

# **Dehiwala-Mt.Lavinia Municipal Council Area**

(Dehiwala –Mt. Lavinia Municipal Council)

2008 - 2020

## **Volume 1**

### **SITUATION REPORT AND DEVELOPMENT PLAN**

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## Preface

The need has arisen to propose a methodical plan to face the challenges faced by the rapid economic changes and development in the Colombo city and the fringe towns. Dehiwala Mt.Lavinia has been identified as a second level town center of the suburban zone of the Colombo city.

This proposed plan has been prepared to achieve socio-economic and environmentally friendly development, considering the recent rapid growth in the Dehiwala-Mt.Lavinia Municipal council area.

The proposed Development Plan for Dehiwala-Mt.Lavinia Municipal Council area, approved by the Minister for Urban development and Water supply, under section 8 F of Urban Development Authority Act 4 of 1982, passed by the Parliament of the Democratic Socialist Republic of Sri Lanka, shall be in force in the total urban development area of Dehiwala-Mt.Lavinia from 04.04.2008 as declared by the Minister under No. 03 of Urban Development Act 41 of 1978, by Gazette Extraordinary No.4/1 of 30<sup>th</sup> June 1978.

The proposed Development Plan shall be in force until 2020, subject to the UDA to make necessary amendments in the proposed Development Plan. Where such amendments are made it shall be lawful for the Authority to indicate such changes by colouring and other notation with details in maps of required scales.

The proposed Development Plan consists of two volumes. Volume 1 consists of an analysis of the present situation of the Dehiwala Mt. Lavinia Municipal area and the proposals for the development, with its objectives, aims and strategies and relevant zoning regulations. The Part I analyses the justification of the zoning regulations. The Part II refers to the methodical development of the Dehiwala-Mt. Lavinia urban area according to the Declaration Section 3 of UDA, Act No. 41 of 1978. The 1<sup>st</sup> part gives an analysis to justify the zoning regulations included in the second part which would affect the methodical development of the Dehiwala-Mt. Lavinia urban area as declared in Section 3 of UDA Act No. 41 of 1978.

Volume II of the proposed Development Plan consists of development plans and regulations. These regulations will be used as a tool to guide the activities of the developers. The objective of this proposed Development Plan is to achieve the objectives detailed in 8 "A" (1) and (2) of the UDA Act.

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## **1.0 Introduction**

### **1.1 Background**

The Dehiwala Mt. Lavinia Municipal Council area which is the second largest urban area of Sri Lanka is situated to the southward of Colombo Municipal Council area. While it is in the core area of the highly urban Western Province zone, has already become urbanized. It is identified that the physical and socio-economic features in the town are highly developed.

The DMMC area is gradually developed with the establishment of the Galle Road in 1680.

Chronology of the Dehiwala Mt.Lavinia Municipal Council

- 08<sup>th</sup> January 1929 the Dehiwala Mt.Lavinia District Council was established.
- 01<sup>st</sup> January 1940 it became an Urban Council.
- 03<sup>rd</sup> December 1959 it became a Municipal Council.

The Dehiwala Mt.Lavinia Municipal Council area consists of 29 constituencies with an extent of 2106.5 hectare and a population of 210,546. The contribution for development, to this area has a long history, especially under the Portuguese, Dutch and British periods.

The DMMC area which had been identified as a residential and industrial development center, is now developing as a residential and commercial service supplying center and the population increase is expected to increase to be 264,105 by 2020. According to the western province Mega polis Plan, it's planned to transform the Colombo city to a high density commercial and financial center in the South Asian region and Dehiwala town has been proposed to be developed as a commercial center with high density residences. Therefore Dehiwala will become a dual purpose town in the future.

### **1.2 Geographical Location**

The DMMC area is located in between the Eastern longitudes 77.50° – 79.55° and Northern latitudes 6.45° – 6.88°. The DMMC authority area constitutes of the Dehiwala-Mt. Lavinia and Ratmalana two electoral constituencies, the boundaries are : Colombo Municipal Council area in the North, Kotte Municipal Council area and Maharagama Urban council area in the North East/ Kesbewa Pradeshiya Sabha area in the South East, Moratuwa Municipal Council area in the South and the ocean in the West.

The land is in between 00- 20 meters from mean sea level. The Dehiwala, Nedimala and Nugegoda are 20 meters above the mean sea level. There are natural water springs, environmentally important swamps and rivers in addition there are Dutch made canals which were used in their battles. The annual rainfall is 5,000 ml. and the temperature is between 28 – 32 degrees Celsius.

### **1.3 Historical Background**

The DMMC being the second biggest Municipality has a long history. The Colombo provincial plan designed by Patrick Abercomby in 1949, identified Ratmalana to be developed as a suburb.

According to the earlier plan, Ratmalana was selected as a suitable place to establish industries because it has a large extent of land belongs to Irrigation Department and Coastal railway line which could be utilized for the industries. In addition industries were established in Borupana area. The Katukurunda - Ratmalana airport also established.

While in 1962, a provincial plan was prepared for Dehiwala-Mt.Lavinia area by The Town & Country Planning Department, the Abercrombie plan was neglected and the Ratmalana area was proposed for residential development.

*According to the Greater Colombo Development Plan, the Ratmalana has been identified for industrial development as a strategy to reduce the congestion in the city of Colombo.*

*While the Dehiwala Mt. Lavinia Municipal Council belongs to the core area, it has been proposed to develop it as a commercial center with high density residences and flats together with the city of Colombo.*

With the establishment of the UDA by Act 41 of 1978, the Dehiwala Mt.Lavinia Municipal Council authority area was declared under the UDA by Gazette Extra ordinary No. 41 of 30<sup>th</sup> September 1978 and a Planning Committee was established to approve the development activities of this area.

According to Colombo Metropolitan Regional Structure Plan in 1978 Dehiwala Mt. Lavinia is fallen into the core area. It is proposed to develop as a high density residential area and commercial centre with high rise.

The present Mt. Lavinia Hotel the residence of the British Governor Sir Ivan Thomas Metland in 1806 – 1811 was known as Mt. Lavinia Palace.

### **1.4 National and Regional Linkages**

The Dehiwala-Mt.Lavinia Municipal Council is situated adjoining the southern boundary of Colombo M.C. about 12 km south of Colombo and about 08 km. from Sri Jayawardenapura, Kotte. The Dehiwala-Mt. Lavinia Municipal Council being the second highest populated area in Sri Lanka, could be identified as an area with high economic development. *The Dehiwala town which performs as an important role nationally and regionally, which belongs to the core area of the Western Province Mega Polis Plan.*

*Map 1*  
***Location of DMMC Area***

*Map 2*  
*Regional Setting*

*The Colombo Central zone can be called as the heart of the Western province with all major facilities. This development area includes : Colombo, Dehiwala Mt.Lavinia, Sri Jayawardenapura kotte, Moratuwa municipal council area, Kolonnawa and Maharagama Urban Council, Boralasgamuwa area of the Kesbawa Pradeshiya Sabha and Kaduwela and Kotikawatta – Mullariyawa Pradeshiya Sabha.. 28.6% of the population of Sri Lanka live in the Western Province which is about 5.1% of the total land area of Sri Lanka. 9.4% of the population of the Colombo District live in the Dehiwala-Mt.Lavinia Municipal Council area which is 1.6% of the Central Zone population.*

According to the urban hierarchy of the Western province Dehiwala has been recognized as a second level town. The Dehiwala-Mt.Lavinia Municipal Council area holds a prominent place for industries and tourism.

The location of the Dehiwala-Mt. Lavinia Municipal council area plays an important role in making regional connections due to the air traffic network. Galle Road and the coastal railway line along the western border of the Municipal Council helps to link Colombo with the towns in the South.

The High Level Road along the eastern border of Colombo M.C. serves as an important and efficient transport link service for other regions such as Sabaragamuwa Province and the central hill country. In addition links are being made to Maharagama, Boralasgamuwa town, High Level Road, Nugegoda and Sri Jayawardenapura Kotte, through Dehiwala-Maharagama road.

Ratmalana airport, the second biggest airport in Sri Lanka help to increase the importance of the DM Municipal Council area by connecting the B.I.A. and local airports at Weerawila, Anuradhapura, Koggala, Hingurakgoda and Palali by transporting goods and passengers.

The following national and regional important institutions are being in the vicinity of the Dehiwala Municipal Council has made it more important regionally.

- \* Dehiwala zoological garden
- \* Ratmalana Airport
- \* Colombo South Teaching Hospital
- \* The Air Force camp
- \* Industrial area including Ratmalana and Kandawela
- \* Government Locomotive Workshop
- \* Hotel Zone including the Mt. Lavinia Hotel
- \* The Atthidiya Bird Sanctuary
- \* The coastal belt
- \* The Kothalawala Defence Academy
- \* Ratmalana Technical College

When considering DMMC area, the Dehiwala town serves as a main town center. In addition to it part of Nugegoda, Kohuwala, Mt. Lavinia, Ratmalana, Kragampitiya, Nedimala, Bellantara and Bakery Junction. ( Map of town) serves as subsidiary service centres.

## 2.0 Population

According to the population census of 2001, the total population of Colombo District was 1,221,761 and in the DMMC it was 210,546. This shows that 17% of the total population lives in this area. The following table shows that there has been a constant increase in population during the last two decades.

**Table 01**

### **Population and Population Growth Rate - DMMC 1911 – 2001**

Year	Population	Annual Growth Rate
1911	18,466	-
1921	25,341	3.22
1931	34,288	3.07
1946	56,881	3.43
1953	78,231	4.65
1963	110,934	3.56
1971	154,194	4.2
1981	173,529	1.19
2001	210,546	0.95

Source : Dept. of Census and Statistics / UDA

In the DMMC area the growth rate has a gradual increase up to 1953, to a peak of 4.65 and then it has decreased to 0.95% by year 2001.

*Map 3*  
*Existing Urban hierarchy - DMMC*

**Table 02**

**Comparison of DMMC Population with  
Colombo District and other Local Government Institutions**

Local Government Institution	Years		2001 Annual Growth rate Ratio
	1981 Population	2001 Population	
Colombo District	1, 699,241	2,231,655	1.4
DMMC	173,529	210,546	0.95
Colombo MC	587,627	642,020	0.44
Moratuwa MC	135,610	177,190	1.3
Kotte MC	101,563	115,606	0.65
Maharagama UC	122,947	180,829	1.95
Kesbewa Pradeshiya Sabha	120,892	207,307	

Source : Dept. of Census and Statistics

Though the Colombo District population growth rate for the last two decades has been 1.4, in the Colombo, Dehiwala Mt.Lavinia and Kotte MC areas the population growth rate has been less than 1. But when comparing with Kotte and Colombo MC, there is a higher population growth rate in the DMMC.

## 2.1 Composition of Population

### 2.1.1 Population by Age Group

*According to the statistics, the population in the municipal council area in 2001 was 210,546. Out of that 50.1% is male and 105,024 which are 49.1% are female. When compared with the present male – female ratio, this seems to be in accordance with general standards. (Annexure 01)*

<b>Population according to age group</b>
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#### Graph No. 01

*The economically active age group (work force) between the ages of 15 – 55 years are dominant. According to the population forecast that within the next 20 years the work force population will be reduced. On the other hand the dependent population of an age group of 45 – 49 years would increase.*



### 2.1.2 Population by Ethnicity and Religion

75% of the people living in this area is sinhalese, the balance is belongs to Tamils and Muslim community.

- When comparing the ethnicity of population with religions, there is a vast difference in between them. According to the Graph III out of the total 75% of the sinhalese, about 8% are followers of Christianity. Within the Tamil population, there are different religious groups such as Hindus, Muslims and Christians.

### 2.2 Population Density and Population distribution.- DMMC Table –No. 03

Year	Gross Area(hectare)	Residential Area (Hectare)	Population	Gross Population Density(person/ 1 ha.)	Residency density (Hectare)
1981	2106.5	1027.9	173529	82	169
2001	2106.5	1196.7	210546	100	176

Source : Dept of Census and Statistics / UDA

The DMMC area gross population density shows an increase of 18 persons/1 ha. and the residential density shows an increase of 7 persons/1ha. from 1981 to 2001. It is important to compare the DMMC population density with peripheral Local Government Authorities.

### Table 04

#### Residential Population Density of peripheral Local Authorities of the DMMC –2001

Local Authority	Persons per Hectare
DMMC	176
Colombo MC	190
Moratuwa MC	76
Kotte MC	67
Maharagama UC	46

Source :Dept. of Census and Statistics / UDA

According to the above table, there is a possibility to increase the persons per hectare in Dehiwala-Mt. Lavinia, Moratuwa, Kotte and Maharagama urban councils and Kesbewa Pradeshiya Sabha, if the infrastructure facilities of these areas are developed in order to cater the needs of the new population influx.

Though the population density of the DMMC area is 100 persons/ha., the Mt.Lavinia population density is 217 persons/hc. Vilavila,Hath bodiya watta, Saranankara, Jayathilake,

Karagampitiya, Kaudana West and Ratmalana West divisions indicates a density of more than 150 persons per 1hc. It is important to consider the net population density when increasing the population density. The highest resident population density is seen in the Mt.Lavinia ward. The Sri Saranankara, Dehiwala East, the park, Jayathilake, Kaudana West, Watarappola, Ratmalana West, Ratmalana East and Kandawala divisions indicates a density of 200 persons per 1ha.

**Table No. 05**

**The DMMC area Population Density by Urban Divisions –2001**

Serial No.	Urban Division	Land area Ha.	Total Population	Residential Land (Hectare)	Gross Population density (persons/ha)	Net Population density (persons/ha.)
1.	Vilavila	52.04	8,477	30.49	163	279
2.	Dutugemunu	65.65	5,941	48.87	90	122
3.	Kohuwala	85.19	7,508	55.12	88	136
4.	Kalubowila	49.05	5,755	36.33	118	158
5.	Hathbodiawatta	43.68	6,740	34.29	155	197
6.	Saranankara	36.14	6,781	26.69	188	254
7.	Galwala	46.22	6,263	33.04	136	190
8.	Dehiwala West	47.90	6,145	33.89	128	181
9.	Dehiwala East	48.02	7,039	34.03	147	207
10.	Park	50.34	6,283	28.34	125	222
11.	Nedimale	75.02	9,442	61.00	126	155
12.	Malwatta	35.14	4,604	30.75	131	150
13.	Jayathilake	40.27	6,393	25.40	159	252
14.	Karagampitiya	40.15	6,115	28.63	153	214
15.	Kaudana East	118.80	8,344	65.30	70	128
16.	Kaudana West	39.20	6,972	38.82	178	180
17.	Mt.Lavinia	27.80	6,017	20.47	217	294
18.	College	81.50	4,895	29.46	60	166
19.	Watarappola	50.49	6,908	31.54	137	219
20.	Katukurunduwatta	114.77	11,925	70.31	104	170
21.	Atthidiya North	131.96	8,528	53.54	65	160
22.	Wathumulla	52.93	6,186	40.09	117	155
23.	Wedikanda	61.18	8,778	45.49	144	193
24.	Piriwena	59.35	6,414	46.92	108	137
25.	Atthidiya South	138.64	10,720	62.91	77	170
26.	Viharaya	63.51	8,193	43.19	129	190
27.	Ratmalana West	37.83	5,755	26.48	152	217
28.	Ratmalana East	102.38	6,227	28.92	61	215
29.	Kandawela	311.35	11,198	54.60	36	205
	Total	2106.5	210,546	1027.9	100	176

Source :Dept. of Census and Statistics / UDA

**Map No. 04**  
**Gross Population Density –2001**  
**DMMC Area**

**Map No. 05**  
**Net Population Density – 2001**  
**DMMC Area**

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### 2.3 Demographic Projection

According to the Western Province Mega polis Urban Plan this has been identified to develop as a town with a population of about 300,000 by the year **2030**. The present population growth rate of the DMMC area is 0.95% and according to the proposed development plan, the projected population growth rate is about 1.2 to 1.5.

According to the existing population growth rate in the DMMC area the projection up to the year **2025** is as follows.

**Table 06**

	Growth Rate	Population Projection					
		2001	2005	2010	2015	2020	2025
Min. Growth rate	0.95	210,546	218661	229,247	240,345	251,980	246,179
Medium Growth rate	1.2	210,546	220836	234,407	248,814	264,105	280,336
Max. Growth rate	1.5	210,546	223,466	240,736	259,341	279,384	300,976

Base Year - 2001

Source : Dept. of Census and Statistics / UDA

### 2.3 Inferences/Conclusion

- The increase of population in the DMMC area is at a low rate and the composition is multi ethnic.
- When considering the population distribution and density, there is potential for the increase in the density within the DMMC area.
- The main feature of the population pyramid is that the economically important work force is in a wider range and shows an increase in the rate for dependents in the next 20 years.

## 01. Land Use Pattern

### 3.1 Existing Land Use Pattern

Table No. 07

#### Existing Land Use Pattern 1981 – 2004 DMMC

Use	1981		2004	
	Hectare	%	Hectare	%
Residential	1,027.9	48.8	1,196.7	56.8
Commercial	27.0	1.3	85.8	4.1
Industry	172.7	8.2	130.3	6.2
Government & Semi Govt. Institutions	83.4	4.0	111.4	5.3
Parks & Play Grounds	46.1	2.2	42.6	2.0
Road and Railway bins	124.6	5.9	145.3	6.9
Airports	109.2	5.2	109.2	5.2
Cemeteries	2.2	0.1	2.2	0.1
Religious Places	34.4	1.6	34.4	1.6
Water Bodies	38.8	1.8	38.8	1.8
Marshy Land	246.4	11.7	132.3	6.3
Agricultural / bare land	193.0	9.2	77.5	3.7
Total	2106.5	100	2106.5	100

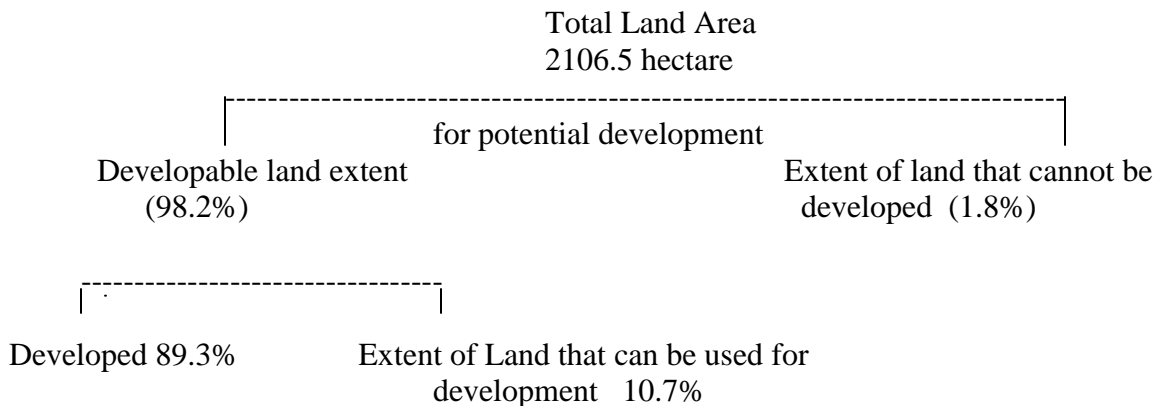
Source : Field Survey - UDA 1981 / 2004

When considering the land use of DMMC area in 2004, 98.2% could be identified as a potential land areas for development. Out of this land 89.3% has already been developed. Bare land, agricultural land, and marshy land can be identified as land that can be made use for developmental activities which is about 210 hectare in extent.

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**Map No. 06**  
**Land Use - DMMC Area**

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The land use pattern for 2004 shows that 56.8% of the total land use in the DMMC area is allocated for housing development. As not much of land is allocated for commercial and industrial development this town can be considered a residential town.

When analyzing the land use pattern in 1981 the extent of, marshy land was 246 hectare, it has been reduced by 46% i.e. 132 ha., in 2004. The reason being that marshy land is filled up and used for residential and commercial development activities. Another feature is that 5.17% of the total land is allocated for Airport activities.

### 3.1.1 Residential Development

56.8% of the total land of the DMMC has been used for residential development in 2004. This is an increase of 8% when compared to 1981. The extent of 14 perches for a housing unit in 1981 has reduced to 10.4 perches in 2001. According to the land use pattern the large extent is being used for residential purposes in Kohuwala, Nedimale, Kaudana East, Mt.Lavinia, Katukurunduwatta, Atthidiya North, AtthidiyaSouth and Kandawela G.N. divisions. Housing densities in the Railway land and the Irrigation Dept. land are low and it needs rebuilding as they are in a dilapidated state.

### 3.1.2 Commercial Development

In 1981 about 1.3% of land from the total land is used for commercial purposes. It has been increased to 4.1% i.e. 58.8 ha. in 2004. This commercial development is found to be in the town centers of Ratmalana, Nugegoda, Kohuwala and Nedimale. Linear developments are deserved along Galle Road, High Level Road, Atthidiya Road and Hospital Road.



**Table : 08****Commercial Development in Local Government Areas Around DMMC - 2000**

Local Government Institution	As a Percentage of the Total Land
Colombo Municipal Council	6.03
Dehiwala Mt.Lavinia Municipal Council	3.5
Moratuwa Municipal Council	2.7
Sri Jayawardenapura Kotte Municipal Council	4.0
Kesbewa Pradeshiya Sabha	1.4

Source : UDA

Within Colombo District, most of the commercial development has taken place within Colombo, Kotte and Dehiwala Mt.Lavinia Municipal Council areas.

**3.1.3 Industries**

While Ratmalana holds an important place in industries, it has provided employment facilities to a large number of people. Land used for industries in the DMMC area in 1981 has reduced to 21 ha. in 2000. The main reason for this is that the land proposed for industries being transferred to residential development. In the Municipal Council ward the highest industrial use (38%) of the total land use is observed in Ratmalana East division. In addition, there is a considerable establishment of industries in Katukurunduwatta, Atthidiya North, Atthidiya South and Kandawala G.N. divisions.

**3.1.4 Recreation and Entertainment Facilities.**

There are a number of recreational and entertainment activities in the DMMC area and it improves the tourism industry. When compared with other places a significant feature in land use is that 12.6 hectares is allocated for hotels and guest houses and that those situated in the vicinity of the Mt.Lavinia beach. The coastal area used for entertainment activities is 15.07 ha. and there is potential for further increase. Another important fact is that 9.04ha. of land is allocated to the Dehiwala Zoological Garden which is of national importance for recreation and entertainment activities.

The Bird Sanctuary in the marshy land of Atthidiya too can be used for entertainment activities. The tourism industry related to these activities has become a major economic activity in this area and in the future there is the possibility of developing the tourism industry making use of other tourism resources in the area.

**3.1.5 Problems Identified regarding Land Use in the DMMC Area**

- Erection of structures in marshy land without permit and large scale land filling.
- Unauthorized settlements in government lands, hinders the development activities. e.g. Land belonging to Railway Dept. and Irrigation Dept.

- Unfertilized land use of the state lands e.g. The Railway Workshop land, Airport land, property surrounding the Dehiwala-Mt. Lavinia Municipal Council.
- Incompatible uses of land e.g. Hotels and ladies colleges, industries and residences being in the other area.
- Slums and shanties being in most part of the beach.
- Unauthorized on canal and road reservations.

### **3.2 Land Value per Perch (Rs.)**

The highest land value in the DMMC area is the Dehiwala town and around the Nugegoda town. It's between Rs.10 – 14lakhs. Rs. 8-6 lakhs between the Dehiwala Galle Road and the sea coast where there is a demand for flats. The highest residential land value in the Dehiwala Mt Lavinia and Nugegoda area is Rs. 6 –4 lakhs. In Ratmalana it's Rs. 4 – 2 lakhs. The land value of reclaimed marshy land and areas with houses with low facilities is Rs. 50,000 – 100,000. (Land Value Map No.07)

### **3.3 Inference/Conclusion**

- \* The DMMC area is having potential for developing as a residential city.
- \* Of the total land in the area, bare land that can be developed is 3.7%.
- \* Demand for industrial development in the area was reduced by 2%.
- \* As low land in the area was reduced from 11.7% to 6.3%, water retention areas too were reduced.
- \* Relocated land in the area is in the range of Rs. 50,000 to 140,000.

## **4.0 Housing**

### **4.1 Existing Residential Facilities**

Land use of the DMMC area shows it being developed as a sub residential city. It could be especially being identified as a zone area for permanent and temporary residence to those employed in or commuting to Colombo. According to the Colombo regional plan prepared by Patrick Abercrombie, the Ratmalana was identified for development as a suburb for settle the excess population of Colombo. Until 1960's Ratmalana is developed mainly as a residential town. This situation was changed as the subsequent development of industries. With the increase in population and the migrant population from 1953 to 1981 the density of houses increased (Annexure 02). In the same period the increase in slums and shanties along the coast, canal and railway reservations was a major problem.

Map 7  
Land Values – DMMC Area

The total number of housing units in 2001 in DMMC area was 46,406. It is a significant land and feature that about 1,197 ha. (56.8%) of the total land is allocated in 2004 for the residential development.

**Table : No.09**

**Development of Housing Stock - DMMC 2001**

Year	No. of Families	No. of Houses	Shortage of Houses	Growth Rate/Year
1921	-	3,478	-	-
1971	25,034	24,060	974	11.8%
1981	30,988	29,160	1,828	2.1%
2001	47,359	45,406	1,953	2.8%

Source :Dept. of Census and Statistics / UDA

The total number of houses increasing from 2.1% from 1971 to 1981, to 2.8% by 2001 shows that there is a great demand for housing development in this area. When comparing the extent of residential land in the area, the average land for one resident unit is 10.4 perches. It shows that there is potential land area available to increase the housing density.

#### 4.2 Categorization of Houses

It is a significant feature that, 45,406 total number of houses in the DMMC area, 89.4% are falling into the permanent house category. Another feature is that 67.5% are separate units and 26.2% are flats and attached houses. (Ref. Tables 10 and 11)

**Table : No. 10**

**Categorization of Housing Stock - DMMC - 2001**

Category	House Units	%
Permanent houses	40,584	89.4
Semi permanent houses	3,815	8.5
Temporary	48	0.1
Other	959	2.0
Total	45,406	100

Source : Dept. of Census and Statistics

**Table : No.11****Categorization According to Nature of Houses – DMMC 2001**

Category	No. of Housing Units	%
Single houses	30,609	67.5
Attached houses	8,085	17.8
Flats	3,822	8.4
Line houses	868	1.9
Slums	374	0.8
Other /Not stated	1,638	3.6

Source : Dept. of Census and Statistics

**4.3.1 Housing Density**

The total land extent of the DMMC area is 2106.5ha. and total housing units is 45,406. Thus the gross housing density is 22 houses per 1ha. But the net housing density is 38 houses per 1ha.

**Table : No.12****Densities of Colombo District Municipal Council Areas – 2001**

	Gross Housing Density	Net Housing Density
Colombo MC	32	71
Dehiwala Mt.LaviniaMC	22	38
Moratuwa MC	20	36
Sri Jayawardenapura Kotte MC	16	30

Source : UDA

Compared to Colombo, housing density is at a low level in the DMMC area. Hence it is possible to increase the net housing density in the Dehiwala MC area.

Though the gross housing density in the DMMC area is 22 houses per 1ha, it's 40 units in the Saranankara and Kaudana West divisions. (See map 08). To increase the housing it is more important to increase the net housing density. The gross housing density is in the Mt.Lavinia G.N. division, whereas Dutugemunu, Kalubowila, Kohuwala, Galwala, Dehiwala West, Atthidiya South, Nedimale, Malwatta, Kaudana East, College, Katukurunduwatta, Wathumulla, Atthidiya North, Pirivena, Atthidiya South and Kandawela the density is less than 40 houses per 1ha. (Map 09).

Map 8  
Gross Hosing Density  
DMMC Area

Map 9  
Net Hosing Density  
DMMC Area

#### 4.4 Substandard Houses

In the DMMC area the total residential use of land is about 1,196 ha. of which sub standard houses are found in 20 ha. This is a very negligible amount when compared with the Colombo MC area. As in Colombo there are no sub standard houses in affluent areas. Low facility houses can be seen mostly in government land, road reservations and the coastal area from Dehiwala to Ratmalana. The residents of these houses are employed in informal sectors and in the fishing industries. These houses are the breeding ground for illegal activities and subsequent deterioration of social fabric.

Eventhough, no proper survey of sub standard houses in the DMMC area has been carried out recently, the available information in the DMMC reveals that the number of sub standard houses as 4,792 which is 10% of the total housing. In addition to it there are about 10.6% of houses belong to semi permanent, temporary and other grades.

Sub standard houses are distributed in the under mentioned areas as follows.

1. Coast line –Ratmalana, Dehiwala Mt.Lavinia
2. Railway reservations
3. Kandawalawatta land belonging to the UDA
4. Land belonging to the Ratmalana Railway Dept.
5. Land belonging to the DMMC
6. Around Irrigation reservation and Irrigation housing complex
7. Badowita area

Out of the entire low facility housing units 2,100 are found on the coastal line. *Also the Badowita housing project too by now has turned out again to be like slums. Further, a considerable number of families that were resettled at Badowita have deserted and settled down again in the coast line.*

*However, it is difficult to effect projects like Sahaspura as these settlements are not distributed in high valued areas such as Colombo.*

#### 4.5 Housing Needs

**Table No. 13**

**Demand for houses (1999 – 2003) – DMMC Area**

Year	Total applications for Buildings	Residential	Percentage
1999	1,070	674	63%
2000	1,023	834	81%
2001	920	814	88%
2002	1,000	709	71%
2003	1,123	738	65%

Source : DMMC

The above table indicates the total number of building applications for approval, most of them are for residential purpose. The housing demand increased from 63% in 1999 to 88% in 2001.



**Table No. 14**  
**Projected Housing Needs – 2020**

	1981	2001	2020
Population	173,529	210,546	264,105
No. of Families	30,988	47,359	64,415
Existing total houses	29,160	45,406	61,002
Delicated houses (1%)	291	454	610
Annual Constructions (1.2%)	350	545	732
Housing shortage	1,769	1,862	3,291
Repairable houses (10.5%)	2,624	4,822	4,822
Total houses need to be constructed	4,393	6,684	8,113

Source : UDA

*Within the DMMC area there will be an excess demand of 8,113 houses by 2020. Therefore 421 houses to be constructed.*

#### **4.6 Identified Housing Problems**

- Of the total houses 10% belong to the temporary category.
- Temporary houses are distributed to a great extent in Government lands, canal reservations, tank reservations and coastal belt.
- Relocated people from the coastal belt have returned to the original coastal area..
- Inadequate land to resettle the coastal belt dwellers.

#### **4.7 Inferences/Conclusion**

- Of the total housing 10% belongs to the substandard category.
- There is a trend to construct new houses to cater the needs, in this area.
- Trend is to put up flats in the area.

#### **5.0 Economic Background**

This area borders the Colombo Municipal Council has features similar to the Colombo city and plays an important role in the national economy. The DMMC area has been developed as a commercial, industrial and service center, except the agricultural area. There is a significant development in industry, commerce, services, tourism and fisheries. Many large scale old heavy industries and local and foreign industries are located in this area. These industries provide livelihood to a large work force in this area.

## 5.1 Industries

The establishment of the industries were concentrated in the following plans.

### 1. Katukurunduwatta area.

In Katu Kurunduwatta, initially 5 industries were established in an extent of 27 acres of land. The Asbestos and Battery producing industries were established by Browns before 1955 and 1980 respectively. These industries are located in high density residential areas of Katu Kurunduwatta. The continuous toxic exhausts from these industries causes heavy pollution to the residence of this area.

### 11. The Airport Area

In this area the industries were established in proximities to the Galle Road, Airport Road, Atthidiya Road, and within 158 acres of the Railway Works Department's land. The industries which were opened during the period from 1960 to 1965 in this area Confectionaries, Mechanised cloth production and spare parts for machines.

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### Map No. 10 Industrial Locations – DMMC Area

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#### 111. Borupona Kandawela Area

In this area large scale industries such as garment industries, Bata Factory, Lanka Machine Leaser Company, Amco Industry was opened prior to 1955.

*Recently the UDA too have located industries in this region.*

*In 1981 172.7ha was allocated but by 2001 it had reduced by 40 ha. According to the present land use in the DMMC area 130.3 ha has been set aside for industries. It's 6.2% of the total land area.*

*In 1998 there were 185 industries including 69 large scale industries of which 44 were causing other forms of pollution and 18 noise pollution. Out of the large scale industries, 25 were considered non pollutant. Textile, metal goods, chemicals, pharmaceutical productions and service oriented were amongst them. These are located in Katukurunduwatta, Borupona and the old Airport areas.*

*The UDA paid more attention to starting industries in Ratmalana area but when locating them as there was difficulty in finding suitable land which located within the residential zone.*

### Map 10 Industrial Locations DMMC

### **5.1.1 Problems Caused by Industries**

- Large scale industries unsuitable for residential environment being established in Ratmalana residential area. e.g. The Asbestos industry.
- The ground water is contaminated due to the disposal of solid wastes.
- Infrastructure facilities rendered inadequate for residential purpose due to the industrial development.
- Discharge of solid wastes from industries into waterways causing health hazards.
- Improper planning, regarding the location of industries.
- As industries are located in a haphazard manner, adaptation of proper zoning system appears to be impossible.

## **5.2 Fishing Industry**

The coastal line being is in the western border of the DMMC authority area, is of economic importance to the development of the fishing industries. Though this coastal border is about 8km. in length, the fishing industry is carried out mainly in the coastal area from Mt.Lavinia to Ratmalana. *Ma del (nets) are used for fishing and deep sea fishing boats (bahu dina yathra) and other modern methods are not used.* There are 569 families engage in fishing as their livelihood, about 100 families are indirectly involved in this industry. The fish production is about 5000 tons per month. Fish sales are carried out in three “fish auctioneering centres” (lellama).

### **5.2.1 Problems Associated with the Fishing Industry**

- Inability to involved in fishing during the off season.
- Modern techniques not being employed in the fishing industry.
- Most of the fishing industries are controlled by intermediary.
- As most of the fishermen do not own boats they have to depend on intermediary for their livelihood.
- The existing housing stock for fishing community are not up to the standards.

## **5.3 Tourism**

The Mt. Lavinia is being declared as a tourist promotion area by the Tourist Development Act No.14 of 1960 and is identified as one of the 45 tourist zones by the Ministry of Tourism.

Mt.Lavinia area is well known as a coastal tourist spot, for tourists and it is especially popular among the tourists from European countries. The hotels in this region earn a large amount of money from tourism industry.

**Map 11**  
**Hotels - DMCC**

*A major factor in the land consumption of the DMMC area is that 12.6 ha. of land use has been allocated for hotels and restaurants. There are 21 tourist hotels in this area registered in the Tourist Board on the other hand there about 100 small unregistered guest houses and restaurants. In addition to that there are unauthorized kabanans and restaurants are found along the coast line. While there are 624 rooms with all facilities in the registered hotels, the average annual occupation is 43%. Due to the conflict atmosphere in the country. After 2001, this has increased to 60% because of the peaceful conditions.*

The Dehiwala Mt.Lavinia area is considered as a local tourist centre due to the existence of serene coastal beach and national zoological garden.

The Dehiwala Zoological Garden which was started in 1926, is being daily visited by approximately 3,385 local and foreign tourists as it is located close to Colombo with good transport facilities.

Though the daily number of visitors to the Zoological Garden has increased, problems have come up as the common amenities have not increased relatively. The major problem is not having adequate parking space for the tourist vehicles.

**Map No.11  
Hotels - DMMC Area**

**5.4 Labour Force and Employment**

The total population of DMMC authority area is 210,546; of which 56%, that is 117,946 belong to the labour force. *From those above 10 years 90,436 falls into the category of economically active of which 96% are employed and unemployment is 4%.*

**Table No. 15**

**Categorization of employees – 2001**

Profession	Number	Percentage
Managers and higher officials	5,136	6
Professionals	7,720	9
Technical officers	13,720	16
Clerks	7,444	8.5
Service labourers & traders	7,391	8.5
Agriculture / Fisheries	581	0.5
Associated to carpentry	11,333	13
Machine operators	9,392	11
Non formal sector	15,287	18
Business owners	3,457	4
Other	4,932	5.5
Total	86,452	100

Source : Dept. of census and Statistics

*In the DMMC area 18% of the labour force falls under informal sector and 16% are professionals. It's an important fact that 65% of those employed are in the private sector.*

**Table No. 16**  
**No. of Employees in different Sectors – 2001**

Sector	Number	Percentage
Government	12,431	14%
Semi Government	3,890	4.5%
Private	56,159	65%
Employers	1,854	2%
Self employment	11,041	13%
Unpaid domestic workers	1,057	1.5%
Total	864,532	100

Source : Dept. of Census and Statistics

The industries, commerce, *services* and the hotel industry generate more employment. The presence of 69 large scale industries and 21 registered hotels enhances the creation of more employment.

There are about 3,000 employees working at Ratmalana Railway Workshop. In addition there are large number of employees are employed in Ratmalana Airport, the Navy Camp, the Kalubowila Hospital, other government and private sectors. This produces large daily commuters, which enhance the economic development of this area.

## 5.5 Economic Situation in DMMC Area

*As compared to other local government institutions in Sri Lanka, the DMMC could be considered in a good economic position. In 2004, the estimated total income for the DMMC was about Rs.415 million.. 30% of this is from rates tax. A significant fact is that 33% of the total is from aid.*

**Table No. 17**  
**Income Summary – 2004**

Income	Percentage
Rate Tax	30
Other taxes	2
Rent	3
Licenses	3
Service charges	4
Fines and warrants	2
Other income	33
Capital grants	5

Source : Budget – DMMC 2004

In the DMMC area about 52 % of the income is spent on salaries, 16% on transport needs and other services and 10% on capital expenditure.

### **Inferences/ Conclusion**

- The income of the DMMC area is based on industries, the tourist trade, commerce and service activities.
- Most of the people are employed in the private sector.
- The DMMC has the financial ability to contribute towards development activities of the area.

## **6.0 Physical Infrastructure Facilities**

### **6.1 Road Network**

When considering the road network system, the Galle Road, which traverses from North to South, plays an important function in transportation system within the DMMC area. In addition there are Grade A and Grade B roads, numbering 9 and 22 respectively are found in the road network system. All these roads have effective linkages with the peripheral towns of the area.

When the land use pattern is compared with the road net work, about 7% of the total land is being used for the same. The linkages, with the 'A', 'B' grade roads and also with other roads of the Municipality. Accordingly the management and maintenance of the roads in the Dehiwala-Mt.Lavinia town falls under the perview of following institutions.

1. RDA.
2. Provincial Road Development Authority.
3. Municipal Council
4. Private Roads

Though, as a whole there are good linkages between the roads there are number of problems. The major problem lies in the narrowness of existing roads and improper maintenance. In addition, roads in this town which were constructed for residential use are now being used for industrial transport causing damages.

- In sufficient width of roads for housing units and commuting vehicles.
- Poor maintenance of By-roads.
- Parking of vehicles on either side of the roads.
- Difficulty in widening the roads due to physical restriction such as waterways, swamps, drains.

**Map No. 12**  
**Road Network**  
**Dehiwala Mt.Lavinia MC Area.**



### 6.1.1 Road Accidents

The DMMC area consists of Dehiwala, Mt.Lavinia, and Kohuwala police stations respectively. A high volume of vehicles are passing through the main road such as High level road, Galle road and Colombo – Horana road. This needs a proper traffic control services.

**Table No. 18**

**Road Accidents – 2003  
Dehiwala Mt. Lavinia Municipal Council Area**

Details	No. of Accidents	Percentage
Fatal accidents	34	2%
Serious injuries	92	4%
Minor injuries	190	9%
Property damage by accidents	1744	84%
Others	22	1%
Total	2082	100%

Source : Dehiwala, Mt.Lavinia, Kohuwala Police reports.

Within the DMMC area the frequent traffic congestions and accidents occur on Galle Road, in addition to the Hill Street, Hospital Road, Dharmapala Road, and Dutugemunu Street. The most of the road accidents are reported to have occurred in the under mentioned junctions.

- Dehiwala junction
- Mt.Lavinia junction
- Maliban junction
- Atthidiya junction
- Angulana junction
- De Soyza Flats junction
- Nugegoda junction
- Sunethradevi Temple junction

The Galle Road is having the highest number of accidents and traffic congestion because of the haphazard parking of vehicles on either side of the road. In order to minimize this, parking on Galle Road has been prohibited during the day times as follows :

Sea side – 7.00a.m – 12 noon  
Land side – 12 noon – 8.00 p.m.

When compared with the previous year there seems to be an increase in accidents. The cause for this is roads are not being widened considering to the increase of vehicles, increase in population density, absence of pavements, and violation of traffic regulation. The highest number of accidents are reported to have occurred specially on Mondays between 7.00a.m. to 2.00p.m and 4.00 p.m to 9 p.m.

The following problems are being identified regarding congestion of vehicle in the DMMC area.

- Road not being divided by an island at Bellanthara junction
- Inadequate iron railings dividing the Galle Road at nodal points.
- The turn off to Hospital Road at William Grinding Mill junction not being provided by an Island.
- Large number of potholes on Dutugemunu Road
- Division of the road into lanes without considering the width.
- Inadequate Bus halts and pedestrian crossings
- Bus halts being located closer to junctions
- Pavement hawkers being on either side of the main roads. e.g. Galle Rd., Hill St. Dutugemunu Mawatha etc.
- Non availability of traffic lights at Belek kade junction, Angulana junction, and Golu madama junction.

## 6.2 Transport

*When considering the transport of the DMMC area we see that it contributes to all main transport systems. As important places such as the Kalubowila Hospital, the Zoological Garden private educational institutes are in this area and for commercial needs, a large number of people commute to this area and the Nationalized Transport service, private buses and the railway provide their services.*

### 6.2.1 Passenger Bus Service

The Nationalized bus service and the private bus services contribute to the internal passenger transport services. In addition, the out-station bus services and the intercity bus services on main roads such as High Level Rd., Horana Rd., Galle Rd. running across this area too make a major contribution. There are three bus terminals at Karagampitiya, Mt.Lavinia and Dehiwala. Further, sub bus terminals too are located at Bakery junction, Ratmalana Railway Station and the Borupona junction for private buses and nationalized buses to operate.

**Table No. 19**

**The Number of Bus Terminals within the DMMC Limits**

Bus Terminal	Private Buses				Nationalized buses			
	Route No.	No. of Roads	No. of buses Plying a Day	No. of trips	Route No.	No. of Roads	No. of buses plying a Day	No. of Trips
Karagampitiya	176	01	56	4.5	-	-	-	-
Dehiwala	119,163,118,156,167	05	134	4.5	119,163,176,118,981	05	-	-
Mt.Lavinia	155,255,147	03	110	4.7	255,154,147,163	04	35	5
Bakery Junction	147	01	10		147	01	02	20
Ratmalana Railway Station	117	01	25	4.5	-	-	-	-
Borupona Junction	256	01	06	4.5	256	01	02	21

Source : Western Province Passenger Transport Authority.

### 6.2.1.1 Existing Problems

- Buildings in the bus stand at Mt.Lavinia junction is in a dilapidated condition.
- Ownership of the Nationalized Bus terminal land.
- Inadequacy of space for bus terminals at Dehiwala, Karagampitiya and Borupone junction and the non availability of buildings.
- Non availability of toilets and water facilities.
- *The Nationalized bus service and private buses operating on two different time schedules.*
- Non availability of parking space for extra buses.

### 6.2.2 Railway Transport

The coastal railway line lies on the western side of the area. This railway line directly connects the city of Colombo to the Southern cities with 44 trains daily plying up and down. The DMMC limits accommodates Dehiwala, Mt. Lavinia and Ratmalana railway stations. The railway transport could be providing efficient passenger bus services to these stations.

**Table No. 20**

**Activities of Railway Stations – DMMC - 2004**

Railway Station	Average Issue of Tickets / Day	Monthly season Tickets	No. of Passengers Arriving / Day
Ratmalana	2000	1000	3000
Mt.Lavinia	250	200	1200
Dehiwala	1850	44	1800

Source : Dehiwala Mt.Lavinia, Ratmalana Railway stations

According to the above table no. 20 : the total passengers disembark at Ratmalana railway station are approximately 3,000/day, out of which 90% passengers are employees attached to the railway workshop. The number of railway passengers increase during holidays and weekends, especially in Dehiwala and Mt. Lavinia.

#### 6.2.2.1 Problems at Railway Stations

- Dilapidated condition of the Railway Station building.
- Insufficient amenities for passengers.
- Non availability of passenger bus services at Mt. Lavinia Railway Station.

### 6.3 Water Supply

The entire DMMC area is provided with pipe borne water, out of the total number of families 91.7% uses pipe borne water. Approximately 6530 families uses common stand pipes facilities.

**Map 13**  
**Water Supply DMMC**

**Table No. 21****Drinking Water Sources – DMMC –2001**

Water Source 1997	No. of Families	Percentage %
Pipe water – individual use	36,822	77.9
Pipe water - Common	6,530	13.8
Wells	2,627	5.6
Tube wells	54	0.1
Other	1,260	2.6
Total	47,293	100

Source : Census and Statistics Information – 2001

The Water supply project for Dehiwala mooted in 1959 and expanded subsequently. The maintenance and development of water supply is handled by the National Water Supply and Drainage Board.

The diameter of the pipelines for the distribution of water within the Municipal Council area falls within the range of 100mm. to 600mm.

The Daily requirement of water within the DMMC authority area.

**Table : No. 22****Daily Water Consumption (Units)**

( 1 Unit = 222 gallons)

Year	No. of Units
1981	5,126,960
1986	5,631,360
1991	6,066,200
1996	6,535,500
2004	9,624,430

Source : National Water Supply and Drainage Board (Dehiwala)

In 1981 the daily water requirement was 5,126,960 units and by 1986 it was raised to 5,631,360 units. *Out of the 08 planning units the major consumption of water is taking place within Dehiwala planning unit.* In 1996 it has increased by 1,466,430 units, due to the transformation of Dehiwala planning unit into a Central Business area. Ratmalana planning unit comes second in the daily consumption of water, due to the presence of industries in the area which requires large amount of water.

**Table No. 23**

**Water Consumption Pattern (2004 May)**

Use	Units
Residential	36,729
Commercial	2,024
Industries	87
Sacred Places	140
Water drains	403
Other	539
Total	39,927

Source : National Water Supply and Drainage Board ( Dehiwala)

Though 92% of the water consumers in the DMMC area use pipe borne water only 81% of them have water connections.

There is lower pressure of water supply in Kaudana and Dehiwala Hill Street.

**6.3.1 Problems regarding existing water supply.**

- i. Illegal connections and damaged water supply lines.
- ii. Wastage of water due to leakage.
- iii. Low pressure.

**6.4 Sewerage**

While the sewerage system of 1986 (Map No. 14) for Dehiwala area is still in function there hasn't been any proposal to extent the same. 2500 sewerage connection are made during the period of 1986 up to May 2004. Since a large number of sanitary facilities of the tourist hotels are not connected to this sewage system, the maximum use of this system is not yet obtained.

**6.5 Drainage**

The drainage system established and developed within the DMMC authority area is functioning smoothly. Due to this, the rain water runs off smoothly except in few places. The DMMC has constructed the drainage system with the aid from the Asian Development Bank.

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During rainy days there is a threat of floods and water stagnation in certain areas. This is due to unauthorized construction and filling of lands.

The geographical drainage pattern of the area mentioned above is favourable to the natural drainage system. The following can be cited as an example.

- i. The ocean being on the western border.
- ii. Marshy land connected to the Weris Ganga.

**Map 14**  
**Existing Sewerage System DMMC**

The drainage system associated with roads are maintained by the RDA, Provincial RDA and the DMMC.

Damage to the drainage system took place due to illegal constructions and filling of land. The activities in the agricultural land, bare land and swamps has affected significantly.

There will be a major crisis in the drainage of the area if the condition shown in the table below is not arrested.

**Table No. 24**

**Use of Water Retention Land – DMMC**

Land use	1981 (hectare)	2004 ( hectare)
Agriculture and bare land	193.6	77.5
Marshy land	246.4	132.3
Water ways	38.75	38.75

Source : Land use pattern, Field survey and UDA – 1981 / 2004

Marshy land area of 246.4 ha. in 1981 had reduced to 132 ha. in 2004. This is a major problem which needs to be addressed immediately.

### **6.5.1 Problems in the Drainage system**

The poor maintenance of drainage system comes under the purview of the RDA, Provincial RDA and the Municipal Council leads to flooding of roads during rainy days. This creates problems for vehicle parking. In addition the under mentioned illegal activities attribute to the flooding.

1. Filling of low lying land ( swamps and abandoned paddy fields)
2. Constructions, encroachment of land and narrowing of canals.
3. Poor maintenance of drains and canals.
4. Disposal of the garbage into surface drains and waterways.

### **6.6 Electricity**

The Ceylon Electricity Board has the authority to supply electricity to the DMMC authority area. The entire Municipal Council area has been covered, and 92% of the houses are provided with electricity connections. In 2001 according to information from the Dept. of Census and Statistics 6% still use kerosene oil.



**Map 15**  
**Electricity Network DMMC**

**Map 15**  
**Electricity Network DMMC**

**Table No. 25**  
**Electricity Supply DMMC authority Area**

Use		2001	2002	2003	2004
Residential	40,930	41,910	42,924	44,194	44,827
Commercial	3,794	3,903	3,976	4,184	4,278
Industries	99	104	107	110	112
Sacred Places	134	138	144	150	155
<b>Total</b>	<b>44,957</b>	<b>46,055</b>	<b>47,151</b>	<b>48,638</b>	<b>49,372</b>

Source : Ceylon Electricity Board – Dehiwala Mt.Lavinia – year

As a whole, this area gets continuous electricity supply, but due to occasional break downs there are disruptions in the supply.

## **6.7 Telephone Facilities**

The Sri Lanka Telecom network covers the entire DMMC area. In addition there are private telephone services such as Suntel and Lanka Bell too have provided facilities. As there are no waiting list for Sri Lanka Telecom telephone connection future telecommunication needs can be met readily.

## **6.8 Solid Waste Disposal**

### **6.8.1 Back ground**

The DMMC can be seen as a rapidly urbanized region with a high population density, and subjected to industrial activities. As a result, the quantity of solid waste has increased.

Though there has been an improvement in the methodology of management of the solid waste collected over the years, there is no environment friendly solid waste management still implemented within this area.

According to the data provided by the DMMC the daily collection of solid the waste is around 150 – 163 metric tons.

The solid waste consists of :

- Household and commercial waste
- Industrial waste
- Hospital waste

#### **6.8.1.1 Waste disposed from houses and shops**

The data provided by the Municipal Council, indicates that the total population of the area is 210,546 with 45,406 houses. As a result, majority of the solid waste are being collected from the houses. Further, the shopping complexes, food outlets, hotels too are generating fair amount of waste.

### 6.8.2 Present position in solid waste disposal

The collection of solid waste is carried out at common collection centers and collection centers on either side of the roads. As a first phase in collection, the solid waste is brought to the temporary collecting centers by 25 hand carts and then it's taken by tractors to the sorting center at Badowita.

**Table No. 26**

#### **Solid Waste Management Facilities – DMMC - year**

Facilities	Number
Officers	
Engineers	01
Medical Health Officer	01
Public Health Inspector	14
Labourers	585
<i>Vehicles and Machinery</i>	
Large compactors	07
Small compactors	07
Dump trucks	04
Container transport machines	02
Tractors	22
Care Clean tractors	05
4km. Compactors	04

*Source : DMMC- year*

### 6.8.3 Proposed Final Disposal Ground

Though the DMMC signed an agreement recently with Burns Environmental Technologies for 20 years for the disposal of garbage generated in 29 zones, it was not properly carried out due to shortage in temporary solid waste collecting centers. Recently a place called Karadiyana in the Kesbewa Pradeshiya Sabha area has been identified for waste disposal. It has become a major problem in DMMC area to find a suitable disposal ground. The awareness among the people of the area is also at a very low level.

### 6.8.4 Inferences/ Conclusion

- Though, the water, electricity and telecommunication facilities cover the entire area the capacities should be increased for future development.
- Road network should be improved according to the developmental needs.
- *The railway is used to a minimum in making the transport system efficient.*

## 7.0 Social Infrastructure Facilities

### 7.1 Education

Education facilities within the DMMC area are being fulfilled by Government schools, private schools and educational institutions.

Out of the 37 government schools within the limits of Dehiwala – Mt. Lavinia Municipal Council, one is a national school and the others are under the administration of Provincial Councils. However the administration of all these schools falls within Piliyandala Zonal Education Office.

**Table No. 27**

**Categorization of Schools  
DMMC - 2001**

School Category	No. of schools	Percentage	No. of students	Percentage
1AB	10	24%	20,299	71%
1C	06	16%	3,401	12%
2	16	13%	3,896	14%
3	5	16%	879	3%
Total	37	100	28,475	100%

Source : Zonal Education Office – Piliyandala

Accordingly only 10 schools (24%) within this area falls under Grade 1AB, consists of 71% of the total student population. Category 2 and 3 consists of 21 schools where only 17% of the total number of students are being educated. This indicates that, a large number of students are attending a few reputed schools. Even though the school going age population in the area is 46,716, only 28,475 are attending the school. It is seen that the majority of the students (40%) are drawn to popular schools in Colombo.

The teacher student ratio in schools in this area are comparatively at a high level. (Annexure 03). In second and third category schools there are an excess of teachers. The primary level schools do not have enough facilities for students resulting in exodus of children to schools in Colombo.

Children of low income families only remain in these schools. There are about 07 such schools (less than 150 students) in the DMMC area. The continuing deteriorated situation results in the closure of Mihindu Vidyalya in 1999 and Sri Gunalankara Vidyalaya in 2000.

#### *Other Educational Facilities in the Area*

Private Schools	-	06
Piriven Institutions	-	06
Daham Pasal	-	66
Vocational Training Centers	-	02
Deaf and Blind schools	-	02
Sir Jojn Kothalawala Defence Academy	-	01
Technical Colleges	-	02

Municipal Council Pre- Schools	-	15
Private pre- schools	-	42

There are number of educational institutions in the DMMC area centered around Nugegoda and on week ends there are large amount of students in these institutes. e.g. There are approx. 5000 students attending Sakya Educational Institute during week ends.

### 7.1.1 Education Level of the Area.

22 % of the total population is of school going age. Only 44% of the population in the age group of 3-6 year attend pre- schools. The literacy rate in the DMMC area is of 96.3%, considered to be a significant factor.

**Table No. 28**

#### **Educational Level - DMMC -2001**

Literacy Level	Number of students	Percentage
Year 1 – 10 educated	89,338	45
Passed GCE O/L	54,968	27
Passed GCE A/L	35,964	18
Up to Degree Level	1,802	1
Degree	5,812	3
Post Graduate Diploma	436	0.2
Not attended school	6,549	3.0
Other (not stated)	420	2.1
Total	199,074	100

Source : Dept. of Census and Statistics

### 7.1.2 Identified problems

- Three schools are situated within the tourist industrial area.
- Only 17% of the total student population obtained their education in 29% of the schools.
- Inadequacy in the number of students leads to the closure of two schools.
- 40% of students attend schools outside the area.
- There are 10 schools with less than 200 students.

### 7.2 Health sector

Compared to the other areas, the DMMC area has an important place in health facilities as the Colombo South National Teaching Hospital is located within the Municipal Council area. There are private medical clinics as well as pediatric and maternal clinics run by the municipal council spread to the entire area. The Siddhalepa Aurvedic Hospital which is a major indigenous hospital along with other Aurvedic hospitals are available throughout this area.

This area is divided into 10 health zones to make health services more efficient and methodical. Accordingly, the Municipality has established maternal and pediatric clinics within

this zone. These clinics have helped to maintain the health of the children and expecting mothers to be at a high level. Though necessary facilities have been provided to the residents of this area complete eradication of mosquito is still to be achieved.

### 7.2.1 Existing Health Facilities in the Area –2004

Government hospital	-	01
Private hospital	-	02
Government Dispensary	-	03
Private Dispensary	-	08
Dental Surgeries (Municipality owned)	-	03
Municipal Ayurvedic Dispensary	-	04
Maternity and Pediatric Clinic	-	09

#### *Colombo South Hospital - Present situation*

Wards	-	18
Beds	-	606
Annually treated indoor patients	-	47,174
Annually treated OPD patients	-	661,324

### 7.2.2 Identified Problems

- Inadequacy of wards, beds, and specialist doctors in the National Hospital.
- Available space is not properly utilized.
- Inadequacy of car parks.
- The unplanned development of the surrounding area of the hospital leads to occupation of unauthorized vendors.
- Non availability of proper hospital waste disposal system.
- Non availability of a garbage disposal system.
- Discharge of Effluents of houses and hotels into drains meant for rainwater.
- Flooding due to unplanned filling of low lying land.

### 7.3 Religious Places

Out of the total population in the DMMC area, 72% are Buddhist, 22% are Christian and 9% are Muslim and about 5% are Hindu; which demonstrate the multi religious character.

**Table No. 29****Percentage of Population According to Religion and Religious Places  
DMMC Area – 2001**

Population by Religion		Religious Places	
Religion	Percentage	Category	Percentage
Buddhist	72	Temples	82%
Hindu	5	Churches	15%
Christian	13	Mosques	5%
Islam	9	Kovils	2%
Other	1		
Total	100		100

Source : Dept.of Census and Statistics / DMMC

The above table illustrates the homogeneous distribution of religious places among the population. While Buddhist places of worship are located throughout the Municipal Council area, other places of worship are being located in the area where that particular community resides.

**7.4 Common Facilities**

The following common facilities are available to the people in the DMMC area and for the floating population.

**Table No. 30****Common Facilities - DMMC Area**

Category	Number of Units
Cinema Hall	05
Public markets belonging to the MC	03
Weekly Fair	02
Play grounds and park	14
Library	06
Reading Hall	06
Auditorium	01
Cemetery	05
Crematorium	03
Public Toilet	38

Source : DMMC – 2004

**7.5 Common Open Space, Playgrounds, Green Area including Parks****7.5.1 Introduction**

The Dehiwala Mt.Lavinia Municipal Council area, the second largest urban area in Sri Lanka is 2106.5 hectares in extent. According to the census and Statistics Dept. report of the year 2001 the population is 210,546 and by 2020 it is projected as 263,153. Considering the



minimum open space of the UDA as 1.4 ha for 1000 persons, 368 ha shall be available for the year 2020. However considering the demand for land use and the shortage of land owned by the Government and Municipal Council, the extent for open parks has been brought down to 01ha.(2.5 acres) per 1000 and a common open park plan on reduced extent had been prepared by the UDA Environment and Landscape section in collaboration with Dehiwala Municipal Council in 1999. Accordingly for the year 2020, 263ha had to be allocated for common open parks and entertainment. At present the identified land has been allocated to other uses and there by a situation has arisen where these urban parks and other facilities cannot be risked. Therefore the minimum extent of the park has to be brought down to 0.8 ha. per 1000 persons by the UDA.

### **7.5.2 The Existing Common Parks and Playgrounds in the Dehiwala Municipality Area.**

At present land allocated for parks and playgrounds in the Municipality area, inclusive of playgrounds that need to be developed is 19.466 ha. *They are being categorized under the UDA common open entertainment concept. (See Annexure 03)*

### **7.5.3 Problems faced while improving the Common Open Areas of Dehiwala Municipal Council**

- Shortage of land for parks due to unplanned development in the past.
- Difficulties in maintenance and management.
- Increase in land values and private ownership.
- Land identified for parks are being allocated for other purposes.
- Scarcity of bare lands to both government and U.C.

### **7.6 Inferences/ Conclusion**

- *A considerable number of students in this area attend to popular schools in Colombo.*
- *Due to the shortage of land, the land allocation for open space, parks and playgrounds have to be reduced to 0.8 ha to 1000 persons.*

**Map No. 16**  
**Existing Parks, Playgrounds & Open spaces**  
**DMMC Area**

## 08. Strengths, Weaknesses, Opportunities & Threats Analysis

Strengths	Weaknesses	Opportunities	Threats
<p>*Being in the border of Colombo the main commercial city of Sri Lanka, and the capital, Sri Jayawardenapura Kotte Municipal Council.</p> <p>* The nationally important Ratmalana local Airport, the Dehiwala Zoo and the Colombo South National Hospital being within this Municipal limits.</p> <p>* Galle Road which links the south and High Level Road, linking Sabaragamuwa and the central region being within these municipal limits.</p> <p>*Being in the core zone of the Greater Colombo structure plan and Dehiwala being identified to develop as a commercial center.</p> <p>*Being the second largest Municipality in population.</p>	<p>* Zonal connections being limited due to waterways and swamps.</p> <p>* Problems arising when preparing and effecting plans as a part of the Nugegoda town comes under Dehiwala Municipality and part under the Sri Jayawardenapura Kotte Municipality.</p> <p>* About 10% of the housing stock falling into the category of low facility houses.</p> <p>*The width of roads being insufficient in relation to the housing units and vehicular traffic.</p> <p>*Roads becoming congested due to vehicles parking on either side and pavement hawkers.</p> <p>*Heavy traffic congestion on Galle Road.</p>	<p>* Developing as a commercial center together with Colombo.</p> <p>*Developing the Ratmalana Airport as a national or international airport.</p> <p>*Forming a tourist zone for the development of the tourist industry.</p> <p>*Developing the Bird Sanctuary further and opening it to tourists and local visitors.</p> <p>*Ability to develop the tourist zone within the 100meter reservation zone.</p> <p>*Increasing the residential development.</p> <p>*Relocation of houses along the coast line and opening the coastline for tourist activities.</p> <p>*Evicting encroachers and developing the Atthidiya Sanctuary.</p>	<p>* Supplying common car parks and obtaining land.</p> <p>* Schools being within the tourist zone.</p> <p>* Illegal settlers in government land.</p> <p>* Limitation of development activities in the 100 meter reservation zone.</p> <p>* Scarcity of land to relocate the low-income houses.</p> <p>* Most land being owned by the private sector.</p> <p>* the value of land increasing.</p> <p>*Allocating of funds for development activities.</p>

<b>Strengths</b>	<b>Weaknesses</b>	<b>Opportunities</b>	<b>Threats</b>
<p>* The zoo, the bird sanctuary, coastline and tourist hotels which are important for the tourist industry being in the area.</p> <p>* There being a drainage system created by the land use pattern and the existence of water bodies, canals and swamps.</p> <p>* Two major road development schemes being proposed. Namely, the Baseline Road extension and the new Marine Drive.</p> <p>* 4.1% of the total land consumption being allocated for Commercial use. Colombo MC - 6.03 Moratuwa MC -2.7 Sri J'pura Kotte-4.2</p>	<p>* Population increasing at a low rate.</p> <p>*Incompatible land use due to land use pattern being not methodical.</p> <p>*Illegal land filling and construction on a large scale in the Atthidiya marshy land.</p> <p>*Illegal construction being done on state land and canal and road reservations.</p> <p>*Existence of under used state land.</p> <p>* Scarcity of highland for residential development.</p> <p>* About 2100 housing units being in the coast line.</p>	<p>*Improving road connections by building bridges across canals.</p> <p>*Supplying access connections to the southern expressway.</p> <p>*Making use of underused state land for development work.</p> <p>*Making maximum use of land by planned land development.</p> <p>* Opening up the coast line and improving the environmental condition.</p> <p>* Possibility of improving the tourist trade together with the fishing industry.</p>	<p>* Obstructing the waste water lines connected to water ways.</p> <p>*Demand for development of land lots between the coast and Galle Road.</p> <p>*Non availability of state land for the development of bus terminals.</p> <p>*Having to curtail development around the Airport.</p> <p>*Problems arising in road development due to rules and regulations not being effected properly in building construction.</p>

<b>Strengths</b>	<b>Weaknesses</b>	<b>Opportunities</b>	<b>Threats</b>
<p>* Existence of state land belonging to the Irrigation and Railway departments that could be used for development.</p> <p>* Transport network being strong due to air, rail and high ways.</p> <p>*The coastal railway line with three stations within the Municipal limits connecting the southern region being the western border of the Municipality.</p> <p>* The existence of a coast line where fishing industry can be developed.</p> <p>*The Municipal Council having an annual income of over Rs. 400 million.</p> <p>* Economically active group in the population being broad.</p>	<p>* The Ratmalana Airport being under – used.</p> <p>*Shortage of space and buildings for bus terminals.</p> <p>* Non availability of space for car parks in town centers.</p> <p>* Connections between rail stations and bus halts being insufficient.</p> <p>*Inadequacy of facilities and space for the Dehiwala zoo.</p> <p>*Some schools having to be closed down due to non availability of minimum facilities and lack of students.</p> <p>*Schools being situated within the tourist zone.</p> <p>71% of the total students are educating in the 24% of schools in the area.</p>	<p>* Joining rail and bus stations and improving transport connections.</p> <p>* Opening up access ways and increasing opportunity for development.</p> <p>*Providing adequate facilities and developing the substandard (less facilities) schools.</p> <p>*Developing a few selected schools in the area to national level.</p> <p>* Health services provided by the municipality to be improved.</p> <p>* By affecting the Kaluganga project, to increase the water supply.</p> <p>* Possibility of providing more connections from the existing sewerage system.</p>	<p>* Reallocation of schools which are within the tourist zone.</p> <p>* The sewerage system not being included in development needs.</p> <p>* Difficulty in obtaining land for solid waste disposal.</p>

<b>Strengths</b>	<b>Weaknesses</b>	<b>Opportunities</b>	<b>Threats</b>
<p>* Having water, electricity, telecommunication systems covering the Municipal Council Area.</p>	<p>* Health facilities not being distributed equally in the whole area.</p> <p>*13% of the total families in the municipal area use common water taps.</p> <p>*Wastage of water is close upon 24%.</p> <p>*The sewage system not covering the entire Municipal area.</p> <p>* The under-use of the existing sewage system.</p> <p>* No place being available for solid waste disposal.</p> <p>*Garbage collection not covering the Municipal area daily.</p> <p>* Water bodies and environment being polluted by discharge of waste.</p> <p>* Government offices being scattered.</p>	<p>*Effecting programs on solid waste management.</p> <p>*Establishing a Government office complex.</p> <p>* Develop waterways and make use of them to improve tourism and the environmental condition.</p>	

## 02. Strengths, Weaknesses, Opportunities & Threats Analysis

Strengths	Weaknesses	Opportunities	Threats
<p>*Being in the border of Colombo the main commercial city of Sri Lanka, and the capital, Sri Jayawardenapura Kotte Municipal Council.</p> <p>* The nationally important Ratmalana local Airport, the Dehiwala Zoo and the Colombo South National Hospital being within this Municipal limits.</p> <p>* Galle Road which links the south and HighLevel Road, linking Sabaragamuwa and the central region being within these municipal limits.</p> <p>*Being in the core zone of the Greater Colombo structure plan and Dehiwala being identified to develop as a commercial center.</p> <p>*Being the second largest Municipality in population.</p>	<p>* Zonal connections being limited due to waterways and swamps.</p> <p>* Problems arising when preparing and effecting plans as a part of the Nugegoda town comes under Dehiwala Municipality and part under the Sri Jayawardenapura Kotte Municipality.</p> <p>* About 10% of the housing stock falling into the category of low facility houses.</p> <p>*The width of roads being insufficient in relation to the housing units and vehicular traffic.</p> <p>*Roads becoming congested due to vehicles parking on either side and pavement hawkers.</p> <p>*Heavy traffic congestion on Galle Road.</p>	<p>* Developing as a commercial center together with Colombo.</p> <p>*Developing the Ratmalana Airport as a national or international airport.</p> <p>*Forming a tourist zone for the development of the tourist industry.</p> <p>*Developing the Bird Sanctuary further and opening it to tourists and local visitors.</p> <p>*Ability to develop the tourist zone within the 100meter reservation zone.</p> <p>*Increasing the residential development.</p> <p>*Relocation of houses along the coast line and opening the coastline for tourist activities.</p> <p>*Evicting encroachers and developing the Atthidiya Sanctuary.</p>	<p>* Supplying common car parks and obtaining land.</p> <p>* Schools being within the tourist zone.</p> <p>* Illegal settlers in government land.</p> <p>* Limitation of development activities in the 100 meter reservation zone.</p> <p>* Scarcity of land to relocate the low-income houses.</p> <p>* Most land being owned by the private sector.</p> <p>* the value of land increasing.</p> <p>*Allocating of funds for development activities.</p>

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<b>Strengths</b>	<b>Weaknesses</b>	<b>Opportunities</b>	<b>Threats</b>
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# PLAN

## **Vision, Objectives and Strategies of Development Plan**

### **9.1 Vision**

To develop the optimum level residential town with protecting natural eco system and further facilitating commercial and service activities of core area of Colombo which identified in both Colombo Metropolitan Region Structure Plan and Mega Polis Plant and accordingly develop the DMCC area as a core area of the same.

### **9.2 Plan Objectives**

- i. Regularize the existing land use, Provide more space for commercial and service sector and directing land for maximum usage.
- ii. Improving the quality of houses within the city limits and developing housing.
- iii. Improving the existing road network to meet the needs of the future and regularizing the existing system to meet the future transport needs of the City.
- iv. Formulating regulations to preserve the existing natural resources of wetlands, water bodies, and rivers etc.
- v. To direct the tourist industry to has developed in a systematic manner along the coast line to contribute evenly to the development of the city.
- vi. To improve the existing common amenities and infrastructure facilities
- vii. To improve the quality of city life.

### **9.3 Development Strategies**

#### **A Land use**

- (a) Introduction of Zoning plan and enforcement of zoning regulations.
- (b) Introduction of Planning and Building Regulations.
- (c) Development of Guide Plans.

#### **B Transport**

- (a) Laying of new roads in addition to the existing road network.
- (b) Allocation of more vehicle parking space.
- (c) Enforcement of Implementation of Building Lines and Street Lines.
- (d) Improvement to the existing road network.
- (e) Improve the efficiency of road network.

**C Environment**

- (a) Conservation of low lying land to control inundation.
- (b) Identifying the sensitive areas within Atthidiya conservation area.
- (c) Setting up of recreation and entertainment activities and preserving the water ways and environment.
- (d) Introduction of new regulations to safeguard the sensitive areas including the conservation zone.
- (e) Conservation of coastal belt as to improve the environment.

**D Housing**

- (a) Provide more opportunities for housing development through zoning plan.
- (b) Improvement of the substandard houses and encouraging the establishment of middle class houses.
- (c) Increase opportunity for high density development.
- (d) Guide the hygienic housing development in sustainable manner.

**E The Tourist Industry**

- (a) Declaration of coastal belt as a tourist industrial area..
- (b) Introduction of appropriate regulations for the construction of tourist hotels.

**F Physical Infrastructure facilities**

- (a) Improvement and expansion of sewerage system.
- (b) Improvement of the existing surface drain system.
- (c) Introduction of proper surface drainage system for reclaimed of lands.
- (e) Development of other infrastructure facilities to suit the proposed developments.

**G Social Infra structure Facilities**

- (a) Identification of Kalubowila Hospital area as a hospital square for Development purposes.
- (b) Schools in the area with low attendance to be amalgamated with other schools in the area to sustain the continuity.
- (c) Integrate the existing schools within the hotel zone by establishing Hotel Schools within the precincts.

**H Recreational and Entertainment Activities**

- (a) Introducing and effecting the Common Open areas, Play grounds and Parks Plan.

- (b) Increasing space for recreation and entertainment in the Dehiwala Zoological Garden.

## **10. Recommended Development Proposals**

### **10.1 Housing Projects**

\* Hilda Lane Project

Location : Adjoining land to Hilda lane on Galle Road.  
Present use : Residential (encroachments)  
Ownership of land : Dehiwala Divisional Secretariat.  
Land extent : 1 Acre 1 Rood  
Development proposal : 4 Storey Fisheries Housing project  
Number of houses : 96

\* Housing Project in the Ratmalana Food Stores land.

Location : Facing Weerasena Silva Lane, Kandawela Rd., Ratmalana.  
Present use : 2 Food Stores, Provident Fund Files Store and bare land.  
Ownership of land : Ceylon Railway Department.  
Land extent : Phase 1 - 4.25 Acres  
Phase 11 - 7.75 Acres  
Development proposal : 4 Storeyed Fisheries and low income housing project.  
Phase 1 - 365  
Phase 11 - 500

\* Wetakeiyawatta Fisheries Housing Project

Location : Facing Sri Gnanendra Mawatha, Ratmalana  
Present use : Residential and bare land (encroachments)  
Ownership of land : Ministry of Fisheries  
Land extent : 1 Acre 3 Roods 10 Perches  
Development proposal : 4 Storeyed housing project.  
Number of houses : 140

\* Housing Project on Ratmalana Irrigation Dept. Land

Location : Land lots facing Kandawala Rd. and Borupana Rd., Ratmalana.  
Present use : Land with Irrigation houses.  
Ownership of land : Ratmalana Provincial Secretariat and Irrigation Dept.  
Land extent : 20 Acres

Development Project	:	Construction of Apartments.	
Number of houses	:	Irrigation houses	- 272
		Tsunami houses	- 600
		Middle class houses	- 268

\* Kandawelawatta Low –income Housing Project - 1

Location	:	Bordering the UDA housing project, End of Kandawela Rd. Ratmalana.
Present use	:	Low land , about 14 illegal settlers residing.
Ownership of land	:	UDA
Land extent	:	2 Acres 1Rood 11 Perches
Development plan	:	4 Storied relocation housing project
Number of houses	:	112

\* Kandawelawatta Low-income Housing Project 11

Location	:	Adjoining the proposed housing project at the end of Kandawela Mawatha
Present use	:	Residential, about 80 illegal settlers residing.
Ownership of land	:	UDA
Land extent	:	5 Acres
Development proposal	:	4 Storeied relocation housing project
Number of houses	:	300

\* Badowita Housing Development Project

Location	:	Badowita, Atthidiya.
Present use	:	About 2000 substandard houses
Ownership of land	:	State.
Development proposal	:	Effect a storeyed housing project in phases for the present low income facility houses in the Badowita residential area and relocate them.

\* Ratmalana New Town development Project

Location	:	Adjoining the Railway workshop, Facing Galle Rd. Ratmalana.
Present use	:	Railway houses
Ownership of land	:	Railway Dept.
Land extent	:	55 Acres
Development proposal	:	Construct a Flats complex for Railway Employees houses, and use the land that would be Vacant for residential and commercial development. (bus terminal, car parks, commercial development and housing complex)

## 10.2 Commercial development Projects

### \* Karagampitiya Junction Development

Location	: Facing Anagarika Dharmapala Mawatha, Dehiwala.
Present use	: Bus terminus, Weekly fair, Dispensary.
Ownership of land	: Dehiwala Mt.Lavinia Municipal Council
Land extent	: 65 Perches
Development proposal	: Construction of weekly fair, market complex and bus stand.

### \* Hilda Lane Commercial complex

Location	: Adjoining Hilda lane, Facing Galle Rd., Dehiwala.
Present use	: Temporary relocation houses
Ownership of land	: Divisional Secretariat, Dehiwala
Land extent	: 25 Perches
Development proposal	: 6 storied commercial development project.

### \* Mt.Lavinia Market Complex development.

Location	: Adjoining Mt.Lavinia railway line, facing Galle Rd.,
Present use	: Market complex
Ownership of land	: Dehiwala Mt.Lavinia Municipal Council
Land extent	:
Development proposal	: Remove the underused market complex and construct a new one with modern and car park facilities

### \* Development of Dehiwala Market Complex and Bus Terminus

Location	: Facing Dehiwala Railway line
Present use	: Market complex, Post Office, Electricity Board.
Ownership of land	: DMMC, Electricity Board, Postal Dept.
Land extent	:
Development proposal	: Relocate Post Office and Electricity Board to the Land owned by the Dehiwala Municipal Council where the Dehiwala Municipal Council is situated and develop the bus stand and commerce to include the land that will be vacant and the land of the Municipal Council market complex.

### \* Development of Dehiwala Town Center Project

Location	: Facing Hill Street and Galle Rd.
Present use	: Commercial development
Ownership of land	: UDA, DMMC, Private sector
Land extent	:
Development proposal	: Remove the old buildings which constitute the Dehiwala Municipal Council market complex and the UDA market

complex and construct a new market complex with car park facilities.

\* Airport Facility Center

Location : Adjoining the Ratmalana Industrial City,  
Facing Galle Rd., Ratmalana.  
Present use : Abandoned Irrigation office building. (Temporarily  
occupied by Tsunami refugees)  
Ownership of land : Irrigation Dept.  
Land extent :  
Development proposal : Establish an Airport Facility center with the development  
of the airport ( issuing of tickets and other facilities,  
airport office, tourist information center, commercial  
services and facilities center)

\* Establishing a Commercial and Office Complex

Location : Facing Allan avenue and the Municipal Council Rd.  
Present use : Municipal Council office use.  
Ownership of land : Municipal Council  
Land extent :  
Development proposal : Demolish and remove the old buildings near the  
Municipal Council and construct an office and  
commercial complex with modern facilities.

\* Improving the Kohuwala Market Complex

Location : Facing Sunethra Devi Rd. and S deS Jayasinghe  
Mawatha.  
Present use : Market complex  
Ownership of land : Municipal Council  
Extent of land :  
Development proposal : Constructing a new market complex



**Map No. 17**  
**Proposed Project Proposals**  
**DMMC Area**

## Projects regarding Entertainment Activities

### \* Development of the Dehiwala Zoo

Location	:	Facing Allan Avenue, Karagampitiya.
Present condition	:	Zoo
Ownership of land	:	Zoo Dept.
Land Extent	:	9.04ha.
Development proposal	:	Relocating the bigger animals of the Dehiwala zoo to the proposed Pinnawela zoo and develop giving more opportunity for recreation and entertainment.

### \* Providing More Parking facilities for the Dehiwala Zoo

Location	:	Opposite the Dehiwala zoo, Facing Allan Avenue Karagampitiya
Present condition	:	Bare land
Ownership of land	:	National Water Supply and Drainage Board
Land Extent	:	65Perches
Development proposal	:	Provide vehicle parking facilities with trade stalls.

### \* Developing the Mt.Lavinia coast line as a Park

Location	:	Dehiwala Mt.Lavinia coast line
Present condition	:	Encroachments are spread
Ownership of land	:	Railway Dept., Coast Conservation Dept.
Development proposal	:	Relocate the illegal houses on the beach and develop the beach as a park.

### \* Improving the Dehiwala Canal

Location	:	From Wellawatta canal to Verus Ganga
Present condition	:	Water is polluted due to disposal of waste. Houses on encroached land have come up on either side of the canal.
Ownership of land	:	Irrigation Dept., Private, Land Reclamation and Development Corporation.
Development Proposal	:	Dredging and cleaning the canal, construct a waste drain system, clear and open up the banks of the canal and plant trees.

### \* Bellanwila Atthidiya Sanctuary Natural Park

Location	:	Bordering the East of the municipal council area from Atthidiya to Ratmalana
Present use	:	Swamp and encroachments
Ownership of land	:	Irrigation Dept., private.
Land extent	:	80 ha.

Development proposal : Plan open entertainment facilities as a bio diversity sanctuary and effect an environment friendly improvement.

#### 10.4 Green Area including Common Open Space, Play grounds, and Parks.

##### 10.4.1 Proposed Common Open Parks, Entertainment Activities Spatial Plan

No.	Site	Extent		Ownership	Present Condition	Proposed use
		Acres	Hectare			
01	Peiris Rd. Kohuwala	4.94	2.0	Private	Swamp	Central Parks (Higher level)
02	Nalndarama Rd. & Field Lane, Kohuwala	9.88	4.0	Private	Uncultivated Fields	Central parks (High level)
03	Kaudana Rd. (Gunathilleka Rd.) Mt.Lavinia	2.2	0.9	Sri Lanka Land Reclamation & Development Corporation	Swamp	Central parks (High level)
04	Temple Rd., Mt.Lavinia	9.48	3.84	Private	Swamp	Central Urban parks
05	Huludagoda Rd., Mt.Lavinia	5.53	2.24	Private	Swamp	Central park (lower level)
06	Manthreemulla Rd. Ratmalana	3.1	1.26	DMMC	Swamp	Central park (lower level)
07	Govikam Place, Ratmalana	5.53	2.24	DMMC	Swamp	Central park Lower level)(
08	Lumbini Mawatha, Ratmalana	0.47	0.19	DMMC	Swamp	Very Small parks
09	St.Mary's Rd., Ratmalana	1.61	0.65	DMMC	Swamp	Small parks
10	Coast Line	88.92	36.3	Coast Conservation Dept.	Illegal constructions	Linear parks
11	Lunawa lagoon & canal reservation	12.0	4.86	DMMC	Lagoon reservation	Linear parks
12	Bellanwila Atthidiya Sanctuary area	234.3	4.86	Private & Wild Life Dept.	Swamp	Nature park
	Total	378.82	153.32			

Map 18  
Proposed Public Outdoor recreational Spaces  
DMMC

#### **10.4.2 Other Recommendations**

- \* Send encroached squatters on the coast line to another place and reorganize the coast line to enable common open entertainment.
- \* Combine into parks as far as possible the water bodies and waterways, water retention areas, canals, sanctuaries in the Bellanwila, Atthidiya swamps, places of scenic beauty and places with special geographical features.
- \* Proposed parks should be reserved and extra land should be found.
- \* School play ground should be permitted for common use as far as possible.
- \* While a Park section should be establish in the DMMC, the services of a town designing landscape architect and an officer for sports and entertainment should recruit and the management and maintenance of the existing and proposed parks and playgrounds should be made more efficient and methodical manner. Once the Dehiwala zoo is transferred to Pinnawela as proposed, this land should be developed as an urban park.

#### **10.5 Guide Plan**

Prepare a guide plan to preserve the view of the sea from hill street at Dehiwala junction.

#### **10.6 Road Development Proposals**

- Affecting the proposed project to extend the Base Line Rd.
- Affecting the proposed marine drive with pavements not causing obstruction to the scenery of the sea.
- Affecting the proposed flyover to connect Nugegoda junction.
- Affecting the proposed building limits.
- Open up proposed road lines. (Map No. 19)

#### **10.7 Recommendations for Solid Waste Management**

The solid waste disposal in DMMC area is one of the major problem. In order to minimize the solid waste accumulation haphazards, the following project proposal is recommended.

##### **10.7.1 Proposed Integrated Solid Waste Management Plan**

It is important to educate the public regarding the proper integrated solid waste management and its benefits.

Map 19  
Proposed Road Map

DMMC

Various awareness creation programs related to ISWM should be organized in order to provide information on :

- Present and proposed services of DMMC.
- Daily collecting time.
- Location of the collecting centers.
- Sorting out.
- Reduction in quantity of disposable materials
- Implementation of the Project.
- Reduction of solid waste generation.

The reduction of generation of solid waste should be carried out. The people will have to change their pattern of living by purchasing food items which are packeted in bio-degradable or re-cycling materials. For this, a distinct change should be made in the food consumption living patterns of the people. ( e.g. Using reusable materials for packing instead of polythene and plastics.)

- Sorting of Solid Waste

The Municipality employees could educate the people on sorting out the garbage. The sorted out garbage could be collected in recommended coloured bags/bins.

- Recycling

Clearly labeled garbage bins of accepted colour should be displayed at public places and the public should be informed on disposing recyclable items such as paper, glass iron and other things separately. The collected garbage should be disposed by the Municipal Council on regular intervals.

The people should be encouraged to start recycling factories on a small scale and they should be in residential areas where people could take the garbage and also the transport cost could be reduced.

- Sorting of garbage at the temporary collecting centers :

The garbage that is brought to temporary collecting centers by Municipal vehicles could be sorted out again before being taken to final disposal centers. This will enable the recycling industrialists to purchase the suitable items from the temporary collecting centers.

- Long Term Sanitary Disposal

A garbage disposal ground is necessary for the residue after recycling, sorting and making compost, and at the moment a land has been identified at Badowita.

- Garbage Dump Sites

The limits of the disposal grounds that have been used for sometime and then abandoned should be well marked and a safety belt should be reserved outside this. The Disposal ground should be covered by a layer of soil 30 m. thick.

### **10.7.2 Other Recommendations**

- Making sets of policies on a broad base for solid waste management.
- Future planning activities to be done in collaboration with other institutions. (e.g. UDA/ Educational institutions / Universities etc.)
- Get the participation of schools, NGO's and community organizations to aware the public.
- Impose strict rules and regulations and made provision to act upon those who violate them. If there are efficient waste management institutions /factories, motivate by granting tax relief and other special grants.
- Allocate adequate funds for solid waste management from the annual budget.
- Increase the participation of the private sector in Solid waste management.

### **10.8Development Proposals for the Fisheries Industry**

- \* Include the fisher folk, now living in the Ratmalana coast line which could be developed as a tourist promotion area, in the proposed housing project and develop this area as a tourist zone.
- \* Supply fishing equipment on subsidiary basis.
- \* Promote members of fishing families for other employment fields.
- \* Provide facilities for deep-sea fishing.
- \* Implement proper solid waste disposal system for coastal fishing settlements.



## **11.0 Zoning Regulations for Dehiwala Mt.Lavinia Municipal Council Area**

### **Scope**

These regulations will be enforce in the entire administrative area of the Dehiwala Mt.Lavinia Municipal Council declared, under UDA Act No. 41 of 1978 section 3 (1) and under amendments made from time to time.

### **Common Regulations**

1. Where the use of a site or premises is designated for a specific use in the Dehiwala Mt.Lavinia Municipal Council Development Plan, it shall be used only for the purpose so designated.
2. Where the use of a site or premises is not designated for a specific use, it's use shall be in accordance with the use permissible in the Zone in which it is situated.
3. No person shall use any site or building for a purpose other than the use approved in the Development Permit.
4. Where the use of a site or premises is designated for Common Open Parks, Entertainment Activities, Spatial Plan, it shall be used only for the purpose so designated.

### **11.1 Proposed Zones**

Where the site or premises is not designated for a specific purpose, it becomes a sub-section of a zone mentioned here or another zone. ( Map No.s 4.3.1).

1. Residential Zone - 1
2. Residential Zone - 11
3. Mixed development zone - 1
4. Mixed development zone – 11
5. Commercial Zone
6. Hospital development Zone
7. Zone regarding tourist activities
8. Security Zone
9. Conservation Zone

The Authority where appropriate, may define any area included in a development area as a Special project area, Re-development area, Special housing project area, Central business area, Area of Scenic beauty, Conservation area, Cultural area, or area for any other use.

The Authority may use land for any special building, restrict or prohibit the use of any site, relax any regulations or formulate new regulations in order to attain the objectives of this development plan.

Map 20  
Proposed Zoning

DMMC

The site designated for a specific use under clause 3.1 use zone and sites designated under clause 3.2, may be indicated by using a suitable scale in the map, using suitable boundary lines and by colouring. Such a map with all explanations of above, shall be superimposed to substitute any map which has been changed according to the needs or for additional use.

The boundaries in the zonal plan are indicated by existing roads, by-roads and water ways. When such boundaries are not indicated, the boundaries of the relevant zone will be decided according to boundaries in town survey maps.

Where any property falls within two zones it shall be classified as a plot falling under the zone which as the main access to such plot. However when the boundary is given with the length and breadth, the zonal categorization of the plot could be decided according to those spatial limits.

Where any land plot falls under two local government administrative areas it shall be treated as a plot coming under the local government area which has the main access to such land plot.

If any land plot falls under two local government areas it shall be the major portion treated as a plot coming under the local government area which has the main access to such land plot. However the major portion of the plot which falls within the particular local government area shall belong to that particular local government area.

### **Details of Zoning.**

The following conditions shall be satisfied when zoning for the uses that can be permitted, provided :

1. The use is compatible to the area, does not interfere with the existing facilities and the surrounding environment of the area through loss of privacy or harmful in any other manner or causing nuisance.
2. Such use will not hinder traffic movement or create traffic hazards.
3. If the land extent is adequate for the use and the Authority is satisfied by the arrangements regarding vehicle parking, prevention of fire and other harm.
4. The Authority is satisfied with, water supply, electricity supply, waste disposal, garbage disposal etc.
5. Be in accordance with reservations (road reservation, river, streams and coast reservations) mentioned in 11.2.

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**Proposed Zoning Plan - 2020 DMMC**  
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<b>Zone</b>	<b>1. Residential Zone 1</b>
Permitted uses	<ol style="list-style-type: none"> <li>1. Residential buildings. Limited to maximum number of 4 floors.(except the vehicle parking floors)</li> <li>2. Hostels &amp; Guest houses – minimum land extent 500 sq.m. ( 20perches)</li> <li>3. Retail shops, shops, Consumer service centers– minimum land extent 250sq.m (10perches). Floor area shall not exceed 100sq.m.</li> <li>4. Banks &amp; Insurance Institutions – Minimum extent of land 300sq.m.(12perches). Floor area shall not exceed 200sq.m.</li> <li>5. Indoor entertainment, small parks and play grounds</li> <li>6. Religious places – minimum land extent 750sq.m.( 30 perches)</li> <li>7. Social &amp; Cultural centers – minimum land extent 1000sq.m.(40perches). The floor area shall not exceed maximum150sq.m.</li> <li>8. Primary Educational institutions and Vocational Training centers – Minimum land extent to be 1000sq.m.(40perches).</li> <li>9. Day-care centers and pre-schools – minimum land extent to be 1000sq.m.(40perches).</li> <li>10. Medical centers – minimum land extent to be 250sq.m. (10perches). Floor area shall not exceed 50sq.m.</li> <li>11. Common public meeting places – minimum land extent to be 1000sq.m.(40perches).</li> <li>12. Bakeries – minimum land extent to be 250sq.m.(10perches).Floor area Shall not exceed 100sq.m. 3 meters strip of open land should be provided around the perimeter of land.</li> <li>13. Professional offices –Floor area shall not exceed 100sq.m minimum land extent to be 500sq.m.(20perches)maximum floor area shall not exceed 100sq.m.</li> <li>14. Cottage industries (with residential development)- minimum land extent to be 500sq.m.(20perches)maximum floor area shall not exceed 50sq.m.</li> </ol>
<b>Common Regulation</b>	
Minimum land extent	150sq.m.other than these regulations other details be in accordance with the C form
Maximum height of buildings	15m (In accordance with the Regulations of the civil aviation authority)
Land plot coverage ratio	65% (for the use of 5,6,7,8 no of floors –50%)
Floor area ratio	As in Volume 11 C form
Vehicle parking requirement	Provision of space for car parks shall be in accordance with Volume II “C” form.
Heights	50m – In Accordance with the Civil Aviation authority Recommendations.

<p><b>Notes</b></p>	<p>*If there is an office in a housing unit 40% of the maximum floor area shall be permitted.</p> <p>*Cottage industries run by electrical power using machinery shall not exceed three horse power, 5 employees and sound levels 63 and 50 decibels in the day and night respectively. Permission from the Central Environment Authority should be obtained for the Cottage Industries.</p> <p>* Bakeries shall have boundary walls. Timber shall not be used.</p> <p>* Maximum land plot coverage for nurseries and day-care centers shall be 50%.</p> <p>* When a land lot is facing Galle Rd.,Sunethradevi Rd.,Atthidiya Rd.,and Nikape Rd., approval shall be considered for the 1<sup>st</sup> lot on that zone for uses in the mixed development zone 1.</p> <p><i>If the above zone belongs to Dehiwala high tide level of 55 meters and Ratmalana land strip, only the following activities will be permitted.</i></p> <p>* Under the recommendations of the coast conservation department and Railway Department approved projects of the relevant institutions.</p>
<p><b>Zone</b></p>	<p><b>2. Residential Zone 11</b></p>
<p>Permitted uses</p>	<ol style="list-style-type: none"> <li>1. Residential buildings</li> <li>2. Consumer service centers and super markets –Minimum Land extent 375sq.m.(15perches) Floor area should not exceed 200sq.m.</li> <li>3. Hostels &amp; Guest houses – minimum land extent 1000 sq.m ( 40perches)</li> <li>4. Retail shops, shops, open stalls – minimum land extent 250sq.m (10perches). Floor area should not exceed 100sq.m.</li> <li>5. Banks &amp; Insurance Institutions – Minimum extent of land 300sq.m.(12perches). Floor area should not exceed 200sq.m.</li> <li>6. Indoor entertainment, small parks and play grounds.</li> <li>7. Religious places – minimum land extent 750sq.m.( 30 perches)</li> <li>8. Social &amp; Cultural centers – minimum land extent 250sq.m.(10perches).</li> <li>9. Primary Educational institutions and Vocational Training centers – Minimum land extent to be 2000sq.m.(80perches).</li> <li>10. Day-care centers and pre-schools – minimum land extent to be 500sq.m. (20perches).</li> <li>11. Medical centers, laboratories – minimum land extent to be 250sq.m. (10perches). Floor area should not exceed 100sq.m.</li> <li>12. Common public meeting places – minimum land extent to be 1000sq.m (40perches).</li> <li>13.Bakeries – minimum land extent to be 250sq.m.(10perches).Floor area should not exceed 100sq.m. 3 meters strip of open land should be provided around the perimeter of land.</li> <li>14. Professional offices -Minimum land extent to be 250sq.m. (10 perches) Floor</li> </ol>

	<p>area should not exceed 150sq.m.</p> <p>15. Cottage industries (with residential development)- minimum land extent to be 500sq.m.(20perches)maximum floor area shall not exceed 50sq.m.</p> <p>16. Educational institutions – minimum land extent to be 500sq.m. (20 perches) Floor area ratio should be 50%</p>
<b>Common Regulation</b>	
Minimum land extent	150sq.m.
Land plot coverage ratio	As in Volume 11 C form
Vehicle parking requirement	Provision of space for car parks shall be in accordance with Volume II “C” form.
<b>Notes</b>	<p>*If there is an office in a housing unit 40% of the maximum floor area shall be permitted.</p> <p>*Cottage industries run by electrical power using machinery shall not exceed three horse power, 5 employees and sound levels 63 and 50 decibels in the day and night respectively.</p> <p>* Bakeries shall have boundary walls. Timber shall not be used.</p> <p>* Maximum land plot coverage for nurseries and day-care centers shall be 50%.</p> <p>* Uses in the tourist zone between Galle Rd. and the coast line shall be considered in a way to interfere with the existing uses.</p> <p>*When a land lot is facing Galle Rd.,Sunethradevi Rd., Atthidiya Rd., and Nikape Rd., approval shall be considered under a maximum limit of 50meters from centre line of each side of the respective road, for uses in the mixed development zone 1.</p> <p><i>If the above zone belongs to Dehiwala high tide level of 55 meters and 45 meters at Ratmalana land strip, only the following activities will be permitted.</i></p> <p>* Under the recommendations of the coast conservation department and Railway Department approved projects of the relevant institutions.</p>

<b>Zone</b>	<b>3. Mixed Development Zone - 1</b>
Permitted uses	<ol style="list-style-type: none"> <li>1. Residential buildings.</li> <li>2. lodges and guest houses – Minimum extent of the premises 375 sq.m (15 perches)</li> <li>3. Restaurants - Minimum extent of the premises 250 sq.m (10 perches)</li> <li>4. Indoor entertainment</li> <li>5. Religious places - Minimum extent of the premises 750 sq.m (30 perches)</li> <li>6. Social &amp; cultural centers - Minimum extent of the premises 1000 sq.m (40 perches)</li> <li>7. Community centers - Minimum extent of the premises 250 sq.m (10 perches)</li> <li>8. Professional offices</li> <li>9. Multi storey car parks - Minimum extent of the premises 500 sq.m (20 perches)</li> <li>10 fuel filling stations - Minimum extent of the premises 1000 sq.m (40 perches)</li> <li>11. Service industries - Minimum extent of the premises 1000 sq.m (40 perches)</li> <li>12. Banks, insurance institutions &amp; financial institutions - Minimum extent of the premises 500 sq.m (20 perches)</li> <li>13. Offices - Minimum extent of the premises 300 sq.m (12 perches)</li> <li>14. Open market (in selected place)</li> <li>15. Consumer service center &amp; supermarkets- Minimum extent of the premises 375 sq.m (15 perches)</li> <li>16. Vehicle repairing places –minimum extent of the premises 500 sq.m. (20 perches)</li> <li>17. Health institutions - Minimum extent of the premises 1000 sq.m (40 perches)</li> <li>18. Medical centers &amp; laboratories - Minimum extent of the premises 300 sq.m (12perches)</li> <li>19 Public assembly places - Minimum extent of the premises 1000 sq.m (40 perches) plot coverage 50%</li> <li>20. Education institutions - Minimum extent of the premises 2000 sq.m (80 perches)</li> <li>21. Utility services</li> <li>22. Shopping complexes &amp; warehouses Minimum extent of the premises 1000 sq.m (40 perches)</li> <li>23. Retail trade stalls &amp; shops</li> <li>24. Vocational training centers. Minimum land extent 40perchaces.</li> </ol>
Minimum extent of premises	150sq.m.
Land plot cover ratio	In Accordance with Volume 11 Form C
Floor area ratio	In Accordance with Volume 11 Form C
Vehicle parking requirement	Parking facilities should be provided within the premises. (According to Volume ii C form)

Notes	*Service industries run on electricity, not exceeding 5 horsepower & not more than 15 employees. *service industries annexure.
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<b>Zone</b>	<b>4. Mixed Development Zone - 11</b>
Permitted uses	<p>1. Employment generating industries that do not pollute the environment – Minimum extent of the premises 100sq.m. ( 40 perches)</p> <ul style="list-style-type: none"> <li>- Garment industry.</li> <li>- Electric and Electronic equipment production</li> <li>- Production &amp; storing of motor vehicle equipment.</li> <li>- Food production, production of spices, packeting and storing.</li> <li>- Paper related productions</li> <li>- Printing industry</li> <li>- Other industries not polluting environment shall be considered</li> </ul> <p>2. Airport development activities and industries – minimum extent of the Premises 1000sq.m. (40perches)</p> <p>3. Residential buildings</p> <p>4. Commercial buildings</p> <p>5. Stores complex minimum land extent 2000 sq.m. (40 ft.)</p> <p>6. Vehicle service centers–Minimum extent of the premises 1000 sq.m (40 perches)</p> <p>7. Filling stations –minimum extent of the premises 1000 sq.m. (40perches)</p> <p>8. Vehicle repairing places –minimum extent of the premises 500 sq.m. (20 perches)</p> <p>9. Industries and Vocational training institutions- minimum extent of the premises 1000 sq.m. (40 perches)</p> <p>10. Service industries – minimum extent of the premises 1000 sq.m. (40 perches)</p> <p>11. Offices – minimum extent of the premises 300 sq.m. (12 perches)</p>
Common Regulation	
Minimum extent of premises	150sq.m. (06perches)
Land plot cover ratio	According to Volume 11 Form C
Floor area ratio	According to Volume 11 Form C
Vehicle parking requirement	According to Volume 11 Form C (Space for parking shall be provided within the premises.)
Notes	* For the existing industrial building permission for new addition and alteration shall be considered.



<b>Zone</b>	<b>5. Commercial</b>
Permitted Uses	<ol style="list-style-type: none"> <li>1. Residential buildings.</li> <li>2. Restaurants and hotels</li> <li>3. Retail shops and shops</li> <li>4. Bakeries</li> <li>5. Car parks and multi-storey car parks.</li> <li>6. Shopping complexes/ super markets- minimum extent of the premises shall be 1000 sq.m (40 perches)</li> <li>7. Banks, Insurance and financial institutions- minimum extent of the premises 300 sq.m. (12 perches)</li> <li>8. Printing presses.</li> <li>9. Vehicle show rooms and selling centers- minimum extent of the premises 1000sq.m (40perches)</li> <li>10. Lodges and Guest Houses - minimum extent of the premises 500sq.m. (20 perches)</li> <li>11. Cinema halls, Auditorium and similar uses - minimum extent of the premises 750sq.m.(30perches)</li> <li>12. Open markets and common markets</li> <li>13. Offices</li> <li>14. Professional offices</li> <li>15. Medical Consultation service centers - Minimum extent of the premises 300sq.m. (12perches)</li> <li>16. Dispensaries</li> <li>17. Vehicle repairing centers- minimum extent of the premises 500 sq.m. (20 perches)</li> <li>18. Utility services</li> <li>19. Consumer service centers</li> <li>20. Show rooms</li> <li>21. Indoor entertainment and related activities</li> <li>22. Social and cultural centers- minimum extent of the premises 1000sq.m. (40perches)</li> <li>23. Medical institutions – minimum extent of the premises 1000 sq.m. (40 perches)</li> </ol>
Minimum extent of the premises	150 sq.m. (06perches)
Land plot cover ratio	According to Volume 11 Form C
Floor area ratio	According to Volume 11 Form C
Vehicle parking requirement	According to Volume 11 Form C
Notes	<p>* Recommendations of the Central Environmental Authority shall be obtained for: bakeries, vehicle service centers and vehicle repairing.</p> <p>* Only bakeries operated on hydro electric power shall be permitted.</p> <p><i>If the above zone falls within the land strip of 55meters from high-tide level in Dehiwala area and 45 meters in Ratmalana area, only the following activities shall be permitted.</i></p>

	* Projects subject to the Coast conservation Department and Rail way Department recommendations and the approval of the relevant institution .
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<b>Zone</b>	<b>6. Hospital Development</b>
Permitted uses	<ol style="list-style-type: none"> <li>1. Residential buildings</li> <li>2. Lodges - Minimum extent of land 250sq.m (10 perches)</li> <li>3. Commercial buildings – Floor area should not exceed 100sq.m.</li> <li>4. Utility services</li> <li>5. Car parks</li> <li>6. Hospitals, hostels and workers’ hostels</li> <li>7. Medical centers</li> <li>8. All activities related to hospitals</li> <li>9. Offices – floor area shall not exceed 100sq.m.</li> </ol>
Common regulations	
Minimum extent of the premises	300 sq.m. (12 perches)
Land plot cover ratio	According to Volume 11 Form C
Floor area ratio	According to Volume 11 Form C
Vehicle parking requirement	According to Volume 11 Form C
Notes	* For activities related to hospitals the recommendations of the Medical Officer of Health shall be obtained.

<b>Zone</b>	<b>7. Tourist related Activities Related</b>
Permitted uses	<ol style="list-style-type: none"> <li>1. Hotels and holiday resorts- minimum extent of the premises 500sq.m. (20 perches)</li> <li>2. Other developments compatible with entertainment and tourist activities.</li> <li>3. Parks, play grounds, sports complexes.</li> <li>4. Clubs and gymnasiums-minimum extent of the premises 500 sq.m. (20 perches)</li> <li>5. Residential activities</li> <li>6. Lodges - Minimum extent of land 250sq.m (10 perches)</li> <li>7. Medical treatment centers- floor area shall not exceed 100sq.m.</li> <li>8. Commercial activities –floor area shall not exceed 100sq.m.</li> <li>9. Handicraft and small scale local industries e.g. Batik, beeralu (Belgium lace), Floor area shall not exceed 100 sq.m.</li> <li>10. Shops, show rooms( business activities compatible with tourism) - Floor area shall not exceed 100sq.m.</li> <li>11. Banks and financial institutions- floor area shall not exceed 100sq.m.</li> <li>12. Open markets and exhibition sites.</li> <li>13. Hotel schools- minimum extent of the premises 500sq.m.(20perches)</li> <li>14. Ayurvedic Herbal treatment centers for tourists.</li> </ol>

	15. Aquaria 16. Social cultural institutes. 17. Bus stands and car parks.
Minimum of extent of the premises	150 sq.m. (06perches)
Land plot cover ratio	According to Volume 11 Form C
Floor area ratio	According to Volume 11 Form C
Vehicle parking requirement	According to Volume 11 Form C
Notes	<i>If the above zone falls within the land strip of 55meters from high-tide level in Dehiwala area and 45 meters in Ratmalana area, only the following activities shall be permitted.</i>  * Projects subjected to the recommendation of the Coast Conservation Dept. and Railway Department approved by the relevant institutions.  * When a land lot faces Galle Rd., permitted uses in the Mixed Development Zone –1 shall be considered.

<b>Zone</b>	<b>8. Security zone</b>
Permitted uses	1. All development activities subject to the approval of Authority of Civil Aviation and Ministry of Defense, Airport camp
Minimum extent of the premises	150 sq.m. (06perches)
Land plot cover ratio	According to Volume 11 Form C
Floor area ratio	According to Volume 11 Form C
Vehicle parking requirement	According to Volume 11 Form C
<b>Zone</b>	<b>9. Conservation Zone</b>
Permitted uses	1. Bio-diversity parks 2. Nature parks consist with Eco system 3. Bird sanctuaries 4. Field labs for nature studies 5. Information centers – maximum floor area 50sq.m 6. Tourist activities based on natural environment 7. Places for picnics, camps and bird watching towers 8. Entertainment activities based on nature 9. Wetland parks not harmful to valuable flora and fauna. 10. Environment friendly restaurants 11. Open lawns 12. Water related eco-tourism 13. Security stalls 14. Field centers 15. Traditional aquarium

	<p>16. Wetland museums</p> <p>17. Playgrounds, common parks, open mountainous areas</p> <p>18. Physical health centers</p> <p>19. Tourist industry not harmful to the environment.</p> <p>20. Essential, important common infrastructure facilities projects.</p> <p>21. For private up lands where the land tenure is available, approval for the construction of residential buildings could be considered under following conditions.</p> <ul style="list-style-type: none"> <li>* Minimum land extent shall be 10 purchases</li> <li>* Land plot coverage shall be 50%</li> <li>* Minimum units to be 2</li> </ul>
Common regulations	
Floor area ratio	1:1:5
Vehicular parking necessity	According to Volume 11 Form C
Notes	<ul style="list-style-type: none"> <li>* Construction of ground floor and the first floor shall be allowed only on up lands.</li> <li>* All development s shall obtain recommendations from Land Reclamation Board and from Agrarian Service Department if necessary.</li> <li>* Any Development within the area declared by the Wild Life Conservation Department shall obtain the recommendation from the Wild Life Conservation Department.</li> <li>* Flood control should be in accordance with approved plan of Land Reclamation Board.</li> <li>* Maximum Building height shall be 7m (Except watching towers)</li> <li>* All the buildings shall be planed to protect Scenic beauty and without obstructing the same.</li> </ul>

#### Development Requirements for building Heights

- \* For constructions more than one storey within 1k.m. of airport runway, recommendation from Airport Authority shall be obtained.
- \* For all high-rise buildings the recommendation of the Airport Authority. Ministry of Defence and Airforce camp shall be obtained.

## 12. Road, Canal, River, Lagoon, Coast Reservations

### 12.1 Road Reservations

#### 12.1.1 Roads belonging to the Road Development Authority

<i>Name of Road</i>	<i>Building Limit (feet)</i>
01. Galle- Colombo Rd.	50
02. Hill St.	50
03. Templers Rd.	40
04. Allan Avenue	40
05. Atthidiya Rd.	50
06. Borupana Rd.	50
07. Hospital Rd.- Kalubowila	50
08. Gemunu Rd.	50
09. High Level Rd.	50
10. Nikape Rd.	50
11. Sunethradevi Rd.	50
12. New Airport Rd.	40
13. S. de S. Jayasinghe Mawatha	50

### **12.1.2 Roads belonging to Provincial Road Development Authority**

<i>Name of Road</i>	<i>Building Limit (feet)</i>
01. Anderson Rd.	30
02. Pepiliyana Food Stores Rd.	40
03. Atthidiya – Mt.Lavinia Rd.	40
04. Hotel Rd.	30
05. Kadawatha Rd.	30
06. Nedimala- Pepiliyana	40
07. Pirivena Rd.- Ratmalana	30
08. Quarry Rd. – Dehiwala	40
09. Ratmalana –Kandawala Rd.	50
10. Sri Dharmarama Rd.	25
11. Sri Saranankara Rd.	40
12. Ratmalana Station Rd.	40
13. Mt.Lavinia Station Rd.	40
14. Dehiwala Station Rd.	50
15. Kaldemulla Rd.	40
16. Katukurunduwatta Rd.	30

### 12.1.3 Roads Belonging to the Municipal Council

Roads belonging to the Municipal Council	Building Limit
01. Bodiyaawatta Rd.	20
02. Sri Mahavihara Rd.	20
03. Sujatha Rd.	20
04. Sri Pragnananda Mawatha	20
05. Boteju Av.	20
06. Medhananda Rd.	20
07. de Silva Cross Rd.	20
08. de Silva Rd.	20
09. Balapokuna Rd.	20
10. Balapokuna Purana Vihara Rd.	20
11. Municipal Council Rd.-from No.36A Sri Mahavihara Rd.to Bodiyaawatta	20
12. Urban Council Rd. –No.108 Sri Mahavihara Rd. to Bodiyaawatta	20
13. Dewapura Mawatha	20
14. UC Rd.- From Saranankara Rd. to No.19/6	20
15. UC Rd. –No. 49 Saranankara Rd.	20
16. UC Rd. – Beside No. 30, de Silva Rd.	20
17. Sunandarama RD.	20
18. Sunandarama Rd.	20
19. Hospital rd.	20
20. Indra Mawatha	20
21. Perera Rd.	20
22. Mudali Mawatha	20
23. Mudali Cross Rd.	20
24. Kashyapa Mawatha – Sirigal Mawatha	20
25. Old Sirigal Mawatha	20
26. Sirigal Av.	20
27. Green Path	20
28. Peter's place	20
29. Trevance Gardens	20
30. Raymond Rd.	20
31. Arthur Place	20
32. Greyton School rd.	20
33. UC Rd. – From No.19, Subhadarama Rd.	20
34. UC Rd. – Beside No.184	20
35. Sripawara Mawatha	20
36. Samudradevi Vidyalaya Mawatha	20
37. Ekanayake Mawatha	20
38. St. Joseph Mawatha	20
39. Melders Place	20

40 Ananda Rd.	20
41. NalandaramaRd.	20
42. UC Rd. from Malwatta Rd. to Jayasinghe Housing Scheme	20
43. UC Rd. round Jayasinghe Housing Scheme by No. 15/1, Malwatta Rd.	20
44. UC Rd. – Jayasinghepura Housing Scheme	20
45. From Nalandarama Rd. to UC Rd upto Nalandarama temple	20
46. Tissa Mawatha	20
47. Field Mawatha	20
48. Priya Av.	20
49. Woodland Av.	20
50. Woodland 1 <sup>st</sup> . Lane	20
51. Woodland 2 <sup>nd</sup> Lane	20
52. Sumanarama Rd.	20
53. Woodland 3 <sup>rd</sup> Lane	20
54. UC Rd.- By No. 67, Housing Scheme Rd.	20
55. Anura Mawatha	20
56. Isipathana Mawatha	20
57. Vijayamangalarama Rd.	20
59. Ratnavali Rd.	20
60. Parakrama Lane	20
61. Peiris Rd.	20
62. Temple Rd.	20
63. Ambagahawatta Rd.	20
64. Jaya Mawatha	20
65. Sri Sumanaratne Mawatha	20
66. Sudarshi Mawatha	20
67. 3 <sup>rd</sup> Cross Street- Kadawatha Rd. to Peiris Rd.	20
68. 2 <sup>nd</sup> Lane – Kadawatha Rd.	20
69. Costa Mawatha	20
70. Prathibimba Rd.	20
71. Asiri Mawatha	20
72. Asiri Lane	20
73. Vijayaba Mawatha	20
74. Ruben Peiris Mawatha	20
75. Hathbodiya Rajamahavihara Rd.	20
76. Hathbodiya Rd.	20
77. School Lane (Pasal Mw.)	20
78. De Alwis Avenue	20
79. Jaya Samagi Mawatha	20
80. Bhathiya Mawatha	20
81. Saranankara Terrace	20
82. Saranankara Place	20
83. Bandaranaike Mawatha	20
84. Julian Rd.	20
85. Bodhirukkarama Rd.	20



86. Wimalasara Rd.	20
87. Gunalankara Mawatha	20
88. Yashodara Mawatha	20
89. Sri Rahula Rd.	20
90. Krida Mawarha	20
91. Nelum mawatha	20
92. MC Rd.-From Gunalankara Mawatha to Krida Mawatha	20
93. Nandimithra Mawatha	20
94. Moor Rd.	20
95. UC Lane – From Allan Avenue	20
95A MC Avenue	20
97. Pinwatta Rd. –From Janatha Mawatha	20
98. Jayanthi Mawatha	20
99. Health Square	20
100.Arthur Place	20
101 Atapatthu Terrace	20
102. Athapatthu Rd.	20
103. Sirimal Mawatha	20
104. Peiris Place	20
105. Thissa Avenue	20
106. Robert Rd.	20
107. Robert Place	20
108. Wasala Lane	20
109. Melford Gardens	20
110. Ebenezer Place	20
111. 1 <sup>st</sup> Lane	20
112. Fraser Avenue	20
113. Ratnakara Place	20
114. Initium Rd.	20
115. Alfred Place	20
116. Campbel Place	20
117. 2 <sup>nd</sup> Lane	20
118. Ramanadan Avenue	20
119 Peters Lane –From Galle Rd.	20
120. Muhandiram Lane	20
121. Inner Vandervert Place – From Railway line	20
122. Vandervert Place	20
123. Windsor Avenue	20
124. De Alwis Place	20
125. Perera Place	20
126. Fairline Rd.	20
127. Jayawardena Avenue	20
128. Charles Place	20
129. Sri Mahabodhi Rd.	20
130. Sri Dhammananda Rd.	20
131. Hilda Place	20

132. Vydy Rd.	20
133. De Sampayo Rd.	20
134. Park Terrace	20
135. Kusalagnana Rd.	20
136. Park Street	20
137. Malwatta Rd.	20
138. Prathibimbarama Place	20
139. Wanaratana Rd.	20
140. Atha patthu place	20
141. Galvihara Rd. – From Piyaratanarama Rd.	20
142. Piyaratanarama Rd. – From Galwala Rd. to allan Av.	20
143. Saman Mawatha –Hill Street to canal bank	20
144. Mangala Rd.	20
145. Vishnu kovil Rd.	20
146. Vishnu Kovil Cross Rd.	20
147. Parartha Sadaka Samithi Mawatha	20
148. Pension watta Rd.	20
149. 5 <sup>th</sup> Lane	20
150. 6 <sup>th</sup> Lane	20
151. Greenland Av.	20
152. Bodhiraja Mawatha	20
153. Rupasinghe Avenue.	20
154. Pathalwatta Rd.	20
155. Perakum Mawatha	20
156. Nedimala Cross Rd. ( Ekamuthu Mawatha)	20
157. Nikape Avenue	20
158. Dissanayake Mawatha- Nikape Rd.- Colonel Mawatha	20
159. Colonel Mawatha	20
160. Salmal Mawatha	20
161. Old Vaidya Rd.- From Vaidya Rd.	20
162. Vaidya Lane	20
163. Liyanage Rd.	20
164. Dharmaraja Mawatha	20
165. Sri Priyadarshana Rd.	20
166. Sri Medankara Rd.	20
167. Jayawardena Place	20
168. Sudarshana Rd.	20
169. 1 <sup>st</sup> Lane	20
170. MC Rd, From near Vilasini Hall	20
171. Hill House Gardens	20
172. P.T.de Silva Rd.	20
173. Rodrigo Rd.	20
174. Gregory Mawatha	20
175. Senanayake Rd.	20
176. Boteju Mawatha	20
177. Ediriweera Av.	20

178. Wijesekera Mawatha	20
179. Subodarama rd.	20
180. Dhammalankara Rd.	20
181. Union Place	20
182. Fernando Rd.	20
183. Karagampitiya Cross Rd.	20
184. Sri Dharmarama Rd.	20
185. Shasthrananda Pirivena Rd.	20
186. Siriwardena Rd	20
187.Somananda Mawatha	20
188. Palliyadora Rd.	20
189. Aponso Lane	20
190. Sri Sudharmarama Rd.	20
191. Sri Sangabo Mawatha	20
192. Rohini Rd.	20
193. Somananda Rd.	20
194. Vijitha Rd.	20
195. Abraham Rd.	20
196. Alwis Place	20
197.Abeysekera Rd. –Watarappola Rd.	20
198.Kaudana Center Rd.	20
199. Alwis Rd.	20
200. Sri pragnaloka Mawatha	20
201. Jaya Mawatha	20
202. St. Sylvester’s rd.	20
203. St. Anthony’s rd.	20
204. terrance Av.	20
205. Perera Place	20
206. Samgi Mawatha	20
207. Pokuna Rd.	20
208. Rasika Mawatha	20
209. Mihindu mawatha	20
210. Sangamitta Av.	20
211. Siri Gunalankara Mawatha.	20
212.Aponsu Av.	20
213. Auburn Side	20
114. Dudley Senanayake Av.	20
215. Sri Dharmapala Rd.	20
216. Sangamitta Av. –from Railway line.	20
217. Siripala Rd.	20
218. Beach Rd.	20
219. Samudra Mawatha	20
220. De Alwis Av.	20
221. Barnes Av.	20
222. Vidyala Av.	20
223. De Seram Rd.	20

224. De Soyza Av.	20
225. Cross Rd.	20
226. Circular Rd.	20
227. Abeywickrema Rd.	20
228. Lilian Av.	20
229. Mount Av.	20
230. Vihara Rd.	20
231. Vishaka Rd.	20
232. Old Quarry Rd.	20
233. Old Station Rd	20
234 Kongahawatta Rd.	20
235. Samudrasanna Rd.	20
236. Peitis Rd	20
237. Fonseka Rd.	20
238. Sumanarama Rd.	20
239. Wanaratana Rd.	20
240. Gunathilleke Mawatha	20
241. Gunawardena Mawatha	20
242. Midland Mawatha	20
243. De Silva Mawatha	20
244. Seevali Rd.	20
245. Vijaya Rd.	20
246. Watarappola Rd.	20
247. Pinthaliya Lane	20
248. Mosque Lane	20
249. Siri Gunaratana Mawatha	20
250. Janatha Mawatha	20
251. Huludagoda Rd.	20
252. Huludagoda Place	20
153. Huludagoda Lane	20
254. Sri Medananda Mawatha	20
255. Templer Mawatha	20
256. Templer Av.	20
257. De soyza Rd.	20
258. Mallika Mawatha	20
259. Gothami Mawatha	20
260. Post master Place	20
261. Major Gunaratna Mawatha	20
262. 1 <sup>st</sup> Lane – Templers Rd.	20
263. Sannissara Mawatha	20
264. Templer Terrace	20
265. Athula Mawatha	20
266. Udaya Mawatha	20
267. Haramanis Place	20
268. Upananda Mawatha	20
269. Parakum Mawatha	20

270. Badowita Rd	20
271. Atthidiya Pansala Mawatha ( Maligawatta Rd.)	20
272. D.S. Kahawita Rd.( Ela WaellaRd.)	20
273. Samaga Mawatha	20
274. Rukkattana Rd.	20
275. Janatha Mawatha	20
276. Manthreemulla Rd.	20
277. Dakshinarama Rd.	20
278. Menerigama Place	20
279. D.J. Wijewardena Rd.- Old Pattiya Rd.	20
280. Templer Place – Near No. 09.	20
281. Alwis Place	20
282. Wimalasiri Rd.	20
283. De Soyza Place	20
284. Wijeratne Av.	20
285. Vidyala Rd.	20
286. Fernando Rd.	20
287. Samudrasanna Place – St. Mary’s Rd.	20
288. St. Mary’s Rd.	20
289. St. Rita Rd.	20
290. Mahindarama Rd.	20
291. Wedikanda Rd.	20
292. Kasiya Mawatha	20
293. Gamini Lane	20
294. Sri Dharmarama Rd.	20
295. Indrajothi Rd.	20
296. Hena Rd.	20
297. Hena Lane	20
298. Bandaranaike Mawatha	20
299. Park Lane ( from Park Rd.)	20
300. Park Rd.	20
301. Lumbini Mawatha	20
302. Lumbini Circular Rd.	20
303. Nelum Mawatha	20
304. Manel Place	20
305. Asoka Mawatha	20
306. Rukmal mawatha	20
307. Namal Place	20
308. Upul Pice.	20
309. Bovitiya Place	20
310. Ratmal Mawatha	20
311. Sapumal Mawatha	20
312. Sooriyamal Place.	20
313. 2 <sup>nd</sup> Lane –Park Rd. –Chakindarama Rd.	20
314. Chakindarama Rd.	20
315. Sri Gunaratana Rd.	20

316. Mallikarama Rd.	20
317. Saman Mawatha	20
318. Kekatiya Place	20
319. Salmal Place	20
320. Iddamal Place	20
321. Gangadhara Mawatha	20
322. Jinaratana Mawatha	20
323. Govikam Place	20
324. Gemunu Mawatha	20
325. William Place	20
326. Silva Place	20
327. Sri Sumangala Rd.	20
328. Delgahawatta Rd.	20
329. Dharmarama Cross Rd	20
330. S. Mahinda mawatha	20
331. Sylvester Rd.	20
332. Keerakotuwa Watta Rd.	20
333. Kovila Rd.	20
334. Sri Gnanendra Rd.	20
335. Jayasumanarama Rd.	20
336. Kanattha Rd.	20
337. Devata Rd.	20
338. Raja Mawatha	20
339. Medical Mawatha	20
340. Medical Cross Rd.	20
341. Peiris Rd.	20
342. 2 <sup>nd</sup> Lane – Ratmalana	20
343. 3 <sup>rd</sup> Lane- Ratmalana	20
344. 4 <sup>th</sup> Lane – Raymalana	20
345. 5 <sup>th</sup> Lane- Ratmalana	20
346. Old Airport Rd.	20
347. Kandawela Mawatha	20
348. Jaya Mawatha	20
349. Central Rd.	20
350. From 1 <sup>st</sup> Cross Lane Kandawela Mawatha	20
351. From 4thCross Lane Jaya Mawatha	20
352. UC Rd.- From Film Grove Club to Temple	20
353. Road Between 3 <sup>rd</sup> and 4 <sup>th</sup> Cross Lanes	20
354. UC Road	20
355. UC Rd.	20
356. UC Rd. –Film Grove Avenue between 3 <sup>rd</sup> and 4 <sup>th</sup> Lane	20
357. UC Rd.- Near No. 95, Kandawela Mawatha	20
358. UC Rd.- Road connecting 1 <sup>st</sup> Cross Lane and Jaya Mawatha	20
359. Road connecting 4 <sup>th</sup> and 5 <sup>th</sup> Lane	20
360. 4 <sup>th</sup> and 5 <sup>th</sup> Lane	20
361. Cross Rd. – between 4 <sup>th</sup> and 5 <sup>th</sup> Lane	20

362. Road connecting Kandawela Mawatha and 5 <sup>th</sup> Lane	20
363. UC Rd.- Unique Pearle Island	20
364. UC Rd. – Road near No. 29/1 Kandawela Mawatha	20
365. UC Rd.- 77/157 Housing Scheme	20
366. UC Rd.- No. 77/1 Housing Scheme	20
367. 2 <sup>nd</sup> Lane – Anura Mawatha	20
368. Anura Cross Rd.- 2 <sup>nd</sup> Lane	20
369. Anura Mawatha – 2 <sup>nd</sup> Lane	20
370. 1 <sup>st</sup> Cross Street- From Kandawela Rd. Devatagahawatta Rd.	20
371. 1 <sup>st</sup> Cross Street- From Borupona Rd.	20
372. 2 <sup>nd</sup> cross Street-From Borupona Rd. to Maharaja Factory Rd.	20
373. Devatagahawatta Rd.	20
374. Cross Rd.- Hindu Square to Borupona Rd.	20
375. Cross Rd.- From Borupona Rd.	20
376. 2 <sup>nd</sup> Cross Lane-Kandawela Rd. from Hindu Square	20
377. 203 Cross Lane –From Hindu Square to end of Borupona Rd.	20
378. 4 <sup>th</sup> Cross Lane- Kandawela Rd. From Hindu Square	20
379. 6 <sup>th</sup> Cross Lane – To end of Borupona Rd. from Hindu Square	20
380. 7 <sup>th</sup> cross Lane- From Hindu Square to end of Kandawela Rd.	20
381. 8 <sup>th</sup> cross Lane – From Hindu Square to end of Borupona Rd.	20
382. 10 <sup>th</sup> cross Rd.- From Hindu Square	20
383. Samagi Mawatha	20
384. Cross Rd.- Samagi Mawatha	20
385. Ratmalana and Kandawela Rd.	20

### 12.2.2 River and Canal reservations

#### Proposed Reservation

Bolgoda Canal	- 40 feet from canal bank
Weras river	- 40 feet from river bank
Lunawa Canal	- 20 feet from wewa bank
Dehiwala Canal	- 40 feet from canal bank
Other canals	- Half the breadth of the canal from the bank
Coast Reservation	- Subject to the recommendations of the Coast conservation Dept.

### 12.2.3 Railway Line Reservation

- Coastal Railway line – should be 5 Meters from the border of the railway line.
- The railway line to the Ratmalana Railway Workshop and the Timber Corporation Premises should be 3 meters from the border.  
(Subject to the recommendations of the Railway Dept.)

**Annexure 01****Population By Age Group - 2001  
Dehiwala Mt.Lavinia Municipal Council Area**

Age Group(years)	Male	Female	Total	Percentage
Less than 1	1465	1371	2836	1.2
1-4	5469	5221	10690	5.1
5-9	6991	6684	13675	6.5
10-14	6882	6784	13666	6.5
15-19	9782	9583	19375	9.2
20-24	13139	11653	24792	11.8
25-29	10604	9720	20324	9.7
30-34	8927	8535	17462	8.3
35-39	7801	8030	15831	7.5
40-44	7072	7476	14548	6.9
45-49	6126	6396	12522	6.0
50-54	6082	6355	12437	5.9
55-59	4702	4884	9586	4.6
60-64	3480	3724	7204	3.4
65-69	2576	3071	5647	2.7
70-74	2029	2392	4421	2.1
Over 75	2385	3145	5530	2.6
Total			210546	100

Source : Dept. of Census and Statistics / UDA



**Annexure 02****Housing Density of Dehiwala Mt. Lavinia Municipal council Area**

No.	Urban Division (ward)	Sq. Area (hectare)	Residential Area	House Units	Gross Housing Density(ha:1)	Net Housing Density (ha: 1)
1.	Wilawala	52.04	30.49	1450	28	48
2.	Dutugemunu	65.65	48.87	1214	18	25
3.	Kohuwala	85.19	55.12	1560	18	28
4.	Kalubowila	49.05	36.33	1325	27	36
5.	Hathbodiya watta	43.68	34.29	1518	35	44
6.	Saranankara	36.14	26.69	1450	40	54
7.	Quarry(Galwala)	46.22	33.04	1287	28	39
8.	Dehiwala West	47.90	33.89	1292	27	38
9.	Dehiwala East	48.02	34.03	1502	31	44
10.	Park	50.34	28.34	1348	27	48
11.	Nedimale	75.02	61.00	2198	29	36
12.	Malwatta	35.14	30.75	1001	28	33
13.	Jayathilleke	40.27	25.40	1299	32	51
14.	Karagampitiya	40.15	28.63	1297	32	45
15.	Kaudana East	118.80	65.30	1831	15	28
16.	Kaudana West	39.20	38.82	1560	40	40
17.	Mt.Lavinia	27.80	20.47	1426	51	70
18.	Vidyalaya	81.50	29.46	1068	13	36
19.	Watarappola	50.49	31.54	1590	32	50
20.	Katukurunduwatta	114.77	70.31	2690	23	38
21.	Atthidiya North	131.96	53.54	1843	14	34
22.	Wathumulla	52.93	40.09	1373	26	39
23.	Wedikanda	61.18	45.49	2105	34	46
24.	Pirivena	59.35	46.92	1449	24	31
25.	Atthidiya south	138.64	62.91	2234	16	36
26.	Vihara	63.51	43.19	1794	28	42
27.	Ratmalana West	37.83	26.48	1351	36	51
28.	Ratmalana East	102.38	28.92	1415	14	49
29.	Kandawela	311.35	54.60	1936	6	35
	Total	2106.5	1027.9	45406		

Source : UDA and Dept. of Census and Statistics

## Annexure 03

### Schools in the Dehiwala Mt.Lavinia Municipal Council Area - 2001

Name of School	School Category	No. of Students	No. of Teachers	Student Teacher Ratio
1. Dehiwala Madya Maha Vidyalaya	1AB	1642	59	1:28
2. St. John Maha Vidyalaya	1AB	3515	117	1:30
3. Kalubowila Maha Vidyalaya	1C	437	26	1:17
4. Dehiwala Holy Family Convent Girls School	1AB	1207	54	1:22
5. Buddhagosha Maha Vidyalaya, Kalubowila	1C	689	35	1:20
6. Presbyterian Balika Maha Vidyalaya	1AB	2216	84	1:26
7. St. Joseph Balika Maha Vidyalaya	1AB	2432	87	1:28
8. St. Mary's Vidyalaya	1C	493	27	1:18
9. Pamankada Sri Sangamitta Vidyalaya	2	123	18	1:07
10. Methoidist College	2	377	22	1:17
11. Karagampitiya Vijaya Viduhala	2	177	14	1:13
12. Suboda Balika MV	2	297	17	1:17
13. Sumana Cllege	2	180	17	1:11
14. Sri Upananda College	2	87	9	1:10
15. Nikape Sri Vijayaraja Vidyalaya	3	57	6 1:10	
16. Sri Gunalankara Viduhala	1AB	2135	76	1:28
17. Boudha Balika MV	1AB	2733	84	1:33
18. Girls' High School (MV)	2	579	29	1:20
19. Sri Dharmarama MV	2	294	14	1:21
20. Kothalawalapura MV	1AB	1459	52	1:28
21. Colombo South V	2	185	13	1:14
22. Atthidiya Malanalage MV	1C	655	30	1:22
23. Shasthrananda V	2	81	12	1:07
24. Christ King College	2	440	22	1:20
25. Mt.Lavinia Roman Catholic College	1AB	2170	69	1:31
26. Lalith Athulathmudali MV	2	156	11	1:14
27. Sri Atthadassi College	3	102	10	1:14
28. Sri Gnanendra College	2	171	15	1:11
29. Ratmalana Roman Catholic College	1C	731	29	1:25
30. Kandawala Kanista College	3	176	9	1:20
31. Atthidiya Malanalage Kanista College	3	111	7	1:16
32. Kavindhaja College	2	236	16	1:15
33. Sri Punyakami College	3	433	14	2:31
34. Sri Dharmodaya College	1C	396	23	1:17
35. Nugegoda Tamil MV	2	81	10	1:8
36. Dehiwala Maladi M V	2	432	22	1:20
37. Dehiwala Tamil College	1AB	790	35	1:23
Total		28475	1194	1:24

Source : Zonal Education Office, Piliyandala

## Annexure 04

### Existing Parks and Playgrounds

No.	Location	Extent		Ownership	Present Condition	Category
		Acres	Ha.			
E	Existing					
01.	Sri Maha Vihara Rd,Dehiwala	0.99	0.40	DMC	Playground	Small park
02.	Sri Saranankara Rd.Dehiwala	2.08	0.40	DMC	Playground	Small Park
02A	Sri Saranankara Rd.Dehiwala	0.09	0.036	DMC	Playground	Very small Park
03	Fraser Lane(near library)Dehiwala	2.18	0.88	DMC	Playground	Small Park
04	Alean Lane,Dehiwala	3.76	1.52	DMC	Playground	Medium park(low level)
05	A S Wanaratana Rd.Dehiwala	0.50	0.20	DMC	Playground	V.Small park
06	Woodland Mw. Kohuwala	0.29	0.12	DMC	Playground	V.Small park
06A	Woodland Lane,Kohuwala	0.29	0.12	DMC	Playground	V.Small park
07	Kadawatha Rd.Kalubowila	0.99	0.40	DMC	Playground	Small park
08	Senanayake Rd,Dehiwala	0.49	0.19	DMC	Playground	V.Small park
09	Sri Dhammapala Mw.Housing Complex Mt.Lavinia	0.42	0.17	DMC	Park	V.Small park
10	Galle Rd.,Mt.Lavinia	0.19	0.077	DMC	Park	V.Small park
11	St. Mary's Rd. Ratmalana	0.09	0.036	DMC	Playground	V.Small park
12	Araliya Mw.Ratmalana	0.49	0.198	DMC	Playground	V.Small park
12A	Araliya Mw. Ratmalana	0.09	0.036	DMC	Playground	V.Small park
13	4 <sup>th</sup> Lane, Ratmalana	0.07	0.037	DMC	Playground	V.Small park
14	Station Rd.,Ratmalana	4.36	1,80	Railway Dept.	Playground	Medium park(low level)
15	Kovil Rd.,Ratmalana	0.49	0.198	DMC	Playground	V. Small park
16	Galle Rd.(near Airport)	5.09	2.1	DMC	Park & Playground	V.Small park
	<b>Should Be Improved</b>			DMC		
01.	Sirigal Mw. Kohuwala	1.85	0.75	DMC	Filled land	Small park
02.	Dudley Senanayake Mw. Mt.Lavinia	0.396	0.16	DMC	Bare land	V.Small park
02A	Terrance Lane, Dehiwala	0.36	0.101	DMC	Bare land	V.Small park
03	Mahindarama Rd. Ratmalana	0.19	0.077	DMC	Playground	V.Small park
04	Park Rd. Mt.Lavinia	1.19	0.482	DMC	Bare land	Small park
05	Atthidiya Rd. (near Maliban Biscuit Factory)	0.49	0.198	Private	Bare Land	V.Small park
06	2 <sup>nd</sup> Lane Ratmalana	0.49	0.198	DMC	DMC sub office & Store	V.Small park
07	Borupona rd.	0.74	0.3			Small park
08	Kaldemulla Rd.	7.70	3.13			
09	Kaudana, Atthidiya Rd.Dehiwala	6.00	2.43	DMC	Playground	Medium Urban Park
10	Station Rd. Mt.Lavinia	4.63	1.89	DMC	Park	Medium park(low level)
	Total	24.39	9.876			

At least 244 ha. is necessary for the anticipated population of the DMC area. According to UDA concept of Common Open space, Playgrounds and parks, low lying land and bare land can be used.

## **Annexure No. 05**

### **Service Industries**

- Grinding Mills
- Electrical Equipment repairing
- Bakeries
- Handi-craft Products
- Printing Presses
- Shoe Manufacturing and repairing
- Fruit Products
- Confectionaries
- Vegetable Production
- Bicycle Repairing
- Self Employment
- Other environment friendly small industries

## **Annexure 06**

### **Park Hierarchy**

#### **Centralized Facilities**

All categories have facilities of a high level and also it's over 8ha. of the land area. There are international level playgrounds, gymnasiums, international swimming pools with all facilities included.

#### **Localised Facilities**

There are various kinds and various sizes of common parks and playgrounds scattered in the entire urban area according to the population distribution.

##### **(1.) Pocket Parks**

Places less than 0.2 ha. (1/2 acre). are included. There are scattered sports grounds, recreational places and small gardens in residential areas with a high population density without spacious private land, and in highly populated commercial and industrial areas.

##### **(2.) Mini Parks and Service Areas**

Includes areas of 0.2 ha. – 1.0 ha. (between 1/2 – 2 1/2 acres) Limited facilities according to local needs available. e.g. Play area for children  
or small lawns  
or garden for relaxing  
Walking distance of 2 1/2 minutes,  
about 200 meters from work place.

##### **(3.) Central Parks- Low level ( local parks) and service places**

Consists of an area of 1.0 – 3.0 ha. (2 1/2 - 7 1/2 Acres). Limited facilities according to the needs of the population of the area.

e.g Junior or Senior foot-ball grounds

and

Play facilities for children

And

Recreational places

Or

Large grass grounds to play foot-ball or cricket

And

Places for children to play

5 mns. Walking distance. 0.4 km. (1/4 miles) from work place.

#### **(4) Central Parks- high level( Community Parks) and Service Places**

Consists of 3.6 ha. (8.2 acres) of land.

- Foot-ball ground of 2 ha. and a track. Athletic facilities.
- Small cricket ground of 1 –1.5ha.
- Net-ball, Basket-ball or Volley-ball courts of 0.25-0.5 ha.
- Special areas of 0.25 ha. for children to play.
- Beautiful gardens of 0.25 ha.
- Natural places of 0.5 ha. to relax and for educational activities

Walking distance of 10mins. 0.8km. from work places.

#### **(5) Town Parks and service places**

6 – 8 ha. (15 - 20 acres). Adequate facilities for the population of the area.

- Separately situated playgrounds
- Distance of 1.2 – 1.6 km from work place traveling by vehicle.

The Spatial Distribution using these two concepts only will determine whether from every child to elderly person living in the urban area has facilities at walking distance.

In this manner we can avoid land going into disuse (abandoning) and having too many parks or the inadequacy of parks.