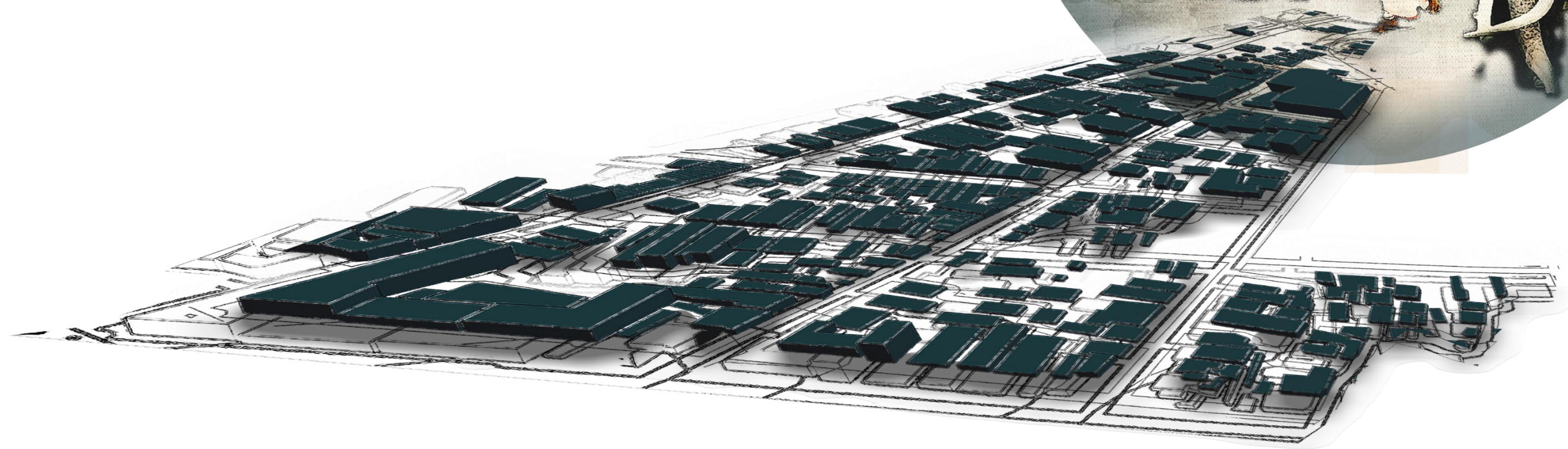


# **GREATER KANDY URBAN PLAN**

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**2025 - 2035**





# Greater Kandy Urban Plan

2025 - 2035



Prepared by

**Urban Development Authority**

**Ministry of Transport, Highways and Urban Development**

**2025**





## Greater Kandy Urban Plan

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### Publication

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**The Greater Kandy Urban Plan 2025 – 2035** mainly consists of two parts. Part I presents the background of the planning task, brief explanation on contextual information within planning area, previous planning interventions, the development barriers and potentials, anticipated planning vision, goals and objectives. Overall, this part mainly highlights the initial plan which is prepared in 2018 by JICA. The Part II presents the conclusion of the review conducted in 2023, focusing on the identified priority development projects, proposed policy amendments, general planning regulations, and the draft zoning plans for the already declared urban areas.

## Executive Summary

A planning team from the Japan International Cooperation Agency (JICA) initially prepared the **Greater Kandy Urban Plan** in 2018. The plan covered the regional area of Kandy and prepared as a Structure Plan. The first review of the plan was undertaken in 2023 to assess the progress of the proposed developments outlined in the initial plan and to identify new development requirements.

The review process was carried out in collaboration with many governments', semi-government, and related institutions, under the supervision of the Presidents' and Prime Minister's Offices, the Central Provincial Council, and the Kandy District Secretariat Office. As the main stakeholder of the planning team, the Urban Development Authority (UDA) played a key role in finalizing the reviewed outcomes in partnership with numerous related institutions. Notably, decisions made during stakeholder meetings were further evaluated by an esteemed group of university academics representing the University of Peradeniya and the University of Moratuwa. Overall, the outcome was a result of a highly collaborative effort.

The above process essentially adhered to the vision, goals, and objectives of the original plan without introducing any major changes. However, considering recent development trends, conservation needs, and stakeholder concerns, the Delthota Divisional Secretariat Division (DSD) was newly incorporated into the planning area, thereby expanding its scope. In addition, considering the legal provisions of the UDA for gazetting and implementing spatial development plans, the Poojapitiya Pradeshiya Sabha (PS), which has not yet been declared an urban development area, was removed from the planning area. Accordingly, the finalized planning area includes 12 local authorities: Kandy Municipal Council, Kadugannawa Urban Council (UC), Wattedagama UC, Akurana PS, Kundasale PS, Yatinuwara PS, Kandy Four Gravets & Gangawata Korale PS, Pathahewaheta PS, Pathadumbara PS, Udunuwara PS, Harispattuwa PS, and part of Thumpane PS.

The review identified 158 major development projects and 16 policy amendments as priority requirements for the region. These include projects and policies already identified in the 2018 plan, as well as newly proposed ones. In addition, the amendments and new components were incorporated into some of the previously identified projects. Proposed projects were categorized into three groups based on their funding sources; accordingly, 87 projects requiring government funding, 47 projects requiring low or no budget, and 24 projects requiring private sector participation and funding. For each project, the responsible government institution and supportive agencies were also identified to ensure effective implementation and coordination.

Following the finalization of the project list, which was achieved through consensus among all stakeholder institutions and consultations with academic experts, the plan was presented to the central government authorities to obtain approval for gazetting. However, due to subsequent changes in political leadership, the plan was resubmitted and presented in 2024 to the newly appointed authorities at the Kandy District Coordinating Committee, where approval was once again granted for gazetting with the title of **Greater Kandy Urban Plan 2025 – 2035**.

## Minister's Approval

**APPROVAL OF THE GREATER KANDY URBAN PLAN FOR THE KANDY MUNICIPAL COUNCIL, KADUGANNAWA URBAN COUNCIL, WATTEGAMA URBAN COUNCIL, YATINUWARA PS, HARISPATHTHUWA PS, AKURANA PS, PATHADUMBARA PS, KUNDASALE PS, GANGAWATA KORALE PS, UDU NUWARA PS, PARTS OF THUMPANE PS AND PATHAHEWAHETA PRADESHIYA SABHA AREAS**

I, Bimal Niroshan Rathnayake, Minister of Transport, Highways and Urban Development do hereby approve the Greater Kandy Urban Plan for the Kandy Municipal Council, Kadugannawa Urban Council, Wattegama Urban Council, Yatinuwara PS, Harispaththuwa PS, Akurana PS, Pathadumbara PS, Kundasale PS, Gangawata Korale PS, Udu Nuwara PS, parts of Thumpane PS and Pathahewaheta Pradeshiya Sabha areas after consideration of recommendation made by the Board of Management of the Urban Development Authority on 09<sup>th</sup> April 2024 by virtue of the powers vested in me under Section 8 ("F") of the Urban Development Authority (Amendment) Act No. 4 of 1982.



**Bimal Niroshan Rathnayake (M.P)**  
**Minister of Transport, Highways and Urban Development**

Ministry of Transport, Highways and Urban Development,  
6<sup>th</sup> Floor,  
"Sethsiripaya" Stage II  
Battaramulla.

Date: 5... February 2026



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The Gazette of the Democratic Socialist Republic of Sri Lanka

EXTRAORDINARY

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No. 2479/23 - MONDAY, MARCH 09, 2026

(Published by Authority)

PART I : SECTION (I) — GENERAL

Government Notifications

APPROVAL OF THE GREATER KANDY URBAN PLAN FOR THE KANDY MUNICIPAL COUNCIL, KADUGANNAWA URBAN COUNCIL, WATTEGAMA URBAN COUNCIL, YATINUWARA PS, HARISPATHTHUWA PS, AKURANA PS, PATHADUMBARA PS, KUNDASALE PS, GANGAWATA KORALE PS, UDU NUWARA PS, PARTS OF THUMPANE PS AND PATHAHEWAHETA PRADESHIYA SABHA AREAS

I, Bimal Niroshan Rathnayake, Minister of Transport, Highways and Urban Development do hereby approve the Greater Kandy Urban Plan for the Kandy Municipal Council, Kadugannawa Urban Council, Wattegama Urban Council, YatINUWARA PS, Harispaththuwa PS, Akurana PS, Pathadumbara PS, Kundasale PS, Gangawata Korale PS, Udu Nuwara PS, parts of Thumpane PS and Pathahewaheta Pradeshiya Sabha areas after consideration of recommendation made by the Board of Management of the Urban Development Authority on 09th April 2024 by virtue of the powers vested in me under Section 8 ("F") of the Urban Development Authority (Amendment) Act, No. 4 of 1982.

BIMAL NIROSHAN RATHNAYAKE (M.P),  
Minister of Transport, Highways and Urban Development.

Ministry of Transport, Highways and Urban Development,  
6th Floor,  
"Sethsiripaya" Stage II,  
Battaramulla,  
05th February, 2026.



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PART I : Sec. (I) - GAZETTE EXTRAORDINARY OF THE DEMOCRATIC SOCIALIST REPUBLIC OF SRI LANKA - 09.03.2026

APPROVAL OF THE GREATER KANDY URBAN PLAN FOR THE KANDY MUNICIPAL COUNCIL, KADUGANNAWA URBAN COUNCIL, WATTEGAMA URBAN COUNCIL, YATINUWARA PS, HARISPATHTHUWA PS, AKURANA PS, PATHADUMBARA PS, KUNDASALE PS, GANGAWATA KORALE PS, UDU NUWARA PS, PARTS OF THUMPANE PS AND PATHAHEWAHETA PRADESHIYA SABHA AREAS

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, Bimal Niroshan Rathnayake, the Minister in charge of the subject of Transport, Highways, and Urban Development 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 Greater Kandy Urban Plan for the Kandy Municipal Council, Kadugannawa Urban Council, Wattegama Urban Council, YatINUWARA PS, Harispaththuwa PS, Akurana PS, Pathadumbara PS, Kundasale PS, Gangawata Korale PS, Udu Nuwara PS, parts of Thumpane PS and Pathahewaheta Pradeshiya Sabha areas prepared under Section 8 (A) of the said Act on the day of 05th February 2026.

BIMAL NIROSHAN RATHNAYAKE (M.P),  
Minister of Transport, Highways and Urban Development.

Ministry of Transport, Highways and Urban Development,  
6th Floor,  
"Sethsiripaya" Stage II,  
Battaramulla,  
12th February, 2026.

APPROVAL OF THE GREATER KANDY URBAN PLAN FOR THE KANDY MUNICIPAL COUNCIL, KADUGANNAWA URBAN COUNCIL, WATTEGAMA URBAN COUNCIL, YATINUWARA PS, HARISPATHTHUWA PS, AKURANA PS, PATHADUMBARA PS, KUNDASALE PS, GANGAWATA KORALE PS, UDU NUWARA PS, PARTS OF THUMPANE PS AND PATHAHEWAHETA PRADESHIYA SABHA AREAS

PUBLIC are hereby informed that the Development Plan prepared for Greater Kandy Urban Plan for the Kandy Municipal Council, Kadugannawa Urban Council, Wattegama Urban Council, YatINUWARA PS, Harispaththuwa PS, Akurana PS, Pathadumbara PS, Kundasale PS, Gangawata Korale PS, Udu Nuwara PS, parts of Thumpane PS and Pathahewaheta Pradeshiya Sabha areas 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 05th February 2026, by Hon. Bimal Niroshan Rathnayake, Minister of Transport, Highways, and Urban Development, by virtue of powers vested on him under Section 8 (F) of the said Act.

M. G. HEMACHANDRA  
CHAIRMAN  
Urban Development Authority

12th February, 2026.

EOG 03- 0100

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# CHAPTER 01 INTRODUCTION

## 1.1 Background

Kandy, the capital of Central Province, is also one of the prime cities in Sri Lanka. The city is renowned as the most sacred place in Buddhist culture, as it home to the Temple of the Sacred Tooth. Additionally, Kandy was the last ancient kingdom in Sri Lankan history, witnessing pivotal political events between Sri Lankans and Europeans prior to colonization. Besides the geographical setting of the city and region make it much more unique as the area is located between approximately 500 to 550+ meter elevations which is defined as highly sensitive environmental zone of Sri Lanka. Moreover, the region of Kandy harbors significant potential for development across various sectors, encompassing the economic, social, and cultural domains.

Due to the absence of a comprehensive planning effort addressing the issues in the Kandy region, the Government of Sri Lanka requested assistance from the Government of Japan in 2016 to formulate a regional planning project for Kandy. As a result, a planning team from the Japan International Cooperation Agency (JICA), in collaboration with the Urban Development Authority (UDA), initiated and completed the 'Greater Kandy Urban Plan (GKUP)' in 2018 \*. The plan focuses on addressing the adverse effects of irregular developments and considers how these developments hinder the area from realizing its full cultural,

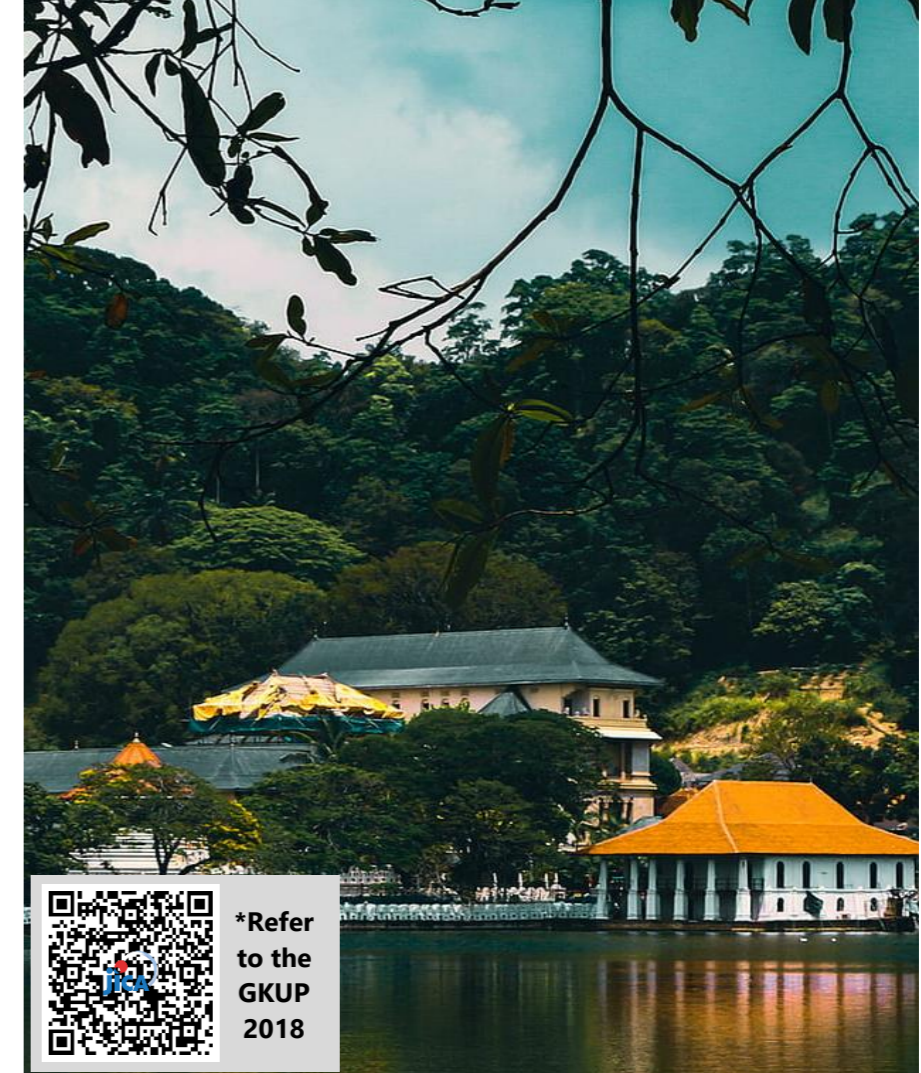
environmental potential. Ultimately, the plan aims to overcome these negative impacts by implementing the proposed development projects.

The GKUP 2018 was developed following a series of stakeholder meetings with strong community participation. Consequently, some of the proposals identified in the plan were initiated from the outset of the plan's induction. Nevertheless, the implementation mechanism was interrupted due to the consequences of COVID-19 and the subsequent economic crisis. However, there is currently a growing need to implement development proposals within the region due to the rapid increase in urban issues.

The above plan was formulated based on the context prior to 2018. Over time, and by 2023, unforeseen socio-economic conditions emerged, creating the need to amend some of the identified proposals in response to circumstances that could not have been anticipated under the GKUP 2018. Recognizing the importance of the GKUP 2018, the UDA initiated a review of the plan in 2023 and incorporated the prevailing context to ensure its sustainable implementation, with the objective of publishing it through gazetting. Therefore, the review aims to amend existing proposals and introduce new ones in response to current scenarios. However, it is important to note that the planning concept, vision, goals, and objectives of the initial plan have been retained.

## 1.2 Objectives of Reviewing GKUP 2018

The primary objective of the task is to formulate strategic actions, policies, and projects based on financing models and project completion durations. The proposed financing models encompass low-budgetary projects, private investments, public-private partnerships, donations, foreign and treasury funds.



The completion durations are categorized into short term (possibly complete within 1 to 3 years), medium term (possibly complete within 3 to 10 years), and long term (possibly complete within 10 to 20 years). Anyhow, it will ensure that all proposals align with and contribute to the overarching the vision outlined in the GKUP 2018.

The specific objectives envisaged by the review of GKUP 2018 are as follows:

- To amend the necessary development proposals and policies of GKUP 2018.
- To identify new development proposals and policies that accommodates the recent trends and issues.
- To prioritize development proposals and policy amendments that make significant positive changes.
- To integrate relevant authorities to implement the prioritized development projects and policy amendments.

\* [https://openjicareport.jica.go.jp/618/618/618\\_120\\_12320230.html](https://openjicareport.jica.go.jp/618/618/618_120_12320230.html)

### 1.3 Diary of the Task

The initial discussion regarding the review of GKUP 2018 was held on March 24, 2023, in the presence of His Excellency, the President. A Steering Committee (SC)\* and a Coordinating Committee (CC)\* was established at this meeting to guide and perform the planning task.

The second meeting was called by the appointed CC on May 4, 2023, and led by the Chief Secretary of the Central Provincial Council. All the stakeholder members from government institutes were represented the meeting. As a result of this discussion, eleven (11) subcommittees, known as Technical Working Groups (TWGs)\*, were appointed based on different specific sectors to revisit the plan, covering multiple dimensions.

The third meeting which was held on May 26, 2023 with the presence of Secretary to the Prime Minister and CC members including Chief Secretary of the Central Provincial Council, District Secretary of Kandy District and Director of UDA (Central Province) has been set up the Terms of Reference (TOR) for the TWGs.

Following the TOR each TWG has reviewed the GKUP 2018 and made their comments and new proposals. These were shortlisted and further improved with the consultation of repute Professors of University of Moratuwa and University of Peradeniya.

A series of consultation meetings for each TWG were held separately on June 21 and 27, 2023, with the presence of subject-specific nominated professors and lecturers from academia. The outcomes of these meetings were then presented to the SC on July 14, 2023.

Based on constructive comments of the previous meeting and the

first progress meeting held afterwards on July 14, 2023, the final draft plan was prepared and presented to the Board of Management of the UDA (BOM-UDA) on August 10, 2023.

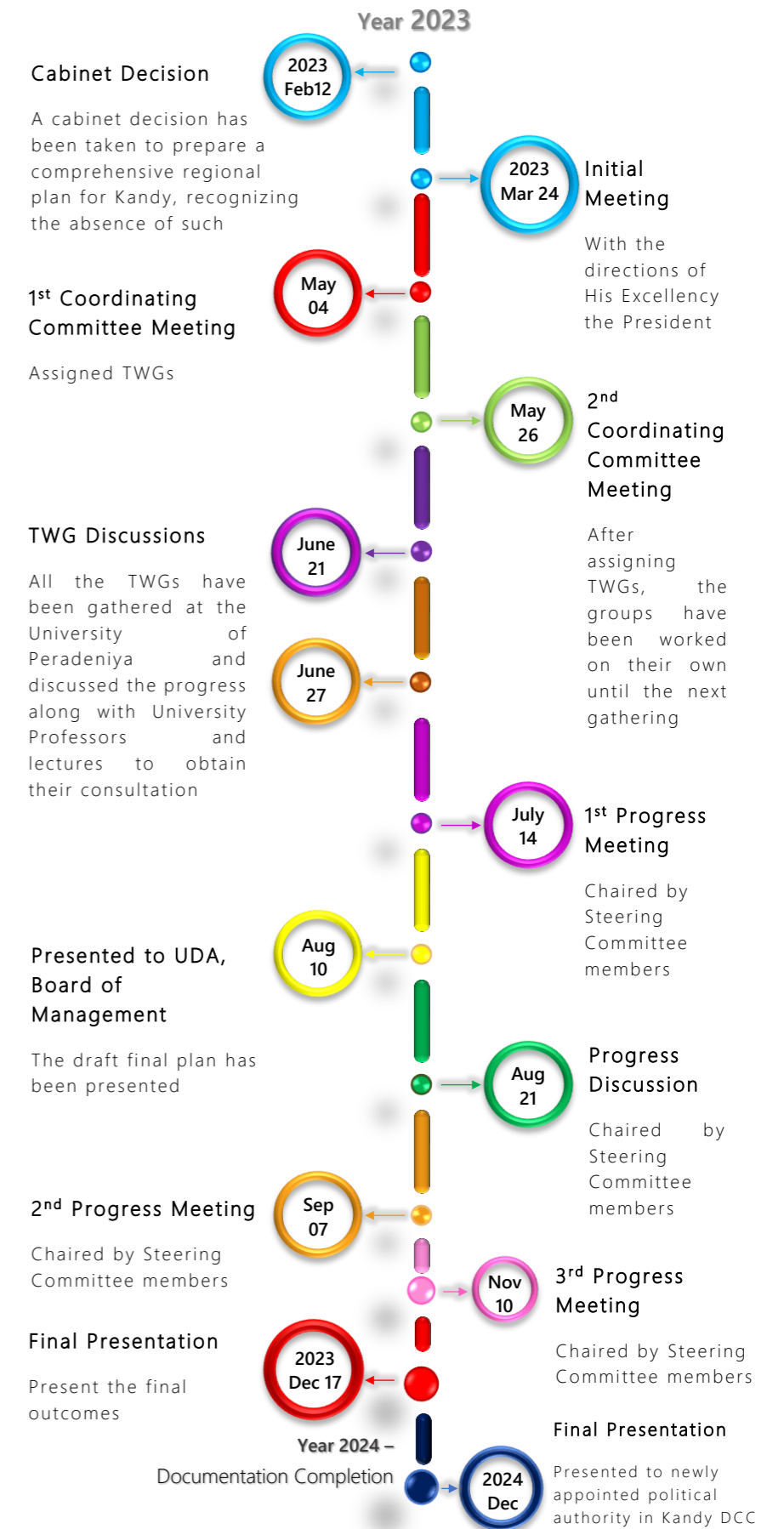
The second progress meeting was held on September 7, 2023 and the third on November 10, 2023 with the presence of SC members. After, accepting the previous amendments and including more minor changes, the plan review was concluded.

Prior to the final gathering, the draft review plan was presented to the Governor of Central Province and the Parliament Members of Kandy District on December 3, 2023. Eventually, the final version of the GKUP 2018 first review report, along with the virtual model illustrating the development proposals, was presented to His Excellency the President on December 17, 2023. Following the instructions from the gathering, the document was processed for publication as a gazette to legalize the proposed developments.

However, due to the changes in political authority in 2024 before finalizing the gazetting process, the plan was presented once again to the newly appointed political authority at the Kandy District Coordinating Committee (DCC), and approval was granted again to proceed with the gazetting process.



Figure 02: The 2<sup>nd</sup> Progress Meeting with SC Members -September 07, 2023



\* Refer to the Project Team (page 03)

## 1.4 Project Team

The national-level coordinators or the SC, including the Secretary to the Prime Minister and the Additional Secretary to the President (Infrastructure Development), were initially tasked with guiding the review of GKUP 2018. Subsequently, the SC appointed the CC as the regional-level working group responsible for overseeing and directing the achievement of the outlined objectives.

The TWGs or Subcommittees, formulated by the CC, were tasked with acting at the local/site level by integrating with each other. These TWGs, comprised of numerous government institutes from various development and management sectors, contributed their eminent efforts to complete the task.



### TWG - Transport, traffic management, roads and railway development

1	Chief Secretary
2	District Secretary – Kandy District
3	Urban Development Authority
4	Ministry of Transport
5	Sri Lanka Transport Board
6	Road Passenger Transport Authority
7	Sri Lanka Railway Department
8	Department of Motor Traffic
9	Sri Lanka Police
10	Road Development Authority
11	Provincial Road Development Authority
12	Driver's Associations (School services, Three-wheelers, etc.)

### TWG - Environmental conservation, solid waste management, waste water and sewerage system management

1	Chief Secretary - Central provincial Council
2	District Secretary – Kandy District
3	Urban Development Authority
4	Ministry of Environment
5	Central Environment Authority
6	National Water Supply and Drainage Board
7	Chief-Environment Unit (Kandy) – Sri Lanka Police
8	Land Use Policy Planning Department
9	Kandy Municipal Council and relevant other Local Authorities

### TWG - Town beatification, building construction, green development and underserved settlement development

1	Chief Secretary - Central provincial Council
2	District Secretary – Kandy District
3	Urban Development Authority
4	Ministry of Urban Development and Housing
5	State Engineering Cooperation
6	Land Use Policy Planning Department
7	National Building Research Organization
8	Kandy Municipal Council and relevant other Local Authorities

### TWG - Health and education development

1	Chief Secretary - Central provincial Council
2	District Secretary – Kandy District
3	Urban Development Authority
4	Ministry of Health
5	Provincial Ministry of Health
6	Ministry of Education
7	Provincial Ministry of Education

### TWG - Trade and commerce development

1	Chief Secretary - Central provincial Council
2	District Secretary – Kandy District
3	Urban Development Authority
4	Ministry of Trade
5	Kandy Municipal Council and relevant Local Authorities
6	National Chamber of Commerce
7	Export Development Board
8	Trade Associations of Kandy

### TWG - Culture, religion and tourism sector development

1	Chief Secretary - Central provincial Council
2	District Secretary – Kandy District
3	Urban Development Authority
4	Department of Archeology
5	Ministry of Buddhasasana Religious and Cultural Affairs
6	Department of Buddhist Affairs
7	Ministry of Tourism
8	Sri Lanka Tourism Promotion Bureau
9	Chairman-Tourist Guide Lecturers' Association

### TWG - Sports and recreational facilities development

1	Chief Secretary - Central provincial Council
2	District Secretary – Kandy District
3	Urban Development Authority
4	Ministry of Sports and Youth Affairs
5	Department of Sports Development
6	Department of National Botanic Gardens
7	Kandy Municipal Council and other relevant Local Authorities
8	Chairman-Tourist Guide Lecturers' Association

### TWG - Housing, population and community development

1	Chief Secretary - Central provincial Council
2	District Secretary – Kandy District
3	Urban Development Authority
4	Ministry of Urban Development and Housing
5	National Housing Development Authority
6	Urban Settlement Development Authority
7	Department of Census and Statistics
8	Ministry of Health
9	Central Provincial Ministry of Health
10	Kandy Municipal Council and relevant other Local Authorities

**TWG - Socio-economic benefits introduction and assessment**

1	Chief Secretary - Central provincial Council
2	District Secretary – Kandy District
3	Urban Development Authority
4	Department of Economics and Statistics - UOP
5	Department of Sociology - UOP

**TWG - Public utility services development**

1	Chief Secretary - Central provincial Council
2	District Secretary – Kandy District
3	Urban Development Authority
4	Kandy Municipal Council and relevant other Local Authorities

**TWG - Irrigation and disaster management**

1	Chief Secretary - Central provincial Council
2	District Secretary – Kandy District
3	Urban Development Authority
4	Ministry of Irrigation
5	Irrigation Department
6	Ministry of Disaster Management
7	Disaster Management Center
8	Land Use Policy Planning Department
9	National Building Research Organization

Responsible officials from the mentioned institutes were represented in each TWG. Overall, professional staff, including engineers, urban planners, architects, and analysts, contributed to concluding the review.

Addition to the officials from various institutes, reputed university professors and lecturers were appointed to each TWG, to provide consultation on the proposals made by each group. Academic consultants with expertise were appointed from the University of Peradeniya under the directives of the Vice-Chancellor. The constructive comments and guidance of the university staff continued until the final stage of the task, adding analytical value to the GKUP 2018 review version.

**Consultant Team Members**

TWG - Transport, traffic management, roads and railway development		
Consultant Name	Designation	Faculty & Department
Dr. Amal Kumarage	Senior Professor	Faculty of Engineering, Dep. of Transport and Logistics Management (UoM)
Dr. Samal Dharmarathna	Senior Professor	Faculty of Engineering, Dep. of Civil Engineering, (UoP)
Dr. Jayalath Edirisinghe	Senior Professor	Faculty of Engineering, Dep. of Civil Engineering, (UoP)
TWG - Environmental conservation, solid waste management, waste water and sewerage system management		
Consultant Name	Designation	Faculty & Department
Prof. Thilak Hewawasam	Professor	Faculty of Arts, Dep. of Geography, (UoP)
Prof. Gemunu Herath	Professor	Faculty of Engineering, Dep. of Civil Engineering, (UoP)
TWG - Town beatification, building construction, green development and underserved settlement development		
Consultant Name	Designation	Faculty & Department
Dr. Poojitha Dissanayake	Senior Professor	Faculty of Engineering, Department of Civil Engineering, (UoP)
Dr. Kumuduni Kumarihami	Senior Professor	Faculty of Science, Department of Geology, (UoP)
Prof. A. M. W. A. Herath	Professor	Faculty of Arts, Department of Economics & Statistics, (UoP)
TWG - Trade and commerce development		
Consultant Name	Designation	Faculty & Department
Prof. J. W. Weerahewa	Senior Professor	Faculty of Agriculture, Dep. Agricultural Economics and Business Management, (UoP)
Prof. E. P. M. Rajarathna	Senior Professor	Faculty of Management, Dep. of Management Studies, (UoP)
Prof. J. G. Sri Ranjith	Dean	Faculty of Arts, Dep. of Economics and Statistics, (UoP)
TWG - Health and education development		
Consultant Name	Designation	Faculty & Department
Prof. Asiri Abegunawardhana	Senior Professor	Faculty of Medicine, Dep. of Pediatrics, (UoP)
Prof. Chalinda Benaragama	Professor	Faculty of Agriculture, Dep. of Crop Science, (UoP)
Dr. B. S. Weerakoon	Senior Professor	Faculty of Allied Health Sciences, Dep. of Radiography/Radiotherapy, (UoP)
TWG - Socio-economic benefits introduction and assessment		
Consultant Name	Designation	Faculty & Department
Mr. D. I. J. Samaranyaka	Senior Lecturer	Faculty of Management, Dep. of Management Studies, (UoP)
Prof. H. M. W. A. Herath	Head of The Department	Faculty of Arts, Dep. of Education, (UoP)
TWG - Public utility services development		
Consultant Name	Designation	Faculty & Department
Prof. Janaka Ekanayake	Professor	Faculty of Engineering, Dep. of Electrical & Electronic Engineering, (UoP)
Dr. A. D. H. K. Kankanamge	Senior Lecturer	Faculty of Arts, Department of Dep. of Economics & Statistics, (UoP)

TWG - Culture, religion and tourism sector development		
Consultant Name	Designation	Faculty & Department
Prof. H. M. T. U. Herath	Professor	Faculty of Allied Health Sciences, Dep. of Medical Laboratory Science, (UoP)
Prof. Ven. Muwaetagama Gnanananda	Professor	Faculty of Arts, Dep. of Pali and Buddhist Studies, (UoP)
TWG - Sports and recreational facilities development		
Consultant Name	Designation	Faculty & Department
Prof. N. W. B. Balasooriya	Professor	Faculty of Science, Dep. of Geology, (UoP)
Prof. K. S. H. M. W. W. Senevirathna	Head of The Department	Faculty of Arts, Dep. of Education, (UoP)
TWG - Housing, population and community development		
Consultant Name	Designation	Faculty & Department
Prof. Abey Rathnayaka	Professor	Faculty of Arts, Dep. of Sociology, (UoP)
Prof. Fasiha Asmi	Professor	Faculty of Arts, Dep. of Geography, (UoP)
TWG - Irrigation and disaster management		
Consultant Name	Designation	Faculty & Department
Prof. T. W. M. Thilak Bandara	Professor	Faculty of Arts, Dep. of Geography, (UoP)
Prof. K. D. W. Nandalal	Senior Professor	Faculty of Engineering, Dep. of Civil Engineering, (UoP)



Figure 03: Subcommittee meeting with University academic staff (TWG: Transport Sector)

## 1.5 The Scope

Kandy, as one of the prime national cities in Sri Lanka, has significant development potentials and constraints that extend beyond its city limits to regional boundaries. Due to these impacts, several regional-scale development plans have been prepared by different planning teams. Among these, GKUP 2018 is the latest version, which identifies many development proposals to be implemented in the short to long term. Therefore, many of the proposals made by GKUP 2018 remain valid to date.

However, as the socio-economic landscape of the country has evolved in recent history, the proposals of GKUP 2018 required some modifications and amendments to continue its implementation strategies. Accordingly, the review of GKUP 2018 will incorporate development proposals from the original plan and introduce new proposals in line with current trends. Finally, through the review process, powers will be delegated to relevant authorities to implement the proposals using an integrated approach. Additionally, the plan will identify relevant funding sources for financing the projects.

## 1.6 The Planning Process

The process contained mainly four (04) phases. The first phase included all the reviewing efforts of GKUP 2018. Formation of sub committees (TWGs) as stakeholders from different government and non-government sectors was the inception of this phase. Then each subcommittee reviewed the plan separately under their own perspectives and eventually the ideas were discussed in a collaborative session to have a collective decision. At this stage the problems and potentials identified by the plan was discussed and

identified additional issues and potentials in the sectors of infrastructure, environment, heritage, economic and housing.

In the second phase there were many development proposals have been identified by separate groups by adhering with the strategies of GKUP 2018 plan. At the third phase, the above proposals were categorized in to two parts as physical projects and policy decisions. The physical projects then further evaluated using sector wise weighted matrix to define the most priority projects to be launched immediately to have significant impact to the planning area. Moreover, it has collectively proposed to impose the proposed policy decisions promptly, as those shall require only minor financial allocations or sometimes not require an allocation at all.

The fourth phase or the implementation phase stated the procedure of executing the proposed developments and policy changes. Especially here, the responsible agencies have been identified to implement the proposals, and then delegate all the powers to them while securing the cooperation of all other related agencies. The Key Performance Index (KPI) evaluation system shall be integrated with each project, and the progress will eventually be assessed by the Steering Committee.

The entire process of the GKUP 2018 review, including documentation, compilation, and preparation of presentations, shall be coordinated by the Urban Development Authority (UDA) in collaboration with the Central Provincial Council, Kandy District Secretariat and other agencies.



# CHAPTER 02 PLANNING AREA

## 2.1 Study Area

Prior to delineating the planning area, a region closely associated with Kandy city has been identified as the study area. An analysis of road distribution density and hierarchy of regional node connectivity has been conducted for this purpose. The defined area encompasses 16 out of 20 District Secretariat Divisions, covering approximately 58% of the Kandy district, while excluding highly remote settlements and environmentally sensitive areas. Consequently, the area depicted in Figure 04 has been designated as the preliminary study area for planning purposes. Given the current context, the selected area directly connects with the Kandy CBD for administrative and functional activities. Therefore, in this initial review of the GKUP 2018, it is proposed to identify significant development projects throughout the entire study area and assess the necessity of implementing these proposals.

### DSDs within Study Area:

1. Akurana DSD
2. Deltota DSD
3. Doluwa DSD
4. Ganga-Ihala Korale DSD
5. Gangawata Korale DSD
6. Harispattuwa DSD
7. Hatharaliyadda DSD
8. Kundasale DSD
9. Pasbage-Korale DSD
10. Pathadumbara DSD
11. Pathahewaheta DSD
12. Poojapitiya DSD
13. Thumpane DSD
14. Udapalatha DSD
15. Udunuwara DSD
16. Yatinuwara DSD

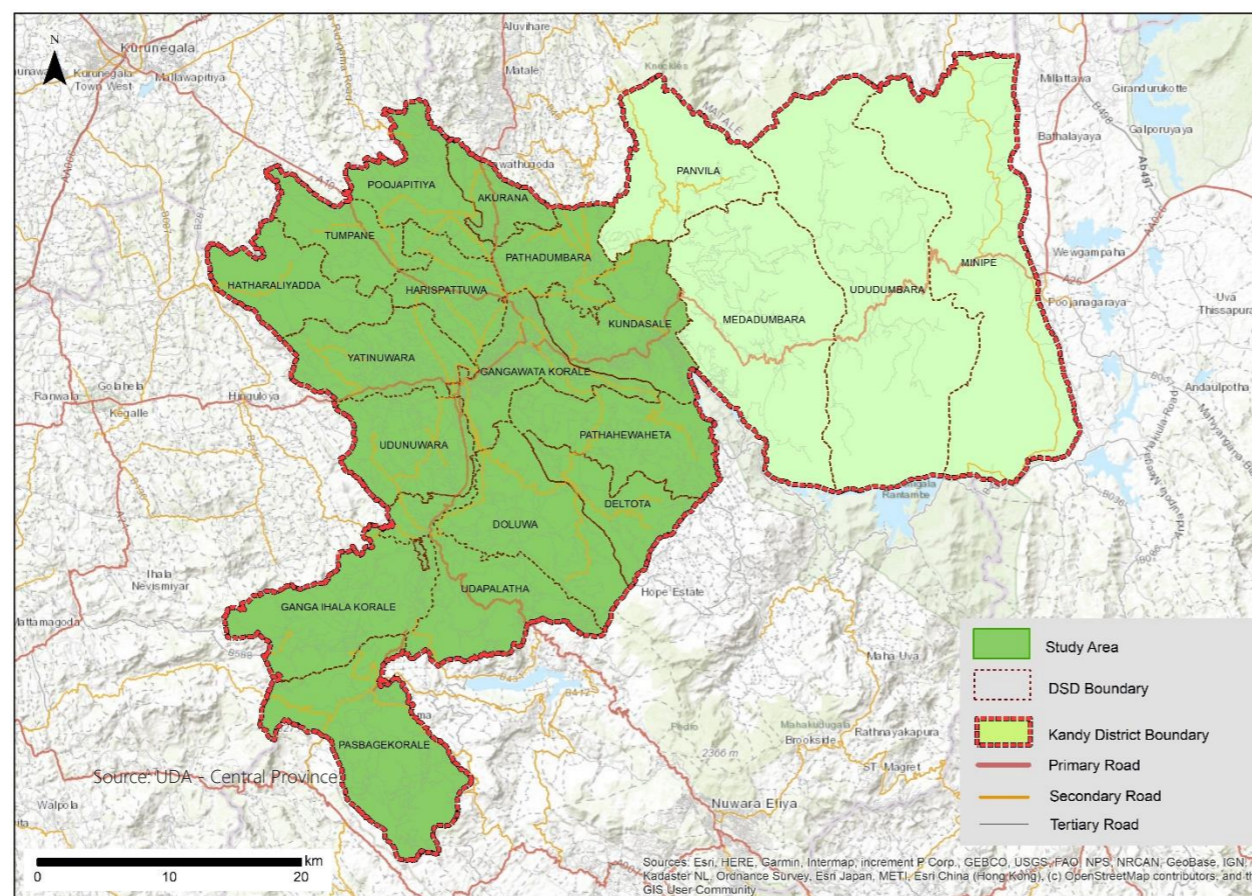


Figure 04: DSDs Within GKUP 2018: Study Area

### Planning Boundary Delineation:

In response to the requirement for a rationally defined and exact planning boundary for the Greater Kandy Area, a multi criteria weighted analysis has been conducted. The criteria for this analysis were based on the functional and geographical features of the area. Specifically, land-use distribution, development pressure, road density, geographical elevation, and population density and distribution were utilized. The resulting weighted overlay was then superimposed with administrative boundaries to delineate a well-defined boundary.

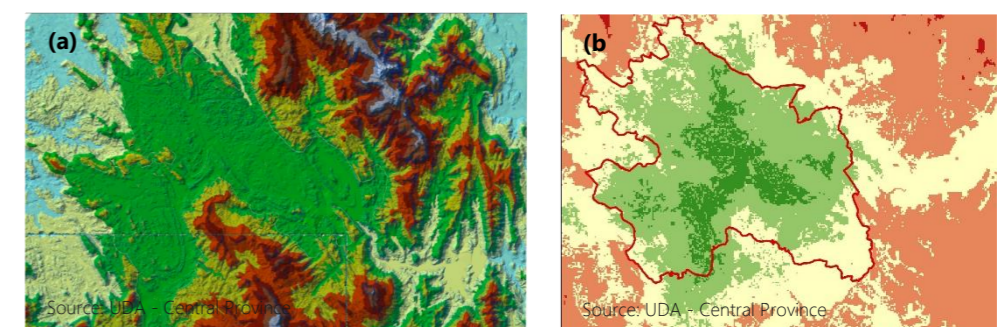
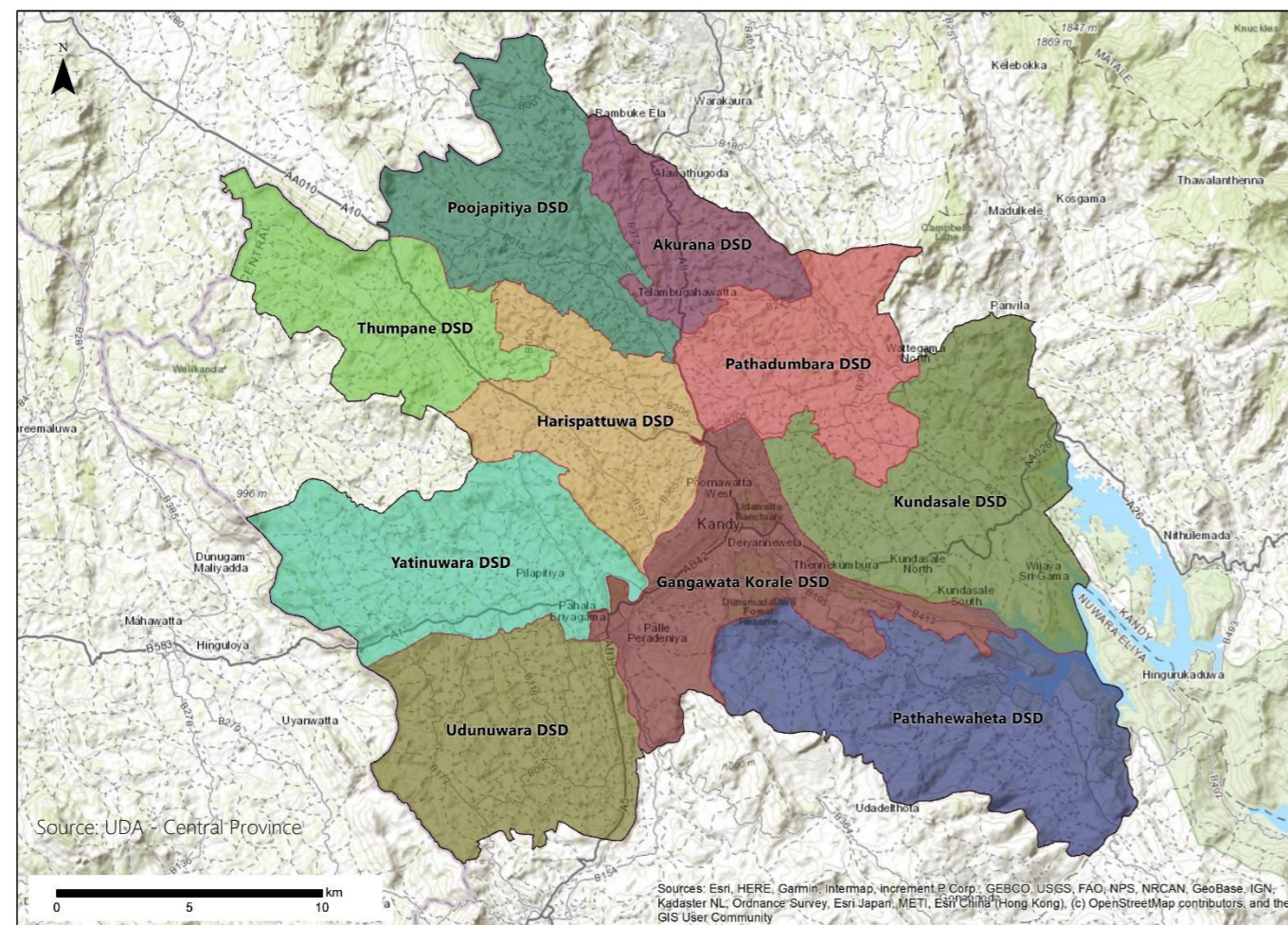


Figure 05: (a) Geographical Elevation of Study Area (b) Development Pressure of Study Area

## 2.2 Planning Boundary

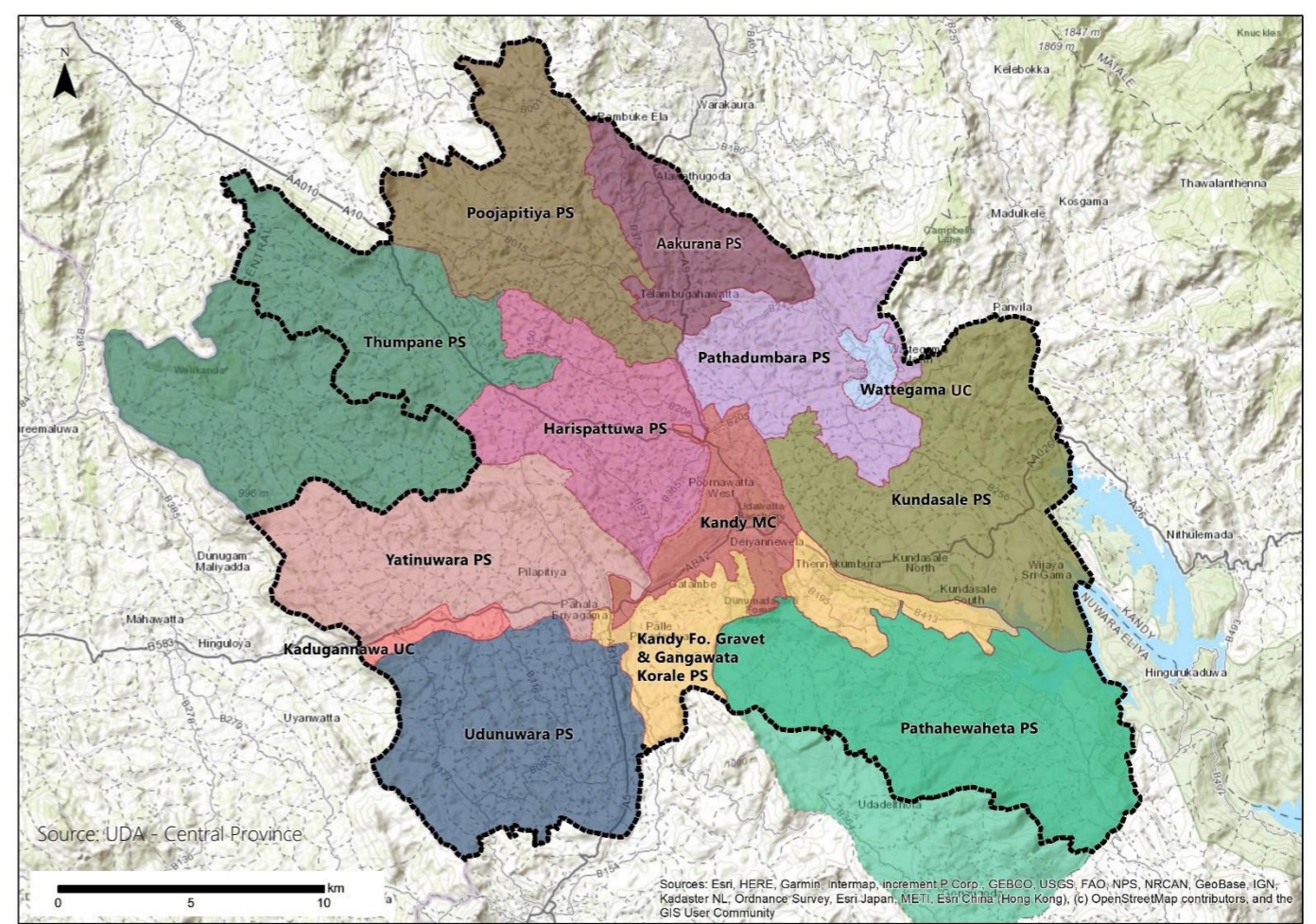
### 2.2.1 Planning Boundary of GKUP 2018

The planning area of GKUP 2018 covers approximately 608 km<sup>2</sup> in the Central Province of Sri Lanka, encompassing approximately 63% of the entire Kandy District. The boundary includes 10 Divisional Secretariat Divisions (DSD). The area also comprises 13 local authorities, including 1 Municipal Council (MC), 2 Urban Councils (UC), and 10 Pradeshiya Sabha (PS) areas. Entire area includes 747 Grama Niladhari Divisions



**DSDs Within GKUP 2018 Boundary** – Thumpane DSD, Poojapitiya DSD, Akurana DSD, Pathadumbara DSD, Kandasale DSD, Kandy Four Gravets & Gagawatta Korale DSD, Harispattuwa DSD, Yatinuwara DSD, Uduuwara DSD, Pathahewaheta DSD

Figure 06: DSDs Within GKUP 2018 Boundary

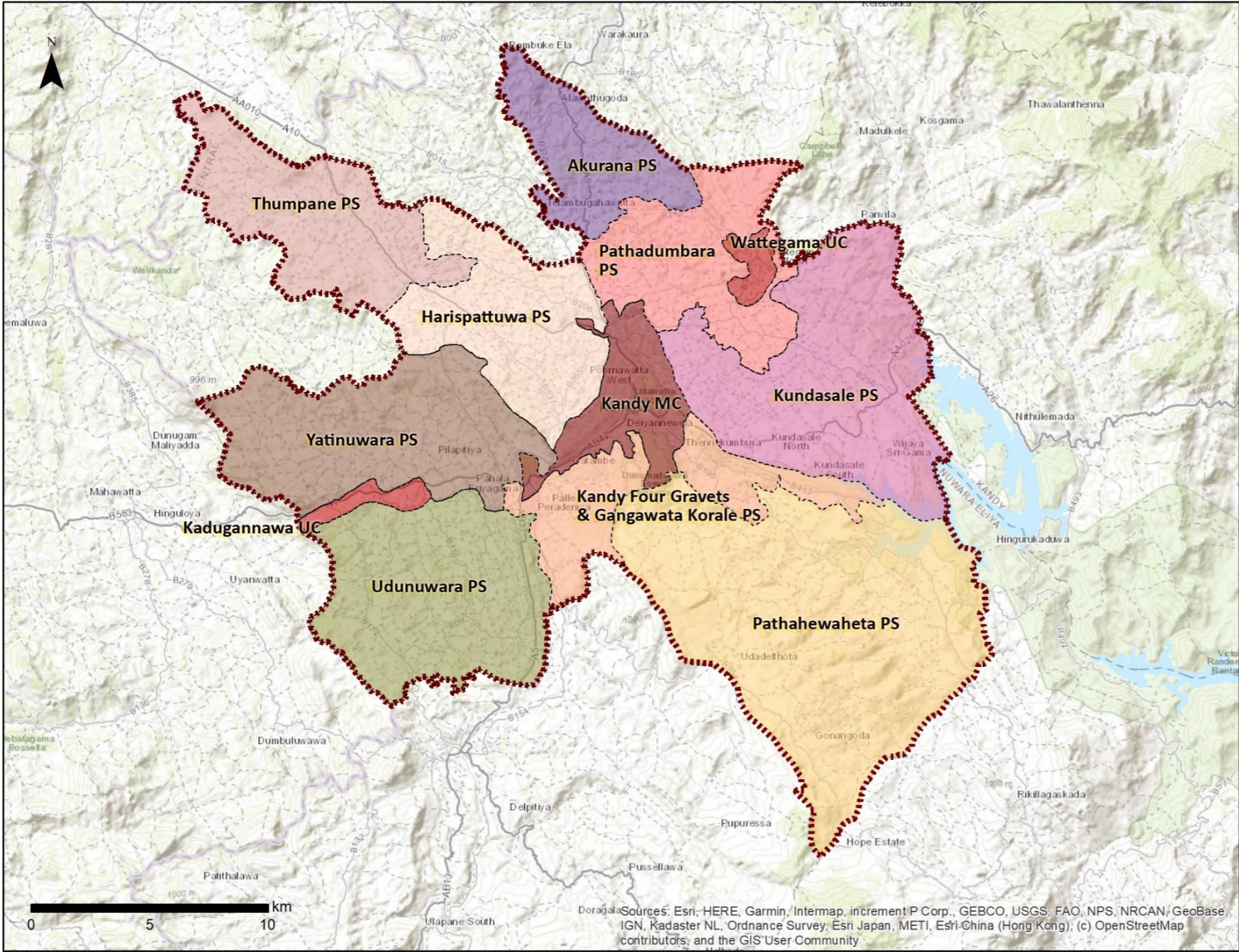


**Local Authorities Within GKUP 2018 Boundary** - Kandy Municipal Council, Wategama UC, Kadugannawa UC, Thumpane PS (part), Poojapitiya PS, Akurana PS, Pathadumbara PS, Kandasale PS, Kandy Four Gravets & Gangawata Korale PS, Harispattuwa PS, Yatinuwara PS, Uduuwara PS, Pathahewaheta PS (part)

Figure 07: Local Authorities Within GKUP 2018 Boundary

All local authority areas, except the Poojapitiya Pradeshiya Sabha, have been gazetted and officially declared as urban development areas under the Urban Development Authority Law, No. 41 of 1978. Consequently, the physical development of these areas is regulated and guided by the legal provisions of the UDA. In order to manage and control future urban expansion, the process of declaring the Poojapitiya Pradeshiya Sabha as an urban area is currently underway by the UDA.

**2.2.2 Proposed Amendments to the GKUP 2018 Planning Boundary - by 1<sup>st</sup> Review in 2023**



**Local Authorities Within Amended Boundary of GKUP** - Kandy MC, Wategama UC, Kadugannawa UC, Thumpane PS (part), Akurana PS, Pathadumbara PS, Kundasale PS, Kandy Four Gravets & Gangawata Korale PS, Harispattuwa PS, Yatinuwara PS, Udunuwara PS, Pathahewaheta PS

Figure 08: Local Authorities within Amended Boundary of GKUP

In light of the current trend in tourism development activities towards the Galaha and Delthota area, which holds significant potential for such growth, the remaining portion of the Pathahewaheta Pradeshiya Sabha area (Delthota Divisional Secretariat Division) has been incorporated into the Greater Kandy Urban Planning Boundary.

This amendment was made to address the increasing trend of tourism-based developments, including cabanas, hotels, and homestays. Additionally, factors such as the influence of the Pekoe Trail trekking activities, potential for gliding, and sightseeing, hiking, and camping opportunities were considered in the decision to expand the planning boundary.

As a result, the final planning boundary defined by the first review of the Greater Kandy Urban Plan encompasses 650 square kilometers, including 11 Divisional Secretariat Divisions and 12 local authorities (11 in their entirety and one partially).

The proposed expansion covering the Delthota DSD area aims to regulate and guide forthcoming developments while promoting tourism-related activities and potential projects. Additionally, given the environmental sensitivity of the area, there is a strong emphasis on conserving its existing natural environment.

In addition, considering the legal provisions of the UDA for gazettement and implementing spatial development plans, the Poojapitiya Pradeshiya Sabha which has not yet been declared an urban development area, was removed from the amended planning area.

## 2.3 Area Profile

### 2.3.1 Geographical Features

The planning area geographically located between the latitudes of 7° 10' 0" N and 7° 26' 30" N, and between the longitudes of 80° 25' 30" E and 80° 47' 30" E. This area belongs to the central hilly region as per the country's physiography. Consequently, the majority of the land extends onto a plateau with ground elevations ranging between 500 to 550 meters except only the Hanthana mountain. The Hanthana mountain range, that lies at Southern boundary of the area reached nearly 1,200 m at its highest point.

There is a solid stream network distributed within the area. The Victoria Reservoir, located at the Eastern boundary which is fed by the Mahaweli River and, the Kandy Lake which is located at the heart of the Kandy city are making significant landscape features in the area. The Warathenna-Hakkinda Environmental Protection Area (EPA), recognized as a highly dense biodiversity zone, is located along part of the Mahaweli River. It has been declared for conservation purposes and is situated in the central part of the area.

According to average climate indexes, the area records an approximate annual temperature of 24.5°C and an approximate annual rainfall of 2,000 mm. Overall, as the area is located within the 'Wet Zone,' it experiences a clement climate throughout the year.

### 2.3.2 Accessibility

Currently, the Central Business District (CBD) of the Greater Kandy area is reachable via both rail and highway networks, making it a central transport hub connecting all directions of the country. In the future, the Kandy region will be connected to the national expressway

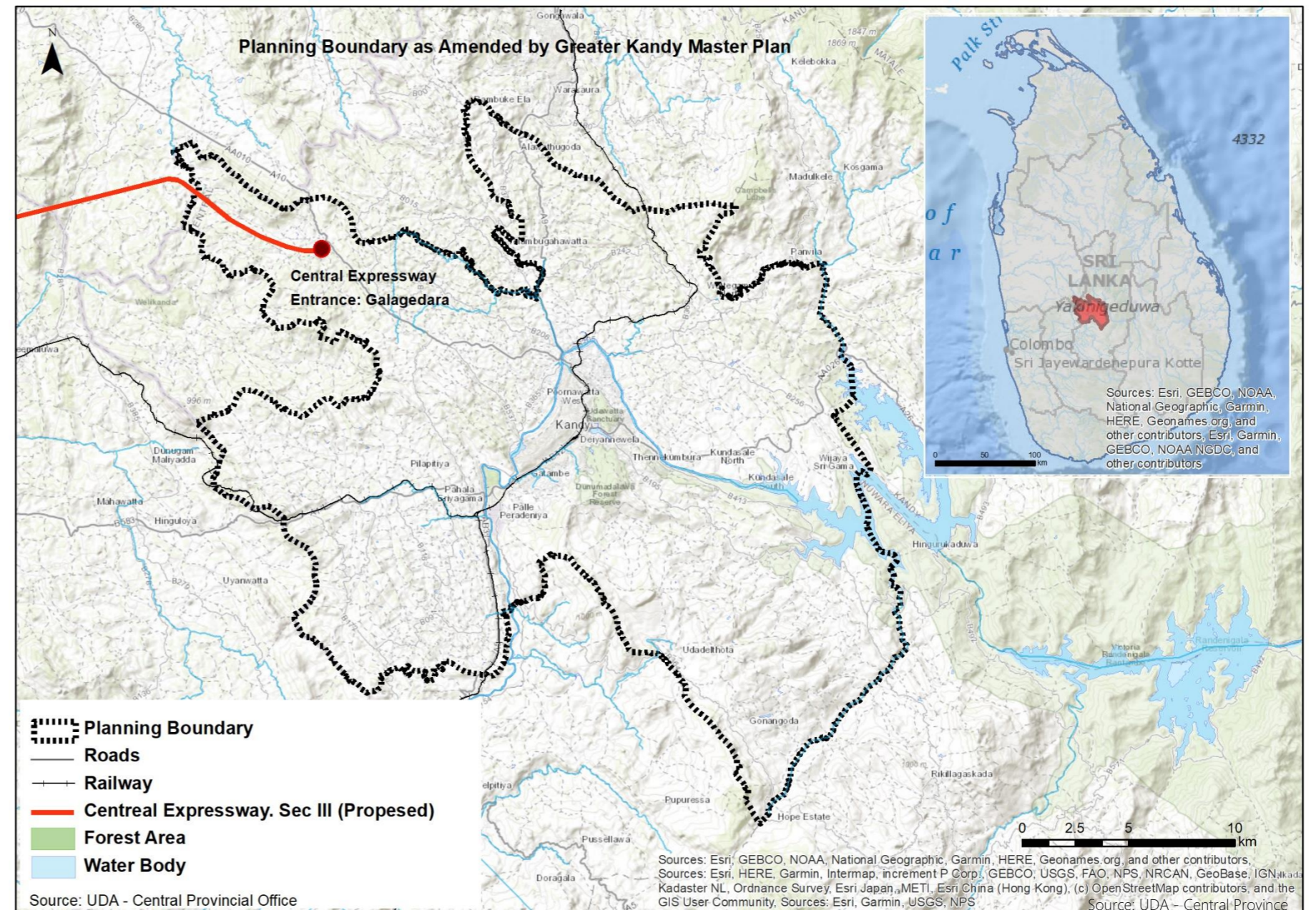


Figure 08: Geographical Features of Greater Kandy Area

network via the proposed Central Expressway, directly linking the Galagedara and Kurunegala interchanges. This proposed development will ensure the easiest and fastest route to Kandy from other major cities across the country.

The 'Main Railway Line,' which passes through Peradeniya, directly connects with Colombo and Badulla at both ends, and also the

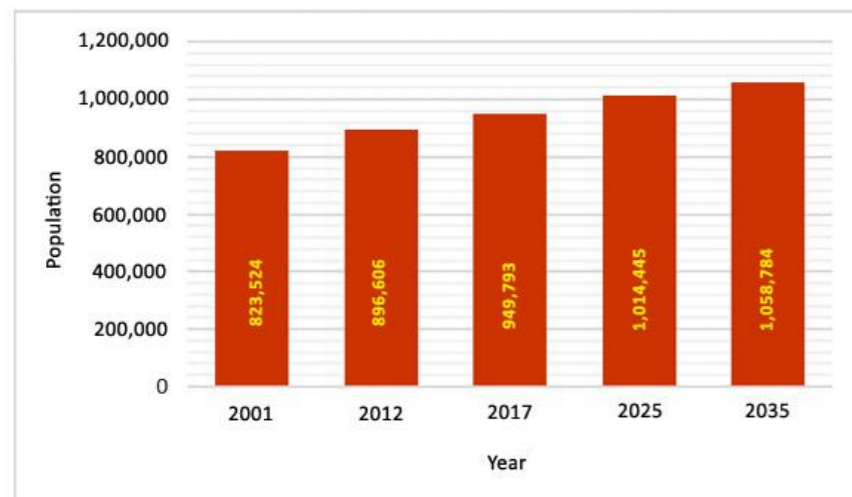
'Matale Line' which connects Peradeniya and Matale passes through Kandy, providing direct access to the central part of the planning area. The inter and intra public bus transport service providers ensure the direct accessibility to all the ends of country including Jaffna, Matara, Mannar, Negombo, Arugambay, etc. Additionally, in the future, there are plans to further integrate the area by developing a domestic airport at Kundasale area.

### 2.3.3 Demography

The demography of the Greater Kandy area has seen significant changes over the years, driven by steady population growth. In the 2001 census, the population was 823,524, which increased to 896,606 by 2012. This trend continued, and in 2017, the population reached 949,793. Projections for 2025 estimated a population of 1,014,445, and by 2035, it is expected to reach 1,058,784. These numbers reflect an average annual growth rate of 0.78% (01-12), 1.16% (12-17), 0.83% (17-25) and 0.43% (25-35) indicating gradual but sustained population growth in the region. <sup>x</sup>

However, there is a notable disparity in population distribution. Areas like Thumpane and Pathahewaheta have lower population densities, ranging from 700 to 1,000 individuals per square kilometer. In contrast, Akurana and Gangawata Korale DSDs have the highest densities, ranging from 2,000 to 2,900 individuals per square kilometer, according to the 2022 statistics provided by the Statistics of National Secretariat for Elders in their 2022 annual report.

Figure 09: Population within Greater Kandy Area



Source: GKUP 2018 - The JICA Team

\*\* Note: 2001 and 2012 population from Department of Census and Statistics

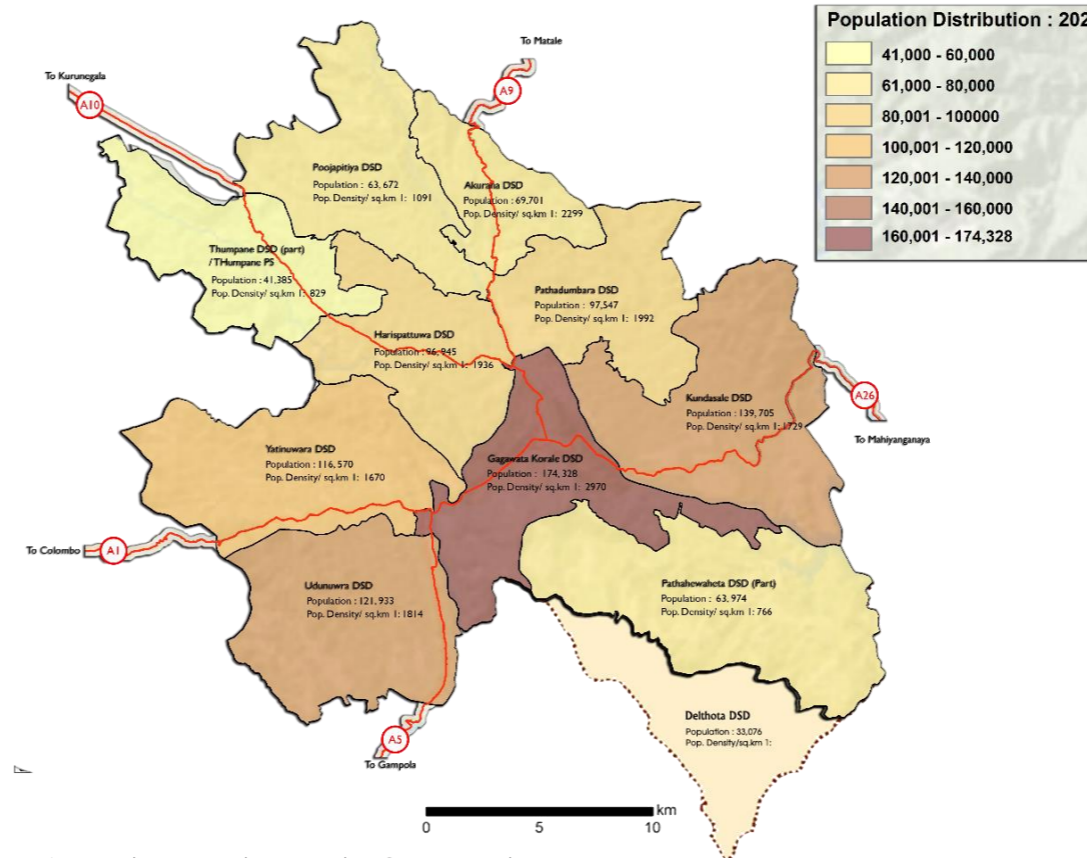


Figure 10: Population Distribution within Greater Kandy Area - 2023

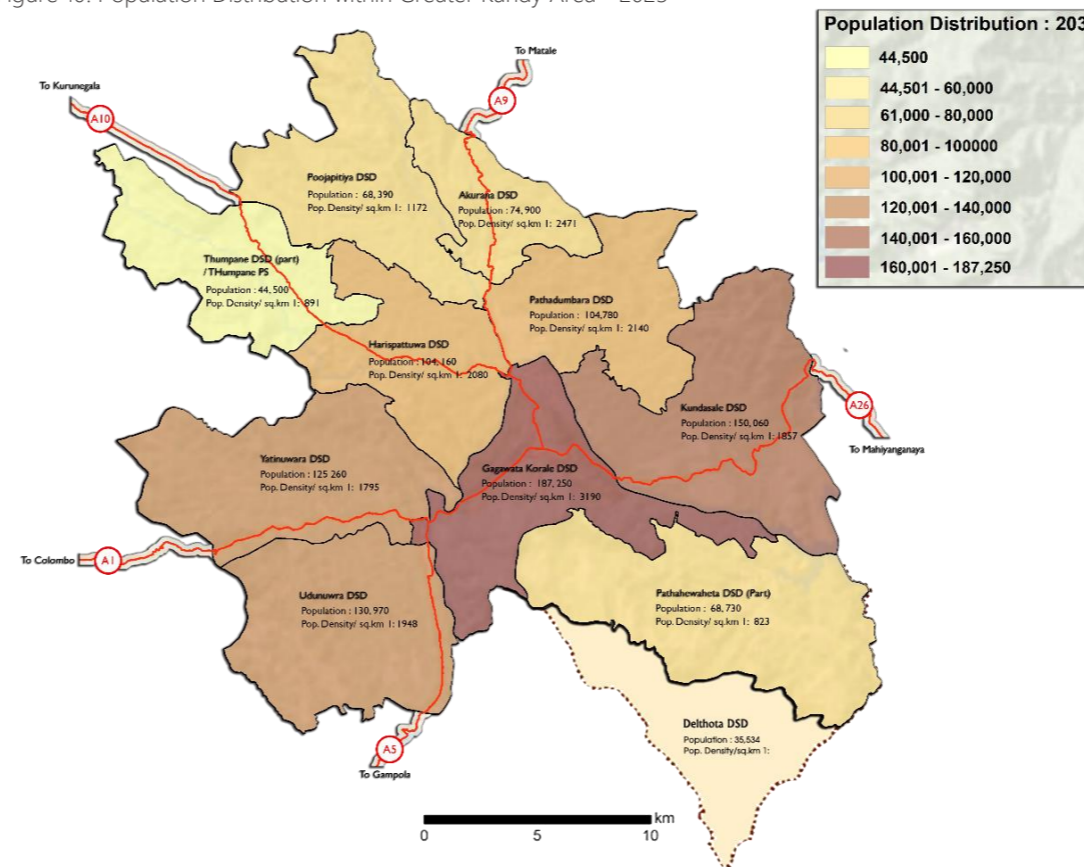


Figure 11: Population Distribution within Greater Kandy Area - 2035

### Water Requirement for the projected population: 2035

Water Demand 2035: 230,000 (m<sup>3</sup>/day)

Current Production: 129,820 (m<sup>3</sup>/day)



### Planned water projects by NWSDB

- Kandy North Pathadumbara Integrated Water Supply Project (KNPIWSP): 96,000 (m<sup>3</sup>/day)
- Kundasale-Haragama Water Supply Project (KHWSP): 79,000 (m<sup>3</sup>/day)

By completing above planned proposals, the water requirement will be fulfilled for the estimated population in 2035 with Greater Kandy Area.

Source: GKUP 2018 - The JICA Team

\*\*Data shown for the GKUP 2018 area (excluding Delthota DSD)

### Extended Boundary - Delthota DSD area demographic status

- POP 2001: 29,719
- POP 2012: 30,170
- POP 2022: 33,076
- POP Growth Rate 12 -22: 0.598%
- 2035 Population (project): approx. 35,534

Source: Dep. of Census & Statistics 01, 12, 22 population records

### 2.3.4 Economy

According to the last census and statistics of Sri Lanka in 2012, the percentage of economically active individuals aged over 15 years who were employed within the Greater Kandy area was 47.4%, slightly lower than both the Kandy district average of 50.8% and the national average of 51.6% for Sri Lanka. The lowest proportion of Economically Active Population (EAP) was recorded in Akurana DSD at 41.2%, while the highest proportion was observed in Thumpane DSD at 52.4% within the Greater Kandy area, as reported by the same source in 2012. The presence of a larger student population aged over 15 and unemployed housewives contributed to the lower EAP rate in certain areas.

Anyway, the EAP rate has decreased in the Kandy district over time, and in 2021, it was recorded as 48.2%, whereas the other two districts in the Central Province, Matale and Nuwara-Eliya, consecutively recorded 51.9% and 57.1%, which is slightly higher than that of Kandy.

Table 01: Status of Labor Force within Greater Kandy Area

	Population over 15 years old	Economically active population	Economically inactive population	Percentages of EAP
Thumpane	28,500	14,934	13,566	52.4%
Harispaththuwa	66,538	34,254	32,284	51.5%
Pathahewaheta	43,593	21,954	21,639	50.4%
Kundasale	96,832	48,080	48,752	49.7%
Yatinuwara	80,624	38,828	41,796	48.2%
Poojapitiya	42,816	20,251	22,565	47.3%
Udunuwara	82,583	37,869	44,714	45.9%
Pathadumbara	65,997	29,916	36,081	45.3%
Gagawata Korale	123,526	55,762	67,764	45.1%
Akurana	43,295	17,847	25,448	41.2%
<b>Greater Kandy</b>	<b>674,304</b>	<b>319,695</b>	<b>354,609</b>	<b>47.4%</b>
Kandy District	1,019,470	500,373	519,097	50.8%
Sri Lanka	15,227,773	7,857,370	7,370,403	51.6%

Source: Sri Lanka Labor Force Survey: Annual Report - 2021

The employment distribution within Kandy district in 2021 was as follows: 19% in agriculture, 25.5% in industries, and 55.5% in services. This pattern slightly differs from the national sectoral contribution, where the National level figures stand at 27.3% in the agriculture sector, 26% in the industrial sector, and 46.7% in the services sector.<sup>7</sup>

Within the Greater Kandy Area, tea, paddy, rubber, and coconut are the main cultivations in the agriculture sector. Additionally, there is a significant contribution from specific spice crop cultivations, including nutmeg, pepper, cloves, and cardamom. Accordingly, the agro-based production industries originated initially as industrial

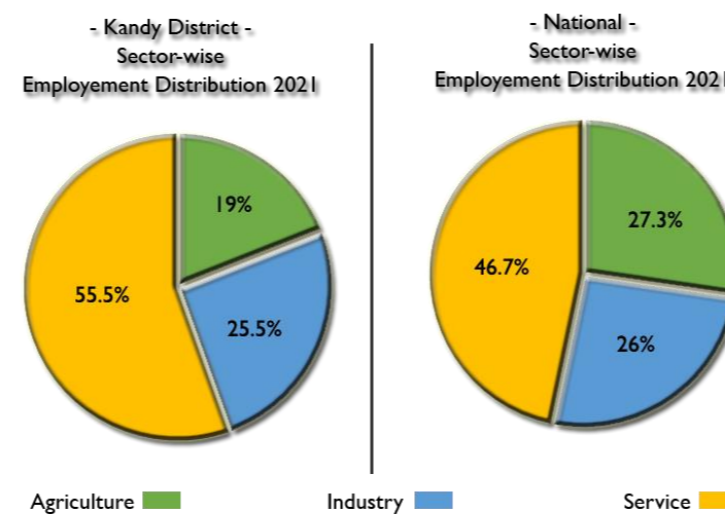


Figure 12: Sector wise Employment Distribution 2021 (National & Kandy District)

Source: Sri Lanka Labor Force Survey: Annual Report - 2021

Additionally, the existing mineral deposits have led to the development of mining sector-based industries on both small and large scales. These mining and processing industries also have a significant impact on the area's economy, creating numerous employment opportunities for the residents. However, the industrial sector has been significantly established following the industrial zone initiated in the Palkelele area.

In its capacity as the district capital, the city of Kandy encompasses various governmental institutions that provide administrative services on a regional scale. Notable establishments within the city include the Provincial Council office, District Secretariat Division office, several national schools, and the national hospital. Additionally, numerous banking and financial service providers have established their presence in the city. Beyond the city, the regional towns also deliver specific education, health, and administrative services to the immediate catchment areas. This delineates the service sector landscape within the Greater Kandy Area.

The impact of tourism sector development serves as a significant economic cornerstone in the region. The tourism industry has expanded through both service and industrial sector-based initiatives, aimed at accommodating facilities for all the visitors of the Greater Kandy Area.

Tourism is a significant economic sub-sector in Kandy, contributing substantially to the income generated within the services sector. According to the 2023 Annual Review by the Sri Lanka Tourism Development Authority (SLTDA), Kandy ranked as the fourth district in terms of the number of hotel rooms approved by the SLTDA, accounting for 7.4% of the total approved accommodations.



### 2.3.5 Land-use

According to the analysis conducted by the JICA planning team, there were slight changes in land-use between 2001 and 2016. It reveals a slight increase in land coverage for paddy fields, rising from 9.83% to 9.85%, scrub/forest increased from 8.32% to 8.38%, tea cultivation expanded from 7.32% to 7.79%, other plantations/gardens grew from 4.84% to 6.46%, while residential areas saw a modest increase from 2.51% to 2.66%. Additionally, during this period, a slight decreasing trend was observed in rubber lands.

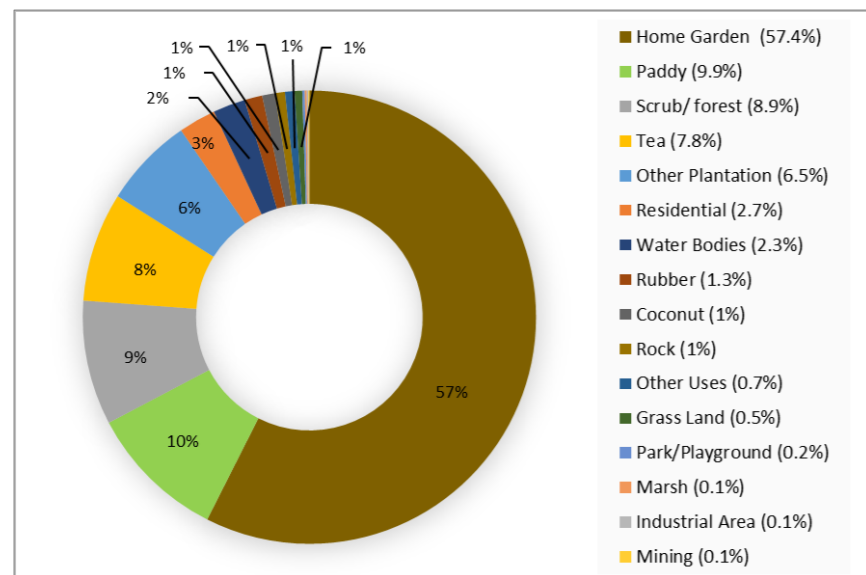


Figure 08: Land use distribution within Greater Kandy Area- 2016

Source: The JICA Team, GKUP 2018

In 2016, the distribution of land use percentages in Greater Kandy area showed that more than half, specifically 57.44%, was designated as home garden area, while residential areas accounted for only 2.66%. The total water body coverage within the region was 2.31%, and scrub and forest covered 8.88% of the land. Paddy fields, tea plantations, and rubber cultivation were the major agricultural activities, accounting for 9.85%, 7.79%, and 1.27% of the land,

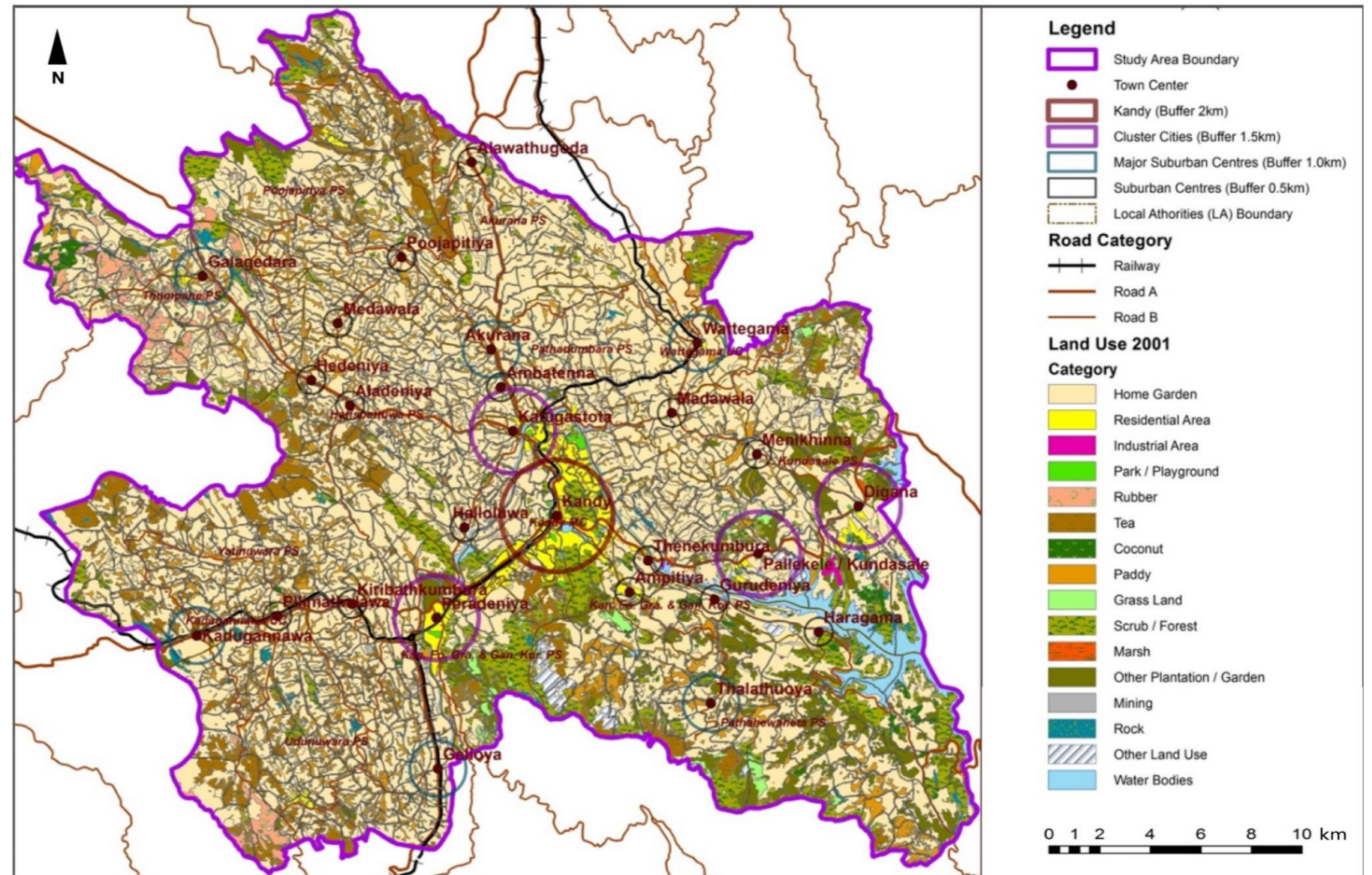


Figure 09: Land use distribution within Greater Kandy Area- 2016

Source: The JICA Team, GKUP 2018

respectively. Additionally, other types of plantations including, mixed crops, seasonal crops, and botanical gardens, covered 6.46% of the land area in Greater Kandy.



Source: www.halitvalanka.com.com

### 2.3.6 Urban Form

The townscape distribution of Kandy city is primarily shaped by its historical evolution and geographical constraints within the region. Overall, the urban form of the planning area is characterized by radial development, accompanied by the emergence of cluster cities that serve as satellite urban centers connected to the Central Business District (CBD).

The CBD, a highly urbanized zone that is administratively defined as the Kandy Municipal Council (KMC) area, consists of a historical grid city, a public transit hub, public commercial and civic zones, and urban settlements. The most significant icon of the entire region, and indeed the nation, is the Temple of the Tooth Relic, which is located within the sacred zone and is an integral part of the grid city. However, due to urban sprawl, settlements and hotel/leisure accommodations are shifting towards the hilly areas that surround the CBD.

The development of the urbanized corridor along the main arterials, shaped by the topographical setting, is characterized by a high density of mixed-use activities, including commercial, residential, and various public and private institutions. The A1, A9, A10, and A26 road corridors within the Greater Kandy Area exhibit a significant concentration of development, forming linear patterns. Cluster cities have emerged as a result of urban sprawl along these arterials, with Akurana and Katugasthota along the A1, Kundasale and Digana along the A26, Peradeniya, Kadugannawa, and Pilimathalawa along the A9, and Galagedara along the A10 road, serving as the major satellite cities in the region. Further, scattered low dense developments are exist beyond the limits of protected environment zones.

### 2.3.7 National Physical Planning Department (NPPD) Concern

The proposed national spatial structure (draft) for the year 2050 compiled by the National Physical Planning Department (NPPD), the Greater Kandy Area places within the Central Environmental Sensitive Area, which is located at an elevation above 300 meters. Consequently, the area shall be determined as a development control region to conserve the sensitive environmental setting distributed.

The city of Kandy has been identified as a 'National City' according to this proposal. This means the city has been recognized as a nationally significant urban center, connecting with other national cities nearby, such as Matale, Kurunegala, and Nuwara Eliya, via anticipated economic access.

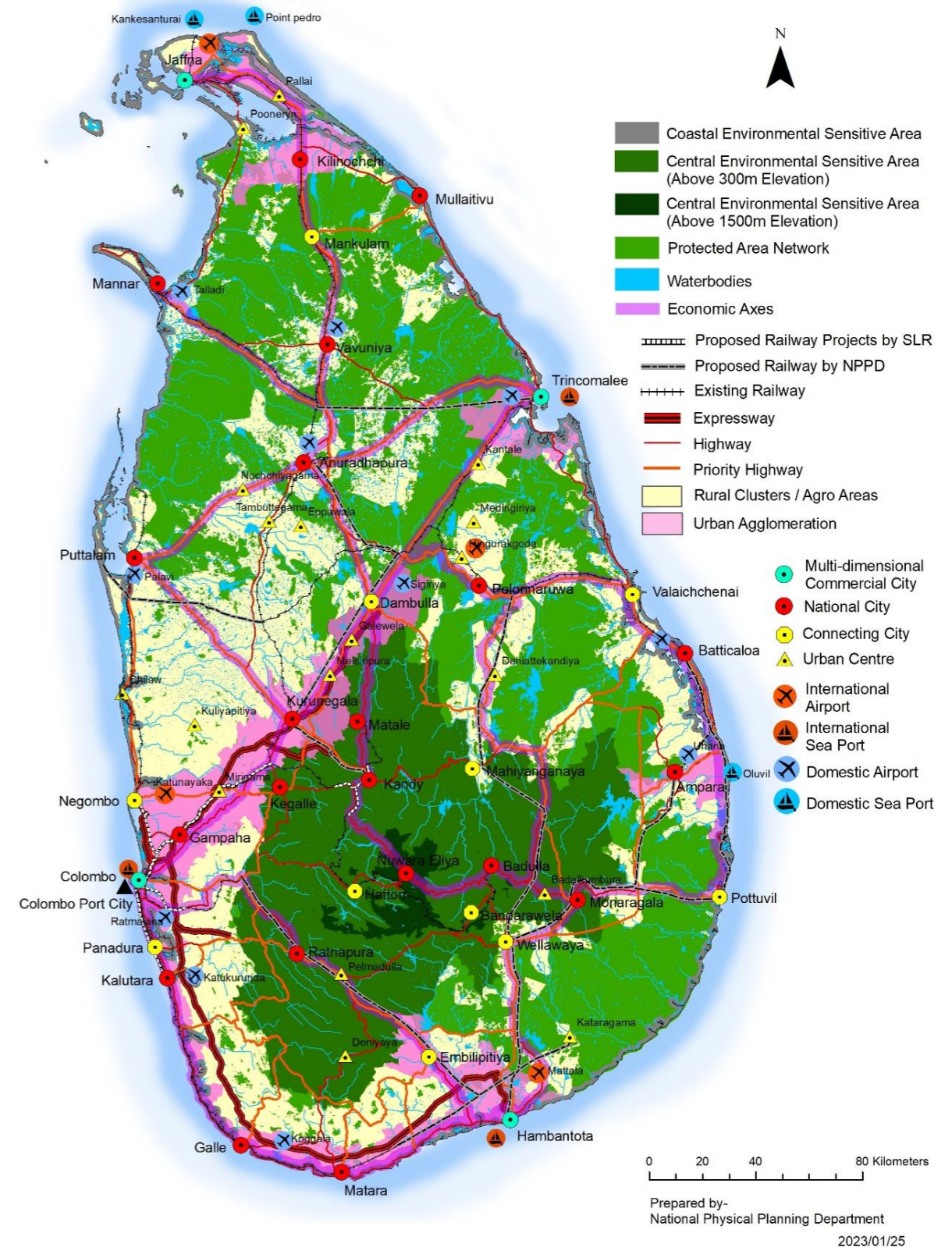


Figure 10: NPPD Proposed spatial structure - 2050

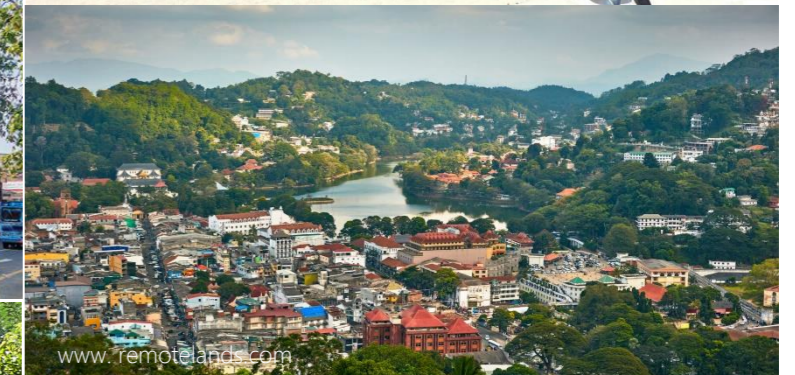
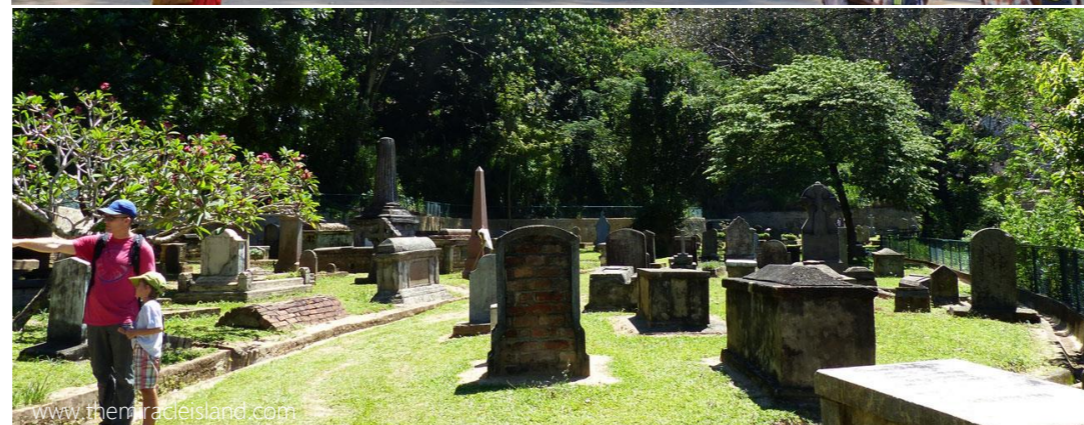
Source: National Physical Planning Department, 2023

### 2.3.8 Significance of the Area

Kandy, recognized as the final royal capital of the Sinhalese Kingdom until its subjugation by the British in 1815, and is one of the most sacred places for Buddhists worldwide, as it houses the Temple of the Sacred Tooth Relic. Also, the renowned four Dewala (Sathara Maha Dewala including – Vishnu, Natha, Patthini, and Katharagama), which are sacred places to worship four different gods, also stand as significant monuments in close proximity to the Temple of the Tooth Relic (Sri Dalada Maligawa).

The 'Kandy Esala Perahera,' conducted by the Sri Dalada Maligawa with the contribution of Sathra Maha Dewala, is considered one of the prime cultural festivals in the nation. It showcases unique cultural ideals and performances that have been passed down through many generations. This event harmonizes both cultural and sacred values, attracting thousands of local and foreign visitors to the heart of Kandy in the month of August.

Apart from Kandy Lake, which is a unique monument located at the main city, there are numerous distinctive British architectural structures and a unique grid road network at the heart of the city (known as Grid City), influenced by colonialism. Currently, these structures are being conserved through adoptive reuse approaches, guided by relevant planning and conservation authorities. The Grid City area was later designated as a UNESCO World Heritage Site due to its profound sacredness and historical significance. The Garrison Cemetery, located in the Kandy Municipal Area, is also recognized as a remarkable colonial monument, housing 163 graves from the colonial era. Nevertheless, the current cityscape has taken shape as a blend of ancient and modern architecture, creating an attractive ambiance in the city of Kandy.



The religious and cultural heritage of Kandy is not limited to the city area. Many archaeologically valued sites are distributed within the Greater Kandy Area, showcasing great artistic skills, including carvings, wall paintings, sculpturing, and building architecture. The most famous sites among them include Lankathilaka, Gadaladeniya, and Embekka.

The University of Peradeniya, established in 1942, stands as one of the most significant landmarks in the area, making the region a hub for knowledge sharing. The university comprises nine faculties, four postgraduate institutes, and annually admits approximately 2900 undergraduates. Holding the position of the number 01 university in Sri Lanka for the fourth consecutive year, it has also been ranked among the world's top 501-600 universities in the 2023 university rankings.

Regionally, there are several specific areas known for their unique home-based industries. These include brassware, traditional drums, lacquering (Laaksha), and some agro-based products such as honey and jaggery. All these are a part of the traditional knowledge inherited within the region.

The natural setting of the area is enriched with sensitive water and vegetation systems. Magnificent mountain ranges, waterfalls, bodies of water, and streams, coupled with distributed forest patches, create a heavenly environment ideal for eco-tourism activities. Notable destinations such as the Hanthana and Knuckles mountain ranges, Hulugaga Falls, Victoria and Polgolla reservoirs, Kelani River, Udawatta Forest, and Dunumadalawa forest showcase this natural beauty.

The Royal Botanical Garden at Peradeniya is a renowned, well-maintained garden established in 1821 by the British. Currently, the

garden managed by the Department of National Botanic Gardens, it hosts over 4000 species of plants, including woody trees, palms, ferns, orchids, and shrubs. The garden, sprawling across 147 acres (59 hectares), attracts numerous local and foreign visitors throughout the year, with an average annual turnout of 1.2 million.

Moreover, the presence of mineral deposits both at the surface and underneath makes the area unique and economically stable. Resources such as dolomite, quartz, limestone, graphite are abundantly available and create a specific economic base for the area.



# CHAPTER 03

## RECENT PLANNING INTERVENTIONS

### 3.1 Local Authority Based Development Plans within Greater Kandy Area

Under Amendment Act No. 4 of 1982 (Part II, Section 8A [1]), the Urban Development Authority has been tasked with preparing Development Plans for the Urban Development Areas as declared by the Minister in charge. These plans serve as a Master Plan for a specific local area, outlining proposed unique developments tailored to the planning area.

Zoning, the key planning tool integrated in the Development Plan, involves the authorization of density and activity-based development distribution. On the other hand, the Development Plan nominates defined development proposals and decisions for implementation with an appropriate legal foundation. The planning process which follows to preparation of plan, strictly adhere with public participation and involvement. As well as integration of known government and non-governmental organization is also a crucial setup in the process.

Accordingly, the UDA Central Provincial Office is in a progress of preparing development plans to the already declared urban areas. The current progress of development plans within the Greater

Table 02: Status of Development Plans Prepare by UDA for Greater Kandy Area

	Local Authority within Greater Kandy Area	Status of the Development Plan
1	Kandy MC	'Kandy Development Plan 2021 – 2030' was gazette on 13 <sup>th</sup> July, 2021.
2	Kundasale PS	'Kundasale Development Plan 2023 – 2033' was gazette on 14 <sup>th</sup> August 2024.
3	Gangawata Korale PS	'Gangawata Korale Development Plan 2026 – 2036' will be prepared and gazette in 2026.
4	Akurana PS	'Akurana Development Plan 2027 – 2037' will be prepared and gazette in 2027.
5	Kadugannawa UC	The Draft zone plan completed. Development plan shall be prepared.
6	Yatinuwara PS	The Draft zone plan completed. Development plan shall be prepared.
7	Wattegama UC	The Draft zone plan completed. Development plan shall be prepared.
8	Thumpane PS	The Draft zone plan completed. Development plan shall be prepared.
9	Pathadumbara PS	The Draft zone plan completed. Development plan shall be prepared.
10	Harispattuwa PS	The Draft zone plan completed. Development plan shall be prepared.
11	Udunuwara PS	The Draft zone plan completed. Development plan shall be prepared.
12	Pathahewaheta PS	The Draft zone plan completed. Development plan shall be prepared.

Source: UDA (Central Provincial Office), 2023



### 3.2 Kandy City Region Strategic Development Plan - 2030

For accelerate the anticipated urban development within the prime cities of Sri Lanka, the Uni consultancy, the consultancy arm of University of Moratuwa prepared a development plan for the city of Kandy in 2015. The Plan has covered the Kandy Municipal area and the regional areas including Peradeniya, Katugasthota and Digana. The plan has proposed Development Guide Plans (DGP) to lead the urban characteristics and development projects that are to relive the traffic congestion, conserve natural environment and upgrade urban services provision to have a livable heritage city. The identified projects by this plan have been categorized in to three sectors following its' implementation duration, which are short term (within 03 years), midterm (within 03 to 10 years) and long term (10 to 20 years). The plan finally approved by the Main Planning Committee (MPC) of the UDA in June 2015 to secure the legal framework of implementation.

The development proposals identified in these recent plans are currently being implemented. Some of the key projects have already been completed, while others are still in progress, and some are yet to be initiated. Accordingly, this particular review version of GKUP 2018 has focused on the required developments apart from the already identified projects.

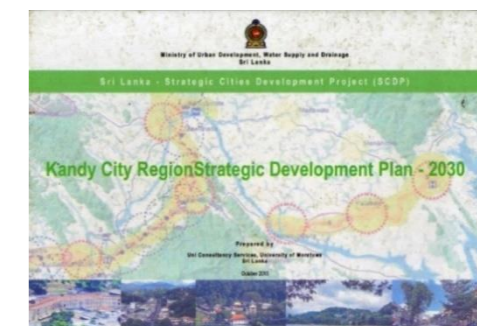
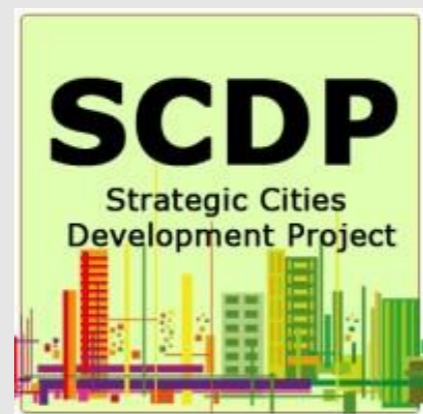


Figure 11: Kandy City Region Strategic Development Plan - 2030

### 3.3 Strategic Cities Development Project (SCDP) – Kandy 2030

The Strategic Cities Development Programme, launched in the cities of Kandy, Galle, Jaffna, and Anuradhapura, is a government initiative under the Ministry of Urban Development and Housing. It aligns with Sri Lanka's urban vision to transform secondary cities into a network of competitive, environmentally sustainable, and well-connected urban centers, aiming to stimulate economic growth and prosperity. The project focused on two main categories of strategic investments in each city region: integrated urban services improvement and enhancements to public urban spaces. These efforts aim to enhance the city's functionality and attractiveness, ultimately improving its livability.

The SCDP-Kandy 2030 has identified several strategic projects to enhance specific urban services and public spaces within the center of the city. The plan has already been concluded and is currently in the later stages of implementation.



**SCAN HERE FOR**

**Refer to the**

**Strategic Cities Development Project Kandy - 2030**

<https://tinyurl.com/3vhdc6a>

### 3.4 Greater Kandy Development Plan 2020

The UDA Central Province Office formulated the Greater Kandy Development Plan 2020 in 2008 to address pressing urban issues, particularly congestion in the urbanized area. Recognizing that the challenges extended beyond the confines of Kandy Municipality alone, the plan aimed for a holistic approach, encompassing an integrated regional strategy that included the influence areas surrounding Kandy.

The plan encompassed an area of 273 km<sup>2</sup> which covers part of Pathadumbara DSD, Kundasale DSD, Gangawata Korale DSD, Harispaththuwa DSD, Yatinuwara DSD, Udunuwara DSD, Pathahewaheta DSD, and Udapalatha DSD.

The Plan's vision is "To Provide New Residential Areas with All Comforts" with the following:

- Convenient transport
- Dynamic economy
- Quality lifestyle
- Sustainable environment

The significance of the Greater Kandy Development Plan 2020 was acknowledged for its vision to elevate Kandy Town to the status of a World Heritage Town. With a primary objective to address the issue of overcrowding in Kandy town, the plan proposed the relocation of key urban facilities from the central area to areas outside Kandy Municipal Council. These include:

- Administrative Center
- Educational Centers/Schools and Police Quarters, etc.

- Hospitals – Private/Government, Channeling Centers
- Army Camps within the town
- Bogambara Prison Complex and Quarters
- Overflow Bus Stand

Among them, the Central Provincial Office (one of administrative complexes) and Bogambara Prison Complex and officials' Quarters have been moved to Palkelele area, while others are yet to be relocated.

The plan envisioned a future population of 603,464 people in Kandy by 2020, a significant increase from the 454,775 recorded in 2001. To meet the needs of this growing population and align with its overarching visions, the plan introduced the concept of "Satellite Towns" within the Greater Kandy Area. These satellite towns were designed to be connected by the proposed outer and inner ring roads, forming a network that extended throughout the city of Kandy and the emerging residential areas within the Greater Kandy Area.

# CHAPTER 04

## ONGOING, RECENTLY COMPLETED & PROPOSED DEVELOPMENT PROJECTS WITHIN GREATER KANDY AREA



## 4.1 Ongoing Projects

### Kandy Multimodal Transport Terminal (KMTT)

Kandy serves as one of the major national-scale transit hubs, operating both bus and rail transportation, facilitating the daily boarding and alighting of over 330,000 passengers. Spatially, the city's central business district (CBD) features three bus terminals: (1) Good-shed, (2) Clock-tower, and (3) Torrington. These terminals are scattered within the CBD, demanding the transfer of a significant number of passengers between them. This situation hinders pedestrian movements by contributing adversely to traffic congestion in the city's roads, and as well the pedestrians who move challenges by the lack of safe pedestrian walking facilities, limited capacity, limited services, and poor accessibility to transportation modes. Both transit and destination passengers, as well as motorists in the CBD, experience discomfort and safety concerns due to these circumstances.



Figure 12: Proposed Development for Kandy Multimodal Transport Terminal

Accordingly, the improvements proposed by the KMTT developments are expected to bring all three existing bus terminals scattered around the city under one roof, where having easy access

to the rail transportation and para transit modes such as three-wheelers and taxis as well. The key features of the project include passenger waiting areas, boarding areas, and overflow parking facilities for buses, as well as elevated pedestrian connections for Kandy Hospital, all of which are intended to establish a smooth urban mechanism. The project is currently in operation, and thus far, it has completed all the land clearance work, railway building, workshop construction, and railway platform construction.

### Gatambe Fly-over Bridge

Getambe junction, where four main roads intersect, is a highly congested location in close proximity to Kandy city. Due to the presence of numerous agglomeration entities nearby, such as the University of Peradeniya, Peradeniya Hospital, Kandy Court Complex and the railway line passing through William Gopallawa Mawatha, the overall situation leads to significant chaos during peak hours, causing inconvenience for both traffic and pedestrian mobility. As a solution to alleviate these issues, the RDA (Road Development Authority) has proposed the construction of a flyover at the junction. The proposed flyover will consist of two parts. The main part is planned along the AB42 road, measuring approximately 397 meters in length and with a minimum vertical elevation of 6 meters over the railway and 5.2 meters over the road. It will be developed as a two-lane road. The branch part, connecting AB42 road to the A1 road towards Peradeniya direction, will be approximately 432 meters long and comprise a single-lane carriageway. The project scope includes necessary improvements to the junction and service roads to facilitate turning movements and through traffic along the A1 (Colombo – Kandy) road.



Figure 13: Proposed Development for Getambe Junction

Source: www.ft.lk

### Railway Double Lining (Peradeniya – Kandy Section)

Kandy, being a city with geographical constraints on mobility, railway transportation is a significant mode of transport that serves both inter and intra-city travel needs. The Main Line, which connects Kandy and Peradeniya (Sarasavi Uyana station), spans a length of 5 km and has an adverse impact on highway traffic flow. Since there are 64 train journeys being operated per day including several office train and school train services on a single-track route, railway crossings have to be closed for longer durations, causing traffic congestion.



Figure 14: Gatambe Flyover Bridge – works in progress

Source: UDA (Central Provincial Office), 2023

The Sri Lanka Railway Department has proposed improving this section of the railway line by converting it into a double track. This is aimed at enhancing train operations efficiency and reducing the duration of railway crossing closures. The project has already been initiated, and the construction work is planned to be completed in two phases. The first phase, which spans 3 km from Kandy to Getambe, and the second phase, which spans 2 km from Getambe to Sarasavi Uyana Railway Station, has planned to be completed with a budget of Rs. 589 million.



Figure 15: Railway double lining project (Kandy – Peradeniya section)

Source: UDA (Central Provincial Office), 2023

### Central Expressway (Section - 03)

In favor of higher the national level accessibility to reduce the resources disparity, the Government of Sri Lanka recognized the importance of bridging Northern and southern parts of the country. Accordingly, the GOSL decided to construct an expressway from Colombo to Dambulla including an expressway link to Kandy as a part of the proposed Expressway Network of Sri Lanka.

The proposed Expressway is intended to start at Kadawatha on the Colombo Outer Circular Highway (E002) and end at Dambulla on the Ambepussa – Kurunegala – Trincomalee Road (A006 Road), with an expressway link to Kandy that begins at Pothuhera and terminates at Galagedara on the Katugastota – Kurunegala – Puttalam Road (A010). The proposed Pothuhera – Galagedara link is integrated into Section 3 of the proposed expressway project and spans a length of 32.5 km.



Figure 16: Central Express way trace

Source: www.cep.rda.gov.lk



**SCAN HERE FOR  
Refer to the details of Central  
Expressway Project**

### Meda Ela - Bank Development Project

The KMC area's drainage system comprises a network of both large open and underground drains, along with smaller tributary canals. Its purpose is to effectively manage stormwater drainage, mitigating the risk of flooding and consequently enhancing the quality of urban mechanism.



Figure 17: Kandy Meda Ela Rehabilitation Project (in progress)

Source: UDA (Central Provincial Office), 2023

Meda Ela serves as a primary stormwater drainage canal, channeling rainwater of Kandy city basin into the Mahaweli river. Identifying the significance, the SCDP Kandy 2030 plan has identified the requirement of rehabilitating the Meda Ela with proper developments in 2015. The project was compiled in to three phases considering three sections along the drainage which is totally length 4.4 km.

- 1. Section I** - From the end of underground near Sri Lanka Telecom main office building in Kandy to Keels Super Market at Mulgampola.
- 2. Section II** - From Keels Super Market at Mulgampola to Medabowala Junction Bridge
- 3. Section III** - From Medabowala Junction Bridge to the discharge point at Getambe



**SCAN HERE FOR  
Refer to the  
Meda Ela  
Rehabilitation  
Project**

### SCDP Kandy 2030 - Identified Ongoing Projects

1. Rehabilitation of Arthur's Seat Viewing Deck at Rajapihilla Mawatha, Kandy - Stage II
2. Balance road work of Dharmashoka Mawatha
3. Kandy South Bus Depot
4. Kandy Lakeside Walkability Improvements Project - Stage II
5. Implementation of support construction works of Transitional bus operation
6. Utility diversion for KMTT area including KMC water main
7. Improvements to Tomlin Park in Kandy
8. Improvements of Municipal Car Park Roof Top in Kandy
9. Rectification of Madawala Digana (B256) road in Kandy

### Kandy City Region Strategic Development Plan - 2030 - Identified Ongoing Projects

- Improve William Gopallawa Mawatha
- Improve Colombo – Kandy (A1) road.
- Improve Katugasthota road.
- Improve Sangaraja Mawatha and construction of aesthetically compatible bridge.
- Develop Louis Peris Mawatha.
- Improve Kandy – Mahiyanganaya (A32) road.
- Restoration of waterways.
- Establishment of satellite bus terminal at Peradeniya.
- Restoration of façades in the historic city.
- Arcade formation within historic city.
- Car parking project near Sinha Regiment land.

12. Car parking project near Sinha Regiment land.
13. Adoptive reuse of Bogambara prison complex.

### Greater Kandy 2020 Plan - Identified Ongoing Projects

1. Development of Meda Ela
2. Highway road development from Kandy to Digana



<https://tinyurl.com/3apvz4xs>

**SCAN HERE FOR  
Refer to the  
SCDP KANDY 2030  
Completed  
&  
Ongoing Projects**

## 4.2 Recently Completed Projects

### SCDP Kandy 2030 - Identified Completed projects

1. Rehabilitation of Underground Storm Water Drainage.
2. Kandy Lakeside Walkability Improvements Project - Stage 1.
3. Completion of balance works of slope stabilization with soil anchoring in Dharmashoka Mawatha in Kandy.
4. Rehabilitation of George E De Silva Park in Kandy.
5. Construction of Transmission Mains (Water Treatment Plant-Heerassagala Road & Along Heerassagala Road.
6. Construction of Bogambara bus terminal.
7. Rehabilitation of Dunumadalawa Water Treatment Plant.
8. Slope Protection requirement for failed sections along Dharamashoka Mawatha in Kandy.
9. Rehabilitation and Construction of Silt Traps (05 Nos.).
10. Construction of 03 Nos. of Ground Reservoirs - Dangolla, Heerassagala Lower and Heerassagala Middle for Kandy Water Supply.
11. Rehabilitation of Meda Ela in Kandy Lot 01 (2270m).
12. Bus Touch & Go Bay at Torrington and Other.
13. Rehabilitation of Heelpankandura and Rajapihilla in Kandy.
14. Rehabilitation of Arthur's Seat Viewing Deck at Rajapihilla Mawatha, Kandy.
15. Construction of Dunumadalawa Sludge Treatment Plant.
16. Maintenance of Katugastota - Madawala - Digana Road.
17. NRW Reduction (Supplying & installation of bulk flow meters).
18. Construction of Culvert and Catch pit (between Ch 3+208-3+224 KMD Road).

20. Construction of Culvert and Catch pit (between Ch 4+080-4+092 KMD Road).
19. Construction of temporary Food Court (Hela Bojun) at KMC car Park.
21. Safety Meshes of high cut Embankment areas of Dharmashoka Mawatha in Kandy.
22. Construction of temporary building for relocated Tomlin park vendors & Renovate Existing Toilet block at Kandy.
23. Renovation of Asset management Office in Kandy and Balance work.
24. Construction of Culvert and Catch pit (between Ch 7+885-7+990 KMD Road).
25. Improvement of Samagi Mawatha at Goodshed Bus stand in Kandy.
26. Rehabilitation of Meda Ela Balance work and de-silting in Kandy.
27. Rectification of Katugastota Madawala Road in Kandy.
28. Construction of 4 stories building for re location of part of workshops and office spaces of Sri Lanka Railway (GOSL).

#### Greater Kandy 2020 Plan - Identified Completed projects

1. Birds Prak redevelopment – Stage II
2. Façade improvements in Kataragama Devale
3. Revitalization of Station Road (Relocation of existing shops to a pedestrian mall on top of Meda Ela)
4. Lawyer's Comple
5. Construction of Ampitiya Pradeshiya Sabha Building
6. Road Widening (Gurudeniya – Pichcha Malwatta Road)
7. Widening of roads (A Grade) – Ampitiya – Thalathuoya

8. Children's Park at Digana
9. Nila Sevana Housing Project
10. Pradeshiya Sabha Building at Menikhinna).
11. Provincial Council Office at Pallekele.
12. International Buddhist Centre at Kundasale
13. Pallekele Prison Development Project (Relocation of Bogambara)
14. Construction of Yatinuwara Pradeshiya Sabha Building
15. Redevelopment of Pola at Danture.
16. Collecting minor crop center at Poththapitiya.
17. Divisional Secretariat Building at Nugawela.
18. Proposed Commercial Building and Conference Hall at Udunuwara



Figure 18: Kandy MC Multistory Car Parking Building

Source: [www.kandycitycenter.lk](http://www.kandycitycenter.lk)



Figure 19: Central Provincial Council building at Pallekele

Source: [www.cp.gov.lk](http://www.cp.gov.lk)

## 4.3 Proposed Projects

### Greater Kandy 2020 Plan - Proposed Projects

1. Landscaping of Road Side in Raja Mawatha
2. Sunday School and Cultural Centre at Haragama
3. Road Development (Meekanuwa to Tennekumbura)
4. Redevelopment of Gurudeniya Vidyalaya (playground, conference hall, agricultural centre, cultural centre and a laboratory)
5. Children's Park & Recreational Centre at Hantana.
6. Industrial Estate Garment Factory.
7. Eriyagama New Town Development – Stage II: (Overflow bus stand, residential, hardware and tire shops, road improvement)
8. Development of towns (Ampitiya / Gurudeniya / Mahakanda)
9. Development of Hospital at Mahakanda.
10. Road Widening (Hantana – Uduwela) (on-going project)
11. Bus Stand and Children's Park at Haragama.
12. Development of Hindagala Viharaya.
13. Public Ground at Digana.
14. Training Centre at Pallekele.
15. Kundasale Town Development Project (Commercial Complex, Administrative, IT Park)
16. Menikhinna Town Development.
17. Dodangolla Town Development (Bus Stand, Shopping Complex, Hospital, Recreational, Schools, IT Park, Domestic Air Port, Administrative, Cultural Centre)
18. Town Hall & Shopping Complex – Digana

19. District Court at Ambakotte
20. New Railway Line from Nawayalatenna to Pallekele
21. Redevelopment of Road – Teldeniya-Kiribath Kumbura.
22. Redevelopment of Road (Kandy-Pilimalawa / Kandy-Colombo roads) 4lane
23. Landscaping at Kirimetiawatta.
24. Development of “Ayurveda” Hospital at Danture.
25. Development of Medical Centre at Giragama.
26. Development of Hospital at Murutalawa
27. Development of Herbal Garden at Panabokka
28. Development of “Farm State” at Ratmeewala
29. Construction of a Children’s Park at Gannoruwa
30. Construction of Children’s Park & Playground at Poththapitiya
31. Construction of IT Centre at Poththapitiya
32. Eriyagama New Town Development (Stage I)
33. Construction of Parking Centre at Danture
34. District Hospital Complex at Hedeniya
35. Vocational Training Centre at Polgolla
36. Tourism and Handicrafts Centre at Belwood
37. Market Complex at Thalathuoya
38. Peoples Bank Building – Deltota
39. Performing Arts Centre – Belwood

**Kandy City Region Strategic Development Plan- 2030 - Identified proposed projects**

1. Develop alternative link between Eriyagama and Gannoruwa.
2. Develop alternative link between Nittawela and Katugasthota railway station.

3. Develop multimodal transport terminal within Kandy city center.
4. Establishment of satellite bus terminal at Katugasthota.
5. Kandy City Waste water management project.
6. Kandy North waste water management project.
7. Kandy West waste water management project.
8. Kandy East waste water management project.
9. Car parking project -Anarika Dharmapala Mawatha (at the space between Tomlin Park and Dharmaraja junction).
10. Car parking project - Shri Sangaraja Mawatha (at the space between Tomlin park and children playground).
11. Car parking project behind the Market building.
12. Extend Raja Weediya up to railway station.
13. Installation of traffic signal lights at identified locations of Yatinuwara, Kotugodella & D. S. Senanayaka Weediya.

14. Redefining the high security zone of the Temple of the Tooth Relic Complex.
15. Establishment of missing links between lake round Suduhumpola area via Municipal market, proposed transport terminal and historic city.
16. Redevelopment of open extended market space.
17. Link police barracks premises with proposed transport terminal with overhead pedestrian bridge.
18. Extend Market space using Keppetipola resting area
19. Redesign, redevelop forecourt of the market building.
20. Open up and re-develop Meda Ela between Lamagaraya road and Good shed bus stand.
21. Redevelop Tomlin park premises.



Proposed Tomlin Park Re- development

# CHAPTER 05

## PROBLEMS AND POTENTIALS FOR DEVELOPMENTS

### 5.1 SWOT Analysis

As a city of national interest, Kandy requires strategic intervention to address existing threats and weaknesses in urban development. This involves leveraging available strengths and opportunities to restore the region sustainably, ultimately contributing to an increased share of GDP. The JICA team has developed a SWOT analysis by identifying the development potentials and problems impact for the Greater Kandy Area. The analysis was based on many discussions and meetings held with project team and stakeholders.

The natural environmental resources, heritage and sacred values, potential as a knowledge hub (existence of University of Peradeniya) and demographic concerns are highlighted under the strengths of this particular SWOT analysis. The identified opportunities that have a positive impact on the development of the area were based on the accessibility in and out of the planning area, connectivity with other potential areas, and potential economic subdivisions.

In addition to the aforementioned positive impacts, the negative aspects of the developments were categorized as weaknesses and threats. These included geographical barriers, lack of essential

infrastructures, natural and man-made disasters, unstable socio-economic conditions, haphazard development, exceeding thresholds in specific areas, and the unavailability of unique development goals within the institutions and public of the Greater Kandy Area. In summary, the SWOT analysis encompasses nearly all the positive and negative aspects of developments. Since the analysis was a collective conclusion of various stakeholders, it provides a comprehensive overview. Consequently, after reviewing the GKUP 2018 and considering the recent analysis, several issues were identified that need to be addressed for the development of the Greater Kandy Area. These identified issues were carefully examined to determine their root causes. Subsequently, key urban issues were pinpointed, which must be addressed to strategically improve the planning area.

# SWOT ANALYSIS

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> <li>Abundant natural environment.</li> <li>World Heritage as the “Sacred City of Kandy”.</li> <li>Historic properties of the Kandyan Kingdom.</li> <li>Kandy’s tradition and history, including intangible cultural assets like Perahera or “Kandy Brand”.</li> <li>Popularity and publicity as a tourism area.</li> <li>Stable population growth.</li> <li>Availability of various esteemed educational and medical facilities.</li> <li>World- class human resources and technology based at Peradeniya University and BOI.</li> <li>Dedicated and well-informed citizens to accommodate and participate in public consultation meetings.</li> </ul>	<ul style="list-style-type: none"> <li>Limited flat land for development; these lands are surrounded by mountains and rivers.</li> <li>Being located inland which may constraint industrial development.</li> <li>Chronic traffic congestion and lack of parking areas in the city center.</li> <li>Occupation of valuable lands in prime locations by public facilities (market, police barracks, stadium, etc.,).</li> <li>Air pollution caused by traffic emission.</li> <li>Degraded urban utilities (drainage, sewerage, solid waste management facilities, etc.,).</li> <li>Loss of historic values of townscape and heritage buildings.</li> <li>Over strict and impractical regulations on conservation of historic and cultural heritage.</li> <li>Degraded natural environment.</li> <li>Inappropriate tourism services.</li> <li>Deterioration of security.</li> <li>Limited job opportunities.</li> <li>Limited competitiveness and marketing network of local industries and traditional crafts.</li> <li>Limited public finance.</li> <li>Lack of coordination among government agencies.</li> <li>Citizen’s feelings of distrust regarding government.</li> <li>Lack of public participation opportunities.</li> </ul>
OPPORTUNITIES	
<ul style="list-style-type: none"> <li>Various world heritages are accessible from Kandy.</li> <li>Road development plans of highways and bypasses</li> <li>Development potential of abounded agricultural lands.</li> <li>Many local industries and traditional crafts flourishing in the area.</li> </ul>	
THREATS	
<ul style="list-style-type: none"> <li>Development is controlled as the Greater Kandy Area is designated as The Central Fragile Region under the National Physical Plan.</li> <li>Increasing traffic flow and daytime population inflow.</li> <li>Fear of being listed as an endangered World Heritage because of the degradation of heritage buildings.</li> <li>Natural disaster risk.</li> <li>Inappropriate coordination of intergovernmental organizations in planning and heritage conservation.</li> </ul>	

Figure 20: SWOT Analysis of Greater Kandy Area

Source: JICA Team, GKUP 2018

## 5.2 Key Urban Issues Identified

### Gradually Diminishing the Sense of the Place



The current development trend is eroding the sacredness of the city by transforming Kandy into a place indistinguishable from other cities in the country, thereby diminishing its unique character.

### Development of Incompatible Land-uses



Unauthorized land-use developments, such as wholesale businesses in the town center, low-level land fillings, and encroachments on reservations, are causing numerous natural and built environmental issues.

### Urban Sprawl & Ribbon Development is out of Control



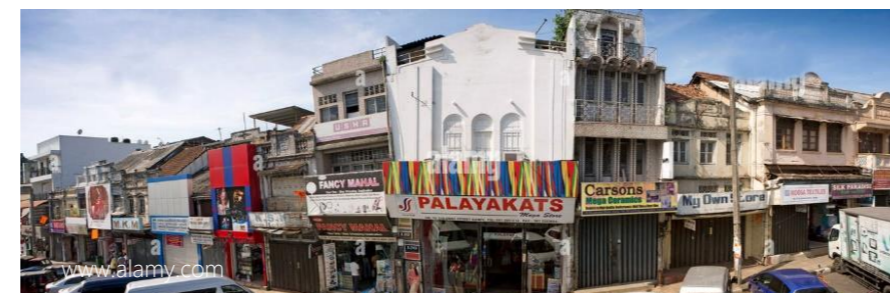
Haphazard and ad-hoc urbanization is threatened by the bearing capacity of natural resources, and many issues arise due to exceeding infrastructure threshold limits.

### Unbearable Limit of Traffic Flow into the City Center along the Three Primary Axes



The central business district (CDB) of Kandy attracts an overwhelming volume of traffic, serving both as a destination and a transit point. Consequently, the unnecessary traffic circulation within the CDB

### Degrading Unique Landscape and Historic Townscape



Heritage passed down from both British and Kandyan architecture contributes to the uniqueness of Kandy's cityscape. The Garrison City, home to numerous heritage buildings, has earned UNESCO recognition. However, contemporary developments often overlook these values and progress in a haphazard manner.

### Degrading Natural Environment



Situated within the central hilly zone, the area is endowed with a sensitive vegetation system. However, rapid urbanization is causing the gradual fading of these delicate ecosystems.

### Stagnation of Rural Economy



While there are numerous potentials for economic development, the present trend is primarily focused on the main city of Kandy, resulting in slower economic progress within the regional areas.

### Increasing the Risks for Disasters and Deteriorating the Living Environment



The unplanned settlement and urbanization developments within sloped areas, along with encroachments on river reservations and low-lying land filling for developments, have opened the gates to disaster within the Greater Kandy (GK) area.

### Impacts of Natural Disasters



The frequency of natural disasters has increased within the area, particularly impacting both the regional and main city areas of Greater Kandy, especially through landslides and floods/flash floods.

## CHAPTER

# 06

## OVERVIEW OF THE GKUP

### 6.1 Vision of the Plan

**“Greater Kandy – shall be Sri Lanka’s repository of historic, natural, cultural and religious heritage”**

The Vision envisages a majestic city that blends with the natural environment, incorporating smooth urban mechanisms to create a convenient living and commuting experience for all.

“Kandy is the foundation of faith and spiritualism in the center of Sri Lanka. To attain the vision, the values of Kandy must be preserved and promoted not only by the public sector, but also by the local communities and citizens (through public and citizen’s partnership) in a sustainable manner to ensure growth in the future through conservation and innovation.”



## 6.2 The Concept

### Legend

#### Urban Centers

- Kandy Urban Center
- Cluster Center
- Major Sub Urban Center
- Sub Urban Center

#### Development Corridor/ Area

- Development Corridor with Cluster Center

#### Roads/ Rail

- Roads within Greater Kandy
- Roads within Greater Kandy (Planned)
- Inner Ring Road
- Inner Ring Road (Planned)
- Roads Connecting to Other Areas
- Railways

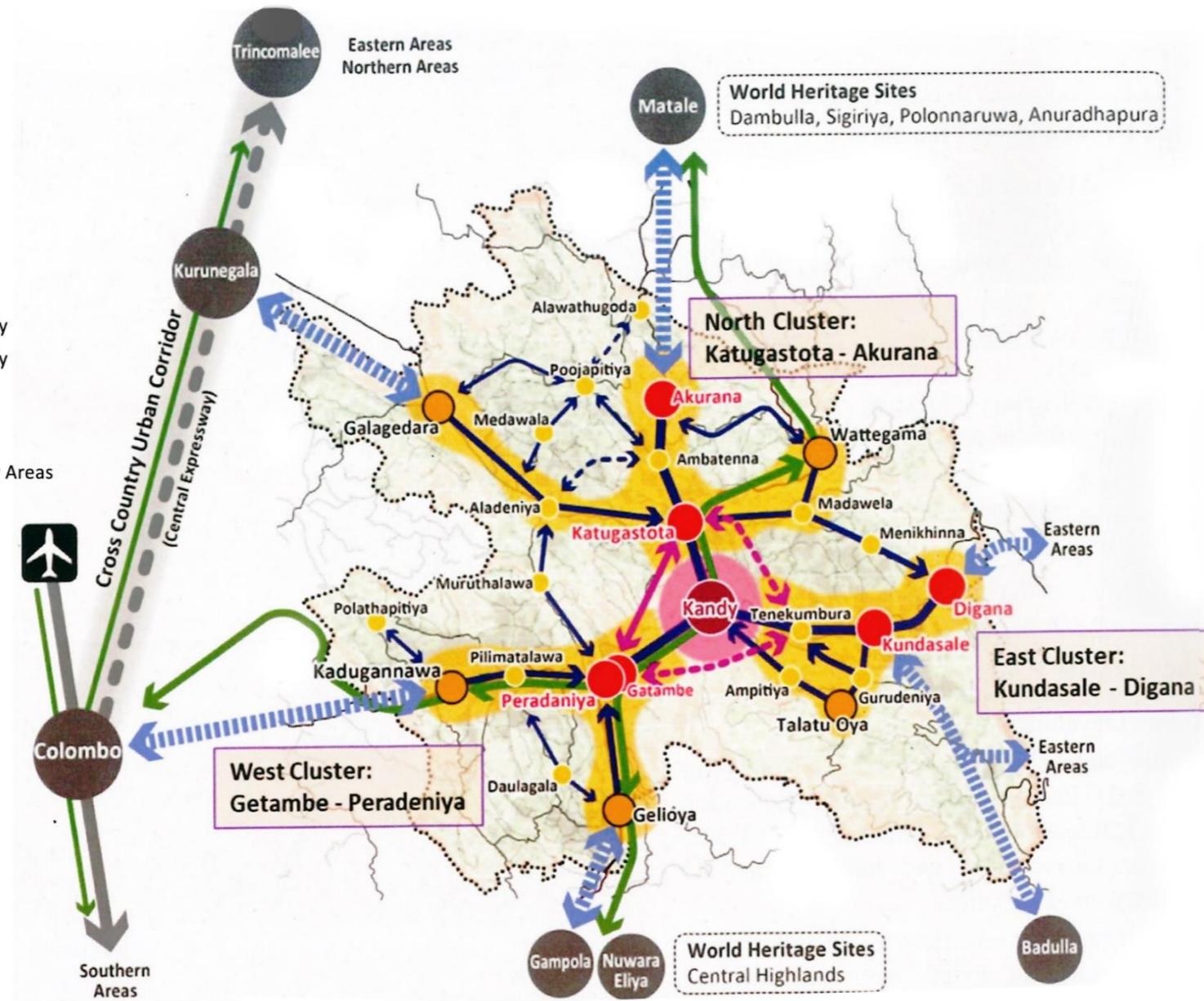


Figure 21: Concept Plan of GKUP

Source: The JICA Team, GKUP 2018

To achieve the aforementioned vision, the plan has incorporated an anticipated conceptual structure, known as the planning concept, which will guide future developments within the planning area. This concept fundamentally addresses the significance of the entire area and outlines potential development scenarios for the entire region.

The 'Kandy Urban Centre,' anchored by the Temple of Tooth Relic and the Central Business District, currently serves as the hub for all services, commercial, and administrative activities. This central area will be developed by harmonizing religious, royal, and heritage values. Additionally, immediate 'Cluster Centers' identified beyond the central area, including Peradeniya, Getambe, Katugastota, Akurana, Digana, and Kundasale, will be developed with unique urban characters, forming a systematic urban sprawl. The physical development of these areas will be guided by planning and building regulations, ensuring provisions for economic development.

'Major Suburban Centers' and other 'Suburban Centers' located on the periphery of the 'Kandy Urban Centre' will be developed to accommodate the surplus urban population. These areas will be equipped with necessary infrastructure for habitation. Ultimately, all these hierarchical areas will be connected through development corridors while preserving the integrity of sensitive areas.

## 6.3 Planning Goals & Objectives

Goals & objectives have been derived to accomplish the anticipated vision. The goals are set to address the fields of natural setting, heritage, socio-economic factors, transport, and other infrastructures.



### Environmental conservation and management

“To preserve and conserve the rich natural resources of greenery and water in the central highland by development control towards sustainable growth”



Objectives

- Proper conservation and utilization of the rich natural environment
- Proper control of development
- Alleviation of environmental pollution



### Conservation/preservation of historic and cultural heritage

“To conserve historic and cultural heritage including that of the Kandyan Kingdom, with the World Heritage City of Kandy as the centre, and bequeath these to future generations”



Objectives

- Rediscovery and utilization of the valuable heritage in the Greater Kandy
- Enhancement of attractiveness as a world heritage
- Conservation of landscape, townscape, and historical buildings



### Vitalization of socio-economic activities

“To vitalize the regional economy by promoting the urban and rural local economies through enhancement of the industrial potentials based on local resources”



Objectives

- Promotion of rural and local products
- Promotion of high-value added and advanced industries and services
- Promotion of tourism-related industries
- Promotion of socio-economic activities of the cluster cities



### Transportation improvement

“To enhance regional transport network and services through the development of expressway and bypass roads, utilization of railways, reduction of through traffic and traffic congestion. Alleviate air pollution through the implementation of traffic management policy in the Heritage Area”



Objectives

- Promotion of public transportation
- Development of a transport network with wide area coverage
- Securing smooth mobility within urban areas



### Improvement of living environment and urban growth management

“To create an excellent, livable urban space and living environment by determining the proper location of urban functions, land use zoning, redevelopment/development of infrastructure, disaster prevention, etc., and formation of compact city”



Objectives

- Restructuring of urban functions and urban development and redevelopment
- Improvement of living environment
- Proper disaster prevention based on disaster risk reduction principles
- Creation of amenity urban space in the city center

## 6.4 Planning Strategies



### Proper conservation and utilization of the rich natural environment

Proper conservation requires a proper management plan and its implementation including monitoring, utilization of natural resources, and people's awareness about the environmental management. For this, the following are set:

- Proper preservation of forests, river basin, and watersheds including the Mahaweli River to be guided by an Environmental Management Plan formulated based on the scientific survey of natural resources including ecological network. This plan shall be consistent with the development plans prepared for local authorities by the UDA.
- Establishment of a strict monitoring and enforcement system of natural resources protection and/or conservation through patrolling by rangers.
- Establishment of a strict monitoring and enforcement system of natural resources protection and/or conservation through patrolling by rangers.
- Proper conservation and utilisation of the natural environment based on clear zones for protection and those for outdoor recreation, educational activities and tourism, etc.
- Rehabilitation of degraded forest and watershed areas by reforestation, planting, and relocation of the illegal settlers.
- Promotion of public awareness on natural resource conservation/utilization.



### Proper control of development

Disorderly and illegal development must be controlled by the appropriate plan, regulation and enforcement. For this, the following are set:

- Appropriate control of land use and development following the development plans for the local authorities prepared by the UDA based on environmental zoning and disaster hazard risks.
- Strengthening of monitoring and legal enforcement on development by the local governments and the UDA



### Alleviation of environmental pollution

As for pollution, water contamination, air pollution, and solid waste management must be properly alleviated. For this, the following are set:

#### Reduction of water contamination

- Strengthening of enforcement of water quality standards.
- Strengthening of water monitoring system
- Strengthening of inspection system of industrial wastewater
- Improvement of wastewater treatment system (including sludge treatment facility, sewage system in major cities, and septic

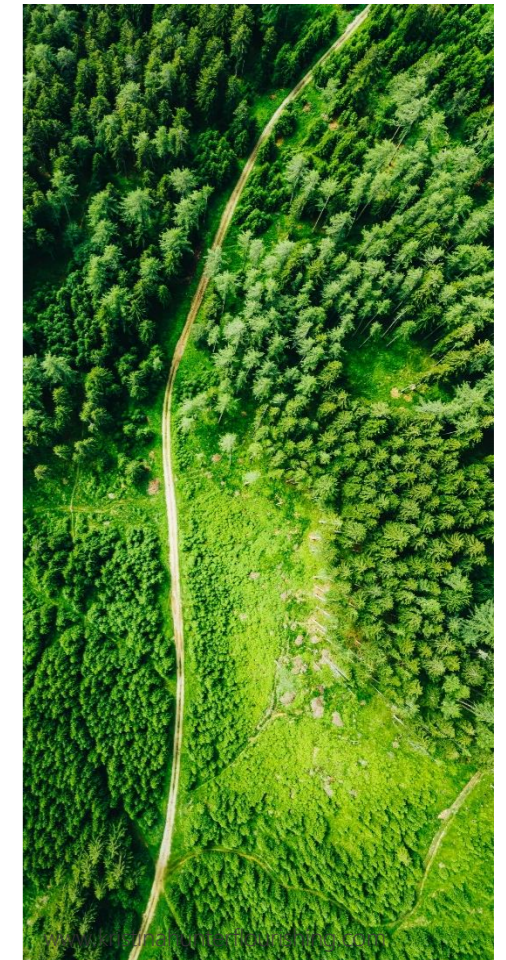
tank) by imposing proper on-site treatment according to the size of the city and its population

#### Alleviation of air pollution

- Strengthening of enforcement of air quality standards
- Strengthening of air quality monitoring system
- Strengthening of car inspection
- Reduction of vehicle-borne air pollution by traffic control in city areas
- Encouragement of use of public transportation system
- Promotion of replacement of outdated vehicles to latest environmentally-friendly models

#### Proper solid waste management

- Proper solid waste management that includes the proper use and construction of disposal sites and facilities, promotion of waste separation and 3Rs, etc.
- Promotion of community-based solid waste management especially for city beautification
- Promotion of awareness for solid waste management



Source: The JICA Team, GKUP 2018

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**Rediscovery and utilization of the valuable heritage in the Greater Kandy**

Greater Kandy has a lot of valuable heritage, both tangible and intangible. However, not all of them are recognized and utilized properly. For this, the following are set:

- Based on a study about heritage resource preservation stand utilization status, the formulation of tourism promotion plans and programmes including promotion of historic and cultural tourism destinations, traditional heritage-related handicraft industries and local traditional health-related industries.
- Conservation and promotion of traditional art, handicraft, performance art, and skills.
- Conservation and promotion of intangible historical, cultural, and religious properties and traditions, such as Perahera and other religious and local observances.

**Enhancement of attractiveness as a world heritage**

Urban problems like traffic congestion has degraded the attractiveness of the city centre area. To enhance the degraded attractiveness of Kandy as a World Heritage, the following are set:

- Improvement of the city centre area to create an urban space suitable for the World Heritage City of Kandy by alleviating traffic congestion and improving public spaces and walkability.
- Promotion of beautification of the city

**Conservation of landscape, townscape, and historical buildings**

Many buildings to be conserved in the Heritage Area have not been conserved and have become degraded. To properly conserve them, strategies related to heritage property, heritage preservation system, and citizen’s conservation activities are required. For this, the following strategies shall be undertaken:

**Heritage property preservation**

- Implementation of a detailed building survey of the conserved buildings in order to re-evaluate them and identify the groups of buildings with a collective townscape value, and then re-listing the conserved building with the consensus of the owner.
- Establishment of archive of heritage building information.
- Implementation of preservation efforts for the listed conserved buildings by the public sector to hasten good demonstration impact to the citizens.
- Maintenance and succession of traditional skills and materials for the heritage buildings.

**Setting up of proper institutional arrangement for heritage preservation**

- Establishment of regulations by revising the existing regulations in the Development Plan for KMC and adding new regulations, including street line, façade, color, and signs, to create better streetscapes.
- Relaxation of the present “too strict rule” on

practical. Presently, the rule does not allow any change in neither the exterior nor the interior of the heritage buildings.

- Proper development control on the slope area and high elevation area around the Kandy Lake for good landscape and better safety management.
- Strengthening the monitoring system for the conserved buildings to maintain them and avoid their degradation.
- Introduction of a practical and easy procedure for the conservation of the Heritage Area by introducing an applicant-friendly, one-stop service system by relevant organizations with the functions of management, financing, research and advocacy, and adaptive reuse of the conserved buildings.
- Provision of appropriate incentives and financial and technical support to the heritage building owners for the conservation of historic buildings.
- Improvement of the conservation management system, including building permits, inspection and monitoring.

**Promotion of community-based activities for heritage conservation and town planning**

- Enhancement of collaboration between the government, community, and the private sector for conservation-related activities.
- Promotion of awareness raising of citizens, students, and tourists on conservation.
- Utilization of the heritage buildings by adaptive reuse



Source: The JICA Team, GKUP 2018



**Promotion of rural and local products**

The stagnant rural economy, which most of the local governments in the surrounding areas suffer from, shall be promoted by employing the following strategies:

- Promotion of local products by marketing and promoting the products of agricultural and traditional industries.
- Promotion and sales of local products in the Heritage Area in relation to tourism initiatives.
- Enhancement of support for SMEs which comprise the majority in the local industry.



**Promotion of high-value added and advanced industries and services**

To enhance the strong points of industry in Greater Kandy, high-value added and advanced industry shall be promoted by employing the following strategies:

- Enhancement of coordination of Peradeniya University with the public sector and industrial sector, and international collaboration.
- Promotion of collaboration with the existing ICT/R&D industries in the Pallekele IE (BOI).
- Incubation of start-ups with incentives.



**Promotion of tourism- related industries**

The potential of tourism in the Greater Kandy area has not been fully tapped. In order to make the most of its potential, the following strategies are derived:

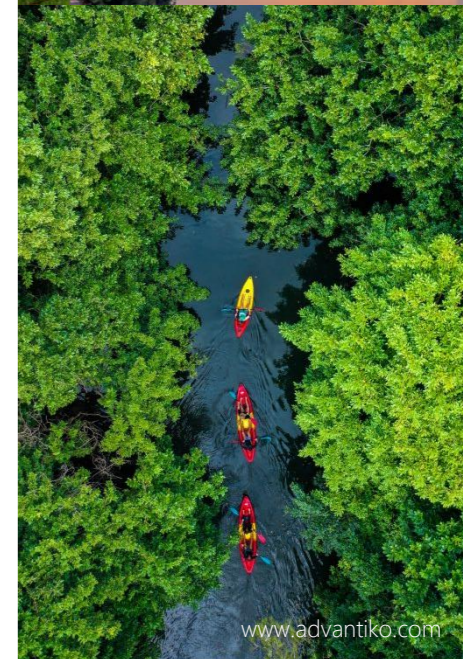
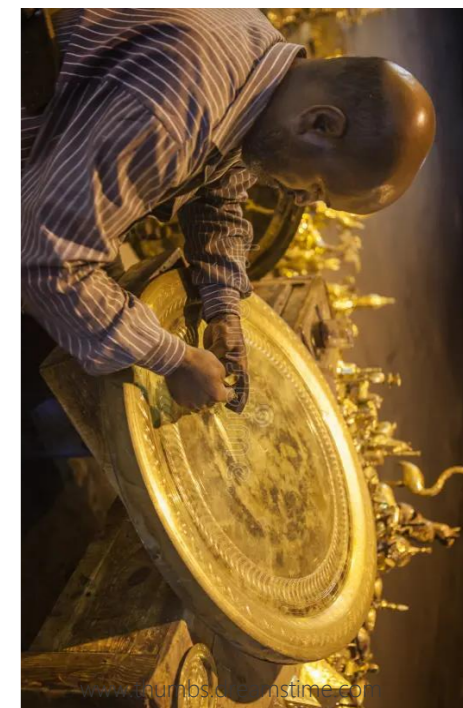
- Promotion of tourist destinations, historical and cultural tourism, eco- and rural tourism by providing tourism package based on the tourism promotion policy and plan.
- Promotion of traditional, heritage-related handicraft industries to serve as the link-up with tourism industry.
- Conservation of historic and cultural heritage of the Kandyan Kingdom and the World Heritage and the development of their tourism routes.
- Promotion of health-related industries, including local and traditional medicines such as Ayurveda, for tourism development.
- Enhancement of tourism services such as tourism information and infrastructure for tourism (tourist centre, tourist transport, and hotels/lodges, road-side stations)
- Promotion of the cultural and local industries in the city centre along with the relocation and rehabilitation of public facilities.
- Utilization of the heritage buildings to promote socio-economic activities in the Heritage Area.



**Promotion of socio-economic activities of the cluster cities**

The development of the cluster cities of Katugastota, Peradeniya, and Kundasale - Digana is a key to achieve a balanced development in Greater Kandy and to avoid overconcentration in the city centre of Kandy. For this, the following strategies are set:

- Development of Katugastota as commercial hub along with the connection of the Central Expressway and station area development of Katugastota station.
- Development of Peradeniya as the medical and educational centre, taking advantage of the existing medical institutes and the University of Peradeniya.
- Development of Kundasale-Digana as the centre of public administration and advanced industries based on the existing concentration of regional government offices and industrial estates.



Source: The JICA Team, GKUP 2018



### Promotion of public transportation

To alleviate traffic congestion in the city centre area, the usage of public transportation must be promoted. For this, the following are set:

- Improvement of operation services of railway and buses by increased operational frequency and re-routing in the short run.
- Enhancement of railway service by developing a double-track railway between Peradeniya and Katugastota first, and then further development between Wattegama to Katugastota, Peradeniya to Kadugannawa, and Peradeniya to Gelioya.
- Development of a new station and station plaza at the Sinha Regiment.
- Development of multimodal facilities at Katugastota and Peradeniya stations for smooth transfer between railway and bus terminal facilities, and park-and-ride facilities at Tennekumbura.
- Establishment of information management system to improve public transportation service.
- Promotion of Station Area Development or Transit-Oriented Development (TOD) along the railway and around the railway stations between Peradeniya, Kandy, and Katugastota.



### Development of a transportation network with a wide area coverage

Aside from the roads in the Kandy City centre area, the regional road network must also be developed to alleviate the traffic congestion in the city centre as well as to link the various areas in Greater Kandy efficiently. For this, the following road development strategies are set:

- Enhancement of regional transportation axis between Colombo and Kandy (expressway) through Katugastota by improving the regional road network: Katugastota-Galagedara to connect to the Central Expressway in the short term.
- Improvement of bypass roads to Katugastota-Digana, Katugastota-Peradeniya in the short term, and development of Tennekumbura-Katugastota or TennekumburaMadawala in the mid-term, to divert traffic passing through the city centre. Southern bypass road to connect Peradeniya and Tennekumbura shall be further studied.
- Improvement of roads to link town centres: Poojapitiya-Alawathugoda, HedeniyaPoojapitiya, Aladeniya-Peradeniya, and Ampitiya-Thalathuoaya
- Development of new road bridges over the Mahaweli River at Katugastota, Peradeniya, and Tennekumbura.
- Improvement of inner ring roads in KMC, such as Dharmasoka Mawatha.
- Development of a new road on the west side of the Grid City along the railway to avoid traffic passing through the Grid City.
- Improvement or development of access roads around Katugastota and Peradeniya to promote station area development.

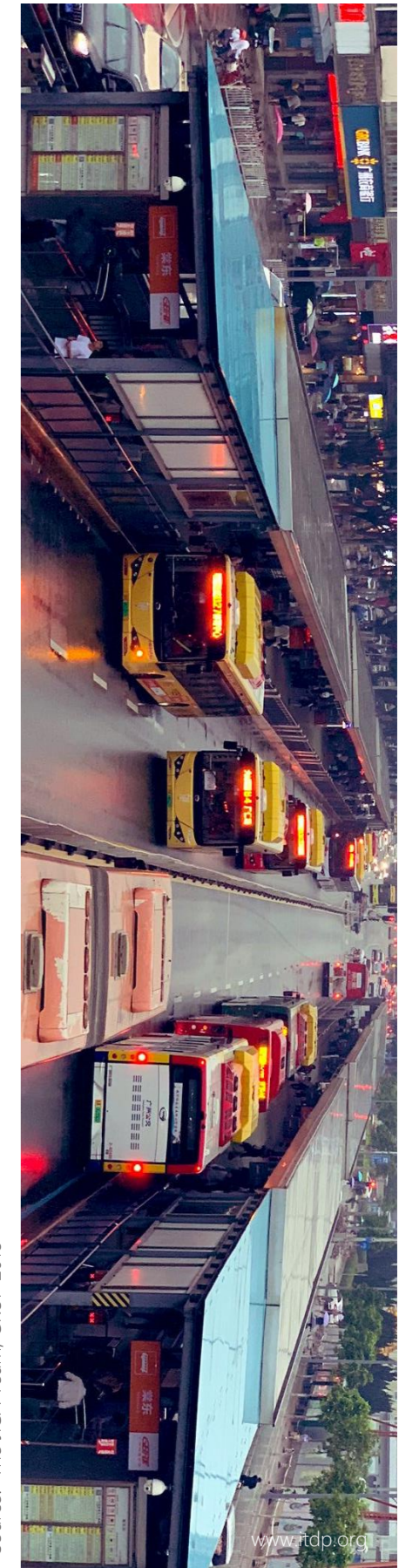
- Development of logistics facilities at Katugastota, Peradeniya, and Kundasale



### Securing Smooth Mobility within Urban Areas

In the city centre area, vehicles and pedestrians cannot move smoothly due to less proper traffic management, lack of pedestrian space, etc. To secure smooth mobility, the following strategies are set:

- Regulation and management of car parking, especially on-road parking and development of parking space.
- Improvement of intersections and introduction of traffic lights.
- Alleviation of traffic bottlenecks (improvement of three-way intersection, development of underpass and pedestrian bridge at intersections, improvement of bridges, etc.
- Introduction of measures to control trucks that congest the roads.
- Introduction of countermeasures to reduce school-related traffic congestion.
- Improvement of pedestrian walking environment, especially from Kandy Station - Civic Hub Zone - Temple of the Tooth Relic.
- Introduction of electric three wheelers to alleviate air pollution.
- Establishment of information management centre to provide traffic-related information at station, multimodal, and park-and-ride facilities.



Source: The JICA Team, GKUP 2018



### Restructuring of urban functions and urban development & redevelopment

Concentrations of public facilities are thought to cause congestion in the city center, and the relocation and rehabilitation of these facilities are proposed by the existing plans. For this, the following are set:

- Relocation of urban facilities which should not necessarily be located in the city center (such as police barrack, Sinha Regiment, other regional and national level government offices) and to use the vacated land.
- Rehabilitation and adaptive reuse of facilities in the Civic Hub, such as Bogambara Prison and the city market, to create pedestrian-oriented zone in the city center.
- Enhancement of daily service functions in the town centers so that they can be independent of the city center of KMC.
- Promotion of station area development or transit-oriented development (TOD) along the railway between Peradeniya and Katugastota.



### Improvement of living environment

Living environment is degraded due to disorderly development and urbanization, lack of basic infrastructure provision, insufficient disaster prevention, etc. To improve the living environment, the following strategies are set:

- Proper land use control and enforcement of development regulation.

- Disaster prevention such as proper slope protection against landslide and slope failure, flood mitigation and fire-fighting activities.
- Improvement of water supply, sewage, drainage system and waste management system, including sanitation facilities in the city center.
- Improvement of living environment of dilapidated substandard housing area.
- Improvement of infrastructure, such as drainage and sewage, and water supply system.



### Proper disaster prevention based on disaster risk reduction principles

Greater Kandy is suffering from disasters such as landslides, flooding, and fire breakout. To reduce disaster risk, the following strategies are set:

- Strict development control according to proper land use plan and zoning based on the NBRI's hazard maps.
- Reduction of landslide risk, slope failure and debris flow by identification of disaster types, introduction of countermeasures, and site level disaster risk assessment.
- Reduction of flood risk by enhancement of canal / drainage capacity, such as those in Akurana and Meda Ela in KMC.
- Strict control and prohibition of development in the river and creek bed.
- Relocation of houses in the disaster high risk areas.
- Reduction of fire risk by enhancement of firefighting capacity.



### Creation of amenity urban space in the city center

To make the city center attractive and comfortable, amenity space, especially for pedestrians, shall be created. For this, the following are set:

- Conservation of landscape and townscape.
- Improvement of pedestrian space by designating pedestrian priority zone at the Grid City and the zone from Kandy Station to the Temple of the Tooth Relic.
- Improvement of parks and open spaces for resting.
- Beautification of the city center



Source: The JICA Team, GKUP 2018

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# CHAPTER 07

## SUMMARY OF 1<sup>ST</sup> REVIEW

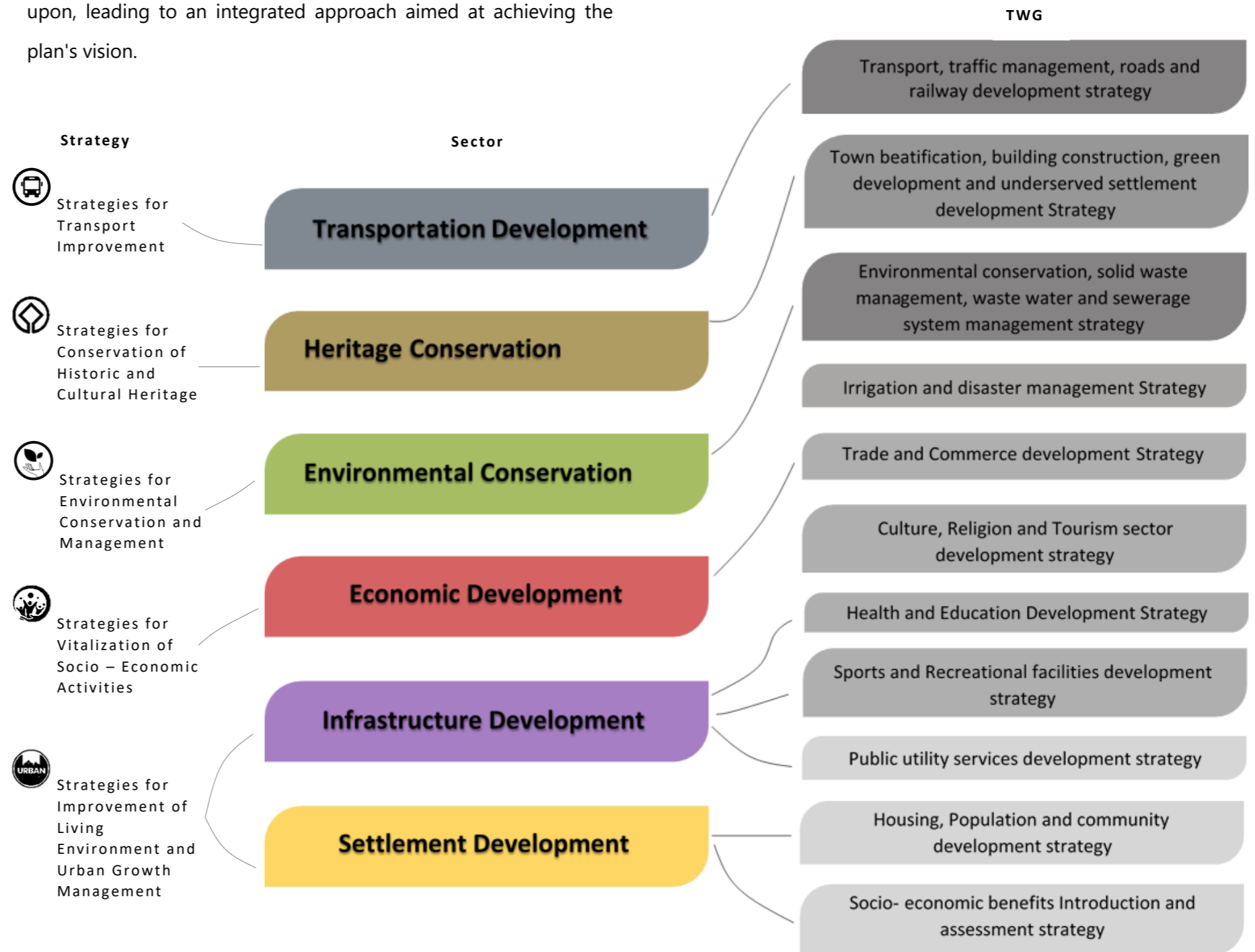
### 7.1 Sectoral Division of Technical Working Groups (TWG)

The eleven TWGs designated to review the GKUP 2018 have finally formulated their individual thoughts. However, overall, all TWGs have accepted the planning vision, goals, objectives, and strategies outlined in the plan. Eventually, each group has identified a set of issues that need to be resolved, aligning with the scope of GKUP 2018 and addressed by the strategies within the same plan.

After finalizing the issues, each group identified development proposals to overcome the challenges. These proposals include financial allocations required projects and suggestions for policy amendments, which are considered no cost or limited cost. The projects were further defined by conceptualizing different models of financing. The main models identified include projects funded by the private sector, public and private sector partnerships (PPP), and treasury-funded projects. These identified projects were categorized into three main sectors based on their duration for initiation and/or completion. Projects scheduled to be initiated and completed within 01 to 03 years are defined as short-term projects. Projects requiring 03 to 10 years for completion are categorized as mid-term projects, while those with a completion timeline of 10 to 20 years are classified as long-term projects.

The proposed projects and policy amendments are distributed throughout the Greater Kandy Planning Area and encompass the development requirements of every existing local authority. Each project was thoroughly discussed by all TWGs' members and then reshaped, reformed, and amended to align with the interests of relevant authorities. Finally, the projects were collectively decided upon, leading to an integrated approach aimed at achieving the plan's vision.

The proposals made by the eleven subcommittees were narrowed down into six categories to align more easily with the strategies of the plan. Accordingly, the defined categories are Transport Development, Heritage/Culture Conservation, Environment Management, Economic Development, Infrastructure Development, and Settlement Development.



## 7.2 Projects Prioritization Process

In line with one of the main objectives of the GKUP 2018 review, it was necessary to identify priority projects that require treasury funds for implementation by 2024, while other models such as private sector contribution projects and PPP projects are to be carried out using their own funds and approaches.

For the prioritization of projects, several sector-specific factors have been considered. Nevertheless, the base for the criteria were as follows:

1. Compatibility with the vision, goals, and objectives of the GKUP 2018
2. Compatibility with available sources of funds
3. Economic feasibility
4. Social /environmental compatibility
5. Scale of the project's impacts
6. Application of smart and digital technologies
7. Contribution to the economy
8. Current status of the project

By incorporating these main factors, a matrix was developed to assign values and weigh each project separately. Eventually, based on the weighted averages, the priority projects have been selected.

The aforementioned general criteria were sub-categorized and assigned benchmark values or value ranges to allocate the weight for each project. Six different detailed sets of criteria were developed to represent each sector discussed previously.

### Example: Infrastructure Development Sector -

The detailed set of criteria and assigned benchmark weights for each criterion in the sector of Infrastructure Development is illustrated in Figure 22. These weights have been allocated based on the significance

of each sector for infrastructure development. Subsequently, marks have been separately assigned for each project according to these criteria. Finally, the worksheet automatically calculates the total percentage values and assigns a priority rank to each project.

Overall Rank of the project			8	4	5	5	3					
Sector	Criteria	Weight	Project 01	Project 02	Project 03	Project 04	Project 05					
			Conduct social surveys to obtain the data and information related with socio-economic issues in collaboration with relevant departments at University of Peradeniya.	Installation of new pump house to supply water directly to Heeressagala system at Getambe Water Treatment plant (by KMC).	Reduce non-revenue water (NRW) of KMC water supply system. (installation of new pipe lines, meters, ...etc.)	Construction of Uplands Service Reservoir of 1,600m3/d to ensure the supply of 29,500m3/d water supply to KMC area.	Rehabilitate Getambe Water Treatment Plant and augmentation of its treatment capacity by 10% to assure the new demand requirement (by KMC).					
			Marks	Marks	Marks	Marks	Marks					
Importance of the Project	Compatibility for GKUP Vision/ Concept and Goals	30%										
	Relevant to no. of objectives (0-2), (3-5) (6-8) (>8)	5	4.0	5.0	5.00	5.00	5.00					
	Address to main issues identified by the GKUP.	10	4.0	5.0	5.00	5.00	5.00					
Cost & Financing	Funding source (PPP/Investment/Donation/ Government (Treasury)	15	10.0	14.0	10.00	14.00	14.00					
	Total Estimated cost (if on-going , the total estimated cost for balance work) (0-50mn./ (50 - 100mn.) (more than 100mn)	25%										
	Annual allocation requirement for 2024 – 2027 period	8	2.0	2.0	2.0	2.0	2.0					
	Is proper funding source available? If yes, mention the funding source (if yes 4)	5	4.0	Survey expenses only	1.0	RS. 300 MN	1.0	RS. 600 MN	1.0	RS. 800 MN	0.0	RS. 800 MN
	Return of the investment (short/ medium/long)	3	1.0	1.0	1.0	1.0	1.0					
	Scale of project benefits (Local/ Region/National)	4	0.0	0.0	0.0	0.0	0.0					
Outcomes of the Project	Benefits of the project to different sectors (Social/environment/ Economic)	5	1.0	2.0	3.0	4.0	3.0					
	Duration of the project (Short Term / Medium term / Long term )	2	0.0	1.0	1.0	1.00	1.00					
	Disaster reduction	2	0.0	0.0	0.0	0.00	0.00					
	Enhancement of greenery of the urban setting	2	0.0	0.0	0.0	0.00	0.00					
	City beautification	2	0.0	2.0	1.0	2.00	2.00					
	Impacted to the existing natural setting (Low land/Water network)	2	0.0	0.0	0.0	0.00	0.00					
Applying Science , Technology and Innovation	SMART urban spaces	10%										
	Use of digital systems	5	0.0	0.0	0	0.00	1.00					
Impact to the current economic status of the country	Use of digital systems	5	2.0	1.0	3	1.00	1.00					
	Impact to the GDP of the Region	2	1.0	1.0	2	1.00	1.00					
	Receiving of Foreign currency	3	0.0	0.0	0	0.00	0.00					
	Impact to the local economy (local entrepreneurs)	3	3.0	2.0	3	2.00	2.00					
If the project is an on-going project	Use of sustainable energy sources	2	0.0	0.0	0	0.00	0.00					
	Progress as at 31/07/2023 (both financial and physical) -(if physical progress is more than 80% , allocate full marks)	10%										
	Is it newly proposed project?	5	0.0	0.0	0	0.00	0.00					
	Is there any remaining works with government funding?	2	0.0	0.0	0	0.00	0.00					
Total	Has any study been done to identify "cost reduction measures" for the remaining works, if yes, how ?	1	0.0	0.0	0	0.00	0.00					
		2	0.0	1.0	0	0.00	1.00					
<b>Total</b>		<b>100%</b>	<b>37.0</b>	<b>44.0</b>	<b>43.0</b>	<b>43.0</b>	<b>45.0</b>					
<b>Rank</b>			<b>8</b>	<b>4</b>	<b>5</b>	<b>5</b>	<b>3</b>					

Figure 22: Sample Page of Project Prioritization Work Sheet

### 7.3 Proposed and Prioritized Projects

As the main objective of revisiting GKUP 2018, eventually the planning team has been finalized the most priority projects that are to be implemented basically for reach the envisage planning vision. The finalized list of projects comprises with the projects already identified by GKUP 2018 and other planning attempts. Also, especially, by considering the recent scenarios the team has come up with newly identified development proposals as well.

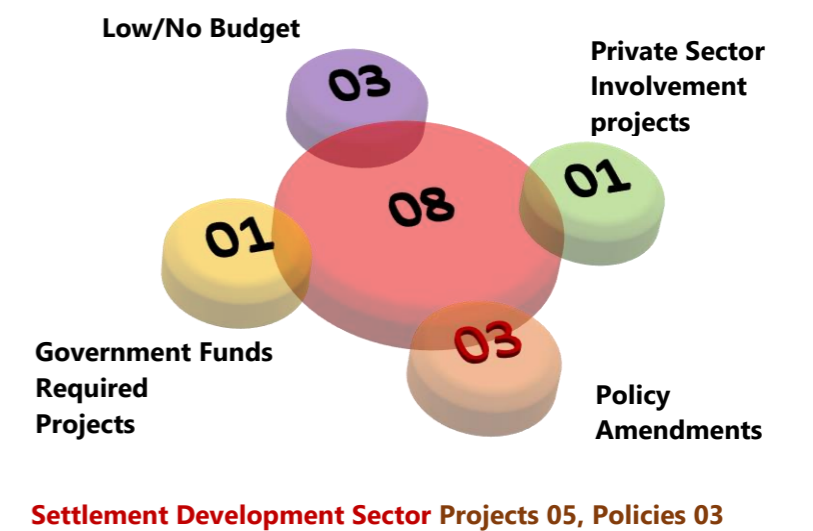
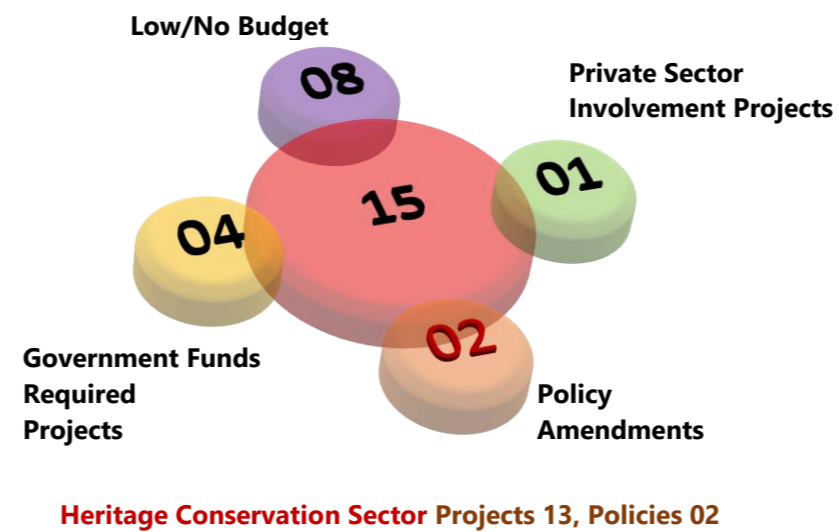
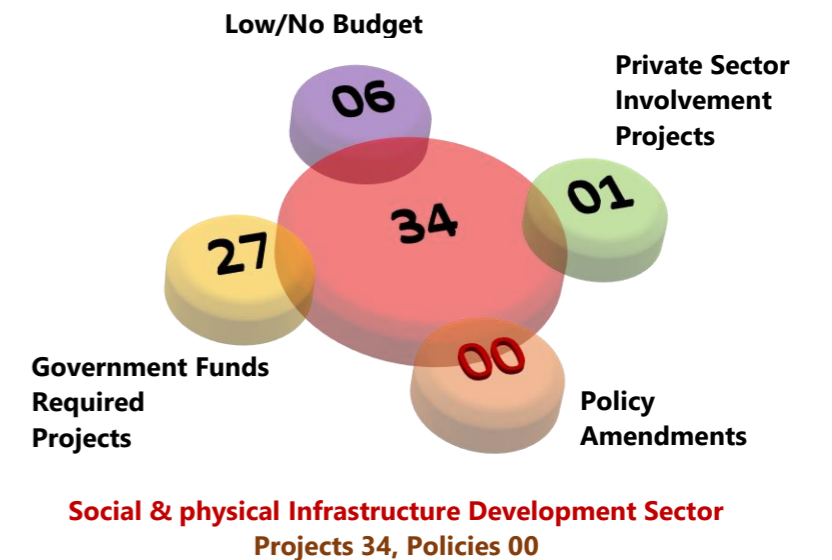
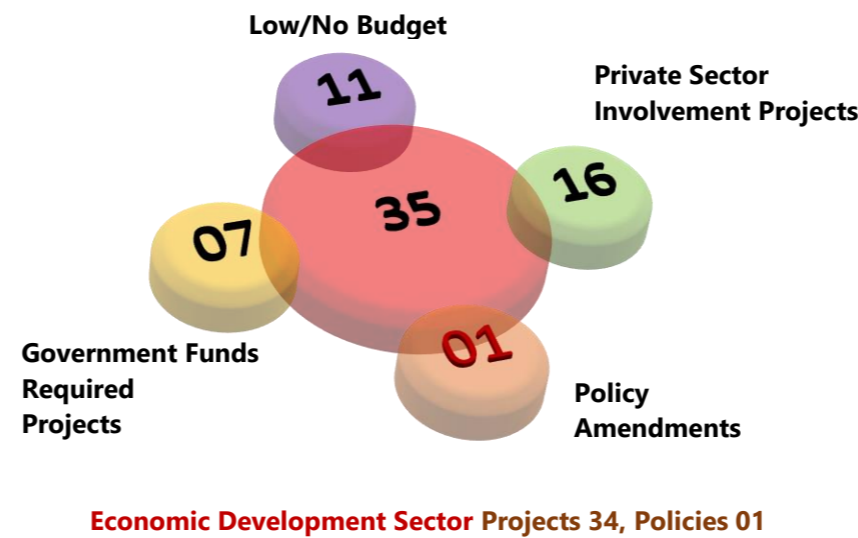
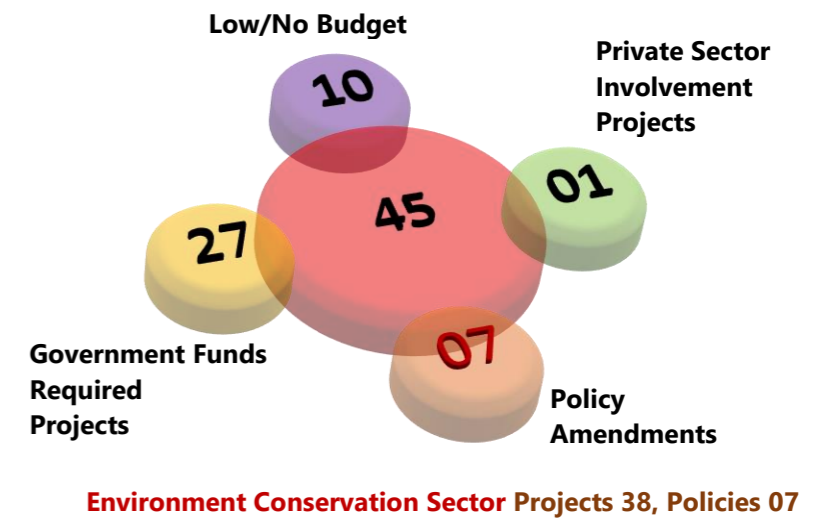
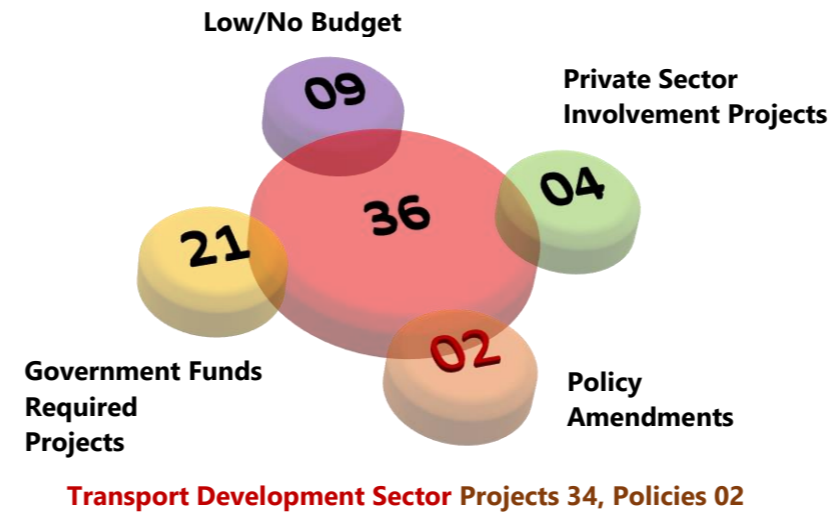
Proposed projects identification was done by representing separate development sectors as defined above, the transportation development, environmental conservation, economic development, infrastructure development, heritage conservation and settlement development. Directly responsible authority and supportive authorities for each project have been identified separately for the convenient of implementation.

Financial model as one of the major factors for project implementation, the proposed actions and proposed development projects has been categorized as follows;

- No cost or low budget projects/ actions
- Private Sector involvement projects
- Government funds required projects
- Government funds required priority projects that to be initiated in 2024
- New policies and amendments to the existing policies

Adhering the noted categories plan has been identified total 158 of projects and 16 of policy amendments which are distributed and representing all local authorities within planning area.

GKUP 2018 review on 2023 – No. of Identified Projects to Accelerate the Implementation Process

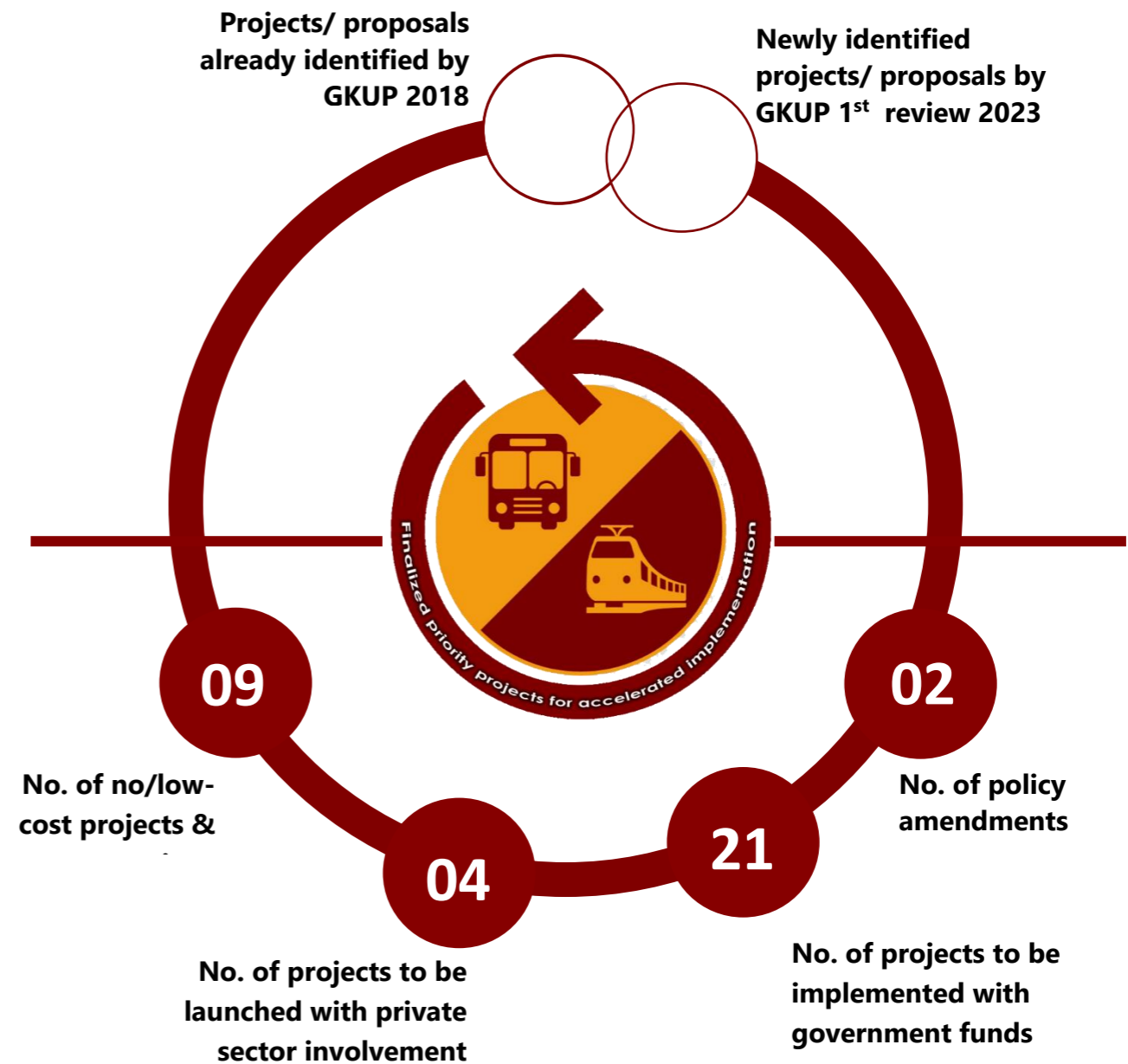


7.3.1

# PROPOSED PROJECTS FOR TRANSPORTATION DEVELOPMENT



*"To ensure safe and smooth mobility"*



**Project: Implementation of SAHASARA Card Payment System**

- **Project Description:** As an effort to enhance the convenience, efficiency, and security of public transportation, the project proposed to introduces, SAHASARA Card Payment System for Public Bus Services within Greater Kandy Area. This transformative initiative aims to revolutionize the way passengers pay for their bus fares, making commuting easier, faster, and more secure for everyone involved. Apart from the convenience for both passengers and money collectors, the promotion of technological advancements, environmentally friendly approach, and improved revenue collection are the other expected benefits of the proposed project. The main key features to be incorporated with the project implementation include reusable plastic cards, reading machines, top-up centers/kiosks, online top-up facilities, on-time transaction processing, and promotion strategies.
- **Project Impact Local Authority:** Entire Greater Kandy Area
- **Tentative Cost:** 800 MN (LKR)
- **Financial Requirement for project initiation:** 600 MN (LKR)
- **Duration:** Short-term
- **Responsible Authority for the Project:** Central Province Transport Authority
- **Supportive Authorities for the Project:** The Ministry of Transport - Central Province



**Project: Improvement of William Gopallawa Mawatha (Part)**

- **Project Description:** William Gopallawa Mawatha, one of the major corridors within the Kandy Municipal area, has been partially developed as a four-lane road from Gatambe junction to Heeressagala junction. The proposed project aims to complete the remaining section of the road, extending from Heeressagala junction to Kandy city, which is approximately 2 km in length, with four lanes. This development includes a raised median with landscaping, light posts, and drainage on both sides of the road, consistent with the previous development.
- **Project Impact Local Authority:** Kandy MC Area
- **Tentative Cost:** 2,700 MN (LKR)
- **Financial Requirement for project initiation:** 900 MN (LKR)
- **Duration:** Mid-term (03 – 10 yrs.)
- **Responsible Authority for the Project:** Road Development Authority
- **Supportive Authorities for the Project:** Kandy Municipal Council, Ceylon Electricity Board, Water Supply and Drainage Board



Figure 23: William Gopallawa Mawatha near Deyyannewela (Existing Two-Lane Road) Area

Source: UDA Kandy – Central Province



### Project: Development of Kudarathwaththa Mawatha

- **Project Description:** Kandy city, as a transit hub, experiences a high volume of vehicles on its existing major road network, leading to unnecessary traffic circulation and congestion within the CBD area. To address this issue, the Development of Kuda Rathwaththa Mawatha project has been proposed. This project aims to divert major traffic flows and establish a significant link between Dodamwala and Katugasthota, alleviating congestion in the Kandy Municipal area. The proposed development spans approximately 6 km in length and involves expanding the road into a two-lane thoroughfare.
- **Project Impact Local Authority:** Kandy Municipal Council
- **Tentative Cost:** 500 MN (LKR)
- **Financial Requirement for project initiation:** 250 MN (LKR)
- **Duration:** Mid-term project
- **Responsible Authority for the Project:** Road Development Authority
- **Supportive Authorities for the Project:** The Ministry of Transport - Central Province, Kandy Municipal Council



Figure 24: Kudarathwatta Mawatha(existing) Near Dodamwala Area

Source: UDA Kandy – Central Province



### Project: Development of Dewana Rajasingha Mawatha

- **Project Description:** As a continuation of Kudarathwatta Mawatha development, it is proposed to develop the Dewana Rajasingha Mawatha from where it starts at Aniwatta Junction up to A1 Road near Getambe Junction. Both projects together generate a significant traffic bypass link between Katugasthota and Getambe. The proposed development spans approximately 2 km in length and involves expanding the road into a two-lane thoroughfare.
- **Project Impact Local Authority:** Kandy Municipal Council
- **Tentative Cost:** 150 MN (LKR)
- **Financial Requirement for project initiation:** 100 MN (LKR)
- **Duration:** Mid-term project
- **Responsible Authority for the Project:** Road Development Authority
- **Supportive Authorities for the Project:** The Ministry of Transport - Central Province, Kandy Municipal



Figure 25: Dewana Rajasingha Mawatha (existing) Near Getambe Area

Source: UDA (Central Provincial Office, 2023)

## Project: Mahayyawa Tunnel Improvement Project

- **Project Description:** The Mahayyawa tunnel, located within the Kandy Municipal area, stands as the only narrow passage along the A9 road. With only two lanes, it accommodates the passage of just two vehicles at a time, causing congestion on the existing four-lane (A9) road. To address this issue, the proposal includes the development of the existing tunnel widening by ensuring the continuation of the four-lane carriageway. Additionally, plans involve creating separate access for pedestrians inside the tunnel.

The railway line above the tunnel will undergo improvement through a double-lining proposal, with specific attention given to addressing the required space and stability in the tunnel improvement project.

- **Project Impact Local Authority:** Kandy Municipal Council
- **Tentative Cost:** 1,350 MN (LKR)
- **Financial Requirement for project initiation:** 700 MN (LKR)
- **Duration:** Short-term project
- **Responsible Authority for the Project:** Road Development Authority
- **Supportive Authorities for the Project:** The Ministry of Transport - Central Province, Kandy Municipal Council, Department of Railway



Figure 30: Mahayyawa Tunnel - Existing Situation

Source: UDA (Central Provincial Office), 2023



Figure 31: Mahayyawa Tunnel – Proposed Development

Source: UDA (Central Provincial Office), 2023

### Project: Road Development from Lewella to Dharmaraja Junction – Stage I

- **Project Description:** Recognizing the necessity for augmenting road capacity within the Municipal Area to accommodate elevated traffic volumes, a proposal has been put forth to address identified bottleneck road sections. Specifically, the proposition entails the construction of an additional slip lane spanning from Lewella to Dharmaraja Junction, aimed at enhancing the traffic flow at the Boowelikada junction.
- **Project Impact Local Authority:** Kandy Municipal Council
- **Tentative Cost:** 230 MN (LKR)
- **Financial Requirement for project initiation:** 150 MN (LKR)
- **Duration:** Short-term project
- **Responsible Authority for the Project:** Road Development Authority
- **Supportive Authorities for the Project:** The Ministry of Transport - Central Province, Kandy Municipal Council

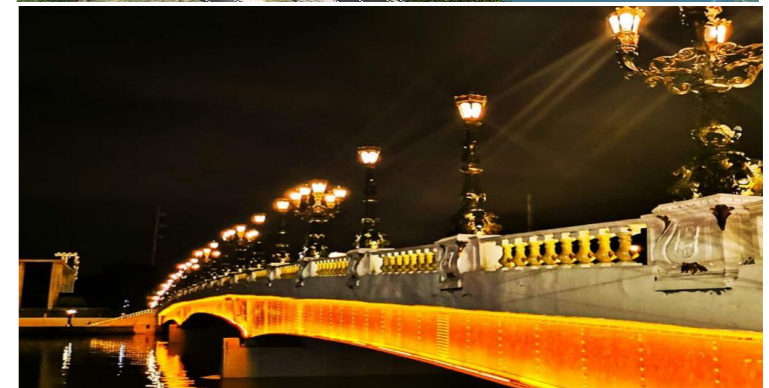


### Project: Gateway Bridges Re-development

- **Project Description:** With the distinguished titles of being the last kingdom of the Sinhalese and the repository for the sacred tooth of Lord Buddha, the city of Kandy holds national significance. The natural circular positioning of the Mahaweli River around the Kandy Municipal Area historically served as a strategic defense during the Sinhalese kingdom era. Presently, however, this water boundary poses a restriction to access, primarily facilitated through three bridges that serve as pivotal gateway points connected to the main arteries of Kandy. These bridges are as follows:
  - **Peradeniya Bridge:** Located on the Colombo – Kandy (A1) road.
  - **Katugasthota Bridge:** Exact location information pending.
  - **Thennekumbura Bridge:** Located on the Mahiyanganaya – Kandy (A26) road.

Despite Kandy's national prominence, these gateways, at present, bear a semblance to ordinary city entrances found in any typical urban center in Sri Lanka. Hence, the proposed project aims to revitalize the existing three bridges, transforming them into distinguished and aesthetically captivating structures, imparting a unique identity to the city entrance. Additionally, the project endeavors to synchronize the architectural design of the proposed bridges with the natural environment and the overall architectural essence of Kandy.

- **Project Impact Local Authority:** Kandy Municipal Council
- **Tentative Cost:** 30 MN (LKR)
- **Financial Requirement for project initiation:** 30 MN (LKR)
- **Duration:** Short-term project
- **Responsible Authority for the Project:** Road Development Authority
- **Supportive Authorities for the Project:** Kandy Municipal Council, Urban Development Authority



## Transport Development Sector: Government Funds Required Projects (1 to 7 of 21)

	<b>Proposed Project</b>	<b>Impact Local Authority Area</b>	<b>Duration</b>	<b>Tentative Cost (LKR)</b>	<b>Responsible Authority for the Project</b>	<b>Supportive Authorities for the Project</b>
<b>1</b>	<b>Implement “Sahasara” card payment system for all the public bus routes serving Greater Kandy Area</b>  Facilitate and promote the card payment system among the passengers who use public buses as the transport mode	All Local Authorities within Greater Kandy Area	Short-term project	800 MN	Central Province Passenger Transport Service Authority	Ministry of Transport - Central Province, Ministry of Transport – GOSL
<b>2</b>	<b>Implement “Sisu Seriya” and “Gemi Seriya” transport services</b>  Implement dedicated transport services for school children, teachers and employees by connecting Kandy city and remote areas using quality buses and facilities <ul style="list-style-type: none"> <li>▪ By connecting Kandy city with Geli_Oya,Daulagala,Thalathuoya, Marassana, Delthota,Alawathugoda,_Akurana, Madawala,_Medawala,_Hatharaliyadda, Aladeniya and etc.</li> </ul>	All Local Authorities within Greater Kandy Area	Short-term project	500 MN – for buses reform and service expansion  100 MN – annual cost for operation	Central Province Passenger Transport Service Authority, Sri Lanka Transport Board	Ministry of Transport - Central Province, Ministry of Transport – GOSL
<b>3</b>	<b>Increase the no. of rail trips that operate to connect Kandy and local area.</b>  Proposed to incorporate at least three new power sets for the operations	Kandy MC, Yatinuwara PS, Gagawata Korale PS, Pathadumbara PS	Short-term project	To be detailed the project	Sri Lanka Railway Department	Ministry of Transport - Central Province, Ministry of Transport – GOSL
<b>4</b>	<b>Improve rail crossing locations within Kandy Municipal Area.</b>  Establishment of proper signal lights, automatic gates, alarm system, etc.	Kandy Municipal Council	Short-term project	To be detailed the project	Sri Lanka Railway Department	
<b>5</b>	<b>Rehabilitation of remote area rail stations</b>  Identify and rehabilitate the rail station within peripheral areas of Kandy city with necessary infrastructure facilities such as sanitary, information centers, resting areas, parking facilities, access roads, etc. <ul style="list-style-type: none"> <li>▪ Kadugannawa railway station</li> <li>▪ Peradeniya railway station</li> <li>▪ Sarasavi Uyana railway station</li> <li>▪ Katugasthota railway station</li> <li>▪ Waththegama railway station</li> </ul>	Yatinuwara PS, Gagawata Korale PS, Pathadumbara PS	Short-term project	To be detailed the project	Sri Lanka Railway Department	Ministry of Transport - Central Province, Ministry of Transport – GOSL
<b>6</b>	<b>Implementation of CCTV based traffic management system for Kandy Municipal Area</b>  Implement CCTV system within Municipal area to monitor traffic offences and to manage the traffic circulation	Kandy Municipal Council	Short-term project	100 MN	Sri Lanka Police	Kandy Municipal Council, Road Development Authority
<b>7</b>	<b>Establish destination and direction boards</b>  Provide destination identification sign boards at main road intersections to easily identify the destinations/ direction. Proposed to have compatible design and materials	All Local Authorities within Greater Kandy Area	Short-term project	02 MN	Road Development Authority	Road Development Authority, All Local Authorities within GK Area

## Transport Development Sector: Government Funds Required Projects (8 to 12 of 21)

	Proposed Project	Impact Local Authority Area	Duration	Tentative Cost (LKR)	Responsible Authority for the Project	Supportive Authorities for the Project
8	<p><b>Establishment of color lights for vehicular flow management</b></p> <p>Analyze traffic flow and establish signal light systems at Getambe, Pilimathalawa, Heeressagala, Asgiriya, Sumangala Junctions, and junction near Girls High school</p>	Kandy Municipal Council	Short-term project	To be detailed the project	Road Development Authority	Ministry of Transport - Central Province, Sri Lanka Police
9	<p><b>Establishment of management body to control and guide the three-wheeler, School and employee staff services</b></p> <p>Establish a management body to ensure quality services for three-wheeler, school, and employee staff transportation. The management body shall measure the standards of the vehicles and service providers. Some of the modifications that could be introduced by this body are as follows;</p> <ul style="list-style-type: none"> <li>▪ Unique color/design for three-wheelers</li> <li>▪ Uniform for three-wheeler drivers</li> <li>▪ Metered service for three-wheeler</li> <li>▪ Digital applications such as Pick me/ Uber</li> <li>▪ Sticker for identification</li> </ul>	All Local Authorities within Greater Kandy Area	Short-term project	To be detailed the project	Central Province Passenger Transport Service Authority	Ministry of Transport- Central Provincial, All Local Authorities within GK Area
10	<p><b>Bus bays development project</b></p> <p>After identifying the required locations within the entire planning area, develop bus bays using proper urban and road design practices to provide a safe and comfortable public transport facility</p>	All Local Authorities within Greater Kandy Area	Short-term project	To be detailed the project	Road Development Authority	Ministry of Transport - Central Province, All Local Authorities within GK Area
11	<p><b>Disabled access development</b></p> <p>Develop disabled accessibility and facilities within the MC Area to accommodate both local and foreign public. Requirements for pavements, road crossings, bus halting places, sanitary facilities and park areas shall be addressed.</p>	Kandy Municipal Council	Mid to long-term project	To be detailed the project	Road Development Authority	Ministry of Transport - Central Province, Kandy MC
12	<p><b>Railway double tracking project</b></p> <p>To increase the capacity of railway transportation it is proposed to develop the given railway lines as a double lined railway;</p> <ul style="list-style-type: none"> <li>▪ Kandy to Kadugannawa via Peradeniya</li> <li>▪ Kandy to Matale</li> <li>▪ Kandy to Gampola</li> </ul>	<p>Yatinuwara PS, Gagawata Korale PS, Pathadumbara PS</p> <p>Project indirectly impact for entire region</p>	Mid-term project	<p>589 MN for: Kandy – Sarasavi Uyana Phase</p> <p>Other sections to be detailed</p>	Sri Lanka Railway Department	Ministry of Transport - Central Province, Ministry of Transport – GOSL

## Transport Development Sector: Government Funds Required Projects (13 to 17 of 21)

	<b>Proposed Project</b>	<b>Impact Local Authority Area</b>	<b>Duration</b>	<b>Tentative Cost (LKR)</b>	<b>Responsible Authority for the Project</b>	<b>Supportive Authorities for the Project</b>
<b>13</b>	<p><b>Establishment of safety rails for sidewalks (pavements) at each and every town center within Greater Kandy Area</b></p> <p>Proposed to establish safety rails for pedestrian paths for have a safe mobility</p>	All Local Authorities within Greater Kandy Area	Mid-term project	To be detailed the project	Road Development Authority	All Local Authorities within GK Area
<b>14</b>	<p><b>Gateway bridges re-development project</b></p> <p>Redesign and redevelop the three existing bridges that serve as the primary gateways to the city of Kandy. The proposed development should adhere to a unique architectural design that is compatible with the surrounding context. The three bridges are; Peradeniya Katugasthota and Thennekumbura</p>	Direct: Kandy Municipal Council	Mid-term project	30 MN	Road Development Authority	Kandy Municipal Council, Urban Development Authority
<b>15</b>	<p><b>Domestic airport project at Digana</b></p> <p>Proposed development of a domestic airport at the existing Digana runway aims to facilitate tourism, industrial sector developments, and support activities at the Pallekele International Cricket Ground</p>	All Local Authorities within Greater Kandy Area	Long- term project	To be detailed the project	Civil Aviation Authority of Sri Lanka	The Ministry of Civil Aviation, Sri Lanka Air Force
<b>16</b>	<p><b>Construct new roads for traffic by-pass requirements</b></p> <ul style="list-style-type: none"> <li>▪ Construct a new bridge at Peradeniya, parallel to the existing bridge</li> <li>▪ 04 lane traffic bypass road from Kurunegala road to Matale road via Piga Oya</li> <li>▪ Traffic bypass road from Lakeside hospital (near Mahamaya Vid.) to Kiritmetiya</li> <li>▪ Construct new road from Thennekumbura to Polgolla</li> <li>▪ Extend the highway from Galagedara to Katugasthota as a four (04) lane road</li> <li>▪ Menik Kumbura traffic bypass road</li> </ul>	All Local Authorities within GK Area	Long-term project	To be detailed each project separately	Road Development Authority	Provincial Road Development Authority, Ministry of Transport - Central Province, All Local Authorities within GK Area
<b>17</b>	<p><b>Development of an Extension to the Railway from Katugasthota to Digana</b></p> <p>Proposed to develop a new railway line that connect Katugasthota and Digana area where close proximity of industrial zone and the the proposed domestic airport</p>	Kundasale PS (direct impact)	Long-term project	To be detailed the project	Sri Lanka Railway Department	Ministry of Transport - Central Province, Ministry of Transport- GOSL

## Transport Development Sector: Government Funds Required Projects (18 to 19 of 21)

	Proposed Project	Impact Local Authority Area	Duration	Tentative Cost (LKR)	Responsible Authority for the Project	Supportive Authorities for the Project
18	<p><b>Develop and improve the quality of identified roads to have a smooth and safe transportation</b></p> <p><b>Proposed roads for quality improvements</b></p> <ul style="list-style-type: none"> <li>▪ Haloluwa – Katugasthota road to facilitate heavy vehicles’ movement</li> <li>▪ Nittawela road from Nittawela tunnel up to Galkaduwa junction</li> <li>▪ Balance section of A1 Road from Gannoruwa to Peradeniya Junction</li> <li>▪ Mahamaya Mawatha</li> <li>▪ Piashoud Gardens (Light House) road</li> <li>▪ Ehelepola Kumarihami Mawatha</li> <li>▪ Pushpadana Mawatha</li> <li>▪ T. b. Thennakoon Mawatha</li> <li>▪ Old road from Peradeniya to – Kandy</li> <li>▪ Road from Silvester Primary School up to Asgiriya Sumangala Mw. Junc.</li> <li>▪ Jorge E Silva Mawatha</li> <li>▪ Dewana Rajasingha Mawatha</li> <li>▪ Kuda Rathwatta Mawatha and thence Haloluwa Road</li> <li>▪ Devi Mawatha from Galkaduwa Junction to Polgolla Dam Junction</li> <li>▪ D. B. Wijethunga Mawatha</li> <li>▪ Parandeldeniya Mawatha</li> </ul>	Kandy Municipal Council, Gangawata Korale PS	Long-term project (For all proposals)	To be detailed the project	Road Development Authority	Ministry of Transport - Central Province, Kandy Municipal Council Area, Gangawata Korale PS
19	<p><b>Newly establish and improve the quality of existing pedestrian/motor tunnels and flyover bridges</b></p> <ul style="list-style-type: none"> <li>▪ Develop Mahayyawa tunnel with four lane access - (1,350 MN)</li> <li>▪ Construct a fly over bridge at Getambe junction for traffic flow</li> <li>▪ Construction of a flyover by connecting William Gopallawa Mawatha (opposite to rail St.), Bogambara Circular, George E. de Silva Maw. &amp; KMTT</li> <li>▪ Construct a pedestrian tunnel that facilitate to the Kandy public market</li> <li>▪ Construct a pedestrian tunnel in front of the D.S. Senanayake College and in front of the ST. Anthony’s Girls College, Katugasthota</li> <li>▪ Construct pedestrian tunnel that connects Yatinuwara Street and Dalada Street</li> <li>▪ Construct pedestrian bridge connecting Queens’s hotel and Kandy Lake</li> <li>▪ Construct pedestrian underpass connecting Bogambara prison park &amp; ground</li> </ul>	Kandy Municipal Council	Long-term project (For all proposals)	To be detailed the project	Road Development Authority	Ministry of Transport - Central Province, Kandy Municipal Council Area, Gangawata Korale PS

## Transport Development Sector: Government Funds Required Projects (20 to 21 of 21)

	Proposed Project	Impact Local Authority Area	Duration	Tentative Cost (LKR)	Responsible Authority for the Project	Supportive Authorities for the Project
20	<p><b>Develop the roads with required number of lanes and defined components to cater the vehicular capacity.</b></p> <p><b>Proposed roads for develop as four (04) lane roads</b></p> <ul style="list-style-type: none"> <li>▪ William Gopallawa Mawatha from Heeressagala to Kandy - (2,700 MN)</li> <li>▪ Hanathana - Udawela road from Hanthana, up to National Institute of Fundamental Studies (NIFS)</li> <li>▪ A1 Road from Kadugannawa to Peradeniya</li> <li>▪ Old Kandy Road from Getambe to Peradeniya junction</li> <li>▪ A9 Road -Katugasthota to Alawathugoda</li> </ul> <p><b>Proposed roads for develop as three (03) lane roads</b></p> <ul style="list-style-type: none"> <li>▪ Lewella to Dharmaraja junction development – Stage I (Boowelikada junction additional slip lane development) - (230 MN)</li> <li>▪ From Peradeniya junction along Gapmola road (perpendicular section to the bridge)</li> </ul> <p><b>Proposed roads for develop as two (02) lane roads</b></p> <ul style="list-style-type: none"> <li>▪ Thennekumbura - Boowelikada road</li> <li>▪ Kuda Rawathwatta Mawatha - (500 MN)</li> <li>▪ Dewana Rajasinha Mawatha - (150 MN)</li> <li>▪ Louis Perera Mawatha</li> <li>▪ Dutugemunu Mawatha</li> <li>▪ Katugasthota – Digana road</li> <li>▪ Barigama – Halouwa road</li> <li>▪ Aladeniya to Polgahamula Junction</li> <li>▪ Kadugannawa – Gampola road</li> <li>▪ Mapanawathura road</li> <li>▪ Kiribathkumbura - Ranundeniya rd</li> <li>▪ Kiribathkumbura - Diyapalagoda rd</li> <li>▪ Alakolanga - Muruthalawa road</li> <li>▪ Muruthalawa - Gannoruwa road</li> <li>▪ Alawathugoda, Poojapitiya road</li> <li>▪ Poojapitiya – Hedeniya road</li> <li>▪ George E. Silva Mawatha</li> <li>▪ Rajapihilla Mawatha</li> <li>▪ Kadugannawa railway station to Muruthalawa</li> </ul>	All Local Authorities within GK Area	Long-term project (For all proposals)	To be detailed each project separately	Road Development Authority	Provincial Road Development Authority, Ministry of Transport - Central Province, All Local Authorities within GK Area
21	<p><b>Development of three satellite bus terminals</b></p> <p>The project involves the establishment of three satellite bus terminals connected to the proposed KMMTT. The locations for these terminals will be identified in Katugastota, Peradeniya, and Tennekumbura, which serve as the three main gateways to Kandy City. A park-and-ride system will be promoted at each of these terminals.</p>	All Local Authorities within GK Area	Mid to long-term project	To be detailed each project separately	Provincial Transport Services Authority	Ministry of Transport - Central Province, UDA, SLTB, NTC, Relevant local authorities, KMMTT project, RDA

## Transport Development Sector: Low/No Budget Projects (1 to 9 of 9)

	Proposed Project	Impact Local Authority Area	Duration	Responsible Authority for the Project	Supportive Authorities for the Project
1	<b>Kandy Municipal Area pavement clearance project</b> Eliminate all the encroached activities including temporary constructions on pavements that disturbed for pedestrian movements	Kandy Municipal Council	Short-term project	Kandy Municipal Council	Urban Development Authority, Road Development Authority, Sri Lanka Police
2	<b>Kandy Municipal Area Road sides clearance project</b> Eliminate all the encroached and incompatible activities/uses of road shoulders including garage and tire shop functions that disturb to vehicular movements	Kandy Municipal Council	Short-term project	Kandy Municipal Council	Urban Development Authority, Road Development Authority, Sri Lanka Police
3	<b>Establishment of "No parking" areas within Kandy Municipal Area</b> Demarcate on-street no parking areas within KMC where disturb the vehicle parking for both pedestrian and vehicular movements	Kandy Municipal Council	Short-term project	Kandy Municipal Council	Road Development Authority, Sri Lanka Police
4	<b>Re-arranging public transportation bus circulate across Municipal area</b> Re-arrange the existing public transport - bus services'- routes lays within city area; <ul style="list-style-type: none"> <li>▪ Use Gohagoda road for transit bus services - Colombo to – Matale, Anuradhapura, Ampara</li> <li>▪ Use Dharmashoka road for long distance bus services – Kandy to - Mahiyanganya, Badulla, Kalmune, Dehiaththakandiya, and Colombo</li> </ul>	Kandy Municipal Council	Short-term project	Central Province Passenger Transport Service Authority, Sri Lanka Transport Board	Kandy Municipal Council, Road Development Authority
5	<b>Implementation of "Touch and Go" system for public bus transportation services with introducing new bus routes or rerouting the existing routes (routes combination)</b> Promote new local area bus routes that passes the Kandy city instead of city being the origin or the destination of the route, and facilitate only to passenger loading and unloading <ul style="list-style-type: none"> <li>▪ Wattegama - Geli Oya route and Digana- Kadugannawa route and etc.</li> </ul>	Kandy Municipal Council	Short-term project	Central Province Passenger Transport Service Authority, Sri Lanka Transport Board	Kandy Municipal Council, Road Development Authority
6	<b>Revisit and evaluate the parking requirement of existing developments within Kandy Municipal Area.</b> Identification of buildings which do not provided adequate parking for its current use and impose regulations/approaches to provide necessary parking spaces	Kandy Municipal Council	Short-term project	Urban Development Authority	Kandy Municipal Council, Road Development Authority
7	<b>Kandy Municipal Area traffic surveying project</b> Conduct traffic flow surveys and develop traffic models to Identify intersections/roads that are required further improve and use the data to determine the suitability of significant projects already proposed.	Kandy Municipal Council	Short-term project	Road Development Authority	Kandy Municipal Council, Provincial Road Development Authority
8	<b>Kandy Municipal Area pedestrian surveying project</b> Conduct passenger movement surveys and prepare data base for the improvement of safety measures on non-motor mobility.	Kandy Municipal Council	Short-term project	Road Development Authority	Kandy Municipal Council, Provincial Road Development Authority
9	<b>Introduction of Combined time table for private and SLTB buses</b> Compose a combined schedule for both SLTB and Passenger Transport Services Authority	All Local Authorities within Greater Kandy Area	Short-term project	Central Province Passenger Transport Service Authority, Sri Lanka Transport Board	Ministry of Transport - Central Province

## Transport Development Sector: Private Sector Involvement Projects (1 to 4 of 4)

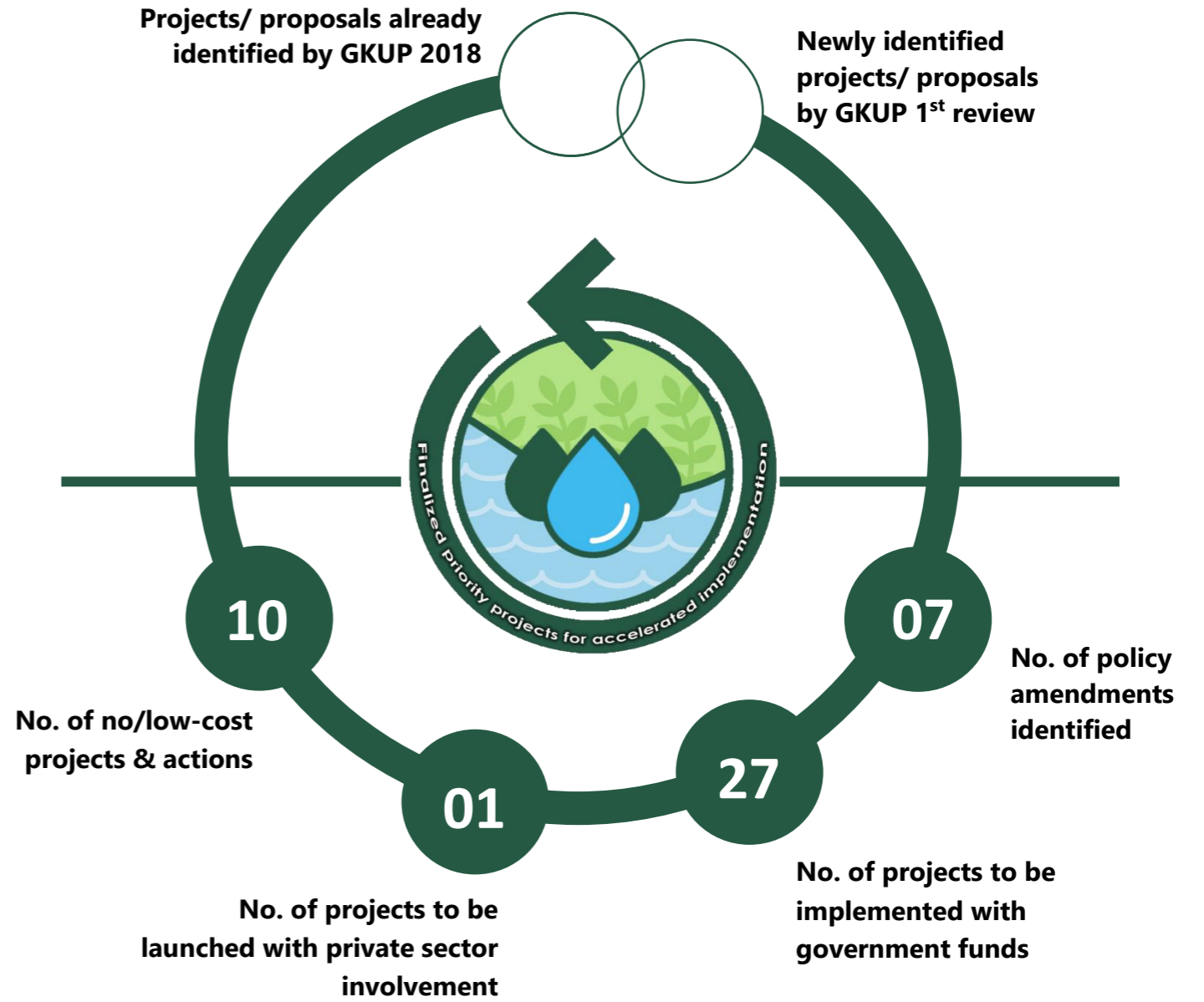
	<b>Proposed Project</b>	<b>Impact Local Authority Area</b>	<b>Duration</b>	<b>Responsible Authority for the Project</b>	<b>Supportive Authorities for the Project</b>
<b>1</b>	<p><b>Hop-on Hop-off bus service for tourism</b></p> <p>Initiate a dedicated tourist bus service that circulates within the city during daytime, stopping at identified tourist attractions according to a set timetable</p>	Kandy Municipal Council	Mid-term project	Department of Trade, Commerce and Tourism – Central Province	Kandy Municipal Council, Road Development Authority, Central Province - Transport Authority
<b>2</b>	<p><b>Nuwarawela Car Park Development Project</b></p> <p>Proposed to develop public car parking facility at Nuwarawela site to facilitate the visitors of Temple of tooth Relic. The project specifically supposed to facilitate the vehicles of foreign visitors</p>	Kandy Municipal Council	Mid-term project	Urban Development Authority	Kandy Municipal Council, Shri Dalada Maligawa
<b>3</b>	<p><b>Development of mechanical car parking at Bogambara</b></p> <p>Proposed to develop a mechanical parking at existing Bogambara bus terminal premises after completion of KMTT project</p>	Kandy Municipal Council	Long-term project	Urban Development Authority	Kandy Municipal Council
<b>4</b>	<p><b>Development of bus halting places with context compatible designs within Greater Kandy Area</b></p> <p>Introduce smart and context compatible design for bus halting places and construct the halting places with the grants of private sector donors by allowing them to advertise their products/services as well within the same designed halting place</p>	All Local Authorities within GK Area	Long-term project	All Local Authorities within GK Area	Urban Development Authority

7.3.2

# PROPOSED PROJECTS FOR ENVIRONMENTAL CONSERVATION



*"To ensure an environmentally compatible development"*



### Project: Aluthwaththa Waste Management Site Improvement Project

- Project Description:** Waste management poses a significant challenge that requires attention for the improvement of living conditions within the Greater Kandy Area. Currently, there are local area-based waste dumping and management sites scattered across the planning area. However, these sites have limited capacity to meet future demands. To address this issue, a proposal has been put forward by the Central Provincial Council to establish a centralized waste management area, focusing on the enhancement of the Aluthwaththa waste management site.

The chosen site, located approximately 20 km away from Kandy CBD and spanning around 30 acres in Aluthwaththa, Digana, is currently utilized as an open waste dumping center. The proposed project aims to expand its capacity and implement effective management systems. These systems include recycling paper and plastics, composting organic waste, generating biogas, producing biodiesel, and conducting scientific sanitary filling for areas previously affected by mining activities.

To implement the project, a financial mechanism suggests involving private sector investors in the management procedures after the government provides the initial infrastructure. This public-private partnership aims to meet the waste management needs of the entire region, capable of handling 500 tons of solid waste per day. Not only does this project address environmental concerns, but it also ensures economic benefits, making it a sustainable solution for the community.

- Project Impact Local Authority:** Entire Greater Kandy Area
- Tentative Cost:** 800 M (LKR)
- Financial Requirement for project initiation:** 800 M (LKR)
- Duration:** Short to Mid - term
- Responsible Authority for the Project:** Department of Local Government - Central Provincial Council
- Supportive Authorities for the Project:** Central Provincial Council, District Secretariat, All Local Authorities within Greater Kandy Area, Central Environment Authority, Urban Development Authority



Figure 32: Aluthwaththa Existing Open Dumping Site

Source: Uploaded by Ishantha Manoj



Figure 33: Anticipated Waste Management Operations (use of technology)

Source: www.wasteplan.co.za



### Project: Green belts development project at Greater Kandy Area

- **Project Description:** Due to the rapid growth in urban sprawl, it appears that the density of natural vegetation in the Greater Kandy Area is under threat and declining. As this area is situated within a sensitive environmental zone, these changes may lead to several adverse impacts on the environmental setting, such as an increase in urban temperatures, landslides, soil erosion, and more. This situation is primarily caused by reservation encroachments and haphazard developments.

In response, the proposed project aims to establish green belts through tree-planting initiatives along identified street sides and river reservations to demote encroachments and haphazard developments.

- **Project Impact Local Authority:** Entire Greater Kandy Area
- **Tentative Cost:** 22 M (LKR)
- **Financial Requirement for project initiation:** 22 M (LKR)
- **Duration:** Mid- term
- **Responsible Authority for the Project:** Urban Development Authority
- **Supportive Authorities for the Project:** Central Environmental Authority, Department of National Botanical Gardens, All Local Authorities within Greater Kandy area & Forest Department



Figure 34: Kanpur, India Green Belt Development  
Source: www. timesnowhindi.com

### Project: Mobile air quality monitoring station project at Greater Kandy Area

- **Project Description:** The Greater Kandy area is positioned on a plateau, characterized by an elevation ranging between 500 to 550 meters, encircled by elevated mountains, resulting in a basin-like topography. The topographic configuration hinders atmospheric air circulation, leading to evident stagnation. Consequently, the restricted air movement exacerbates air pollution, particularly with the accumulation of vehicular emissions within the area.

To evaluate this environmental concern, it is proposed to implement a mobile air quality monitoring system capable of deployment both within and beyond the region to assess air quality comprehensively. The envisaged monitoring apparatus will be affixed to a vehicle for this purpose.

The advantages of such a mobile air quality monitoring system include the ease of data collection through integrated sensors, the capability to obtain real-time, on-site data, facilitation of convenient comparisons, identification of pollution hotspots, and the ability to conduct event-specific monitoring. These outcomes directly contribute to informed decision-making in environmental planning and management

- **Project Impact Local Authority:** Entire Greater Kandy Area
- **Tentative Cost:** 120 MN (LKR) for system installation & 10 MN (LKR) annual for maintenance
- **Financial Requirement for project initiation:** 120 MN (LKR)
- **Duration:** Short- term
- **Responsible Authority for the Project:** Central Environment Authority
- **Supportive Authorities for the Project:** District Secretariat -



Figure 35: Mobile Air Quality Monitoring Vehicle (UK)

Source: www. timesnowhindi.com



Figure 36: Mobile Air Quality Monitoring Truck (India)

Source: www. tribune.com

**Project: River gauges installation and flood early warning system development project**

- **Project Description:** Identifiable areas within the Akurana, Kundasale, and Poojapitiya Local Authorities are prone to flooding due to haphazard developments, encroachments, siltation in the Mahaweli River, Polgolla reservoir, and the Pig Oya. Consequently, frequent flood incidents have occurred, leading to substantial property damages. In light of this, the implementation of an early warning system integrated with a river water level gauging system is recommended to provide residents with timely alerts ahead of potential flood situations.

The proposed system shall be integrated with real-time data assessment for forecasting near-future water level scenarios. Then the alerts will be broadcast through mobile applications or any other convenient means.

- **Project Impact Local Authority:** Akurana PS, Kundasale, Poojapitiya PS
- **Tentative Cost:** 15 M (LKR)
- **Financial Requirement for project initiation:** 15 M (LKR)
- **Duration:** Short- term
- **Responsible Authority for the Project:** Mahaweli Authority of Sri Lanka

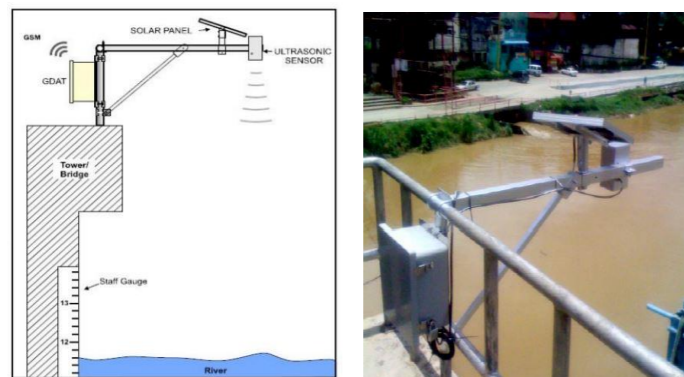


Figure 37: Marikina River Water Level Monitoring System (Philippine)  
Source: www.marikinacity.wordpress.com

**Project: Feasibility studies for construction of system to collect floating debris at major water bodies connect to Polgolla reservoir**

- **Project Description:** The accumulation of floating debris within the Polgolla Reservoir poses a considerable environmental concern in the Kandy area. This debris originates from five major streams: the Mahaweli River, Rawan Oya, Piga Oya, Meda Ela, Hali Ela, and Nanu Oya. In response to this issue, a proposal has been put forth to install floating debris collectors at these identified streams.

Before the installation, comprehensive feasibility studies are recommended for the aforementioned streams. Subsequently, the installation process will be executed, and ongoing maintenance efforts will be implemented to ensure effective debris collection in the long run the debris without accumulating at Polgolla reservoir.

- **Project Impact Local Authority:** All Local Authorities within Greater Kandy Area
- **Tentative Cost:** 110 M (LKR)
- **Financial Requirement for project initiation:** 110 M (LKR)
- **Duration:** Short- term
- **Responsible Authority for the Project:** Mahaweli Authority of Sri Lanka
- **Supportive Authorities for the Project:** Irrigation Department,



Figure 38: River Trash Collector (Desmi Technology)

Source: www.desmi.com



Figure 39: The Bandalong Bandit Trash Trap (Australia)

Source: www.axios.com



## Environment Conservation Sector: Government Funds Required Projects (1 to 6 of 27)

	Proposed Project	Impact Local Authority Area	Duration	Tentative Cost (LKR)	Responsible Authority for the Project	Supportive Authorities for the Project
1	<p><b>Feasibility studies for waste water management at periphery of the Kandy CBD</b></p> <p>Conduct studies at highly populated areas exist beyond the Kandy municipal area to have a proper management of waste water in order to cater the future requirements of such catalyst areas.</p> <ul style="list-style-type: none"> <li>▪ Gohagoda , Gannoruwa, Ampitiya and Akurana</li> </ul>	Gangawata Korale PS, Kundasale PS, Harispattuwa PS, Yatinuwara PS	Short-term project	05 MN	National Water Supply and Drainage Board	University of Peradeniya, Central Environment Authority, Gangawata Korale PS, Kundasale PS
2	<p><b>Manage Kandy hospital chemical and hazardous waste</b></p> <p>Proposed to utilize proposed waste incinerator at Peradeniya Hospital to burn the chemical and hazardous waste generates at Kandy hospital</p>	Kandy Municipal Council	Short-term project	To be detailed the project	Kandy Hospital	Peradeniya Hospital, University of Peradeniya, Central Provincial Ministry of Health, Kandy MC
3	<p><b>Feasibility studies for construction of system to collect floating debris at major water bodies connect to Polgolla reservoir</b></p> <p>Conduct feasibility studies prior to installation of floating debris collectors at given major streams to minimize the debris entering to the Polgolla reservoir.</p> <ul style="list-style-type: none"> <li>▪ Mahaweli river</li> <li>▪ Rawan Oya, Piga Oya</li> <li>▪ Meda Ela, Hali Ela</li> <li>▪ Nanu Oya</li> </ul>	All Local Authorities within Greater Kandy Area	Short-term project	110 MN	Mahaweli Authority of Sri Lanka	University of Peradeniya, Irrigation Department, Central Environment Authority, Relevant Local Authorities,
4	<p><b>Properly maintain the existing air quality monitoring station at Torrington Park</b></p> <p>Maintenance and improvements to the existing air quality monitoring station.</p>	Kandy Municipal Council	Short-term project	15 MN	Central Environment Authority	District Secretariat, Kandy Municipal Council
5	<p><b>Mobile air quality monitoring station project at Greater Kandy Area</b></p> <p>Proposed to develop a mobile air quality monitoring system that is possible to move anywhere within or outwards the region to evaluate the air quality. The station shall be attached to a vehicle.</p>	All Local Authorities within Greater Kandy Area	Short-term project	System: 120 MN Annual: 10 MN	Central Environment Authority	District Secretariat
6	<p><b>River gauges installation and flood early warning system development project</b></p> <p>Proposed to install river gauges in Mahaweli river and at upper Polgolla area for monitor water levels and to minimize the impacts of flood at Akurana area.</p>	Akurana PS, Kundasale PS, Poojapitiya PS	Short-term project	15 MN	Mahaweli Authority of Sri Lanka	Irrigation Department, Relevant Local Authorities

## Environment Conservation Sector: Government Funds Required Projects (7 to 12 of 27)

	<b>Proposed Project</b>	<b>Impact Local Authority Area</b>	<b>Duration</b>	<b>Tentative Cost (LKR)</b>	<b>Responsible Authority for the Project</b>	<b>Supportive Authorities for the Project</b>
<b>7</b>	<p><b>Studying pollution of water bodies in Kandy Municipal area</b></p> <p>Conduct studies on following water bodies at KMC area to identify the level of pollution prior to initiate the treatment process and make decisions.</p> <ul style="list-style-type: none"> <li>▪ Piga Oya</li> <li>▪ Mid Canal (Meda Ela) from sluice gate of Kandy Lake to Getambe river mouth</li> <li>▪ Mahaweli River section from Hatton to Polgolla</li> <li>▪ Kandy Lake – Surface Area :0.25 km<sup>2</sup></li> </ul>	Direct: Kandy Municipal Council	Short-term project	89 MN  (Equipment: 52 MN Transport, analysis etc.: 37 MN)	Central Environment Authority	University of Peradeniya, Mahaweli Authority of Sri Lanka, Irrigation Department, Relevant Local Authorities
<b>8</b>	<p><b>Awareness programme on disaster resilient land development</b></p> <p>Conduct awareness campaign and educate community/ stakeholders on resilient land development/ construction and disaster preparedness.</p>	All Local Authorities within Greater Kandy Area	Short-term project	1.5 MN	National Building Research Institute	Disaster Management Center, All Local Authorities within GK Area
<b>9</b>	<p><b>Install and maintenance of silt traps</b></p> <p>Install silt traps at identified locations and remove the silt in correct time. The suitable locations should be identified on following streams:</p> <ul style="list-style-type: none"> <li>▪ Mada Ela, Dunumadala Oya and Hal Oya</li> </ul> <p>** After installation, the removal of silt could be done with the participation of private sector involvement.</p>	Direct: Kandy Municipal Council	Short-term project	22 MN	Mahaweli Authority of Sri Lanka	Irrigation Department, Kandy Municipal Council, Central Environment Authority
<b>10</b>	<p><b>Improvement of silt trap ponds at Polgolla and Nattarampotha</b></p> <p>Strengthening and enhancing the capacity of silt trap ponds in Polgolla periphery and Naththarampotha reservoir area.</p>	Direct: Pathadumbara PS, Kundasale PS	Short-term project	117 MN	Mahaweli Authority of Sri Lanka	Mahaweli Authority of Sri Lanka
<b>11</b>	<p><b>Reforestation in sensitive areas</b></p> <p>Implementation of reforestation programs using native flora species along stream reservations and other identified sensitive areas, where degradation of the natural environment has been observed.</p>	All Local Authorities within Greater Kandy Area	Short-term project	15 MN	Mahaweli Authority of Sri Lanka	Mahaweli Authority of Sri Lanka
<b>12</b>	<p><b>Invasive plants removal initiative</b></p> <p>Conduct continuous awareness programs on identification and destroying methods of invasive plants (display boards, school children awareness program etc.)</p>	All Local Authorities within Greater Kandy Area	Short-term project	0.7 MN	Mahaweli Authority of Sri Lanka	Central Environment Authority, Relevant Local Authority, Forest Department

## Environment Conservation Sector: Government Funds Required Projects (13 to 17 of 27)

	<b>Proposed Project</b>	<b>Impact Local Authority Area</b>	<b>Duration</b>	<b>Tentative Cost (LKR)</b>	<b>Responsible Authority for the Project</b>	<b>Supportive Authorities for the Project</b>
<b>13</b>	<p><b>Mahaweli riverbank rehabilitation project</b></p> <p>Enhance the banks of the Mahaweli River in areas affected by soil erosion. Propose the construction of gabion walls to restore the identified areas.</p> <ul style="list-style-type: none"> <li>▪ Section from Getambe junction to library building</li> </ul>	Kandy Municipal Council, Gangawata Korale PS	Short to mid-term project	500 MN	Irrigation Department	Central Environment Authority, Mahaweli Authority of Sri Lanka, National Building Research Institute
<b>14</b>	<p><b>Establish and operate air quality monitoring system for Kandy MC area</b></p> <p>Proposed to establish monitoring station system at 05 selected locations. Already there are 02 established and more 03 stations will be established within KMC area.</p>	Kandy Municipal Council	Short to mid-term project	System: NBRI funds Maintenance: 01 MN Annual	Central Environment Authority	National Building Research Institute, Kandy Municipal Council
<b>15</b>	<p><b>Increase the operation of existing waste water treatment plant at Municipal area</b></p> <p>Proposed to treat maximum of 1200 m<sup>3</sup>/d of black water quantity generated by University of Peradeniya &amp; other possible areas by connecting with already laid wastewater collection system.</p>	Kandy Municipal Council	Mid-term project	1600 MN	Kandy Municipal Council	University of Peradeniya, National Water Supply and Drainage Board, Central Environment Authority
<b>16</b>	<p><b>Development of waste water treatment at Pathadumbara and Gampola area</b></p> <p>Construct new waste water treatment plants where it necessary with development trend.</p>	Pathadumbara PS and Gampola UC (out of GK Area)	Mid-term project	200 MN	National Water Supply and Drainage Board	Pathadumbara PS
<b>17</b>	<p><b>Aluthwatta waste management site improvement project</b></p> <p>Improve the standards and capacity of Aluthwatta waste management site for the use of entire region. After project initiation the developments could be done later with private sector investments. Developments such as plastic and paper recycling center, compost fertilizer generation area, center to produce bio diesel, waste to energy (bio gas) generation facilities, etc.</p>	All Local Authorities within Greater Kandy Area	Mid-term project	800 MN (An initial cost has to bear; then private sector could be involved for different waste management systems)	Department of Local Government - Central Provincial Council	District Secretariat, Kundasale PS, Kandy Municipal Council and all other Local Authorities

## Environment Conservation Sector: Government Funds Required Projects (18 to 24 of 27)

	<b>Proposed Project</b>	<b>Impact Local Authority Area</b>	<b>Duration</b>	<b>Tentative Cost (LKR)</b>	<b>Responsible Authority for the Project</b>	<b>Supportive Authorities for the Project</b>
<b>18</b>	<b>Rain water harvesting promotion project</b> Promote rainwater harvesting technologies, methods for have a proper soil and water management mechanism.	All Local Authorities within Greater Kandy Area	Mid-term project	To be detailed the project	National Water Supply and Drainage Board, Urban Development Authority	Central Environment Authority, All Local Authorities within Greater Kandy Area, NBRI
<b>19</b>	<b>Green belts development project at Greater Kandy Area</b> Establishment of green belts with tree planting projects along the identified street sides and river reservations.	All Local Authorities within Greater Kandy Area	Mid-term project	22 MN	Urban Development Authority	Central Environmental Authority, Department of National Botanical Gardens, All Local Authorities within Greater Kandy Area. Forest Department
<b>20</b>	<b>Housing resettlement to avoid the landslide risk within Greater Kandy Area</b> Implement and expedite the resettlement programs proposed for the people who live in high landslide risk areas. The project focuses to complete the resettlement of balance housing units: 663 out of 779.	All Local Authorities within Greater Kandy Area	Mid-term project	2,320.5 MN	Disaster Management Division (Ministry of Defense)	National Disaster Relief Services Centre (NDRSC), District Secretariat, NBRI
<b>21</b>	<b>Storm water canal rehabilitation project</b> After identification of stream network, remove unauthorized developments and other obstacles that disturb to storm water run-off towards following streams; ▪ Mada Ela, Hal Oya and Piga Oya	Direct: Kandy Municipal Council, Kundasale PS,	Mid-term project	1.5 MN	Kandy Municipal Council	Mahaweli Authority of Sri Lanka, Irrigation Department, National water Supply and Drainage Board
<b>22</b>	<b>Pre-identification of landslide risk areas within Greater Kandy Area</b> Produce land slide hazard zonation maps for entire GKUP area to identify geological hazards and guide the future developments (1:5,000 scale)	All Local Authorities within Greater Kandy Area	Mid-term project	183 MN	National Building Research Institute	District Secretariat, Disaster Management Center, All Local Authorities within Greater Kandy Area
<b>23</b>	<b>Develop Piga Oya water retention pool</b> Develop water retaining pond and sand barriers in catchment of the Piga Oya to reduce the impact of fast water flow.	Akurana PS, Poojapitiya PS	Mid-term project	To be Detailed the project	Mahaweli Authority of Sri Lanka	Irrigation Department, Kundasale PS
<b>24</b>	<b>Landslide Mitigation Project in Peradeniya Town - Phase 02</b> Proposed to mitigate the landslide risk areas in Peradeniya town in-line with Landslide Resilient Township Development	Direct: Gangawata Korale PS - Peradeniya	Mid-term project	350 MN	National Building Research Institute	Urban Development Authority, Gangawata Korale PS

## Environment Conservation Sector: Government Funds Required Projects (25 to 27 of 27)

	<b>Proposed Project</b>	<b>Impact Local Authority Area</b>	<b>Duration</b>	<b>Tentative Cost (LKR)</b>	<b>Responsible Authority for the Project</b>	<b>Supportive Authorities for the Project</b>
<b>25</b>	<p><b>Rehabilitation of canal banks</b></p> <p>Improve the canal system to prevent soil erosion and ensure a proper flow of water in the identified streams. Emphasize bank developments, with an additional objective of preventing flash floods, as part of this project.</p> <ul style="list-style-type: none"> <li>▪ Piga Oya</li> <li>▪ Hal Oya</li> <li>▪ Balance part of the Meda Ela Balance part of the Meda Ela</li> </ul>	Kandy Municipal Council, Akurana PS, Gangawata Korale PS, Pathadumbara PS	Mid to long-term project	To be Detailed the project	Irrigation Department	Relevant Local Authority
<b>26</b>	<p><b>Installation of individual or small group/package waste water treatment systems</b></p> <p>Install site specific waste water treatment plants at the places identified as required with future population density or the type of future developments. The technology like JOKASO shall be installed.</p>	All Local Authorities within Greater Kandy Area	Long-term project	To be detailed the project	All Local Authorities within Greater Kandy Area	Urban Development Authority, National Water Supply and Drainage Board, Central Environment Authority
<b>27</b>	<p><b>Rehabilitation of Gohagoda old waste disposal site</b></p> <p>Proposed to rehabilitate the abandoned waste disposal site at Gohagoda as an urban recreational park/urban farm and portion to use relocate the Nittawela underserved housing with proper infrastructure facilities as a housing development project.</p>	Kandy Municipal Council	Long-term project	To be detailed the project	Kandy Municipal Council	Central Provincial Council, District Secretariat, Urban Development Authority, National Building Research Institute

## Environment Conservation Sector: Low/No Budget Projects (1 to 6 of 10)

	<b>Proposed Project</b>	<b>Impact Local Authority Area</b>	<b>Duration</b>	<b>Responsible Authority for the Project</b>	<b>Supportive Authorities for the Project</b>
<b>1</b>	<p><b>Regularize proper land-use zoning and guiding plans</b></p> <p>Produce legally accepted land use zonation and guide plans to preserve and conserve the environmentally sensitive areas, to mitigate natural disasters and, also to lead the future developments towards correct direction</p>	All Local Authorities within Greater Kandy Area	Short-term project	Urban Development Authority	All Local Authorities within Greater Kandy Area, Central Environmental Authority, Irrigation Department, National Building Research Organization, etc.
<b>2</b>	<p><b>Develop guidelines to promote organic architecture/green building concepts on existing and future developments at mountain areas.</b></p> <p>Produce legally accepted building guidelines to be accommodated with the developments located at mountain areas for the purpose of mimic the environment and preserve the scenic view of mountain</p>	Kandy Municipal Council and Gangawata Korale PS	Short-term project	Urban Development Authority,	National Building Research Institute, Kandy Municipal Council and Gangawata Korale PS, Central Environmental Authority,
<b>3</b>	<p><b>Review and amend the exact boundaries of Hanthana protected area.</b></p> <p>Demarcate exact boundaries of Hanthana preserved area and establish boundary marks to control the illegal developments and, to protect the mountain forest</p>	Direct impact: Gangawata Korale Ps and Indirect: Entire region	Short-term project	Urban Development Authority	Kandy Municipal Council and Gangawata Korale PS, Central Environmental Authority, Forest Department
<b>4</b>	<p><b>Conduct awareness programs on domestic waste management</b></p> <p>Conduct awareness programs through posters, displays, notice, social media advertising, etc. to aware the public regarding proper ways of waste separation before disposal, reuse and recycle methods</p>	All Local Authorities within Greater Kandy Area	Short-term project	Central Environment Authority	All Local Authorities within Greater Kandy Area
<b>5</b>	<p><b>Enforce proper reservations for water bodies</b></p> <p>Impose development guidelines for demarcate reservations of all types of water bodies as per the conservation requirement, after having proper surveys</p>	All Local Authorities within Greater Kandy Area	Mid-term project	Department of Irrigation and Mahaweli Authority of Sri Lanka	Urban Development Authority, Central Environment Authority
<b>6</b>	<p><b>Enforce regulations to promote waterfront development</b></p> <p>Produce planning/ building regulations to promote developments facing towards water bodies when there is such water body bounded to the proposed land. This is to reduce the water pollution and to obtain the visual benefits for proposed development.</p>	All Local Authorities within Greater Kandy Area	Short-term project	Urban Development Authority	All Local Authorities within Greater Kandy Area, Irrigation Department, Mahaweli Authority of Sri Lanka

## Environment Conservation Sector: Low/No Budget Projects (7 to 10 of 10)

	<b>Proposed Project</b>	<b>Impact Local Authority Area</b>	<b>Duration</b>	<b>Responsible Authority for the Project</b>	<b>Supportive Authorities for the Project</b>
<b>7</b>	<p><b>Enforce regulations to obtain geo-technical clearance from NBRI for the proposed building with deep excavations and pile foundation</b></p> <p>Produce regulations to obtain such recommendations as an essential where it required</p>	All Local Authorities within Greater Kandy Area	Short-term project	Urban Development Authority	National Building Research Institute, All Local Authorities within Greater Kandy Area
<b>8</b>	<p><b>Enforce regulation to obtain compliance monitoring report from NBRI to ensure the implementation of NBRI recommendations</b></p> <p>Enforce regulations to obtain compliance monitoring report from NBRI to ensure implementation of NBRI recommendations</p>	All Local Authorities within Greater Kandy Area	Short-term project	Urban Development Authority	National Building Research Institute, All Local Authorities within Greater Kandy Area
<b>9</b>	<p><b>Land identification for future waste water treatment plants</b></p> <p>Identify and allocate lands for future waste water treatment plants at Katugasthota and Gelioya area by the Development Plans to be prepared by UDA.</p>	Kandy Municipal Council, Kundasale PS	Short-term project	Kandy Municipal Council, Kundasale PS	District Secretariat, National Water Supply and Drainage Board, Kandy Municipal Council, Kundasale PS, NBRI, UDA
<b>10</b>	<p><b>Enforce regulation to obtain Landslide Clearance/ Landslide Risk Assessment report under building approval process</b></p> <p>Enforce regulation to obtain Landslide Clearance/ Landslide Risk Assessment report from NBRI before any construction or development activities, for landslide risk reduction under building approval process.</p>	All Local Authorities within Greater Kandy Area	Short-term project	Urban Development Authority	National Building Research Institute, All Local Authorities within Greater Kandy Area

## Environment Conservation Sector: Private Sector Involvement Projects (1 to 1 of 1)

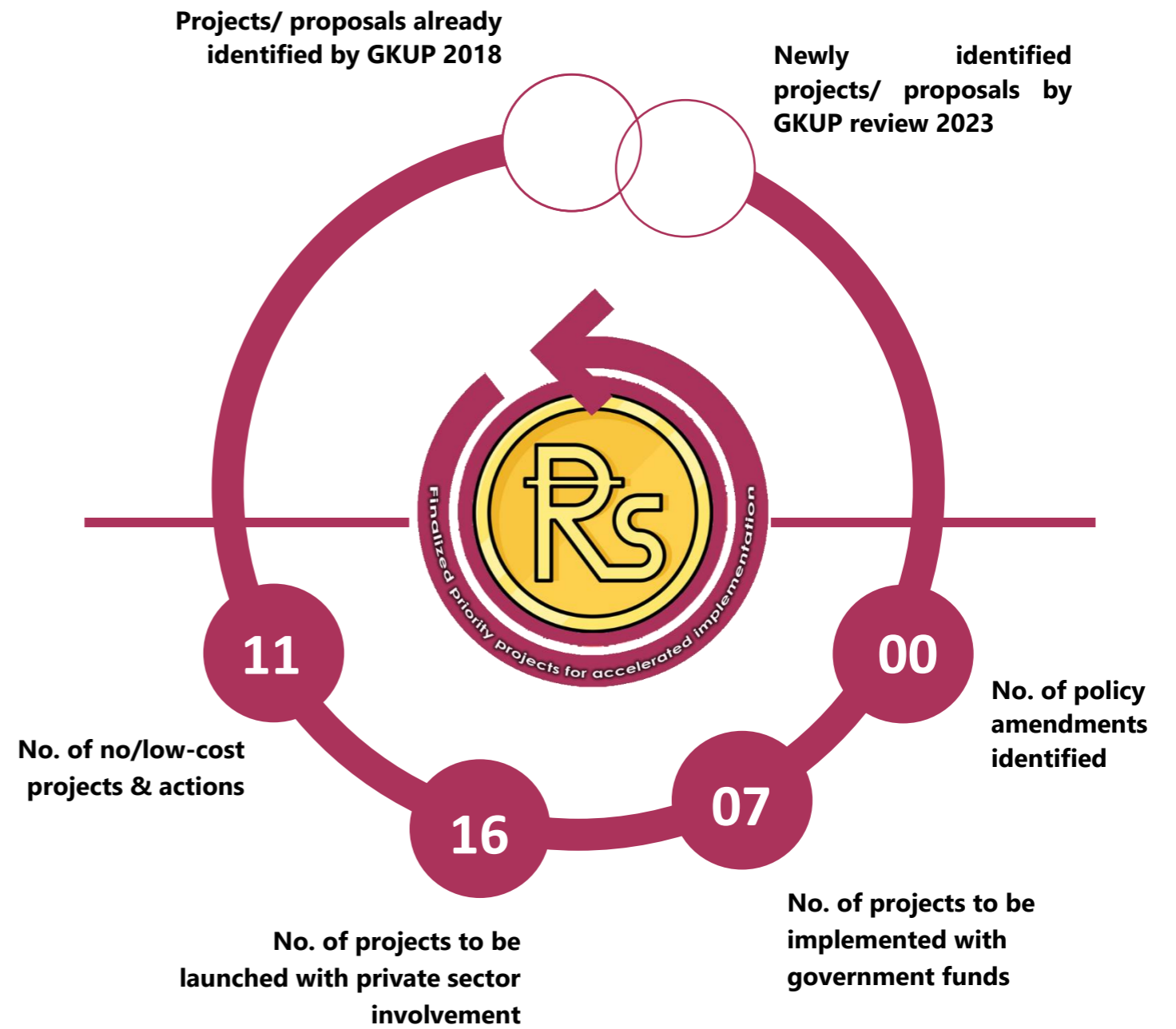
	Proposed Project	Impact Local Authority Area	Duration	Responsible Authority for the Project	Supportive Authorities for the Project
1	<p><b>De-siltation of Polgolla reservoir</b></p> <p>Proposed to launch the de-siltation as a private-public partnership project, the initiative aims to engage the private sector in the desilting of the Polgolla reservoir. The extracted silt (sand) will be provided to the investor, generating income for the relevant department of the government sector.</p>	Direct: Pathdumbara PS	Short- term project	Mahaweli Authority of Sri Lanka	Irrigation Department, Central Environment Authority

7.3.3

# PROPOSED PROJECTS FOR ECONOMIC DEVELOPMENT



*"To ensure a sustained economy"*



**Project: The Kandyan Arena - Bogambara prison development project**

- **Project Description:** The Bogambara Prison, originally erected as a military barracks in the early 19th century and subsequently repurposed as a prison, was established around 1843. Over the course of its existence, the prison has maintained a significant historical presence, undergoing various modifications and adaptations, and it stands today as a noteworthy architectural monument.

Having relocated the prison facilities to the Pallekele area, the Bogambara premises now lie vacant, presenting opportunities for diverse economic utilization. Situated at the heart of Kandy city, the location holds elevated land value, presenting promising prospects for development as an attractive destination for both local and international visitors.

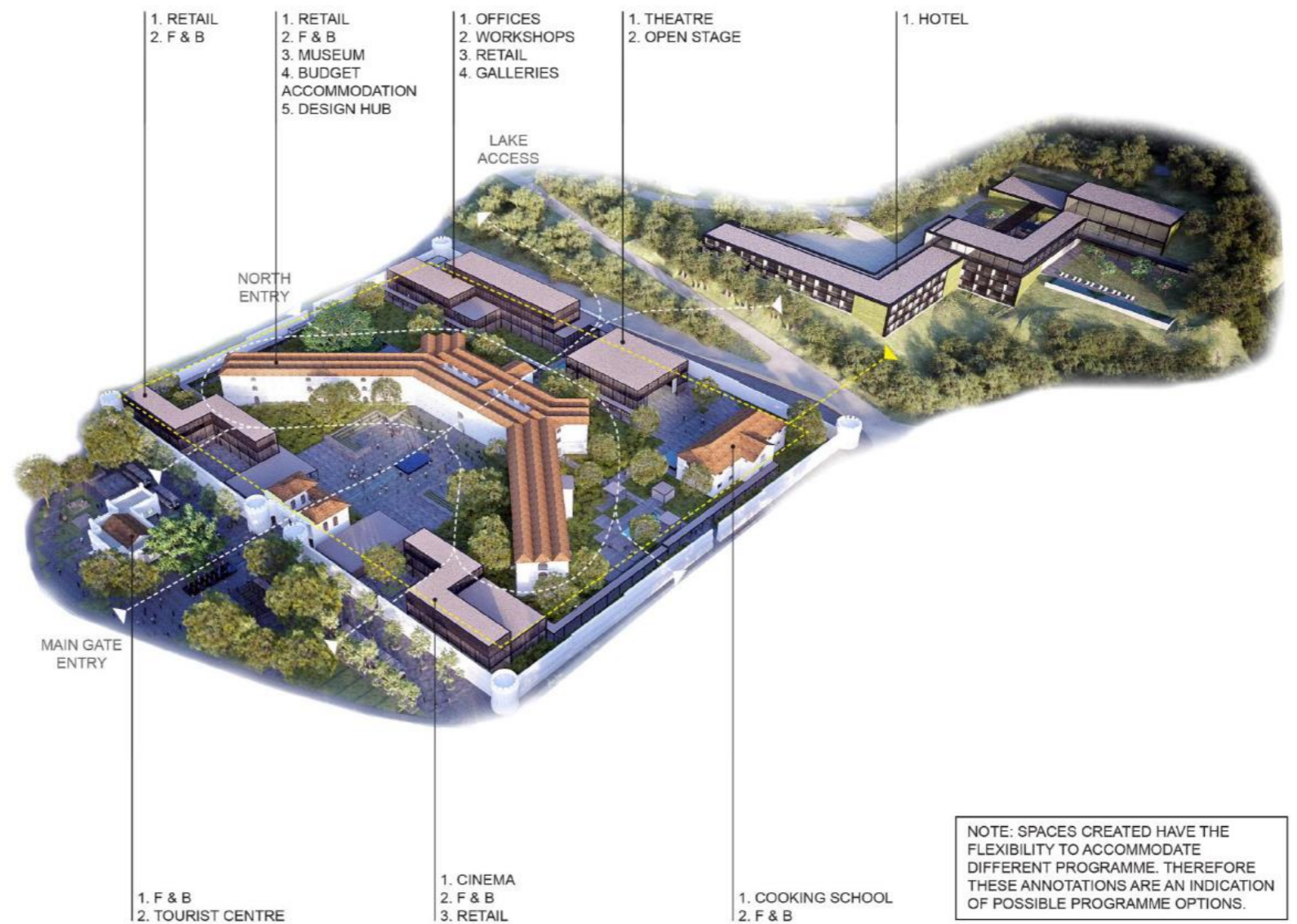
The expansive open land within the prison premises is particularly notable for its potential in alleviating the density of the town center. This strategic location offers an opportunity for thoughtful redevelopment, envisioning the Bogambara site as a multifaceted space serving various purposes, from cultural and recreational attractions to economic ventures.

The project site has been delineated into three sections, each proposed for specific concepts:

- Land portion in front of the main gate: Proposed as a Cultural Park.
- Main Building and open area: Proposed as the Kandyan Arena, housing luxury retail shops, food and beverage outlets, a museum, and an open stage for performing arts.
- Quarter's area (behind the prison building): Proposed for hotel and accommodation development.

The first phase, comprising the completion and opening of the Cultural Park, has already been accomplished and made accessible to the public. Subsequent phases involving commercial spaces and hotel development are proposed to be undertaken through a public-private partnership model. Nevertheless, there is a need for initial infrastructure development and stabilization of the prison building before further progress. Budgetary allocations are expected to be made for these preliminary works, with subsequent development phases involving collaboration with private sector investors

- **Project Site Extent:** 12 Acres
- **Land Ownership:** Urban Development Authority
- **Project Impact Local Authority:** Entire Greater Kandy Area
- **Tentative Cost:** 700 MN (LKR)
- **Financial Requirement for project initiation:** 700 MN (LKR)
- **Responsible Authority for the Project:** Urban Development Authority
- **Supportive Authorities for the Project:** Central Environmental Authority, Department of National Botanical Gardens, All Local Authorities within Greater Kandy Area. Forest Department



**MASTERPLAN - CIRCULATION & PROGRAMME**

**BOGAMBARA PRISON, KANDY, SRI LANKA**

MAY 2017

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**Project: Pilimathalawa, Dawulagala tourism trail promotion project – Feasibility study**

**Project Description:** Dawulagala, located in the Pilimatalawa area within the limits of Udunuwara Pradeshiya Sabha, stands as a promising tourism destination within the broader confines of Greater Kandy. The Dawulagala region boasts a wealth of potential natural environments suitable for eco-tourism activities. Additionally, it is steeped in cultural and archaeological significance, housing three key historical religious sites: Lankathilaka Viharaya, Gadaladeniya Viharaya, and Embekke Viharaya/Dewalaya.

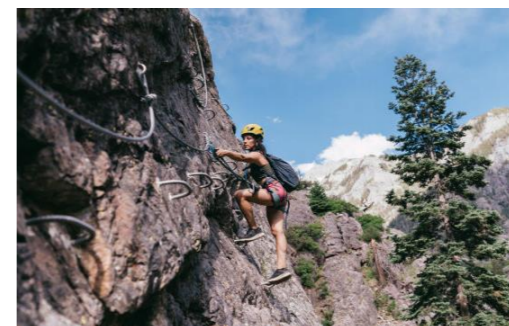
These monumental sites hold immense value due to their intricate artistic features, including stone and wood carvings, wall paintings, and remarkable architectural designs. Dawulagala is also renowned for its indigenous home-based industries, particularly in brassware and lacquering. Furthermore, the area is known for its traditional medicine clinics, adding to its cultural richness. The envisioned tourism trail for Dawulagala aims to unlock the full potential of these attractions, offering an unforgettable experience for visitors.

The proposed circular trail will directly link the three main temples and showcase the prominent Deliwala rock as a focal point. Deliwala rock is earmarked for development into a viewpoint, providing a panoramic 360-degree vista of the surrounding scenic beauty. The plan includes provisions for rock climbing, via-ferrate, and cable car connections between the Deliwala viewpoint and the trail below. Additionally, there is a proposal to establish an open restaurant at Deliwala rock, enhancing the overall visitor experience.

The proposed trail spans approximately 30 km and encourages the use of environmentally friendly transportation modes, such as mountain biking, to explore the area. While each element of the project holds potential for private sector investment, it is imperative to conduct comprehensive feasibility studies before launching the initiative. Anyway, a detailed examination of the project components is essential to ensure its viability and success

- **Trail Length:** 11.5 km
- **Project Impact Local Authority:** Direct-Udunuwara PS
- **Tentative Cost:** 10 MN (LKR) – for feasibility studies

- **Financial Requirement for project initiation:** 10 MN (LKR)
- **Duration:** Short- term for feasibility studies and Mid-term for project components
- **Project Components:**
  - I. Trail development (road improvement)
  - II. Attraction site accessible path development
  - III. Facility improvements at three temples
  - IV. Development of observation deck at Deliwala view point
  - V. Development of Open restaurant at Deliwala
  - VI. Anchoring for Rock climbing
  - VII. Anchoring for via-ferrate
  - VIII. Cable car access development
  - IX. Mountain bike rental facility and Etc.
- **Responsible Authority for the Project:** Department of Trade, Commerce and Tourism – Central Province
- **Supportive Authorities for the Project:** Sri Lanka Tourism Development Authority, Industrial Development Board, Forest Department, Department of Wild Life Conservation, Department of Archeology, Industrial Development Board, Road Development Authority, Udunuwara PS, Urban Development



### Project: Establishment of new industrial estate for small scale industries in Digana

**Project Description:** The Greater Kandy Area is renowned for its diverse range of home-based and small-scale industries, encompassing both traditional and inherited sectors. In line with this, the proposed project seeks to establish an industrial estate specifically designed to accommodate small-scale industries. The primary goal is to streamline and support investments in the small industry sector by consolidating these industries within a designated zone.

The identified site for this development falls within the limits of Kundasale PS, covering an expansive area of 481 Acres at Maberiyathenna. The project outlines its plan to initiate comprehensive feasibility studies, acquire land for the intended purpose, subdivide the lands, and provide essential infrastructure facilities to ensure the success and sustainability of the industrial estate

- **Land Extent:** 481 Acres
- **Land Ownership:** National Livestock Development Board
- **Project Impact Area:** Direct-Kundasale PS
- **Tentative Cost:** 1,381 MN (LKR)
- **Financial Requirement for project initiation:** 81 MN (LKR)
- **Duration:** Short-term to infrastructure provision
- **Responsible Authority for the Project:** Department of Trade, Commerce and Tourism – Central Province
- **Supportive Authorities for the Project:** Central Provincial Council, IDB, Kundasale PS, Central Environment Authority, CEB, RDA, UDA

### Project: Kadugannaawa urban façade improvement project

**Project Description:** As Kadugannawa town, situated along the Colombo – Kandy (A1) road, serves as the welcoming gateway to the Greater Kandy Area for travelers on the A1 Road. Unfortunately, the present condition of Kadugannawa town is unsatisfactory and aesthetically unappealing. It lacks distinctive architectural features, contributing to a negative impression for visitors approaching Kandy.

The absence of well-maintained and unique buildings in the town creates an unfavorable perception even before reaching Kandy City. Consequently, there is a proposal to revitalize the façade of Kadugannawa town by introducing distinctive and elegant architectural elements.

This redevelopment initiative is part of the Urban Development Authority's 100 Towns Beautification Project, which has already been set in motion. Despite the progress made, a substantial portion of the project remains unfinished, leaving ample room for improvement.

- **Project Impact Area:** Direct-Kadugannawa UC
- **Tentative Cost:** 100 MN (LKR)
- **Financial Requirement for project initiation:** 50 MN (LKR)
- **Duration:** Short-term
- **Project Component:** Re-development of existing building façade
- **Responsible Authority for the Project:** Urban Development Authority
- **Supportive Authorities for the Project:** Kadugannawa UC

### Project: One-stop digital platform for development approvals

**Project Description:** The issuance of development approvals for economically viable projects, including hotels, industries, and commercial complexes, is presently experiencing delays attributed to the collaborative decision-making processes involving various planning and management institutes. Consequently, investors often find themselves disheartened and disinterested in making investments. This delay directly contributes to the decline of the local economy and subsequently affects the overall GDP contribution.

In response to this challenge, the proposed project suggests the implementation of an integrated digital platform dedicated to expediting the approval process. This platform would serve as a centralized system where all relevant institutes and applicants can contribute their involvements. The introduction of such a facility is anticipated to streamline and simplify the approval process, providing transparency and reliability. Furthermore, this digital system has the potential to significantly reduce the time required for approving development projects.

- **Tentative Cost:** 50 MN (LKR)
- **Financial Requirement for project initiation:** 50 MN (LKR)
- **Duration:** Short-term
- **Responsible Authority for the Project:** Urban Development Authority
- **Supportive Authorities for the Project:** All Local Authorities within Greater Kandy Area, SLTDA, IDB, NBRI, CEA, Dep. Of Agrarian, etc.

## Economic Development Sector: Government Funds Required Projects (1 to 6 of 7)

	<b>Proposed Project</b>	<b>Impact Local Authority Area</b>	<b>Duration</b>	<b>Tentative Cost (LKR)</b>	<b>Responsible Authority for the Project</b>	<b>Supportive Authorities for the Project</b>
<b>1</b>	<p><b>Establishment of new industrial estate for small scale industries in Digana</b></p> <p>Proposed to establish industrial zone at Digana - Maberiyathenna NLDB farm land (481 Acers) for small scale industries with land development and required infrastructures.</p>	Kandy Municipal Council	Short-term project	To be Detailed the project	Department of Trade, Commerce and Tourism – Central Province	Central Provincial Council, IDB, Kundasale PS, Central Environment Authority, CEB, RDA, UDA
<b>2</b>	<p><b>Kadugannawa railway museum improvement project</b></p> <p>Improve the components and quality of existing railway museum with;</p> <ul style="list-style-type: none"> <li>▪ Rail compartment cafeteria</li> <li>▪ Landscape</li> <li>▪ Photo locations, etc.</li> </ul>	Kadugannwa UC	Short-term project	To be Detailed the project	Sri Lanka Railway Department	Urban development Authority, Kadugannwa UC
<b>3</b>	<p><b>One-stop digital platform for development approvals</b></p> <p>Establishment of common digital platform for all responsible agencies for the betterment and easiness of the development approval procedures</p>	All Local Authorities within Greater Kandy Area	Short-term project	50 MN	Urban Development Authority	All Local Authorities within Greater Kandy Area, SLTDA, IDB, NBRI, CEA, Dep. Of Agrarian, etc.
<b>4</b>	<p><b>Development of machine pool at University of Peradeniya</b></p> <p>Introduce a machine pool for newbie entrepreneurs with the machinery applications to reduce the initial cost on come into to the industrial sector.</p>	All Local Authorities within Greater Kandy Area	Short-term project	To be Detailed the project	University of Peradeniya	Industrial Development Board
<b>5</b>	<p><b>Development of research-based knowledge sharing center at University of Peradeniya for the use of industrial sector</b></p> <p>Establish a solid platform where meet both industrial/agricultural entrepreneurs and researchers to share their issues and solutions.</p>	All Local Authorities within Greater Kandy Area	Short-term project	To be Detailed the project	University of Peradeniya	Industrial Development Board
<b>6</b>	<p><b>Old Bogambara prison rehabilitation project</b></p> <p>Propose to rehabilitate the old Bogambara Prison building, its walls, and surrounding premises to ensure structural stability. However, it is ultimately intended to redevelop the site in collaboration with private sector developer(s). In the interim, appropriate stabilization works will be carried out to ensure the structure remains secure.</p>	Kandy Municipal Council	Short-term project	An initial budget of 700 MN will be required for preliminary development. Then subsequent projects can be launched with private investments	Urban Development Authority	Ministry of Transport, Highways and Urban Development, Kandy Municipal Council, Provincial Tourism Development Authority

## Economic Development Sector: Government Funds Required Projects (7 to 7 of 7)

	<b>Proposed Project</b>	<b>Impact Local Authority Area</b>	<b>Duration</b>	<b>Tentative Cost (LKR)</b>	<b>Responsible Authority for the Project</b>	<b>Supportive Authorities for the Project</b>
<b>7</b>	<p><b>Dawulagala tourism trail promotion project – Feasibility Study</b></p> <p>The proposed project aims to develop Udunuwara – Dawulagala area to facilitate tourism activities. The initial scope of the project encompasses the following components:</p> <ul style="list-style-type: none"> <li>▪ Identify a designated route as a tourism trail.</li> <li>▪ Incorporate visits to temples such as Gadaladeniya, Embekka, and Lankathilaka along the route.</li> <li>▪ Promote modes such as nature trails foot path, mountain biking, bullock carts etc.</li> <li>▪ Establishment of tourist bus service</li> <li>▪ Establish handy craft villages and shops for handicrafts (brassware and etc.)</li> <li>▪ Develop a viewpoint at Deliwala, complete with a viewing deck, cafeteria, and facilities.</li> <li>▪ Establish cable car system connecting Deliwala view point</li> <li>▪ Promote adventure activities, including rock climbing, via ferrata, and abseiling at Deliwala rock.</li> </ul>	Udunuwara PS	Short to Mid-term project	10 MN for the feasibility study, and thence there is a possibility of involving the private sector in specific projects.	Department of Trade, Commerce and Tourism - CP	Sri Lanka Tourism Development Authority, Industrial Development Board, Forest Department, Department of Wild Life Conservation, Department of Archeology, Industrial Development Board, Road Development Authority, Udunuwara PS, Urban Development Authority

## Economic Development Sector: Low/No Budget Projects (1 to 7 of 11)

	Proposed Project	Impact Local Authority Area	Duration	Responsible Authority for the Project	Supportive Authorities for the Project
<b>1</b>	<p><b>Greater Kandy Tourism Master Plan Preparation</b></p> <p>Preparation of comprehensive tourism sector development plan with marketing strategies for Greater Kandy area. With this plan it is proposed to promote untapped potentials such as;</p> <ul style="list-style-type: none"> <li>▪ Waterfalls exist from Wattegama to Rangala</li> <li>▪ Traditional industries/industry village (drum making, brass ware, productions relate with Kithul, etc.)</li> <li>▪ Wellness tourism with meditations, Ayurveda, yoga, etc.</li> </ul>	All Local Authorities within Greater Kandy Area	Short-term project	Urban Development Authority	Sri Lanka Tourism Development Authority, Department of Trade, Commerce and Tourism – Central Province, All Local Authorities within Greater Kandy Area
<b>2</b>	<p><b>Lewella hanging bridge promotion</b></p> <p>Promote the hanging bridge at Lewella as a tourist attraction site.</p>	Kundasale PS	Short-term project	Department of Trade, Commerce and Tourism – Central Province	Kundasale PS
<b>3</b>	<p><b>Open up access of water reservoirs</b></p> <p>Allow the public to visit Polgolla and Victoria Dams with required security measures.</p>	Kundasale PS	Short-term project	Department of Trade, Commerce and Tourism – Central Province	Irrigation Department, Mahaweli Authority of Sri Lanka, Kundasale PS, Sri Lanka Police
<b>4</b>	<p><b>Meditation Park development at “Udawatta Kele”</b></p> <p>Proposed to develop a part of “Udawatta Kele” forest reserve as a meditation park and allow to use it for wellness tourism.</p>	Forest Department	Short-term project	Department of Trade, Commerce and Tourism – Central Province	Kandy Municipal Council, Sri Dalada Maligawa
<b>5</b>	<p><b>Collecting data and preparing databases on existing traditional industries/ artistic skills</b></p> <p>Create an up-to-date database that details specific industries distributed within the planning area.</p>	All Local Authorities within Greater Kandy Area	Short-term project	Department of Census and Statistics	Industrial Development Board
<b>6</b>	<p><b>Promote and facilitate hiking routes exist within Greater Kandy Area</b></p> <ul style="list-style-type: none"> <li>▪ Hanthana to Worlds end trek route (Pekoe Trail) – (300 km)</li> <li>▪ Hanthana and Uragala mountain hiking (7.9 km)</li> <li>▪ Tea Country Trail: Hantana to Galaha (12.1 km) up to Lookandura</li> <li>▪ Muthukeliyawa view point trail (9.2 km)</li> </ul>	Gangawata Korale PS Pathahewaheta PS	Short-term project	Department of Trade, Commerce and Tourism – Central Province	Forest Department, Department of Wild Life Conservation
<b>7</b>	<p><b>Knowledge Production Initiative on sustainable industries development</b></p> <p>Proposed to generating and promoting research-based knowledge aimed at the development of non-polluted industries.</p>	All Local Authorities within Greater Kandy Area	Short-term project	Industrial Development Board	University of Peradeniya

## Economic Development Sector: Low/No Budget Projects (8 to 11 of 11)

	Proposed Project	Impact Local Authority Area	Duration	Responsible Authority for the Project	Supportive Authorities for the Project
<b>8</b>	<p><b>Promote and facilitate traditional industrial villages /artistic skill villages</b></p> <p>Organize strategies to enhance and promote traditional livelihood villages with unique industries. The project aims to develop and sustain these villages, attracting tourists.</p> <ul style="list-style-type: none"> <li>▪ Kundasale, Digana – Drum making industry</li> <li>▪ Pilimathalwa, Dawulagala – Brass ware</li> <li>▪ Dumabara – Mat weaving</li> <li>▪ Gadaladeniya - Wood Carving</li> <li>▪ Hurikaduwa – Laksha (Lacquering)</li> </ul>	Kundasale PS Yatinuwara PS	Short-term project	Provincial Tourism Development Authority	Kundasale PS, Yatinuwara PS, Urban Development Authority
<b>9</b>	<p><b>Knowledge sharing in the food processing industry</b></p> <p>Conduct training courses to promote food processing technologies for agricultural products.</p>	All Local Authorities within Greater Kandy Area	Short-term project	Industrial Development Board	University of Peradeniya
<b>10</b>	<p><b>Establishment of outlets for GAP products</b></p> <p>Establish GAP (Good Agriculture Practiced) products outlets/stalls at the identified locations of Grid city and Bogambara Prison premises to sell fresh and organic vegetables and fruits.</p>	Direct: Kandy Municipal Council	Short-term project	Kandy Municipal Council	Urban Development Authority, Department of Agriculture
<b>11</b>	<p><b>Land identification for future waste water treatment plants</b></p> <p>Identify and allocate lands for future waste water treatment plants at Katugasthota and Gelioya area by the Development Plans to be prepared by UDA.</p>	Kandy Municipal Council, Kundasale PS	Short-term project	Kandy MC	National Water Supply and Drainage Board

## Economic Development Sector: Private Sector Involvement Projects (1 to 5 of 16)

	Proposed Project	Impact Local Authority Area	Duration	Responsible Authority for the Project	Supportive Authorities for the Project
<b>1</b>	<p><b>Develop tourist information center at town center</b></p> <p>Proposed to develop existing formal tourist information center near clock tower junction with the facilities such as;</p> <ul style="list-style-type: none"> <li>▪ Providing information on tour packages, tour paths, and attraction sites, etc.</li> <li>▪ Coffee shop</li> <li>▪ Sanitary facilities</li> <li>▪ Souvenir shop</li> <li>▪ Ticket booking facilities</li> </ul>	Kandy Municipal Council	Short-term project	Kandy Municipal Council	Department of Trade, Commerce and Tourism - CP
<b>2</b>	<p><b>Develop tourist information center at KMTT</b></p> <p>Proposed to develop tourist information center along with facilitation center at the premises of KMTT. The project shall include information desk, sanitary facilities, locker facility, ticket bookings, etc.</p>	Kandy Municipal Council	Short-term project	Kandy Municipal Council	Department of Trade, Commerce and Tourism - CP
<b>3</b>	<p><b>Night time food market at Municipal area</b></p> <p>Proposed to conduct night-time food festivals, street foods market events, night fairs, cultural shows etc. at identified locations within Kandy Municipal Area.</p> <ul style="list-style-type: none"> <li>▪ Open Park in front of Bogambara prison culture park and Dharmashoka Mawatha</li> </ul>	Kandy Municipal Council	Short-term project	Kandy Municipal Council	Urban Development Authority, Sri Lanka Police, Road Development Authority
<b>4</b>	<p><b>Promote recreational and adventure cycling activities</b></p> <p>Proposed to promote recreational and adventure cycling trails at following areas.</p> <ul style="list-style-type: none"> <li>▪ University of Peradeniya premises for recreational bike riding</li> <li>▪ Botanical Garden premises for recreational riding</li> <li>▪ Dutugamunu Mawatha for recreational riding</li> <li>▪ Kandy – Hanthana Tea Museum recreational riding</li> <li>▪ Dunummalawa and Hanthana area for mountain bike rides as an adventure activity</li> </ul>	Kandy Municipal Council, Gangawata Korale PS	Short-term project	Department of Trade, Commerce and Tourism - CP	Forest Department, Relevant Local Authorities, Department of National Botanic Gardens, University of Peradeniya
<b>5</b>	<p><b>Promoting water-based sports and adventure activities</b></p> <p>Proposed to facilitate and promote water-based activities such as peddling, kayaking, rafting, rowing, etc. at following water bodies;</p> <ul style="list-style-type: none"> <li>▪ Mahaweli river near Kandos to Arangalla area pool development</li> <li>▪ Mahaweli river Rakkinda – Warathenna area</li> <li>▪ Polgolla reservoir</li> <li>▪ Victoria reservoir</li> </ul>	Kundasale PS, Harispaththuwa PS, Kandy Municipal Council	Short-term project	Department of Trade, Commerce and Tourism - CP	Mahaweli Authority of Sri Lanka, Irrigation Department, Central Environment Authority, Relevant Local Authority

## Economic Development Sector: Private Sector Involvement Projects (6 to 13 of 16)

	Proposed Project	Impact Local Authority Area	Duration	Responsible Authority for the Project	Supportive Authorities for the Project
6	<p><b>Gathering place development at Kandy lake-front land</b></p> <p>Develop an open public gathering place near Kandy Lake LAKSALA premises with the certain improvements to the LAKSLA.</p>	Kandy Municipal Council	Short-term project	Kandy Municipal Council	Urban Development Authority
7	<p><b>Floating restaurant project</b></p> <p>Launch floating restaurant concept and establish projects at Polgolla and Victoria reservoirs. Project can accommodate cafeteria, accommodation, resting places, restaurants, etc.</p>	Kundasale PS	Short to Mid-term project	Department of Trade, Commerce and Tourism - CP	Mahaweli Authority of Sri Lanka, Irrigation Department, Central Environment Authority, Relevant Local Authority
8	<p><b>Dancing water fountain with laser lights at Kandy Lake</b></p> <p>Introduce recreational water fountain at Kandy Lake to exhibit Buddhist culture and stories at night-time with sounds and laser lights effects.</p>	Kandy Municipal Council	Short-term project	University of Peradeniya	Kandy Municipal Council, Sri Dalada Maligawa, Irrigation Department, Water Supply and Drainage Board
9	<p><b>Cable car project at Hanthana</b></p> <p>Establish cable car access to the Hanthana mountain range from identified other locations.</p>	Gangawata Korale PS	Mid-term project	Department of Trade, Commerce and Tourism - CP	Sri Lanka Tourism Development Authority, Forest Department, Gangawata Korale PS
10	<p><b>Ayurvedic tourism village development</b></p> <p>Promote ayurvedic (wellness) tourism in Kundasale, Wattegama, Doluwa and Gampola areas.</p>	Kundasale PS, Wattegama PS	Mid-term project	Department of Trade, Commerce and Tourism - CP	District Secretariat, Dep. of Ayurveda- Ministry of Health, Relevant Local Authority
11	<p><b>Agro-tourism village development</b></p> <p>Promote agriculture-based tourism village including traditional agriculture applications, livestock managements, etc. in Kundasale, Wattegama, Doluwa and Gampola areas.</p>	Kundasale PS, Wattegama PS	Mid-term project	Department of Trade, Commerce and Tourism - CP	District Secretariat, Dep. of Agriculture, Relevant Local Authority
12	<p><b>Innovative tourism attraction site development project</b></p> <p>Introduce new attractions such as bird parks, reptile parks, aquariums, fish therapy and etc. at Digana - Theldeniya and other identified all areas with Greater Kandy.</p>	Kundasale PS	Mid-term project	Department of Trade, Commerce and Tourism - CP	District Secretariat, Department of Wild Life, Forest Department, Relevant Local Authority
13	<p><b>Virtual Perahera at Bogambara premises</b></p> <p>Introduce 'hologram' technology to showcase a virtual Perahera event at the Bogambara Prison premises, integrating it with the proposed development of the prison premises.</p>	Kandy Municipal Council	Mid-term project	Urban Development Authority	Sri Dalada Maligawa, Kandy Municipal Council, CP - Dep. of Trade, Commerce & Tourism

## Economic Development Sector: Private Sector Involvement Projects (14 to 16 of 16)

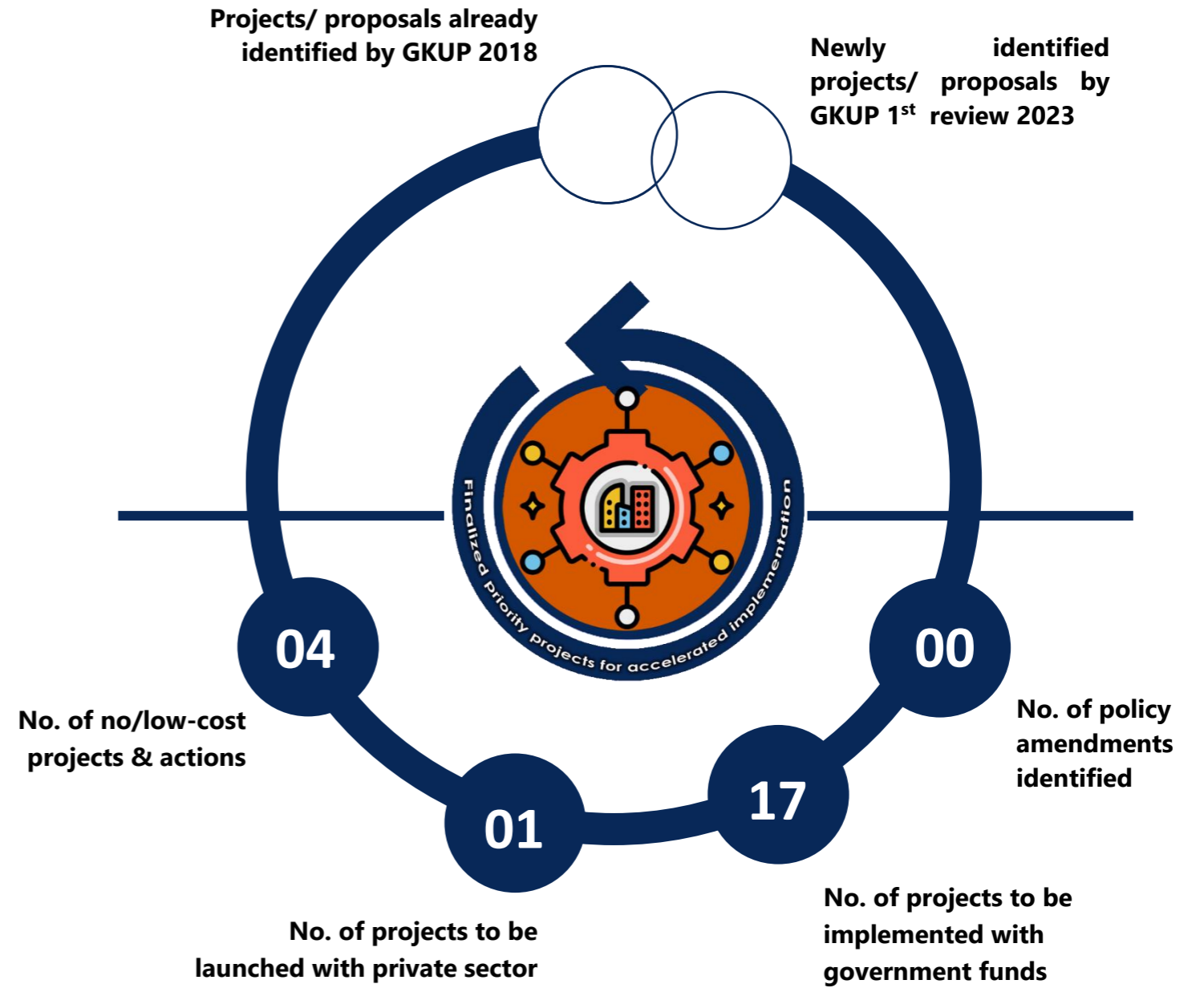
	Proposed Project	Impact Local Authority Area	Duration	Responsible Authority for the Project	Supportive Authorities for the Project
<b>14</b>	<p><b>Recreational nature park at Digana</b></p> <p>Establish a recreational nature park in the Thennekumbura area of Digana to promote activities such as night camps, golf, gymnasiums, swimming pools, tennis, and adventure activities oriented for tourism sector developments.</p>	Kundasale PS	Mid-term project	Department of Trade, Commerce and Tourism - CP	SL Tourism Development Authority, District Secretariat Division, Kundasale PS
<b>15</b>	<p><b>Perahera as a cultural show</b></p> <p>Conduct additional Perahera events, apart from the main event held in August. The proposed events could be showcased in close proximity of old Bogambara Prison, as a paid show.</p>	Kandy Municipal Council	Mid-term project	Urban Development Authority	Sri Dalada Maligawa, Kandy Municipal Council, Provincial Tourism Development Authority
<b>16</b>	<p><b>The Kandyan Arena - Bogambara prison re-generation project</b></p> <p>Consider adopting reuse applications to regenerate the Bogambara old prison premises into a tourist attraction center, incorporating diversified uses and activities such as luxury shops, restaurants, accommodations, recreational areas, open stage, resting spots, and more which are compatible to the context.</p>	Kandy Municipal Council	Mid-term project	Urban Development Authority	Ministry of Transport, Highways and Urban Development, Kandy Municipal Council, Provincial Tourism Development Authority

7.3.4

# PROPOSED PROJECTS FOR PHYSICAL INFRASTRUCTURE DEVELOPMENT



*"To ensure better quality of life"*



### Project: Kundasale Haragama Water Supply Project

- Project Description:** Access to safe drinking water is a significant concern in certain areas of the Greater Kandy Area, giving reasons to various social and health issues, as well as causing economic losses and a decline in the quality of life. In response to this, the Kundasale Hargama Water Supply Project has been initiated to provide safe drinking water for the Greater Kandy East area. The proposal aims to expedite and prioritize the completion of the entire project.

As of June 30, 2023, the land acquisition process is currently underway, with 65% of the acquisition already completed. The proposed project encompasses a land area of 16,000 hectares, with a transmission line stretching 73 km and distribution lines extending 280 km. The project's ultimate goal is to address the pressing need for safe drinking water in the region and mitigate the associated social, health, and economic challenges.

- Project Impact Local Authority:** Kundasale PS
- Tentative Cost:** 25,206.56 MN (LKR) (as per the estimation in 2019)
- Financial Requirement for project initiation:** 200 MN (LKR)
- Duration:** Short-term
- Responsible Authority for the Project:** National Water Supply and Drainage Board
- Supportive Authorities for the Project:** Kundasale PS

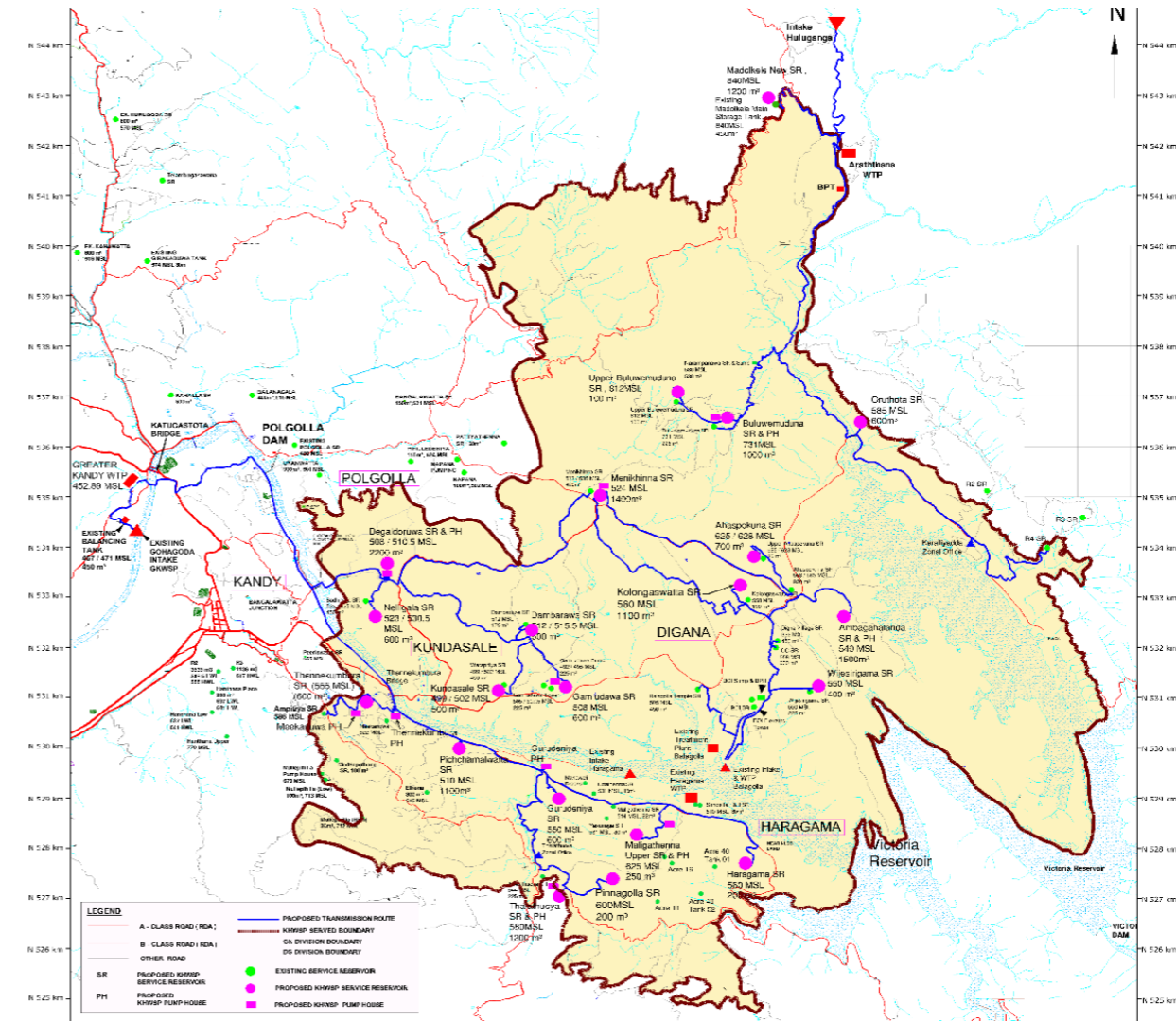


Figure 40: Proposed Network for Drinking Water Supply at Kundasale Haragama Area

Source: National Water Supply & Drainage Board, 2023



Figure 41: The Water Treatment Plant at Katugasthota

Source: National Water Supply & Drainage Board, 2023

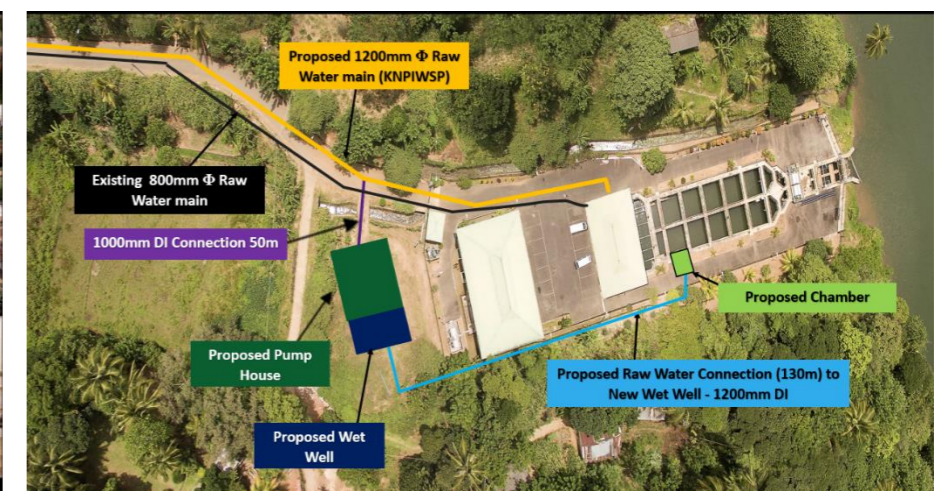


Figure 42: The Water Intake at Gohagoda

Source: National Water Supply & Drainage Board, 2023

**Project: Kandy North Pathadumbara Integrated Water Supply Project**

- **Project Description:** Similar to the Kundasale Haragama project mentioned earlier, the proposed Kandy North Pathadumbara Integrated Water Supply Project aims to establish a dependable source of safe drinking water for the Pathadumbara area, currently grappling with a shortage of groundwater.

Initiated in 2019, the project boasts a comprehensive scope, encompassing an area of 31,800 hectares, and has secured funding from a foreign source. The substantial infrastructure includes an 83 km transmission line and distribution lines extending over 570 km. The construction works of the project have been partially completed, with the Sinohydro Corporation of China serving as the constructors.

This initiative is strategically designed to address the critical demand for safe drinking water in the region, with the ultimate goal of alleviating the social, health, and economic challenges associated with water scarcity.

- **Project Impact Local Authority:** Pathadumbara PS
- **Tentative Cost:** 51,324.25 MN (LKR) (as per the estimation in 2019)  
Foreign funds component: 44,010.21 MN (LKR)  
SL Government component: 7,313.94 MN (LKR)
- **Financial Requirement for project initiation:** 500 MN (LKR)
- **Duration:** Short-term
- **Responsible Authority for the Project:** National Water Supply and Drainage Board
- **Supportive Authorities for the Project:** Pathadumbara PS

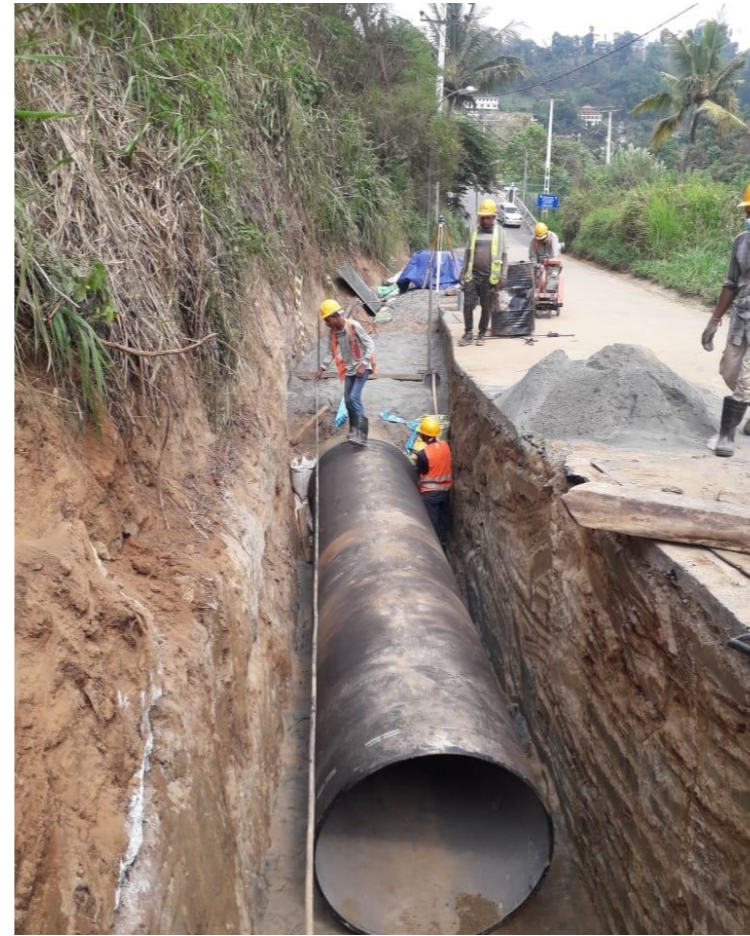


Figure 43: 1200mm Pipe Laying at Raw Water Main  
Source: National Water Supply & Drainage Board, 2023



Figure 44: Intake Pump & motor Installation, Gohagoda  
Source: National Water Supply & Drainage Board, 2023



Figure 45: Filtration Unit at Water Treatment Plant  
Source: National Water Supply & Drainage Board, 2023



Figure 46: (a) Pihilladeniya Service Reservoir, (b) Uduwawela Service Reservoir

Source: National Water Supply & Drainage Board, 2023

**Project: Storm water canal rehabilitation project within Kandy Municipal Area**

▪ **Project Description:** As an ancient city, Kandy boasts an intricate network of both underground and surface drainage systems designed to channel stormwater from the city area into the Mahaweli River. Unfortunately, over time and as a result of haphazard and prolonged development, this drainage network has become obstructed and damaged. Consequently, there is a pressing need to undertake comprehensive rehabilitation efforts to restore and enhance the functionality of this network, ensuring a seamless flow of water.

The proposed project specifically focuses on revitalizing the stormwater network, with special attention directed towards key components such as Meda Ela balance part and other primary drainages. Additionally, efforts will be dedicated to addressing the issues within the underground drainage system. The objective of the project is to create an efficient and unobstructed water flow, mitigating the challenges on city development.

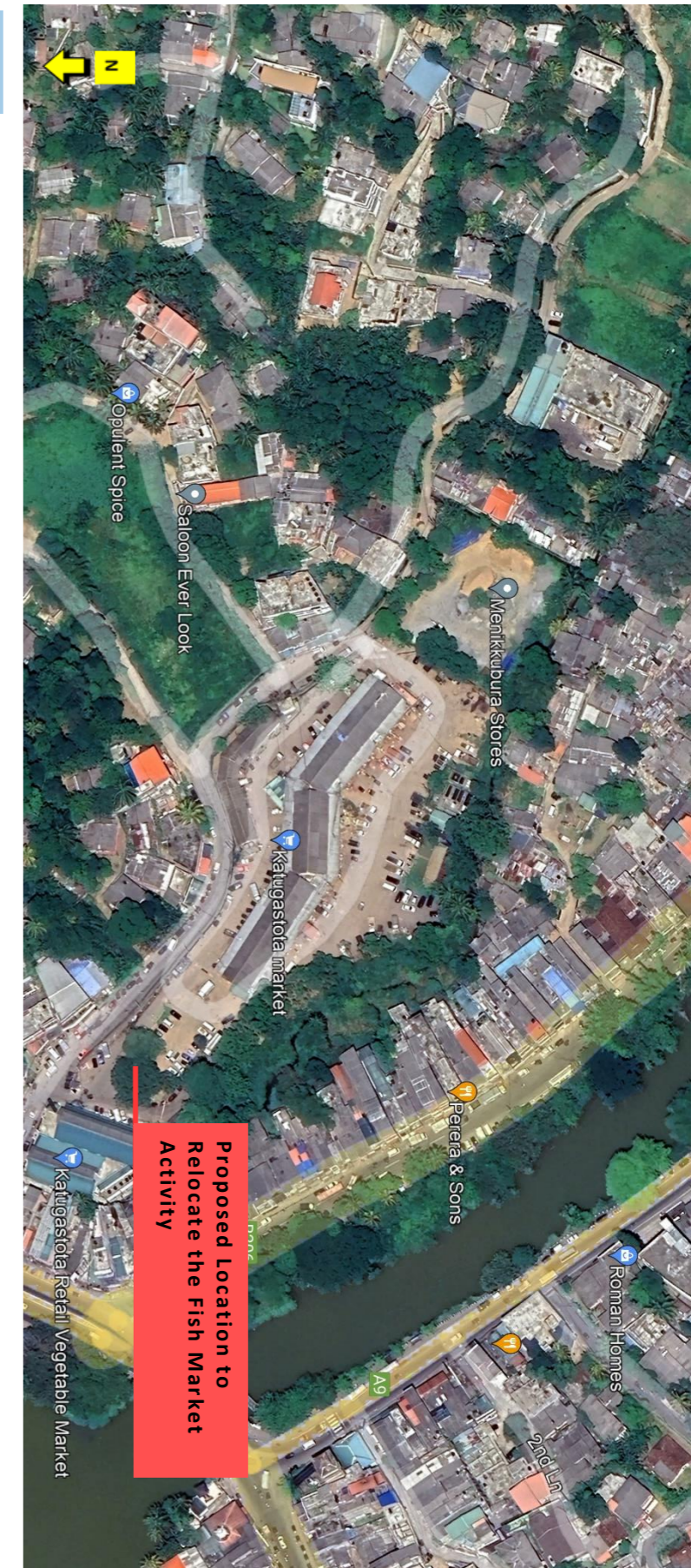
- **Project Impact Local Authority:** Kandy Municipal Council
- **Tentative Cost:** 100 MN (LKR)
- **Financial Requirement for project initiation:** 100 MN (LKR)
- **Duration:** Short-term
- **Responsible Authority for the Project:** Kandy Municipal Council
- **Supportive Authorities for the Project:** National Water Supply and Drainage Board, Irrigation Department

**Project: Relocation of fish market and infrastructure development at whole sale market at Katugasthota**

▪ **Project Description:** Currently, the wholesale fish selling and buying activities are conducted in the heart of the town, near Bogambara Prison, on an open road without any shelter. Despite the brief duration of these activities each day, the lack of a designated space contributes to unnecessary traffic congestion, an unpleasant urban environment, the concentration of street animals and birds, and various social issues. To address these concerns, it is proposed to relocate the current fish market to a designated area in Katuasthota.

The identified land for the relocation is situated within the Manikkumbura Market premises, currently utilized for the wholesale vegetable market. This location is deemed suitable for the proposed development and is in harmony with the existing land uses. The envisioned fish market will be equipped with permanent shelters and structures, ensuring compatibility with the proposed use. This planned infrastructure will not only enhance the convenience for both buyers and sellers but also contribute to mitigating the adverse effects associated with the current location, fostering a more organized and efficient marketplace

- **Project Impact Local Authority:** Kandy Municipal Council
- **Tentative Cost:** 50 MN (LKR)
- **Financial Requirement for project initiation:** 50 MN (LKR)
- **Duration:** Short-term
- **Responsible Authority for the Project:** Kandy Municipal Council
- **Supportive Authorities for the Project:** Urban Development Authority



## Physical Infrastructure Development Sector: Government Funds Required Projects (1 to 7 of 17)

	<b>Proposed Project</b>	<b>Impact Local Authority Area</b>	<b>Duration</b>	<b>Tentative Cost (LKR)</b>	<b>Responsible Authority for the Project</b>	<b>Supportive Authorities for the Project</b>
<b>1</b>	<b>Storm water canal rehabilitation project</b>  After identification of stream network, remove unauthorized developments and other obstacles that disturb to storm water run-off including Meda Ela and other primary streams/drainages.	Direct: Kandy Municipal Council, Kundasale PS,	Mid-term project	100 MN	Kandy Municipal Council	Irrigation Department, National water Supply and Drainage Board
<b>2</b>	<b>Rehabilitate Getambe Water Treatment Plant</b>  Rehabilitate Getambe Water Treatment Plant and augmentation of its treatment capacity by 10% to assure the new demand requirement.	Kandy Municipal Council	Short-term project	To be Detailed the project	National Water Supply and Drainage Board	Irrigation Department
<b>3</b>	<b>Kandy North Pathadumbara Integrated Water Supply Project</b>  Expedite the ongoing pipe-borne drinking water supply project, which aims to cover a transmission length of 83 km and distribution lines spanning approximately 570 km. The estimated project service area will be 31,800 hectares in the northern part of the Pathadumbara PS.	Pathadumbara PS	Short-term project	Tot: 51, 324.15 MN  Foreign funds: 44,010.21 MN Government funds: 7,313.94 MN	National Water Supply and Drainage Board	Pathadumbara PS
<b>4</b>	<b>Kundasale Haragama Water Supply Project</b>  The proposed pipe-borne drinking water supply project aims to cover a transmission length of 73 km and distribution lines spanning approximately 280 km. The estimated project service area will be 1,600 hectares in the Eastern part of the Kundasale PS.	Kundasale PS	Mid-term project	25,206.56 MN  (as per the estimation of 2019)	National Water Supply and Drainage Board	Kundasale PS
<b>5</b>	<b>Development of uplands service reservoir for the demand of KMC area</b>  Construction of uplands service reservoir of 1,600 m <sup>3</sup> /d to ensure the supply of 29,500 m <sup>3</sup> /d water supply to the Kandy Municipal Council area.	Kandy Municipal Council	Short to mid-term project	600 MN	Kandy Municipal Council	National water Supply and Drainage Board
<b>6</b>	<b>New pump installation at Getambe</b>  Installation of new pump at Getambe water treatment plant to supply water directly to the Heeressagala system.	Kandy Municipal Council	Short to mid-term project	300 MN	Kandy Municipal Council	National water Supply and Drainage Board
<b>7</b>	<b>Pump station development for the demand of Peiris Watta area</b>  Install a new pump, standby generator, and pipes at the R2 Pump Station to meet the growing water demand in the Ampitiya – Peiris Watta area.	Kandy Municipal Council	Short to mid-term project	To be Detailed the project	Kandy Municipal Council	National water Supply and Drainage Board

## Physical Infrastructure Development Sector: Government Funds Required Projects (8 to 15 of 17)

	<b>Proposed Project</b>	<b>Impact Local Authority Area</b>	<b>Duration</b>	<b>Tentative Cost (LKR)</b>	<b>Responsible Authority for the Project</b>	<b>Supportive Authorities for the Project</b>
<b>8</b>	<b>Raja Ela anicut renovation project</b> Renovation of Ulapane and Dunhida anicuts in Gampalawela Raja Ela scheme.	Gaga Ihala Korale PS – * Out of Greater Kandy Planning Boundary	Short to mid-term project	12 MN	Irrigation Department	Department of Agriculture, Ganga Ihala Korale PS
<b>9</b>	<b>Rehabilitation of Nikaththalawela tank</b> Rehabilitate the Nikaththalawela tank in the Pathahewaheta PS to enhance irrigated water supply for the agricultural activities.	Pathahewaheta PS	Short-term project	25 MN	Irrigation Department	Department of Agriculture, Pathahewehata PS
<b>10</b>	<b>Rehabilitation of Maharabandara and Olu-wewa tank</b> Rehabilitate the Maharabandara and Olu-wewa tank in the Kundasale PS to enhance irrigated water supply for the agricultural activities.	Kundasale PS	Short-term project	25 MN	Irrigation Department	Department of Agriculture, Kundasale PS
<b>11</b>	<b>Improvement of Digana sport complex</b> Enhance the standards and facilities of the existing Digana Sports Complex to accommodate national-level sporting events.	Direct: Kundasale PS	Short-term project	To be Detailed the project	Ministry of Sports - Central Provincial Council	Central Provincial Council, Kundasale PS
<b>12</b>	<b>Regeneration of Kandy Bird Park</b> Enhance the current urban park (Bird Park -located near the clock tower) by implementing proper landscaping, outdoor furniture, and strategies to mitigate disturbances caused by the high density of bird species.	Kandy Municipal Council	Short-term project	To be Detailed the project	Kandy Municipal Council	Urban Development Authority, Department of Wildlife Conservation
<b>13</b>	<b>Municipal Area underground electricity cabling</b> Facilitate the installation of electricity cables through underground ducts within the Municipal Area.	Kandy Municipal Council	Mid to long-term project	To be Detailed the project	Ceylon Electricity Board	Kandy Municipal Council, Road Development Authority
<b>14</b>	<b>Public market re-development project</b> Redesign the existing market building premises using attractive urban design applications to accommodate current vendors and attract additional vendors and customers, thereby creating a sustainable business environment.	Kandy Municipal Council	Mid-term project	To be Detailed the project	Kandy Municipal Council	Urban Development Authority
<b>15</b>	<b>Kandy main access landscaping project</b> Create a distinctive landscape along the main three axes connecting the Kandy city. Propose the use of endemic three different- colored floral trees to highlight the unique features of each axis: <ul style="list-style-type: none"> <li>▪ Kurunegala – Kandy Road from Galagedara</li> <li>▪ Colombo – Kandy Road from Kadugannawa</li> <li>▪ Mahiyanganaya – Kandy Road from Digana</li> </ul>	Kundasale PS, Yatinuwara PS, Harispaththuwa PS, Thumpane PS	Mid-term project	To be Detailed the project	Relevant Local Authorities	Department of National Botanical Garden

## Physical Infrastructure Development Sector: Government Funds Required Projects (16 to 17 of 17)

	<b>Proposed Project</b>	<b>Impact Local Authority Area</b>	<b>Duration</b>	<b>Tentative Cost (LKR)</b>	<b>Responsible Authority for the Project</b>	<b>Supportive Authorities for the Project</b>
<b>16</b>	<p><b>Relocation of fish market and infrastructure development at whole sale market at Katugasthota</b></p> <p>Relocate the existing fish market activities currently operating in the Kandy town center to the Menikhinna–Katugasthota area, where the vegetable wholesale center is located. It is further proposed to develop the necessary infrastructure and expand the capacity of the existing wholesale market to attract wholesale activities presently taking place within the Kandy grid city area.</p>	Kandy Municipal Council	Mid-term project	To be Detailed the project	Urban Development Authority	Kandy Municipal Council
<b>17</b>	<p><b>Hulan Ground development project</b></p> <p>Develop “Hulan” ground as an outdoor recreational park that attracts public for daily recreational and for specific functions/events (i.e. Kite festival, etc.).</p>	Gangawata Korale PS	Short-term project	To be Detailed the project	Gangawata Korale PS	Urban Development Authority

**Physical Infrastructure Development Sector: Low/No Budget Projects (1 to 4 of 4)**

	<b>Proposed Project</b>	<b>Impact Local Authority Area</b>	<b>Duration</b>	<b>Responsible Authority for the Project</b>	<b>Supportive Authorities for the Project</b>
<b>1</b>	<p><b>Awareness project for proper waste disposal</b></p> <p>Conduct awareness programs through notices and displays to discourage the disposal of waste into drainage networks and promote proper mechanisms for garbage management.</p>	All Local Authorities within Greater Kandy Area	Short-term project	All Local Authorities within Greater Kandy Area	All schools within Greater Kandy Area
<b>2</b>	<p><b>Development compatible planning and building guidelines</b></p> <p>Provide guidelines for designing and implementing developments that incorporate proper open spaces, construction materials, and colors, aiming to alleviate socio-economic anxieties in densely populated urban areas.</p>	All Local Authorities within Greater Kandy Area	Short-term project	Urban Development Authority	All Local Authorities within Greater Kandy Area
<b>3</b>	<p><b>Preparation of integrated plans to develop the area</b></p> <p>Prepare integrated urban development plans that address the development of various fields, encompassing the natural environment, socio-economic aspects, and physical settings (UDA Development plans as per the Act of UDA)</p>	All Local Authorities within Greater Kandy Area	Short to mid-term project	Urban Development Authority	All Local Authorities within Greater Kandy Area, All the relevant government agencies, NBRI
<b>4</b>	<p><b>Supervisory initiative of billboards establishment</b></p> <p>Identify and remove billboards that obstruct scenic views and cause disturbances along driveways. Also, regulate the size and permitted locations for billboard placement.</p>	All Local Authorities within Greater Kandy Area	Short-term project	Urban Development Authority	All Local Authorities within Greater Kandy Area

## Physical Infrastructure Development Sector: Private Sector Involvement Projects (1 to 1 of 1)

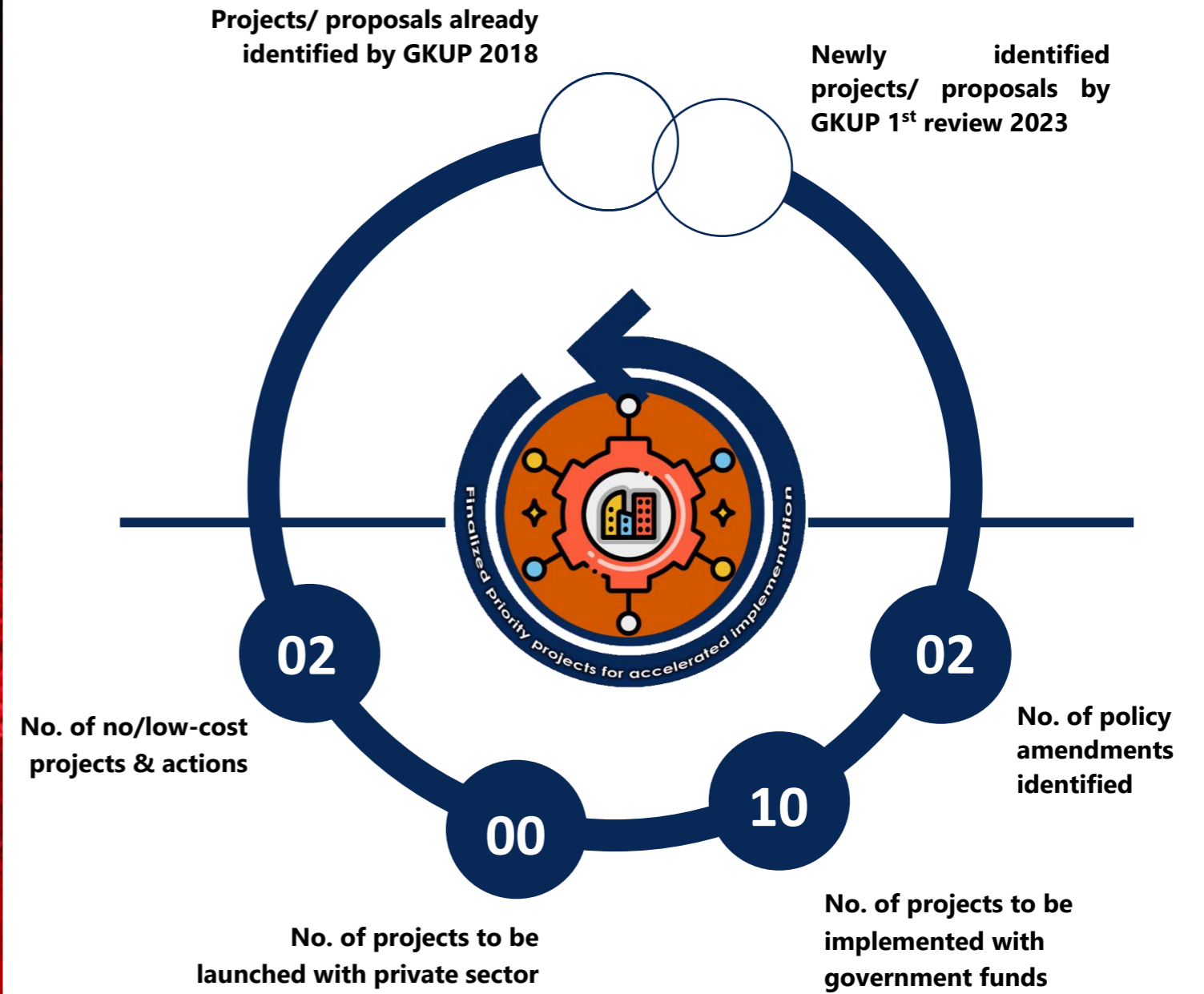
	Proposed Project	Impact Local Authority Area	Duration	Responsible Authority for the Project	Supportive Authorities for the Project
1	<p><b>Develop workout stations to reduce the prevalence of non-communicable diseases</b></p> <p>Enhance and maintain urban parks and public workout facilities, including jogging tracks, open gymnasiums, yoga training areas, futsal courts, etc., to prevent non-communicable diseases. Specific projects can be initiated as private sector investments.</p>	All Local Authorities within Greater Kandy Area	Mid-term project	Relevant Local Authority	Department of Sports - Central Provincial Council

7.3.5

# PROPOSED PROJECTS FOR SOCIAL INFRASTRUCTURE DEVELOPMENT



*"To ensure better quality of life"*



### Project: Development of a model SMTC College within Kandy

▪ **Project Description:** Kandy holds significant potential as a knowledge hub, given the presence of the University of Peradeniya, numerous private sector universities, and renowned schools. With a growing demand for education in the city, the proposed project seeks to establish a model school specifically focused on Science, Mathematics, Technology, and Commerce streams. This institution will be named the Model SMTC College.

The project aims to provide the necessary infrastructure for the development of the selected model school, including laboratories, technical workshops, and other essential facilities. Vidyaloka Vidyalaya, Kandy has been identified as the designated institution for this transformative initiative, intending to elevate it into a specialized educational center aligned with the objectives of the Model SMTC College. This strategic development will cater to the increasing educational needs in Kandy and contribute to the city's evolution as a thriving knowledge hub

- **Project Site:** Vidyaloka Vidyalaya, Kandy
- **Project Impact Local Authority** Kandy Municipal Council
- **Tentative Cost:** 200 MN (LKR)
- **Financial Requirement for project initiation:** 200 MN (LKR)
- **Duration:** Short-term
- **Responsible Authority for the Project:** Ministry of Education-Central Provincial Council
- **Supportive Authorities for the Project:** Ministry of Education and GOSL



### Project: Less privileged areas school restructuring programme

▪ **Project Description:** The disparity in resources among schools is a noteworthy issue prevalent in Greater Kandy, as well as on a national scale. Recognizing the adverse implications of this situation, the proposed project recommends the restructuring of identified underprivileged schools within the region. The project aims to address this challenge by furnishing these schools with adequate infrastructure to ensure sustainable delivery of services to both students and teachers. This initiative seeks to create an environment where educational resources are more evenly distributed, promoting equal opportunities and an enhanced learning experience for all involved

- **Project Site:** Rasindevi Maha Vidyalaya, Kandy & Weera Madduma Bandara Widyalyaya (Hostal)
- **Project Impact Local Authority** Kandy Municipal Council
- **Tentative Cost:** 350 MN (LKR)
- **Financial Requirement for project initiation** 350 MN (LKR)
- **Duration:** Short-term
- **Responsible Authority for the Project:** Ministry of Education-Central Provincial Council
- **Supportive Authorities for the Project:** Ministry of Education and GOSL

**Project: School playground development programme of Greater Kandy**

- **Project Description:** The absence of adequate playgrounds in schools, particularly those within the Greater Kandy area, specifically the Kandy Municipal Council area, is a notable limitation. Due to the constrained availability of land resources, providing separate playgrounds for each school poses a significant challenge. In response to this constraint, the project suggests the development of shared school playgrounds accessible to multiple nearby schools. A list of identified playgrounds will be developed to fulfill the playground requirements of the Kandy Municipal Council area. This collaborative approach seeks to optimize the use of limited land resources while addressing the crucial need for recreational spaces in schools
- **Project Site:** K/ Dangolla Playground  
K/ Vatapuluva Playground  
K/ St. Sylvesters C. Playground  
Katu/ Ambathenna Pushpada M.V. Playground  
K/ Rajawella Model School Playground  
K/ St. Anthony's G.C. Playground  
K/ Katukele Playground
- **Project Impact Area:** Kandy Municipal Council
- **Tentative Cost:** 75 MN (LKR)
- **Financial Requirement for project initiation:** 75 MN (LKR)
- **Duration:** Short-term
- **Responsible Authority for the Project:** Ministry of Education- Central Provincial Council
- **Supportive Authorities for the Project:** Ministry of Education GOSL, Department of Education

**Project: City Gate Schools Development Programme**

- **Project Description:** The Kandy city center accommodates numerous schools, catering to a substantial student population, resulting in a significant flow of vehicles during peak hours. This centralization leads to genuine chaos, contributing to road accidents, time wastage, and social unrest. Moreover, the densely populated environment is not conducive to effective learning activities. In light of these challenges, the project proposes the development of schools in regional areas with adequate and high-quality infrastructure, accompanied by a sufficient workforce.

This initiative aims to promote regional schools as viable alternatives for the local student population, reducing the necessity for them to commute to the central city. By enhancing the educational facilities and resources in regional areas, the project seeks to create an environment where students can access quality education closer to their homes, thereby mitigating traffic issues, improving safety, and fostering a more conducive learning atmosphere.

- **Project Site:** K/ Peradeniya C.C  
K/ Sarasavi Uyana M.V.  
K/ Senarathgama K.V.  
Katu/ Ambathenna Pushpada C.C.  
Wath/ Mahaweli M.V.  
Wath/ Thennakoon Wimalananda M.V.  
Wath/ Narendrasinghe P.S.  
Wath/ Rajawella Model School.  
K/ Gurudeniya M.V.  
Katu/ Dharmawijaya K.V.

- **Project Impact Area:** Kandy Municipal Council
- **Tentative Cost:** 575 MN (LKR)
- **Financial Requirement for project initiation:** 575 MN (LKR)
- **Duration:** Short-term
- **Responsible Authority for the Project:** Ministry of Education- Central Provincial Council
- **Supportive Authorities for the Project:** Ministry of Education GOSL, Department of Education

## Social Infrastructure Development Sector: Government Funds Required Projects (1 to 6 of 10)

	<b>Proposed Project</b>	<b>Impact Local Authority Area</b>	<b>Duration</b>	<b>Tentative Cost (LKR)</b>	<b>Responsible Authority for the Project</b>	<b>Supportive Authorities for the Project</b>
<b>1</b>	<b>Development of a model SMTC College within Kandy</b>  Develop Vidyaloka M. V. as a SMTC college with required laboratory and other facilities.	Direct: Kandy Municipal Council	Short-term project	200 MN	Ministry of Education-Central Provincial Council	Ministry of Education GOSL, Department of Education
<b>2</b>	<b>Pirivens and Dhamma school's facility improvement project</b>  Facility improvements of identified Pirivens and Dhamma schools by incorporating the relevant institutes and authorities.	All Local Authorities within Greater Kandy Area	Short-term project	To be Detailed the project	Ministry of Education-Central Provincial Council	Ministry of Education GOSL, Department of Education
<b>3</b>	<b>Less privileged areas school restructuring programme</b>  Propose the development of existing schools situated in underserved areas to meet the growing demand for education at Municipal Area. The selected schools for the project are; <ul style="list-style-type: none"> <li>▪ K/ Rasindevi M.V.</li> <li>▪ K/ Weera Madduma Bandara Vidyalaya (Hostel)</li> </ul>	Kandy Municipal Council	Short-term project	Tot: 350 MN  Rasindevi M.V. 300 MN  Weera Madduma Bandara Vidyalaya 50 MN	Ministry of Education-Central Provincial Council	Ministry of Education GOSL, Department of Education
<b>4</b>	<b>Improve the standards of Aruppola vocational training center</b>  Improve the quality of Aruppala TEC (and other vocational institutes) to provide a competitive professional and vocational education.	Direct: Kandy Municipal Council  (Entire region will be facilitated)	Short-term project	10 MN	Ministry of Education-Central Provincial Council	Ministry of Education GOSL, Department of Education
<b>5</b>	<b>Health and nutrients improvement programme</b>  Introduce school-based health and nutrients programme where such needs for the betterment of students within the city and remote areas. Initially proposed to conduct the programme at Gurudeniya CEDRAT – STAGE II.	Direct: Kandy Municipal Council	Short-term project	100 MN (for stage II)  **25 MN for stage I (Foreign Funded)	Ministry of Education-Central Provincial Council	Ministry of Education GOSL, Department of Education
<b>6</b>	<b>Development of special technical and vocational training center</b>  Establish a technical and vocational training center to meet the needs of special education needed students. Propose the conversion of Ampitiya Mahinda Vidyalaya and Dodamwala Vidyalaya for the intended use of the project.	Direct: Kandy Municipal Council  (Entire region will be facilitated)	Mid-term project	40 MN	Ministry of Education-Central Provincial Council	Ministry of Education GOSL, Department of Education

## Social Infrastructure Development Sector: Government Funds Required Projects (7 to 8 of 10)

	<b>Proposed Project</b>	<b>Impact Local Authority Area</b>	<b>Duration</b>	<b>Tentative Cost (LKR)</b>	<b>Responsible Authority for the Project</b>	<b>Supportive Authorities for the Project</b>
<b>7</b>	<p><b>School playground development programme of Greater Kandy</b></p> <p>Identify and develop existing school playgrounds as a shared space for nearby schools, addressing the issue of the absence of proper playgrounds for school use. The following are the selected playgrounds for the project:</p> <ul style="list-style-type: none"> <li>▪ K/ Dangolla Playground</li> <li>▪ K/ Vatapuluva Playground</li> <li>▪ K/ St. Sylvesters C. Playground</li> <li>▪ Katu/ Ambathenna Pushpada M.V. Playground</li> <li>▪ K/ Rajawella Model School Playground</li> <li>▪ K/ St. Anthony's G.C. Playground</li> <li>▪ K/ Katukele Playground</li> </ul>	All Local Authorities within Greater Kandy Area	Mid-term project	<p>Total: 75 MN</p> <ul style="list-style-type: none"> <li>- K/ Dangolla Playground- (10 MN)</li> <li>- K/ Vatapuluva Playground - (10 MN)</li> <li>- K/ St. Sylvesters C. Playground- (12 MN)</li> <li>- Katu/ Ambathenna Pushpada M.V.- (11 MN)</li> <li>- K/ Rajawella Model School - (11 MN)</li> <li>- K/ St. Anthony's G.C. Playground- (12 MN)</li> <li>- K/ Katukele Playground - (09 MN)</li> </ul>	Ministry of Education-Central Provincial Council	Ministry of Education GOSL, Department of Education
<b>8</b>	<p><b>City Gate Schools Development Programme</b></p> <p>Propose the development and enhancement of facilities for schools in remote areas to serve the immediate catchment population. The project aims to minimize the need for mobility from remote areas to the town center by establishing reputable schools on the periphery of the CBD area. The following are the selected schools for the project:</p> <ul style="list-style-type: none"> <li>▪ K/ Peradeniya C.C</li> <li>▪ K/ Sarasavi Uyana M.V.</li> <li>▪ K/ Senarathgama K.V.</li> <li>▪ Katu/ Ambathenna Pushpada C.C.</li> <li>▪ Wath/ Mahaweli M.V.</li> <li>▪ Wath/ Thennakoon Wimalananda M.V.</li> <li>▪ Wath/ Narendrasinghe P.S.</li> <li>▪ Wath/ Rajawella Model School.</li> <li>▪ K/ Gurudeniya M.V.</li> <li>▪ Katu/ Dharmawijaya K.V.</li> </ul>	All Local Authorities within Greater Kandy Area	Mid-term project	<p>Total: 575 MN</p> <ul style="list-style-type: none"> <li>- K/ Peradeniya C.C- (200 MN)</li> <li>- K/ Sarasavi Uyana M.V. - (80 MN)</li> <li>- K/ Senarathgama K.V. - (45 MN)</li> <li>- Katu/ Ambathenna Pushpada C.C. - (45 MN)</li> <li>- Wath/ Mahaweli M.V. - (20 MN)</li> <li>- Wath/ Thennakoon Wimalananda M.V.- (30 MN)</li> <li>- Wath/ Narendrasinghe P.S. - (20 MN)</li> <li>- Wath/ Rajawella Model School - (100 MN)</li> <li>- K/ Gurudeniya M.V. - (20 MN)</li> <li>- Katu/ Dharmawijaya K.V. - (15 MN)</li> </ul>	Ministry of Education-Central Provincial Council	Ministry of Education GOSL, Department of Education

## Social Infrastructure Development Sector: Government Funds Required Projects (9 to 10 of 10)

	<b>Proposed Project</b>	<b>Impact Local Authority Area</b>	<b>Duration</b>	<b>Tentative Cost (LKR)</b>	<b>Responsible Authority for the Project</b>	<b>Supportive Authorities for the Project</b>
<b>9</b>	<p><b>Remote area hospital facilities improvement programme</b></p> <p>Propose the development and enhancement of facilities for hospitals in remote areas to serve the immediate catchment population. The project aims to minimize the need for mobility from remote areas to the town center by establishing reputable hospitals on the periphery of the CBD area. The following are the selected divisional/rural hospitals for the project:</p> <ul style="list-style-type: none"> <li>▪ Katugasthota Divisional Hospital</li> <li>▪ Akurana Divisional Hospital</li> <li>▪ Galagedara Divisional Hospital</li> <li>▪ Thiththapajjala Divisional Hospital</li> <li>▪ Madawala Divisional Hospital</li> <li>▪ Thalathuoya Divisional Hospital</li> <li>▪ Uduwela Divisional Hospital</li> <li>▪ Yaggahapitiya Divisional Hospital</li> <li>▪ Mampitiya Divisional Hospital</li> <li>▪ Gelioya Divisional Hospital</li> </ul>	All Local Authorities within Greater Kandy Area	Mid-term project	To be Detailed the project	Ministry of Health-Central Provincial Council	Ministry of Health GOSL, Department of Health
<b>10</b>	<p><b>Peradeniya university village development project</b></p> <p>The proposal aims to develop the Peradeniya Township based on the University of Peradeniya and its surrounding areas. The project focuses on developing the area using the "University Village" concept. The plan includes the development of university premises with modern facilities such as exclusive residential areas, shopping complexes, public spaces, and other essential amenities for the university. Additionally, the proposal seeks to integrate the development of the surrounding urban and suburban areas into the overall township plan.</p>	All Local Authorities within Greater Kandy Area	Long-term project	To be Detailed the project	Urban Development Authority	University of Peradeniya, Central Provincial Office, District Secretariat, KMC, Gangawata Korale PS, Udunuwra PS, Yatinuwara PS

### Social Infrastructure Development Sector: Low/No Budget Projects (1 to 2 of 2)

	Proposed Project	Impact Local Authority Area	Duration	Responsible Authority for the Project	Supportive Authorities for the Project
1	<p><b>Surveying on socio-economic issues</b></p> <p>Conduct social surveys to obtain the data and information related with socio-economic issues in collaboration with relevant departments at University of Peradeniya.</p>	All Local Authorities within Greater Kandy Area	Short-term project	All Divisional Secretariat Divisions of Greater Kandy Area	University of Peradeniya
2	<p><b>Public awareness on available health facilities of nearby hospitals</b></p> <p>Raise awareness among the catchment population about the available services and facilities at the nearest outpatient departments (OPDs) in remote hospitals distributed within the Greater Kandy Area.</p>	All Local Authorities within Greater Kandy Area	Short to mid-term project	Ministry of Health-Provincial Council	All Divisional and rural hospitals within Greater Kandy Area, All Local Authorities within Greater Kandy Area

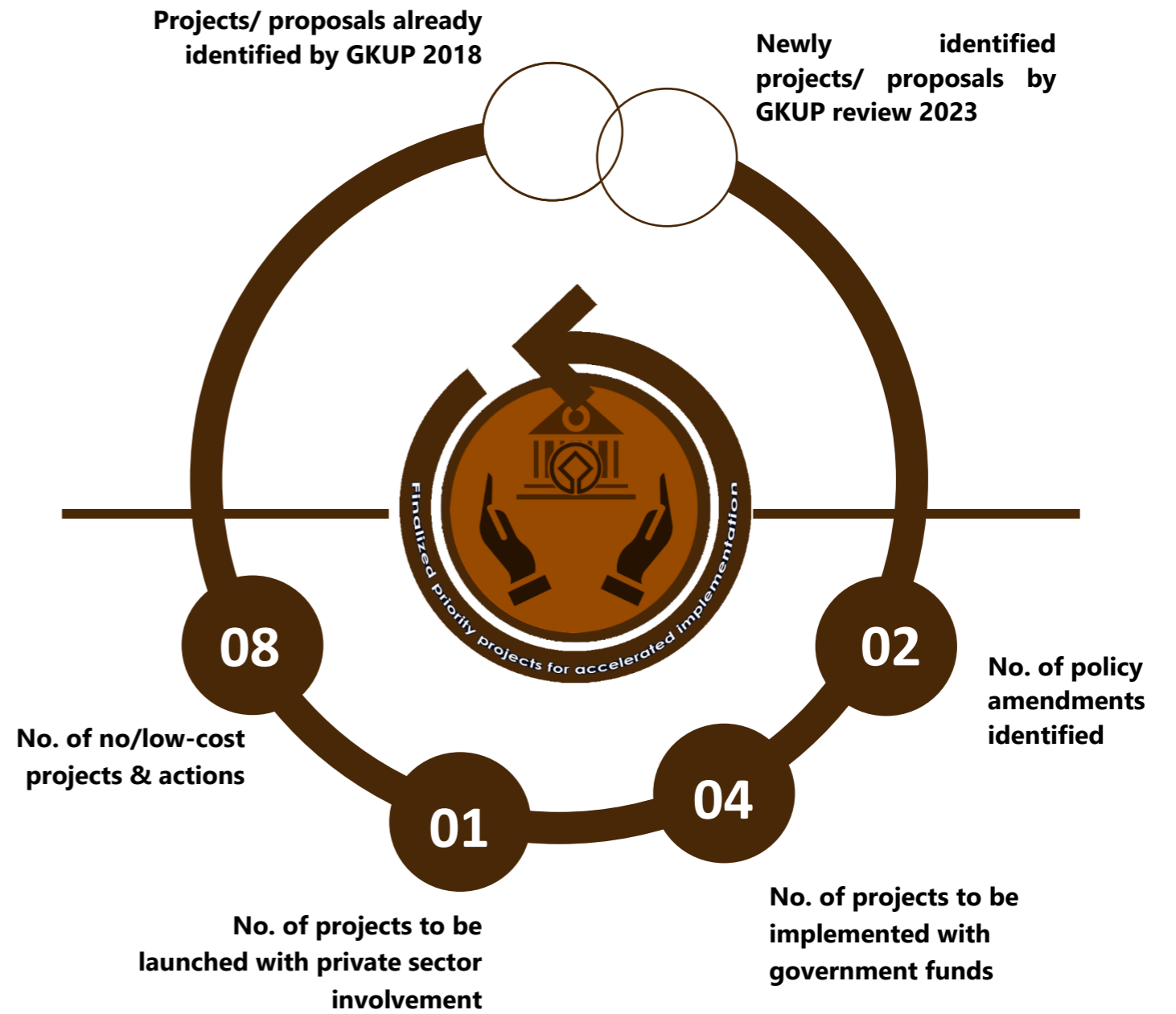
### Social Infrastructure Development Sector: Private Sector Involvement Projects (0)

	Proposed Project	Impact Local Authority Area	Duration	Responsible Authority for the Project	Supportive Authorities for the Project

# PROPOSED PROJECTS FOR HERITAGE CONSERVATION



*"To ensure a timeless legacy transcends time"*



**Project: Kandy Old Palace Building Renovation Project**

- **Project Description:** The Royal Palace, situated within the premises of Sri Dalada Maligawa, traces its origins back to the 14th century when it was commissioned by King Vickramabahu III. This palace served as the residence for the last known king of the Sinhalese kingdom in Kandyan era until 1800s. Unfortunately, the palace suffered damage during a Portuguese attack in the 15th century. Subsequently, under British rule, the palace was reconstructed and repurposed for use by the British government agent Sir John Doily and his successors.

Today, the palace building stands as a preserved archaeological monument and functions as an archaeological museum, showcasing artifacts from the Kandyan kingdom era. However, due to the current state of dilapidation, there is a risk of further deterioration, necessitating a renovation project to stabilize and restore the building. The proposed project aims to rehabilitate the structure without compromising its archaeological significance, preserving its historical value. The restored palace will continue to be used adaptively as a museum, maintaining its role as a cultural showcase of items from the Kandyan kingdom era.

The estimated cost for the proposed development stands at 93 million LKR. However, a foreign funds component amounting to 75 million LKR is available for this project. Consequently, the budgetary requirement for the year 2024 is 18 million LKR

- **Project Site:** K/ Dangolla Playground
- **Project Impact Local Authority:** Kandy Municipal Council
- **Tentative Cost:** 93 MN (LKR)
- **Financial Requirement for project initiation:** 18 MN (LKR)
- **Duration:** Short-term
- **Responsible Authority for the Project:** Department of Archeology
- **Supportive Authorities for the Project:** Sri Dalada Maligawa, Urban Development Authority



Figure 47: Kandy Old Royal Palace Building

Source: [www.pickyourtrail.com](http://www.pickyourtrail.com)

## Heritage Conservation Sector: Government Funds Required Projects (1 to 4 of 4)

	<b>Proposed Project</b>	<b>Impact Local Authority Area</b>	<b>Duration</b>	<b>Tentative Cost (LKR)</b>	<b>Responsible Authority for the Project</b>	<b>Supportive Authorities for the Project</b>
<b>1</b>	<b>Biso Ulpengeya Renovation Project:</b>  Enhance the development of Biso Ulpengeya in a more attractive manner and improve the information center located within.	Kandy Municipal Council	Short-term project	To be detailed the project	Department of Archeology	Sri Dalada Maligawa, Urban Development Authority, KMC
<b>2</b>	<b>Kandy Old Palace building renovation project</b>  Undertake the rehabilitation of the Kandy Old Palace building and renovate the archaeological museum within the palace to enhance its appeal as a more attractive tourist destination	Kandy Municipal Council	Short-term project	93 MN	Department of Archeology	Sri Dalada Maligawa, Urban Development Authority, KMC
<b>3</b>	<b>Sacred Walk Project</b>  Develop a unique walkway from Kandy railway station to "Temple of Tooth Relic" following the theme of 'sacred walk' by using proper urban design inputs.	Kandy Municipal Council	Mid-term project	To be detailed the project	Kandy Municipal Council	Road Development Authority, Urban Development Authority
<b>4</b>	<b>Buddhist cultural museum project</b>  It is proposed to established a Buddhist cultural museum at an identified location focusing to attract the visitors of Shri Dalada Maligawa.	Kandy Municipal Council	Mid-term project	To be detailed the project	Sri Dalada Maligawa	Department of Buddhist Affairs, Department of Archeology, Kandy Municipal Council

## Heritage Conservation Sector: Low/No Budget Projects (1 to 7 of 8)

	Proposed Project	Impact Local Authority Area	Duration	Responsible Authority for the Project	Supportive Authorities for the Project
<b>1</b>	<p><b>Guidelines and specifications for development within the grid city area</b></p> <p>Prepare a legal document declaring the possible architectural designs and specifications to be adhered to while undertaking development within the demarcated heritage area.</p>	Kandy Municipal Council	Short-term project	Urban Development Authority	Department of Archeology, Kandy Municipal Council
<b>2</b>	<p><b>Re-evaluation of Heritage Buildings</b></p> <p>Reassess all the listed conservation buildings in the Greater Kandy Area and include newly identified buildings in the conservation list. The evaluation should document the current status and features of the buildings, including architectural designs, materials, colors, stability, modifications made, and proposals for developments, etc.</p>	All Local Authorities within Greater Kandy Area	Short-term project	Department of Archeology	All Local Authorities within Greater Kandy Area, National Building Research Institute
<b>3</b>	<p><b>Consultation on adaptive reuse of heritage buildings within grid city area</b></p> <p>Conduct awareness and consultation programs to explain the methodologies of conserving heritage buildings for commercial or other purposes. The proposal includes the provision of architectural and engineering consultations for the re-development/rehabilitation.</p>	Kandy Municipal Council	Short to mid-term project	Urban Development Authority	Department of Archeology, Kandy Municipal Council, University of Moratuwa, University of Peradeniya
<b>4</b>	<p><b>Consider Heritage Impact Assessment (HIA) as a compulsory requirement for heritage building development:</b></p> <p>Essentially, incorporate the HIA into all proposed developments for heritage buildings, as mandated by Section 182 of the Archaeology Statute.</p>	All Local Authorities within Greater Kandy Area	Short to mid-term project	Relevant Local Authority	Department of Archeology, Urban Development Authority, All Local Authorities within Greater Kandy Area
<b>5</b>	<p><b>Funding program for heritage conservation</b></p> <p>Establish a financial support system to facilitate the monetary requirements of historical building conservation in the long run. This includes arranging special bank loan schemes, collecting and managing a wide range of financial supports, grants, subsidies, and loans for heritage management within the declared heritage city area.</p>	Kandy Municipal Council	Short to mid-term project	Kandy Municipal Council	Urban Development Authority, Central Cultural Fund, Kandy Municipal Council, Department of Archeology, Private & Public Bankers
<b>6</b>	<p><b>Registered directory of technically skilled professionals for development works</b></p> <p>Establish a registered directory of technically skilled workers, qualified designers, builders, etc., for heritage building renovations. This way, developers will easily be able to access the services of such professionals.</p>	All Local Authorities within Greater Kandy Area	Short-term project	All Local Authorities within Greater Kandy Area	Urban Development Authority
<b>7</b>	<p><b>Gather Research-Based Knowledge on Socio-Cultural Heritage</b></p> <p>Conduct research in the sectors of tangible and intangible heritage and maintain reliable records (hard/soft) for the purpose of sharing traditional knowledge.</p>	All Local Authorities within Greater Kandy Area	Mid to long-term project	University of Peradeniya, University of Moratuwa	All the Relevant Government Institutes

### Heritage Conservation Sector: Low/No Budget Projects (8 to 8 of 8)

	Proposed Project	Impact Local Authority Area	Duration	Responsible Authority for the Project	Supportive Authorities for the Project
8	<p><b>Awareness for Tourist Facility Providers</b></p> <p>Conduct awareness programs for tourist guides and staff at the 'Temple of the Tooth Relic' to enhance the quality and professionalism of services for both local and foreign visitors.</p>	Direct: Kandy Municipal Council	Short-term project	Provincial Tourism Development Authority	Sri Lanka tourism development Authority, Sri Dalada Maligawa, Central Provincial Council

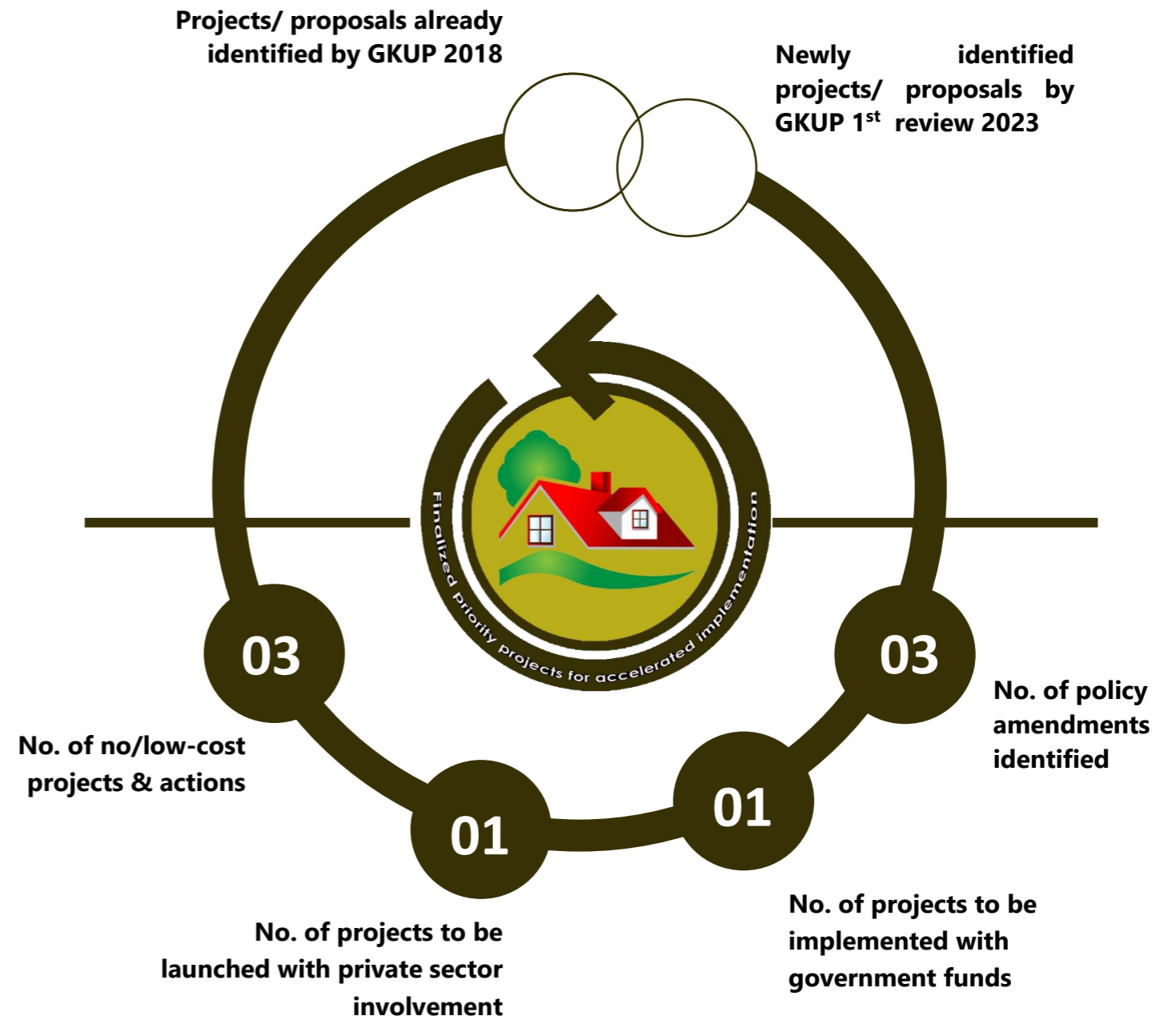
### Heritage Conservation Sector: Private Sector Involvement Projects (1 of 1)

	Proposed Project	Impact Local Authority Area	Duration	Responsible Authority for the Project	Supportive Authorities for the Project
1	<p><b>Grid city façade improvement project</b></p> <p>Refurbish the façade of especially the historic buildings and other buildings located within Grid City area with proper architectural designs to secure the heritage values and uniqueness.</p>	Kandy Municipal Council	Mid to long - term project	Urban Development Authority	All Local Authorities within Greater Kandy Area

# PROPOSED PROJECTS FOR SETTLEMENT DEVELOPMENT



*"To ensure a quality living environment"*



## Settlement Development Sector: Government Funds Required Projects (1 to 1 of 1)

	Proposed Project	Impact Local Authority Area	Duration	Responsible Authority for the Project	Supportive Authorities for the Project
1	<p><b>Mahaiyyawa underserved settlement development project</b></p> <p>The project proposes to develop the existing underserved settlement at Mahaiyyawa in order to improve the quality of life of its residents. The aim is to ensure that all families living within the area receive a standard housing unit while creating a pleasant and well-designed urban environment. The proposal is open for discussion regarding whether the development should take place on-site or off-site through relocation.</p>	Kandy Municipal Council	Mid to long - term project	Kandy Municipal Council & Urban Development Authority	Urban Settlement Development Authority, National Housing Development Authority, NWSDB, CEB

## Settlement Development Sector: Low/No Budget Projects (1 to 3 of 3)

	Proposed Project	Impact Local Authority Area	Duration	Responsible Authority for the Project	Supportive Authorities for the Project
1	<p><b>Surveys on housing and population statistics</b></p> <p>Conduct surveys to gather demographic data and analyze information for decision-making purposes, including future housing requirements, current discrepancies, density-related issues, developable areas, etc.</p>	All Local Authorities within Greater Kandy Area	Short-term project	Department of Census and Statistics	All Local Authorities within Greater Kandy Area
2	<p><b>Promotion of Green Building Concept</b></p> <p>Facilitate and promote the establishment of Green Buildings to meet future requirements, emphasizing reduced energy consumption and the creation of a sustainable environment.</p>	All Local Authorities within Greater Kandy Area	Short to mid-term project	Urban Development Authority	All Local Authorities within Greater Kandy Area
3	<p><b>Land Use Policy Development</b></p> <p>Develop a comprehensive land use policy (zoning plan) to facilitate various land use categories without interference. This is particularly crucial due to significant disturbances caused by mining, including limestone resource excavation within residential areas, especially in Kundasale PS, which adversely affects overall livability.</p>	Kundasale PS	Short-term project	Urban Development Authority	Kundasale PS, Dep. of Geology - University of Peradeniya

## Settlement Development Sector: Private Sector Involvement Projects (1 of 1)

	<b>Proposed Project</b>	<b>Impact Local Authority Area</b>	<b>Duration</b>	<b>Responsible Authority for the Project</b>	<b>Supportive Authorities for the Project</b>
<b>1</b>	<p><b>Housing Development Projects</b></p> <p>Private sector investors have the opportunity to initiate diverse housing projects, encompassing various price ranges, designs, and sector-specific specifications. The regional areas in Greater Kandy, including Kundasale, Digana, etc., hold potential for the creation of convenient settlement developments.</p>	All Local Authorities with Greater Kandy Area	Mid to long - term project	Condominium Management authority	Urban Development Authority, All Local Authorities with Greater Kandy Area

### 7.3.8 Proposed Policy Changes

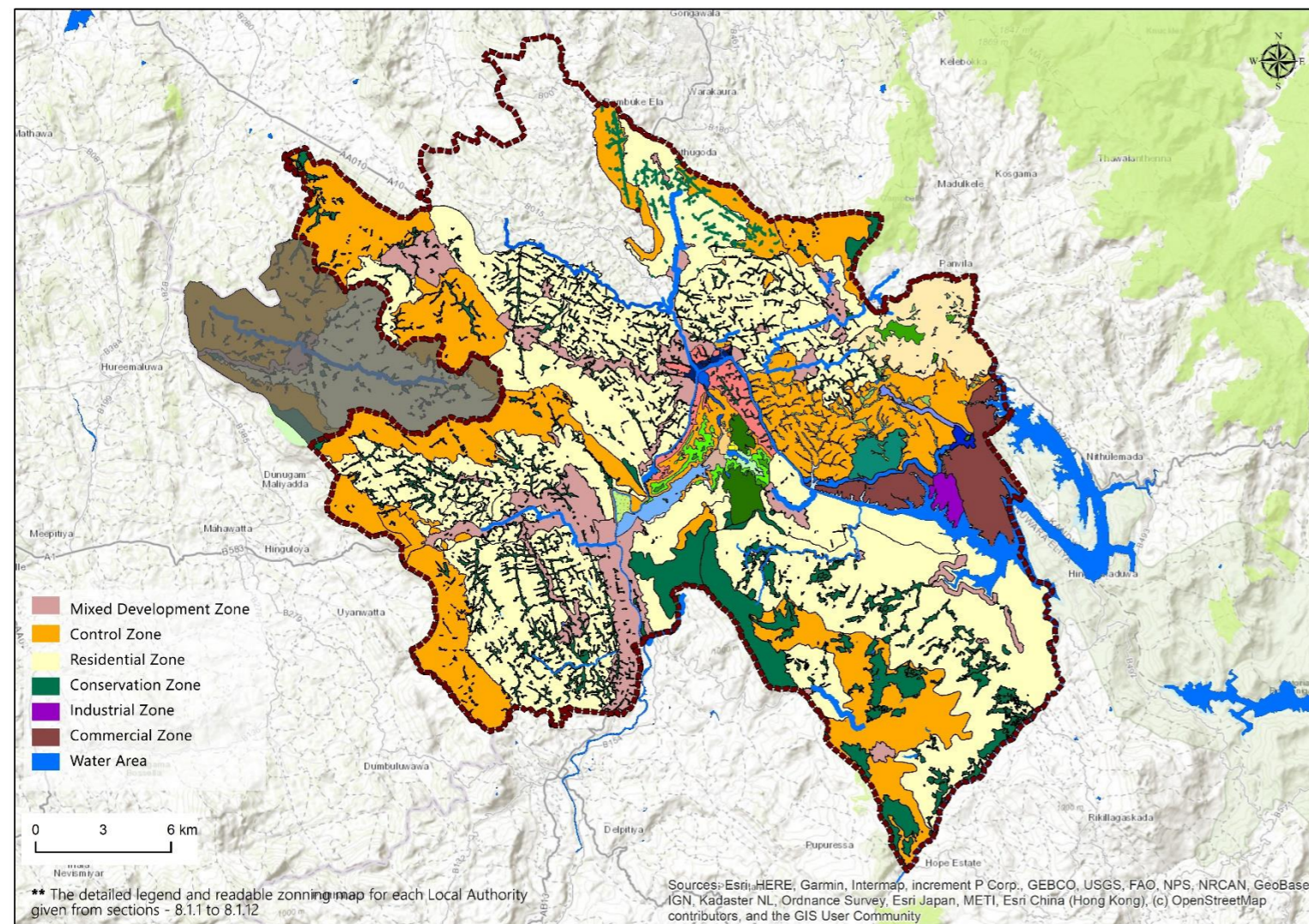
	<b>Proposed Project/Policy</b>	<b>Sector</b>	<b>Responsible Authority</b>
<b>1</b>	UDA Act amendments to take immediate actions against unauthorized constructions.	Settlement	UDA
<b>2</b>	Impose regulations to revisit and re-validate the certificate of conformity (CoC) once in three years.	Settlement	UDA, KMC and other Local Authorities
<b>3</b>	Policy decision to impose strict regulations to approve traffic generating activities (i.e., hotels/ tuition classes) within the city limit and decentralize such new activities into satellite towns.	Settlement	UDA, KMC
<b>4</b>	Establishment of new set of regulations for heritage building preservation.	Heritage	UDA, KMC, CCF
<b>5</b>	Establishment of a technical support system for heritage preservation, including recommendations of skilled workers, appropriate designers, builders, etc., and provision of materials for the rehabilitation of heritage buildings.	Heritage	UDA, KMC, CCF
<b>6</b>	Impose regulations to monitor the gully bowser trucks entering to the city.	Transport	KMC
<b>7</b>	Establishment of management body to control and guide the transport services (three wheelers, school & staff services, etc.).	Transport	CPPTSA, KMC, Ministry of Transport CP and GOSL
<b>8</b>	Establishment of proper land use zoning system and land bank formulation of land use zoning in the development plans for the local authorities in the Greater Kandy area, based on environmental sensitive zoning, covering protected and disaster-prone areas.	Environment	UDA in consultation with other relevant institutes
<b>9</b>	Prepare guidelines and implementation project to re-organize the existing developments in hilly and viewpoint areas.	Environment	UDA, Local Authorities, NBRI
<b>10</b>	Formation of committee within relevant institutes to proceed Paddy land reclamation applications.	Environment	Dep. of Agrarian Development UDA, Local Authorities, CEA
<b>11</b>	Revisit the existing fine/penalty charges for illegal encroachment other violation (current penalty is Rs.500.00 in Mahaweli area for unauthorized development. Accordingly, people are prefer to pay the fine amount and remain as unauthorized).	Environment	Dep. of Irrigation, MASL, UDA, Local Authorities, DSD, CEA
<b>12</b>	Execute Soil Conservation Act when and where its offense the regulation.	Environment	Dep. of Agriculture/NRMC
<b>13</b>	Manage and limit the export agriculture land sub divisions for the requirement of rapid residential demand (Impose regulations for land sub divisions).	Environment	UDA, Relevant Local Aauthorities, Export Agriculture Dep.
<b>14</b>	Demarcation of water way reservations with proper set of guidelines within the Greater Kandy area.	Environment	Dep. of Irrigation, UDA, Local Authorities, MASL, CEA
<b>15</b>	Impose and prepare mandatory regulations to monitor and regulate Private (International) educational institutes.	Social Infrastructure	Dep. of Education
<b>16</b>	Impose policy decisions and regulate the accessibility to health services (introduce a personal health care card which is compelled to follow the hierarchical arrangement of health institutes to reduce the over attractions of General Hospital).	Social Infrastructure	Ministry of Health

# CHAPTER

# 08

## PROPOSED PLANING REGULATIONS

### 8.1 Proposed Zoning Plan



**GREATER KANDY AREA - PROPOSED ZONING PLAN**

The area includes the final zoning plans for the Kandy Municipal Council area and the Kundasale Pradeshiya Sabha area, whereas other local authorities have draft zoning plans.

Figure 48: Proposed Zoning Plan of Greater Kandy Planning Area of 1<sup>st</sup> Review - 2023

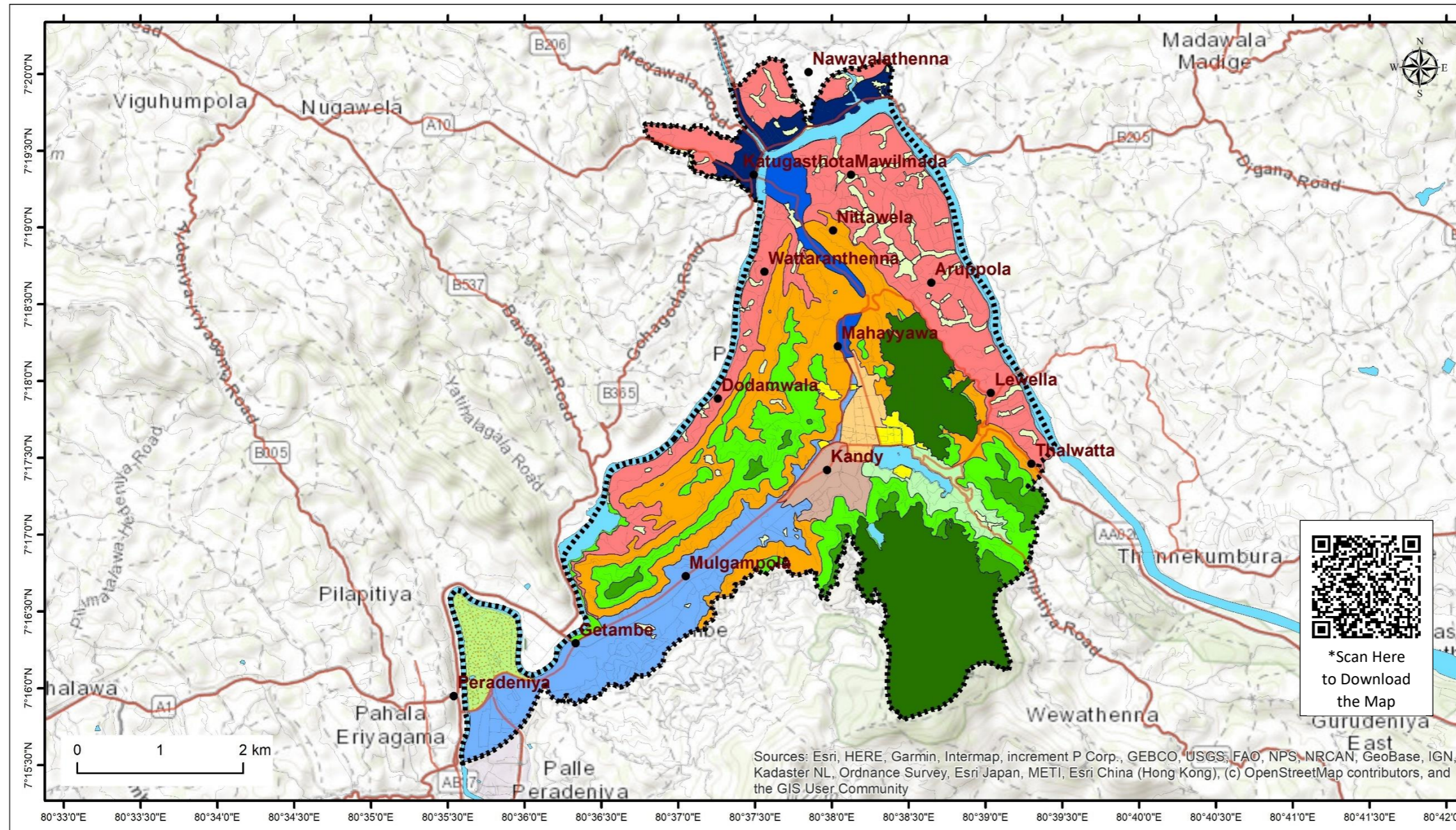
The proposed zoning plan primarily guides appropriate land use activities based on spatial context. The planning area is divided into two main types of zoning plans. The first is the Detailed Zoning Plan, which includes a finalized development plan. The second is the Draft Zoning Plan, which is prepared for already declared urban areas that do not yet have a finalized development plan.

The Detailed Zoning Plan includes several land-use activity zones, along with information on density levels. In contrast, the Draft Zoning Plan categorizes land use into only four types: residential, mixed development, control, and conservation.

In the given planning area, Detailed Zoning Plans apply to the Kandy Municipal Council area and Kundasale Pradeshiya Sabha. Draft Zoning Plans, however, apply to all other local authorities.

*“ The forests, paddy fields and low-lying areas (water detention or retention zones) have been classified as conservation or agricultural zones. If any existing paddy fields or potential low-lying areas were excluded from these zoning plans due to oversight, they shall still be considered part of the conservation or agricultural zones. Development activities in these areas are prohibited/limited, and the authority to make such determinations is delegated to the relevant authority, in accordance with regulation 08.2.14 of this chapter.”*

### 8.1. 1 Proposed Zoning Plan – Kandy Municipal Council



**ZONE PLAN - KANDY MC DECLARED URBAN AREA**

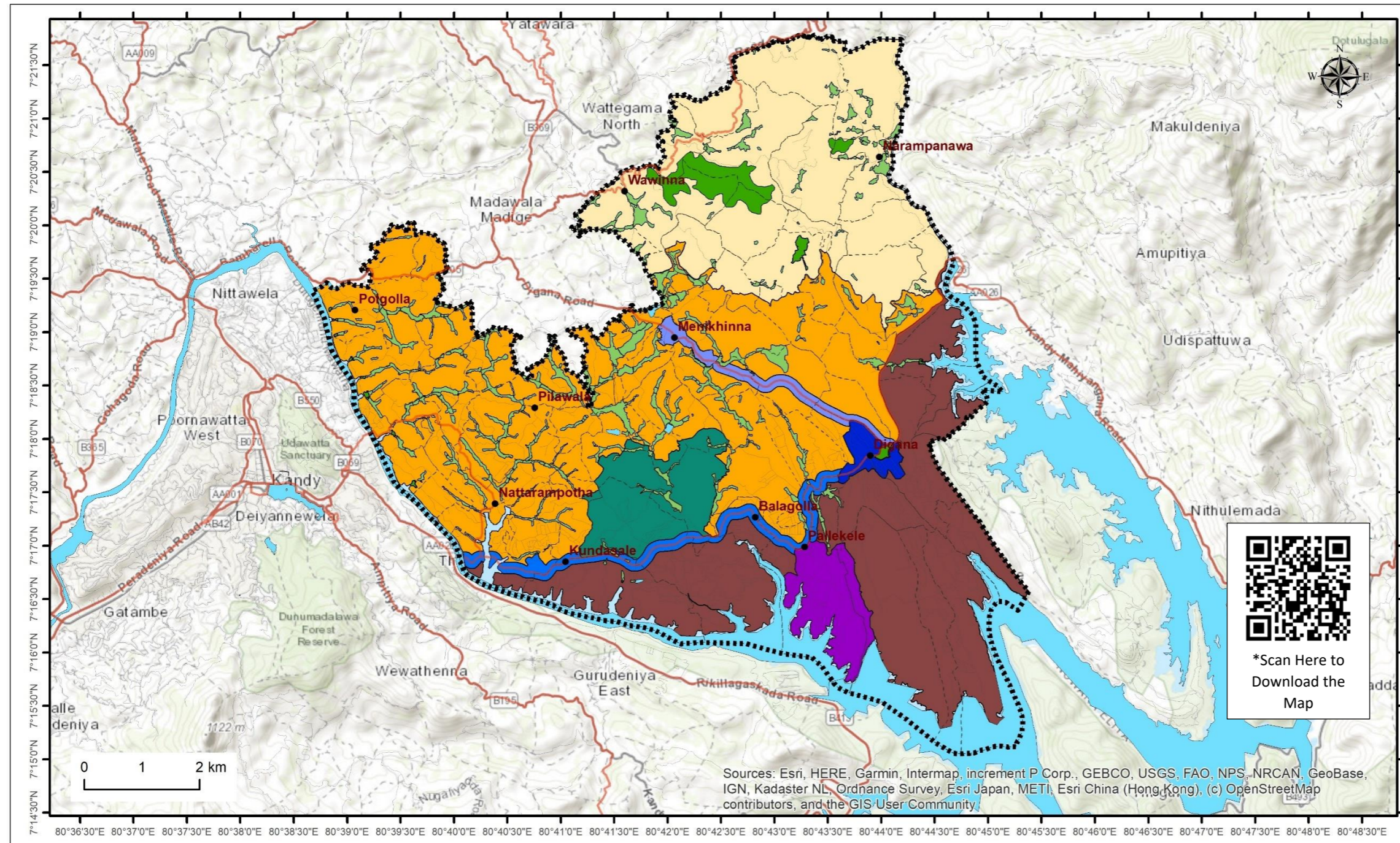


### KMC Area Detailed Zoning Plan

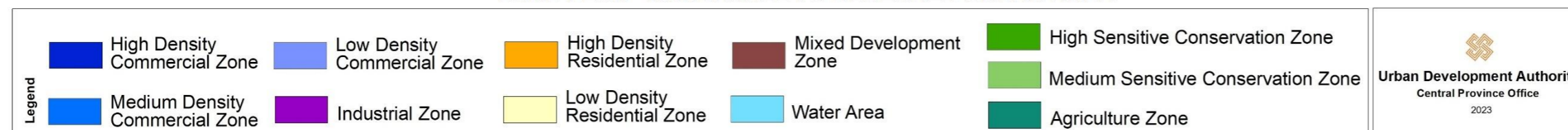
The KMC Development Plan 2021–2030 was gazetted under Gazette No. 77, dated January 20, 2021. The plan includes a detailed zoning plan that defines appropriate land use activities for each distinct zone across the entire KMC area. It also outlines the density requirements for development, including the maximum floor area ratio, plot coverage, and, in some cases, the maximum height of buildings. These regulations consider the context, size of access roads, and the extent of the land, anticipated development density and so on.

For a more detailed version of the zoning plan regulations and guidelines, please refer to the KMC Development Plan 2021-2030 at UDA official web site ([www.uda.gov.lk](http://www.uda.gov.lk)).

## 8. 1. 2 Proposed Zoning Plan – Kundasale Pradeshiya Sabha



**ZONE PLAN - KUNDASALE PS DECLARED URBAN AREA**

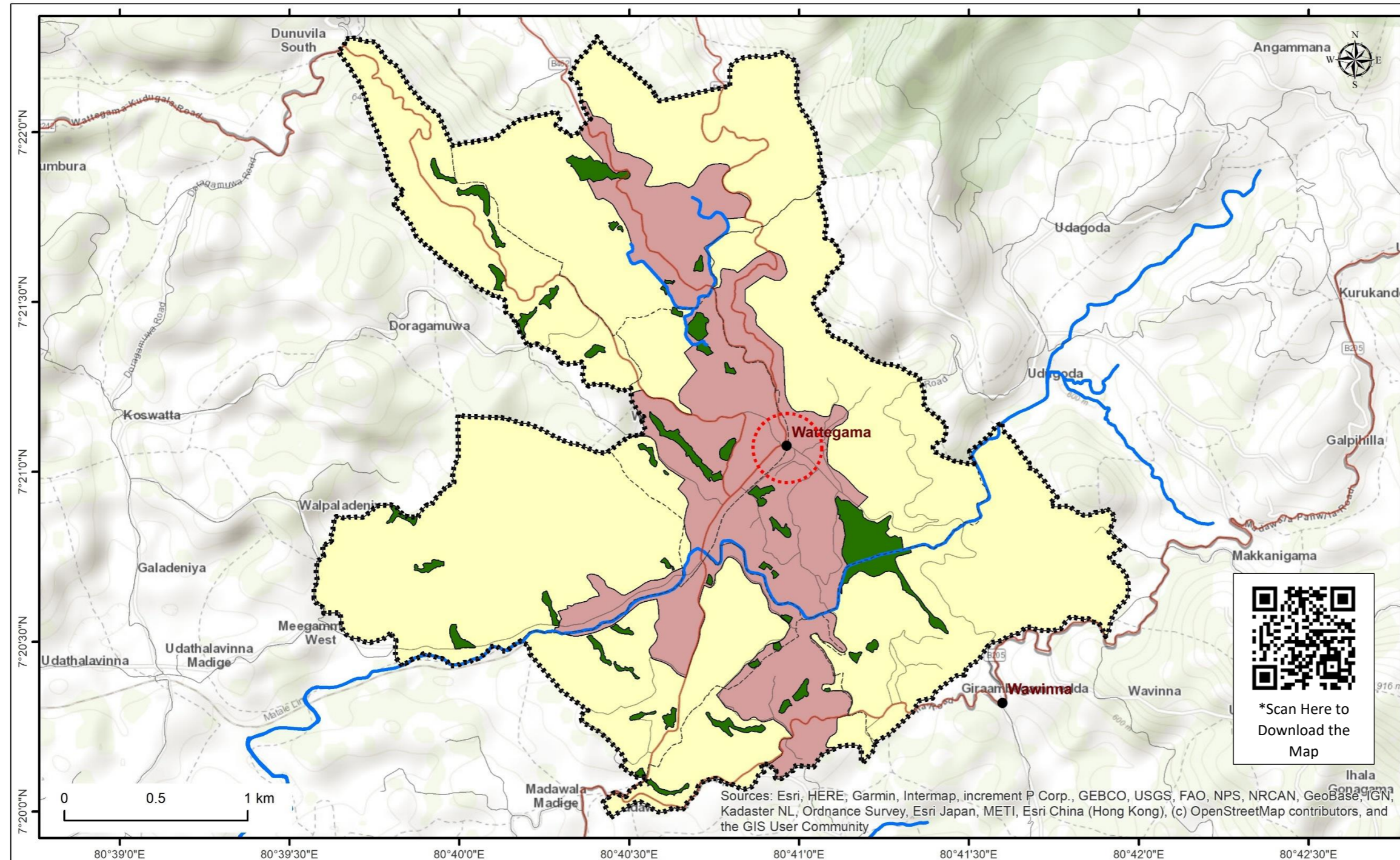


### Kundasale PS Area Detailed Zoning Plan











The Kundasale Development Plan 2023–2033 was gazetted under Gazette No. 2397/32, dated August 14, 2024. The plan includes a detailed zoning plan that defines appropriate land use activities for each distinct zone across the entire Kundasale PS area. The permitted uses for each zone, as well as the density requirements for development (including the floor area ratio, plot coverage, etc.), are included in the Kundasale Development Plan 2023–2033.


For a more detailed version of the zoning plan regulations and guidelines, please refer to the Kundasale Development Plan 2023–2033 on the official UDA website. ([www.uda.gov.lk](http://www.uda.gov.lk))

### 8. 1. 3 Proposed Draft Zoning Plan – Wattegama Urban Council



**DRAFT ZONE PLAN - WATTEGAMA UC DECLARED URBAN AREA**

<b>Legend</b>					
	Control Zone		Residential Zone		Town Center
	Mixed Development Zone		Conservation Zone		Water Way/Area
					Declared Area
					Grama Niladhari Division
					Main Roads
					Other Roads



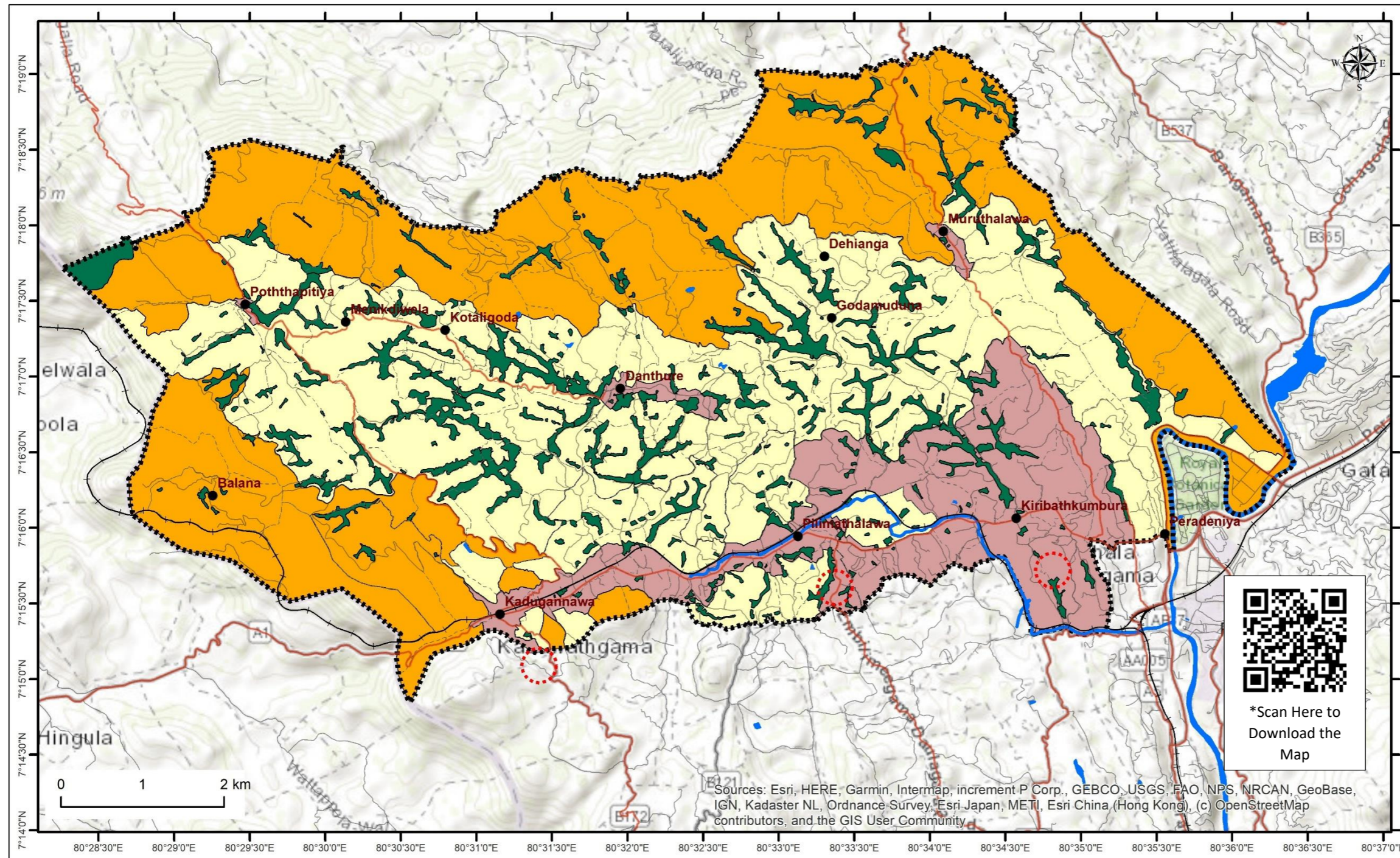
**Urban Development Authority**  
Central Province Office  
2023

### Wattegama UC Area Draft Zoning Plan

The UDA has declared the Wattegama UC area an urban area under the provisions of the UDA Act No. 41 of 1978. Currently, as there is no development plan prepared or gazette for the area, spatial development will be guided by the draft zoning plan that has been prepared.


The draft zoning plan includes four types of zoning categories: residential, mixed development, controlled, and conservation. These zoning categories will be further detailed with relevant regulations in a development plan that will be prepared in the future. The permitted development activities (uses) and minimum land extent requirements for each zoning category are outlined in Annexure I.

### 8. 1. 4 Proposed Draft Zoning Plan – Kadugannawa UC & Yatinuwara PS (Yatinuwra DSD area)



**DRAFT ZONE PLAN - YATINUWARA DSD DECLARED URBAN AREA (Yatinuwara PS & Kadugannawa UC)**

<b>Legend</b>				
Control Zone	Residential Zone	Town Center	Declared Area	Main Roads
Mixed Development Zone	Conservation Zone	Water Way/Area	Grama Niladhari Division	Other Roads
				Rail Roads

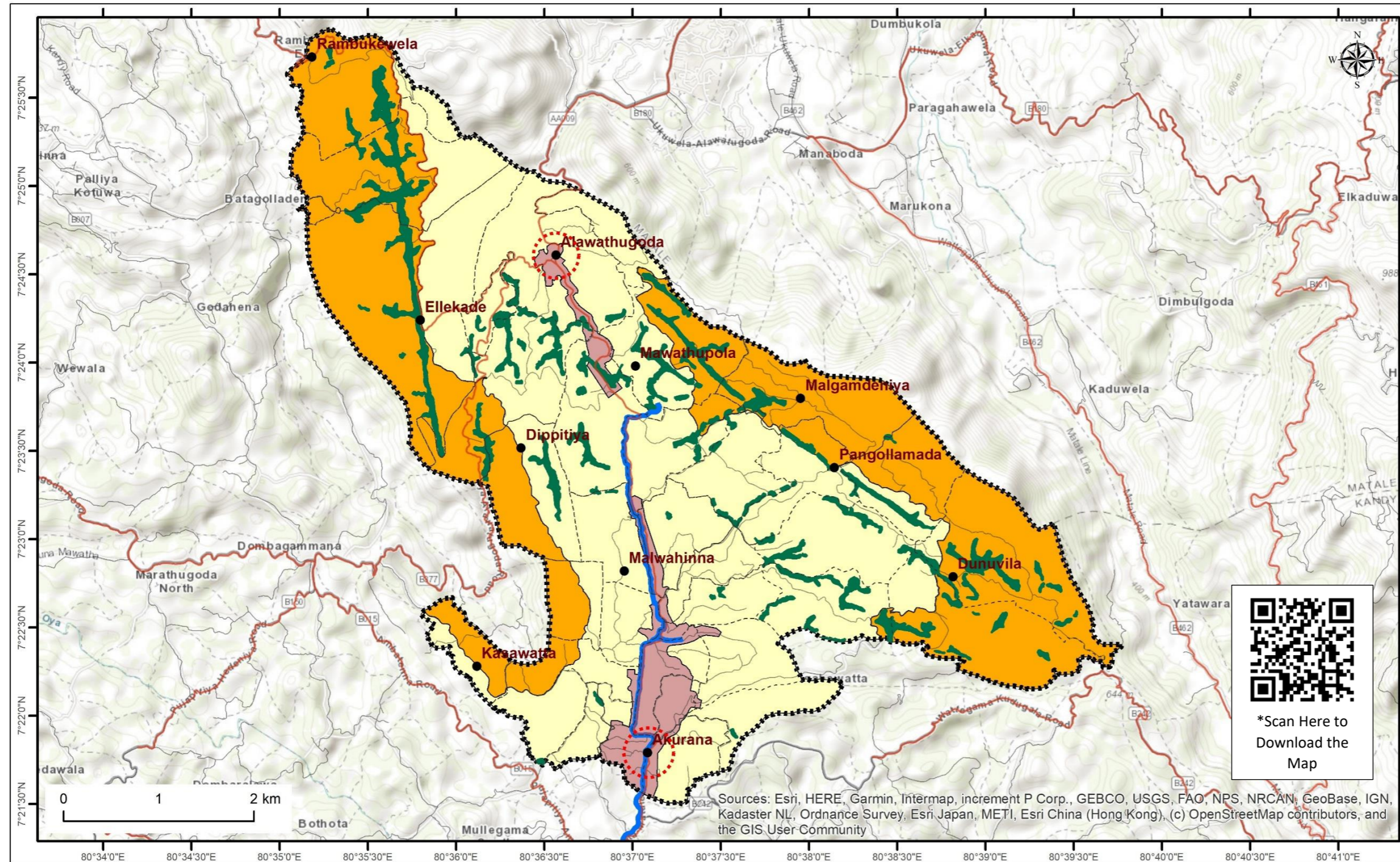
  
**Urban Development Authority**  
 Central Province Office  
 2023

### Yatinuwara DSD Area Draft Zoning Plan












The UDA has declared the Yatinuwara DSD area an urban area under the provisions of the UDA Act No. 41 of 1978. Currently, as there is no development plan prepared or gazette for the area, spatial development will be guided by the draft zoning plan that has been prepared.

The draft zoning plan includes four types of zoning categories: residential, mixed development, controlled, and conservation. These zoning categories will be further detailed with relevant regulations in a development plan that will be prepared in the future. The permitted development activities (uses) and minimum land extent requirements for each zoning category are outlined in Annexure I.

### 8. 1. 5 Proposed Draft Zoning Plan – Akurana PS



**DRAFT ZONE PLAN - AKURANA PS DECLARED URBAN AREA**

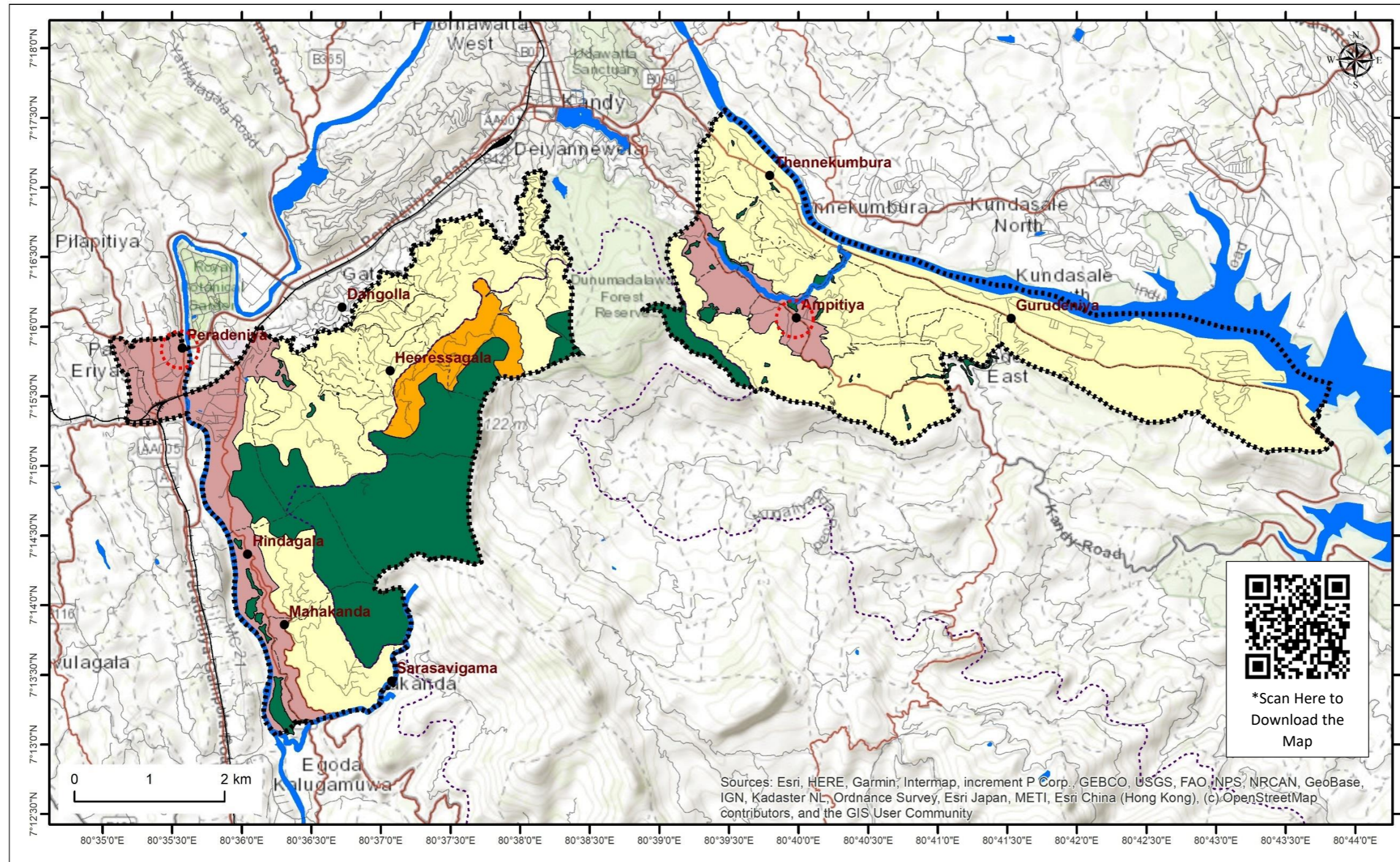
<b>Legend</b>					 <b>Urban Development Authority</b> Central Province Office 2023
 Control Zone	 Residential Zone	 Town Center	 Declared Area	 Main Roads	
 Mixed Development Zone	 Conservation Zone	 Water Way/Area	 Grama Niladhari Division	 Other Roads	

### Akurana PS Area Zoning Plan

The UDA has declared the Akurana PS area an urban area under the provisions of the UDA Act No. 41 of 1978. Currently, as there is no development plan prepared or gazette for the area, spatial development will be guided by the draft zoning plan that has been prepared.

The draft zoning plan includes four types of zoning categories: residential, mixed development, controlled, and conservation. These zoning categories will be further detailed with relevant regulations in a development plan that will be prepared in the future. The permitted development activities (uses) and minimum land extent requirements for each zoning category are outlined in Annexure I.

### 8. 1. 6 Proposed Draft Zoning Plan – Gangawata Korale PS



### Gangawata Korale PS Area Draft Zoning Plan

The UDA has declared the Gangawata Korale PS area an urban area under the provisions of the UDA Act No. 41 of 1978. Currently, as there is no development plan prepared or gazette for the area, spatial development will be guided by the draft zoning plan that has been prepared.

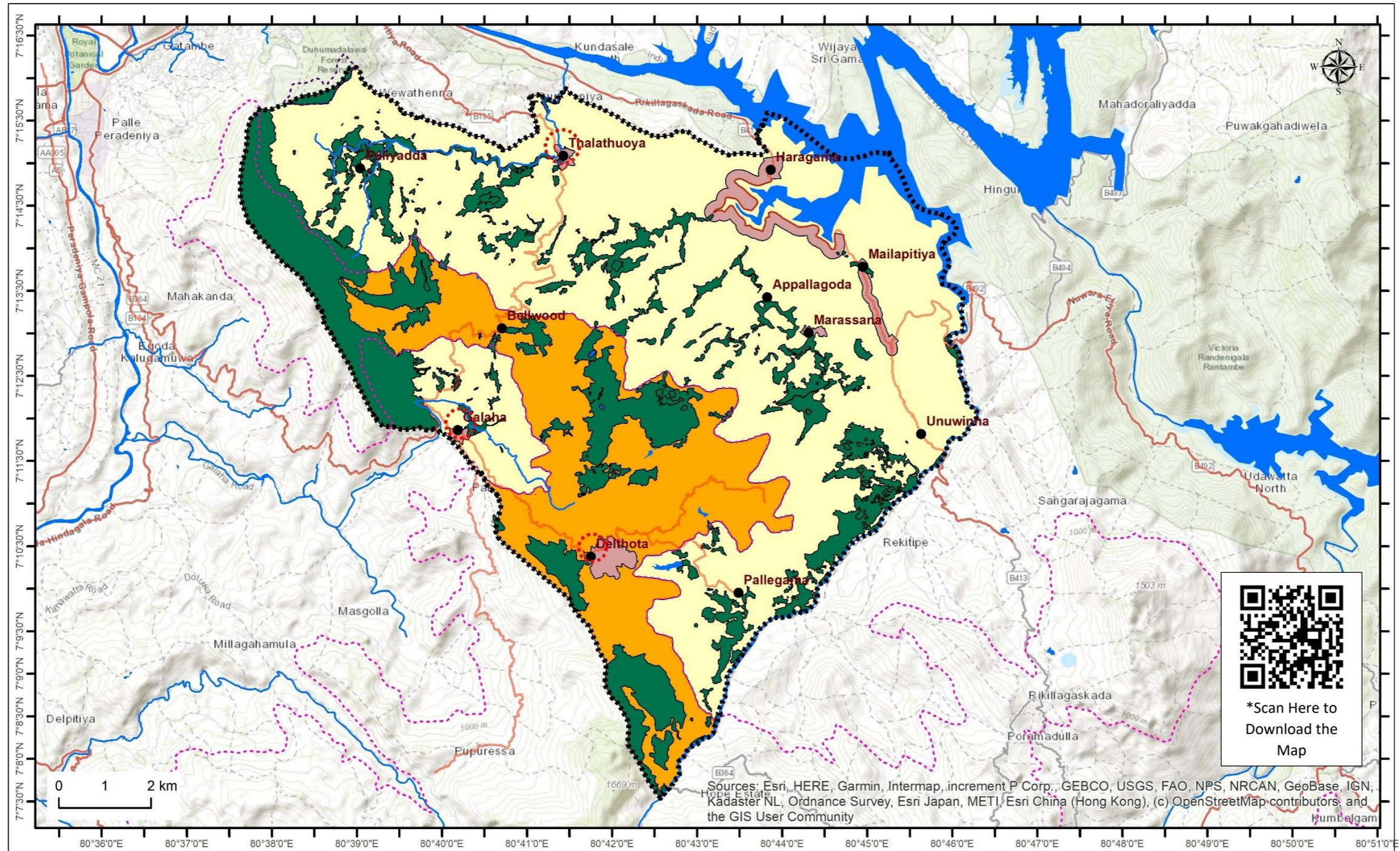
The draft zoning plan includes four types of zoning categories: residential, mixed development, controlled, and conservation. These zoning categories will be further detailed with relevant regulations in a development plan that will be prepared in the future. The permitted development activities (uses) and minimum land extent requirements for each zoning category are outlined in Annexure I.

**DRAFT ZONE PLAN - GANGAWATA KORALE PS DECLARED URBAN AREA**

<b>Legend</b>				
Control Zone	Residential Zone	Town Center	720 m Contour Line	Main Roads
Mixed Development Zone	Conservation Zone	Water Way/Area	Declared Area	Other Roads
			Grama Niladhari Division	

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Central Province Office  
2023

### 8. 1. 7 Proposed Draft Zoning Plan – Pathahewaheta PS



**DRAFT ZONE PLAN - PATHAHEWAHETA PS DECLARED URBAN AREA**

<b>Legend</b>				
Control Zone	Residential Zone	Town Center	910 m Contour Line	900 m Contour Line
Mixed Development Zone	Conservation Zone	Water Way/Area	Declared Area	Main Roads
			Grama Niladhari Division	Other Roads



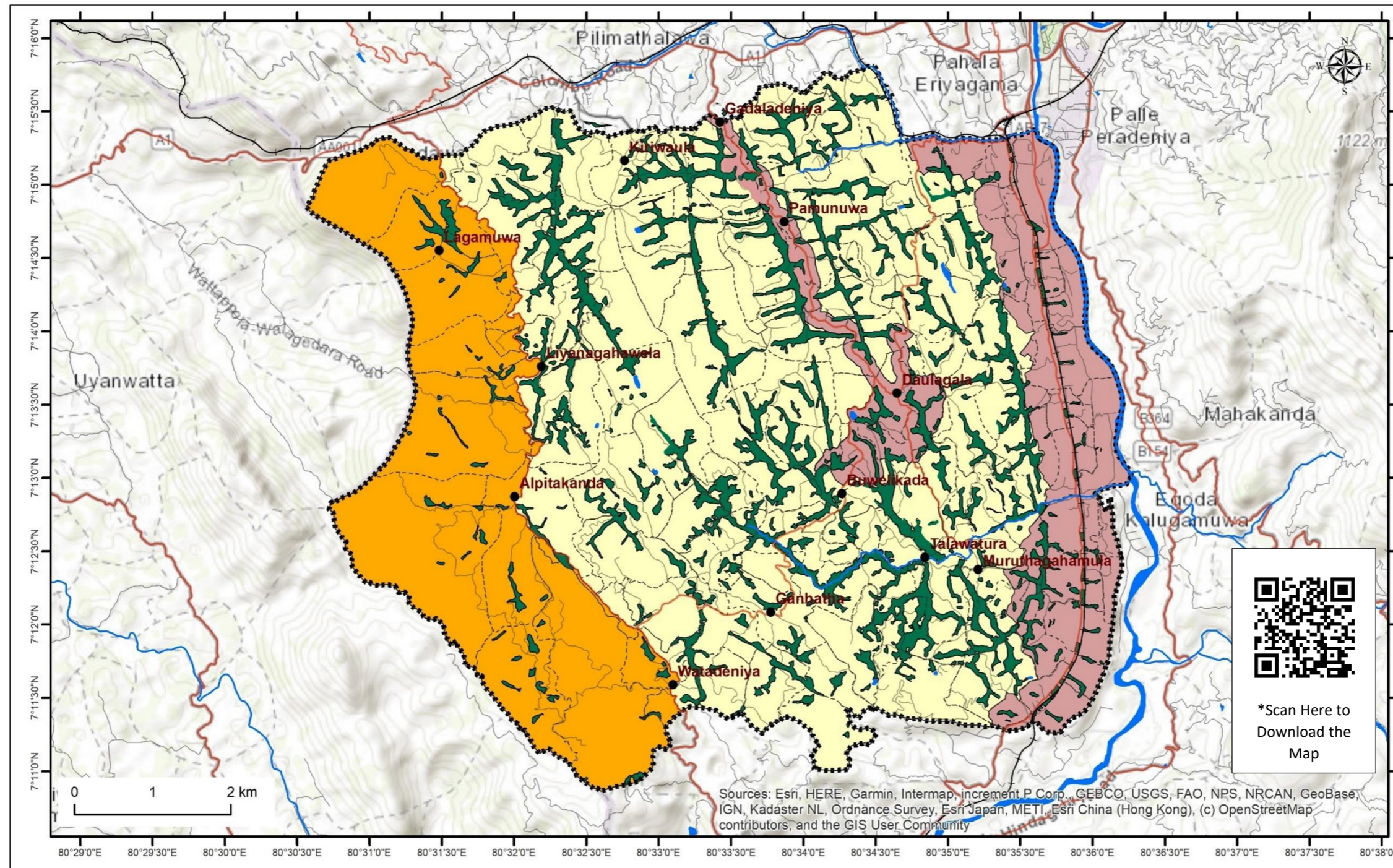
**Urban Development Authority**  
Central Province Office  
2023

### Pathahewaheta PS Area Draft Zoning Plan

The UDA has declared the Pathahewaheta PS area an urban area under the provisions of the UDA Act No. 41 of 1978. Currently, as there is no development plan prepared or gazette for the area, spatial development will be guided by the draft zoning plan that has been prepared.

The draft zoning plan includes four types of zoning categories: residential, mixed development, controlled, and conservation. These zoning categories will be further detailed with relevant regulations in a development plan that will be prepared in the future. The permitted development activities (uses) and minimum land extent requirements for each zoning category are outlined in Annexure I.

### 8. 1. 8 Proposed Draft Zoning Plan – Uduwara PS



**DRAFT ZONE PLAN - UDUNUWARA PS DECLARED URBAN AREA**

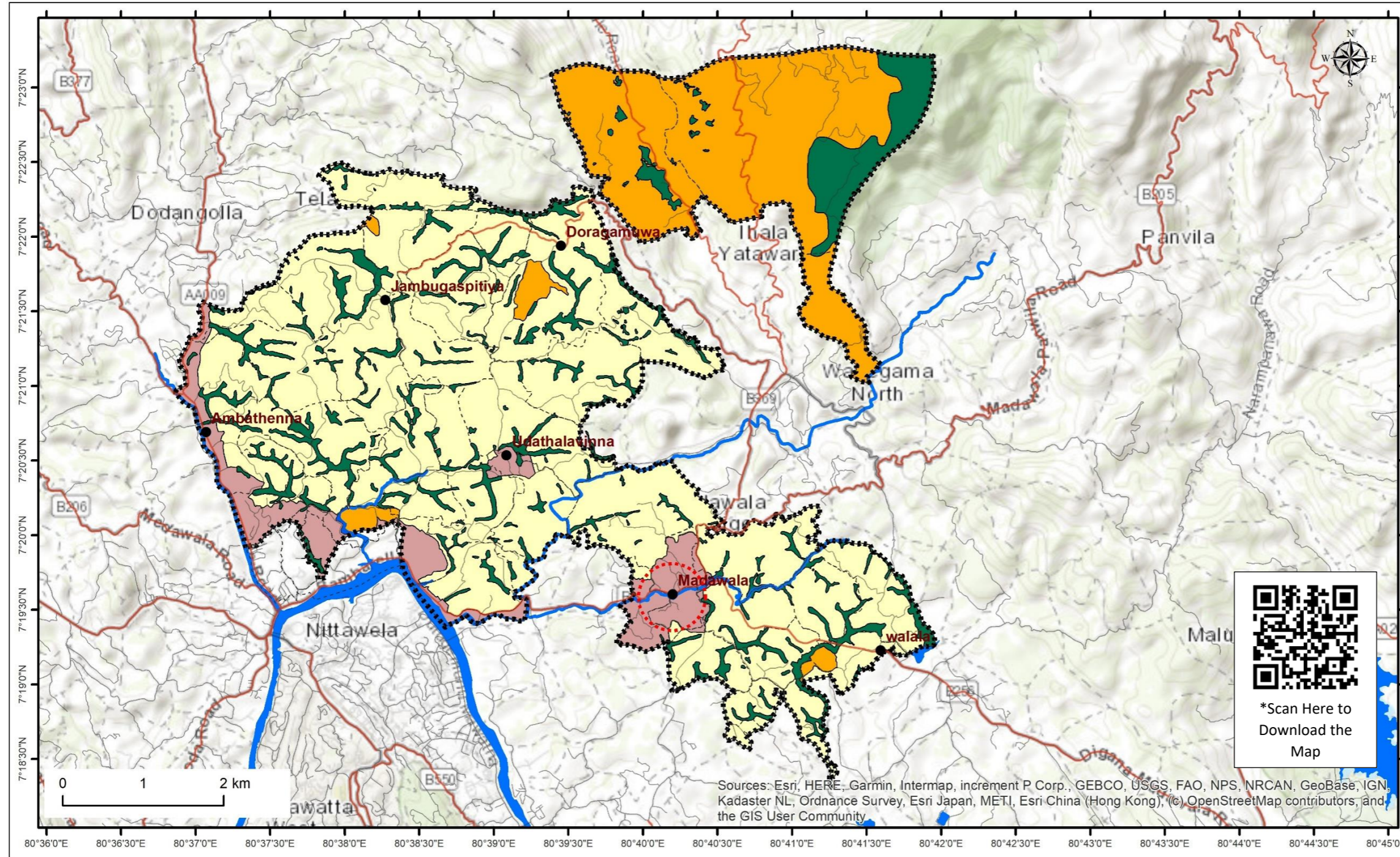
<b>Legend</b>					
Control Zone	Residential Zone	Town Center	Declared Area	Main Roads	<b>Urban Development Authority</b> Central Province Office 2023
Mixed Development Zone	Conservation Zone	Water Way/Area	Grama Niladhari Division	Other Roads	

### Uduwara PS Area Draft Zoning Plan

The UDA has declared the Uduwara PS area an urban area under the provisions of the UDA Act No. 41 of 1978. Currently, as there is no development plan prepared or gazette for the area, spatial development will be guided by the draft zoning plan that has been prepared.

The draft zoning plan includes four types of zoning categories: residential, mixed development, controlled, and conservation. These zoning categories will be further detailed with relevant regulations in a development plan that will be prepared in the future. The permitted development activities (uses) and minimum land extent requirements for each zoning category are outlined in Annexure I.

### 8. 1 .9 Proposed Draft Zoning Plan – Pathadumbara PS




### Pathadumbara PS Area Draft Zoning Plan

The UDA has declared the Pathadumbara PS area an urban area under the provisions of the UDA Act No. 41 of 1978. Currently, as there is no development plan prepared or gazette for the area, spatial development will be guided by the draft zoning plan that has been prepared.

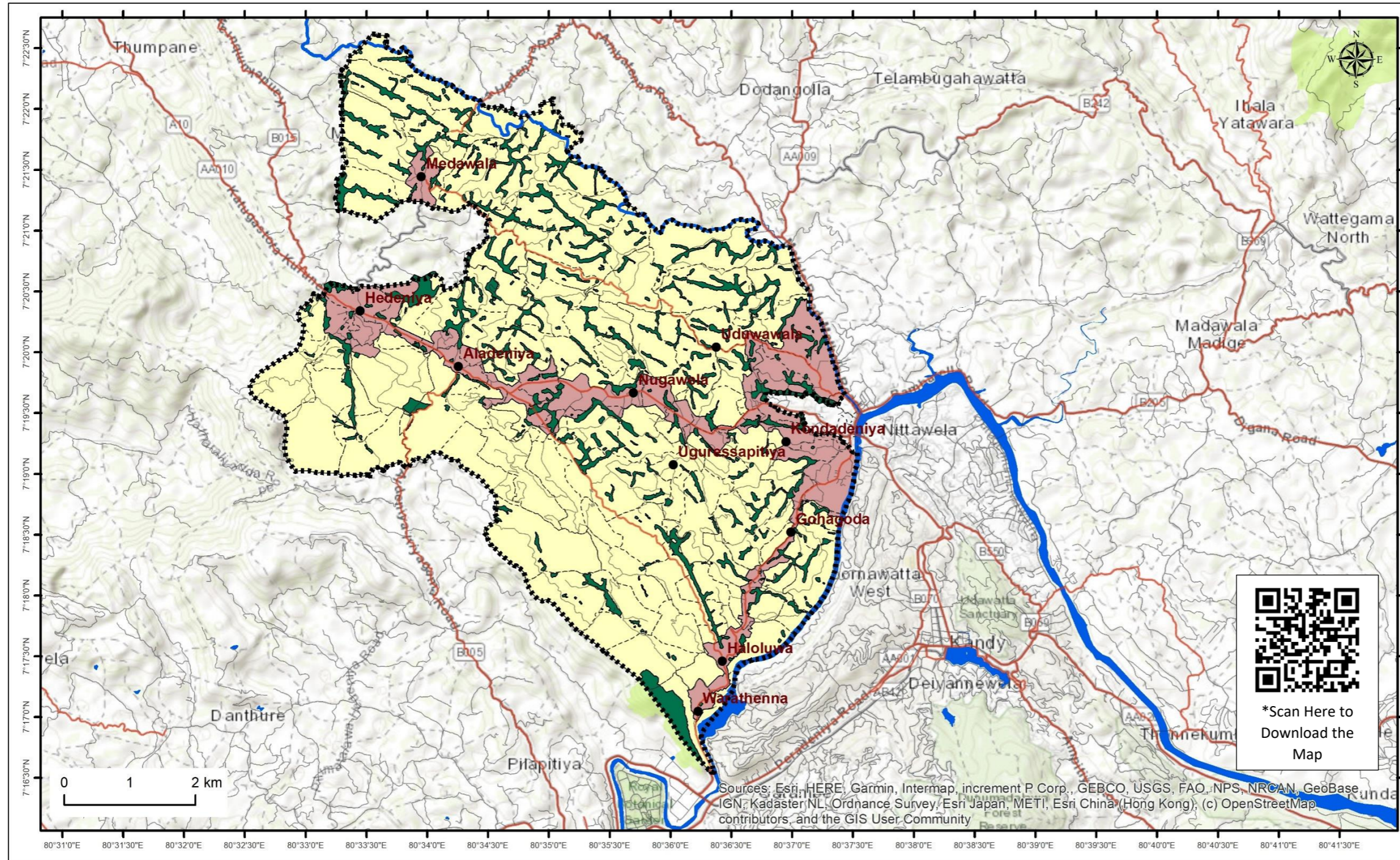
The draft zoning plan includes four types of zoning categories: residential, mixed development, controlled, and conservation. These zoning categories will be further detailed with relevant regulations in a development plan that will be prepared in the future. The permitted development activities (uses) and minimum land extent requirements for each zoning category are outlined in Annexure I.

Legend					
	Control Zone		Residential Zone		Town Center
	Mixed Development Zone		Conservation Zone		Water Way/Area
					Declared Area
					Grama Niladhari Division
					Main Roads
					Other Roads




**Urban Development Authority**  
Central Province Office  
2023

### 8. 1. 10 Proposed Draft Zoning Plan – Harispattuwa PS



**DRAFT ZONE PLAN - HARISPATTUWA PS DECLARED URBAN AREA**

<b>Legend</b>				
Control Zone	Residential Zone	Town Center	Declared Area	Main Roads
Mixed Development Zone	Conservation Zone	Water Way/Area	Grama Niladhari Division	Other Roads

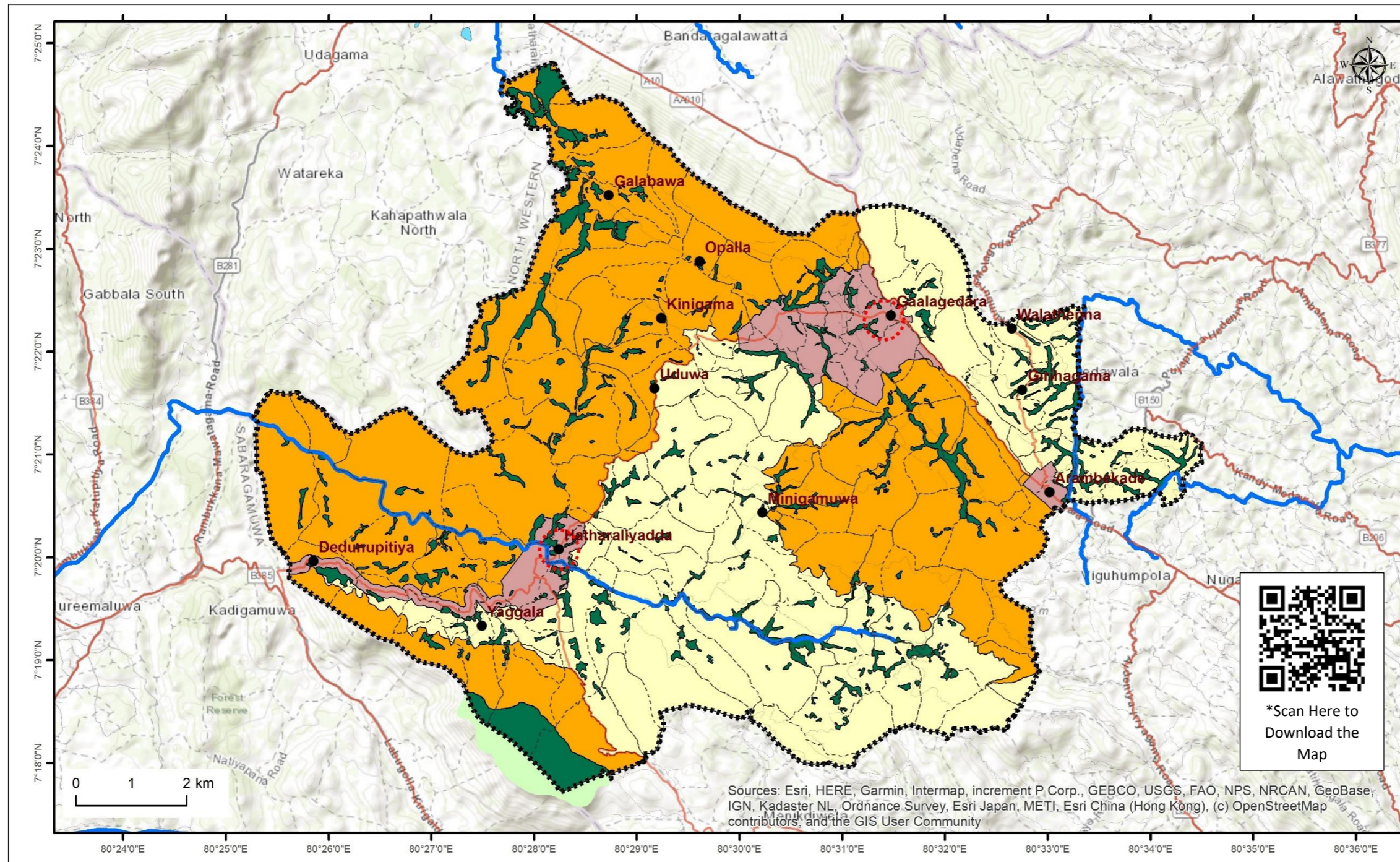
  
**Urban Development Authority**  
 Central Province Office  
 2023

### Harispattuwa PS Area Draft Zoning Plan

The UDA has declared the Harispattuwa PS area an urban area under the provisions of the UDA Act No. 41 of 1978. Currently, as there is no development plan prepared or gazette for the area, spatial development will be guided by the draft zoning plan that has been prepared.

The draft zoning plan includes four types of zoning categories: residential, mixed development, controlled, and conservation. These zoning categories will be further detailed with relevant regulations in a development plan that will be prepared in the future. The permitted development activities (uses) and minimum land extent requirements for each zoning category are outlined in Annexure I.

### 8. 1. 11 Proposed Draft Zoning Plan – Thumpane PS



**DRAFT ZONE PLAN - THUMPANE PS DECLARED URBAN AREA**

<b>Legend</b>					
Control Zone	Residential Zone	Town Center	Declared Area	Main Roads	<b>Urban Development Authority</b> Central Province Office 2023
Mixed Development Zone	Conservation Zone	Water Way/Area	Grama Niladhari Division	Other Roads	

### Thumpane PS Area Draft Zoning Plan

The UDA has declared the Thumpane PS area an urban area under the provisions of the UDA Act No. 41 of 1978. Currently, as there is no development plan prepared or gazette for the area, spatial development will be guided by the draft zoning plan that has been prepared.

The draft zoning plan includes four types of zoning categories: residential, mixed development, controlled, and conservation. These zoning categories will be further detailed with relevant regulations in a development plan that will be prepared in the future. The permitted development activities (uses) and minimum land extent requirements for each zoning category are outlined in Annexure I.

\*Thumpane PS includes areas within both the Galagedara and Hatheraliyadda DSDs. From these, only the Galagedara DSD area falls within the Greater Kandy boundary.

## **8.2 Proposed Planning and Building Regulations (General)**

This chapter outlines the general terms applicable to the planning area. These terms apply to all regions, except where a specific region is explicitly mentioned. The permitted land uses and specific planning regulations for each region, according to the zoning plans, are detailed below.

**8.2.1.** These regulations are applicable to all areas within the authority areas of Wattegama Urban Council, Kadugannawa Urban Council which have been declared as Urban Development Areas by the extraordinary gazette notification No. 100/4 dated 04.08.1980 under Section 3 of the Urban Development Authority Act No. 41 of 1978 and Yatinuwara Pradeshiya Sabha, Udunuwara Pradeshiya Sabha, Harispattuwa Pradeshiya Sabha, Akurana Pradeshiya Sabha, Pathadumbara Pradeshiya Sabha, Kandy Four Gravets & Gangavata Koralya Pradeshiya Sabha, Pathahewahata Pradeshiya Sabha, which have been declared as urban development areas by the extraordinary gazette notification No. 1069/14 dated 04.03.1999 and Thumpane Pradeshiya Sabha area which has been declared as an urban development area by the extraordinary gazette notification No. 1548/4 dated 21.04.2008.

**8.2.1.1** These regulations are applicable to Poojapitiya Pradeshiya Sabha limits once after the declaration process completed and gazette as an urban development area.

**8.2.3.** For planning and development regulations related to any development activity not covered by this, the UDA Planning and Development Regulations, published in Gazette No. 2235/54 dated 8<sup>th</sup> July 2021, shall

be effective. If a development plan has already been gazetted by any local authority within this planning area, that plan shall be enforced accordingly.

**8.2.4.** The Urban Development Authority is vested with the authority to designate any area as a 'Special Development Area' through a gazette notification or circular.

**8.2.5.** If any special regulations imposed by the central government for a special project area, they will supersede the regulations set out in this plan.

**8.2.6.** The Authority is responsible for allowing certain uses, imposing restrictions, and prohibiting construction in designated special project areas as per Regulation 8.4 It also handles assignments, releases, and the imposition of other regulations within this plan or others.

**8.2.7.** The Urban Development Authority has the sole authority to make decisions on any development work not covered by the regulations of this plan.

**8.2.8.** In the absence of provisions in this Plan, the use, prohibition, or control of any land development, as well as the exemption from or introduction of new regulations or guidelines to achieve the Plan's objectives, is only legal if approved by the Main Planning Committee of the Urban Development Authority.

### **Zoning & Boundaries**

**8.2.9.** If a land lies between two or more local authorities, the local government responsible is determined by the local government to which its main access road belongs. If there are two access roads, the local government responsible will be the one to which the wider road belongs. If the two roads are the same width, the local government that owns the majority of the land will be considered responsible.

**8.2.10.** In cases where a property or building is located within two zones, the zone to which the main access road belongs or the zone where most of the relevant land is located can be considered the proposed zone. or in cases where a property is located in two or more zones, the most appropriate zone to achieve the objectives of the development plan shall be considered.

**8.2.11.** The zoning plans of some local authorities are already gazetted by relevant development plans and, those area shall be guided by such zoning plan, and draft zoning plans has been assigned to declared urban areas where a gazetted development plan is currently absent. Therefore, once the development plan for a certain area is gazetted with a proper zoning plan, the existing draft zones shall be terminated.

**8.2.12.** When a distinct place or property is designated for a specific use or activity by the zoning plans and/or the list of applicable uses in the GKUP 2025-2035, such place or property shall be used only for the designated purpose.

**8.2.13.** The Urban Development Authority has the power to make the final decision in case of any issues regarding zoning boundaries. However, in instances where physical boundaries are referred for the zones, and when there is a discrepancy between the referred physical boundaries and geographic coordinate boundaries, the physical boundaries shall be considered the official boundary of the respective region.

**8.2.14.** The zoning plan does not permit the reclamation of low lands or grade "A" paddy lands identified as conservation / agriculture zone in all the existing zones. With respect to other paddy lands, it is the responsibility of the Urban Development Authority to consider giving permission, if the following criteria are met whilst considering the existing land use after getting the recommendations of the relevant institutions;

I. Existence of adequate access road and road width

II. Compatible with surrounding land use

III. Non-interference with natural water flow

IV. Not disrupting the cultivation of the surrounding paddy lands.

V. Not located within an occupied paddy field or within a low-lying (water retention/detention) area.

**8.2.14.1.** In the final and draft zoning plans, forests, paddy fields, and low-lying areas (including water detention or retention zones) shall be classified as Conservation or Agricultural Zones. Any existing paddy fields or potential low-lying areas that may have been inadvertently omitted from these zoning plans shall nonetheless be deemed to fall within the Conservation or Agricultural Zones, subject to confirmation by the planning committee of the UDA or the relevant local authority, based on verifiable evidence obtained through a site inspection.

**8.2.15.** In the event that buffer zones or reserves are not allocated under any law or regulation for the identified ecologically sensitive special areas, the UDA has the power to designate the buffer zones, reservations and limit or prohibit development activities within such area.

#### **Environmental Sector Recommendations**

**8.2.16.** Situations and related agencies to obtain environmental recommendation before starting a development activity;

**8.2.16.1.** The Urban Development Authority has the authority to request recommendations from the Central Environment Authority (CEA) for the construction of buildings in environmentally sensitive zones identified by the Urban Development Authority.

**8.2.16.2.** The recommendation of CEA shall be obtained when proposing waste water recycling systems for waste water management in all buildings above 1000 square meters.

**8.2.16.3.** In the case of a land subdivision containing eight (08) or more lots, the recommendation of the CEA shall be obtained.

**8.2.16.4.** If the CEA has issued a gazette declaring an area as an environmentally protected zone, its recommendation shall be obtained for any activities mentioned in the gazette.

### **UDA Preliminary Planning Clearance**

**8.2.17.** Situations related to obtain preliminary planning clearance (PPC) before starting a development activity;

**8.2.17.1.** In addition to the cases outlined in the Planning and Development Regulations published in Gazette No. 2235/54 dated 8th July 2021, where PPC is requested by the local authority, developer, Land-owner, or any other party, such clearance must be obtained from the authority for the following development activities;

- I. With regard to condominium development
- II. When installing notice boards on the sides of 'A' grade and 'B' grade roads belonging to the Road Development Authority
- III. In case of development of paddy lands or low lands
- IV. In case of development facing a main water source

### **Cemeteries & Burial Grounds**

**8.2.18.** The guidelines and regulations of the Cemeteries Ordinance must be adhered to when conducting any development work within cemeteries or burial grounds.

**8.2.19.** Construction of monuments and tombstones outside approved cemeteries or burial grounds will not be permitted.

**8.2.20.** Before allocating a land or part of land as a burial ground, the permission of the relevant authority shall be obtained.

**8.2.21.** A recommendation from the Divisional Secretary and approval from the relevant authority shall be obtained when relocating a burial ground or in a new construction or in the construction of a crematorium.

### **Development Regulations**

**8.2.22.** Any development application submitted for approval lays within flat terrain shall have a minimum area of 150 square meters. Nevertheless, if the area absence of piped water facilities, the minimum area of the land proposed for development shall be at least 250 square meters.

**8.2.23.** If the existing uses of a property are not compatible with the proposed uses in the development plan as of the effective date of Development Plans, extension of time period, adding an extension and alteration of approved building plans or the use of equipment and machinery can be prohibited. In addition, the authority also has the power to halt such actions in case the existing practices are harmful or oppressive to public as per this plan.

**8.2.24.** In cases where a particular land or property is not specified by a development plan or applicable use in Annexure I for any specific use, it shall not conflict with the existing land use and context when proposed for such specific use.

**8.2.25.** If a proposed land development is located adjacent to a water source, development guidelines and recommendations must be obtained from the relevant authorities regarding its reservation.

- 8.2.26.** For a development activity facing any water body and exceeding 5,000 ft<sup>2</sup> in extent, it is required to submit a wastewater management system/plan.
- 8.2.27.** The Urban Development Authority also has the power to obtain a landscape plan along with the building plans for a proposed development that facing a water body and exceeding 5000 ft<sup>2</sup>.
- 8.2.28.** All boundary walls adjacent to a road shall be erected in accordance with the relevant authority or local government body, maintaining a buffer of 1 meter if the road is less than 15 feet wide, and 0.5 meters if the road is more than 15 feet wide.
- 8.2.29.** When constructing a new religious building or allocating a place for a new religious place, a recommendation should be obtained from the Secretary of the relevant Local Authority (Pradeshia Sabha) area.
- 8.2.30.** In calculating the height of a construction (building) / number of floors, the measurement shall be taken from the lowest floor to the highest point of the building in a row. This includes both the ground floor and upper floors.
- 8.2.30.1.** When a water tank or lift room is proposed, its height shall be limited to a maximum of 3.3 meters, and its extent should not exceed the 10% of the plot coverage.
- 8.2.31.** The Urban Development Authority has the power to revise the zone factor for each area in the future due to special conditions and developments that may occur in the future.
- 8.2.32.** While sub-dividing a slope land, the minimum lot size shall be maintained as per the specifications given in Table 8.1.
- 8.2.33.** In the construction of buildings on sloped land, the permissible plot coverage shall be determined in accordance with the specifications given in Table 8.1.
- 8.2.34.** The minimum land extent might be varied based on the site-specific conditions in the landslide prone areas. In such cases, the minimum land extent and the plot coverage should be decided based on the NBRI landslide risk assessment report regardless of the general guideline given in Table 8.1.

Table 8.1: Allowed minimum land extent and allowed maximum plot coverage applicable on landslide susceptible area

Susceptibility Category	Qualitative rating for initiation of landslide susceptibility	Slope Angle	Minimum Land Extent (sqm.)	Minimum Plot Coverage (%)	Remarks
I	Unlikely	0 <sup>o</sup> - 5 <sup>o</sup>	150	66%	Site specific landslide risk assessment is mandatory by the NBRI as per the Ministry of Disaster Management circular No. 2011/01
II	Very Low	6 <sup>o</sup> - 10 <sup>o</sup>	250	60%	
III	Low	11 <sup>o</sup> - 17 <sup>o</sup>	375	55%	
IV	Medium	18 <sup>o</sup> - 31 <sup>o</sup>	500	50%	
V	High	32 <sup>o</sup> - 40 <sup>o</sup>	750	40%	
VI	Very High	> 41 <sup>o</sup>	Land extent and plot coverage for special projects shall be decided based on nature of the project and the recommendations of NBRI and other stakeholders.		

Source: NBRI

### Implementation of GKUP 2025-2035 and GKUP 2018

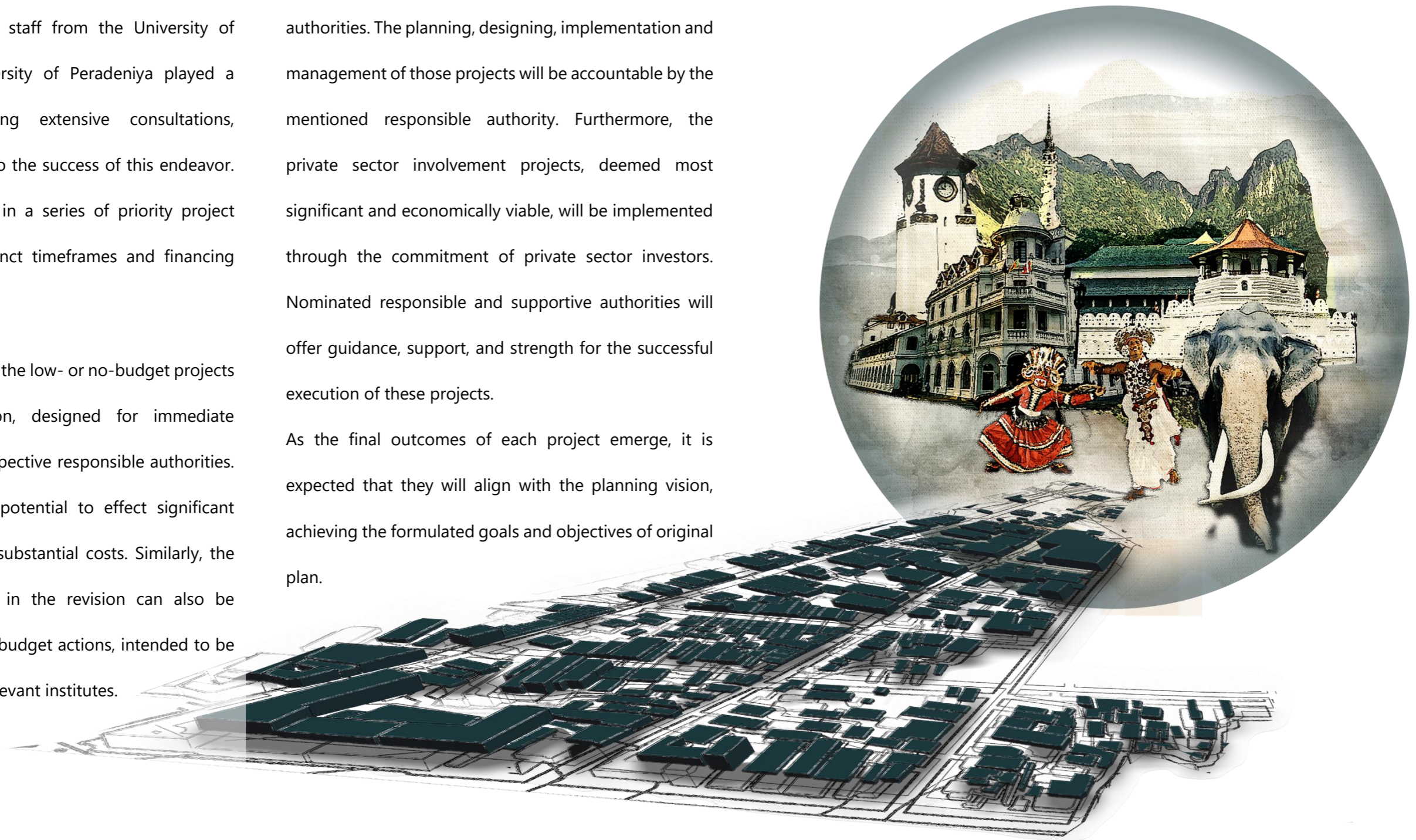
**8.3.** The development projects, proposals, or regulations relating to a specific sector mentioned in this Plan (GKUP 2025–2035) shall be deemed to constitute the latest amendment to the GKUP 2018 Plan. Accordingly, the development projects, proposals, or regulations relating to a specific sector set out in the GKUP 2025–2035 Plan shall prevail and be considered final. Where any development projects, proposals, or regulations relating to a specific sector are contained in the GKUP 2018 Plan but are not included in the GKUP 2025–2035 Plan, such provisions shall continue to be considered final and remain in force.

## WAY FORWARD...

The revision of the Greater Kandy Urban Plan (GKUP) 2018 was a collaborative effort involving various governmental planning and management institutes. The active participation of academic staff from the University of Moratuwa and the University of Peradeniya played a crucial role in providing extensive consultations, contributing significantly to the success of this endeavor. The revision has resulted in a series of priority project proposals, each with distinct timeframes and financing models.

Particularly noteworthy are the low- or no-budget projects identified in this revision, designed for immediate implementation by the respective responsible authorities. These projects have the potential to effect significant change without incurring substantial costs. Similarly, the policy changes identified in the revision can also be categorized as no- or low-budget actions, intended to be enacted urgently by the relevant institutes.

Following this, projects falling under the category of funds-required, will be launched by the appropriate responsible authorities, with support of supportive authorities. The planning, designing, implementation and management of those projects will be accountable by the mentioned responsible authority. Furthermore, the private sector involvement projects, deemed most significant and economically viable, will be implemented through the commitment of private sector investors. Nominated responsible and supportive authorities will offer guidance, support, and strength for the successful execution of these projects. As the final outcomes of each project emerge, it is expected that they will align with the planning vision, achieving the formulated goals and objectives of original plan.



## Annexures

### Annexure I: Allowed Uses for Proposed Draft Zones

Main Use	No.	Sub Category - Use	Minimum Land Extent (m <sup>2</sup> )	ZONE			
				Mixed Development Zone	Residential Zone	Control Zone	Water Area
Residential	01	Residential	150	√	√	√	
	02	Condominium housing complexes	150	√	√		
	03	Housing complexes	500	√	√		
	04	Housing projects	1000	√	√		
	05	Service apartments	250	√	√		
	06	Service apartments	250	√	√		
	07	Studio apartments	250	√	√		
	08	Dormitory	250	√	√		
	09	Hostels	250	√	√	√	
	10	Day care centers	250	√	√	√	
	11	Patient care centers /nursing care	250	√	√	√	
	12	Elder's home	250	√	√	√	
	13	Children's home	250	√	√	√	
	14	Disabled Rehabilitation Homes	500	√	√		
	15	Rehabilitation Homes / Probation	1000	√	√		
	16	Community halls	150	√	√	√	
	17	Holiday Resorts /Tourist Bungalows	500	√	√	√	√
	18	Home stay	150	√	√	√	
	19	Guest Houses	250	√	√	√	
	20	Lodges	250	√	√		
	21	Inns	250	√	√		
	22	Retirement Homes/ Rest Houses	250	√	√	√	
	23	State Housing	500		√	√	

Main Use	No.	Sub Category - Use	Minimum Land Extent (m <sup>2</sup> )	ZONE			
				Mixed Development Zone	Residential Zone	Control Zone	Water Area
Health	1	Hospital	1000	√	√	√	
	2	Medical Centres (Having only one Doctor)	150	√	√	√	
	3	Medical Centres (Having two or more Doctors)	500	√	√		
	4	Sample Collection Centres	150	√	√	√	
	5	Laboratories	150	√	√		
	6	Pharmacies	150	√	√	√	
	7	Veterinary Clinics	150	√	√	√	
	8	Child and Mother/ Family Clinics	250	√	√	√	
	9	Medical Consultation Services Center	500	√	√		
	10	Animal Care Center	250	√	√		
	11	Ayurvedic Hospital	1000	√	√	√	

Main Use	No.	Sub Category - Use	Minimum Land Extent (m <sup>2</sup> )	ZONE			
				Mixed Development Zone	Residential Zone	Control Zone	Water Area
Office & Institution	1	Office	150	√	√		
	2	Professional Office	150	√	√	√	
	3	Office Complexes (More than 5000m <sup>2</sup> )	1000	√			
	4	Bank, Insurance & Other Financial Institutes	150	√	√	√	

Main Use	No.	Sub Category - Use	Minimum Land Extent (m <sup>2</sup> )	ZONE				
				Mixed Development Zone	Residential Zone	Control Zone	Water Area	
Commercial	01	Shopping Complexes	500	√	√			
	02	Retail shops	150	√	√	√		
	03	Wholesale shops	250	√	√			
	04	Sectoral Markets/ Super Markets	500	√	√			
	05	Public Markets		√	√	√		
	06	Showrooms	500	√	√			
	07	Restaurant (Take away)	500	√	√	√		
	08	Restaurants (Dine In)	250	√	√	√		
	09	Reception Halls	1000	√	√			
	10	Star class hotel	2000	√		√		
	11	Hotel	500	√	√	√		
	12	City hotel	500	√				
	13	Club	500	√	√			
	14	Motel	250	√	√			
	15	Kabana	500	√	√	√	√	
	16	Broadcasting Centers	500	√				
	17	Studios (Non-Broadcasting Centers)	150	√		√		
	18	Beauty parlors / Salon	150	√	√	√		
	19	Customer service centers	150	√	√	√		
	20	Spa	150	√	√	√		
	21	Tailor shop	150	√	√	√		
	22	Funeral Palors	500	√	√			
	23	Funeral decorator (Malshala)	150	√	√			
	24	Laundries/Clothes Cleaning Centers	150	√	√	√		
	25	Hardware/ Building Material Sales Stores	250	√	√			
	26	Liquor shop	150	√	√			
	27	Vehicle spare parts shop	150	√	√			
	28	Taxi Service Centers	250	√	√			
	29	Vehicle Services Centers	Bicy/3Wheel	250	√	√	√	
			Light Vehicle	500	√	√		
			Heavy Vehic.	1000	√	√		
30	Garage	Bicy/3Wheel	250	√	√	√		
		Light Vehicle	500	√	√			
		Heavy Vehic.	1000	√	√			
31	Vehicle Fuel Filling Stations	1000	√	√				

Main Use	No.	Sub Category - Use	Minimum Land Extent (m <sup>2</sup> )	ZONE			
				Mixed Development Zone	Residential Zone	Control Zone	Water Area
Commercial	32	Emission Testing Centers	150	√	√		
	33	Betting Centers	150	√	√	√	
	34	Bus Terminals	1000	√		√	
	35	Presses	150	√	√		

Main Use	No.	Sub Category - Use	Minimum Land Extent (m <sup>2</sup> )	ZONE			
				Mixed Development Zone	Residential Zone	Control Zone	Water Area
Education	01	Preschools / Early Childhood Development Centers	150		√	√	
	02	Primary schools	500	√	√	√	
	03	Secondary schools	1000	√			
	04	Tertiary schools	2000	√	√		
	05	Private Schools / International Schools	2000	√	√		
	06	Higher Education Centers	2000	√	√		
	07	Public / Private Universities	2000	√	√		
	08	Technical Colleges / Vocational Training Centers / Training Centers	2000	√	√		
	09	Private tutoring classes - less than 50 sq.m	2000	√	√	√	
	10	Private tutoring classes - Between 50 sq.m and 500 sq.	150	√	√		
	11	Private tutoring classes - more than 500 sq.m	500	√	√		
	12	Art Centres/ Theater Institutes	1000	√	√	√	
	13	Research and Development Centers	1000	√	√	√	

Main Use	No.	Sub Category - Use	Minimum Land Extent (m <sup>2</sup> )	Mixed Development Zone	Residential Zone	Control Zone	Water Area
Industrial	01	Vehicle Assembly / Equipment storage centers	500	√			
	02	Warehouses for distribution purposes	500	√	√		
	03	Warehouses	1000	√	√		
	04	Service Industries	1000	√			
	05	Home based industries	250	√	√	√	
	06	Packing industries	500	√	√		
	07	Recycling industries	2000		√		
	08	Value-Adding Industries	1000	√	√		
	09	Scrap collection centers	500	√	√	√	
	10	Bakery products wood fired ovens	500	√	√	√	
	11	Bakery Products Electric	250	√	√	√	
	12	Concrete related manufacturing industries	500	√	√		
	13	Tile and brick industries	1000	√	√		
	14	Industries related to wood products	500	√	√	√	
	15	Mills	500	√	√		
	16	Lathes, welding shops	500	√	√		
	17	Other non-polluting industries (as defined by Central Environment Authority)	1000	√	√		
	18	Polluting industries (as defined by Central Environment Authority)	2000	√	√		
	19	Tea and rubber factories	250	√	√	√	
	20	Rice Mills	500	√	√	√	

Main Use	No.	Sub Category - Use	Minimum Land Extent (m <sup>2</sup> )	Mixed Development Zone	Residential Zone	Control Zone	Water Area
Social & Religious	01	Religious Places	500	√	√	√	
	02	Religious educational centers	500	√	√	√	
	03	Museums	250	√	√	√	
	04	Social and Cultural centers	500	√	√	√	
	05	Cemeteries/ Crematoriums	2000	√	√	√	
	06	Community Development Centers	150	√	√	√	
	07	Auditoriums	500	√	√		
	08	Conference Hall	1000	√	√		
	09	Tourist Information Centers	150	√	√	√	

Main Use	No.	Sub Category - Use	Minimum Land Extent (m <sup>2</sup> )	Mixed Development Zone	Residential Zone	Control Zone	Water Area
Leisure	01	Indoor Stadiums	1000	√	√	√	
	02	Open Air theaters	1000				
	03	Libraries	250	√	√	√	
	04	Fitness centers	150	√	√	√	
	05	Children's parks	500	√	√	√	
	06	Open Ground	1000	√	√	√	
	07	Cinemas	500	√	√	√	
	08	swimming pools	1000	√	√	√	√
	09	Parks	-	√	√	√	
	10	Recreational Parks	-	√	√	√	
	11	Fitness Areas / Gym Facility Locations	-	√	√	√	
	12	Tourist campsites	-	√	√	√	
	13	Theme parks	-	√	√	√	√
	14	Water Sports	-				√
	15	Floating Restaurants/Market/Hotel	-				√

Main Use	No.	Sub Category - Use	Minimum Land Extent (m <sup>2</sup> )	ZONE			
				Mixed Development Zone	Residential Zone	Control Zone	Water Area
Agriculture & Fishery	01	Boat jetty/ ferry Parking Place					√
	02	Berths					√
	03	Animal and Crop Farms	1000		√	√	
	04	Agricultural produce collection Centers	500	√	√	√	
	05	Animal and Seed Breeding Centers	1000	√	√	√	
	06	Greenhouse	150	√	√	√	
	07	Agricultural Research and Training Centers	1000	√	√	√	
	08	Related Research and Training Centers		√	√	√	

Main Use	No.	Sub Category - Use	Minimum Land Extent (m <sup>2</sup> )	ZONE			
				Mixed Development Zone	Residential Zone	Control Zone	Water Area
Other	09	A.T.M Centers	-	√	√	√	
	10	Electric charging stations	-	√	√	√	
	11	Compost facility/waste recycling centres	-	√	√	√	
	12	Multi-storey car parks	500	√	√		
	13	Gemstone mining	-	√	√	√	

Main Use	No.	Sub Category - Use	Minimum Land Extent (m <sup>2</sup> )	ZONE			
				Mixed Development Zone	Residential Zone	Control Zone	Water Area
Other	01	Communication towers on the roof	-	√	√	√	
	02	Ground-based communication towers	250	√	√	√	
	03	Car parks	250	√	√	√	
	04	Electricity substations	-	√	√	√	
	05	Sand Mining/Mineral Mining/Washing	-	√	√	√	
	06	quarrying	-	√	√	√	
	07	Soil cutting/Clay cutting	-	√	√	√	
	08	Sanitary buildings	-	√	√	√	

## Annexure II: Proposed Projects by Gazetted Development Plans within Study Area

The projects identified by Nawalapitiya Development plan, which is gazette under the No. 2402/17, 20<sup>th</sup> September and the projects identified by Gampola Development Plan, which is gazette under the No. 2416/08, 24<sup>th</sup> December 2024 and, the projects identified by Kandy Development Plan, which is gazette under 2236/6, 13<sup>th</sup> July 2017 and also the projects identified by Kundasale Development Plan, which is gazette under the No. 2397/32, t 14<sup>th</sup> August 2024 are noted below.

<ul style="list-style-type: none"> <li>❖ <b>Proposed Projects- Gampola Development Plan 2025-2035</b></li> <li>I. Proposed bus stop Modification</li> <li>II. Proposed spice collection center near bus stand</li> <li>III. Public Market Modification</li> <li>IV. Spice-related Products Enhancement Project</li> <li>V. Proposed Commercial Complex Near Railway Station</li> <li>VI. Proposed Spice Purchasing Center</li> <li>VII. Proposed Mahaweli River Corridor Park near the old bridge in Nuwara Eliya</li> <li>VIII. Proposed Mahaweli River Boat Service</li> <li>IX. Proposed Gampola Old Bridge Renovation as a Scenic Spot</li> <li>X. Renovation of Gampola Inn</li> <li>XI. Local Trade Production Project on Both Sides of the Road to Ambuluwawa</li> <li>XII. Archaeological Monuments Conservation Project in Sinhapitiya</li> <li>XIII. Development of Gampola to Pussellawa and Gampola to Hemmathagama as a Tourist</li> <li>XIV. Proposed Bus Stand Integration (Private/Langama Bus Stand and Railway Station)</li> <li>XV. Proposed Alternative Route (Freedom Road to Zahira College)</li> <li>XVI. Proposed Alternative Route (Unambuwa to Kahatapitiya)</li> <li>XVII. Gampola-Kandy Road Widening Project to Four Lanes</li> <li>XVIII. Gampola-Nuwara Eliya Road Widening Project to Four Lanes</li> </ul>	<ul style="list-style-type: none"> <li>XX. Buwanekaba Road Widening Project to Two Lanes</li> <li>XXI. Proposed Passenger Bridge Ratwatte Mawatha</li> <li>XXII. Proposed Passenger Bridge Project (Kahatapitiya Railway Crossing, Near Railway Station)</li> <li>XXIII. Proposed Vehicle Stand (Near Old Courthouse)</li> <li>XXIV. Bus Depot Modification Near Bus Stand</li> <li>XXV. Proposed Jayamalapura Water Treatment Project</li> <li>XXVI. Underground Utility Development Project (Water/Electricity)</li> <li>XXVII. Proposed Wastewater Management Center Angamma</li> <li>XXVIII. Proposed Administrative Complex Mahara</li> <li>XXIX. Proposed Low Income Housing Project Kudamake</li> <li>XXX. Proposed Middle Income Housing Project</li> <li>XXXI. Proposed Incinerator Ratmalkaduwa</li> <li>XXXII. Proposed New Solid Waste Management Project Mariyawatte</li> <li>XXXIII. Proposed Gampola City Center near Kuda Weegulawatta Stadium</li> <li>XXXIV. Proposed Wetland Park Nidahas Mawatha</li> <li>XXXV. Proposed Mahaweli Park Nawadevita</li> <li>XXXVI. Proposed Mahaweli Riverfront Park</li> <li>XXXVII. Proposed Stadium Mahara</li> <li>XXXVIII. Cemetery Development Project</li> <li>XXXIX. Renovation of Weegulawatta Stadium</li> <li>XL. Proposed Walking Path Project Weegulawatta, Nidahas Mawatha</li> <li>XLI. Intersection Beautification Project</li> </ul>	<ul style="list-style-type: none"> <li>XXX. Landscape on both sides of the Kandy Road</li> <li>XXXI. Development of the city center façade</li> </ul> <p style="text-align: center;">❖ <b>Proposed Projects - Nawalapitiya Development Plan 2024-2034</b></p> <ul style="list-style-type: none"> <li>I. Introduction of Tourism &amp; Hospitality related training programs within existing vocational training centers.</li> <li>II. Development of new Park and ride facility within Nawalapitiya Railway premises.</li> <li>III. Development of Nawalapitiya base hospital premises with state-of-the-art facilities.</li> <li>IV. New vehicle parking facility at Nawalapitiya base hospital premises.</li> <li>V. Establishment of Sports related higher education center.</li> <li>VI. Mixed development project at Railway station premises.</li> <li>VII. Establishment of new mixed development with parking facility at old courts complex at Nawalapitiya.</li> <li>VIII. New residential complex (middle income category), New Ayurveda treatment center and restaurant (main access level) in front of Nawalapitiya base hospital premises.</li> </ul>	<ul style="list-style-type: none"> <li>IX. New by pass road connecting Dolosbage road and Gampola roads.</li> <li>X. Improvement of existing drainage network and establishment of new drainage system within Nawalapitiya town center.</li> <li>XI. Establishment of state-of-the-art waste water management and sewer management system within Nawalapitiya town center.</li> <li>XII. Improvement of existing drainage network and establishment of new drainage system within Nawalapitiya town center.</li> <li>XIII. Establishment of state-of-the-art waste water management and sewer management system within Nawalapitiya town center.</li> <li>XIV. Rehabilitation of existing weekly fair near Dolsbage Road of Nawalapitiya with vehicle parking facility. (During the other days the weekly fair land will be used as three wheelers and other vehicles parking area)</li> <li>XV. Establishment of urban park with open weekly fair and parking spaces next to existing weekly fair land.</li> <li>XVI. Improvement of Imbulpitiya solid waste management site.</li> <li>XVII. New mixed development within Nawalapitiya railway land (Land located adjacent to Gampola road).</li> <li>XVIII. New commercial center development within old Nawalapitiya urban council area land.</li> </ul>
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- XIX. Improvement of 02<sup>nd</sup> level roads to enhance the accessibility to identified tourism sites.
- XX. Introduce tourism related activities for tourist hot spots (zip line from Craighead View point to Little Danigala Peak, cable car etc).
- XXI. Establishment of compulsory facilities for tourists within site level (Sanitary facilities, Glamping, Camping etc.).
- XXII. Improvement of road junctions, Cargills junction  
In front of St. Mary's college
- XXIII. Improvement of all the pedestrian paths within Nawalapitiya urban area with all the facilities including landscaping and disable friendly elements.
- XXIV. Development of facades of Nawalapitiya town center according to the guide plan regulations defined by this plan.
- XXV. Construction of new bridge at Nawalapitiya – Ginigathena road in front of the Anurudhdha Kumara national school.
- XXVI. Electricity, Telecom and other utility cables laying under the ground.
- XXVII. Display route maps and guiding maps implement to distribute information for tourists.
- XXVIII. Displaying the tourism detail plan of Nawalapitiya area in Nawalapitiya railway station and other public places.
- XXIX. Displaying advertisements within train compartments and outside.
- **Proposed Projects – Kandy Municipal Council Area Development Plan 2021-2023**
    - I. Establishment of Vehicle parking facilities within the premises of Kandy National Hospital.
    - II. Housing Scheme for relocation of unauthorized houses in hospital premises.
    - III. Relocation of Private Medical Channeling centers located within the city to Eriyagama Town.
    - IV. Using of land strip located along the road from Peradeniya to Gatambe for the activities of Peradeniya Hospital expansion.
    - V. Creating Higher Educational Facilities center integrating Gannoruwa & Eriyagama.
    - VI. Mahaiyawa, Nithhawela, Natha Devalaya Land, Bogambara, Katugasthota, Manikkumbura low-income settlement upgrading project.
    - VII. Upgrading the pedestrian walkway from Proposed KMMTT to Dalanda Maligawa Premises.
    - VIII. Construction of new pedestrian walkway from Lamagara Mawatha to Bandaranayake Mawatha and extended upto Meera Makkama Mosque.
    - IX. Construction of multi model transport terminal (KMMTT) integrating Good shed bus stand and railway station.
    - X. Link road from multi model transport terminal to Bogambara vehicle park
    - XI. Constructio of dual railway line from Peradeniya to Katugasthota and upgrading the existing railway stations.
    - XII. Construction of new two railway stations in between main railway station and Asgiriya railway station.
- XIII. Establishment of public car parks
- Nuwarawela land at Sangaraja Mawatha.
  - In between Pushpadana Mawatha and Railway line in front of Asgiriya police playground.
  - Kandy south depot land located Sirimawo Bandaranayake Mawatha.
  - Bogambara overflow bus stand land.
  - Land belongs to Singha Regiment at Yatinuwara Street.
- XIV. Development of existing roads
- Development of Hanthana road upto Kandy hospital as four lane road.
  - Aniwatte- Dodanmwela road development with Aniwatte tunnel.
  - Development from Galaha Junction to Gatambe as four lane road.
  - Development Galagedara to Katugasthota as four lane road.
- XV. By-roads Development
- Development of Louie Peiris Mawatha as two-lane road
  - Mapanawathura road development from Asgiriya to Katugasthota
  - Development of Il Rajasingha Road and Kuda Ratwatte Mawatha as two-lane road
  - Development of Dutugemunu Mawatha V. Katugasthota-Kahalla road railway station linking with Madawala Road
  - Connecting Kandy-Kurunegala and Kandy-Mathale roads in Katugasthota
  - By road development connecting of Sirimawo Bandaranayake Mawatha and Williamgopallawa Mawatha.
- XV. New Road Development
- Construction of new vehicular bridge parallel to railway bridge at Peradeniya
  - Construction of new road connecting Gatambe and Peradeniya
  - Construction of fly over connecting William Gopallawa Mawatha to S W R D Bandaranayake Road near Deyannehela
  - Construction of new road with vehicular bridge from Mawilmada junction to Madawala road parallel to railway line at Katugasthota

- Alternative road development in front of Sangaraja Mawatha and Mahamaya Mawatha up to Louie Peiris junction
- XVII. Junction Improvement
- Gatambe junction
  - Heerassagala junction
  - Peradeniya Bridge junction & Gannoruwa junction IV. Kandy railway stations junction
  - Wales Park junction
  - Katugasthota Gohagoda road junction
  - Boowelikada road junction
  - Girls High School junction
  - Williamgopallawa Mawatha - Suduhumpola junction
  - Dalanda Street and Sangaraja Mawatha junction (In front of Queens Hotel)
- XVIII. Pedestrians' Subway Development
- In front of Peradeniya hospital
  - From Beards Park to Clock tower
  - From Bogambara junction to Library
  - Boowelikada near D S Senanayake Mawatha
  - In front of Trinity College
  - In front of Vidyartha Vidyalaya VII. In front of Hillwood College
  - In front of Swarnamalee Vidyalaya
  - In front of Kingswood College
  - In front of Pushpadana Vidyalaya
- XIX. Kandy Waste Water Management Project second phase up to Katugasthota from Kandy City Center
- XX. Surface drainage and underground drainage development
- XXI. Canal Rehabilitation
- Meda Ela
  - Hali Ela
  - Dunumandalawa Ela
  - Heen Pan Kandura Ela
- XXII. Gohagoda Solid Waste Management Project
- XXIII. Construction of Whole sale and Building material/hardware market place at Manikkumbura
- XXIV. Eriyagama Town Development project
- XXV. Peradeniya Railway Station and Peradeniya Multi Model Transport Terminal connecting project
- XXVI. Central Market development
- XXVII. Katugasthota Railway Station and Katugasthota Multi Model Transport Terminal connecting project
- XXVIII. Garrison Cemetery promotion of community & recreational and tourism activities
- XXIX. Military Cemetery, promotion of community & recreational and tourism activities
- XXX. Raja Pihilla archaeologically importance area develops for tourism industry
- XXXI. Conservation and adaptive reuse of Katugasthota Old Bridge
- XXXII. Landscaping along the Mahaweli River bank
- In between Mahaweli River and Gannoruwa Road
- From Katugasthota to Nawayalathenna
  - In between II Rajasingha Mawatha and Mahaweli River
  - In between Kuda Ratwatte Mawatha and Mahaweli River
  - In between Dutugamunu Mawatha and Mahaweli River
  - From Galaha Junction to Gatambe bridge in between Mahaweli River
- XXXIII. Landscaping along the Canal bank
- Landscaping Dunumadalawa Canal bank from Wakare watte to the City Center
  - II. Landscaping Heel Pan kandura Canal bank from Wakare watte to Ampitiya Junction
  - Hali Canal bank development from Mahaiyawa to
  - Katugasthota.
  - Landscaping both sides of conserved area of Meda Ela and walkways development
- XXXIV. Local Park Development
- Mapanawathura playground
  - Watapuluwa playground
  - Aruppala playground
  - Dangolla playground
  - Gatambe playground
  - Ampitiya playground
- XXXV. Mini Park Development
- Wattaramthenna
  - Cosmy Park
  - Nawayalathenna
  - Nithhawela
  - Mawilmada
  - Watapuluwa Village
  - Lewalla
  - Deiyannawela
  - Wewalpitiya
- Watapuluwa
  - Parana Ganthota Road
  - Nagasthenna
  - Pahala Dodanwela
  - Boowelikada
  - Melwatte
  - Katukele
  - Aniwatte
  - Asgiriya
  - Watapuluwa Children Park
- XXXVI. Pocket Park Development
- Beard Park
  - George E De Silva Park
- XXXVII. World Heritage Buildings conservation
- Bogambara Prison premises
  - Police quarters premises
  - Ahelepola Walawwa
  - Bogambara prison
  - UDA Old Building
  - Old Lawyers office building
  - Kandy Post Office
  - Railway station building
- XXXVIII. Development of infrastructure facilities within Dalada Maligawa premises and four Dewale premises

- **Proposed Projects - Kundasale Development Plan 2023-2033**
- |   |   |  |
|---|---|--|
| <ul style="list-style-type: none"> <li>I. Digana town developed as Satelight Town.</li> <li>II. Pedestian development at Digana, Kundasale &amp; Manikhinna town.</li> <li>III. Pedestian improvement at town centers of pallekele, digana &amp; manikhinna.</li> <li>IV. Digana Bustand develop as satelight bus trminar.</li> <li>VI. Cargils junction Improvement</li> <li>VII. Development of Public parking of digana town</li> <li>VIII. Wide up Thennekumbura to Digana up to two Lane.</li> </ul> | <ul style="list-style-type: none"> <li>X. Drainadge &amp; swer system development at town centers of kundasale, digana &amp; manikhinna .</li> <li>XI. Wetland &amp; urban walkways development at Bandara wewa surrounding</li> <li>XII. Establishment of BOI unit at Peradeniya University</li> <li>XIII. Public market development at Digana.</li> <li>XIV. Use underutilized land of BOI &amp; IDB for development.</li> <li>XV. Redevelopment of Cinamahall land for mixed development purpose (Relocation of shops)</li> <li>XVI. Middle-income housing development at Victoria range</li> <li>XVII. Manikhinna Kalapura village develoment &amp; increase opportunity to local market</li> <li>XVIII. Development of Agriculture based eco tourist village at Dumbara.</li> <li>XIX. Establish floating restaurant/market along with accommodation facilities at identified suitable locations of Mahaweli River and Victoria reservoir. Promote water-based sports such as Kayaking, rafting, rowing etc. using Mahaweli river and other possible water sources.</li> <li>XX. Incorporate culturally and archeologically significant places as tourism (local/foreign) attractions.</li> <li>XXI. Establish agro products (spices) collecting centers at each service node (Manikhinna).</li> </ul> | <ul style="list-style-type: none"> <li>XXII. Main entrance Biridge Development at Thennekumbura &amp; Madawala</li> <li>XXIII. Digana Divisional Hospital Develop up to National level.</li> <li>XXIV. Façade improvement at main street of Digana, kundasale &amp; manikhinna town centers.</li> <li>XXV. Manikhinna public market development</li> <li>XXVI. Pallekele Ayurvedic Hospital develop up to national level</li> <li>XXVII. Sanitory facility development of bustand premices of all towns.</li> <li>XXVIII. Redevelopment of Aluthwaththa Solidwaste dumping site.</li> <li>XXIX. Infrastructure development at historical temple related to tourism.</li> </ul> |
|---|---|--|
- Wide up Madawala- Rajawella Road up to four Lane & develop Drainage & both side Pedestrian.
  - Construction of Drainage Network & Pedestrian along the Narampanawa (Kukul Oya) Road from main Road to access road of DSD office (1 km).
  - Wide up Pitiye Dewala Road up to Two Lane & develop Drainage & both side Pedestrian.
  - Wide up & construction of Drainadge 621-Sirimalwatta Road.
  - Wide up & develop up to Two Lane Divisional Secretariat office access Road up to town Center.
- IX. Digana Urban Forest Development. (Walkway/)

### Annexure III: Amended Planning Boundary

#### Column I

The entire land area described by Column II comprising DSDs of Thumpane, Poojapitiya, Akurana, Pathadumbara, Kundasale, Gangawata Korale, Udunuwara, Yatinuwara, Harispattuwa, Gahala, Delthota which comes under the Greater Kandy Development Plan in the Kandy District of the Central Province.

#### Column II

North:

From the center point of the Kospothu Ganga river on the Northern border of the Meegahahena South Grama Niladhari Division of the Thumpane DSD towards the South-East along the border of the said Grama Niladhari Division, and then towards the North to the center point of the road running from the Ninth mile post to Hatharaliyadda, and then towards the North-North-East along the border of Meegahahena South Grama Niladhari Division, and next towards South-East along the same border passing the center point of the Meegahahena – Yatiwilla road, and again along that border to the point where the border of Meegahahena South Grama Niladhari Division of the Thumpane DSD is met, and from there towards South-East and then North along the said border, and again to the border of Galabawa Grama Niladhari Division of the Thumpane DSD towards South-East along the North-Western border of the province, and from there towards South-East to the borderline of Kobbegala Grama Niladhari Division, and then to the border of Rockhill Grama Niladhari Division along the border of Ambagahahena Grama Niladhari Division, and then towards North along

the border of Rockhill GN Division, and again towards South-East, and to the point where the centerline of the Kurunegala – Puttalam main road in the Damunugasthanna Grama Niladhari Division of the Thumpane DSD is met, and then towards North and Then North-West along the centerline of the said Kurunegala – Puttalam main road to point where the Northern border of the Pathiraja Grama Niladhari Division of the Pujapitiya DSD is met, and then towards North along that border, and again towards South-East, North and South-West, go past the Western borderline of the Siyapathgama GN Division in Pujapitiya DSD, and then towards North and East along that border passing borders of Udahena, Wewala North, Galkanda, Galhinna, Alawatta, Pahala Kithulgolla, Egodamulla North, Ihalamulla and Dehiwatta GN Divisions, and again along the same borders and towards South along the border of Ihalamulla GN Division and along Ankumbura North and Uggala Colony GN Divisions to the Northern border of the Rambuke Ela GN Division of the Akurana DSD, and there onwards towards North and then East along the said border to the Northern border of the Vilana Udagama GN Division of the Akurana DSD, and there onwards towards South-East along that border and along the borders of Vilana Pallegama and Alawathugoda GN Divisions to the point where the center line of the Kandy – Matale road is met, and next towards South-West along the said center line and the Southern border of the Alawathugoda GN Division, along borderline of Balakaduwa GN Division, along the Eastern borders of Mawathupola, Malgamanden- iya, Pangollamada and Dunuwila North to the Northern border point of the Yatawara GN Division of the Pathadumbara DSD is met, and then towards East along the said borders to the point where the Northern border of the Yatawara Kandagama GN Division is met, and again towards

East along the same border till the Northernmost border point of the Angamma GN Division of the Panwila DSD is met.

East:

Starting from the last mentioned final point on the Eastern border of Yatawara Kandagama GN Division of the Pathadumbara DSD and the point on the Northern border of the Angamma GN Division of the Panwila DSD, moving Southwards along the Western border of the Udugoda GN Division and Eastern border of the Kandagama GN Division, and to the Northern border of Makkanigama GN Division in Kundasale DSD along the Southern border of Gunambil GN Division and the South-Eastern border of Triyagasthane, and from there towards North to the point where the Northern the border of Galpihilla GN Division is met, and there onwards along the said border towards East to the point where the center line of the Menikhinna – Panvila road is met, and again Northwards from the Eastern border of the Galpihilla GN Division along the said center line, and towards East along the border of Dunuhappawa GN Division, and next Southwards to the point where Northern border of Narampanawa West GN Division is met, and then Eastwards along that border to the point where the Western border of the Araththana GN Division is met, and Southwards along that border along center line of Huluganga and along Eastern border of Narampanawa West GN Division in Kundasale DSD and along center line of Huluganga passing the Northern border of Narampanawa East GN Division and passing the center point of Giddewa road towards South and East along the center line of Huluganga and the border of Kuruambemuduna GN Division and the Eastern border of Maluwegama

GN Division to the center point of the Kandy – Mahiyanganaya road, and there onwards again along the centerline of Huluganga and Eastern borders of Gonawala North, Kumbukkandura South and Kumbukkandura North GN Division to the point where the Northern border of the Ambagahalanda GN Division of the Medadumbara DSD is met, and there onwards along that border and again towards West along the Eastern border of Kumbukkandura GN Division passing the Northern border of Rajawella North GN Division towards South reaching the Northern border of Rajawella South GN Division, and moving Southwards and Eastwards and again Southwards from there onwards along the Eastern border of the Aluth Palkeleke GN Division to the Northern border of the Murapola East GN Division passing the Eastern borders of Pathamailapitiya North, Udamailapitiya South, Unuwinna East, Unuwinna West and Kahambiliya GN Divisions of the Pathahewaheta DSD.

South:

Starting from the last-mentioned point and moving Westwards along the Southern border of the Kahambiliya GN Division of the Pathahewaheta DSD and along the Nilawala GN Division to the Eastern border of the Maussawa

GN Division of the Deltota DS Division, and from there to North along that border to the Southern border point of Bopitya GN Division of the Patahewaheta DS Division, and along that border towards West to the Eastern border of Maussawa GN Division, from there onwards along the said border towards North to the Southern border of the Kiriwanagoda GN Division, and then towards South-West & North-West along the Southern border of Oluwawatta GN Division, towards South-West along the Southern border of Bawlana and Medagama-Udagama GN Divisions to the Northern border of the Suduwella GN Division of Deltota DS Division, and from there along that border towards North to the Southern border of Sriyagama GN Division, and there onwards along the Southern borders of Ethulgama South, Ethulgama West, Ratemulla, Uduwela Udagama East and Uduwela Udagama West GN Divisions to the South East border of Uda Peradeniya GN Division of Gangawata Korale DS Division, and towards West along the said border and towards South & West along Hindagala and Mahakanda GN Divisions to the centerline of the Mahaweli River, and then towards South along the centerline of the Mahaweli River to the point on Northern border of the Egoda Kalugamuwa GN Division of the Udalalatha DS Division, and then Westwards along the centerline of the Mahaweli River to the borders of New Peradeniya and Geliyoa GN divisions of the Udunuwara DS Division, and then Southwards along the Eastern border of Geliyoa GN division towards the South-East, South, and again to the North and South of New Elpitiya North GN Division, and then Westwards along the borders of New Elpitiya South, Polgaha-Anga, Delgahapitiya, Weligalla GN Divisions to the centerline of the Gampola-Kandy road, and from there towards North-West along the Southern border of the Uda Aludeniya GN Division and towards South, West and North along the borders of Hondiyadeniya, Wegiriya West, Kotagaloluwa, Deldeniya GN Divisions and Westwards along

Dihitideniya GN Division and along the Southern borders of Appallagoda East, Appallagoda West, Maveekumbura North GN Divisions to the border of the Southern Province.

West:

Starting from the last mentioned point, moving along the Eastern border of the Sabaragamuwa Province towards North and North-West and then Northwards along the borders of the Maveekumbura South, Elpitikanda, Kovilanda Sadikkawatta, Aluthkanda, Lagamuwa, Balungala GN Divisions, and Northwards along the Western borders of Kadawathgama, Mudaliwatta, Weralugolla, Moragolla Mahakanda, Motana Dekinda, Godigamuwa, Ihala Alagalla, Alagalla Watta GN Divisions of Yatinuwara DS Division to the point on the Southern border of the Alagalla Ihalagama GN Division of the Hataraliyadda DS Division, and there onwards towards East to the center point of the centerline of Poththapitiya – Hataraliyadda road, and then to the East and North of the Kirimatiyawatta GN Division to the point on the Southern border of the Alagalla Phalagama GN Division of the Hataraliyadda DS Division, and then towards North-East, North along that border and again Eastwards along the borders the Kirimatiyawatta, Thismada, Kotaligoda South, Udawela-Nadithalawa, Udawela Pallemadiththa, Wathurakumbura, Gurugama, Kobbekaduwa, Ihala Kobbekaduwa GN Divisions to the border line of Walapalagolla East GN Division of Hataraliyadda DS Division, and from there to East to the border of Ovathanne GN Division of Harispattuwa DS Division, and then moving Northwards along that border and along the borders of Palkumbura and Kirindiwelpola GN Divisions to the border of Pallekotuwa GN Division of Thumpane DS Division, and moving South and North-West to the Eastern border of

Eramuduliyadda GN Division of Hataraliyadda DSD, and moving towards North and North-East along that border and passing the borders of Udahenepola, Poholiyadda, Thannewela, Minigamuwa Ihalagama, Minigamuwa, Hiyadela Walpola, Paranagama, Hikgoda Walpola, Uduwa, Ponnala Kinigama East, Kinigama West, Barandana GN Divisions of the Thumpane DS Division reaching the midpoint of the centerline of the road from 9<sup>th</sup> Mile Post to Hataraliyadda, and then moving Northwards along the said centerline to the point where the Southern border of the Kannadeniya GN Division is met, and then Westwards along that border and towards North and North-East along the Provincial border back to the centerline of the 9<sup>th</sup> Mile Post- Hataraliyadda road, and again towards North along the Provincial border to the Southern border of the Galabawa GN Division, and from there onwards to the centerline of the Daladagamuwela-Galagedara road and towards North-west along the centerline of the said road to the centerline of the 9<sup>th</sup> Mile Post- Hataraliyadda road, and then Northwards along the centerline of 9<sup>th</sup> Mile Post- Hataraliyadda road to the Southern border of Meegahahena GN Division, and then along the centerline of the Kospothu Ganga river to the starting point on the Northern border.

