

**DEVELOPMENT PLAN FOR
RAMBUKKANA URBAN DEVELOPMENT AREA**

2012 - 2020

Volume I

**SITUATION REPORT
AND
PROPOSED ZONING PLAN**



**URBAN DEVELOPMENT AUTHORITY
“SETHSIRIPAYA”
BATTARAMULLA
2012**

**APPROVAL OF THE DEVELOPMENT PLAN FOR THE
URBAN DEVELOPMENT AREA OF RAMBUKKANA CONSTITUTED BY
THE PART OF RAMBUKKANA PRADESHIYA SABHA**

I, Mahinda Rajapaksa, Minister of Defence and Urban Development do hereby approve the Development Plan for the Urban Development Area of Part of Rambukkana Pradeshiya Sabha area, having considered the recommendation made by the Board of Management of the Urban Development Authority on 19.01.2010 by virtue of the powers vested in me under Section 8F of the Urban Development Authority (Amendment) Act No. 4 of 1982.

.....

Mahinda Rajapaksa
Minister of Defence and Urban Development

Ministry of Defence and Urban Development

No. 15/5, Baladaksha Mawatha,

Colombo 03.

.....2012

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1.0 Rambukkana Town Administrative Area

1.1 Introduction

Rambukkana Pradeshiya Sabha is located in the Northern part of Kegalle District of Sabaragamuwa Province. Rambukkana Divisional Secretariat is bounded on the North by the Southern boundary of Kurunegala District, East by the Western boundary of Kandy district, South is bounded by Mawanella Divisional Secretariat Division and the West is bounded by Kegalle District, Galigamuwa Divisional Secretariat and Kurunegala District Boundaries (Map No. 01).

In Kegalle District the biggest Number of Grama Niladhari Divisions are found in Rambukkana Pradeshiya Sabha area. There are 89 Grama Niladhari Divisions located with the Rambukkana Pradeshiya Sabha administrative area of 128.5 sq.k.m.

1.2 Urban Area

Initially Rambukkana Town administration was limited to an area of 3.8 sq.k.m. According to the UDA amended Act No. 41 of 1978, this area was declared as an urban development area (Map No.02) on 02.09.1991 by the extra ordinary Gazette No. 678/3.

This town is located on Colombo - Kandy (Udarata) Railway line at 83 km. from Colombo and 8 km. from Karandupana Junction on Colombo - Kandy main road. The extent of the Rambukkana urban area is 3.8 sq.km, includes seven Grama Niladhari Divisions. Those Grama Niladhari Divisions are: (Map No. 03).

1. Kiriwallapitiya
2. Hureemaluwa
3. Eriyawa
4. Rambukkana Town
5. Diyasunnatha
6. Daluggala
7. Mottappuliya

1.3 Historical Background

According to the legends this place is famous for cultivation of Plantains (Rambakan); and was named as Rambakan and subsequently changed into Rambukkana.

Rambukkana has a history from the reign of king Walagamba in the 1st Century B.C. The Padavigambala, Galmassa and Daluggala Viharaya (Temples) and the Mangalagama Ambalama, Daliwala and Kotavehera were established during King Walagamba era, has an excellent historical and architectural value. During the Kotte period Rambukkana was predominantly an agricultural area.

The upcountry railway line built during the British period through Rambukkana, functioned as a centre for transporting agricultural products from neighbouring areas to Colombo, contributing significant economic benefits to the town.

1.4 Geographical Features and Climatic Conditions

Rambukkana is Located $6^{\circ}.7^1$ in the Northern Latitude and 80° - 81° in the Eastern Longitudes. It is located West wards closer to the central hills of the country, receiving higher rainfall. Average annual rainfall varies from 1,500 – 3,000 m.m. and an annual average temperature is about 25-20⁰ Celsius. Natural drainage is mainly through Ma-Oya and Rambukkan Oya. Paddy, Plantain and Coconut are the main cultivation along with the other minor agricultural crops. Due to this Rambukkana is considered as an agricultural town.

1.5 National and Regional Linkages of Rambukkana Town

Rambukkana is situated in the Northern side of Kegalle district of Sabaragamuwa Province. It is identified as a grade 3 Town according to the list of town hierarchy. (Map No.04)

Rambukkana is considered as an important city at National context, due to the presence of railway station in the centre of the town on Colombo-Upcountry railway line.

Further, at national level it is connected by Rambukkana - Kurunegala Road (B Grade) Rambukkana - Kegalle Road (B Grade) and Rambukkana - Mawanella Road (B Grade). These roads provide an essential transport services, (Ref. Map No. 05) in addition to other roads of C&D Grades which provides significant transport services at provincial level.

1.5.1 Regional Linkage

Rambukkana is directly linked with the main regional cities such as Kegalle, Kandy, Kurunegala, Polgahawela and Mawanella, through B & C Grade roads, such as Kurunegala - Rambukkana road, Rambukkana - Kegalle and Rambukkana - Mawanella roads.

2.0 Population

2.1 Introduction

To prepare the Physical Plans, it is very important to study the population and its growth rate of an area concerned. The preparation of Rambukkana town development plan has taken into account the Rambukkana town population, district population, composition of population, the growth rate of population etc.

According to the census and statistic department, in 1981 the total population of Kegalle district was 684,944. In the year 2001 it was increased to 785,524. Accordingly, the annual population growth rate was 0.7%. The urban population of the District in 1981 and 2001 were 15,014 and 17,430 respectively. Out of the total district population about 2.19% were urban population in 1981, and it was increased to 2.2% in the year 2001.

In addition to the above informations more details are included in this chapter, with historical information, composition of population, density, the present problems related to population etc.

2.2 Population Distribution (Kegalle District)

The population distribution of Divisional Secretariat Divisions of Kegalle District for the period 1981-2008 is given in the following table.

Table No. 01

Population of Kegalle District (1981 - 2008)

Serial No.	Divisional Secretariat Division	Total Population		
		1981	2001	2008
01	Daraniyagala	38,370	44,735	46,005
02	Yatiantota	86,839	57,239	58,369
03	Aranayake	55,434	66,198	68,078
04	Galigamuwa	73,278	69,104	71,066
05	Rambukkana	68,069	75,925	88,118
06	Kegalle	75,906	87,637	90,435
07	Ruwanwella	51,740	58,892	62,139
08	Bulathkohupitiya (Amalgamated with Galigamuwa Division)		45,573	48,528
09	Mawanella	77,311	100,192	108,549
10	Warakapola	92,311	106,038	108,845
11	Dehiowita	65,636	73,991	76,092
	Kegalle District	684,894	785,524	826,224

Source: Divisional Secretariat Office - Rambukkana

According to the above table, in 2008 the highest population was recorded in Warakapola Divisional Secretariat Division and in Kegalle Divisional Secretariat Division of Kegalle District. Warakapola and Kegalle Divisional Secretariat Divisions are very large when compared to Mawanella District Divisional Secretariat Division. Mawanella Divisional Secretariat Division recorded the highest population growth rate of 8.3% when compared to the other Divisional Secretariat Division during the period of 2001 to 2008.

Reasons for higher population growth rate in this area is due to the existence of Muslim community. The third highest population is recorded in Kegalle Divisional Secretariat Division and the fourth in Rambukkana Divisional Secretariat Division.

Considering the population of Rambukkana Divisional Secretariat Division it was 68,069 in 1981 but in the year 2001 it was increased to 75,925. Further, in 2008 it was increased up to 88,118. It was clear that the town population during 1981 - 2001 within this period of 20 years the increase was about 7,856 inhabitants. During 2001 - 2005 within the period of 5 years the population increase was about 12,193.

The presence of vast resources lead to the increased development activities in this area. As a results, a large number of people have started migrating towards this area.

2.3 Population Distribution

According to the distribution of population in Kegalle district, the urban population of Rambukkana is in the third place. Mawanella serves as a main commercial town in Kegalle district; administrative town of Kegalle proportionally have been urban population than the above two town. The present developments, in the town is mainly based on agriculture.

Table No. 02

Distribution of Urban Population in Kegalle District (1971 - 2008)

Town	1971	1981	2001	2008
Kegalle	13,305	15,014	17,430	18,708
Mawanella	11,008	12,836	20,678	23,201
Rambukkana	4,809	5,968	7,952	8,178

Source: Divisional Secretariat Office - Kegalle.

According to the above table, the population growth rate of Rambukkana urban area was increased at the rate of 2.4% in 1971 - 1981 and in 1981 - 2001 period it was reduced to 1.6%. In 2001 - 2005 it has further decreased to 0.5%. According to the data, the growth rate of population density was slow in the urban area of Rambukkana town.

According to the above table, people who resides in Rambukkana urban area are proportionally less than in the other towns of the district. The main reason is the agricultural economic pattern of the city. The areas used for mixed crop cultivation and residential purpose are not utilized for commercial activities especially along the main road.

Table No. 03

Urban Population Growth Rate (1971 - 2010)

Year	Population	Growth Rate Increase
1971	4,809	-
1981	5,968	2.4
2001	7,952	1.6
2005	8,178	0.5
2009	8,409	0.6
2010	8,468	0.7

Source: Census and Statistic Department / District Secretariat Office - Kegalle

2.4 Population Density

The table given below shows the population density of Rambukkana urban area.

Table No. 04

Population Density (2001 - 2010)

Grama Niladhari Division	Extent Hectare	Population			Density		
		2001	2008	2010	2001	2008	2010
Mottappuliya	59	1774	1794	1857	30	30	31
Daluggala	69	431	443	459	06	06	07
Hureemaluwa	114	2155	2216	2295	19	19	20
Diyasunnatha	89	870	895	927	10	10	10
Kiriwallapitiya	22	647	665	689	29	30	31
Ariyawa	38	1099	1130	1170	29	30	31
Rambukkana Town	28	1006	1035	1071	38	37	38
		7982	8178	8468			

Source: Divisional Secretarial Office - Rambukkana

According to the above Table, among the urban area Grama Niladhari Divisions, the highest population was recorded in the central area of Grama Niladhari Division of Rambukkana. It is 38 persons / ha. Second highest population density was recorded in Mottappuliya Grama Niladhari Division. In Kiriwallapitiya and Eriyawa Area population densities were 30 person per ha. (Map No. 06).

2.5 Population Distribution by Race

According to the table the population of Rambukkana is multi - ethnic in nature with 74% Sinhala community.

Table No. 05

Population by Ethnic Group – 2010

Ethnic Group	Population	Percentage (%)
Sinhala	6,266	74.0
Muslim	1,948	23.0
Tamil	287	2.8
Others	17	0.2
Total	8,518	100.0

Source: Divisional Secretariat - Rambukkana

2.6 Population Distribution by Religions

According to the table, the Rambukkana urban area consists of multi - religious population.

Table No. 06

Population According to Religious Group – 2001

Number of Name G.N.D.	Total Population	Religious				
		Buddhists	Hindu	Islam	R.C.	Christian & Others
08 F - Kiriwallapitiya	647	560	38	34	13	02
08 B - Hureemaluwa	2,155	938	24	1,146	34	13
08 D - Eriyawa	1,099	822	27	202	27	21
08 H - Rambukkana Town	1,006	682	26	246	35	17
08 A - Diyasunnatha	870	716	02	49	48	55
08 J - Daluggala	431	427	-	02	02	-
08 K - Mottappuliya	1,744	1,371	57	257	22	37
Total	7,952	5,516	174	1,936	181	145
		70%	2%	24%	2%	2%

Source: Statistical Division - Kachcheri, Kegalle.

Graph No. 01

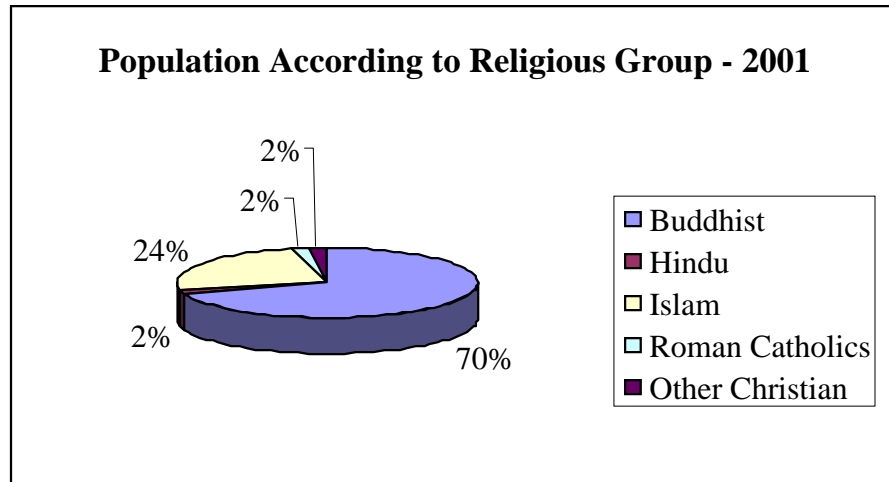


Table No. 07

Population According to Religious Group – 2008

Number and Name of G.N.D.	Total Population	Religious				
		Buddhists	Hindu	Islam	Roman Catholic	Christian & Others
08 F - Kiriwallapitiya	665	576	39	35	13	02
08 B - Hureemaluwa	2,217	965	25	1,179	35	13
08 D - Eriyawa	1,137	845	28	208	28	22
08 H - Rambukkana Town	1,034	701	27	253	36	17
08 A - Diyasunnatha	894	736	02	50	49	57
08 J - Daluggala	443	439	-	02	02	-
08 K - Mottappuliya	1,794	1,410	59	264	23	38
Total	8,178	5,672 70%	180 2%	1,991 24%	186 2%	149 2%

Source: Statistical Division - Kachcheri, Kegalle.

According to the above Table during 2001 - 2008 out of the total population 70% are Sinhala Buddhist. The second highest percentage is Muslim community. The percentage of people is belonging to other religions are very small.

2.7 Population Forecast

There are national level development projects, such as Colombo - Kandy high way and establishment of zoological garden are in progress. Further, there is an established elephant orphanage centre which is located in this area. The existing development activities and the future development programmes will definitely have an impact on the population growth rate.

Table No. 08

Population Forecast (1971 - 2020)

Year	Population	Increase Rate (%)
1971	4,809	-
1981	5,968	2.4
2001	7,952	1.6
2005	8,178	0.5
2010	8,468	0.70
2015	8,749	0.60
2020	9,058	0.70

Source: Statistics Division, Kegalle District Office

According to this maximum urban population expected is 9,000 - 10,000 persons.

2.8 Daily Commuting Population

The extent of primary urban area of Rambukkana is about 128.5 sq.km. and the estimated daily commuting population is mostly depends on the service providing activities of the town.

- Rambukkana town as a service centre
- Significantly Rambukkana town acts as the regional service centre facilitating residential facilities for Polgahawela Industrial Park
- A town with ongoing National Level Projects
- Close to the Railway Station
- Location of Elephant Orphanage
- Bus Stand and government institutions in the urban area; which will have a direct impact on daily commuting population

According to the records that about 30,000 commuting population visit daily to this town.

This situation changes during the weekly fair and plantain fair days. Because of this an additional 3,650 people visit to the town. Due to these features attracts around 40,000 commuting population to the town. For various reasons this number could be expected to increase up to 50,000 in future. The reasons such as institutional needs, government and private official needs etc. At present another 1,000 people are visiting to the Elephant orphanage. The number of tourists will increase in future up to 3,000 with the establishment of zoological gardens. In future, daily commuting population to the town is forecasted as about 55,000 – 60,000 (Ref. Table No. 09) people.

Table No. 09

Daily Commuting Population Forecast (2010-2020)

Commuting Pattern	Present Commuting Population 2010	Expected Commuting Population 2020
1. Total No. of transits population	30,000	35,000
2. No. of visitors to see Pinnawela Elephant Orphanage	1,000	2,000
3. To see zoological garden	-	3,000
4. For weekly fair and Banana fair	3,500	4,500
5. To get the services of railway station	1,000	5,000
6. When high way from Kadawatta to Kandy is built up No. of commuting population	-	2,000
7. To obtain services of Industrial Zone at Polgahawela	500	2,000
8. To get services from institutions	2,000	3,000
Total	40,000	56,500

Source: Urban Development Authority - Kegalle District (Field Survey)

According to the above Table present commuting population may increase to 50%.

Therefore it is important to improve all physical needs and infrastructure facilities to fulfill the expected 60,000 commuting people.

2.9 Labour Force

The Labour Force in the town is 67% of the total population or 5,481 persons. Out of this 44% are engaged in economic activities. The percentage of unemployment is high in the Rambukkana area. The people who engaged in agriculture are not included in Labour Force.

2.9.1 Income Level

Table No. 10

Distribution of Income - Rambukkana

Monthly Income Rs.	No. of Families	Percentage (%)
Below 1500	720	38
1501 - 4000	282	15
4001 - 8000	460	24
Above 8001	420	23
Total	1,882	100.00

Source: Divisional Secretariat Office - Rambukkana

According to the above table, out of the total families only 23% are earning higher income, and 38% is receives a very low income.

3.0 Land Use Pattern and Land Values

3.1 Introduction

The following important features could be identified in the Rambukkana urban area.

- Out of the total extent of the Rambukkana administrative area, about 65% is developed
- Out of total land extent, developable land and undevelopable lands are 96% and 4% respectively
- Out of the developed areas, a large percentage is used for residential purpose (Table No. 11)

3.2 Flexibility of Land Use Pattern

The land use pattern studies reveals, that the improvements in residential use is a significant feature compared to other uses. The existing agricultural lands are being used for various other purposes (Table Nos. 11, 12, 13) and Map No. 07)).

Table No. 11

Land Use Pattern - Urban Area - 2008

Use	Extent (ha)	Percentage (%)
Residential	111.60	46.10
Mixed Residential	1.77	0.46
Commercial	9.18	2.40
Public and Semi Public	12.51	3.12
Industrial	1.93	0.51
Religious	4.30	1.13
Sports and Recreation	1.45	0.38
Paddy Cultivation	63.47	16.66
Coconut Cultivation	24.88	6.53
Mixed Crop Cultivation	25.26	6.63
Home Gardening	62.27	16.35
Nurseries	13.08	3.62
Bare Lands	3.03	0.80
Cemeteries	1.38	0.36
Railway Reservation	12.30	3.22
Water Bodies	13.50	3.54
Roads	19.04	5.00
Total	380.95	100.00

Source: Rambukkana Field Survey - UDA - 2008

3.3 Residential Use

Out of the total land from the urban area, 175.64 ha (or 46.1%) of land is used for Primary Residential, Mixed Residential and Home Gardening.

Table No. 12

Residential Land Use - Selected Towns - 2008

Name	Extent (ha)	Percentage
Kegalle	273.25	38.5
Mawanella	272.12	57.60
Rambukkana	113.37	46.10

Source: Field Survey - Rambukkana 2008

Compared to the other town areas, in Rambukkana town a large extent (46.10%) of land is used for residential purpose. The physical, environmental, free from natural disasters, calamities, flat terrain and well established main and other feeder road network are favorable for better residential distribution pattern of the area.

Table No. 13**Developed and Developable Lands - 2008**

Uses	Extent (ha)	Developed Land %	Total Land %
(A) Developed Land			
i. Residential	113.37	64.60	29.76
ii. Commercial	9.18	5.20	2.41
iii. Industrial	1.93	1.10	0.51
iv. Leisure and Recreations	1.45	0.84	0.38
v. Roads	19.04	10.86	5.00
vi. Public and Semi Public	24.82	14.14	6.52
Institutes	4.30	2.46	1.13
vii. Religious	1.38	0.80	0.36
viii. Cemeteries			
Sub Total	175.47	100.0	46.06
(B) Undeveloped Land		From the Developable Land %	
i. Paddy Lands	63.47	33.06	16.66
ii. Coconut Lands	24.88	12.96	6.53
iii. Mixed Cropping Lands	100.61	52.40	26.41
iv. Bare Lands	3.03	1.58	0.80
Sub Total	191.98	100.0	50.40
(C) Undevelopable Lands	13.50		3.54
i. Water bodies			
Sub Total	13.50		100.0
Total	380.93		

Source: Rambukkana Field Survey – UDA - 2008

Table No. 14**Land Use Pattern by Urban Wards - 2008**

Use	Urban Areas (Ac)							
	Hureemaluwa	Mottappuliya	Bazaar	Eriyava	Diyasunnatha	Kamburadeniya	Madawala	Total
Residential	99.64	74.12	9.26	69.81	26.08	73.87	81.04	433.82
Commercial	2.55	9.05	4.80	4.00	2.20	1.20	31.15	54.95
Public and Semi public	13.57	15.13	6.75	6.15	7.15	8.65	3.90	61.30
Industrial	0.2	2.25	0.05	0.20	-	0.03	2.05	4.78
Religious	1.05	3.90	0.20	0.85	4.23	-	0.40	10.63
Leisure and Recreation	2.40	0.50	-	-	-	0.68	-	3.58
Paddy Cultivation	26.75	38.48	10.05	32.20	-	4.90	44.40	156.78
Coconut Cultivation	12.05	17.60	-	25.40	-	2.40	4.00	61.45
Mix Cropping	15.40	1.55	-	16.85	-	-	28.60	62.40
Bare Land	0.75	0.93	0.45	0.65	2.65	2.05	-	7.48
Cemeteries	0.40	0.30	-	-	-	2.70	-	3.40
Water bodies	13.35	3.82	2.25	7.25	1.5	0.94	4.23	33.34
Roads	9.90	8.82	1.78	8.60	2.30	5.13	10.51	47.04
Total	198.01	176.45	35.59	171.96	46.11	102.55	210.28	940.95

Source: Rambukkana Field Survey - UDA - 2008

The highest Extent of Land is used for residential purpose in the Urban Areas such as; Hureemaluwa, Madawala, Mottappuliya and Kamburadeniya as shown in the Table No. 14. The lowest extent of residential land use are found mainly in an area under paddy cultivation and home gardening. Even though the land values are very high in the town centre, the housing density is higher compared to other areas. During the last five years, the housing density has increased by 2%.

3.3.1 Potentials for Residential Use

- (i) There are three “B” grade main roads located in the centre of the town. Further, there are well developed internal road network, which provide easy access to the existing residential areas. Availability of efficient transport, health and education services enhance the potentials of the residential use.

- (ii) Accelerated improvements in commercial and common amenities:

This area is having a high potential for tourism development in the future. This leads to the development of tourists residential places and common amenities.

- (iii) Polgahawela is an industrial town located North West of Rambukkana. There is a potential for Rambukkana to be developed as a residential town.

3.4 Commercial Land Use

In Rambukkana town, about 9.18 ha or (2.4%) of the total area is allocated, for commercial activities.

At present the land use for commercial activities is limited within the town centre. This is not enough to cater the demand. This leads to the development of commercial establishment in linear form along Rambukkana - Kurunegala road at Katupitiya.

Table No. 15

Identified Areas of Commercial Land Use in Selected Urban Areas - 2008

Name	Allocated Land (ha)	%
Rambukkana	9.18	2.40
Mawanella	15.80	3.34
Kegalle	10.5	1.3

Source: Urban Development Authority - 2008

Kegalle and Mawanella are located from Rambukkana 12.48 km and 14.48 km respectively. The above two towns are commercially vibrant. This made Rambukkana town less attractive for commercial activities. Because of this, inhabitants of Rambukkana urban area prefer to frequent the above towns for commercial needs.

The lands available in the town centre for commercial activities are used for other activities. For example the locations of Pradeshiya Sabha buildings and the railway line areas, and there by the commercial activities get squeezed in this area and proceed to expand towards North - West and Northern part of the area.

3.4.1 Limitation for Commercial Distribution

Except, some of the access roads, the commercial activities are not found in the town. The presence of large areas of paddy fields and the railway line are the main reasons for the limitation for the development of commercial activities in the town. This is not only leads to the establishment of pockets of commercial activities and also enhance the linear development of the commercial sector. The development of commercial activities are not uniform compared to the other developments in the area.

Accordingly, the following potentials and problems are identified:

- i. Plenty of lands are available for commercial activities.
- ii. Location of the railway station in the heart of the town area.
- iii. High level of Agricultural production.
- iv. Possible future development related to the tourism sector in the town.
e.g. Elephant orphanage - Pinnawala

Problems

- i. Low percentage of land is being used for commercial activities compared to other uses.
- ii. Non availability of parking space.
- iii. Linear type commercial development.
- iv. The commercial activities are not well organized.

3.5 Sports and Recreational Activities

At present the allocation of the land for sports and recreational activities are very low. Out of the total land area about 0.38% is being used for sports and recreational activities, when compared to the other towns, the land used for sports and recreational activities in this area in very low (Table No. 16 and 14).

Table No. 16

Sports and Recreational Land Use - Selected Towns - 2008

Name of the Town	Land Allocation (ha)
Rambukkana	1.45
Kegalle	2.00
Mawanella	2.92

Source: Urban Development Authority - 2008

According to the present population and the development activities the allocation of land for sports and recreational activities should be at least about 15% of the total land extent, in order to achieve the required standard.

Table No. 17**Entertainment and Leisure Activities, Urban Area – 2008**

Grama Niladhari Division	Population	Existing Playground/Parks (Ha)	Required Standard (1.4 Hec. for 1000 population)
Rambukkana Town	1035	0.73	1.45
Eriyawa	1130	-	1.58
Diyasunnatha	895	-	1.25
Hureemaluwa	2216	0.4	3.10
Daluggala	443	0.4	0.62
Mottappuliya	1794	-	2.51
Kiriwallapitiya	665	0.2	0.93
Total	8178	1.73	11.44

Source: Urban Development Authority - 2008

According to the above table the land allocated for Entertainment and leisure is not up to the required standard.

Pinnawela Elephant orphanage centre and the proposed zoological garden areas are located outside the town limits. The land allocated in this area is enough to meet the demand for the visitors. In future the Rambukkana is to be developed as a tourist centre. Therefore the land available for development of Entertainment and leisure in the town is inadequate to fulfill the future demand.

3.6 Roads and Transport

Compared to the other towns the land allocated for transport service in the town is inadequate.

Table No. 18**Road Network - Selected Towns - 2008**

Town	Allocated Land for Road Network (ha)
Kegalle	20.80
Mawanella	31.50
Rambukkana	19.04

Source: Urban Development Authority - 2008

Compared to the year 2002, there is an improvement in the widening, concreting and repairing of the roads.

Table No. 19

Allocated Land for Road Network – 2002 / 2008

Year	Extent Ha.	%
2002	14.76	4.00
2008	19.04	4.90

Source: Urban Development Authority - 2008

Allocation of land in the town centre for Main Bus Stand and Railway Station is 12.55% Ha. Accordingly the unplanned location of Bus Stand has created traffic congestions.

There are incidence of frequent accidents occur near the railway crossing in the main road. Therefore, it is important to construct over head bridge, in order to control the accidents at the railway crossing.

3.7 Industries

The percentage of land used for industrial activities is less in Rambukkana area compared to the other towns in the district. It is clearly indicated in the table below.

Table No. 20

Industrial Land Use - Selected Towns - 2008

Town	Allocated Land for Industries (ha.)	%
Kegalle	2.38	0.30
Mawanella	4.92	1.04
Rambukkana	1.93	0.51

Source: Urban Development Authority - 2008

In the allocated limited land area; small scale industries like grinding mills, rice mills, oil mills and tea factories are established. There is no well defined industrial zone in Rambukkana area. Most of these industries are located in different zones, such as; residential and mixed residential zones. Depending on the nature of the industries, the expansion of these industries could be possible. The garment factory which is located in the periphery of the town, provide employment opportunities to the people of the area.

3.8 Institutional Service

Public and Semi Public Institutions

Out of the total area of land, an extent of land allocated for public and semi public is 24.82 ha (or 6.52%). When compared to the year 2002, the land uses for institutional services are progressively increasing, in the field of Administrative, Education and Health services. The locations of the public and semi public institutions are in scattered throughout the entire.

Table No. 21

Allocated Land for Institutions - 2008

Year	Extent (ha)	%
2008	12.51	3.12

Source: Urban Development Authority - 2008

The residential and non-residential buildings uses are changed for institutional activities. There are less number of buildings used for public service activities in the Western, Northern and South Eastern part of the town.

The land used for public services is shown in Map No. 07 (Land Use Map). The problems of public services activities are:

- i. Pradeshiya Sabha - Improper location.
- ii. Schools - Limited Physical facilities
(No parking space for vehicles transporting School children)
- iii. Hospital - The Narrow access road
Poor infrastructure facilities
(Water, Electricity, Building Space).
Insufficient Hospital facilities
- iv. Town Centre - Under utilization of town centre.

3.9 Agricultural Land Use Pattern

Out of the total land extent most of the lands in the Northern, North Western, Eastern and South Western areas are being used for agriculture purposes.

3.9.1 Agricultural Activities

The main crops in this area are; paddy, coconut and mixed crops. Paddy is cultivated mainly in the North, South, West and Eastern parts of Rambukkana.

Table No. 22

Agricultural Land Use Pattern of Rambukkana Town - 2008

Use	Extent (ha)	%
Paddy Lands	63.47	16.66
Mix Crops	100.61	26.41
Coconut Cultivation	24.88	6.53
Total	188.96	49.60

Source: Urban Development Authority - 2008

There are three main agricultural crops that are identified in this area. Under these three, vast urban areas are being allocated in Madawala, Ereyawa, Mottappulliya, Hureemaluwa for agricultural activities. (Table No. 11 and 14 - Land Use in Urban Area).

Most of the cultivation depends on rain water fed facilities. In addition to it there are small scale irrigation canal facilities which are being used to carry out agricultural activities during Maha and Yala seasons.

3.10 Religious Places

This area consists of multi ethnic and religious population. Accordingly the percentage of lands allocated for each different religious group are adequate.

3.11 Reservations for Water Ways

The main water ways in this areas are Rambukkan Oya and Kuda Ela. It is significant to note that the total reservation for water ways is about 13.50 ha (or 4%). Except Rambukkan Oya, there are many small water bodies, canals are found in this area. This gives a great contribution to agricultural activities. The location of Rambukkana town in the fertile area is a significant feature.

3.12 Land Values

In the town centre the land values are high along the main road, due to the proposed National Level Development Projects.

The availability of easy transport facilities to the capital city for official work, and the direct linkage with other main towns through railway line and main roads, greatly influenced the development of residential areas in the Rambukkana area. Due to this the land values of the town centre and the main road areas are higher than that of the other areas. Present tentative land values of the area is shown in the following table.

Table No. 23

Land Values – 2008

Area	Land Value (1 Perch – Rupees)
Town Centre	60,000 <
Urban Area (Close to the main roads)	50,000 - 60,000
Along Access Roads	20,000 - 50,000
Agricultural / Residential Area	15,000 – 20,000

Source: Pradeshiya Sabha Reports Rambukkana (2008)

The land value along Colombo - Kandy road in Rambukkana Administrative area are about 100,000/= or more per perch. Further, land values in the Pinnawela Elephant orphanage area ranges from 80,000 to 1,000,000 per perch. Compared to the town centre, the land values in the rural areas varies from 15,000/= - 20,000/= per perch. (Map No. 08)

4.0 Economic Status

4.1 Introduction

Even though Rambukkana town is located in agricultural area, it provide services to satellite towns such as Kiriwallapitiya, Pinnawala, Wahawa, Dombemada and Rattampitiya for the primary, secondary and tertiary economic activities. Therefore, it is important to study the economic status of the Rambukkana town in detail.

4.1.1 Economic Resources

The economy of the Rambukkana area is mainly depends on the availability of the natural resources. The interaction of the availability of human resource and natural resources in Rambukkana area influence the economic activities.

The proposed declaration of Rambukkana urban area as a tourist centre, will have a positive impact on the economic development of the area.

At present the Rambukkana administrative area is in the primary level of economic activities. The location of Pinnawela Elephant orphanage and the proposed establishment of zoological garden with have an influence in the economic development at secondary and tertiary levels.

Rambukkana is predominantly an agricultural area. The economy of the Rambukkana depends on the following crops such as paddy, plantain and coconut. Eventhough the economic activity level of Rambukkana area is presently at the primary stage, it is expected to change to the secondary and tertiary stages due to the proposed establishment of tourist hotels, shopping complex etc.

4.1.2 Support for Primary Economic Activities

The percentage lands allocated in the Rambukkana town area for supporting the primary economic activities such as paddy, coconut and mixed crop cultivation are 16.66%, 6.35% and 26.41% respectively.

Table No. 24

Agricultural Land Use in selected Towns - 2008

Town	Agriculture Land Area in the Town	
	Extent (Ha.)	Percentage %
Kegalle	327.88	42.1%
Mawanella	106.60	22.56%
Rambukkana	188.96	49.6%

Source: Urban Development Authority, Field Survey 2008

Compared to the other towns more land area is allocated for agriculture activities in the Rambukkana town.

The details of land used for agricultural activities in the year of 2002 are as follows. Land allocated for paddy cultivation remains constant. Of the total land area, 17% were used for paddy cultivation and 21% of the total families were engaged in agricultural activities. At present the coconut lands are being used for residential purposes.

4.1.3 Support for Secondary Economic Activities

Out of the total land area of the town 1.93 ha. in year 2008 allocated for agriculture processing industrial activities. The land use pattern for these industrial activities in the year 2002 was 2.12 ha.

Table No. 25

Industries in Rambukkana Town - 2008

Status	Numbers
Large Scale	03
Small Scale	25
Total	28

Source: Divisional Secretariat, Rambukkana

Under the large scale there are three types of industries located in this area such as tea factory, oil mill and textile industry.

4.1.4 Support for Tertiary Economic Activities

Land used for commercial activities in this area is 9.18 ha. Land allocation for commercial activities slightly increased in the year 2008 than the year 2002 (2002-2.16%, 2008-2.41%)

The tertiary economic activities such as weekly and plantain fairs are held in Rambukkana town. The weekly fair is held on Sundays and the plantain fair is on Thursdays. During fair days the commuting population varies from 10,000-20,000.

A large of amount of textiles and various other items are brought from different areas for marketing during the fair days. The stalls are arranged haphazardly along the roads of the town centre. During these days not only vehicle congestion but also various problems are created in the town area.

4.1.5 Special Economic Activities of the Town

There are two special Economic activities found in the Rambukkana town such as,

- Plantain Market
- Tourism related Business activities

4.1.5.1 Plantain Market

The plantain market is the specialty of the Rambukkana town.

The plantain is normally supplied by the farmer of the Rambukkana area.

At present the plantain fair is held within a limited area. This is not enough to carry out the plantain fair in an efficient manner. The lorries transporting these bunches of plantain are not provided with enough parking facilities in the market area. These lorries are presently parked along both sides of the main road. Hence, it is essential to provide more space for the fair and improvement in the parking facilities to enhance the economic activities of the town.

4.1.5.2 Tourism Related Business Activities

About 23.0 ac. of land is allocated for Pinnawela Elephant orphanage and other related activities. Tables No. 26 show the details of tourist activities and the income from tourism.

Table No. 26

Tourist Sector Contributions - National Economy 2008

Economic Contribution	Income (Rs-Mn.) 2004	%	Income (Rs. Mn.) 2008	%
National Level	42,666.3	99.7	36,377.3	99.8
Tourist	129.9	0.3	74.8	0.2
Total	42,796.2	100.00	36,452.1	100.00

Source: Sri Lanka Tourist Board

The economic contribution to the National economy by the Rambukkana tourism are 0.3% and 0.2% in 2004 and 2008 respectively. According to these figures 0.1% is less in 2008. Never the less at present the contribution of Rambukkana tourist sector tends to increase steadily.

According to this out of the total national level tourist, about 30% tourists are visiting Pinnawela area. Daily, about 600-700 tourist visit Pinnawela. During the weekends it increases to 1000 per day. Annually about 600,000 tourist visits this area.

Therefore, the tourist hotels facilities and the other economic activities related to tourism should be improved. There is a high demand for various artifacts, because of the increased activities in tourist industry. This activities enhance the economy and create employment opportunities in this area. In addition, these activities generate indirect employment for the people of this area. Because of the poor facilities available in the tourist hotels, most of the tourists seek to better hotels in the other areas. At present there are only four lodging places available in this area.

5.0 Infrastructure Facilities

5.1 Physical Infrastructure Facilities

5.1.1 Transport

Transport is the main mode used by the people who live in a particular area, to exchange and deliver their goods from place to place. Therefore, the efficient transport service system is one of the important infrastructures which determines the development of the particular area. The significant mode of transport on the land are roads and railways.

In Rambukkana, town roads and railways transport provide equal opportunities. Rambukkana Railway Station was established during the reign of British period, along with the development of the plantation industry. Rambukkana railway station is the one and the only station in the Kegalle District (Map No. 09).

Road Transport

A detailed survey has been carried out to collect information about public and goods transportation in the main Roads of Rambukkana.

Public Transport

Rambukkana is a main urban centre, hence a large number of people visits this town for their commercial and other daily needs including public servants, school children and general public. Peoples transport service and private transport service provide significant facilities in this respect.

The percentage of public transport service utilization is very high compared to private transport service.

Table No. 27

Number of Buses used for Transport and Number of Trips - Rambukkana Town

Peopled Transport Service		Private Transport Service		Total	
No. of Buses	No. of Trips per day	No. of Buses	No. of Trips per day	No. of Buses	No. of Trips
40	498	99	457	139	955

Source: Peoples Transport Authority / Ceylon Transport Board, Kegalle – Rambukkana - 2008

Out of the total number of buses 71% are owned by Private Transport Authority. But according to the trips 52% is provided by CTB, where the number of buses are less.

Table No. 28

Bus Service between Provinces

Province	Bus Service	No. of Buses	No. of Trips per Day
North Western Province	Peoplised Transport Service.	13	127
	Road Transport Service/ Ceylon Transport Board	22	74
Central Province	Peoplised Transport Service.	04	48
	Road Transport Service/ Ceylon Transport Board	08	48
Total		47	297

Source: Road Transport Authority/ Ceylon Transport Board, Kegalle – Rambukkana.

According to the above Table, Passenger Transport Linkage with Central Province is at low level. There are 35 buses operating in Northwestern Province, but only 12 buses are in operation with Central Province. Out of that 11 buses operate up to Hataraliyaddha only. Out of the total number of buses running in the town, only 34% are operating to Northwestern and Central Province.

Except, the public transport a remarkable contributions are being rendered by private cars, three wheelers, foot cycles and motor cycles in the transport service. In addition, about 50 – 100 tourist buses and other vehicles are daily transporting tourists to Pinnawala Tourist Zone.

Railway Transport

The length of the railway line within the city limits is about 3.9 km. The Railway Station located in the town centre and it is the only railway station in the Kegalle District, facilitates to business and economic activities by providing direct linkage with the capital of the country.

Thereby Rambukkana Railway Station performs an admirable role in the passenger and goods transport services.

Conclusion

Public transport is the main mode of system used by the higher percentage of the population in the town. The road network linkage of Rambukkana transport services are mainly confined among Kurunegala, Kegalle and Mawanella. The transport linkages with the other towns are limited.

There are three main roads located in the Rambukkana town area. They are Kegalle – Rambukkana, Kurunegala – Rambukkana and Mawanella – Rambukkana Roads. Out of these three roads the highest number of vehicles ply along the Kegalle – Rambukkana and Kurunegalla – Rambukkana roads.

The vehicles traveling up and down along the Mawanella – Rambukkana Road is less compared with the other two roads. Maintaining the standard of the main roads are essential and alternative roads must be developed proportionately.

The railway transport to contribute effectively to the economic development of the town. It is important that the existing old railway lines to be improved to cater the present demand to enhance the tourist industry.

5.1.2 Roads

There are three B Grade Main Roads identified in the Rambukkana urban area, namely Rambukkana – Kegalle, Rambukkana – Kurunegala and Rambukkana – Mawanella roads. These main roads are directly linked with major towns. Further, about 394 km road is found in urban area. They are managed by the Road Development Authority. There is no national level highway in the urban area, although a national level main road meets at the Karadupana junction. This junction is only 8 km from the Rambukkana town. It facilitates the development of the town.

Except the main road, the total length of the road network in the town is about 17.42 km. The roads in the town area are mainly maintained by Pradeshiya Sabha, local authorities or by both these institutions.

The allocated land area for the roads is about 5% out of total land area of the town.

Considering the economic significance of the urban area, the road density is very high in the town centre. In the residential area very high residential population are found in Hureemaluwa, Madawala, Mottappuliya, Eriyawa urban areas.

The proposed Colombo – Kandy highway expected to pass through Pinnawala and Bathmuraya areas in Rambukkana, will directly influence the development of the area.

There is no proper road pavements in Rambukkana urban area. This leads to developments of unauthorized business establishments along the sides of the main roads and obstructing the pedestrian movements and causing threats to the life of general public. These business stalls create traffic congestion in the area. This found, where the road and the railway lines run closely parallel to each other in the urban area.

Along the main road, there are adequate cement drainage system. But in other roads there are proper cement drainage system. Because of this, the conditions of roads are very poor. The main road and the other roads do not have adequate parking spaces causing traffic congestion. Even though there are some places allotted for parking vehicles, but relatively this is not adequate for parking in the Rambukkana urban area.

Conclusion

The road network in Rambukkana town provides easy access to any area, and facilities for economic and residential developments. However, the relevant studies indicate the following problems:

Problems:

- i. Narrowness of the roads
- ii. Except Main Road, only earth drains are available in other roads.
- iii. No built up pavements.
- iv. No protection at the railway crossing.
- v. Lack of funds for the road developments.
- vi. Lack of machineries for the maintenance work.

5.1.3 Telecommunication Service

Introduction

Sri Lanka Telecom Institution is the main provider of telecommunication facilities in Kegalle District. Except this there are other mobile telephones too are being used by the majority of the people who are living in this area.

In the year 2008 the number of telephone connections provided by the telecom was about 2,608. Out of this 2,135 telephone connections are cable phones (Land phones) and 473 are cordless (CDMA) phones.

Out of the total applications for telephone connection 71% were already provided and 29% of the applications are in the waiting list.

The table below shows the details (Map No.10).

Table No. 29

Applications for Telephone Connections (2005 – 2008)

Year	No of Application	No of Application attended	Connection given (%)	Waiting List (%)	
2005	3,681	1,999	54	1682	46
2008	3,660	2,608	71	1052	29

Source: Sri Lanka Telecom - Kegalle 2008

According to the above Table 1,999 telephones were provided in the year 2005. It was increased up to 2,608 in the year 2008. The increase was about 30% within one year. This was a great achievement in the telecommunication sector. Recently introduced cordless telephones (CDMA) was the main reason for this improvement. CDMA facilities are not available in the rural areas.

In the year 2005, 54% connection were given. It was increased to 71% in the year 2008.

The number of telephone connections in the year 2005 is 1,999 only. According to the usage it can be classified as follows:

Table No. 30

Category of Telephone Connections - 2005

Category	Units	Percentage
1. Residential	1,499	75.0%
2. Commercial	260	13.0%
3. Industrial	100	5.0%
4. Institutional	140	7.0%
Total	1,999	100.0

Source: Sri Lanka Telecom – Kegalle 2005

Mobile telephones are extensively used in Rambukkana. High Standard of mobile phones services are available when compared to land telephone services in Rambukkana urban area. Because of the transmitting towers built by the “Dialog” and “Celtel” companies are located in the Rambukkana area.

5.1.4 Postal Service

Sri Lanka Postal Department is providing postal services in Rambukkana Divisional Secretariat area. These services are carried out by 3 Main Post Offices and 19 Sub Post Offices.

5.1.5 Electricity Supply

The electricity to Rambukkana Divisional Secretariat is completely supplied by the Sri Lanka Electricity Board.

Maintenance, Power Supply and other activities are managed by the Rambukkana Consumer Service Center, through the Sri Lanka Electricity Board, District Office - Kegalle.

There are 34 sub stations existing in Rambukkana area in addition to which 06 new sub stations were already approved in the year 2001. 10,334 connections have been given up to the year 2001. In Rambukkana urban area 80% of the residential units have received electricity connections (Map No. 11).

The number of Sub Stations for electricity were increased up to 45 in the year of 2006. The two Sub Stations at Mallawapitiya and Tulhiriya receives supply from the Main Station and distribute to the respective area.

The significant feature in this area is that, there is an availability of an excess electricity. The Electricity Board has a capacity of 6,920 KVA. Presently out of the total capacity only 4,152 KVA are being used by the Rambukkana Town Centre. About 2,768 KVA units of electricity is not utilized. This balance electricity could be utilized for future developments in the Rambukkana area.

5.1.6 Solid Waste Management

Two grades of generated solid waste are; decomposable wastes (organic) and indecomposable wastes inorganic. The solid waste generation and its accumulation increases in all the urban areas. This is one of the major problems at the national level. At present the solid waste management is not creating any major problems in Rambukkana urban area. There is no recycling centres in Rambukkana urban area. It is proposed to have a recycling centre in Rambukkana urban area. There is no public sewerage system in Rambukkana urban area. Most of the sewage are disposed into septic tanks. In Rambukkana urban area about 3 Metric Ton of solid wastes are generated daily. The solid wastes are collected twice a day in different collecting centres. The number of collecting centres available are 8 – 10. Out of the total amount of solid wastes about 61% are decomposable.

Main areas where solid wastes are generated:

- Weekly fair
- Central Market
- Plantain Market
- Pinnawala Elephant Orphanage
- Hiriwadunna Sub Town (Town Centre)
- Kirillapitiya Sub Town (Town Centre)
- Wahawa Sub Town (Town Centre)
- Pattampitiya Sub Town (Town Centre)
- Identified areas along the main roads

From the above areas except from the identified road areas the solid wastes are collected twice a day. Along the road sides the collection is made only once a day.

In order to create awareness among the public, with the collaboration of Central Environmental Authority, the urban administrative area of Rambukkana has commenced providing different colour bags for each dwelling units for the collection of solid wastes. This is not only make the solid waste management easier but also generate additional income. It is expected this programme become popular among the people in the near future.

Rambukkana urban area is having the following resources for the solid waste management.

Number of Tractors	-	02
Wheel Cart	-	02
Labour	-	19

The physical and the human resources involved in solid waste management in Rambukkana town are limited. In some areas such as, weekly fair, central markets and elephant orphanage, the generation of solid wastes are very high and it is impossible to collect and dispose these wastes promptly with the limited available resources (Map No. 12).

5.1.6.1 Disposal of Solid Wastes

The solid waste generated is disposed in a private land in Labukotuwawatta located 1.5 km from Rambukkana town centre. At present the Rambukkana urban administrative area is consulting with Central Environmental Authority to adopt an efficient system for the solid waste disposal.

Proposals:

- Awareness creation.
- Establishment of recycling centres.
- Supply of different colour bags adequately
- House to house propaganda for individual disposal methods and compost making.
- Disposal ground should be located in an isolated area.
- Introduce, production of compost.

5.1.7 Sewerage

There is no common sewerage system available in Rambukkana urban area. Rambukkana is a developing town, hence, there are plenty of open spaces. Therefore the water seal toilets with septic tanks could be constructed without any sanitation problems. Most of the dwelling units, institutions and other buildings have individual septic sewerage toilets.

5.1.8 Water Supply

Because of the limited land with high population density in the town area it is difficult to obtain quality well water this leads most of the people to use pipe borne water.

Pipe borne water supply and distribution in the Rambukkana secretariat division is carried out by National Water Supply and Drainage Board in collaboration with Rambukkana Pradeshiya Sabha. The over all management of the water supply and distribution activities are carried by the National Water Supply and Drainage Board, Engineering Division of the Kegalle District. (Map No. 13)

Water Source

Maa Oya and Rambukkan Oya are the main water resources in Rambukkana area. Maa Oya is the main source of water supplier to the town, through the water purification centre situated at Hiriwadunna. This station supply water to Rambukkana and Kegalle areas.

Water Consumption Pattern in Rambukkana Town

The following table gives the details of water connections and the consumption pattern.

Table No. 31

Drinking Water Supply - 2001

Use	Consumers 2001 (No.)	%	Quantity (Litres)	%
Residential	1,414	88.0	1,651	87.49
Commercial	92	5.7	140	7.42
Industrial	04	0.2	02	0.11
Institutional	96	5.9	69	3.66
Others	04	0.2	25	1.32
Total	1,610	100.0	1,887	100.0

Source: National Water Supply and Drainage Board/District Engineering Office, Kegalle.

According to the table, in the year 2001 about 144 connections were provided.

5.2 Social Infrastructure Facilities

5.2.1 Housing Facilities

Introduction

The housing is one of the basic needs of human being. Hence, the housing development is one of the important aspects in the urban development activities.

The detailed studies carried out in Rambukkana town revealed the distribution of housing, nature of houses, housing density, scarcity and the development potentials.

5.2.2 Distribution of Houses

The development of housing units increased to 1,862 in the urban areas in 2007.

Table No. 32

**Distribution of Houses according to the Grama Niladhari Divisions
2001 and 2007**

GN Division	Extent (ha)	Housing Units (No)		Density of Housing Units Per ha.		Annual Increase Rate
		2001	2007	2001	2007	
1. Mottappuliya	59	313	300	5.3	5.0	0.8
2. Daluggala	69	112	132	1.6	1.9	3.5
3. Hureemaluwa	114	469	584	4.1	5.1	4.9
4. Diyasunnatha	89	176	189	1.9	2.1	1.4
5. Kiriwallapitiya	22	171	183	7.7	8.3	1.4
6. Eriyawa	38	258	272	7.0	7.1	1.0
7. Rambukkana Town	28	199	202	7.1	7.2	0.3
Total	419	1,698	1,862	34.7	36.7	13.3

Source: Statistical Division - Kachcheri, Kegalle.

According to the above table in the years 2001 and 2007 the total number of houses in the above mentioned GN Divisions were 1,698 and 1,862 respectively and the annual housing growth rate was 1.33%. The housing densities in 2001 and 2007 were 34.4/ha and 36.7/ha respectively. In GN Divisions Kiriwallapitiya, Rambukkana town and Eriyawa the housing densities were high compared to other GN Divisions. (Table No. 32)

5.2.3 Type of Houses

There are three types of houses found in the urban areas. The classification of the houses were made on the type of material used for the construction of wall and the floor. The following table give the details of the classification of houses.

Table No. 33

**Number of Houses according to the Grama Niladhari Divisions
2001 – 2007**

GN Division	Housing Units (No.)	
	2001	2007
Mottappuliya	313	300
Daluggala	112	132
Hureemaluwa	469	584
Diyasunnatha	176	189
Kiriwallapitiya	171	183
Eriyawa	258	272
Rambukkana Town	199	202
Total	1,698	1,862

Source: Statistical Division in Kegalle, Kachcheri

According to the distribution pattern of the houses, the maximum number of temporary houses are found in Diyasunnatha GS. In the town centre along the railway line there are few number of housing units with inadequate facilities.

General Features of Distribution of Urban Houses:

The following features are identified in relation to the distribution of houses in urban area.

Higher income people used to have large houses within a large extent of land. This pattern of distribution is found in the entire areas in small numbers, especially in Diyasunnatha and Hureemaluwa. There are less number of temporary houses found in Rambukkana town area.

Housing Requirement

The total population of the area was 2,044 year 2005. But the total number of houses were 2.264 year 2020. According to these data the number of family members per housing unit is 4.3.

Table No. 34

Housing Requirements of Rambukkana Urban Area (2001-2020)

Year	Housing Units	Housing Requirement	Housing Deficit
2001	1698	1988	290
2005	1562	2044	182
2010	-	2117	255
2015	-	2187	325
2020	-	2264	402

Source: Urban Development Authority - Kegalle District Office.

According to the above table, by the year 2020 expected estimated population is 9058 and housing requirement 2264 units. It will be create 402 housing deficits for the existing housing units. Fulfilled this requirement it will be give more opportunity from the zoning plan.

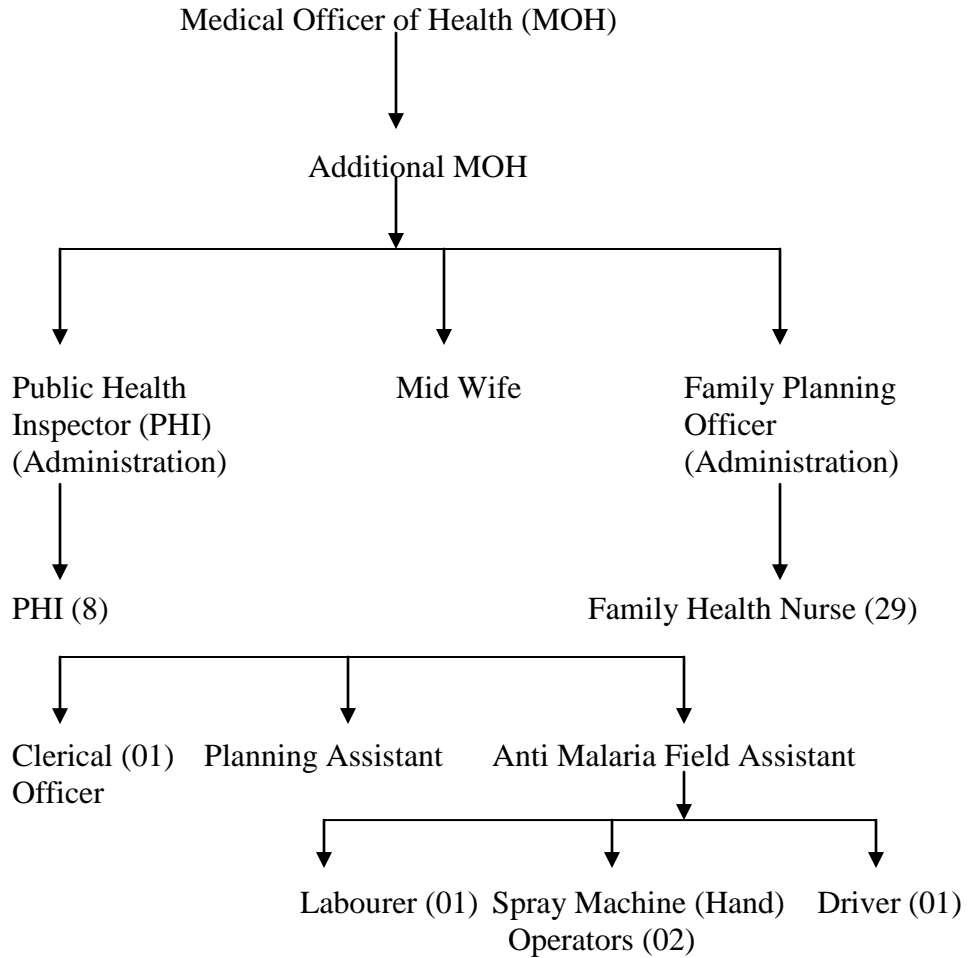
5.2.4 Health Facilities

The two important disciplines in the health services sector are prevention and treatments for the benefits of the public. Prevention plays an important role in the urban development planning. The development depends not only on physical developments, but also on social developments like health, education etc. of a community (Map No. 15).

The availability of adequate infrastructure facilities needed for the efficient treatment practices. The health services are provided to the public, through District Hospital – Rambukkana, Ayurvedic Centre, PHI Office and Private Medical Centres.

Diseases Prevention Division:

The health activities in Rambukkana town is carried out by Rambukkana Pradeshiya Sabha. The Organizational Structure is given below.



Under the above structure epidemic diseases, family health service, improvement of environment health and solid waste disposal, activities are carried out through the guidance of MOH.

Treatment Division

Rambukkana District Hospital

Basic Health facilities are delivered in Rambukkana Pradeshiya Administrative area by the District Hospital.

Compared to the other Hospitals in the District, Physical and Human facilities are limited in this Hospital. This is shown in the following Table No. 35. Because of this, the patients prefer to other well equipped hospitals.

Table No. 35

Physical Facilities and Human Resource Facilities in District Hospital - Rambukkana - 2008

Outdoor Patients	Indoor Patients	Existing Beds and No. of Wards	No. of Doctors					Male and Female Nurses (No.)	Other Officers (No.)	Ambulance (No.)
			Medical Officers	Asst. Medical Officers	Specialists	Surgeon	Dentist			
350	45	Wards 04 Emergency Treatment Unit (ETU) Beds 100 (Unable to use all beds)	11	03	-	-	02	21	70	01

Source: District Hospital – Rambukkana – 2008

This is the only Hospital situated in Rambukkana area. Due to this there are large number of patients used to visit the hospital daily for their treatments.

Table No. 36

Existing Divisions in Rambukkana District Hospital/ Clinic and Other Facilities - 2008

Land Area	Existing Division	Special Clinics	General Clinic	Existing Wards
6 (arc)	<ul style="list-style-type: none">• Out door Patient Department.• Pharmacies• Laboratories• Dental Surgery.• Emergency Treatment Unit• Administrative Unit (one room only)	<ul style="list-style-type: none">• Eye (Monthly)• Chest (Monthly)• Pre/Natal (Monthly)• Family Planning	<ul style="list-style-type: none">• High Blood Pressure• Diabetics <p>This clinic held on weekdays</p>	<ul style="list-style-type: none">• Female Wards• Male Wards• Maternity Ward• Clergy Wards

Source: District Hospital, Rambukkana - 2008

According to the above table, Rambukkana District Hospital is the important Health Centre in Rambukkana. Daily about 350 outdoor patients are getting treatments in this hospital.

This is the only Hospital which is having special clinics facilities in Rambukkana. It is interesting to note that there is no other Medical Centres in Rambukkana is having this special clinics facilities. Out of the urban area, Baddewala Central Clinic and Weligamuwa MOH Office are located.

Private Medical Service

In the urban area there are 16 Private Western Medical Centres. Out of this 2 were dental surgeries and the balance 14 are normal and special treatment centres. In addition there is one Ayurvedic Centre is located in the urban area. Further, there are two more Ayurvedic Centres are located in Pinnawala and Hewadiwela, outside the urban area.

5.2.5 Educational Facilities

Educational facilities is concerned, the literacy rate is going to increase this area. In 1981 literacy rate was 87.5% and in 2001 it was increased up to 91.4%. This shows an increase of literacy rate by 3%. The educational facilities are analyzed under the following sub headings (Map No. 16).

Education is one of the significant social infrastructure facilities. The survey carried out in government schools reveals that, about 0.53% of urban land area is being used for educational purpose. There are 4 schools available in Rambukkana declared urban area. Out of these 03 schools belongs to Grade I-C category and the other one is a Grade II school. Human and the physical resources data are given in the table below.

Table No. 37

Distribution of Physical Resources in School Urban Area – 2008

Name & Location	Category	Grades	No. of Students	No. of Teachers	Medium of Studying	Laboratory Facilities	Playground Facilities	Library Facilities
1. Ashoka Maha Vidyalaya, Rambukkana.	I-C	1-13	1,053	50	Sinhala	Available (OL)	Available (1/2 ac)	Available
2. Parakkrama Maha Vidyalaya, Rambukkana.	I-C	1-13	1,300	50	Sinhala	Available (OL)	Available (Rude 2)	Available
3. Darul Ulum Muslim Maha Vidyalaya.	I-C	1-13	517	21	Tamil	Available (OL)	Available (1 ac)	Available
4. Sujatha Junior School, Rambukkana.	II	1-11	2,587	88	Sinhala	Available (OL)	Available (1 ac)	Not Available

Source: Zonal Education Office – Mawanella – 2008

Table No. 38**Distribution of Human Resources in Schools of Urban Area – 2008**

Name	Students (No.)	Teachers (No.)	Teacher : Student Ratio	Space Details (sq.ft.)	Room of the Building (sq. ft.)		Space per Student (sq.ft.)
				Classrooms	Open Rooms	Temporary Buildings	
1. Ashoka Maha Vidyalaya, Rambukkana	1,053	50	21	15,377	6,400	-	21.75
2. Parakkrama Maha Vidyalaya, Rambukkana.	1,300	50	26	4,400	4,800	600	7.6
3. Darul Ulum Muslim Maha Vidyalaya	517	21	25	2,000	2,800	-	9.5
4. Sujatha Junior School, Rambukkana	2,587	88	29	17,495	7,400	-	9.6

Source: Zonal Education Office, Mawanella - 2004 - 2008

According to the above table, out of the 4 schools in the urban area 03 of them are Sinhala medium schools, and the remaining one is a Tamil medium school. Further, there is a Pirivena School also available (Map No.16).

The Pinnawala Central Maha Vidyalaya was situated in Mawanella Education Zone in Rambukkana area. This is a Grade IA school having highest number of students and teachers. They are 2,950 and 109 respectively. This school attribute a great service to promote educational level of the students in Rambukkana area.

There are 39 schools within the Pradeshiya Sabha area.

Table No. 39

Classification of Schools in Pradeshiya Sabha limits of Rambukkana

Type of School	Grade	Number
• Central College	IA	01
• Maha Vidyalaya	IC	14
• Junior School	II	15
• Primary School	III	09
Total		39

Source: Education Office, Mawanella Zone - 2008

Considering the infrastructure facilities in the schools of urban area, Asoka Maha Vidyalaya and Darul Ulum Muslim Maha Vidyalaya conduct classes for Grade 1 to 13. Sujatha Junior school do not have a science laboratory facilities for Advanced Level Students.

Building facilities, of Parakrama Vidyalaya is inadequate. Most of the classes are conducted in two temporary buildings. The floor area of each temporary building is about 600 sq.ft. The average national standard space per student is 7.6 sq.ft. This is an urban area school, and the second highest students enrolment is found in this school. Hence, the building facilities will have to be improved to national standard.

The teachers, students ratio level is 01:29 in all Four Schools in the Urban Area

All four schools in the urban area do not have assembly halls. These schools are having classes up to Advanced Level. As such, these schools are in need of Assembly hall facilities at the earliest.

The other major problem is the inadequacy of toilets and urinals facilities.

Table No. 40

Water and Sanitation Facilities in School of Rambukkana Urban Area										
School	No. of Teachers	No. of Students	Toilets for Teachers & Students	Urinals for Teachers & Student	Existing Toilets	Existing Urinals	Shortage of Toilets	Shortage of Urinals	Pipe Borne Water	
Kegalle/Ma/Ashoka Vidyalaya	50	1,053	8	10	3	2	5	8	Avai lable	
Kegalle/Ma/Parakkrama Vidyalaya	50	1,300	9	11	3	0	6	11	Avai lable	
Kegalle/Ma/Darul Ulum Muslim Vidyalaya	21	517	5	5	4	1	1	4	Avai lable	
Kegalle/Ma/Sujatha Primary School	88	2,587	10	13	3	2	7	11	Avai lable	

Source: Education Office, Mawanella - 2008

All these schools are located in the urban area. Hence, the availability of vehicle parking spaces are very limited. The location of Sujatha Junior School and Parakkrama Vidyalaya very close to the main road, creates. A heavy traffic congestion during the peak hours at 7.00m - 8.00 a.m. and 1.00 to 2.30 p.m. There is a heavy traffic congestion in Pinnawala Maha Vidyalaya Road due to a large number of school buses run along this road to Kegalle town, and parking of these vehicles along the road sides during the school hours.

Limitations of school facilities are:

- i. Lack of space in schools (for class rooms and playgrounds)
- ii. Lack of Infrastructure facilities (Assembly halls, Libraries, Laboratories).
- iii. Lack of sanitation facilities.
- iv. Lack of parking spaces.

Most of the students attend the schools in towns, are from the surrounding areas. At the same time the students prefer to attend Pinnawala National School, which is away from the town area.

Private Tuition Classes

Specially for the Advanced Level students, there are tuition classes in private educational institutes. Majority of the students from Rambukkana goes to the adjoining cities like Mawanella, Kegalla and Kuruneala for their tuition. Due to the availability of the trains some of them even travel to Kandy and Colombo for there tuition classes.

Tertiary Education

There are no special institution established for tertiary education in Rambukkana area, but considerable support are being given by youth centre, youth service commission and cultural centre. A limited support from computer training institution is also available.

5.2.6 Sports and Recreational Activities

There is a reasonable improvement found in the out door sports activities. There is no indoor stadium in Rambukkana urban area. Out of the total land area only 0.35% is allocated for sports and recreational activities. From the allocated land area only 0.58% is developed. When compared district main city of Kegalle the allocation of lands for sports and recreation activities is only 0.2%, in Kurunegala it is about 5%.

When compared with the total population, the allocated land area is not enough for sports and recreational activities.

The total extent of Rambukkana town is about 3.8 sq.km. The town centre is located in the Northern Region of Sabaragamuwa Province. Due to its location it is considered as an attractive place in the Sabaragamuwa Province.

Presently, a large extent of lands are used for agriculture and residential purposes. Hence, the allocation of land areas for sports and recreational activities are limited.

There are enough potential land areas available in Rambukkana town centre. Presently, these potentials are not properly utilized for the development of sports and recreation facilities. It is a major problem regarding sports and recreational development. In order to solve this problem, the following activities could be adapted.

- i. Availability flat lands.
- ii. Natural landscape, and scenic banks of Ma Oya.
- iii. Existence of Elephant Orphanage – Pinnawala
- iv. Proposed zoo logical garden
- v. Availability of Tourists Hotels
- vi. Availability of Scenic Lands.

Table No. 41

Proposed Facilities for Sports and Recreational Activities

Urban Area	Population (2010)	Existing Playgrounds & Parks (Hec)	Required Area 1.4 ha/1000 people
Mottappuliya	1857	-	2.51
Daluggala	459	0.4	0.62
Hureemaluwa	2295	0.4	3.10
Diyasunnatha	927	-	1.25
Kirillawalapitiya	689	0.2	0.93
Ariyawa	1170	-	1.58
Rambukkana Town	1071	0.73	1.45
Total	8468	1.73	11.44

Source: Zonal Education Office, Mawanella - 2010
UDA Field Survey - 2010

Conclusion

- i. Except in the town centre sports and recreation land use in other areas are not proportionally distributed.
- ii. There are large areas of paddy fields, Ma Oya banks, streams, forest reservations and sloping, hilly areas are located in the Rambukkana area. These areas could be utilized efficiently for sports and recreational activities.

The total extent of land is 380 ha, and the total population in the year 2007 and in 2020 (forecasted) is 8,178 and 9,058 respectively. According to the Urban Development Authorities recommended standard it is 1.4 ha/1,000 people.

According to the standard the allocated land area should be about 12.68 ha. Whereas the present lands available for the sports and the recreational activities are only 0.66 ha. Asoka Karunaratne Stadium is the only one which provide better facilities for sports and recreational activities.

Proposals

The requirements for the open areas for recreation, leisure, indoor stadium, cinemas, swimming pools etc to be fulfilled for the betterment of the people.

Table No. 42

Forecasted Recreational Activities for Year - 2020

G.N Division	Extent (Ha)	Present Use	Proposed Use
Mottappuliya	8.0	Abundant	Town Park
Madawala	3.0	Paddy field	Central Park
Madawala	1.5	- do -	Local Park
Kaburadeniya	0.3	- do -	Small Park
		-	
Total	12.8		

Source: Urban Development Authority

According to the above Table the proposed open areas planned for parks - 2020.

Town Parks 01	-	8.00 Hac.
Central Parks 01	-	3.00 Hac.
Local Parks 01	-	1.50 Hac.
Small Parks 01	-	0.30 Hac.
Existing Parks 01	-	<u>0.66 Hac.</u>
Total		<u>13.46 Hac.</u>

Ma Oya, Rambukkana Oya and Kuda Oya reservation areas are proposed to be developed as linear parks along the banks. The existing retention and drainage area is depicted in Map No. 17,18,19.

5.2.7 Religious Places

Multi religions ethnic groups are living in this area. There are different religious places dispersed according to the ethnic groups population.

The majority of the residents are Buddhist. In the urban area the number of religious places found are indicated below;

Buddhist Temples	05
Mosques	02
Christian Churches	03
Hindu Temple	01

Historically important Buddhist temple Dalukgala Rajamaha Viharaya is found in this area. There are 67 Buddhist temples, and historically and archeologically important places are found in Rambukkana administrative area. In the town centre only few religious places are located. (Map No. 15)

5.2.8 Cemeteries

There is only one cremation centre and a cemetery are found in Kiriwallapitiya urban area. To fulfill the shortcomings in cremation activities the Rambukkana Pradeshiya Sabha has recently built up a new cremation centre. There are cemeteries located in every villages. The cemetery for Muslim community is situated closer to the Rambukkana Police Station (Map No. 15).

6.0 Analysis of Strength, Weakness, Opportunities and Threats (SWOT)

Strength	Weakness	Opportunities	Threats
Physical Features			
<ul style="list-style-type: none"> • 3rd level town hierarchy • Centrally located in the flat terrain • 90% of land extent is developable 	<ul style="list-style-type: none"> • Productivity minimizes due to primary economic activities conducted using traditional method. 	<ul style="list-style-type: none"> • Very low incidence of natural disasters and calamities 	<ul style="list-style-type: none"> • Absence of “A” grade road • Physical location made the town isolated
Population Features			
<ul style="list-style-type: none"> • High percentage (67%) of labour force 	<ul style="list-style-type: none"> • Low population growth rate • Scarcity of skill labour 	<ul style="list-style-type: none"> • Commuting population is high because of tourist activities • High percentage of labour is involved in agriculture. They could be used for other activities 	<ul style="list-style-type: none"> • Population involved in primary economic activities are reluctant to get engaged in other economic activities
Economy			
<ul style="list-style-type: none"> • The unemployment rate is low • The lands utilized for agricultural activities is high • Very good market demand for plantain 	<ul style="list-style-type: none"> • Even though there is a potential for tourist activities, the economic developments are still at low level • Most of the labour force is involved in primary economic activities • Lack of tourist attractive activities within the area 	<ul style="list-style-type: none"> • The town could utilized to meet the needs of local and foreign tourists • The tourism sector will enhance the economy of the neighbouring areas • Proposal to established national zoological garden 	-

		<ul style="list-style-type: none"> Ability to developed as a regional distribution centre for plantains 	
Housing			
<ul style="list-style-type: none"> Out of the existing houses 90% are permanent houses 	<ul style="list-style-type: none"> Poor infrastructure facilities Housing units in the town centre are single floor houses 	<ul style="list-style-type: none"> National and regional levels development projects lead this town centre to be developed as a residential area. Due to the national level projects development, the potential for the town and infrastructure developments will increase 	-
Health			
<ul style="list-style-type: none"> Location of district hospital closer to the town centre Availability of private medical centres 	<ul style="list-style-type: none"> Less health facilities in the district hospital 	<ul style="list-style-type: none"> Availability of lands for the expansion of district hospital 	<ul style="list-style-type: none"> Minimum health service facility
Education			
<ul style="list-style-type: none"> Availability of three schools in the urban area Location of Pinnawela National School in Rambukkana Pradeshiya Sabha limits. 	<ul style="list-style-type: none"> Inadequate building spaces Unavailability of Vocational Training Centre 	<ul style="list-style-type: none"> Development of Pinnawela National School Opportunities to establish of Hotel Management and Vocational Training Centres 	<ul style="list-style-type: none"> Most of the students prefer to study in popular schools located in Kegalle Absence of educational institutions for skill development and

<ul style="list-style-type: none"> • Availability of Land 			tertiary education
Recreational Facility			
<ul style="list-style-type: none"> • To be declared tourist zone • The location of Pinnawela Elephant orphanage • Proposed zoological garden • Efficient linkage with the capital city by rail and road transportation 	<ul style="list-style-type: none"> • Lack of Playgrounds • Lack of hotels and leisure places for foreign tourists • Unplanned land use • Availability of under utilized land within the town centre 	<ul style="list-style-type: none"> • Proposed national level projects, Elephant breeding centre, Zoological garden • Colombo - Kandy high way development enhance the tourism • Interest of hotel corporation and Sri Lanka Tourist Board will enhance the development of the area 	<ul style="list-style-type: none"> • Low involvement of capital investment
Commerce			
<ul style="list-style-type: none"> • Availability land for vertical commercial development 	<ul style="list-style-type: none"> • Land availability for vertical development in town centre is less 	<ul style="list-style-type: none"> • Development of tourist industry will trigger the development of commercial activity 	
Roads			
<ul style="list-style-type: none"> • Availability of efficient internal road network • Existence of upcountry railway line through the town 	<ul style="list-style-type: none"> • Unauthorized business activities in the road reservation • The widths of all roads are less than the required standard • Poor maintenance of roads • Most of the existing roads are damaged because of improper drainage system 	<ul style="list-style-type: none"> • Plenty of land is available for the road development • Extension of proposed Colombo – Kandy highways • Existence of efficient transport through railway and road network 	<ul style="list-style-type: none"> • Minimum accessibility to Colombo - Kandy high way • High traffic congestion due to the construction of unauthorized building in the road reservation

	<ul style="list-style-type: none"> • Lack of parking spaces • Availability of roads in the Western and North Western areas are limited 		
Agriculture			
<ul style="list-style-type: none"> • Availability of flat lands, water and labour force 	<ul style="list-style-type: none"> • Agricultural land use are in the preliminary stage • Poor agricultural production due to the minimum usage of modern technology 	<ul style="list-style-type: none"> • Preliminary land use could be improved by adopting the modern technical knowledge • Availability of government support for agriculture development 	Lack of modern technical knowledge
Water Supply			
<ul style="list-style-type: none"> • Ground water level is high • Each residential unit is capable of using well water (15-20 perch) • Rambukkana Oya and Maha Oya are flowing through the town area • The drinking water quality is high 	<ul style="list-style-type: none"> • Poor maintenance of pipe lines • The natural water get polluted by the improper human activities 	-	-

7.0 Vision, Objectives and Strategies

Vision

Identify the development potential of the area according to the local and regional setting of the area to develop the town as a special tourist centre, commercial hub and residential zone.

Objectives and Strategies

	Objectives	Strategies
i	Maximum use of the available limited land in an efficient manner	<ul style="list-style-type: none"> • Implementation of land use zone and the zonal regulations.
ii	Improve future commercial development requirements, according to the supply and demand	<ul style="list-style-type: none"> • Encourage vertical development to create more commercial space availability
iii	Improve the facilities to develop the tourist sector	<ul style="list-style-type: none"> • Formulate regulations for the development of tourism zone • Improvement of infrastructure facilities • The proposed Colombo – Kandy highway will have to be extended up to the town centre.
iv	Develop as a Residential Town	<ul style="list-style-type: none"> • Land use pattern indicates, more extent of land is being used for residential purposes; hence, adequate infrastructure facilities to be developed to cater the residents
v	Development of common amenities	<ul style="list-style-type: none"> • Develop of the Bus Stand • Repair the damage roads and construct new access roads and by roads to reduce the traffic congestion • Develop the drainage system • Establish new leisure and recreational areas • Develop vehicle parks
vi	Protection of Environmental Sensitive Area	<ul style="list-style-type: none"> • Introduced Conservation Zone

The following development activities will have to be developed for the successful implementation of the strategies.

7.1 Proposed Project (Map No. 20)

- i. Proposed private bus stand and shopping complex
- ii. Proposed weekly and plantain fairs development
- iii. Wahawa bridge construction
- iv. Proposed vehicle park
- v. Road beautification (Tree planting)
- vi. Road development (Senanayake Mawatha, Mihindu Mawatha, Hureemaluwa road, Diyasunnatha road and Asoka Vidyalaya road, Kegalle - Rambukkana road, Kegalle - Mawanella road)
- vii. Sports and recreational development
- viii. Development of drainage system (Hospital road)
- ix. Construction of overhead bridge (Railway Crossing at Senanayake Mawatha)

8.0 Zoning, Street Lines, Building Lines and Other Reservation Requirements

Scope

In the year 2020 the Rambukkana Urban Area land shall be zoned as follows.

Table No. 43

Land Zoning Proposals for the Year 2020

Serial No.	Use Zone	Extent (Ha.)	Percentage %
1	Residential	176.99	46.46
2	Mixed Residential	52.41	13.76
3	Commercial	22.20	5.83
4	Public & Semi Public	14.46	3.79
5	Conservation Zone I	68.53	17.99
6	Conservation Zone II	13.81	3.63
7	Roads	19.05	5.00
8	Water bodies	13.50	3.54
	Total	380.95	100.00

Source: Urban Development Authority - 2008

By the year 2020 the total land used pattern in the Rambukkana administrative area likely to undergo special changes.

In addition to the tourist zone in the Pradeshiya Sabha administrative area a new broad tourist zone is proposed.

In addition an Industrial Zone is proposed out side the town centre.

The proposed highway and the location of Polgahawela industrial estate will influence the growth of small and medium industries in Rambukkana area.

Proposed administrative zone will accommodate the existing dispersed Public and Semi Public buildings within this zone.

Proposed Environmental Zone includes Environmental Sensitive and Natural Scenic Places. Rambukkana being a predominantly residential area, it is proposed to designate two types residential zones as indicated in the table below.

Table No. 44

Change in the Land Use Pattern

Land Use 2006	Land Use Extent (ha)	%	Zones in 2020	Land Use Extent (ha)	%	Expected Increase in Land Use	
						ha	%
Primary Residential	111.60	29.30	Residential	176.99	46.46	65.39	17.16
Mixed Residential	1.77	0.46	Mixed Residential	52.41	13.76	50.64	13.29
Commercial	10.13	2.66	Commercial	22.20	5.83	12.07	3.17
Public & Semi Public	12.51	3.28	Public & Semi Public	14.46	3.79	1.95	0.51
Railway Reservation	12.31	3.23	-	-	-	-	-
Industries	1.93	0.51	-	-	-	-	-
Religious	4.30	1.13	-	-	-	-	-
Leisure & Recreation	1.45	0.38	-	-	-	-	-
Paddy Fields	63.47	16.66	Reservation Zone I (Coconut & Paddy)	68.53	17.99		
Coconut	24.88	6.53					
Mixed Crops	25.26	6.63	-	-	-	-	-
Plant Nursery	12.12	3.18	-	-	-	-	-
Home Gardens	62.27	16.35	-	-	-	-	-
Bare Lands	3.03	0.80	-	-	-	-	-
Cemeteries	1.38	0.36	Conservation Zone II (Water bodies & Roads)	13.81	3.63	-	-
Water Bodies	13.50	3.54	Water Bodies	13.50	3.54	-	-
Roads	19.04	5.00	Roads	19.04	5.0	-	-
Total	380.95	100.00	Total	380.94	100		

Source: U.D.A. - Kegalle District Office 2006

8.1 General Zoning Regulations

- 8.1.1 Where the use of a premises or site is designated for a specific use (Map No. 21) in the development map, it shall be used only for the purpose so designated.
- 8.1.2 Where the use of a site or premises is not designated for a specific use, its use shall not be contrary to the use permissible in the zone in which it lies.
- 8.1.3 No premises or building shall be used by any person for any other purpose other than the one approved in the development permit.
- 8.1.4 Annexure No. 05 indicate the maximum floor area ratio that shall be constructed within the respective zone specified in the development plan. (Map No. 22)
- 8.1.5 Without the approval and permission of the Urban Development Authority no alteration, repair, demolition or any other activities shall be carried out to the building given in Annexure 04.
- 8.1.6 The building limits adjoining the streets to any premises or any plots of land shall be in accordance with the specification mentioned in the Annexure 01.
- 8.1.7 The building line of premises abutting a common footpath shall not be less than 3.0 meters from the centre of the footpath.
- 8.1.8 The ground floor and the 1st floor of the buildings within the commercial zone adjoining the main roads shall not be used for residential purposes unless they have been approved by the Urban Development Authority.
- 8.1.9 Any premises or plot of land located adjoining s water way, the reservation should be maintained in accordance with the specification mentioned in the Annexure No. 02.
- 8.1.10 Where an open space in allocated, it shall not be used for any other purpose. Unless prior approval is obtained from the Urban Development Authority.
- 8.1.11 Applicant to construct a building for religious worship or to convert the use of any existing building for religious purposes, shall prove that the residents around 0.5 kilometer radius have no objection for such construction or conversion. (At least 2/3rd of the total residents shall not have objections). This requirement is also applicable to various types of religious emblems such as statues, crosses and other symbols that are being permanently erected in certain places.

8.1.12 When installing permanent name boards, or commercial advertisements they shall be erected perpendicular to the street 3.5 meters above the ground and in such a manner not to affect the external appearance of the building. The maximum height of the advertisement board shall be 1.5 meters. It is prohibited to affix commercial advertisements or name boards on boundary walls or bunds in a manner causing traffic congestions, or vehicle accidents or to obstruct the natural view.

8.2 Uses of Zones

8.2.1 Every plot of land and a property identified for a certain use becomes a part of the use zone given in the zonal plan. (Map No. 21)

Zones given below are as follows:

- i. Residential Zone
- ii. Mixed Residential Zone
- iii. Commercial Zone
- iv. Public and Semi-Public Institutions Zone
- v. Conservation Zone - I
- vi. Conservation Zone - II

8.2.2 Any area included in the development plan where appropriate, may define as a special development area. They are;

- i. Conservation areas (Natural conservations, forest areas, areas with architectural values and buildings of historical, archeological and scenic value).
- ii. Town centre areas
- iii. Special housing projects or special project areas

8.2.3 Authority shall impose special regulations and indicate specific requirements for the above areas.

8.2.4 Lands which have been designated for specific uses, under section 8.2.1 and 8.2.2 shall be distinctively shown in the development plan in suitable scales or by hatching, colors or other notations.

8.2.5 The zonal boundaries shown in the zonal map are generally abuts the highways, by-roads and waterways and in the absence of such boundaries the property boundaries shown in the town survey maps are taken into consideration.

- 8.2.6 Where a certain land area has been shown in between two separate zones, the zone to which that land area belongs will be determined according to the zone through which it has the main access. However, when a zoning boundary has been defined with specific lengths and width, the zone to which that major portion of land area falls shall be considered.
- 8.2.7 The uses that shall be allowed within a defined zone shall subject to the following conditions.
- Such use shall be compatible with the defined zone. It shall not cause any obstruction or adverse effect on the prevailing facilities in the area. Also, it shall not interfere with the privacy or cause environmental pollution or be a hindrance in any manner.
 - Such uses shall not be an obstruction for the traffic movement and be able to provide vehicle parking facilities within the premises.
 - Land area shall be adequate for the use, capable of obtaining infrastructure facilities and it shall provide necessary facilities for protection from the fire and natural disasters.
 - It should be in conformity with the reservations shown in the Annexure 01 and 02.
 - It shall also be in accordance with the regulations concerning dangerous and offensive trades.

8.3 Zonal Regulations

8.3.1 Residential Zone

8.3.1.1 Within this zone the following uses shall be allowed.

- i. Residential Buildings
- ii. Medical Centres not exceeding 500 sq.m floor area
- iii. Religious buildings
- iv. Professional Offices not exceeding 50 sq.m floor area
- v. Commercial Buildings not exceeding 500 sq.m floor area
- vi. Food courts not exceeding 100 sq.m floor area
- vii. Government office not exceeding 100 sq.m floor area
- viii. Social and Cultural Centres
- ix. Parks and Playgrounds
- x. Indoor Stadium, Playgrounds and Recreation Centres

- xi. Cottage Industries, not exceeding 50 sq.m. in extent of floor area, employing 10 persons. If machinery is used they should not exceed 3.5 Horse Power. The maximum noise allowed during the day time shall be 55 decibels and night time 45 decibels as per Central Environmental Authority's permissible limit for primary residential zones.

8.3.1.2 Any development that shall be allowed within this zone shall provide vehicle parking facilities within the premises.

8.3.1.3 Where a land that shall be used for development the minimum plot coverage not less than 150 sq.m. (6 Perches).

8.3.2 Mixed Residential Zone

8.3.2.1 Within this zone the following uses shall be allowed.

- i. Residential Uses
- ii. Primary Schools, Educational Centres, Community Centres / Services, Centres
- iii. Hotels, Restaurants and Guest Houses not exceeding 500 sq.m floor area
- iv. Cinema Halls, Social Clubs and Leisure / Recreational Parks
- v. Medical Care Centres not exceeding 500 sq.m floor area
- vi. Professional Offices not exceeding 100 sq.m floor area
- vii. Industries not exceeding 75 sq.m floor area with 15 employees and 5 horse power machinery
- viii. Fuel Filling Stations
- ix. Private Educational Institutes, Tuition Classes
- x. Agriculture Activities
- xi. Commercial Activities not exceeding 500 sq.m floor area

8.3.2.2 The development activities mentioned under 8.3.2.1 above shall be in conformity with the requirements of dangerous and offensive trades activities given in the Annexure No. 3.

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

8.3.2.4 Construction of industries mentioned in 8.3.2.1 above, shall be in conformity with the requirements of the Central Environment Authority with regard to the minimum noise levels permissible in the mixed residential areas.

8.3.2.5 The minimum extent of the land allowed for development shall be 150 sq.m. (06 perches).

8.3.3 Commercial Zone

8.3.3.1 Within this Commercial Zone the following uses shall be allowed.

- i. Commercial Complex, Showrooms, Supermarkets and Shopping Complexes
- ii. Hotels, Guest Houses, Restaurants and Assembly Halls
- iii. Banks and Financial Institutions
- iv. Cinema Halls, Social Clubs, Leisure and Recreational Activities, Open Spaces
- v. Medical Centres, Private Hospitals
- vi. Professional Offices, Commercial Establishment
- vii. Fuel Filling Stations and Vehicle Parking Facilities
- viii. Residential activities and lodge (up to 2nd floor)
- ix. Printing Press
- x. Garage/Vehicle parking
- xi. Industries which use machinery not exceeding 14 horse power capacity must conform to the maximum noises limits regulated by the Central Environmental Authority.

8.3.3.2 Exhibition Stalls related to tourist sector activities

8.3.3.3 Small and Medium Scale Industries

8.3.4 Public and Semi-Public Zone

8.3.4.1 The following uses shall be permitted within this zone.

- i. Schools
- ii. Public Institutions / Government Institutions / Semi-Government Institutions
- iii. Administrative Complexes
- iv. Educational Institute and Training Institute, International Schools
- v. Public Assembly Halls / Cultural Centers and religious places
- vi. Parks / Playgrounds / Open area recreation activities
- vii. Libraries / Museums
- viii. Vehicle Parks / Vehicle Parking Complexes
- ix. Training Centers and Research Centers
- x. Restaurants not exceeding 100 sq.m floor area
- xi. Hospitals and Medical Centres
- xii. Development of existing residential building may be allowed

8.3.5 Conservation Zone - I (Paddy and Coconut Lands)

8.3.5.1 All constructions are prohibited within this zone. But with the approval of the Urban Development Authority check points, and observation point for security reason.

8.3.5.2 The following uses shall be permitted within this zone.

- i. Natural Parks
- ii. Conservation Parks
- iii. Foot Paths
- iv. Agricultural Activities
- v. Nursery and Aquarium
- vi. Flower Gardens and Floriculture
- vii. Open Places
- viii. Parks and Playgrounds, Stadiums, Exhibition Stalls

8.3.5.3 No construction that will hinder or obstruct or not conducive to the existing agricultural activity shall be permitted.

8.3.5.4 In addition to the uses specified in the section 8.3.5.2 the Urban Development Authority may use its discretion to permit other uses that will not be in conflict with these activities.

8.3.6 Conservation Zone – II (Water Bodies and Road Reservation)

8.3.6.1 No construction will be permitted except security check point with the prior approval from the U.D.A.

ANNEXURES

Annexure No. 01

Building Lines and Street Lines

The building lines along the A,B,C and D grade roads in Rambukkana urban area are given below.

	Name of the Road	Proposed Building Limits from the Centre line of the Street (m)
01	Colombo - Kandy Road	15
02	Katupitiya Road	15
03	Mawanella Road	15
04	Karandupona Road	15
05	Hospital Road	7.6
06	Mihindu Mawatha	7.6
07	Gamunu Mawatha	7.6
08	Rajasinghe Mawatha	7.6
09	Athwatte Mawatha	7.6
10	Dahanayake Mawatha	7.6
11	Bandaranayake Mawatha	7.6
12	Kotalawala Mawatha	7.6
13	Kalugalla Mawatha	7.6
14	Keerthiratne Mawatha	7.6
15	Mili Mawatha	7.6
16	Maha Oya Road	7.6
17	Asoka Vidyalaya Mawatha	7.6
18	Dompemulla Mawatha	7.6
19	Nikagolla Mawatha	7.6
20	Huremaluwa Road	7.6
21	Mohidin Mawatha	7.6
22	Paradeniya Mawatha	7.6
23	Kurempola Mawatha	7.6
24	Store House Road	7.6
25	Bodhiraja Mawatha	7.6
26	Senanayake Mawatha	7.6
27	Dharmapala Mawatha	7.6
28	Thomas Silva Mawatha	7.6
29	Station Mawatha	7.6
30	Hettiyawatta Road	7.6
31	Diyasunnatha well Road	7.6
32	Bolagama Road	7.6
33	Circular Road	12

Source: Pradeshiya Sabha, Rambukkana

Note:

- i. The amendments to building limits of the above roads or any other building lines of the new roads shall be informed to the public building line by the Urban Development Authority from time to time by a public notice.
- ii. The Urban Development Authority may relax in respect of certain roads and footpaths considering the conditions of the terrain.

Annexure No. 02

River and Streams Reservations

The rivers and stream reservations is determined from the bank of the waterway towards both side. The rivers and streams that are within the town are as follows.

River and Streams Reservations

	Name	Reservation (From the bank feet)	Proposed Reservation (From the bank meters)
01	Maoya	30	9
02	Rambukkan Oya	20	6
03	Kuda Oya	15	4

Note: The above reservation limits shall be amended by the Authority with prior notice of the UDA, and time to time UDA has power to determine any area as a reservation area with the consent of SLLRDS, Irrigation Department.

Annexure No. 03

Dangerous and Offensive Trades

01. Processing and refining of products relating to the following.

- Animals blood and offal
- Organic and chemical fertilizer
- Hide related industries
- Koda

02. Storing following items other than for retail trade

- Animal bones
- Coal

Annexure No. 04

Conserved Buildings

Name of the Building	Location
Daliwala Kotawehara	Dombemada Road
Padavigampola Gonatulena Stone Room (Stone – Bed)	Walgama Road
Dambulla Viharaya	Dombemada Road
Miduma Cave Temple	Walgama Road

Annexure No. 05

Floor Area Ratio

Zone	Maximum Floor Area Ratio
Residential	2.75
Mixed Residential	3.50
Commercial	5.00
Public and Semi Public	3.00
Leisure and Recreational Activities	0.25
Agricultural	0.25
Conserved	0.25

Annexure No. 06

Architectural and Urban Design: - Recommendations

6.1 Accessibility

Area	Road Category	Minimum Width
Town Centre Area	Existing Road	Annexure No. 01
	New Roads	10 meters
	Foot Paths	03 meters

6.2 Extent of Plots of Lands

Zone	Minimum Extent (Perches)
Residential	06
Mixed Residential	06
Commercial	06
Others	20

Annexure No. 07

Zoning Boundaries

Residential Zone No. 01

- North:** From the intersecting point of the centre line of Labukottuwawatta road and the centre line of the Rambukkan Oya reservation a line drawn from the starting point, Northeastwards until it meets the centre line of Mohideen Mawatha.
- East:** From the last mentioned point a line drawn southeastwards and eastwards along the centre line of Mohideen Mawatha until it meets the centre of Peradeniya Road; thence, a line drawn Eastwards and Southeastwards along the centre of Peradeniya road until it meets the centre line of the Hureemaluwa Road and the centre line of Peradeniya Road junction; thence, a line drawn along the centre line of Madagodalla road until it meets the centre line of the railway line reservation; thence, a line drawn southwards along the said centre line of the reservation until it meets the centre line of the southern boundary of the (Urban Development Administrative Area) railway reservation.
- South:** From the last mentioned point a line drawn towards north along the centre line of the railway reservation until it meets westwards along the centre line of the Rambukkan Oya.
- West:** From the last mentioned point a line drawn northwards along the centre line of Rambukkan Oya reservation line until it meets the starting point.

Residential Zone No. 02

North: The eastern boundary line of the paddy field No. P428 of the Rambukkana Town Survey Map and the meeting point of the railway reservation line a line drawn southwards, along the centre line of the railway reservation line eastwards until it meets the centre line of Senanayake Mawatha.

East: From the last mentioned point a line drawn along the centre line of Senanayake Mawatha, northwards until it meets the centre line of the Channel road of the 6th Conservation Zone; thence, a line from the above said road westward a line drawn along the centre line until it meets the western boundary line of the 6th Conservation Zone; thence, a line drawn southwards along the western boundary of the 6th Conservation Zone until it meets the southern boundary of the Rambukkana urban area.

South: From the last mentioned point along the southern boundary of the Rambukkana urban area a line drawn westwards until it meets the centre line of the natural water way in the southern boundary of the Rambukkana Urban area.

West: From the last mentioned point a line drawn southwards along the southern boundary of the Rambukkana urban area until it meets the centre line of the eastern boundary of the 3rd Conservation Zone; thence, a line drawn north, west, northwest and eastwards and again north, northwest and northwards along the eastern boundary of the 3rd Conservation Zone until it meets the centre line of the railway reservation; thence, a line drawn northwards, until it meets the railway reservation line; thence, a line drawn along the said railway reservation until it meets the starting point.

Residential Zone No. 03

North: From the intersecting point of the southern boundary line of the 4th Conservation Zone and the centre line of Senanayake Road, a line drawn along north, east, north, east, north, northeast, southeast, northeast, east and southeast until it meets the railway reservation; thence, a line drawn along the said railway reservation towards east, northeast, northwest and eastwards until it meets the centre line of the “gabada” (stores) road.

East: From the last mentioned point a line drawn southwards along the centre line of “gabada” road until it meets the centre line of Kegalle – Rambukkana road; thence, a line drawn southwestward along the centre line of Kegalle – Rambukkana road until it meets the northern boundary of the 5th Conservation Zone.

South: From the last mentioned point a line drawn along the northern boundary of the 5th Conservation Zone; thence, a line drawn along the western boundary until it meets the centre line of Senanayake Mawatha.

West: From the last mentioned point a line drawn along the centre line of Senanayake Mawatha until it meets the starting point.

Residential Zone No. 04

North and East The centre line of Kegalle – Rambukkana road and centre line of Willie Mawatha, meeting point along the centre line of Willie Mawatha towards Kiriwandeniya a line drawn east, southeast and it meets the centre point.

South: From the last mentioned point along the centre line of Kiriwandeniya Ma Oya Road, a line drawn towards the west until it meets the centre line of Kegalle - Rambukkana Road.

West: From the last mentioned point along the centre line of Kegalle Rambukkana Road towards north and northeastwards until it meets the starting point.

Residential Zone No. 05

North / East: The centre line of Kegalle – Rambukkana Road, start from the intersecting point of centre line of Keerthirathne Mawatha, along the centre line of Kiriwandeniya Road, a line drawn towards east, south and again southeast until it meets the intersecting point of centre line of Ma Oya – Kiriwandeniya road.

South: From the last mentioned point along the centre line of Kiriwandeniya, Ma Oya Road, intersecting point of centre line of Kiriwandeniya Road towards west; thence, said centre line of Willie Mawatha, a line drawn, north and northwestwards until it meets the centre line of Kegalle Rambukkana road.

West: From the last mentioned point start from the centre line of Kegalle Rambukkana Road, a line drawn towards northeast until it meets the starting point.

Residential Zone No. 06

North: From the meeting of the centre line of Kiriwandeniya – Ma Oya road and the centre of Keerthiratne Mawatha, a line drawn along the southern boundary of 12th Conservation Zone towards north, east, northeast, north and southeast until it meets the southern boundary line of the 13th Reservation Zone; thence, a line drawn along the centre line of the 13th Reservation towards northeast, west, northwest and east until it meets the centre line of southern boundary of the water way; thence, a line drawn along the said waterway towards eastward until it meets the eastern boundary of Rambukkana urban area.

East: From the last mentioned point a line drawn along the eastern boundary of Rambukkana urban area towards south, east and south until it meets the southern boundary of Rambukkana urban area.

South: From the last mentioned point a line drawn along the southern boundary towards westwards until it meets the centre line of Kiriwandeniya – Ma Oya road.

West: From the last mentioned point a line drawn along the centre line Kiriwandeniya – Ma Oya towards northwestward until it meets the starting point.

Residential Zone No. 07

North / East: From the intersecting point of the centre line of Kegalle – Rambukkana road and the centre line of Kalugalla Mawatha a line drawn southeastwards until it meets the centre line of Kiriwandeniya – Ma Oya road, thence, a line drawn along east and southeastwards until it meets the southern boundary of Rambukkana urban area.

South: From the last mentioned point of the southern boundary of Rambukkana urban area a line drawn along westwards until it meets the centre line of Kalugalla Mawatha.

West: From the last mentioned point of the centre line of Kalugalla Mawatha, a line drawn northwards until it meets the centre line of Kegalle – Rambukkana road; thence, a line along the centre line of Kegalle – Rambukkana road until it meets the starting point.

Residential Zone No. 08

North: From the meeting point of 7th Conservation Zone, eastern boundary line and the centre line of Dompemulla Mawatha a line drawn along eastwards until it meets the centre line of Kalgalla Mawatha.

East: From the last mentioned point from the centre line of Kalgalla Mawatha, a line drawn along southwards until it meets the southern boundary of Rambukkana urban area.

South: From the last mentioned point from the southern boundary of Rambukkana urban area a line drawn westwards until it meets the eastern boundary of the 7th Conservation Zone.

West: From the last mentioned point from the eastern boundary of the 7th Conservation Zone line, a line drawn towards north and northeast wards until it meets the starting point.

Residential Zone No. 09

North: From the intersecting point of northern boundary of 10th Conservation Zone line and the centre line of Mihindu Mawatha, a line drawn along eastwards until it meets the centre line of the hospital road; thence, a line drawn along the hospital road a line drawn towards east until it meets the centre line of the third lane.

East: From the last mentioned point a line drawn along the centre line of the hospital road, south and southwestwards until it meets the centre line of the Rambukkana Ela.

South: From the last mentioned point a line drawn towards westwards along the centre line of Rambukkana Ela until it meets the eastern boundary line of the 8th Conservation Zone.

West: From the last mentioned point a line drawn towards north, east, north, northwest, north, northwest and north along the eastern boundary of the 8th, 9th & 10th Conservation Zone until it meets the starting point.

Residential Zone No. 10

North / West: From the intersecting point of the Reservation Zone No. 02 of Rambukkana Oya and Wahawa bridge, a line drawn northeastwards along the left bank of Rambukkana Oya Reservation Zone No. 02 until meets the centre line of Karunaratnagama road.

East: From the last mentioned point a line drawn towards south along the centre line of the Karunaratnagama road until it meets the centre line of Mihindu Mawatha.

South: From the last mentioned point a line drawn northwestwards along the centre line of Mihindu Mawatha until it meets the starting point.

Residential Zone No. 11

North: From the intersecting point of Rambukkan Oya Reservation Zone No. 02 of the left bank and the centre line of Karunaratna road a line drawn northward northeastwards along the left bank of Rambukkan Oya Reservation Zone No. 02 until it meets the northern boundary of Rambukkana urban area, thence, a line drawn towards northeast, north, southeast and east along the northern boundary of Rambukkana urban area until it meets the centre line of the Visaka Mawatha.

East: From the last mentioned point a line drawn southwards along the centre line of Visaka Mawatha until it meets the northern boundary of the premises of Survey Map No. 108.

South: From the last mentioned point a line drawn westwards along the northern boundary of the premises of the Survey Map No. 108 until it meets the eastern boundary of Rambukkana district hospital premises; thence, a line drawn towards north, west and southwest along the eastern boundary of Rambukkana district hospital premises until it meets the center line of Karunaratnagama road.

West: From the last mentioned point a line drawn northwards along the centre line of Karunaratnagama road until it meets the starting point.

Residential Zone No. 12

North: From the intersecting point of the centre line of Visaka Mawatha and northern boundary of the Rambukkana urban area a line drawn towards east along the centre line of the children village road until it meets the centre line of the Waralapothe road.

East: From the last mentioned point a line drawn northwest and southwards along the centre line of the children village road until it meets the centre line of Asoka Mawatha.

South: From the last mentioned point a line drawn westwards along the centre line of Ashoka Mawatha and centre line of Keerthi Sri Rajasinghe Mawatha until it meets the centre line of Vishaka Mawatha.

West: From the last mentioned point a line drawn northwards along the centre line of Visaka Mawatha until it meets the starting point.

Residential Zone No. 13

North / West: From the intersecting point of the centre line of Athwatte road and the centre line of Children Village road, a line drawn north, northeast, northwest and northeastwards a line drawn until it meets the centre line of the Waralapothe road.

East: From the last mentioned point a line drawn towards southeast along the centre line of Waralapothe road until it meets the eastern boundary of Rambukkana urban area; thence, a line drawn towards east along the eastern boundary of Rambukkana urban area until it meets the centre line of Asoka Vidyalaya road; thence, a line drawn towards south along the

centre line of Asoka Vidyalaya until it meets the centre line of Shramadana Road.

South: From the last mentioned point a line drawn west and southwards along the centre line of the Shramadana road until it meets the centre line of Athwatte road; thence, a line drawn westwards along the centre line of Athwatte road until it meets the centre line of Children Village road.

Residential Zone No. 14

North / East: From the intersecting point of the centre line of Asoka Vidyalaya road and the northern boundary of Rambukkana urban area a line drawn southeastwards along the northern boundary of Rambukkana urban area until it meets the centre line of the entrance road.

South: From the last mentioned point a line drawn towards west along the centre line of the entrance road until it meets the centre line of Asoka Vidyalaya road.

West: From the last mentioned point a line drawn towards north along the centre line of Asoka Vidyalaya road until it meets the starting point.

Mixed Residential Zone No. 01

North: From the intersecting point of the centre line of Peradeniya road and Rambukkan Oya Reservation Zone No. 02, a line drawn towards east along the Rambukkan Oya Reservation Zone No. 02's centre line until it meets the centre line of the Kurulukele – Rambukkana road.

East: From the last mentioned point a line drawn southwards along the centre line of the Kurunegala - Rambukkana road until it meets a point, where the centre line of Hureemaluwa road and Kurulukale roads meets.

South: From the last mentioned point a line drawn westwards along the centre line of Hureemaluwa road until it meets a point, where the centre lines of Hureemaluwa and Peradeniya road meet.

West: From last mentioned point a line drawn north and northwestwards along the centre of Peradeniya road until it meets the starting point.

Mixed Residential Zone No. 02

North: From the intersecting point of the Peradeniya and Hureemaluwa Road, a line drawn east, northeast and east towards the centre line of Hureemaluwa road, until it meets the centre line of Kurunegala, Rambukkana road.

East: From the last mentioned point a line drawn towards southeastward along the centre line of Kurunegala – Rambukkana road until it meets a point where the centre lines of Dissanayake Mawatha and Kurunegala roads meets. Thence a line drawn towards southwest, southeast along the centre line of Dissanayake Mawatha until it meets the northern boundary of Conservation Zone No. 02.

South: From the last mentioned point a line drawn towards northern boundary of Zone No. 02 reservation and a line drawn towards north, west and southwestwards until it meets the northern boundary of Railway Reservation. Thence a line drawn towards westwards until it meets the centre line of Madagodalla Mawatha.

West: From the last mentioned point a line drawn towards north along the centre line of Madagodalla Mawatha until it meets the starting point.

Mixed Residential Zone No. 03

North / East: From the intersecting point of the centre line of Kurunegala - Rambukkana road and reservation line of Rambakan Ela a line drawn towards East wards until it meets the Western boundary of Reservation Zone No. 10; thence, a line drawn towards Southeast until it meets the Northern boundary of Reservation Zone No. 09; thence, a line drawn towards Southeast until it meets the Footpath of the Reservation Zone No. 09 Western boundary of Dharmapala Mawatha end.

South: From the last mentioned point of the Footpath a line drawn towards Southwest and Northwest until it meets Dharmapala Mawatha; thence, a line drawn towards Southwest along the centre line of Dharmapala Mawatha until it meets the centre line of Rambukkana - Kurunegala road.

West: From the last mentioned point along the centre line of Kurunegala - Rambukkana road a line drawn towards Northwest, North and Northeast until it meets the starting point.

Mixed Residential Zone No. 04

North / East: From the intersecting point of the Wahawa Bridge and Mihindu Mawatha a line drawn towards southeast along the centre line of Mihindu Mawatha until it meets the northern boundary of Reservation Zone No. 10.

South: From the last mentioned point from the northern boundary of Reservation Zone No. 10, a line drawn towards south, west, north, northwest, northwest and southwest until it meets the centre line of Kurunegala – Rambukkana road.

West / North: From the last mentioned point a line drawn towards northeastward along the centre line of Kurunegala – Rambukkana road, until it meets the starting point.

Mixed Residential Zone No. 05

North: From the intersecting point of the centre line of Ashoka Mawatha and centre line of Keerthi Sri Rajasinghe Mawatha – a line drawn towards eastwards along the centre line of Keerthi Sri Rajasinghe Mawatha until it meets the junction of children village road and Keerthi Sri Rajasinghe Mawatha.

East: From the last mentioned point from the centre line of Keerthi Sri Rajasinghe Mawatha a line drawn towards southwards until it meets the Railway Reservation.

South: From the last mentioned point from Railway Reservation a line drawn towards westwards along the centre line of Ashoka Mawatha until it meets the Railway Reservation.

West: From the last mentioned point along the centre line of Ashoka Mawatha a line drawn towards northwards until it meets the starting point.

Mixed Residential Zone No. 06

North: From the intersecting point of the centre lines of Athwate Road and children village roads a line drawn towards east along the centre line of Athwate road until it meets the centre line of Shramadana Mawatha.

East: From the last mentioned point of the centre line of Shramadana Mawatha a line drawn towards the southwards until it meets the centre line of Rambukkana – Mawanella road.

South: From the last mentioned point from the centre line of Rambukkana Mawanella road along the centre line of Keerthi Sri Rajasinghe Mawatha a line drawn towards the westwards until it meets the centre line of Rambukkana Mawanella road.

West: From the last mentioned point from the centre point of Keerthi Sri Rajasinghe Mawatha a line drawn towards northwest until it meets Children Village Road, thence, a line drawn towards northwards along the centre line of Children Village Road until it meets the starting point.

Commercial Zone No. 01

North / East: From the intersecting point of the centre line of Dissanayake Mawatha and centre line of Kurunegala – Rambukkana Road a line of Kurunegala – Rambukkana Road, until it meets the centre line of Railway Station Road.

South: From the last mentioned point a line drawn west, south and westwards along the centre line of the Railway line thence, a line drawn northwards along the railway reservation line until it meets the eastern boundary of Conservation Zone No. 02.

West: From the last mentioned point a line drawn north, east and northwards along the eastern boundary line of the Railway Reservation Zone No. 2 until it meets the centre line of Dissanayake Mawatha, thence, a line drawn northwest, north and northeast along the centre line of Dissanayake Mawatha until it meets the starting point.

Commercial Zone No. 02

North: From the intersecting point of the centre line of Dharmapala Mawatha where it ends at the centre line of foot path a line drawn east and northwards along the centre line of the foot path until it meets the southern boundary of the Conservation Zone No. 09, thence, a line drawn northeastwards along the southern boundary of the Conservation Zone No. 9 until it meets the centre line of the Rambukkan Ela; thence a line drawn eastwards along the centre line of Rambukkan Ela until it meets the centre line of Hospital road.

East: From the last mentioned point a line drawn southwestwards along the centre line of Hospital road until it meets the center line of Rambukkana Mawanella road.

South: From the last mentioned point a line drawn west and northwards along the center line of Rambukkana Mawanella road until it meets the centre line of Dharmapala Mawatha; thence, a line drawn in the same direction along the center line of Dharmapala Mawatha until it meets the centre line of Kurunegala road and Dharmapala Mawatha at the meeting point.

West: From the last mentioned point a line drawn northeastwards along the centre line of Dharmapala Mawatha until it meets the starting point.

Commercial Zone No. 03

North / East: From the intersecting point of the centre line of Rambukkana Ela and the centre line of the Hospital Road a line drawn east and southeastwards along the centre line of Rambukkana Ela until it meets the centre line of the Rambukkana Mawanella road.

South: From the last mentioned point a line drawn westwards along the centre line of Rambukkana Mawanella road until it meets the centre line of the Hospital road.

West: From the last mentioned point a line drawn northeastwards along the centre line of the Hospital road until it meets the starting point.

Commercial Zone No. 04

North: From the intersecting point centre line of the Gabada Mawatha and the centre line of the Southern boundary of Railway Reservation, a line drawn east, south, east, north and eastwards until it meets the centre line of the Kegalle - Rambukkana road.

East / South: From the last mentioned point a line drawn southwestwards along the
/ West centre line of Kegalle - Rambukkana road until it meets the centre line of Gabada Mawatha until it meets the starting point.

Commercial Zone No. 05

North / East: From the intersecting point of the northern boundary of the Conservation Zone No. 07 and the centre line of Kegalle - Rambukkana road, a line drawn northeastwards along the centre line of Kegalle - Rambukkana road until it meets the centre line of Kalugalla Mawatha; thence, a line drawn in

the same direction of the centre line of Kalugalla Mawatha until it meets the centre line of the Dombemulla Mawatha at the junction.

South: From the last mentioned point a line drawn westwards along the centre line of Dombemulla Mawatha until it meets the eastern boundary of the Conservation Zone No. 07.

West: From the last mentioned point a line drawn northeast and northwestwards along the eastern boundary of the Conservation Zone No. 07 until it meets the centre line of the Kegalle - Rambukkana road; thence, a line drawn in the same direction along the centre line of Kegalle - Rambukkana road until it meets the starting point.

Commercial Zone No. 06

North: From the intersecting point of the centre line of Athwate Road, and centre line of Shramadana Road, a line drawn towards northeast and east along the centre line of Shramadana Road until it meets the centre line of Ashoka Vidyalaya Mawatha.

East: From the last mentioned point a line drawn towards southwards along Ashoka Vidyalaya Road, until it meets the centre line of Rambukkana - Mawanella road.

South: From the last mentioned point a line drawn towards westwards along the centre line of Rambukkana - Mawanella road until it meets the centre line of Shramadana Mawatha.

West: From the last mentioned point a line drawn towards northwards along the centre line of Shramadana Road until it meets the starting point.

Public and Semi Public Zone No. 01

North: From the intersecting point of the centre line of the Rambukkana Hospital road and centre line of Keerthi Sri Rajasinghe Mawatha a line drawn towards east, southeast and east until it meets where the meeting point of centre lines of Ashoka Mawatha and Keerthi Sri Rajasinghe Mawatha.

East: From the last mentioned point a line drawn towards south and southwestwards along the centre line of Ashoka Vidyalaya Mawatha until it meets the centre line of Rambukkana Road.

South: From the last mentioned point a line drawn towards westwards along the centre line of Rambukkana - Mawatha Road until it meets the centre line of Rambukkana Ela. Thence a line drawn towards westwards along the centre line of Ela Road until it meets the point of centre line of Hospital Road.

West: From the last mentioned point a line drawn towards northeast along the centre line of Hospital road until it meets the starting point.

Public and Semi Public Zone No. 02

North: From the intersecting point of the northern boundary of Rambukkana Hospital premises and centre line of Karunaratnegama Road a line drawn towards east, north, east and south along northern boundary of Hospital premises until it meets the northern boundary of town survey map no. 96, 108. Thence, a line drawn towards along the Hospital premises until it meets the centre line of northern boundary of Vishaka Mawatha.

East: From the last mentioned point of centre line of Vishaka Mawatha a line drawn towards south and southwest until it meets the point of where the meeting point of Mihindu Mawatha and Hospital Mawatha.

South: From the last mentioned point a line drawn towards westwards along centre line of said Mihindu Mawatha until it meets the centre point of Karunaratnagama Road.

West: From the last mentioned point a line drawn towards northwards along centre line of Karunaratnagama Road until it meets the starting point.

Conservation Zone No. 01

North }
East } The Rambukkana areas of the plot (paddy field) No. 826, 827, 828, 829,
South } 830, 831, 832, 833 and 834. According to the Survey Plan, the boundaries
West } of the plots are defined.

Conservation Zone No. 02

North }
East } The Rambukkana areas of the plot (paddy field) No. 781, 778, 779, 777
South } and 772. According to the Survey Plan, the boundaries of the plots are
West } defined.

Conservation Zone No. 03

North }
East } The Rambukkana areas of the existing plots nos; 784, 478, 477, 483, 484,
South } 476, 475, 474, 473, 472, 486, 487, 488, 489 and 490. According to the
West } Survey Plan, the boundaries of the plots are defined.

Conservation Zone No. 04

North }
East } The Rambukkana areas of the existing plots nos; 456, 506, 505, 504, 503,
South } 502, 500, 501, 509, 510, 513, 514, 515, 516, 518, 519, 520, 521, 524, 529,
West } 530, 531, 532. According to the Survey Plan, the boundaries of the plots
are defined.

Conservation Zone No. 05

North }
East } The Rambukkana areas of the plot Nos. 442, 443, 445, 446 and 447.
South } According to the Survey Plan, the boundaries of the plots are defined.
West }

Conservation Zone No. 06

North }
East } The Rambukkana areas of the existing plot Nos. 433, 434, 435 and 436.
South } According to the Survey Plan, the boundaries of the plots are defined.
West }

Conservation Zone No. 07

North }
East } The Rambukkana areas of the existing plot Nos. 415, 416, 417, 418, 419,
South } 420, 421, 422, 423, 424, 426, 427, 428. According to the Survey Plan, the
West } boundaries of the plots are defined.

Conservation Zone No. 08

North }
East } The Rambukkana areas of the existing plot Nos.635, 634, 633, 632, 631,
South } 626, 625 and 629. According to the Survey Plan, the boundaries of the
West } plots are defined.

Conservation Zone No. 09

North }
East } The Rambukkana areas of the existing plot Nos.689, 690, 691, 692 and
South } 693. According to the Survey Plan, the boundaries of the plots are defined.
West }

Conservation Zone No. 10

North }
East } The Rambukkana areas of the existing plot Nos. 622, 621, 620, 619, 618,
South } 617, 616, 615, 66, 65, 59, 57, 56, 55, 54, 53. According to the Survey
West } Plan, the boundaries of the plots are defined.

Conservation Zone No. 11

North }
East } The Rambukkana areas of the existing plot Nos. 21, 22, 23, 24, 25, 26, 27,
South } 28, 85, 87. According to the Survey Plan, the boundaries of the plots are
West } defined.

Conservation Zone No. 12

North }
East } The Rambukkana areas of the existing plot Nos. 271, 272, 273, 274, 275,
South } 276, 277, 278, 279, 280, 281, 282, 283, 284, 314, 313, 307, 335, 321, 320,
West } 319, 318, 317 and 265, 263, 262 and 261. According to the Survey Plan,
the boundaries of the plots are defined.

Conservation Zone No. 13

North }
East } The Rambukkana areas of the existing plot Nos. 234, 235, 239, 240,
South } 241,242, 244, 245, 246, 247, 248, 249, 250. According to the Survey Plan,
West } the boundaries of the plots are defined.

Conservation Zone No. 14

North }
East } The Rambukkana areas of the existing plot Nos. 170, 162, 163.
South } According to the Survey Plan, the boundaries of the plots are defined.
West }

Conservation Zone No. 15

North }
East } The Rambukkana area of the existing plot Nos. 251, 323, 324, 325, 326,
South } 327. According to the Survey Plan, the boundaries of the plots are defined.
West }