

SITUATIONAL REPORT

PART 1

1.0 Introduction and Historical Background

Ratnapura Town, the capital of Sabaragamuwa Province is located 101 kilometers away from Colombo on the Colombo-Badulla main road as an important intermediary center, with direct linkages in between Uva Province, Southern Province and Central Province. According to 2001 Population and Housing Census, Ratnapura Municipal Council area had a total population of 46,309 and it was projected to 47,811 by the year 2004.

It is located above an elevation of 18 meters MSL (mean sea level) with in a basin of Western part of the central hills having a significant environmental impact.

Ancient, Ratnapura was known as “Saparapura”. Due to its prominent location, it was evolved into a commercial town. Until the period of the last Sinhala king, Ratnapura was the capital of the Sabaragamuwa region. In 1887 a Local Board was established for the administration and maintenance of the town. In 1922 under the Local Government Ordinance this town has been brought under the Local Government Board and gradually promoted, into a municipal council in 1968.

1.1. Location, Topography and Climatic Features

Ratnapura Municipal Council area, is 22.2 square kilometers in extent, and located in-between the northern latitude of 6 degrees-41’ to 6’ degrees 42” and eastern longitudes of 80 degrees -23’ to 80 degrees -24’. Ratnapura Divisional Secretariat is located within this town.

According to the topographic features, the town contain of mountains with steep slopes, rivers, river valleys, low lying lands and plains. It is situated at a range of 18 to 305 meters above MSL. Kalu Ganga and the We Ganga confluence in the Ratnapura town, these important physical features should be considered in the preparation of the urban development plan. About 13% of the urban area low lying land (Paddy lands is under and marshy lands) which plays an important role in retaining excess water during floods. Geologically the town consists of Pre-Cambrian Highlands Series and stones coming under Charnockite variety. Gem deposits are found along the low lying strata.

As the town is situated within a basin area, it experiences an average annual temperature of 29.44° centigrade. The maximum temperature is recorded in the month of March whilst the lowest is in the month of January. The annual average rainfall in the town varies in-between 3,000 to 4,000 millimeters. The highest rainfall is experienced during the south west monsoon in May and June and in the inter-monsoon of September and October.

1.2 Regional Setting

The region consists of diverse topographic features like mountain ranges, mountain tops, rivers and river valleys and plains. It has an elevation ranging from 18 to 2140 meters above MSL. When the region is taken as a whole, north east contain of mountain areas and the south west is of a slightly undulated plain. Kelani, Walawe and Kalu ganga are the main rivers that flow through the region.

The region is rich with natural resources such as gem, graphite, calcium, dolomite, lime stones and clay, Rivers and beautiful waterfalls, natural forests like Sinha Raja forest and the environmentally amiable forest parks like Uda Walawe forest park.

Out of the total land area, 24.5% is come under plantation, 19.5% under home gardens and 15.5% under forests. Land uses for urban housing are as low as 0.1%.

The urban population ratio is very much lesser than the national average. In 1981 it was 7.43 % in Ratnapura District and 7.7% in Kegalle District. The population distribution in 2001 is classified as 5.8% urban population, 84.1 % rural population and 10.1% estate population. Within the region only Ratnapura town has a population exceeding 40,000. Kegalle town is ranked as the second. Although Ratnapura is not officially recognized as a developed area there are 95 urban and service centers within this region. (Map No.1 indicate this position)

There has been a tendency for rural population to settle down in an area closer to the main roads and in flat lands. The settlements in plantations are more complex than the rural settlements. Very often they are congested.

The national per capita income in 1991 was Rs.708. But in this region it was as low as Rs.517. In 1997 the Samurdhi beneficiary families in the region were 61.0%. In comparison with the national figure of 52.0% of Samurdhi beneficiary families, this region shows a higher dependency rate.

2.0 Population and Housing

2.1 Population

2.1.1 Total Population and Population Growth

The Table No.1 indicates growth pattern of the population in the town

Table No.1

Total Population and Population Growth in Ratnapura Town 1963- 2004

Year	Total Population	Average Annual Growth Rate
1963	21,592	-
1971	30,614	4.36
1981	37,554	2.60
2001	46,309	1.07
2004	47,811	1.10

Source: Population and Housing Census and Forecast by the Urban Development Authority

Although it indicates a continuous population growth in the town, the growth rate has declined. This declining trend can be attributed to the scarcity of suitable land in the town required for physical development. As a result urbanization has shifted out of the town.

2.1.2 Population Composition by Age Groups

Table No.2 indicates the population composition by age group in the Ratnapura Town

Table No.2

Population by Age – Ratnapura Town – 2001 - 2004

Age Group (Years)	Population	Percentage
Below 5	4256	8.9
6-18	11,752	24.5
19-35	14,632	30.6
36-60	13,002	27.3
Above 60	4,169	8.7
Total Population	47,811	100.

Source: Census & Statistical Dept.

According to the above Table the dependent population in the town is 42.1%. Work force is 57.9% out of which 30.6% fall within the age group of 18-35.

2.1.3 Population Composition – Male/Female

When male/female composition in the population is compared, it is interesting to note that the female population were less than the male population in 1971, 1981. (Table No.03)

Table No. 3

Ratnapura Municipal Council Area: Population Composition –Male/Female

Census Year	Total Population	Female	Male	Ratio
1971	30,614	14,397	16,217	112
1981	37,554	17,725	19,629	110
2001	46,309	23,196	23,118	99
2004	47,811	23,990	23,821	99

Source: Department of Census and Statistics 2001

2.1.4 Population Composition by Ethnic Groups

Population composition according to Ethnic Groups is given in Table No.04

Table No. 4

Population Composition by Ethnic Groups -2001

Ethnic Group	Census-2001	
	Population	Percentage
Sinhala	37,142	80.20
Sri Lanka Tamils	2,893	6.25
Indian Tamils	600	1.29
Sri Lanka Muslims	5,414	11.69
Malay	47	0.10
Burgher	175	0.40
Sri Lanka Chetty	8	0.01
Others	30	0.06
Total	46,309	100.00

Source: Census and Statistics Department 2001

The above table indicates that this is a multi-ethnic society with Sinhalese as the main ethnic group

2.1.5 Population Composition by Religion

The population composition by ethnic groups and population composition by religions for 2001 indicates more or less similarity. (Table 5).

Table No. 5
Population Composition by Religions 2001

Religion	Census-2001	
	Population	Percentage
Buddhists	36,782	79.42
Hindus	2,920	6.31
Muslims	5,339	11.53
Roman Catholics	843	1.82
Christians	389	0.84
Others	36	0.08
Total	46,309	100.00

Source: Census and Statistics Department 2001

2.1.6 Population Distribution in the Town and Population Density

Table No.6 shows the population density in the town in the years 1971, 1981 and 2001

Table No. 6
Population Density – 1971 - 2001

Census Year	Total Population	Gross Population per Hectare	Net Residential Population per Hectare
1971	30,614	13.8	37.3
1981	37,554	16.9	45.7
2001	46,309	20.9	56.4

Source: Census and Statistics Dept.

When the town as a whole is taken into consideration population density grows slowly. The gross population density of 13.8 per hectare in 1971 has increased to 20.9 in 2001.

Table No.7 indicates the classification of the population distribution and population density within the town by Municipal Wards

Table No. 7
Population Distribution and Density by Municipal Wards-2001

Municipal Ward	Extent (Hectares)	Population 2001	Gross Population Density per Hectare- 2001
1.Hidallana	280.5	5900	21.0
2.Kospelawinna	415.9	4665	11.2
3.Weralupe	190.9	4585	24.0
4.Pompakele	93.5	2367	25.3
5.Godigamuwa	136.2	4885	35.0
6.Angammana	296.6	2364	8.0
7.Thiriwana Ketiya	167.5	2017	12.0
8.Batugedera	153.1	2497	16.3
9.Warakathota	18.2	650	35.7
10. Bazaar	23.3	997	42.7
11. Fort	21.2	1440	67.9
12.Pulugupitiya	46.1	1131	24.5
13.Dewalegawa	102.3	3561	34.8
14. Muwagama	138.1	5100	36.9
15. Mudduwa	137.2	4150	30.2
Total Municipal Council Area	2218.0	46309	20.9

Source: Census and Statistics Department

The maximum gross population density is found in the Fort and Bazaar wards. These wards are located in the main commercial zones in the town center. The municipal wards adjoining Godigamuwa, Warakathota, Muwagama and Dewalegawa, wards have slightly lesser population density. (Map No. 2)

As the lands and buildings in the town center are being converted to commercial activities and also due to the flooding of the town center, the population migrates to the adjoining wards. Due to the natural forestation, rubber cultivation and reservation of lands for low lying areas; the municipal wards of Kospelawinna, Angammana, Thiriwanaketiya and Batugedera have decline in population density.

The existence of densely populated residential and primary residential areas within the town center hinder the commercial developments.

2.1.7 Commuting Population

In addition to the permanent population, around 80,000 to 100,000 people visit daily to the Ratnapura Town for various purposes. This commuting population consists of people

coming for employment, education, and gem transaction and for religious purposes as well as to visit hospitals and to obtain transit to other areas.

2.1.8 Population Forecast

Table No.8 provides the population forecast for 2020

Table No.8
Population Forecast -2020

Year	Growth Rate	Estimated Population
2001	1.1	46,309
2005	1.1	48,392
2010	1.1	51,128
2015	1.1	54,019
2020	1.1	57,073

Source: Sabaragamuwa Provincial Office, Urban Development Authority

This forecast predicts that the growth rate in the past two decades will continue with the similar pace. Accordingly the population in the town by the Year 2020 is estimated to be around 57,000.

2.2 Housing

Housing units in the town in 1996 was 9203. By 2001 this was increased to 9535 increase by 332 units and in 2004 to 9882. In 2002 the average number of occupants per house was 5. Table No.9 shows the nature of houses.

Table No. 9
Classification of Houses - 2004

Type of Houses	Nos.	Percentage
Permanent	7,742	78.35
Semi-Permanent	1,696	17.17
Temporary	439	4.46
Total	9,882	100.0

Source: Reports from Ratnapura Divisional Secretariat

The above Table indicates the Total number of houses needed by the Year 2004 as 9,882. Of which 78.35% are permanent houses. Another 17.17% houses are semi-permanent. 50% of the temporary houses is concentrated in Kospelawinna, Thiriwanaketiya, Pulingupitiya, Mudduwa and Angammana Municipal Wards. Most of the semi-permanent houses are located at Godigamuwa, Weralupe, Mudduwa, Kospelawinna and Angammana Wards.

For addressing the problem of housing requirements it is necessary to improve the semi-permanent and temporary houses and abstain from the establishment of residential areas in the vulnerable areas of natural disaster.

2.2.1 Housing Shortage and Future Needs

Ratnapura is an area easily susceptible to the natural hazards and calamities than any one of the areas in Sri Lanka. In estimating the housing requirement for Ratnapura this scenario has become a major constraint. Due to the severe floods and earth slips that occur frequently, the estimated numbers will not be sufficient to meet the additional demands created by the floods and earth slips.

Out of the 9,882 housing units found in the town, about 1,696 housing units are temporary structures. These temporary housing units could be upgraded. Further there are about 439 temporary housing units and shanties are found in the flood prone areas. These temporary housing units and shanties will have to be reconstructed. The Table No. 10 indicates the actual shortage of housing units in the year 2020.

Table No. 10

Shortage Of Houses 2001 To 2020

Year	Population	No. of Families	No. of Houses	Required Houses	Shortage of Houses
2001	46,309	10,291	9,786	10,291	933
2005	48,392	10,754	--	10,754	1396
2010	51,128	11,362	--	11,362	2004
2015	54,019	12,004	--	12,004	2646
2020	57,073	12,683	--	12,683	3325

Source : UDA – Sabaragamuwa Provincial Office

Therefore, to cover the deficit of houses, a total number of 3,325 houses will have to be constructed by the year 2020.

In order to construct 50% of these deficit number of houses, land could be found from the available private land. It has been proposed to construct the balance number of houses, utilizing 50 hectares of land allocated for housing under the Ratnapura, New Town Development scheme as per the following development procedure.

- (i) Middle Class Housing Schemes being implemented under the National Housing Development Authority.
- (ii) The Middle and the Upper Middle Class Housing schemes proposed by the UDA.
- (iii) Housing projects proposed for the employees of state institutions.

3.0 Land Use Pattern

3.1 Existing Land Use Pattern

According to a survey done in 2004, 2,218 hectares of lands in the town have been used as follows (This is shown in the Table No.11 and Map No.3)

Table No.11

Existing Land Use Pattern-2004

Usage	Extent (Hectare) HA.	Percentage from total land %
i. Residential	821.52	37.1
ii. Commercial	49.75	2.2
iii. Industries	10.91	0.5
iv. Government and Semi-Government	81.74	3.7
v. Highways and Transport	116.95	5.3
vi. Playgrounds, Parks and Open Areas	24.27	1.1
vii. Religious	12.14	0.6
viii. Urban Forests	237.55	10.7
ix. Cemeteries	2.83	0.1
x. Undeveloped Lands		
i. Paddy Lands	253.74	11.5
ii. Plantation	244.84	11.0
iii. Mixed Cultivation	114.51	5.1
xi. Marshy Lands	36.42	1.6
xii. Water Courses	95.55	4.5
xiii. Open Areas	111.28	5.0
Total	2218	100.0

Source: Field Survey 2004-Urban Development Authority

According to Table No.11, the developed land area consists of 61.3% of the total land area. Undeveloped area is 38.7%, of which 21.1% can be used for urban development activities. The balance 17.7% cannot be developed and they are comprised of paddy lands, marshy lands and watercourses. These are environmentally important lands because during the annual floods they become retention areas for excess water.

I. Residential Use

The land area coming under residential use within the town is only 37.1%. This is comparatively a small percentage. This is due to physical location of the town. Most of the lands are slopes and vulnerable to floods, and hence cannot be developed. However, even the steep slopes and the areas vulnerable to floods that cannot be developed are still being used for residential purposes.

Although Fort and Bazaar areas in the town center are being used for large number of non-residential uses, residential units also have been located in high density. This is due to the facilities available in the town center. Muwagama, Mudduwa, Warakathota and Devalegawa wards located closer to the town center have come under residential use due to better accessibility.

The residential zones for higher income groups are located along the Inner Circular Road and the River Side Road

II. Commercial Use

Of the total land area 2.2% is used for commercial activities which are located mainly along the main roads in Fort, Bazaar, Pulingupitiya and Warakathota municipal wards situated in the town centre. Location of government institutions and houses within the town center is a salient feature.

There is an idea of develop sub commercial centers in addition to the existing main commercial centers. Examples are Malwala Junction, Moragahayata and Town Junction. Hence the improvement to these sub-commercial centers compatible with the function of the town, will create conducive situation to the people living in the neighbourhood.

III. Industrial Use

For industries only a very small portion of 0.5% of the total land area has been used. Industries include small scale garages, timber mills and tea factories. There is no specific zone for industries in the town. Within a distance of 5 kilometers from the town, an industrial town by the name “Nalanda Ellawela Millennium Industrial Town” provides all facilities for large scale industries. Hence, there is no necessity to have a separate industrial zone for the town. The increasing demand for gem related industries has to be considered with the minimization of damage caused to the physical environment.

IV. Government and Semi Government Uses

Government and semi government Institutions occupy 3.7% of the land area of the town. The location of most of these institutions within the core area of the town has become a hindrance for optimizing the use of these valuable lands. When the government and semi-government institutions are located at different locations and in areas susceptible to natural disasters it causes inconvenience to the general public.

A proper coordination need to be maintained where the government institutions/offices located mostly in the new town and the commercial establishments in the existing town.

V. Roads and Transport

The lands utilized for roads and transport uses are only 5.3% of the total land area. The main constraints relating to road and transport are lack of access roads to hilly areas

which could be developed, inadequacy of parking spaces for vehicles and traffic congestion caused due to parking vehicles along road sides.

VI. Playgrounds, Parks and Open Areas

Only 1.1% of the total land area has been allocated for these uses. Although this direct land allocation is only a small percentage, when the 4.5% of lands coming under internal watercourses is also added the total land area available for these uses accounts for 5.6% of the total urban land area.

The following uses are the glaring examples in respect of the lands that are located in an inappropriate locations.

- The Seevalee Playground with an extent of about 2 acres is situated closer to the commercial zone in the town center And
- Two playgrounds at Mudduwa area are not in a usable condition

VII. Religious

Adequate lands are available within the town for religious activities.

VIII. Forest Lands

The urban forest reservation area includes both reforested lands and natural forests. The steep slopes and water retention areas that cannot be developed are included in these forests lands. The forest lands are important features for maintaining environmental conditions of the town. The lands coming under forests account for 10.7% of the total land area. It is a fairly higher percentage in comparison with the other towns.

IX. Cemeteries

Sufficient land area (2.83 hectares) has been allocated for cemeteries. Normally the residential areas are located in hill slopes the access to cemeteries has become inconvenient to residents in these areas. The crematorium located in the town center is about 10 kilo meters away from the residential areas situated in northwest and south east of the town. It causes inconvenience to the public.

X. Undeveloped Lands

This includes paddy lands, estates, and lands under mixed cultivations. The existing paddy lands, marshy lands and lands with water sources shall to be maintained for retaining excess water in times of floods. Significant amount of these marginal agricultural lands (unproductive lands) can be used for urban development activities.

4.0 Land Values and Infrastructure Facilities

4.1 Land Values

The physical location and infrastructure facilities available are the key deciding factors for the current land values of Ratnapura town. The floods and natural disasters have had no significant influence in respect of low values of lands in the town.

The Table No.12 and the Map No.4 provide land prices classifying into different assessment areas.

Table No.12

Land Values -2004

Assessment Zone	Value per 25 Sq.m. or 1 Perch (Approximately) (In Rupees)
1	Less than 25,000
2	25,000-50,000
3	50,000-75,000
4	75,000-100,000
5	100,000-125,000
6	Above 125,000

Source: Ratnapura Municipal Council and Field Survey

The values of lands at the Municipal Wards, Kospelawinna, Angammana and Muwagama are the lowest. These areas are located either in steep slopes or in forest areas or in plantations. Lands in Fort, Bazaar, Pulungupitiya and Warakathota fetches higher prices because these areas are located closer to the town center with easy access roads and other improved infrastructure facilities. However, the lands along Colombo-Badulla Road fetches the highest value.

In the new town land prices are comparatively high because of the easy accessibility and location of government institutions. Paddy lands, which can be used for gem mining, have higher values in comparison to other areas.

4.2 Infrastructure Facilities

4.2.1 Roads and Transport Services

4.2.1.1 Highways and Railways

The Colombo-Badulla high way provides main road communication facilities for the town. It links Ratnapura with the Western, Uva, Central and Southern Provinces.

About three decades ago the town was served by a railway line parallel to the Colombo-Badulla highway this has been subsequently interrupted at Avissawella, due to this

Ratnapura has been deprived of the rail transport services. Serious consideration should be given to re-open this railway, in planning future public transport system to serve this town. However, the unauthorized occupation of all most the entire lands coming under the reservation of rail track would be a constraint in this regard.

Table No.13 shows the categories of road system and their status (Road system is depicted in the Map No.5)

Table No.13

Road Network System - 2004

Road Category	Tarred (Kilo Meters)	Graveled (Kilo Meters)	Others (Kilo Meters)	Total Length (Kilo Meters)
Road Development Authority Roads	29.4	-	-	29.4
Municipal Council Roads	55.9	3.5		59.4
Others			2.3	2.3
Total	85.3	3.5	2.3	82.1

Source: Ratnapura Municipal Council, Road Development Authority-Ratnapura

Constraints for Road Development

1. Town is located within a narrow basin
2. Flow of Kaluganga along the center of the town
3. The high cost involved
4. Physical barriers

4.2.1.2 Transport Services

Table No.14 shows the traffic flow along the main roads in the town

Table No.14

Traffic Flow in the Town - 2004

Category	Percentage %
Regional Traffic Flow	21
Divisional Traffic Flow	79

Source: Field Survey: UDA,
Sabaragamuwa Provincial Office

Sharing the same road, at the town center, by the national level road users passing Ratnapura, with the local road users within the area, is creating traffic congestions at the town center. Non availability of alternative roads is one of the causes for this.

When the improvement of Godakawela Road, Outer Circular Road and the River Side Road, undertaken by the Urban Development and Low Income Housing Project is completed, this traffic congestion will be eased to a great extent.

Table No.15 shows the daily passenger transport services using the bus stand

Table No.15

Average Daily Commuters - 2004

Transport System	Total buses employed	No. of Trips	No. of Passengers	Percentage
Peopled Transport Service	121	660	26400	38.7
Private Bus Service	398	855	42540	61.7
Total	519	1,545	68,940	100.0

Source: Ratnapura Peopled Transport Service and Sabaragamuwa Road Transport Authority

Private buses serve as the main transport service in the area. They are operating on 133 routes.

Apart from the above transport services given in the Table 15, about 450 trips a day are done by long distance buses going through the town to places like Colombo, Kegalle, Kandy, Moneragala, Badulla, Bandarawela, Hambantota and Kataragama.

The following are the main problems relating to transport services in the town;

1. The space allocated for transport services in the town is not adequate
2. Inadequate road improvement activities.
3. Parking facilities have not been provided in the town center. This has lead to traffic congestions in the town
4. Inadequate parking facilities for additional buses in the central bus station
5. Non availability of railway transport services.

4.2.2 Potable Water Supply

Water supply and distribution within the Municipal Council area is carried out by the National Water Supply and Drainage Board using 5 water storage tanks with the total capacity of 4500 cubic meter. The gross length of water distribution lines in the town is around 75 kilometers. The per capita daily consumption of water within the town is about 120 liters and this is not adequate.

The particulars of water supply connections and its uses are given in the Table No.16.

Table No.16**Water Consumption -2004**

Use	No. of Connections	Percentage
Residential	4,056	82.10
Commercial	672	13.60
Industrial	24	0.48
Government Institutions (Including Schools)	148	2.99
Religious	33	0.66
Hotels	07	0.14
Total	4,940	100.0

Source: National Water Supply and Drainage Board

Water supply is very essential for the sustenance of human life. But only 39.7% of the total households in the town have been provided with water connections. As some parts of the town are not covered by the water supply system, the households in these areas have to depend on wells, (mostly unprotected), and the river as their sources of water supply.

Map No. 6 depicts the particulars relating to water supply in the town

The number of common stand pipes that have been provided to meet the requirements of low income communities and the floating population in the town are 140.

Proposals have been made to lay new pipe lines to improve the water supply system.

4.2.3 Solid Waste Disposal

At present this town generates around 18 to 20 metric tons of solid wastes a day. As the Municipality is not equipped with adequate facilities for the collection and disposal of these wastes, the facilities available have to be used to cope up with this task day and night. A project is now being implemented by the ADB funded by Urban Development Sector Project for composting solid wastes generated within the Municipality.

The Kanadola, municipal council land situated 3 kilometers away from the town center is being used as the solid waste dumping ground. But this extent is too small for this purpose. Solid waste dumping is carried out haphazardly without being sorted, thus creating health and sanitary problems.

4.2.4 Sewerage

The sewerage system in the town is shown in the Table No.17

Table No.17

Sewerage System -2004

Type	Nos.	Percentage
Water sealed Toilets	5,887	69.57
Pit Toilets	2,198	25.97
Others	376	4.44
Total	8,461	100.00

Source: Ratnapura Divisional Secretariat and Ratnapura Municipal Council

A public sewerage system is not in operation in this town. About 1500 houses do not have toilet facilities. Another 2,500 houses have unprotected. Sewerage lines opened on to the open spaces and water courses and thereby creating health and sanitary problems.

4.2.5 Storm Water Drains

The natural storm water of the town flows into Kalu Ganga. Further, the constructed drainage system for both storm and wastewater too are directed into this Ganga. Table No.18 shows the particulars of the drains present.

Table No.18

Composition of Drainage System-2004

Type	Length (Kilo Meters)	Percentage
Cement/Concrete Drains	17.5	56.45
Earth Drains	13.5	43.54
Total	31.0	100.0

Source: Ratnapura Municipal Council

Total length of drains now in the town is 31 kilometers. This includes storm water drains constructed by the ADB funded Urban Development Sector Project. Road side drains are not available in most parts of the towns. Similarly the available side drains are not maintained properly.

4.2.6 Electricity Supply

The particulars relating to electricity supply is given in the Table No. 19 below.

Table No.19

Electricity Consumption-2004

Consumer Category	No. of Connections	Percentage
Domestic	9,950	80.52
Commercial Institutions	2,170	17.61
Government and Semi Government Institutions	138	1.11
Industries	52	0.42
Religious	40	0.32
Total	12,356	100.0

Source : Ceylon Electricity Board – 2004
Province Office - Ratnapura

The highest demand for electricity in the town is from domestic consumers. The number of common street lamps is about 1362. The domestic consumers exceed the number of residential units because certain residential units have obtained more than one connection.

The following major issues have been identified in the power supply system.

1. Intermittent interruption of street lighting in the town.
2. No power supply in certain areas.
3. Some areas with low voltage supply.
4. Frequent interruption to power supply.

The Map No. 7 depicts the particulars relating to electricity supply system

4.2.7 Telecommunication Service

Table No.20 shows the particulars relating to telephone connections

Table No.20

**Extension of Telephone Services and Waiting List-2004
(Ratnapura and Surrounding Area)**

Consumer Category	No. of Connections		No. According to Waiting List
	No. of Units	Percentage	
1.Residential	4,750	77.06	1,221
2.Commercial	705	11.33	109
3.Offices	563	9.13	17
4.Services	106	1.61	03
5.Religious	40	0.54	06
Total	6,164	100.0	1,356

Source: Sri Lanka Telecom –Provincial Office.-Ratnapura

Within the town and in the surrounding areas the telephone connections provided are mainly domestic in nature. In 2002, out of 1,221 out of the total applicants who were in the waiting list, 90% were domestic consumers.

Map No. 8 depicts the particulars relating to telecommunication services within the Municipal Council area.

The telephone services are not extended to residential areas out of the town center. This has created a very high demand for cellular phones.

4.2.8 Education

Table No.21 shows the particulars relating educational facilities in the Ratnapura town.

Table No.21

Status of Schools and Facilities Available

School	Class Room Space (Square Meters)	No. of Students	No. Teachers	Class Room Space per Student sq.m.	No. of Students per Teacher	Land Area per Student (Square meters)
1. Seewalee Central College	2229.67	2571	121	0.86	21.2	2.13
2.Sumana Girls M.V	780.38	2319	98	0.63	23.66	1.73
03.Perguson Higher Girls Vidyalaya	2979.39	3553	130	0.83	27.3	1.01
04.St.Aloysius M.V.	1763.29	1792	77	0.96	23	0.15
05. Sri Sumana M.V	2571.55	7231	39	3.54	11.6	0.07
06. Infant Jesus Convent	1144.56	1297	62	0.87	20.9	0.13
07. St. Lukas M.V.	500.74	1195	47	0.41	25.4	0.03
08. Batugedera M.V.	929.03	869	38	1.068	22.86	0.1
09. Seewalee M.V. River Side	622.9	797	40	0.78	19.9	0.04
10. Tamil M.V.	353.0	768	25	0.45	30.7	0.06

11. Almakiya Muslim M.V.	434.78	388	29	1.12	13	0.04
12. Dharmapala M.V.	594.57	970	45	0.60	21	0.08
13. Gatangama Ratna M.V	796.17	431	27	1.83	15	0.16
14.Thiriwanaketiya M.V	371.6	158	14	2.35	11	0.03
15.Kospelawinna M.V.	483.09	220	15	2.19	14	0.04
16. Hidellana (K.V)	680.79	692	28	0.97	24	0.12
17.Godigamuwa V.	325.16	265	14	1.22	18	0.04
18. Mihidu V.	1109.44	1238	45	0.89	27.5	0.19
19. New Town V.	297.0	270	12	1.09	22.5	0.03
20.Hidellana Tamil V.	176.5	252	11	0.69	22.9	0.02
21. Heffield M.V	51.28	72	04	0.70	18	0.02
Total	19195.33	27,348	921	0.7	29.7	6.22

Source: Ratnapura Divisional Secretariat

According to the above statistics the average number of students that have come under one teacher in the above schools in Ratnapura was 30. The average class room space per student had been 0.70 square meters. This is below the accepted standard. Map No. 9 displays particulars relating to location of schools.

Inadequacies of class room space and playground facilities are the main problems that the schools in the Ratnapura town is to be faced.

4.2.9 Health Facilities

The health facilities available within the Ratnapura Municipal Council area includes one general hospital, one ayurvedic hospital, one private hospital, two specialists channeling services and 42 health clinics. Map No. 9 provides information relating to health clinics.

Ratnapura general hospital render an important health services to the entire district. The facilities available in this hospital are shown in the Table No.22.

Table No.22

Ratnapura General Hospital – Facilities and Composition of Staff -2003

No. of Beds	Indoor Patients	Patients/ Beds Ratio(Daily)	Outdoor Patients per Day	No. of Doctors	Patients/ Doctors Ratio	Specialists	Nursing Staff	Other Staff
964	1,600	1.7	2,100	142	11.3	20	366	575

Source: Ratnapura General Hospital

Shortages of beds for indoor patients, lack of water facilities and shortage of specialists are among the main problems that the hospital has to face.

4.2.10 Social and Recreational Facilities

The activities relating to this sector has expanded in the town as follows (Table 23)

Table No.23

Social and Recreational Facilities 2004

Type	No.
Social Facilities	
Rest houses	01
Sports Clubs	05
School Playgrounds	07
Museum and Park Associated with it	01
Gem Museum	02
Public Libraries	01
Town Hall	01
Saman Devalaya	01
Urban Cemeteries	03
Large Scale Playgrounds	04
Children's Park	01
Recreation Activities	
Katugas Ella	01
Theaters	03
Pompekele Forest Park	01
Children's Parks	03
Swimming Pools	02
Angammana Reservation	01
Others	
Dutch Fort	01
Ananda Maithree Meditation Center	01

Source: Urban Development Authority
Sabaragamuwa Provincial Office

Apart from the above social and recreational facilities under the Ratnapura New Town Development Project, lands have been allocated for a fully equipped tourist hotel and a rest house. (Map No. 9)

4.2.11 Religious Places

Table No.24 provides particulars of the o religious places in the town

Table No. 24

Composition of Religious Places - 2004

Type	Number
Buddhists	13
Christian	03
Muslim	04
Hindu	03
Total	23

Source: Urban Development Authority, Sabaragamuwa Provincial Office.

Saman Devalaya is a place of religious as well as scenic value. The annual Esala pageant attracts both local and foreign tourists to the town.

4.3 Environmental Situation

Some of the special environmental hazards that create serious repercussion on the town are landslides, annual floods, and pollution of river water, unauthorized filling, sliding of boulders, and earth sinking.

I. Floods

The number of contributory factors for the frequent flood is as follows.

*** Heavy Rainfall**

The town experience a rainfall of 3,000 to 4,000 milliliters a year throughout the southwest monsoon period in May and June and during inter-monsoon period in September and October.

*** The speed of the flow of Kaluganga and the physical shape of the town**

The heavy rainfall, in the areas above 1400 MSL, flows down very swiftly in a very short period of time in to the town which is situated within a flat basin, and into the areas, which are below the level of the town. Thus the speed is slowed down due to the physical shape of the ground and created a conditions to cause flood.

***Kaluganga flows in the shape of “W” through the town**

The river flows within the town center in the shape of ‘W’ attributes to the flooding; as well as to the picturesque value of the town.

*** Tributaries**

The tributaries of Kaluganaga such as Kukuleganga, Weganga, Kuruganga, Maguruganga, Niriella, Bamarabotuwa ganga- meet Klaufanga and it leads to flooding during heavy rainy reasons.

Due to annual rains, around 351.7 hectares or 16.0% of the total land gets inundated by floods. Heavy flooding occurs generally once in every 10 years inundating about 20% of the total land area. (This is shown in the Map No.10).

During the years 2001 and 2002 no floods occurred in Ratnapura. However, the floods occurred in 2003, caused heavy damages which was the 2nd largest in the history of Ratnapura. The damage caused by these floods to the Ratnapura Municipal council area and the district tabulated below. It is necessary to retain the marshy lands and paddy fields that got inundated as a measure to control the threat in the future.

Particulars	No. in Municipal Council Area	No. of Damage
Loss of Lives	03	122
Houses		
1. Partially Damaged	2879	9291
2. Totally Damaged	618	3367
No. of Displaced Families	9400	34473
No. of Schools	10	47
Damaged Paddy Lands	176 (Hectares)	1369 hectares

II. Land Slides

About 75 to 100 acres of land in Malwala, Muwagama, Samagipura, Hidellana and Angamma, located in steep slope areas are vulnerable to landslides (Map No.11 and 12). Clearing of forests, horizontal gem mining, and hardened rocks on the outer layer of earth are among the factors influencing the landslides. During 1992/93 300 families caught in the landslides registering 30 deaths. These areas are not suitable to be improved for human settlements. The existing settlements in the environment to be relocated and can not do a settlement development.

III. Pollution of River Water

Water in Kaluganga is polluted due to the disposal of effluent from the hotels located in the commercial zone of the town and the institutions like hospitals. Dumping the solid wastes; during septic tanks effluent into the river, and the overflowing of toilet pits heavy rainy seasons are the other factors affecting water pollution in the Kaluganga.

IV. Unplanned Human Settlements

In the low-lying areas of the town and in the river reservations, there are 428 temporary dwellings. They are denied of basic facilities like pipe born water, toilets and electricity supplies etc. This has adversely affected the health and sanitary conditions of the inhabitants of these settlements as well as the surrounding area. After the 2003 floods a number of these settlements have been removed.

V. Unauthorized Filling of Low Land, Rolling Boulders and Sinking Earth

No permits are being issued to fill paddy lands, marshy lands and other low lying lands within Ratnapura Municipal Council area as they can be used for retaining the excess water in the town during floods. However unauthorized filling of private paddy lands are being taking place unabatedly. This will lead to flooding and drainage problems.

In several places of the town, both in the old town and the new town there are boulders, susceptible to slide down.

There is a high demand for lands in Ratnapura for gem mining. But due to the gem mining in the low lying land, there is a danger of earth slip blocking even the main roads.

5.0 Economic Base of the Town

5.1 Gem Industry

From ancient times, Ratnapura is nationally and internationally famous for gem industry.

As Ratnapura has become the main center for gem merchants from various parts of the country for buying and selling gems, this town has become prominent among all other towns associated with the gem industry. Foreign exchange earnings from gem exports for 1995 onwards as per the reports of the Gem and Jewellery Authority are as follows (Table No.25).

Table No.25

Income from Gem Exports 1995-2003

Year	Exchange Earned (In Rs Millions)
1995	4.9
1996	6.8
1997	4.7
1998	2.8
1999	3.8
2000	3.8
2001	15.42
2002	17.98
2003	26.74

Source: Gem and Jewellery Authority - Ratnapura

The above Table indicates the fluctuations of gem exports during this period from 1995 till 2003. When compared income of the gem industry during the above period has shows a systematic upward trend.

5.2 Business and Commercial Activities

Commercial Activities

Commercial activities in the town are being performed by both the public sector and the private sector. There are established super markets as well as public business enterprises within the town. Table 26 shows the particulars.

Table 26**Distribution of Commercial Activities in Ratnapura Town - 2004**

Business Category	No. of Business Centers
1. Commercial Banks and Insurance Companies	28
2. Retail/Wholesale Centers	600
3. Health Services	18
4. Transport Services	30
5. Consumer Services	144
6. Manufacturing Industries	199
7. Hotels	177
8. Food Production	46
9. Educational Services	45
Total	1269

Source : Municipal Council Trade License Register-2004

Weekly Fair/Wholesale Fair

Retail and wholesale fairs are being held daily in the town. About 25 Lorries visit these fairs a day. Although sufficient land space is available for these fairs, during inundation the fairs are shifted to the main road obstructing the traffic movement.

Banks and Financial Institutions

There are 28 public and private financial institutions in the town along with the majority Regional Offices. Most of the financial institutions in Sri Lanka have their branches in Ratnapura.

The economic activities of the town provides mainly consumer services along with cottage industries and financial services.

5.3 Agricultural Activities

Agricultural activities relating to paddy, rubber and tea are sparsely located within the town. But, the town plays an important role in providing financial and marketing services required for agricultural activities in the surrounding areas. Raw tea leaves for tea factories in the town are provided from the surrounding areas.

5.4 Administrative Activities

A large number of regionally significant private and government institutions are located within the town. This attracts a large number of people to the town seeking administrative services.

6.0 Strengths, Weakness, Opportunities and Threats (SWOT) - Ratnapura Municipal Council Area.

Strengths	Weaknesses	Opportunities	Threats
<p>1. Centrally located position of the town produce conducive situation to (communicate) directly with the Western, Southern, Uva and the North Western Provinces.</p> <p>i. Distance to Colombo 101 Km. ii. Distance to Panadura – 64 Km. iii. Distance to Ambilipitiya- 72 Km. iv. Distance to Nonagama – 100 Km. v. Distance to Balangoda- 45 Km.</p> <p>2. Location of the capital of Sri Lanka , Sri Jayewardeanapura, Colombo, Hambantota harbour and the proposed airport are at an equal distance (100 km) from this town.</p> <p>3. Historical places and tourist attraction i. Batadombalena ii. Ahelepola Walavva iii. Saman Devale iv. Sri Pada located closer to the town v. Buildings constructed during Dutch and British periods vi. Location of waterfalls such as Bopath Ella, Duwili Ella, Garandi Ella closer to the town</p> <p>4. Existence as the capital of the Province for a longer period of time i. Provincial capital from the period of Sinhala kings ii. Almost all provincial level administrative and other institutions are already located in the town iii. Ratnapura is the only main town according to the town list of the Sabaragamuwa Province</p>	<p>There is only one approach road passing through Avissawella to Ehaliyagoda.</p> <p>--</p> <p>Limited direct road access.</p> <p>Potential for the tourist attraction not realized by the local people.</p> <p>Tourist attraction has been reduced due to lack of accessibility.</p> <p>Physical limitation for urban development in the existing old town.</p>	<p>Can be developed as a primary service center for people passing through the area</p> <p>--</p> <p>As above</p> <p>Can be developed as a main tourist attraction center for both local and foreign tourists using Ratnapura town as the main service center</p> <p>Ratnapura M.C. area can be further developed as a major town to generate new employment and to make a significant contribution to the gross national product.</p>	<p>Difficulty to acquire lands required for urban development due to the location of the town under severe, land slides and flooding areas.</p> <p>--</p> <p>As above</p> <p>As above</p> <p>Frequent natural disasters.</p>

<p>5. Population</p> <p>i. The total population in the town area in 2001 was 46309</p> <p>ii. Workforce 57%</p> <p>iii. Population in the age group of 19-31 was 31%</p>	<p>-There is a gradual decreasing trend of the male population</p> <p>-Low percentage of technically trained labour</p>	<p>As the proportion of the active workforce is higher , they can be trained and used for new industrial ventures</p>	<p>Gradual drop in population growth rate.</p> <p>As land available for human habitation is limited population is forced out of the urban area.</p>
<p>6. Land Use</p> <p>i. 61.3% of land are developed</p> <p>ii. Possibility to use 21% of the underdeveloped land for urban development activities</p> <p>iii. A large extent is used as urban forest parks</p>	<p>- Irregular pattern of land use</p> <p>- Disaster prone areas like river reservations and lake reservations are used for development activities</p>	<p>The potentials of land to increase productivity by streamlining the development activities</p> <p>Potentials to develop tourist industry embodying the urban forests.</p>	<p>Natural disasters</p> <p>Different uses for urban activities.</p>
<p>7. Commercial activities in and around the town</p> <p>i. Gem related Industries</p> <p>a. Mining</p> <p>b. Gem cutting and polishing</p> <p>c. Gem trading</p>	<p>-Although gem and related industries are located in Ratnapura. There is no organized centre to control and direct the necessary income to enrich the Ratnapura area.</p> <p>- A wide gap between the rich and poor</p>	<p>Internationally renowned gem industry could be further developed and be used to attract tourists, which will generate new employment opportunities</p>	<p>Unauthorized mining</p> <p>Mining even in reservations</p> <p>Irrational mining in the vicinity of the existing roads and buildings leads to sinking of the roads and buildings</p>
<p>ii. Retail and Wholesale business such as (Sathosa/ Cooperative Society/ Private Wholesale Centers and Keels Food City are available in the town centre.</p>	<p>- improper locations</p> <p>- cause traffic congestions and obstacles for parking vehicles.</p>	<p>By adopting systematic commercial developments the economic growth could be achieved.</p>	<p>As the exhausted mines are not properly refilled, generate various health problems.</p> <p>Annual floods in the old town.</p>

<p>8. Industries</p> <p>a. Large number of cottage industries and small industries are being carried out in and around Ratnapura town (Jewellery and Gem Cutting etc.)</p> <p>b. Number of tea factories are engaged in tea processing.</p> <p>c. The location of Paradise Industrial Town is in closer proximity.</p> <p>9. Other Services</p> <p>a. There are around 30 banks and financial institutions in and around Ratnapura town</p> <p>b. A number of other service centers such as Consultancy Services and Medical Services etc.</p>	<p>Non availability of land for industries and lack of investors.</p> <p>--</p> <p>--</p> <p>Inadequate medical services.</p>	<p>Existing handicrafts and domestic industries are already up to internationally accepted standard.</p> <p>Tea factories can be further developed with enhance employment opportunities.</p> <p>Ratnapura can be further developed as a center for providing infrastructure facilities to Krurwita Industrial Town.</p> <p>Presence of financial institution is an asset for the development of services in the town.</p>	
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7.0 Development Plan for Ratnapura Town

7.1 Vision

This development plan is aiming to achieve solutions for the social, economic, physical and environmental problems by enhancing the resource base of the town by promoting the physical growth to meet the future demands, through a systematic and methodical planning process with a view to protect and promote the comfort, convenience and wellbeing of the people.

7.2 Objective

To develop the Ratnapura town as the capital city of Sabaragamuwa Province by expanding the main administrative, commercial and service center.

7.3 Strategies

1. In accordance with the Proposed Growth Centre concept, the necessary facilities to be supplied for the extension of the town up to Kuruwita Industrial town by expanding the town limits. (Map No. 13).
 - A. Preparation of complete zoning plan covering the proposed extended area as depicted.
 - B. To develop the area in between the administrative centre and the industrial centre to attract large scale and medium scale commercial projects providing all infrastructure facilities.
 - C. To construct a new highway from the new town via Ketaliyanpalle to Kuruwita Industrial town, to link up with the new widened road in front of Maha Saman Devale abutting the Panadura road, in order to connect the new town, industrial area and the old town.
 - D. To construct a highway via Agricultural Farms, Tea Factories parallel to Colombo – Ratnapura road at a distance of ½ km and to merge with the Colombo – Ratnapura Main road in front of the Paradise Industrial town.
2. Expanding town limits and providing urban facilities up to Kuruwita according to the proposed development centre concept.
3. Proposed landuse pattern.
4. Infrastructure service development plan.

5. Guiding to carry on development activities according to a plan (zonal requirements), building limits, street lines, other building regulations).
6. Preserve areas susceptible for floods and landslides as reservations and mitigate.

This development has been initiated to attract the large scale, medium scale commercial developments and also the residential activities that are to be relocated from the old town.

To ensure the achievement of the above basic objectives and goals. It has been designed by taking into consideration the functions that the Ratnapura town has to perform by the year 2020 as the capital city of the Province and its relationships with and the influences over the Kuruwita Industrial Town and the adjoining cities like Pelmadulla and Nivithigala. The proposed land use plan by the year 2020 depicted in the Map No.10 and Table No.27 shows the proposed land use pattern or the structure of the town as a whole. This plan is intended to achieve an integrated development between the proposed land use pattern and socio-economic, physical and environmental sectors of the town.

As explained in the initial objective of the development plan the old town center will be used for commercial activities. The new town will be developed as an administrative center, relocating the existing government and semi-government offices in the old town in identified areas in the new town. In keeping with the development concept mentioned earlier the development facilities will be further expanded up to Kuruwita area.

Table No.27 explains how lands in Ratnapura will be used for the optimum use by the year 2020. Residential uses will be located mainly in the northern and northwestern regions of the town. By providing infrastructure facilities to Kospelawinna and Hidellana areas will be developed as centers for housing development.

The zonal regulations and other requirements relevant to land uses are specified in the Volume 11.

Objectives	Strategies
1.Meeting the demand for lands for various uses by the Year 2020	Zoning land uses to suit the future demand
2. Improving the living standard of the people in the town	Identification of the housing and other requirements of the people through zoning plans.
3. Minimize devastations due to natural disasters	Conserve the areas identified as vulnerable to natural disasters.
4. Establishing sports and recreation facilities to the citizens and the floating population in the town	Establishing parks, playgrounds, open spaces in easily accessible areas for the people
5. Increasing job opportunities in the commercial and service sectors in the town for the urban population and the	Increase the space in the relevant zones for location of commercial and service activities.

people from the catchments areas	
6. Preserving environmental sensitivity and natural beauty of the urban area.	Identification and maintenance of rivers, canals and streams and development of their reservations as linear parks.
7. Extension of physical, environmental and social infrastructure facilities through out the town.	Guide infrastructure and building density through zonal plan.
8. Systematic development of gem industry.	Regularization through zoning system.
9. Minimize traffic/passenger congestions.	Widening of roads and provisions of open space for parking.
10. Preservation of Maha Saman Devale.	Devala premises to be separately zoned and introduce regulations for the same.

7.4 Recommended Development Projects

Housing

- i. Middle Class Housing Project-New Town Ratnapura
- ii. Higher Income Housing Project-New Town, Ratnapura
- iii. Housing Project implemented with the co-ordination of Land Reform Commission for unauthorized settlers

Road Development

- i. Development of Riverside Road
- ii. Development of Outer Circular Road
- iii. Development of Veralupe Road
- iv. Development of inner Circular Road
- v. Development of Godawela Road

Passenger Transport Services

- i. Development of Bus stand in the Old Town (For short distance service)
- ii. Development of Bus stand in the New Town (For long distance buses)
- iii. Development of Vehicle Parks
- iv. Development of Night Transport Services

Water Supply

- i. Improvement of the existing Water Supply Scheme
- ii. Provide awareness for the use of unprotected wells

Solid Waste Management

- i. Improve the compost making project of the Municipality.

- ii. Establishment of a Sanitary Waste Disposal.

Sewerage

- i. Introduce a central sewerage system.
- ii. Encourage the public, to use only water-sealed lavatories.

Storm-water Drainage System

- i. Construction of a drainage system covering the entire municipal area.
- ii. Take necessary action to prevent the release of waste water.
- iii. Ensure the maintenance of drains methodically.

Electricity Supply

- i. Improve the electricity supply system
- ii. Take necessary steps to address the institutional problems related to street lighting now existing in the city area

Telecommunication Services

- i. Expansion of the existing telecommunication network to cover the entire municipal area.
- ii. Provide necessary facilities to improve the other telecommunication networks.

Education

- i. Improve the facilities of the existing schools
- ii. Provide necessary facilities to establish international schools and other educational institutions.

Health

- i. Find solutions for the problems relevant to Ratnapura hospital
- ii. Promotion of standard private hospital in or closer to the town.

Natural Resources

- i. Implementation of zoning plans.
- ii. Introduce special regulations applicable for construction of buildings in flood-prone areas.

7.5 Proposals for Implementing Strategies

The above objectives and the strategies will guide to direct the provision of general infrastructure facilities, housing and economic activities in an appropriate areas suitable for physical development.

Land Use and Physical Development

- (a) Prepare zoning maps using 11 town survey maps with descriptive notes indicating the proposed land use zones covering the Ratnapura Municipal Council area.
- (b) The second part of this volume presents the general requirements and special requirements needed for each zone, the nature of developments according to the location of each area, building lines and street lines, rivers and canal reservations, dangerous and offensive trades, maximum floor area ratios, conserved buildings and mine industry uses
- (c) The second volume consists of the planning and building regulation that can be used as a tool to develop of the Ratnapura Municipal Council area and the expansion of the municipal limits to meet the future requirements (Map No.14)

7.6 Proposed Land Use Plan-2020

The expected land use pattern in Ratnapura by the year 2020 is shown in Table No.27.

Table No.26

Expected Land Use Pattern – 2005 - 2020

Serial No.	Use	Extent. Hectares	% of Total Land Area by 2020
1.0	Residential	860.95	38.8
1.1	Primary Residential i	644.55	29.1
1.2	Primary Residential ii	105.00	4.7
1.3	Special Residential area	8.00	0.4
1.4	Mixed Residential	103.4	4.6
2.0	Commercial	58.3	2.6
2.1	Commercial - i	46.0	2.0
2.2	Commercial - ii	12.3	0.6
3.0	Government and Semi-Government	75.0	3.4
4.0	Sacred Area (Saman Devalaya)	4.2	0.2
5.0	Special Conservation Zone	401.0	18.0
6.0	Conservation Zone	502.0	22.5
7.0	Road	221.0	10.0
8.0	Water Ways	95.55	4.5
	Total	2218.0	100.00

Source: Urban Development Authority-Sabaragamuwa Provincial Office

The proposed land use plan for 2020 includes some special deviations from the general land use pattern. The general residential uses now spread through out the city has been

classified under 04 sub categories. (Proposed land use particulars are shown in Map No.14)

Commercial activities categorized into two uses. The land extent of 47 hectares is inadequate at 2020. Additional 60 hectares to be allocated by expansion of the town. (The zone between new town and paradise industrial zone of Kuruwita North of Ratnapura Town).

The main objective of maintaining a low density in primary residential area is to make use of the marginal lands in the hilly areas as to mitigate the devastations caused by natural disasters like landslides in these areas. High density in primary residential areas is aimed at concentrating residential uses in areas more suitable for residential purposes.

It is proposed to establish special residential zones in areas with low-density residential units where high income groups considerably resides for a long period of time.

The areas of a mixed development in character are identified as mixed residential zone so as to continue with commercial and mixed development activities.

A high density commercial zone area has been proposed to develop further in addition to the existing high density commercial area now located in the town center. The areas will out side the town center having a demand for commercial activities at divisional level have to be established as low density commercial zones.

The government and semi-government institutions which have a regional significance are being concentrated within the new town. The sections of the government and semi government institutions which have to maintain constant public relations, are allowed to operate from the places closer to the town center.

The historically and archeologically important Saman Devalaya has been identified for a separate use and established as a sacred area. Hence, it should be ensured to make all the uses in this area compatible to this zone.

The open spaces required for leisure and recreation of the city population which are now in scarce will have to be increased.

Agricultural uses, low lying areas, reservations of water resources and a special conservation zone have been identified and to preserve the areas which are prone to natural disaster.

PART II

8.0 Scope :

The scope of land use zoning is to achieve the objectives set out in the Ratnapura Urban Development Plan for 2020.

8.1 General Zoning Provisions

- 8.1.1 When a site or a property is zoned for a particular use or activity, it shall be used only for such purpose. (Map No. 14).
- 8.1.2 The maximum floor area ratio (FAR), applicable to a building to be constructed within each zoning category shall be as indicated in the annexure VI.
- 8.1.3 When a site or a property is not zoned for a particular use or activity, it shall be used only for such specified purpose in that zone according to the zoning plan.
- 8.1.4 A site or a building shall not be used for any activity other than those which are prescribed in the development permit.
- 8.1.5 Any such building specified in Annexure 05 should not be renovated, demolished or extended without the written permit or approval of the Urban Development Authority. (UDA).
- 8.1.6 To construct a building in zone I and in public and semi public zone should adhere to guidelines laid down by the Urban Development Authority regarding it's external elevations.
- 8.1.7 The UDA can order any existing building in the above two zones to confirm to the guidelines.
- 8.1.8 The building line of a site or a block of land adjacent to a street should confirm to the limits specified in the annexure II.
- 8.1.9 The building line of a site adjacent to a common pathway or stairway access should be not less than 2.0 m. from the centre of same.

- 8.1.10 The ground and upper floor of a building abutting a main road in commercial zone I and the ground floor of a building abutting a main road in the commercial zone II. Should not be used for domestic purpose unless otherwise approval is obtained from the UDA for this purpose.
- 8.1.11 At a site or a block of land is abutting a waterway the reservation for the waterway should confirm as indicated in the annexure III.
- 8.1.12 In case of an application to construct a place of worship or to change the existing use of a building to that of a place of worship. The applicant should prove to the UDA that it has the approval of the 2/3 of the residents within the radius of 0.5 km from the proposed site. This same regulation should be adhered to when erecting a religious statue, a cross or a religious sign permanently.
- 8.1.13 When erecting a permanent name board or a commercial hoarding it should not be an obstruction to any façade of an existing building and be erected parallel to the road at a height of 3.5 m. above the ground level. The maximum height of the hoarding shall not exceed 1.5 m. Such hoardings should not in anyway causes traffic congestion motor accidents or obstruct the scenic view by fixing on to a boundary walls or dams.
- 8.1.14 In case of a property or a block of land situated within the distance of 500 m. from the premises of Maha Saman Devale is prohibited to sell meat products or to run a gambling den or liquor shop.
- 8.1.15 The 100 m strip of land situated along Kalu Ganga shall adhered to the following conditions :
- i. No building will be permitted within 10 m from the edge of the river.
 - ii. Only a single floor buildings will be permitted between 10 m line and 40 m line from the edge.
 - iii. Beyond 40 m line only buildings consisting of a ground and one upper floor will be permitted up to a distance of 25 m.
 - iv. Only buildings consisting ground and two upper floors will be allowed within the final 35 m of restricted 100 m zone from the river edge. (Please see annexure 08 for flood restriction requirement).
- 8.1.16 All excavation and mining works in the permissible zones should confirm to the reservation laid down in the annexure VII. Further no other institution governmental or non governmental institution should issue permits for excavation and mining contrary to the conditions laid down in the UDA permit.

8.1.17 All excavation and mining works for which permission had been granted by the relevant authorities should strictly adhere to the stipulated conditions of the permit.

8.1.18 The permissible length or width of a building should not exceed 30 m. A 3 m space following every 30 m should be kept free to serve as a fire gap.

8.2 LANDUSE ZONING

8.2.1 Any site or a housing block that has been identified for a specific use becomes a part of the landuse zoning map. (Map No. 14). Annexure IX.

- i. Primary Residential Zone – I
- ii. Primary Residential Zone – II
- iii. Special Primary Residential Zone
- iv. Mixed Residential Zone
- v. Commercial Zone I
- vi. Commercial Zone II
- vii. Public and Semi Public Institutional Zone
- viii. Sacred Area Zone
- ix. Conservation Zone

8.2.2 The UDA has the authority to define any site or area as special development zone such as :

- i. Conservation areas (Natural Reservations, Forest areas or buildings that has an architectural value, areas that has a historical, architectural and scenic values).
- ii. Town centres.
- iii. Special Residential Project areas or special project areas.
- iv. Areas prone to landslides and areas where landslides have occurred.

8.2.3 In the event of an application is made to construct any type of building in any of the above zones, the UDA has the authority to lay down specific guidelines for the same.

8.2.4 A land that has been identified for a specific use under section 8.2.1 or section 8.2.2 should be shown in the above special development zoning map using the correct scale or by appropriate lines or colour.

8.2.5 In most instances the boundaries demarcating the different zones in the Development Plan has been the existing roads, By-roads and waterways but when

such boundaries are not available, boundaries of properties shown in the town survey maps will be taken into consideration.

- 8.2.6 When a site falls within two zones, determination of the zone for that particular site will be the zone in which the main access to the site is situated. In case a defined length and breadth of a zone is given, the zoning of the site could be determined according to such definition.
- 8.2.7 The use of land within the defined zones for which approval could be granted will be in conformity with the following conditions.
- i. Such use of land should be in compatible with the existing developments of the area, not posing a problem to the existing facilities of the area or privacy of the inhabitants and not create an environmental hazard or any other hazards.
 - ii. Such development should not produce traffic congestion and the entire parking facilities should be provided within the site.
 - iii. The extent of the land must be adequate for the proposed development and to make provisions for infrastructure facilities, protection from fire and other natural causes.
 - iv. It must be compatible with the reservation given in annexure no. II and no. III (Roads, Rivers and Lakes)
 - v. Be compatible with the dangerous and offensive trading regulations. Annexure IV.

8.3 Zoning Requirements

8.3.1 Primary Residential Zone I.

8.3.1.1 Approval may be granted for the following developments under the Primary Residential Zone I.

- i. Residential Buildings.
- ii. Pre Schools, Educational Institutions & Community Centres.
- iii. Medical Centres not exceeding a floor area of 100 sq.m.
- iv. Professional offices not exceeding a floor area of 50 sq.m.
- v. Commercial Buildings not exceeding a floor area of 50 sq.m.
- vi. Places of Religious worship.
- vii. Restaurants not exceeding a floor area of 100 sq.m.
- viii. Public and private office buildings not exceeding 50 sq.m. floor area.
- ix. Social and cultural institutions.
- x. Park and playgrounds.
- xi. In door stadiums and entertainment institutions.
- xii. Cottage industries not exceeding 50 sq.m. floor area, employing not more than exceeding 10 persons, machinery not exceeding 5/horse power

conforming to the environmental authority provisions for the noise level of 55 decibels at day time and 45 decibels at night.

xiii. Excavation and mining.

8.3.1.2 In the event of a development site abutting an 'A' grade road and in order to consider granting approval for uses in (ii) up to (xii) listed under section 8.3.1.1 the minimum extent of such site should be 250 sq.m. (10 perches) and the minimum width of the site should be 7.5 m. (25'-0").

8.3.1.3 To consider planning approval for any development within this zone, vehicle parking should be provided within the site.

8.3.1.4 When constructing a building under section 8.3.1.1 it should confirm to annexure VI regarding plot size and annexure I for floor area ratio.

8.3.2 Primary Residential Zone II

8.3.2.1 Approval may be granted for the following uses listed under Primary Residential Zone II.

- i. All uses under section 8.3.1.1. in Primary Residential Zone I and sub sections (i), (iv), (v), (ix) and (x).
- ii. Medical centres not exceeding a floor area of 75 sq.m.
- iii. Pre school, community centre, like wise.
- iv. Cottage Industries not exceeding a floor area of 25 sq.m.

8.3.2.2 Under Primary Residential Zone I of section 8.3.1, uses given in section 8.3.1.2 and section 8.3.1.3 will be allowed.

8.3.2.3 When constructing buildings under section 8.3.1.1 it should confirm to annexure I for plot size limitations and annexure VI for maximum floor area ratio.

8.3.3 Special Residential Zone

8.3.3.1 Only residential buildings or deemed for residential uses will be permitted in this zone.

8.3.3.2 All constructions it should be limited to maximum of three floors and compatible with the floor area ration mentioned in Annexure VI.

8.3.3.3 When constructing the above buildings mentioned in section 8.3.3.2, open spaces around the buildings should be landscape and be submitted as a separate plan.

8.3.3.4 When constructing the above buildings maximum plot coverage should be 45% and minimum land extent shall not be less than 20 perches.

8.3.4 Mixed Residential Zone

8.3.4.1 Within this zone the following uses shall be permitted.

- i. Permitted uses in Primary Residential Zone I as mentioned above.
- ii. Small scale industries (land extent should exceed more than 300 sq.m. and should be in conformity with the requirements of the Central Environmental Authority with regard to the minimum noise levels permissible in the Mixed Residential Zone).
- iii. Wholesale activities.
- iv. Hotels and Restaurants.
- v. Government Buildings.
- vi. Medical Service Centres
- vii. Fuel Filling Stations
- viii. Mining Activities.

8.3.4.2 In permitting any use within this area, the Authority shall impose conditions for the purpose of preventing the pollution of air, water and environment and the noise pollution by the industry and minimize the damage to the life and property that may be caused by fire and other natural disaster.

8.3.4.3 Parking should be provided within the land if accessibility is taken from Colombo – Badulla and Panadura – Ratnapura highways.

8.3.4.4 When constructing building mentioned under section 8.3.4.1, maximum floor area ratio should be in accordance with Annexure VI.

8.3.5 Commercial Zone – I

8.3.5.1 The following uses are permitted in this zone :

- i. Commercial institute/shops/showroom/public market and supermarket.
- ii. Hotel, Guest Houses, Restaurants.
- iii. Banks and Financial Institutions.
- iv. Cinema Halls, Entertainment Centres, Holiday Resorts and Clubs.
- v. Medical Centres.
- vi. Professional and Commercial Offices
- vii. Fuel Filling and Service Stations.
- viii. Residential activity and Restaurant (above second floor)
- ix. Printing press not less than 150 sq.m.
- x. Motor vehicle repairing centres not less than 100 sq.m.
- xi. Industries related to Gem cutting and polishing.

8.3.5.2 When constructing building mentioned under section 8.3.5.1 maximum floor area ratio should be in accordance with annexure VI.

8.3.6 Commercial Zone – II

8.3.6.1 The following uses shall be permitted in this zone.

- i. All uses mentioned i to viii and xi in above section 8.3.5.1.

- ii. Garages not exceeding 300 sq.m. and printing presses not exceeding 500 sq.m.

8.3.6.2 When constructing buildings mentioned under section 8.3.6.1 the floor area ratio should be in accordance with Annexure VI.

8.3.7 Government and Semi Government Institutional Zone.

8.3.7.1 Following uses are permitted in this zone :

- i. Public Assembly Hall.
- ii. Public/Government/Semi Government building.
- iii. Administrative Complex.
- iv. Educational Institutes and Training Centres.
- v. Cultural Centres and Religious buildings.
- vi. Parks, Playgrounds, Open Space and Recreational and Entertainment activity.
- vii. Library, Museum and Parking Complex.
- viii. Vehicle Parks and Parking Complex.
- ix. Restaurants not less than 100 sq.m.
- x. Commercial Complex not less than 300 sq.m.

8.3.7.2 When constructing buildings mentioned under section 8.3.7.1 the floor area ratio should be in accordance with Annexure VI.

8.3.8 Sacred Zone

8.3.8.1 Following uses are permitted in this zone.

- i. Religious buildings.
- ii. Place of Public Assembly.
- iii. Residential buildings related to religious activity.
- iv. Open space.
- v. Public and Religious activity.

8.3.8.2 When constructing buildings mentioned under section 8.3.8.1 the floor area ratio should be in accordance with Annexure VI.

8.3.9 Conservation Zone

8.3.9.1 Following uses are permitted in this zone.

- i. Natural parks/Forest
- ii. Conserved Parks
- iii. Natural Waterways

- iv. Agricultural Activities
- v. Plant Nurseries.
- vi. Botanical Gardens
- vii. Open Space/Playgrounds
- viii. Paddy and Marshy land related to mining activity.
- ix. Recreational and entertainment zone

8.3.9.2 Approval will not be granted for any development that is non compatible in areas of existing irrigational and forestry and low lying lands.

8.3.9.3 UDA has the authority to approve any other use apart from the uses mentioned above that will not cause a dispute.

8.3.10 Special Conservation Zone

8.3.10.1 All lands within this zone.

- i. Flooding area
- ii. Flood prone area
- iii. If the slope of the land is 60° or more, no development will be permitted in this area other than what is mentioned below.
 - 1. Natural Forest
 - 2. Forest Cultivation.