Urban Development Authority
Ministry of Transport, Highways & Urban Development

LOCAL AREA DEVELOPMENT PLAN

CHAVAKACHERI URBAN COUNCIL AREA

2026 - 2035

Volume II







PLANNING TODAY | SUSTAINING TOMORROW

LOCAL AREA DEVELOPMENT PLAN FOR CHAVAKACHCHERI URBAN COUNCIL

2026 – 2035

VOLUME II

Urban Development Authority

Ministry of Transport, Highways & Urban Development

Gazette Notification

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The Gazette of the Democratic Socialist Republic of Sri Lanka

EXTRAORDINARY

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No. 2502/25 - TUESDAY, AUGUST 18, 2026

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PART I : SECTION (I) — GENERAL

Government Notifications

APPROVAL OF THE GREATER JAFFNA DEVELOPMENT PLAN FOR THE JAFFNA MUNICIPAL COUNCIL, CHAVAKACHCHERI URBAN COUNCIL, POINT PEDRO URBAN COUNCIL, VALVETTITHURAI URBAN COUNCIL, NALLUR PS, VALIKAMAM EAST PS, VALIKAMAM WEST PS, VALIKAMAM SOUTH WEST PS, VALIKAMAM SOUTH PS, VALIKAMAM NORTH PS, CHAVAKACHCHERI PS, VADAMARACHCHI SOUTH WEST PS, KARAINAGAR PS, VELANAI PS, DELFT PS, KAYTS PS, AND POINT PEDRO PRADESHIYA SABHA AREAS

I, Bimal Niroshan Rathnayake , Minister of Transport, Highways and Urban Development do hereby approve the Greater Jaffna Development Plan for the Jaffna Municipal Council, Chawakachcheri Urban Council, Point Pedro Urban Council, Valvettithurai Urban Council, Nallur PS, Valikamam East PS, Valikamam west PS, Valikamam South West PS, Valikamam South PS, Valikamam North PS, Chavakachcheri PS, Vadamarachchi South West PS, Karainagar PS, Velani PS, Delft PS, Kayts PS and Point Pedro Pradeshiya Sabha areas after Considaration of recommendation made by the Board of Management of the Urban Development Authority on 24th July 2025 by virtue of the powers vested in me under Section 8 ("F") of the Urban Development Authority (Amendment) Act, No. 4 of 1982.

BIMAL NIROSHAN RATHNAYAKE (M.P),
Minister of Transport, Highways and Urban Development.

Ministry of Transport, Highways and Urban Development,
6th Floor.
"Sethsiripaya" Stage II,
Battaramulla,
23rd July, 2026.

EOG 08 - 0240/1

1A - PG 7909 - 18 (08/2026)

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APPROVAL OF THE GREATER JAFFNA DEVELOPMENT PLAN FOR THE JAFFNA MUNICIPAL COUNCIL, CHAVAKACHCHERI URBAN COUNCIL, POINT PEDRO URBAN COUNCIL, VALVETTITHURAI URBAN COUNCIL, NALLUR PS, VALIKAMAM EAST PS, VALIKAMAM WEST PS, VALIKAMAM SOUTH WEST PS, VALIKAMAM SOUTH PS, VALIKAMAM NORTH PS, CHAVAKACHCHERI PS, VADAMARACHCHI SOUTH WEST PS, KARAINAGAR PS, VELANAI PS, DELFT PS, KAYTS PS, AND POINT PEDRO PRADESHIYA SABHA AREAS

NOTICE is hereby given to the General Public of the Democratic Socialist Republic of Sri Lanka under Section 8 (G) of the Urban Development Authority Law No. 41 of 1978 as amended by the Act, No. 4 of 1982 that I, Bimal Niroshan Rathnayake, the Minister in charge of the subject of Transport , Highways, and Urban Development by virtue of the powers vested in me under Section 8 (F) of the said Act, No: 4 of 1982 have approved the Greater Jaffna Development Plan for the Jaffna Municipal Council, Chavakachcheri Urban Council, Point Pedro Urban Council, Valvettithurai Urban Council, Nallur PS, Valikamam East PS, Valikamam West PS, Valikamam South West PS, Valikamam South PS, Valikamam North PS, Chavakachcheri PS, Vadamarachchi South West PS, Karainagar PS, Velanai PS, Delft PS, Kayts PS and Point Pedro Pradeshiya Sabha areas prepared under Section 8 (A) of the said Act, on the day of 23rd July 2026.

BIMAL NIROSHAN RATHNAYAKE (M.P),
Minister of Transport, Highways and Urban Development.

Ministry of Transport, Highways and Urban Development,
6th Floor,
"Sethsiripaya" Stage II,
Battaramulla,
10th August, 2026.

EOG 08- 0240/2

APPROVAL OF THE GREATER JAFFNA DEVELOPMENT PLAN FOR THE JAFFNA MUNICIPAL COUNCIL, CHAVAKACHCHERI URBAN COUNCIL, POINT PEDRO URBAN COUNCIL, VALVETTITHURAI URBAN COUNCIL, NALLUR PS, VALIKAMAM EAST PS, VALIKAMAM WEST PS, VALIKAMAM SOUTH WEST PS, VALIKAMAM SOUTH PS, VALIKAMAM NORTH PS, CHAVAKACHCHERI PS, VADAMARACHCHI SOUTH WEST PS, KARAINAGAR PS, VELANAI PS, DELFT PS, KAYTS PS, AND POINT PEDRO PRADESHIYA SABHA AREAS

PUBLIC are hereby informed that the Greater Jaffna Development Plan for the Jaffna Municipal Council, Chawakachcheri Urban Council, Point Pedro Urban Council, Valvettithurai Urban Council, Nallur PS, Valikamam East PS, Valikamam west PS, Valikamam South West PS, Valikamam South PS, Valikamam North PS, Chavakachcheri PS, Vadamarachchi South West PS, Karainagar PS, Velanai PS, Delf PS, Kayts PS and Point Pedro Pradeshiya Sabha areas under Section 8 (A) of the Urban Development Authority Law, No. 41 of 1978 as amended by the Act No. 4 of 1982, has been approved on 23rd July 2026, by Hon. Bimal Niroshan Rathnayake, Minister of Transport, Highways, and Urban Development, by virtue of powers vested on him under Section 8 (F) of the said Act.

M. G. HEMACHANDRA,
CHAIRMAN,
Urban Development Authority.

12th August, 2026.

EOG 08- 0240/3

PRINTED AT THE DEPARTMENT OF GOVERNMENT PRINTING, SRI LANKA.

Notice of Approval

APPROVAL OF THE GREATER JAFFNA DEVELOPMENT PLAN FOR THE JAFFNA MUNICIPAL COUNCIL, CHAVAKACHCHERI URBAN COUNCIL, POINT PEDRO URBAN COUNCIL, VALVETTITHURAI URBAN COUNCIL, NALLUR PS, VALIKAMAM EAST PS, VALIKAMAM WEST PS, VALIKAMAM SOUTH WEST PS, VALIKAMAM SOUTH PS, VALIKAMAM NORTH PS, CHAVAKACHCHERI PS, VADAMARACHCHI SOUTH WEST PS, KARAINAGAR PS, VELANAI PS, DELFT PS, KAYTS PS, AND POINT PEDRO PRADESHIYA SABHA AREAS

I, Bimal Niroshan Rathnayake, Minister of Transport, Highways and Urban Development do hereby approve the Greater Jaffna Development Plan for the Jaffna Municipal Council, Chavakachcheri Urban Council, Point Pedro Urban Council, Valvettithurai Urban Council, Nallur PS, Valikamam East PS, Valikamam West PS, Valikamam South West PS, Valikamam South PS, Valikamam North PS, Chavakachcheri PS, Vadamarachchi South West PS, Karainagar PS, Velanai PS, Delft PS, Kayts PS and Point Pedro Pradeshiya Sabha areas after consideration of recommendation made by the Board of Management of the Urban Development Authority on 24th July 2025 by virtue of the powers vested in me under Section 8 ("F") of the Urban Development Authority (Amendment) Act No. 4 of 1982.

Bimal Niroshan Rathnayake (M.P)

Minister of Transport, Highways and Urban Development

Bimal Rathnayake (M.P.)
Minister of Transport,Highways & Urban Developm
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No. 216, "Maganeguma Maha Medura"
9th Floor, Denzil Kobbakaduwa Mawatha
Koswatta, Battaramulla

Ministry of Transport, Highways and Urban Development,
6th Floor,
"Sethsiripaya" Stage II
Battaramulla.

Date: .....23-7-..... **2026**

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Part I

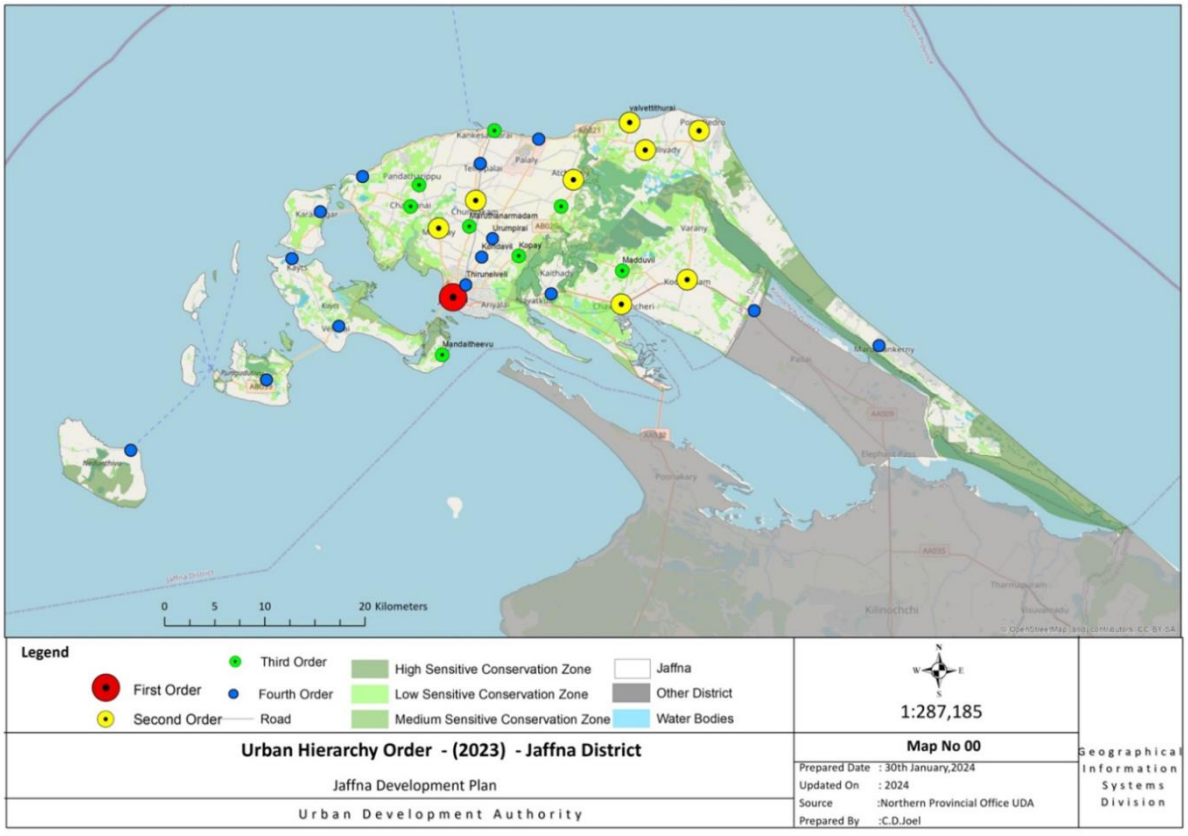
Chapter 01 – Background of the Local Area Plan

1.1 General Introduction

Greater Jaffna Development Plan, which encompasses the entire Jaffna District, refers as **Volume** I. The district consists of 17 Local Authorities and includes several prominent town centers. In this Volume II focus to prepare the Local Area Development Plan for each Local Authority separately.

The following map illustrates the existing Urban Hierarchy within the Jaffna District.

Map 1:Existing Urban Hierarchy



At present, Jaffna town is recognized as a first-order town, serving as the primary urban hub. In addition, towns such as Chunnakam, Manipay, Chavakachcheri, Kodikamam, Point Pedro, Valvettithurai, Nelliady, and Atchuvely function as second-order towns. Furthermore, several towns are classified under the third and fourth orders, reflecting their varying levels of service provision, population concentration, and economic activity.

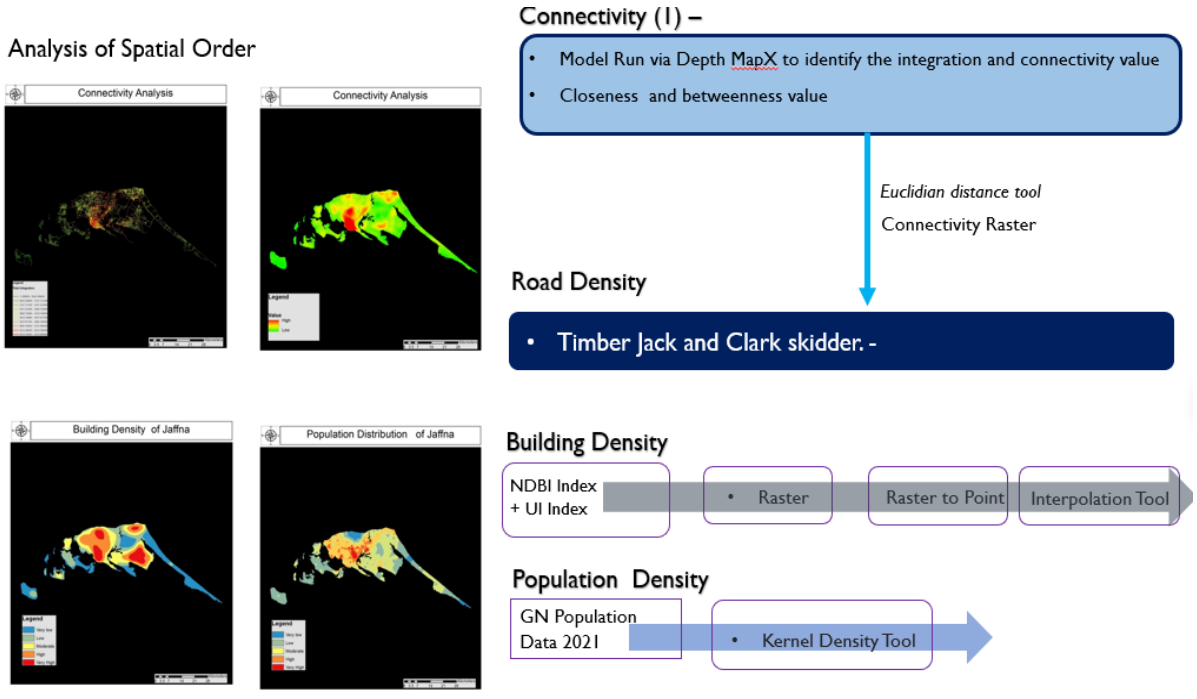
The proposed **Development Plan** has been designed with a forward-looking approach, covering a period of **9 years (2026 to 2035)**. A partial component of this plan is the re-evaluation of the *future urban hierarchy* to support sustainable urban growth and balanced regional development.

To determine the future urban hierarchy, a comprehensive analysis was conducted, which considered the following factors:

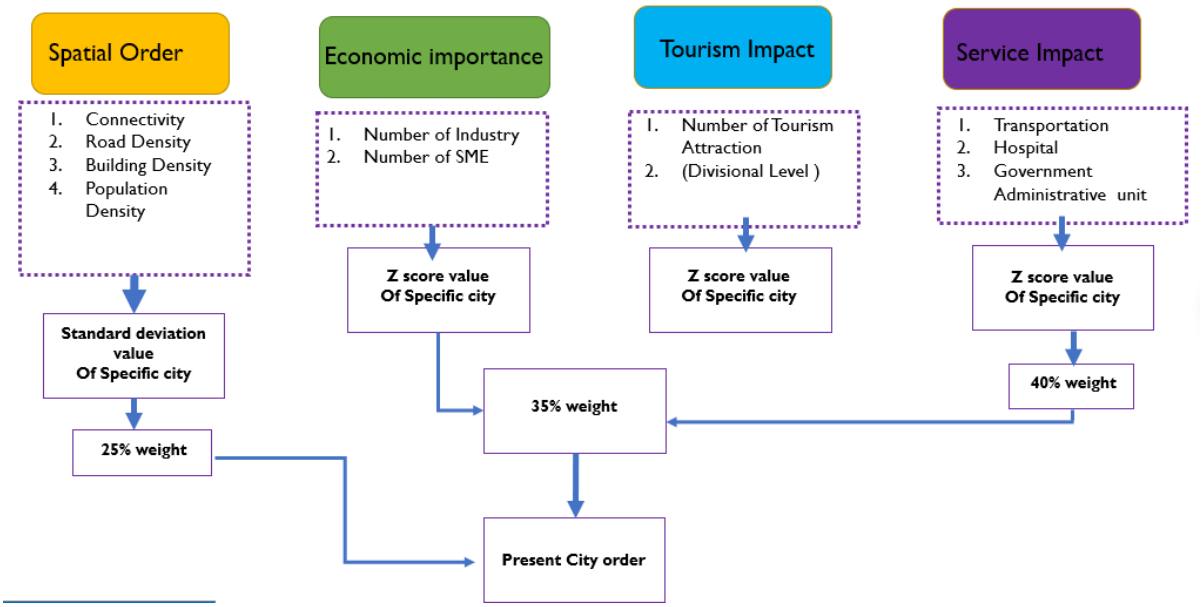
- **Population distribution**
- **Building density**
- **Road density** (analyzed using the Clark Model to establish spatial order)
- **Economic significance of towns**
- **Tourism potential and impact**
- **Service delivery and accessibility**

The combination of these parameters was examined through a **Weighted Index Analysis**, which provided the basis for ranking towns into their respective future orders.

Following chart and table elaborates how it has been conducted.



Weighted index analysis

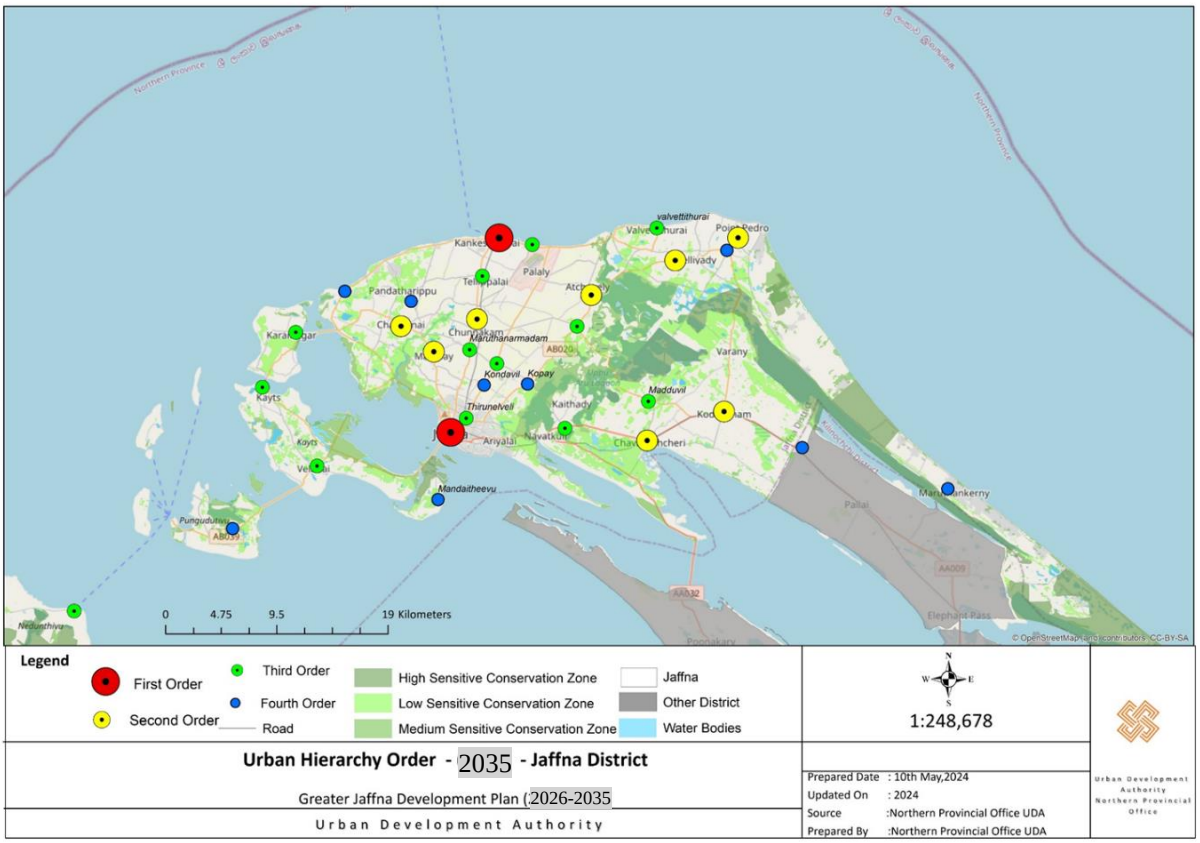


Based on the analysis, the **Proposed Urban Hierarchy of Jaffna District for 2035** is outlined in the following table:

Table 1:Orders of Towns

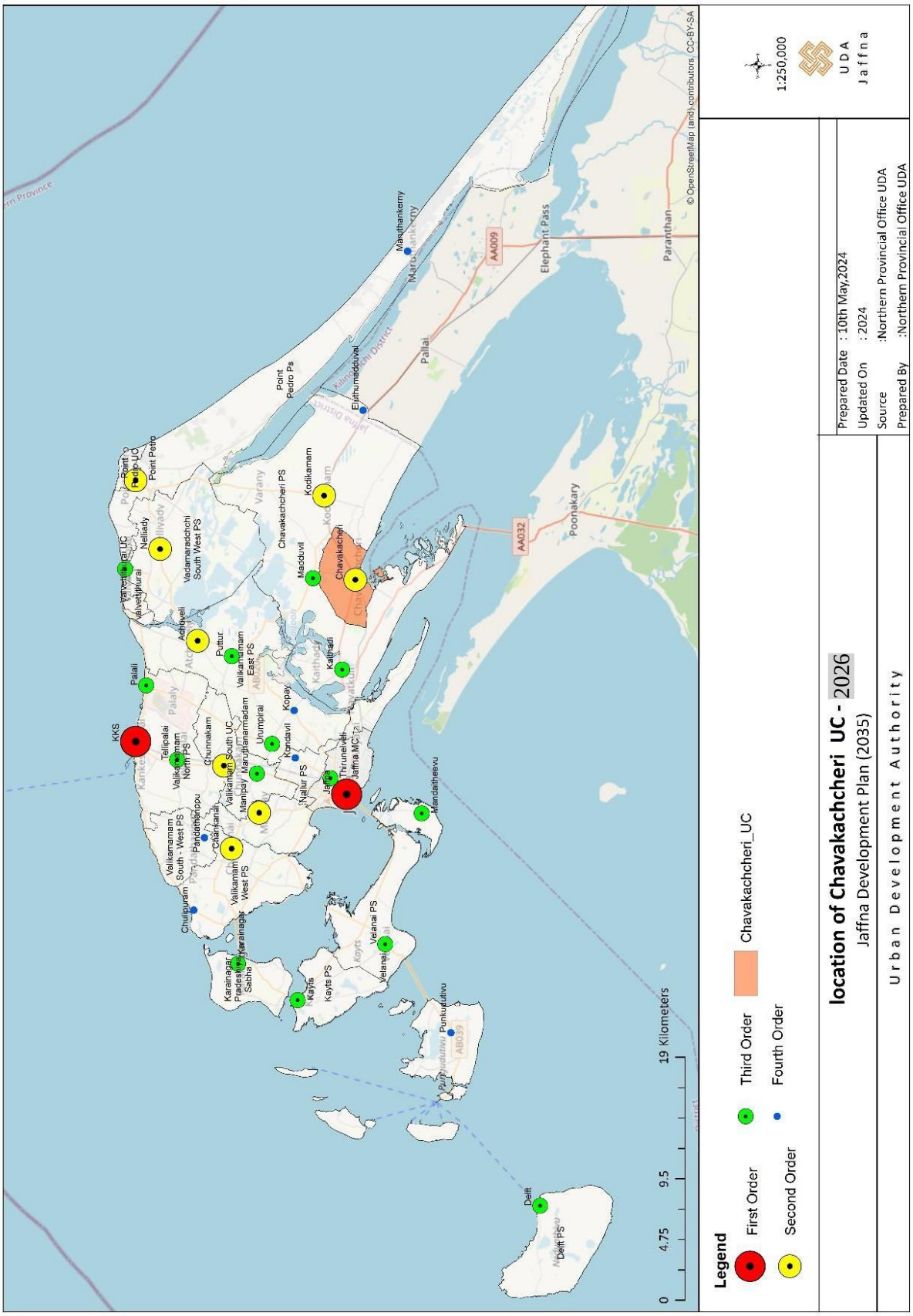
Order	Towns
First-order	Jaffna, Kankesanthurai
Second-order	Chunnakam, Manipay, Chavakachcheri, Kodikamam, Point Pedro, Chankanai, Nelliady, Atchuvely
Third-order	Valvettithurai, Maruthanarmadam, Puttur, Maduvil, Velanai, Neduntivu, Kayts, Karainagar, Thirunelveli, Urumpirai, Kaithady, Palali
Fourth-order	Pungudutivu, Mandaitivu, Thellipalai, Pandatharippu, Kondavil, Eluthumaduval, Maruthankeni, Kopay

Map 2:Proposed Urban Hierarchy Order for Jaffna District - 2035



The proposed urban hierarchy of the Jaffna District for 2035 provides a structured framework to guide future development. On this background, **Chavakachcheri** is designated as a **second-order town** in the proposed urban hierarchy for 2035. In alignment with this designation, a **Local Area Development Plan** has been specifically prepared for the **Chavakachcheri Urban Council**, with the objective of strengthening its role as a regional center and supporting balanced development within the Jaffna District.

Map 3:Location of Chavakachcheri UC



Chapter 02 – Study Area

2.1 Introduction to Chavakachcheri Urban Council

Sri Lanka has a long history of local government and local authority. After introducing the 13th Amendment to the constitution in 1987, Local Government became a devolved subject under the Provincial Councils. Hereafter, the powers to control and supervision of local authority transferred from central government to provincial councils. However, powers relating to the formation, structure and national policy on local government remained with the central government.

Chavakachcheri Urban Council was established as Village Committee in 1928 and was recognized as Village Committe on 22.03.1941 and proclaimed through Gazette No. 8730 dated 28.03.1941. On 01.01.1949 it was upgraded to Town Council covering the 08 localities. It was upgraded to a Urban Council in 1964 with 10 localities and currently this local authority made of following 11 areas ;Chavakacheheri Town ,Kovilkudiyiruppu, Sangaththanai,Chavakachcheri North,Manduvil, Kalvayal,Nunavil East,Nunavil Centre,Nunavil West,Meesalai East,Meesalai West.

This Development Plan shall be the legal basis for the physical development of Chavakachcheri Urban Area, which was declared as an Urban Development Area under Section 03(1) and (2) of the UDA Law No.41 of 1978 by Extraordinary Gazette No.100/4 dated 04th August 1980 by the Minister, in-charge of Urban Development.

2.2 Location

Chavakachcheri Urban Council area located within the Thenmaradchi Divisional Secretariat Thenmaradchi region consist as a second most populated region in Jaffna District. It's shares 11.6 % of the total district population. This region made of two local authority area; Chavakachcheri Ps and Chavakachcheri UC. Chavakachcheri UC area consist 11 wards, 11 GN Division with its area and it consist 10.54 % of the Thenmaradchi DSD land use.

Chavakachcheri Town is linked to district capital Jaffna and National Capital , Colombo by a "A" grade road and railway network .It is also linked with pther town centers in the Jaffna Penninsuela such as Nelliady , Point Pedro , Valvetithurai , Urumpirai , Chunnakam by regional road network . Chavakachcheri Town center identified as a second order city in Jaffna development plan .

2.3 Demographic profile

Population

Chavakachcheri urban council area encompasses approximately 10.54% of the total land area within the Thenmaradchi region. Approximately 23.4% of the total population of the Thenmaradchi region resides within the boundaries of Chavakachcheri UC. This demographic concentration equates to 17083 people and 5749 families, indicating a significant residential presence within the urban council boundary. Population density of 15 persons per hectare (2022) and is poised for gradual growth at a 0.24% annual rate. 2792 individuals are distributed across Kovilkudiyiruppu GND, comprising approximately 16.35% of the urban council population.

Chart 1:Population Distribution of Chavakachcheri UC

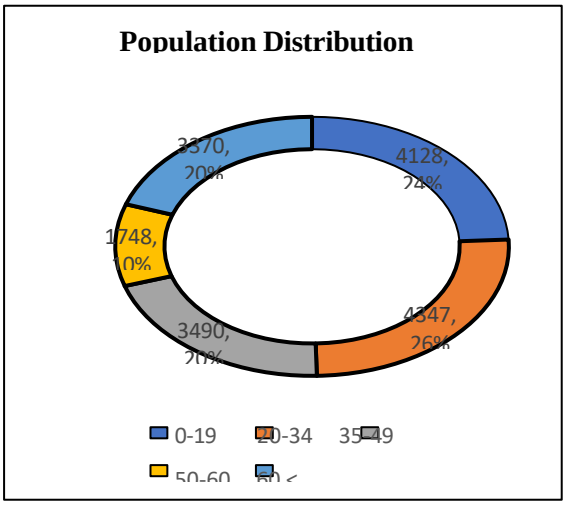
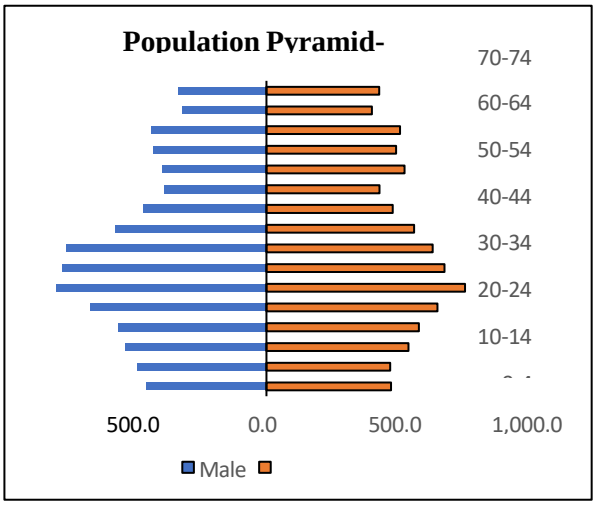


Chart 2:Population Pyramid of Chavakachcheri UC



Source: Statistical Handbook Thenmaradchy Divisional Secretariat - 2021

When examining the demographic composition of the local area within the context of age categories, an observable symmetrical population distribution emerges, characterized by a narrow base. This pattern suggests a diminished birth rate coupled with a concentration of individuals within the potential working-age unit.

Chart 3:Sex ration of Chavakachcheri UC

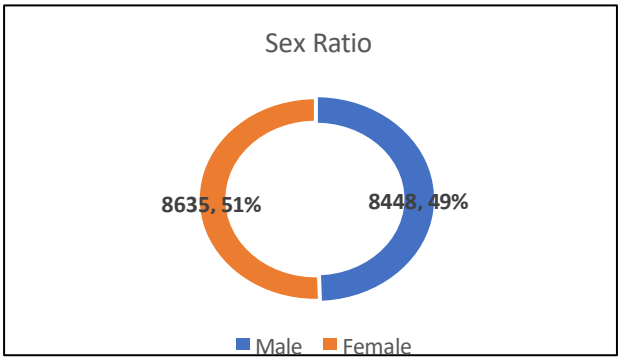
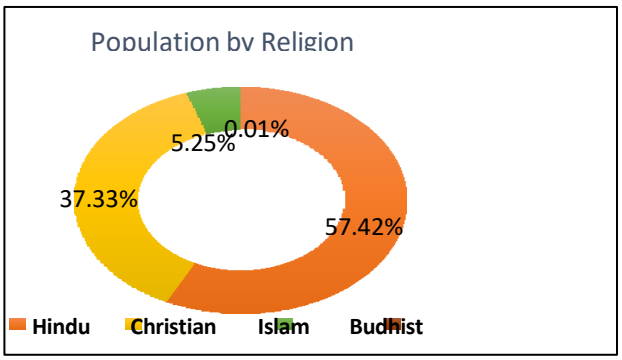
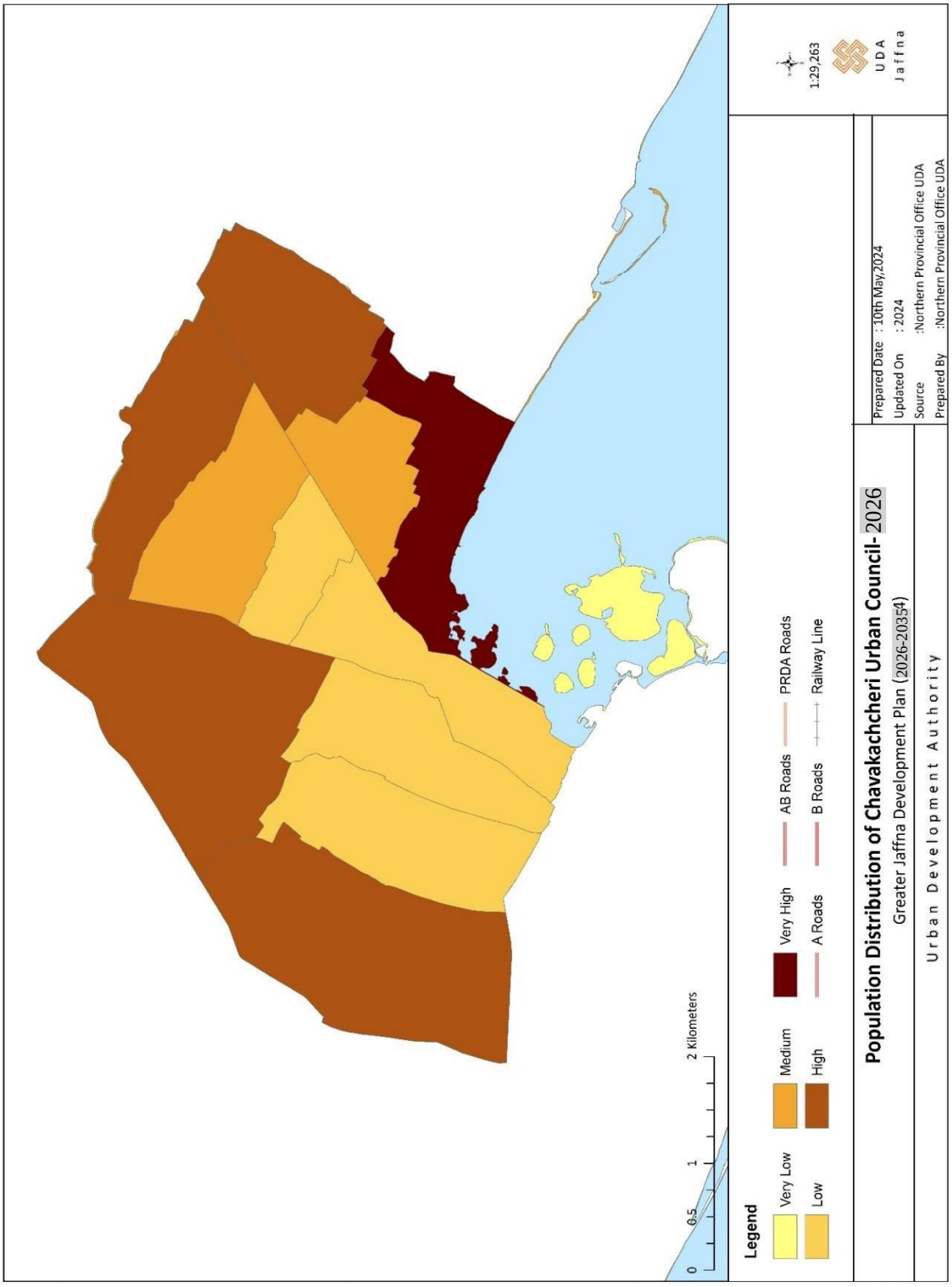


Chart 4"Religious population

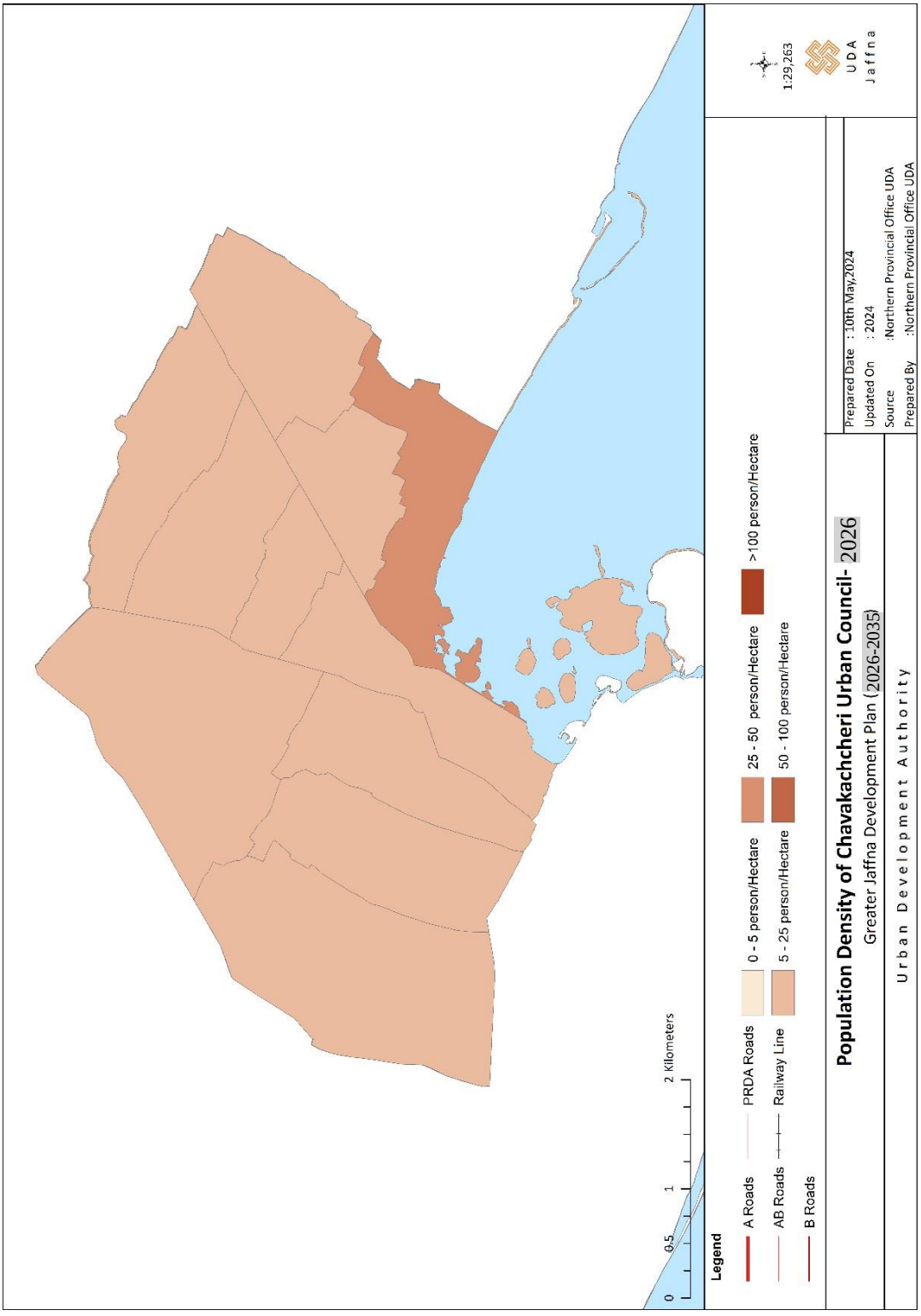


Source: Statistical Handbook Thenmaradchy Divisional Secretariat - 202

Map 4:Population Distribution of Chavakachcheri UC



Map 5:Population Density of Chavakachcheri UC



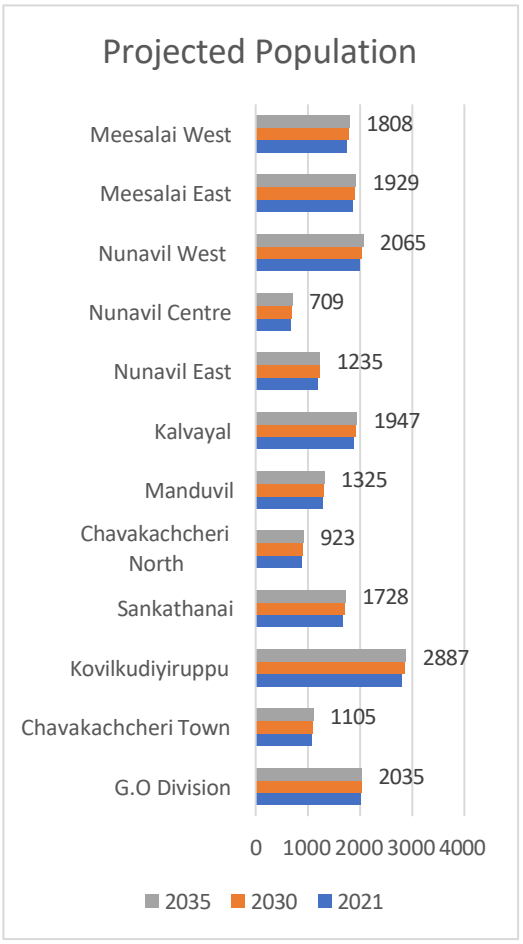
Population Growth

Examining the population growth line of the Chavakacheri Urban Council reveals a fluctuating trend since 1971, attributed to the effects of conflict. However, an analysis from 2019 onwards indicates a discernible pattern of gradual growth.

So, when we looking for the population prediction of the area, we can see exponential growth pattern after 2019. Growth rate of the UC found as 0.24% based on exponential growth model and target population for 2035 is 17629.

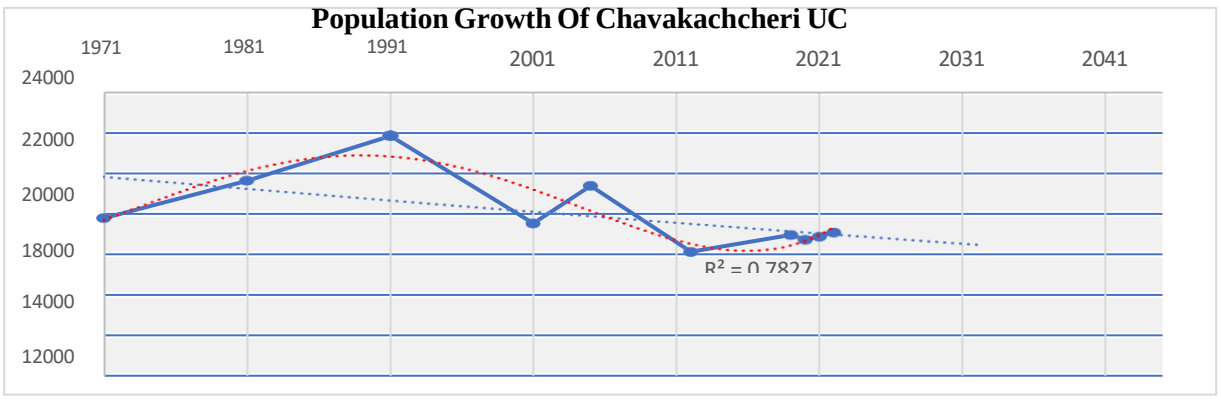
Population distribution and density are pivotal factors in the development of urban landscapes. Examining the population density within this locality reveals an average of 787 persons per square kilometer. Projections indicate a future density of approximately 813 persons per square kilometer. Notably, regions such as Kovilkudiyiruppu, Sankathanai, East, and Meesalai West exhibit a higher population density compared to the local area's average. The chart illustrates the trend in population density of the locality.

Chart 5:Projected population of Chavakachcheri UC



Source: Statistical Handbook Thenmaradchy Divisional Secretariat - 2021

Chart 6:Projected population of Chavakachcheri UC



Source: Statistical Handbook Thenmaradchy Divisional Secretariat - 202

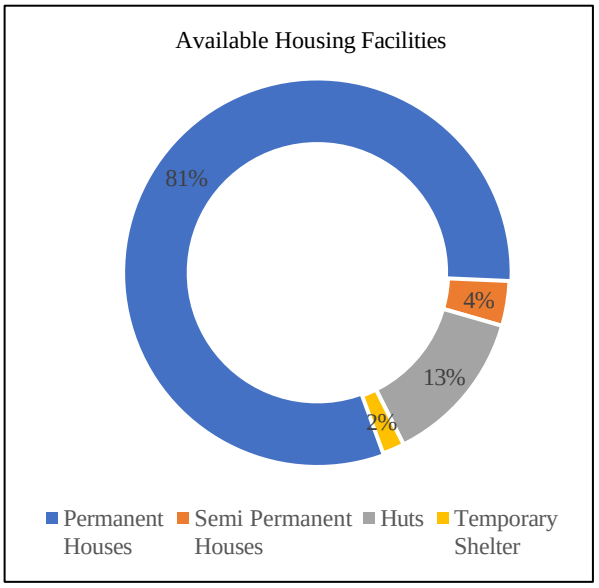
2.4 Housing

In the Chavakacheri Urban Council area, there are a total of 5,749 families. Among these, 5,198 families have access to housing facilities. A closer examination reveals that approximately 82.24% of families reside in permanent houses, while 13.14% live in huts, totaling 683 families, and 1.85% reside in temporary shelters, comprising 96 families.

Within this locality, there are 823 families, constituting about 14.3% of the total population, in need of housing development assistance. This requirement encompasses various categories: 55 resettled families, 38 families to be resettled, 541 vulnerable families, and 189 landless families.

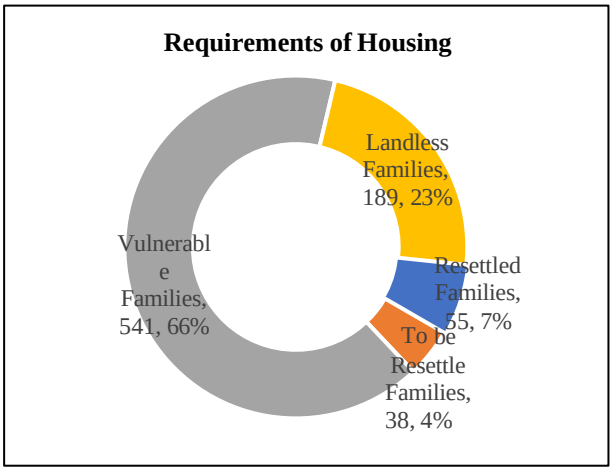
Vulnerable families reveals that Kovilkudiyiruppu GN comprises approximately 25% of such households, while Nunavil West GND accounts for roughly 20% of the vulnerable population. Within Kovilkudiyiruppu, there exists a housing need of 21.5%. Additionally, a significant portion of landless families, approximately 33.86%, are distributed within Kovilkudiyiruppu GN, totaling 64 families. Meanwhile, Nunavil East accommodates 43 landless families, representing 22.75% of this demographic group.

Chart 7:Available Housing Facilities



Source: Statistical Handbook Thenmaradchy Divisional Secretariat – 2021

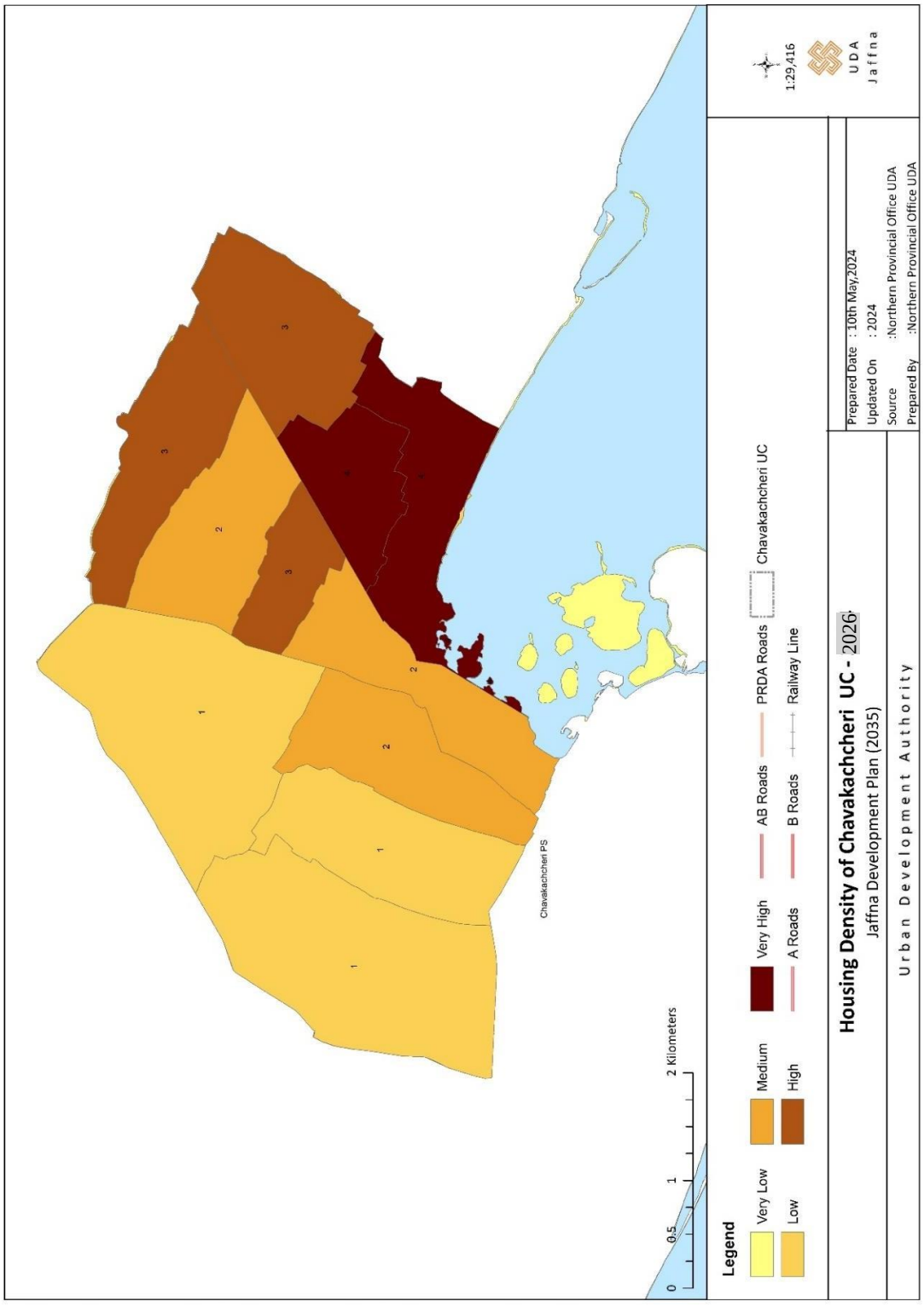
Chart 8:Requirements of Housing Facility



Source: Statistical Handbook Thenmaradchy Divisional Secretariat - 2021

The predominant use of electricity is for domestic purposes, comprising 90% of the total consumption, while commercial usage represents 8% of the electricity tariff. Analyzing the electricity demand and deficit within the Chavakacheri Urban Council area reveals that 99.23% of households currently have access to electricity, with only 0.77% requiring additional electrical services. This accounts for 36 families in need. Vulnerable populations include 9.5% of families classified as at-risk and 3.3% of families identified as landless.

Map 6:Housing Density of Chavakachcheri UC



Currently, 95% of the Chavakacheri Urban Council area access to water facilities, yet there remains a need for improved water infrastructure for 274 families. Notably, Chavakachcheri Town and Kovilkudiyiruppu are the sole GNDs equipped with access to the pipeline system.In terms of toilet facilities, the requirement stands at a modest 1.64%, with 98.35% of families in the locality already having access to such amenities.

Chart 10:electricity Utilization

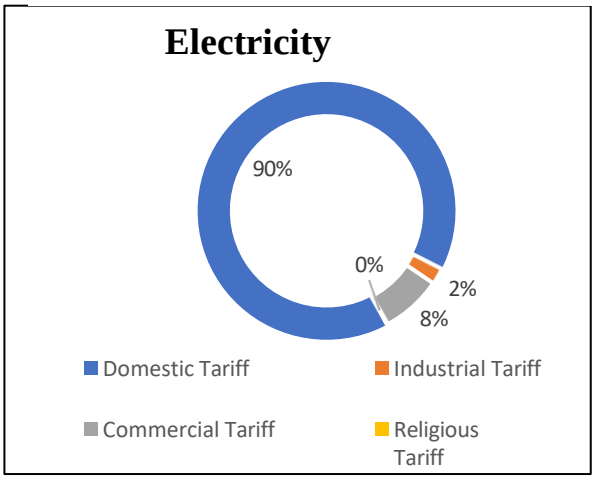
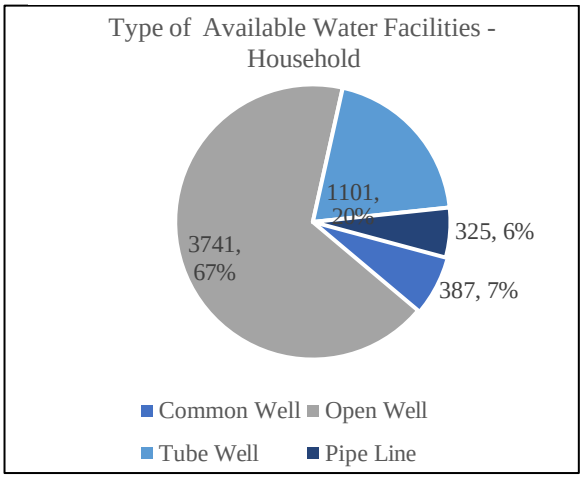


Chart 10:Type of Available



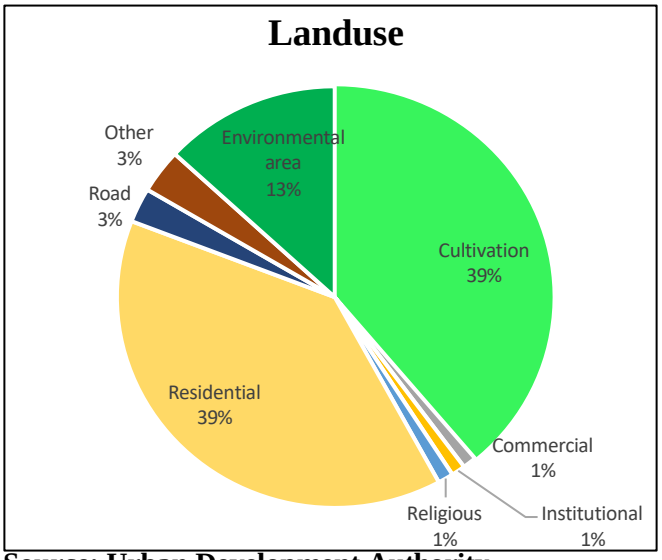
Source Statistical Handbook Thenmaradchy Divisional Secretariat – 2021

2.5 Land use

Majority of land use falls within the residential category, constituting approximately 39.05%. Following closely, paddy cultivation occupies 25.58% of the land, while other agricultural crops cover 7.22%. Additionally, coconut cultivation accounts for 3.78% of the land area. Notably, the distribution of paddy land is predominant in the southwest and north parts of the area. Commercial and service establishments are primarily situated along the Jaffna to Kandy Road.

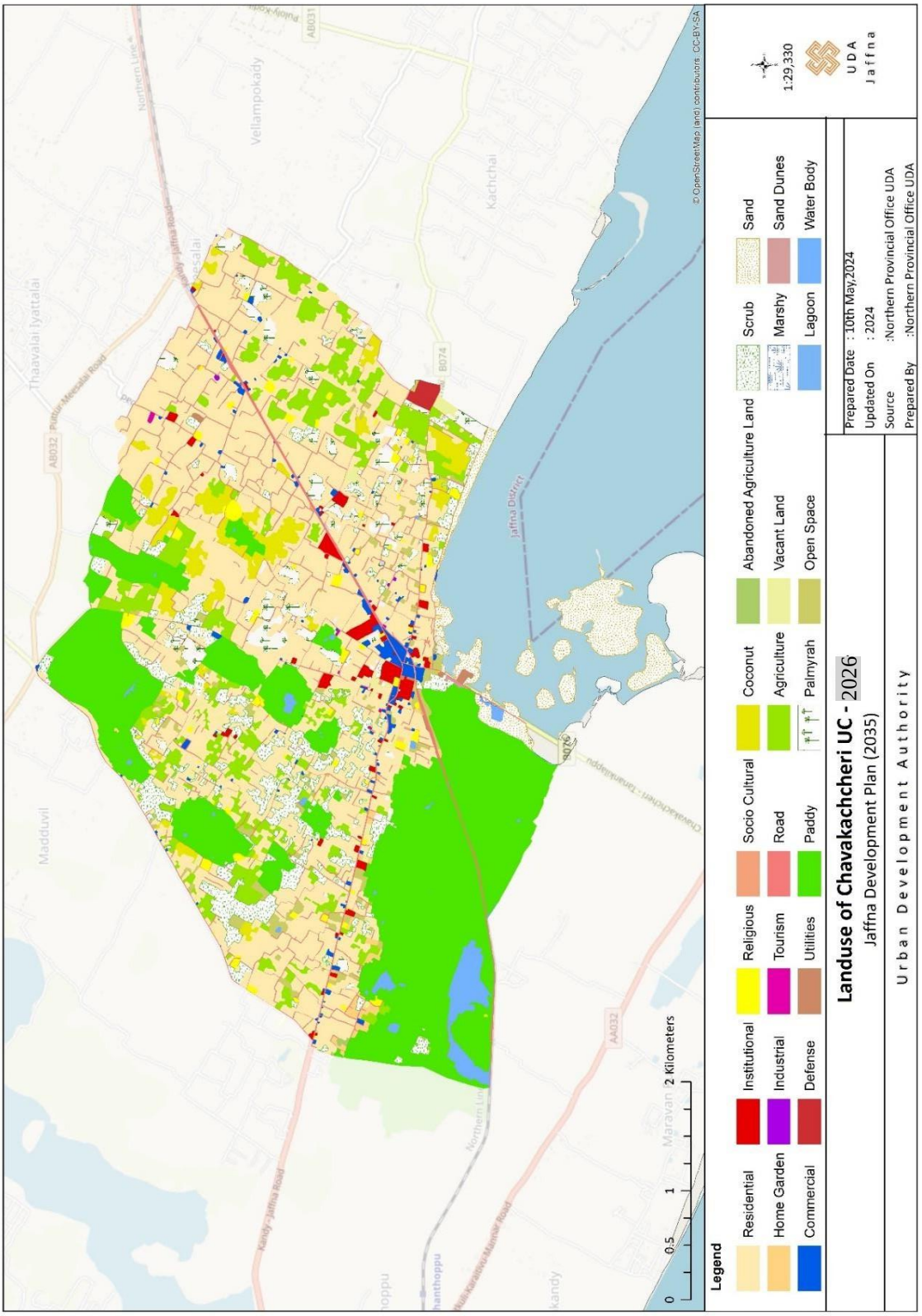
Chavakacheri Town GND plays a crucial role as an urban hub within this region. When analyzing the land use distribution in this area, it becomes evident that a significant portion, approximately 42.25%, is dedicated to paddy cultivation. This underscores the importance of agriculture, with Chavakacheri Town GND contributing nearly 2% to the annual paddy cultivation at the Divisional Secretariat level.Additionally, residential land usage constitutes 24.4% of the total land area, emphasizing the community's living spaces. Furthermore, commercial and institutional zones make up 6.04% and 5.83% respectively, indicating the presence of businesses and public services to support the population's.

Chart 11:Land use



Source: Urban Development Authority

Map 7:Landuse of Chavakachcheri UC



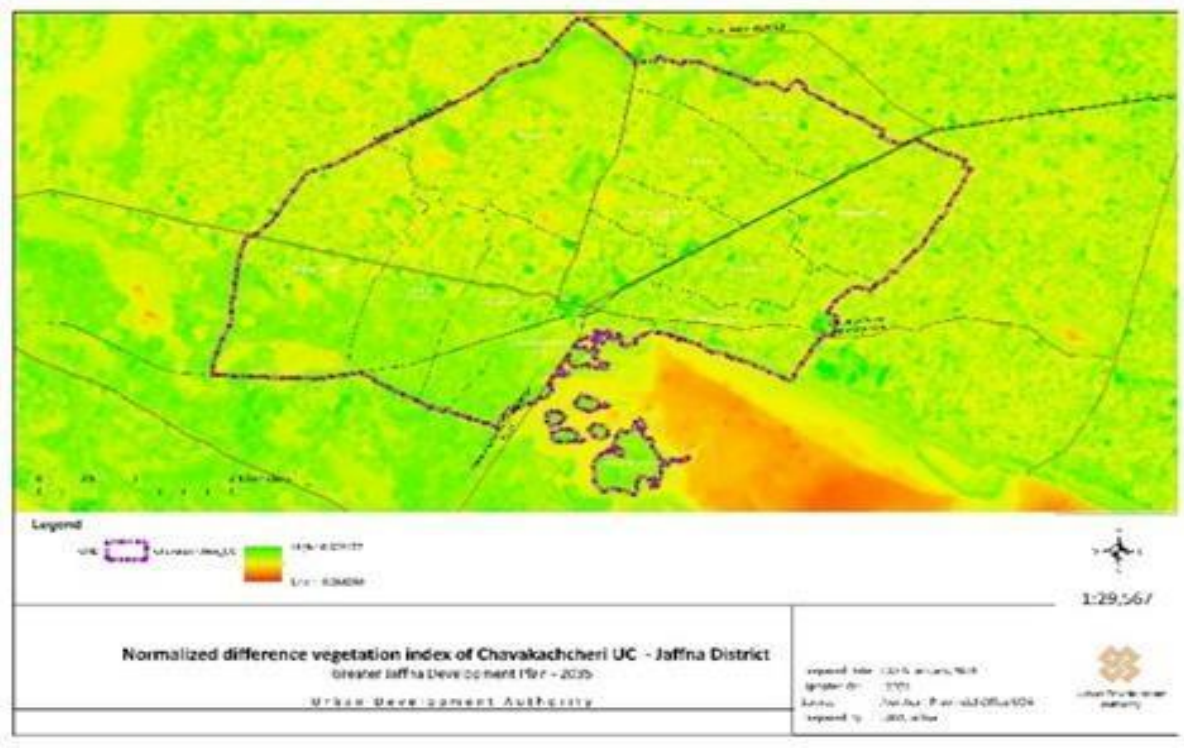
2.6 Physical infrastructure.

Town of Chavakachcheri plays a pivotal role as a service hub for the surrounding areas. Its significance is underscored by the extensive road network linking it to Nunavil, Velvetithurai, Misalai, and Jaffna, the regional capital. This network spans 117.3 km, facilitating crucial connectivity. Urban activities predominantly line both sides of the road, leading to significant disruption of traffic flow—a phenomenon commonly referred to as ribbon development. To alleviate congestion, expansion towards the lagoon area, utilizing currently unused land, are needs to be consider in future development.

In examining the connectivity of the area, it becomes apparent that the town center serves as a significant focal point, exhibiting heightened connectivity in all directions. Particularly noteworthy is the elevated connectivity observed in the northern sector, facilitated by sub-roads intersecting with the Jaffna – Kandy road. Moreover, a well-established circulation network is evident throughout this region, facilitating efficient movement within the area.

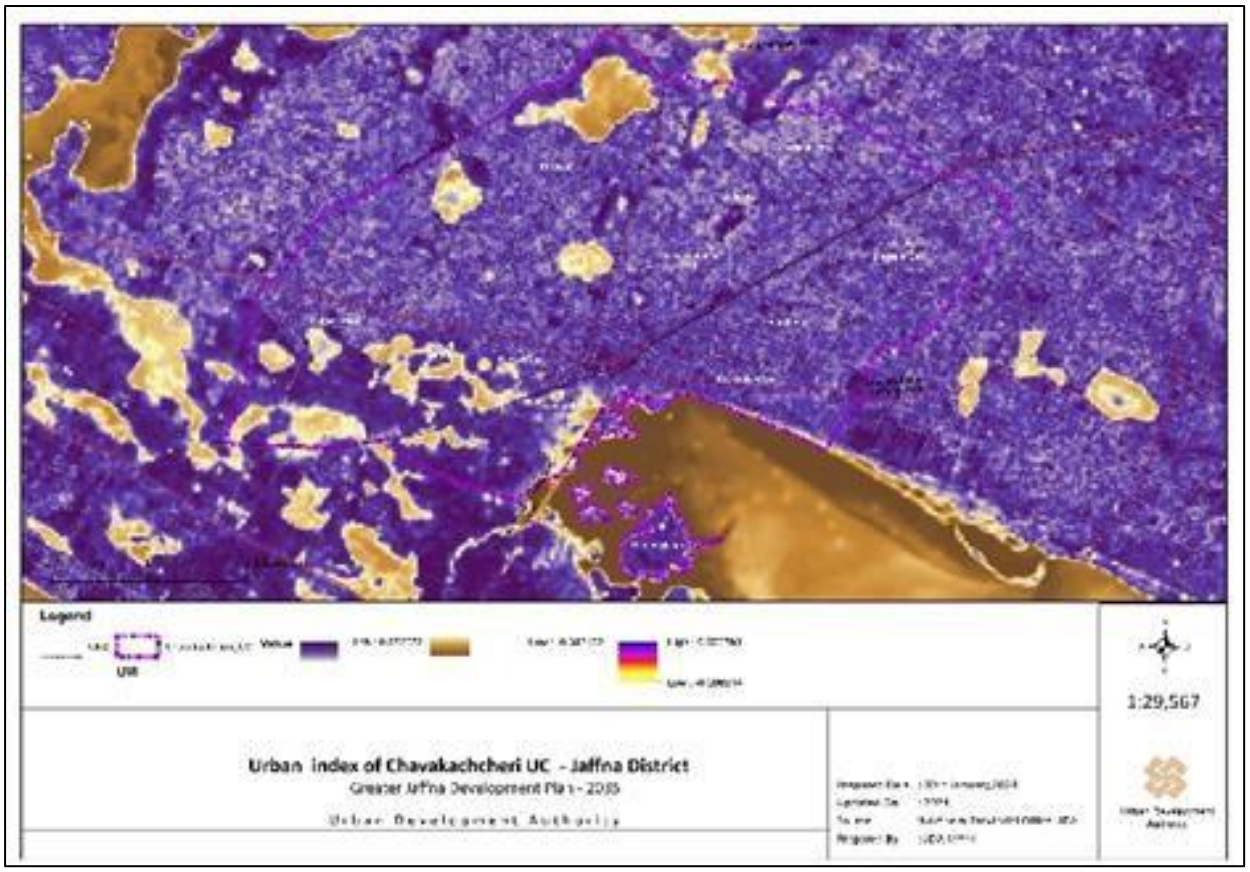
Currently, there is a notable prevalence of bicycle usage, yet adequate facilities for cyclists are lacking, resulting in their integration with other vehicular traffic of varying speeds. Additionally, the current setup requires buses from Jaffna, Muhamalai, and Mannar to navigate across the main road to access the bus stand, causing disruptions to the main road traffic. Efforts to mitigate this could involve implementing a dedicated right-turning solution to streamline

Map 8:NDVI Map



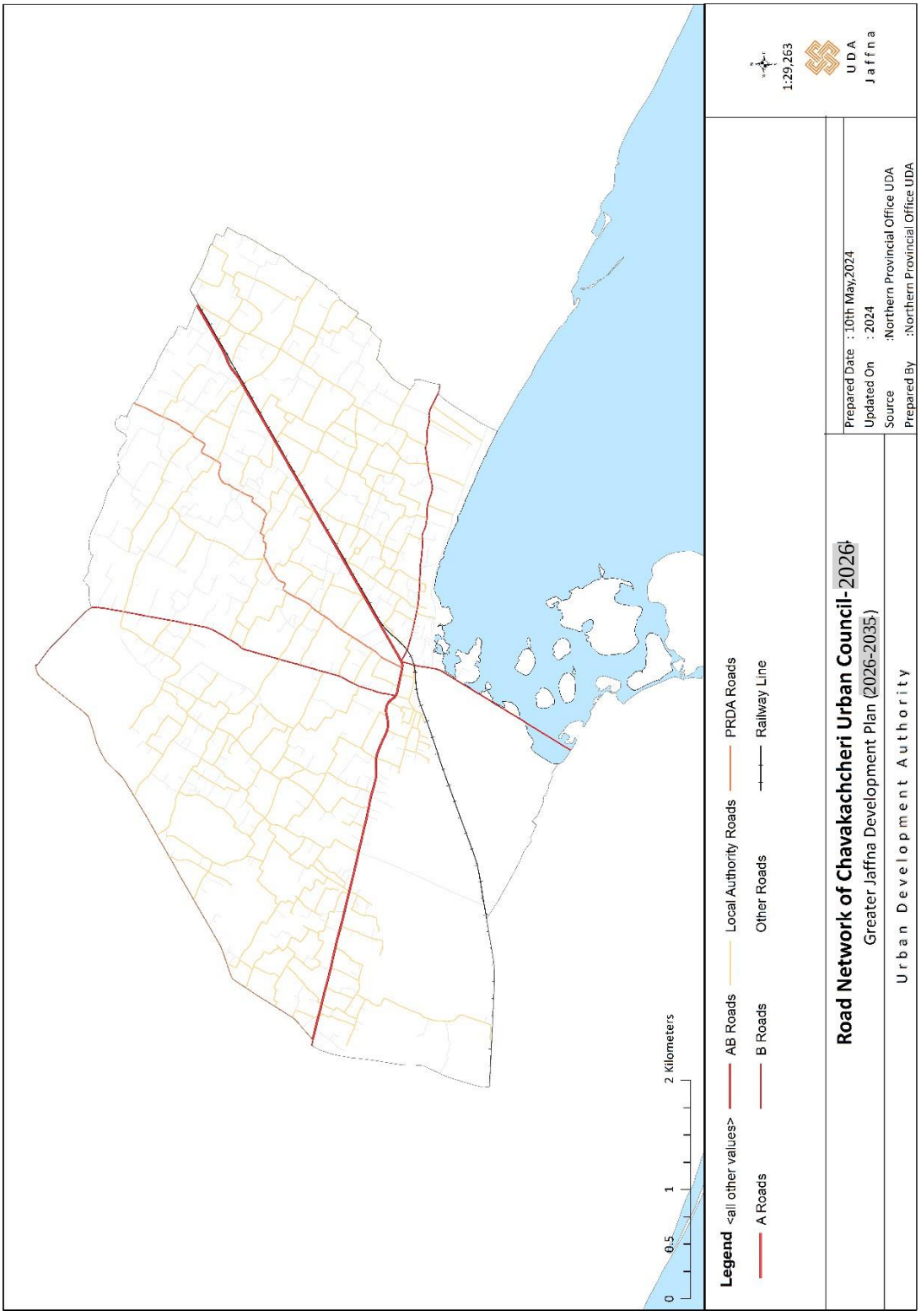
bus access without impeding through traffic. In addition, the railway presents itself as a promising transportation option for this region. Examining the railway coverage for GN areas reveals that three railway stations are situated within the urban council area. Further analysis indicates that within a 1 km coverage area, eight GN areas are encompassed, while within a 2 km radius, Nine GNDs adore complete coverage within the buffer zone and other two have.

Map 9:NDBI Index

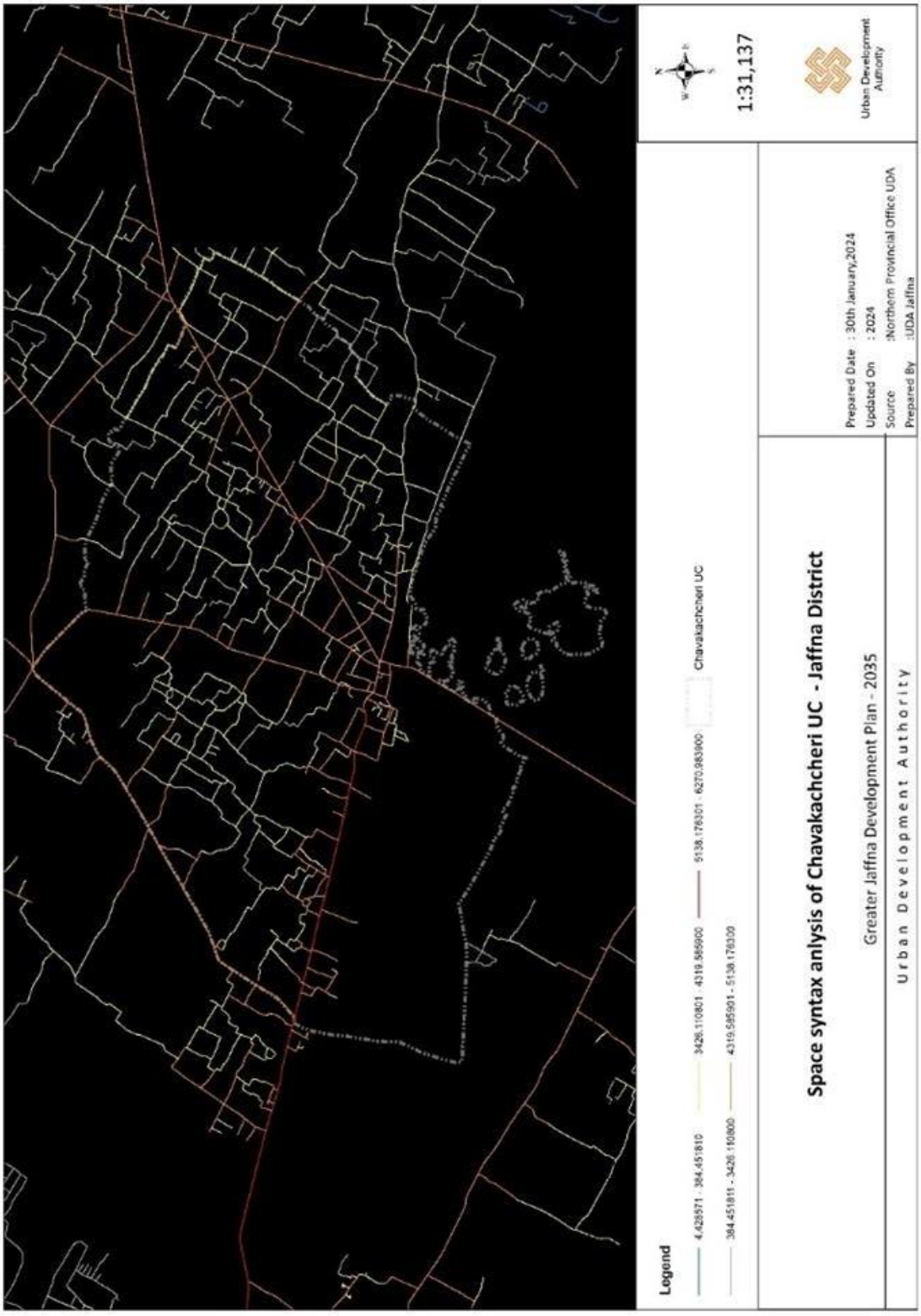


When examining the built-up pattern and vegetation cover of the urban council area, the analysis clearly illustrates that the northern and eastern parts of the region are predominantly characterized by built-up areas, while the southeastern part is largely dominated by green cover. Upon further investigation of the NDVI values, it is evident that the southern parts of Nunavil West, Nunavil East, Nunavil Center, and Chavakacheheri Town GNDS are characterized by green patches. Additionally, a noticeable concentration of built-up activities is observed along the Jaffna – Kandy road and Chavakacheheri – Kachai Road.

Map 10:Road Network of Chavakachcheri UC



Map 11:Space Syntex analysis map of Chavakachcheri UC



2.7 Social infrastructure

Hospitals

The healthcare infrastructure in Chavakachcheri Urban Council is centered around the Base Hospital, which is the primary healthcare facility in the area. Over recent years, the hospital has maintained a consistent capacity of 197 beds, with an average admission rate of 31 patients per day and a bed occupancy rate of 23%. Despite these consistent figures, the growing population and increasing health needs highlight the necessity for expanding and upgrading healthcare services.

The average length of stay for patients remains at two days, suggesting efficient patient turnover. However, the data underscores the need for enhancing medical services, equipment, and staffing to meet future demands. Investments in health infrastructure are critical to maintaining quality healthcare for the community.

Schools

The education infrastructure includes 13 schools, of which 3 are currently non-functional. The distribution of schools aligns with the population trends, showing a surplus in the younger student population. For instance:

2.1.1 In the 5–9 age group, there are 964 children compared to a capacity of 1,154, creating a surplus of 190 seats.

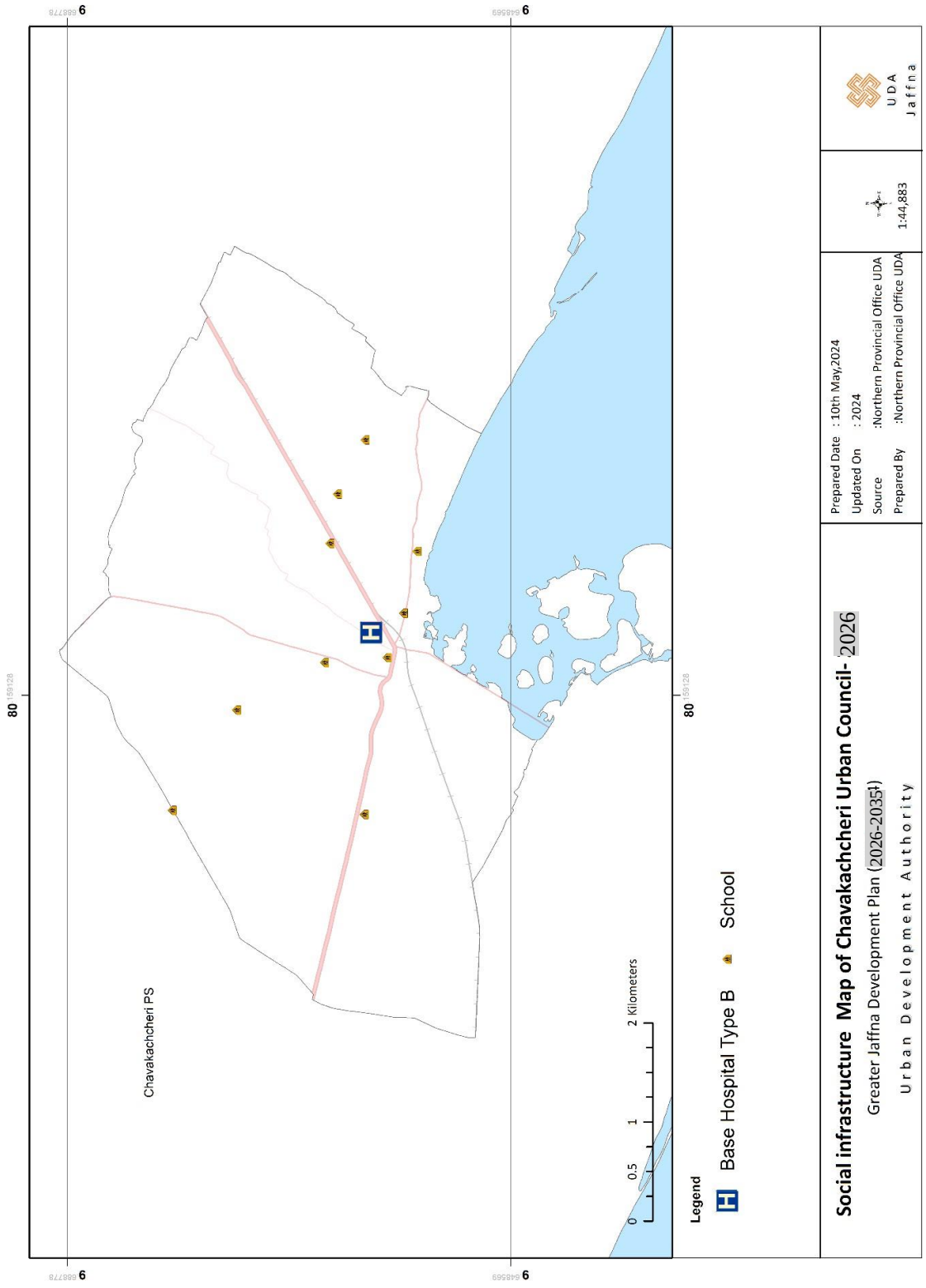
2.1.2 A similar surplus is observed in the 10–14 age group, with 1,080 children and 1,899 available seats.

However, for older students (15–19 years), there is a deficit of 223 seats, indicating the need for expanded facilities or reallocation of resources for secondary education. This trend points to an imbalanced education system requiring optimization to cater to all age groups effectively.

Key Insights and Recommendations

Both the healthcare and education sectors show potential for improvement to meet the growing demands of the population. Enhancing school functionality and ensuring equitable distribution of resources can address educational gaps. Similarly, bolstering hospital facilities will ensure that healthcare needs are adequately met, supporting a healthier, more educated population in Chavakachcheri.

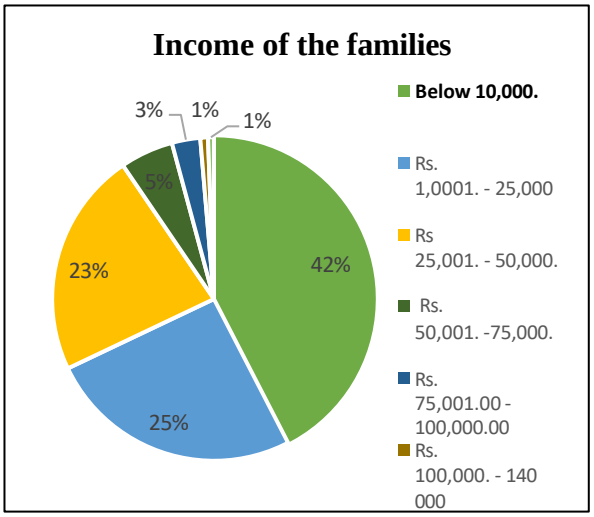
Map 12:Social Infrastructure Map of Chavakachcheri UC



2.8 Economic Profile

The predominant demographic within the Chavakacheri Urban Council area exhibits an income distribution primarily concentrated within the less than Rs. 50,000 bracket. Specifically, approximately 42% of the populace falls within the category of households earning less than Rs. 10,000, followed by approximately 25% residing in families earning between Rs. 10,000 and Rs. 20,000. A further 23% of the population is attributed to families earning within the Rs. 25,000 to Rs. 50,000 range.

Chart 12:Income of Families



Upon study of the unemployment rate within the urban council area, it stands at approximately 1.72%. However, a closer examination of this distribution reveals that the Nunavil West and Kovilkudiyiruppu Grama Niladhari (GN) areas collectively account for 50% of the unemployment rate.

Chart 13:Unemployment rate by GNDs

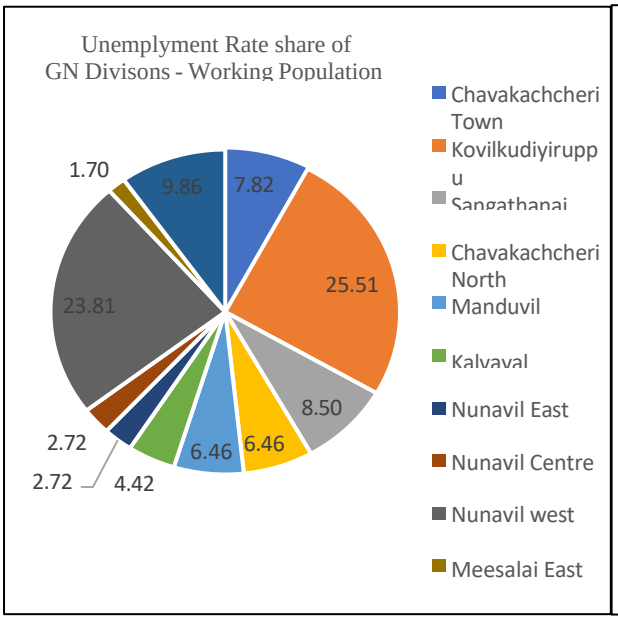
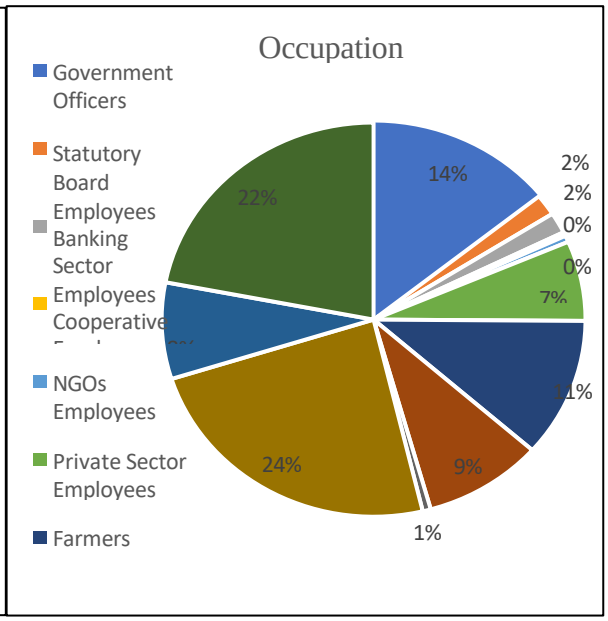


Chart 14:Occupation type



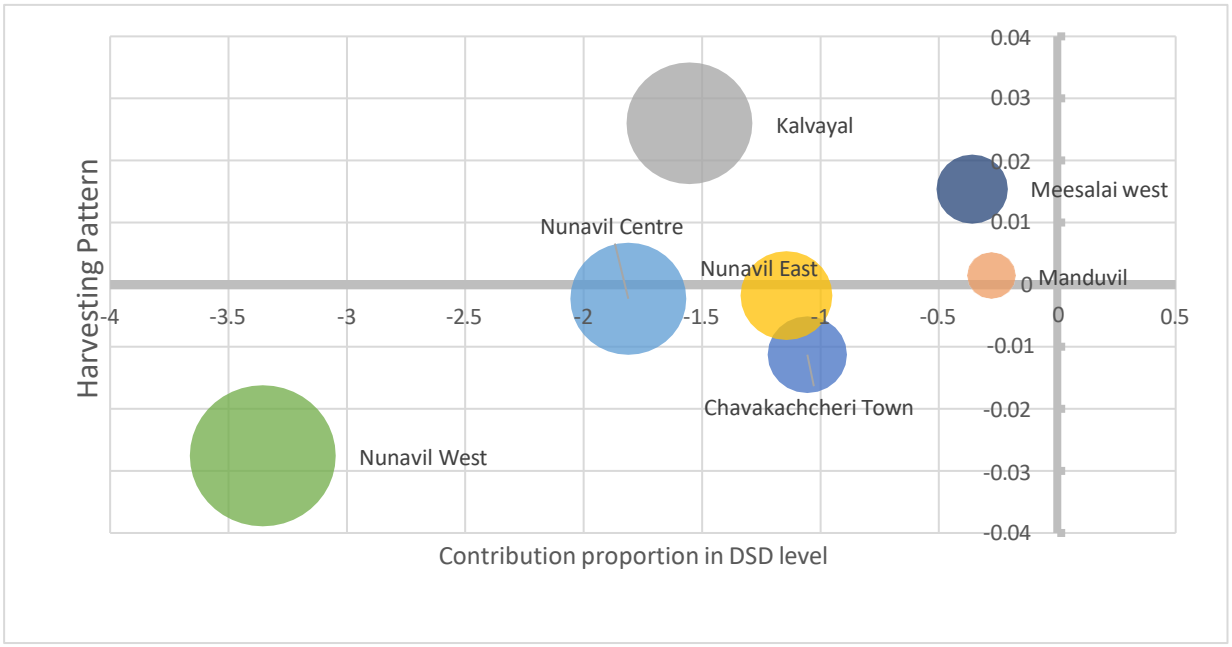
In examining the occupational profile, approximately 20.5% of the population is engaged directly in agricultural activities. Following closely, government officers constitute 14.2% of the workforce.

The fishing community comprises a mere 0.16%, predominantly concentrated within the Kovilkudiyiruppu GN Division. The spatial distribution of the agricultural community is notably concentrated within several GN Divisions, namely Manduvil, Kalvayal, Nunavil East, Nunavil Centre, and Nunavil West. Also Government officers and the population engaged in the service sector, it is noteworthy that 22.3% of this demographic is concentrated within the Nunavil West Grama Niladhari Division (GND).

When looking at the land use pattern and occupational type we can understand Chavakacheri Urban Council area dominated by the agriculture activities. when we look at the locality contribution to the paddy cultivation of the Thenmaradchi Divisional Secretariat, this region have a 20.25 %, 22.21% and 10.70% contribution in Maha 2019/2020 ,Maha 2020/2021 and Maha 2021/2022 season .

Examining the current trend in paddy cultivation, we observe a declining contribution proportion from all GNDs, while areas like Kalvayal, Meesalai West, and Manduvil exhibit continued growth. Although Nunavil West initially showed high paddy harvesting numbers, recent years have seen a decrease, paralleling trends in other GNDs.Contribution proportion in DSD level .Nunavil East and Maduvil have a higher number of agri base labour with in this locality . Kalvayal, Meesalai West, and Nunavil Center areas have a limited workforce. However, despite this, these regions experience substantial growth and yield a large harvest.

Chart 15:Agriculture production trend of the locality



2.9 Local Authority Capacity

In the local area's revenue report for 2022, the total revenue amounted to approximately 173.74 million Sri Lankan rupees. Around 49.67% of this revenue was sourced from the administrative unit, constituting the largest share. Following closely, the health sector contributed a substantial amount, totaling about 26.91 million Sri Lankan rupees. The revenue from utilities and physical planning comprised 18% and 10% of the total respectively, amounting to 48.75 million Sri Lankan rupees.

Chart 16:Revenue structure of physical planning

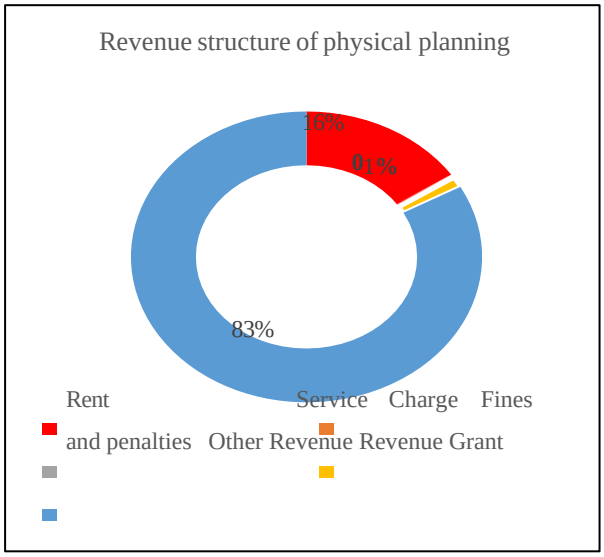
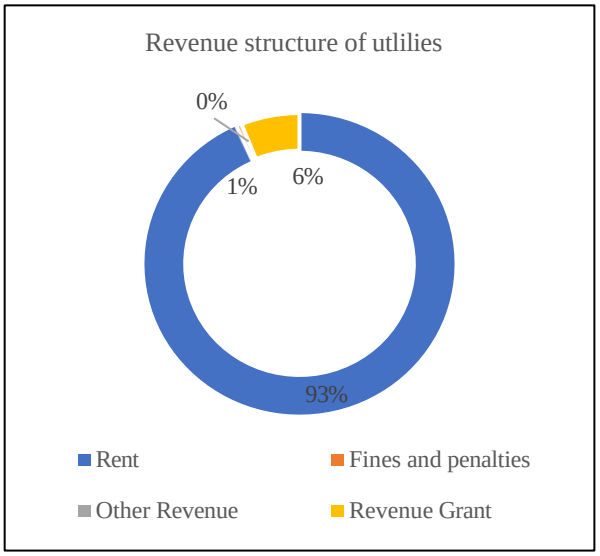
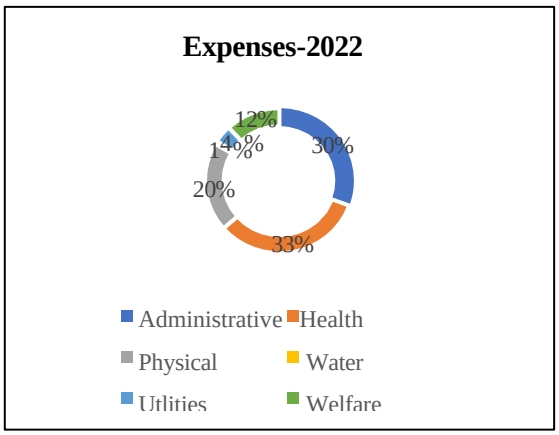


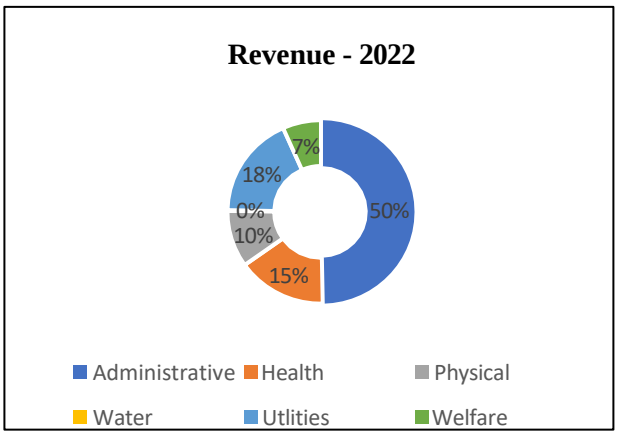
Chart 17:Revenue structure of utilities



Examining the revenue structure within physical planning, the majority of revenue, approximately 82.9%, stemmed from Revenue Grants. Rent constituted 15.62% of the revenue, equivalent to 2.71 million Sri Lankan rupees. Conversely, in the utilities sector, a significant portion of revenue, specifically 93.34%, was generated from rent, totaling 29.26 million Sri Lankan rupees.Analyzing the expenditure of the local authority, both administrative and health sectors account for over 30% of the total expenses. Moreover, when examining the overall expense structure, a significant portion, approximately 54.64%, is allocated to Personal Emoluments.

Chart 18:Expenses of Local Authority **Chart 19:Revenue**





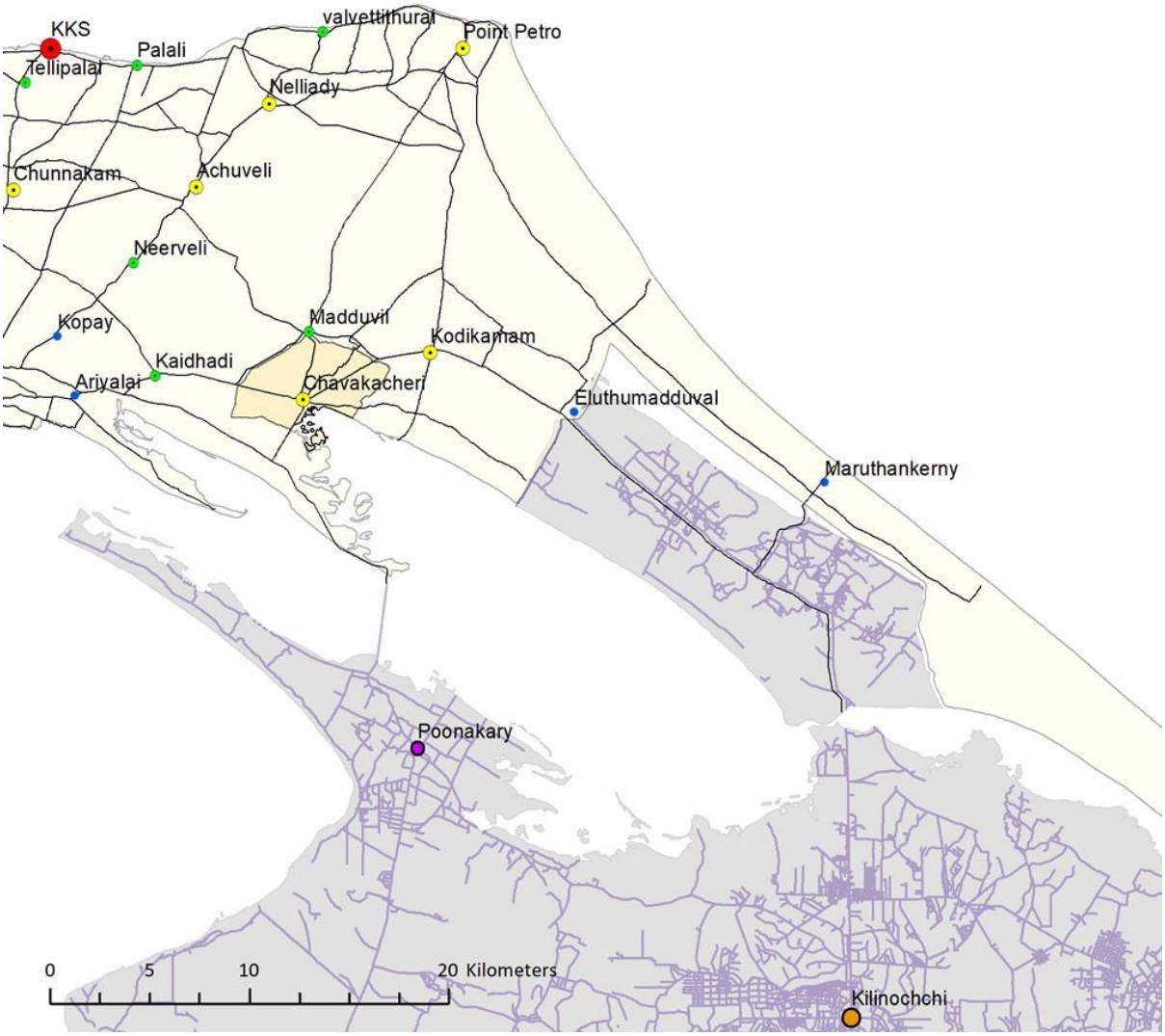
Capital Expenditure comprises 15.9% of the total, while Rehabilitation Works share 11.5%. In terms of the Surplus or Deficit in the overall budget of this local authority, it is positioned in a Surplus with 3,900 Sri Lankan rupees.

Examining the reasons behind the low surplus in the overall budget, it's evident that Health, Physical Planning, Water, and Welfare sectors exhibit a deficit. Health expenses alone contribute approximately 52.53% of the total deficit, while physical planning accounts for roughly 30% of the deficit.

2.10 Problems & Potentials

Potentials

- Strategic Location and Connectivity:



Chavakachcheri serves as a pivotal hub for surrounding areas, with extensive road networks linking it to key locations like Jaffna, Nunavil, and Meesalai.Well-connected transport infrastructure enhances mobility and facilitates trade, services, and economic development.

- Developable Land Availability:

Out of 2,215 hectares, 1,897 hectares (86.7%) are identified as developable, offering significant opportunities for planned urban expansion and infrastructure development.

- Economic Opportunities:

The town contributes substantially to agricultural production, including paddy cultivation, which has shown consistent outputs across multiple seasons.

The service sector is concentrated in key regions, like Nunavil West, contributing to a growing local economy.

- Cultural and Historical Significance:

The presence of historical landmarks such as the CSI Church and Varivaneswarar Temple offers untapped potential for tourism and cultural promotion.

Proper integration of these cultural assets into urban development plans could foster community identity and attract visitors.

- Strong Social and Physical Infrastructure:

High electricity coverage (99.23%) and the presence of 13 schools (despite some being non- functional) provide a foundation for further development.

The Base Hospital demonstrates consistent operational capacity, with room for improvements to address future health demands.

Problems

- Incompatible Land Use:

Lagoon areas are being misused for waste dumping, informal settlements, and backyards for homesteads, which impacts environmental quality and hinders sustainable development.

Informal settlements in low-lying areas exacerbate vulnerability, particularly for low-income families concentrated in these regions.







- Lack of Pedestrian-Friendly Infrastructure:

The uneven distribution of commercial activities, coupled with inadequate parking facilities, creates congestion in key areas.

Poor drainage infrastructure results in waterlogging, reducing walkability and posing safety challenges during rains.





- Underutilization of Land and Resources:

The southern areas of the town, including historical sites and public spaces like the old fish market and playground, are underutilized despite their potential for economic and social engagement.

High-value land plots remain stagnant, affecting overall urban development.





- Housing and Socio-Economic Inequalities:

Vulnerable populations include 9.5% of families classified as at-risk and 3.3% of families identified as landless.

Housing challenges persist, with significant demand for resettlement and improvement of living conditions for affected families.

- Health and Education Gaps:

While the Base Hospital has a consistent capacity, it requires upgrades to handle growing demands.

Educational facilities show imbalances, with surpluses in younger age groups and deficits in secondary education, indicating the need for resource reallocation.

- Environmental Degradation:

Sensitive areas, such as lagoons and green cover zones, are being degraded due to improper land use and insufficient environmental protection measures.



- Safety risk due to Railway crossing

Railway crossings are high-risk zones for accidents involving vehicles, pedestrians, and cyclists.

Recommendations

Zoning and Land Use Regulations: Establish clear zoning laws to address incompatible land uses, particularly around lagoons and informal settlement areas.

Infrastructure Upgrades: Improve drainage systems, pedestrian pathways, and parking facilities to enhance mobility and walkability.

Cultural Preservation and Utilization: Develop plans to restore and integrate cultural landmarks into the urban fabric, creating opportunities for tourism and community activities.

Social Inclusion Programs: Focus on housing initiatives for vulnerable populations, ensuring equitable access to resources and opportunities.

Green and Sustainable Development: Implement measures to protect environmental sensitive areas, promoting sustainable urban growth while maintaining ecological balance.

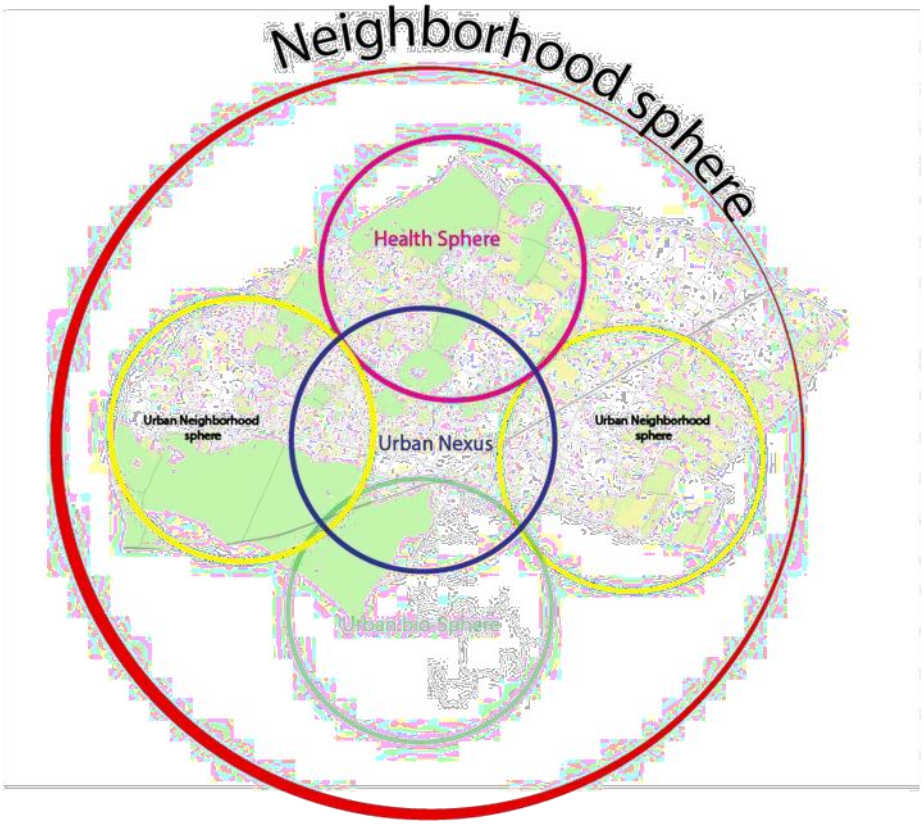
This analysis underscores the potential for Chavakachcheri to develop into a model urban center through targeted interventions addressing identified issues.

Chapter 03 – Frame work of the Local Area Plan

3.1 Sub Vision

"Radiant Nexus of
Thenmarachi"

"The town center serves as a vital node connecting people with the urban setting and its infrastructure of the Thenmaradchiregion."



Urban Nexus; It was intended to help create an identity for a community without a traditional town center. This was to act as a hub of commercial and civic activity. Secondly, concepts were designed for mixed use and to be highly walkable. Emphasis was placed on pedestrian mobility and amenities. Each concept provides liberal areas for commercial spaces.

Urban Neighborhood sphere; This transitional neighborhood serves as a crucial link between urban functions and agglomeration. Its spatial layout is designed not only to connect with existing urban dynamics but also to foster economic development. The zone serves as a buffer between adjacent neighborhoods and plays a pivotal role in managing traffic access and

circulation effectively. These strategic plans are instrumental in fostering the agglomeration of the City Center, thereby capitalizing on the economic opportunities inherent in such development initiatives.

Health Sphere; The urban environment is intertwined with the activities of the hospital. This space transcends mere medical functionality; its distinctive urban characteristics are intended to foster a serene and tranquil environment, promoting a sense of well-being among its users.

Urban bio-Sphere; It's envisioned as a space where individuals can fulfill their recreational needs amidst a green, sustainable environment, aligning with efforts to encourage local economy through carbon footprint reduction.

3.2 Correlation of Sub vision with the Main Vision

“Ceaseless Waves, Towards a Thriving Region.” As known, Jaffna is a North coast district in Sri Lanka surrounded by creating waves. It is unique district in Sri Lanka due to its creating waves which means richness of Marine resources, Islands, Renewable energy, Mangroves, Knowledge base, cultural sprit with high connectivity of Marine and air route with South Indian and South East Asian context.

Goals	**Objective**
Fabricate as renowned neighborhood of South India	O 1 : To create Kankesanthurai as a transit point of Sri Lanka in connection with South India in 2035
	O 2 : To revitalize Jaffna as a canter point of trade in connection with South India in 2035
A foremost Marine hub of Sri Lanka	O 1 : To achieve the fish production of the district by 25 % in 2035
	O 2 : To allocate 5000 acres to achieve the production of Mari farming by 1000 tons to global market in the year 2035
	O 1 : To supply the 400 MW(5% of the national) electricity to the national grid in 2035 by renewable energy

Ideal investment platform for green	O 2 : To keep 40% of the district land as Agricultural Land in 2035
	O 3 : To hiked up the indigenous crops as competitive crops in the global market in 2035

Rebrand the life style and real sense of Jaffna	O 1 : To magnify the "Jaffna" s' image with its unique colonial & post-colonial ambience in 2035.
	O 2 : Provision of Quality & Affordable services for All Walks of Life in 2035.
	O 3 : To develop excursions opportunities through conserve Blue & Green Resources in 2035

The captioned chat highlighted how the vision of the Great Jaffna Development Plan can be realized through the sub-vision of the Chavakachcheri Urban Council. To achieve this, three key goals are emphasized:

1. A foremost Marine hub of Sri Lanka
2. Rebrand the lifestyle and real sense of Jaffna

These goals are closely linked to the initiatives of the Chavakachcheri Urban Council. Additionally, This local area plan supports the Fabricate as renowned neighborhood of South India objective.

3.3 SWOT

Strengths

- **Strategic Location and Connectivity:**

The town serves as a hub connecting Jaffna, Nunavil, and Meesalai, with a well-established road network ensuring efficient movement and trade.

Strong potential for regional integration due to excellent transport infrastructure.

- **High Developable Land Percentage:**

  Of the 2,215 hectares of land, 86.7% is developable, offering significant opportunities for residential, commercial, and industrial development.

- **Economic and Agricultural Contributions:**

The town contributes significantly to regional agricultural production, particularly paddy cultivation, with consistent outputs in recent years.

The presence of a vibrant service sector, concentrated in Nunavil West, adds to economic diversity.

- **Cultural and Historical Assets:**

Historical landmarks such as the CSI Church and Varivaneswarar

Temple provide opportunities for cultural tourism and community engagement.

- **Existing Infrastructure:**

High electricity coverage (99.23%) and adequate housing stock (4,703 houses) demonstrate a solid foundation for further urban growth.

The Base Hospital offers consistent healthcare services, with scope for upgrades to meet future demands.

Weaknesses

- Incompatible and Improper Land Use:

Lagoon areas are misused for waste dumping, informal settlements, and homestead backyards, leading to environmental degradation.

Informal settlements in low-lying areas lack proper planning and infrastructure, making them highly vulnerable.

- Underutilization of Resources:

High-value land plots, including the old fish market and playground, remain underutilized, limiting their contribution to economic growth.

Cultural sites are not effectively integrated into urban development plans, reducing their potential for tourism and cultural significance.

- Infrastructure Gaps:

Poor drainage infrastructure leads to flooding and waterlogging, particularly during rains, affecting walkability and mobility.

Educational facilities show imbalances, with a surplus for younger students but a deficit in secondary education resources.

- Socio-Economic Inequalities:

Vulnerable populations, including 9.5% of families classified as at-risk and 3.3% landless families, face significant housing and economic challenges.

- Traffic Congestion and Walkability Issues:

Ribbon development along major roads and insufficient parking facilities create traffic bottlenecks, reducing urban efficiency.

Opportunities

- Urban and Economic Growth Potential:

The availability of 1,897 hectares of developable land creates opportunities for planned urban expansion and infrastructure development.

High service sector concentration in Nunavil West can serve as a catalyst for economic growth.

- Cultural and Tourism Development:

Proper integration and restoration of cultural and historical landmarks can boost tourism, enhance community identity, and generate economic benefits.

- Infrastructure Modernization:

Upgrading drainage, pedestrian pathways, and parking facilities can significantly enhance urban livability.

The Base Hospital has the potential to expand services, improving healthcare outcomes and supporting population growth.

- Environmental Sustainability:

Rehabilitation of sensitive areas, including lagoons, can preserve biodiversity and improve environmental quality.

Green development initiatives can support sustainable urban planning.

- Regional Integration:

Strong connectivity positions Chavakachcheri as a service hub, attracting investments and promoting inter-regional trade.

Threats

- Environmental Degradation:

  Mismanagement of sensitive areas like lagoons and marshlands could lead to long-term ecological damage, affecting biodiversity and community well-being.

- Unplanned Urbanization:

  Rapid growth without proper planning may exacerbate existing issues such as congestion, informal settlements, and incompatible land use.

- Vulnerable Populations:

  Socio-economic disparities, particularly among vulnerable and landless families, could widen, creating social instability.

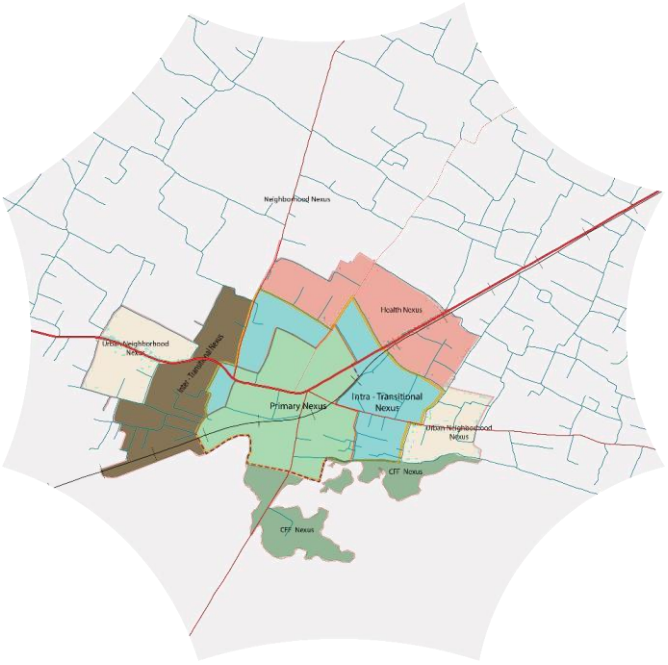
- Natural Disasters and Climate Risks:

  Flooding due to poor drainage infrastructure and potential climate change impacts pose significant risks to urban resilience.

- Economic and Resource Constraints:

  Limited financial capacity of the local authority could hinder the implementation of large-scale development and infrastructure projects.

3.4 Conceptual plan



Primary Nexus- It is anticipated that the majority of institutional, commercial, and transit-oriented activities will concentrate within this designated zone. Serving as the primary urban center for the region, the northern portion is earmarked for high-intensity development, while the southern part, adjacent to green spaces, is envisioned to offer affordable areas for public gatherings, fostering a vibrant community life between buildings.

Intra - Transitional Nexus - It is anticipated that there will be a concentration of institutional and commercial activities in this area. Serving as a transition zone for the primary nexus, this area is expected to develop into a moderate-density zone. The circulation road along the edge of this zone is intended to alleviate traffic congestion and provide an alternative route for long-distance transportation.

Inter - Transitional Nexus- Currently, this area predominantly features residential activities. However, due to the projected demand for future urban agglomeration and its strategic location in proximity to service activities, it is expected that this area will gentrify and transforming into a commercial zone adjacent to urban community neighborhoods.

Carbon footprint free Nexus- The primary goal for this zone is to foster integrated development, incorporating green and blue resources within the area. Presently, the area faces challenges such as pollution from solid waste and encroachment by underserved settlements in sensitive areas. Therefore, future development is anticipated to enhance the local economy by addressing existing environmental concerns and reducing the carbon footprint within the area.

Health Nexus- This zone will primarily emerge as a result of hospital and health-related activities. Additionally, commercial activities in this area will be closely linked with the needs of hospital users.

Urban Neighborhood Nexus- Adjoin neighborhood of this town and where planning intervention needs to intervene the neighborhood and gentrification effect in future

Neighborhood Nexus- Neighborhood of this town and where planning intervention needs to intervene to maintain the spatial form.

Chapter 04 - Project Implementation Strategy

Town center Development Strategy

The town center development strategy for the Chavakacheri Urban Council area encompasses several action plans aimed at establishing it as the urban focal point of the region. Upon reviewing the proposal, it's evident that numerous projects are concentrated in the southern portion of the town center. This area has become characterized by unauthorized settlements and improper solid waste disposal sites. The primary goal of this project is to effectively utilize the town's backyard and enhance the market value of this region.

Road network development.

On the other hand, the proposal includes the development of inner circular roads and green corridor, aiming to transform the linear city form into a radial one. This initiative seeks to diversify the urbanization pattern by spreading it in various directions. The primary objective of this road network development is to enhance pedestrian mobility within the city's core area while facilitating vehicular movement on the periphery of transitional zones, all while integrating permeable green spaces. The strategic placement of these green spaces aims to cultivate a visually appealing environment, enriching the city's overall landscape. This strategy emphasizes three key action plans:

1. Inner Circular road
2. Pedestrian Street Development

Inner circular road

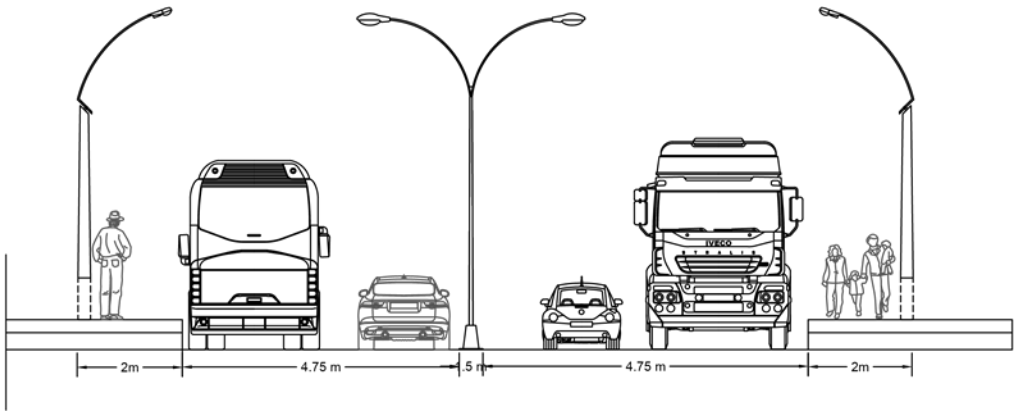
The inner circular road serves to promote accessibility and smooth vehicular movement along the city's perimeter. This designated route aims to increase traffic flow at the city center's edge while decreasing congestion in the central business district (CBD) area and encouraging pedestrian activity in the city center. Not only does this inner circular route facilitate vehicular movement, but it also promotes local bicycle trips.This proposed action plan can be outlined as follows:

- Enhance existing roads by incorporating bicycle lanes.

- Develop planning regulations and guidelines to facilitate circulation.
- Construct new roads to improve connectivity and minimize angular or turning movements within the city center limits.

Inner circular road focus on following roads .

Road Name	**Proposed Road width (M)**	**Proposed Street Line (M)**	**Proposed Building Line (M**
Kanduvil Lane	10	5	6
Hensman road	10	5	6
Dutch Road Kudijiruppu road	10	5	6
Station Lane	15	7.5	8.5
Saratha road	10	5	6
Chavakacheri - Puloli road	30	15	15
Playground Road	15	7.5	8.5
Lagoon Road	15	7.5	8.5



Pedestrian Street Development



This street will feature pedestrian islands, designated walking paths, and roadside parking spaces adorned with greenery, all aimed at enhancing the ambiance and character of the town's core area.

Following Map Illustrate the Road Development Strategy.



Primary Nexus Development.



A - Urban plaza development B - Commercial Square development C- Regeneration of Fish Market

D- Regeneration of PlayGround E- Neighborhood development

A- Urban plaza development

The Urban Plaza features a traditional market, sanitary facilities, and a well-placed bus stop, creating a vibrant community space. Shaded market stalls, accessible restrooms, and transit connectivity support a functional, welcoming environment for local vendors and visitors alike



Community Space

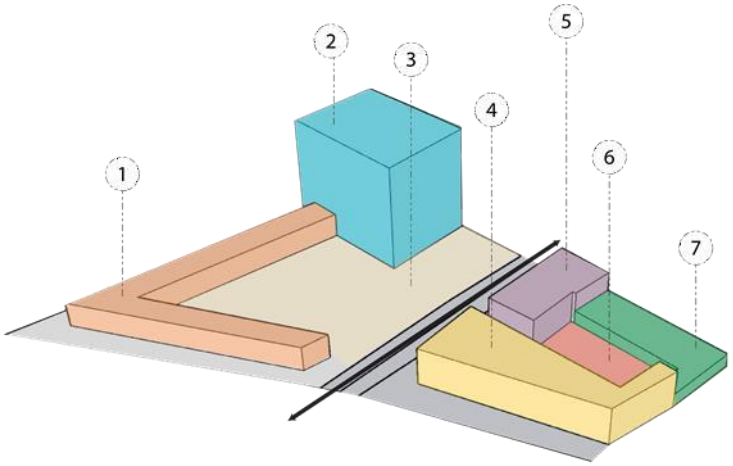


Shaded Market

Conceptual Plan of Urban
Plaza development

B- Commercial Square development

The primary aim of this project is to designate and develop a space for future commercial expansion, drawing people towards the rear end of the city.



1 - Retail commercial complex 2 - Multipurpose commercial complex 3- Open space for events
4 -Institutional purpose building 5 -Electronic Shop complex 6- Open space for events
7-Indoor sport complex





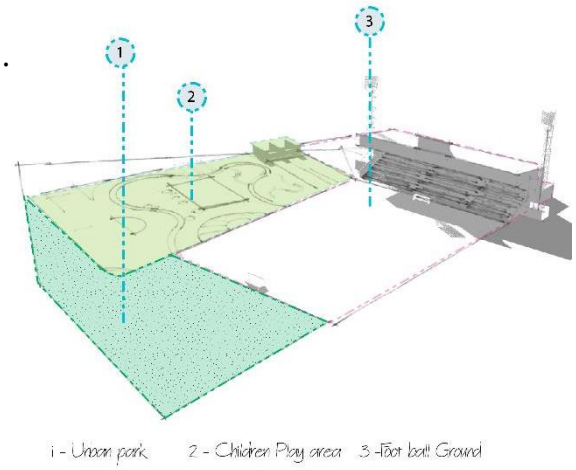
Community Space

C- Regeneration of Fish Market.

The main objective of this project is to enhance accessibility for both the existing public fish market and proposed adjacent commercial complexes. This proposal seeks to create a cohesive market district by integrating traditional markets with the commercial complex, while also ensuring sufficient parking facilities.

D- Regeneration of Playground

The central focus of this plan is the revitalization of the playground. The regeneration process aims to transform the ground into a vibrant space where community engagement and activities thrive.



Conceptual Plan of Commercial Square



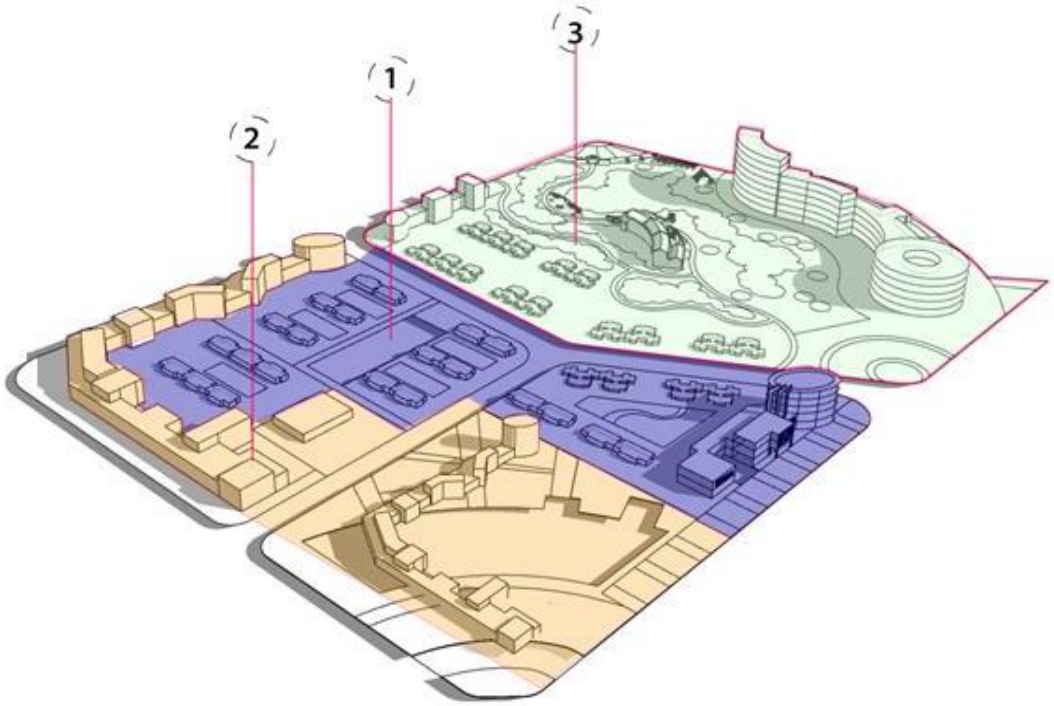
Expected view of Urban Park



Children Play area

E- Neighborhood development.

Analysis reveals the necessity for housing facilities in this locality. Moreover, this area is characterized by unauthorized settlements. Therefore, this development project aims to establish a clear boundary for conservation and future housing scheme development within the urban area.



1 - Government Midrise Housing Scheme Development 2 -Quarters Development

3-Apartment Development using PPP model



Cross section view of lagoon front to B74 road

Intra - Transitional Nexus Development

A-Institutional Development area

This area focuses on strengthening public and private institutions to facilitate and promote the utilization of backyard spaces in urban environments. It aims to create spaces with backyards for public use, green spaces, community gardens, or other beneficial purposes

B-City center green and blue park

Transforms an existing open dump yard into a vibrant park that integrates green spaces and water conservation measures to protect flood-prone lowland areas. By converting waste-fille land into an eco-friendly park, it promotes biodiversity, enhances urban resilience against flooding, and provides recreational and aesthetic benefits.

C-Lagoon front business development area

Aims to transform existing lowlands into a temporary, eco-friendly business zone while facilitating the relocation of vulnerable settlements to safer nearby areas. The project focuses on creating a sustainable and adaptable economic hub that leverages lagoon-front appeal, supports local entrepreneurship, and integrates green infrastructure for flood resilience.

D- Housing scheme Development

This project focuses on revitalizing existing market failures by developing affordable housing solutions for low-income residents. By regenerating underutilized or poorly functioning areas, the initiative seeks to enhance the quality of life, stimulate local markets, and offer inclusive opportunities for economic mobility within the urban fabric.



A - Institutional Development area B - City center green and blue Park C- Lagoon front business area development

D- Low income Housing scheme Development

Other Projects

Project Proposal		
	Chavakachcheri Urban Council	Inner circular road Pedestrian Street Development Urban plaza development Commercial Square development Regeneration of Fish Market Regeneration of Playground Neighborhood development Institutional Development area City center green and blue park Lagoon front business development area Housing scheme Development Establishing a Town park at Nunavil. Establishing a proper urban area drainage system. Solid waste management. Construction of a sewerage treatment plant. City beautification. Street line development Railway crossing improvements



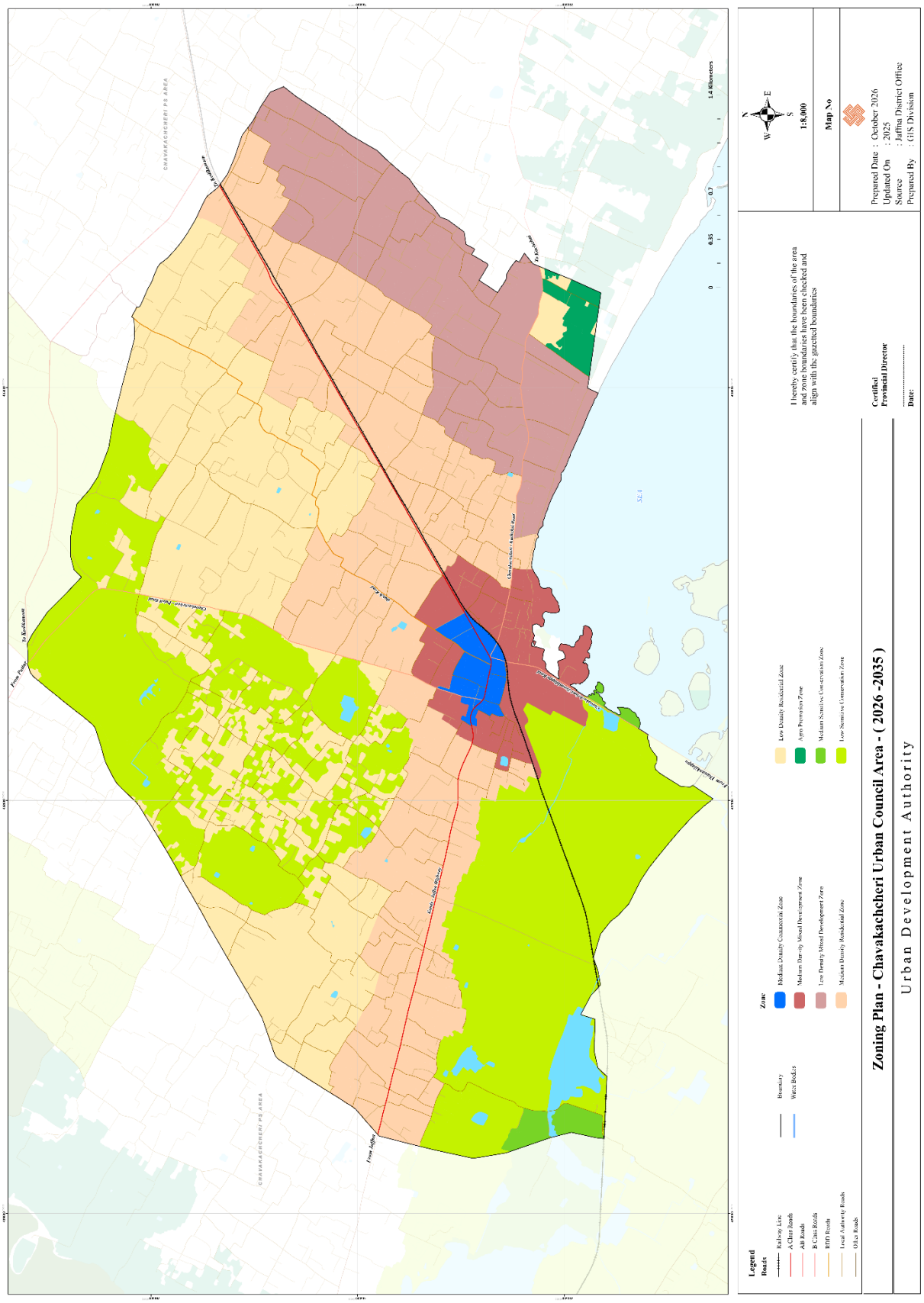
Part II

Chapter 05 – Development Zones and Zoning Guidelines

5.1 Introduction

In Greater Jaffna Development Plan (2026- 2035) , the jurisdiction is divided in to 08 main development zones and from that, 05 zones are included in to Chavakachcheri PS area. Those zones are further divided in to sub zones based on the expected development density.

Map 13: Zoning (2026-2035)



5.2 Zoning Factor

By the Chavakachcheri Urban Council Local area development plan 2026 – 2035 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. (Table No. 5.1)

Table 2:Development Zones and Zone Factor

Main Zone	**Sub Development Zone**	**Zone Code**	**Zone Factor**	**Plot Coverage (%)**
Commercial Zone	Medium Density Commercial Zone	C2	2.14	Commercial - 80 Others - 65
Mixed Development Zone	Medium Density Mixed Development Zone	MD2	1.92	Commercial - 80 Others - 65
	Low Density Mixed Development Zone	MD3	1.37	Commercial - 80 Others - 65
Residential Zone	Medium Density Residential Zone	R2	1.32	Commercial - 80 Others - 65
	Low Density Residential Zone	R3	0.78	Commercial - 80 Others - 65
Agro Promotion Zone	Agro Promotion Zone	A	0.95	50
Conservation Zone	Medium Sensitive Conservation Zone	CN2	0	05
	Low Sensitive Conservation Zone	CN3	0.56	50

5.3 Common Zoning Guidelines in effect for the Planning Area

i. These Regulations and guidelines apply to the entire area within the administrative limits of the Chavakachcheri Urban Council 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 04.08.1986, the lots sub-divided before 10.03.1986 are considered as existing lots.

iv. If the owner of a certain land gifts the portion of land, falling within the proposed road width measured from the centerline of the road 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 proposed road measured from the centerline of the road 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. 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.

x. 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**.)**

xi. 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.

xii. 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.

xiii. 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.

xiv. 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.

xv. If any land is earmarked for a cemetery/crematorium, recommendations should be obtained from the relevant local authority.

xvi. 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.

xvii. 50% of the land should be kept open as open space when constructing buildings for schools and children's homes.

xviii. 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.

xix. Architectural character and planning regulations may be imposed to preserve the identity of areas identified by the Authority.

xx. 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.

xxi. 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.

xxii. 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.

xxiii. 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.

xxiv. 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**.)**

xxv. If the proposed development area located facing to main road, will get the benefits of p

rominent zone. (This regulation is not applicable for conservation zones and applicable for front lot only)

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, system to be recommended by the MOH & Structural Stability to be recommended by the Structural Engineer.

xxix. Where solar energy is used for the building, the maximum height for installation of solar panels on a flat roof shall be 1.2

xxx. Non-Residential Activities on 7 m Wide Roads

- Non-residential development may be permitted on roads having a minimum right-of-way width of 7.0 m, subject to the following conditions:
    a. The total number of parking spaces provided within the development premises shall not exceed 10 spaces.
    b. The development shall not cause obstruction to the movement of vehicles, pedestrians, or emergency services along the access road.
    c. Adequate on-site parking and access arrangements shall be provided in accordance with the applicable planning and development requirements

xxxi. Building Limit to be maintained for the Pond as 3m from the edge of the pond.

xxxii. Building limit to be maintained for the Channel as follow:

Channel Width	Building Limit (from the Edge of the Channel)
0-1m	= 1m
1-2m	=1.5m
2-3m	=2m
>3	= 3m

5.4 Zoning Guidelines

The zoning guidelines in effect of no of five main Development Zones in the Chavakachcheri Urban Council Local Area Development are given below.

Table 3:Commercial Zone

i.	**Main Zone**	**Commercial Zone**
ii.	**Characteristics of the Zone**	Nonresidential activities with Medium Density
iii.	**Zoning Boundaries**	Annexures
iv.	**Sub Zone**	**Medium Density Commercial Zone**
v.	**Zone Code**	**C2**
vi.	**Zone Factor**	2.14
vii.	**Permissible Floor Area Ratio**	Schedule 6 - Form "A" & Form "B" (As per the Gazette notification No. 2235/54)
viii.	**Permissible Maximum Plot Coverage**	Commercial - 80 % Others - 65 %
ix.	**Setbacks & Open Spaces**	Schedule 6 - form "E" (As per the Gazette notification No. 2235/54)
x.	**Minimum land extent for sub division**	**150 Sq.m**
xi.	**Permissible uses & Minimum Land Extent**	Schedule 1 - Form "F" Schedule 2 - Form "G"

xii. Common zoning regulations	1. Clearances should be obtained from relevant agencies if needed. 2. If an area where there is no pipe borne water supply system is installed, the minimum land extent shall be 250 sq.m. 3. Access should be maintained as minimum 9m for the non-residential activities. If the proposed site located 100m from the main road (Dead end), access should be maintained as minimum 6m for the non-residential activities. 4. District planning committee of UDA will have the full rights to decide any special development considerations within the Zone.

Source: Urban Development Authority, 2026

Table 4:Mixed Development Zone

i. Main Zone	**Mixed Development Zone**
ii. Characteristics of the Zone	Medium Density Mixed Development Activities
iii. Zoning Boundaries	Annexures
iv. Sub Zone	**Medium Density Mixed Development Zone**
v. Zone Code	**MD2**
vi. Zone Factor	1.92
vii. Permissible Floor Area Ratio	Schedule 6 - Form "A" & Form "B" (As per the Gazette notification No. 2235/54)
viii. Permissible Maximum Plot Coverage	Non Residential - 80 % Residential - 65 %
ix. Setbacks & Open Spaces	Schedule 6 - form "E" (As per the Gazette notification No. 2235/54)
x. Minimum land extent for sub division	**150 Sq.m**
xi. Permissible uses & Minimum Land Extent	Schedule 1 - Form "F" Schedule 2 - Form "G"
xii. Common zoning regulations	1. Clearances should be from relevant agencies if needed. 2. If an area where there is no pipe borne water supply system is installed, the minimum lot size shall be 250 sq.m. 3. If development identified with institutional purpose (health and Education) maximum plot coverage is 65. 4. Planning committee of UDA will have the full rights to decide any special development considerations within the Zone.

Source: Urban Development Authority, 2026

Table 5:Mixed Development Zone

i. Main Zone	**Mixed Development Zone**
ii. Characteristics of the Zone	Low Density Mixed Development Activities
iii. Zoning Boundaries	Annexures
iv. Sub Zone	**Low Density Mixed Development Zone**
v. Zone Code	**MD3**
vi. Zone Factor	1.37
vii. Permissible Floor Area Ratio	Schedule 6 - Form "A" & Form "B" (As per the Gazette notification No. 2235/54)
viii. Permissible Maximum Plot Coverage	Commercial - 80 % Others - 65 %
ix. Setbacks & Open Spaces	Schedule 6 - form "E" (As per the Gazette notification No. 2235/54)
x. Minimum land extent for sub division	**250 Sq.m**
xi. Permissible Uses & Minimum Land Extent	Schedule 1 - Form "F" Schedule 2 - Form "G"
12.Common Zoning Regulations	1. Clearances should be obtained from relevant agencies if needed. 2. District planning committee of UDA will have the full rights to decide any special development considerations within the Zone.

Source: Urban Development Authority, 2026

Table 6:Residential Zone

i. Main Zone	**Residential Zone**
ii. Characteristics of the Zone	Residential activities with medium Density
iii. Zoning Boundaries	Annexures
iv. Sub Zone	**Medium Density Residential Zone**
v. Zone Code	**R2**
vi. Zone Factor	1.32
vii. Permissible Floor Area Ratio	Schedule 6 - Form "A" & Form "B" (As per the Gazette notification No. 2235/54)
viii. Permissible Maximum Plot Coverage	Commercial - 80 % Others - 65 %
ix. Setbacks & Open Spaces	Schedule 6 - form "E" (As per the Gazette notification No. 2235/54)
x. Minimum land extent for sub division	**250 Sq.m**
xi. Permissible uses & Minimum Land Extent	Schedule 1 - Form "F" Schedule 2 - Form "G"
xii. Common zoning regulations	1. Clearances should be obtained from relevant agencies if needed. 2. District planning committee of UDA will have the full rights to decide any special development considerations within the Zone.

Source: Urban Development Authority, 2026

Table 7:Residential Zone

i.	**Main Zone**	**Residential Zone**
ii.	**Characteristics of the Zone**	Residential activities with Low Density
iii.	**Zoning Boundaries**	Annexures
iv.	**Sub Zone**	**Low Density Residential Zone**
v.	**Zone Code**	**R3**
vi.	**Zone Factor**	0.78
vii.	**Permissible Floor Area Ratio**	Schedule 6 - Form "A" & Form "B" (As per the Gazette notification No. 2235/54)
viii.	**Permissible Maximum Plot Coverage**	Commercial - 80 % Others - 65 %
ix.	**Setbacks & Open Spaces**	Schedule 6 - form "E" (As per the Gazette notification No. 2235/54)
x.	**Minimum land extent for sub division**	**250 Sq.m**
xi.	**Permissible uses & Minimum Land Extent**	Schedule 1 - Form "F" Schedule 2 - Form "G"
xii.	**Common zoning regulations**	1. Clearances should be obtained from relevant agencies if needed. 2. District planning committee of UDA will have the full rights to decide any special development considerations within the Zone.

Source: Urban Development Authority, 2026

Table 8:Agro promotion Zone

i.	**Main Zone**	**Agro promotion Zone**
ii.	**Characteristics of the Zone**	Predominantly crop cultivation and oriented activities
iii.	**Zoning Boundaries**	Annexures
iv.	**Sub Zone**	**Agro promotion Zone**
v.	**Zone Code**	**AG3**
vi.	**Zone Factor**	0.95
vii.	**Permissible Floor Area Ratio**	Schedule 6 - Form "A" & Form "B" (As per the Gazette notification No. 2235/54)
viii.	**Permissible Maximum Plot Coverage**	50%
ix.	**Setbacks & Open Spaces**	Schedule 6 - form "E" (As per the Gazette notification No. 2235/54)
x.	**Minimum land extent for sub division**	**500 Sq.m**
xi.	**Permissible uses & Minimum Land Extent**	Schedule 1 - Form "F" Schedule 2 - Form "G"

xii. Common zoning regulations	1. While development, 50% of the total land to be allocated for the agriculture purpose such portion of the land defined in the survey plan and in future that portion not allowed for any other development and balance land allowable for the development with the 50% plot coverage 2. 3m Side space to be provided 3. Clearances should be obtained from relevant agencies if needed. 4. If any alteration or addition in the existing residential Development, no need to maintained the 50% for the agriculture purpose. However, for the further subdivision, condition no 1 to be adhered. 5. Proposed development should be done without land filling. 6. No need to maintained 10% open space for the subdivision purpose. 7. District planning committee of UDA will have the full rights to decide any special development considerations within the Zone

Source: Urban Development Authority, 2026

Table 9:Conservation Zone

i.	**Main Zone**	**Conservation Zone**
ii.	**Characteristics of the Zone**	This zone consists with existing cultivated paddy lands, abandoned paddy fields and sand dunes.
iii.	**Zoning Boundaries**	Annexures
iv.	**Sub Zone**	**Low Sensitive Conservation Zone**
v.	**Zone Code**	**CN1**
vi.	**Zone Factor**	0.56
vii.	**Permissible Floor Area Ratio**	Schedule 6 - Form "A" & Form "B" (As per the Gazette notification No. 2235/54)
viii.	**Permissible Maximum Plot Coverage**	50 %
ix.	**Setbacks & Open Spaces**	Schedule 6 - form "E" (As per the Gazette notification No. 2235/54)
x.	**Minimum land extent for sub division**	**500 Sq.m**
xi.	**Permissible uses & Minimum Land Extent**	Schedule 1 – Form "F" Schedule 2 – Form "G"
xii.	**Common zoning regulations**	1. Clearance to be obtained from agrarian development department. 2. Clearances should be obtained from relevant agencies if needed. 3. If identify the highland within this zone it can be considered as developable land. 4. Such development not permitted within this zone but which is existing development can be allowed for the further development 5. District planning committee of UDA will have the full rights to decide any special development considerations within the Zone

Source: Urban Development Authority, 2026

Table 10:Conservation Zone

i.	**Main Zone**	**Conservation Zone**
ii.	**Characteristics of the Zone**	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.
iii.	**Zoning Boundaries**	Annexures
iv.	**Sub Zone**	**Medium Sensitive Conservation Zone**
v.	**Zone Code**	**CN2**
vi.	**Zone Factor**	-
vii.	**Permissible Floor Area Ratio**	Schedule 6 - Form "A" & Form "B" (As per the Gazette notification No. 2235/54)
viii.	**Permissible Maximum Plot Coverage**	05 %
ix.	**Setbacks & Open Spaces**	Schedule 6 - form "E" (As per the Gazette notification No. 2235/54)
x.	**Minimum land extent for sub division**	**-**
xi.	**Permissible uses**	Other than the form "F" in Schedule 1 following Activities can be allowed. 1. Nature Friendly Restaurant & Rooms stay 2. Nature Parks conserving the natural eco-system 3. Eco-friendly restaurants 4. Field study/Information centers 5. Mini conference centers 6. Raised boards walks, deck on stilts, shelters/rest huts. 7. Nature trails, hides, observation towers, canopy walkways, carefully located cycle paths, bridleways and the like. 8. Security posts, tickets booths, site offices 9. Camping, picnicking, bird watching and the like 10. Outdoor fitness/exercise facilities 11. Visitor centers 12. Wetland museum 13. Eco-tourism facilities (Small-scale, eco-friendly,

	tourist development such as cabanas on stilts) 14. Wetland Adventure/ Theme Parks, conserving/restoring the natural eco system. 15. Other nature-based recreation activities 16. Open grassed areas (as public parks/playgrounds) 17. Traditional fishing, Animal Farming & Mari Farming 18. Flower Collection with Garden 19. Water transport if carefully integrated and operated 20. Dairies and grazing, but no other form of animal husbandry 21. Wetland forestry 22. Vitally important public infrastructure projects, under exceptional circumstances 23. Irrigation/flood protection structures 24. Wetland agriculture including reed cultivation 25. Mobile Sanitary Facilities 26. Greenhouse 27. "Lellama" 28. "Madel Paadu" built with constructions 29. Fishing piers 30. Berths & Boat jetty/ ferry accommodation 31. Recreational parks 32. Open grounds 33. Open theatre 34. Research and Development Centers 35. Cabana Hotels
xii. Common zoning regulations	1. Clearances should be obtained from relevant agencies if needed. 2. District planning committee of UDA will have the full rights to decide any special development considerations within the Zone. 3. G+2 or 10m height building only can be allowed in the existing lot. 4. Expansion of existing development within the same lot can be permitted only 10m height. 5. Sustainable Materials: Use environmentally friendly and locally sourced materials for construction.

	Consider timber from sustainable sources, recycled materials, or materials with low environmental impact. 6. 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. 7. Natural Aesthetics: Design development that blend with the natural surroundings. Use earthy and muted color schemes that harmonize with the forest environment. 8. Rustic Design: Incorporate rustic architectural elements, such as exposed timber beams, stone accents, or thatched roofs, to create a natural and cozy atmosphere. 9. Sustainability Features: Include green building features like rainwater harvesting, solar panels for lighting, and low-flow water fixtures to minimize environmental impact. 10. Off-Grid Amenities: Provide off-grid amenities such as compos ng toilets, and limit the use of electricity to maintain a sustainable and eco-friendly experience. 11. Natural Ventilation: Design the development with proper ventilation to minimize the need for air conditioning, allowing guests to enjoy the fresh forest air. 12. 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. 13. Minimal Site Disturbance: Construct each development with minimal disruption to the natural terrain. Avoid cutting down trees or disturbing sensitive areas. 14. Outdoor Spaces: Include private outdoor spaces like

	decks, patios, or balconies where guests can relax and enjoy the forest. 15. Fire Safety: Implement fire-resistant building practices and provide safety equipment to mitigate the risk of forest fires. 16. Accessibility: Design development to be accessible to people with disabilities, including wheelchair ramps and wider doorways. 17. Multi-Season Use: Insulate cabanas for year-round use, and include heating options for colder seasons. 18. Waste Management: Establish a responsible waste management system for guests and staff to minimize the environmental impact. 19. Local Workforce: Employ local labor and support local communities for construction and maintenance to benefit the local economy. 20. Educational Signage: Install signage or materials in cabanas that educate guests about the forest ecosystem and encourage eco-friendly behavior. 21. Wildlife-Friendly: Design features that minimize disturbance to wildlife, such as bird-friendly window treatments or designated wildlife viewing areas. 22. Light Pollution Control: Use lighting fixtures that minimize light pollution and allow guests to enjoy stargazing. 23. Signs and billboards should, where possible, incorporate colors and materials that are compatible with the existing character of an environmentally sensitive area. 24. It is preferable that billboards and freestanding signs in sensitive environmental areas are used for interpretive, public safety or educational purposes. 25. 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.

Source: Urban Development Authority, 2026

5.5 Permissible Uses for Development Zones

S.No	Principle Use	Sub Uses	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	Low Sensitives Conservation Zone	Medium Sensitives Conservation Zone
1	1.Residential	Houses	x	x	x	x	x	x	x	
2		Condominium Housing Complexes		x	x	x				
3		Housing Complexes		x	x	x	x			
4		Housing Projects		x	x	x	x			
5		Quarters/Labour Quaters	x	x	x	x	x			
6		Service Apartments		x	x	x				
7		Studio Apartments	x	x	x	x				
8		Dometry	x	x	x	x	x			
9		Hostels	x	x	x	x	x			
10		Day-care Centers	x	x	x	x	x	x		
11		Patient Care Centers	x	x	x	x	x	x		

12		Elders home		x	x	x	x	x	x	
13		Children's home		x	x	x	x	x	x	
14		Disability rehabilitation home		x	x	x	x	x	x	
15		Rehabilitation /Probation home					x	x		
16		Community centers		x	x	x	x	x	x	
17		Resorts/Tourism bungalow/Home stay	x	x	x	x	x			
18		Guest House	x	x	x	x	x	x		

19		Lodge	x	x	x	x	x			
20		Rest House	x	x	x	x	x	x		
21		Retirement halls		x	x	x	x	x		
1	2. Health	Hospital	x	x	x	x	x			
2		Medical centres(One doctors)	x	x	x	x	x	x	x	
3		Medical centers (Two doctors or more)	x	x	x	x	x			
4		Sample collecting centers	x	x	x	x	x	x	x	
5		Laboratory	x	x	x	x	x	x	x	
6		Pharmacy	x	x	x	x	x	x	x	
7		Veterinarian/ Animal clinics	x	x	x	x	x	x	x	
8		Veterinarian/ Animal hospitals	x	x	x	x	x	x	x	
9		Quarantine centers					x	x		
10		Child and maternal Clinic/ Family Clinic centers	x	x	x	x	x	x		
11		Other medical institutions not falling under uses from 1 to 10	x	x	x	x	x	x		
12		Medical Consultancy Service Centres	x	x	x	x	x	x	x	
13		Animal Protection Centers					x	x	x	
1	3. Office & Institutions	Office	x	x	x	x	x	x	x	
2		Professional Office	x	x	x	x	x	x	x	
3		Office complex (Over 10,000Sq.m)	x	x	x					
4		Banks/ Insurance/ finance institutions	x	x	x	x	x	x		

5		Other office and institutional uses not included under uses from1 to 4	x	x	x	x	x			
1	4. Commercial	Shopping complex	x	x	x	x				
2		Retail shops	x	x	x	x	x	x	x	
3		Wholesale Shops	x	x	x					
4		Department Stores/ Super Markets	x	x	x	x				
5		Open Markets	x	x	x	x	x	x	x	
6		Showrooms	x	x	x					
7		Restaurants (Take Away)	x	x	x	x	x	x	x	
8		Restaurants	x	x	x	x	x	x	x	
9		Reception Halls	x	x	x	x	x	x		
10		Star Class Hotels	x	x	x	x	x			
11		Hotels	x	x	x	x	x			
12		City Hotels	x	x	x					
13		Club	x	x	x					
14		Motel	x	x	x	x	x			
15		Cabana Hotels		x	x	x	x	x	x	x
16		Broadcasting Centers	x	x	x	x	x			
17		Studio (Non Broadcasting)	x	x	x	x	x			
18		Beauty Parlour	x	x	x	x	x	x	x	
19		Customer Service Centers	x	x	x	x	x	x	x	
20		SPA	x	x	x					
21		Tailor Shops	x	x	x	x	x	x		
22		Funeral Parlours	x	x	x					
23		Flouriest	x	x	x					
24		Laundry/ costume cleaning centers	x	x	x	x	x	x		
25		Hardware/ building material selling shops	x	x	x	x	x	x		

26		Liquor shops	x	x	x					
27		Vehicle spare parts shops	x	x	x	x	x	x		
28		Vehicle renting centers	x	x	x	x	x	x	x	
29		Vehicle service centers	x	x	x		x	x		
30		Bicycle/three-wheeler s.c.	x	x	x	x	x	x		
31		Light vehicle s.c.	x	x	x	x	x	x		
32		Heavy vehicle s.c.		x	x		x			
33		Garage	x	x	x	x	x	x		
34		Vehicle fuel stations	x	x	x	x	x	x	x	
35		Emission Testing Centers	x	x	x	x	x	x	x	
36		Betting centers	x	x	x					
37		Bus terminals	x	x	x					
1	5. Educational	Pre School/ Early childhood development center	x	x	x	x	x	x		
2		Primary school	x	x	x	x	x	x	x	
3		Secondary school	x	x	x	x	x	x	x	
4		Tertiary school	x	x	x	x	x	x	x	
5		Private school/ International school		x	x	x	x			
6		High education institutions (Campus)		x	x	x	x			
7		Government/ Private university		x	x	x	x			
8		Technical college/ Vocational training center/ Training center		x	x	x	x			
9		Private Tuition Classes-less than 50sqm	x	x	x	x	x	x	x	
10		Private Tuition Classes- 50m to 500sqm		x	x	x	x	x		

11		Private Tuition Classes-more than 500 sqm		x	x	x	x			
12		Art institutions/ drama institution	x	x	x	x	x			
13		Other educational institution	x	x	x	x	x			
14		Research and Development Centers		x	x		x	x	x	x
1	6. Social & Religious	Religious center		x	x	x	x	x		
2		Religious education center		x	x	x	x	x		
3		Museum		x	x	x	x			
4		Social & Cultural center		x	x	x	x	x		
5		Cemetery/ Crematoriums		x	x	x	x	x		
6		Community Development Centers		x	x	x	x	x		
7		Auditorium	x	x	x	x	x	x		
8		Conference Hall	x	x	x	x	x	x		
1	7. Industry	Vehicle assembling/ repairing center	x	x	x	x	x			
2		Stores for distribution activities	x	x	x		x	x	x	
3		Stores/ warehouse	x	x	x		x	x	x	
4		Service industries	x	x	x	x	x			
5		Domestic industries	x	x	x	x	x	x	x	
6		Packing industry	x	x	x	x	x	x	x	
7		Recycling industry					x			
8		Value addition industry	x	x	x	x	x	x	x	
9		Defective material collection center	x	x	x	x	x	x	x	
10		Bakery productions- Wood kilns	x	x	x	x	x	x		
11		Bakery productions- electric	x	x	x	x	x	x		

12		Concrete related production industry		x	x	x	x	x		
13		Tile and brick industries					x	x		
14		Furniture related industry			x		x	x		
15		Mills	x	x	x	x		x		
16		Lathes, welding shops	x	x	x	x	x	x		
17		Other non-polluting industries (as defined by Central Environment Authority)	x	x	x	x	x	x		
18		Other polluting industries (as defined by Central Environment Authority)								
1	8. Leisure	Indoor stadium		x	x	x	x	x		
2		Open theatre		x	x	x	x	x		x
3		Library		x	x	x	x	x	x	
4		Gymnasium	x	x	x	x	x	x		
5		Children parks	x	x	x	x	x	x	x	
6		Open grounds	x	x	x	x	x	x	x	x
7		Cinema theatre/ open cinema theatre	x	x	x	x	x	x		
8		Swimming pool	x	x	x	x	x	x		
9		Parks	x	x	x	x	x	x	x	x
10		Recreational parks	x	x	x	x	x	x	x	x
1	9. Agriculture and Fishery	Boat jetty/ ferry accommodation			x		x			x
2		Berths			x		x			x
3		Fishing piers			x		x			x
4		“Madel Paadu” built with constructions			x		x			x
5		“Lellama”			x		x			x

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

	Non- permissible uses
✓	Permissible uses

5.6 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	500
	3	Housing Complexes	150
	4	Housing Projects	500
	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 from1 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	Flouriest	150
	24	Flouriest	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	
	31	Bicycle/three wheeler	375
	32	Light vehicle	500
	33	Heavy vehicle	1000
	34	Garage	500
	35	Vehicle fuel stations	1000
	36	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 Tuition Classes- less than 50sqm	150
	10	Private Tuition Classes- 50sqm to 500sqm	500

	11	Private Tuition Classes- 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	antenna towers	250
	3	communication Towers	-
	4	vehicle parking	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.N	Road No	Name of the Road	Proposed Road width (M)	Proposed Road width from the center of the Road (M)	Proposed Building Line (M)
1	NJCUE001	Kunsan Thuravu road	6	3	4
2	NJCUE002	Kunsan Thuravu road right side 1st lane	6	3	4
3	NJCUE003	Kunsan Thuravu road right side 2nd lane	6	3	4
4	NJCUE004	Centre road 2nd cross lane	6	3	4
5	NJCUE005	Paththiniyar Thuravu road	6	3	4
6	NJCUE006	Amman road 1st lane	6	3	4
7	NJCUE007	Amman road	6	3	4
8	NJCUE008	Nelliyady murugan road	6	3	4
9	NJCUE009	Mill road	6	3	4
10	NJCUE010	Meesalai Allarai road 1 st cross lane	6	3	4
11	NJCUE011	Centre road 1st cross lane	6	3	4
12	NJCUE012	Paththiniyar thuravu road 1st lane	6	3	4
13	NJCUE013	Ehamparam road left side 1st lane	6	3	4
14	NJCUE014	Ehamparam road	6	3	4
15	NJCUE015	Maavady vinayagar road	6	3	4
16	NJCUE016	Kurukkal road	6	3	4
17	NJCUE017	Panrikkeni murugan road	6	3	4
18	NJCUE018	New virapaththirar kovil road	6	3	4
19	NJCUE019	Ulaga veli road	6	3	4
20	NJCUE020	Palaiyady vinajagar road	6	3	4
21	NJCUE021	Kansondiyan thuravu road	6	3	4
22	NJCUE022	Siththiravelajuthar Kanthasamy road	6	3	4

23	NJCUE023	Thalaijodu thuravu road	6	3	4
24	NJCUE024	Meesalai allarai uoor bountry road	6	3	4
25	NJCUE025	Mavadippulam road	6	3	4
26	NJCUE026	Chavakachcheri South Boundary road	6	3	4
27	NJCUE027	Nelliyady Murugan road 1st Cross lane	6	3	4
28	NJCUE028	Nelliyady Murugan road 2nd Cross lane	6	3	4
29	NJCUE029	Amman Kovil road left side lane	6	3	4
30	NJCUE030	Center road 3 rd cross lane	6	3	4
31	NJCUE031	Center road 4th cross lane	6	3	4
32	NJCUE032	Kadduvalavu Kanthasami Kovil Near road	6	3	4
33	NJCUE033	Paththiniyar thuravu road 2nd lane	6	3	4
34	NJCUE034	Paththiniyar thuravu road 3rd lane	6	3	4
35	NJCUE035	Meesalai Allarai Boundary road, Centre road Joint lane	6	3	4
36	NJCUE036	Meesalai Allarai Boundary road Left side end lane	6	3	4
37	NJCUE037	Siththiravelajuthar Kanthasamy road 1st lane	6	3	4
38	NJCUE038	Thalaiodu thuravu road 1st lane	6	3	4
39	NJCUE039	Palaiyadi Vinayagar road 1st lane	6	3	4
40	NJCUE040	Ulagaveli road 1st lane	6	3	4
41	NJCUE041	Ulagaveli road 2nd lane	6	3	4
42	NJCUE042	Ulagaveli road 3rd lane	6	3	4
43	NJCUE043	Mavadivinayagar road 2nd cross lane	6	3	4
44	NJCUE044	Centre road Right side lane	6	3	4
45	NJCUE045	Madaththady East road Cross lane	6	3	4

46	NJCUE046	Madaththady East road	7	3.5	4.5
47	NJCUE047	Sappachchy Mavady lane	6	3	4
48	NJCUE048	Sappachchy Mavady road	6	3	4
49	NJCUE049	Thamotharampillai road	6	3	4
50	NJCUE050	Thamotharampillai road North side 1st lane	6	3	4
51	NJCUE051	Potkollar road	6	3	4
52	NJCUE052	Meenadchi Amman road	6	3	4
53	NJCUE053	Meenadchi Amman road No 01	6	3	4
54	NJCUE054	Vaiththilangam road	6	3	4
55	NJCUE055	Sappachchimavady Pillaiyar road	6	3	4
56	NJCUE056	Thamotharampillai road 1st lane	6	3	4
57	NJCUE057	Thamotharampillai road 2nd lane	6	3	4
58	NJCUE058	Chavakachcheri North boundary road	7	3.5	4.5
59	NJCUE059	Thamotharampillai road 4th road	6	3	4
60	NJCUE060	Thamotharampillai road 4th road 1st lane	6	3	4
61	NJCUE061	Thamotharampillai road 5th road	6	3	4
62	NJCUE062	Madaththady East road Cross road 1st lane	6	3	4
63	NJCUE063	Madaththady East road Cross road 2nd lane	6	3	4
64	NJCUE064	Madaththady East road Cross road 3rd lane	6	3	4
65	NJCUE065	Madaththady East road Cross road 4th lane	6	3	4
66	NJCUE066	Sappachchymavady Pillaiyar kovil road 1st lane	6	3	4
67	NJCUE067	Sappachchymavady Pillaiyar kovil road 3rd lane	6	3	4

68	NJCUE068	Vaiththilingam road 1st lane	6	3	4
69	NJCUE069	Vaiththilingam road 2nd lane	6	3	4
70	NJCUE070	Iththiyadi Pillayar road	6	3	4
71	NJCUE071	Iththiyadi Pillayar road Around lane	6	3	4
72	NJCUE072	Iththiyadi Pillayar road 1st lane	6	3	4
73	NJCUE073	Iththiyadi Pillayar road 2nd lane	6	3	4
74	NJCUE074	Pasupathiyar road	6	3	4
75	NJCUE075	Pasupathiyar road 1st lane	6	3	4
76	NJCUE076	Kalikovil road	6	3	4
77	NJCUE077	Namahal Preschool lane	6	3	4
78	NJCUE078	Potkollar road 3rd lane	6	3	4
79	NJCUE079	Potkollar road 4th lane	6	3	4
80	NJCUE080	Potkollar road 5th lane	6	3	4
81	NJCUE081	Potkollar road 6th lane	6	3	4
82	NJCUE082	Potkollar road 7th lane	6	3	4
83	NJCUE083	Potkollar road 8th lane	6	3	4
84	NJCUE084	Meenadchcheamman kovil road 1st lane	6	3	4
85	NJCUE085	Saratha road	10	5	6
86	NJCUE086	Saratha road 2nd lane	6	3	4
87	NJCUE087	Saratha road 4th lane	6	3	4
88	NJCUE088	Saratha road 1st lane	6	3	4
89	NJCUE089	Madathadi east road 1st lane	6	3	4
90	NJCUE090	Madathadi east road 2nd lane	6	3	4
91	NJCUE091	Uppukerny road	6	3	4
92	NJCUE092	Ponnampalam road & Cross lane	6	3	4
93	NJCUE093	Kailayapillai road	6	3	4
94	NJCUE094	Vinasiththamby road	6	3	4
95	NJCUE095	Mahathmakanthi road	6	3	4
96	NJCUE096	Vairavanathar road	6	3	4
97	NJCUE097	Kachchai road No.01	6	3	4
98	NJCUE098	Kachchai road No. 02	6	3	4

99	NJCUE099	Kachchai road No. 03	6	3	4
100	NJCUE100	Licoriyar Church road	6	3	4
101	NJCUE101	Uluththampulam Pillaiyar road	6	3	4
102	NJCUE102	Nakalinkam road	6	3	4
103	NJCUE103	Kachchai Urellai road	6	3	4
104	NJCUE104	Uthayasooriyan road 1st lane	6	3	4
105	NJCUE105	Uthayasooriyan road 2nd lane	6	3	4
106	NJCUE106	Kachchai road 1st lane	6	3	4
107	NJCUE107	Kachchai road 5th lane	6	3	4
108	NJCUE108	Veerapaththiirar road	6	3	4
109	NJCUE109	Veerapathirar road 2 nd lane	6	3	4
110	NJCUE110	Kandaiya road	6	3	4
111	NJCUE111	Vinasiththampi road	6	3	4
112	NJCUE112	Sivakuru road	7	3.5	4.5
113	NJCUE113	Sivakuru road 2nd lane	6	3	4
114	NJCUE114	Licoriyar Cemetry road	6	3	4
115	NJCUE115	Kachchai road 4th lane	6	3	4
116	NJCUE116	Kachchai road 5th lane	6	3	4
117	NJCUE117	Perampalam road	9	4.5	5.5
118	NJCUE118	Perampalam road 1st lane	6	3	4
119	NJCUE119	Perampalam road 2nd lane	6	3	4
120	NJCUE120	Perampalam road 3rd lane	6	3	4
121	NJCUE121	Kachchai road 6th lane	6	3	4
122	NJCUE122	Kachchai road 7th lane	6	3	4
123	NJCUE123	Manalpiddy road	6	3	4
124	NJCUE124	Kachchai road 8th lane	6	3	4
125	NJCUE125	Kachchai road 1st Mile Post lane	6	3	4
126	NJCUE126	Kachchai road 9th lane	6	3	4
127	NJCUE127	Kachchai road 10th lane	6	3	4

128	NJCUE128	Thamputhoddam Front road	6	3	4
129	NJCUE129	Thamputhoddam Left Side road	6	3	4
130	NJCUE130	Annamar road	6	3	4
131	NJCUE131	Periyamavadi Kandasami Kovil road 1st lane	6	3	4
132	NJCUE132	Periyamavadi Kandasami Kovil road 2nd lane	6	3	4
133	NJCUE133	Viththakam Vinayakar road	6	3	4
134	NJCUE134	Kalamantra road	6	3	4
135	NJCUE135	Beach road	6	3	4
136	NJCUE136	Beach road 5th lane	6	3	4
137	NJCUE137	Beach road 4 th lane	6	3	4
138	NJCUE138	Beach road 3rd lane	6	3	4
139	NJCUE139	Beach road 2nd lane	6	3	4
140	NJCUE140	Beach road 1st lane	6	3	4
141	NJCUE141	Sloughter house road 1	6	3	4
142	NJCUE142	Sloughter house road 2	6	3	4
143	NJCUE143	Kanagasundram road	6	3	4
144	NJCUE144	Karththikesu road	6	3	4
145	NJCUE145	Karthigesu road North 1st Lane	6	3	4
146	NJCUE146	Kanthasamy road	6	3	4
147	NJCUE147	Kalikovil road	7	3.5	4.5
148	NJCUE148	Erampu road	6	3	4
149	NJCUE149	Bangalow road	7	3.5	4.5
150	NJCUE150	Keniyady road	7	3.5	4.5
151	NJCUE151	Sothiyamma road	7	3.5	4.5
152	NJCUE152	Meesalai North boundary road	7	3.5	4.5
153	NJCUE153	Kankaaniyar kovil road	6	3	4
154	NJCUE154	Keniyady North road	6	3	4
155	NJCUE155	Sinna Manduvil road	6	3	4
156	NJCUE156	Bangalow Lane	10	5	6
157	NJCUE157	Echcham thalvajal road	6	3	4
158	NJCUE158	Veluppillai road	6	3	4
159	NJCUE159	Ponnar lane No 1 & 2	6	3	4
160	NJCUE160	Kanagasundram road 1st lane	6	3	4

161	NJCUE161	Kanagasundram road 2nd lane	6	3	4
162	NJCUE162	Point Pedro road 2 nd lane	6	3	4
163	NJCUE163	Bangalow road 1st lane	6	3	4
164	NJCUE164	Kanthasamy Kovil road 1st lane	6	3	4
165	NJCUE165	Kanthasamy Kovil road 2nd lane	6	3	4
166	NJCUE166	Kanthsamy Kovil road 3rd lane	6	3	4
167	NJCUE167	Kanthsamy Kovil road 4th lane	6	3	4
168	NJCUE168	Kanthsamy Kovil road 6th lane	6	3	4
169	NJCUE169	Meesalai Vayal karai lane	6	3	4
170	NJCUE170	Kaarthigesu road 2nd lane	6	3	4
171	NJCUE171	Kaarthigesu road 3rd lane	6	3	4
172	NJCUE172	Point pedro road 3rd lane	6	3	4
173	NJCUE173	Point pedro road righ side 1st lane	6	3	4
174	NJCUE174	Pilaan road	6	3	4
175	NJCUE175	Point pedro road right side 2nd lane	6	3	4
176	NJCUE176	Muthaliya Veli Lane	6	3	4
177	NJCUE177	Koddaiydy Lane	6	3	4
178	NJCUE178	Eluvampillaiyar Kovil road	6	3	4
179	NJCUE179	Amman Kovil Lane	6	3	4
180	NJCUE180	Maruthdy road East 2nd Lane	6	3	4
181	NJCUE181	Manduvil Amman Kovil road	6	3	4
182	NJCUE182	Old road	6	3	4
183	NJCUE183	Madaththady 1st lane	6	3	4
184	NJCUE184	Madaththady 2nd lane	6	3	4
185	NJCUE185	Madaththady 1st lane left side 1st lane	6	3	4
186	NJCUE186	Madaththady 1st lane left side 2nd lane	6	3	4
187	NJCUE187	Manduvil Amman Kovil Lane	6	3	4
188	NJCUE188	Maruthady right side 1st lane	6	3	4

189	NJCUE189	Maruthady Rd	7	3.5	4.5
190	NJCUE190	Veerapaththirar Kovil Lane	6	3	4
191	NJCUE191	Sempanthodda road	6	3	4
192	NJCUE192	Veerapaththirar Lane	6	3	4
193	NJCUE193	1st mile road No.1	6	3	4
194	NJCUE194	1st mile road No.2	6	3	4
195	NJCUE195	Pilaan road 1st lane	6	3	4
196	NJCUE196	Pilaan road 2nd lane	6	3	4
197	NJCUE197	Pilaan road 3rd lane	6	3	4
198	NJCUE198	Dr Thampithurai road	6	3	4
199	NJCUE199	Dr Thampithurai road 1st lane	6	3	4
200	NJCUE200	Bangalow road 1st lane	6	3	4
201	NJCUE201	Sinna Manduvil road	6	3	4
202	NJCUE202	Sinna Manduvil road 1st lane	6	3	4
203	NJCUE203	Veluppillai road 1st lane	6	3	4
204	NJCUE204	Sollaiyamman road 2nd lane	6	3	4
205	NJCUE205	Selva Vinayagar near (Amman road) 1st lane	6	3	4
206	NJCUE206	Sollaiyamman front road	6	3	4
207	NJCUE207	Sollaiyamman backside road	6	3	4
208	NJCUE208	Sempan thodda 1st lane	6	3	4
209	NJCUE209	Sempan thodda 2nd lane	6	3	4
210	NJCUE210	Maruthadi road (9)	6	3	4
211	NJCUE211	Koddaiyadi road(8)	6	3	4
212	NJCUE212	Veeragaththipillaiyar kovil road	6	3	4
213	NJCUE213	Veeragaththipillaiyar kovil road 1st lane	6	3	4
214	NJCUE214	Veerapaththirar Kovil road	6	3	4
215	NJCUE215	Veerapaththirar road 2nd road	6	3	4
216	NJCUE216	Veerapaththirar Kovil road	6	3	4
217	NJCUE217	Veerapaththirar Kovil road 3rd lane	6	3	4
218	NJCUE218	Dutch road Kudijiruppu road	10	5	6

219	NJCUE219	Paththirakali Amman road	6	3	4
220	NJCUE220	Dutch road right side 1st lane	6	3	4
221	NJCUE221	Arasady road	6	3	4
222	NJCUE222	Periya Arasady road	6	3	4
223	NJCUE223	Hindu College road	6	3	4
224	NJCUE224	Shangaththanai road 1st road	6	3	4
225	NJCUE225	Sangam road	6	3	4
226	NJCUE226	Murugamurthy Kovil road	6	3	4
227	NJCUE227	Prunkulam chankaththanai road North 1st Lane	6	3	4
228	NJCUE228	Prunkulam chankaththanai road	6	3	4
229	NJCUE229	Sangam road right side1st lane	6	3	4
230	NJCUE230	Sangam road Left side 2nd lane	6	3	4
231	NJCUE231	Sangam road Right side 3rd lane	6	3	4
232	NJCUE232	Periya Arasady road Right side 3rd lane	6	3	4
233	NJCUE233	Periya Arasady road Right side 2nd lane	6	3	4
234	NJCUE234	Periya Arasady road Left side 1st lane	6	3	4
235	NJCUE235	Shangaththanai 1st road Cross lane	6	3	4
236	NJCUE236	Periya Arasady road Right side 4th lane	6	3	4
237	NJCUE237	Arasdy road 1st lane	6	3	4
238	NJCUE238	Perunkulam Sangaththanai road North 1st road - 1st lane	6	3	4
239	NJCUE239	Perunkulam Sangaththanai road North 1st road - 2nd lane	6	3	4
240	NJCUE240	Perunkulam Sangaththanai road North 1st road - 3rd lane	6	3	4
241	NJCUE241	Perunkulam Shangaththanai road 1st lane	6	3	4

242	NJCUE242	Perunkulam Point Pedro road Vairavar Kovil 1st lane	6	3	4
243	NJCUE243	Murugamoorthi Kovil road right side 1st lane	6	3	4
244	NJCUE244	Murugamoorthi Kovil road right side 2nd lane	6	3	4
245	NJCUE245	Murugamoorthi Kovil road left side 3rd lane	6	3	4
246	NJCUE246	Murugamoorthi Kovil road left side 4th lane	6	3	4
247	NJCUE247	Murugamoorthi Kovil road left side 5th lane	6	3	4
248	NJCUE248	Murugamoorthi Kovil road left side 6th lane	6	3	4
249	NJCUE249	Murugamoorthi Kovil road left side 7th lane	6	3	4
250	NJCUE250	Dutch road Irumpu Mathavady right side 1st lane	6	3	4
251	NJCUE251	Dutch road Irumpu Mathavady left side 2nd lane	6	3	4
252	NJCUE252	1st Mile road - No.02 left side1st lane	6	3	4
253	NJCUE253	1st Mile road - No.02 Left side 2nd lane	6	3	4
254	NJCUE254	1st Mile road - No.02 Left side 3rd lane	6	3	4
255	NJCUE255	Shanmugam road	6	3	4
256	NJCUE256	Shangaththanai road 2nd lane	6	3	4
257	NJCUE257	Kanduvil 1st Lane	6	3	4
258	NJCUE258	Kanduvil Lane	10	5	6
259	NJCUE259	Kanduvil 2nd Lane	6	3	4
260	NJCUE260	Kanduvil 2nd Lane Left side 1st Lane	6	3	4
261	NJCUE261	Dutch road West side Lane	6	3	4
262	NJCUE262	Sherukkal Pillaiyar road	6	3	4
263	NJCUE263	Kalikovil road	6	3	4
264	NJCUE264	Ramalingam road	7	3.5	4.5
265	NJCUE265	Hensman road	10	5	6
266	NJCUE266	Church road	6	3	4
267	NJCUE267	Bus stand road	7	3.5	4.5

268	NJCUE268	Point Pedro road Right side 1st lane	6	3	4
269	NJCUE269	Point Pedro road Right side 2nd lane	6	3	4
270	NJCUE270	Point Pedro road Right side 3rd lane	6	3	4
271	NJCUE271	Point Pedro road Right side 4th lane	6	3	4
272	NJCUE272	Dutch road Left Side 2nd lane	6	3	4
273	NJCUE273	Moonkilady lane	6	3	4
274	NJCUE274	Caltex lane	6	3	4
275	NJCUE275	Dutch road Kandy road 1st Jiont road	4.5	2.25	3.25
276	NJCUE276	Church road Left Side 1st lane	6	3	4
277	NJCUE277	Kanduvil 1st lane 1st Cross lane	6	3	4
278	NJCUE278	Hensman road left side 1st lane	6	3	4
279	NJCUE279	Hensman road left side 2nd lane	4.5	2.25	3.25
280	NJCUE280	Hensman road left side 3rd lane	6	3	4
281	NJCUE281	Perunkulam Sangththanai road right Side 1st lane	6	3	4
282	NJCUE282	Kanduvil 2nd lane right side 1st Cross lane	4.5	2.25	3.25
283	NJCUE283	Sangththanai 2nd lane rigth side 1st Cross lane	6	3	4
284	NJCUE284	Shanmukam road Left Side 1st lane	4.5	2.25	3.25
285	NJCUE285	Station Lane	6	3	4
286	NJCUE286	Vijaya Lane	6	3	4
287	NJCUE287	Sivan Kovil road	6	3	4
288	NJCUE288	Sivan Kovil veli veethy	7	3.5	4.5
289	NJCUE289	Station road, 1st lane	6	3	4
290	NJCUE290	Adiyampiddy Lane	6	3	4
291	NJCUE291	Police Station road	6	3	4
292	NJCUE292	Kallady Lane	6	3	4
293	NJCUE293	Nunavil Kalvayal 1st Lane	6	3	4

294	NJCUE294	Nunavil Kalvayal road	9	4.5	5.5
295	NJCUE295	Katkuli road	6	3	4

	NJCUE296	Katkuli 1 st Lane	6	3	4
297	NJCUE297	Ladies Collage road	6	3	4
298	NJCUE298	Periyathampiran Kovil road	6	3	4
299	NJCUE299	Vasikasalai Lane	6	3	4
300	NJCUE300	Post Office road 1st Cross lane	6	3	4
301	NJCUE301	Kanthasamy Kovil road	6	3	4
302	NJCUE302	Ladies College road Left Side 1st lane	6	3	4
303	NJCUE303	Ladies College road Left Side 2nd lane	6	3	4
304	NJCUE304	Katkuli road Left Side 1st lane	4.5	2.25	3.25
305	NJCUE305	Katkuli Road 2nd lane	6	3	4
306	NJCUE306	Katkuli road Left Side 2nd lane	6	3	4
307	NJCUE307	Kallady Mooddu lane Left Side 1st lane	6	3	4
308	NJCUE308	Kallady Mooddu lane Right Side 1st lane	4.5	2.25	3.25
309	NJCUE309	Muththumari Amman Kovil road	6	3	4
310	NJCUE310	Muththumari Amman Kovil road Right Side 1st lane	6	3	4
311	NJCUE311	Sivan Kovil lane left side 1st lane	6	3	4
312	NJCUE312	Sivan Kovil lane left side 2nd lane	6	3	4
313	NJCUE313	Sivan Kovil lane left side 3rd lane	6	3	4
314	NJCUE314	Sivan Kovil lane left side 4th lane	6	3	4
315	NJCUE315	Sivan Kovil lane left side 4th lane cross lane	6	3	4
316	NJCUE316	Vijaya lane right side 1st lane	6	3	4
317	NJCUE317	Station lane right side 1st lane	6	3	4
318	NJCUE318	Station lane right side 1st lane cross lane	7	3.5	4.5

319	NJCUE319	Jaffna road right side 1st lane	6	3	4
320	NJCUE320	Jaffna road right side 2nd lane	6	3	4

321	NJCUE321	Jaffna road Left side 1st lane	4.5	2.25	3.25
322	NJCUE322	Jaffna road Left side 2nd lane	6	3	4
323	NJCUE323	Jaffna road Left side 3rd lane	6	3	4
324	NJCUE324	Rasaiya road	6	3	4
325	NJCUE325	Kaththapadi road	6	3	4
326	NJCUE326	Iyar road	6	3	4
327	NJCUE327	Velajutham road	9	4.5	5.5
328	NJCUE328	Thalaiyady amman east 1 st lane	6	3	4
329	NJCUE329	Thalaiyady amman east 2nd lane	6	3	4
330	NJCUE330	Velajuthapillai road	6	3	4
331	NJCUE331	Vanuvil lane	6	3	4
332	NJCUE332	Thalaiyampathy road	9	4.5	5.5
333	NJCUE333	Thalaiyady amman Kovil road	6	3	4
334	NJCUE334	Thambaiah road	6	3	4
335	NJCUE335	Sanmugananthan road	6	3	4
336	NJCUE336	Jaffna road Left side 4th lane	6	3	4
337	NJCUE337	Jaffna road Left side 5th lane	6	3	4
338	NJCUE338	Jaffna road Left side 6th lane	6	3	4
339	NJCUE339	Aalady lane	6	3	4
340	NJCUE340	Jaffna road Left side 7th lane	6	3	4
341	NJCUE341	Jaffna road Left side 7th lane Cross lane	4.5	2.25	3.25
342	NJCUE342	Jaffna road Right side 3rd lane	6	3	4
343	NJCUE343	Jaffna road Right side 4th lane	6	3	4
344	NJCUE344	Jaffna road Right side 5th lane	6	3	4

345	NJCUE345	Iyar road Left side 1st lane	4.5	2.25	3.25
346	NJCUE346	Iyar lane	6	3	4
347	NJCUE347	Iyar lane Right Side 1st lane	6	3	4
348	NJCUE348	Iyar lane Right Side 1st lane Cross lane	6	3	4
349	NJCUE349	Kaththapadi road Left side 1st lane	4.5	2.25	3.25
350	NJCUE350	Kaththapadi road Left side 2nd lane	6	3	4
351	NJCUE351	Kaththapadi road Left side 2nd lane Cross lane	6	3	4
352	NJCUE352	Kaththapadi road Left side 3rd lane	6	3	4
353	NJCUE353	Kaththapadi road Right side 1st lane	4.5	2.25	3.25
354	NJCUE354	Navatpallam road	6	3	4
355	NJCUE355	Nunavil kalvayal road left Side 1st lane	6	3	4
356	NJCUE356	Nunavil kalvayal road left Side 2nd lane	6	3	4
357	NJCUE357	Nunavil kalvayal road left Side 3rd lane	6	3	4
358	NJCUE358	Nunavil kalvayal road left Side 4th lane	6	3	4
359	NJCUE359	Nunavil kalvayal road left Side 5th lane	6	3	4
360	NJCUE360	Nunavil kalvayal road left Side 6th lane	6	3	4
361	NJCUE361	Kaththappady road right side 2nd lane	6	3	4
362	NJCUE362	Sri Shanmuganantha road left Side 1st lane	6	3	4
363	NJCUE363	Sri Shanmuganantha road left Side 2nd lane	6	3	4
364	NJCUE364	Sri Shanmuganantha road left Side 3rd lane	6	3	4
365	NJCUE365	Thalaiyampathy road left Side 1st lane	6	3	4
366	NJCUE366	Velautham road left side 1st lane	6	3	4
367	NJCUE367	Velautham road left side 2nd lane	6	3	4
368	NJCUE368	Velautham road left side 3rd lane	6	3	4

369	NJCUE369	Velautham road left side 3rd lane Cross lane	6	3	4
370	NJCUE370	Velautham road right side 1st lane	6	3	4
371	NJCUE371	Velautham road right side 2nd lane	6	3	4
372	NJCUE372	Velautham road right side 3rd lane	6	3	4
373	NJCUE373	Thalaiyady amman east 1 st lane cross lane	6	3	4
374	NJCUE374	Thalaiyady amman east 3rd lane	6	3	4
375	NJCUE375	Thalaiyady amman Kovil road 1 st lane	6	3	4
376	NJCUE376	Thalaiyady amman Kovil road 2nd lane north 1st lane	6	3	4
377	NJCUE377	Allikkarai road	6	3	4
378	NJCUE378	Thilagampalla Lane	6	3	4
379	NJCUE379	Kaaliyamoolai Lane	6	3	4
380	NJCUE380	Arumugam Lane	6	3	4
381	NJCUE381	Jaffna road 1st lane	6	3	4
382	NJCUE382	Jaffna road 3rd lane	6	3	4
383	NJCUE383	Jaffna road 2nd lane	6	3	4
384	NJCUE384	Jaffna road 4th lane	6	3	4
385	NJCUE385	Kandaikadu Lane	6	3	4
386	NJCUE386	Church road	6	3	4
387	NJCUE387	Arachchiyalar Lane	6	3	4
388	NJCUE388	Verapaththirar road	6	3	4
389	NJCUE389	Veerakkodiyar Lane	6	3	4
390	NJCUE390	Kaithady Nunavil Boundry lane	6	3	4
391	NJCUE391	Thampu Lane	6	3	4
392	NJCUE392	Serkandy Vaikal 1st Lane	6	3	4
393	NJCUE393	Madduvil Nunavil boundary road	6	3	4
394	NJCUE394	Serkandy Vaikal 2nd lane	6	3	4

395	NJCUE395	Thanneerchal Mooddu Lane	6	3	4
396	NJCUE396	Vethakkerny Kanthasamy Lane	6	3	4
397	NJCUE397	Ward 4, 5 boundary Lane	6	3	4
398	NJCUE398	Maruthady Pillaiyar road	6	3	4
399	NJCUE399	Vethanthamadam 1st lane	6	3	4
400	NJCUE400	Vethanthamadam 2nd lane	6	3	4
401	NJCUE401	Pointpedro road 1st lane	6	3	4
402	NJCUE402	Pointpedro road 2nd lane	6	3	4
403	NJCUE403	Pointpedro road 3rd lane	6	3	4
404	NJCUE404	Madduvil Nunavil boundary road 1st lane	6	3	4
405	NJCUE405	Madduvil Nunavil boundary road 2nd lane	6	3	4
406	NJCUE406	Thanneerchal Mooddu lane 1st lane	6	3	4
407	NJCUE407	Verapaththirar lane	6	3	4
408	NJCUE408	Jaffna road 4th lane left lane	6	3	4
409	NJCUE409	Jaffna road 4th lane right side 1st lane	6	3	4
410	NJCUE410	Jaffna road 4th lane right side 2nd lane	6	3	4
411	NJCUE411	Manankunapillaiyar kovil road	6	3	4
412	NJCUE412	Thalaiyady amman Kovil road 2nd lane	6	3	4
413	NJCUE413	Vaagaiyady lane	7	3.5	4.5
414	NJCUE414	Vaagaiyady lane 2nd lane	6	3	4
415	NJCUE415	Vaagaiyady lane 3rd lane	6	3	4
416	NJCUE416	Kalvajal cross lane	6	3	4
417	NJCUE417	4,6 Bountry Lane	6	3	4
418	NJCUE418	Katkuli Lane	6	3	4
419	NJCUE419	Pillaiyar Kovil Lane	6	3	4
420	NJCUE420	Perunkulam Pillaiyar road	6	3	4
421	NJCUE421	Kundan Kaladdy Lane	6	3	4

422	NJCUE422	Kirampuvil Lane	6	3	4
423	NJCUE423	Vethavanappillaiyar road East 1st Lane	6	3	4
424	NJCUE424	Vethavanappillaiyar road East 2ndLane	6	3	4
425	NJCUE425	Vethavanappillaiyar road	7	3.5	4.5
426	NJCUE426	Ramalingam road	7	3.5	4.5
427	NJCUE427	Ramalingam road East 3rd Lane	6	3	4
428	NJCUE428	Siththan Mavady Pillaiyar road	6	3	4
429	NJCUE429	Old School road	7	3.5	4.5
430	NJCUE430	Puluddaiyan Pillaiyar Kovil road	6	3	4
431	NJCUE431	Madduvil Perunkulam road 1st mile road	6	3	4
432	NJCUE432	Manavalai road	6	3	4
433	NJCUE433	Kandasamy Kovil Lane	6	3	4
434	NJCUE434	Kandasamy Kovil Lane West Lane	6	3	4
435	NJCUE435	Vannan Kulam Joint road	6	3	4
436	NJCUE436	Manavalai Lane	6	3	4
437	NJCUE437	Vannan Kulam road	6	3	4
438	NJCUE438	Kirampuvil 1st lane	6	3	4
439	NJCUE439	Ladies college road, 1st lane	6	3	4
440	NJCUE440	Maruthady road	6	3	4

***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 (m)	Average width of the Road (m)	Proposed road width(m)	Street Line (m)	Building Line (m)
1	<=50	<=3	4.5	2.25	3.25
2	>50	<=3	6	3	4
3		3< 6=>	7	3.5	4.5
4		6< 9=>	9	4.5	5.5

“In addition to the above-mentioned list, the street Line and building Limit is published in the Gazette by the Chavakachcheri Urban Council can be applicable.”