

**LOCAL AREA DEVELOPMENT PLAN FOR**  
**VADAMARACHCHI SOUTH WEST**  
**PRADESHIYA SABHA**

**2024- 2034**

**Volume II**



**Urban Development Authority**  
**Ministry of Urban Development, Construction**  
**& Housing**



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Urban Development Authority- Sri Lanka 2024

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Local Area Development plan for Vadamarachchi South West Pradeshiya Sabha 2024-2034 mainly consists of two parts as Part I, II. The Part - I consists of the background study, preliminary studies, planning framework, SWOT Analysis and the Project Implementation Strategy. Part - II consists of development zones and zoning guidelines pertaining to the planning boundary for the period of 2024 – 2034. Local Area Development plan Vadamarachchi South West Pradeshiya Sabha 2024-2034 has been prepared by the Northern Provincial Office, Urban Development Authority. This has been done with the advice and guidance of various resource persons of the UDA.

## Acknowledgement

Local Area Development plan for Vadamarachchi South West Pradeshiya Sabha has been prepared by the Northern Provincial Office of the UDA with the consultation from the stakeholder agencies and the support from several individuals.

Our sincere gratitude is extended to the Minister of Urban Development and Housing, Hon. Prasanna Ranatunga for given priority to prepare the development plans with his guidance & encouragement. The grateful support given by the Secretary of the Ministry of Urban Development and Housing and other officials at the Ministry are also highly supported in numerous ways.

Our special thanks are extended to the Chairman, Council members, Secretary & Staff of the local authorities of the Vadamarachchi South West Pradeshiya Sabha for their valuable contribution to prepare the plan.

Special thank is extended to all the Stakeholder agencies for sharing the data and information and given valuable suggestions and comments to prepare a successful plan and further grate ideas and comments given by the general public, focused group discussions & business forums.

Our special gratitude is extended to Chairman of the UDA, and special thank is extended to Director General of UDA, Additional director General, Deputy Director Generals & Directors of all the divisions of UDA for their valuable suggestions and supervision.

Special thank is extended to Strategic planning division, GIS division, Environmental & Landscape division and Enforcement division for their continuous support to complete this plan and all the staff of UDA is given their support in numerous ways.

Further, special thank is extended to every individual who were supported for the development plan preparation in numerous ways.

## **Honorable Minister's forward**

## **Honorable State Minister's forward**

**UDA Chairman's forward**

## **Local Authority Secretary forward**

**Preface**

The Local Area Development plan for Vadamarachchi South West Pradeshiya Sabha has been prepared for the implementation of identified development potentials within the Vadamarachchi South West Pradeshiya Sabha. Vadamarachchi South West Pradeshiya Sabha is located in the Vadamarachchi region Jaffna District in Northern Province which has the population of approximately 46,423 with land extent of 8800 Ha. Presently, the Vadamarachchi South West Pradeshiya is functioning as second order city and as per the draft Greater Jaffna Development Plan in 2034 also it will be function as second order city. It is functioning as Service Centre and has some potential such as Emerging town, North & East Boundaries are Lagoon, Regional Connectivity.

In order to achieve the vision, goal & objectives of the Grater Jaffna Development Plan, this plan will contribute in well manner. Because, this local area plan is Volume II of the Greater Jaffna Development plan and part I consists of the background study. Preliminary studies, planning framework, the SWOT analysis, Project Implementation Strategy. Part II consists of the Planning and Building Regulations and zoning regulations pertaining to the planning boundary for the period of 2024 – 2034.



## **Approval of the Local Area Development Plan for the Vadamarachchi South West Pradeshiya Sabha Area**

**Gazette Notification**

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# Part I

## **Chapter 01 – Background of the Local Area Plan**

### **1.1 General Introduction**

The Urban Development Authority Northern provincial office is in the process of preparing the Greater Jaffna Development plan for the year 2034, under the Statutory provisions provided by the by Urban Development Authority Act No 41 of 1978 and the Amended Act No 4 of 1982. Accordingly, in order to achieve the Vision of the Greater Jaffna Development Plan, decided to prepare the Local Area Development Plan for seventeen local Authorities separately.

Presently, the Vadamarachchi South West Pradeshiya is functioning as second order city but as per the Greater Jaffna Development Plan in 2034 also it will be function as second order city.

On that Background, the Local Area Development Plan has been prepared for the Vadamarachchi South West Pradeshiya.

## **Chapter 02 – Study Area**

### **2.1 Introduction: Vadamarachchi South West PS (VDSW PS)**

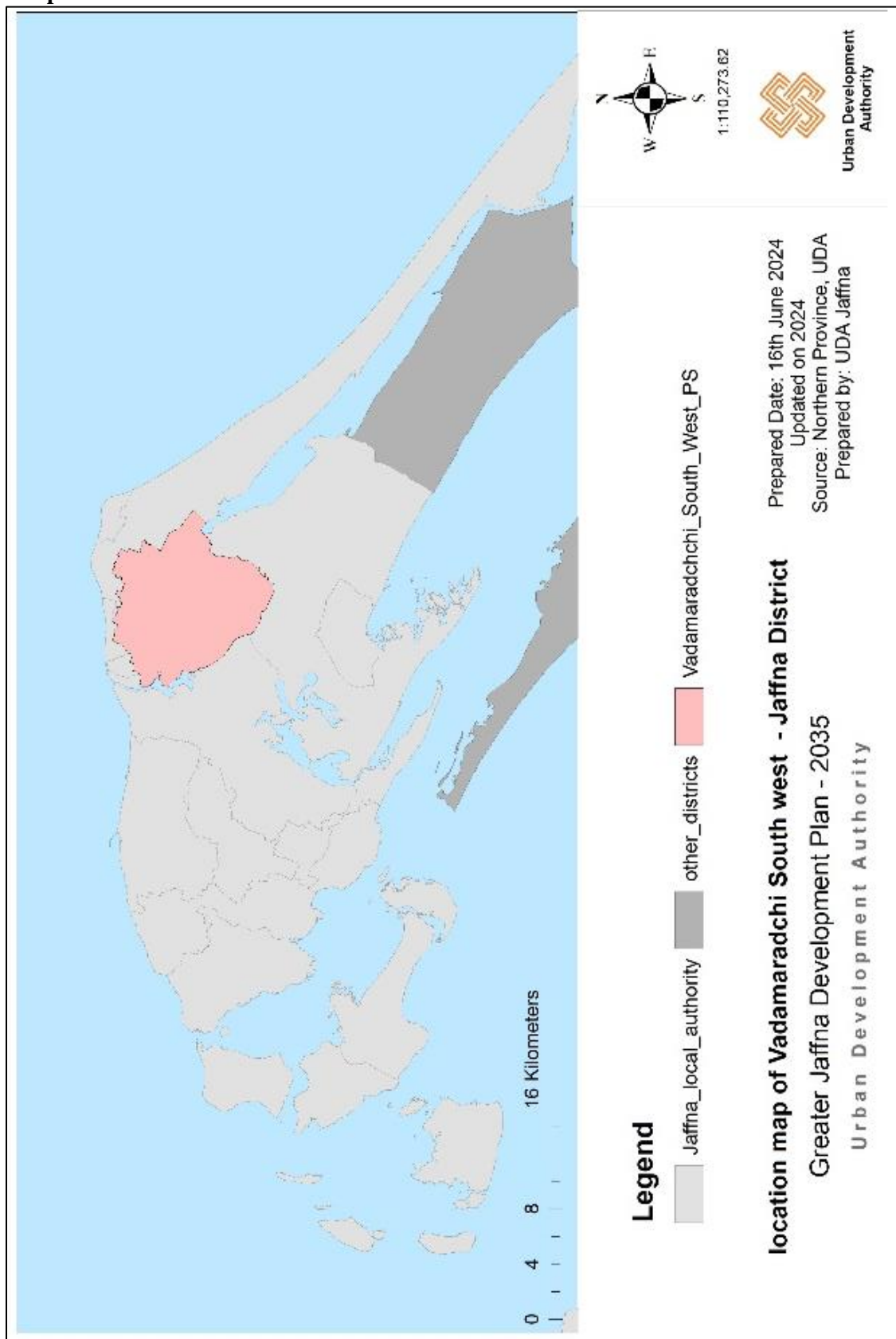
The Vadamarachchi South West PS area is located in Vadamarachchi Region and its covers about seven percentages (7%) of the land of the Jaffna district and the total extent of land is 8800 Ha (88.0 Sq.km) and sharing the 63.7 Sq.km of land and 24.3 Sq.km of inland water with the total population of 46,423. The Vadamarachchi, The boundaries to Vadamarachchi South West Pradeshiya Sabha by South Vadamarachchi Lagoon by West - Vadamarachchi Lagoon and Vada-North division by North - Vadamarachchi North division by East - Vadamarachchi North division and Vadamarachchi Lagoon.

Administratively, covering Thirty five (35) Grama Niladhari Divisions including Valvettithurai GN-355 which is come under the valvettithurai urban council and comprises 187 villages.



## 2.2 Location:

**Map 1 : Location of the Vadamarachchi South West PS**



### 2.2.1 Significant of the Area

# TheVadamarachchi

South West PS area is one of the highest area of the Vadamarachchi region. Because

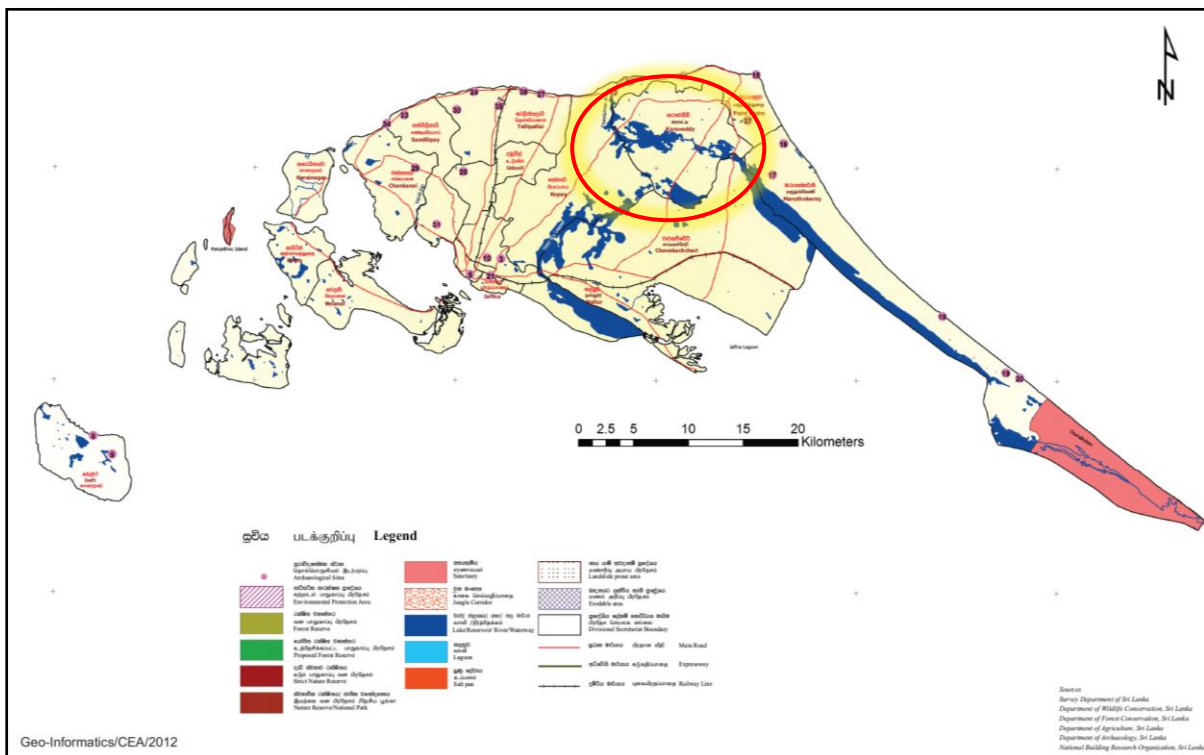
8.5% of the land fallen within the Jaffna District and also presently which is functioning as one of the service centre

to cater the services who are living this area and who are coming to this area and other surrounding peoples. The Nellyadi town is one of the major town in this area and also which is emerging the Karaveddy town. Otherwise, North & East Boundaries are Lagoon one of the major strength for this area.

### Figure 1- Emerging towns



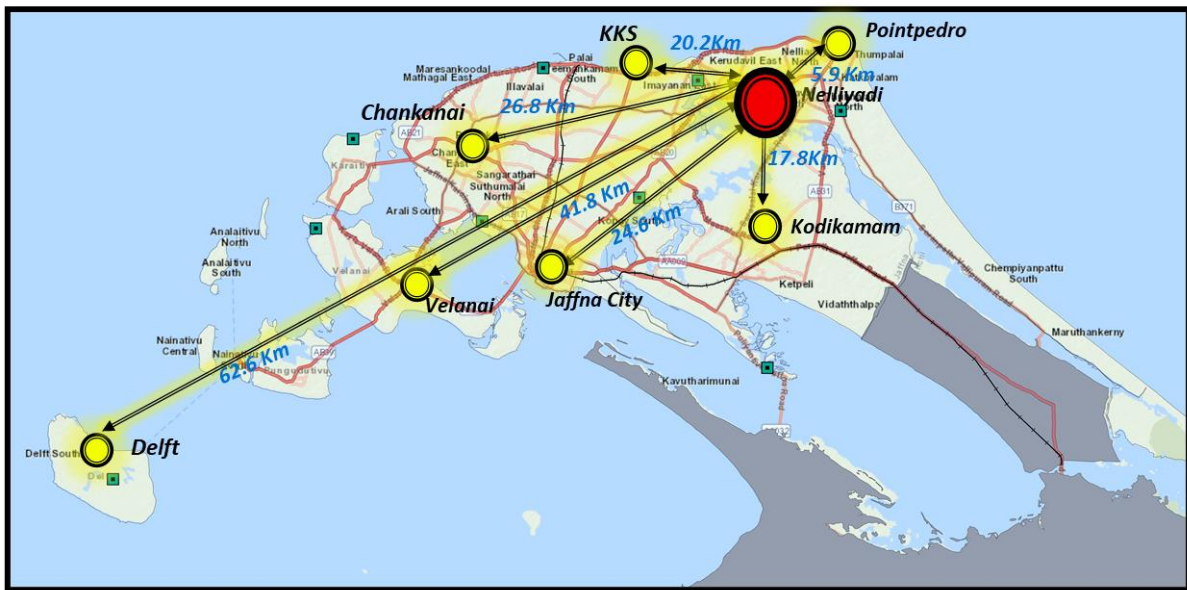
### Figure 2- Catchment of the Lagoons



### 2.2.2 Linkages

The Vadamarachchi South West PS area is strategically located in vadamarachchi region and it is located in 24.6Km distance from the Main city (Jaffna). Likewise, the Vadamarachchi South West PS area is connected with other towns through the road linkages. It is providing the better linking between the connective town centres for the service catchments and also 1000 numbers of commuter population come to this area per day for getting their services from the Nellyyadi town.

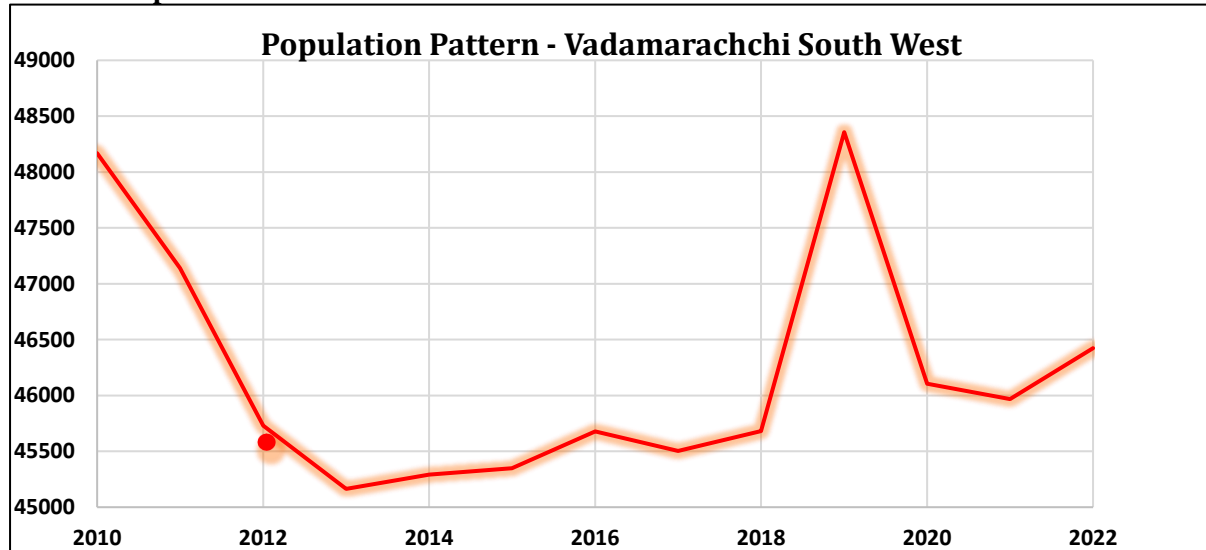
**Figure 3- Linkages with the Connecting towns**



### 2.3 Demographic Profile:

When, evaluating the population pattern of the Vadamarachchi South West PS, it was around 48,169 in 2010 but in year 2022 which was reduced as 46,423, the small difference is there.

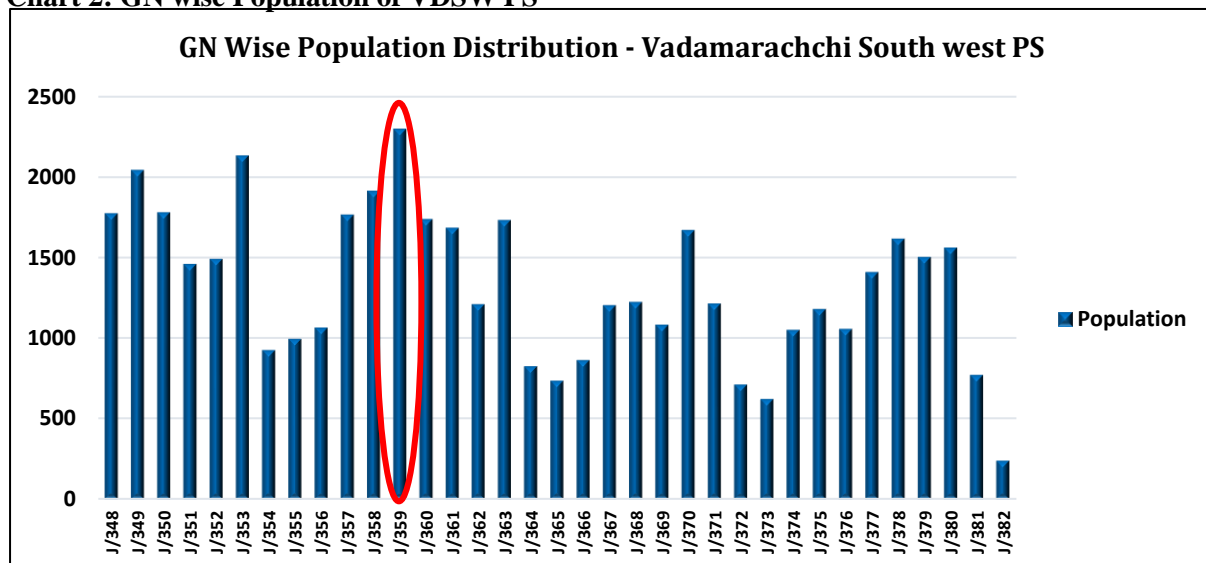
**Chart 1: Population Pattern of VDSW PS**



*Source: Statistical Hand book - 2022*

Once, analyzing the distribution pattern of the GN wise population in detailly, the Imayanan West (GN-J/359) records the highest population which is around 2297 and Uduppidy North (GN-J/353) Karanavai West (GN-J/349) G.N. divisions record the second highest population within the Vadamarachchi South West PS area which are around 2131 and 2042 and the Kapputhu (GN-J/382) G.N division has 241 total population which is the lowest populated GN Division within the PS area.

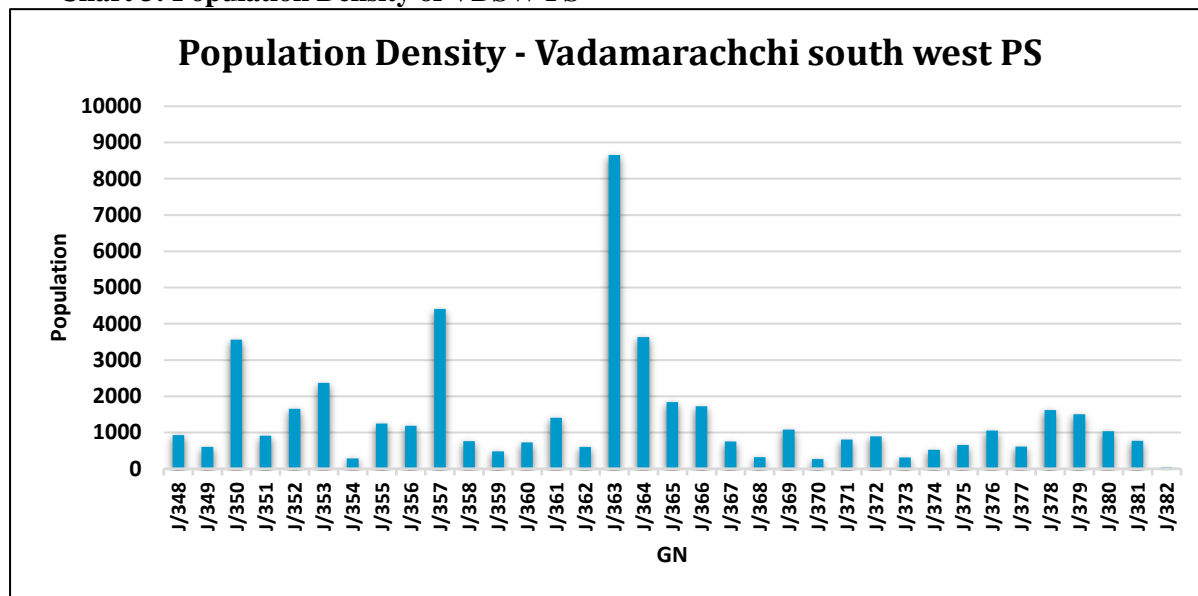
**Chart 2: GN wise Population of VDSW PS**



*Source: Statistical Hand book - 2022*

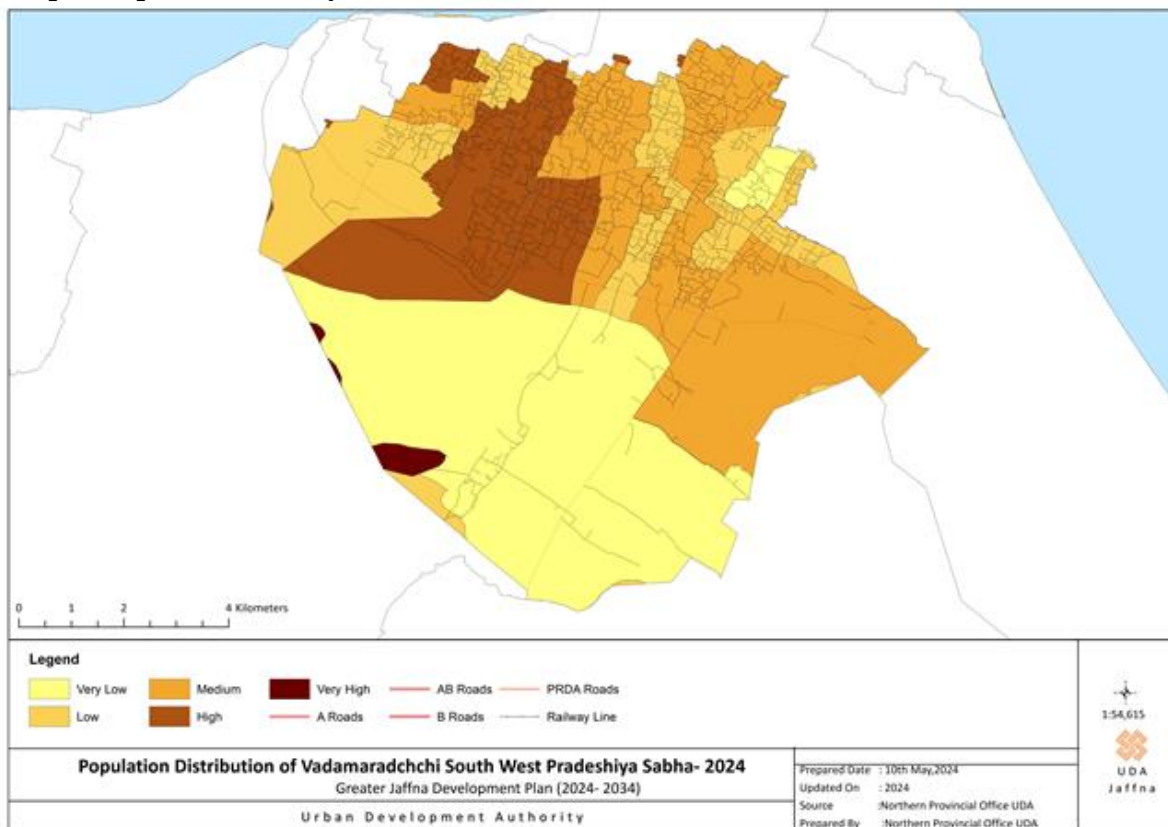
When observing the population density of the Vadamarachchi South West PS, Karaveddy West (GN-J/363), is achieved the highest population density (GN-J/383), Kapputhu (GN-J/382) are lowest population density areas. **(Refer Chart no 3)**

**Chart 3: Population Density of VDSW PS**



Source: Statistical Hand book - 2022

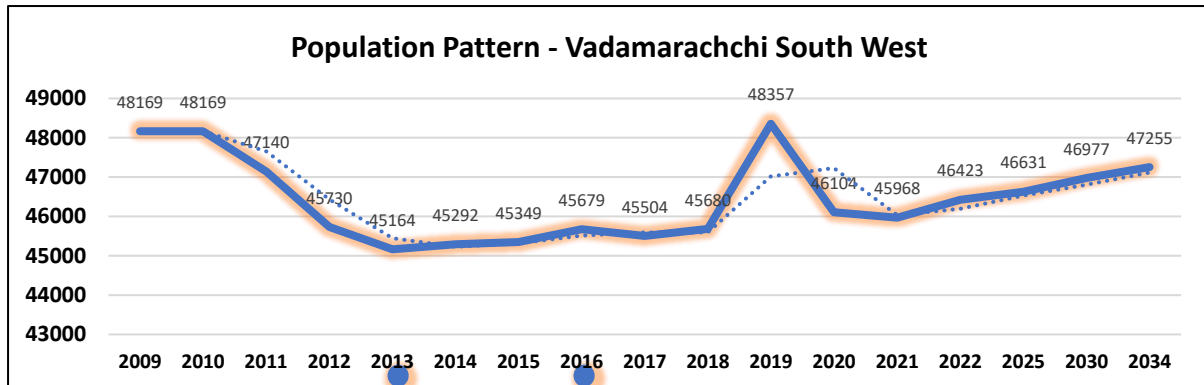
**Map 2: Population Density of VDSW PS**





The Average Population growth rate is recorded for the Vadamarachchi South West PS area is around 0.15%. Consequently, the forecasted population within the PS area for the year 2034 is around 47,255 persons.

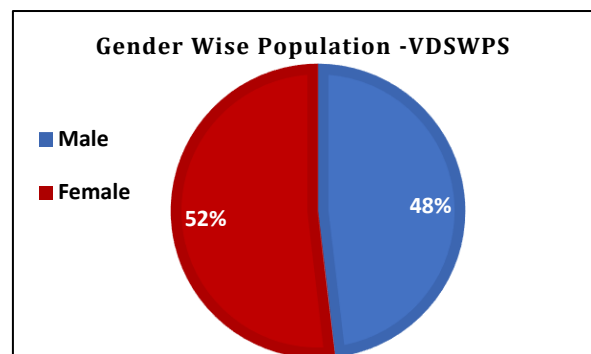
**Chart 4: Forecasted Population of VDSW PS**



Source: Statistical Hand book - 2022

Further, Comparison of the male and female ratio of the PS area, according to the statistical information, the chart is explaining only the small variance is there between the male and female ratio.

**Chart 5: Gender wise Population of VDSW PS**

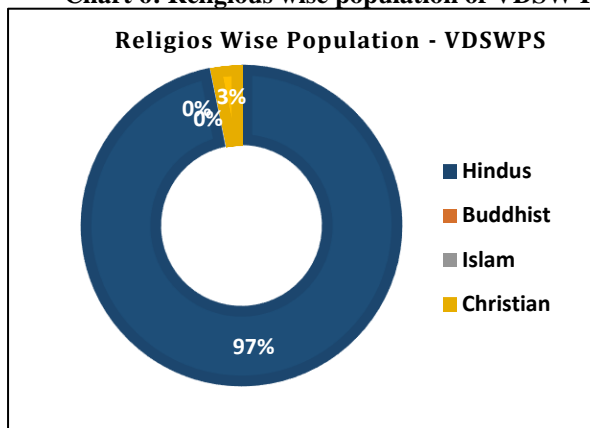


Source: Statistical Hand book - 2022

The religious wise population of the Vadamarachchi South West PS area contains majority composition of Hindu nearly 97% and balance is Christian percentage of 3%. Likewise, the ethnic composition of Vadamarachchi South West PS area is fully covered by the tamil people.

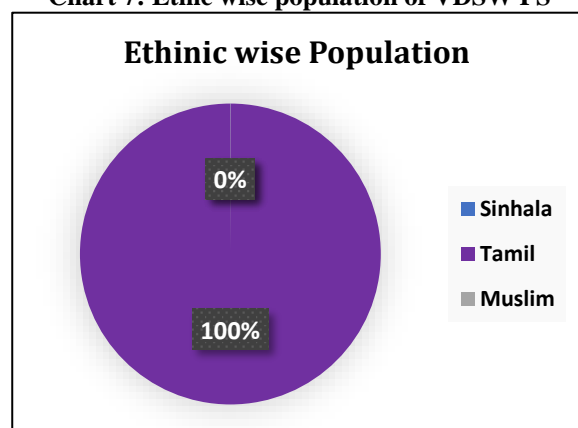
The above pie charts are explaining it.

**Chart 6: Religious wise population of VDSW PS**



Source: Statistical Hand book - 2023

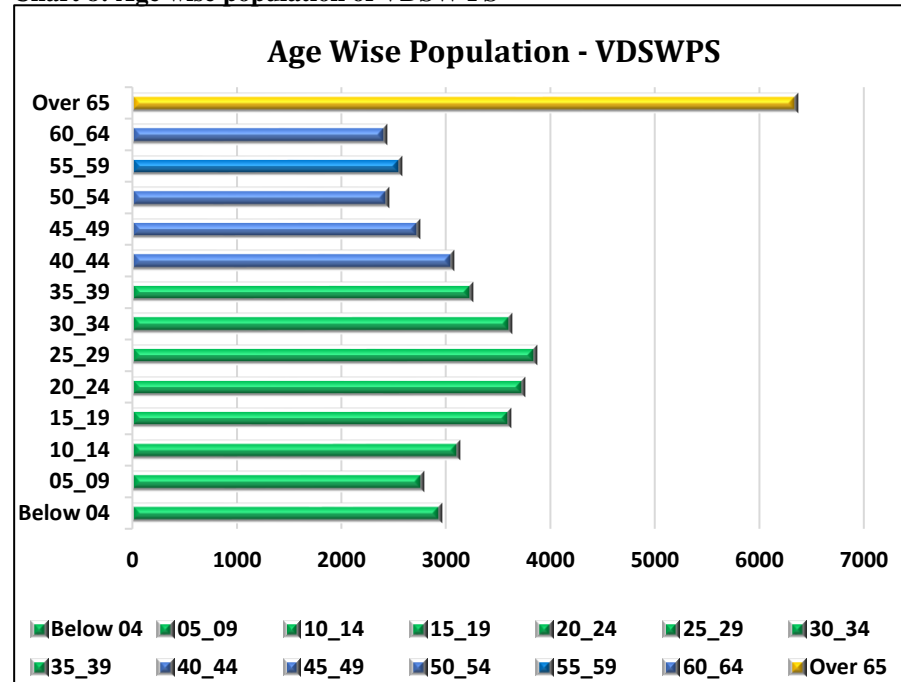
**Chart 7: Ethnic wise population of VDSW PS**



Source: Statistical Hand book - 2023

The chart is explaining the age wise population Based on that, higher amount of young population which is major strength for this area. Particularly, in the chart, green color indicating (0-4) to (35-39) age groups of population is higher amount which is around 58% and the blue color indicating age groups of (40-44) to 60-64) which is around 28%. Similarly, the yellow color indicating age groups over 65 is lower percentage which is nearly 14%. In addition to that, the below chart is explaining the age and gender wise population of the PS area. According to that,

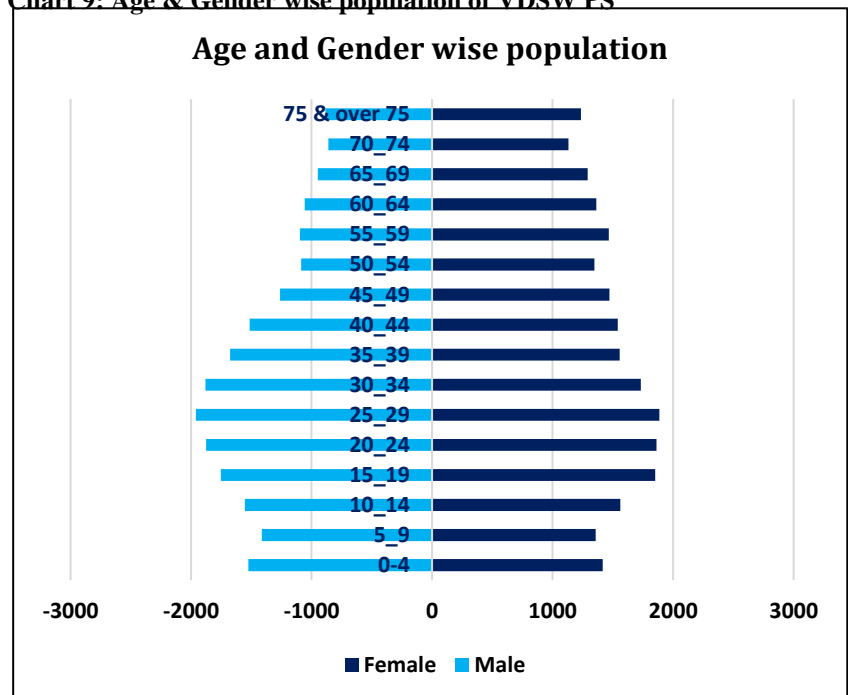
**Chart 8: Age wise population of VDSW PS**



Source: Statistical Hand book - 2022

(0-4) to (35-39) age groups of population is higher amount including male and female population which are around male is 27,239 population and female is 13,228 population and it is the younger working ages population and 62% of the population is economic active population within the PS area.

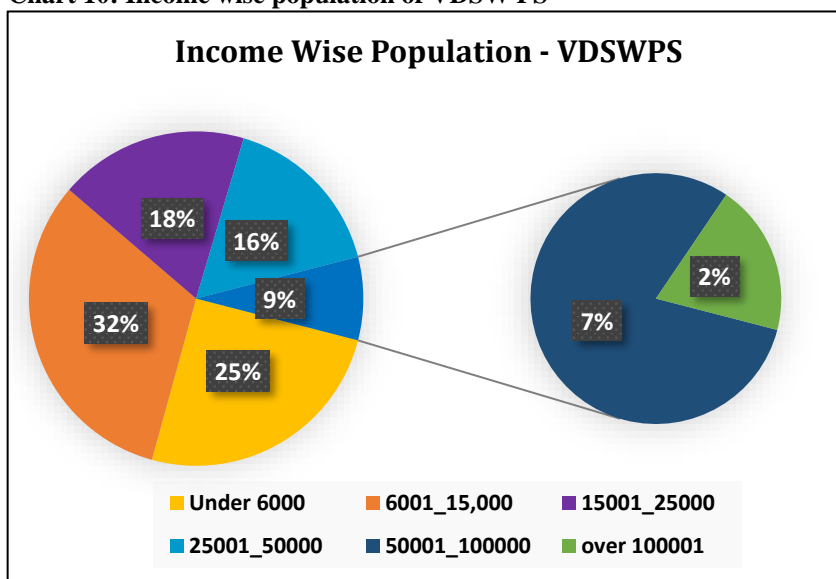
**Chart 9: Age & Gender wise population of VDSW PS**



Source: Statistical Hand book - 2022

When, observing the income wise population of the PS area, 25% of the families are getting below Rs.6,000.00 income and 50% of the families are getting below Rs.25,000.00 only 9% of the families are getting above Rs.50,000.00.

**Chart 10: Income wise population of VDSW PS**

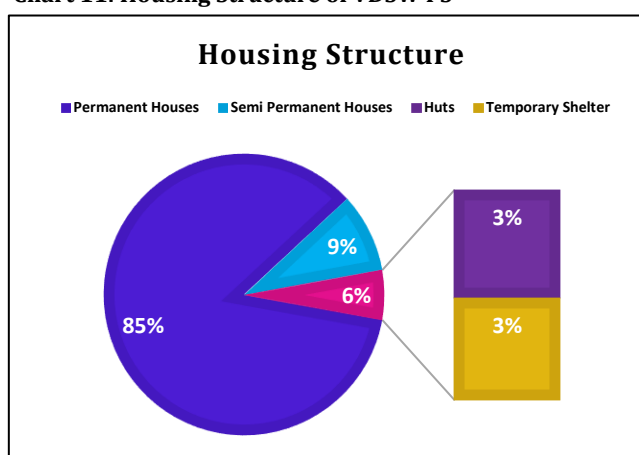


*Source: Statistical Hand book - 2022*

## 2.4 Housing:

When, see in detail about the housing structure distribution of the Vadamarachchi south west PS area, about 85 % of houses have permanent structure, 9% of houses have semi permanent structure and nearly 3 % are temporary shelters and 3% are Huts within the PS area. The Housing density is 4.0/ha.

**Chart 11: Housing Structure of VDSW PS**



*Source: Statistical Hand book - 2022*

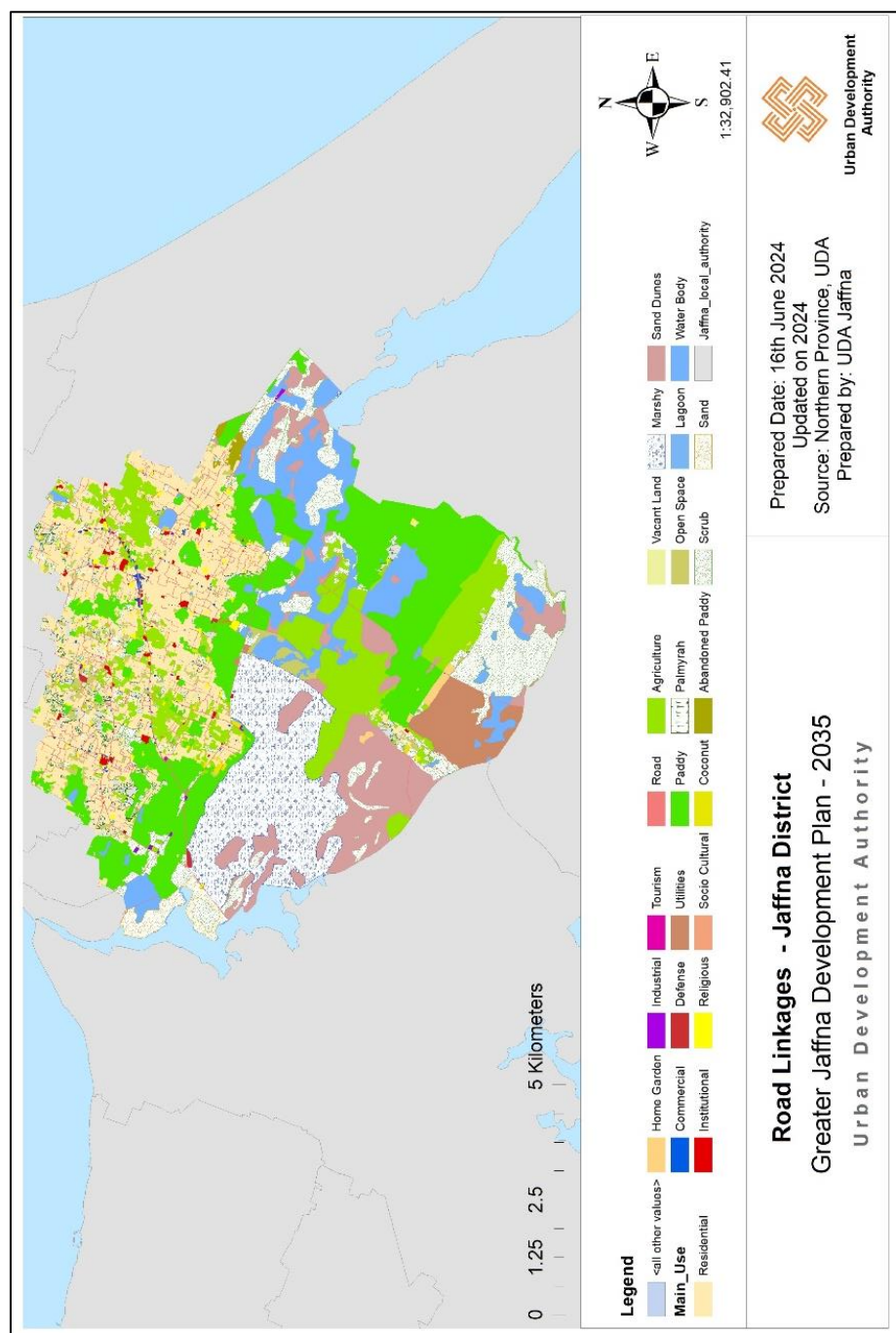
According to the statistical information, 801 families are resettled and 535 families are under housing deficit families out of that, land less families are 723 within the PS area.



## 2.5 Land Use

The land use distribution of vadamarachchi south west PS area is consist with 35% of the land is wet land which is including Mangroves, Marsh, Barren Land, 32% of the land covered by the agriculture including Paddy Land, Field Crops, Coconut, Palmyrah, Other Perennial crops and 23% is home gardens. Likewise, others shared with the non-agriculture land is 9% including Built up lands, Grass land, Scrub land and only 1% covered by the water bodies. As per the analysis Sensitives area - 36% Developable Land -32% Agriculture Land – 32%.

**Map 3 : Land use of Vadamarachchi South West PS**

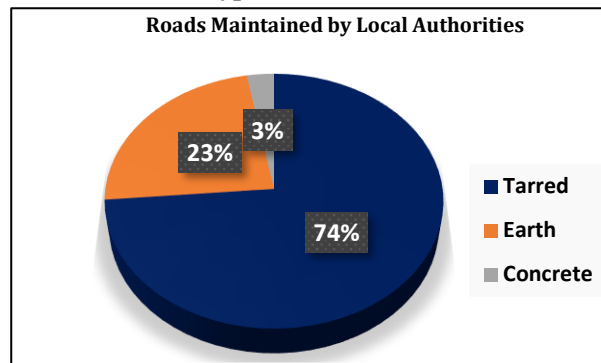


## 2.6 Physical Infrastructure:

### 2.6.1 Road and Transport

The road network of Vadamarachchi South West PS area comprises of 292.2 km of roads of all categories. The roads are divided into three types within the PS area, such as Central, Provincial and Rural Roads. A and B class roads maintains by the Road Development Authority which is around 47.85 km, C and D class roads are maintaining by the Department of Road Development (Provincial) which is nearly 32.51 km. Other than that, the rural roads are maintaining by the Local authority which are divided as Tarred, Earth, Concrete. (Refer Chart no 12).

**Chart 12: Roads Types of VDSW PS**



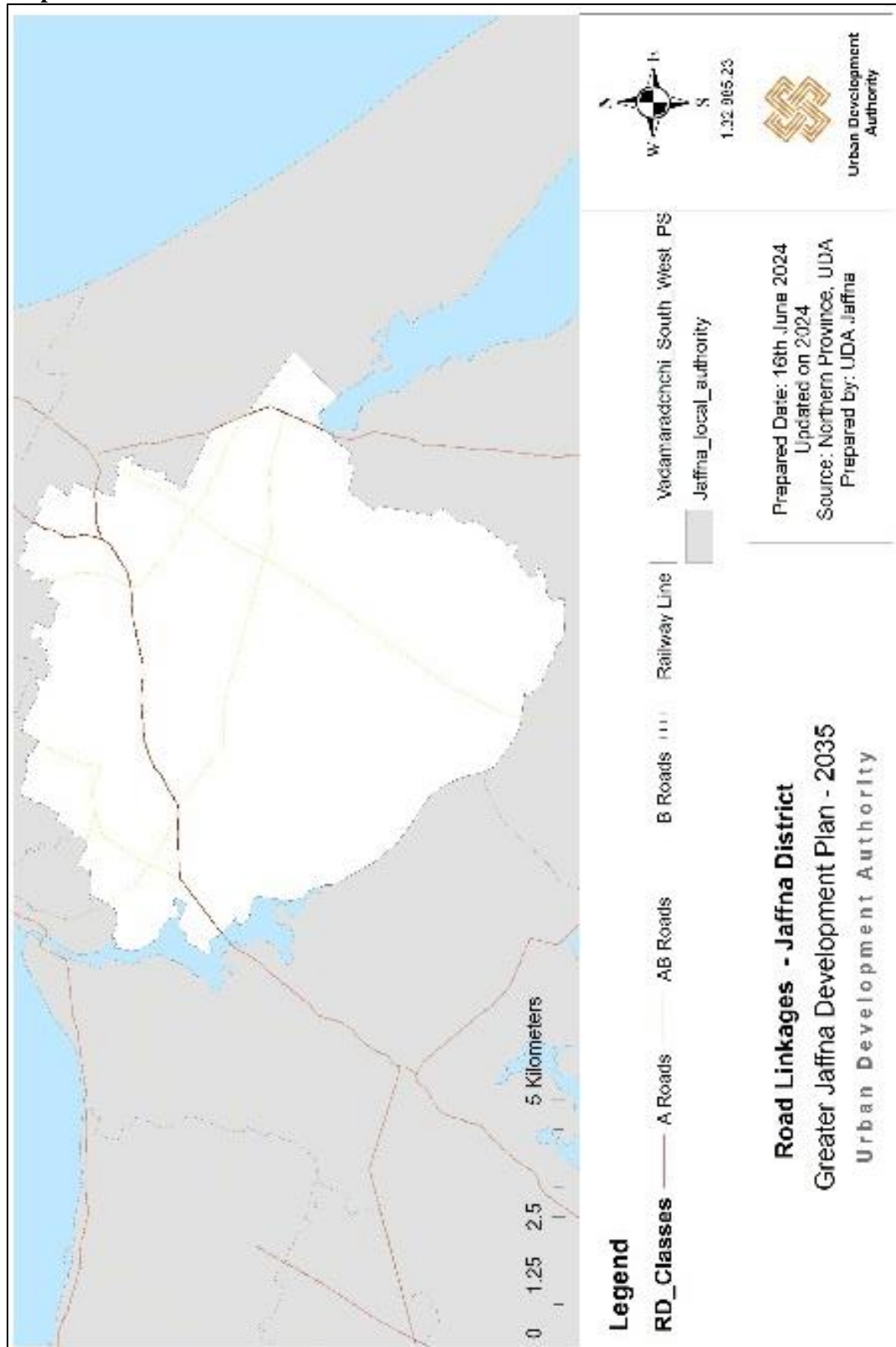
The public transport of the PS area, Bus services are provided by Sri Lanka transport board which is not in a sufficient manner and buses are frequently over crowded and many rural areas are without bus service so most of the peoples are depending on use the bicycle, motor bikes and three wheelers. The following bus routes are available in the PS area.

#### Bus Routes ( 4.30 am to 6.30 pm)

- From Pointpedro to
- Kodikamam – 05
- Jaffna – 01
- Manipay, Navaly & Changanai – 04

According to the below road network map, there are three trunk roads connecting to the Vadamarachchi South West PS and other part of the Jaffna Peninsula. Presently the AB 20 road is the main access roads to Vadamarachchi South west PS and most of the traffic cities. Likewise, the AB 31 road is second main road to link in the direction of Thunnalai Karaveddy directly to A9 Jaffna to Kandy high way through Kodikamam.

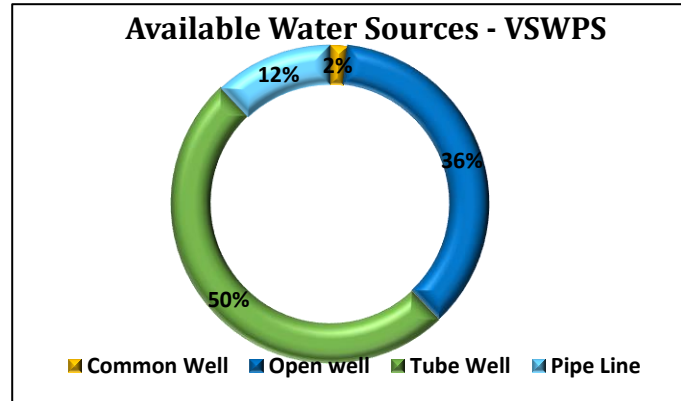
**Map 4 : Road Network of Vadamarachchi South West PS**



### 2.6.2 Water Supply

When we analyze in detail about the water supply source within the PS area the water consumption is determined from four types of water sources. Namely Open Well, Tube well, Pipelines and 17,503 families are utilized the above water sources.

**Chart 13: Water Source of VDSW PS**



*Source: Statistical Hand book - 2022*

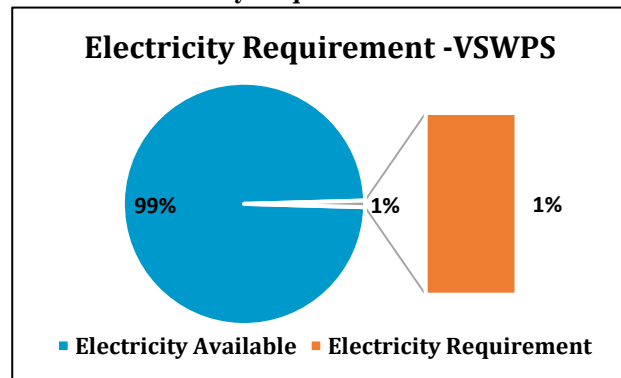
According to the analysis, total Families 15,788 within that Water supply available is 15,188 Families and the Water Supply Requirement is 600 Families.

### 2.6.3 Electricity

The Most of the GN Divisions have electricity supply within the PS area. Electricity supply is provided for various

purposes such as domestic, industrial, religious, general and streetlamps. According to the chart, nearly 99% of the households having electricity facilities and only 1% of the households is there without electricity facilities within the PS area.

**Chart 14: Electricity Requirement of VDSW PS**



*Source: Statistical Hand book - 2022*

### 2.6.4 Solid Waste Management

The solid waste (SW) collection from domestic, commercial units and restaurants in the Vadamarachchi South West PS area is carried out on a daily basis by the Vadamarachchi South West PS.

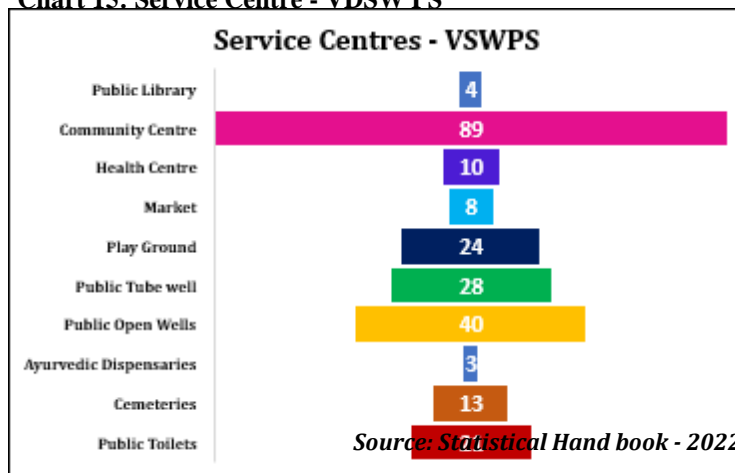
- Bio Degradable Waste 1 Mt/ Day – Dumping site at Mulli
- Non Biodegradable Waste 1.5 Mt/Day (Mixed Waste) - Separation activities at Mandaan

## 2.7 Social Infrastructure

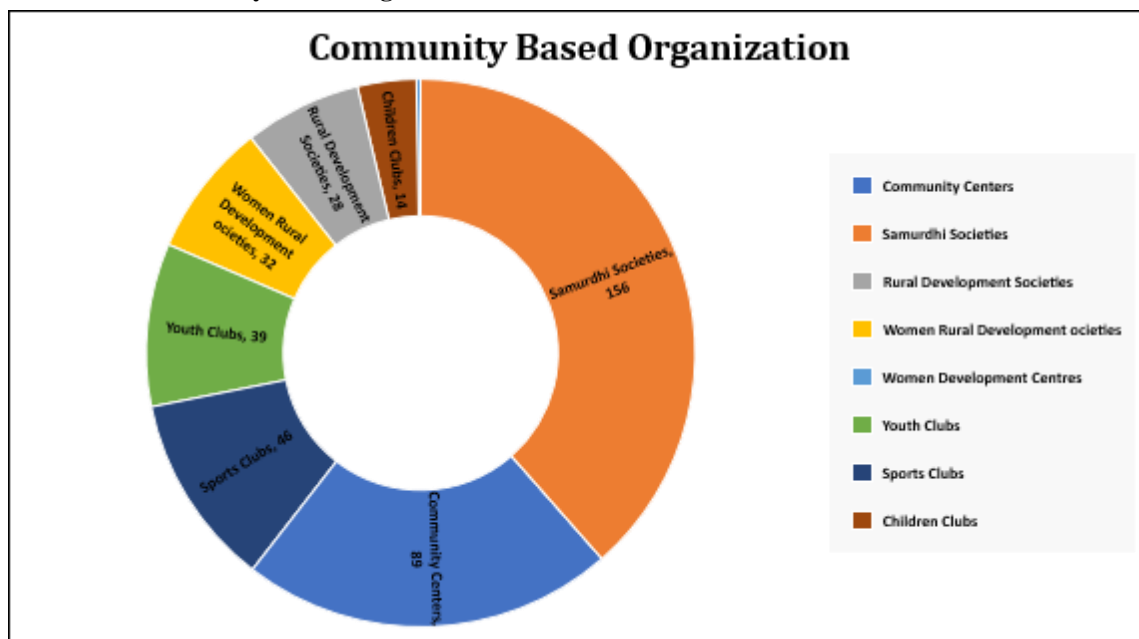
### 2.7.1 Service Centre

When studying the Service centers and community-based organization within the Vadamarachchi south west PS area, there are following service centers and community centers are available.

**Chart 15: Service Centre - VDSW PS**



**Chart 16: Community Based Organization- VDSW PS**



### 2.7.2 Health

There is one type C divisional hospital which is located at Ampam in Karaveddycentre GN division and a medical officer health service also located in same GN division. The Divisional hospital has an OPD block, maternity ward, medical ward complex and an ambulance. This divisional hospital provides the service as outpatient care (OPD), emergency care, inward care in certain extent, clinic services also. Likewise, the following Ayurvedic Hospitals also there within the PS area.

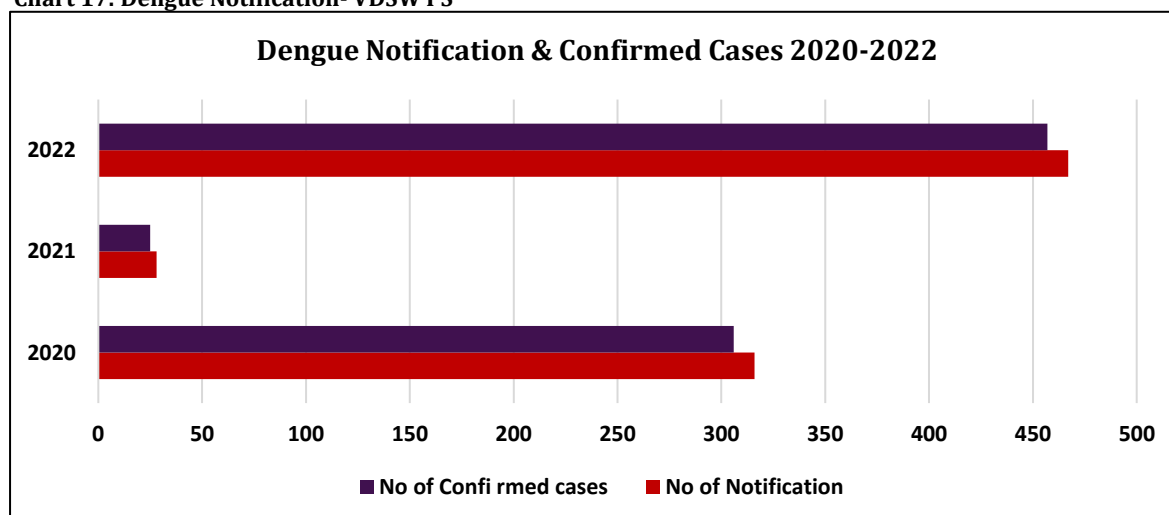
**Table 1: Name of the Ayurvedic Hospitals - VDSW PS**

Name of G.N. Division	Name of Ayurvedic Hospital	Function / Not function
Maththony J/366	Nellyady Ayurvedic Hospital	Function
Imayanan West J/359	Uduppidy Ayurvedic Hospital	Function
Alvai East J/380	Kaddaively Ayurvedic Hospital	Not Function

In addition to that, there are some Dispensaries and a priv Source: Statistical Hand book - 2022 ical services within the PS area.

According to the chart, dengue confirmed causes is very high in 2022 comparing with the other year. Else, Diarrhea and Dysentery, Tuberculosis, Chicken pox, Food poisoning disease also identified within the PS area.

**Chart 17: Dengue Notification- VDSW PS**



Source: Statistical Hand book - 2022

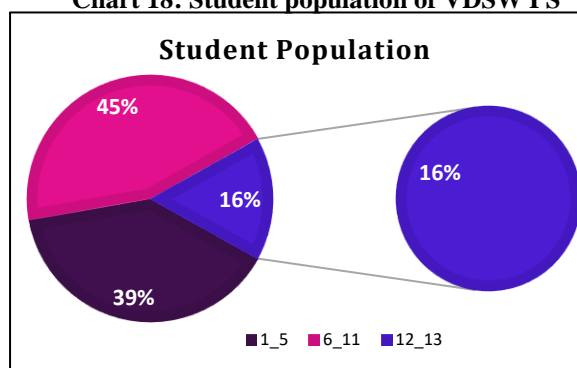
### 2.7.3 Education

Education is the one of the most important character for PS area. There are 31 schools in Vadamaradchchi Southwest PS area including 05 numbers of English medium schools. Details are shown in the table no 4 and the student distribution of this area is nearly 39% of the student are grade 1- 5 and 45% of the student under grade 6-11 and other 16% is grade 12-13.

According the 2021 results of G.C.E (O/L) 63.8% of the students qualifying for the Advance level and 55% of the student passed the Advance level.

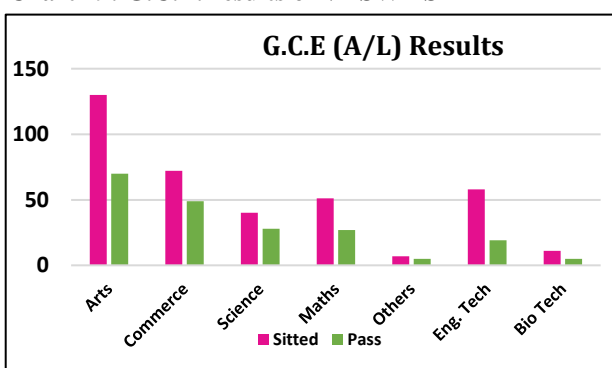
(Refer Chart no 18 & 19).

**Chart 18: Student population of VDSW PS**



Source: Statistical Hand book - 2022

**Chart 19: G.C.E.Results of VDSW PS**

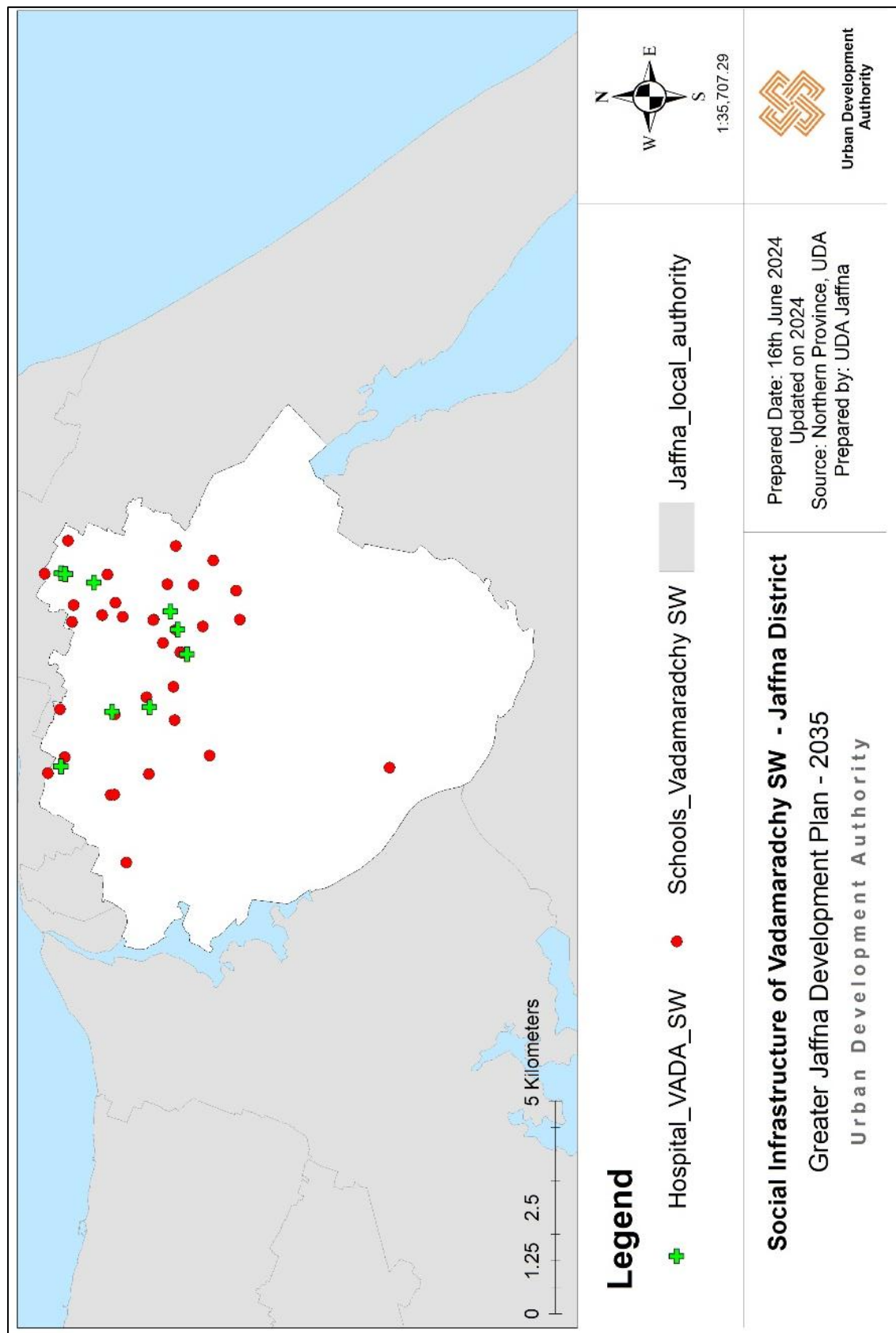


Source: Statistical Hand book - 2022

When observing that, identified some education related issues, those are absent of laboratory facilities and Library facilities in some school. The map no 6 is showing the school distribution and the health distribution of PS area.



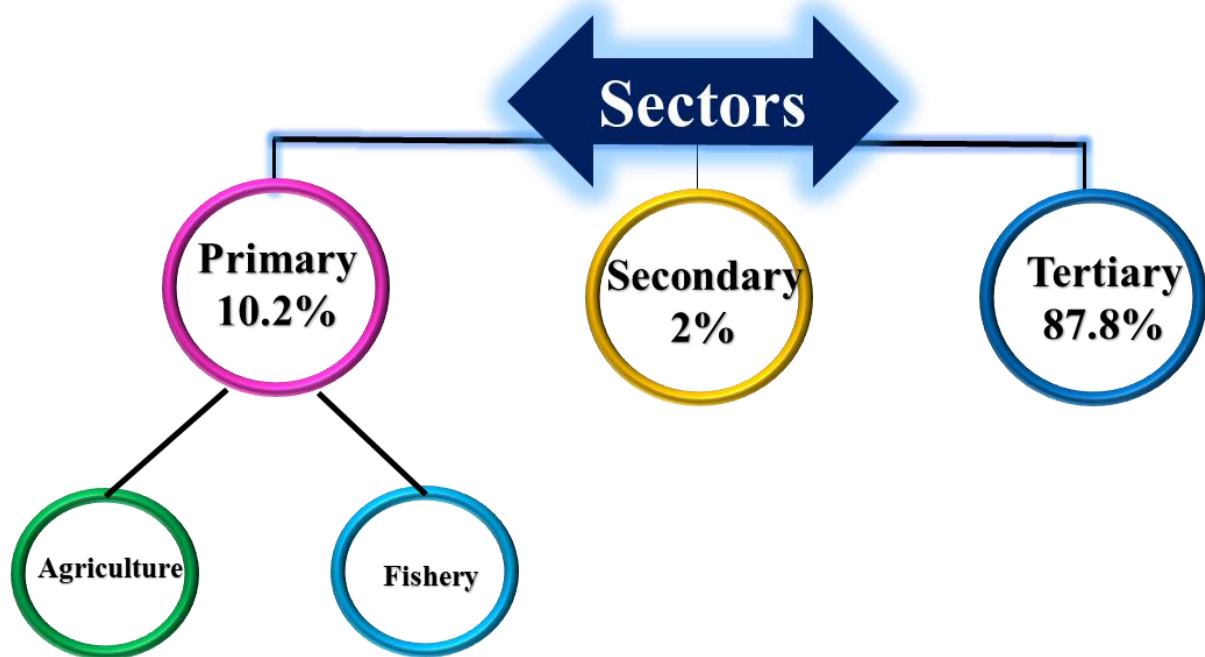
**Map 5 : School and Health distribution of Vadamarachchi South West PS**





## 2.8 Economy

The agriculture and livestock breeding are the most important economic activities in the Vadamarachchi South West PS area which is Providing livelihoods for about 21% of the population. Because there are 3types of land soil in the vadamaradchy south west PS area those are Saline and alkaline soil (soils of marine calcious sediment), Red soil (Calcic red yellow latosols)



### 2.8.1 Agriculture

The agriculture is the highest economic mainstay. Because Most of the farmers are doing crops cultivation and animal husbandry. Other than that, highland crops such as onions, tobacco, chilies and vegetables such as Pumpkin, Okra and tomato also cultivating. In addition to these, other vegetables including manioc tomatoes, kidney beans, ladies fingers, bitter gourds, Pumpkin, eggplant and snack gourds are cultivating within the PS area. Also traditional varieties of paddy such as moddai karuppan. Murungan and Pachchai perumal, sinna karuppan, periya karuppan & Aattakari. in the PS area. Among that, Murunkai cultivation is the most important than paddy cultivation in the PS area.

Otherwise, black gram, green gram, cowpea and grains such as red millet are also grown in private small scale garden fruit trees such as mango, papaya and banana are cultivated within the PS area.

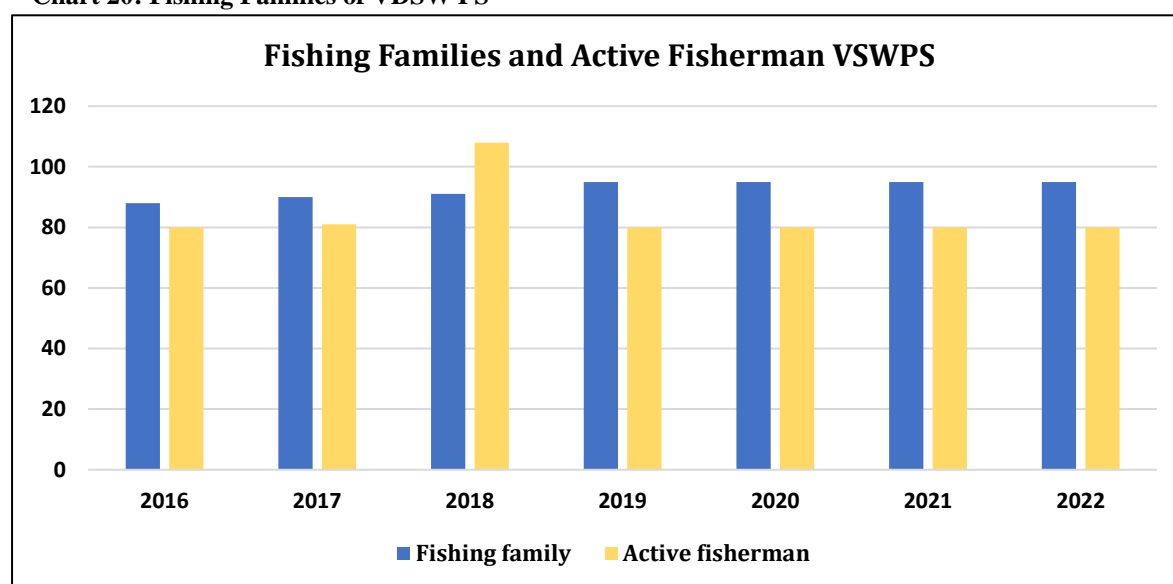
### 2.8.2 Palm Crops

Nearly two hundred and eighty (287) families depend on palmyrah products and two thousand three hundred and eighty nine (2391) Ha of land is used for Palmyrah cultivation within the VSW PS area.

### 2.8.3 Fishing

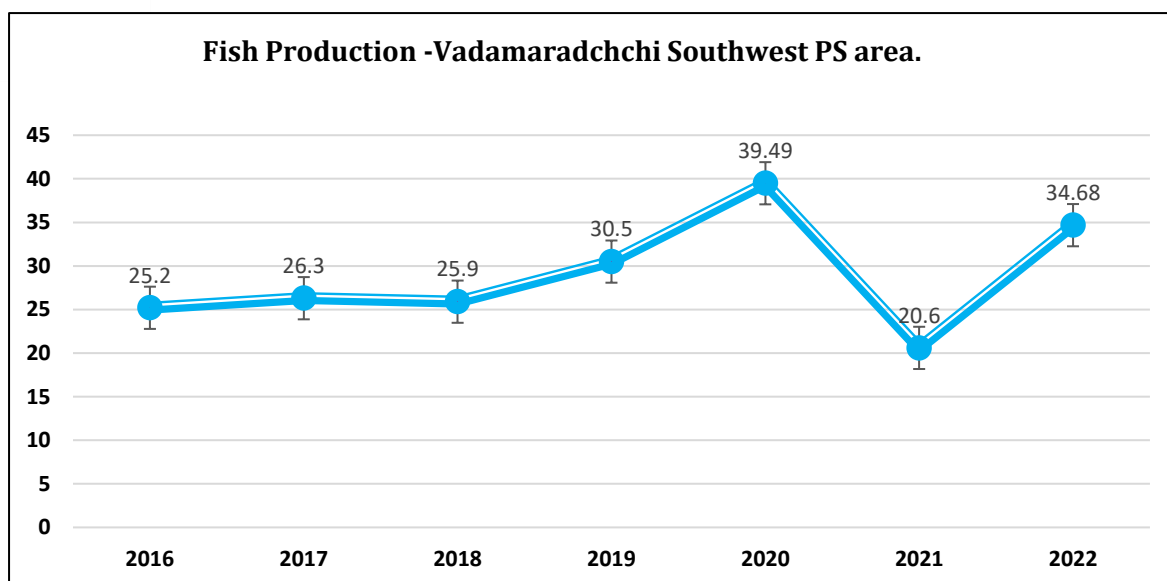
The PS area has Only one fisherman co-operative society namely Sinthamany fisherman co-operative society which has around 139 members and Maththony G.S Division is the only fishing village within the PS area limit. Likewise, they are doing fishing in either side of Vallai Bridge in Thondamanaru lagoon. The chart no 22 is explaining the fishing families and active fisherman within the Vadamarachchi Southwest PS area.

**Chart 20: Fishing Families of VDSW PS**



*Source: Statistical Hand book - 2022*

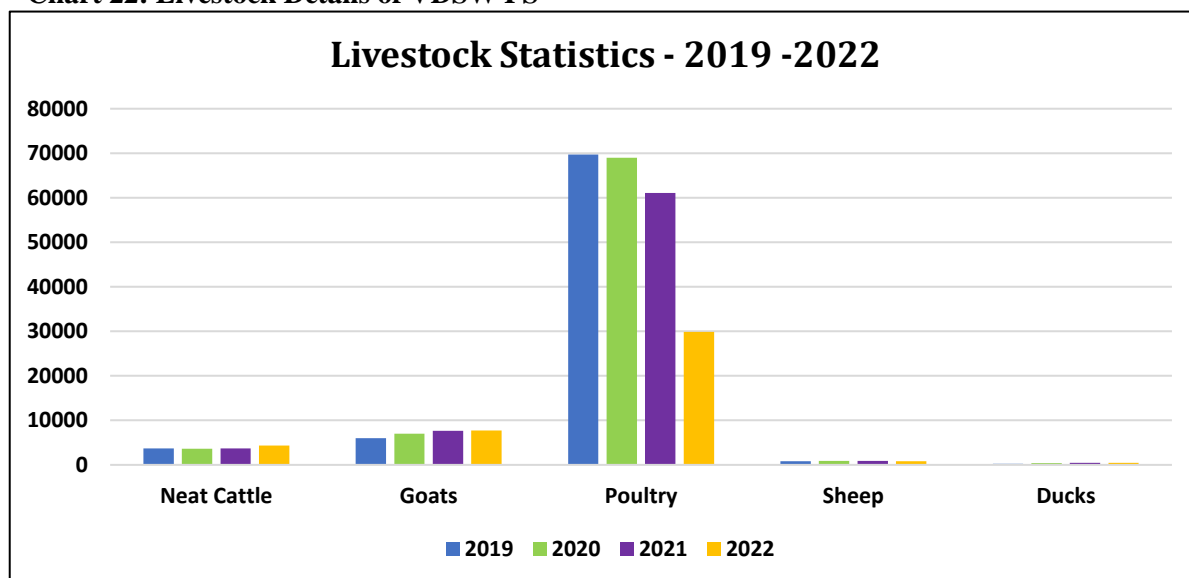
According to the chart no 23, the fish production of the PS area in year 2020 achieved the highest amount comparing with the 2022 which was around 39.49mt and most of the fishing activities are happening in the Thondamanaru Lagoon area.

**Chart 21: Fish Production of VDSW PS**

*Source: Statistical Hand book - 2022*

### 2.8.4 Livestock

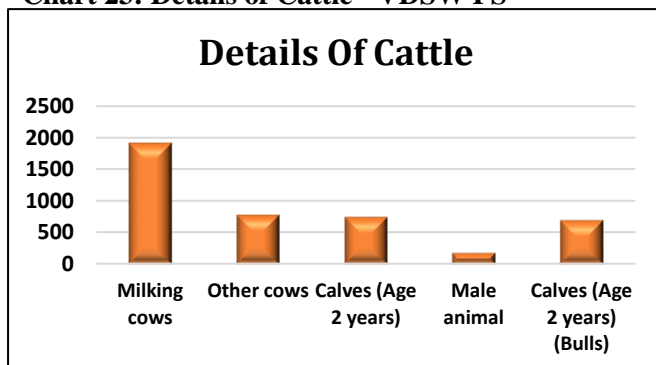
The livestock rearing is one of the important economic activities in this area. This livestock production includes Poultry, Cattle and Goat productions. The chart no 24 is showing the information of the Livestock in year 2019 – 2022 within the PS area. According to that higher amount is achieved by the poultry.

**Chart 22: Livestock Details of VDSW PS**

*Source: Statistical Hand book - 2022*

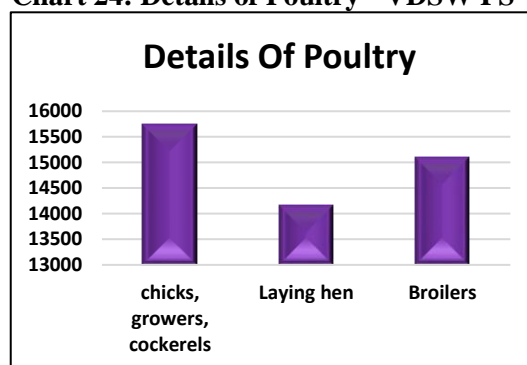
The following charts is explaining detail about the cattle and poultry.

**Chart 23: Details of Cattle - VDSW PS**



Source: Statistical Hand book - 2022

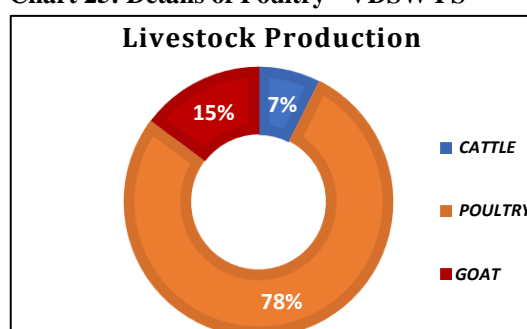
**Chart 24: Details of Poultry - VDSW PS**



Source: Statistical Hand book - 2022

The chart is showing the cattle and goat productions are low comparing with the poultry production which is around 78% within the PS area.

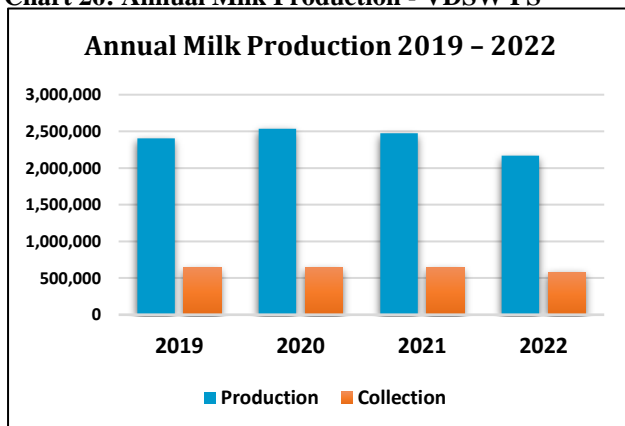
**Chart 25: Details of Poultry - VDSW PS**



Source: Statistical Hand book - 2022

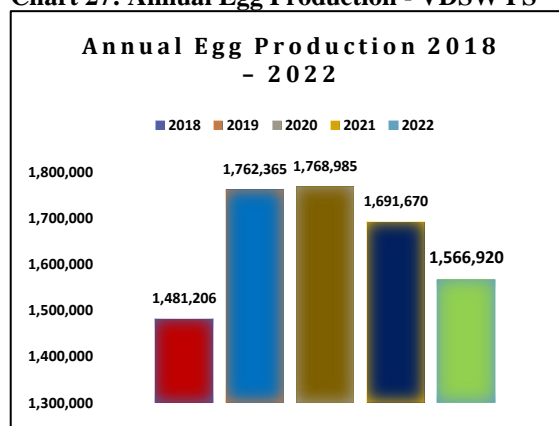
The milk production and egg production also major income generated sources within the PS area. For example, the milk production for the year 2022 is nearly 2,168,940 Litters and collection is 579,560 Litters. Likewise, the egg production is 1,566,920 in year 2022. (Refer Chart no 28 & 29)

**Chart 26: Annual Milk Production - VDSW PS**



Source: Statistical Hand book - 2022

**Chart 27: Annual Egg Production - VDSW PS**



Source: Statistical Hand book - 2022

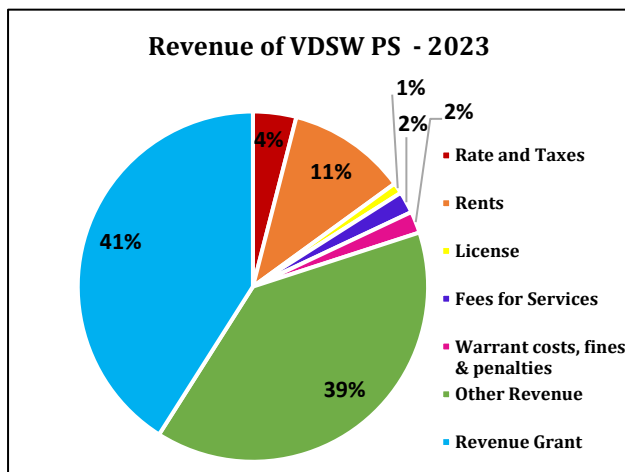
### 2.8.5 Industries

When analyzing the industrial sector only small scale or medium scale industries are available within the PS area. The handloom industries which are located in Imayanan and Karaveddy West GN Divisions and Malusanthy hand loom center and the coir centre are locating in Thunnalai south GN Division. Even though, only Karaveddy West handloom industry is functioning within the area.

### 2.9 Local Authority Capacity

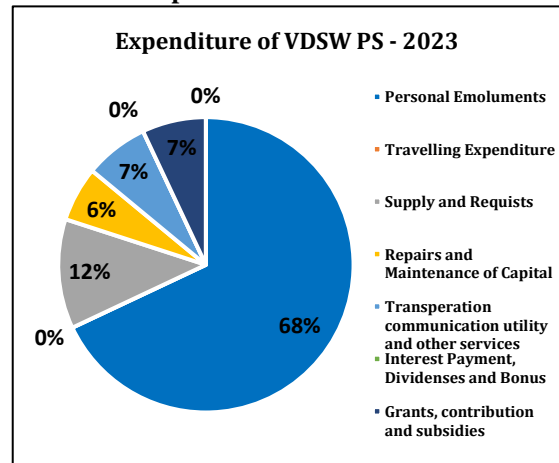
According to the chart no 30, total revenue for the year 2023 is around 209.9 Mn which is getting from different sources and the expenditure is around 141.3 Mn.

**Chart 28: Revenue - VDSW PS**



Source: Statistical Hand book - 2022

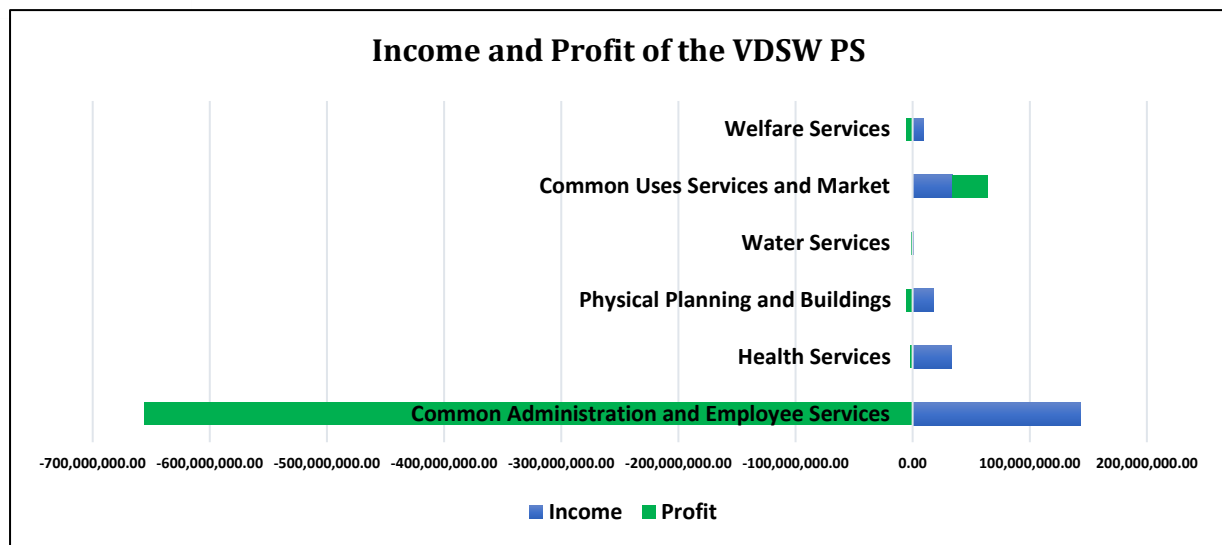
**Chart 29: Expenditure - VDSW PS**



Source: Statistical Hand book - 2022

The below chart no 32 is explaining the income and expenditure of the Vadamarachchi South West PS area. According to that, large amount is spending for the Common Administration and Employee Services and the profit is getting from Common Uses Services and Market.

Chart 30: Income &amp; Profit- VDSW PS

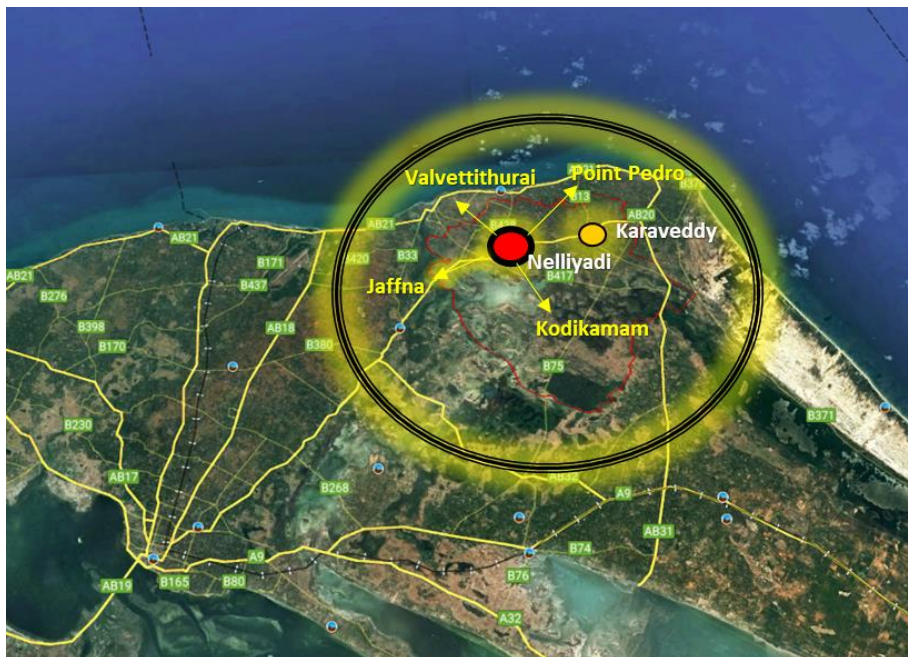


## 2.10 Potentials and Problems

### Potential

- Service Centre

In the Vadamarachchi South West PS, Nellyyadi town is functioning as a town centre and it is a one of the service centre for the entire VDSW PS area.

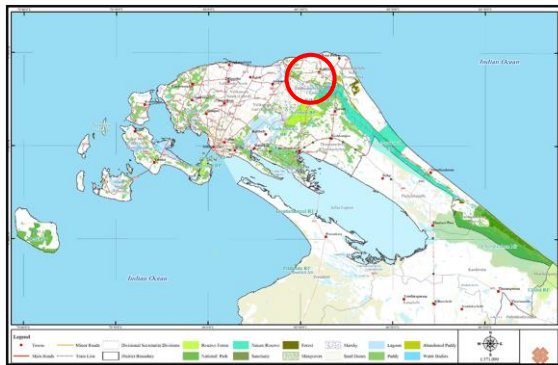


- Availability of Developable land

The Vadamarachchi South West PS has a developable land for the future development. Because, 32% of the land is developable land.

- Potential for the Mangrove specially Yaakarai at Karaveddy

In Vadamarachchi South West PS has some place as potential for the mangroves. Hence, Based on this, it will be help to cater the tourism proposal for the future development.



- Emerging Town

In the Vadamarachchi South West PS, Nellyyadi town is functioning as a town centre and it is emerging town. Because, it is connecting to the other towns through the service catchment.

- Potential for the Agriculture

The Vadamarachchi South West PS has potential for the agriculture. As per the land use analysis, 32% of the land is agriculture. Specially, The High land crops cultivation (onions, tobacco, chilies and vegetables and Paddy such as moddai karuppan. Murungan and Pachchai perumal, sinna karuppan, periya karuppan & Aattakari. Murunkai cultivation, Fruit cultivation such as mango, papaya and banana are cultivated within the PS area.





## Problems

- Insufficient of Public transport (especially absent of Bus station)

As per the site observation, the available facilities of the existing bus stand is insufficient.



- Lack of Parking Space

The Commercial businesses buildings, single storied building and multi storied building are located mostly along main road which is creating the parking issue.



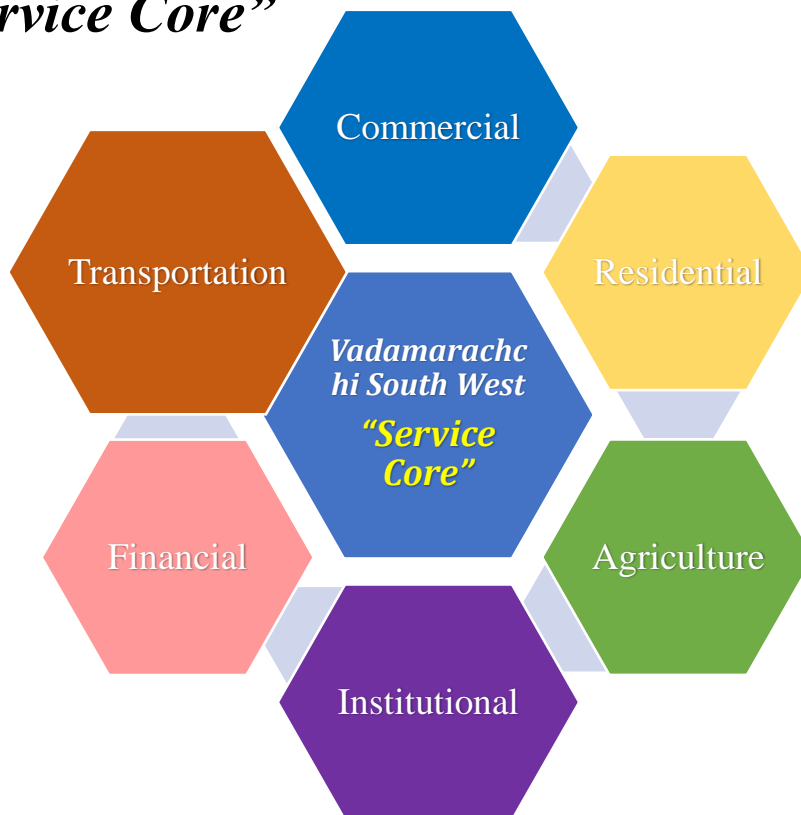
- Absent of Sanitary Facilities within the town centre  
As per the site observation, found within the Nelliyadi town centre, absent of sanitary facilities is one issue of this area.
- Lack of Mobility Enhancement within the town area  
Within the Nelliyadi town, Roundabout and pedestrian walkways are not available. It is creating the congestion within the town.
- Absent of Proper Land Management  
The Land are not utilized in proper manner which is major issue for the future development.



## Chapter 03 – Frame work of the Local Area Plan

### 3.1 Sub Vision

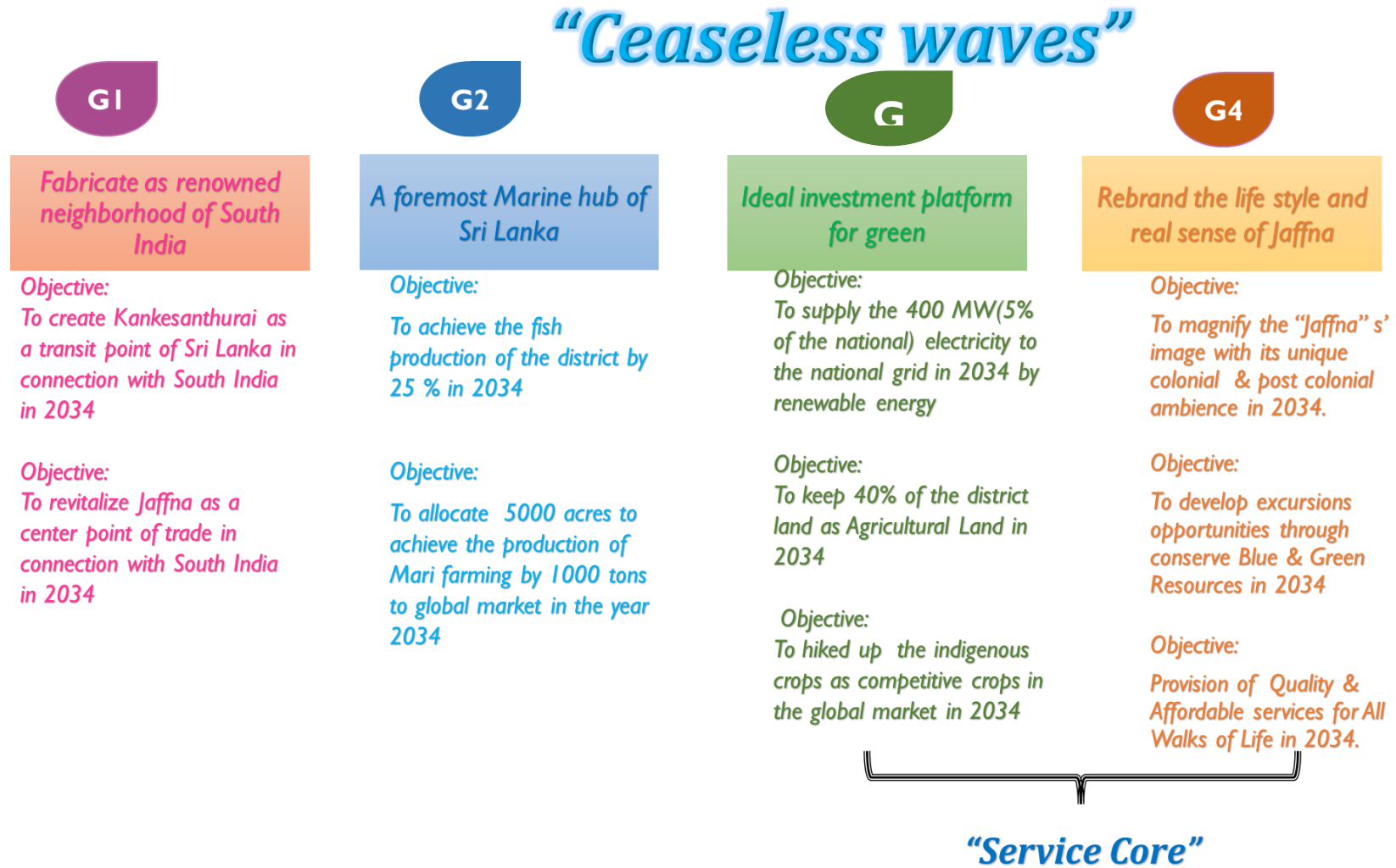
#### *“Service Core”*



Nelliyadi as a **“Service Centre”** because based on the concept plan; Nelliyadi has suitable potential to cater this vision. For the reasons that, Nelliady town is a one of the busiest towns in Jaffna district for the reason that it is functioning as an independent service area and locational arrangement also pointed in the centrality. Because, it is directly connecting to the valvettithurai, point pedro, Kodikamam and Jaffna towns and also providing the all kind of services to who are living this area and other connecting towns. It is located 27Km away from Jaffna town and three hundred and eighty two (382) km from Colombo. The main roads of this area are Jaffna -Nelliady - Point – Pedro Road, Point – Pedro - Chavakachcheri Road and Point Pedro - Kodikamam Road which are connecting to Southern part of the country as well.

The Goals of the Greater Jaffna Development Plan, can be achieved through the local area plan for the Vadamarachchi South West PS . Because, it will be helped to cater the vision of the Greater Jaffna Development plan. For an example, Goal 3, Goal 4 are connecting with the local area plan.

### 3.2 Correlation with Vision of Greater Jaffna Development Plan



**G3***Ideal investment platform for green***G3***Ideal investment platform for green****Objective****To keep 40% of the district land as Agricultural Land in 2034****Proposal***

***To promote the agriculture promotion zone in the zoning plan to save the productive agriculture lands***

***32% of the Agriculture Land is available in Vadamarachchy South West PS area.***

**G4***Rebrand the life style and real sense of Jaffna***G4***Rebrand the life style and real sense of Jaffna****Objective****To develop excursions opportunities through conserve Blue & Green Resources in 2034****Proposal***

Development of Recreational Leisure area based on the  
Mangroves & Bird watching points at Yaakarai Karaveddy

### 3.3 SWOT

#### *Strength*

- Service Centre
- Potential for Agriculture
- Availability of Developable land
- Potential for the Mangroves (Yakkarai at Karaveddy)
- Thondamanaru Lagoon
- High amount of Environmental Sensitive area

#### *Opportunities*

- Emerging town Centre

#### *Weakness*

- Lack of Public Transport Facilities (Bus Station)
- Insufficient Parking Space
- Lack of Mobility Enhancement within the town area
- Absent of Sanitary Facilities within the town centre

#### *Threats*

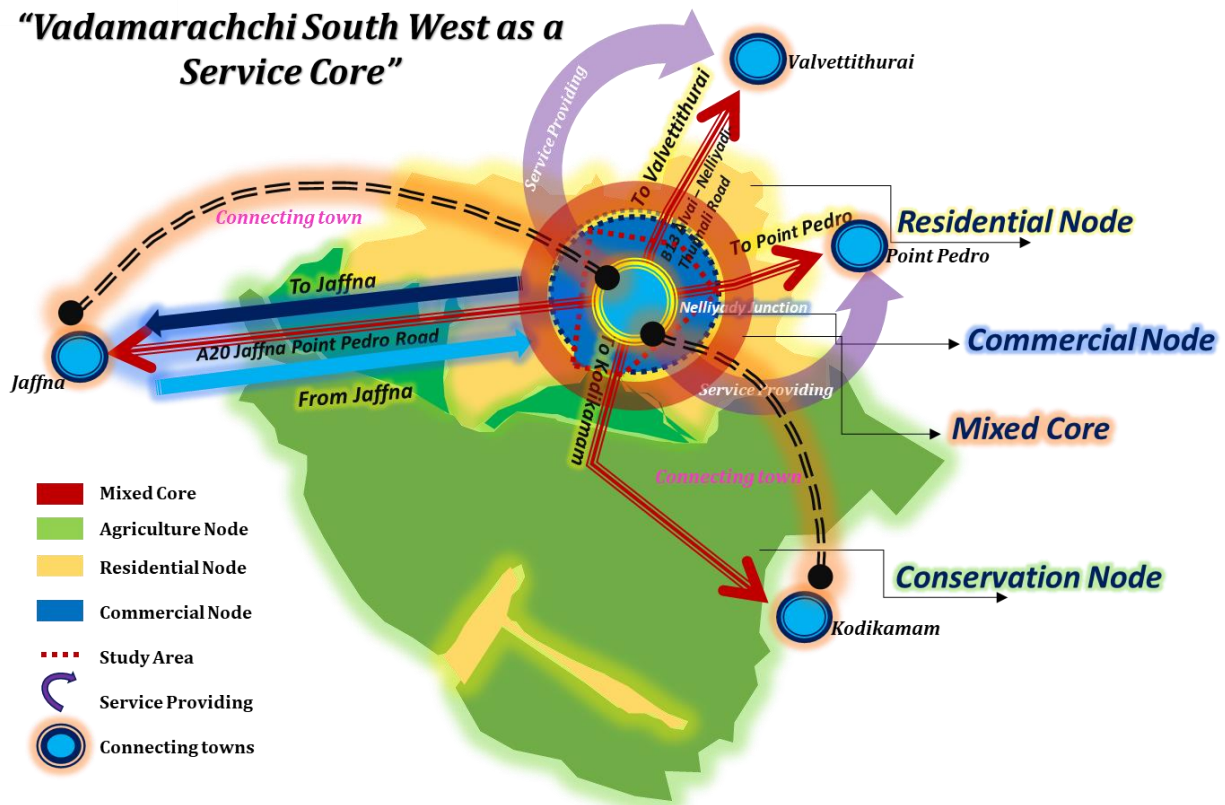
- Less amount of Developable land
- Growing of Adjacent town centre

### 3.4 Concept Plan

The town centre is the commercial or geographical centre which is traditionally associated with retail commercial also town centre to be provided the opportunity to bring together residential development and commercial activities with high concentrations of employment and leisure uses can help to create a uniquely concentrated collection of economic activity. According to that, for the town centre development, we have formulated the conceptual plan based on the existing function and characteristic of this area. when, going to the analyzing, the centre part of the area is fully covering the high density commercial activities which are including commercial shops, Shopping Complex, Banks, Financial Institutions and the Bus Station to full fill the service oriented needs of the public who are visiting to Nellyyadi town to get the service Among that, the next part of the surrounding area is fully covering the mixed development activities and residential. Apart from that, others areas are suitable for the agriculture purpose.

The concept plan is clearly explaining the nellyyadi junction is directly connecting to the Valvettithurai, Pointpedro, Kodikamam and Jaffna by the Road Network and also it is functioning as a Service providing area because which providing the service to the point pedro and valvettithurai areas.

## “Vadamarachchi South West as a Service Core”



### Residential Node

Land use connected to each other and to surrounding residential neighborhoods by important community corridors and Nodes are complete communities, each including residential, business/ commercial, recreation, and ecological land uses.

### Commercial Node

This is the hub of commercial activity & Commercial Node areas serve as employment centers, and accommodate a mix of office, retail, and commercial buildings.

### Mixed Core

Mixed-use development incorporates two or more uses into the same building, or in the same general area. The term often refers to development that combines residential functions with commercial or even industrial ones, but can also encompass cultural and institutional uses as well as public amenities.

### Agriculture Node

Nodes are structural components of Agriculture & plants Cultivations.

### Conservation Node

This area protected and can be used for any development activities



## Chapter 04 - Project Implementation Strategy

### 4.1 Identified Projects

- Mayakkai Children Park and Playground Development
- Mayakkai Cave Development (Limestone)
- Tourism Development at Yakkarai
- Proposed industrial Estate in Vallai area
- Proposed Commercial complex at Nellyyadi
- Nellyyadi Bus stand Improvement

#### 4.1.1 Proposed Project for Recreation Development

- ❖ Mayakkai Children Park and Playground Development & Mayakkai Cave Development (Limestone)

Recreational activities are leisure pursuits that people do for enjoyment and relaxation. They can be a good way to refresh the mind and body and can provide social, physical, and mental benefits. Recreational activities include:

- **walking**
- **Cycling**
- **Children Play equipment**
- **Public Gathering Area**
- **Bench**
- **Tree Planting**
- **Small Food Stall**

#### Location for Identified Projects



#### Existing Situation



#### Expected Situation



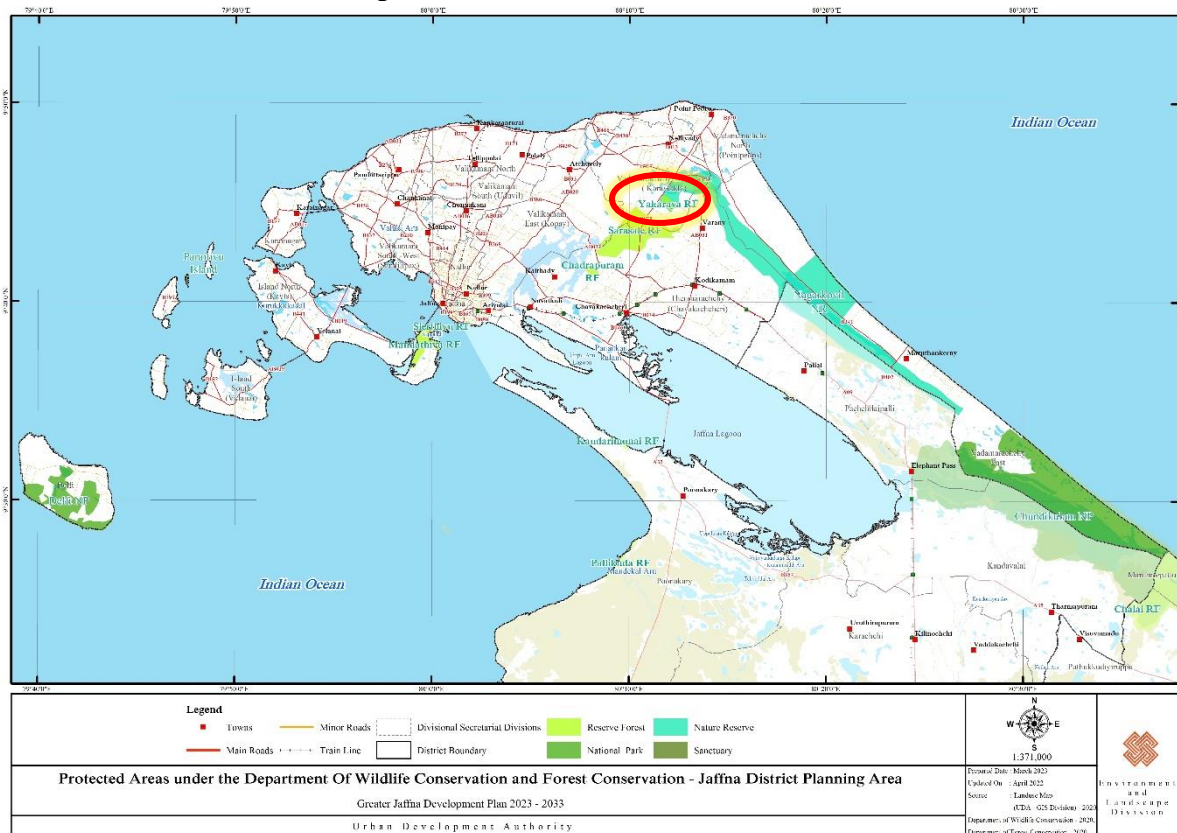


## ❖ Tourism Development at Yakkarai

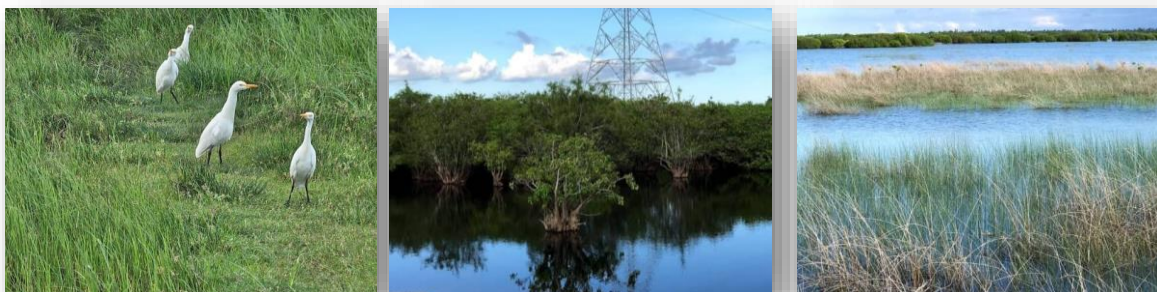
Tourism development is the process of establishing and maintaining a tourism industry in a particular location. At its most fundamental level, tourism development can be defined as the process of developing strategies and plans to increase/develop/encourage tourism in a particular destination.

Based on that, in order to achieve the vision of greater Jaffna development plan, (Rebrand the life style and real sense of Jaffna) tourism development at yarkarai has been proposed through the Identifying the strategic tourism locations based on the blue & green resources to marketing the leisure-based activities of the region.

### Location of Tourism Development at Yakkarai



### Existing Situation



### Expected Situation



**Board Walk, Bird Watching, Information Centre, Look out Towers, Full Moon Yoga, Tourist Stalls, Game Facilities**



**Information Boards, Boating, Research center, Single & Double Kayaking Experience, Sun set electric dragon Boat Experience**



**Photo spots, Jogging Tracks, Mangrove Forest eco system galleries, Touch Pools, Mari Farming Activities**





### ❖ Proposed industrial Estate in Vallai area

The Industrial estate may include warehouses, distribution supply hubs, and other factories and park may be called a trading estate or industrial estate. The principal objective of the industrial estates is to provide factory accommodations to small scale industries at suitable sites with facilities of water, electricity, steam, transport, banks, post offices, canteens, watch and ward, first aid, etc. On that basic, in early stage one of the Textile industry was functioned but due to the some reasons, presently is not function. Hence, in order to full fill above problem, proposed the industrial estate at vallai area with the space for production, processing, manufacture.

**Figure 4: Proposed Location for the Industrial Estate at Vallai**

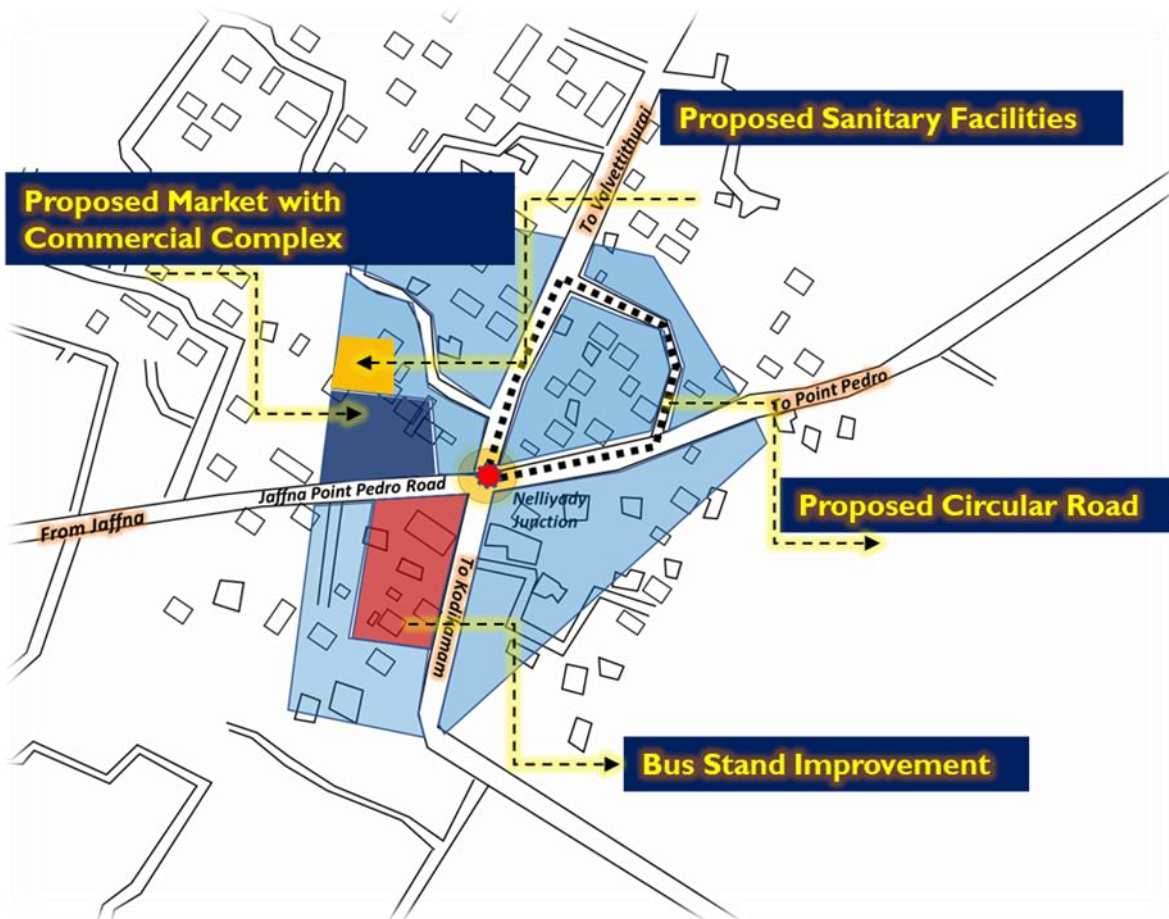


## 4.2 Town center development project

According to the conceptual frame work we have selected the high density commercial area for the town centre development. Based on that, we have proposed some projects within the town centre.

The Nellyyadi town functioning as a service centre to the nellyyadi and other connecting towns. Eny how, found the major issue is traffic congestion due to the insufficient of parking space. Because during the peak hours so many people are coming to the Nellyyadi town to getting the different types of services. so, in order to cater this issue, need to provide suitable projects. So, based on that, proposed following projects.

### Town center development project



### ❖ Nelliyadi Bus stand Improvement

The Bus terminals also play a crucial role in improving the overall transportation system by reducing traffic congestion and promoting sustainable mobility. Additionally, bus terminals provide facilities and services such as ticketing, waiting areas, and information displays, enhancing the overall passenger experience. But the existing bus stand of the Nelliyadi does not have proper facilities. So, to cater this, identified the Bus stand improvement project with the facilities of Construction of Bus Stand, Ticket Counter, Public Toilet, Feeding Room to full fill the gap of this area.



### ❖ Proposed Commercial complex

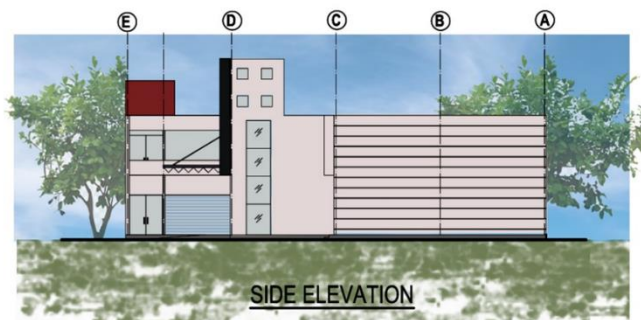
The commercial complex is providing the opportunities for job creation, revenue generation, and contains a mix of commercial activities and services, such as offices, retail stores, restaurants, and other businesses. Accordingly, proposed the commercial complex for the Nelliyadi town with the parking space, Construction of Shops, Lobby area, Space for Bank. Because, it is functioning as a service centre. So, most of the population area coming to get their service and also to mitigate the insufficient parking space that one also including in within the commercial complex.

**Expected Commercial Building**





## Design for the proposed Commercial Complex



## Part II

## **Chapter 05 – Development Zones and Zoning Guidelines**

### **5.1 Introduction**

The Zoning is legislative method of controlling land use by regulating such considerations as the type of buildings (e.g., commercial or residential) that may be erected and the population density and also one of the strategic planning controlling tool for regulating the development activities and environment characteristics to enrich the functioning of the area.

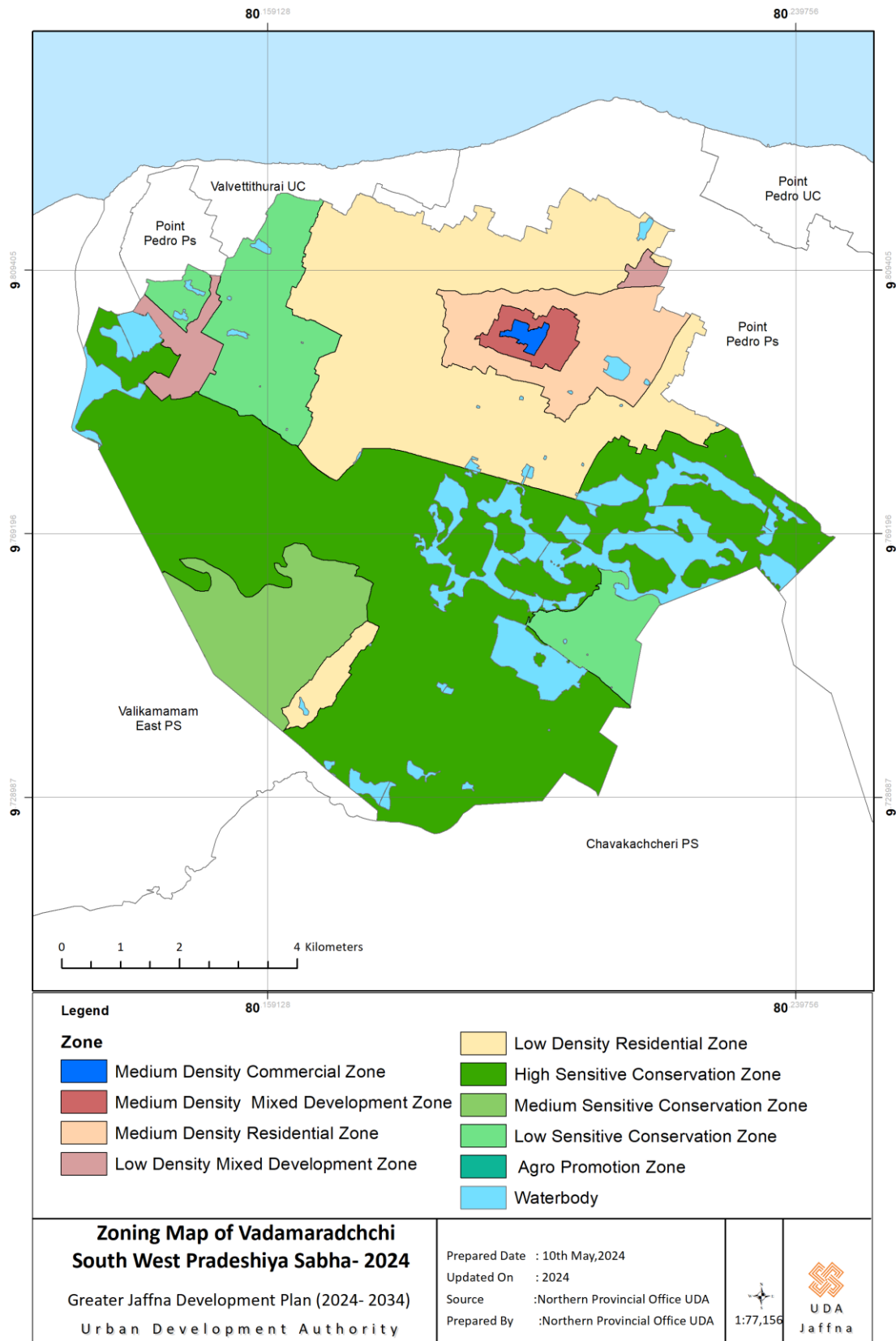
Accordingly, the Vadamarachchi South West PS area plan have identified five strategical zones. This Zone factor-based Zoning plan will give high importance for the lands with economically high value and will enhance the optimum utilization of the available developable lands and also parallelly to protect the environmental sensitivity lands to enhance the environmental value of the area.

For deriving the zoning boundaries for each zones initially existing character and functioning of the planning area, expected future character for the identified area and available potentially for the development of the area were given higher prioritization. Here, the developable scope of each identified zones has been finalized based on the available developable floor area which is compared with the future development trend of the particular zone and the space needed to cater the future development catchment capacity of the zones.



## 5.2 Development Zones

Map 6: Zoning Plan for Vadamarachchi South West PS (2024-2034)



### 5.3 Zoning Factor

By the local area development plan for Vadamarachchi South West PS the jurisdiction is divided into five main development zones and those main development zones are further divided into sub-zones based on the expected development density. Accordingly, the zone factor was determined based on the expected development density and the amount of developable land for that development zone.

Main Zone	Sub Zone	Zone Factor	Plot Coverage(%)
<b>Commercial</b>	Medium Density Commercial Zone	2.14	Commercial 80% Others 65%
<b>Mixed</b>	Medium Density Mixed Development Zone	1.92	Commercial 80% Residential 65%
	Low Density Mixed Development Zone	1.37	65%
<b>Residential</b>	Medium Density Residential Zone	1.32	65%
	Low Density Residential Zone	0.78	65%
<b>Agro Promotion</b>	Agro Promotion Zone	0.95	50%
<b>Conservation</b>	High Sensitive Conservation Zone	0	≤ 05%
	Medium Sensitive Conservation Zone	0	≤ 05%
	Low Sensitives Conservation Zone	0.56	50%

## 5.4 Common Guidelines for Planning Area

- i. These Regulations and guidelines apply to the entire area within the administrative limits of the Vadamarachchi South West PS area which has been declared as an Urban Development Area in the Extraordinary Gazette Notification No. 2185/74 of 24.07.2020 under Section 3(i) of the Urban Development Authority Act No. 41 of 1978.
- ii. In addition to the provisions of this zoning plan, the Planning and Development guide lines applicable to any development work is regulated by the Planning and Building Regulations/Orders (General) published in the Gazette Notification No. 2235/54 dated 08th July 2021 by the Urban Development Authority.
- iii. For areas declared as urban areas prior to 24.07.2020, the lots sub-divided before 24.07.2020 are considered as existing lots
- iv. If the owner of a certain land gifts the portion of land, falling within the street line/proposed road width without compensation for the road, the entire plot will be considered for the allowable Floor Area Ratio for the proposed development. But while calculating the plot coverage percentage, the rest of the plot, excluding the portion belonging to the street line/proposed road width should be considered.
- v. In cases where the development premises face more than one road having right of way with a minimum width of 6 m or more than that and connected to main roads independently, the sum of the widths of all those roads may be considered as the access road width to calculate the permissible development on a case-by-case basis
- vi. In cases of bank cutting for construction work on a sloped land, the recommendations of the relevant institutions should be obtained and a space of at least 1 meter should be allocated from the upper edge of the cutting plane to the border of the adjacent fence.
- vii. In cases where any land belongs to two or more zones, the designated zone of the land is determined as the zone which provides the main access to the respective lot.
- viii. When such plot of land, is accessed by two or more roads of the same width the zone in which higher portion of land is fallen shall be considered as the designated zone. (This regulation is not applicable for conservation zones.)

- ix. If a land portion falls between two Local Authority areas, the Authority shall determine the use of that land on the agreement of the relevant Local Authorities for the use of the zone which gets the main access.
- x. If the plot is accessed by two or more roads of the same width, the zone of the larger extent of the plot shall be applied.
- xi. When a zone is demarcated as the first block facing an access road as the zone boundary, the entire plot shall include in that zone. When the plots in the back is somehow amalgamated with the first plot and approved as a single plot of land, the last boundary of that total land shall be considered as the zonal boundary. (This regulation is not applicable for conservation zones.)
- xii. If a boundary change occurs between the physical boundary and Geographical Coordinates shown in the zoning plan, the final decision in this regard rests with the Planning Committee of the Urban Development Authority.
- xiii. The Authority has the power to decide on granting approval for uses similar to the permitted uses in the zone, although not specified in the category of permitted uses in the zoning plan.
- xiv. Existing uses which are not permissible within particular zone can be considered only for continuing under prevailing status. Approval for any extension of those existing uses shall be considered within the same lot.
- xv. Construction of boundary walls along the Street Line may be considered for approval subject to the signing of non-compensation agreement with the agency to which the road belongs.
- xvi. Various religious statues, religious symbols, signs or similar constructions are not allowed in the intersection, both sides of roads, building lines, road widening limits and reservations, and no compensation will be paid for the removal of such constructions.

- xvii. If any land is earmarked for a cemetery/crematorium, recommendations should be obtained from the relevant local authority.
- xviii. If the tower cranes are being used for any development, an approval with the recommendation of qualified engineer and insurance cover shall be obtained from institution where relevant development approval was granted.
- xix. 50% of the land should be kept open as open space when constructing buildings for schools and children's homes.
- xx. If it is not possible to provide parking space within the development site itself, then a site at a maximum distance of 500 meters can be used for the purpose subject to a Preliminary Planning Clearance.
- xxi. In this planning area, for the lands or reservations belongs to the government institutions, departments or corporations such as Department of Archeology, Department of Forest Conservation, Irrigation Department, Coastal Conservation Department, Agrarian Services Development Department, Land Development Corporation, Geological Survey and Mines Bureau, etc. recommendations and development proposals from the relevant institutions should be obtained approval before carrying out the development work.
- xxii. All excavation work should be done according to the recommendations of the relevant institutions including the Geological Survey and Mines Bureau, and after the completion of the work, the excavated places should be restored or appropriate measures should be taken according to the recommendation of the said institution.
- xxiii. In case a problem arises in relation to any statutory planning, development or building regulation or its interpretation or practical application, the Main Planning Committee of the Urban Development Authority has the final decision in the matter.
- xxiv. If a regulation related to the land is relaxed or removed for any reason during the granting of development approval and the amount of land belonging to that regulation is numerically calculated, the related value is assessed and an amount not exceeding 30% of that value should be charged to the authority.

- xxv. If the proposed development area located adjacent to the edge of the zoning boundaries will get the benefits of prominent zone. (This regulation is not applicable for conservation zones.)
- xxvi. If boundary wall construction proposed as center foundation, consent to be obtained from owner of the adjacent land and which should be certified by particular Grama Niladhari.
- xxvii. Location of water source should be located at least 18m away from waste water disposal site, Septic Tanks & Soakage pits.
- xxviii. If the distance between water source & pit is below 18m, design and certification for the sealed pit should be obtained from the Qualified Engineer.

## 5.5 Zoning Guidelines

The zoning guidelines in effect of four main Development Zones in the Local Area Development Plan for Vadamarachchi South West PS area are given below.

**Table No 5.5.1: Commercial Zone**

<b>I. Main Zone</b>	Commercial Zone
<b>II. Characteristics of the Zone</b>	Nonresidential activities with Medium Density
<b>III. Zoning Boundaries</b>	Annexures
<b>IV. Sub Zone</b>	Medium Density Commercial Zone
<b>V. Zone Code</b>	C2
<b>VI. Zone Factor</b>	2.14
<b>VII. Permissible Maximum FAR/ Number of floors</b>	As per the form “A” in Schedule I & “B” in Schedule II
<b>VIII. Permissible Maximum Plot Coverage</b>	Commercial - 80 % Others - 65 %
<b>IX. Setbacks &amp; maximum height</b>	As per the form “E” in Schedule III
<b>X. Minimum land extent for sub division</b>	150 Sq.m
<b>XI. Permissible uses</b>	As per the form “F” in Schedule IV & “G” in Schedule V
<b>XII. Common zoning regulations</b>	<ol style="list-style-type: none"> <li>1. Clearances should be obtained from relevant agencies if needed.</li> <li>2. Minimum land extent of development should be 150 Sq.m.</li> <li>3. If an area where there is no pipe borne water supply system is installed, the minimum land extent shall be 250 sq.m</li> <li>4. Access should be maintained as minimum 9m for the non-residential activities.</li> <li>5. District planning committee of UDA will have the full rights to decide any special development considerations within the Zone.</li> </ol>

**Table No 5.5.2: Mixed Development Zone**

<b>I. Main Zone</b>	Mixed Development Zone
<b>II. Characteristics of the Zone</b>	Medium Density Mixed Development Activities
<b>III. Zoning Boundaries</b>	Annexures
<b>IV. Sub Zone</b>	Medium Density Mixed Development Zone
<b>V. Zone Code</b>	MD2
<b>VI. Zone Factor</b>	1.92
<b>VII. Permissible Maximum FAR/ Number of floors</b>	As per the form “A” in Schedule I & “B” in Schedule II
<b>VIII. Permissible Maximum Plot Coverage</b>	80 %
<b>IX. Setbacks &amp; maximum height</b>	As per the form “E” in Schedule III
<b>X. Minimum land extent for sub division</b>	150 Sq.m
<b>XI. Permissible uses</b>	As per the form “F” in Schedule IV & “G” in Schedule V
<b>XII. Common zoning regulations</b>	<ol style="list-style-type: none"> <li>1. Clearances should be from relevant agencies if needed.</li> <li>2. Minimum extent of development premises should be 150 Sq.m.</li> <li>3. If an area where there is no pipe borne water supply system is installed, the minimum lot size shall be 250 sq.m.</li> <li>4. If development identified with institutional purpose (health and Education) maximum plot coverage is 65.</li> <li>5. Planning committee of UDA will have the full rights to decide any special development considerations within the Zone.</li> </ol>



**Table No 5.5.2: Mixed Development Zone**

<b>I. Main Zone</b>	Mixed Development Zone
<b>II. Characteristics of the Zone</b>	Low Density Mixed Development Activities
<b>III. Zoning Boundaries</b>	Annexures
<b>IV. Sub Zone</b>	Low Density Mixed Development Zone
<b>V. Zone Code</b>	MD3
<b>VI. Zone Factor</b>	1.37
<b>VII. Permissible Maximum FAR/ Number of floors</b>	As per the form “A” in Schedule I & “B” in Schedule II
<b>VIII. Permissible Maximum Plot Coverage</b>	65 %
<b>IX. Setbacks &amp; maximum height</b>	As per the form “E” in Schedule III
<b>X. Minimum land extent for sub division</b>	150 Sq.m
<b>XI. Permissible Uses</b>	As per the form “F” in Schedule IV & “G” in Schedule V
<b>XII. Common Zoning Regulations</b>	<ol style="list-style-type: none"> <li>1. Clearances should be obtained from relevant agencies if needed.</li> <li>2. Minimum land extent of development should be 150 Sq.m.</li> <li>3. If an area where there is no pipe borne water supply system is installed, the minimum land extent shall be 250 sq.m.</li> <li>4. District planning committee of UDA will have the full rights to decide any special development considerations within the Zone.</li> </ol>

**Table No 5.5.3: Residential Zone**

<b>I. Main Zone</b>	Residential Zone
<b>II. Characteristics of the Zone</b>	Residential activities with medium Density
<b>III. Zoning Boundaries</b>	Annexures
<b>IV. Sub Zone</b>	Medium Density Residential Zone
<b>V. Zone Code</b>	R2
<b>VI. Zone Factor</b>	1.32
<b>VII. Permissible Maximum FAR/ Number of floors</b>	As per the form “A” in Schedule I & “B” in Schedule II
<b>VIII. Permissible Maximum Plot Coverage</b>	65 %
<b>IX. Setbacks &amp; maximum height</b>	As per the form “E” in Schedule III
<b>X. Minimum land extent for sub division</b>	150 Sq.m
<b>XI. Permissible uses</b>	As per the form “F” in Schedule IV & “G” in Schedule V
<b>XII. Common zoning regulations</b>	<ol style="list-style-type: none"> <li>1. Clearances should be obtained from relevant agencies if needed.</li> <li>2. Minimum land extent of development should be 150 Sq.m.</li> <li>3. If an area where there is no pipe borne water supply system is installed, the minimum land extent shall be 250 sq.m.</li> <li>4. District planning committee of UDA will have the full rights to decide any special development considerations within the Zone.</li> </ol>

**Table No 5.5.3: Residential Zone**

<b>I. Main Zone</b>	Residential Zone
<b>II. Characteristics of the Zone</b>	Residential activities with Low Density
<b>III. Zoning Boundaries</b>	Annexures
<b>IV. Sub Zone</b>	Low Density Residential Zone
<b>V. Zone Code</b>	R3
<b>VI. Zone Factor</b>	0.78
<b>VII. Permissible Maximum FAR/ Number of floors</b>	As per the form “A” in Schedule I & “B” in Schedule II
<b>VIII. Permissible Maximum Plot Coverage</b>	65 %
<b>IX. Setbacks &amp; maximum height</b>	As per the form “E” in Schedule III
<b>X. Minimum land extent for sub division</b>	150 Sq.m
<b>XI. Permissible uses</b>	As per the form “F” in Schedule IV & “G” in Schedule V
<b>XII. Common zoning regulations</b>	<ol style="list-style-type: none"> <li>1. Clearances should be obtained from relevant agencies if needed.</li> <li>2. Minimum land extent of development should be 150 Sq.m.</li> <li>3. If an area where there is no pipe borne water supply system is installed, the minimum land extent shall be 250 sq.m.</li> <li>4. Maximum floor area is 300 sq.m for non-residential activities. (JMC and Nallur)</li> <li>5. District planning committee of UDA will have the full rights to decide any special development considerations within the Zone.</li> </ol>

**Table No 5.5.4: Agro promotion Zone**

<b>I. Main Zone</b>	Agro promotion Zone
<b>II. Characteristics of the Zone</b>	Predominantly crop cultivation and oriented activities
<b>III. Zoning Boundaries</b>	Annexures
<b>IV. Sub Zone</b>	Agro promotion Zone
<b>V. Zone Code</b>	AG3
<b>VI. Zone Factor</b>	0.95
<b>VII. Permissible Maximum FAR/ Number of floors</b>	As per the form “A” in Schedule I & “B” in Schedule II
<b>VIII. Permissible Maximum Plot Coverage</b>	50 %
<b>IX. Setbacks &amp; maximum height</b>	As per the form “E” in Schedule III
<b>X. Minimum land extent for sub division</b>	250 Sq.m
<b>XI. Permissible uses</b>	As per the form “F” in Schedule IV & “G” in Schedule V
<b>XII. Common zoning regulations</b>	<ol style="list-style-type: none"> <li>1. Clearances should be obtained from relevant agencies if needed.</li> <li>2. 25 percentage of the land to be allocated for the agriculture activities</li> <li>3. Proposed development should be done without land filling.</li> <li>4. District planning committee of UDA will have the full rights to decide any special development considerations within the Zone</li> </ol>

Table No 5.5.5: Conservation Zone

<b>I. Main Zone</b>	Conservation Zone
<b>II. Characteristics of the Zone</b>	Already declared as an Environmental Protection Areas/Protected Areas or Special Conservation areas published by International Convention or National Act/gazette areas.
<b>III. Zoning Boundaries</b>	Annexures
<b>IV. Sub Zone</b>	<b>High Sensitive Conservation Zone</b>
<b>V. Zone Code</b>	<b>CN1</b>
<b>VI. Zone Factor</b>	-
<b>VII. Permissible Maximum FAR/ Number of floors</b>	As per the form “A” in Schedule I & “B” in Schedule II
<b>VIII. Permissible Maximum Plot Coverage</b>	05 %
<b>IX. Setbacks &amp; maximum height</b>	As per the form “E” in Schedule III
<b>X. Minimum land extent for sub division</b>	-
<b>XI. Permissible uses</b>	<p>Other than the form “F” in Schedule IV following Activities can be allowed.</p> <ol style="list-style-type: none"> <li>1. Nature Friendly Restaurant &amp; Rooms Stay</li> <li>2. Nature Parks which conserve the natural eco-system.</li> <li>3. Field study/Information centers on stilts.</li> <li>4. Raised boards walks, deck on stilts, shelters/rest huts on stilts.</li> <li>5. Nature trails, hides, observation towers, canopy walkways, carefully located cycle paths, bridleways and the like.</li> <li>6. Camping, picnicking, bird watching and the like, while ensuring that the natural habitat is not disturbed.</li> </ol>

	<ol style="list-style-type: none"> <li>7. Security posts, tickets booths, site offices</li> <li>8. Traditional fishing &amp; Mari farming</li> <li>9. Continuation of existing paddy fields.</li> <li>10. Mobile Sanitary Facilities</li> <li>11. “Lellama”</li> <li>12. “Madel Paadu” built with constructions</li> <li>13. Fishing piers</li> <li>14. Berths &amp; Boat jetty/ ferry accommodation</li> <li>15. Recreational parks</li> <li>16. Open theatre</li> <li>17. Open Gymnasium</li> <li>18. Research and Development Centers</li> </ol>
<b>XII. Common zoning regulations</b>	<ol style="list-style-type: none"> <li>1. Clearances should be obtained from relevant agencies if needed.</li> <li>2. District planning committee of UDA will have the full rights to decide any special development considerations within the Zone</li> <li>3. Sustainable Materials: Use environmentally friendly and locally sourced materials for construction. Consider timber from sustainable sources, recycled materials, or materials with low environmental impact.</li> <li>4. Low-Impact Foundations: Ensure that the foundations or footings of the development have minimal impact on the forest floor to prevent soil compaction and disruption to the ecosystem.</li> <li>5. Natural Aesthetics: Design development that blend with the natural surroundings. Use earthy and muted color schemes that harmonize with the forest environment.</li> <li>6. Rustic Design: Incorporate rustic architectural elements, such as exposed timber beams, stone accents, or thatched roofs, to create a natural and cozy atmosphere.</li> </ol>

	<p>7. Sustainability Features: Include green building features like rainwater harvesting, solar panels for lighting, and low-flow water fixtures to minimize environmental impact.</p> <p>8. Off-Grid Amenities: Provide off-grid amenities such as composting toilets, and limit the use of electricity to maintain a sustainable and eco-friendly experience.</p> <p>9. Natural Ventilation: Design the development with proper ventilation to minimize the need for air conditioning, allowing guests to enjoy the fresh forest air.</p> <p>10. Privacy and Scenic Views: Ensure that each Development offers privacy and scenic views of the forest. Incorporate large windows or open-air elements to connect guests with nature.</p> <p>11. Minimal Site Disturbance: Construct each development with minimal disruption to the natural terrain. Avoid cutting down trees or disturbing sensitive areas.</p> <p>12. Outdoor Spaces: Include private outdoor spaces like decks, patios, or balconies where guests can relax and enjoy the forest.</p> <p>13. Fire Safety: Implement fire-resistant building practices and provide safety equipment to mitigate the risk of forest fires.</p> <p>14. Accessibility: Design development to be accessible to people with disabilities, including wheelchair ramps and wider doorways.</p> <p>15. Multi-Season Use: Insulate cabanas for year-round use, and include heating options for colder seasons.</p>
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	<p>16. Waste Management: Establish a responsible waste management system for guests and staff to minimize the environmental impact.</p> <p>17. Local Workforce: Employ local labor and support local communities for construction and maintenance to benefit the local economy.</p> <p>18. Educational Signage: Install signage or materials in cabanas that educate guests about the forest ecosystem and encourage eco-friendly behavior.</p> <p>19. Wildlife-Friendly: Design features that minimize disturbance to wildlife, such as bird-friendly window treatments or designated wildlife viewing areas.</p> <p>20. Light Pollution Control: Use lighting fixtures that minimize light pollution and allow guests to enjoy stargazing.</p> <p>21. Signs and billboards should, where possible, incorporate colors and materials that are compatible with the existing character of an environmentally sensitive area.</p> <p>22. It is preferable that billboards and freestanding signs in sensitive environmental areas are used for interpretive, public safety or educational purposes.</p> <p>23. Dune Stabilization Planting native dune vegetation to stabilize sand dunes and prevent erosion, as well as providing habitat for wildlife. Promoting ecotourism, nature based coastal development.</p>
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Table No 5.5.5: Conservation Zone

<b>I. Main Zone</b>	Conservation Zone
<b>II. Characteristics of the Zone</b>	Wetland areas with high biological diversity, areas of water retention and detention which need to be kept for flood control and to reduce risk of floods; such as Marshes and Mangroves.
<b>III. Zoning Boundaries</b>	Annexures
<b>IV. Sub Zone</b>	Medium Sensitive Conservation Zone
<b>V. Zone Code</b>	CN2
<b>VI. Zone Factor</b>	-
<b>VII. Permissible Maximum FAR/ Number of floors</b>	As per the form “A” in Schedule I & “B” in Schedule II
<b>VIII. Permissible Maximum Plot Coverage</b>	05 %
<b>IX. Setbacks &amp; maximum height</b>	As per the form “E” in Schedule III
<b>X. Minimum land extent for sub division</b>	-
<b>XI. Permissible uses</b>	<p>Other than the form “F” in Schedule IV following Activities can be allowed.</p> <ol style="list-style-type: none"> <li>1. Nature Friendly Restaurant &amp; Rooms stay</li> <li>2. Nature Parks conserving the natural eco-system</li> <li>3. Eco-friendly restaurants</li> <li>4. Field study/Information centers</li> <li>5. Mini conference centers</li> <li>6. Raised boards walks, deck on stilts, shelters/rest huts.</li> <li>7. Nature trails, hides, observation towers, canopy walkways, carefully located cycle paths, bridleways and the like.</li> <li>8. Security posts, tickets booths, site offices</li> <li>9. Camping, picnicking, bird watching and the like</li> <li>10. Outdoor fitness/exercise facilities</li> </ol>

	<ol style="list-style-type: none"> <li>11. Visitor centers</li> <li>12. Wetland museum</li> <li>13. Eco-tourism facilities (Small-scale, eco-friendly, tourist development such as cabanas on stilts)</li> <li>14. Wetland Adventure/ Theme Parks, conserving/restoring the natural eco system.</li> <li>15. Other nature-based recreation activities</li> <li>16. Open grassed areas (as public parks/playgrounds)</li> <li>17. Traditional fishing &amp; Mari Farming</li> <li>18. Flower Collection with Garden</li> <li>19. Water transport if carefully integrated and operated</li> <li>20. Dairies and grazing, but no other form of animal husbandry</li> <li>21. Wetland forestry</li> <li>22. Vitally important public infrastructure projects, under exceptional circumstances</li> <li>23. Irrigation/flood protection structures</li> <li>24. Wetland agriculture including reed cultivation</li> <li>25. Mobile Sanitary Facilities</li> <li>26. Greenhouse</li> <li>27. “Lellama”</li> <li>28. “Madel Paadu” built with constructions</li> <li>29. Fishing piers</li> <li>30. Berths &amp; Boat jetty/ ferry accommodation</li> <li>31. Recreational parks</li> <li>32. Open grounds</li> <li>33. Open theatre</li> <li>34. Research and Development Centers</li> <li>35. Cabana Hotels</li> </ol>
<b>XII. Common zoning regulations</b>	<ol style="list-style-type: none"> <li>1. Clearances should be obtained from relevant agencies if needed.</li> <li>2. District planning committee of UDA will have the full rights to decide any special development considerations within the Zone</li> <li>3. Expansion of existing development within the same lot can be permitted only 10m height.</li> </ol>

	<ol style="list-style-type: none"> <li>4. Sustainable Materials: Use environmentally friendly and locally sourced materials for construction. Consider timber from sustainable sources, recycled materials, or materials with low environmental impact.</li> <li>5. Low-Impact Foundations: Ensure that the foundations or footings of the development have minimal impact on the forest floor to prevent soil compaction and disruption to the ecosystem.</li> <li>6. Natural Aesthetics: Design development that blend with the natural surroundings. Use earthy and muted color schemes that harmonize with the forest environment.</li> <li>7. Rustic Design: Incorporate rustic architectural elements, such as exposed timber beams, stone accents, or thatched roofs, to create a natural and cozy atmosphere.</li> <li>8. Sustainability Features: Include green building features like rainwater harvesting, solar panels for lighting, and low-flow water fixtures to minimize environmental impact.</li> <li>9. Off-Grid Amenities: Provide off-grid amenities such as composting toilets, and limit the use of electricity to maintain a sustainable and eco-friendly experience.</li> <li>10. Natural Ventilation: Design the development with proper ventilation to minimize the need for air conditioning, allowing guests to enjoy the fresh forest air.</li> <li>11. Privacy and Scenic Views: Ensure that each Development offers privacy and scenic views of the forest. Incorporate large windows or open-air elements to connect guests with nature.</li> </ol>
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	<p>12. <b>Minimal Site Disturbance:</b> Construct each development with minimal disruption to the natural terrain. Avoid cutting down trees or disturbing sensitive areas.</p> <p>13. <b>Outdoor Spaces:</b> Include private outdoor spaces like decks, patios, or balconies where guests can relax and enjoy the forest.</p> <p>14. <b>Fire Safety:</b> Implement fire-resistant building practices and provide safety equipment to mitigate the risk of forest fires.</p> <p>15. <b>Accessibility:</b> Design development to be accessible to people with disabilities, including wheelchair ramps and wider doorways.</p> <p>16. <b>Multi-Season Use:</b> Insulate cabanas for year-round use, and include heating options for colder seasons.</p> <p>17. <b>Waste Management:</b> Establish a responsible waste management system for guests and staff to minimize the environmental impact.</p> <p>18. <b>Local Workforce:</b> Employ local labor and support local communities for construction and maintenance to benefit the local economy.</p> <p>19. <b>Educational Signage:</b> Install signage or materials in cabanas that educate guests about the forest ecosystem and encourage eco-friendly behavior.</p> <p>20. <b>Wildlife-Friendly:</b> Design features that minimize disturbance to wildlife, such as bird-friendly window treatments or designated wildlife viewing areas.</p> <p>21. <b>Light Pollution Control:</b> Use lighting fixtures that minimize light pollution and allow guests to enjoy stargazing.</p> <p>22. <b>Signs and billboards</b> should, where possible, incorporate colors and materials that are compatible</p>
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	<p>with the existing character of an environmentally sensitive area.</p> <p>23. It is preferable that billboards and freestanding signs in sensitive environmental areas are used for interpretive, public safety or educational purposes.</p> <p>24. Dune Stabilization Planting native dune vegetation to stabilize sand dunes and prevent erosion, as well as providing habitat for wildlife. Promoting ecotourism, nature based coastal development.</p>
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Table No 5.5.5: Conservation Zone

<b>I. Main Zone</b>	Conservation Zone
<b>II. Characteristics of the Zone</b>	This zone consists with existing cultivated paddy lands, abandoned paddy fields and sand dunes.
<b>III. Zoning Boundaries</b>	Annexures
<b>IV. Sub Zone</b>	Low Sensitive Conservation Zone
<b>V. Zone Code</b>	CN1
<b>VI. Zone Factor</b>	0.56
<b>VII. Permissible Maximum FAR/ Number of floors</b>	As per the form “A” in Schedule I & “B” in Schedule II
<b>VIII. Permissible Maximum Plot Coverage</b>	50 %
<b>IX. Setbacks &amp; maximum height</b>	As per the form “E” in Schedule III
<b>X. Minimum land extent for sub division</b>	150 Sq.m
<b>XI. Permissible uses</b>	As per the form “F” in Schedule IV & “G” in Schedule V
<b>XII. Common zoning regulations</b>	<ol style="list-style-type: none"> <li>1. Clearance to be obtained from agrarian development department.</li> <li>2. Clearances should be obtained from relevant agencies if needed.</li> <li>3. 25 percentage of the land to be allocated for the agriculture activities</li> <li>4. District planning committee of UDA will have the full rights to decide any special development considerations within the Zone</li> </ol>

## 5.6 Schedules

**Schedule I – Form "A":** Permissible Floor Area Ratio published in the Gazette Notification No. 54/2235 dated 08.07.2021 by the Urban Development Authority

Land Extent (Sq.m )	Zone Factor = 0.50 - 0.74				Zone Factor = 0.75-0.99				Zone Factor = 1.00-1.24				Zone Factor = 1.25-1.49			
	Minimum Road Width				Minimum Road Width				Minimum Road Width				Minimum Road Width			
	**6m	9m	12m	15m and above	**6m	9m	12m	15m and above	**6m	9m	12m	15m and above	**6m	9m	12m	15m and above
150 less than 250	0.8	0.9	0.9	0.9	1.3	1.3	1.4	1.4	1.6	1.7	1.8	1.9	2.0	2.2	2.3	2.4
250 less than 375	0.9	1.0	1.2	1.3	1.3	1.6	1.8	2.0	1.8	2.2	2.4	2.7	2.2	2.7	3.0	3.3
375 less than 500	0.9	1.0	1.2	1.4	1.3	1.6	1.9	2.1	1.9	2.2	2.5	2.8	2.3	2.8	3.2	3.4
500 less than 750	1.0	1.1	1.3	1.5	1.4	1.7	2.0	2.2	2.0	2.3	2.7	3.0	2.4	3.0	3.4	3.5
750 less than 1000	1.0	1.2	1.4	1.7	1.5	1.8	2.2	2.5	2.1	2.4	2.9	3.3	2.6	3.0	3.6	4.0
1000 less than 1500	1.1	1.3	1.5	1.8	1.6	1.9	2.3	2.7	2.2	2.5	3.0	3.6	2.7	3.1	3.8	4.5
1500 less than 2000	1.1	1.4	1.7	2.0	1.7	2.1	2.5	3.0	2.3	2.7	3.4	4.0	2.9	3.4	4.2	5.0
2000 less than 2500	1.2	1.5	1.8	2.1	1.8	2.3	2.7	3.1	2.4	2.8	3.5	4.2	3.0	3.5	4.4	5.4
2500 less than 3000	1.2	1.6	2.0	2.4	1.9	2.4	3.0	3.6	2.5	3.2	4.0	4.7	3.1	3.8	4.7	5.8
3000 less than 3500	1.3	1.7	2.1	2.5	2.0	2.5	3.1	3.7	2.6	3.4	4.2	5.0	3.2	4.0	5.0	6.2
3500 less than 4000	1.4	1.8	2.2	2.6	2.2	2.6	3.3	3.9	2.8	3.6	4.3	5.3	3.3	4.3	5.5	6.6
More than 4000	1.5	1.9	2.3	2.8	2.5	2.8	3.5	4.0	3.0	3.8	4.5	5.5	3.5	4.5	6.0	7.0
Land Extent (Sq.m )	Zone Factor = 1.50 - 1.74				Zone Factor = 1.75-1.99				Zone Factor = 2.00-2.24				Zone Factor = 2.25-2.49			
	Minimum Road Width				Minimum Road Width				Minimum Road Width				Minimum Road Width			
	**6m	9m	12m	15m and above	**6m	9m	12m	15m and above	**6m	9m	12m	15m and above	**6m	9m	12m	15m and above
150 less than 250	2.4	2.6	2.7	2.8	2.8	3.0	3.2	3.3	3.0	3.4	3.6	3.8	3.0	3.4	3.6	4.0
250 less than 375	2.6	3.2	3.6	4.0	3.0	3.4	4.3	4.7	3.2	3.6	4.5	4.5	3.5	3.8	4.5	5.0
375 less than 500	2.7	3.3	3.8	4.2	3.2	3.5	4.5	5.0	3.4	3.7	4.8	5.2	3.6	4.5	4.7	5.5

500 less than 750	2.8	3.4	4.0	4.5	3.4	3.6	4.7	5.5	3.5	4.0	5.0	6.0	3.7	5.0	5.0	6.0
750 less than 1000	3.1	3.6	4.3	5.0	3.5	3.8	5.1	6.0	3.6	4.5	5.7	6.5	3.8	5.1	6.0	6.5
1000 less than 1500	3.2	3.8	4.6	5.5	3.6	4.0	5.4	6.5	3.7	5.0	6.1	8.0	3.9	5.3	6.5	8.5
1500 less than 2000	3.4	4.0	5.0	6.0	3.7	4.2	5.8	7.0	3.8	5.1	6.7	9.0	4.0	5.4	7.0	*10
2000 less than 2500	3.5	4.2	5.2	6.5	3.8	4.4	6.2	7.5	3.9	5.2	7.1	*10	4.0	5.5	7.5	*10.5
2500 less than 3000	3.6	4.4	5.5	7.0	3.9	4.6	6.5	8.0	4.0	5.3	7.4	*10.5	4.0	5.6	7.5	*11
3000 less than 3500	3.7	4.6	6.0	7.5	4.0	4.8	6.9	8.5	4.0	5.4	7.6	*11	4.0	5.7	8.0	*11.5
3500 less than 4000	3.8	4.8	6.3	7.7	4.0	5.0	7.3	9.0	4.0	5.5	7.8	*11.5	4.0	5.8	8.0	*12
More than 4000	4.0	5.0	6.5	8.0	4.0	5.2	7.5	9.5	4.0	5.6	8.0	*12	4.0	5.9	8.0	*UL
Land Extent (Sq.m )	Zone Factor = 2.50-2.74				Zone Factor = 2.75-2.99				Zone Factor = 3.00-3.24				Zone Factor = 3.25-3.49			
	Minimum Road Width				Minimum Road Width				Minimum Road Width				Minimum Road Width			
	**6m	9m	12m	15m and above	**6m	9m	12m	15m and above	**6m	9m	12m	15m and above	**6m	9m	12m	15m and above
150 less than 250	3.0	3.4	3.6	4.0	3.0	3.4	3.6	4.0	3.0	3.4	3.6	4.0	3.0	3.4	3.6	4.0
250 less than 375	3.5	4.0	5.0	5.5	3.5	4.2	5.0	5.5	3.5	4.4	5.0	5.5	3.5	4.6	5.0	5.5
375 less than 500	3.6	4.6	5.2	6.0	3.6	4.7	5.2	6.0	3.6	4.8	5.2	6.0	3.6	4.9	5.2	6.0
500 less than 750	3.7	5.1	5.5	6.5	3.7	5.2	5.5	6.5	3.7	5.3	5.5	6.5	3.8	5.4	5.5	6.5
750 less than 1000	3.8	5.2	6.5	7.0	3.8	5.3	7.0	7.5	3.8	5.4	7.0	7.5	4.0	5.5	7.5	8.0
1000 less than 1500	3.9	5.4	7.0	9.0	3.9	5.5	7.5	9.0	3.9	5.6	7.5	9.0	4.0	5.7	8.0	9.0
1500 less than 2000	4.0	5.5	7.5	*10.5	4.0	5.6	7.5	*10.5	4.0	5.7	8.0	*10.5	4.0	5.8	8.0	*11
2000 less than 2500	4.0	5.6	7.5	*11	4.0	5.7	8.0	*11	4.0	5.8	8.0	*11	4.0	5.9	8.0	*11.5
2500 less than 3000	4.0	5.7	8.0	*11.5	4.0	5.8	8.0	*11.5	4.0	5.9	8.0	*11.5	4.0	6.0	8.0	*12
3000 less than 3500	4.0	5.8	8.0	*12	4.0	5.9	8.0	*12	4.0	6.0	8.0	*12	4.0	6.0	8.0	*12
3500 less than 4000	4.0	5.9	8.0	*12	4.0	6.0	8.0	*12	4.0	6.0	8.0	*12	4.0	6.0	8.0	*12
More than 4000	4.0	6.0	8.0	*UL	4.0	6.0	8.0	*UL	4.0	6.0	8.0	*UL	4.0	6.0	8.0	*UL
Land Extent (Sq.m )	Zone Factor = 3.50-3.74				Zone Factor = 3.75-4.00				UL - Unlimited Floor area allocated for parking facilities are not calculated for FAR							
	Minimum Road Width				Minimum Road Width											



	**6m	9m	12m	15m and above	**6m	9m	12m	15m and above	<p>Above Floor Area Ratio shall not be applicable for the zones where number of floors or FAR indicated under the zoning regulations.</p> <p>Above Permissible FAR may be restricted under the development plan based on the slope of the land Clearance shall be taken from National Building Research Organization for the lands having slope more than 110 * FAR more than or equal to 10.0 shall be permitted only for the roads having minimum of 12m (from road center) Building Line, if not maximum FAR shall be limited to 9.0 **Minimum road width of 7m shall be considered for the roads identified as 7m wide road in the particular development Plan</p>
150 less than 250	3.0	3.4	3.6	4.0	3.0	3.4	3.6	4.0	
250 less than 375	3.5	4.8	5.0	5.5	3.5	5.0	5.0	5.5	
375 less than 500	3.6	5.0	5.2	6.0	3.6	5.4	5.2	6.0	
500 less than 750	3.8	5.5	5.5	6.5	4.0	5.7	5.5	6.5	
750 less than 1000	4.0	5.6	7.5	8.0	4.5	6.0	7.5	8.0	
1000 less than 1500	4.2	5.8	8.0	9.0	4.5	6.5	8.0	9.0	
1500 less than 2000	4.2	6.0	8.0	*11	4.5	7.0	8.0	*11	
2000 less than 2500	4.2	6.2	8.0	*11.5	4.5	7.0	8.0	*12	
2500 less than 3000	4.2	6.4	8.0	*12	4.5	7.0	8.0	*12	
3000 less than 3500	4.2	6.5	8.0	*12	4.5	7.0	8.0	*12	
3500 less than 4000	4.2	6.5	8.0	*12	4.5	7.0	8.0	*12	
More than 4000	4.2	6.5	8.0	*UL	4.5	7.0	8.0	*UL	

Schedule II – Form "B": Permissible Number of Floors published in the Gazette Notification No. 54/2235 dated 08.07.2021 by the Urban Development Authority

Form B - Number of Floors for 3.0m & 4.5m wide Roads				
Minimum Road Width	Minimum Site Frontage	Plot Coverage*	Maximum Number of Floors	
			Zone Factor 1.50 - 3.49	Zone Factor 3.50 - 4.00
3.0m	6m	65%	3 (G+2)	3 (G+2)
4.5m	6m	65%	3 (G+2)	4 (G+3)

Number of floors are indicated including parking areas  
 \* Where no plot coverage specified under the zoning regulations

Schedule III – Form "E": Open spaces published in the gazette notification No. 54/2235 dated 08.07.2021 by the Urban Development Authority

Form E - Setbacks & Open Spaces									
Building Height (m)	Minimum Site Frontage (m)	Plot Coverage *		Rear Space (m)		Side Space (m)		Light Well for NLV	
		Non Residential	Residential	When no NLV is taking this end	When NLV is taking this end	When no NLV is taking this end	When NLV is taking this end	Minimum width	Minimum Area
less than 7	6	80% **	65%	2.3m	2.3m	-	2.3m	2.3m	5 Sq.m
7 less than 15	6	65%	65%	3.0m	3.0m	-	3.0m	3.0m	9 Sq.m
15 less than 30	12	65%	65%	4.0m	4.0m	1.0m and 3.0m	4.0m	4.0m	16 Sq.m
30 less than 50	20	65%	65%	4.0m	5.0m	3.0m both side	5.0m	5.0m	25 Sq.m
50 less than 75	30	50% ***	50% ***	5.0m	6.0m	4.0m both side	6.0m	6.0m	36 Sq.m
75 and above	Above 40	50% ***	50% ***	5.0m	6.0m	5.0m both side	6.0m	6.0m	****

NLV - Natural Light & Ventilation  
 Building Height - Height between access road level to roof top or roof level (Including parking floors)  
 \* Where no Plot Coverage specified under the zoning regulations  
 \*\* The entire development is for non-residential activities  
 \*\*\* 65% plot coverage can be allowed only for the podium level not exceeding 20% of the tower height or 12 floors whichever is less  
 \*\*\*\* Minimum area shall be increased by 1 Sq.m for every additional 3m height

## Schedule IV - Form "F": Permissible Uses for Development Zones

Principle Use	Sub Use		Medium Density Commercial Zone	Medium Density Mixed Development Zone	Low Density Mixed Development Zone	Medium Density Residential Zone	Low Density Residential Zone	Agro Promotion Zone	High Sensitivity Conservation Zone	Medium Sensitivity conservation Zone	Low Sensitives Conservation Zone
1. Residential	Houses		x	x	x	x	x	x			x
	Condominium Housing Complexes		x	x	x						
	Housing Complexes		x	x	x	x					
	Housing Projects		x	x	x	x					
	Quarters/Labour Quaters	x	x	x	x	x					
	Service Apartments		x	x	x						
	Studio Apartments	x	x	x	x						
	Dometry	x	x	x	x	x					
	Hostels	x	x	x	x	x					
	Day-care Centers	x	x	x	x	x	x				
	Patient Care Centers	x	x	x	x	x	x				
	Elders home		x	x	x	x	x				x
	Children's home		x	x	x	x	x				x
	Disability rehabilitation home		x	x	x	x	x				x
	Rehabilitation /Probation home					x	x				
	Community centers		x	x	x	x	x				x
	Resorts/Tourism bungalow/Home stay	x	x	x	x	x					
	Guest House	x	x	x	x	x	x				
	Lodge	x	x	x	x	x					
	Rest House	x	x	x	x	x	x				
	Retirement halls		x	x	x	x	x				

2. Health	Hospital	x	x	x	x	x				
	Medical centres(One doctors)	x	x	x	x	x	x			x
	Medical centers (Two doctors or more)	x	x	x	x	x				
	Sample collecting centers	x	x	x	x	x	x			x
	Laboratory	x	x	x	x	x	x			x
	Pharmacy	x	x	x	x	x	x			x
	Veterinarian/ Animal clinics	x	x	x	x	x	x			x
	Veterinarian/ Animal hospitals	x	x	x	x	x	x			x
	Quarantine centers					x	x			
	Child and maternal Clinic/ Family Clinic centers	x	x	x	x	x	x			
	Other medical institutions not falling under uses from 1 to 10	x	x	x	x	x	x			
	Medical Consultancy Service Centres	x	x	x	x	x	x			x
	Animal Protection Centers					x	x			x
3. Office & Institutions	Office	x	x	x	x	x	x			x
	Professional Office	x	x	x	x	x	x			x
	Office complex (Over 10,000Sq.m)	x	x	x						
	Banks/ Insurance/ finance institutions	x	x	x	x	x	x			
	Other office and institutional uses not included under uses from 1 to 4	x	x	x	x	x				
4. Commercial	Shopping complex	x	x	x	x					
	Retail shops	x	x	x	x	x	x			x
	Wholesale Shops	x	x	x						
	Department Stores/ Super Markets	x	x	x	x					
	Open Markets	x	x	x	x	x	x			x
	Showrooms	x	x	x						
	Restaurants (Take Away)	x	x	x	x	x	x			x
	Restaurants	x	x	x	x	x	x			x
	Reception Halls	x	x	x	x	x	x			

	Star Class Hotels	x	x	x	x	x				
	Hotels	x	x	x	x	x				
	City Hotels	x	x	x						
	Club	x	x	x						
	Motel	x	x	x	x	x				
	Cabana Hotels		x	x	x	x	x		x	x
	Broadcasting Centers	x	x	x	x	x				
	Studio (Non Broadcasting)	x	x	x	x	x				
	Beauty Parlour	x	x	x	x	x	x			x
	Customer Service Centers	x	x	x	x	x	x			x
	SPA	x	x	x						
	Tailor Shops	x	x	x	x	x	x			
	Funeral Parlours	x	x	x						
	Flouriest	x	x	x						
	Laundry/ costume cleaning centers	x	x	x	x	x	x			
	Hardware/ building material selling shops	x	x	x	x	x	x			
	Liquor shops	x	x	x						
	Vehicle spare parts shops	x	x	x	x	x	x			
	Vehicle renting centers	x	x	x	x	x	x			x
	Vehicle service centers	x	x	x		x	x			
	Bicycle/three-wheeler s.c.	x	x	x	x	x	x			
	Light vehicle s.c.	x	x	x	x	x	x			
	Heavy vehicle s.c.		x	x		x				
	Garage	x	x	x	x	x	x			
	Vehicle fuel stations	x	x	x	x	x	x			x
	Emission Testing Centers	x	x	x	x	x	x			x
	Betting centers	x	x	x						
	Bus terminals	x	x	x						
5. Educational	Pre School/ Early childhood development center	x	x	x	x	x	x			
	Primary school	x	x	x	x	x	x			x
	Secondary school	x	x	x	x	x	x			x
	Tertiary school	x	x	x	x	x	x			x
	Private school/ International school		x	x	x	x				

	High education institutions (Campus)		x	x	x	x				
	Government/ Private university		x	x	x	x				
	Technical college/ Vocational training center/ Training center		x	x	x	x				
	Private Tuition Classes-less than 50sqm	x	x	x	x	x	x			x
	Private Tuition Classes- 50m to 500sqm		x	x	x	x	x			
	Private Tuition Classes-more than 500 sqm		x	x	x	x				
	Art institutions/ drama institution	x	x	x	x	x				
	Other educational institution	x	x	x	x	x				
	Research and Development Centers		x	x		x	x		x	x
6. Social & Religious	Religious center		x	x	x	x	x			
	Religious education center		x	x	x	x	x			
	Museum		x	x	x	x				
	Social & Cultural center		x	x	x	x	x			
	Cemetery/ Crematoriums		x	x	x	x	x			
	Community Development Centers		x	x	x	x	x			
	Auditorium	x	x	x	x	x	x			
	Conference Hall	x	x	x	x	x	x			
7. Industry	Vehicle assembling/ repairing center	x	x	x	x	x				
	Stores for distribution activities	x	x	x		x	x			x
	Stores/ warehouse	x	x	x		x	x			x
	Service industries	x	x	x	x	x				
	Domestic industries	x	x	x	x	x	x			x
	Packing industry	x	x	x	x	x	x			x
	Recycling industry					x				
	Value addition industry	x	x	x	x	x	x			x

	Defective material collection center	x	x	x	x	x	x			x
	Bakery productions-Wood kilns	x	x	x	x	x	x			
	Bakery productions-electric	x	x	x	x	x	x			
	Concrete related production industry		x	x	x	x	x			
	Tile and brick industries					x	x			
	Furniture related industry			x		x	x			
	Mills	x	x	x	x		x			
	Lathes, welding shops	x	x	x	x	x	x			
	Other non-polluting industries (as defined by Central Environment Authority)	x	x	x	x	x	x			
	Other polluting industries (as defined by Central Environment Authority)									
8. Leisure	Indoor stadium		x	x	x	x	x			
	Open theatre		x	x	x	x	x	x	x	
	Library		x	x	x	x	x			x
	Gymnasium	x	x	x	x	x	x			
	Children parks	x	x	x	x	x	x			x
	Open grounds	x	x	x	x	x	x		x	x
	Cinema theatre/ open cinema theatre	x	x	x	x	x	x			
	Swimming pool	x	x	x	x	x	x			
	Parks	x	x	x	x	x	x	x	x	x
	Recreational parks	x	x	x	x	x	x	x	x	x
9. Agriculture and Fishery	Boat jetty/ ferry accommodation			x		x		x	x	
	Berths			x		x		x	x	
	Fishing piers			x		x		x	x	
	"Madel Paadu" built with constructions			x		x		x	x	
	"Lellama"			x		x		x	x	
	Animal and crop farms					x	x			x
	Agricultural products collection centres		x	x	x	x	x			x

	Animal and Seed Breeding Centres			x		x	x			x
	Greenhouse	x	x	x	x	x	x		x	x
10. Other	Roof antenna towers	x	x	x	x	x	x			
	antenna towers	x	x	x	x	x	x			
	communication Towers	x	x	x	x	x	x			
	vehicle parking	x	x	x	x	x				
	electricity sub stations	x	x	x	x	x	x			x
	Sand Mining/Mineral Mining/Washing				x	x	x			x
	quarrying					x	x			x
	Soil Excavation / clay Excavation					x	x			x
	Sanitary buildings	x	x	x	x	x	x	x	x	x
	A.T.M	x	x	x	x	x	x			x
	Electric charging stations	x	x	x	x	x	x			x
	Compost facility/waste recycling centres			x		x	x			x

	Non- permissible uses
✓	Permissible uses





## Schedule V- Form “G”: Minimum Land extent for Permissible Uses

Form “G” – Minimum Land extent for Permissible Uses			
Main Uses	Number	Sub Uses	Minimum Land Extent (sqm)
1. Residential	1	Houses	150
	2	Condominium Housing Complexes	1000
	3	Housing Complexes	150
	4	Housing Projects	1000
	5	Quatres/Labor Quatres	150
	6	Service Apartments	150
	7	Studio Apartments	150
	8	Dometry	500
	9	Hostels	500
	10	Daycare Centers	350
	11	Patient Care Centers	250
	12	Elders home	500
	13	Children’s home	500
	14	Disability rehabilitation home	500
	15	Rehabilitation /Probation home	1000
	16	Community centers	150
	17	Resorts/Tourism bungalow/Home stay	250
	18	Guest House	250
	19	Lodge	250
	20	Rest House	250
	21	Retirement Halls	250
2. Health	1	Hospital	1000
	2	Medical centers(One doctors)	150
	3	Medical centers (Two doctors or more)	250
	4	Sample collecting centers	150
	5	Laboratory	150
	6	Pharmacy	150
	7	Veterinarian/ Animal clinics	150
	8	Veterinarian/ Animal hospitals	500
	9	Quarantine centers	500

	10	Child and maternal Clinic/ Family Clinic centers	250
	11	Other medical institutions not falling under uses from 1 to 10	250
	12	Medical Consultancy Service Centres	250
	13	Animal Protection Centers	500
3. (Office & Institution)	1	Office	250
	2	Professional Office	150
	3	Office complex (Over 10,000Sq.m)	1000
	4	Banks/ Insurance/ finance institutions	150
	5	Other office and institutional uses not included under uses from 1 to 4	150
4. Commercial	1	Shopping complex	500
	2	Retail shops	150
	3	Wholesale Shops	250
	4	Department Stores/ Super Markets	500
	5	Open Markets	150
	6	Showrooms	500
	7	Restaurants (Take Away)	150
	8	Restaurants	250
	9	Reception Halls	1000
	10	Star Class Hotels	2000
	11	Hotels	500
	12	City Hotels	250
	13	Club	500
	14	Motel	250
	15	Cabana Hotels	500
	16	Broadcasting Centers	500
	17	Studio ( Non Broadcasting)	150
	18	Beauty Parlor / Barber Shops	150
	19	Customer Service Centers	150
	20	SPA	150
	21	Tailor Shops	150
	22	Funeral Parlors	500
	23	Flourist	150

	24	Flourist	150
	25	Laundry/ costume cleaning centers	150
	26	Hardware/ building material selling shops	150
	27	Liquor shops	150
	28	Vehicle spare parts shops	150
	29	Vehicle renting centers	500
	30	Vehicle service centers Bicycle/threewheeler Light vehicle Heavy vehicle	375 500 1000
	31		
	32		
	33		
	34	Garage	500
		Vehicle fuel stations	1000
		Emission testing centers	500
5. (Educational)	1	Pre School/ Early childhood development center	500
	2	Primary school	2000
	3	Secondary school	4000
	4	Tertiary school	4000
	5	Private school/ International school	3000
	6	High education institutions(Campus)	1000
	7	Government/ Private university	4000
	8	Technical college/ Vocational training center/ Training center	1000
	9	Private Tution Clases-less than 50sqm	150
	10	Private Tution Clases- 50sqm to 500sqm	500
	11	Private Tution Clases-more than 500 sqm	1000
	12	Art institutions/ drama institution	1000
	13	Other educational institution	250
	14	Research and Development Centers	250
6. (Social & Religious)	1	Religious center	500
	2	Religious education center	500
	3	Museum	250
	4	Social & Cultural center	500
	5	Cemetery/ Crematoriums	1000

	6	Community Development Centers	150
	7	Auditorium	500
	8	Conference Centers	1000
7. (Industrial)	1	Vehicle assembling/ repairing center	500
	2	Stores for distribution activity	500
	3	Stores/ warehouse	1000
	4	Service industries	500
	5	Domestic Industry	250
	6	Packing industry	250
	7	Recycling industry	1000
	8	Value addition industry	250
	9	Defective material collection center	250
	10	Bakery productions- Wood kilns	500
	11	Bakery productions- electric	250
	12	Concrete related production industry	500
	13	Tile and brick industries	1000
	14	Furniture related industry	500
	15	Mills	250
	16	Lathes, welding shops	250
	17	Other non-polluting industries (as defined by Central Environment Authority)	500
	18	Other polluting industries (as defined by Central Environment Authority)	1000
8. (Leisure)	1	Indoor stadium	1000
	2	Open theater	1000
	3	Library	250
	4	Gymnasium	250
	5	Children parks	500
	6	Open grounds	1000
	7	Cinema theater/ open cinema theater	500
	8	Swimming pool	250
	9	Parks	150
	10	Recreational parks	500
9. Agriculture and fishery industry	1	Boat jetty/ ferry accommodation	-
	2	Berths	-
	3	Fishing piers	-
	4	"Madel Paadu" built with constructions	-
	5	"Lellama"	-
	6	Animal and crop farms	1000

	7	Agricultural products collection centres	250
	8	Animal and Seed Breeding Centres	500
	9	Greenhouse	150
10. (Other)	1	Roof antenna towers	-
	2	antena towers	250
	3	communication Towers	-
	4	vehicle parkings	250
	5	electricity sub stations	-
	6	Sand Mining/Mineral Mining/Washing	-
	7	quarrying	-
	8	Soil Excavation / clay Excavation	-
	9	Sanitary buildings	-
	10	A.T.M	-
	11	Electric charging stations	-
	12	Compost facility/waste recycling centres	1000

## Chapter 06 – Proposed Road Width, Street line and Building Limit

### 6.1 Proposed Road Width, Street line and Building Limit

S.No	Road Number	Name of the Road	Proposed Road width (m)	Proposed Street Line (m)	Proposed Building Line (m)
1	NJVUE001	Point pedro Road 1st Lane	4.5	2.25	3.25
2	NJVUE002	Point pedro Road 2nd Lane (Colony Road)	7	3.5	4.5
3	NJVUE003	Point pedro Road 3rd Lane (Yard Road)	7	3.5	4.5
4	NJVUE004	Point pedro Road 3rd Lane 1st cross lane	6	3	4
5	NJVUE005	Point pedro Road 3rd Lane 2nd cross lane	7	3.5	4.5
6	NJVUE006	Point pedro Road 3rd Lane 3rd cross lane	7	3.5	4.5
7	NJVUE007	Point pedro Road 4th Lane	6	3	4
8	NJVUE008	Point pedro Road 4th Lane cross Road	7	3.5	4.5
9	NJVUE009	Point pedro Road 5th Lane	6	3	4
10	NJVUE010	Point pedro Road 6th Lane	6	3	4
11	NJVUE011	Point pedro Road 7th Lane	7	3.5	4.5
12	NJVUE012	Point pedro Road 8th Lane	6	3	4
13	NJVUE013	Vavini Road	7	3.5	4.5
14	NJVUE014	Awarampiddy Lane	7	3.5	4.5
15	NJVUE015	Awarampiddy 1st Lane	7	3.5	4.5
16	NJVUE016	Awarampiddy 2nd Lane	4.5	2.25	3.25
17	NJVUE017	Vavini Road 1st Lane ®	6	3	4
18	NJVUE018	Vavini Road 2nd Lane (L)	6	3	4
19	NJVUE019	Vavini Road 3rd Lane ®	6	3	4
20	NJVUE020	Vavini Road 4th Lane ®	6	3	4
21	NJVUE021	Vavini Road 5th Lane ®	4.5	2.25	3.25
22	NJVUE022	Vavini Road 6th Lane ®	4.5	2.25	3.25
23	NJVUE023	Vavini Road 7th Lane ®	4.5	2.25	3.25

24	NJVUE024	Vavini Road 8th Lane ®	4.5	2.25	3.25
25	NJVUE025	Vavini Road 9th Lane ®	6	3	4
26	NJVUE026	Vavini Road 10th Lane ®	4.5	2.25	3.25
27	NJVUE027	Vavini Road 11th Lane ®	7	3.5	4.5
28	NJVUE028	Vavini Unthuathai Link Road 1	7	3.5	4.5
29	NJVUE029	Vavini Unthuathai Link Road 2	7	3.5	4.5
30	NJVUE030	Vavini Unthuathai Link Road 2, 1st cross lane	7	3.5	4.5
31	NJVUE031	Vavini Unthuathai Link Road 2, 2nd cross lane	6	3	4
32	NJVUE032	Vavini Unthuathai Link Road 2, 3rd cross lane	7	3.5	4.5
33	NJVUE033	Vavini Unthuathai Link Road 3	7	3.5	4.5
34	NJVUE034	Vavini Unthuathai Link Road 4	7	3.5	4.5
35	NJVUE035	Vavini Unthuathai Link Road 4 1st Lane	7	3.5	4.5
36	NJVUE036	Vavini Unthuathai Link Road 5	7	3.5	4.5
37	NJVUE037	Unthuathai Road	7	3.5	4.5
38	NJVUE038	Mavaththai Road	7	3.5	4.5
39	NJVUE039	Unthuathai Road 1st Lane (L)	6	3	4
40	NJVUE040	Unthuathai Road 2nd Lane (L)	6	3	4
41	NJVUE041	Unthuathai Road 3rd Lane ®	6	3	4
42	NJVUE042	Unthuathai Road 4th Lane (L)	6	3	4
43	NJVUE043	Unthuathai Road 4th Lane cross Lane	6	3	4
44	NJVUE044	Unthuathai Road 5th Lane ®	6	3	4
45	NJVUE045	Unthuathai Road 6th Lane ®	4.5	2.25	3.25
46	NJVUE046	Unthuathai Road 7th Lane ®	6	3	4
47	NJVUE047	Unthuathai Road 8th Lane (L)Thirumakal C.C	6	3	4
48	NJVUE048	Unthuathai Road 9th Lane (L)	4.5	2.25	3.25



49	NJVUE049	Unthuwaithai Road 10th Lane (L)	4.5	2.25	3.25
50	NJVUE050	Unthuwaithai Road 11th Lane (L)	6	3	4
51	NJVUE051	Unthuwaithai Road 12th Lane (L)	6	3	4
52	NJVUE052	Unthuwaithai Road 13th Lane (L)	4.5	2.25	3.25
53	NJVUE053	Unthuwaithai Road 14th Lane ®	6	3	4
54	NJVUE054	Kaththavarayar Kovil Road	7	3.5	4.5
55	NJVUE055	Arasampulam Kellawathai Road (Unthuwaithai Samathanai Link Road 1)	7	3.5	4.5
56	NJVUE056	Arasampulam Kellawathai Road 1st cross Road	7	3.5	4.5
57	NJVUE057	Arasampulam Kellawathai Road 2nd cross Road	6	3	4
58	NJVUE058	Arasampulam Kellawathai Road 3rd cross Road	6	3	4
59	NJVUE059	Arasampulam Kellawathai Road 4th cross Road	6	3	4
60	NJVUE060	Unthuwaithai Samathanai Link Road 2	6	3	4
61	NJVUE061	UnthuwaithaiSamathana i Link Road 2,- 1st cross Road (L)	6	3	4
62	NJVUE062	Unthuwaithai Samathanai Link Road 2,- 2nd cross Road (L)	6	3	4
63	NJVUE063	Unthuwaithai Samathanai Link Road 2,- 3rd cross Road ®	6	3	4
64	NJVUE064	Unthuwaithai Samathanai Link Road 2,- 4th cross Road (L)	4.5	2.25	3.25
65	NJVUE065	Unthuwaithai Samathanai Link Road 2,- 5th cross Road (L)	4.5	2.25	3.25
66	NJVUE066	Samathanai Road	7	3.5	4.5
67	NJVUE067	Samathanai Road 1st cross Road	4.5	2.25	3.25
68	NJVUE068	Samathanai Road 2nd cross Road	4.5	2.25	3.25

69	NJVUE069	Samathanai Road 3rd cross Road (Mavadaippu)	7	3.5	4.5
70	NJVUE070	Samathanai Road 4th cross Road	6	3	4
71	NJVUE071	Samathanai Road 5th cross Road	6	3	4
72	NJVUE072	Samathanai Road 6th cross Road (Kajamugan Mill)	6	3	4
73	NJVUE073	Samathanai Road 7th cross Road	4.5	2.25	3.25
74	NJVUE074	Samathanai Road 8th cross Road	6	3	4
75	NJVUE075	Samathanai Road 9th cross Road	4.5	2.25	3.25
76	NJVUE076	Manankanai Road	7	3.5	4.5
77	NJVUE077	Manankanai Road 1st Lane	4.5	2.25	3.25
78	NJVUE078	Manankanai Road 2nd Lane	6	3	4
79	NJVUE079	Gnanatheni Lane	6	3	4
80	NJVUE080	Periyantharai lane	7	3.5	4.5
81	NJVUE081	Nediyakadu North 1st Lane (Sea Side) Ward 3	4.5	2.25	3.25
82	NJVUE082	Point pedro Road Kadduvalavu Revdy Beach Road link Road (Kanapathy Hall Nearly)	6	3	4
83	NJVUE083	Nediyakadu North Gnanavairavar Lane	6	3	4
84	NJVUE084	Gnanavairavar Lane Kadduvalavu Revady Beach Road link Lane	6	3	4
85	NJVUE085	Arasady Lane	6	3	4
86	NJVUE086	Arasady Lane Cross Lane	6	3	4
87	NJVUE087	Muthiraikaddai Lane	6	3	4
88	NJVUE088	Muthiraikaddai Lane 1st Cross lane	4.5	2.25	3.25
89	NJVUE089	Kothiyal Lane	6	3	4
90	NJVUE090	Kothiyal Lane 1st cross Lane	4.5	2.25	3.25
91	NJVUE091	Kothiyal Lane 2nd cross Lane	4.5	2.25	3.25
92	NJVUE092	Kadduvalavu lane	6	3	4

93	NJVUE093	Kadduvalavu lane 1st cross lane	6	3	4
94	NJVUE094	Kadduvalavu lane 2nd cross lane	6	3	4
95	NJVUE095	Kadduvalavu lane 3rd cross lane	6	3	4
96	NJVUE096	Kadduvalavu lane 4th cross lane	4.5	2.25	3.25
97	NJVUE097	Vempady Junction North Lane	6	3	4
98	NJVUE098	Kuchcham lane	6	3	4
99	NJVUE099	Kuchcham lane 1st cross Lane	4.5	2.25	3.25
100	NJVUE100	Kuchcham lane 2nd cross Lane	4.5	2.25	3.25
101	NJVUE101	Kaddaikkadu Lane (Kuchcham lane 3rd cross Lane)	6	3	4
102	NJVUE102	Kaddaikkadu lane 1st cross Lane	4.5	2.25	3.25
103	NJVUE103	Kuchcham lane 4th cross Lane	4.5	2.25	3.25
104	NJVUE104	Kadduvalavu Revady Beach Road	6	3	4
105	NJVUE105	Kadduvalavu Revady Beach Road 1st Lane	6	3	4
106	NJVUE106	Nadarajah Road	6	3	4
107	NJVUE107	Nadarajah Road 1st Lane	6	3	4
108	NJVUE108	Old Hospital Road	7	3.5	4.5
109	NJVUE109	Old Hospital Road 1st Lane	6	3	4
110	NJVUE110	Revady Lane (Swimming Pool Road)	7	3.5	4.5
111	NJVUE111	VVT Junction Road	7	3.5	4.5
112	NJVUE112	Fish market lane	6	3	4
113	NJVUE113	Fish market Naruvilady link lane	6	3	4
114	NJVUE114	Naruvilady lane	6	3	4
115	NJVUE115	Naruvilady Lane 1st cross lane	4.5	2.25	3.25
116	NJVUE116	Meenadchi Amman kovil Road	6	3	4
117	NJVUE117	Meenadchi Amman kovil Road cross lane	4.5	2.25	3.25

11 8	NJVUE118	Kankesanthurai Road Meenadchi Amman kovil Road Link lane	4.5	2.25	3.25
11 9	NJVUE119	Kunruvarkadu Lane (Mathavady)	6	3	4
12 0	NJVUE120	Kappaludayar Kovil Road	7	3.5	4.5
12 1	NJVUE121	Uthayasooriyan Beach Road	7	3.5	4.5
12 2	NJVUE122	Uthayasooriyan Beach Road 1st Lane	4.5	2.25	3.25
12 3	NJVUE123	Uthayasooriyan Beach Road 2nd Lane	6	3	4
12 4	NJVUE124	Uthayasooriyan Beach Road 3rd Lane	4.5	2.25	3.25
12 5	NJVUE125	Sivaguru Vidyalaya Road	6	3	4
12 6	NJVUE126	Sivaguru Vidyalaya Road 1st Lane	4.5	2.25	3.25
12 7	NJVUE127	Sivaguru Vidyalaya Road 2nd Lane	6	3	4
12 8	NJVUE128	Amman Kovil Hall nearly Lane	6	3	4
12 9	NJVUE129	Kanakaththi Vadali Lane	6	3	4
13 0	NJVUE130	Point pedro Road 9th Lane (Sellappa Kadai)	4.5	2.25	3.25
13 1	NJVUE131	Udayamanal Lane (Vempady Junction)	7	3.5	4.5
13 2	NJVUE132	Udayamanal Lane 1st cross Lane (Navalady)(L)	6	3	4
13 3	NJVUE133	Udayamanal Lane 2nd cross Lane (Puthuvalavu Lane) (L)	6	3	4
13 4	NJVUE134	Puthuvalavu Lane 1st cross Lane	4.5	2.25	3.25
13 5	NJVUE135	Puthuvalavu Lane 2nd cross Lane	6	3	4
13 6	NJVUE136	Puthuvalavu Lane 3rd cross Lane (Register)	4.5	2.25	3.25
13 7	NJVUE137	Udayamanal Lane 3rd cross Lane (GS Office)®	4.5	2.25	3.25
13 8	NJVUE138	Udayamanal Lane 4th cross Lane ®	6	3	4
13 9	NJVUE139	Udayamanal Lane 5th cross Lane (Nearly Rainbow) (L)	4.5	2.25	3.25
14 0	NJVUE140	Udayamanal Lane 6th cross Lane ®	4.5	2.25	3.25
14 1	NJVUE141	Udayamanal Lane 7th cross Lane (L)	6	3	4

14 2	NJVUE142	Udayamanal Lane 8th cross Lane ® (Nearly Theniyampai)	6	3	4
14 3	NJVUE143	Aaseervatham Lane (Nearly Mery Home)	6	3	4
14 4	NJVUE144	Kondalkaddai Road	6	3	4
14 5	NJVUE145	Kondalkaddai Road 1st Lane	6	3	4
14 6	NJVUE146	Kondalkaddai Road 2nd Lane	6	3	4
14 7	NJVUE147	Kondalkaddai Road 3rd Lane	4.5	2.25	3.25
14 8	NJVUE148	Point pedro Road 10th Lane (Market Nearly)	4.5	2.25	3.25
14 9	NJVUE149	Ulakudaiyapillayar kovil Road	6	3	4
15 0	NJVUE150	Vanna lane	6	3	4
15 1	NJVUE151	Vanna lane 1st cross Lane	4.5	2.25	3.25
15 2	NJVUE152	Vevil lane	7	3.5	4.5
15 3	NJVUE153	Vevil lane 1st cross Lane	6	3	4
15 4	NJVUE154	Vevil pillayar drainage Road	6	3	4
15 5	NJVUE155	Sekandi lane	7	3.5	4.5
15 6	NJVUE156	Rajasingam Lane	6	3	4
15 7	NJVUE157	Rajasingam Lane 1st cross Lane	4.5	2.25	3.25
15 8	NJVUE158	VVT-Udupiddy Road 1st cross Lane (Nearly Vinayakar Vidyalayam)	4.5	2.25	3.25
15 9	NJVUE159	Kampanchetti Lane	7	3.5	4.5
16 0	NJVUE160	Arasady Lane	6	3	4
16 1	NJVUE161	VVT-Udupiddy Road 2nd cross Lane (Nearly Koshi )	4.5	2.25	3.25
16 2	NJVUE162	Murukaiyan Kovil Road Malliyodai Lane Link Lane	6	3	4
16 3	NJVUE163	Vinayagar Vidyalaya opposite Road	6	3	4
16 4	NJVUE164	Malliodai Road	7	3.5	4.5

16 5	NJVUE165	Malliodai Road cross Lane (Sathirankai Vairavar Kovilady)	7	3.5	4.5
16 6	NJVUE166	Sadayandi kovil Road	7	3.5	4.5
16 7	NJVUE167	Alakkadavai Road	7	3.5	4.5
16 8	NJVUE168	Sivapura Road	7	3.5	4.5
16 9	NJVUE169	Sivapura Road 1st Lane	4.5	2.25	3.25
17 0	NJVUE170	Sivapura Road 2nd Lane	4.5	2.25	3.25
17 1	NJVUE171	Theeruvil Lane	6	3	4
17 2	NJVUE172	Theeruvil Lane 1st cross Lane (L)	4.5	2.25	3.25
17 3	NJVUE173	Theeruvil Lane 2nd cross Lane ®	4.5	2.25	3.25
17 4	NJVUE174	Theeruvil Lane 3rd cross Lane ®	4.5	2.25	3.25
17 5	NJVUE175	Theeruvil Lane 4th cross Lane (L)	4.5	2.25	3.25
17 6	NJVUE176	Theeruvil Lane 5th cross Lane ®	6	3	4
17 7	NJVUE177	Theeruvil Lane 6th cross Lane (L)	4.5	2.25	3.25
17 8	NJVUE178	Theeruvil Lane 7th cross Lane (L)	6	3	4
17 9	NJVUE179	Viththanai Lane	6	3	4
18 0	NJVUE180	Viththanai Lane 1st Lane (L)	4.5	2.25	3.25
18 1	NJVUE181	Viththanai Lane 2nd Lane ®	6	3	4
18 2	NJVUE182	Viththanai Lane 3rd Lane (L)	6	3	4
18 3	NJVUE183	Viththanai Lane 4th Lane ®	4.5	2.25	3.25
18 4	NJVUE184	Theyampai West Lane	6	3	4
18 5	NJVUE185	Murukaiyan Kovil Road	7	3.5	4.5
18 6	NJVUE186	Murukaiyan Kovil Road Malliodai Lane connecting Lane (Theeruvil Park)	7	3.5	4.5
18 7	NJVUE187	Vaikunthapillaiyar Kovil Lane (Sadayandi kovil Road cross	6	3	4

		Lane)(KKS Road 1st Lane)			
188	NJVUE188	Kankesanthurai Road 2nd Lane	4.5	2.25	3.25
189	NJVUE189	Kankesanthurai Road 3rd Lane	4.5	2.25	3.25
190	NJVUE190	Alady Road	7	3.5	4.5
191	NJVUE191	Alady Road 1st Lane	6	3	4
192	NJVUE192	Alady Road 2nd Lane	6	3	4
193	NJVUE193	Alady Road 2nd Lane 1st cross Lane	7	3.5	4.5
194	NJVUE194	Alady Road 2nd Lane 2nd cross Lane	6	3	4
195	NJVUE195	Alady Road 3rd Lane (Inthu Kadaiyady)	6	3	4
196	NJVUE196	Alady Road 4th Lane	6	3	4
197	NJVUE197	Alady Road 4th Lane 1st cross Lane	4.5	2.25	3.25
198	NJVUE198	Alady Road 4th Lane 2nd cross Lane	6	3	4
199	NJVUE199	Alady Road 5th Lane	6	3	4
200	NJVUE200	Alady Road 6th Lane	6	3	4
201	NJVUE201	Karanthankeni Road	7	3.5	4.5
202	NJVUE202	Karanthankeni Road 1st cross Lane	6	3	4
203	NJVUE203	Karanthankeni Road 2nd cross Lane	6	3	4
204	NJVUE204	Karanthankeni Road 3rd cross Lane	6	3	4
205	NJVUE205	Karanthankeni Road 4th cross Lane (pillaiyar Kovilady)	6	3	4
206	NJVUE206	Karanthankeni Road Velakadu Junction Link Road	7	3.5	4.5
207	NJVUE207	Suntharapperumal kovil Lane	6	3	4
208	NJVUE208	Sithampara West Lane (Land Side)	6	3	4
209	NJVUE209	Nelkolu Road (RDD) 1st cross Lane	6	3	4
210	NJVUE210	Madaththady Lane (Vadi Lane)	6	3	4
211	NJVUE211	Madaththady Lane 1st Lane (L)	6	3	4



21 2	NJVUE212	Madaththady Lane 1st Lane cross lane 1	4.5	2.25	3.25
21 3	NJVUE213	Madaththady Lane 1st Lane cross lane 2	6	3	4
21 4	NJVUE214	Madaththady Lane 2nd Lane ®	6	3	4
21 5	NJVUE215	Madaththady Lane 3rd Lane ®	4.5	2.25	3.25
21 6	NJVUE216	Oorikkadu 2nd Lane (Alady North Lane)	6	3	4
21 7	NJVUE217	Athykovil East Lane	6	3	4
21 8	NJVUE218	Athykovil West Lane	6	3	4
21 9	NJVUE219	Athykovil West Lane 1st cross Lane	4.5	2.25	3.25
22 0	NJVUE220	Athykovil West Lane Athykovil East Lane Link Lane	4.5	2.25	3.25
22 1	NJVUE221	Kankesanthurai Road Athykovil West Lane Link Lane	6	3	4
22 2	NJVUE222	Oorikkadu 1st Lane	6	3	4
22 3	NJVUE223	Oorikkadu 1st Lane cross Lane	4.5	2.25	3.25
22 4	NJVUE224	Chithampara Ground East Lane (Chithampara North Lane)	6	3	4
22 5	NJVUE225	Chithampara Ground East Lane cross Lane1	6	3	4
22 6	NJVUE226	Chithampara Ground East Lane cross Lane2	4.5	2.25	3.25
22 7	NJVUE227	Chithampara Ground West Lane	6	3	4
22 8	NJVUE228	Chithampara Ground West Lane cross Lane	6	3	4
22 9	NJVUE229	Athy Kovil Beach Road	7	3.5	4.5
23 0	NJVUE230	Athy Kovil Beach Road 1st cross Lane	4.5	2.25	3.25
23 1	NJVUE231	Athy Kovil Beach Road 2nd cross Lane	4.5	2.25	3.25
23 2	NJVUE232	Athy Kovil Beach Road 3rd cross Lane	4.5	2.25	3.25
23 3	NJVUE233	Athy Kovil Beach Road 4th cross Lane	6	3	4
23 4	NJVUE234	Athy Kovil Beach Road 5th cross Lane	4.5	2.25	3.25

23 5	NJVUE235	Athy Kovil Beach Road 6th cross Lane	4.5	2.25	3.25
23 6	NJVUE236	Athy Kovil Beach Road 7th cross Lane	4.5	2.25	3.25
23 7	NJVUE237	Army camp West Lane	6	3	4
23 8	NJVUE238	Oorikkadu Bus Halt Nearly Lane	6	3	4
23 9	NJVUE239	Mayiliyathanai Cemetary West Lane (Nearly Bus Halt)	6	3	4
24 0	NJVUE240	Sinhalathy Odai East Lane	6	3	4
24 1	NJVUE241	Sinhalathy Odai West Lane (Velmurugan Lane)	6	3	4
24 2	NJVUE242	Mayiliyathanai Transformar Opposite Lane	6	3	4
24 3	NJVUE243	Kambarmalai Vidyalaya Road	7	3.5	4.5
24 4	NJVUE244	Netkolu vairavar kovil front Road (Kambarmalai Vidyalaya Road 1st Lane)	7	3.5	4.5
24 5	NJVUE245	Kommantharai Road (Kambarmalai Vidyalaya Road 2nd Lane)	6	3	4
24 6	NJVUE246	Kommantharai Road 1st lane	6	3	4
24 7	NJVUE247	Kommantharai Road 2nd lane	6	3	4
24 8	NJVUE248	Kommantharai Road 3rd lane	6	3	4
24 9	NJVUE249	Kambarmalai Vidyalaya Road 3rd Lane	7	3.5	4.5
25 0	NJVUE250	Kambarmalai Vidyalaya Road 4th Lane	6	3	4
25 1	NJVUE251	Kambarmalai Vidyalaya Road 5th Lane (Nearly School North)	6	3	4
25 2	NJVUE252	Kambarmalai Vidyalaya Road 6th Lane (Thalavai Lane)	6	3	4
25 3	NJVUE253	Konavalai Road	7	3.5	4.5

25 4	NJVUE254	Konavalai Road Cross Lane	6	3	4
25 5	NJVUE255	Pandikkannan Road	6	3	4
25 6	NJVUE256	Kilveddy Lane (Pandikkannan Road 1st Lane)	6	3	4
25 7	NJVUE257	Pandikkannan Road 2nd Lane	6	3	4
25 8	NJVUE258	Netkolu vairavar kovil behind Road	6	3	4
25 9	NJVUE259	Netkolu vairavar kovil North Lane	6	3	4
26 0	NJVUE260	Netkolu Road (RDD) Cross Lane	7	3.5	4.5
26 1	NJVUE261	Netkolu lane	7	3.5	4.5
26 2	NJVUE262	Netkolu lane 1st Cross Lane ®	6	3	4
26 3	NJVUE263	Netkolu lane 2nd Cross Lane ®	4.5	2.25	3.25
26 4	NJVUE264	Netkolu lane 3rd Cross Lane ®	6	3	4
26 5	NJVUE265	Netkolu lane 4th Cross Lane(Kudiyetta East)	6	3	4
26 6	NJVUE266	Netkolu lane 5th Cross Lane(Kudiyetta Lane)	7	3.5	4.5
26 7	NJVUE267	Netkolu lane 6th Cross Lane (L)	6	3	4
26 8	NJVUE268	Kankesanthurai Road 1st Lane	6	3	4
26 9	NJVUE269	Kankesanthurai Road 1st Lane cross Lane	6	3	4
27 0	NJVUE270	Kerudavil Road 1st lane	6	3	4
27 1	NJVUE271	Kerudavil Road 2nd lane	6	3	4
27 2	NJVUE272	Kerudavil Road 3rd lane	6	3	4
27 3	NJVUE273	Kerudavil Road 4th lane	6	3	4
27 4	NJVUE274	Kerudavil Road 5th lane	6	3	4
27 5	NJVUE275	Kerudavil Road 6th lane	6	3	4
27 6	NJVUE276	Mayavar Kovil Lane	7	3.5	4.5

27 7	NJVUE277	Mayavar Kovil Lane Cross Lane	6	3	4
27 8	NJVUE278	Mukkirawathai Lane	6	3	4
27 9	NJVUE279	Mukkirawathai Lane 1st Cross Lane	6	3	4
28 0	NJVUE280	Mukkirawathai Lane 2nd Cross Lane	6	3	4
28 1	NJVUE281	Madaththady lane (Vimalathas Sur. KKS Rd 1st Lane)	6	3	4
28 2	NJVUE282	Samathy Lane (KKA Rd 2nd Lane)	6	3	4
28 3	NJVUE283	Kankesanthurai Road 3rd Lane (Chikkan Shop)	7	3.5	4.5
28 4	NJVUE284	Mayiliyathanai cemetery front lane	6	3	4
28 5	NJVUE285	MP Lane	6	3	4
28 6	NJVUE286	MP Lane 1st Cross Lane	6	3	4
28 7	NJVUE287	Maiiyathanai 1st cross Lane	7	3.5	4.5
28 8	NJVUE288	Maiiyathanai 2nd cross Lane	6	3	4
28 9	NJVUE289	Maiiyathanai 3rd cross Lane (Transfomer Lane)	6	3	4
29 0	NJVUE290	Maiiyathanai 3rd cross Lane 1st Cross Lane	6	3	4
29 1	NJVUE291	Maiiyathanai 3rd cross Lane 2nd Cross Lane	7	3.5	4.5
29 2	NJVUE292	Kadduppulam Cemetery East Lane	7	3.5	4.5
29 3	NJVUE293	Keniyady lane	7	3.5	4.5
29 4	NJVUE294	Kadduppulam Cemetery Lane	7	3.5	4.5
29 5	NJVUE295	Periyamalai Well Lane	6	3	4
29 6	NJVUE296	Periyamalai South Lane	7	3.5	4.5
23 8	NJVUE238	Periyamalai Lane	6	3	4
29 8	NJVUE298	Kankesanthurai Road Odai Lane Link Lane	6	3	4
29 9	NJVUE299	Periyakadatkarai Odai Lane	6	3	4

30 0	NJVUE300	Primary Health centre North Lane	6	3	4
30 1	NJVUE301	Primary Health centre South Lane	6	3	4
30 2	NJVUE302	Kankesanthurai Road Naduththeru Lane Link Lane	6	3	4
30 3	NJVUE303	Veeramakali amman Kovil Lane	6	3	4
30 4	NJVUE304	Veeramakali amman Kovil Lane Cross Lane	6	3	4
30 5	NJVUE305	Naduththeru Lane	7	3.5	4.5
30 6	NJVUE306	Periyakadatkarai Lane	6	3	4
30 7	NJVUE307	Sinnakakadatkarai Lane	6	3	4
30 8	NJVUE308	Sauthikadai Lane	6	3	4
30 9	NJVUE309	Kankesanthurai Road Sauthikadai Lane Link Lane	4.5	2.25	3.25
31 0	NJVUE310	Pillaiyar kovil behind lane	7	3.5	4.5
31 1	NJVUE311	Sub Post Office lane	7	3.5	4.5
31 2	NJVUE312	Old Bridge Road	7	3.5	4.5
31 3	NJVUE313	Kankesanthurai Road Koththiyakadu Lane Link Lane	6	3	4
31 4	NJVUE314	Murukesu Thankapponnu Road (Nearly Verakaththi MMV)	6	3	4
31 5	NJVUE315	Koththiyakadu Lane	7	3.5	4.5
31 6	NJVUE316	Thondaimanaru Junction Bus halt lane	7	3.5	4.5
31 7	NJVUE317	Thondamanaru South boundry Lane	6	3	4
31 8	NJVUE318	Thunnalai Road 1st lane	6	3	4
31 9	NJVUE319	Thunnalai Road 2nd lane	4.5	2.25	3.25
32 0	NJVUE320	Thunnalai Road 3rd lane	6	3	4
32 1	NJVUE321	Thunnalai Road 4th lane	7	3.5	4.5
32 2	NJVUE322	Thunnalai Road 5th lane	6	3	4

32 3	NJVUE323	Thunnalai Road 6th lane	6	3	4
32 4	NJVUE324	Thunnalai Road 7th lane	4.5	2.25	3.25
32 5	NJVUE325	Thunnalai Road 8th lane	6	3	4
32 6	NJVUE326	Vellankarai cemetery Lane	7	3.5	4.5
32 7	NJVUE327	Sempankunru Lane (Cemetary Lane)	7	3.5	4.5
32 8	NJVUE328	Poosari Kadai Lane	6	3	4
32 9	NJVUE329	Adiyarmada lane	7	3.5	4.5
33 0	NJVUE330	Selvachchannithy colony Lane	7	3.5	4.5
33 1	NJVUE331	Selvachchannithy kovil front 2nd Lane (Vairappakula Veethy)	7	3.5	4.5
33 2	NJVUE332	Vairappakula Veethy 1st Lane	6	3	4
33 3	NJVUE333	Vairappakula Veethy 2nd Lane	7	3.5	4.5
33 4	NJVUE334	Vairappakula Veethy 3rdt Lane	7	3.5	4.5
33 5	NJVUE335	Vairappakula Veethy 4th Lane	7	3.5	4.5
33 6	NJVUE336	Vairappakula Veethy 5th Lane	6	3	4
33 7	NJVUE337	Vairappakula Veethy 6th Lane	6	3	4
33 8	NJVUE338	Old Archcrama Lane (Field Work Centre Lane)	7	3.5	4.5
33 9	NJVUE339	Selvachchannithy kovil front 1st Lane	7	3.5	4.5
34 0	NJVUE340	Selvachchannithy kovil front 1st Lane cross Lane	7	3.5	4.5
34 1	NJVUE341	Kasippillai Mada Lane	6	3	4
34 2	NJVUE342	Tower Lane	6	3	4
34 3	NJVUE343	Thondaimanaru Bridge Nearly Lane	6	3	4
34 4	NJVUE344	Attankarai Road 1st Lane	6	3	4
34 5	NJVUE345	Attankarai Road	7	3.5	4.5

**\*Street Line & Building Limit for the Public roads that are mentioned in the list prepared as follows and any public roads which are not included in the above road list, street line and building limit of particular road to be followed as in this table.**

Serial number	Length of the Road km	Average width of the Road (Carriageway - m)	Proposed road width(m)	Street Line	Building Line
1	$\leq 0.05$	$\leq 3$	4.5	2.25	3.25
2	$> 0.05$	$\leq 3$	6	3	4
3		$3 < 6 = >$	7	3.5	4.5
4		$6 < 9 = >$	9	4.5	5.5