CHAPTER 5: SURVEY OF HUMAN SETTLEMENT & LAND USE

5.1 Human Settlement

There are five areas along the transmission line corridor which could be considered as residential. The information of housing and valuable trees are illustrated in the Distribution Data Sheets on Housing and Valuable trees.

1st Residential Area:
This residential area extending from 0km 700m to 1km 430m along the transmission line route has 15 permanent houses (all single storey) and 50 coconut trees in the 100m wide corridor. This area was not indicated in the TOR.

2nd Residential Area:
The 2nd residential area is in the 6th km, from about 5km 60m to 5km 420m. This section has 16 no. temporary cadjan houses and 30 coconut trees in the 100m wide corridor.

3rd Residential Area:
The 3rd residential area is in the 9th km, from 8km 200m to 8km 330m. This section has 10 semi-permanent houses, 10 cadjan houses and 100 coconut trees.

4th Residential Area:
The 4th residential area is a small one in the 12th km from 11 km 500m to about 11km 650m. and has 1 semi-permanent house and 4 temporary houses together with 110 coconut trees, and is on either banks of Dandugan Oya.

5th Residential Area:
This is a long length from 12 km to 16km.

The 13th km has 15 permanent houses, and 100 coconut trees in 3 sections.

The 14th km has 30 permanent houses, 450 coconut trees, and valuable trees such as Milla, Nedum, Jack and Halmilla.

The 15th km has 20 permanent houses 550 coconut trees and valuable trees such as Nedum and Jack.

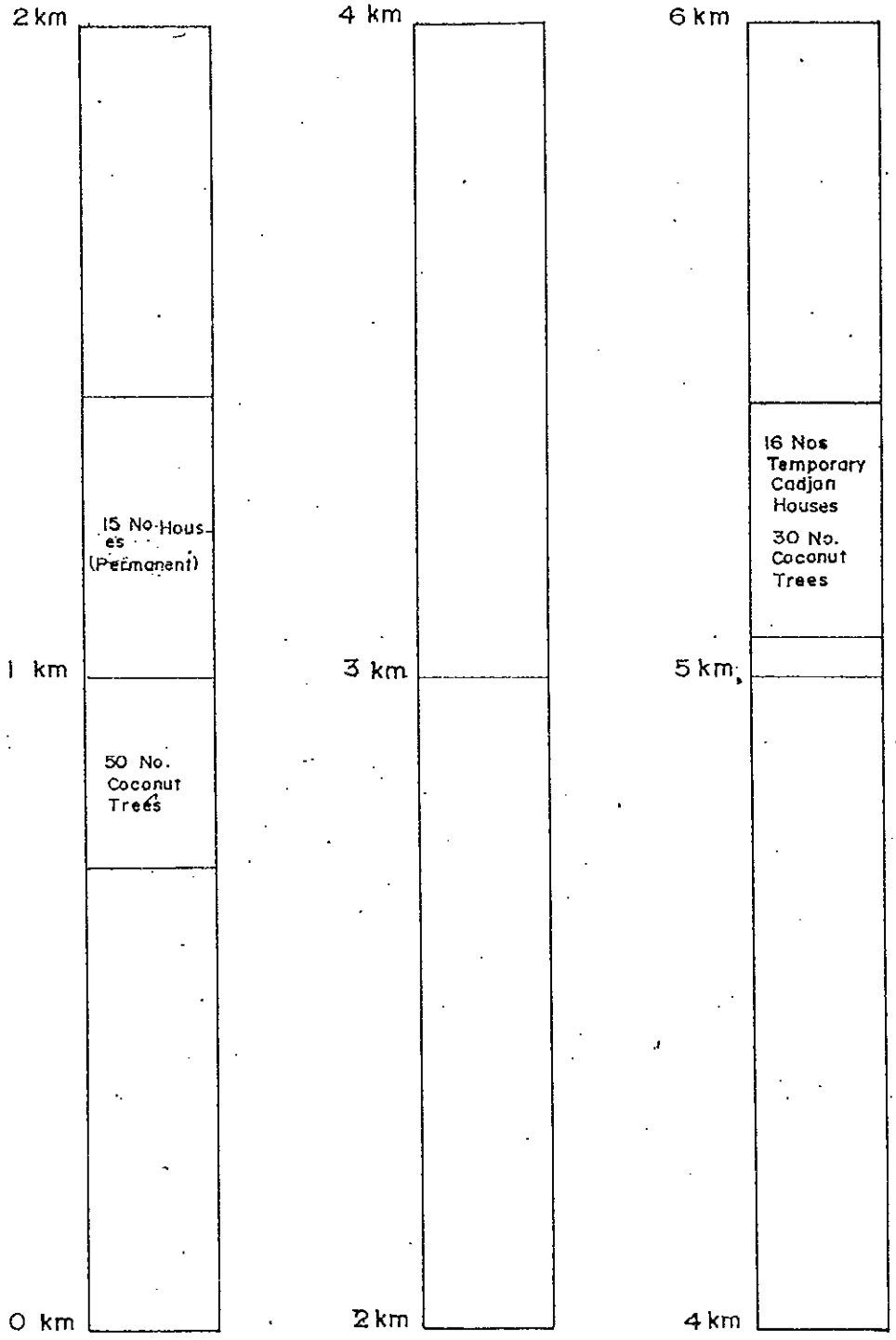
The 16th km has 20 permanent houses and 50 coconut trees with a few Nedum trees. After 15 km 800m there no houses or valuable trees on the route.

At approximately 12.6 km a temple is situated on the left side of the transmission line corridor, with the Chaiththaya out side the corridor.

At about 14.3 km the St. Sebestien's Church is situated on the edge of the corridor south of the center line.

Distribution Data sheet on Housing & Valuable Trees along Transmisson Line.

SHEET 1.



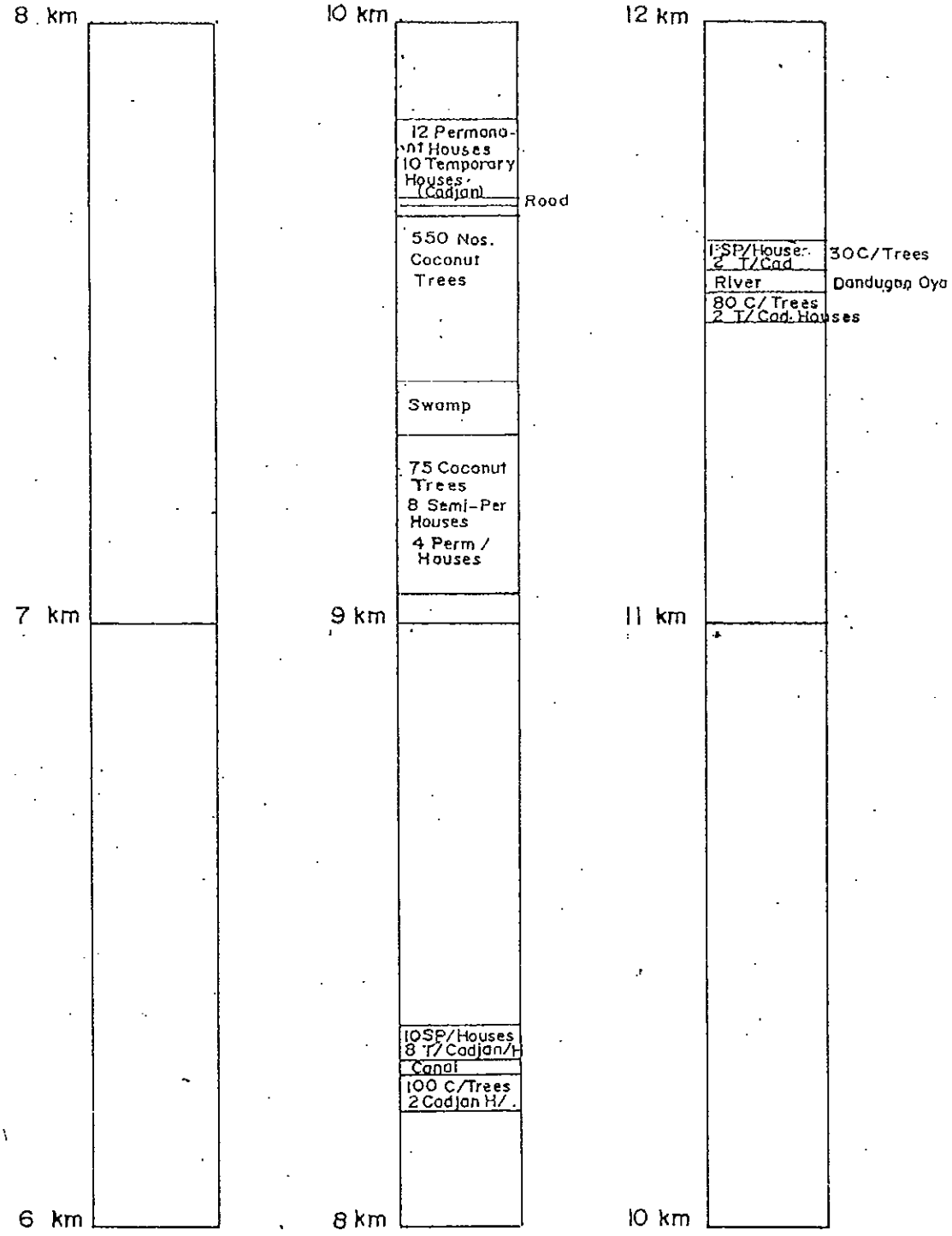
150 MW Combined Cycle Power Plant-Kerawalapitiya

Housing & Valuable Trees In the Transmisson Line Corridor

Scale : 1:10,100 DATE

Distribution Data sheet on Housing & Valuable Trees along Transmisson Line.

SHEET 2.



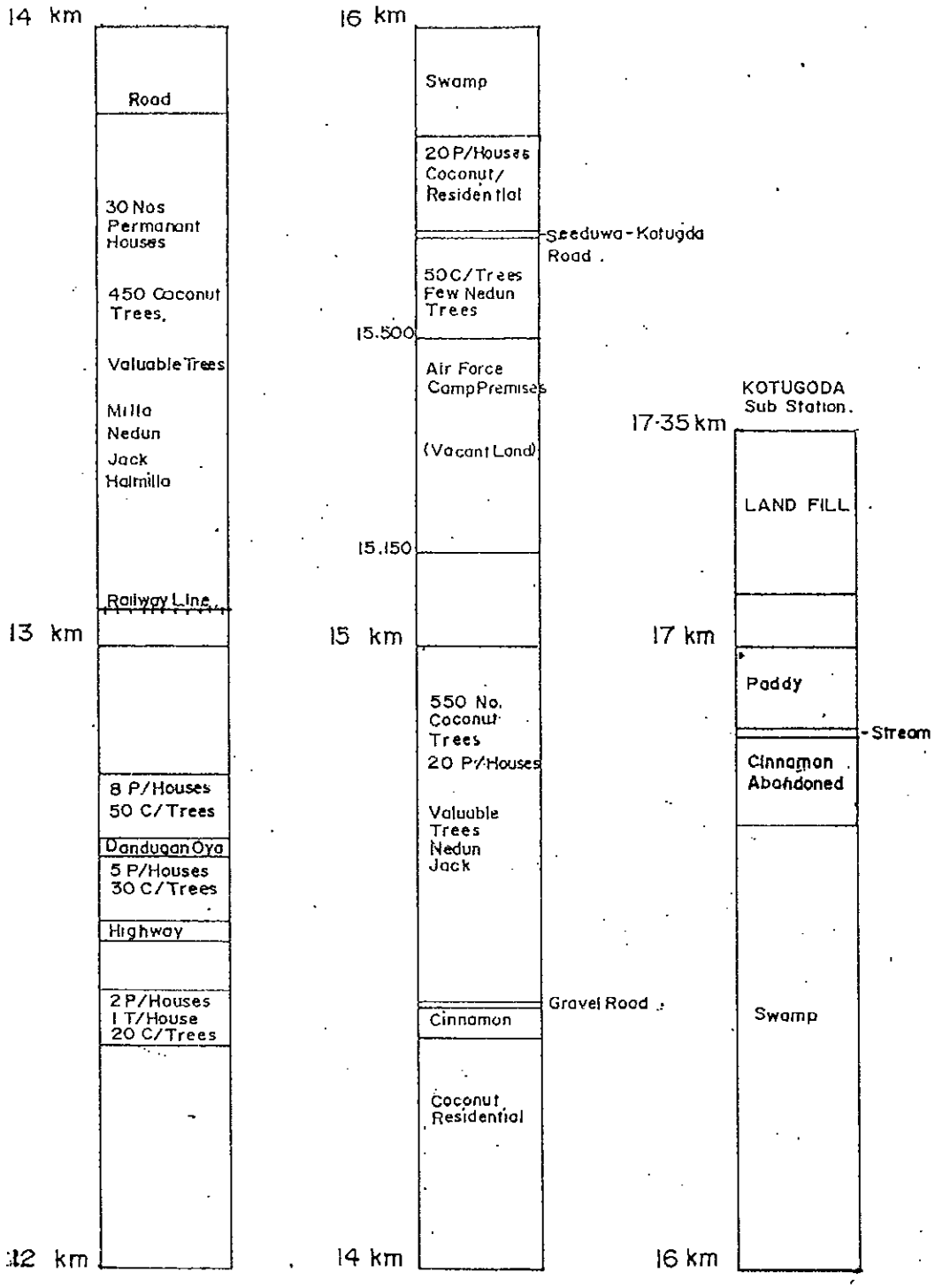
150 MW Combined Cycle Power Plant-Kerawalapitiya

Housing & Valuable Trees in the Transmission Line Corridor

Scale: 1:10,000 DATE.

Distribution Data sheet on Housing & Valuable Trees along Transmisson Line.

SHEET 3.



SUMMARY

Total Number of Houses

Permanant	116	
Semi Permanant	19	
Temporary	41	
Total	=	176

Valuable Trees

Coconut Trees - 2065	
Milla, Halmilla, Nedun, Jack.	85
Other tall Trees	65

150 M W Combined Cycle Power Plant - Kerawalapitiya

Housing & Valuable Trees in the Transmission Line Corridor

Scale - 1:10,000 DATE

5.2 Land Use

The land use along the Transmission line route is illustrated in the "Distribution Data Sheet on Land Use for Transmission Line Survey" sheet 1, 2 and 3. Large portions of the transmission line route (5.3 km) is through marsh land.

In the first km, 0-400m is over the reclaimed sand fill, and the next 300m is through marsh before a stretch of home garden in Kerawelapitiya from 0km 700m to 2km 300m. The 2nd km is interspersed with short stretches of home garden developed within the marsh land.

From about 1km 830m to 5 km 60m. the transmission line traverses marshland running beside the Dutch canal. The proposed Katunayake Expressway runs parallel on the east of the Dutch canal.

In the 6th km from about 5km 6m. to 5km 420m there is a stretch of home garden with residential located on either side of the road to Pubudugama and Pinwatte from Kandana. Again the line passes continuously over mash land from 5km 420m to 8km 160m approximately.

In the 9th, 10th, 11th and 12th km. there are short stretches of home garden interspersing mainly marsh land which ends at about 12km 150m.

The proposed transmission line turns North Eastwards at 12km and traverses a long stretch of built up area.

In the 13th km the marsh/swamp stretches upto about 12km 350m with the Dutch canal crossing at 12km 150m. There is coconut and residential housing from 12.35km to 12.80km with the Colombo - Negombo highway crossing at 12.55km and Dandugan Oya crossing at 12.7 km. There is a short stretch of marsh land from 12.8 km to 13 km.

In the 14th km the railway line crosses at about 13.05km and the coconut and residential area stretches upto 15.15 km with a narrow strip of cinnamon at 14.375km.

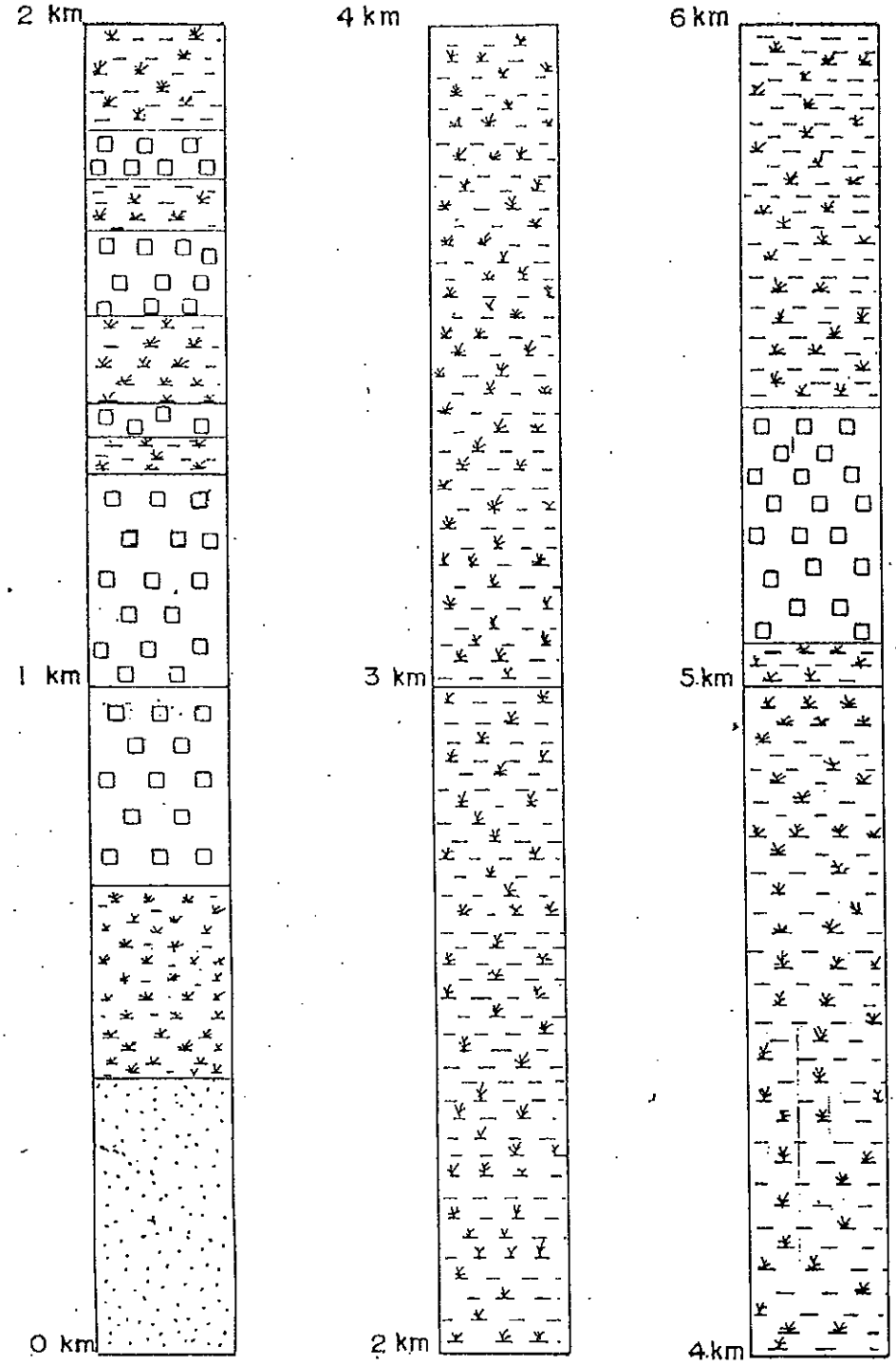
The vacant land of the Air Force Camp lies from 15.15 km to 15.5km, and from 15.5 km to 15.82 km is a coconut and residential area.

Beyond 15.82km to 16.72km is swamp, from 16.72km to 16-86km is a abandoned cinnamon.

A stream crosses here, and there is abandoned paddy land from 6.87km to 17.10km. From 17.10km to 17.35km (end of line) is land fill area used for industrial development.

Sheet 1

Distribution Data Sheet on Land Use for Transmission Line Survey



Legend

	Coconut		Scrub
	Paddy		Marsh
	Home Garden/ Residential		Stream/Lagoon
	Coconut/ Residential	CIN	Cinnamon

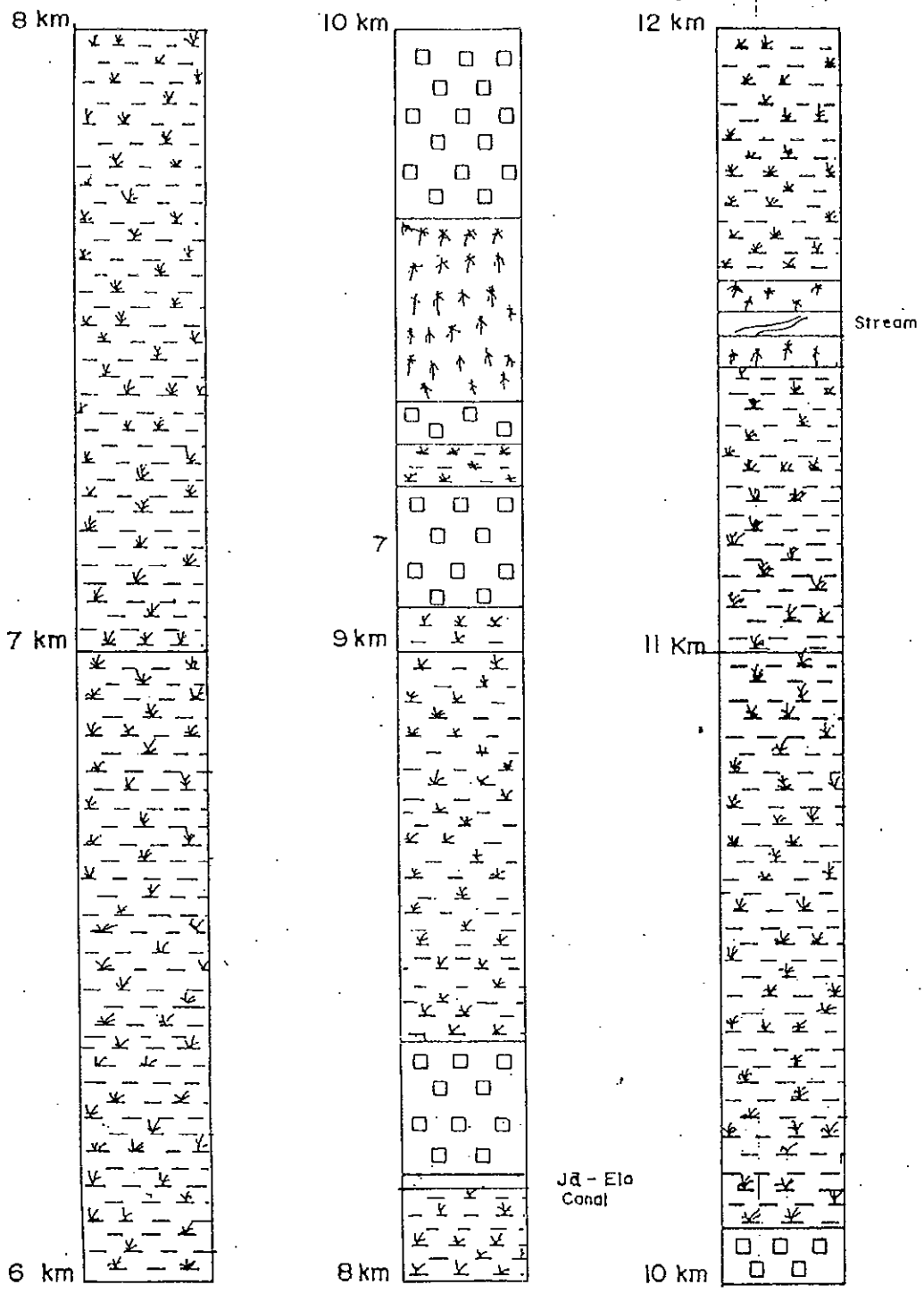
150 MW Combined Cycle Power Plant - Kerawalapitiya

Land Use in the Transmission Line Corridor

Scale : 1: 10,000
Date :

Distribution Data Sheet on Land Use for Transmission Line Survey

Sheet 2



Legend

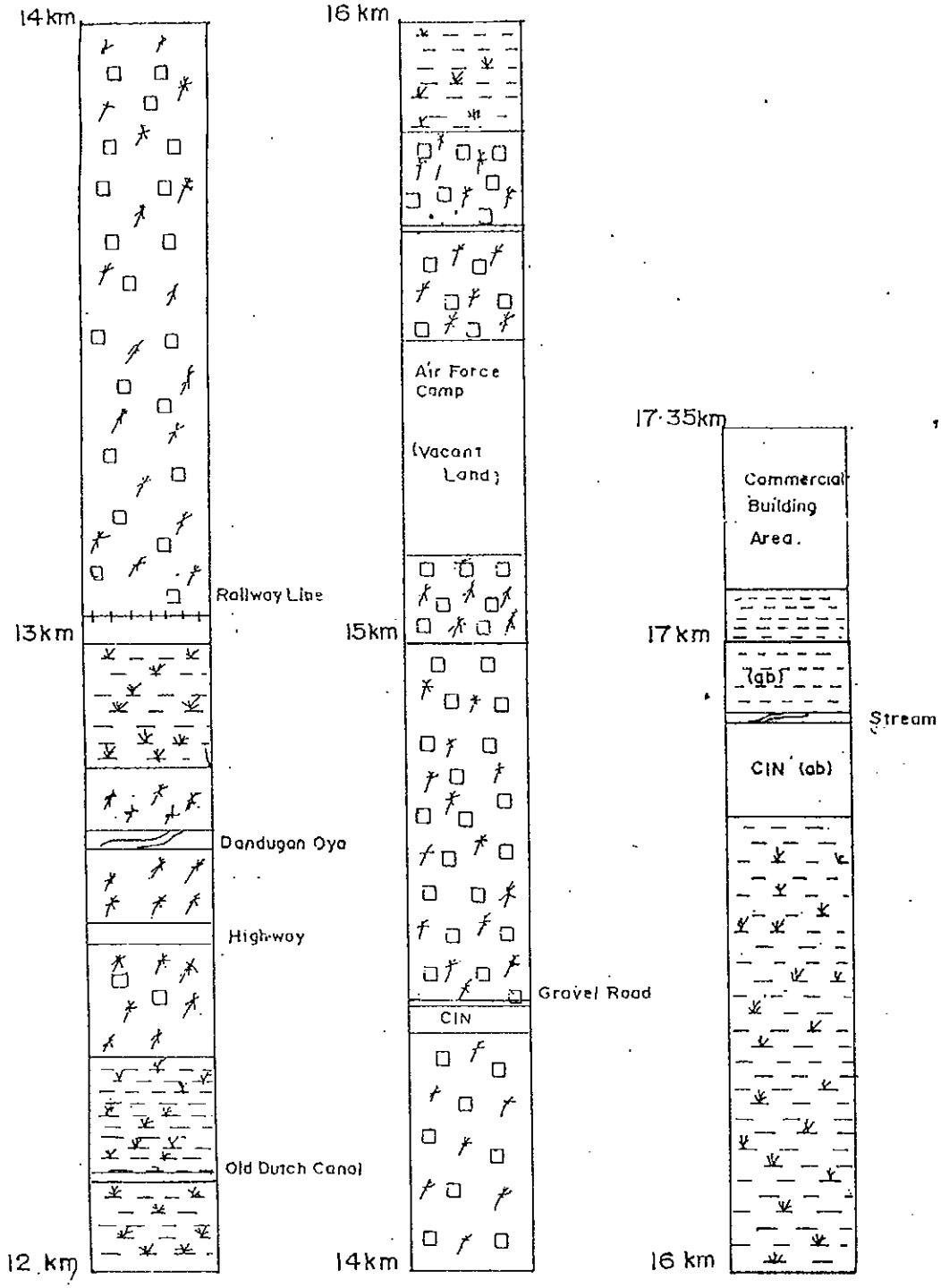
	Coconut		Scrub
	Paddy		Marsh
	Home Garden/ Residential		Stream/Lagoon
	Coconut/ Residential	CIN	Cinnamon

150 MW Combined Cycle
Power Plant - Kerawalapitiya

Land Use in the Transmission Line Corridor

Scale : 1: 10,000
Date :

Distribution Data Sheet on Land Use for Transmission Line Survey



Legend

	Coconut		Scrub
	Paddy		Marsh
	Home Garden/ Residential		Stream/Lagoon
	Coconut/ Residential	CIN	Cinnamon

150 MW Combined Cycle Power Plant - Kerawalapitiya

Land Use in the Transmission Line Corridor

Scale : 1: 10,000
Date :

CHAPTER 6: COST RELATED TO COMPENSATION ON TRANSMISSION LINE

6.1 Present CEB Practices in Providing Compensation On Transmission Lines

It is the practice in the CEB to pay compensation only for valuable trees that are to be removed along the transmission line and for valuable land to site the transmission towers. The CEB, as a practice, does not pay compensation for sitting the towers in paddy lands or in land of low value such as those in non-residential areas. Even in residential areas CEB as a practice is not paying for land but pay for valuable trees that may be removed. Where owners refuse to give the land to install a tower, they would go through acquisition procedure.

6.2 Valuation of Land to be Used for Establishment of Transmission Line

One form of paying compensation for using land for the establishment of transmission line is by direct purchase from owners. The Board can deal directly with the owners and enter into negotiations for the purchase of their lands. For this purpose owners have to be identified and deeds perused.

The land area indicated as marshland from 0 to 12 km along the transmission line, is according to survey maps - abandoned paddy land now in a state of complete disuse.

The valuer's estimate of land costs are:

i Cultivating Paddy Land - Rs. 500/- per perch (Rs. 19.00 per sq.m)

ii Abandoned paddy land with very poor access - value nil

iii Abandoned paddy land (near Kotugoda) filled for industrial/commercial purposes - Rs. 50,000.00 per perch. (Rs. 1,880/- per sq.m)

iv Abandoned paddy land (near Kotugoda), unfilled, but with potential to fill and use for industry - Rs. 35,000.00 per perch (Rs. 1,315/- per sq. m)

v Location 1 to 12 - identified residential cum coconut land within marshland - Rs. 20,000.00 per perch (Rs. 752/- per sq. m)

vi Buildable land immediately after Colombo-Katunayaka Road - Rs. 60,000.00 (Rs. 2,255/- per sq.m)

vii Swamp area before Railway Line - value nil.

viii Residential cum Coconut land from Railway Line to Air Force Camp area - Rs. 30,000 per perch (Rs. 1127/- per sq. m)

ix Air force Land - Divisional Secretary to be addressed to obtain land.

x Residential area cum Coconut land from Air Force Camp are to Swamp - Rs. 30,000.00 per perch (Rs 1127/- per sq. m)

xi Coconut Land - Rs. 10,000.00 per perch (Rs. 375/- per sq.m)

6.2 Acquiring Land Under Land Acquisition Act

If the required land is acquired under the Land Acquisition Act, value will be depressed as the lots are small, not buildable and is without access. Value would be around Rs. 10,000.00 per perch (Rs. 376/- sq.m) for lands valued at Rs. 30,000.00.

6.3 Compensation Cost on the Basis of Present CEB Procedure

i Cost of Valuable Trees Along Transmission Line

Estimated No. of Coconut Trees in 35 m Width of Strip

Location	1 & 2	3+4+5	6+7+8	9	10	11	12	13	14	15	16	Total
No. of C'nut Trees	20	0	10	35	225	0	40	35	160	200	20	745

Approximate number of valuable trees such as Jak, Halmilla and Nedun in the 35 m strip is 30.

Estimate of Cost :

745 No. Coconut trees @ Rs.1200.00	Rs. 894,000.00
30 No. Valuable trees @ Rs. 15,000	Rs. 450,000.00
Compensation for land for tower footings	nil
	Rs.1,344,000.00

The approximate number of valuable trees in the 100 m corridor:

Coconut trees	2065
Jak, Halmilla, Nedun etc.	85
Other tall trees	65

Total Number of houses in the 100 m corridor:

Permanent	116
Semi-permanent	19
Temporary	41
Total	171

6.4 Compensation Cost On the Basis of CEB Purchasing the Required Piece of Land for Tower Footings

Distribution of Towers and Cost of Land

Location	1	2	3	4	5	6	7	8	9
No. of Towers	5	3	4	3	3	3	3	3	3
Land Use	2S,2M, 1R/C	2R/C, 1M	4M	3M	3M	1R/C, 2M	3M	3M	1R/C, 2M
Cost (Rs.)	147,392	294,784	nil	nil	nil	147,392	nil	nil	147,392

Location	10	11	12	13	14	15	16	17	18
No. of Towers	3	3	3	5	4	3	4	3	3
Land Use	2R/C, 1C	3M	3M	3C, 2M	4R/C	3R/C	2R/C, 1M,1V	2M, 1P	1Ind. 2(CEB)
Cost (Rs.)	368,284	nil	nil	220,500	883,568	662,676	441,784	257,740	362,600

Total Rs. 3,735,662.00

Legend:

R/C	=	Residential cum Coconut Land
S	=	Sand Filled Reclaimed Land
M	=	Marshland/Abandoned Paddy
C	=	Coconut Land
V	=	Air Force Camp - Vacant Land
Ind.	=	Land Filled for Industrial Purposes
(CEB)	=	Within Kotugoda Substation Premises

Estimate of Cost :

745 No. Coconut trees @ Rs.1200.00	Rs. 894,000.00
30 No. Valuable trees @ Rs. 15,000.00	Rs. 450,000.00
Cost of Purchase of Land for Tower footings	Rs.3,735,662.00
Total Cost	Rs. 5,079,662.00

6.5 Compensation Cost on the Basis of Acquiring the Land for Tower footings

Estimate Cost:

745 No. Coconut trees @ Rs.1200.00	Rs. 894,000.00
30 No. valuable trees @ Rs. 15,000.00	Rs. 450,000.00
Tower footings in residential cum Coconut land within marshland (0 - 12 km) 7 Nos. @ Rs. 51,548.00	Rs. 360,836.00
Tower footings in residential cum Coconut land (12 to 17 km) 12 Nos. @ Rs. 73,500	Rs. 882,000.00
Tower footing in abandoned paddy land near Kotugoda	nil
Tower footing in land filled for industrial purposes 1 No.@ Rs.147,392.00	Rs.147,392.00
Total	Rs. 2, 734,228.00