola Rd	4.6	6
516	Molagoda Kaudaulla Rd	4.6	6
517	Kaudaulla Main Rd to Kaudaulla Yaya rd	3	4.5
518	Kaudaulla Gama meda Rd	3	4.5
519	Molagoda Wekoladeniya Via Athanagoda Rd	4.6	6
520	Molagoda Randeniya Rd	4.6	6

Serial No	Road name	Proposed road width (meters)	Building Line (meters)
521	Budamawaththa Colony rd	4.5	4.5
522	Wathegammedda Via Wewala Rd	4.6	6
523	Molagoda Waththa Rd	3	4.6
524	Porasthil Waththa Rd	4.6	6
525	Porasthil Waththa Rd to Wekoladeniya Rd	4.6	6
526	Porasthilwaththa Colony Rd	4.6	6
527	Ihala Porasthilwaththa Rd	3	4.5
528	Mangalagama Mahagoda via Thalagahadeniya Hedeniya Rd	4.6	6
529	Magodaurudeniya Wegantale rd	4.6	6
530	Mahagoda Dembatapitiya Rd	4.5	6
531	Kumbaldeewela Rd	4.6	6
532	Waragoda Ambulugoda Rd	7	6
533	Waragoda Parana akkara Rd	3	4.5
534	Mangalagama Ambulugama Rd	4.6	6
535	Waragoda Ambulugoda Old Rd 2	3	4.6
536	Waragoda Ambulugoda athuru Rd	3	4.6
537	Waragoda Athanagoda Old Rd	3	4.6
538	Weralugolla Wegale Hena Rd	4.6	6
539	Palarabegama Kanda Rd	4.6	6
540	Palarmbegama Rd	4.6	6

**Chapter 09
Proposed Road
width and
Building Lines
and Reserves**

Roads owned by
Rambukkana
Pradeshiya Saba

**Chapter 09
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Pradeshiya Saba

Serial No	Road name	Proposed road width (meters)	Building Line (meters)
541	Mangalagama maha Gedara Rd	4.6	6
542	Palarabegama Rd (Near Sarvodaya)	3	4.5
543	Mangalagama paldeniya Waththa	3	4.6
544	pansalwaththa Colony Rd	4.6	6
545	mangalagama Eganmulla Kandewaththa Rd	4.6	6
546	Kadigamuwa Pitawala Via Gondewala Rd	3	4.5
547	Kambikotuwa Rd	3	4.6
548	Pitawela Rd to Kadigamuwa Kumbuyaya Rd	4.6	6
549	Pelegoda Agla Rd	3	4.6
550	Pelegoda Yaya Rd	3	4.6
551	Near the Kadigamuwa temple To Kadigamuwa Rd	3	4.6
552	Thuthirimiya Agala Rd	3	4.6
553	kadigamuwa Kempitiya Mapitiya Rd	3	4.6
554	Kadigamuwa Kempitiya Rd	3	4.6
555	Kadigamuwa Station Rd	4.6	6
556	Kadigamuwa Gallen Vihara Rd	3	4.6
557	Digdeniya Waththa Rd	4.6	6
558	Station Rd	3	4.6
559	Seramedillawaththa Rd	3	4.6
560	Gondewala Sramadana Rd	4.5	6

Serial No	Road name	Proposed road width (meters)	Building Line (meters)
561	Udugama Puwakgahamula Hena Rd	4.6	6
562	Nagamulathenne waththa Dewata Rd	3	4.6
563	Megamula Hena Rd	3	4.6
564	Udugama Welikanda Colony rd	4.5	6
565	Udugama Kansalagamuwa Rd	3	7.6
566	Siyambakumbura Yaya via Udugama Colony rd	4.6	4.6
567	Halagiriya School Rd	3	6
568	Hatanhenathenna Dehiyandeniya Rd	3	4.6
569	Halagiriya Alugolla Rd	3	4.5
570	Halagiriya Viduhal elaweli Rd	3	4.6
571	Mapitiya via halagiriya School rd	3	4.6
572	Halagigiya Netiyapana School Rd	6	6
573	Udakiriwandeniya to Netiyapana School Rd	6	6
574	Netiyapana Maha Oya Rd	6	6
575	Netiyapana Ihala Rd	4.6	6
576	Netiyapana Colony to Maha Oya Rd	4.6	6
577	Pattampitiya Kempitiya via Kempitikanda Ihala Rd	4.5	6
578	Kempitiya Mapitiya via Kempitikanda Ihalagama Rd	4.5	4.6
579	Halagiriya Ambawa Phalawaththa Kepitikanda Rd	3	4.6
580	Kempitiya waththa Berinta yatimahana Rd	4.5	6

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Serial No	Road name	Proposed road width (meters)	Building Line (meters)
581	Polkatuwa Dematagolla wamwella Rd	3	4.6
582	Kempitikanda Beddawela Rd	6	6
583	Muddanawa Rd	3	4.6
584	Vivincenter Rd	3	4.6
585	Nekathge Henata yana Rd	3	4.6
586	Muddanawa Rd 2	3	4.6
587	Beddawela Naorura Rd	3	4.6
588	Dombekumbura Rd	3	4.6
589	Alidenikada Rd	3	4.5
590	Alibadahena Rd	3	4.6
591	Hinetikone Hena Rd	3	4.6
592	Samagi Mawatha	3	4.6
593	Yawaldeniya Ambawa Rd	3	4.6
594	Yawaldeniya To Railway Rd	3	4.5
595	Uduhuruwa Kempitikanda Rd	6	6
596	Yatiwaldeniya To Railway Rd	3	4.5
597	Yatiwaldeniya To Railway Rd Aturu Para	3	4.5
598	Pattampitiya Kempitikanda Rd	6	6
599	Pattampitiya Kempitiya Rd 2	3	4.6
600	Pattampiyya Kempitiya Merintonwaththa Rd	6	6

Serial No	Road name	Proposed road width (meters)	Building Line (meters)
601	Boyagodawaththa Foot path	3	4.6
602	Hitinawaththa Foot path	3	4.6
603	Elagalla Gamsaba Rd	4.6	6
604	Bodiraja Mawatha	4.6	6
605	Bandarawaththa Foot path	3	4.6
606	Elagalla Temple Rd	4.6	6
607	Welameda Rd	3	4.6
608	Kempitiya Kumbura Rd	3	4.6
609	Elagalla Kumbura	3	4.6
610	Kempitikanda Sarodaya Pre school Rd	3	4.6
611	woodland waththa Via Kempitikanda patthampiya Rd	4.6	6
612	Koross via Kepitikanda patthampitiya Rd	4.5	6
613	Woodland waththa Via Mawatha Rd	4.6	6
614	Uduhuruwa Muslim School Rd	4.6	6
615	Deeganakanda Rd	4.6	6
616	Pinhena Waththa Rd	6	6
617	Naoruwa Rd	6	6
618	Henepola Kadurugediyagala Binge Rd	4.6	6
619	Wendesiwaththa via Gangoda Rd	4.6	6
620	Ambawa Rd	4.6	6

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Serial No	Road name	Proposed road width (meters)	Building Line (meters)
621	Henepola Ambawa Eriyagaha Deniya Rd	4.6	6
622	Uduhuruwa Rd	4.6	6
623	Gangoda Beddawela Waththa Rd	4.6	6
624	Gangoda Megoda Rd	4.6	6
625	Patthinियawaththa Rd	4.6	6
626	ArambePilla Rd	4.6	6
627	Gangoda makadawara gansaba Rd	3	4.5
628	makadawara Rd Gangoda Rd	4.6	6
629	Gangoda Ulanakanda Rd	3	4.6
630	Khelwathugoda Kanaththa via Parana walauwa Rd	4.6	6
631	Khelwathugoda Malwaththa Rd	4.6	6
632	Pitakanda colony via Giwadeniyagama Rd	4.6	6
633	Rosite Colony via Imbuldeniya Rd	4.6	6
634	Ranawana Namalgamuwa Rd	4.6	6
635	Pohorambe Gammedda Rd	4.6	6
636	Ambuwangala Lunupure Rd	4.6	6
637	Ambuwangala Semetry Rd	6	7.6
638	Sri Rangapitiya Gorokkumbura Rd	3	4.6
639	Ambuwangala Pitawela Rd	3	4.6
640	Henepola Ambawa Eriyagaha Deniya Rd	4.6	6

Serial No	Road name	Proposed road width (meters)	Building Line (meters)
641	Pitawela Getahewa Rd	6	6
642	Ambuwangala Namalgamuwa Rd	4.6	6
643	Ambuwangala School Rd	4.6	6
644	Ambuwangala Ambalathenna Rd	4.6	6
645	Kapukotuawaththa Rd	4.6	6
646	Welagedara Waththa Rd	3	4.6
647	Ambuwangala Rd	4.6	6
648	Namalgamuwa Colony Rd	4.6	4.6
649	Namalgamuwa Colony Rd 2	4.6	6
650	Wagolla Colony Athuru Rd	4.6	6
651	Wagolla Colony Athuru Rd 2	4.6	6
652	Wagolla Colony Rd	7	6
653	Wagolla Colony Rd 2	4.6	6
654	Wagolla Colony Rd 3	4.6	6
655	Asokagama Wagolla Colony Rd	4.6	4.6
656	Wagolla Lidata yana Para	3	4.6
657	Sooriyapura Colony Main Rd	4.5	6
658	2nd Main Rd to Oya Rd	4.6	6
659	Sooriyapura Colony athuru Rd	4.6	6
660	Sooriyapura 2nd Main Rd	4.6	6

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Roads owned by
Rambukkana
Pradeshiya Saba

Serial No	Road name	Proposed road width (meters)	Building Line (meters)
661	2nd Main Rd to South sub rd	4.6	6
662	Main Rd Athuru para	4.6	6
663	Sooriyapura well Rd	3	4.6
664	Namalgamuwa Colony Village middle Rd	6	6
665	marukwathura Amuna Rd	3	4.6
666	Namalgamuwa Colony Rd	4.6	6
667	Namalgamuwa Uthuru Rd	3	4.6
668	No 1 Oya Rd	4.5	6
669	No 2 Oya Rd (Weli Rd)	4.5	6
670	Moragolla Waththa No 4 rd	4.6	4.6
671	Tenkiyawaththa Rd 1	4.6	6
672	Tenkiyawaththa Rd 2	4.5	6
673	Tenkiyawaththa Rd 3	4.5	6
674	Tenkiyawaththa Rd 4	4.6	6
675	Kuruduaththa Pitawela Rd	4.6	6
676	Galkanda Rd	7	6
677	Kuruduaththa Kanda Meda Rd	4.6	6
678	Yatatthawala Rd	4.6	6

Roads which are not mentioned in the above classification

Chapter 09

Proposed Road width and Building Lines and Reserves

Classification	Proposed Building Line
Other roads gazetted by the Pradeshiya Saba	6
Other public roads maintained by the Pradeshiya Saba	4.5

Noted that:

- I. For a location adjacent to a staircase on any public footpath, the building line shall be not less than 2.0 meters from the center of the footpath.
- II. The road reserve applicable to the proposed railway lines will be determined as per the recommendations of the Railway Department and the building line shall be maintained at 9 meters from the boundary of the railway line.
- III. Apart from this, new roads or building lines on the said roads and amendments are made by the Urban Development Authority from time to time through a notice.
- IV. The building limit is calculated from the center line of the road on either side.

Chapter 09 9.1.4 Reserves/Building Lines to be placed for Ela/streams, Rivers and Canals

Reserves/Building Lines to be placed for Ela/streams, Rivers and Canals

The following building lines apply to the rivers and canals mentioned in the Rambukkana Development Plan.

The waterway	Building Line (Meter)
Ma-oya	9
Rambukkan Oya	6
Kuda oya	4

Table No. 9.4: Building Limits for Rivers and Canals

In addition, the distances from the boundary of both the banks of the canals in accordance with the surface width of all main canals, all secondary canals and all tributary canals in the area draining or caused to drain or designed for the purpose of drainage Streams should be maintained as reserves/building boundaries.

Table No. 9.5: Reserve/building limit for rivers and canals

Surface width of canal (meters)	Reserve/building lines from the boundary of the canal bank	
	For open channels (meter)	For surface covered canals (meter)
1.0 - 1.2	1.0	0.3
1.3 - 3.0	2.0	1.0
3.5 - 4.5	2.75	1.0
4.6 - 6.0	3.5	1.5
6.1 - 9.0	4.5	1.5
9.0 ට වැඩි	Half as wide	Half as wide

Note that:

- I. No construction of any building will be permitted within the reserved limits mentioned in the table above, and only projects carried out for public entertainment will be permitted by the authority subject to conditions. (Port Development Projects, Linear Park Projects, Walking Lanes etc.)
- II. In case anybody publishes a reserve for a water body by gazette notification, if the reserve limit exceeds this building limit, the limit will prevail.

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Group 01- Administrative

- Divisional Secretariat Office – Rambukkana
- Local Authority – Rambukkana
- Institute of National Apprenticeship and Industrial Training
- Sri Lanka Police
- Schools

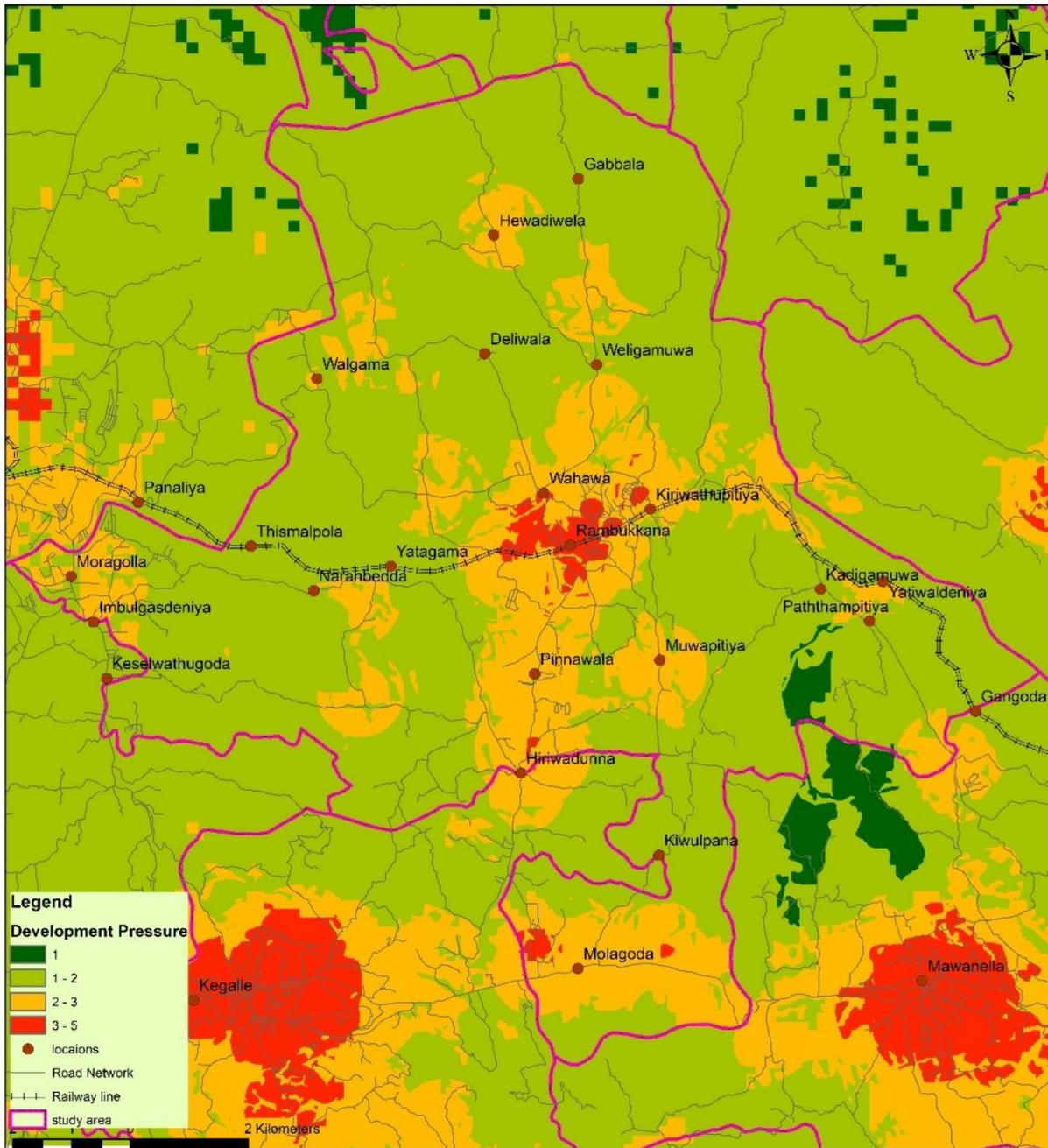
Group 02- Infrastructure Facilities

- Zonal Education Office
- Department of Land Use Policy Planning
- Road Development Authority
- National Building Research Organization
- National Water Supply and Drainage board
- Brandix
- Ceylon Electricity Board

Group 03 – Tourism and Agriculture

- Tourism development Authority
- Department of Agrarian
- Trade Association
- Central Environment Authority
- Coconut Development Board
- Department of forest conservation
- Pinnawala Zoo
- Pinnawala Elephant orphanage
- Ape Gama – Provincial Council - Sabaragamuwa

Annexure 02. Development Pressure analysis

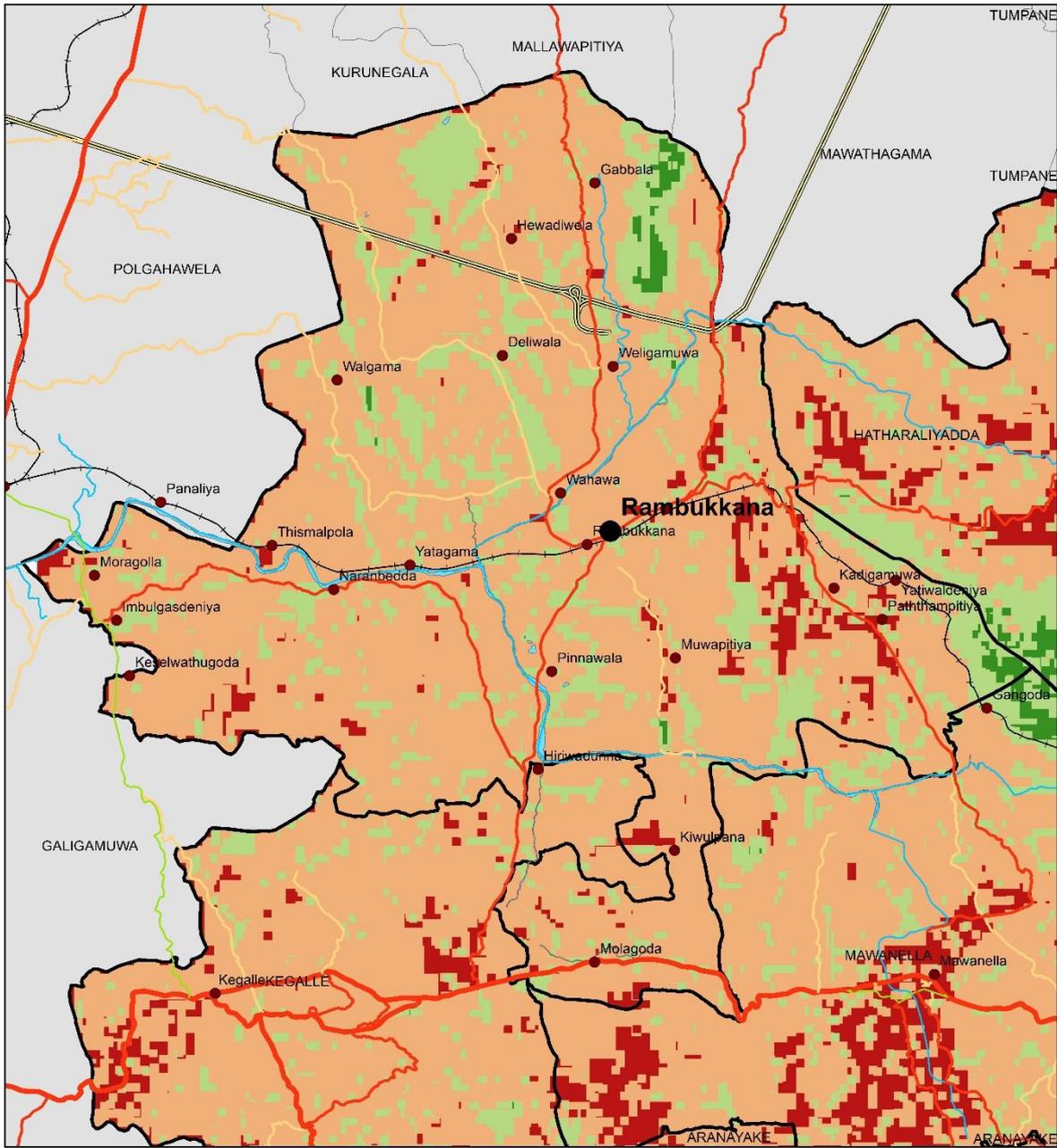


<p>Development Pressure Map Rambukkana PS Area</p>	<p>Source: Kegalle DO,UDA</p>	 Urban Development Authority, Kegalle District Office
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<p>Sabaragamuwa Province</p>	<p>Rambukkana Development Plan 2023-2033</p>	<p>Prepared By :Kegalle District Office Urban Development Authority,</p>
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Source: Urban Development Authority,2022

Map 02: Environmental sensitivity analysis



<p>Sensitivity Analysis Map Rambukkana PS Area</p>	<p>Source: Kegalle DO,UDA</p>	 <p>Urban Development Authority, Kegalle District Office</p>
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<p>Sabaragamuwa Province</p>	<p>Rambukkana Development Plan 2023-2033</p>	<p>Prepared By :Kegalle District Office Urban Development Authority,</p>
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Source: Urban Development Authority, 2022

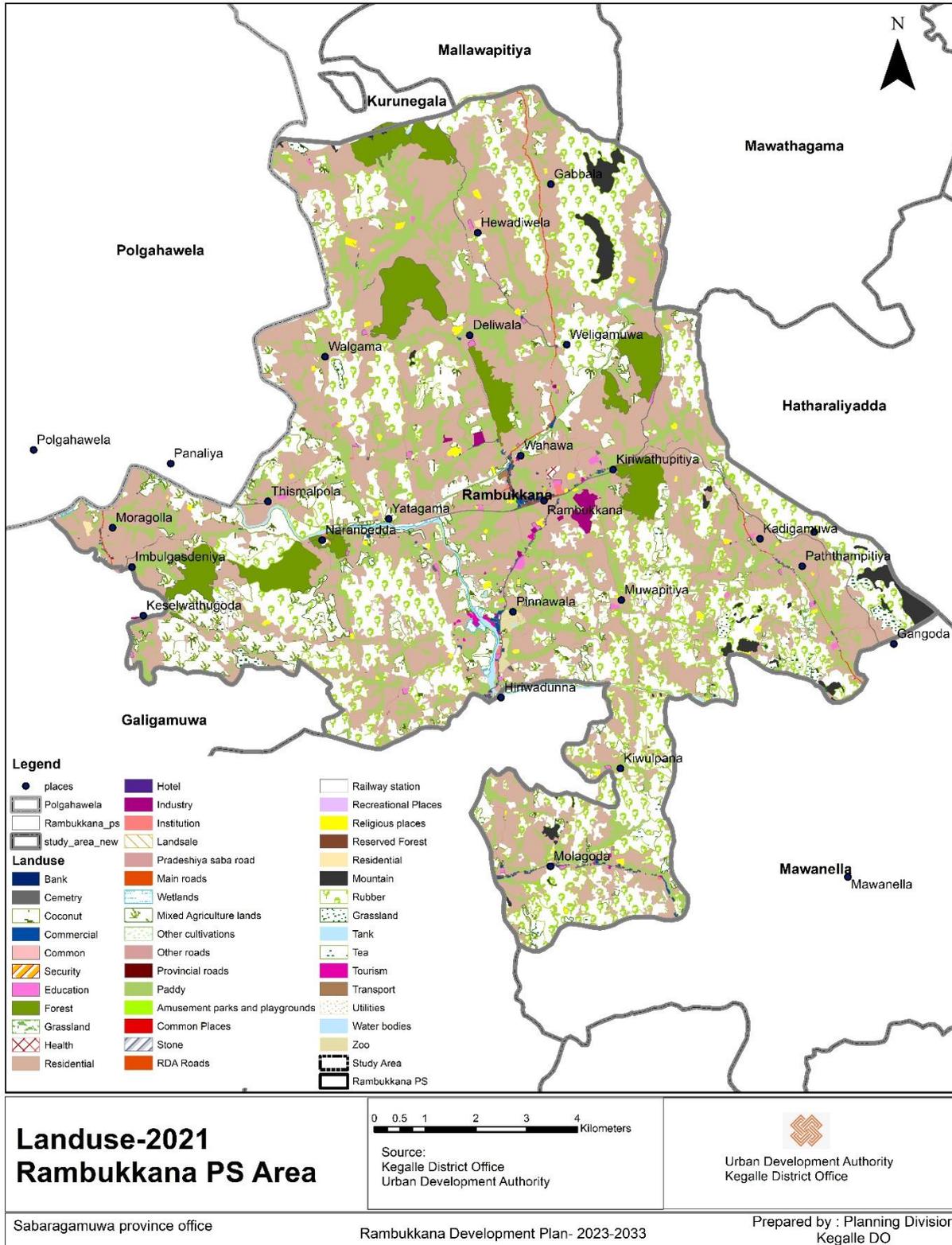
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Stakeholders Matting II

	Name	Designation	Institution
01	R.M.P. Rathnayake	Secretary	Rambukkana Pradeshiya Sabha
02	N.M.P.S. Navaratne	Technical Officer	Rambukkana Pradeshiya Sabha
03	K.G.S.C. Abeyratne	Development Officer	Rambukkana Pradeshiya Sabha
04	R. H.D. Karunaratne	Assistant Director	District Secretariat Office - Kegalle
05	E.R.D.P. Kalugalla	Technical Officer	Divisional Secretariat Office - Rambukkana
06	M.H.M.A.P. Maddegawa	Divisional Officer	Department of Agricultural Development
07	M. Priyanti Daliwala	Regional Officer of Daliwala	Department of Agricultural Development
08	R.P.P. Anurasinghe	Farm manager	Department of Agricultural Development
09	K.I. Kudagama	Managing Director	Trade Union, Rambukkana
10	A.M. Dissanayake	Member	Trade Union, Rambukkana
11	M.G.R.C.K.K. Gamlath	Unit Manager	Geological Survey and Mines Bureau
12	Thivanka Ariyadasa	D.S. Officer	Irrigation
13	K.K. Padmasena	Technical Officer	Central Environment Authority
14	K.M.D.A. Karunanayake	Senior Technical Officer	Central Environment Authority
15	M.R.H.C. Weerasinghe	District Officer	National Building Research Organization
16	N.W.U. Dayarathne	Technical Officer	Road Development Authority
17	R.D.H. Rajapaksha	Engineer	National Water Supply and Drainage Board
18	J.C.N. Perera	Officer-in-Charge	National Water Supply and Drainage Board
19	R.M.A.O.A. Rajapaksha	Engineer	Ceylon Electricity Board
20	M.A.N.U. Wickramaratne	Assistant Medical Officer	Office of the Medical Officer of Health
21	W.M.C.J. Wijekoon	Assistant Director	Zonal Education Office
22	M.M.K. Dissanayake	Constable	Sri Lanka Police, Rambukkana
23	R.M.C.K. Premasingha	Officer-in-Charge	Vocational Training Authority
24	P.V.D.R. Pahala Vithana	Stationmaster	Department of Railways
25	W.M. Siril Premadasa	Station Officer	Road Passenger Transport Authority
26	N.D.P. Jayaratne	Manager	Road Passenger Transport Authority
27	J.M.W.N. Jayawardene	Export Officer	Office of the Deputy Director of Agriculture
28	P.T.C.P. Karunaratne	Coconut Development Officer	Coconut Cultivation Board, Kegalle
29	P.H.L. Wijesundara	Rubber Development Officer	Rubber Development Department
30	M.P.P. Madhuravansha	Development Officer	Zoo
31	G.P.H.K. Jayathilaka	Assistant Officer	Zoo
32	R.A.L.W.K. Ranathunga	Farm manager	District Agricultural Training Centre
33	Priyani Navaratne	Director (Strategic Planning)	Urban Development Authority
34	Sugath Pemasiri	Director (Sabaragamuwa Province)	Urban Development Authority
35	M.V.D.K. Wijenayake	Deputy Director (Planning)	Urban Development Authority

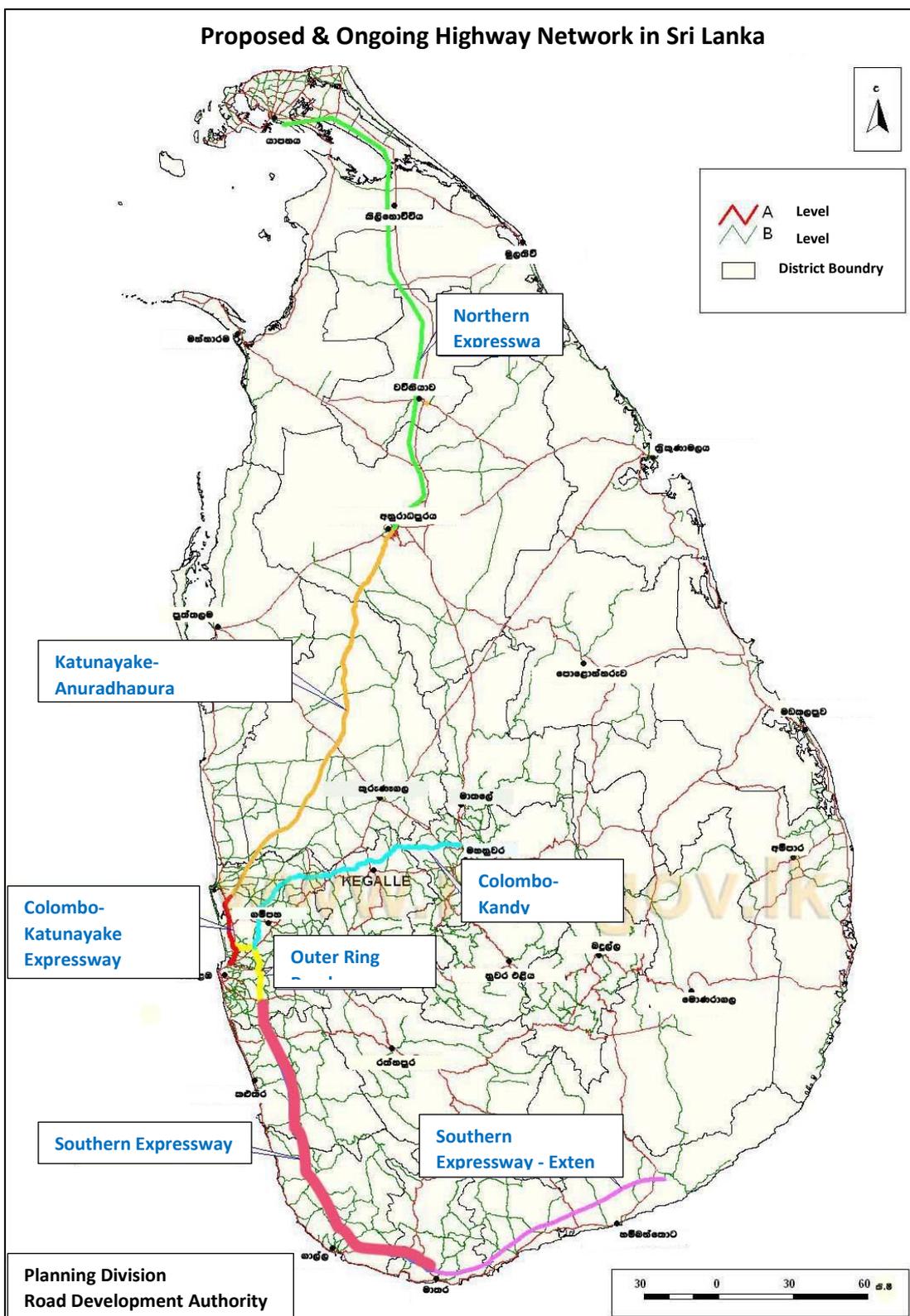
36	Kaushyala Samarakoon	Town Planner	Urban Development Authority
37	M.R.M.C. Vijayaratne	Town Planner	Urban Development Authority
38	A.M.C. Samanthilake	Town Planner	Urban Development Authority
39	W.A. Hon Wickramasinghe	Town Planner	Urban Development Authority
40	P.R.M.C.K. Pallepola	Enforcement Officer	Urban Development Authority
41	S.K. Dodamwala	Enforcement Officer	Urban Development Authority
42	W.P.S.P. Vijayanti	Enforcement Officer	Urban Development Authority
43	H.K.M.H.N. Wijerathne	Enforcement Officer	Urban Development Authority
44	B.M.S.M. Silva	Management Assistant	Urban Development Authority
45	A.G.R. Ajith Kumara	Office Aid	Urban Development Authority

Annexure 04 - Rambukkana Urban Development Area- Land use 2021



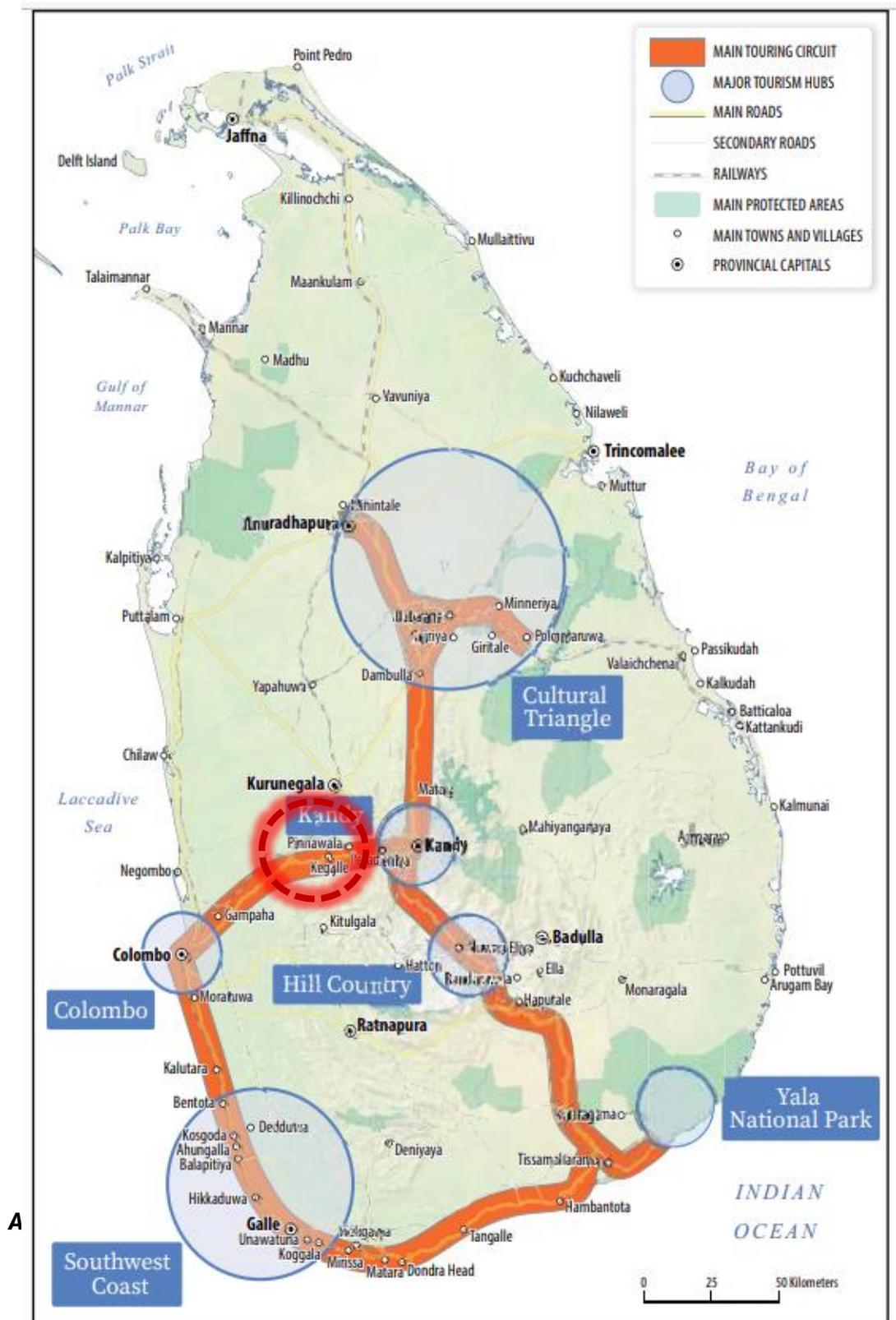
Source: Urban Development Authority, 2021

Annexure 05. Proposed Expressway Network in Sri Lanka (Central Expressway)



source: Planning Division, Road Development Authority

Annexure 06. Most popular tourist route network map and tourism development zone map Prepared by Tourism Development Board



Annexure 07. - Tourism Development Area Map



Source: Tourism Strategic Plan (2017-2020), Tourism Development Board

Annexure 08- Historical and Ancient Places in Rambukkana Area

Figure 6.20: Bodirukkarama Purana Viharaya



Figure 6.21: Nawagamuwa Purana Viharaya



Figure 6.22: Padavogampola Galmassa



Figure 6.23: Meeduma Rajamaha Viharaya



Figure 6.24: Deliwala Kotawehera



Figure 2.25: Kele Dambulla



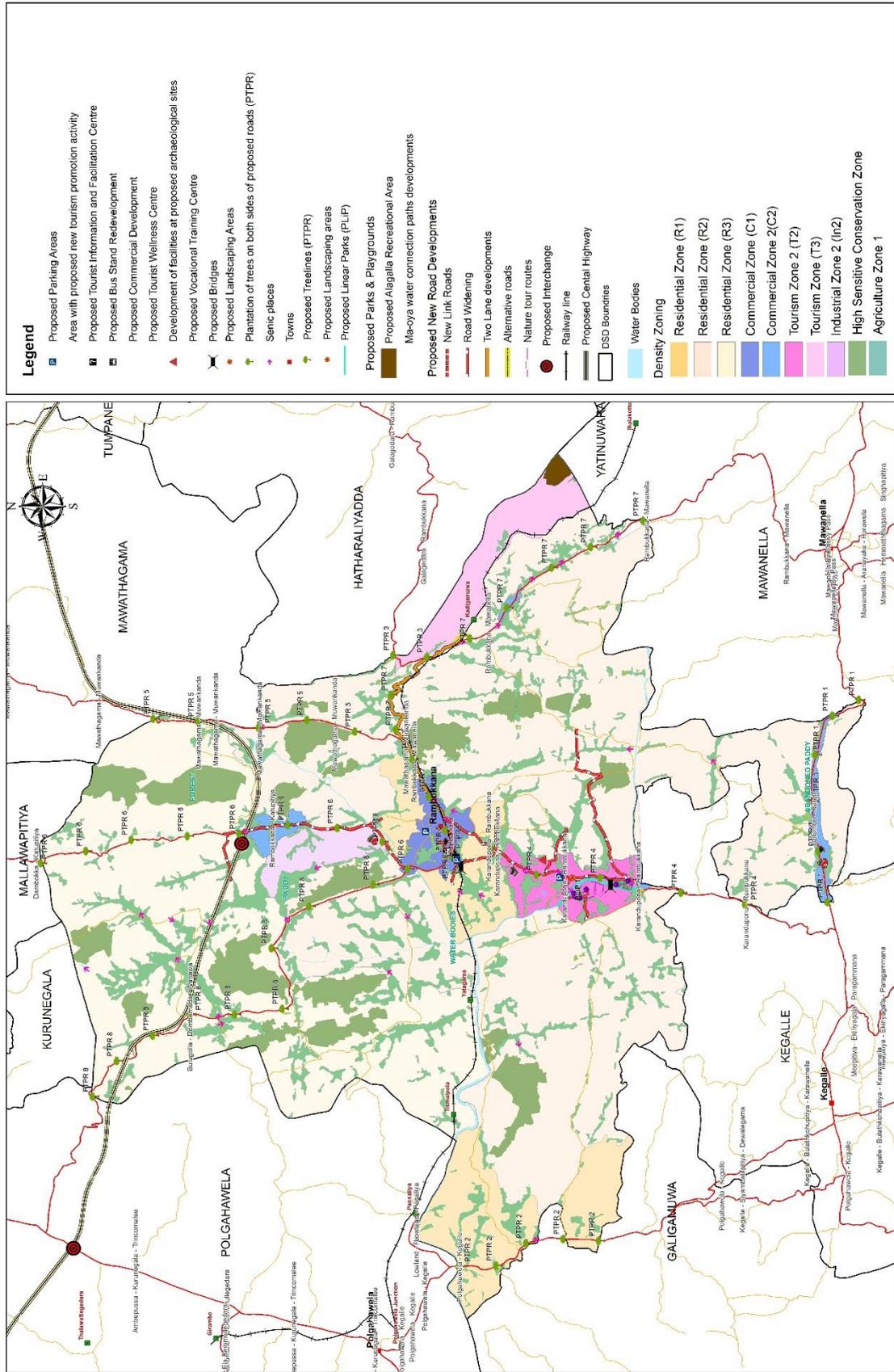
Figure 6.26: Mangalama Ambalama, Molagoda



Figure 6.27: Kiriwandeniya Temple



Annexure 09- Proposed Land use Plan, 2033



Proposed Land Use Plan
Rambukkana Pradeshiya Saba Area
 Sabaragamuwa Province Office

Source -
 Kegalle District Office, Urban Development Authority

Rambukkana Development Plan 2023 - 2033

Urban Development Authority
 Prepared By : Planning Team, Kegalle District Office, UDA

Annexure 10- Gazette notification of Pinawala Tourism Zone



ශ්‍රී ලංකා ප්‍රජාතාන්ත්‍රික සමාජවාදී ජනරජයේ ගැසට් පත්‍රය

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අංක 1128/6 - 2000 අප්‍රේල් 20 වැනි බ්‍රහස්පතින්දා - 2000.04.20

(ආණ්ඩුවේ බලයට ප්‍රසිද්ධ කරන ලදී)

I වැනි කොටස : (I) වැනි ඡේදය - සාමාන්‍ය

ආණ්ඩුවේ නිවේදන

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73෦ වගන්තිය යටතේ නියමය

1991 අංක 39 දරන පනතින් හා 1987 අංක 2 දරන පනතින් සංශෝධිත 1968 අංක 14 දරන සංචාරක සංවර්ධන පනතේ 73෦ වගන්තියෙන් මා වෙත පැවරී ඇති බලතල ප්‍රකාර සංචාරක හා සිවිල් ගුවන් සේවා අමාත්‍යාංශ ධර්මසිරි සේනානායක වින මම, පළාත් පාලන විෂයය හාර අමාත්‍යවරයාගේ එකඟත්වය ඇතිව මෙහි උපලේඛනයේ නිශ්චිතව සඳහන් ප්‍රදේශය සංචාරක සංවර්ධන ප්‍රදේශයක් වශයෙන් මේ නියමය මගින් ප්‍රකාශයට පත් කරමි.

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සංචාරක කටයුතු හා සිවිල් ගුවන් සේවා අමාත්‍ය.

2000 ස්වූ අප්‍රේල් මස 11 වැනි දින,
කොළඹ දී ය.

උපලේඛනය

කන්කරුවය සඳහා අනුරේඛන අංක කේටී/කේටීඑල්/98/196 සහ කේටී/ආර්එම්බී/98/197 ප්‍රකාර රජයේ මිනින්දෝරු එම්. ආර්. ජයතිලක බණ්ඩාර විසින් පිළියෙල කරනු ලැබූ සර්වේ සේනරාල් වෙනුවට කැගල්ල කොට්ඨාශ හාර මිනින්දෝරු අධිකාරී එස්. ඩී. ධර්මදාස විසින් 1998 දසැම්බර් මස 10 වන දින නිකුත් කර ඇති දළ සිතියමේ දැක්වෙන පිත්තවල ප්‍රදේශය පහත දැක්වෙන භූමි ප්‍රදේශ වලින් සමන්විත වේ: -

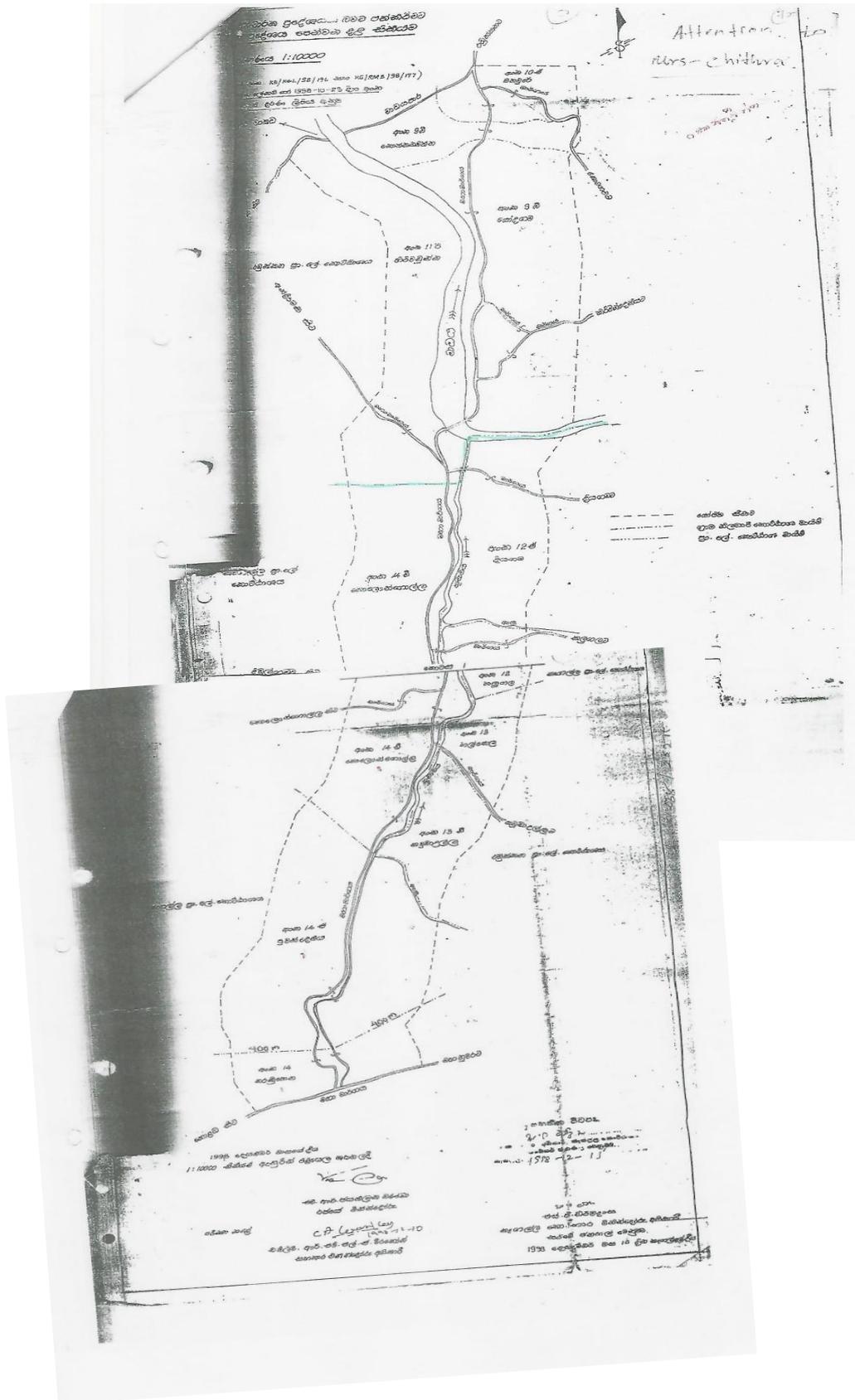
- (1) සබරගමුව පළාතේ කැගල්ල දිස්ත්‍රික්කයේ, කැගල්ල ප්‍රාදේශීය ලේකම් කොට්ඨාශයේ කොළඹි නුවර පාරේ කරවුපත මංසන්දියේ සිට කරවුපත රඳුක්කන දක්වා ඇති මහා මාර්ගය මස්සේ රඳුක්කන ප්‍රාදේශීය ලේකම් කොට්ඨාශයේ බතමුල් මංසන්දිය දක්වා වැටෙන බතමුල් මාළිය පාර ආරම්භ වන ස්ථානය දක්වා කරවුපත සිට රඳුක්කන දක්වා මහා මාර්ගයේ මධ්‍ය රේඛාවට අභිලම්බි එන සේ මීටර් 400ක් බැගින් මාර්ගය දෙපසට වන බිම් නිරූපිත හා/හෝ මෙම බිම් නිරූපිත මාළිය ඇතුළත් වන ස්ථානයේ සිට, මාළිය වම් දෙසින් සිට මීටර් 200ක් හා/හෝ මින් වැඩිදුරක් පෙන්වන භූමි ප්‍රදේශය ඇතුළත් වේ.
- (2) කරවුපත රඳුක්කන මාර්ගයේ දිසාවට එම පසින් කොළඹි නුවර පාරේ සිට ආරම්භ වන පරිදි, කැගල්ල ප්‍රාදේශීය ලේකම් කොට්ඨාශයේ අංක 14 කරවුපත ග්‍රාම නිලධාරී කොට්ඨාශයේ කොටසක් ද, එතැන් සිට අංක 14ඒ පුවත්දෙණිය ග්‍රාම නිලධාරී කොට්ඨාශයේ කොටසක් ද, එතැන් සිට අංක 14බී කොළොන්නල්ල ග්‍රාම නිලධාරී කොට්ඨාශයේ කොටසක් ද, එතැන් සිට රඳුක්කන ප්‍රාදේශීය

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ලේකම් කොට්ඨාශය අයත් අංක 11 ඊ නිලධාරී කොට්ඨාශයේ කොටසක් ද වන සේ දිවෙන මාසිම රේඛාව අත්දැකීම සිට බහමුණේ මංකඩ දක්වා වැටෙන මාර්ගය හමුවන විට දී එම මාර්ගය දිගේ බහමුණේ මංකඩ දක්වා ද, එතැන් සිට අංක 9 කොන්තනවත්ත ග්‍රාම නිලධාරී කොට්ඨාශය මාසිම දිගේ වැටෙන බහමුණේ මාසිය පාර දිගේ ද, එතැන් සිට අංක 10 ඊ බහමුණේ ග්‍රාම නිලධාරී කොට්ඨාශයට අයත් මාසිය පාර දිගේ කරවුපන සිට රවුක්කන මහා මාර්ගය දක්වා ද, එතැන් සිට කරවුපන සිට රවුක්කන මාර්ගයේ මධ්‍ය රේඛාවට අභිලම්බ වන සේ මීටර 400 ක් අංක 10 ඊ බහමුණේ ග්‍රාම නිලධාරී කොට්ඨාශය තුළින් ද, රවුක්කන සිට කරවුපන දිශාවට අංක 10 ඊ බහමුණේ ග්‍රාම නිලධාරී කොට්ඨාශයේ කොටසක් ද, එතැන් සිට අංක 9 ඊ කොන්තන වත්ත ග්‍රාම නිලධාරී කොට්ඨාශයේ කොටසක් ද, එතැන් සිට අංක 9 ඊ යෝදගම ග්‍රාම නිලධාරී කොට්ඨාශයේ කොටසක් ද, එතැන සිට කැගල්ල ප්‍රාදේශීය ලේකම් කොට්ඨාශයට අයත් අංක 12 ඊ දියගම ග්‍රාම නිලධාරී කොට්ඨාශයේ කොටසක් ද, එතැන් සිට කැගල්ල ප්‍රාදේශීය ලේකම් කොට්ඨාශයට අයත් අංක 12 කැගල්ල ග්‍රාම නිලධාරී කොට්ඨාශයේ කොටසක් ද, එතැන් සිට රවුක්කන ප්‍රාදේශීය ලේකම් කොට්ඨාශයට අයත්, අංක 13 ගල්පොල ග්‍රාම නිලධාරී කොට්ඨාශයේ කොටසක් ද, එතැන් සිට අංක 13 සි කුඹුල්ල ග්‍රාම නිලධාරී කොට්ඨාශයේ කොටසක් ද, එතැන් සිට කැගල්ල ප්‍රාදේශීය ලේකම් කොට්ඨාශයේ අංක 14 ඊ පුට්කදෙණිය ග්‍රාම නිලධාරී කොට්ඨාශයේ කොටසක් ද, එතැන් සිට අංක 14 කරවුපන ග්‍රාම නිලධාරී කොට්ඨාශයේ කොටසක් ද, වන සේ දිවෙන මාසි රේඛාව කොළඹ නුවර මහා මාර්ගය හමුවන ස්ථානය දක්වා ද, එතැන් සිට කොළඹ නුවර පාර දිගේ පළමු ආරම්භ කළ ස්ථාන දක්වා ද දිවෙන මාසිම රේඛා ඇතුළත පිහිටි භූමි ප්‍රදේශය ඇතුළත් වේ.

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Gazetted Area of Pinnawala Tourism Zone



Annexure II. Stakeholder Meeting, I - Analysis Report

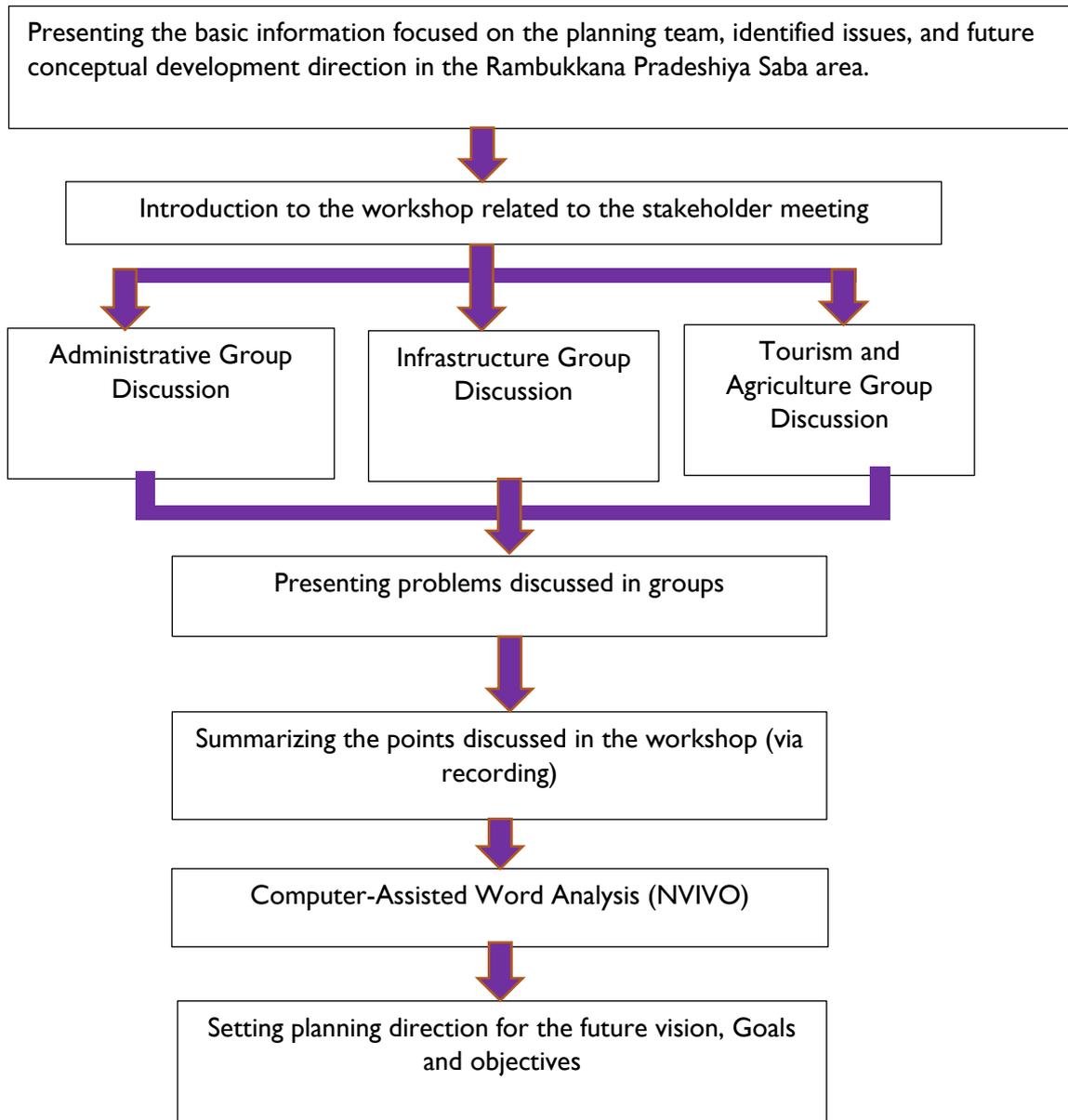
Stakeholder Meeting, I -Rambukkana Urban Development Area Urban Development Authority



2018/02/20

NVIVO Analysis
Development Planning Division

Stakeholder Meeting-Implementation Process



Final Analysis

The final analysis was based on the ideas and suggestions that emerged from the discussions of the three groups. It was clear that the stakeholders have focused on the following three main areas.

- Tourism development
- Housing development
- Development of alternative routes



Group 1

Problems

- Lack of proper guidance for tourists coming to Rambukkana
- Railway Museum is destroying
- weekly fair is not standard level
- Non-regular disposal of garbage in the area
- Railway Museum is destroying
- Location of Rambukkana Police in inappropriate location
- Location of the quarters of the Divisional Secretariat at an inappropriate location
- Substandard tourism in the area
- Absence of proper price and market for Bananas in the area

solutions

- Establishment of Tourist Police (Near Railway Station)
- Making a cover for artifacts
- Establishing weekly fair in the right place
- Keeping the city clean through processes like recycling
- Establishment of Rambukkana Police at a suitable location
- The official residence of the Divisional Secretariat should be removed from that location and established at a suitable location
- Promotion of banana cultivation and improvement of banana related products
- Intervene some organization to monitor the tourism industry

Problem	Proposals
Municipal electrical wiring systems	Installation of underground cables
High taxation on power supply over the railway lines	Installation of street lighting system on the constructed road
	Installation of solar power systems
	Providing a concessional common practice to the Railway Department.
City lighting	Installation of street lighting system on the constructed road
High taxation on access to electricity services above the railway line	Government intervention to provide a concessional common practice from the Railway Department
Lack of adequate public services for foreign tourists	Improvement of vehicle yards and tourist hotels.
	Exhibition in public places where tourists can visit
Inadequate train transportation	Providing transport facility by starting a special train transport service.
Inadequate housing for the increasing number of sub-families	Construction of houses by allocating sufficient land, and construction of a housing complex for government officials.
	Construction of official residences for government officials.
Absence of formal centers for agricultural activities	Construction of fully equipped agricultural training centers.
Sale of agricultural produce	Creation of economic centers for purchase and sale of agricultural products
Improper disposal of waste	Establishment of regular sewage and waste disposal or recycling centers.

Group 2

Problems

- Roads
 - Congestion near the rail gate of Rambukkana Kegalle road
 - Traffic congestion in the city
 - Lack of alternative routes
- Lack of parking
- water
- Education

Proposals

- flyover
- Construction of alternative roads to Kegalle city
- Construction of a road from Rambukkana to Thismalpola
- Widening of canals through Police to Pinnawala Vidyalaya
- Widening of Diyasunnata Road from Wahwa Junction through the Hospital
- Allotment of 04 lanes of city roads through Kotawella access
- Widening of Kadigamuwa Binge
- Construction of the parking on the fair land
- Removal of informal roadside shops
- Construction of Pohora Oya Reservoir
- Repair of the tank in the Kirivallapitiya area
- Proper plumbing arrangement
- Preparation of plumbing system for a firefighting unit
- Establishment of rural water schemes
- Repair water systems that are closed
- Pinnawala College, Sujata College, and Ashoka College to increase space
- Increasing infrastructure in rural schools
- Acquiring the lands that will be lost due to the highway, giving it to Parape College
- Promotion of banana cultivation and improvement of banana related products
- Intervention of certain institutions to supervise the tourism industry
- Establishment of bank branches with all facilities
- Further improvement of community health services
- Establishment of more residential, public, or private hospitals
- Construction of an alternative road through Parakrama Maha Vidyalaya to replace the road leading to the graveyard
- Making a teaching hospital with specialist doctors

Group 3

Problems

- Community withdrawal from cultivation
- Animal damage
- Increase in coconut prices
- Joining the tourism sector

Solusion

- Cultivation of 100 acres of coconut
- Construction of hotels

Potentials

- Creation of Market
- subsidies for Crop
- Availability of land
- Administrative ability
- Resource contribution

Proposals

- • Attitude development
- • Training programs
- • Providing facilities to guide the youth community to cultivation
- • Providing necessary instructions for construction
- • Development of infrastructure
- • Lack of opportunities to sell coconut related products and food
- • Removal of old processes indigenous to the Cocoa Park coconut plantation industry
- • Construction of coconut Hela Bojun Hala
- • Establishment of Cocoa Park
- • Having an ornamental and other manufacturing enterprise
- • Contribution of technology and resources
- • Using traditional methods
- • coconut honey/ toddy production between saccuwa
- • Lack of spaces
- • Transportation issues
- • Providing infrastructure to suit a tourist town and developing area
- • Night bus facility
- • Absence of vocational training center.
- • Providing a land with a road, water, and other facilities.
- • Accurate savings
- Availability of technology and resource contribution
- Development of Ashoka College Road

- The road from Kirivallapitiya to Ashoka Vidyalaya is currently in a dilapidated condition. The crematorium of Rambukkana is located on this road. A large number of school students use this road every day, and residents of the inner villages also travel using this road.
- As school buses ply at school opening and closing times, there is heavy traffic. Parking on both sides of the road has made it difficult for students to travel safely. Also, due to cutting a large drain on one side of the road for the flow of rainwater, there is not enough space even to side the vehicles.
- Therefore, considering the above facts, the suggestion is made that it is advisable to cover the drain of this road up to the crematorium with concrete and paving it using interlock and separate it with a fence and make it suitable for passengers to walk.
- When the city development began, some shops were completely and partially demolished, and the plots in front of some shops were also acquired for the city development. Appropriate compensation should be given for these.
- Newly constructed roads in front of some business places are higher or lower than those business places. A suitable access road should be prepared for those places.
- • A suitable plan should be implemented immediately for a suitable place to park the vehicles coming to the city.
- Also, iron fences have been installed on both sides of the developed roads in the city, due to which the entrances to some business places have been completely blocked. Those should to be changed.
- Also, if arrangements are made to stop the Colombo - Kandy inter-city train at Rambukkana, it will greatly help the development of the city and the residents of the area.
- Due to the bus halt in front of Champa Bake House near the Rambukkana Hospital junction, the business community and consumers have been hampered in their activities. Therefore, should be relocate it near to the Pradeshiya Sabha
- the shops have been blocked due to the pedestrian crossing lines
- Arrange to construct a flyover in front of the main schools
- Arranging bus stops so that the customers coming to the city can be distributed proportionally.
- Establishment of a mobile court in Rambukkana town
- Narrowing the strip in the middle of the road and forming it as a fence
- As an alternative route connecting Kegalu Road and Rambukkana from Police Junction to Pinnawala School
- Access to Rambukkana town from Mottappuliya through railway station
- From Wahava bridge, travel to the hospital through the area and the city entrance to Kiriwallapitiya

Annexure 12. Population projections and wastewater generation related to the establishment of wastewater collection, treatment, and disposal system in Rambukkan (at the GN level) - National Water Supply and Drainage Board

Rambukkan Wastewater Collection, Treatment and Disposal System

Population projections and wastewater generation

growth rate = 0.007

Covered population = 1

Water consumption = 120 Per capita water consumption per day (liters)

Water consumption (variable) = 35 Per capita water consumption per day (liters)

Wastewater production = 0.8 (from Water consumption)

Infiltration = 0.18

Non-domestic = 0.3 From domestic water consumption

Population	Population (2012 - Census)	Population (2022 - Census)	Population -2052	Population coverage (2031)	Domestic Wastewater (Per day/m3)	Non domestic Wastewater (Per day/m3)	Wastewater Infiltration and inflow (Per Day/m3)	Total Wastewater (Per day/m3) as per UDA Plan	Total wastewater (Per day/m3) For Proposed Wastewater System
Total Population	82759	88298	107242						
Circulating population (changing)			54654	54654		1913	344	2257	2257

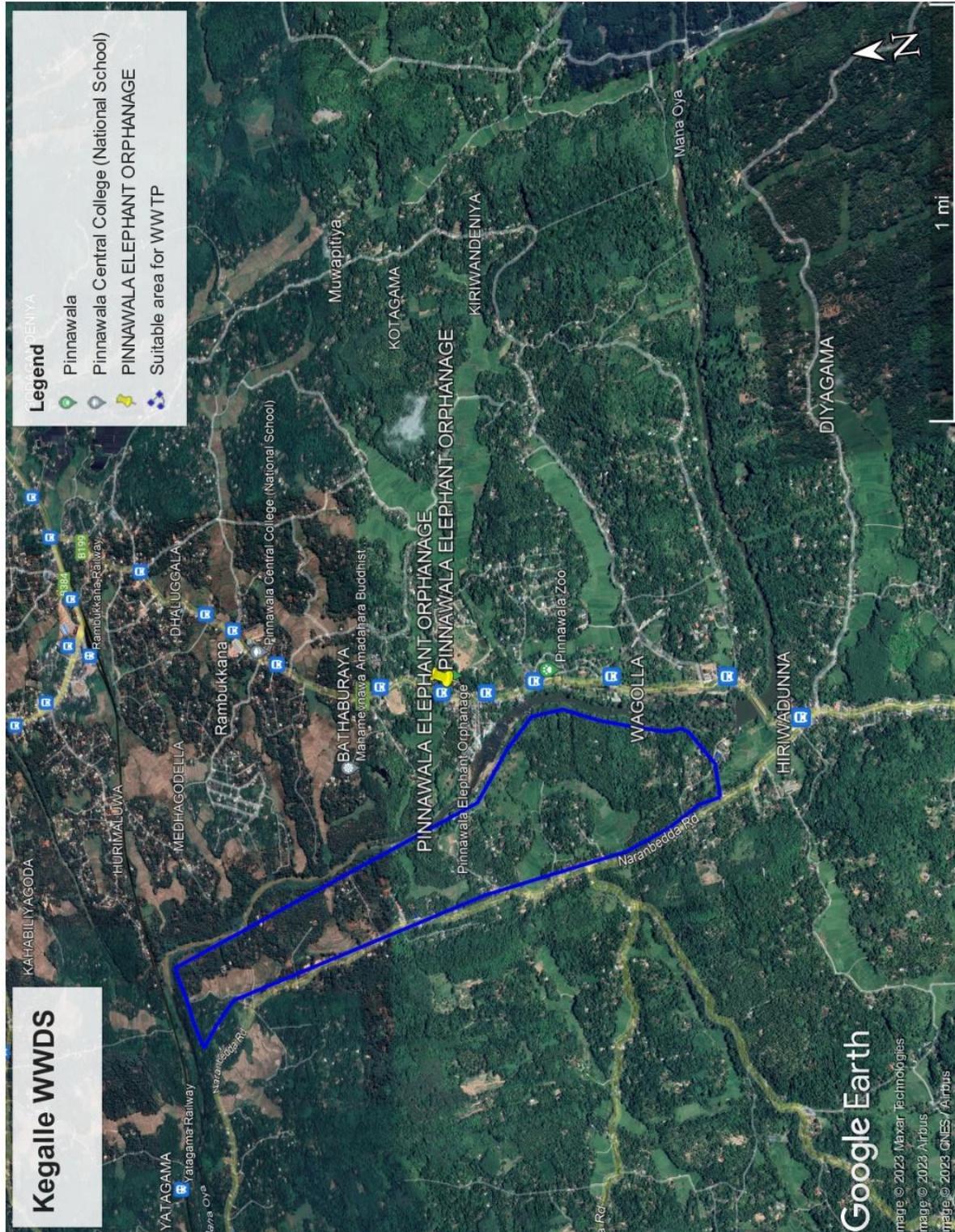
- Construction of sewage system

The pipe drain system requires 4-5 acres of land near 14 selected GNDs for the next 30 years' demand. Until the piped sewerage system is operational, wastewater from on-site systems should be managed by establishing a Faecal Sludge Treatment Plant

(FSTP). It requires approximately 1 acre of land. Circulating population data is predicted from population growth.

Annexure I3- Area suitable for establishment of sewage treatment plant system within Rambukkana planning boundary

Source: National Water Supply and Drainage Board, 2023



Annexure I4. Types of plants suitable for tree planting

Large plants

- මී - *Madhuca longifolia*
- කුඹුක් - *Terminalia arjuna*
- පාර මාර - *Samanea saman*
- වා - *Cassia siamea*
- කහ මාර - *Peltophorum inerme*

Medium sized plants

- කොහොඹ - *Azadirachta indica*
- ඇහැල - *Cassine glauca*
- මාර - *Albizia lebbeck*
- මගුල් කරඳ - *Pongania pinnata*
- මුරුත - *Lagerstromia speciosa*
- මැයි මාර - *Delonix regia*
- රෝස ඇහැල - *Cassia nodosa*
- කොට්ටම්බා - *Terminalia catappa*
- බක් මී - *Nauclea orientalis*
- නෙරලූ - *Cassine glauca*
- ඔවිල - *Polyalthea longifolia*
- රොබරෝසියා - *Tabebuia rosia*

Small plants

- මයිල - *Bauhinia tomentosa*
- අශෝක - *Saraca asoca*
- කොබෝලිල - *Bauhinia variegata*
- මුණ මල් - *Mimosups elengi*

Annexure 15. Stakeholder Meeting II – Strategic project prioritization

Name of the Project		According to stakeholder prioritization	According to the concept plan and vision	Economic, social and environmental importance	Time, financial background	Total	priority level
Physical facilities							
1	Development of Senanayake Mawatha as an alternative Road	9	9	7	7	32	1
	Construction of a new road to connect to Senanayake Mawatha and Hurivaluwa Road and widening and developing the connecting Talgas Kumburawatta Road.						
	Construction of a flyover over the railway line (the location joining Senanayake Mawatha)						
2	Redevelopment of bus stand	9	9	8	8	34	1
3	Construction of a new railway line (for a rail-bus service) up to Pinnawala	5	5	5	4	19	3
4	Development of rest of the drainage system in the city	6	6	5	5	22	2
5	Development of Shortcut to Weekly fair	7	6	6	6	25	2
6	Widening and developing the Kegalle-Rambukkana road	8	8	7	7	30	1
7	Development of Rambukkana - Mawanella road to 2 lanes for 5 km	7	6	6	6	25	2
8	Wastewater Management Project	8	8	8	6	30	1
9	Widening and developing the Katupitiya-Kurunegala road	7	7	6	6	26	2
10	Development of Orwella Road	5	5	4	4	18	3
11	Construction of proposed alternative road for the keballawatta Bingeaya	6	6	5	5	22	2

Name of the Project		According to stakeholder prioritization	According to the concept plan and vision	Economic, social and environmental importance	Time, financial background	Total	priority level
12	Development of new road connecting weekly fair to Wahava Hospital Road	5	4	3	3	15	3
13	Widening and developing the rest of Thomas Silva road	4	4	4	4	16	3
14	Construction of alternative road to connect Polgahawela road through Hirivadunna Andiramada near Hirivadunna Samurdhi Bank and bridge	7	7	6	6	26	1
15	Construction of proposed new road extending Hospital Road to Katupitiya Road	7	6	6	5	24	2
16	Widening and developing the Kontanawatta-Nawagamuwa road	5	4	4	3	16	3
17	Development of vehicle parking place in front of Pinnawala Elephant Orphanage	9	9	8	8	34	1
18	Construction of a new parking lot at Modarawatta for tourist buses coming to Pinnawala	8	8	8	8	32	1
19	Construction of a car park near Rambukkana railway station	5	5	5	4	19	3
20	Construction of proposed flyover near Pinnawala National School	8	7	7	8	30	1
21	Construction of the proposed bridge across Pinnawala Ma-Oya	3	3	3	3	12	3
22	Creating a bicycle lane	5	5	4	4	18	3
	Phase I- From railway station along Senanayake Mawatha to Pinnawala						
	Phase II- Pinnawala to Karadupana along the Kegalle-Rambukkana road						

No	Name of the Project	According to stakeholder prioritization	According to the concept plan and vision	Economic, social and environmental importance	Time, financial background	Total	priority level
23	Construction of an amenity center with a tourist information center near the railway station	8	8	7	7	30	1
24	Creation of a pedestrian lane along the road from Pinnawala Elephant Orphanage to Zoo	7	7	6	7	27	2
25	Construction of a bathing pier near Pinnawala-Ma-Oya	7	7	7	7	28	2
26	Pinnawala-Ma-Oya Island Development	5	3	2	4	14	3
27	Construction of a vine bridge across the Pinnawala-Ma-Oya	6	6	6	6	24	2
28	Completion of Pinnawala Walkway, Phase II.	7	9	8	8	32	1
29	Establishing a guardhouse and sanitary facilities for Pinnawala walking lane	5	4	3	3	15	3
30	Creation of proposed nature tourism route	4	4	4	4	12	3
31	Creating a landscape that increases tourist attraction from Karadupana junction to Pinnawala on the Kegalle Rambukkana Road	8	8	8	7	31	1

No	Name of the Project	According to stakeholder prioritization	According to the concept plan and vision	Economic, social and environmental importance	Time, financial background	Total	priority level
Economic Facilities							
32	Construction of commercial complex	8	8	7	7	30	1
33	Redevelopment of Common Market	5	4	4	4		2
34	Redevelopment of unauthorize stalls in front of Pinnawala Elephant Orphanage	8	7	8	8	31	1
35	Development of Goodshed building in the city in arcade style	7	6	6	6	25	2
36	Establishment of Agricultural Produce Markets in Wagolla District Agriculture Training Center Premises and Railway Landscape Area of the City	8	7	7	7	29	2
37	Construction of an Export Agricultural Value Addition Factory	9	9	8	8	34	1
38	Redevelopment of Pinnawala Ayurvedic Panchakarma Institute as a Tourist Wellness Center	9	8	7	7	31	1
Social facilities							
39	Construction of a children's park on the Weekly fair grounds	5	5	5	4	19	3
40	Construction of a children's park in Pinnawala	4	4	4	3	15	3
41	Development of Wahava Children's Park	4	4	4	3	15	2
42	Redevelopment of Vocational Training Centers in the area (Weligamuwa Carpentry School, Molagoda Hand Machine Workshop and National Crafts Council)						
43	Enhancement and development of the Adaptive Research Unit under the Department of Agriculture as an "Agricultural Research University"	7	8	8	7	30	2
44	Development of Wagolla Vocational Training Centre	7	8	8	7	30	1
45	Establishment of facility center with sanitary facilities near Ma-Oya elephant bathing place. .	8	7	7	7	29	2

No	Name of the Project	According to stakeholder prioritization	According to the concept plan and vision	Economic, social and environmental importance	Time, financial background	Total	priority level		
Environmental and cultural									
	Tree planting both side of the identified road			5	5	4	4	18	3
	<ul style="list-style-type: none"> Town center 								
	<ul style="list-style-type: none"> Proposed Senanayake Mawatha alternative route 								
	<ul style="list-style-type: none"> Katupitiya-Kurunegala road (section up to highway entrance) 								
	<ul style="list-style-type: none"> Althernative Road (Station Road) 								
	<ul style="list-style-type: none"> Thomas Silva Road 								
	<ul style="list-style-type: none"> Kegalle- Rambukkana Road 								
	<ul style="list-style-type: none"> Rambukkana - Mawanella road to Kirivallapitiya 								
	Development and utilization of Mangalagama "Ambalam" as a resting place			4	4	3	3	14	3
	Provision of basic infrastructure, sanitary facilities and drinking water facilities for Navagamuwa Pattini Temple and Nugawela Purana Ginipattini Temple			3	3	3	3	12	3

Annexure 16. Zone factor

Defining the Zone Factor

Zone Factor is a new concept proposed to replace the concept of floor area ratio which was practiced under the previous planning regulations. It determines the intensity of development that can occur in a certain area in a certain period of time.

Accordingly, it is expected that the development of the area related to the Rambukkana Development Plan will be done by the year 2033 based on the density. Especially in commercial zones and residential zones, high density is expected to be developed, while other zones are expected to be developed as medium density and low density respectively. Thereby, it can be hoped that the expected city form will be created in the year 2033. That is, the maximum development size determined through the zone factor (the nature of the development within the existing land in the area) will make the creation of the expected city form practical.

Calculation of the Zone Factor

To determine the maximum amount of development in a particular area, it is necessary to first identify the areas suitable for that development. Accordingly, the determination of the zones has been made based on the analysis of the environmental sensitivity of the land, the intensity of development and its direction, the spread of infrastructure, the amount of support for development in the land, geographical conditions, and the nature of population density. Accordingly, the determination of high-density, medium-density, and low-density development zones is the desired objective of combining the conclusions obtained through detailed analysis with the practical operation of the area. This should be done because there should be a balanced situation in terms of physical, social, economic and environmental aspects.

The main zones and the sub-zone can be identified on the basis of density as follows.

Zone	Sub Zone	Development Pressure	Sensitivity	Development Potentials	Slopes	Wetlands and watersheds	Impact of current rail transport and proposed expressway	Total	Density
Residential Zone	High density Residential Zone	1	1	3	1	1	3	10	
	Medium density Residential Zone	2	4	4	4	2	2	18	
	Low density Residential Zone	4	4	4	4	4	3	23	
Commercial Zone	High Density Commercial Zone	5	4	4	4	4	4	25	
	Medium Density Commercial Zone	5	4	5	5	5	4	28	
Tourism Development zone	Medium density tourism zone	1	1	1	1	1	1	6	
	Low density tourism zone	3	3	3	3	3	3	20	
Industrial zone	Medium density Industrial zone	3	2	3	2	2	4	16	

Low Density Zone (below 10)	
Medium Density Zone (between 11-20)	
High Density Zone (Between 21-30)	

The zone factor for the zones identified by the density zone analysis was calculated according to the equation shown below.

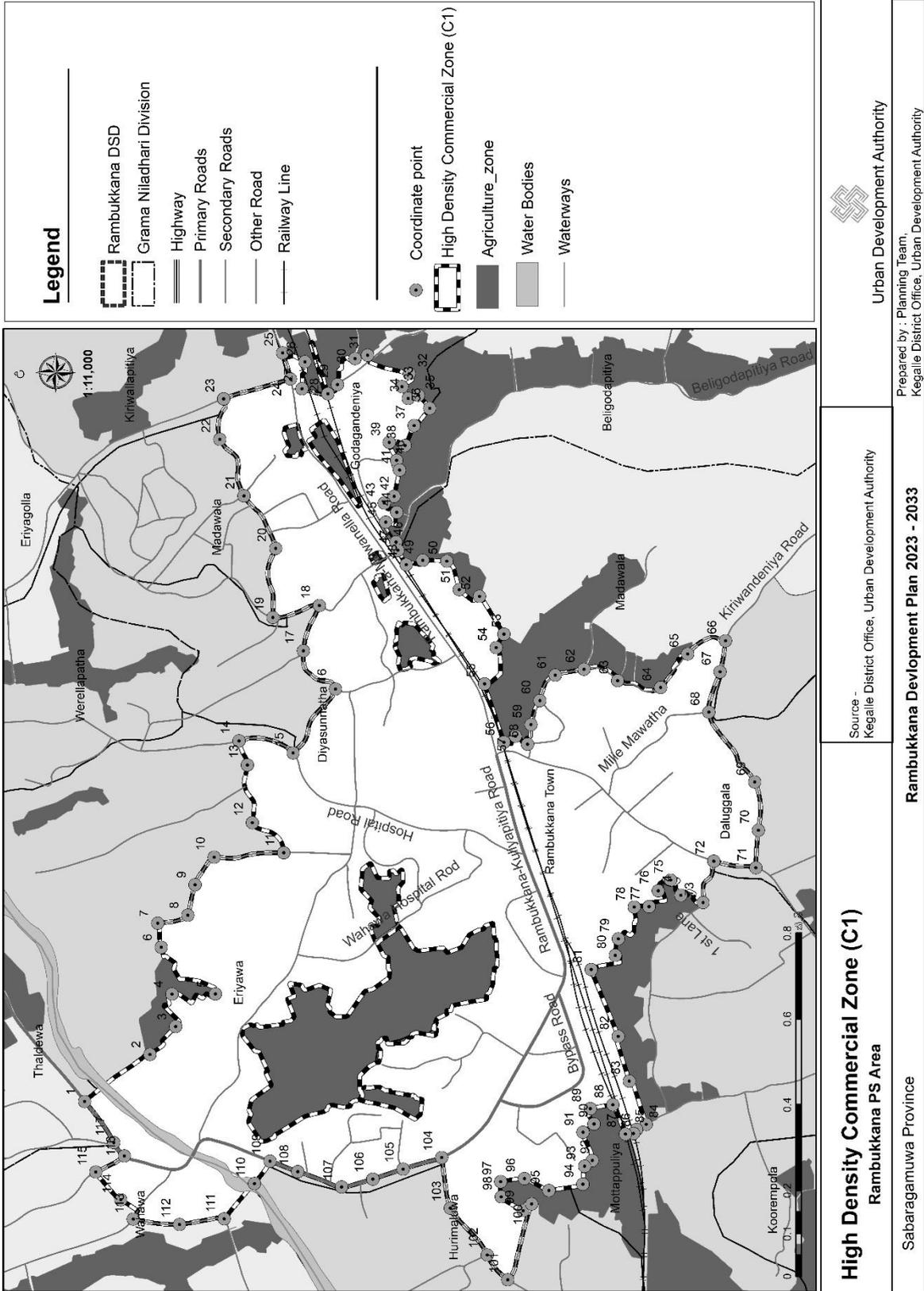
$$\text{Zone Factor} = \frac{\text{Expected land extent for future development}}{\text{Total developable land extent}}$$

No	Zone	Developable land extent	Expected land extent should be developed	Zone Factor
01	High Density Commercial Zone	1698400	760030	2.23
02	Medium Density Commercial Zone	653200	371050	1.76
03	High density Residential Zone	5089800	2799450	1.82
04	Medium density Residential Zone	10812200	8955800	1.21
05	Low density Residential Zone	3426600	4978900	0.69
06	Medium density tourism zone	2230400	1580600	1.41
07	Low density tourism zone	220800	406200	0.54
08	Medium density Industrial zone	273200	191800	1.42

Here, if the zone factor of a certain zone is higher than the other zone, it means that the zone is expected to have a strong infrastructure system, high commercial development, and high population attraction. If a zone has a low zone factor, it is an environmentally sensitive area, the infrastructure is insufficient, there is little bearing on the land for development, and the lower chances of the desired city form have affected it.

Annexure I7. Zone boundaries and geographic coordinates

Zone 01: High Density Commercial Zone (C1)



High Density Commercial Zone- Geographical coordinates boundaries

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80° 23' 24.048" E	7° 19' 52.058" N	60	80° 23' 52.435" E	7° 19' 20.518" N
2	80° 23' 24.906" E	7° 19' 50.772" N	61	80° 23' 54.354" E	7° 19' 19.368" N
3	80° 23' 33.125" E	7° 19' 48.432" N	62	80° 23' 54.796" E	7° 19' 17.244" N
4	80° 23' 22.227" E	7° 19' 54.304" N	63	80° 23' 53.944" E	7° 19' 14.744" N
5	80° 23' 34.210" E	7° 19' 48.710" N	64	80° 23' 53.421" E	7° 19' 11.555" N
6	80° 23' 35.728" E	7° 19' 48.744" N	65	80° 23' 55.953" E	7° 19' 9.546" N
7	80° 23' 35.819" E	7° 19' 47.480" N	66	80° 23' 56.940" E	7° 19' 6.731" N
8	80° 23' 36.260" E	7° 19' 46.640" N	67	80° 23' 54.602" E	7° 19' 7.145" N
9	80° 23' 38.558" E	7° 19' 46.104" N	68	80° 23' 51.565" E	7° 19' 7.977" N
10	80° 23' 40.629" E	7° 19' 44.684" N	69	80° 23' 46.302" E	7° 19' 4.577" N
11	80° 23' 40.966" E	7° 19' 39.524" N	70	80° 23' 42.664" E	7° 19' 4.303" N
12	80° 23' 43.234" E	7° 19' 41.854" N	71	80° 23' 39.829" E	7° 19' 4.489" N
13	80° 23' 47.578" E	7° 19' 42.220" N	72	80° 23' 40.326" E	7° 19' 7.603" N
14	80° 23' 49.397" E	7° 19' 42.835" N	73	80° 23' 37.204" E	7° 19' 8.405" N
15	80° 23' 48.486" E	7° 19' 38.831" N	74	80° 23' 37.756" E	7° 19' 10.052" N
16	80° 23' 53.301" E	7° 19' 35.679" N	75	80° 23' 38.905" E	7° 19' 10.805" N
17	80° 23' 57.042" E	7° 19' 37.937" N	76	80° 23' 38.096" E	7° 19' 11.731" N
18	80° 23' 59.600" E	7° 19' 36.877" N	77	80° 23' 36.901" E	7° 19' 12.412" N
19	80° 23' 58.706" E	7° 19' 40.331" N	78	80° 23' 36.865" E	7° 19' 13.511" N
20	80° 24' 3.903" E	7° 19' 40.125" N	79	80° 23' 34.477" E	7° 19' 14.686" N
21	80° 24' 7.864" E	7° 19' 42.477" N	80	80° 23' 33.234" E	7° 19' 14.919" N
22	80° 24' 14.654" E	7° 19' 43.848" N	81	80° 23' 32.165" E	7° 19' 16.703" N
23	80° 24' 15.180" E	7° 19' 43.981" N	82	80° 23' 27.119" E	7° 19' 14.706" N
24	80° 24' 16.679" E	7° 19' 39.026" N	83	80° 23' 23.749" E	7° 19' 13.878" N
25	80° 24' 18.650" E	7° 19' 39.610" N	84	80° 23' 20.483" E	7° 19' 12.618" N
26	80° 24' 17.138" E	7° 19' 38.009" N	85	80° 23' 20.108" E	7° 19' 13.340" N
27	80° 24' 15.941" E	7° 19' 38.167" N	86	80° 23' 19.798" E	7° 19' 13.567" N
28	80° 24' 15.562" E	7° 19' 36.245" N	87	80° 23' 19.761" E	7° 19' 14.167" N
29	80° 24' 16.260" E	7° 19' 35.534" N	88	80° 23' 21.966" E	7° 19' 15.101" N
30	80° 24' 18.215" E	7° 19' 34.232" N	89	80° 23' 21.678" E	7° 19' 16.770" N
31	80° 24' 18.468" E	7° 19' 33.295" N	90	80° 23' 20.518" E	7° 19' 16.499" N
32	80° 24' 17.078" E	7° 19' 30.207" N	91	80° 23' 19.892" E	7° 19' 17.316" N
33	80° 24' 16.097" E	7° 19' 30.744" N	92	80° 23' 17.769" E	7° 19' 16.621" N
34	80° 24' 15.206" E	7° 19' 30.282" N	93	80° 23' 17.331" E	7° 19' 17.196" N
35	80° 24' 15.448" E	7° 19' 29.533" N	94	80° 23' 15.979" E	7° 19' 17.326" N
36	80° 24' 14.471" E	7° 19' 28.687" N	95	80° 23' 15.499" E	7° 19' 19.841" N
37	80° 24' 13.163" E	7° 19' 29.843" N	96	80° 23' 16.402" E	7° 19' 21.665" N
38	80° 24' 11.660" E	7° 19' 30.516" N	97	80° 23' 16.172" E	7° 19' 23.425" N
39	80° 24' 11.894" E	7° 19' 31.693" N	98	80° 23' 15.025" E	7° 19' 23.383" N
40	80° 24' 10.546" E	7° 19' 31.145" N	99	80° 23' 13.977" E	7° 19' 21.750" N
41	80° 24' 9.812" E	7° 19' 30.925" N	100	80° 23' 14.489" E	7° 19' 21.129" N
42	80° 24' 7.829" E	7° 19' 31.326" N	101	80° 23' 8.778" E	7° 19' 22.902" N
43	80° 24' 7.330" E	7° 19' 32.066" N	102	80° 23' 10.650" E	7° 19' 24.419" N
44	80° 24' 6.896" E	7° 19' 31.821" N	103	80° 23' 14.169" E	7° 19' 27.160" N
45	80° 24' 5.885" E	7° 19' 31.955" N	104	80° 23' 17.988" E	7° 19' 27.805" N
46	80° 24' 4.384" E	7° 19' 31.194" N	105	80° 23' 17.111" E	7° 19' 30.663" N
47	80° 24' 3.773" E	7° 19' 31.059" N	106	80° 23' 16.364" E	7° 19' 32.907" N
48	80° 24' 2.684" E	7° 19' 30.438" N	107	80° 23' 15.773" E	7° 19' 35.226" N
49	80° 24' 3.010" E	7° 19' 29.203" N	108	80° 23' 16.917" E	7° 19' 38.480" N
50	80° 24' 2.949" E	7° 19' 27.427" N	109	80° 23' 17.715" E	7° 19' 40.540" N
51	80° 24' 0.794" E	7° 19' 26.500" N	110	80° 23' 16.026" E	7° 19' 41.701" N
52	80° 24' 0.292" E	7° 19' 24.996" N	111	80° 23' 13.365" E	7° 19' 43.938" N
53	80° 23' 57.438" E	7° 19' 23.186" N	112	80° 23' 12.944" E	7° 19' 47.255" N
54	80° 23' 56.424" E	7° 19' 23.756" N	113	80° 23' 13.348" E	7° 19' 50.687" N
55	80° 23' 53.693" E	7° 19' 24.617" N	114	80° 23' 14.802" E	7° 19' 51.620" N
56	80° 23' 49.291" E	7° 19' 23.183" N	115	80° 23' 16.902" E	7° 19' 53.471" N
57	80° 23' 49.746" E	7° 19' 22.330" N	116	80° 23' 18.105" E	7° 19' 51.350" N
58	80° 23' 49.146" E	7° 19' 21.431" N	117	80° 23' 19.115" E	7° 19' 52.138" N
59	80° 23' 50.622" E	7° 19' 21.176" N			

North Boundary

From the starting point No. 113, Rambukkana Dobemada road median point, in a south-easterly direction along the median line of that road to point No. 115, from there to the point where it meets the center line on the Rambukkana Katupitiya main road at point number 117, from there to the point where it meets the center line of the said road and from there along the center line of the said road to point number 1, point number 2 to 7 is also.

East Boundary

From the last mentioned point to point No. 13 and point No. 14, 15 to the points where the Eriyawa GN division and Diyasunnatha GN division intersect, from there point number 16 to 22 respectively, also up to the points No. 23 where it meets the center line of Ashoka Vidyalaya road, from there point No. 24 along the center line of Rambukkana Mawanella Road and from there to the points where it meets the center line of Godagandeniya Road Point No. 25, from there along the center line of the road up to the points where the point No. 26 Rambukkana Upland Railway intersects, from there along the southern border of Igurugolla Yaya Kumbura in a south-easterly direction to points No. 27 and 47. Point No. 48 up to the point where it meets the center line of Rambukkana Mawanella Road.

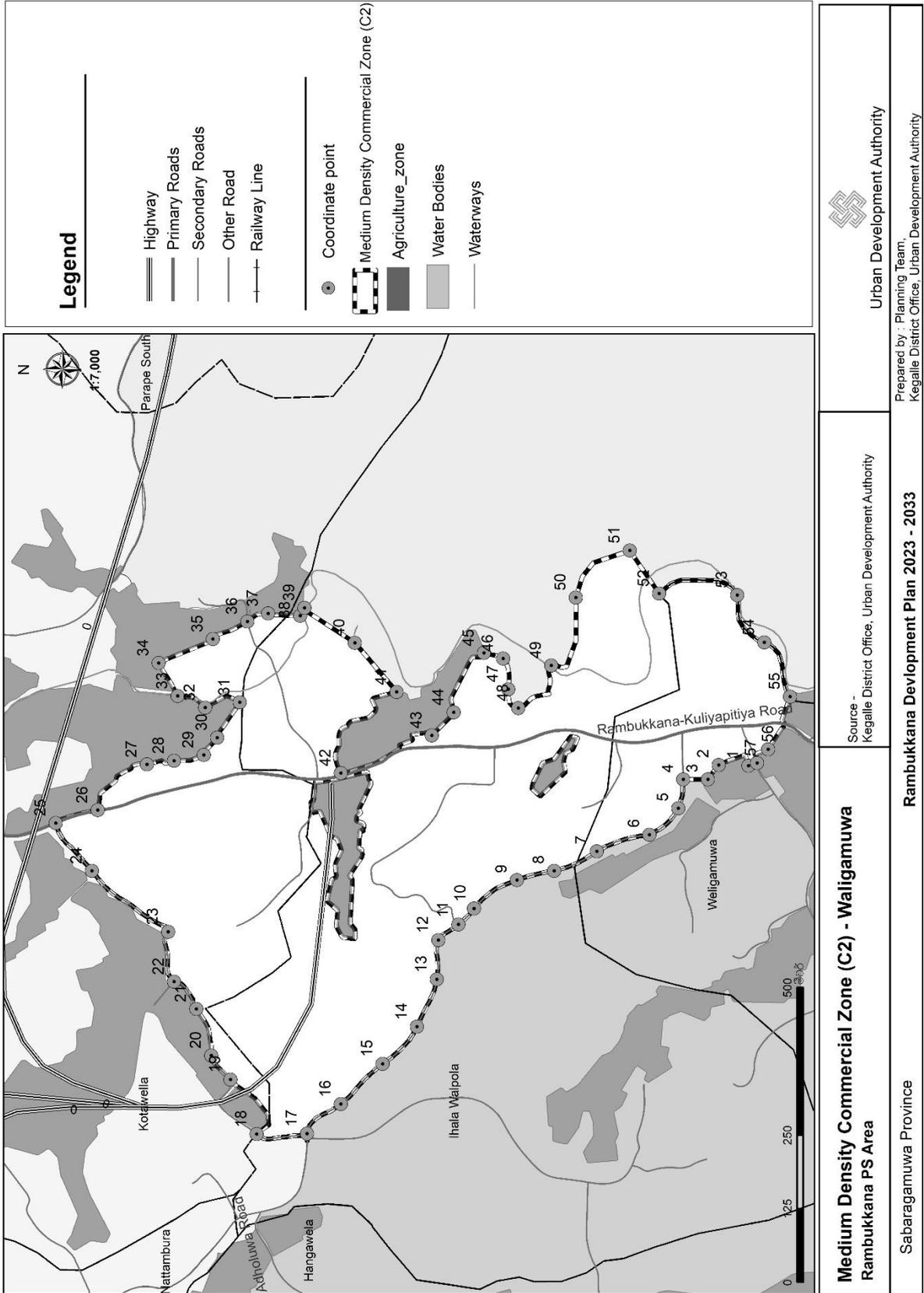
South Boundary

From the last-mentioned point No. 48 to the midpoint of Mawanella Rambukkana Road to point No. 49, from there along the western border of kamburadeniya kumbura to point No. 50 to 55, Point No. 56 up to the points where the Upland Railway intersects, from there point No. 66 where it meets the center line of Kiriwadeniya Road. From there along the center line of that road up to the points where it meets the center line of Rambukkana Kegalle main road at point No. 71, Up to point No. 72, 73, Up to the points where it meets the center line of Bodhiraja Mawatha and along the eastern boundary of Yaya Kumbura in front of the railway station to points No. 74 to 85 to the Rambukkana Colombo railway line.

West Boundary

From the last mentioned point No. 85 to point No. 88 along the Rambukkana - Colombo railway line, from there along the eastern boundary of the ground paddy field to points No.89 to 99, from there to the points where points No. 100, 101 meet the center line of Hurimalwa road, from there in the north-east direction of that road up to the points where it meets the center line of Rambukkana - Kurunegala main road, from there along the center line of the said road to point No. 109, from there point No. 110 to 112 till it meets the center line of Bangalawatta Road, From there along the same road to point No.113 which is the starting point.

Zone 02. Medium Density Commercial Zone (C2) (Waligamuwa)



Urban Development Authority

Prepared by : Planning Team,
Kegalle District Office, Urban Development Authority

Source -
Kegalle District Office, Urban Development Authority

Medium Density Commercial Zone (C2) - Waligamuwa
Rambukkana PS Area

Rambukkana Development Plan 2023 - 2033

Sabaragamuwa Province

Zone 02: Medium Density Commercial Zone (C2) - Weligamuwa - Geographical coordinates boundaries

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80° 23' 44.556" E	7° 20' 56.069" N	30	80° 23' 46.097" E	7° 21' 24.760" N
2	80° 23' 44.600" E	7° 20' 57.681" N	31	80° 23' 48.033" E	7° 21' 23.537" N
3	80° 23' 43.805" E	7° 20' 58.262" N	32	80° 23' 47.737" E	7° 21' 25.402" N
4	80° 23' 43.808" E	7° 20' 59.593" N	33	80° 23' 48.376" E	7° 21' 26.893" N
5	80° 23' 42.223" E	7° 20' 59.860" N	34	80° 23' 50.183" E	7° 21' 27.919" N
6	80° 23' 40.779" E	7° 21' 1.425" N	35	80° 23' 51.497" E	7° 21' 24.995" N
7	80° 23' 39.870" E	7° 21' 4.255" N	36	80° 23' 52.465" E	7° 21' 23.131" N
8	80° 23' 38.797" E	7° 21' 6.564" N	37	80° 23' 52.902" E	7° 21' 22.002" N
9	80° 23' 38.286" E	7° 21' 8.574" N	38	80° 23' 52.779" E	7° 21' 20.280" N
10	80° 23' 36.729" E	7° 21' 10.886" N	39	80° 23' 53.210" E	7° 21' 20.042" N
11	80° 23' 35.860" E	7° 21' 11.736" N	40	80° 23' 51.294" E	7° 21' 17.330" N
12	80° 23' 34.999" E	7° 21' 12.819" N	41	80° 23' 48.605" E	7° 21' 15.071" N
13	80° 23' 32.843" E	7° 21' 12.898" N	42	80° 23' 44.158" E	7° 21' 18.085" N
14	80° 23' 30.252" E	7° 21' 13.970" N	43	80° 23' 46.221" E	7° 21' 13.169" N
15	80° 23' 28.220" E	7° 21' 15.822" N	44	80° 23' 47.484" E	7° 21' 11.984" N
16	80° 23' 26.012" E	7° 21' 18.077" N	45	80° 23' 50.739" E	7° 21' 10.358" N
17	80° 23' 24.395" E	7° 21' 19.914" N	46	80° 23' 50.435" E	7° 21' 9.323" N
18	80° 23' 24.095" E	7° 21' 22.075" N	47	80° 23' 48.753" E	7° 21' 9.037" N
19	80° 23' 27.358" E	7° 21' 24.046" N	48	80° 23' 47.718" E	7° 21' 8.506" N
20	80° 23' 28.672" E	7° 21' 25.073" N	49	80° 23' 50.056" E	7° 21' 6.716" N
21	80° 23' 31.224" E	7° 21' 25.885" N	50	80° 23' 53.779" E	7° 21' 5.399" N
22	80° 23' 32.722" E	7° 21' 27.084" N	51	80° 23' 56.355" E	7° 21' 2.486" N
23	80° 23' 35.459" E	7° 21' 27.409" N	52	80° 23' 53.995" E	7° 21' 0.899" N
24	80° 23' 38.798" E	7° 21' 31.523" N	53	80° 23' 53.913" E	7° 20' 56.674" N
25	80° 23' 41.417" E	7° 21' 33.477" N	54	80° 23' 51.315" E	7° 20' 55.219" N
26	80° 23' 42.121" E	7° 21' 31.205" N	55	80° 23' 48.346" E	7° 20' 53.830" N
27	80° 23' 44.627" E	7° 21' 28.553" N	56	80° 23' 45.457" E	7° 20' 55.003" N
28	80° 23' 44.829" E	7° 21' 27.088" N	57	80° 23' 44.705" E	7° 20' 55.601" N
29	80° 23' 45.153" E	7° 21' 25.481" N			

North Boundary

The starting point No. 18 along the center line of the Hagawela Taldewa to point No. 25, and from there along the center line of Rambukkana Katupitiya Road in a southern direction to points No. 26 and 27 to 31, and from there to point No. 34.

East Boundary

From the last mentioned point No. 34 to 41 and from there in a south-west direction to point No. 42, from there along the eastern and southern borders of the pahala Higuruwana paddy field until it meets the center line of the Rambukkana Katupitiya road, from there along the center line of the Rambukkana Katupitiya road to point No. 43 and along the western and southern boundaries of Pahala Higuruwana paddy field to point No. 50, from there point number 52 is up to the point where it meets the boundary of Ihala Walpola GN division.

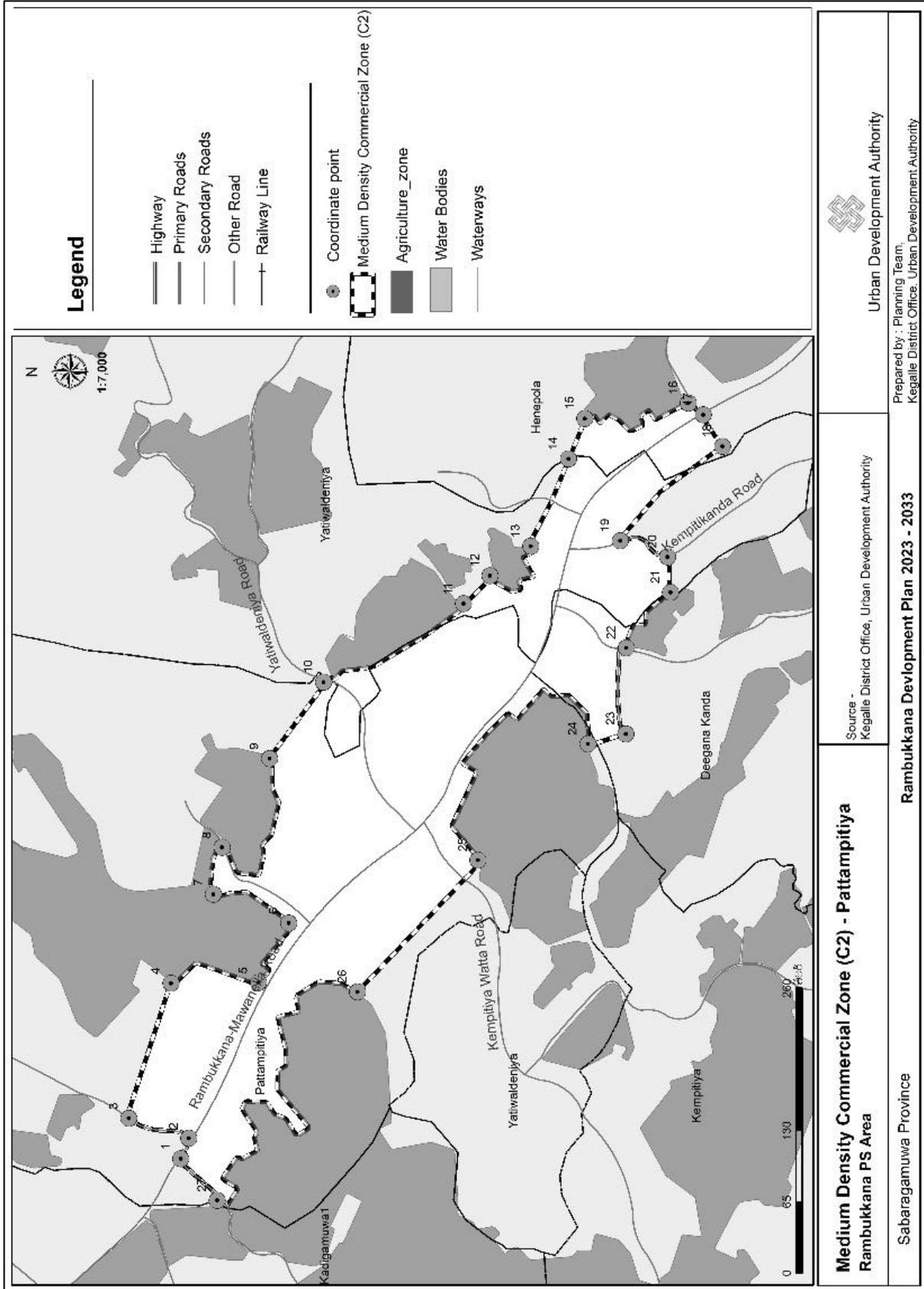
South Boundary

From the last-mentioned point number 52 to point number 55, After that, intersecting the center line of the Rambukkana - Katupitiya road along the northern edge of the Erianga field in the Weligamuwa GN, division, from there along the eastern border of Mahavel Yaya Kumbura along the center line of Rambukkana - Hewadiwela road upto point No.4.

West Boundary

From the last-mentioned point No. 4 along the center line of Rambukkana Hewadiwela road to Point No. 18 to Point No. 18 which is the starting point.

03. Medium Density Commercial Zone (C2) (Paththampitiya)



Medium Density Commercial Zone (C2) - Paththampitiya - Geographical coordinates boundaries

Point No	X Coordinate	Y Coordinate
1	80° 25' 59.331" E	7° 18' 47.724" N
2	80° 25' 59.937" E	7° 18' 47.488" N
3	80° 26' 0.522" E	7° 18' 49.229" N
4	80° 26' 4.509" E	7° 18' 48.004" N
5	80° 26' 4.531" E	7° 18' 45.468" N
6	80° 26' 6.286" E	7° 18' 44.587" N
7	80° 26' 7.131" E	7° 18' 46.779" N
8	80° 26' 8.517" E	7° 18' 46.521" N
9	80° 26' 11.139" E	7° 18' 45.146" N
10	80° 26' 13.392" E	7° 18' 43.577" N
11	80° 26' 15.710" E	7° 18' 39.515" N
12	80° 26' 16.534" E	7° 18' 38.741" N
13	80° 26' 17.400" E	7° 18' 37.560" N
14	80° 26' 19.979" E	7° 18' 36.464" N
15	80° 26' 21.170" E	7° 18' 35.991" N
16	80° 26' 21.625" E	7° 18' 32.982" N
17	80° 26' 21.280" E	7° 18' 32.550" N
18	80° 26' 20.343" E	7° 18' 31.995" N
19	80° 26' 17.563" E	7° 18' 34.962" N
20	80° 26' 17.090" E	7° 18' 33.584" N
21	80° 26' 16.043" E	7° 18' 33.499" N
22	80° 26' 14.400" E	7° 18' 34.784" N
23	80° 26' 11.863" E	7° 18' 34.800" N
24	80° 26' 11.567" E	7° 18' 35.899" N
25	80° 26' 8.139" E	7° 18' 39.092" N
26	80° 26' 4.251" E	7° 18' 42.593" N

North Boundary

From starting Point No. 1 along the center line of Rambukkana Mawanella Road to Point No. 2, from there, in a north-easterly direction point No. 3, 4 along the western border of Mumettettuweyaya paddy up to point No. 7, from there, in a north-eastern direction along the southern boundary of Mutmattuwe paddy field to point No. 10, from there to points in a south-eastern direction intersecting the Yativaldeniya GN division.

East Boundary

From there to point No. 14, and intersecting the southern boundary of Yativaldeniya GN division to the point No. 15 to 16, from there to point No. 17 which is the center point of Rambukkana Mawanella road.

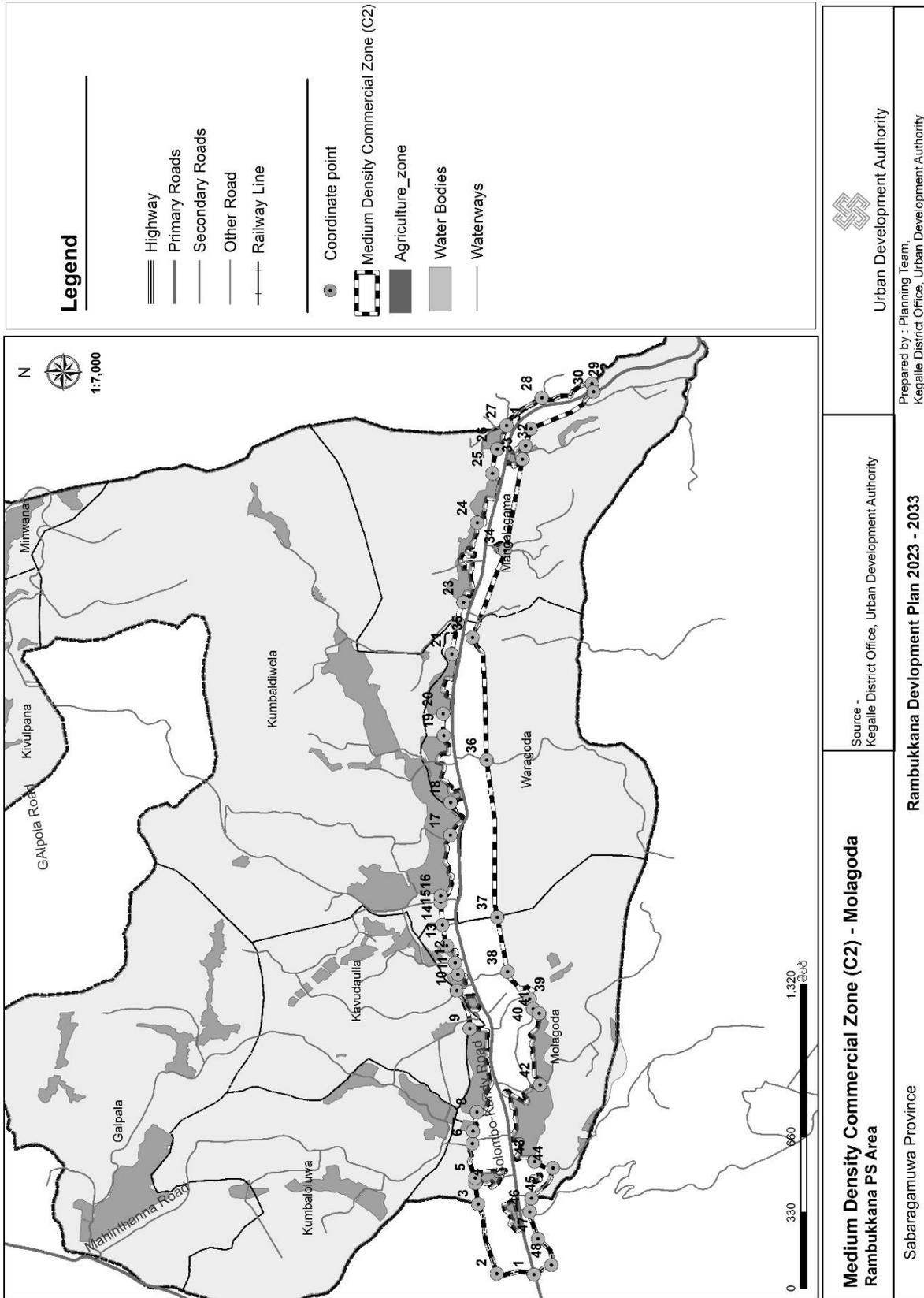
South Boundary

From the last-mentioned point No. 17 in a westerly direction to the point No. 19 intersecting the mid-point of the Kemptikanda road, from there south direction along the same road to point No. 20, intersecting the starting point of Diganakanda GN division and again along the southern border of Kabatikumbura to point no. 22.

West Boundary

The last mentioned point No. 22 along the eastern boundary of Karetikumburu Yaya up to point No. 23, from there starting from point number 24, along Mutmattuweyaya paddy field to point number 25,26 and point number 27 to the end of boundary of paddy field, Again, up to the Starting Points No. 1 of Rambukkana Mawanella road Middle Point.

04. Medium Density Commercial Zone (C2) (Molagoda)



 <p>Urban Development Authority</p>	<p>Source - Kegalle District Office, Urban Development Authority</p>	<p>Medium Density Commercial Zone (C2) - Molagoda Rambukkana PS Area</p>
<p>Sabarasgamuwa Province</p> <p>Rambukkana Development Plan 2023 - 2033</p> <p>Prepared by: Planning Team Kegalle District Office, Urban Development Authority</p>		

Medium Density Commercial Zone (Molagoda)- Geographical coordinates boundaries

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80° 22' 55.006" E	7° 15' 13.554" N	25	80° 24' 47.746" E	7° 15' 19.307" N
2	80° 22' 55.135" E	7° 15' 18.704" N	26	80° 24' 51.185" E	7° 15' 18.650" N
3	80° 23' 4.898" E	7° 15' 21.302" N	27	80° 24' 54.492" E	7° 15' 17.371" N
4	80° 23' 7.866" E	7° 15' 21.708" N	28	80° 24' 58.405" E	7° 15' 12.450" N
5	80° 23' 8.586" E	7° 15' 21.694" N	29	80° 25' 0.404" E	7° 15' 5.534" N
6	80° 23' 13.436" E	7° 15' 22.093" N	30	80° 24' 59.247" E	7° 15' 5.318" N
7	80° 23' 15.174" E	7° 15' 22.014" N	31	80° 24' 54.049" E	7° 15' 14.006" N
8	80° 23' 17.850" E	7° 15' 21.482" N	32	80° 24' 51.652" E	7° 15' 14.737" N
9	80° 23' 29.619" E	7° 15' 22.467" N	33	80° 24' 49.738" E	7° 15' 15.181" N
10	80° 23' 34.973" E	7° 15' 24.277" N	34	80° 24' 36.914" E	7° 15' 17.570" N
11	80° 23' 37.235" E	7° 15' 24.124" N	35	80° 24' 24.662" E	7° 15' 22.063" N
12	80° 23' 38.903" E	7° 15' 24.485" N	36	80° 24' 7.422" E	7° 15' 20.130" N
13	80° 23' 41.297" E	7° 15' 25.672" N	37	80° 23' 45.283" E	7° 15' 18.667" N
14	80° 23' 44.217" E	7° 15' 26.250" N	38	80° 23' 37.606" E	7° 15' 17.244" N
15	80° 23' 47.403" E	7° 15' 26.509" N	39	80° 23' 33.797" E	7° 15' 14.167" N
16	80° 23' 48.278" E	7° 15' 26.502" N	40	80° 23' 32.408" E	7° 15' 13.683" N
17	80° 23' 56.841" E	7° 15' 25.167" N	41	80° 23' 31.774" E	7° 15' 12.844" N
18	80° 24' 1.436" E	7° 15' 25.126" N	42	80° 23' 21.694" E	7° 15' 12.715" N
19	80° 24' 10.879" E	7° 15' 26.058" N	43	80° 23' 10.909" E	7° 15' 13.483" N
20	80° 24' 13.931" E	7° 15' 26.147" N	44	80° 23' 10.017" E	7° 15' 10.937" N
21	80° 24' 22.314" E	7° 15' 24.953" N	45	80° 23' 5.743" E	7° 15' 13.902" N
22	80° 24' 26.748" E	7° 15' 24.135" N	46	80° 23' 3.850" E	7° 15' 14.159" N
23	80° 24' 29.622" E	7° 15' 23.344" N	47	80° 23' 0.014" E	7° 15' 12.986" N
24	80° 24' 40.818" E	7° 15' 21.404" N	48	80° 22' 56.346" E	7° 15' 11.156" N

North Boundary

Taking point No. 2 as the starting point, which is the point where the border of Molagoda GN division and Rambukkana Divisional Secretary Division boundaries meet, and point No. 3 to 8 in the north-east direction of Rambukkana Divisional Secretariat boundary, along the southern border of Vekoladeniyaya paddy field up to point No. 9, from there to point No. 10 along the southern boundary of the electricity grid sub-station, from point No.11 along the southern edge of Kaudaulla paddy field to point 15 which is the midpoint of the Molagoda-Kiulpane road, from there starting from point No. 16 and along the southern border of Dematapitiya paddy till point No. 27 intersecting point of the Rambukkana Divisional Secretariat.

East Boundary

From the last-mentioned point No. 27 along the Rambukkana Divisional Secretariat Division boundary at Point No. 29 to the point where it meets Point No. 30 which is the midpoint of the Colombo-Manuwara main road.

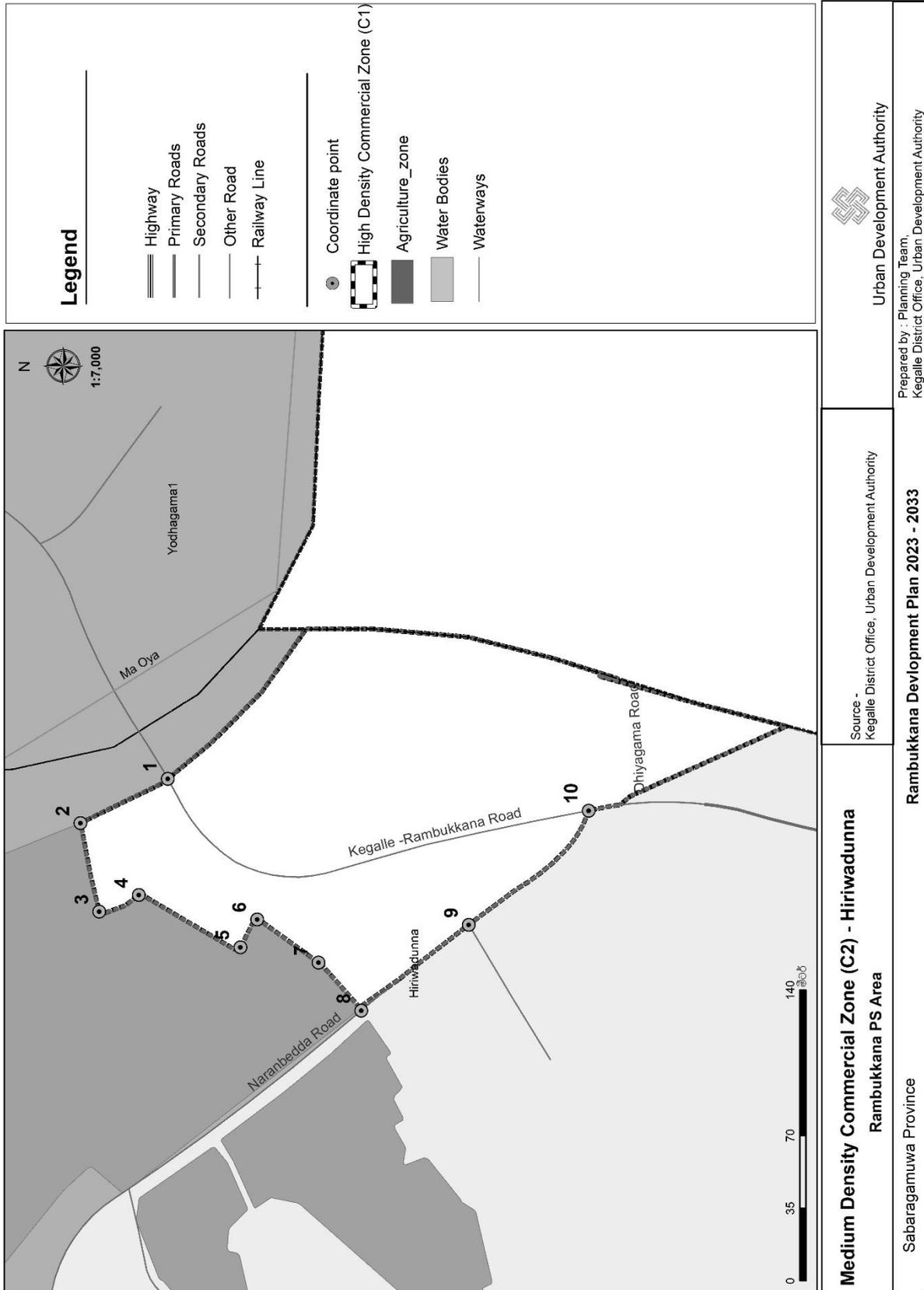
South Boundary

Starting from the last mentioned point No. 30 to point No. 33, From there to point No. 35 along the straight line drawn parallel to the Colombo-Kandy main road and up to meet the point No. 36 which is the middle point of the Pokunugala road, again parallel to Colombo - Kandy main road to point No. 40 and from 41 along the northern border of Molagodayaya paddy field to point No. 44, From there along the border of Molagodayaya paddy field to point No. 45 where intersecting the boundary of Rambukkana Divisional Secretary.

West Boundary

From the last-mentioned point to Rambukkana Divisional Secretariat boundary through point No. 1 which is the intersecting mid point of Colombo-Kandy main road, from there along the border of Molagoda GN Division to point No. 2 which is the starting point.

05. Medium Density Commercial Zone (C2) (Hiriwadunna)



Medium Density Commercial Zone (C2) (Hiriwadunna) - Geographical Coordinates Boundaries

Point No	X Coordinate	Y Coordinate
1	80° 23' 4.969" E	7° 17' 17.615" N
2	80° 23' 4.278" E	7° 17' 18.954" N
3	80° 23' 2.899" E	7° 17' 18.665" N
4	80° 23' 3.158" E	7° 17' 18.058" N
5	80° 23' 2.344" E	7° 17' 16.502" N
6	80° 23' 2.779" E	7° 17' 16.245" N
7	80° 23' 2.106" E	7° 17' 15.302" N
8	80° 23' 1.358" E	7° 17' 14.647" N
9	80° 23' 2.695" E	7° 17' 12.997" N
10	80° 23' 4.472" E	7° 17' 11.159" N
11	80° 23' 5.785" E	7° 17' 8.122" N
12	80° 23' 7.253" E	7° 17' 15.524" N

North Boundary

Starting Point No. 03 to Point No. 02 along the west bank of Ma Oya up to Point No. 01 where the Kegalle Rambukkana road meets the center line.

East Boundary

From the last mentioned point No. 01 along the west bank of Ma Oya to Rambukkana divisional secretariat Division boundary, along that boundary in the south-west direction up to intersecting of Diyagama road which is point No.12.

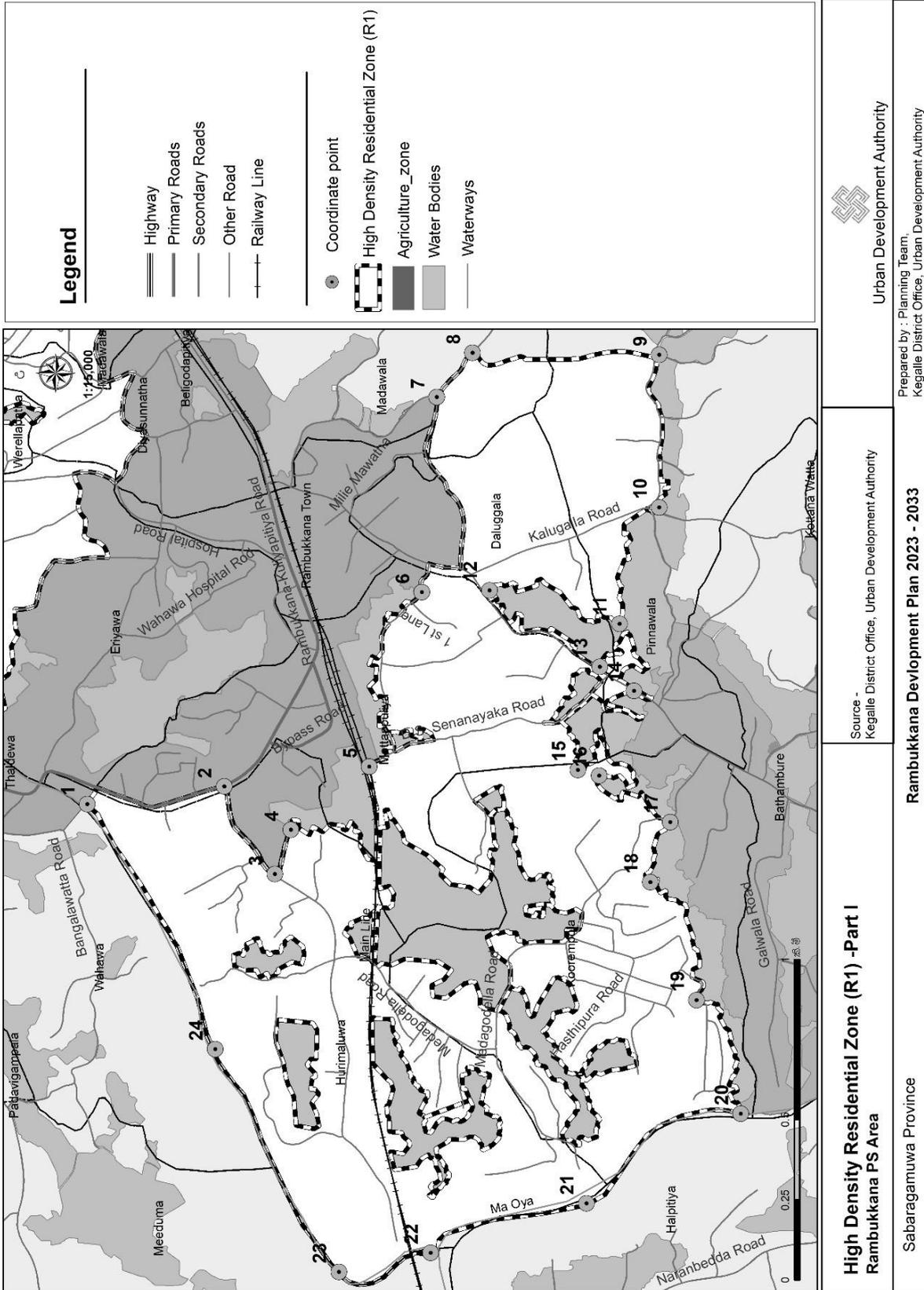
South Boundary

From the last mentioned point, continue in a south-western direction along the boundary of Rambukkana Divisional Secretariat, and in a north-western direction up to the intersection Kegalle Rambukkana road which is point No. 11 and 10.

West Boundary

From the last mentioned point to point No. 09 along the center line of Narambedda road up to points No. 08, 07, 06, 05, 04 and starting point No. 03.

06.High Density Residential Zone – Hurimaluwa (Part I)



High Density Residential Zone – Hurimaluwa (Part I) - Geographical coordinates boundaries

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80° 23' 16.090" E	7° 19' 41.564" N	13	80° 23' 29.946" E	7° 18' 50.627" N
2	80° 23' 17.880" E	7° 19' 27.949" N	14	80° 23' 27.523" E	7° 18' 47.235" N
3	80° 23' 9.027" E	7° 19' 22.917" N	15	80° 23' 19.543" E	7° 18' 52.818" N
4	80° 23' 13.503" E	7° 19' 21.338" N	16	80° 23' 18.973" E	7° 18' 50.698" N
5	80° 23' 19.870" E	7° 19' 13.544" N	17	80° 23' 14.271" E	7° 18' 43.631" N
6	80° 23' 37.477" E	7° 19' 8.314" N	18	80° 23' 8.215" E	7° 18' 45.610" N
7	80° 23' 57.173" E	7° 19' 6.835" N	19	80° 22' 56.316" E	7° 18' 41.016" N
8	80° 24' 1.649" E	7° 19' 3.283" N	20	80° 22' 44.845" E	7° 18' 36.635" N
9	80° 24' 1.450" E	7° 18' 44.733" N	21	80° 22' 35.796" E	7° 18' 51.970" N
10	80° 23' 46.032" E	7° 18' 44.733" N	22	80° 22' 30.809" E	7° 19' 7.446" N
11	80° 23' 34.294" E	7° 18' 48.680" N	23	80° 22' 28.885" E	7° 19' 16.563" N
12	80° 23' 37.676" E	7° 19' 1.605" N	24	80° 22' 51.368" E	7° 19' 28.836" N

North Boundary

From the starting point No. 23 on the northern boundary to the point No. 1 along the center line of the Kuda Oya.

East Boundary

From the last mentioned point in a south-western direction up to point No. 2, along the mid point of Kurunegala Katupitiya road up to point No.3, go along the center line of the Hurimaluwa road and from there along the center line of the secondary road to point No. 4 and up to the western boundary of the paddy field in front of play ground, from there to the Rambukkana-Colombo railway line, and from there along the same line towards eastern direction up to Point No. 6, along the center line of Bodiraja Mawatha and along the center line of Rambukkana Kegalle Road toward southern direction and from there up to point No.7, From there it connects along the center line of Kirivandeniya road up to point number 9 of Hadagama road.

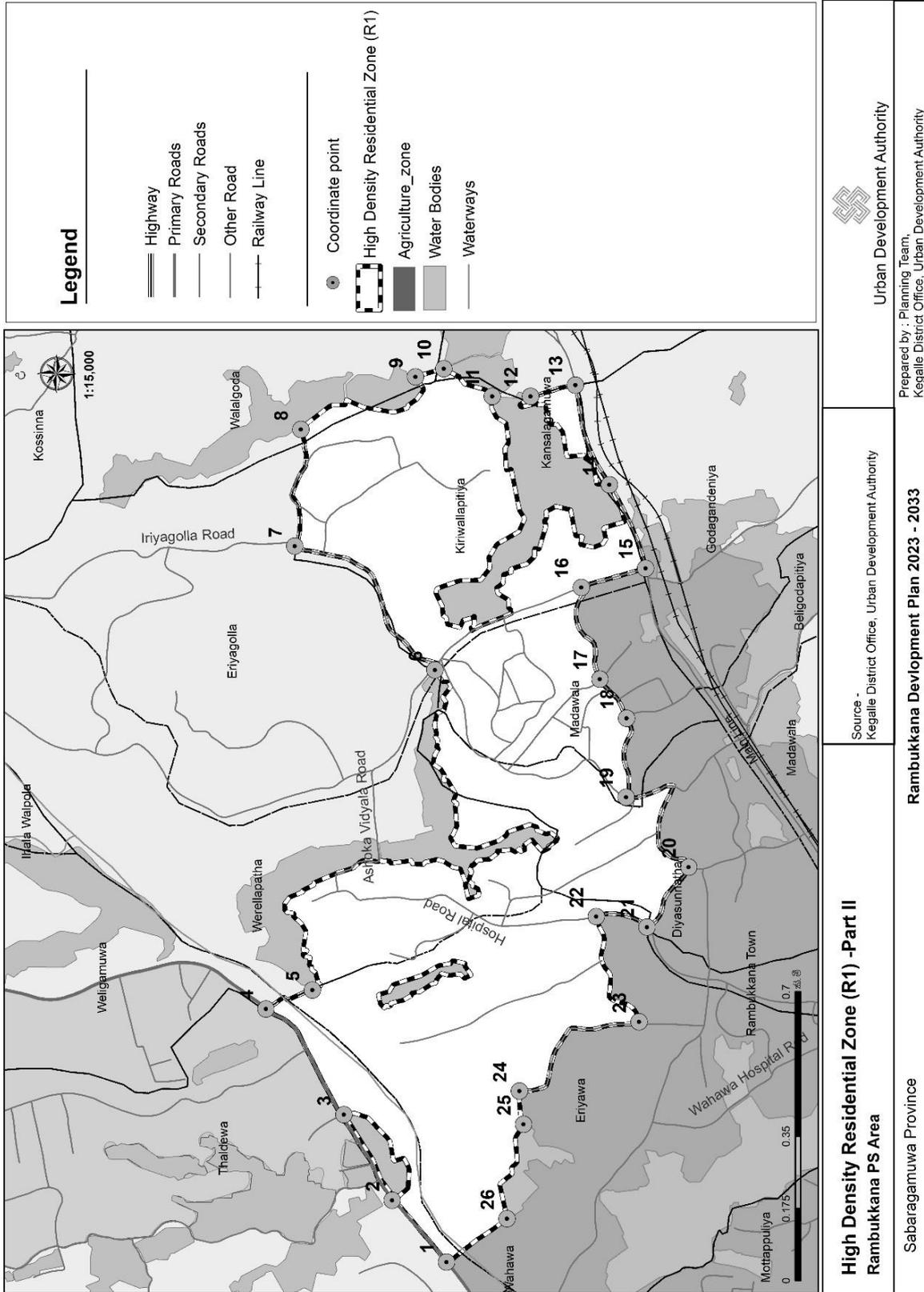
South Boundary

From the last mentioned point, along the center line of Hadagama road up to the point where it intersects the center line of Kalugalla road, from there to point No. 11 and along the northern border of Pinnawalayaya paddy field to the point where it meets the center line of the Kegalle - Rambukkana main road, from there to point No. 12, from there along the Rambukkana Karadupana road in a western direction up to point No. 13, from there along the northern border of Pinnawala yaya paddy field up to point No. 15 on the Medagodella road, from there along the Medagodella road to point No. 18, from there along the northern boundary of Kumarampala Yaya 2 paddy field to the center line of Ma Oya where it meets point No. 20.

West Boundary

From the last mentioned point along the center line of the Ma Oya, intersecting the Rambukkana-Colombo railway line up to the starting point No. 23.

07.High Density Residential Zone – Hurimaluwa (Part II)



High Density Residential Zone – Hurimaluwa (Part II) - Geographical coordinates boundaries

Point No	X Coordinate	Y Coordinate
1	80° 23' 22.337" E	7° 19' 54.366" N
2	80° 23' 27.178" E	7° 19' 58.556" N
3	80° 23' 33.882" E	7° 20' 2.286" N
4	80° 23' 42.166" E	7° 20' 8.286" N
5	80° 23' 43.637" E	7° 20' 4.718" N
6	80° 24' 8.708" E	7° 19' 55.259" N
7	80° 24' 18.409" E	7° 20' 6.070" N
8	80° 24' 27.550" E	7° 20' 5.609" N
9	80° 24' 31.669" E	7° 19' 56.757" N
10	80° 24' 32.300" E	7° 19' 54.574" N
11	80° 24' 30.144" E	7° 19' 50.841" N
12	80° 24' 30.139" E	7° 19' 47.886" N
13	80° 24' 31.028" E	7° 19' 44.436" N
14	80° 24' 23.215" E	7° 19' 41.813" N
15	80° 24' 16.679" E	7° 19' 39.026" N
16	80° 24' 15.180" E	7° 19' 43.981" N
17	80° 24' 7.986" E	7° 19' 42.541" N
18	80° 24' 4.918" E	7° 19' 40.479" N
19	80° 23' 58.752" E	7° 19' 40.527" N
20	80° 23' 53.262" E	7° 19' 35.693" N
21	80° 23' 48.575" E	7° 19' 38.912" N
22	80° 23' 49.397" E	7° 19' 42.835" N
23	80° 23' 41.157" E	7° 19' 39.531" N
24	80° 23' 35.728" E	7° 19' 48.744" N
25	80° 23' 33.125" E	7° 19' 48.432" N
26	80° 23' 25.729" E	7° 19' 49.707" N

North Boundary

Starting from point No. 4 on the northern boundary and extending along the southern boundary of Varellaatha GN division to point No. 5 along the center line of the Kuda Oya, from there along the southern and western boundaries of the Koholulla paddy field to the center point No. 6 where the Ashoka Vidyalaya road intersects, from there along the median line of that road to the point No. 7 where it meets the center line of the Eriyagolla road, from there to point number 8 where it meets the western boundary of Wekkadayaya paddy.

East Boundary

From the last-mentioned point No. 8 along the western boundary of Wekkadaya paddy up to the southward point No. 11, from there along the western boundary of Kirivallapitiyaya paddy up to mid point of the Rambukkana-Muwankanda road which is point No. 13.

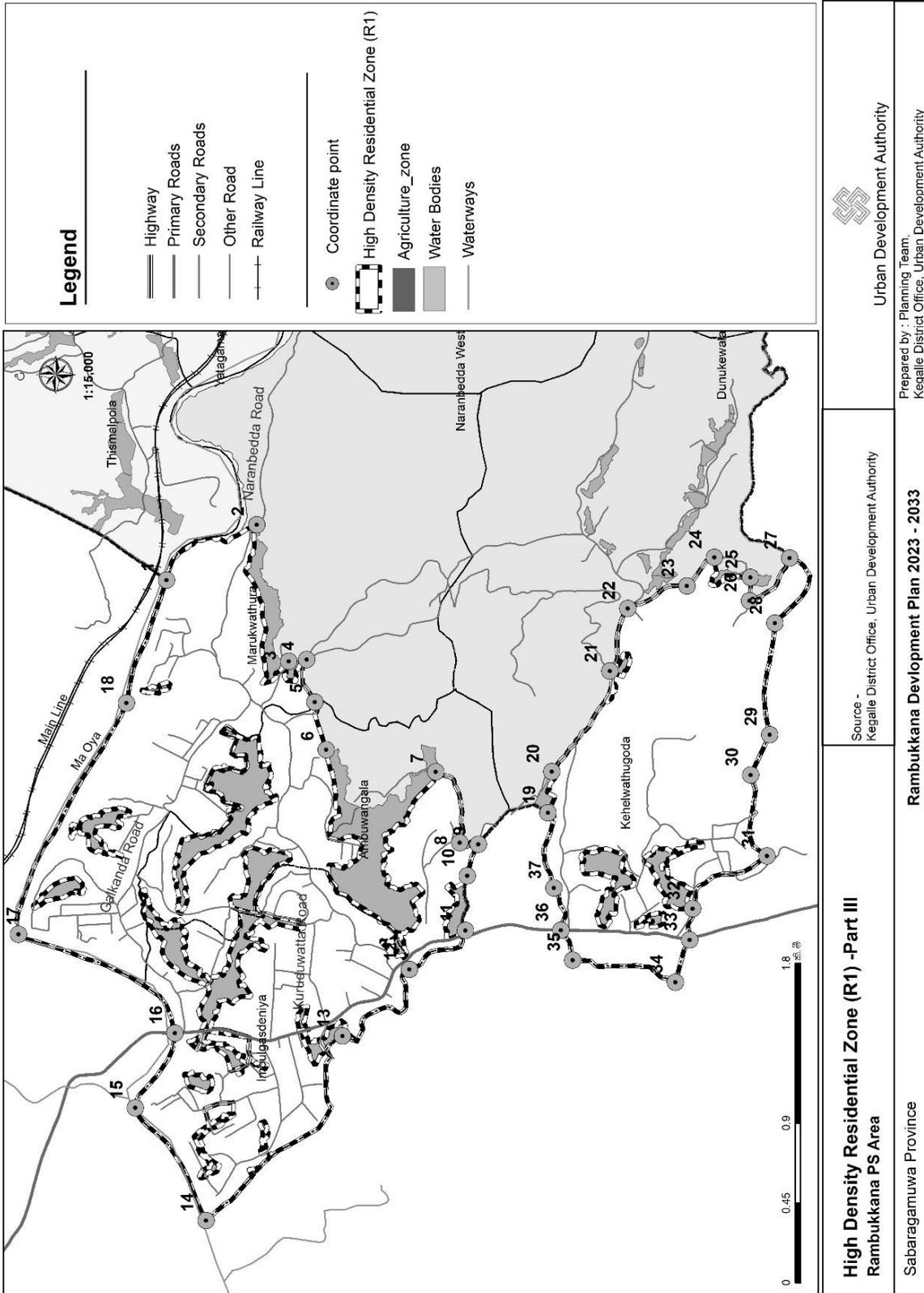
South Boundry

From the last-mentioned point go along the center line on Rambukkana-Mawanella Road up to point No.15, from there along the center of Ashoka Vidyalaya road center line to North direction up to point No. 16, from there along near Ashoka Vidyalaya Primary school road up to point No. 17, along the center point of Ashoka Mawatha to Rambukkana Hospital Junction up to point No. 21.

West Boundary

From the last-mentioned point go along the center line on Hospital Road to North direction (past the Hospital) up to point No. 22, from there along the first road towards the west to the point of intersection No. 23, from there along the mid point of the by-way in a northerly direction to point No. 24, Along the eastern border of Puran Kumbura, again mid point of Kurunegala Road Point No. 1 up to 3.

08.High Density Residential Zone – Part III



<p>High Density Residential Zone (R1) -Part III Rambukkana PS Area</p>	<p>Source - Kegalle District Office, Urban Development Authority</p>	<p>Urban Development Authority</p>
<p>Sabaragamuwa Province</p> <p>Rambukkana Development Plan 2023 - 2033</p> <p>Prepared by : Planning Team, Kegalle District Office, Urban Development Authority</p>		

High Density Residential Zone – Part III - Geographical coordinates boundaries

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	7° 19' 16.277" N	80° 20' 18.327" E	20	7° 18' 7.095" N	80° 19' 43.409" E
2	7° 19' 0.089" N	80° 20' 28.419" E	21	7° 17' 56.670" N	80° 20' 1.755" E
3	7° 18' 54.344" N	80° 20' 3.531" E	22	7° 17' 53.461" N	80° 20' 13.163" E
4	7° 18' 51.130" N	80° 20' 3.862" E	23	7° 17' 42.832" N	80° 20' 17.291" E
5	7° 18' 49.629" N	80° 19' 56.098" E	24	7° 17' 37.888" N	80° 20' 22.479" E
6	7° 18' 47.596" N	80° 19' 47.394" E	25	7° 17' 31.427" N	80° 20' 18.832" E
7	7° 18' 27.960" N	80° 19' 43.361" E	26	7° 17' 31.558" N	80° 20' 14.566" E
8	7° 18' 23.610" N	80° 19' 30.413" E	27	7° 17' 24.373" N	80° 20' 22.353" E
9	7° 18' 20.281" N	80° 19' 30.135" E	28	7° 17' 27.009" N	80° 20' 10.480" E
10	7° 18' 22.281" N	80° 19' 24.367" E	29	7° 17' 27.933" N	80° 19' 50.137" E
11	7° 18' 22.604" N	80° 19' 14.391" E	30	7° 17' 31.375" N	80° 19' 42.779" E
12	7° 18' 32.648" N	80° 19' 7.306" E	31	7° 17' 28.450" N	80° 19' 27.993" E
13	7° 18' 44.677" N	80° 18' 55.137" E	32	7° 17' 41.785" N	80° 19' 18.389" E
14	7° 19' 9.185" N	80° 18' 21.492" E	33	7° 17' 42.328" N	80° 19' 12.691" E
15	7° 19' 21.909" N	80° 18' 42.057" E	34	7° 17' 44.914" N	80° 19' 4.976" E
16	7° 19' 14.770" N	80° 18' 55.672" E	35	7° 18' 3.336" N	80° 19' 9.006" E
17	7° 19' 42.892" N	80° 19' 13.729" E	36	7° 18' 5.452" N	80° 19' 14.432" E
18	7° 19' 23.488" N	80° 19' 55.941" E	37	7° 18' 6.724" N	80° 19' 22.182" E
19	7° 18' 7.791" N	80° 19' 35.876" E			

North Boundary

Ma-Oye Median Point/Rambukkana Divisional Secretariat Division boundary taking point No. 1 as the starting point and along the center line of Ma Oye to point No. 2 where it meets Narambedda Road.

East Boundary

From the last mentioned point, along the northern and western southern boundary of the Marukwatura paddy field to center line of the local authority road No. 06 up to point No. 3 where it meets, from there along the center line of said road to point No. 4, from there along the north, west, south border of Abuwangala South paddy to point no.7, from there point 9 to Rambukkana divisional secretariat boundary.

Further, from Point No. 19 along the mid-points of the Dunukewala Road to Point No. 27 which is the boundary of Rambukkana Divisional Secretariat.

South Boundary

From the last mentioned point, along the boundary of the Rambukkana divisional secretariat division toward the west direction to the point No. 11 where the center line of the Polgahawela - Kegalle road intersects.

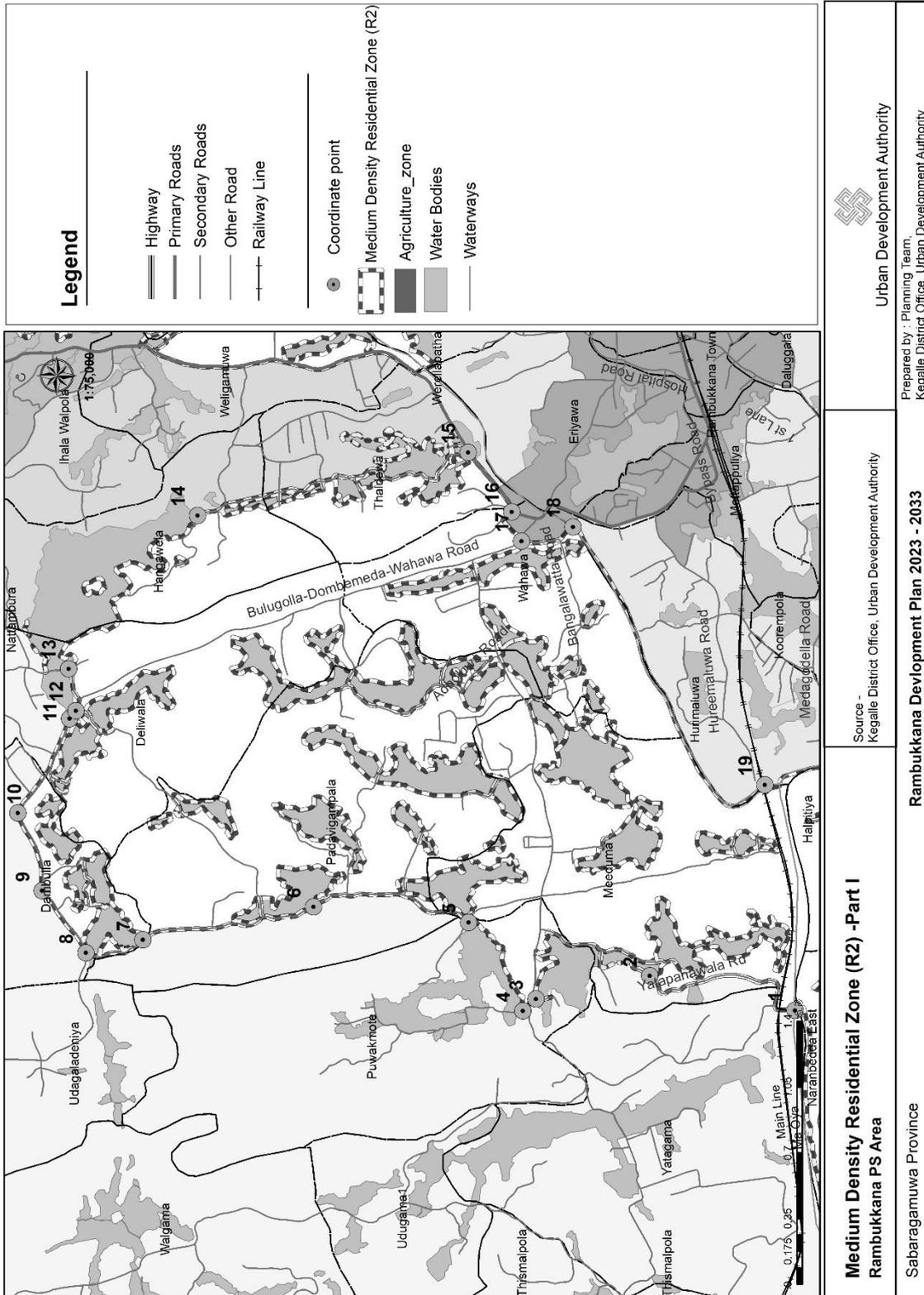
Further, from Point No. 27 to Point No. 31 which is the boundary of Rambukkana Divisional Secretariat.

West Boundary

From the mid point of the Kegalle Polgahawela road which last mentioned up to the mid point of Ma-Oya from points 12 to 18, from there along Rambukkana Divisional Secretariat Division boundary to starting point No.1.

Further, from point No. 31 to starting point No. 19 which is Rambukkana divisional secretariat boundary.

09. Medium Density Residential Zone (R2)- Part I



Medium Density Residential Zone (R2)- Part I- Geographical coordinates boundaries

Point No	X Coordinate	Y Coordinate
1	7° 19' 4.026" N	80° 21' 52.471" E
2	7° 19' 28.614" N	80° 21' 58.435" E
3	7° 19' 47.896" N	80° 21' 54.437" E
4	7° 19' 50.119" N	80° 21' 52.366" E
5	7° 19' 59.314" N	80° 22' 7.598" E
6	7° 20' 25.576" N	80° 22' 10.286" E
7	7° 20' 54.462" N	80° 22' 4.637" E
8	7° 21' 4.132" N	80° 22' 2.366" E
9	7° 21' 11.540" N	80° 22' 13.081" E
10	7° 21' 15.682" N	80° 22' 26.436" E
11	7° 21' 6.888" N	80° 22' 42.691" E
12	7° 21' 5.813" N	80° 22' 44.043" E
13	7° 21' 7.039" N	80° 22' 51.254" E
14	7° 20' 45.210" N	80° 23' 17.680" E
15	7° 19' 59.401" N	80° 23' 28.519" E
16	7° 19' 52.000" N	80° 23' 18.284" E
17	7° 19' 50.331" N	80° 23' 13.236" E
18	7° 19' 41.602" N	80° 23' 15.696" E
19	7° 19' 9.123" N	80° 22' 31.301" E

North Boundary

Along the mid points of the Bulogolla-Dobemada-Wahawa road from points No. 8 to 12, from there along the mid point of Daliwala Maha Vidyalaya road up to point No. 13.

East Boundary

From the last mentioned point along the western border of Hagawela Yaya to point No. 14, from there along the western boundary of Kumburuwala located bordering the Medium Density Industrial Zone up to Point No. 15 which is the Mid Point of the Rambukkana-Katupitiya road.

South Boundary

From point number 15 which is the mid point of the Rambukkana-Katupitiya road travel westward along that road and from there to No. 18 to 1 which is the mid point of Rambukkana Oya.

West Boundary

From the last mentioned point No. 1 toward north direction up to the mid point of the railway line (Near the Yatagama Railway Station), from there go to north direction and along the mid point of the Yatapalawa road up to point No. 3 which is mid point of the Rambukkana-Valgama road, from there along the southern boundary of Thabe paddy field (Puwakmote) through the mid point of the Padavigampola road and along that road up to starting point No. 8.

Medium Density Residential Zone (R2)- Part II- Geographical coordinates boundaries

Point No	X Coordinate	Y Coordinate
1	7° 19' 4.026" N	80° 21' 52.471" E
2	7° 19' 9.116" N	80° 22' 30.875" E
3	7° 18' 10.123" N	80° 22' 52.967" E
4	7° 17' 8.122" N	80° 23' 5.785" E
5	7° 16' 48.399" N	80° 23' 2.855" E
6	7° 17' 6.978" N	80° 22' 48.529" E
7	7° 16' 54.280" N	80° 22' 14.707" E
8	7° 16' 53.312" N	80° 21' 56.359" E
9	7° 16' 52.463" N	80° 21' 17.770" E
10	7° 17' 3.832" N	80° 21' 29.716" E
11	7° 17' 29.796" N	80° 21' 10.517" E
12	7° 17' 24.228" N	80° 20' 22.189" E
13	7° 18' 10.132" N	80° 19' 37.582" E
14	7° 18' 20.167" N	80° 19' 30.594" E
15	7° 18' 30.606" N	80° 19' 48.228" E
16	7° 18' 51.218" N	80° 20' 3.539" E
17	7° 19' 4.520" N	80° 20' 27.019" E

North Boundary

Up to Point No. 17 to 2 along the mid point of Rambukkan Oya.

East Boundary

From the last mentioned point No. 2, along the mid point of Rambukkan Oya in a southern direction up to point No.3, from there toward west direction along the mid point of the Ring Road of Ma-Oya Retreat Hotel up to the mid point of the Narambadda Road, from there toward south direction up to Point No. 4 of mid point on the Kegalle-Rambukkana road, from there to point No. 5 which is the boundary of Rambukkana Divisional Secretariat.

South Direction

From the last mentioned point No. 5 up to point No. 12 which is the boundary of Rambukkana Divisional Secretariat.

West Direction

From Point No. 12 along the boundary of High Density Residential Zone, along the mid point of Dunukewala Road up to Point No. 14, from there along the boundary of the High Density Residential Zone up to point No. 15, from there along the southern boundary of the Marukwathura paddy field to starting point No. 17.

Medium Density Residential Zone (R2)- Part III- Geographical coordinates boundaries

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	7° 21' 29.384" N	80° 23' 54.521" E	14	7° 19' 54.612" N	80° 24' 47.554" E
2	7° 21' 29.976" N	80° 23' 55.061" E	15	7° 19' 45.701" N	80° 24' 34.424" E
3	7° 21' 41.873" N	80° 24' 32.570" E	16	7° 19' 44.294" N	80° 24' 30.895" E
4	7° 21' 39.604" N	80° 24' 50.660" E	17	7° 19' 56.757" N	80° 24' 31.669" E
5	7° 22' 5.454" N	80° 24' 52.993" E	18	7° 20' 5.662" N	80° 24' 27.590" E
6	7° 21' 26.524" N	80° 24' 49.585" E	19	7° 19' 55.296" N	80° 24' 8.891" E
7	7° 21' 19.137" N	80° 25' 18.298" E	20	7° 20' 5.642" N	80° 23' 44.037" E
8	7° 20' 47.786" N	80° 25' 21.397" E	21	7° 20' 8.640" N	80° 23' 42.429" E
9	7° 19' 55.682" N	80° 25' 37.152" E	22	7° 20' 55.019" N	80° 23' 46.737" E
10	7° 19' 59.528" N	80° 25' 22.849" E	23	7° 21' 2.486" N	80° 23' 56.350" E
11	7° 19' 45.414" N	80° 25' 33.118" E	24	7° 21' 14.308" N	80° 23' 48.169" E
12	7° 19' 33.754" N	80° 25' 35.038" E	25	7° 21' 21.735" N	80° 23' 57.295" E
13	7° 19' 53.476" N	80° 25' 13.480" E			

North Boundary

From starting point as No. 1, along Pradeshiya Sabha Road No. 7 up to Point No. 6. From there, along the mid point of Rambukkan Oya, which is the eastern boundary of Rambukkana Divisional Secretariat up to point number 7.

East Boundary

From the last mentioned point along the eastern border of Rabukkana Divisional Secretariat up to point number 9, from there along the center lines of the Labugolla road up to the point where the Galagedara and Labugolla roads meet, from there along the center line of the Galagedara road, intersecting the Colombo-Kandy railway line up to the mid point of the Galagedara-Rabukkana road, from there to the point which is meet the center of Rambukkana-Mawanella road.

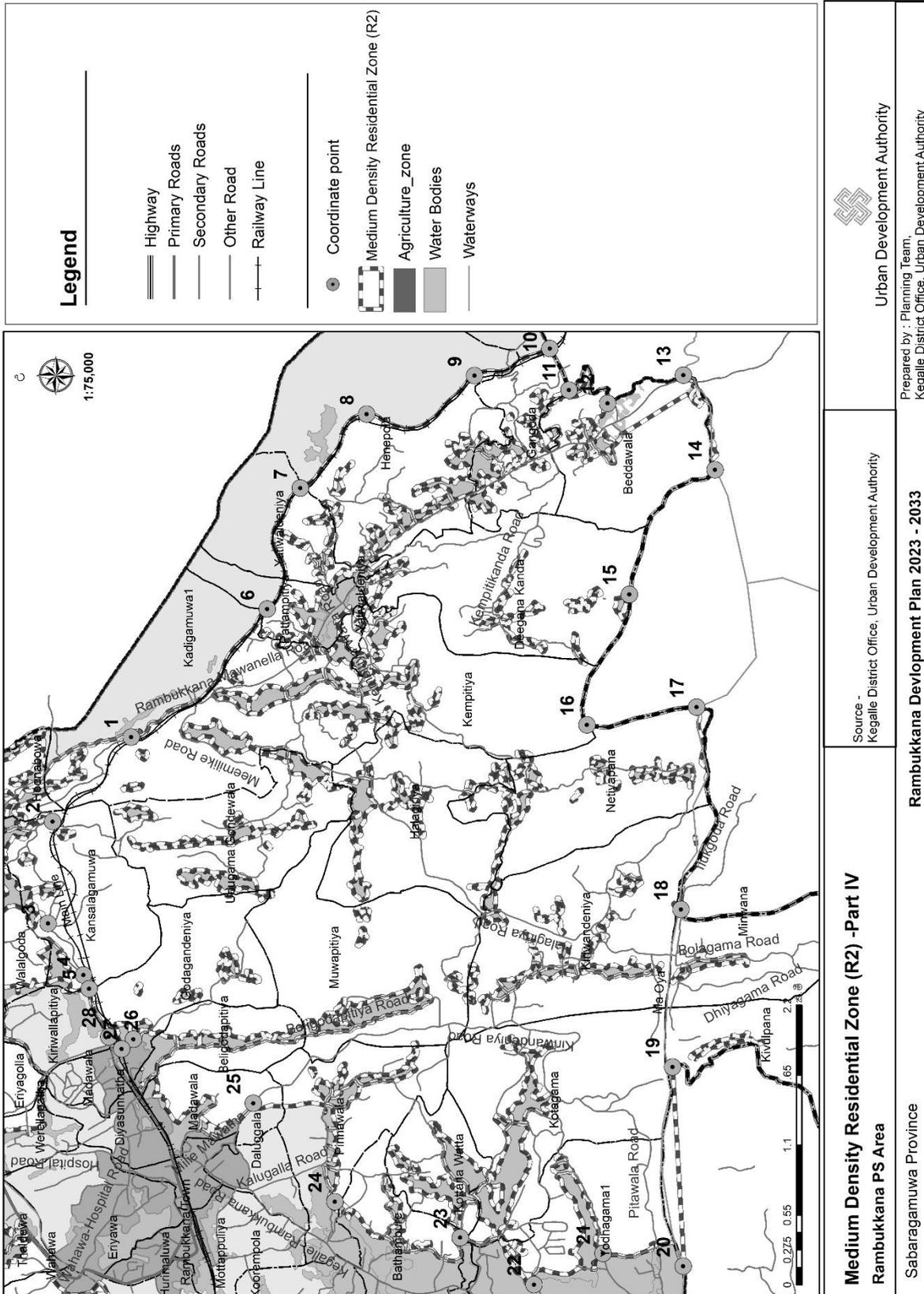
South Boundary

from the last mentioned point, along the center point of Rambukkana- Mawanella roadup to point No. 16.

West Boundary

From No. 16 center point of the Rabukkana Mawanella main road along the center line of the said road in a northern direction to the southern and eastern boundary of Kirillapitiya yaya, from there to point No. 17 in the north direction and again to point No. 18 in the western direction of the same paddy field, from there to point No. 18 and to the center line of Iriyagolla road, from there along the center line of the said road to point No. 19 which is center of the Ashoka College Road, and from there to point No. 20 which is along the eastern boundary of Koholullayaya, from there point No. 21 along the center points of the Rabukkana - Katupitiya road to point No. 25 along the boundary of the Medium Density Commercial Zone (Weligamuwa), from there along the eastern border of Pahalhiguruwayaya paddy to the starting point No. 1 where it meets the center line of the padeshiya sabha road No. 07.

12. Medium Density Residential Zone (R2)- Part IV



Medium Density Residential Zone (R2)- Part IV- Geographical coordinates boundaries

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	7° 19' 33.754" N	80° 25' 35.038" E	15	7° 17' 28.867" N	80° 26' 11.359" E
2	7° 19' 53.476" N	80° 25' 13.480" E	16	7° 17' 39.547" N	80° 25' 38.117" E
3	7° 19' 54.612" N	80° 24' 47.554" E	17	7° 17' 12.025" N	80° 25' 42.638" E
4	7° 19' 45.701" N	80° 24' 34.424" E	18	7° 17' 15.953" N	80° 24' 51.120" E
5	7° 19' 44.294" N	80° 24' 30.895" E	19	7° 17' 18.085" N	80° 24' 10.999" E
6	7° 18' 59.690" N	80° 26' 7.614" E	20	7° 17' 15.364" N	80° 23' 20.239" E
7	7° 18' 51.373" N	80° 26' 38.405" E	21	7° 17' 35.489" N	80° 23' 23.525" E
8	7° 18' 34.715" N	80° 26' 57.277" E	22	7° 17' 52.792" N	80° 23' 15.557" E
9	7° 18' 7.708" N	80° 27' 7.084" E	23	7° 18' 11.311" N	80° 23' 27.528" E
10	7° 17' 48.826" N	80° 27' 13.972" E	24	7° 18' 42.703" N	80° 23' 36.704" E
11	7° 17' 43.990" N	80° 27' 3.383" E	25	7° 19' 3.145" N	80° 24' 1.773" E
12	7° 17' 34.333" N	80° 26' 59.979" E	26	7° 19' 33.172" N	80° 24' 18.050" E
13	7° 17' 15.332" N	80° 27' 7.164" E	27	7° 19' 36.170" N	80° 24' 15.579" E
14	7° 17' 7.442" N	80° 26' 43.069" E	28	7° 19' 39.418" N	80° 24' 18.714" E

North Boundary

The center point of Rambukkana-Mawanella main road and the end of the high-density commercial zone taking as the starting point No. 28, and from there along the said road toward eastern direction up to point No. 01.

East Boundary

From the last-mentioned point No. 01 is the border of Alagalla mountain or the border of low density tourism zone to point No. 10.

South Boundary

From Point No. 10 to mid Point No. 13 of Rambukkana-Mawanella Main Road, from there to the point No.20 which is eastern boundary of Rambukkana Divisional Secretariat or center point of the Ma-oya.

West Boundary

From the point No. 20 which is last mentioned Ma-Oye midpoint, along the eastern boundary of the medium density tourist zone up to the midpoint of Pitawala Road in a northern direction, from there again toward north direction along the eastern border of the medium density tourism zone up to Yodhagama paddy in Yodhagama GN division, from there along the southern and eastern boundaries to the point No. 21 which is center of the Kotikagama road, from there along the Navagamuwa Yaya of Batamura GN division and Batamura Yaya from the southern, eastern and northern borders to point No. 23, from there to point No. 24 which is center point of the Hadagama road and up to Pinnawala Yaya 3 and 4 Kubura, from there along the southern and eastern boundary of the said paddy from the eastern boundary of section No. 1 of High Density Residential Zone up to No. 25 which is midpoint of Kirivandeniya road, from there to the eastern boundary of the High Density Commercial Zone, from there along the southern and eastern boundary of Kamburadeniya in Madawala GN division up to point No.27 which is center of the railway line.

Medium Density Residential Zone (R2) – Section V- Geographical coordinates boundaries

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	7° 17' 15.953" N	80° 24' 51.120" E	25	7° 16' 18.790" N	80° 23' 9.707" E
2	7° 17' 18.085" N	80° 24' 10.999" E	26	7° 16' 30.419" N	80° 23' 27.322" E
3	7° 16' 43.525" N	80° 24' 54.941" E	27	7° 16' 11.962" N	80° 23' 36.448" E
4	7° 16' 26.036" N	80° 24' 43.562" E	28	7° 16' 8.379" N	80° 23' 59.127" E
5	7° 15' 20.332" N	80° 24' 52.925" E	29	7° 15' 59.396" N	80° 24' 27.551" E
6	7° 15' 25.832" N	80° 24' 31.198" E	30	7° 16' 21.970" N	80° 24' 23.192" E
7	7° 15' 25.080" N	80° 24' 22.236" E	32	7° 16' 41.304" N	80° 23' 55.737" E
8	7° 15' 28.136" N	80° 24' 13.675" E	33	7° 16' 55.642" N	80° 24' 9.546" E
9	7° 15' 26.058" N	80° 24' 10.879" E	34	7° 15' 5.020" N	80° 25' 0.082" E
10	7° 15' 28.864" N	80° 24' 7.640" E	35	7° 14' 54.665" N	80° 25' 8.490" E
11	7° 15' 31.190" N	80° 23' 51.758" E	36	7° 14' 51.661" N	80° 25' 1.131" E
12	7° 15' 26.502" N	80° 23' 48.278" E	37	7° 15' 7.119" N	80° 24' 24.164" E
13	7° 15' 24.474" N	80° 23' 38.953" E	38	7° 15' 1.410" N	80° 24' 9.770" E
14	7° 15' 25.218" N	80° 23' 36.096" E	39	7° 15' 1.739" N	80° 23' 36.563" E
15	7° 15' 22.668" N	80° 23' 30.276" E	40	7° 15' 13.306" N	80° 23' 5.971" E
16	7° 15' 23.632" N	80° 23' 18.306" E	41	7° 15' 10.986" N	80° 23' 9.788" E
17	7° 15' 21.705" N	80° 23' 16.477" E	42	7° 15' 12.026" N	80° 23' 21.693" E
18	7° 15' 23.858" N	80° 23' 15.263" E	43	7° 15' 12.022" N	80° 23' 31.763" E
19	7° 15' 22.144" N	80° 23' 15.120" E	44	7° 15' 17.065" N	80° 23' 37.030" E
20	7° 15' 21.302" N	80° 23' 4.898" E	45	7° 15' 21.704" N	80° 24' 24.067" E
21	7° 15' 31.481" N	80° 23' 5.327" E	46	7° 15' 15.650" N	80° 24' 49.191" E
22	7° 15' 43.576" N	80° 22' 52.043" E	47	7° 15' 14.001" N	80° 24' 54.049" E
23	7° 15' 53.974" N	80° 22' 46.351" E	48	7° 15' 20.130" N	80° 24' 7.422" E
24	7° 16' 18.041" N	80° 22' 58.251" E			

North Boundary

Points No. 2 to 1 along the center point of Ma-oya

East Boundary

Eastern boundary of Rambukkana Divisional Secretariat from point No.1 to 5, except the eastern boundary part of the Medium Density Commercial Zone and again to point No. 34 which is the center point of Kanda Road, from there to point No. 36 which is the end point of eastern boundary of Rabukkana Divisional Secretariat.

South Boundary

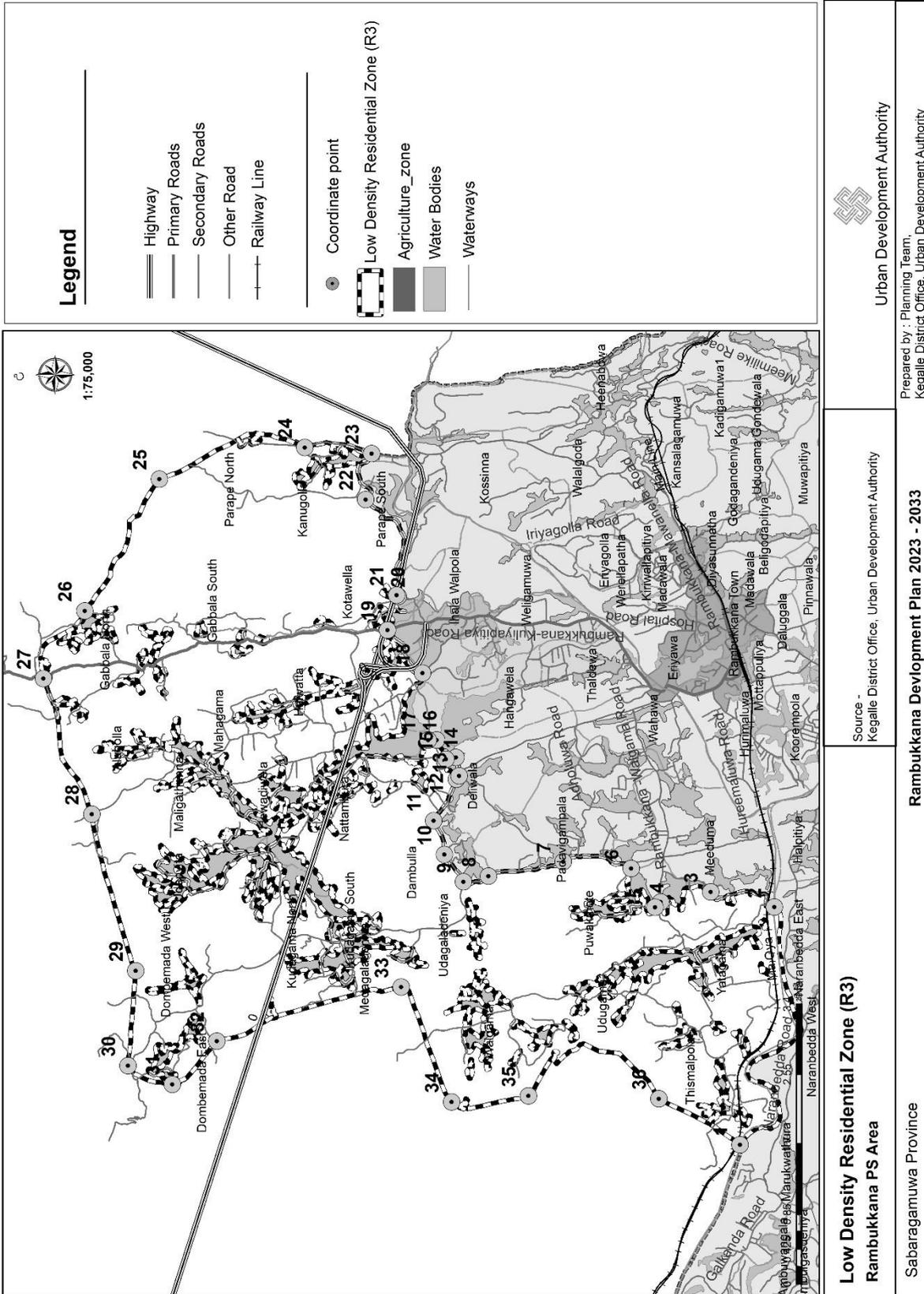
From point No. 5 which is the eastern border of Rambukkana Divisional Secretariat up to point No. 11 along the northern border of Dematapitiya paddy field, from there point No. 12 which is the middle of the Molagoda-Kiulpane road, and thence to the point No. 15 on the northern boundary of the Kaudaulla paddy field, from there to point No. 16 which is mid point of the Mahinthanna, from there up to point No.17 to 19 which is north boulder of the Wekoladeniya paddy, after that, up to point No. 20 which is border of the western boundary of Rambukkana Divisional Secretariat.

Also from points 35 to 41 which is the border of the southern border of Rambukkana Divisional Secretariat, from there, starting from Point No. 40 to Point No. 34 from the Western boundary of Rambukkana Divisional Secretariat which is the southern boundary of the Medium Density Commercial Zone.

West Boundary

From the last mentioned point No. 20 along the western boundary of Rambukkana Divisional Secretariat to the points No. 23 to 24 which meet the median point of the Kellah-Rambukkana road, from there along the western boundary of Rambukkana Divisional Secretariat up to point No. 25 to 33, from there up to point No. 2 where the midpoint of Ma-Oye.

14. Low Density Residential Zone (R3)



 <p>Urban Development Authority</p>	<p>Source - Kegalle District Office, Urban Development Authority</p>	<p>Low Density Residential Zone (R3) Rambukkana PS Area</p>
<p>Sabarakgamuwa Province</p> <p>Rambukkana Development Plan 2023 - 2033</p> <p>Prepared by : Planning Team, Kegalle District Office, Urban Development Authority</p>		

Low Density Residential Zone (R3) - Geographical coordinates boundaries

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	7° 19' 17.311" N	80° 20' 19.060" E	19	7° 21' 33.450" N	80° 23' 41.315" E
2	7° 19' 4.026" N	80° 21' 52.471" E	20	7° 21' 29.384" N	80° 23' 54.521" E
3	7° 19' 28.614" N	80° 21' 58.435" E	21	7° 21' 29.976" N	80° 23' 55.061" E
4	7° 19' 47.896" N	80° 21' 54.437" E	22	7° 21' 41.873" N	80° 24' 32.570" E
5	7° 19' 50.119" N	80° 21' 52.366" E	23	7° 21' 39.604" N	80° 24' 50.660" E
6	7° 19' 59.314" N	80° 22' 7.598" E	24	7° 22' 5.454" N	80° 24' 52.993" E
7	7° 20' 25.576" N	80° 22' 10.286" E	25	7° 23' 1.637" N	80° 24' 40.629" E
8	7° 20' 54.462" N	80° 22' 4.637" E	26	7° 23' 30.461" N	80° 23' 48.850" E
9	7° 21' 4.132" N	80° 22' 2.366" E	27	7° 23' 46.397" N	80° 23' 22.252" E
10	7° 21' 11.540" N	80° 22' 13.081" E	28	7° 23' 27.752" N	80° 22' 28.992" E
11	7° 21' 15.682" N	80° 22' 26.436" E	29	7° 23' 10.769" N	80° 21' 27.437" E
12	7° 21' 6.888" N	80° 22' 42.691" E	30	7° 23' 13.749" N	80° 20' 50.160" E
13	7° 21' 5.813" N	80° 22' 44.043" E	31	7° 22' 56.601" N	80° 20' 42.800" E
14	7° 21' 7.039" N	80° 22' 51.254" E	32	7° 22' 39.391" N	80° 20' 59.770" E
15	7° 21' 10.932" N	80° 22' 50.567" E	33	7° 21' 28.179" N	80° 21' 21.019" E
16	7° 21' 14.537" N	80° 22' 58.094" E	34	7° 21' 8.756" N	80° 20' 35.916" E
17	7° 21' 17.717" N	80° 22' 58.130" E	35	7° 20' 39.069" N	80° 20' 38.260" E
18	7° 21' 19.914" N	80° 23' 24.395" E	36	7° 19' 48.640" N	80° 20' 37.155" E

North Boundary

From the starting point No. 30 as the northern boundary of the Rambukkana Divisional Secretariat to the point No. 27 where the Rambukkana Katupitiya road intersects, From there up to the point No. 26 where the mid point of the Belgoda road meets.

East Boundary

From the last mentioned point, along the eastern border of Rambukkana Divisional Secretariat to point No. 23.

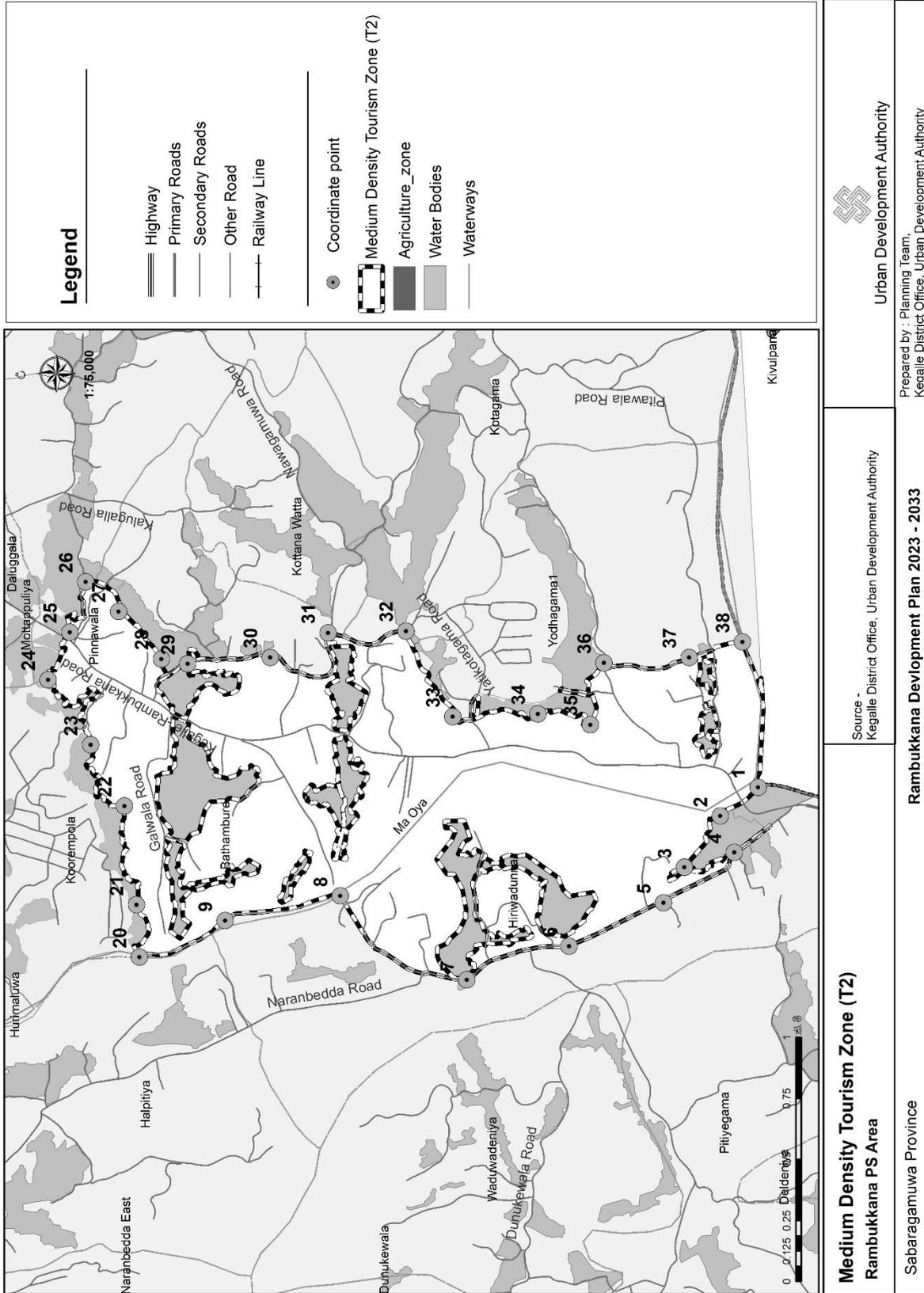
South Boundary

From the last mentioned point No. 23, in a north-western direction to point No. 20, from there to the point No. 19 which is center of the Rambukkana Katupitiya road, and from there to the point No. 18 which is center of the Rambukkana- Mewadimawala road, from there along the same road to the northern border of Hagawela GN division, and from there along the eastern, northern, western and southern borders of Natthambura Bamunaulla field in Natthambura GN division up to point No. 16, from there, along the northern border of Dewagalayaya paddy to point No. 13 and along the center line of the Dobemada-Kurunegala road to point No. 9, from there along the center line of Padavigampola road to point No. 8 to 6, from that point along the center line of Rambukkana-Valgama road to point No. 4, from there along the center line of Yatagama Railway Station to point No.2.

West Boundary

From the last mentioned point No. 02 to point No. 1 to 30 along the western boundary of Rambukkana Divisional Secretariat.

15. Medium Density Tourism Zone (T1)



Medium Density Tourism Zone (TI)- Geographical coordinates boundaries

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80° 23' 6.981" E	7° 17' 15.605" N	25	80° 23' 27.489" E	7° 18' 45.267" N
2	80° 23' 3.192" E	7° 17' 20.529" N	26	80° 23' 34.151" E	7° 18' 43.194" N
3	80° 22' 56.400" E	7° 17' 25.194" N	27	80° 23' 30.232" E	7° 18' 38.918" N
4	80° 22' 58.359" E	7° 17' 18.715" N	28	80° 23' 23.962" E	7° 18' 33.347" N
5	80° 22' 51.697" E	7° 17' 27.915" N	29	80° 23' 23.322" E	7° 18' 29.918" N
6	80° 22' 45.950" E	7° 17' 40.224" N	30	80° 23' 24.165" E	7° 18' 19.167" N
7	80° 22' 41.508" E	7° 17' 53.570" N	31	80° 23' 27.417" E	7° 18' 11.640" N
8	80° 22' 52.612" E	7° 18' 10.025" N	32	80° 23' 27.658" E	7° 18' 1.486" N
9	80° 22' 49.346" E	7° 18' 25.055" N	33	80° 23' 16.336" E	7° 17' 55.393" N
20	80° 22' 44.513" E	7° 18' 36.198" N	34	80° 23' 16.697" E	7° 17' 44.283" N
21	80° 22' 51.436" E	7° 18' 36.586" N	35	80° 23' 15.252" E	7° 17' 37.473" N
22	80° 23' 4.499" E	7° 18' 38.141" N	36	80° 23' 23.442" E	7° 17' 35.681" N
23	80° 23' 12.598" E	7° 18' 42.546" N	37	80° 23' 24.165" E	7° 17' 24.571" N
24	80° 23' 21.219" E	7° 18' 48.118" N	38	80° 23' 26.212" E	7° 17' 17.642" N

North Boundary

Taking point No. 20 on the center line of Ma Oya as the starting point, and from there toward north-east direction to point No. 22 on the western boundary of paddy opposite to Kegalu Road, from there along the southern edge of paddy field in front of Kegalu Road up to point No. 24 where the center line of Medagodella Road intersects, from there along Medamadodella road to point No. 25 where the center line of Rambukkana- Kegalle road intersects, From there to point No. 26 which is the center point of the Hadagama road.

East Boundary

From the last-mentioned point, along the northern boundary of Batamure Yaya paddy to point No. 29, from there, from the center point of Navagamuwa road to point No. 31, and from there along the western border of Navagamuwa Yaya paddy and the center line of Navagamuwa road to point No. 32 to 36, from there along point No. 37 to point No. 38 which is the Yodhagama road intersects, from there to the border of Rabukkana Divisional Secretariat, which is mid point of Maoya.

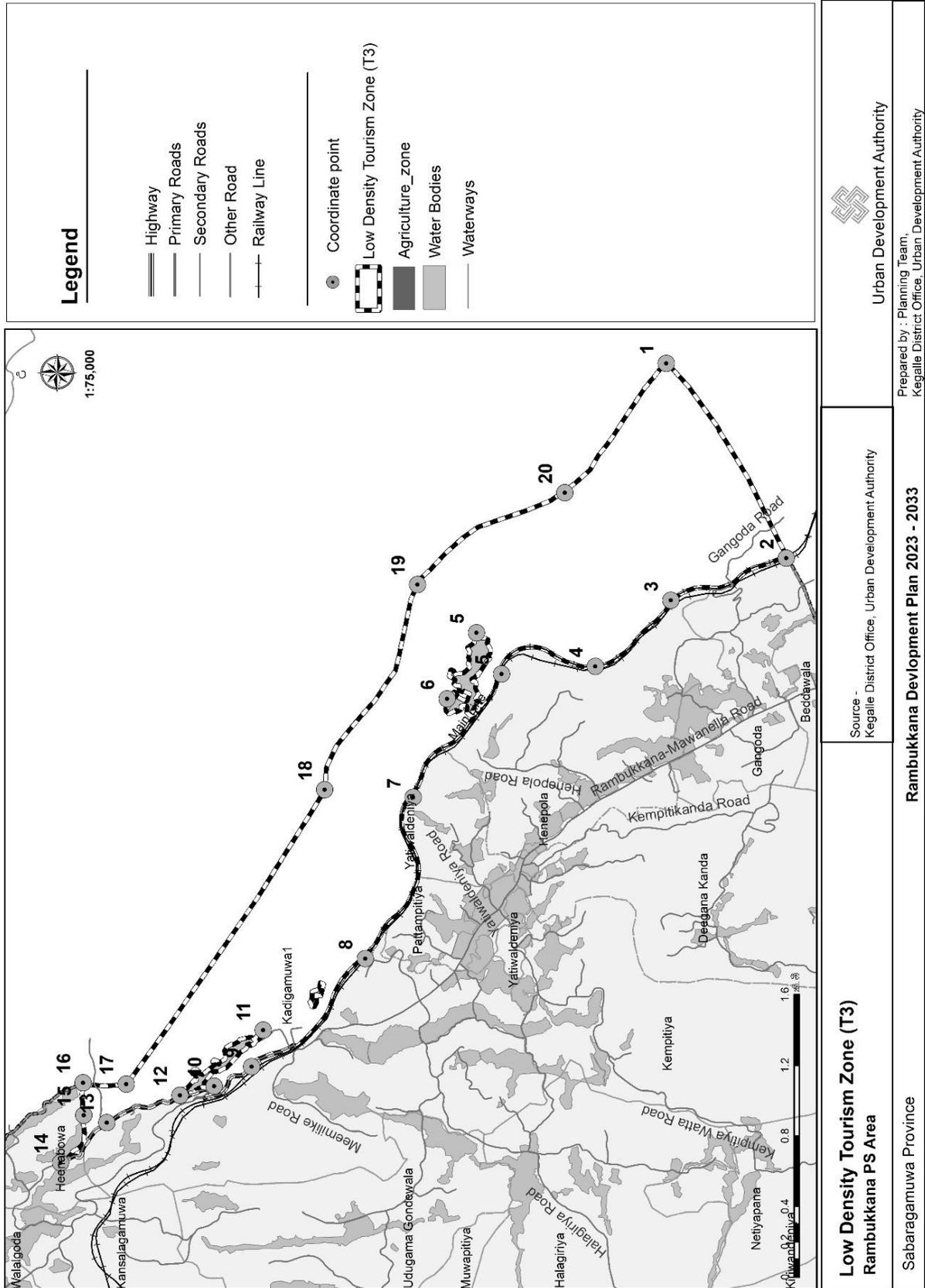
South Boundary

From the last-mentioned point along the Ma Oya center line to Rambukkana Divisional Secretariat Division boundary, from there along the left bank of Ma Oya to the point No. 01 and 02 which is the intersection of the Kegalle-Rambukkana main road.

West Boundary

From the last-mentioned point No. 02 to 03 and to the point where point No. 04 intersects Median Point of the Naranbadda Road, from there along the center point of that road up to point No. 07, from there along the point No. 08 where meets the center line of Ma Oya up to the starting point No. 20.

16. Low Density Tourism Zone (T1)



Low Density Tourism Zone (TI)- Geographical coordinates boundaries

Point No	X Coordinate	Y Coordinate
1	80° 27' 49.245" E	7° 18' 10.479" N
2	80° 27' 13.560" E	7° 17' 48.848" N
3	80° 27' 5.828" E	7° 18' 9.693" N
4	80° 26' 53.734" E	7° 18' 23.261" N
5	80° 26' 52.347" E	7° 18' 40.172" N
5	80° 26' 59.880" E	7° 18' 44.695" N
6	80° 26' 47.787" E	7° 18' 50.004" N
7	80° 26' 29.746" E	7° 18' 56.100" N
8	80° 26' 0.206" E	7° 19' 4.752" N
9	80° 25' 40.381" E	7° 19' 25.203" N
10	80° 25' 36.809" E	7° 19' 31.983" N
11	80° 25' 47.091" E	7° 19' 23.163" N
12	80° 25' 35.142" E	7° 19' 38.115" N
13	80° 25' 30.140" E	7° 19' 51.345" N
14	80° 25' 22.801" E	7° 19' 59.671" N
15	80° 25' 31.470" E	7° 19' 55.463" N
16	80° 25' 37.435" E	7° 19' 55.585" N
17	80° 25' 37.189" E	7° 19' 47.839" N
18	80° 26' 31.130" E	7° 19' 12.059" N
19	80° 27' 8.702" E	7° 18' 55.314" N
20	80° 27' 25.554" E	7° 18' 28.767" N

North Boundary

Taking point No. 14 of the Labugolla road as the starting point, along the western and southern border of the Alagalla hill up to the point No. 16 where it meets the boundary of the Rambukkana Divisional Secretariat.

East Boundary

From the last mentioned point No. 16 along the Rambukkana Divisional Secretariat division boundary through 17,18,19,20 to Point No. 01.

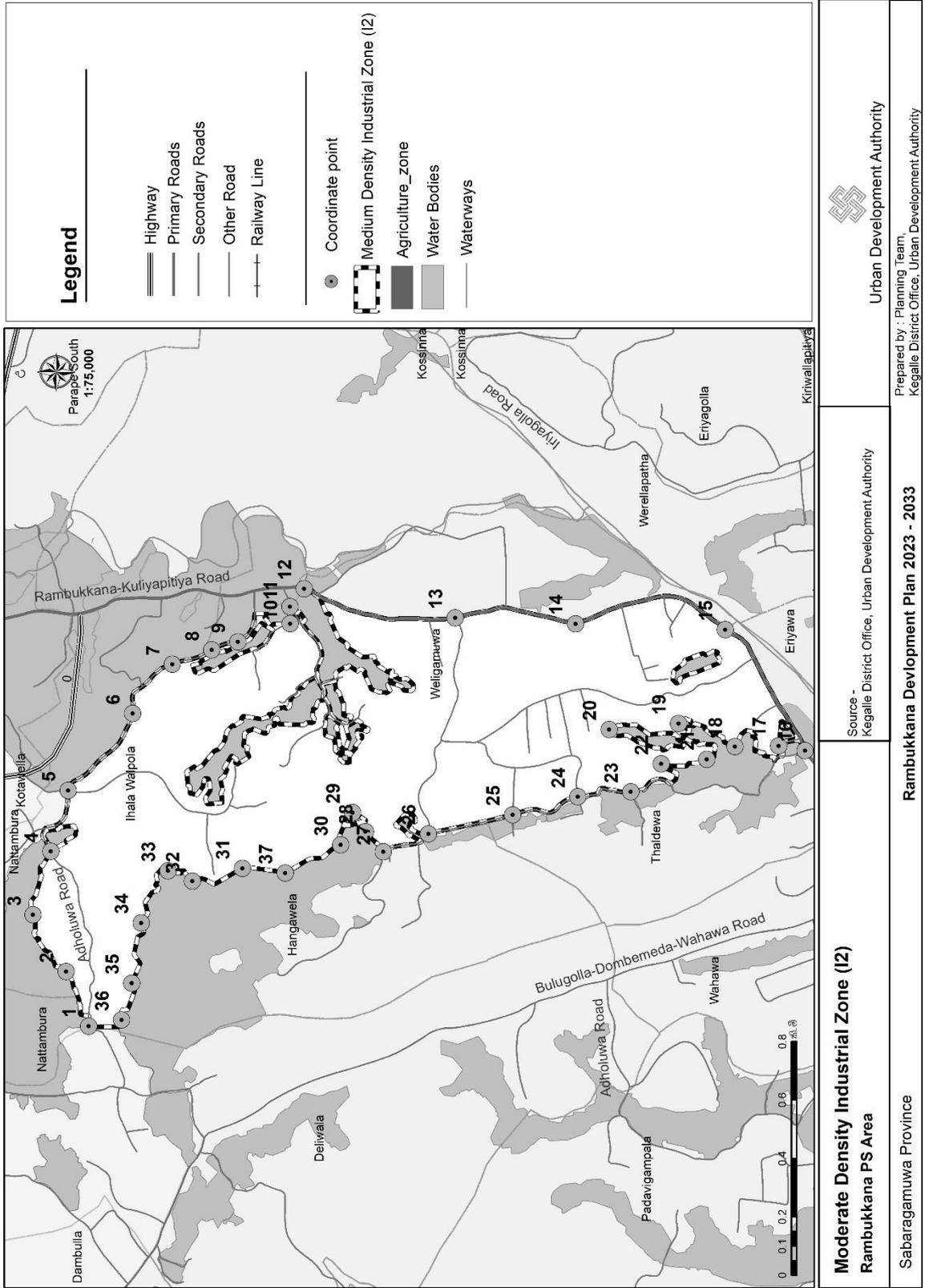
South Boundary

From the last mentioned point, along Rambukkana Divisional Secretariat Divisional Boundary to Point No. 02

West Boundary

From the last mentioned No. 02 to the center line of Rambukkana - Kandy Upland Railway, from there, intersecting the Kadugannava tunnel to the midpoint of the Rambukkana - Mawanella road, from there to the junction of Rambukkana Mawanella Road and Rambukkana Galagedara Road, from there along the center line of the said road to point No. 11 to 13, from there along the center line of Labugolla Road to starting point No. 14.

17. Medium Density Industrial Zone (I2)



Medium Density Industrial Zone (I2)- Geographical coordinates boundaries

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80° 22' 58.225" E	7° 21' 17.694" N	20	80° 23' 31.063" E	7° 20' 20.940" N
2	80° 23' 4.273" E	7° 21' 20.133" N	21	80° 23' 27.767" E	7° 20' 10.278" N
3	80° 23' 10.567" E	7° 21' 23.766" N	22	80° 23' 27.260" E	7° 20' 15.257" N
4	80° 23' 17.564" E	7° 21' 21.823" N	23	80° 23' 24.157" E	7° 20' 18.570" N
5	80° 23' 24.313" E	7° 21' 19.923" N	24	80° 23' 23.625" E	7° 20' 24.352" N
6	80° 23' 32.843" E	7° 21' 12.898" N	25	80° 23' 21.619" E	7° 20' 31.453" N
7	80° 23' 38.286" E	7° 21' 8.574" N	26	80° 23' 19.519" E	7° 20' 40.632" N
8	80° 23' 39.870" E	7° 21' 4.255" N	27	80° 23' 17.514" E	7° 20' 45.552" N
9	80° 23' 40.779" E	7° 21' 1.425" N	28	80° 23' 19.761" E	7° 20' 47.507" N
10	80° 23' 42.780" E	7° 20' 55.699" N	29	80° 23' 21.873" E	7° 20' 48.900" N
11	80° 23' 44.665" E	7° 20' 55.745" N	30	80° 23' 18.282" E	7° 20' 50.195" N
12	80° 23' 46.648" E	7° 20' 54.196" N	31	80° 23' 15.682" E	7° 21' 0.928" N
13	80° 23' 43.421" E	7° 20' 37.708" N	32	80° 23' 14.272" E	7° 21' 6.367" N
14	80° 23' 42.766" E	7° 20' 24.590" N	33	80° 23' 15.420" E	7° 21' 9.036" N
15	80° 23' 42.103" E	7° 20' 8.258" N	34	80° 23' 9.650" E	7° 21' 11.967" N
16	80° 23' 28.732" E	7° 19' 59.579" N	35	80° 23' 2.970" E	7° 21' 12.990" N
17	80° 23' 29.237" E	7° 20' 2.432" N	36	80° 22' 58.914" E	7° 21' 14.093" N
18	80° 23' 29.187" E	7° 20' 7.210" N	37	80° 23' 15.162" E	7° 20' 56.251" N
19	80° 23' 31.722" E	7° 20' 13.346" N			

North Boundary

Taking Point No. 01 as the starting point and from there to Point No. 02 which meets the midpoint of the Walpola road to Tissa Vidyalaya, from there along the center point of that road up to point No.02, from there along the southern border of the pahala Walpola Yaya paddy Tissa Vidyalaya and up to point No. 04 which is middle point of the Walpola Road, from there to point No. 05 which is center point of the Hewadiwela road.

East Boundary

From there along the center point of the Hewadiwela road to point No.11, from there to point No.12, From there in the north and west direction of the Mahavela paddy field along the perimeter of the Erianga paddy field to the point where the center point of the Pradeshiya Sabha road meets, from there along the midpoint of that road to the midpoint of the Rambukkana - Katupitiya road, and from there to point No. 15.

South Boundary

From there along the center point of the Rambukkana - Katupitiya road to point No.16.

West Boundary

From the last mentioned point, again to the center line of the Rambukkana - Katupitiya road, from there 41 meters along the private road in the eastern direction up to the eastern boundary of the Thaldewa paddy field, from there to the point where the Tldeva-Rambukkana road intersects, from there along the center line of said road to points No.17-22, from there along the southern border of Hagavelayaya paddy through the eastern and northern borders and again to the midpoint of the Tldeva-Rambukkana road, from there up to meets the Pradeshiya Sabha road, from there along the center line of the Thaldewa - Rambukkana road to the center line of the Pradeshiya Sabha Road No. 02, from there along the eastern boundary of Hagamawala paddy fields to point No. 36, and from there to starting point No. 01.

Zone 18: Agriculture Zone 01 (Paddy)

Paddy fields belonging to Agricultural Zone 01 have been divided into 89 GN divisions and a document containing 29 maps and detailed geographic coordinates has been prepared. It has been shown through the additional document No. 01. The data of that document has been summarized and divided into two agricultural zones as Daliwala and Pinnawala and shown separately by the following tables No. 01 and 02. The entire agricultural zone is shown by Map No.14.

Table No.01. Summary of sub-number range including geo-coordinates of agricultural zone at GN division level (Deliwala Zone)

Sub No.	GN Division	Name of the Paddy	No. of the Paddy	sub-number range including geo-coordinates
1.	Deliwala	Dewahela Yaya	1	335-358
		Deliwala Yaya	2	186-214
		Weli Kumbura Kumburu Yaya	3	215-237
		Gadagampola Yaya	4	175-185
2.	Padavigampala Division	Padavigampala Yaya	5	285-320
3.	Thaldewa Division	Thaldewa Yaya	6	15-98
4.	Hagamawala Division	Hagawala Yaya	7	82-99
		Pahala Walpola Yaya	8	26-104
			9	1-25
5.	Weligamuwa Division	Madawala anga Yaya	10	204-230
		Mahawel Yaya	11	105-203
		Eriya anga Yaya	12	
6.	Ihala Walpola Division	Ihala Walpola Yaya	13	1-31
		Pahala Hinguruwaka Yaya	14	71-78
		Kohombadeniya Yaya	15	181-194
		Hewandeniya Yaya	16	79-113
7.	Padavigampola Division	Adoluwa Yaya	17	483-754
		Madana Yaya	18	516-622
		Randeniya Yaya	19	449-482
		Lenapitiya Yaya	20	431-448
		Padavigampola Yaya	21	321-377
		Bolgoda Yaya	22	378-416
8.	Dombemada West Division	Dombemada West Yaya	23	57-104
9.	Dombemada East Division	Dombemada East Yaya Girigamuwa	24	14-56
		Yaya	25	1-13
10.	Mottappuliya Division	Yaya in front of the railway Station	26	217-262
		Yaya in front of the Kegalle road	27	27-36
		Mahawel Yaya	28	
		Yaya in front of the play ground	29	
		Dabe Yaya	30	

Sub No.	GN Division	Name of the Paddy	No. of the Paddy	sub-number range including geo-coordinates
11.	Dalugala Division	Kappathwala Yaya	31	237-257
12.	Wahawa Division	Wahawa Yaya Polhettige Yaya Kahabilagoda Yaya Pattadeniya Kumbura Doradeniya Kumburu Yaya	32 33 34 35 36	272-310 254-263 224-253 179-196 264-271
13.	Kiriwallapitiya Division	Kiriwallapitiya Yaya Wekada Yaya Kinihiriyaya Yaya	37 38 39	264-288 245-249
14.	Werellapana Division	Koholulla Yaya	40	289-331
15.	Godagandeniya Division	Igurugolla Yaya Hathpothe Yya Kumbura Mudune Yaya Kandewatta Kumbura Eriyagolla Wasame Kumburu Yaya	41 42 43 44	15-38 56-110 159-191 147-158
16.	Hewadiwela Division	Purana Pin Kumbura Yaya Alapandeniya Yaya Pitawela Yaya Mahawela Yaya Kebel Ambura Yaya	45 46 47 48 49 74(ඉතිරි ගකාටස)	255-262/291-293 169-172 42-88 20-168 1-19 /119-123 90-118
17.	Walalgoda Division	Hathra Liyadda Yaya Meegaswela Yaya Kotakumbura Yaya	51 52 53	230-244 112-120/165-171 195-221
18.	Dambulla Division	Arakane Yaya Udawewa Yaya Kanuthatiye Yaya Pahala Wel Yaya Ihala Wel Yaya	54 55 56 57 58	78-156
19.	Mahagama Division	Mahawel Yaya Kohovile Yaya	59 60	130-155 156-166
20.	Thannakumbura Division	Thannamure Bamunaula Yaya Thannamure Yaya Gorakanna Yaya	61 62 63	263-291 294-337
21.	Maligathanna Division	Kalukohomulla Yaya Mahawel Yaya	64 65	319-351 363-380
22.	Halwatta Division	Halwatta Yaya	68	338-393
23.	Kuda Gama South	Manel Neluma Yaya Gatabokka Yaya Gambima Yaya Mahawela Yaya	69 70 71 72 74	20-23/53-55/72-74 79-191
24.	Kudagama North	Asweddume Yaya Halamuraya Yaya	73 74	1-19
25.	Eriyawa Division	Eriyawa Yaya	75	121-160
26.	Diyasunnatha Division	Gomariyawa Yaya	76	
27.	Madawala Division	Karabudeniya Yaya Madawala Yaya	77 78	203-222 85-100

Sub No.	GN Division	Name of the Paddy	No. of the Paddy	sub-number range including geo-coordinates
28.	Kansalagamuwa Division	Kande Kumbura	79	226-229
		Pahala Yaya Kumbura	80	250-263
		Arabbadayaya Kumbura	81	207-211
		Ambathennayaya Kumbura	82	120-145
		Alugolla Mullayaya Kumbura	83	11-24
		Ambakotadeniya Yaya Kumbura	84	222-225
29.	Beligoda Pitiya Division	Beligodapiti yaya	85	
30.	Gabbala South	Amune Kumbura	86	153-161
		Amuna Kumbura	87	148-152
		Piakotuwa Yaya Kumbura	88	138-147
		Gedara Kumbura	89	130-137
		Gamawela Kumbura	90	113-129
		31.	Gabbala North	Puwakgahakotuwa Yaya
Ambaranghamada Yaya	92			94-103
Meegahawela Yaya	93			71-86
Peragaha Wata Yaya	94			87-93
Batapothalla Yaya	95			63-70
Heenatiwala Yaya	96			30-62
Wetakeyapotha Yaya	97			1-20
Puhukosgahamada Yaya Kumbura	98			21-29
32.	Alugolla Division			Alugolla Pahala Yaya
		Alugolla Ihala Yaya	100	228-264
33.	Udagama Division	Halpathdeniya Yaya	103	34-124
		Aswedduma Yaya	104	15-33
		Gallena Yaya	105	1-14
		Bogahakotuwa Yaya	106	128-137
		Udu Kumbura Yaya	107	
		34. 32	Meeduma Division	Korathenna Yaya
Oddare Yaya	109			110-137
Meeduma Yaya	110			138-178 /1-73
Yatapawala Yaya	111			74-109
Dahen Pahuwa Yaya	112			
35.	Walgama Division			Gamawela Yaya Kumbura
		Panaliyadda Yaya	114	1-59
		Dematawella Yaya	115	126-182
		Thimbirigahamada Yaya	116	118-125
		Eriyagahamada yaya	117 A	172-182
		Nagahamula Yaya	117 B	168-171
		Aswedduma Yaya	117 C	165-167
		Harangahathenna Yaya		
36.	Yatagama Division	Yatagama Yaya Kumbura	118	34-124
		Koroswatta Yaya	119	181-192
		Matikumbura	120	174-180
37.	Puwakmote Division	Weliulla Yya	121	1 - 226
		Gerupothayaya Kumbura	122	
		Ihala Wela Yaya Kumbura	123	
		Thambe Kumbura Yaya	124	
		Lapaya Kumbura Yaya	125	
38.	Thismalpola Division	Aswedduma Yaya	126	193-205
		Ihala Wel Yaya	127	141-173
		Pahala Wel Yaya	128	220-252

Sub No.	GN Division	Name of the Paddy	No. of the Paddy	sub-number range including geo-coordinates
39.	Udagaladeniya Division	Yaya Adawala Yaya Polulumuwa Yaya Thelabugaha Made Yaya	129 130 131	34-77 1-27 29-33
40.	Medagaladeniya Division	Polgahadeniya Yaya Pinkumbura Yaya Ihala Nadawaraya Kumbura	132 133 134	45-77
41.	Hanbowa Division	Aswedduma Yaya Mahakumbura Yaya Hapukumbura Yaya Ihalawela Yaya Powawela Yaya Pallewela Yaya	135 136 137 138 139 140	183-194 85-110
42.	Kossinna Division	Kosinna Yaya Ihala Pitawela Yaya Gahe Kumbura Yaya Ilikthenna Yaya	141 142 143 144	58-82 1-10/25-43/44-57
43.	Hurimaluwa Division	Thalgaskumbura Yaya Purana Yaya Welikumbura Yaya and Amba Kumbura Yaya Gamawela Yaya Paradeniya Yaya	145 146 147 148 149	37-61 108-216 62-107 1-11 12-26
45	Parepe South	Karaweriya Yaya Igulathenna Yaya Halpan Kumbura Yaya Potupalawala Kumbura Yaya Meegahamda Yaya	150 151 152 153 154	155-180
44.	Kanugolla Division	Gamawela Yaya Galthetiya Yaya Wewe Mada Yaya Godamodol Liyadda Yaya	155 156 157 158	114-150
45.	Waragoda Division	-	210(part)	80-107
46.	Eriyagolla Division	-	-	-

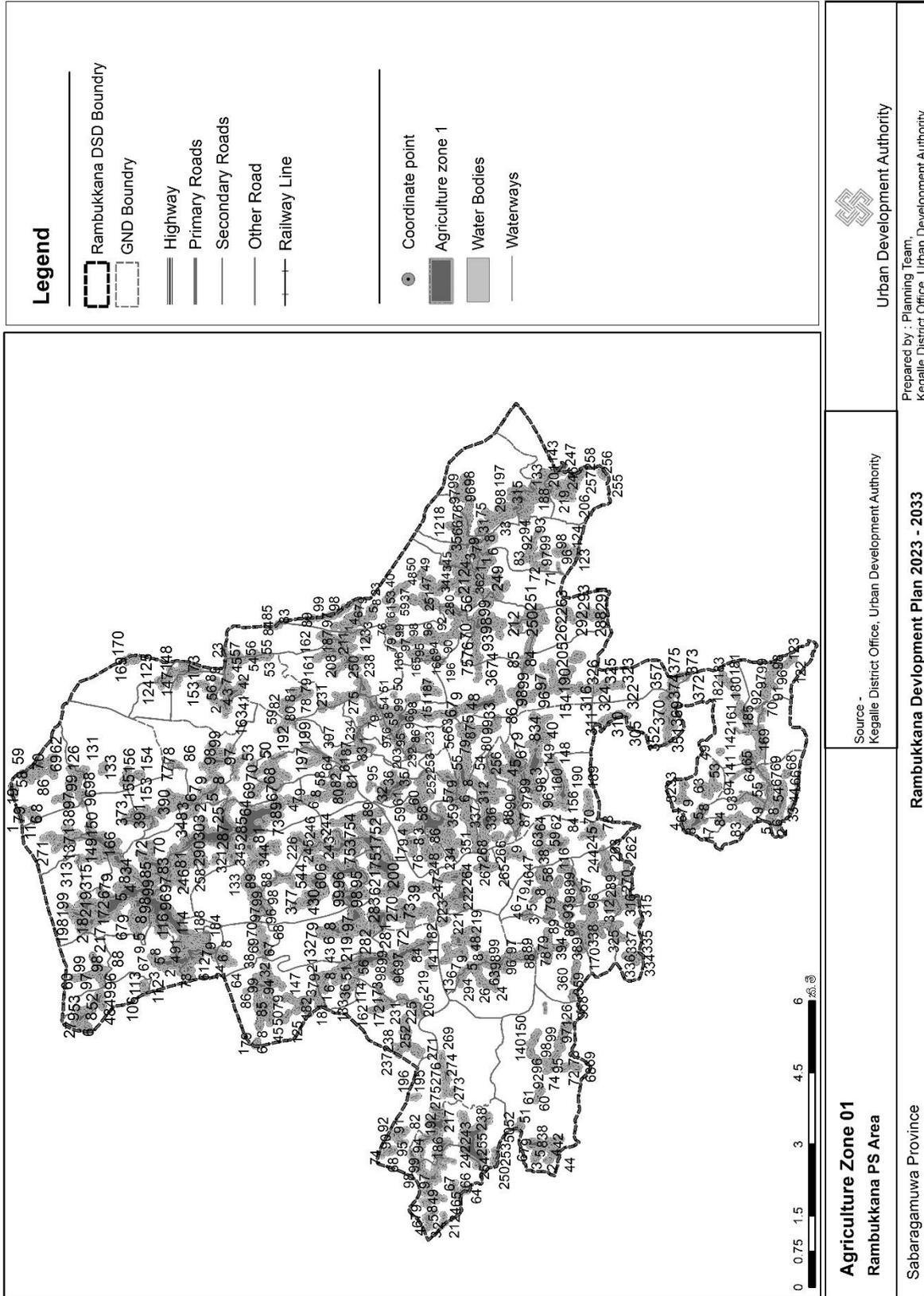
Table No.02. Summary of sub-number range including Geo-coordinates of agricultural zone at GN division level (Pinnawela Zone)

Sub No.	GN Division	Name of the Paddy	No. of the Paddy	sub-number range including geo-coordinates
1.	Beddewala Division	Kasiya Kumbura Yaya Manel Naluwa Kumbura Yaya	159 160	133-152/173-259 153-214/230-237
2.	Digana Kanda Wasama	Thale Digana Kumburu Yaya Rathmal Gahadeniya Kumburu Yaya Kebellagolla Yaya Opelle Deniya Kumbura Yaya Ille Mada Kumburu Yaya	161 162 163 164 165	1-35 84-94 55-72 36-42/43-54/73- 83/96-132
3.	Gangoda Division	Muttetuwa Kumburu Yaya Badullanga Kumburu Yaya Paththinyawatta Kumburu Yaya	166 167 168	309-324 182-189 273-306/325-331
4.	Kadigamuwa Division	Pahala Pelgoda Yaya Ihala Pelgoda Yaya Pitawala Kumburu Yaya Kadigamuwa Yaya Mahakumbura Yaya Bodeniya Yaya Edigdeniya Kumburu Yaya	169 170 171 172 173 174 (A) 174	1-20 21-43 168-205 238-272 306-378 44-50
5.	Henepola Division	Henepola Yaya	175 (1) 175 (2) 175 (3)	113-120/121-246 70-74 81-112
6.	Maruthwathura Division	Marukwathura Kumburu Yaya Sooriyapura Kumburu Yaya Solawalndeniya Kumburu yaya Sanimed Kumburu Yaya	176 177 178 179	263-283 195-198 77-94 70-76
7.	Khelwathugoda Division	Araggala Kumburu yaya Ranawana Kumburu Yaya Meeghamuladeniya Kumburu Yaya Agalliyadda Kumburu Yaya Gonnessa Kumburu Yaya (Pohorabe Yaya) Jawanadeniya Kumburu Yaya Loolliyadda Mareminiya Kumburu Yaya Pohorabeyaya Mannagam medda Yaya Keselwathugoda Kumburu Yaya Abadeniya Yaya Aswedduma Kumburu yaya	180 181 182 183 184 185 186 187 188 189 190 191 192	154-160 135-153 96-99 130-134 77-95/100-104 65-76 59-64 56-58 105-129 49-55 8-28 29-48 1-7
8.	Paththampitiya Division	Udaweli Yaya Kotakumburu Yaya Muttettuwe Yaya Karabatiyaya Kumburu Yaya	193 194 195 196	306-378 379-389
9.	Yatiwaldeniya Division	Kapuru Kumburu Yaya Manelliyadda Kumburu Yaya Deniya Kumburu Yaya	197 198 199	34-42 19-33 11-18/43-68

Sub No.	GN Division	Name of the Paddy	No. of the Paddy	sub-number range including geo-coordinates
10.	Ambuwangala Division	Ambuwangala Dakunu Yaya Pitawala Kumburu Yaya Ambuwangala Uthuru Yaya	200 201 202	199-256 124-136 154-191
11.	Imbulgasdeniya Division	Galimbure Kumburu Yaya Yataththawala Yaya Moragolla Yaya (Section 05)	203 204 205	52-69 105-153 1-50
12.	Kubal Oluwa Division	Warakdeniya Yaya Kumbura (Section 02) Kubal Oluwa Yaya	206 207	85-94/95-109 70-84
13.	Kauda Ulla Division	Kaudaulla Yaya (Abandon Paady Land)	208	115-150
14.	Kubladiwela Division	Kubladiwela Yaya Kumbura Debatapitiya Yaya Kumbura Mahagoda Yaya Uruladeniya Yaya Kumbura Paradanda Kumburu Yaya	209 210 211 212 213	151-159/182-183 160-181 187-219 223-233 184-186
15.	Molagoda Division	Molagoda Yaya Kumbura Wekoladeniya Yaya Kumbura (Section 02) Wewala Yaya (Section 2)	214 215 216	16-46/72-79 6-15/47-71 1-5
16.	Kiwlpane Division	Kiwlpane Yaya Kumbura	217	346-371
17.	Minwana Division	Bolagama Yaya Kumbura Minwana Yaya Kotawella Yaya Kumbura	218 219 220	329-345 372-391 394-398
18.	Galpola Division	Kekulupitiya Yaya Kumbura Galpola Yaya Kumbura Thaldeniya Yaya Kumbura Dedeniya Yaya Kumbura	221 222 223 224	1-18 34-63 42-59 19-33
19.	Kotagama Division	Kotagama Yaya Kumbura	225	1-57
20.	Konthanawatta Division	Koththanawatta Kumburu Yaya Malakariya Kumburu yaya Owatta Kumburu yaya Maneliya Kumburu Yaya	226 227 228 229	201-269 188-255 351-382 270-287
21.	Bathamure Division	Nawagamuwu Yaya Bathamure Yaya	230 231	288-341 117-187
22.	Dunukewala Division	Dunukewala Yaya Ovitiwara Yaya Imbuldeniya Yaya Dikdeniya Yaya	232 233 234 235	377-416 354-357 358-372 373-376
23.	Waduwardeniya Division	Aludeniya Yaya Dewolkona Yaya Pottapitiya Yaya Galahinda Yaya Waduwardeniya Yaya Kebella Kumburu Yaya Kaluwachchadeniya Yaya Werellagolla Yaya	236 237 238 239 240 241 242 243	106-145 64-74 93-105 75-78/87-92 79-86/417-419 7-26 1-5/420-423
24.	Halagiriya Division	Halagiriya Yaya De mulla Yaya Gunanthare Yaya Gedaragawa Kumbura Boamune Thenna Kandeniya Yaya	244 245 246 247 248 249	131-150 159-173 186-208 45-50/79-84 51-78 85-120

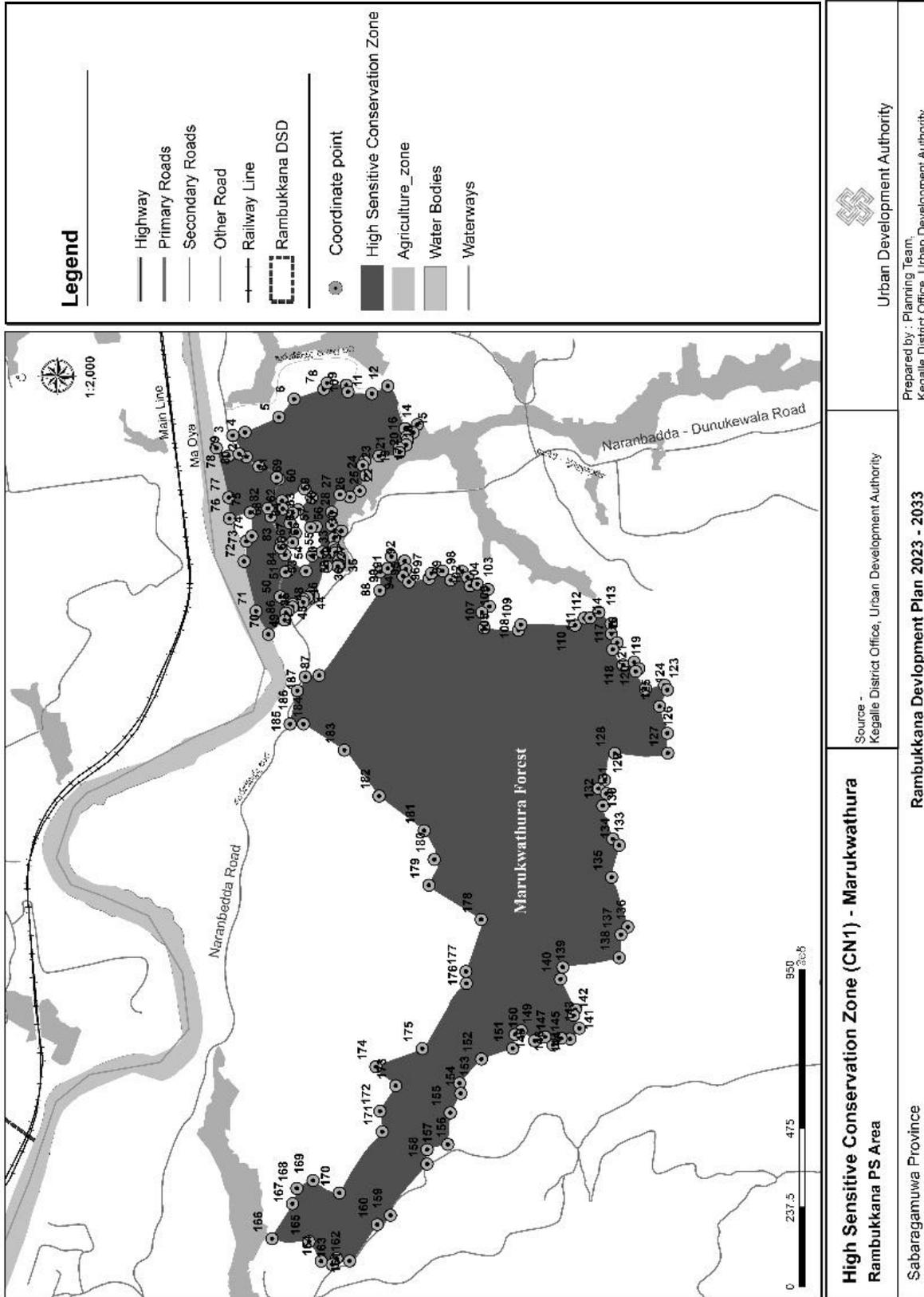
Sub No.	GN Division	Name of the Paddy	No. of the Paddy	sub-number range including geo-coordinates
25.	Kempitiya Division	Kempitiya Yaya Walaliyadda yaya Demaradeniya Yaya Mahadeniya Yaya	250 251 252 253	179-185 221-233 234-253 215-220
26.	Halpitiya Division	Eraminigolla Yaya Halpitiya Yaya Hapugoda Yaya	254 255 256	250-265 224-249 183-223
27.	Yodhagama Division	Pitawala Yaya Yodhagama yaya Dodamgasthenna yaya	257 257A 258	168-183 112-167 95-111
28.	Kuriyanpala Division	Kuriyanpala Yaya (2) Kuriyanpala (1)	259 260	320-370 163-209
29.	Pinnawala Yaya Division	Pinnawala Yaya (1,2,3,4,4,5,6)	261	1-113
30.	Natiyapana Division	Modarathenna Yaya Alugolla Yaya Bakmeeya Yaya Eriyadola Yaya E wahala yaya Kahatagasthenna Yaya 9Halagiriya Division)	262 263 264 265 265A 266	276-307 260-275 239-256 257-259 211-238 152-158
31.	Narambedda Division - West	Abithagolla Yaya Narambedda batahira yaya Wattakkadeniya yaya	267 268 269	1-45 52-107 108-114
32.	Narambedda East	Palkada Yaya Radaliyadda Yaya Walalgoda Yaya Kirimatiyane Yaya Thambaladeniya Yaya	270 271 272 273 274	115-141 142-177 52-107 46-51 178-182
33.	Muwapitiya Division	Muwapitiya Mahawel Yaya Pilikumbura Welyaya Deyyandeniya Yaya	275 276 277	1-33 121-130 34-44
34.	Kiriwandeniya Division	Kiriwandeniya Mahawel yaya Hipankadura Yaya Yakadagahamula Yaya Uda Kiriwandeniya Yaya Welikanda yaya	278 279 280 281 282	68-79/80-163 186-195 181-185 80-87/137-180 196-210
35.	Pitiyegama Division	Madana yaya Diwle Kumburu Yaya Arabegama Yaya Pitiyegama Yaya Weligalla Yaya Kaluchchadeniya Yaya	283 284 285 286 287 288	241-279 226-307 154-325 146-150 182-186/354-357 114-119
36.	Deldeniya Division	Deliwala Yaya Atharagalla Yaya Deldeniya Yaya Happeththawa Yaya Muruthethanna Yaya	289 290 291 292 293	223-288 290-305 310-328 329-332 333-353
37.	Udugama Gondewala Division	Arabepola Yaya Gonddawala yaya Elanga Yaya Padeniya Yaya	294 295 296 297	76-131 206-235 55-61/62-75 135-167
38	Mangalama Division	Palpatha Yaya Kohilagolla Yaya Wagolla Kumburu yaya Udadeniya Yaya	298 299 300 301	108-140/145-147 148-156 141-144 157-164
39	Hiriwadunna Division	302 303 304	1-11 12-64 65-88	

Agriculture Zone I- Map of Geographical Coordinates Boundaries



Zone 19. Highly Sensitive Conservation Zone (Forest)

I. Marukwathura Forest



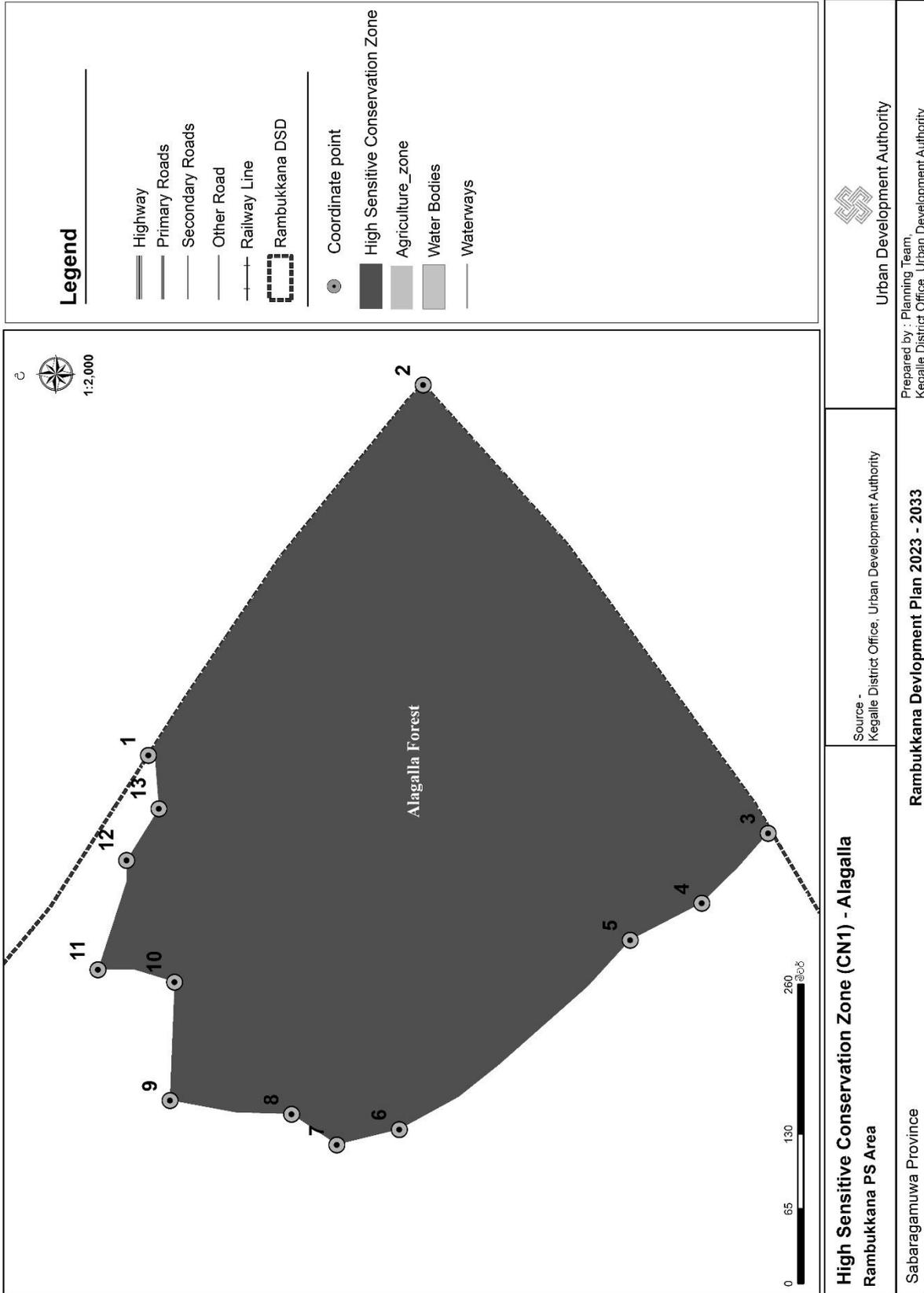
Marukwathura Forest - Geographical Coordinates Boundaries

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80° 21' 24.583" E	7° 18' 56.266" N	31	80° 21' 17.624" E	7° 18' 49.105" N
2	80° 21' 25.491" E	7° 18' 57.446" N	32	80° 21' 16.730" E	7° 18' 49.115" N
3	80° 21' 27.580" E	7° 18' 58.751" N	33	80° 21' 16.469" E	7° 18' 48.956" N
4	80° 21' 27.871" E	7° 18' 57.586" N	34	80° 21' 16.234" E	7° 18' 48.932" N
5	80° 21' 29.350" E	7° 18' 54.352" N	35	80° 21' 15.721" E	7° 18' 48.558" N
6	80° 21' 31.103" E	7° 18' 52.901" N	36	80° 21' 15.481" E	7° 18' 48.605" N
7	80° 21' 32.063" E	7° 18' 50.063" N	37	80° 21' 15.044" E	7° 18' 48.531" N
8	80° 21' 32.656" E	7° 18' 49.758" N	38	80° 21' 15.031" E	7° 18' 48.668" N
9	80° 21' 32.458" E	7° 18' 47.908" N	39	80° 21' 14.897" E	7° 18' 48.738" N
10	80° 21' 31.791" E	7° 18' 47.749" N	40	80° 21' 14.898" E	7° 18' 49.789" N
11	80° 21' 31.628" E	7° 18' 45.483" N	41	80° 21' 12.316" E	7° 18' 51.175" N
12	80° 21' 32.366" E	7° 18' 43.963" N	42	80° 21' 11.960" E	7° 18' 51.083" N
13	80° 21' 28.243" E	7° 18' 42.309" N	43	80° 21' 11.758" E	7° 18' 51.497" N
14	80° 21' 28.628" E	7° 18' 41.145" N	44	80° 21' 11.888" E	7° 18' 51.629" N
15	80° 21' 27.866" E	7° 18' 41.538" N	45	80° 21' 11.734" E	7° 18' 52.000" N
16	80° 21' 27.454" E	7° 18' 42.158" N	46	80° 21' 11.436" E	7° 18' 52.037" N
17	80° 21' 27.101" E	7° 18' 42.100" N	47	80° 21' 11.217" E	7° 18' 53.030" N
18	80° 21' 26.666" E	7° 18' 42.210" N	48	80° 21' 10.953" E	7° 18' 53.039" N
19	80° 21' 26.361" E	7° 18' 42.883" N	49	80° 21' 10.566" E	7° 18' 53.482" N
20	80° 21' 25.941" E	7° 18' 42.864" N	50	80° 21' 11.960" E	7° 18' 54.222" N
21	80° 21' 25.596" E	7° 18' 44.779" N	51	80° 21' 14.437" E	7° 18' 53.510" N
22	80° 21' 25.064" E	7° 18' 46.172" N	52	80° 21' 16.012" E	7° 18' 53.752" N
23	80° 21' 24.676" E	7° 18' 46.357" N	53	80° 21' 14.443" E	7° 18' 51.764" N
24	80° 21' 23.721" E	7° 18' 46.053" N	54	80° 21' 15.923" E	7° 18' 51.165" N
25	80° 21' 22.212" E	7° 18' 46.637" N	55	80° 21' 16.279" E	7° 18' 50.198" N
26	80° 21' 21.602" E	7° 18' 47.562" N	56	80° 21' 18.734" E	7° 18' 50.789" N
27	80° 21' 21.849" E	7° 18' 48.518" N	57	80° 21' 18.645" E	7° 18' 51.317" N
28	80° 21' 20.148" E	7° 18' 49.309" N	58	80° 21' 20.388" E	7° 18' 52.520" N
29	80° 21' 18.873" E	7° 18' 49.297" N	59	80° 21' 21.573" E	7° 18' 51.231" N
30	80° 21' 18.326" E	7° 18' 48.355" N	60	80° 21' 22.392" E	7° 18' 51.900" N

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
61	80° 21' 21.238" E	7° 18' 54.035" N	91	80° 21' 15.861" E	7° 18' 43.615" N
62	80° 21' 20.473" E	7° 18' 53.973" N	92	80° 21' 15.428" E	7° 18' 42.358" N
63	80° 21' 20.070" E	7° 18' 53.028" N	93	80° 21' 14.619" E	7° 18' 42.217" N
64	80° 21' 19.080" E	7° 18' 53.288" N	94	80° 21' 13.963" E	7° 18' 42.508" N
65	80° 21' 18.107" E	7° 18' 52.766" N	95	80° 21' 13.378" E	7° 18' 41.953" N
66	80° 21' 17.225" E	7° 18' 53.038" N	96	80° 21' 13.720" E	7° 18' 40.007" N
67	80° 21' 17.209" E	7° 18' 54.082" N	97	80° 21' 14.227" E	7° 18' 39.803" N
68	80° 21' 19.725" E	7° 18' 55.132" N	98	80° 21' 14.447" E	7° 18' 38.736" N
69	80° 21' 23.363" E	7° 18' 54.318" N	99	80° 21' 13.553" E	7° 18' 37.960" N
70	80° 21' 8.325" E	7° 18' 55.340" N	100	80° 21' 14.394" E	7° 18' 36.849" N
71	80° 21' 10.565" E	7° 18' 56.512" N	101	80° 21' 13.817" E	7° 18' 36.343" N
72	80° 21' 15.381" E	7° 18' 57.669" N	102	80° 21' 13.021" E	7° 18' 36.119" N
73	80° 21' 17.311" E	7° 18' 57.449" N	103	80° 21' 13.198" E	7° 18' 35.427" N
74	80° 21' 17.822" E	7° 18' 56.921" N	104	80° 21' 12.664" E	7° 18' 34.397" N
75	80° 21' 20.119" E	7° 18' 57.085" N	105	80° 21' 11.027" E	7° 18' 34.271" N
76	80° 21' 19.531" E	7° 18' 59.060" N	106	80° 21' 10.442" E	7° 18' 34.994" N
77	80° 21' 21.555" E	7° 18' 59.124" N	107	80° 21' 8.927" E	7° 18' 34.773" N
78	80° 21' 26.349" E	7° 19' 0.308" N	108	80° 21' 8.704" E	7° 18' 31.503" N
79	80° 21' 25.597" E	7° 18' 59.139" N	109	80° 21' 9.261" E	7° 18' 31.260" N
80	80° 21' 25.779" E	7° 18' 58.154" N	110	80° 21' 9.197" E	7° 18' 26.094" N
81	80° 21' 23.504" E	7° 18' 54.541" N	111	80° 21' 9.899" E	7° 18' 25.215" N
82	80° 21' 20.518" E	7° 18' 55.387" N	112	80° 21' 9.910" E	7° 18' 24.640" N
83	80° 21' 16.695" E	7° 18' 54.190" N	113	80° 21' 10.466" E	7° 18' 23.814" N
84	80° 21' 14.346" E	7° 18' 53.724" N	114	80° 21' 9.328" E	7° 18' 22.672" N
85	80° 21' 10.398" E	7° 18' 53.679" N	115	80° 21' 8.352" E	7° 18' 22.624" N
86	80° 21' 9.692" E	7° 18' 53.801" N	116	80° 21' 7.501" E	7° 18' 22.084" N
87	80° 21' 4.341" E	7° 18' 50.513" N	117	80° 21' 6.851" E	7° 18' 22.499" N
88	80° 21' 12.564" E	7° 18' 44.730" N	118	80° 21' 5.352" E	7° 18' 21.511" N
89	80° 21' 14.371" E	7° 18' 44.676" N	119	80° 21' 5.619" E	7° 18' 20.462" N
90	80° 21' 14.708" E	7° 18' 43.963" N	120	80° 21' 4.993" E	7° 18' 19.993" N

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
121	80° 21' 4.719" E	7° 18' 20.304" N	155	80° 20' 21.988" E	7° 18' 38.001" N
122	80° 21' 3.053" E	7° 18' 19.366" N	156	80° 20' 18.925" E	7° 18' 38.245" N
123	80° 21' 3.399" E	7° 18' 17.558" N	157	80° 20' 18.424" E	7° 18' 40.200" N
124	80° 21' 2.946" E	7° 18' 17.287" N	158	80° 20' 17.021" E	7° 18' 40.216" N
125	80° 21' 1.348" E	7° 18' 18.022" N	159	80° 20' 12.074" E	7° 18' 43.697" N
126	80° 20' 58.740" E	7° 18' 17.293" N	160	80° 20' 11.176" E	7° 18' 44.967" N
127	80° 20' 56.824" E	7° 18' 17.240" N	161	80° 20' 7.641" E	7° 18' 47.614" N
128	80° 20' 56.785" E	7° 18' 22.291" N	162	80° 20' 7.885" E	7° 18' 48.831" N
129	80° 20' 54.216" E	7° 18' 23.272" N	163	80° 20' 7.298" E	7° 18' 49.257" N
130	80° 20' 53.390" E	7° 18' 23.859" N	164	80° 20' 7.629" E	7° 18' 50.310" N
131	80° 20' 52.904" E	7° 18' 23.106" N	165	80° 20' 9.521" E	7° 18' 51.466" N
132	80° 20' 51.732" E	7° 18' 23.440" N	166	80° 20' 9.794" E	7° 18' 54.999" N
133	80° 20' 48.500" E	7° 18' 22.499" N	167	80° 20' 13.190" E	7° 18' 53.057" N
134	80° 20' 47.890" E	7° 18' 21.882" N	168	80° 20' 14.657" E	7° 18' 52.643" N
135	80° 20' 44.794" E	7° 18' 22.594" N	169	80° 20' 15.437" E	7° 18' 51.094" N
136	80° 20' 39.985" E	7° 18' 21.069" N	170	80° 20' 14.225" E	7° 18' 48.583" N
137	80° 20' 39.247" E	7° 18' 21.717" N	171	80° 20' 20.146" E	7° 18' 44.479" N
138	80° 20' 37.009" E	7° 18' 21.894" N	172	80° 20' 22.154" E	7° 18' 44.704" N
139	80° 20' 36.101" E	7° 18' 27.270" N	173	80° 20' 24.616" E	7° 18' 43.210" N
140	80° 20' 34.935" E	7° 18' 27.488" N	174	80° 20' 26.442" E	7° 18' 45.088" N
141	80° 20' 31.981" E	7° 18' 26.075" N	175	80° 20' 28.205" E	7° 18' 40.659" N
142	80° 20' 31.410" E	7° 18' 26.228" N	176	80° 20' 34.517" E	7° 18' 36.463" N
143	80° 20' 30.167" E	7° 18' 25.683" N	177	80° 20' 35.671" E	7° 18' 36.506" N
144	80° 20' 29.134" E	7° 18' 26.572" N	178	80° 20' 40.706" E	7° 18' 35.054" N
145	80° 20' 29.208" E	7° 18' 27.423" N	179	80° 20' 44.030" E	7° 18' 40.037" N
146	80° 20' 28.563" E	7° 18' 28.201" N	180	80° 20' 46.518" E	7° 18' 39.521" N
147	80° 20' 29.336" E	7° 18' 28.957" N	181	80° 20' 49.307" E	7° 18' 40.497" N
148	80° 20' 28.974" E	7° 18' 29.958" N	182	80° 20' 52.656" E	7° 18' 44.794" N
149	80° 20' 29.946" E	7° 18' 31.226" N	183	80° 20' 57.095" E	7° 18' 48.107" N
150	80° 20' 29.583" E	7° 18' 31.811" N	184	80° 20' 59.640" E	7° 18' 52.016" N
151	80° 20' 28.230" E	7° 18' 32.036" N	185	80° 20' 59.636" E	7° 18' 53.291" N
152	80° 20' 27.194" E	7° 18' 35.019" N	186	80° 21' 2.852" E	7° 18' 52.583" N
153	80° 20' 24.857" E	7° 18' 37.116" N	187	80° 21' 4.212" E	7° 18' 51.822" N
154	80° 20' 23.876" E	7° 18' 37.001" N			

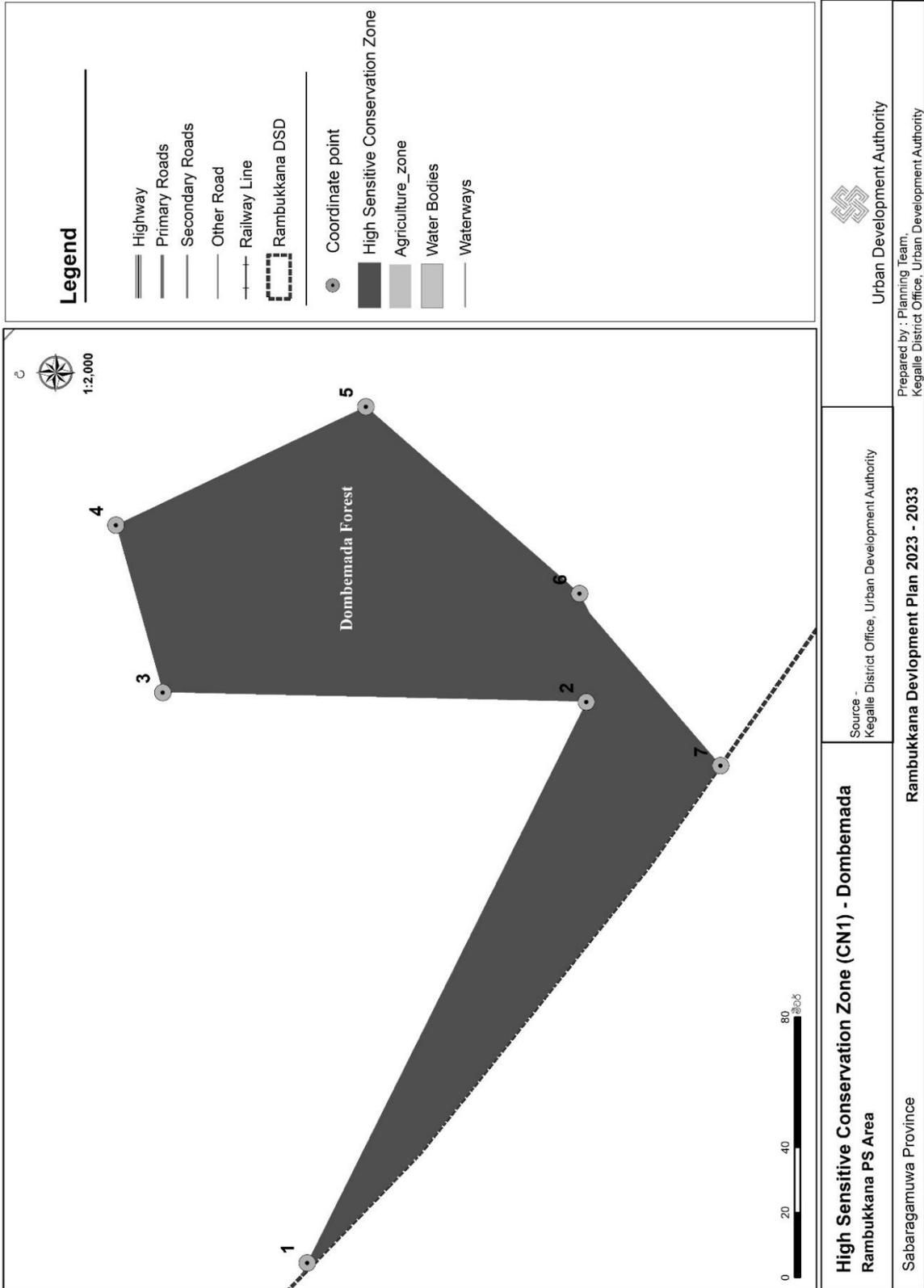
02. Alagalla Forest



Alagalla Forest - Geographical Coordinates Boundaries

Point No	X Coordinate	Y Coordinate
1	80° 27' 39.018" E	7° 18' 18.100" N
2	80° 27' 49.408" E	7° 18' 10.519" N
3	80° 27' 36.832" E	7° 18' 0.995" N
4	80° 27' 34.868" E	7° 18' 2.824" N
5	80° 27' 33.831" E	7° 18' 4.805" N
6	80° 27' 28.521" E	7° 18' 11.175" N
7	80° 27' 28.089" E	7° 18' 12.897" N
8	80° 27' 28.951" E	7° 18' 14.147" N
9	80° 27' 29.336" E	7° 18' 17.506" N
10	80° 27' 32.658" E	7° 18' 17.379" N
11	80° 27' 33.001" E	7° 18' 19.490" N
12	80° 27' 36.070" E	7° 18' 18.704" N
13	80° 27' 37.520" E	7° 18' 17.809" N

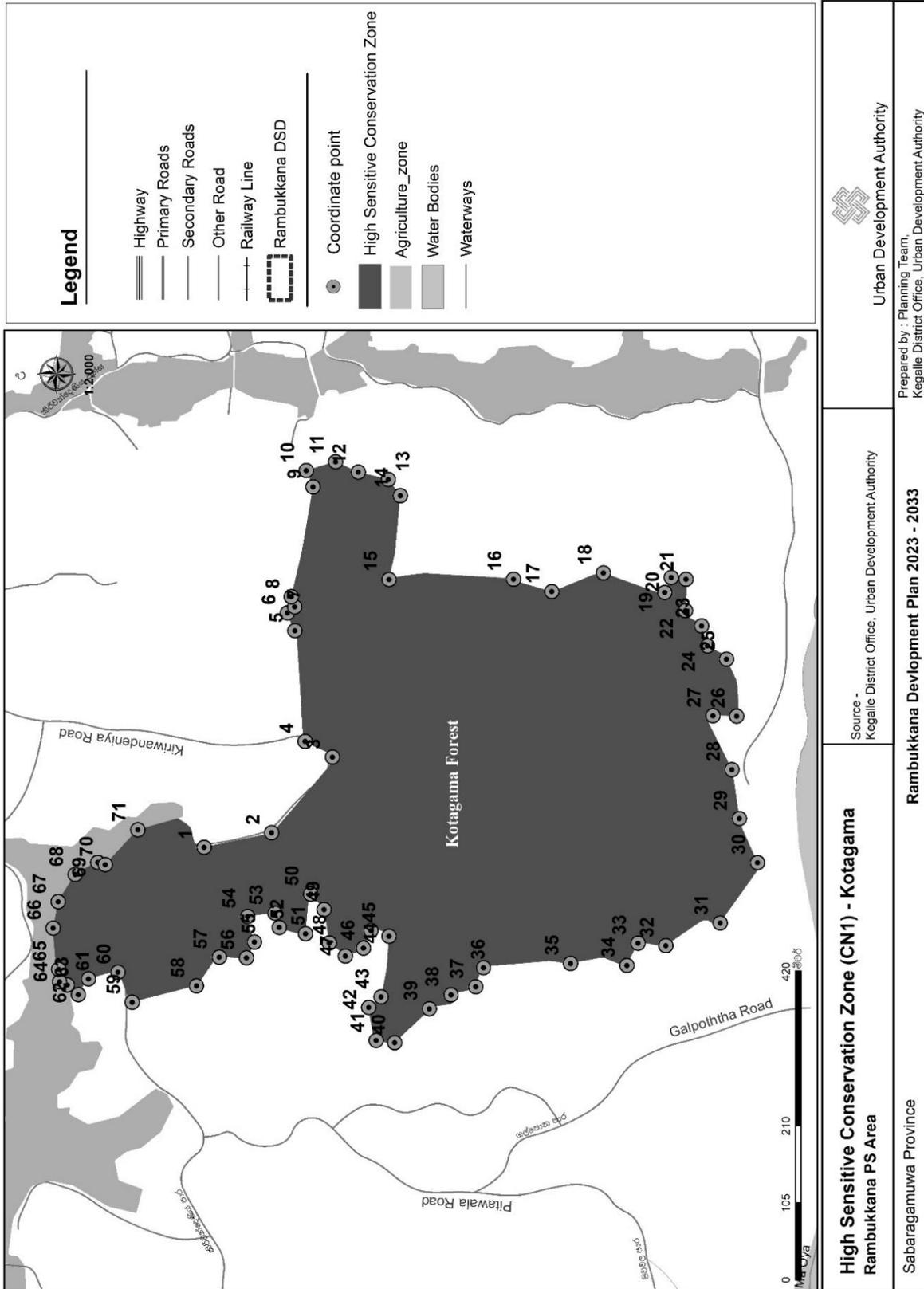
03.Dombemada Forest



Dombemada Forest - Geographical Coordinates Boundaries

Point No	X Coordinate	Y Coordinate
1	80° 20' 46.162" E	7° 22' 50.390" N
2	80° 20' 51.733" E	7° 22' 47.666" N
3	80° 20' 51.827" E	7° 22' 51.800" N
4	80° 20' 53.490" E	7° 22' 52.257" N
5	80° 20' 54.666" E	7° 22' 49.817" N
6	80° 20' 52.809" E	7° 22' 47.732" N
7	80° 20' 51.100" E	7° 22' 46.356" N

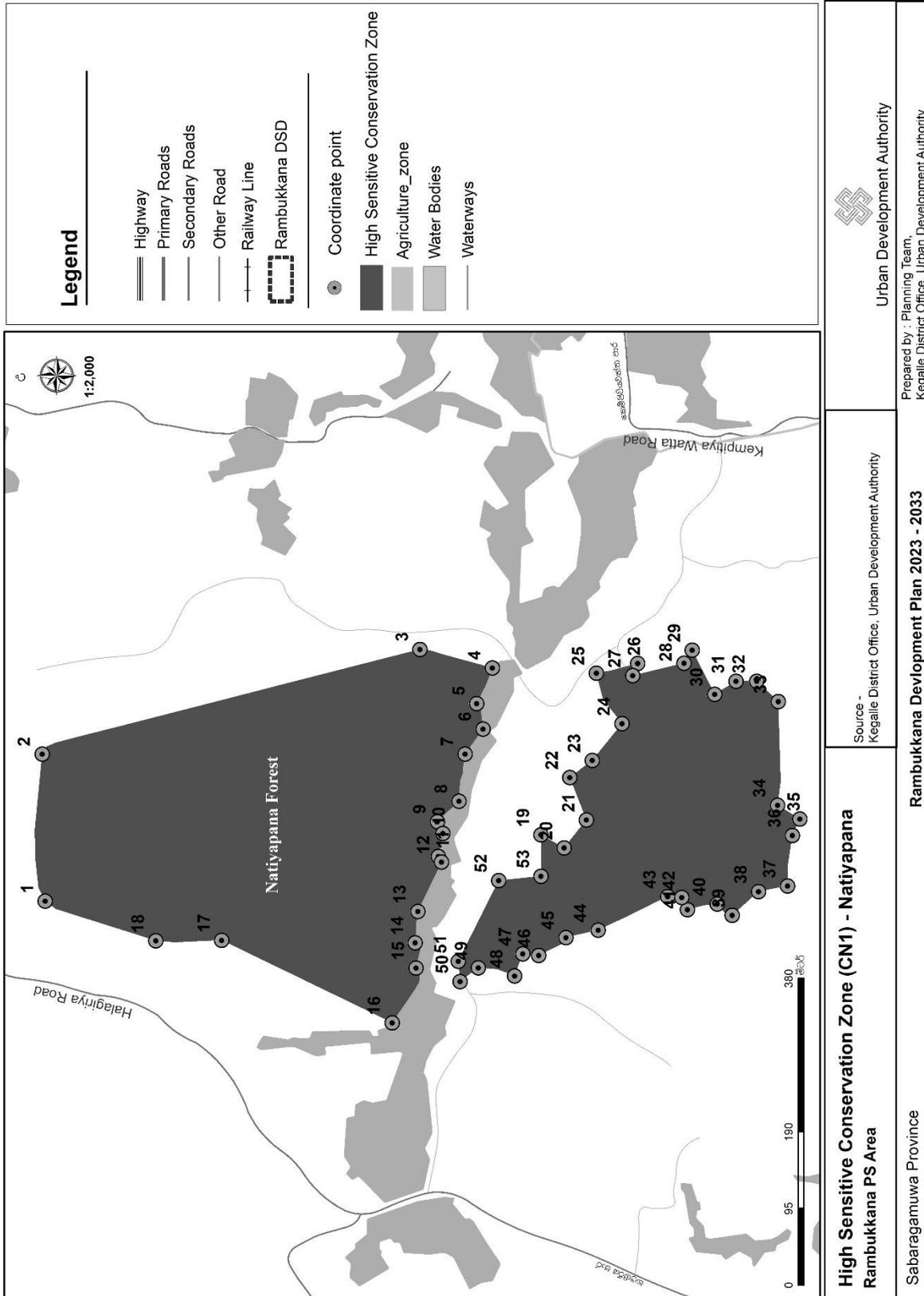
04. Kotagama Forest



Kotagama Forest - Geographical Coordinates Boundaries

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80° 24' 14.812" E	7° 17' 46.790" N	37	80° 24' 8.679" E	7° 17' 35.038" N
2	80° 24' 15.459" E	7° 17' 43.872" N	38	80° 24' 8.324" E	7° 17' 36.104" N
3	80° 24' 18.784" E	7° 17' 41.242" N	39	80° 24' 7.710" E	7° 17' 37.041" N
4	80° 24' 19.473" E	7° 17' 42.421" N	40	80° 24' 6.219" E	7° 17' 38.545" N
5	80° 24' 24.340" E	7° 17' 42.863" N	41	80° 24' 6.322" E	7° 17' 39.346" N
6	80° 24' 25.123" E	7° 17' 43.183" N	42	80° 24' 7.772" E	7° 17' 39.672" N
7	80° 24' 25.385" E	7° 17' 42.871" N	43	80° 24' 8.237" E	7° 17' 39.131" N
8	80° 24' 25.837" E	7° 17' 43.016" N	44	80° 24' 10.902" E	7° 17' 38.791" N
9	80° 24' 30.663" E	7° 17' 42.076" N	45	80° 24' 11.151" E	7° 17' 39.574" N
10	80° 24' 31.380" E	7° 17' 42.370" N	46	80° 24' 10.374" E	7° 17' 39.892" N
11	80° 24' 31.772" E	7° 17' 41.100" N	47	80° 24' 10.037" E	7° 17' 40.675" N
12	80° 24' 31.316" E	7° 17' 40.123" N	48	80° 24' 10.606" E	7° 17' 41.377" N
13	80° 24' 30.992" E	7° 17' 38.821" N	49	80° 24' 12.080" E	7° 17' 41.599" N
14	80° 24' 30.275" E	7° 17' 38.299" N	50	80° 24' 12.756" E	7° 17' 42.184" N
15	80° 24' 26.595" E	7° 17' 38.786" N	51	80° 24' 11.007" E	7° 17' 42.402" N
16	80° 24' 26.605" E	7° 17' 33.402" N	52	80° 24' 11.284" E	7° 17' 43.537" N
17	80° 24' 26.065" E	7° 17' 31.749" N	53	80° 24' 11.919" E	7° 17' 43.728" N
18	80° 24' 26.878" E	7° 17' 29.508" N	54	80° 24' 11.768" E	7° 17' 44.910" N
19	80° 24' 26.021" E	7° 17' 26.860" N	55	80° 24' 10.648" E	7° 17' 44.621" N
20	80° 24' 26.682" E	7° 17' 26.573" N	56	80° 24' 9.948" E	7° 17' 44.963" N
21	80° 24' 26.606" E	7° 17' 25.936" N	57	80° 24' 9.987" E	7° 17' 46.136" N
22	80° 24' 25.218" E	7° 17' 25.956" N	58	80° 24' 8.721" E	7° 17' 47.121" N
23	80° 24' 24.547" E	7° 17' 25.262" N	59	80° 24' 7.994" E	7° 17' 49.905" N
24	80° 24' 23.670" E	7° 17' 25.005" N	60	80° 24' 9.320" E	7° 17' 50.523" N
25	80° 24' 23.093" E	7° 17' 24.180" N	61	80° 24' 9.028" E	7° 17' 51.799" N
26	80° 24' 20.583" E	7° 17' 23.740" N	62	80° 24' 8.329" E	7° 17' 52.238" N
27	80° 24' 20.605" E	7° 17' 24.773" N	63	80° 24' 8.754" E	7° 17' 52.721" N
28	80° 24' 18.231" E	7° 17' 23.945" N	64	80° 24' 8.893" E	7° 17' 53.057" N
29	80° 24' 16.079" E	7° 17' 23.626" N	65	80° 24' 9.447" E	7° 17' 53.092" N
30	80° 24' 14.138" E	7° 17' 22.840" N	66	80° 24' 11.260" E	7° 17' 53.330" N
31	80° 24' 11.488" E	7° 17' 24.459" N	67	80° 24' 12.420" E	7° 17' 53.109" N
32	80° 24' 10.486" E	7° 17' 26.808" N	68	80° 24' 13.613" E	7° 17' 52.372" N
33	80° 24' 10.599" E	7° 17' 28.011" N	69	80° 24' 14.154" E	7° 17' 51.395" N
34	80° 24' 9.618" E	7° 17' 28.490" N	70	80° 24' 14.050" E	7° 17' 51.074" N
35	80° 24' 9.708" E	7° 17' 30.931" N	71	80° 24' 15.579" E	7° 17' 49.664" N
36	80° 24' 9.518" E	7° 17' 34.705" N			

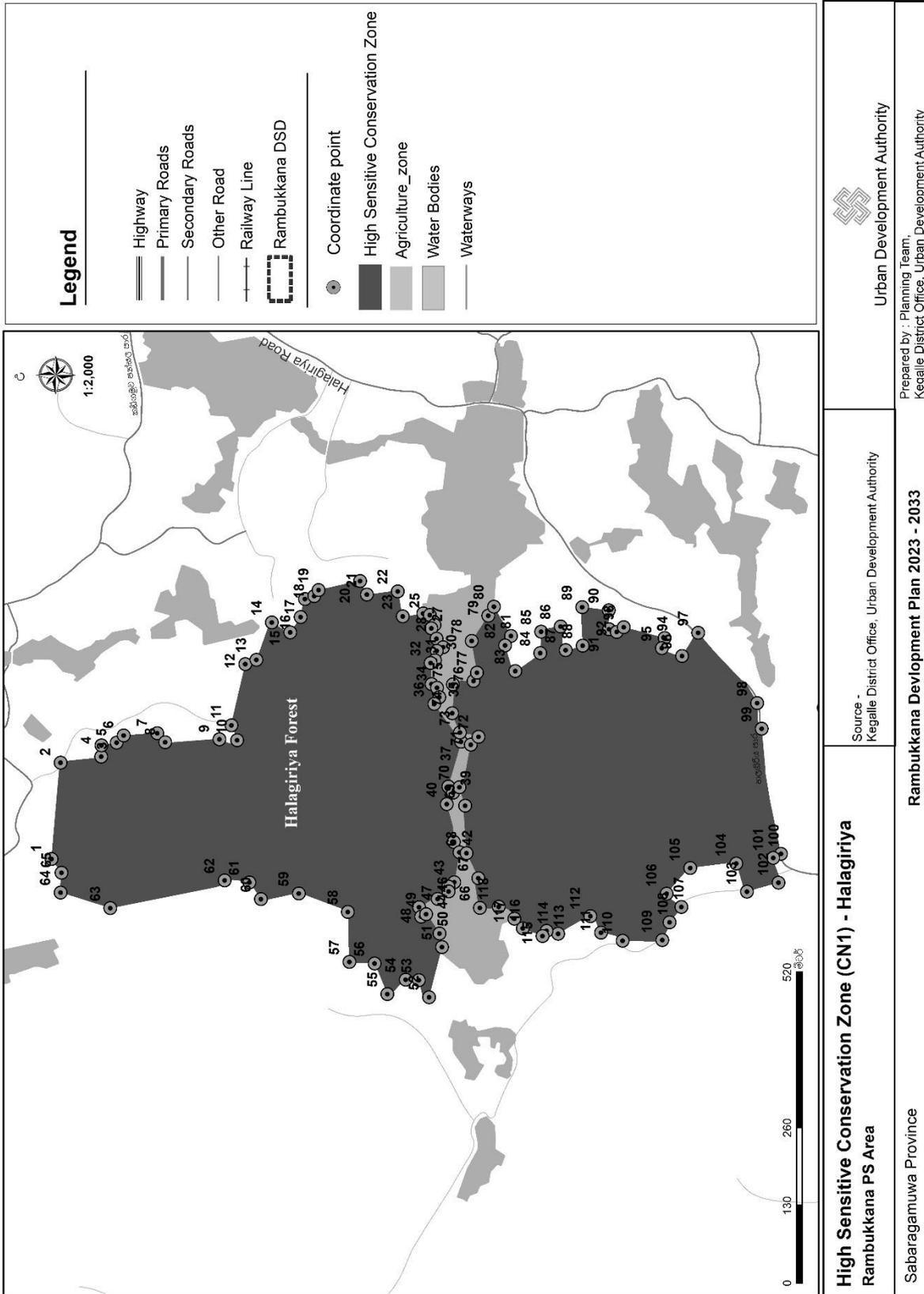
05.Natiyapana Forest



Netiyapana Forest - Geographical Coordinates Boundaries

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80° 25' 2.490" E	7° 18' 17.563" N	31	80° 25' 11.281" E	7° 17' 50.377" N
2	80° 25' 8.365" E	7° 18' 17.681" N	32	80° 25' 11.281" E	7° 17' 49.563" N
3	80° 25' 12.550" E	7° 18' 2.818" N	33	80° 25' 10.467" E	7° 17' 48.716" N
4	80° 25' 11.813" E	7° 17' 59.965" N	34	80° 25' 6.326" E	7° 17' 48.745" N
5	80° 25' 10.390" E	7° 18' 0.588" N	35	80° 25' 5.773" E	7° 17' 47.866" N
6	80° 25' 9.366" E	7° 18' 0.338" N	36	80° 25' 5.120" E	7° 17' 48.158" N
7	80° 25' 8.369" E	7° 18' 1.044" N	37	80° 25' 3.099" E	7° 17' 48.352" N
8	80° 25' 6.481" E	7° 18' 1.277" N	38	80° 25' 2.870" E	7° 17' 49.491" N
9	80° 25' 5.669" E	7° 18' 2.128" N	39	80° 25' 1.923" E	7° 17' 50.532" N
10	80° 25' 5.198" E	7° 18' 1.918" N	40	80° 25' 2.379" E	7° 17' 51.119" N
11	80° 25' 4.280" E	7° 18' 2.091" N	41	80° 25' 2.150" E	7° 17' 52.291" N
12	80° 25' 4.052" E	7° 18' 1.970" N	42	80° 25' 2.639" E	7° 17' 52.519" N
13	80° 25' 2.081" E	7° 18' 2.900" N	43	80° 25' 2.671" E	7° 17' 53.072" N
14	80° 25' 0.828" E	7° 18' 3.005" N	44	80° 25' 1.332" E	7° 17' 55.806" N
15	80° 24' 59.816" E	7° 18' 2.972" N	45	80° 25' 1.038" E	7° 17' 57.075" N
16	80° 24' 57.624" E	7° 18' 3.914" N	46	80° 25' 0.320" E	7° 17' 58.149" N
17	80° 25' 0.926" E	7° 18' 10.621" N	47	80° 25' 0.384" E	7° 17' 58.767" N
18	80° 25' 0.908" E	7° 18' 13.212" N	48	80° 24' 59.504" E	7° 17' 59.092" N
19	80° 25' 5.145" E	7° 17' 58.055" N	49	80° 24' 59.829" E	7° 18' 0.525" N
20	80° 25' 4.624" E	7° 17' 57.143" N	50	80° 24' 59.274" E	7° 18' 1.241" N
21	80° 25' 5.733" E	7° 17' 56.265" N	51	80° 25' 0.089" E	7° 18' 1.306" N
22	80° 25' 7.428" E	7° 17' 56.917" N	52	80° 25' 3.318" E	7° 17' 59.714" N
23	80° 25' 8.114" E	7° 17' 56.039" N	53	80° 25' 3.482" E	7° 17' 58.054" N
24	80° 25' 9.582" E	7° 17' 54.868" N			
25	80° 25' 11.602" E	7° 17' 55.879" N			
26	80° 25' 11.995" E	7° 17' 54.251" N			
27	80° 25' 11.506" E	7° 17' 54.446" N			
28	80° 25' 11.996" E	7° 17' 52.428" N			
29	80° 25' 12.518" E	7° 17' 52.103" N			
30	80° 25' 10.758" E	7° 17' 51.223" N			

06.Halagiriya Forest

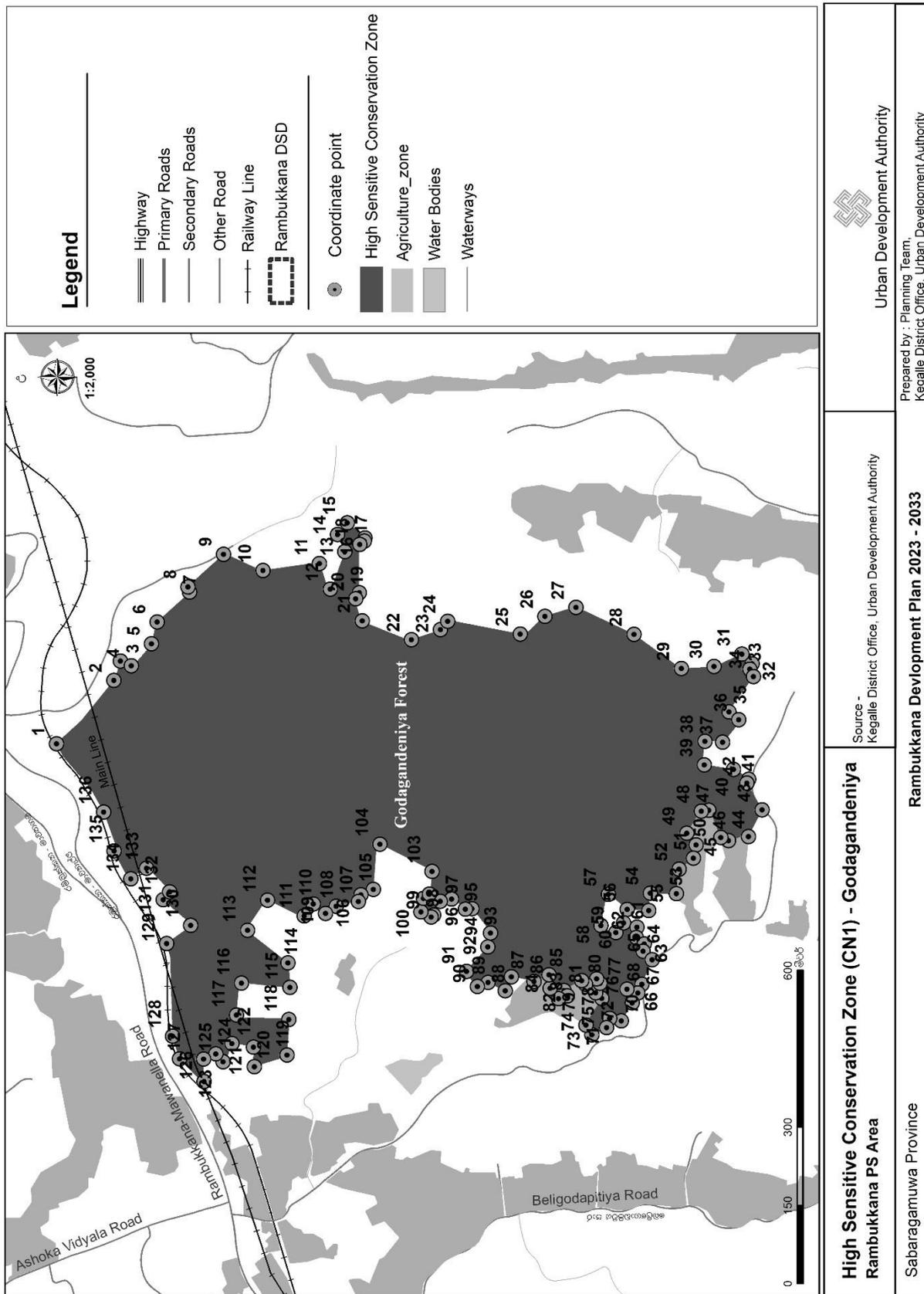


Halagiriya Forest - Geographical coordinates Boundaries

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80° 25' 0.191" E	7° 18' 58.712" N	31	80° 25' 10.907" E	7° 18' 38.353" N
2	80° 25' 5.391" E	7° 18' 58.233" N	32	80° 25' 10.766" E	7° 18' 38.586" N
3	80° 25' 5.719" E	7° 18' 56.069" N	33	80° 25' 9.624" E	7° 18' 38.543" N
4	80° 25' 6.319" E	7° 18' 56.067" N	34	80° 25' 9.430" E	7° 18' 38.253" N
5	80° 25' 6.464" E	7° 18' 55.257" N	35	80° 25' 8.920" E	7° 18' 38.133" N
6	80° 25' 6.861" E	7° 18' 54.889" N	36	80° 25' 8.558" E	7° 18' 38.395" N
7	80° 25' 6.977" E	7° 18' 53.103" N	37	80° 25' 6.516" E	7° 18' 36.973" N
8	80° 25' 6.487" E	7° 18' 52.678" N	38	80° 25' 4.105" E	7° 18' 37.649" N
9	80° 25' 6.653" E	7° 18' 49.800" N	39	80° 25' 3.775" E	7° 18' 37.392" N
10	80° 25' 6.603" E	7° 18' 48.855" N	40	80° 25' 3.149" E	7° 18' 37.731" N
11	80° 25' 7.397" E	7° 18' 49.163" N	41	80° 25' 1.108" E	7° 18' 37.362" N
12	80° 25' 10.700" E	7° 18' 48.430" N	42	80° 25' 0.551" E	7° 18' 37.058" N
13	80° 25' 10.939" E	7° 18' 47.842" N	43	80° 24' 58.944" E	7° 18' 37.329" N
14	80° 25' 12.948" E	7° 18' 47.021" N	44	80° 24' 58.709" E	7° 18' 37.647" N
15	80° 25' 12.415" E	7° 18' 46.047" N	45	80° 24' 58.438" E	7° 18' 37.633" N
16	80° 25' 13.240" E	7° 18' 45.488" N	46	80° 24' 58.036" E	7° 18' 38.210" N
17	80° 25' 14.213" E	7° 18' 45.262" N	47	80° 24' 57.588" E	7° 18' 39.196" N
18	80° 25' 14.374" E	7° 18' 44.764" N	48	80° 24' 57.086" E	7° 18' 39.086" N
19	80° 25' 14.702" E	7° 18' 44.532" N	49	80° 24' 57.209" E	7° 18' 38.825" N
20	80° 25' 15.183" E	7° 18' 42.329" N	50	80° 24' 56.173" E	7° 18' 38.111" N
21	80° 25' 14.456" E	7° 18' 41.975" N	51	80° 24' 55.436" E	7° 18' 37.979" N
22	80° 25' 14.633" E	7° 18' 40.332" N	52	80° 24' 52.733" E	7° 18' 38.672" N
23	80° 25' 13.276" E	7° 18' 40.073" N	53	80° 24' 53.658" E	7° 18' 39.218" N
24	80° 25' 13.440" E	7° 18' 38.983" N	54	80° 24' 53.680" E	7° 18' 39.908" N
25	80° 25' 13.347" E	7° 18' 38.629" N	55	80° 24' 52.898" E	7° 18' 40.883" N
26	80° 25' 12.817" E	7° 18' 38.376" N	56	80° 24' 54.552" E	7° 18' 41.561" N
27	80° 25' 12.633" E	7° 18' 38.547" N	57	80° 24' 54.635" E	7° 18' 42.899" N
28	80° 25' 12.079" E	7° 18' 38.271" N	58	80° 24' 57.335" E	7° 18' 42.980" N
29	80° 25' 11.617" E	7° 18' 37.923" N	59	80° 24' 58.333" E	7° 18' 45.589" N
30	80° 25' 11.421" E	7° 18' 38.257" N	60	80° 24' 58.022" E	7° 18' 47.594" N

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
61	80° 24' 58.931" E	7° 18' 48.210" N	91	80° 25' 12.588" E	7° 18' 29.113" N
62	80° 24' 59.035" E	7° 18' 49.518" N	92	80° 25' 12.443" E	7° 18' 28.707" N
63	80° 24' 57.542" E	7° 18' 55.591" N	93	80° 25' 12.700" E	7° 18' 28.332" N
64	80° 24' 58.385" E	7° 18' 58.233" N	94	80° 25' 12.111" E	7° 18' 26.173" N
65	80° 24' 59.449" E	7° 18' 58.187" N	95	80° 25' 11.564" E	7° 18' 26.315" N
66	80° 24' 57.555" E	7° 18' 35.971" N	96	80° 25' 11.145" E	7° 18' 25.241" N
67	80° 24' 59.153" E	7° 18' 36.056" N	97	80° 25' 12.390" E	7° 18' 24.383" N
68	80° 25' 0.499" E	7° 18' 36.679" N	98	80° 25' 8.598" E	7° 18' 21.251" N
69	80° 25' 3.067" E	7° 18' 36.760" N	99	80° 25' 7.221" E	7° 18' 21.013" N
70	80° 25' 4.067" E	7° 18' 37.061" N	100	80° 25' 0.465" E	7° 18' 19.993" N
71	80° 25' 6.353" E	7° 18' 36.450" N	101	80° 25' 0.249" E	7° 18' 20.397" N
72	80° 25' 6.787" E	7° 18' 36.043" N	102	80° 24' 58.920" E	7° 18' 20.119" N
73	80° 25' 7.016" E	7° 18' 37.027" N	103	80° 24' 58.423" E	7° 18' 21.801" N
74	80° 25' 8.053" E	7° 18' 37.447" N	104	80° 24' 59.945" E	7° 18' 22.363" N
75	80° 25' 9.612" E	7° 18' 37.409" N	105	80° 24' 59.700" E	7° 18' 24.809" N
76	80° 25' 9.791" E	7° 18' 36.306" N	106	80° 24' 58.313" E	7° 18' 26.058" N
77	80° 25' 10.241" E	7° 18' 36.125" N	107	80° 24' 57.608" E	7° 18' 25.276" N
78	80° 25' 11.954" E	7° 18' 36.404" N	108	80° 24' 56.778" E	7° 18' 25.908" N
79	80° 25' 13.314" E	7° 18' 35.524" N	109	80° 24' 55.816" E	7° 18' 26.292" N
80	80° 25' 13.807" E	7° 18' 35.231" N	110	80° 24' 55.778" E	7° 18' 28.398" N
81	80° 25' 12.228" E	7° 18' 34.318" N	111	80° 24' 56.223" E	7° 18' 29.545" N
82	80° 25' 11.711" E	7° 18' 34.630" N	112	80° 24' 57.110" E	7° 18' 30.105" N
83	80° 25' 10.323" E	7° 18' 34.098" N	113	80° 24' 56.152" E	7° 18' 31.820" N
84	80° 25' 11.295" E	7° 18' 32.767" N	114	80° 24' 56.311" E	7° 18' 32.426" N
85	80° 25' 12.450" E	7° 18' 32.715" N	115	80° 24' 56.031" E	7° 18' 32.648" N
86	80° 25' 12.738" E	7° 18' 31.688" N	116	80° 24' 56.449" E	7° 18' 33.696" N
87	80° 25' 11.463" E	7° 18' 31.421" N	117	80° 24' 56.965" E	7° 18' 34.146" N
88	80° 25' 11.703" E	7° 18' 30.517" N	118	80° 24' 57.610" E	7° 18' 34.976" N
89	80° 25' 13.774" E	7° 18' 30.545" N			
90	80° 25' 13.613" E	7° 18' 29.125" N			

07. Godagadeniya Forest



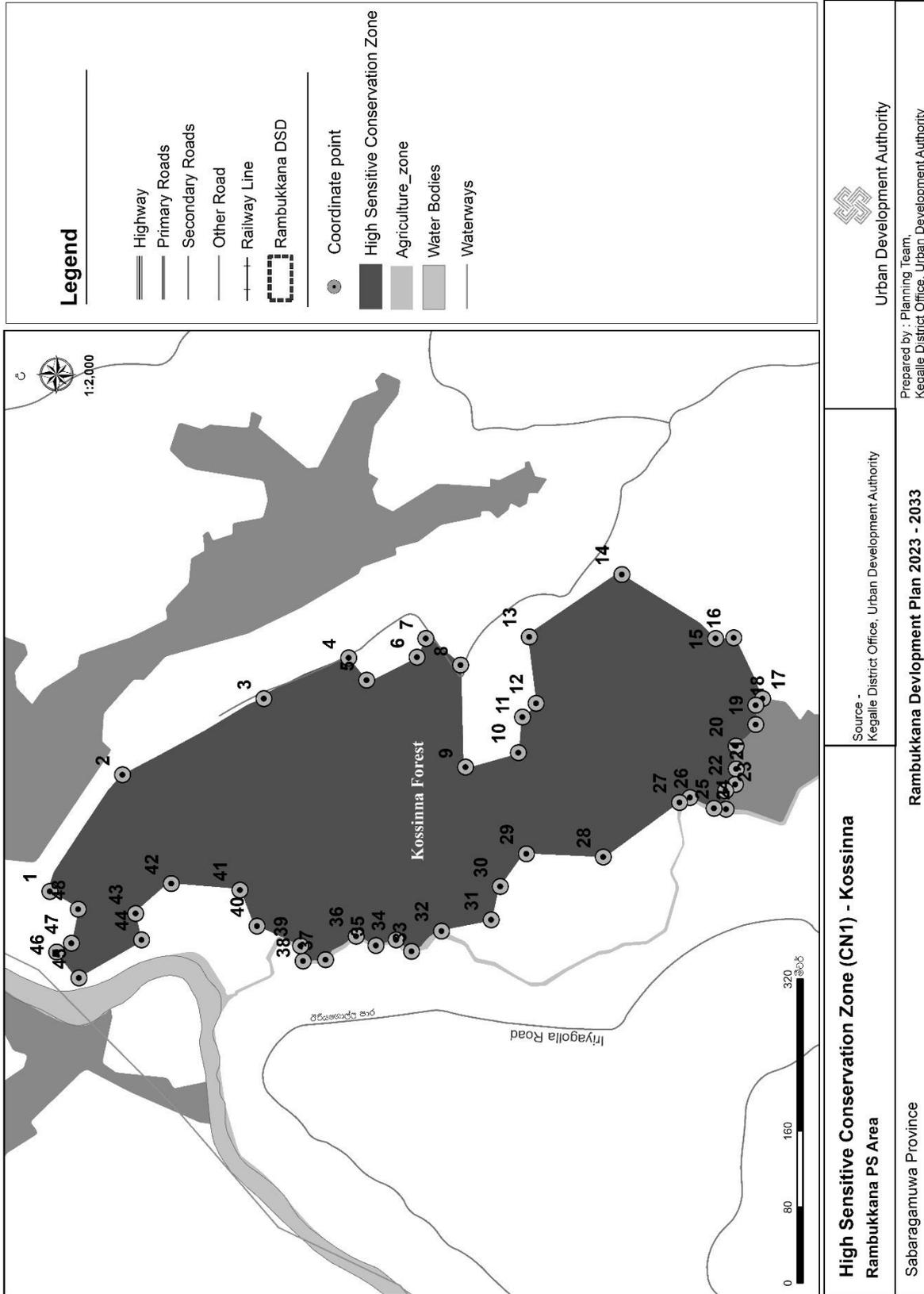
Godagadeniya Forest - Geographical coordinates Boundaries

 <p>Urban Development Authority</p>	<p>Source - Kegalle District Office, Urban Development Authority</p>	<p>High Sensitive Conservation Zone (CN1) - Godagadeniya Rambukkana PS Area</p> <p>Sabaragamuwa Province</p>
<p>Urban Development Authority</p>		<p>Rambukkana Development Plan 2023 - 2033</p>
<p>Prepared by : Planning Team, Kegalle District Office, Urban Development Authority</p>		

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80° 24' 45.059" E	7° 19' 49.547" N	31	80° 24' 50.612" E	7° 19' 7.818" N
2	80° 24' 48.982" E	7° 19' 46.055" N	32	80° 24' 50.021" E	7° 19' 7.195" N
3	80° 24' 50.181" E	7° 19' 45.653" N	33	80° 24' 49.683" E	7° 19' 7.328" N
4	80° 24' 49.895" E	7° 19' 44.996" N	34	80° 24' 49.219" E	7° 19' 7.108" N
5	80° 24' 51.262" E	7° 19' 43.760" N	35	80° 24' 47.046" E	7° 19' 8.599" N
6	80° 24' 52.602" E	7° 19' 43.413" N	36	80° 24' 46.555" E	7° 19' 8.012" N
7	80° 24' 54.461" E	7° 19' 41.442" N	37	80° 24' 45.169" E	7° 19' 8.986" N
8	80° 24' 54.775" E	7° 19' 41.542" N	38	80° 24' 45.218" E	7° 19' 10.067" N
9	80° 24' 56.800" E	7° 19' 39.380" N	39	80° 24' 43.758" E	7° 19' 10.104" N
10	80° 24' 55.795" E	7° 19' 36.976" N	40	80° 24' 43.481" E	7° 19' 8.324" N
11	80° 24' 56.229" E	7° 19' 33.543" N	41	80° 24' 42.872" E	7° 19' 7.399" N
12	80° 24' 54.631" E	7° 19' 32.877" N	42	80° 24' 42.631" E	7° 19' 7.509" N
13	80° 24' 56.956" E	7° 19' 31.992" N	43	80° 24' 40.970" E	7° 19' 6.586" N
14	80° 24' 58.015" E	7° 19' 32.431" N	44	80° 24' 39.318" E	7° 19' 7.418" N
15	80° 24' 58.738" E	7° 19' 31.844" N	45	80° 24' 39.065" E	7° 19' 8.637" N
16	80° 24' 57.809" E	7° 19' 30.769" N	46	80° 24' 39.266" E	7° 19' 9.106" N
17	80° 24' 57.607" E	7° 19' 30.803" N	47	80° 24' 40.943" E	7° 19' 9.834" N
18	80° 24' 57.408" E	7° 19' 31.080" N	48	80° 24' 40.888" E	7° 19' 10.290" N
19	80° 24' 54.409" E	7° 19' 31.104" N	49	80° 24' 39.532" E	7° 19' 11.173" N
20	80° 24' 54.044" E	7° 19' 31.327" N	50	80° 24' 38.799" E	7° 19' 10.605" N
21	80° 24' 52.681" E	7° 19' 30.934" N	51	80° 24' 37.979" E	7° 19' 10.769" N
22	80° 24' 51.501" E	7° 19' 27.939" N	52	80° 24' 37.296" E	7° 19' 11.638" N
23	80° 24' 52.135" E	7° 19' 26.176" N	53	80° 24' 35.780" E	7° 19' 11.807" N
24	80° 24' 52.652" E	7° 19' 25.731" N	54	80° 24' 35.820" E	7° 19' 13.395" N
25	80° 24' 51.859" E	7° 19' 21.318" N	55	80° 24' 34.748" E	7° 19' 13.483" N
26	80° 24' 52.948" E	7° 19' 19.815" N	56	80° 24' 34.810" E	7° 19' 14.797" N
27	80° 24' 53.511" E	7° 19' 17.919" N	57	80° 24' 35.749" E	7° 19' 15.946" N
28	80° 24' 51.845" E	7° 19' 14.387" N	58	80° 24' 33.805" E	7° 19' 16.400" N
29	80° 24' 49.722" E	7° 19' 11.504" N	59	80° 24' 33.372" E	7° 19' 15.495" N
30	80° 24' 49.847" E	7° 19' 9.518" N	60	80° 24' 33.970" E	7° 19' 15.022" N

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
61	80° 24' 33.706" E	7° 19' 14.202" N	101	80° 24' 35.487" E	7° 19' 27.201" N
62	80° 24' 33.072" E	7° 19' 14.253" N	102	80° 24' 35.752" E	7° 19' 26.849" N
63	80° 24' 32.669" E	7° 19' 13.761" N	103	80° 24' 37.157" E	7° 19' 26.676" N
64	80° 24' 32.217" E	7° 19' 13.831" N	104	80° 24' 38.844" E	7° 19' 29.854" N
65	80° 24' 31.701" E	7° 19' 13.275" N	105	80° 24' 36.052" E	7° 19' 30.258" N
66	80° 24' 30.183" E	7° 19' 13.896" N	106	80° 24' 35.716" E	7° 19' 31.008" N
67	80° 24' 29.642" E	7° 19' 14.144" N	107	80° 24' 35.298" E	7° 19' 31.168" N
68	80° 24' 29.871" E	7° 19' 14.819" N	108	80° 24' 34.999" E	7° 19' 32.518" N
69	80° 24' 29.019" E	7° 19' 14.491" N	109	80° 24' 34.556" E	7° 19' 33.160" N
70	80° 24' 27.911" E	7° 19' 15.160" N	110	80° 24' 35.151" E	7° 19' 33.917" N
71	80° 24' 28.062" E	7° 19' 15.855" N	111	80° 24' 34.405" E	7° 19' 34.468" N
72	80° 24' 27.486" E	7° 19' 16.058" N	112	80° 24' 35.381" E	7° 19' 36.695" N
73	80° 24' 27.045" E	7° 19' 16.959" N	113	80° 24' 33.524" E	7° 19' 37.919" N
74	80° 24' 27.642" E	7° 19' 17.312" N	114	80° 24' 31.496" E	7° 19' 35.457" N
75	80° 24' 29.301" E	7° 19' 16.343" N	115	80° 24' 29.978" E	7° 19' 35.337" N
76	80° 24' 29.654" E	7° 19' 16.724" N	116	80° 24' 30.245" E	7° 19' 38.285" N
77	80° 24' 30.237" E	7° 19' 16.458" N	117	80° 24' 28.277" E	7° 19' 38.587" N
78	80° 24' 30.510" E	7° 19' 16.666" N	118	80° 24' 27.991" E	7° 19' 35.400" N
79	80° 24' 30.180" E	7° 19' 17.342" N	119	80° 24' 25.800" E	7° 19' 35.510" N
80	80° 24' 30.403" E	7° 19' 17.571" N	120	80° 24' 25.067" E	7° 19' 37.496" N
81	80° 24' 29.793" E	7° 19' 18.645" N	121	80° 24' 26.288" E	7° 19' 37.554" N
82	80° 24' 29.455" E	7° 19' 18.442" N	122	80° 24' 26.512" E	7° 19' 38.871" N
83	80° 24' 29.293" E	7° 19' 18.983" N	123	80° 24' 25.376" E	7° 19' 39.402" N
84	80° 24' 29.933" E	7° 19' 19.496" N	124	80° 24' 25.864" E	7° 19' 39.852" N
85	80° 24' 30.758" E	7° 19' 19.558" N	125	80° 24' 25.543" E	7° 19' 40.591" N
86	80° 24' 30.349" E	7° 19' 20.475" N	126	80° 24' 24.156" E	7° 19' 40.560" N
87	80° 24' 30.643" E	7° 19' 21.849" N	127	80° 24' 25.557" E	7° 19' 42.052" N
88	80° 24' 29.769" E	7° 19' 22.222" N	128	80° 24' 26.970" E	7° 19' 42.477" N
89	80° 24' 30.285" E	7° 19' 23.273" N	129	80° 24' 32.696" E	7° 19' 42.839" N
90	80° 24' 30.036" E	7° 19' 23.915" N	130	80° 24' 33.823" E	7° 19' 41.378" N
91	80° 24' 30.977" E	7° 19' 24.588" N	131	80° 24' 35.411" E	7° 19' 43.048" N
92	80° 24' 32.487" E	7° 19' 23.279" N	132	80° 24' 35.899" E	7° 19' 42.659" N
93	80° 24' 33.346" E	7° 19' 23.114" N	133	80° 24' 37.361" E	7° 19' 44.063" N
94	80° 24' 34.850" E	7° 19' 24.247" N	134	80° 24' 36.706" E	7° 19' 45.019" N
95	80° 24' 34.819" E	7° 19' 24.647" N	135	80° 24' 38.423" E	7° 19' 46.042" N
96	80° 24' 35.450" E	7° 19' 25.496" N	136	80° 24' 40.833" E	7° 19' 46.682" N
97	80° 24' 35.317" E	7° 19' 26.179" N			
98	80° 24' 34.459" E	7° 19' 26.582" N			
99	80° 24' 34.343" E	7° 19' 26.737" N			
100	80° 24' 34.657" E	7° 19' 27.360" N			

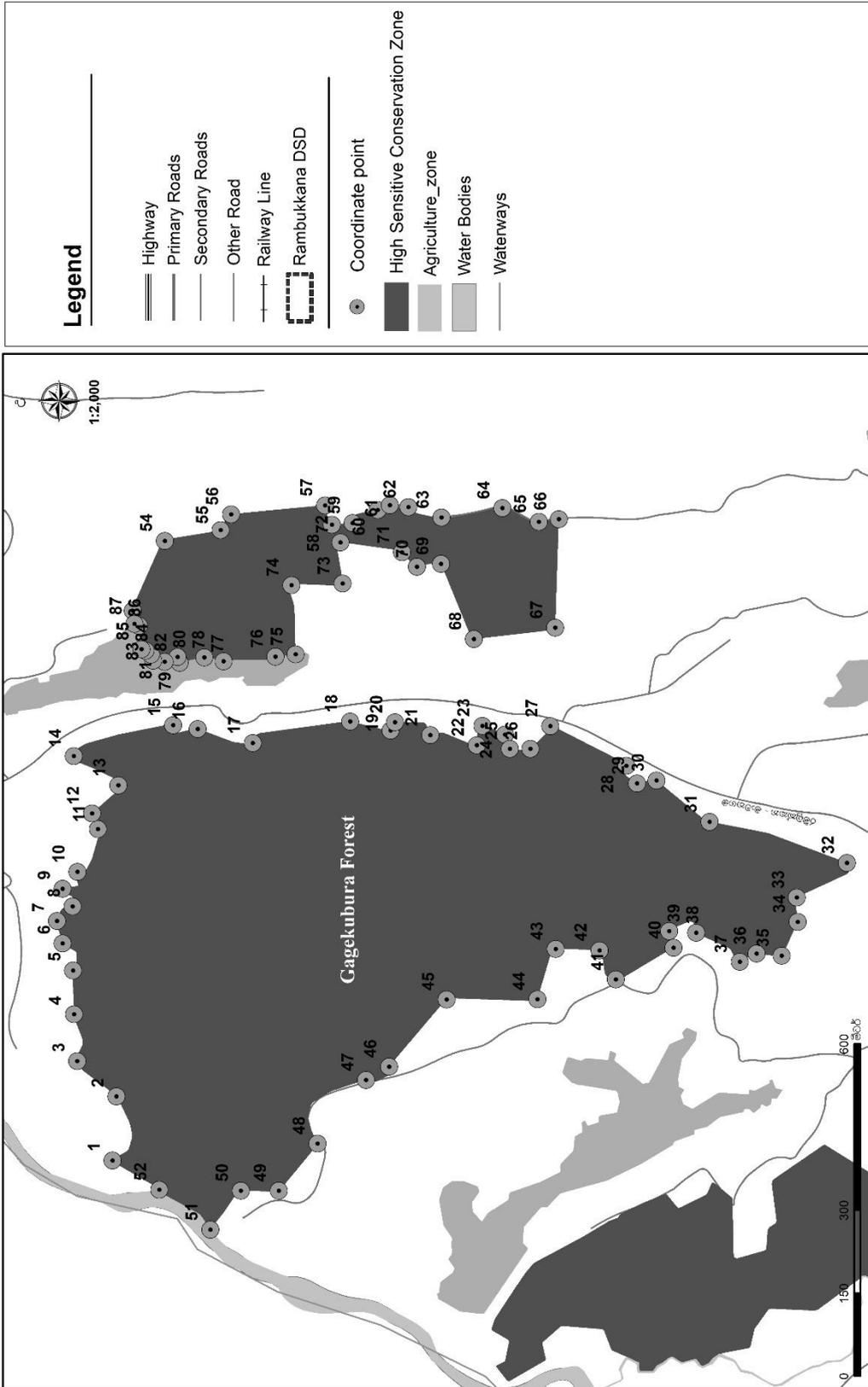
08.Kossinna Forest



Kossinna Forest- Geographical coordinates Boundaries

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80° 24' 19.008" E	7° 20' 43.744" N	25	80° 24' 21.836" E	7° 20' 21.484" N
2	80° 24' 22.982" E	7° 20' 41.311" N	26	80° 24' 22.204" E	7° 20' 22.296" N
3	80° 24' 25.572" E	7° 20' 36.571" N	27	80° 24' 22.039" E	7° 20' 22.643" N
4	80° 24' 26.955" E	7° 20' 33.728" N	28	80° 24' 20.182" E	7° 20' 25.195" N
5	80° 24' 26.200" E	7° 20' 33.125" N	29	80° 24' 20.291" E	7° 20' 27.774" N
6	80° 24' 26.979" E	7° 20' 31.437" N	30	80° 24' 19.176" E	7° 20' 28.649" N
7	80° 24' 27.619" E	7° 20' 31.141" N	31	80° 24' 18.045" E	7° 20' 28.956" N
8	80° 24' 26.713" E	7° 20' 29.977" N	32	80° 24' 17.661" E	7° 20' 30.620" N
9	80° 24' 23.242" E	7° 20' 29.815" N	33	80° 24' 16.969" E	7° 20' 31.624" N
10	80° 24' 23.729" E	7° 20' 28.045" N	34	80° 24' 17.359" E	7° 20' 32.139" N
11	80° 24' 24.940" E	7° 20' 27.906" N	35	80° 24' 17.169" E	7° 20' 32.812" N
12	80° 24' 25.407" E	7° 20' 27.448" N	36	80° 24' 17.485" E	7° 20' 33.480" N
13	80° 24' 27.674" E	7° 20' 27.674" N	37	80° 24' 16.688" E	7° 20' 34.503" N
14	80° 24' 29.794" E	7° 20' 24.572" N	38	80° 24' 16.636" E	7° 20' 35.260" N
15	80° 24' 27.616" E	7° 20' 21.431" N	39	80° 24' 17.156" E	7° 20' 35.341" N
16	80° 24' 27.642" E	7° 20' 20.828" N	40	80° 24' 17.827" E	7° 20' 36.801" N
17	80° 24' 25.567" E	7° 20' 19.864" N	41	80° 24' 19.051" E	7° 20' 37.372" N
18	80° 24' 25.352" E	7° 20' 20.086" N	42	80° 24' 19.274" E	7° 20' 39.673" N
19	80° 24' 24.689" E	7° 20' 20.086" N	43	80° 24' 18.258" E	7° 20' 40.869" N
20	80° 24' 23.957" E	7° 20' 20.754" N	44	80° 24' 17.363" E	7° 20' 40.670" N
21	80° 24' 23.177" E	7° 20' 20.745" N	45	80° 24' 16.065" E	7° 20' 42.767" N
22	80° 24' 22.649" E	7° 20' 20.775" N	46	80° 24' 16.944" E	7° 20' 43.513" N
23	80° 24' 22.433" E	7° 20' 21.101" N	47	80° 24' 17.245" E	7° 20' 43.020" N
24	80° 24' 21.809" E	7° 20' 21.087" N	48	80° 24' 18.400" E	7° 20' 42.791" N

09. Gangekumbura Forest



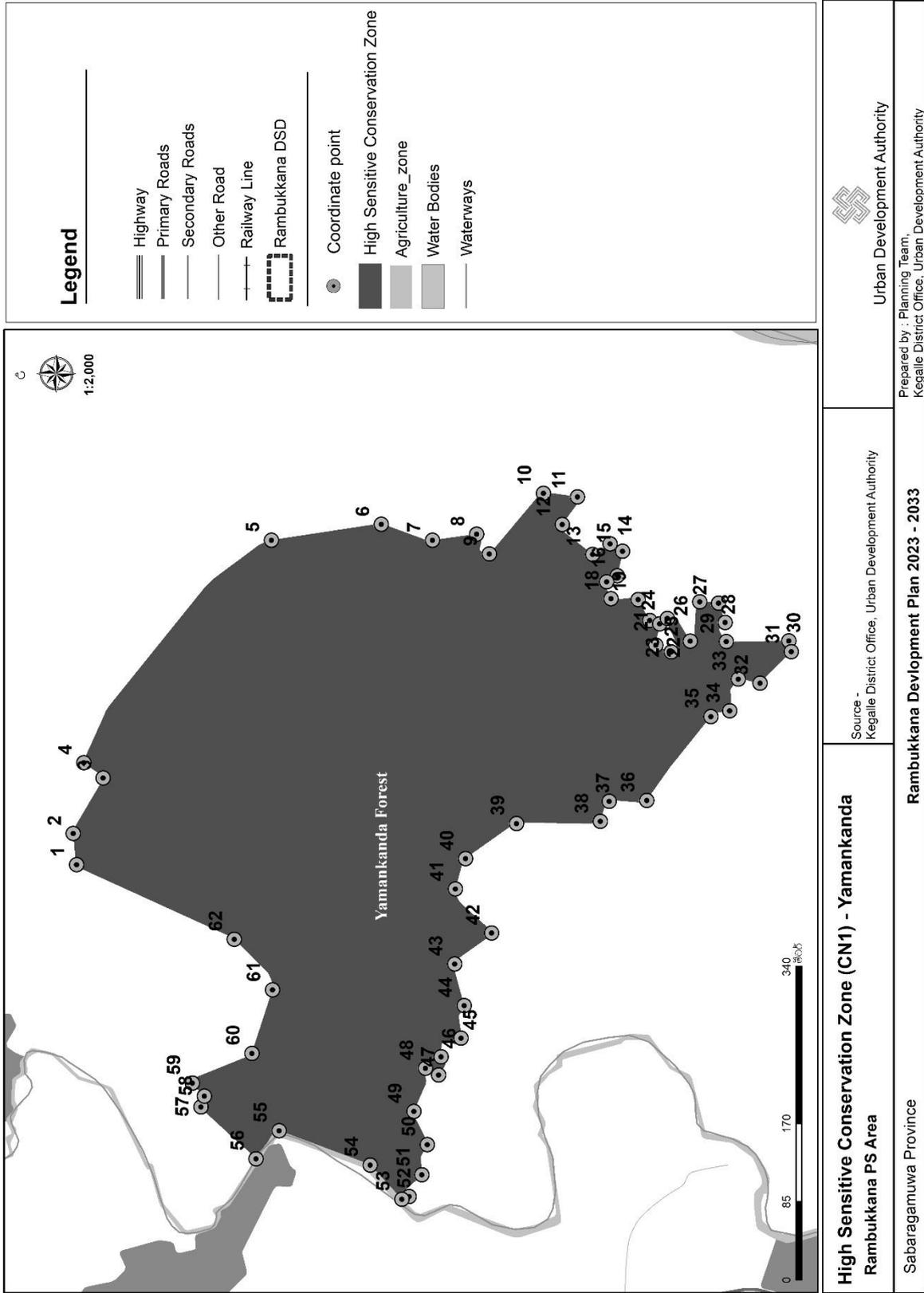
<p>High Sensitive Conservation Zone (CN1) - Gagekubura Rambukkana PS Area</p>	<p>Source - Kegalle District Office, Urban Development Authority</p>	<p>Urban Development Authority</p>
<p>Sabaragamuwa Province</p> <p>Rambukkana Development Plan 2023 - 2033</p> <p>Prepared by : Planning Team, Kegalle District Office, Urban Development Authority</p>		

Gangekumbura Forest- Geographical coordinates Boundaries

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80° 24' 28.945" E	7° 21' 5.536" N	31	80° 24' 48.687" E	7° 20' 31.277" N
2	80° 24' 32.669" E	7° 21' 5.317" N	32	80° 24' 46.284" E	7° 20' 23.396" N
3	80° 24' 34.730" E	7° 21' 7.565" N	33	80° 24' 44.274" E	7° 20' 26.267" N
4	80° 24' 37.468" E	7° 21' 7.755" N	34	80° 24' 42.849" E	7° 20' 26.208" N
5	80° 24' 40.011" E	7° 21' 7.803" N	35	80° 24' 40.869" E	7° 20' 27.140" N
6	80° 24' 41.599" E	7° 21' 8.401" N	36	80° 24' 40.996" E	7° 20' 28.569" N
7	80° 24' 42.907" E	7° 21' 8.728" N	37	80° 24' 40.515" E	7° 20' 29.542" N
8	80° 24' 43.755" E	7° 21' 7.826" N	38	80° 24' 42.208" E	7° 20' 32.046" N
9	80° 24' 44.774" E	7° 21' 8.405" N	39	80° 24' 42.313" E	7° 20' 33.592" N
10	80° 24' 45.762" E	7° 21' 7.554" N	40	80° 24' 41.339" E	7° 20' 33.346" N
11	80° 24' 48.252" E	7° 21' 6.385" N	41	80° 24' 39.488" E	7° 20' 36.646" N
12	80° 24' 49.173" E	7° 21' 6.715" N	42	80° 24' 41.191" E	7° 20' 37.592" N
13	80° 24' 50.805" E	7° 21' 5.210" N	43	80° 24' 41.266" E	7° 20' 40.109" N
14	80° 24' 52.511" E	7° 21' 7.761" N	44	80° 24' 38.335" E	7° 20' 41.149" N
15	80° 24' 54.322" E	7° 21' 2.064" N	45	80° 24' 38.318" E	7° 20' 46.363" N
16	80° 24' 54.098" E	7° 21' 0.654" N	46	80° 24' 34.403" E	7° 20' 49.671" N
17	80° 24' 53.269" E	7° 20' 57.487" N	47	80° 24' 33.633" E	7° 20' 50.986" N
18	80° 24' 54.534" E	7° 20' 51.905" N	48	80° 24' 29.928" E	7° 20' 53.773" N
19	80° 24' 54.003" E	7° 20' 49.580" N	49	80° 24' 27.170" E	7° 20' 56.002" N
20	80° 24' 54.491" E	7° 20' 49.326" N	50	80° 24' 27.172" E	7° 20' 58.182" N
21	80° 24' 53.736" E	7° 20' 47.308" N	51	80° 24' 24.905" E	7° 20' 59.925" N
22	80° 24' 53.146" E	7° 20' 44.635" N	52	80° 24' 27.227" E	7° 21' 2.858" N
23	80° 24' 54.282" E	7° 20' 44.317" N	53	80° 25' 0.976" E	7° 21' 4.375" N
24	80° 24' 53.770" E	7° 20' 43.013" N	54	80° 25' 5.062" E	7° 21' 2.539" N
25	80° 24' 52.941" E	7° 20' 42.728" N	55	80° 25' 5.692" E	7° 20' 59.329" N
26	80° 24' 52.936" E	7° 20' 41.559" N	56	80° 25' 6.601" E	7° 20' 58.738" N
27	80° 24' 54.263" E	7° 20' 40.411" N	57	80° 25' 7.122" E	7° 20' 53.344" N
28	80° 24' 51.948" E	7° 20' 36.055" N	58	80° 25' 6.000" E	7° 20' 52.953" N
29	80° 24' 50.926" E	7° 20' 35.438" N	59	80° 25' 6.098" E	7° 20' 51.754" N
30	80° 24' 51.091" E	7° 20' 34.316" N	60	80° 25' 6.854" E	7° 20' 50.326" N

Point No	X Coordinate	Y Coordinate
61	80° 25' 7.146" E	7° 20' 49.621" N
62	80° 25' 7.025" E	7° 20' 48.554" N
63	80° 25' 6.426" E	7° 20' 46.664" N
64	80° 25' 6.970" E	7° 20' 43.168" N
65	80° 25' 6.163" E	7° 20' 41.072" N
66	80° 25' 6.319" E	7° 20' 39.921" N
67	80° 25' 0.000" E	7° 20' 40.138" N
68	80° 24' 59.330" E	7° 20' 44.798" N
69	80° 25' 3.711" E	7° 20' 46.681" N
70	80° 25' 3.549" E	7° 20' 48.070" N
71	80° 25' 4.387" E	7° 20' 48.929" N
72	80° 25' 4.972" E	7° 20' 52.453" N
73	80° 25' 2.577" E	7° 20' 52.336" N
74	80° 25' 2.473" E	7° 20' 55.273" N
75	80° 24' 58.446" E	7° 20' 55.036" N
76	80° 24' 58.312" E	7° 20' 56.190" N
77	80° 24' 58.031" E	7° 20' 59.172" N
78	80° 24' 58.267" E	7° 21' 0.270" N
79	80° 24' 57.957" E	7° 21' 1.688" N
80	80° 24' 58.293" E	7° 21' 1.813" N
81	80° 24' 58.011" E	7° 21' 2.552" N
82	80° 24' 58.086" E	7° 21' 3.201" N
83	80° 24' 58.435" E	7° 21' 3.327" N
84	80° 24' 58.654" E	7° 21' 3.634" N
85	80° 24' 58.743" E	7° 21' 3.880" N
86	80° 25' 0.110" E	7° 21' 4.013" N
87	80° 25' 0.220" E	7° 21' 4.278" N

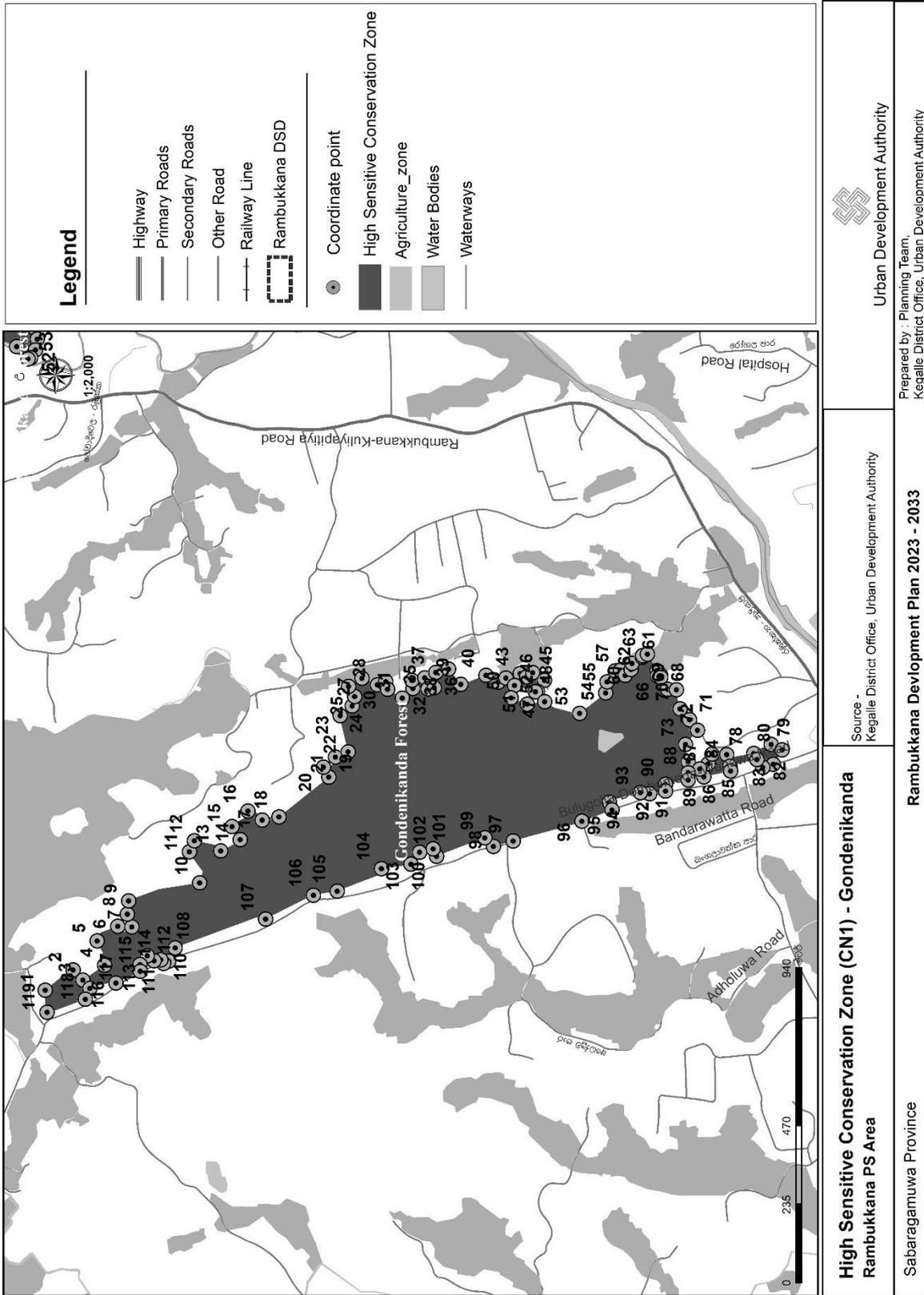
10.Yamankanda Forest



Yamankanda Forest- Geographical coordinates Boundaries

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80° 24' 1.799" E	7° 21' 17.864" N	32	80° 24' 8.168" E	7° 20' 54.284" N
2	80° 24' 2.890" E	7° 21' 17.979" N	33	80° 24' 8.304" E	7° 20' 55.036" N
3	80° 24' 4.836" E	7° 21' 16.947" N	34	80° 24' 7.193" E	7° 20' 55.332" N
4	80° 24' 5.378" E	7° 21' 17.614" N	35	80° 24' 6.989" E	7° 20' 55.981" N
5	80° 24' 13.177" E	7° 21' 11.144" N	36	80° 24' 4.050" E	7° 20' 58.193" N
6	80° 24' 13.732" E	7° 21' 7.350" N	37	80° 24' 4.021" E	7° 20' 59.488" N
7	80° 24' 13.179" E	7° 21' 5.582" N	38	80° 24' 3.316" E	7° 20' 59.791" N
8	80° 24' 13.392" E	7° 21' 4.064" N	39	80° 24' 3.242" E	7° 21' 2.689" N
9	80° 24' 12.698" E	7° 21' 3.625" N	40	80° 24' 2.014" E	7° 21' 4.441" N
10	80° 24' 14.827" E	7° 21' 1.758" N	41	80° 24' 0.943" E	7° 21' 4.794" N
11	80° 24' 14.699" E	7° 21' 0.583" N	42	80° 23' 59.402" E	7° 21' 3.544" N
12	80° 24' 13.724" E	7° 21' 1.104" N	43	80° 23' 58.317" E	7° 21' 4.822" N
13	80° 24' 12.682" E	7° 21' 0.063" N	44	80° 23' 56.856" E	7° 21' 4.491" N
14	80° 24' 13.051" E	7° 20' 59.460" N	45	80° 23' 55.714" E	7° 21' 4.598" N
15	80° 24' 12.794" E	7° 20' 59.028" N	46	80° 23' 55.062" E	7° 21' 5.290" N
16	80° 24' 11.930" E	7° 20' 59.208" N	47	80° 23' 54.425" E	7° 21' 5.371" N
17	80° 24' 11.716" E	7° 20' 59.577" N	48	80° 23' 54.657" E	7° 21' 5.828" N
18	80° 24' 11.126" E	7° 20' 59.429" N	49	80° 23' 53.146" E	7° 21' 6.229" N
19	80° 24' 11.097" E	7° 20' 58.491" N	50	80° 23' 51.979" E	7° 21' 5.762" N
20	80° 24' 10.363" E	7° 20' 58.091" N	51	80° 23' 50.925" E	7° 21' 5.951" N
21	80° 24' 10.246" E	7° 20' 57.747" N	52	80° 23' 50.162" E	7° 21' 6.387" N
22	80° 24' 9.501" E	7° 20' 57.881" N	53	80° 23' 50.066" E	7° 21' 6.643" N
23	80° 24' 9.261" E	7° 20' 57.346" N	54	80° 23' 51.262" E	7° 21' 7.738" N
24	80° 24' 10.435" E	7° 20' 57.481" N	55	80° 23' 52.471" E	7° 21' 10.879" N
25	80° 24' 9.637" E	7° 20' 56.688" N	56	80° 23' 51.483" E	7° 21' 11.674" N
26	80° 24' 11.017" E	7° 20' 56.366" N	57	80° 23' 53.306" E	7° 21' 13.574" N
27	80° 24' 10.972" E	7° 20' 55.711" N	58	80° 23' 53.685" E	7° 21' 13.456" N
28	80° 24' 10.296" E	7° 20' 55.485" N	59	80° 23' 54.137" E	7° 21' 13.867" N
29	80° 24' 9.626" E	7° 20' 55.451" N	60	80° 23' 55.178" E	7° 21' 11.817" N
30	80° 24' 9.647" E	7° 20' 53.292" N	61	80° 23' 57.408" E	7° 21' 11.104" N
31	80° 24' 9.270" E	7° 20' 53.202" N	62	80° 23' 59.184" E	7° 21' 12.423" N

II.Gondenikanda Forest

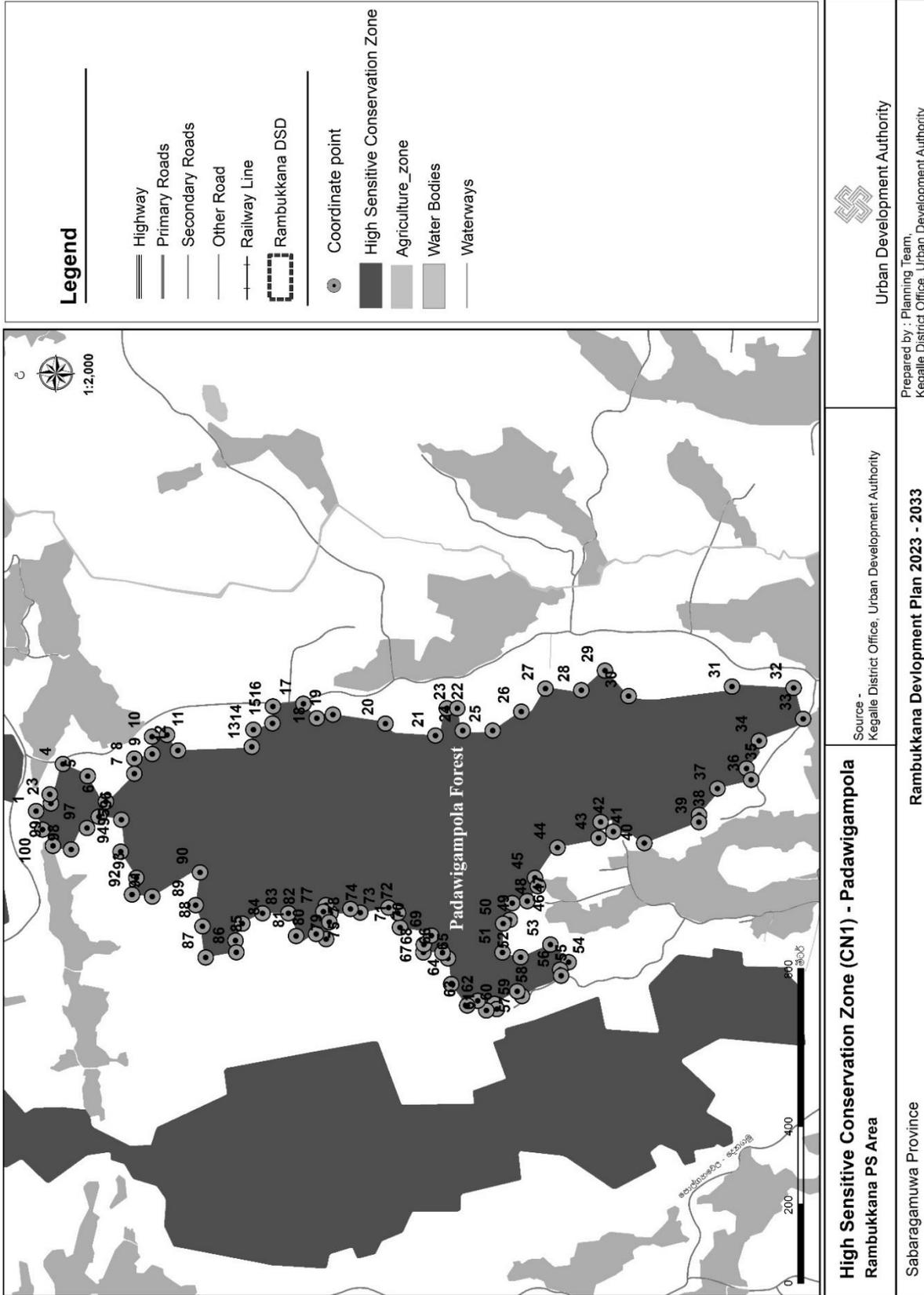


Gondenikanda Forest- Geographical coordinates Boundaries

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80° 22' 49.207" E	7° 21' 5.013" N	31	80° 23' 17.369" E	7° 20' 31.137" N
2	80° 22' 51.166" E	7° 21' 2.366" N	32	80° 23' 18.312" E	7° 20' 30.129" N
3	80° 22' 50.188" E	7° 21' 1.442" N	33	80° 23' 19.092" E	7° 20' 30.236" N
4	80° 22' 51.628" E	7° 20' 59.383" N	34	80° 23' 19.326" E	7° 20' 29.004" N
5	80° 22' 53.975" E	7° 21' 0.093" N	35	80° 23' 18.270" E	7° 20' 28.705" N
6	80° 22' 55.377" E	7° 20' 58.134" N	36	80° 23' 18.365" E	7° 20' 28.098" N
7	80° 22' 55.313" E	7° 20' 56.800" N	37	80° 23' 19.842" E	7° 20' 27.942" N
8	80° 22' 56.550" E	7° 20' 57.234" N	38	80° 23' 20.178" E	7° 20' 26.738" N
9	80° 22' 57.822" E	7° 20' 57.101" N	39	80° 23' 18.689" E	7° 20' 25.583" N
10	80° 22' 59.565" E	7° 20' 50.358" N	40	80° 23' 19.560" E	7° 20' 23.183" N
11	80° 23' 2.563" E	7° 20' 51.344" N	41	80° 23' 18.908" E	7° 20' 22.023" N
12	80° 23' 3.611" E	7° 20' 50.871" N	42	80° 23' 19.314" E	7° 20' 21.304" N
13	80° 23' 2.645" E	7° 20' 48.357" N	43	80° 23' 19.737" E	7° 20' 19.938" N
14	80° 23' 3.731" E	7° 20' 46.508" N	44	80° 23' 19.417" E	7° 20' 19.330" N
15	80° 23' 4.988" E	7° 20' 47.280" N	45	80° 23' 19.821" E	7° 20' 18.760" N
16	80° 23' 6.480" E	7° 20' 45.788" N	46	80° 23' 19.077" E	7° 20' 17.647" N
17	80° 23' 5.625" E	7° 20' 44.417" N	47	80° 23' 18.034" E	7° 20' 18.308" N
18	80° 23' 5.912" E	7° 20' 42.836" N	48	80° 23' 17.978" E	7° 20' 18.500" N
19	80° 23' 9.758" E	7° 20' 38.101" N	49	80° 23' 18.593" E	7° 20' 20.488" N
20	80° 23' 10.712" E	7° 20' 38.623" N	50	80° 23' 17.391" E	7° 20' 20.803" N
21	80° 23' 11.697" E	7° 20' 37.482" N	51	80° 23' 16.783" E	7° 20' 19.266" N
22	80° 23' 12.180" E	7° 20' 36.275" N	52	80° 23' 17.015" E	7° 20' 17.611" N
23	80° 23' 15.673" E	7° 20' 37.025" N	53	80° 23' 15.891" E	7° 20' 14.317" N
24	80° 23' 16.619" E	7° 20' 35.893" N	54	80° 23' 17.882" E	7° 20' 11.825" N
25	80° 23' 17.517" E	7° 20' 35.646" N	55	80° 23' 18.933" E	7° 20' 11.696" N
26	80° 23' 18.499" E	7° 20' 36.227" N	56	80° 23' 20.002" E	7° 20' 10.929" N
27	80° 23' 19.277" E	7° 20' 34.969" N	57	80° 23' 20.053" E	7° 20' 10.435" N
28	80° 23' 18.645" E	7° 20' 33.500" N	58	80° 23' 19.557" E	7° 20' 9.980" N
29	80° 23' 18.950" E	7° 20' 32.698" N	59	80° 23' 20.119" E	7° 20' 9.413" N
30	80° 23' 18.214" E	7° 20' 32.525" N	60	80° 23' 20.715" E	7° 20' 9.328" N

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
61	80° 23' 21.327" E	7° 20' 8.366" N	91	80° 23' 8.409" E	7° 20' 6.149" N
62	80° 23' 21.472" E	7° 20' 8.327" N	92	80° 23' 8.159" E	7° 20' 7.661" N
63	80° 23' 21.606" E	7° 20' 7.881" N	93	80° 23' 8.257" E	7° 20' 8.544" N
64	80° 23' 20.014" E	7° 20' 6.959" N	94	80° 23' 7.335" E	7° 20' 11.488" N
65	80° 23' 19.503" E	7° 20' 6.933" N	95	80° 23' 6.597" E	7° 20' 11.235" N
66	80° 23' 19.593" E	7° 20' 6.625" N	96	80° 23' 5.502" E	7° 20' 14.097" N
67	80° 23' 19.363" E	7° 20' 6.593" N	97	80° 23' 3.591" E	7° 20' 20.603" N
68	80° 23' 18.224" E	7° 20' 5.961" N	98	80° 23' 3.072" E	7° 20' 22.486" N
69	80° 23' 18.184" E	7° 20' 5.128" N	99	80° 23' 3.900" E	7° 20' 23.292" N
70	80° 23' 16.342" E	7° 20' 4.766" N	100	80° 23' 2.126" E	7° 20' 27.891" N
71	80° 23' 15.298" E	7° 20' 3.864" N	101	80° 23' 2.832" E	7° 20' 28.214" N
72	80° 23' 14.264" E	7° 20' 3.122" N	102	80° 23' 2.520" E	7° 20' 29.502" N
73	80° 23' 12.904" E	7° 20' 4.253" N	103	80° 23' 1.370" E	7° 20' 30.323" N
74	80° 23' 11.225" E	7° 20' 3.999" N	104	80° 23' 0.936" E	7° 20' 33.116" N
75	80° 23' 11.045" E	7° 20' 2.116" N	105	80° 22' 58.766" E	7° 20' 37.299" N
76	80° 23' 11.971" E	7° 20' 1.742" N	106	80° 22' 58.380" E	7° 20' 39.560" N
77	80° 23' 11.930" E	7° 20' 0.338" N	107	80° 22' 56.074" E	7° 20' 44.113" N
78	80° 23' 12.047" E	7° 19' 57.780" N	108	80° 22' 53.285" E	7° 20' 52.691" N
79	80° 23' 12.908" E	7° 19' 56.116" N	109	80° 22' 52.004" E	7° 20' 53.290" N
80	80° 23' 12.386" E	7° 19' 55.093" N	110	80° 22' 51.794" E	7° 20' 53.794" N
81	80° 23' 10.984" E	7° 19' 55.930" N	111	80° 22' 52.147" E	7° 20' 54.040" N
82	80° 23' 10.693" E	7° 19' 56.924" N	112	80° 22' 52.052" E	7° 20' 54.691" N
83	80° 23' 11.441" E	7° 19' 57.482" N	113	80° 22' 52.529" E	7° 20' 55.342" N
84	80° 23' 10.796" E	7° 20' 0.034" N	114	80° 22' 51.681" E	7° 20' 56.034" N
85	80° 23' 10.334" E	7° 19' 59.968" N	115	80° 22' 51.042" E	7° 20' 56.003" N
86	80° 23' 9.772" E	7° 20' 2.526" N	116	80° 22' 49.917" E	7° 20' 58.309" N
87	80° 23' 10.541" E	7° 20' 2.899" N	117	80° 22' 49.394" E	7° 21' 0.779" N
88	80° 23' 10.179" E	7° 20' 3.991" N	118	80° 22' 48.352" E	7° 21' 1.202" N
89	80° 23' 9.484" E	7° 20' 3.992" N	119	80° 22' 47.098" E	7° 21' 4.849" N
90	80° 23' 9.068" E	7° 20' 6.148" N			

12. Padavigampola Forest

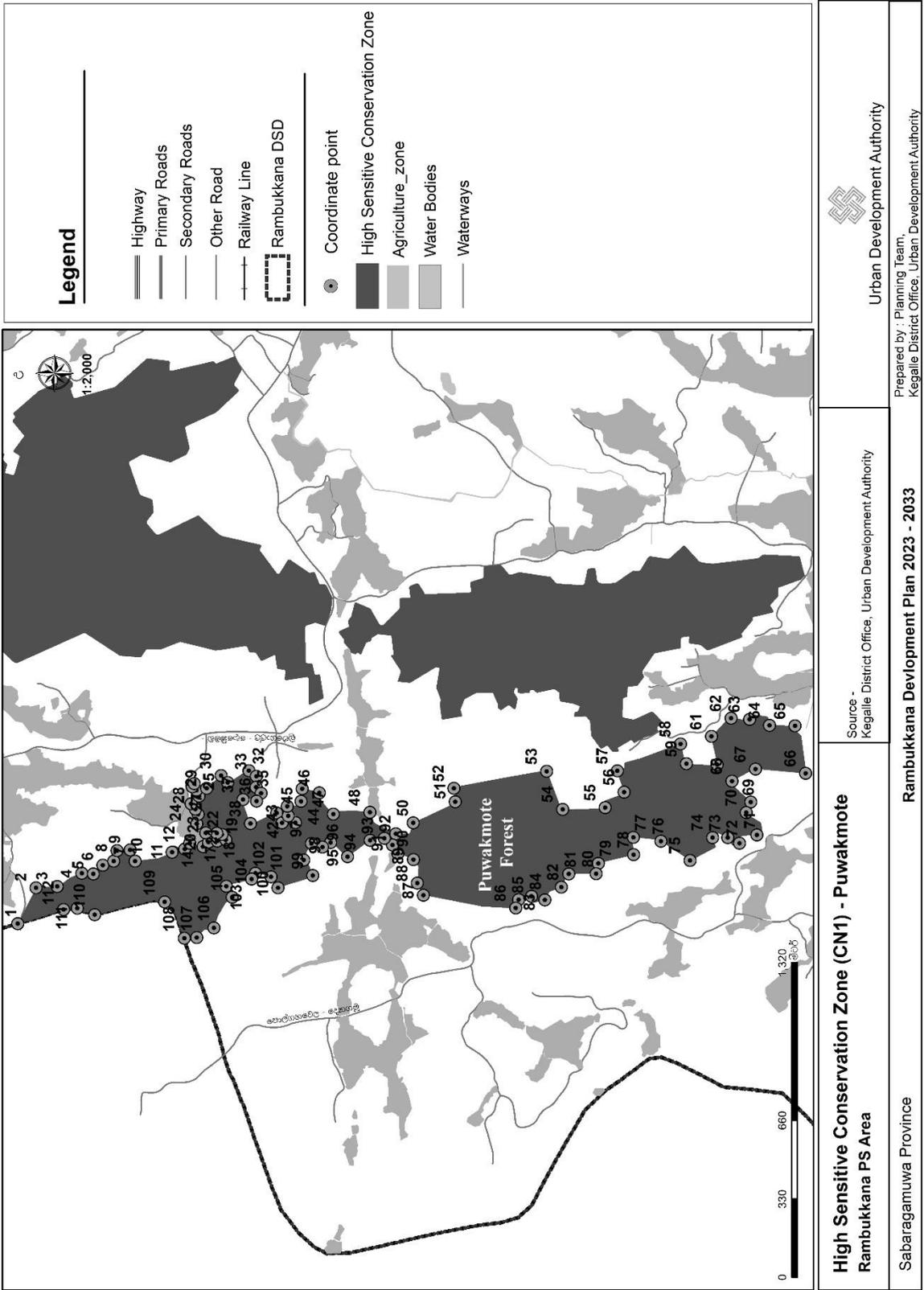


Padavigampola Forest - Geographical coordinates Boundaries

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80° 21' 57.634" E	7° 21' 3.241" N	31	80° 22' 7.890" E	7° 20' 6.851" N
2	80° 21' 58.256" E	7° 21' 2.042" N	32	80° 22' 7.780" E	7° 20' 1.850" N
3	80° 21' 59.000" E	7° 21' 2.133" N	33	80° 22' 5.222" E	7° 20' 1.083" N
4	80° 22' 1.505" E	7° 21' 1.064" N	34	80° 22' 3.432" E	7° 20' 4.656" N
5	80° 22' 0.515" E	7° 20' 59.055" N	35	80° 22' 1.144" E	7° 20' 5.680" N
6	80° 21' 58.408" E	7° 20' 57.591" N	36	80° 22' 0.219" E	7° 20' 5.307" N
7	80° 22' 0.708" E	7° 20' 55.283" N	37	80° 21' 59.485" E	7° 20' 8.024" N
8	80° 22' 1.962" E	7° 20' 55.293" N	38	80° 21' 57.310" E	7° 20' 9.526" N
9	80° 22' 2.322" E	7° 20' 53.825" N	39	80° 21' 56.721" E	7° 20' 9.534" N
10	80° 22' 3.766" E	7° 20' 53.853" N	40	80° 21' 54.999" E	7° 20' 13.964" N
11	80° 22' 3.909" E	7° 20' 52.630" N	41	80° 21' 55.946" E	7° 20' 16.471" N
12	80° 22' 2.633" E	7° 20' 51.751" N	42	80° 21' 56.744" E	7° 20' 17.487" N
13	80° 22' 2.930" E	7° 20' 45.758" N	43	80° 21' 55.428" E	7° 20' 17.652" N
14	80° 22' 4.335" E	7° 20' 45.643" N	44	80° 21' 54.628" E	7° 20' 20.997" N
15	80° 22' 4.852" E	7° 20' 44.092" N	45	80° 21' 52.144" E	7° 20' 22.812" N
16	80° 22' 6.244" E	7° 20' 44.059" N	46	80° 21' 51.444" E	7° 20' 22.587" N
17	80° 22' 6.473" E	7° 20' 41.592" N	47	80° 21' 50.231" E	7° 20' 23.450" N
18	80° 22' 5.285" E	7° 20' 40.501" N	48	80° 21' 50.054" E	7° 20' 24.664" N
19	80° 22' 5.586" E	7° 20' 39.193" N	49	80° 21' 48.676" E	7° 20' 24.864" N
20	80° 22' 4.833" E	7° 20' 34.945" N	50	80° 21' 48.366" E	7° 20' 25.396" N
21	80° 22' 3.858" E	7° 20' 30.880" N	51	80° 21' 45.999" E	7° 20' 25.458" N
22	80° 22' 6.107" E	7° 20' 29.957" N	52	80° 21' 45.603" E	7° 20' 23.984" N
23	80° 22' 6.091" E	7° 20' 29.113" N	53	80° 21' 46.646" E	7° 20' 21.557" N
24	80° 22' 4.255" E	7° 20' 28.680" N	54	80° 21' 45.197" E	7° 20' 20.088" N
25	80° 22' 4.260" E	7° 20' 26.247" N	55	80° 21' 44.576" E	7° 20' 20.771" N
26	80° 22' 5.816" E	7° 20' 23.922" N	56	80° 21' 44.075" E	7° 20' 20.704" N
27	80° 22' 7.707" E	7° 20' 21.975" N	57	80° 21' 42.409" E	7° 20' 23.862" N
28	80° 22' 7.588" E	7° 20' 19.064" N	58	80° 21' 42.788" E	7° 20' 24.260" N
29	80° 22' 9.197" E	7° 20' 17.144" N	59	80° 21' 41.763" E	7° 20' 26.099" N
30	80° 22' 7.096" E	7° 20' 15.235" N	60	80° 21' 41.337" E	7° 20' 25.916" N

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
61	80° 21' 41.212" E	7° 20' 26.760" N	82	80° 21' 49.229" E	7° 20' 42.792" N
62	80° 21' 42.021" E	7° 20' 27.468" N	83	80° 21' 49.217" E	7° 20' 44.892" N
63	80° 21' 41.624" E	7° 20' 28.300" N	84	80° 21' 48.371" E	7° 20' 46.530" N
64	80° 21' 43.396" E	7° 20' 29.619" N	85	80° 21' 46.970" E	7° 20' 47.093" N
65	80° 21' 45.513" E	7° 20' 29.868" N	86	80° 21' 46.009" E	7° 20' 47.026" N
66	80° 21' 45.972" E	7° 20' 30.313" N	87	80° 21' 45.590" E	7° 20' 49.506" N
67	80° 21' 45.992" E	7° 20' 31.862" N	88	80° 21' 48.144" E	7° 20' 49.765" N
68	80° 21' 46.634" E	7° 20' 31.816" N	89	80° 21' 49.880" E	7° 20' 50.322" N
69	80° 21' 47.377" E	7° 20' 31.212" N	90	80° 21' 52.585" E	7° 20' 49.960" N
70	80° 21' 48.051" E	7° 20' 33.753" N	91	80° 21' 50.593" E	7° 20' 53.835" N
71	80° 21' 49.245" E	7° 20' 33.914" N	92	80° 21' 50.770" E	7° 20' 55.472" N
72	80° 21' 49.690" E	7° 20' 34.678" N	93	80° 21' 52.145" E	7° 20' 55.119" N
73	80° 21' 49.279" E	7° 20' 36.972" N	94	80° 21' 54.287" E	7° 20' 56.399" N
74	80° 21' 49.581" E	7° 20' 37.780" N	95	80° 21' 56.920" E	7° 20' 56.338" N
75	80° 21' 49.245" E	7° 20' 39.396" N	96	80° 21' 57.176" E	7° 20' 58.154" N
76	80° 21' 49.880" E	7° 20' 39.761" N	97	80° 21' 56.234" E	7° 20' 59.108" N
77	80° 21' 49.342" E	7° 20' 39.971" N	98	80° 21' 54.469" E	7° 21' 0.398" N
78	80° 21' 48.493" E	7° 20' 39.493" N	99	80° 21' 54.774" E	7° 21' 1.880" N
79	80° 21' 47.083" E	7° 20' 39.735" N	100	80° 21' 56.107" E	7° 21' 2.730" N
80	80° 21' 47.510" E	7° 20' 40.550" N			
81	80° 21' 47.351" E	7° 20' 42.168" N			

I3.Puwakmote Forest

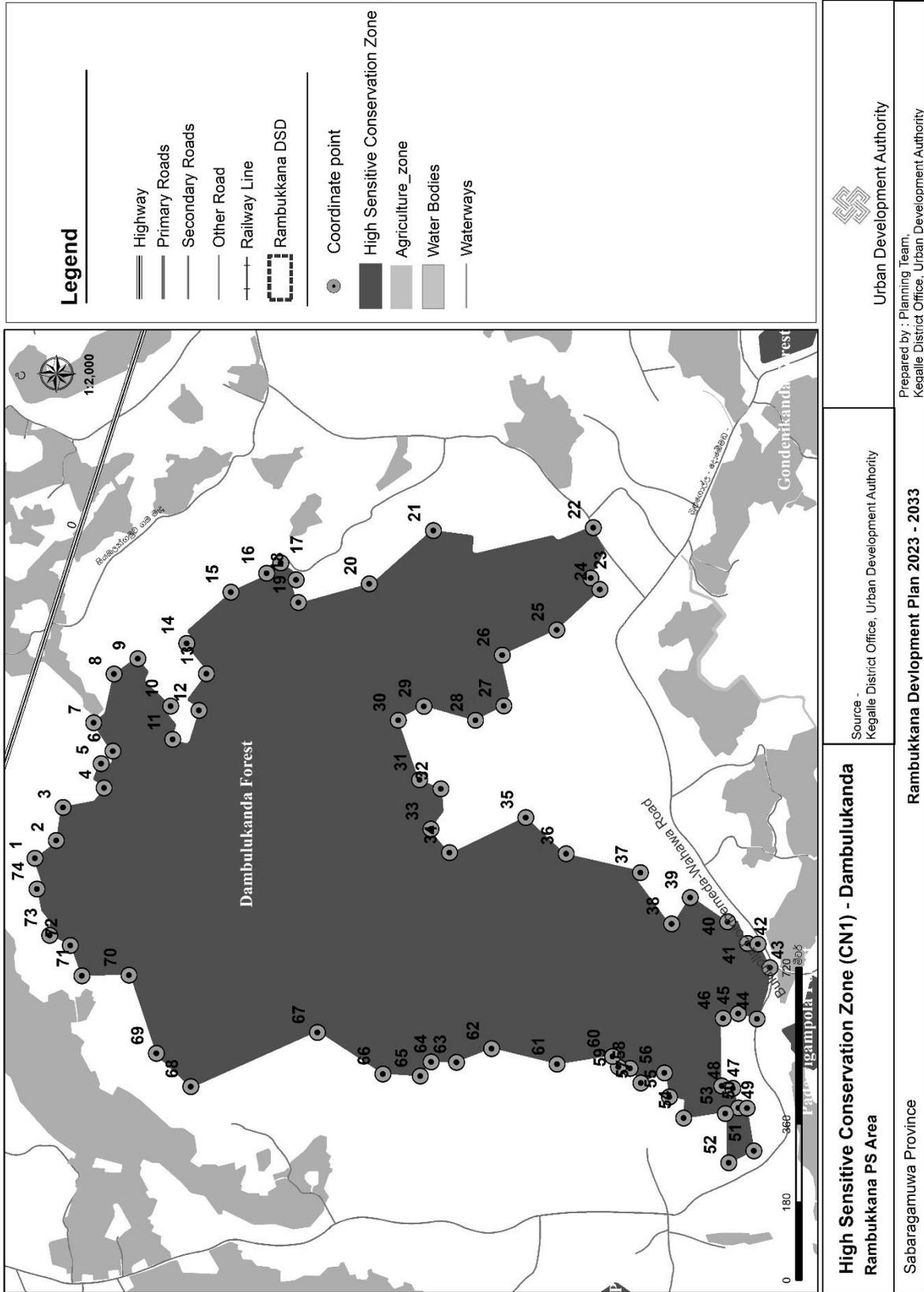


Puwakmote Forest- Geographical coordinates Boundaries

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80° 21' 17.892" E	7° 21' 46.289" N	31	80° 21' 37.078" E	7° 21' 18.218" N
2	80° 21' 22.766" E	7° 21' 43.842" N	32	80° 21' 38.673" E	7° 21' 15.383" N
3	80° 21' 22.939" E	7° 21' 40.993" N	33	80° 21' 37.916" E	7° 21' 14.394" N
4	80° 21' 24.740" E	7° 21' 37.730" N	34	80° 21' 36.425" E	7° 21' 14.408" N
5	80° 21' 24.643" E	7° 21' 36.177" N	35	80° 21' 35.608" E	7° 21' 13.767" N
6	80° 21' 25.834" E	7° 21' 34.909" N	36	80° 21' 34.530" E	7° 21' 14.370" N
7	80° 21' 26.376" E	7° 21' 33.450" N	37	80° 21' 34.744" E	7° 21' 16.162" N
8	80° 21' 27.824" E	7° 21' 33.012" N	38	80° 21' 31.492" E	7° 21' 15.169" N
9	80° 21' 27.922" E	7° 21' 31.261" N	39	80° 21' 32.921" E	7° 21' 11.682" N
10	80° 21' 26.402" E	7° 21' 30.609" N	40	80° 21' 31.603" E	7° 21' 10.957" N
11	80° 21' 27.590" E	7° 21' 25.640" N	41	80° 21' 31.632" E	7° 21' 9.180" N
12	80° 21' 28.040" E	7° 21' 23.956" N	42	80° 21' 32.542" E	7° 21' 10.126" N
13	80° 21' 28.836" E	7° 21' 23.295" N	43	80° 21' 33.832" E	7° 21' 10.266" N
14	80° 21' 28.379" E	7° 21' 21.509" N	44	80° 21' 34.507" E	7° 21' 8.405" N
15	80° 21' 28.968" E	7° 21' 20.785" N	45	80° 21' 36.221" E	7° 21' 8.246" N
16	80° 21' 29.120" E	7° 21' 19.601" N	46	80° 21' 35.657" E	7° 21' 5.961" N
17	80° 21' 29.283" E	7° 21' 18.469" N	47	80° 21' 32.791" E	7° 21' 4.095" N
18	80° 21' 29.997" E	7° 21' 18.976" N	48	80° 21' 33.028" E	7° 20' 59.220" N
19	80° 21' 30.191" E	7° 21' 19.680" N	49	80° 21' 30.110" E	7° 20' 55.739" N
20	80° 21' 30.235" E	7° 21' 21.151" N	50	80° 21' 31.594" E	7° 20' 53.418" N
21	80° 21' 31.472" E	7° 21' 22.352" N	51	80° 21' 34.452" E	7° 20' 47.793" N
22	80° 21' 32.751" E	7° 21' 22.178" N	52	80° 21' 36.280" E	7° 20' 47.989" N
23	80° 21' 33.439" E	7° 21' 22.550" N	53	80° 21' 38.602" E	7° 20' 35.570" N
24	80° 21' 34.184" E	7° 21' 23.124" N	54	80° 21' 33.430" E	7° 20' 33.434" N
25	80° 21' 35.208" E	7° 21' 22.065" N	55	80° 21' 33.656" E	7° 20' 27.754" N
26	80° 21' 36.019" E	7° 21' 22.376" N	56	80° 21' 35.749" E	7° 20' 25.211" N
27	80° 21' 36.497" E	7° 21' 22.955" N	57	80° 21' 38.644" E	7° 20' 26.119" N
28	80° 21' 36.916" E	7° 21' 22.701" N	58	80° 21' 42.312" E	7° 20' 17.679" N
29	80° 21' 36.268" E	7° 21' 21.030" N	59	80° 21' 39.632" E	7° 20' 16.878" N
30	80° 21' 38.021" E	7° 21' 19.099" N	60	80° 21' 39.509" E	7° 20' 12.786" N

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
61	80° 21' 43.344" E	7° 20' 13.552" N	91	80° 21' 28.579" E	7° 20' 56.180" N
62	80° 21' 45.810" E	7° 20' 10.917" N	92	80° 21' 29.501" E	7° 20' 57.285" N
63	80° 21' 45.664" E	7° 20' 8.444" N	93	80° 21' 29.219" E	7° 20' 59.170" N
64	80° 21' 44.835" E	7° 20' 5.781" N	94	80° 21' 27.007" E	7° 21' 2.207" N
65	80° 21' 44.755" E	7° 20' 2.361" N	95	80° 21' 28.902" E	7° 21' 4.455" N
66	80° 21' 38.321" E	7° 20' 0.966" N	96	80° 21' 28.306" E	7° 21' 5.537" N
67	80° 21' 38.884" E	7° 20' 7.658" N	97	80° 21' 28.800" E	7° 21' 7.035" N
68	80° 21' 37.238" E	7° 20' 10.802" N	98	80° 21' 26.546" E	7° 21' 8.037" N
69	80° 21' 34.430" E	7° 20' 8.278" N	99	80° 21' 24.430" E	7° 21' 6.833" N
70	80° 21' 33.000" E	7° 20' 8.883" N	100	80° 21' 22.767" E	7° 21' 11.484" N
71	80° 21' 29.949" E	7° 20' 7.461" N	101	80° 21' 24.247" E	7° 21' 12.423" N
72	80° 21' 28.808" E	7° 20' 9.793" N	102	80° 21' 24.730" E	7° 21' 14.511" N
73	80° 21' 29.583" E	7° 20' 11.374" N	103	80° 21' 23.962" E	7° 21' 15.028" N
74	80° 21' 29.596" E	7° 20' 13.404" N	104	80° 21' 22.986" E	7° 21' 18.404" N
75	80° 21' 26.493" E	7° 20' 16.404" N	105	80° 21' 21.489" E	7° 21' 17.612" N
76	80° 21' 29.109" E	7° 20' 20.292" N	106	80° 21' 17.331" E	7° 21' 20.056" N
77	80° 21' 29.603" E	7° 20' 23.995" N	107	80° 21' 15.995" E	7° 21' 22.369" N
78	80° 21' 27.284" E	7° 20' 23.950" N	108	80° 21' 15.908" E	7° 21' 24.028" N
79	80° 21' 26.098" E	7° 20' 28.654" N	109	80° 21' 20.848" E	7° 21' 26.629" N
80	80° 21' 24.692" E	7° 20' 28.957" N	110	80° 21' 19.102" E	7° 21' 35.985" N
81	80° 21' 24.657" E	7° 20' 32.607" N	111	80° 21' 19.991" E	7° 21' 38.327" N
82	80° 21' 22.872" E	7° 20' 33.627" N	112	80° 21' 19.800" E	7° 21' 40.151" N
83	80° 21' 21.127" E	7° 20' 35.826" N			
84	80° 21' 21.612" E	7° 20' 37.597" N			
85	80° 21' 21.163" E	7° 20' 39.328" N			
86	80° 21' 20.018" E	7° 20' 39.710" N			
87	80° 21' 21.766" E	7° 20' 52.050" N			
88	80° 21' 23.418" E	7° 20' 52.861" N			
89	80° 21' 26.607" E	7° 20' 53.387" N			
90	80° 21' 27.436" E	7° 20' 55.469" N			

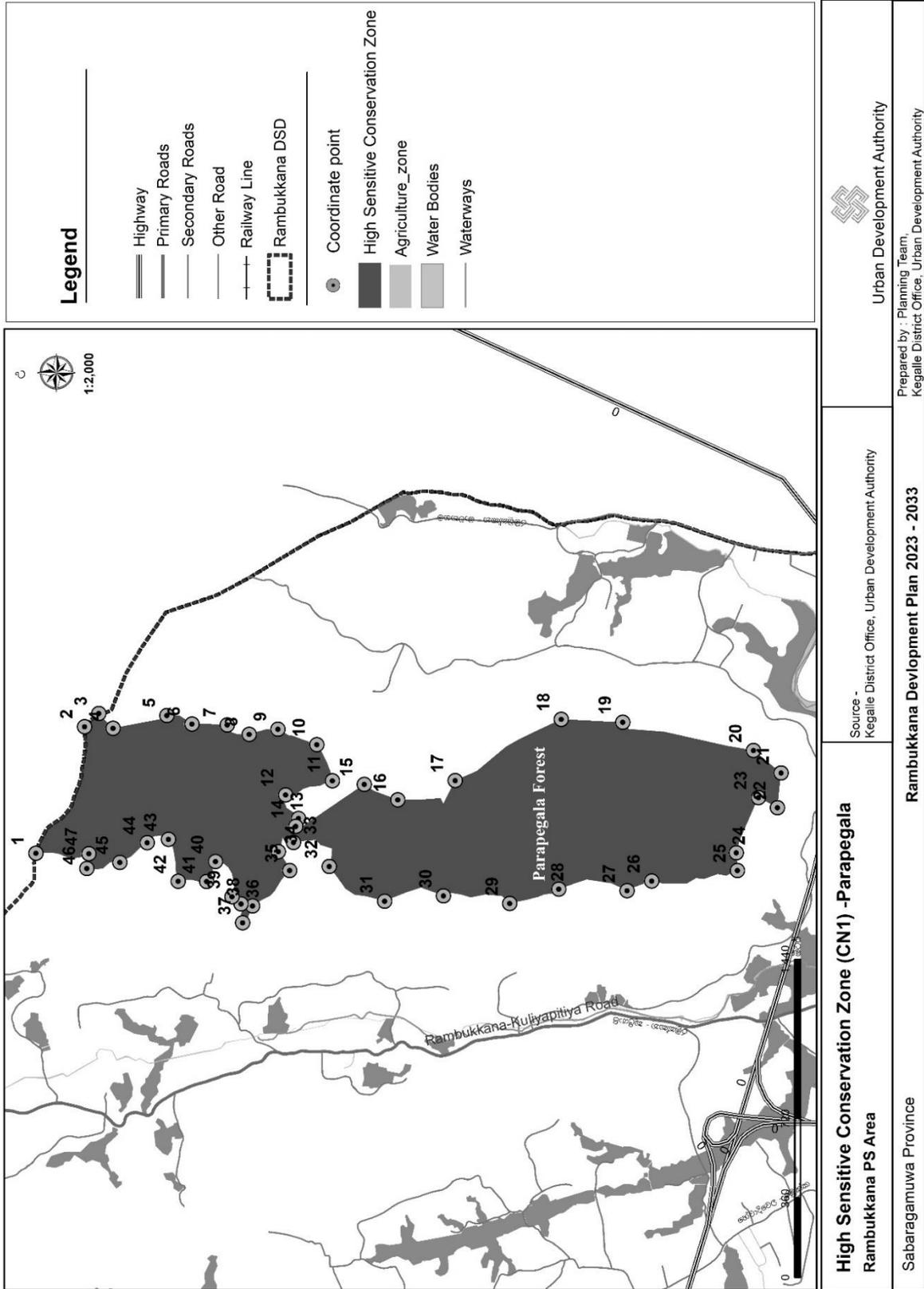
14.Dambulukanda Forest



Dambulukanda Forest - Geographical coordinates Boundaries

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80° 22' 10.272" E	7° 21' 58.047" N	38	80° 22' 5.396" E	7° 21' 11.445" N
2	80° 22' 11.601" E	7° 21' 56.480" N	39	80° 22' 7.348" E	7° 21' 10.083" N
3	80° 22' 14.056" E	7° 21' 55.981" N	40	80° 22' 5.549" E	7° 21' 7.356" N
4	80° 22' 15.515" E	7° 21' 52.991" N	41	80° 22' 3.937" E	7° 21' 5.884" N
5	80° 22' 17.320" E	7° 21' 53.197" N	42	80° 22' 3.895" E	7° 21' 5.137" N
6	80° 22' 18.245" E	7° 21' 52.333" N	43	80° 22' 2.139" E	7° 21' 4.244" N
7	80° 22' 20.357" E	7° 21' 53.754" N	44	80° 21' 58.333" E	7° 21' 5.193" N
8	80° 22' 23.987" E	7° 21' 52.254" N	45	80° 21' 58.735" E	7° 21' 6.573" N
9	80° 22' 25.113" E	7° 21' 50.512" N	46	80° 21' 58.386" E	7° 21' 7.689" N
10	80° 22' 21.593" E	7° 21' 48.104" N	47	80° 21' 53.357" E	7° 21' 7.780" N
11	80° 22' 19.118" E	7° 21' 47.955" N	48	80° 21' 53.171" E	7° 21' 6.972" N
12	80° 22' 21.280" E	7° 21' 46.036" N	49	80° 21' 51.715" E	7° 21' 6.550" N
13	80° 22' 24.002" E	7° 21' 45.493" N	50	80° 21' 51.687" E	7° 21' 5.925" N
14	80° 22' 26.262" E	7° 21' 46.942" N	51	80° 21' 48.524" E	7° 21' 5.434" N
15	80° 22' 30.062" E	7° 21' 43.696" N	52	80° 21' 47.630" E	7° 21' 7.266" N
16	80° 22' 31.475" E	7° 21' 41.081" N	53	80° 21' 51.300" E	7° 21' 7.509" N
17	80° 22' 32.249" E	7° 21' 40.056" N	54	80° 21' 50.964" E	7° 21' 10.562" N
18	80° 22' 30.995" E	7° 21' 38.932" N	55	80° 21' 52.523" E	7° 21' 11.616" N
19	80° 22' 29.298" E	7° 21' 38.757" N	56	80° 21' 54.320" E	7° 21' 11.974" N
20	80° 22' 30.690" E	7° 21' 33.568" N	57	80° 21' 53.573" E	7° 21' 13.698" N
21	80° 22' 34.653" E	7° 21' 28.884" N	58	80° 21' 54.655" E	7° 21' 14.492" N
22	80° 22' 34.868" E	7° 21' 17.188" N	59	80° 21' 54.755" E	7° 21' 15.338" N
23	80° 22' 31.119" E	7° 21' 17.362" N	60	80° 21' 55.539" E	7° 21' 15.776" N
24	80° 22' 30.262" E	7° 21' 16.703" N	61	80° 21' 54.977" E	7° 21' 19.830" N
25	80° 22' 27.260" E	7° 21' 19.855" N	62	80° 21' 56.115" E	7° 21' 24.620" N
26	80° 22' 25.387" E	7° 21' 23.841" N	63	80° 21' 55.110" E	7° 21' 27.199" N
27	80° 22' 21.606" E	7° 21' 23.724" N	64	80° 21' 55.135" E	7° 21' 29.049" N
28	80° 22' 20.541" E	7° 21' 25.796" N	65	80° 21' 54.082" E	7° 21' 29.851" N
29	80° 22' 21.579" E	7° 21' 29.583" N	66	80° 21' 54.243" E	7° 21' 32.586" N
30	80° 22' 20.541" E	7° 21' 31.447" N	67	80° 21' 57.322" E	7° 21' 37.376" N
31	80° 22' 16.108" E	7° 21' 29.900" N	68	80° 21' 53.293" E	7° 21' 46.641" N
32	80° 22' 15.442" E	7° 21' 28.338" N	69	80° 21' 55.767" E	7° 21' 49.161" N
33	80° 22' 12.450" E	7° 21' 29.061" N	70	80° 22' 1.584" E	7° 21' 51.158" N
34	80° 22' 10.697" E	7° 21' 27.708" N	71	80° 22' 1.540" E	7° 21' 54.615" N
35	80° 22' 13.302" E	7° 21' 22.115" N	72	80° 22' 3.787" E	7° 21' 55.457" N
36	80° 22' 10.615" E	7° 21' 19.167" N	73	80° 22' 4.543" E	7° 21' 56.970" N
37	80° 22' 9.211" E	7° 21' 13.740" N	74	80° 22' 7.985" E	7° 21' 57.896" N

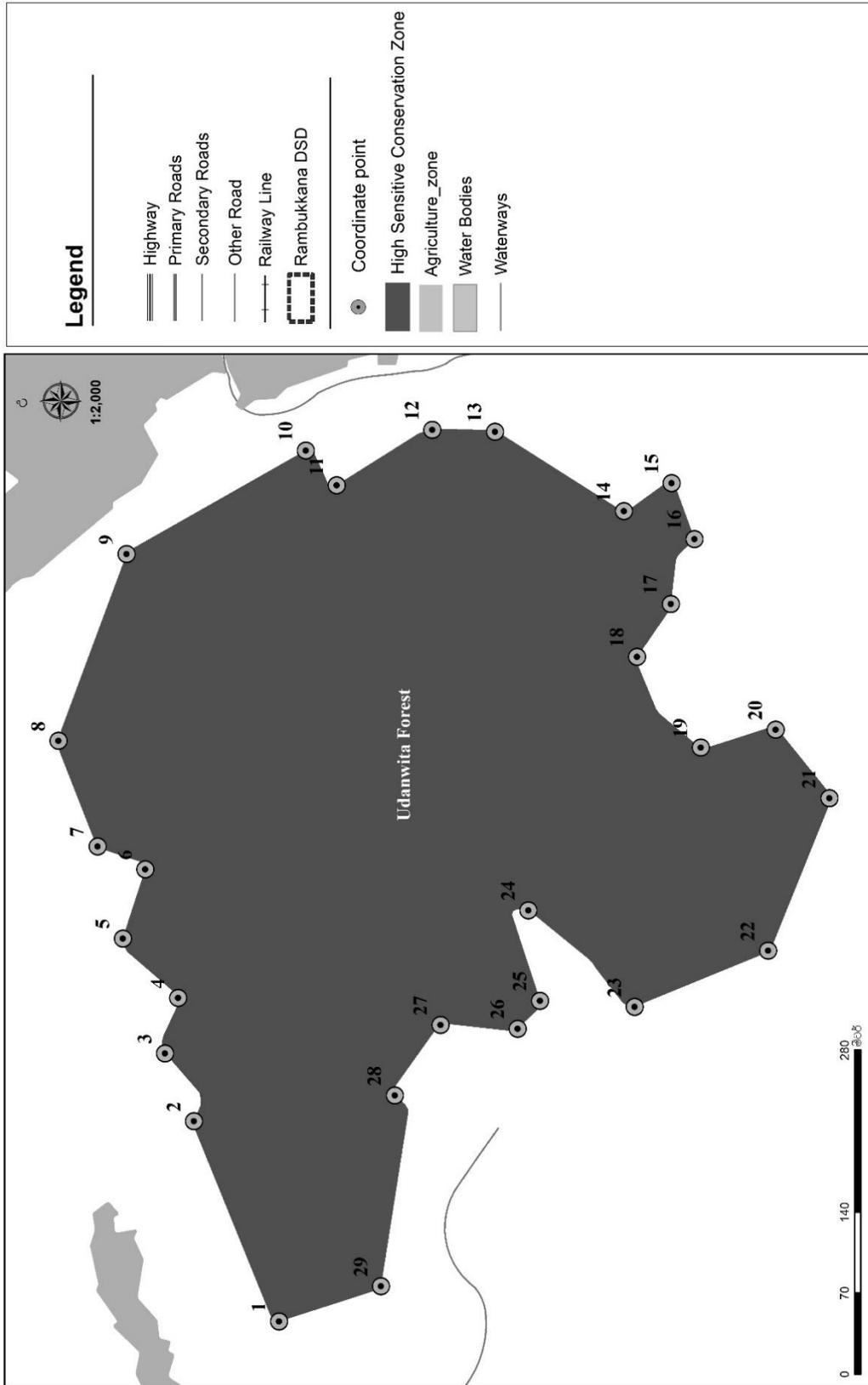
15.Parapegala Forest



Parapegala Forest - Geographical coordinates Boundaries

Point No	X Coordinate	Y Coordinate	Point No	X Coordinate	Y Coordinate
1	80° 24' 5.383" E	7° 23' 20.376" N	31	80° 23' 58.353" E	7° 22' 30.144" N
2	80° 24' 23.916" E	7° 23' 13.358" N	32	80° 24' 3.433" E	7° 22' 38.124" N
3	80° 24' 25.829" E	7° 23' 11.314" N	33	80° 24' 6.951" E	7° 22' 43.270" N
4	80° 24' 23.671" E	7° 23' 9.245" N	34	80° 24' 5.598" E	7° 22' 45.454" N
5	80° 24' 25.550" E	7° 23' 1.494" N	35	80° 24' 2.839" E	7° 22' 43.815" N
6	80° 24' 24.296" E	7° 22' 57.898" N	36	80° 23' 57.657" E	7° 22' 49.151" N
7	80° 24' 24.162" E	7° 22' 52.799" N	37	80° 23' 55.212" E	7° 22' 50.600" N
8	80° 24' 22.784" E	7° 22' 49.628" N	38	80° 23' 57.949" E	7° 22' 50.817" N
9	80° 24' 23.547" E	7° 22' 45.494" N	39	80° 23' 59.005" E	7° 22' 52.131" N
10	80° 24' 21.278" E	7° 22' 39.890" N	40	80° 24' 4.158" E	7° 22' 54.504" N
11	80° 24' 15.980" E	7° 22' 37.667" N	41	80° 24' 1.245" E	7° 22' 55.751" N
12	80° 24' 13.913" E	7° 22' 44.412" N	42	80° 24' 1.256" E	7° 22' 59.882" N
13	80° 24' 10.459" E	7° 22' 42.546" N	43	80° 24' 7.410" E	7° 23' 1.279" N
14	80° 24' 9.325" E	7° 22' 42.947" N	44	80° 24' 6.935" E	7° 23' 4.321" N
15	80° 24' 15.464" E	7° 22' 33.055" N	45	80° 24' 4.017" E	7° 23' 8.269" N
16	80° 24' 13.185" E	7° 22' 28.235" N	46	80° 24' 3.133" E	7° 23' 13.023" N
17	80° 24' 16.029" E	7° 22' 19.969" N	47	80° 24' 5.324" E	7° 23' 12.724" N
18	80° 24' 24.977" E	7° 22' 4.676" N			
19	80° 24' 24.560" E	7° 21' 55.821" N			
20	80° 24' 20.434" E	7° 21' 37.001" N			
21	80° 24' 17.144" E	7° 21' 33.027" N			
22	80° 24' 12.057" E	7° 21' 33.543" N			
23	80° 24' 13.522" E	7° 21' 36.279" N			
24	80° 24' 5.439" E	7° 21' 39.463" N			
25	80° 24' 2.863" E	7° 21' 39.298" N			
26	80° 24' 1.320" E	7° 21' 51.667" N			
27	80° 23' 59.883" E	7° 21' 55.214" N			
28	80° 24' 0.135" E	7° 22' 5.046" N			
29	80° 23' 58.010" E	7° 22' 12.108" N			
30	80° 23' 59.143" E	7° 22' 21.648" N			

16.Udanwita Forest

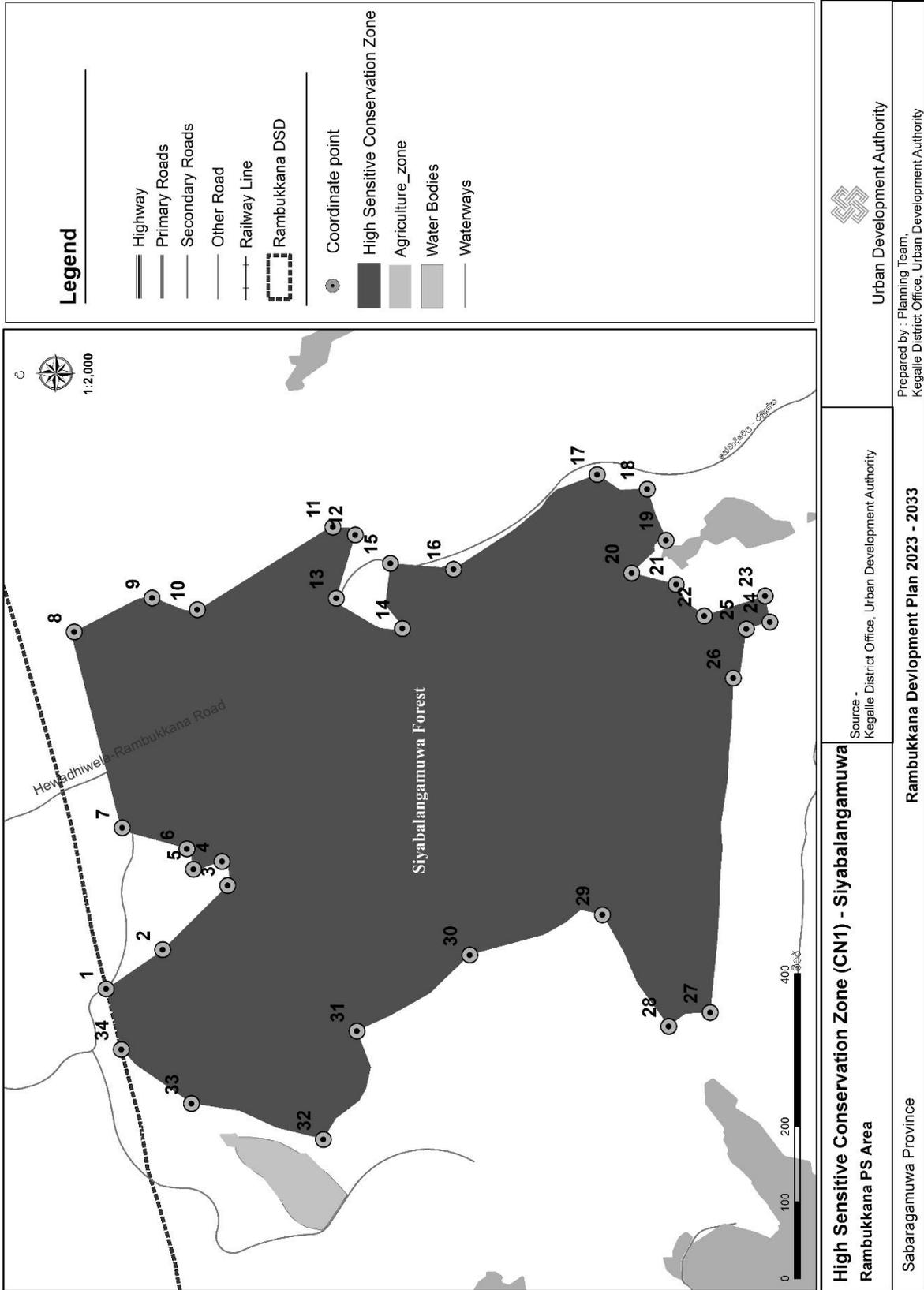


<p>High Sensitive Conservation Zone (CN1) - Udanwita Rambukkana PS Area</p>	<p>Source - Kegalle District Office, Urban Development Authority</p>	 <p>Urban Development Authority</p>
<p>Sabaragamuwa Province</p> <p>Rambukkana Development Plan 2023 - 2033</p> <p>Prepared by : Planning Team, Kegalle District Office, Urban Development Authority</p>		

Udanvita Forest - Geographical coordinates Boundaries

Point No	X Coordinate	Y Coordinate
1	80° 21' 32.182" E	7° 22' 48.266" N
2	80° 21' 37.775" E	7° 22' 50.602" N
3	80° 21' 39.669" E	7° 22' 51.396" N
4	80° 21' 41.215" E	7° 22' 51.034" N
5	80° 21' 42.876" E	7° 22' 52.556" N
6	80° 21' 44.806" E	7° 22' 51.937" N
7	80° 21' 45.446" E	7° 22' 53.249" N
8	80° 21' 48.395" E	7° 22' 54.320" N
9	80° 21' 53.609" E	7° 22' 52.453" N
10	80° 21' 56.500" E	7° 22' 47.528" N
11	80° 21' 55.532" E	7° 22' 46.679" N
12	80° 21' 57.080" E	7° 22' 44.057" N
13	80° 21' 57.021" E	7° 22' 42.334" N
14	80° 21' 54.807" E	7° 22' 38.794" N
15	80° 21' 55.591" E	7° 22' 37.482" N
16	80° 21' 54.028" E	7° 22' 36.854" N
17	80° 21' 52.214" E	7° 22' 37.507" N
18	80° 21' 50.737" E	7° 22' 38.431" N
19	80° 21' 48.209" E	7° 22' 36.685" N
20	80° 21' 48.706" E	7° 22' 34.627" N
21	80° 21' 46.792" E	7° 22' 33.151" N
22	80° 21' 42.533" E	7° 22' 34.835" N
23	80° 21' 40.966" E	7° 22' 38.496" N
24	80° 21' 43.664" E	7° 22' 41.415" N
25	80° 21' 41.137" E	7° 22' 41.096" N
26	80° 21' 40.357" E	7° 22' 41.710" N
27	80° 21' 40.463" E	7° 22' 43.826" N
28	80° 21' 38.492" E	7° 22' 45.086" N
29	80° 21' 33.169" E	7° 22' 45.464" N

17.Siyabalangamuwa Forest



Siyabalangamuwa Forest - Geographical coordinates Boundaries

Point No	X Coordinate	Y Coordinate
1	80° 22' 20.443" E	7° 23' 26.330" N
2	80° 22' 22.106" E	7° 23' 23.970" N
3	80° 22' 24.831" E	7° 23' 21.263" N
4	80° 22' 25.853" E	7° 23' 21.501" N
5	80° 22' 25.518" E	7° 23' 22.688" N
6	80° 22' 26.379" E	7° 23' 22.959" N
7	80° 22' 27.273" E	7° 23' 25.661" N
8	80° 22' 35.594" E	7° 23' 27.665" N
9	80° 22' 37.034" E	7° 23' 24.416" N
10	80° 22' 36.536" E	7° 23' 22.522" N
11	80° 22' 40.042" E	7° 23' 16.869" N
12	80° 22' 39.709" E	7° 23' 15.932" N
13	80° 22' 37.019" E	7° 23' 16.729" N
14	80° 22' 35.732" E	7° 23' 13.967" N
15	80° 22' 38.493" E	7° 23' 14.466" N
16	80° 22' 38.252" E	7° 23' 11.835" N
17	80° 22' 42.264" E	7° 23' 5.834" N
18	80° 22' 41.647" E	7° 23' 3.750" N
19	80° 22' 39.480" E	7° 23' 2.963" N
20	80° 22' 38.092" E	7° 23' 4.398" N
21	80° 22' 37.604" E	7° 23' 2.542" N
22	80° 22' 36.268" E	7° 23' 1.369" N
23	80° 22' 37.118" E	7° 22' 58.830" N
24	80° 22' 36.010" E	7° 22' 58.634" N
25	80° 22' 35.715" E	7° 22' 59.611" N
26	80° 22' 33.628" E	7° 23' 0.162" N
27	80° 22' 19.441" E	7° 23' 1.126" N
28	80° 22' 18.853" E	7° 23' 2.851" N
29	80° 22' 23.579" E	7° 23' 5.622" N
30	80° 22' 21.878" E	7° 23' 11.155" N
31	80° 22' 18.646" E	7° 23' 15.872" N
32	80° 22' 14.046" E	7° 23' 17.268" N
33	80° 22' 15.574" E	7° 23' 22.771" N
34	80° 22' 17.865" E	7° 23' 25.704" N

Abbreviations

1. A.D - AD
2. K.M. – Kilometers
3. U.D.A – Urban Development Authority
4. O/L – Ordinary Level
5. A/L – Advance Level
6. DSD – Divisional Secretariate Division
7. PS – Pradesiya Saba
8. Sq.M – Square Meters
9. K.D.O – Kegalle District Office
10. S.W.O.T – Strength, Weakness, Opportunities, Threats
11. Eg. – Example
12. PPC – Preliminary Planning Clearance
13. M – Meter
14. M.F.A - Maximum Floor Area

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3. *Sri Lanka Tourism Development Board, Monthly Tourist Arrival Reports (2018/2019/2020/ 2021/2022)*: <https://www.sltda.gov.lk/en/monthly-tourist-arrivals-reports>
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5. *Ministry of Finance, Annual Report, 2020*, <https://www.treasury.gov.lk/>
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