LOCAL AREA DEVELOPMENT PLAN
FOR
DELFT PRADESHIYA SABHA

2026 – 2035



VOLUME II





Urban Development Authority
Ministry of Transport, Highways & Urban Development

LOCAL AREA DEVELOPMENT PLAN FOR DELFT PRADESHIYA SABHA

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

(Published by Authority)

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
Ministry of Transport,Highways & Urban Developm
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

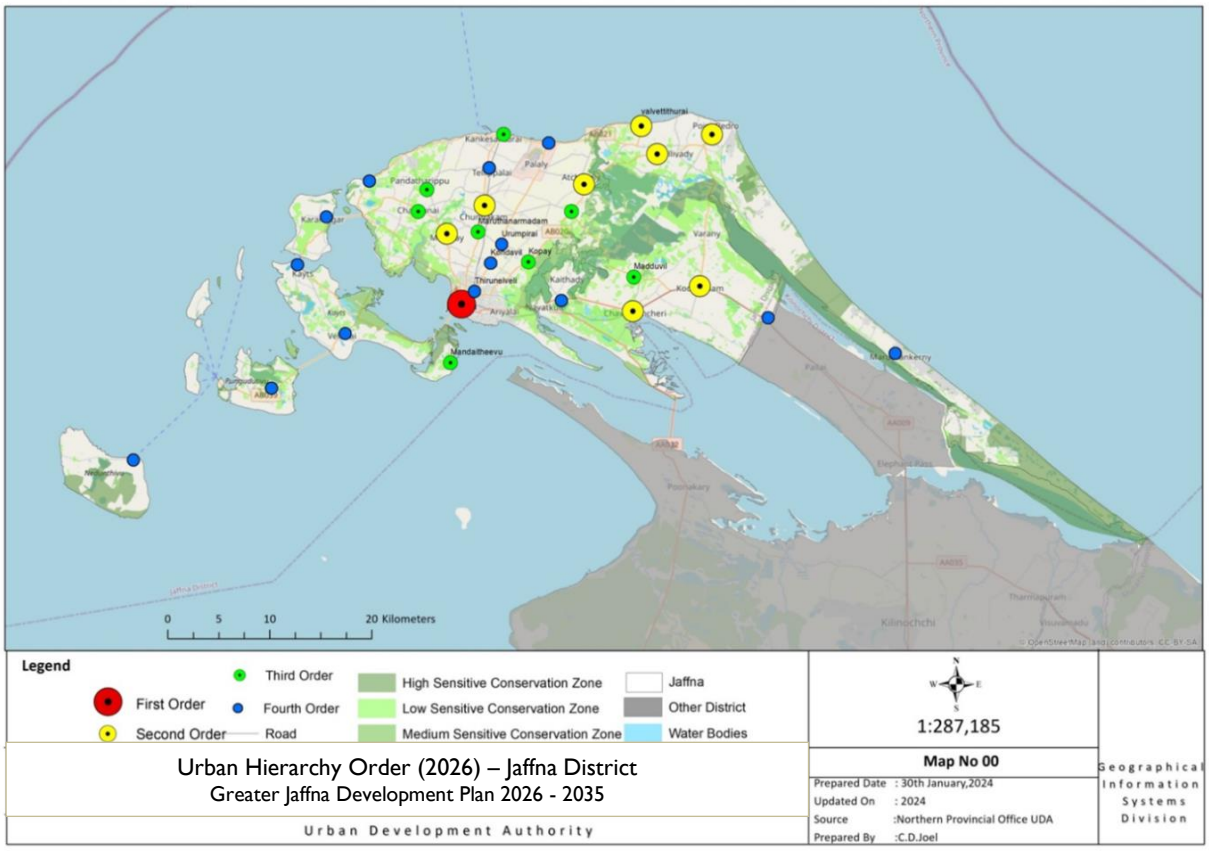
Chapter 01 – Background of the Local Area Plan

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.

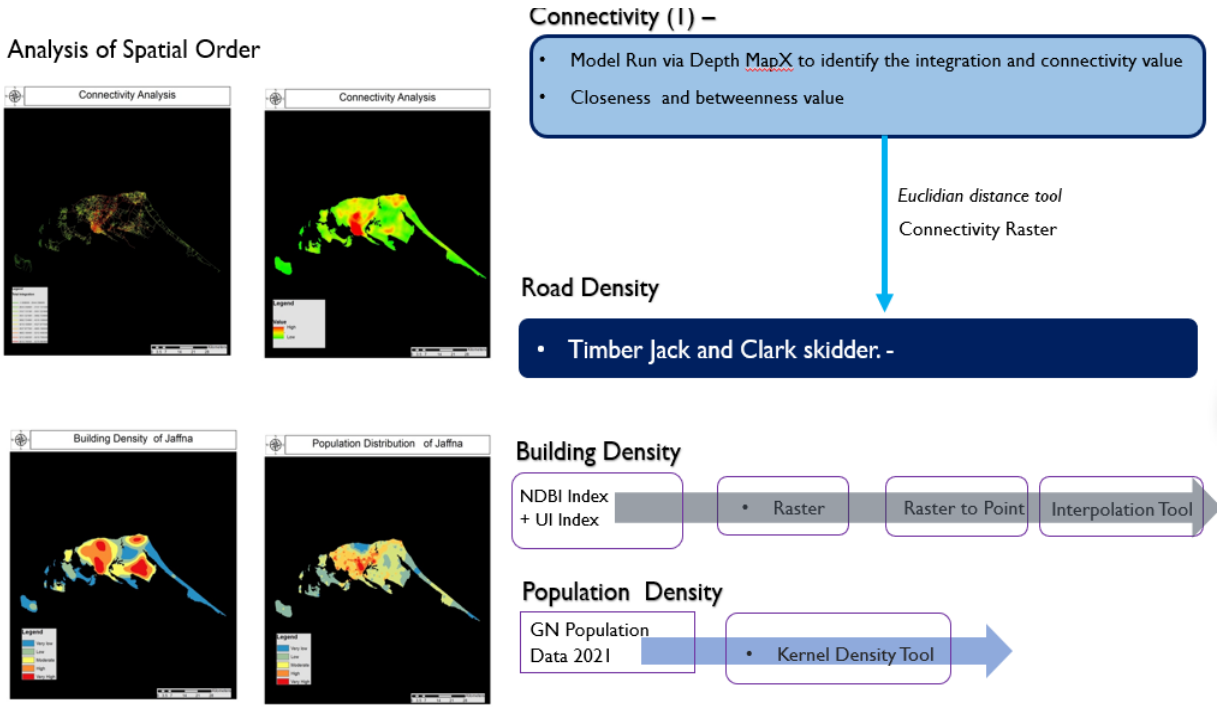
The proposed **Development Plan** has been designed with a forward-looking approach, covering a period of **10 years (2026 to 2035)**. A partial component of this plan is the re-evaluation of the *future urban hierarchy* to support sustainable urban growth and balanced regional development.

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

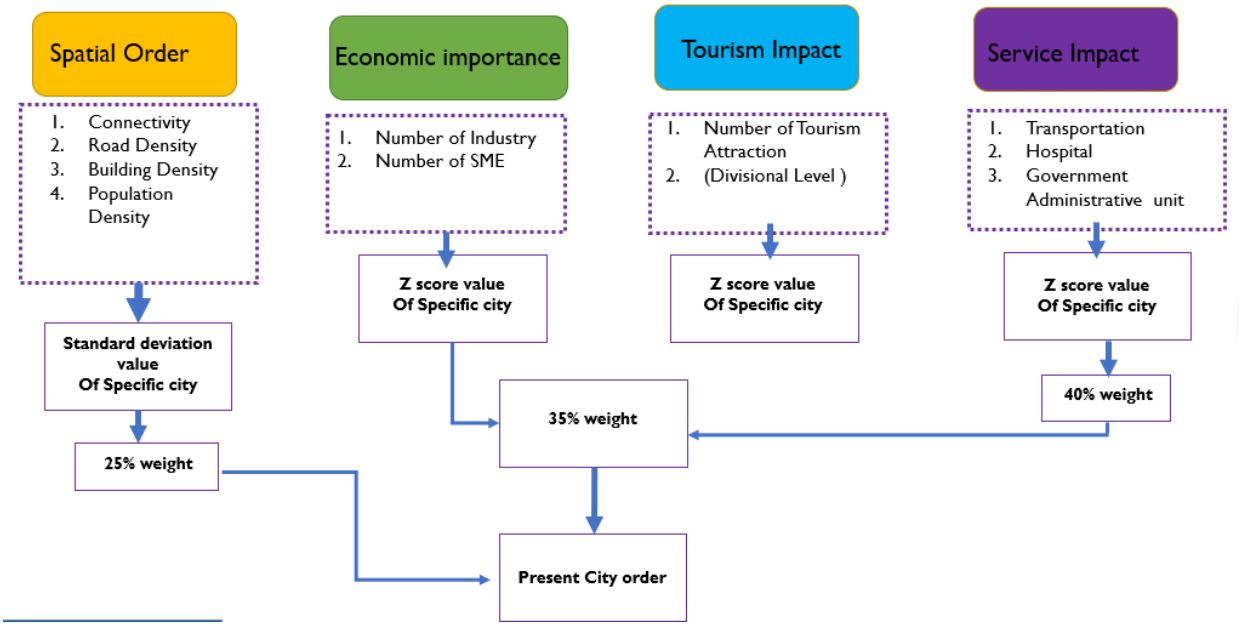
- **Population distribution**
- **Building density**
- **Road density** (analyzed using the Clark Model to establish spatial order)
- **Economic significance of towns**
- **Tourism potential and impact**
- **Service delivery and accessibility**

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

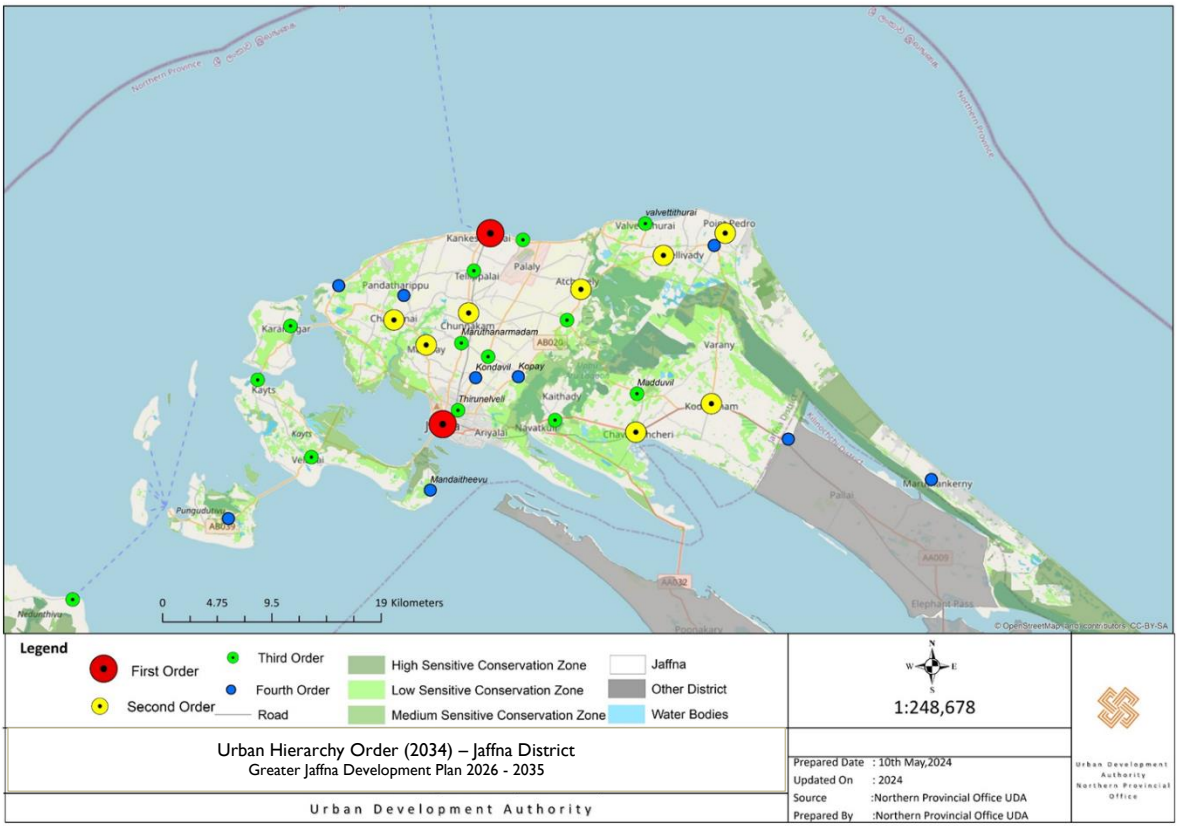


Based on the analysis, the **Proposed Urban Hierarchy of Jaffna District for 2035** is outlined in the following table:

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

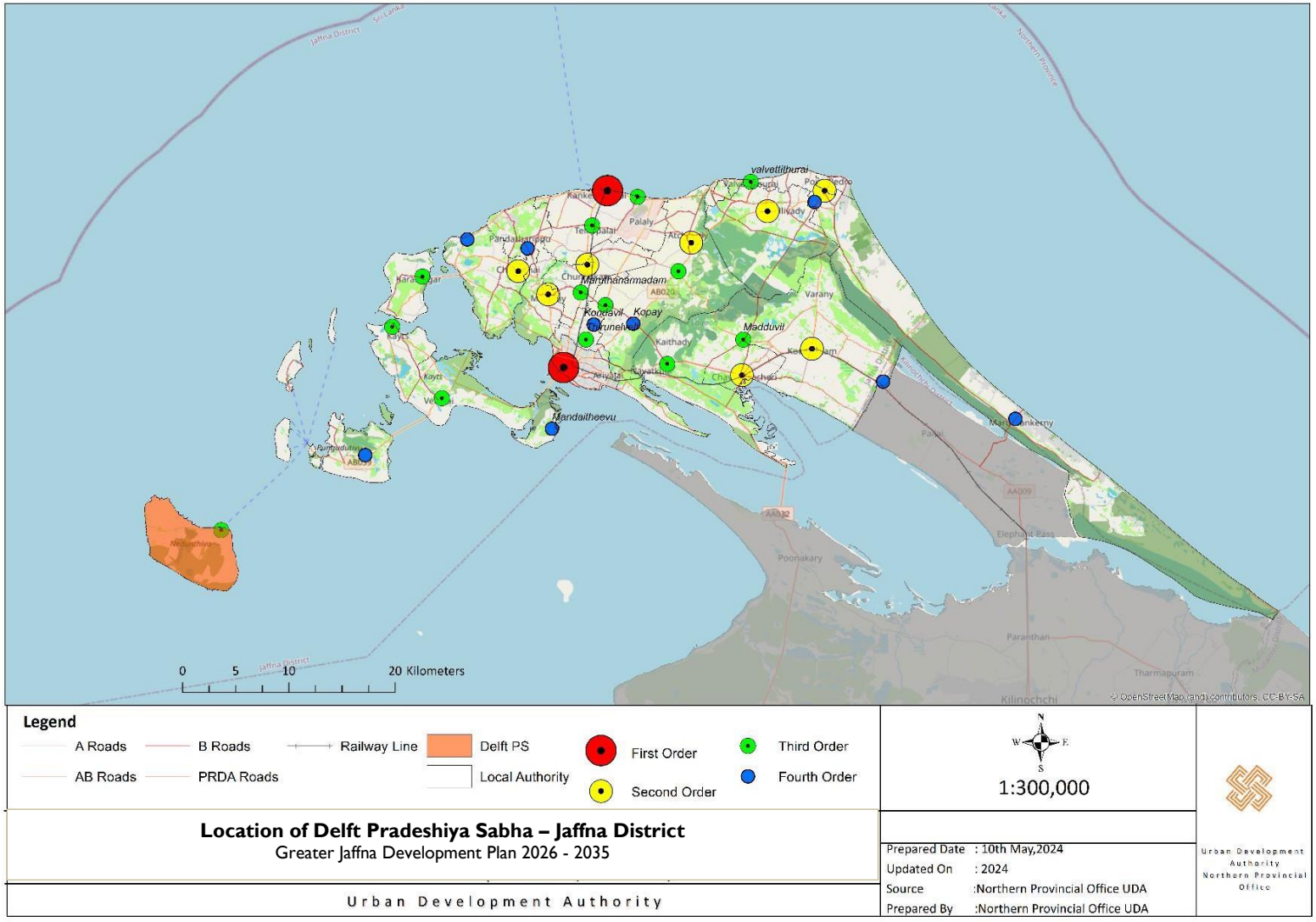
Map 2:Proposed Urban Hierarchy Order for Jaffna District - 2035



The proposed urban hierarchy of the Jaffna District for 2035 provides a structured framework to guide future development. On this background, **Delft** is designated as a **Third -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 **Delft Pradeshiya Sabha**, with the objective of strengthening its role as a regional center and supporting balanced development within the Jaffna District.

Chapter 02 – Study Area

Map 3: Location



2.1 Introduction

Delft Pradeshiya Sabha area which has been declared as an Urban Development Area in the Extraordinary Gazette Notification No.2185/74 of Dated on 24.07.2020 under Section 3(i) of the Urban Development Authority Act No. 41 of 1978 . This administrative division, consisting of 6 Grama Niladhari Divisions.

The island's topography features a flat terrain, surrounded by shallow waters and adorned with picturesque beaches composed of coral chunks and sand. Its coastal beauty is accentuated by the tranquil waters of the Palk Strait, creating a serene environment for residents and visitors alike. Delft Island is inhabited by a small population primarily consisting of Tamil people, who reside in quiet compounds situated near the northern coastline. The island's vegetation reflects a semi-arid tropical climate, characterized by palmyra palms, dry shrubs, and grasses that thrive in the pale grey porous coralline soil.

2.2 Location

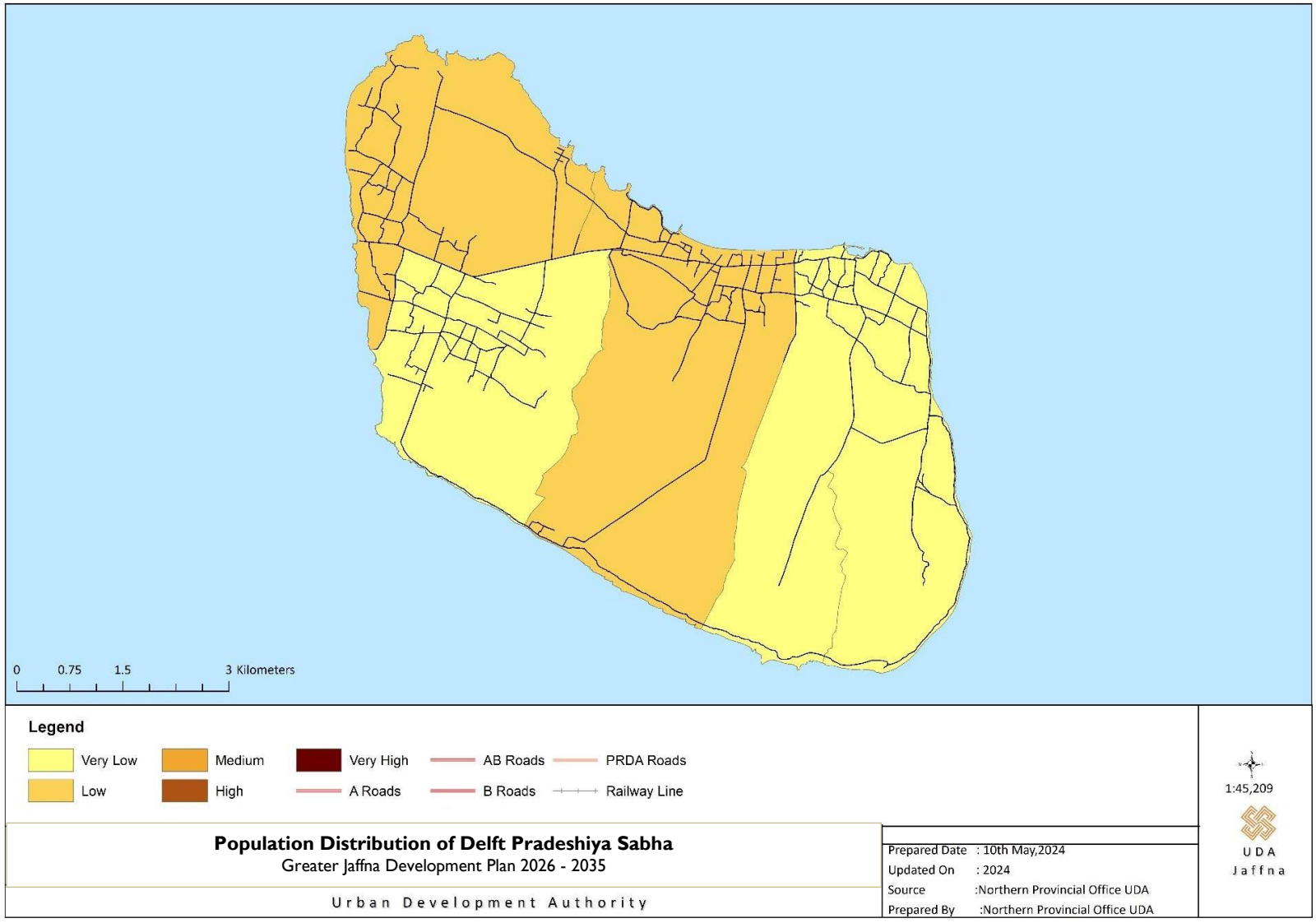
Delft Island, also known as Neduntheevu, is situated in the Palk Strait, which separates the northern coast of Sri Lanka from the Indian state of Tamil Nadu. Unlike neighbouring islands that bear Tamil names, Delft retains its name in the Admiralty Chart. Spanning an area of approximately 47.5sqkm, this island is characterized by its oval shape, with dimensions of 11km in length and a maximum width of about 6km. Delft Island is the largest island in the Jaffna Peninsula. An amazing island with a rich history spanning the Chola Dynasty, Portuguese, Dutch, and British Colonial Periods is situated about 30 kilometers from the mainland.

2.3 Demographic profile

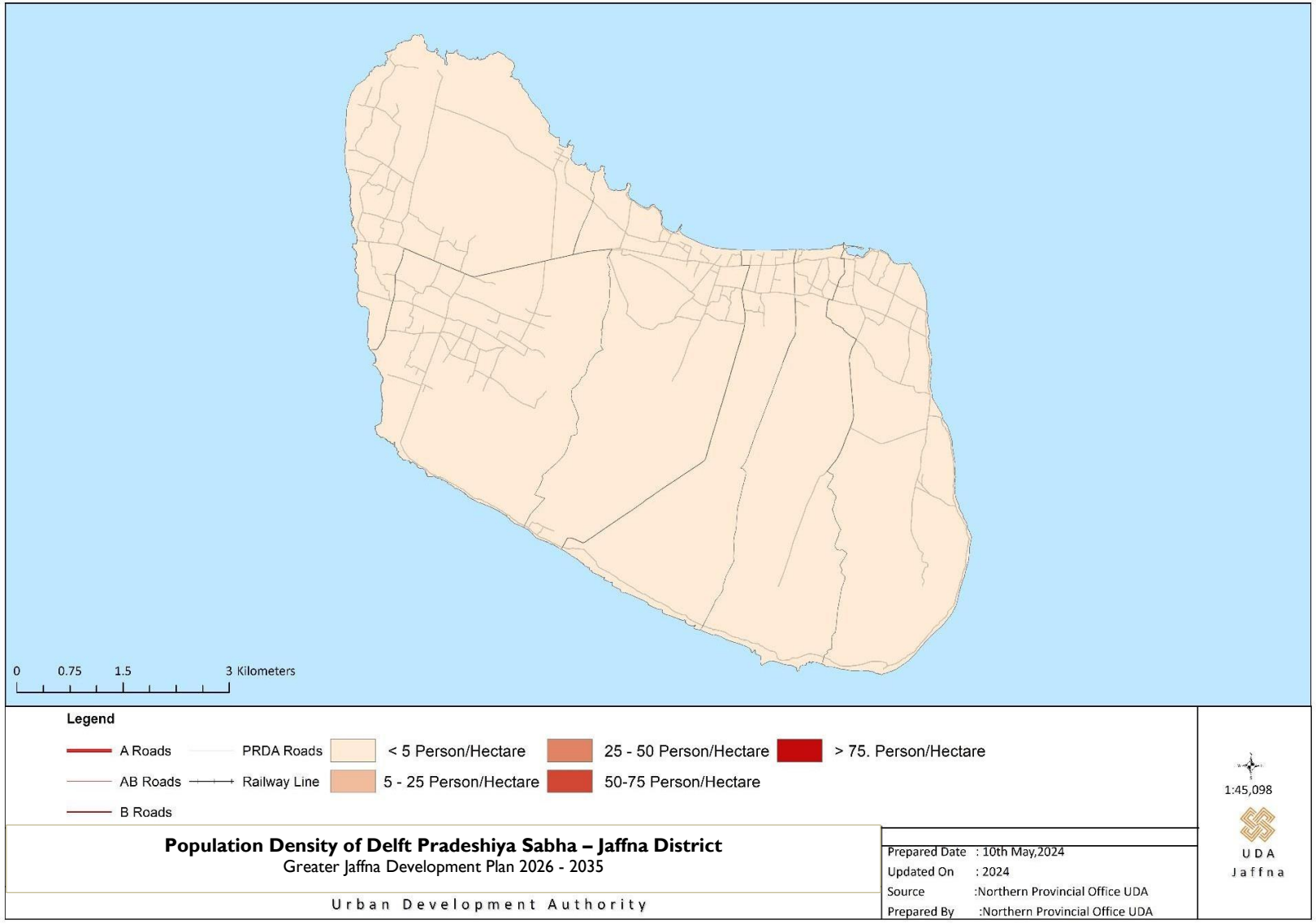
Population

Delft Island, part of the Jaffna District, accounts for 0.64% of Jaffna's total population and 4.39% of its land area. Within Delft, the highest population density is found in Delft Center West, while Delft South experiences notably lower population density levels. Delft Island has a total population of 4,055 residents distributed among 1,387 families living in the area. In terms of family numbers, Delft Center West stands out with a significant number of families, while Delft South registers a comparatively lower number of families.

Map 4: Population Distribution



Map 5:Population Density



On Delft Island, the population is evenly split between males and females, each comprising 50% of the residents, and the dependency rate stands at 31%. The predominant religious communities are Christians and Hindus, with no other religious groups represented. Notably, in Delft Center West, only the Christian community resides.

Most of the population on Delft Island follows the Christian faith, making it the predominant religious community on the island. The Christian community is 64% and the Hindus Community is 36%

Chart 1: Age Composition

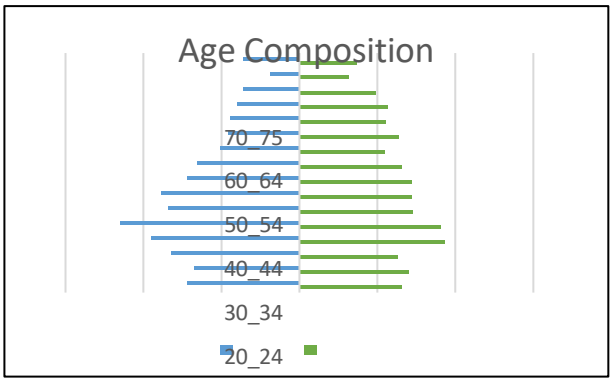


Chart 2: Population by Age

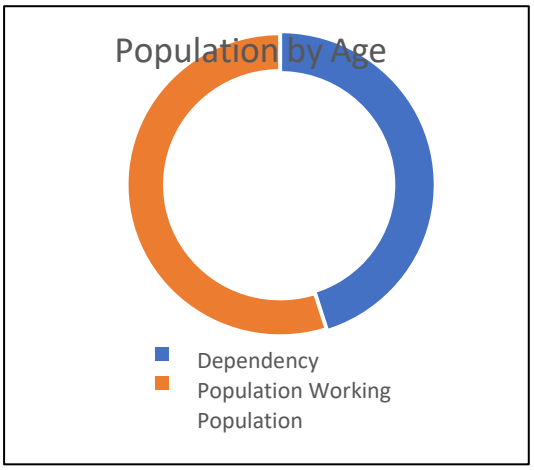
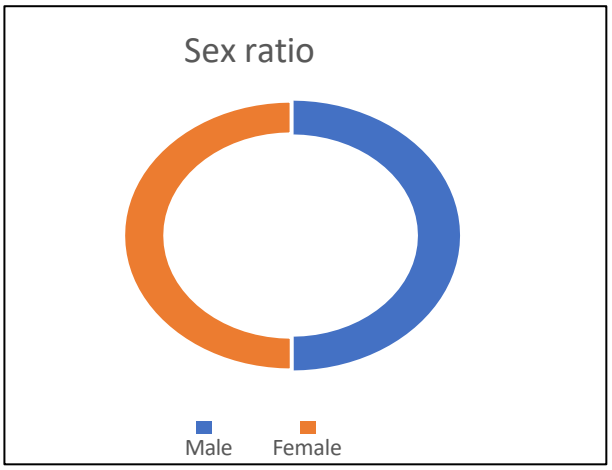


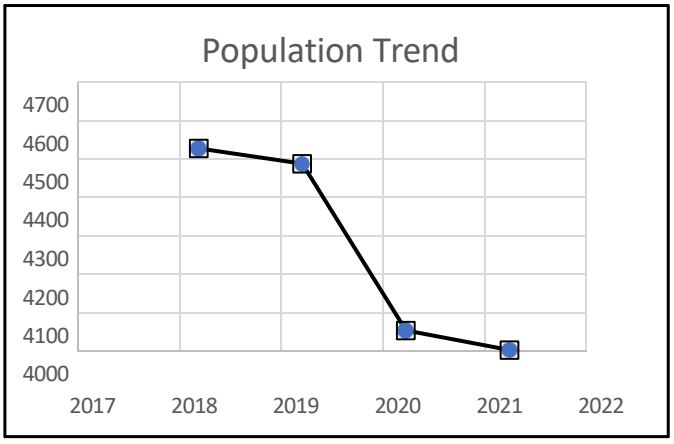
Chart 3: Sex Ratio



Population Growth

Between 2012 and 2018, Delft Island experienced population growth. However, from 2018 to 2022, there was a notable decrease in population, leading to a predicted population growth rate of -0.6%. Based on these statistics, the estimated population for 2034 is projected to be 3,780 residents.

Chart 4: Population Trend



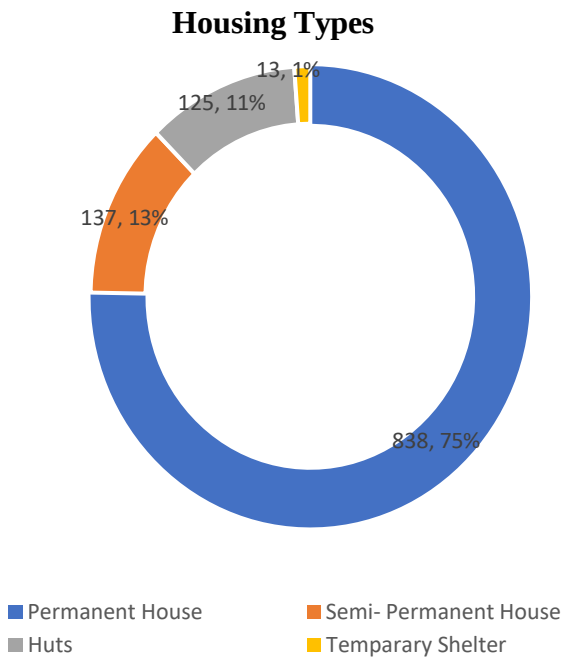
Housing

Delft Island encompasses a total of 1,128 housing units, with notable variations in housing density across different GNDs. Delft Center West stands out for its high housing density, indicating a concentration of residential units in that area. In contrast, Delft South exhibits comparatively lower housing density, reflecting a less densely populated residential landscape. This housing density distribution is depicted in the map provided.

Chart 5: Housing Types

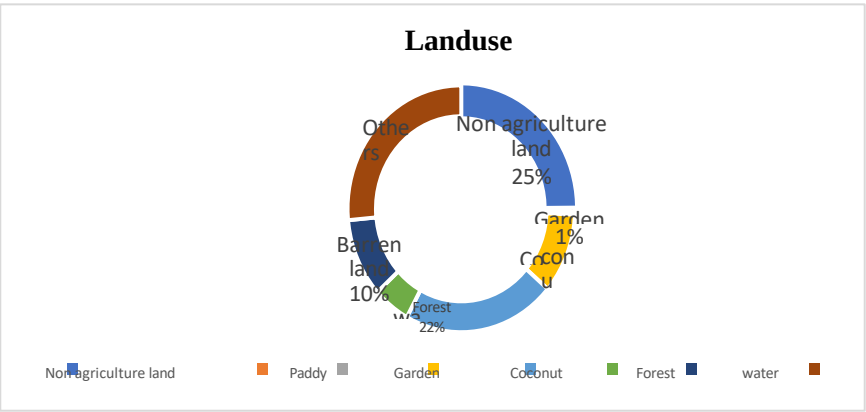
About 75% of housing on Delft Island consists of permanent structures, indicating stable residential accommodations. However, approximately 12% of housing units are categorized as huts or temporary structures, totaling nearly 138 units that do not provide proper housing for human habitation on the island.

Electricity facilities are required in only 2% of houses (26units) on Delft Island, indicating relatively good coverage in this aspect.

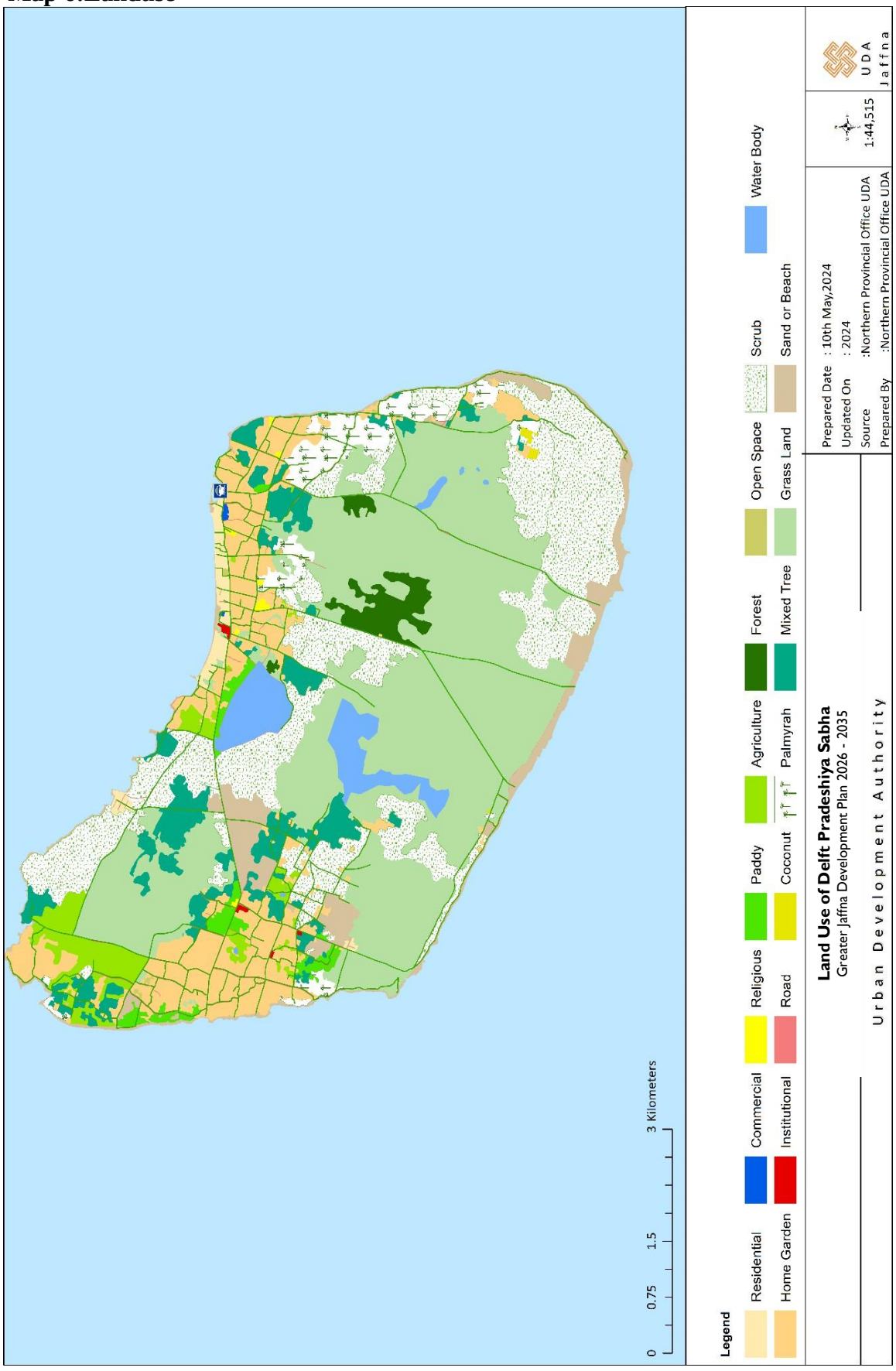


2.4 Land Use

In Delft Island, the land use distribution portrays a significant expanse of grassland and a substantial area covered by scrub vegetation. Commercial land use is comparatively limited, while residential and religious land uses are notable features of the area. The landscape includes agricultural zones, paddy fields, forested areas, mixed tree cover, and significant portions of palmyra greens. The predominant characteristic of land use in Delft Island is the prevalence of green spaces across various categories.



Map 6:Landuse



2.5 Physical infrastructure

Road Network

Delft Island is primarily served by local roads, with a total of 33.62 kilometers designated as C class roads and 2.95 kilometers classified as D class roads. However, higher-class roads such as A, B, and AB roads are not present on the island, indicating the predominant reliance on local road infrastructure for transportation and connectivity within the area.

The Road Development Authority (RDA) and Road Development Department (RDD) maintain a total of 36.57 km of roads, while local authority roads span 88.04 km. Of these roads, 59.15 km are in need of repair. Additionally, a jetty is available for sea transportation, connecting to other islands and Jaffna Town, though it is not in optimal condition.

Chart 6: Length of Existing Roads

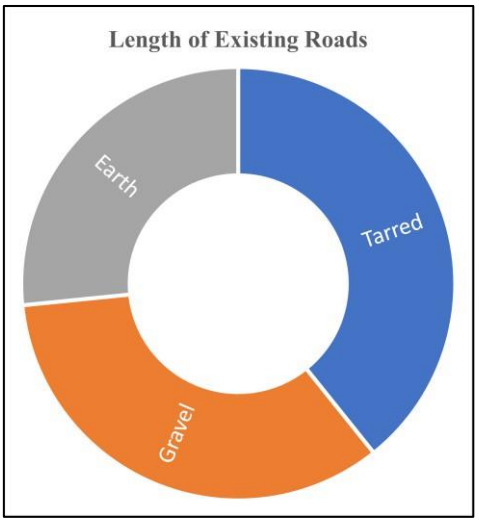
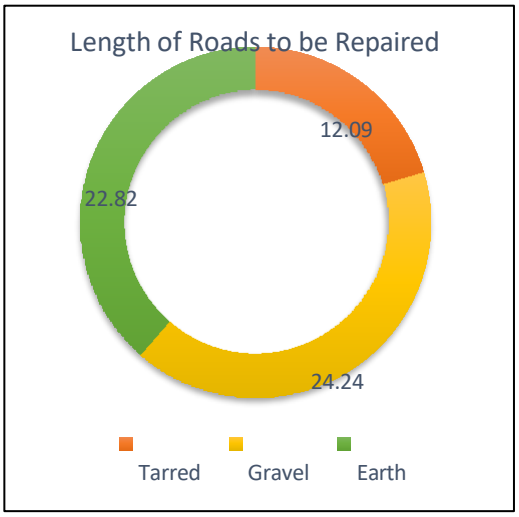


Chart 7: Length of Roads to be Repaired



Due to its considerable distance from the main Jaffna city, Delft Island lacks A, B, and AB class roads. The island is served by RDA, RDD & Local Authority roads . Here is a map depicting the roads in the area.In terms of connectivity on Delft Island, Delft South area stands out with a high level of connectivity. The top area of Delft Center follows closely with another stage of high connectivity. In contrast, other areas on the island exhibit a lower level of connectivity. Water facilities require attention for development. Currently, pipeline water facilities are available in 289 houses, but there is a need for improvement in 513 houses to enhance pipeline access. Additionally, open wells and common wells also need improvement across Delft Island to ensure adequate water supply for residents. Electricity facilities are required in only 2% of houses (26units) on Delft Island, indicating relatively good coverage in this aspect.

Map 7:Road Network



Electricity facilities are required in only 2% of houses (26units) on Delft Island, indicating relatively good coverage in this aspect. However, water facilities require attention for development. Currently, pipeline water facilities are available in 289 houses, but there is a need for improvement in 513 houses to enhance pipeline access. Additionally, open wells and common wells also need improvement across Delft Island to ensure adequate water supply for residents.

In Delft Island, there is a significant need for improved toilet facilities, with 27 common toilets, 52 water seal toilets, and 23 other types of toilets required according to the provided table. This demand arises from approximately 825 families in the Delft area who require access to adequate toilet facilities for their sanitation needs.

Chart 8: Electricity Facilities

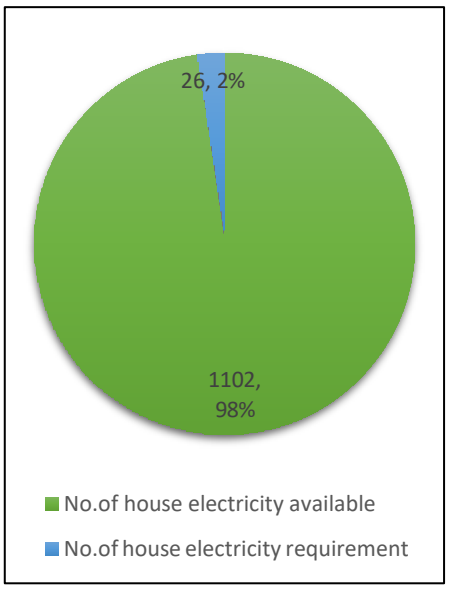
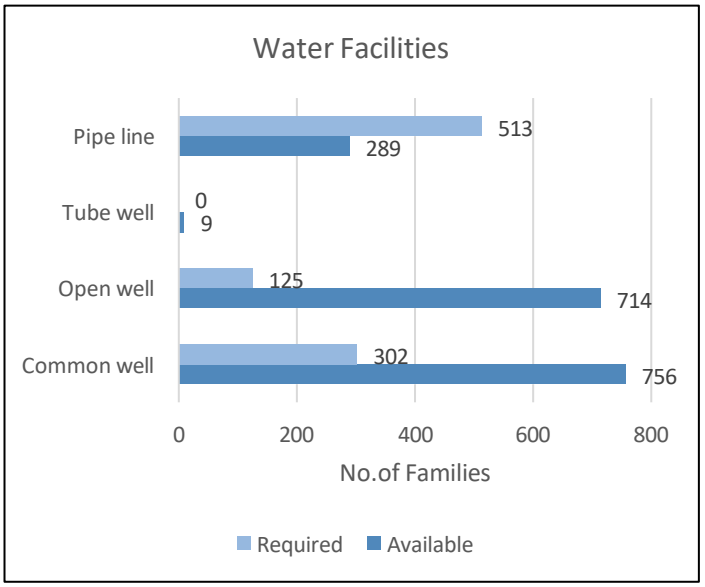


Chart 9: Water Facilities



2.6 Social cultural infrastructure

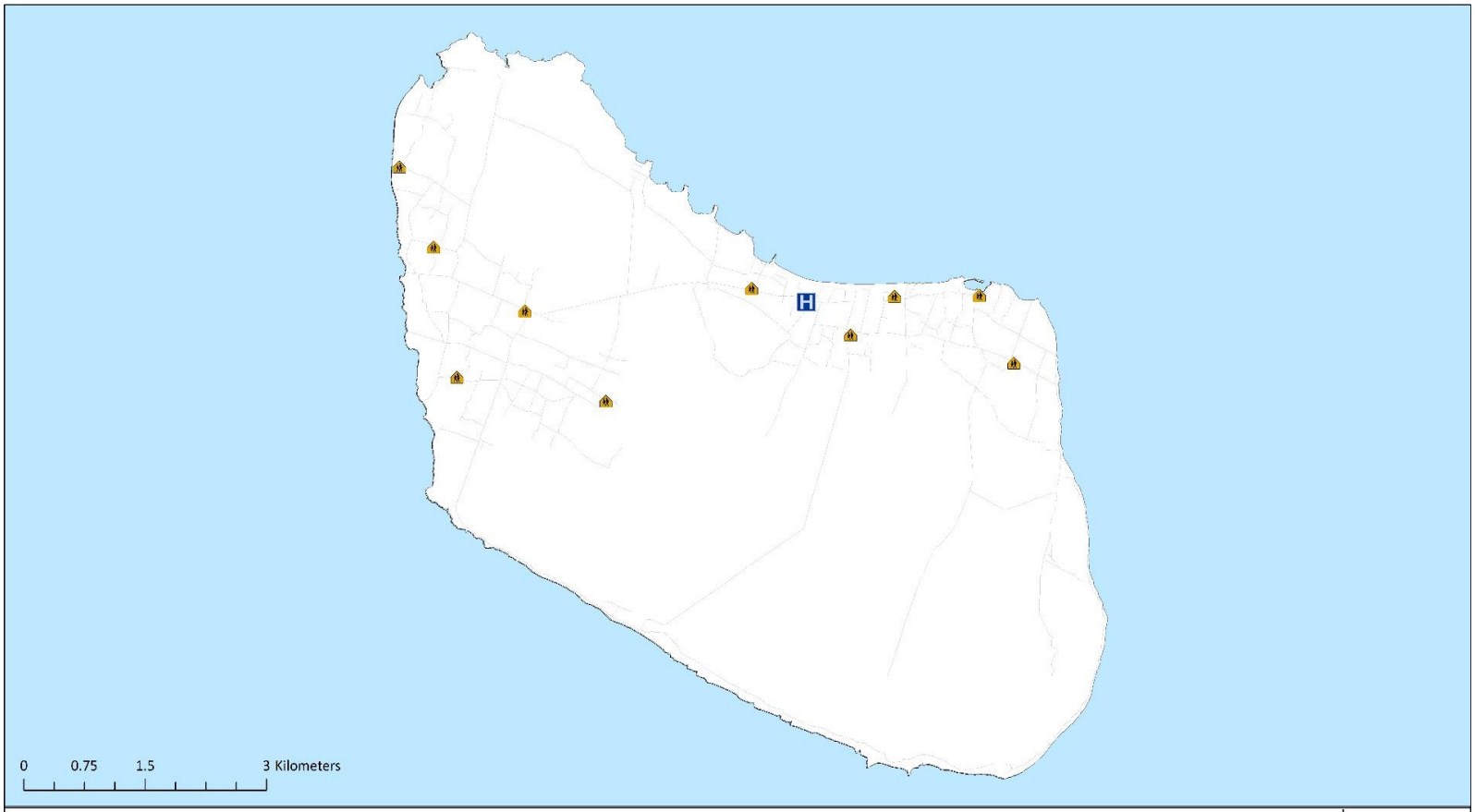
Education

In Delft Island, the educational landscape comprises one national school and seven provincial schools, with two schools currently non-operational. As of 2021, the recorded student population is 585, accompanied by 81 teachers. This data yields a student-teacher ratio of 7.2, reflecting the educational dynamics on the island.

Health

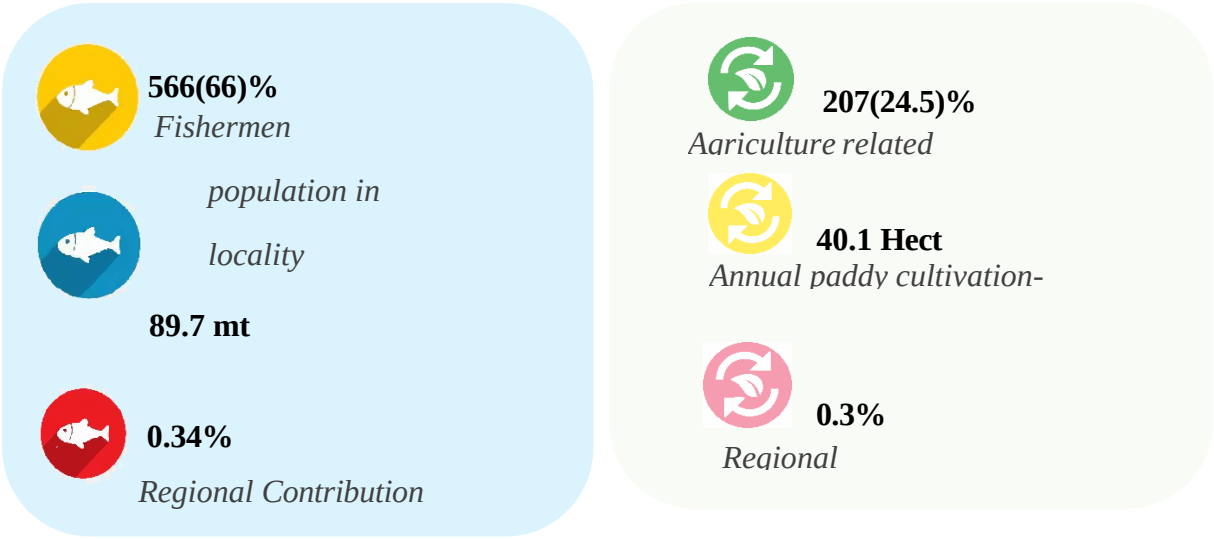
The health facilities in Delft Division include a Divisional Hospital and a Rural Ayurvedic Hospital, providing essential healthcare services to the community. The Divisional Hospital, with a capacity of 31 beds, served 879 inpatients in 2021, averaging 2.4 admissions per day. It reported a bed occupancy rate of 16% and an average stay duration of 1.36 days, reflecting moderate utilization.

Map 8: Social Infrastructure Distribution



2.7 Economic Profile

In the Delft area, the industrial landscape is characterized by a significant presence of palmyra-based industries, highlighting the island's reliance on this sector. Additionally, handicrafts and wood-based industries contribute significantly to the local economy.



Economic activities in the Delft Division are diverse, reflecting the island's reliance on both traditional and modern sectors. Agriculture and fisheries form the backbone of the local economy. The division supports 220 farm families, with activities including paddy cultivation and the production of subsidiary food crops like green gram and gingelly. Livestock, especially cattle and poultry, is also significant. Additionally, the fishing industry engages a large portion of the population, with 680 active fishermen and 560 fishing families. Micro, small, and medium industries complement these sectors, focusing on palmyra-based products, light engineering, and food processing. Tourism is gradually emerging, with historical sites and local guesthouses catering to visitors.

2.7.1 Tourism

In the Delft area, there are three guest homes. The Pradeshiya Sabha Guest House, the Delft Samudra Hotel, and the Aquatic Tourist Hotel are there. The best time to visit Delft Island or Neduntheevu is between February and March, just after the rains between November and January. Delft island has limited dinning options, there are no-sit restaurants. The small shops are available for snacks and basic amenities.



Delft Island in Jaffna, Sri Lanka, is a hidden gem known for its natural beauty, historical significance, and cultural heritage. The island is home to wild ponies, bred by colonial rulers like the Portuguese, Dutch, and British, and is a paradise for bird watchers, with over 64 species of birds and butterflies, including migratory foreign birds that visit seasonally.

The island's historical significance is evident in its colonial ruins and archeological sites, including the ancient fort, old Dutch hospital, and various coral-based building structures. The Pigeon Nest structure and the old Hindu temple further enrich the historical landscape. Delft's beaches offer stunning coastal views and a serene environment for relaxation, with coral reefs surrounding the island. The island's mystique is further enhanced by the growing stone worshipped by the local people and a large footprint believed to be that of Hanuman, a revered figure in Hindu mythology. These sites hold significant cultural and religious value, attracting pilgrims and curious visitors alike. The Delft Tourism concept promotes the island as a destination where history, nature, and culture converge, preserving and showcasing its diverse attractions.

One of the island's most striking natural features is the presence of the majestic baobab and banyan trees, which provide a distinct and picturesque landscape. The baobab tree, in particular, stands out as it is not native to Sri Lanka



2.8 Problem & Potential

Problems

- The island possesses significant potential for tourism, yet it currently lacks essential facilities such as accommodation, food, and transport for tourists.
- The entire island suffers from a lack of infrastructure amenities, including transportation, road conditions, and housing.
- The absence of a designated jetty, adequate infrastructure, and operational procedures for boat landings.
- The high temperatures lead to significant evaporation, resulting in insufficient water levels on the island and salinity water.
- Unavailability of Modernized Mini Cruise Ships for the tourist and local residents
- Lack of preservation or maintenance for Heritage sites

Potentials

- Unique blend of historical significance and natural beauty.
- Delft Island still retains some of its colonial architectural character.
- A wide variety of tourism destinations over the entire island.
- Wild horses and Declared as Wild life conservation areas.
- Still tourist visit to Delft Island from Netherlands.
- The region exhibits potential for harnessing wind energy and a solar power energy.
- The island naturally possesses abundant coral reef resources.

Significant amount of Palmyra based industries are available in the island

Chapter 03 – Frame work of the Local Area Plan

3.1 Sub Vision

“Rural Oasis”

"Rural Oasis" typically refers to a tranquil and picturesque area in the countryside that offers a peaceful and refreshing escape from urban life. It implies a place where one can find relaxation, natural beauty, and a slower pace of living, often characterized by open spaces, greenery, and a closer connection to nature.

3.2 SWOT

Strengths:

- **Unique Historical and Cultural Assets:** Delft Island has colonial-era remains, including old Dutch buildings and forts, which can attract tourists and serve as heritage conservation sites.
- **Tourism Potential:** There is a broad range of tourism destinations and attractions, such as horse riding, Palmyrah-based products, coral reefs, and historical landmarks.
- **Natural Beauty:** The island offers unique environmental features like coral reefs, scenic beaches, and wildlife conservation areas.
- **Existing Industries:** The presence of Palmyrah-based industries, along with agricultural and livestock production, can provide economic diversification opportunities.
- **Solar Energy Potential:** The island has been recognized for its suitability for solar energy production, presenting an opportunity for sustainable development.

Weaknesses:

- **Lack of Infrastructure:** Insufficient transportation facilities, road conditions, and tourism accommodations hamper accessibility and tourist satisfaction.
- **Limited Water Resources:** High evaporation rates and saline water make water availability a persistent issue.
- **Housing Challenges:** The prevalence of semi-permanent housing and huts indicates inadequate housing development, which impacts residents' living conditions.
- **Economic Dependence on Fishery and Agriculture:** Heavy reliance on a few industries makes the local economy vulnerable to external shocks.
- **Conflict with Wildlife Authorities:** There are tensions regarding declared wildlife areas, which can complicate planning and development efforts.

Opportunities:

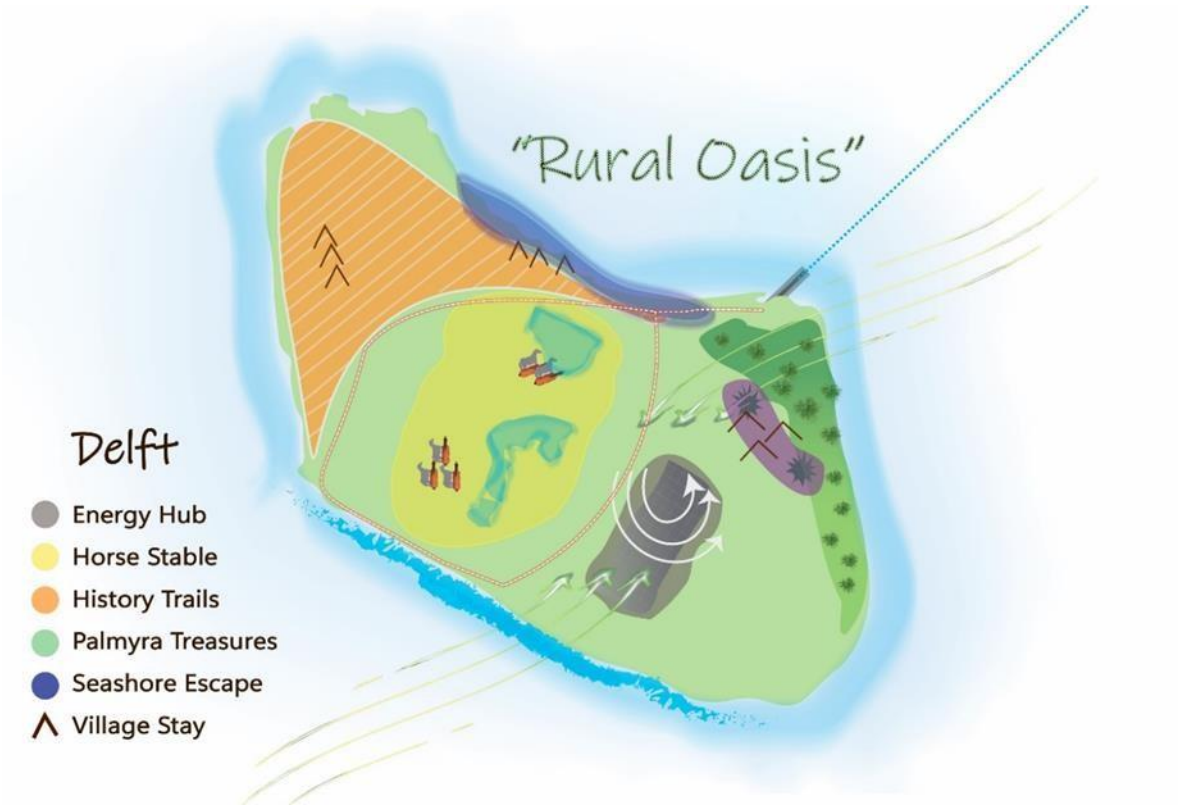
- **Tourism Development:** Developing infrastructure such as jetties, transportation hubs, and accommodation facilities can boost tourism and local business opportunities.
- **Conservation and Eco-Tourism Initiatives:** The establishment of conservation zones, historical monument preservation, and green promotion strategies can attract eco-tourists and promote sustainable tourism.
- **Economic Diversification:** Encouraging the growth of Palmyrah-based industries, coir-based products, and other artisanal crafts can create employment opportunities.
- **Renewable Energy Projects:** Solar farming initiatives can help meet the island's energy needs sustainably, reducing dependence on conventional energy sources.
- **Circular Economy in Fishery Sector:** Creating a circular economy approach in the fishery sector can lead to better economic outcomes and resource utilization.

Threats:

- **Environmental Challenges:** High temperatures and evaporation rates pose threats to water availability and overall climate sustainability on the island.
- **Inadequate Infrastructure and Amenities for Tourists:** The lack of essential services for tourists, such as accommodation and food facilities, can deter visitors.
- **Conflict with Wildlife Management:** Ongoing disputes regarding land use in designated wildlife areas may hinder development plans and lead to legal and social challenges.
- **Economic Vulnerability:** The island's economy is susceptible to fluctuations in the fishing and agricultural markets, which can impact local livelihoods.
- **Infrastructure Development Pressure:** Efforts to enhance mobility and infrastructure might lead to conflicts with conservation and community interests, requiring a careful balance.

This analysis highlights the key factors impacting Delft Island's urban planning context and potential paths forward for its sustainable development.

3.3 Conceptual plan



Delft Island stands out as a unique retreat in Jaffna, offering a serene escape from the hustle and bustle of city life. This tranquil haven allows visitors to immerse themselves in the island's calm, cool, and peaceful atmosphere, surrounded by charming village sights. With attractions such as horse riding, pristine beaches, palmyra groves, colonial and coral buildings, Delft provides a picturesque and relaxing environment. To maintain its natural charm and promote eco-friendly tourism, we can develop **village-based stays**, featuring camping and tent accommodations. This approach allows tourists to connect with nature and experience the island's rustic beauty without the intrusion of large hotels and rooms. By embracing ***open-air living***, visitors can enjoy the simplicity and tranquillity of village life, making their stay on Delft Island a truly refreshing and memorable experience.

Implementing an "**Energy Hub"** in Delft, Jaffna, capitalizes on its abundant sunlight and favourable coastal winds to create a sustainable and reliable power source for the region. With consistent sunlight throughout the year, ***solar farms*** can be established to harness this energy, providing a dependable and eco-friendly solution. Additionally, the coastal winds present an excellent opportunity for ***wind energy*** projects; strategically placed wind turbines can

supplement the energy supply, ensuring a balanced and continuous flow of power. This dual approach not only addresses the high heat and infrastructural challenges but also promotes environmental sustainability, energy independence, and economic growth for Delft.

The "**Horse Stable"** area in Delft Island will attract commuters by offering a unique and immersive experience that combines adventure, nature, and cultural heritage. Visitors can enjoy scenic horse-riding tours along designated trails, explore the island's picturesque landscapes, and learn about the history and care of horses. With well-maintained facilities, guided tours, and additional attractions like cultural events and educational programs, the horse stable area will provide a captivating and memorable experience, making it a must-visit destination for tourists seeking an enriching and enjoyable getaway.

The "**History Trail"** on Delft Island offers a captivating journey through the island's rich historical tapestry, starting with the ancient ***Giant's Footprint***, a natural marvel shrouded in local legends. The trail leads visitors to ***Vediyarasan Fort***, an ancient stronghold that offers insights into the island's strategic significance. Along the path, explorers can visit the ***Old Chola Hindu Temple***, a testament to the island's deep-rooted spiritual heritage, and the impressive ***Old Dutch buildings*** that reflect the colonial era's architectural elegance. The trail also includes various archaeological sites that reveal the island's layered past, culminating at the ***Dutch Fort***, a majestic structure that stands as a symbol of Delft's historical and cultural fusion. This thoughtfully curated trail not only showcases the island's historical landmarks but also provides a unique opportunity for visitors to connect with the stories and legacies that have shaped Delft Island over the centuries.

The development of "**Palmyra Treasures"** on Delft Island aims to highlight and enhance the island's rich palmyra resources and industries, creating a unique and authentic experience for tourists. By expanding palmyra-based production and industries, we can boost local handicrafts, from ***traditional items*** like baskets, mats, and hats to ***innovative products such as*** allow tourists to witness and participate in the crafting process, offering a hands-on cultural experience. Additionally, we can create a dedicated ***Palmyra Museum*** and ***Retail Center*** where visitors can learn about the historical and cultural significance of palmyra, purchase locally- made products, and enjoy tasting sessions of palmyra-based delicacies. This initiative not only preserves and promotes the island's cultural heritage but also provides economic benefits to the local

community, ensuring that visitors leave with a profound appreciation for Delft Island and its treasured palmyra traditions.

Delft Island's pristine seaside "**Seashore Escape**", renowned for its exceptionally clean and clear waters, offers a unique and refreshing escape that sets it apart from other coastal destinations. This ***natural beauty, combined with the presence of historic buildings*** along the shoreline, creates an enchanting ambiance that captivates visitors. By promoting the area as a premier Seashore Escape, we can attract high tourism through tailored experiences such as guided historical tours, beachside relaxation, and water activities like snorkeling and kayaking. The development of eco-friendly open food stalls will enhance the visitor experience, providing comfort while preserving the natural environment. This initiative not only highlights Delft's coastal charm but also leverages its historical allure, ensuring that tourists enjoy a distinctive and memorable seaside retreat. Enhance home stay tourism.

Chapter 04 - Project Implementation Strategy

4.1 Identified Projects

Mega Projects

1. Focus on the overall development of physical infrastructure to enhance the visitor experience on Delft Island. Such as :-

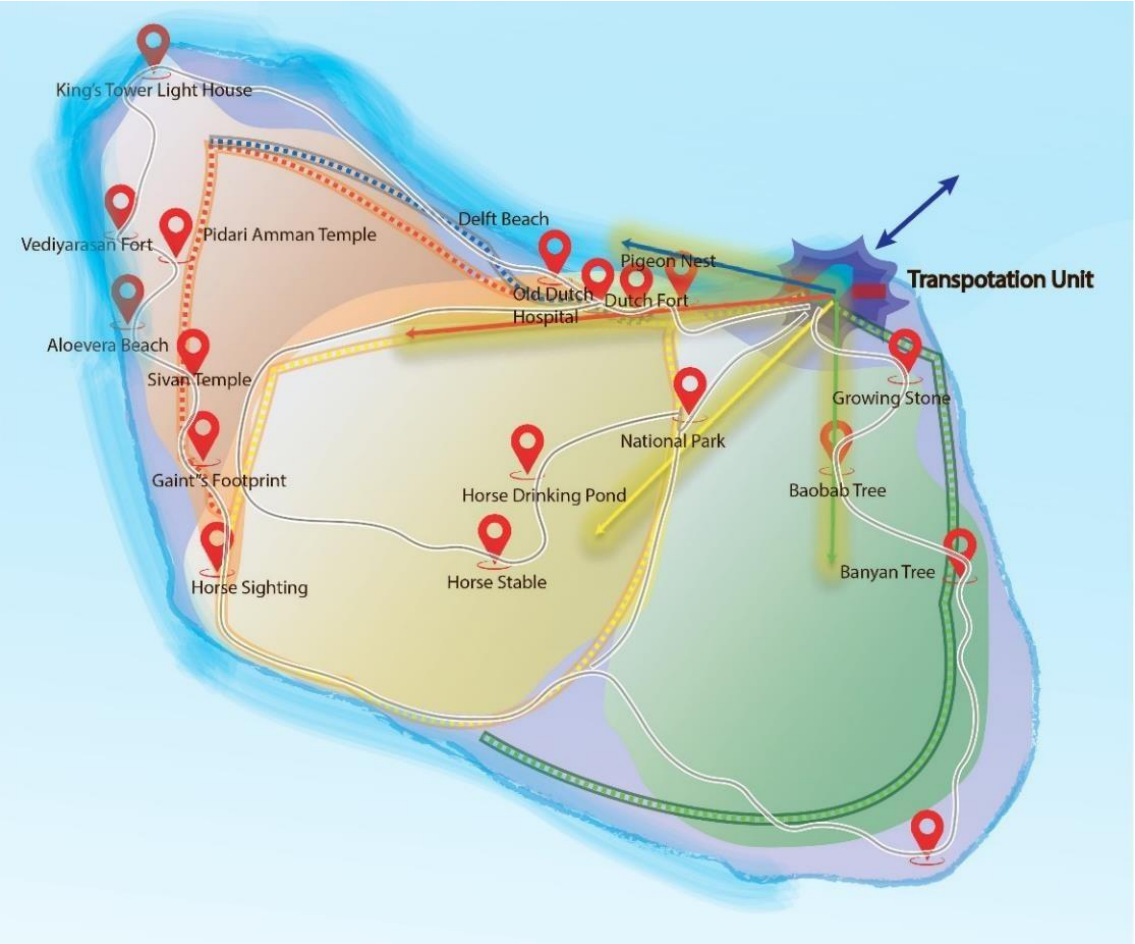
→ **Jetty and Boat Facilities Enhancement:** Improve the jetty to accommodate more boats, especially for foreign tourists, and provide modern, efficient boat facilities for a comfortable and safe journey for all visitors. Jetty Development will include the jetty for passengers and also space for loading & unloading facilities

→ **Durable Water Supply System utilizing Sarapiddy Water Source**

→ **Establishment of Transportation Hub:** Establish a transportation center near the jetty offering various modes of transport such as tricycles, cars, and bicycles to cater to different preferences of visit and needs.

→ **Resting Areas and Food Corners:** Establish designated resting areas and food stalls, including cafes, near the jetty to provide tourists with places to relax and enjoy refreshments and meals after their long journey to reach the island.

→ **Route Development:** Improve road infrastructure across the island to make travel convenient and efficient for tourists.



2. Horse Stable Area Development

→ Stables: A building where horses are housed, each typically having individual stalls for the horses to rest and sleep.

→ Riding Arenas: Designated areas for horseback riding, training, and events.

→ Coaching Ground: A space dedicated to horse riding lessons and coaching, where riders can improve their skills under the guidance of an instructor.

→ Walking Trail: A scenic path or series of paths for horses and riders to enjoy leisurely walks or riding.

→ Paddocks: Enclosed areas where horses can graze and exercise freely. Paddocks provide a safe space for horses to move around when they are not being ridden or housed in the stable.

→ Grooming Area: A designated spot for grooming horses, including brushing, washing, and hoof care, often equipped with cross-ties and water access.



→ Storage: A space for storing horse equipment, feed, bedding, and other supplies necessary for the maintenance of the horses and the farm.

→ Break Area: A rest area for staff and visitors, often furnished with seating and amenities for relaxation and refreshment. Office: The administrative hub of the horse farm, where management tasks such as scheduling, billing, and record-keeping are conducted.

→ Health Care: A facility or area equipped for veterinary care, including examination rooms, medical supplies, and isolation stalls for sick or injured horses.

→ Viewing Area: A spot for visitors and spectators to watch riding lessons, training sessions, or competitions comfortably.

→ Main Entrance: The primary entry point to the horse farm, usually marked by a gate or sign, providing access to the central facilities.

→ Sub Entrance: Secondary access points to different sections of the farm, used for convenience and efficient movement around the property.

→ Parking: An area designated for vehicles, including cars, trailers, and trucks, ensuring safe and organized parking for staff, visitors, and deliveries.

3. Protecting Delft sandy beach zone as a tourist zone, beautifying the beach and setting up a comfort centre in the sandy beach.

→ Village Stays: Develop traditional village accommodations along the beach, offering tourists an authentic experience of local culture and lifestyle.

→ Open Food Stalls: Set up beachfront food stalls with diverse menu options in an open format, such as tent or umbrella shops, without a building structure to provide a village view and enhance the authentic experience.

→ Resting Places: Create comfortable and scenic resting areas with shaded seating and hammocks for tourists to relax and enjoy the beach environment.

→ Boating Facilities: Offer various boating activities such as kayaking, paddle boating, and guided boat tours to explore the island's coastline and marine life.

→ Night Stays: Develop beachside accommodations with serene lighting setups to create a peaceful and inviting atmosphere for overnight stays.

→ Dinner Arrangements: Organize special dinner events on the beach with calm lighting, featuring local seafood and traditional dishes, enhancing the dining experience for tourists.

→ Beach Activities: Provide recreational activities like beach volleyball, bonfire nights, and cultural performances to entertain tourists and encourage longer stays. Infrastructure Improvement: Ensure the beach area is well-maintained with clean

facilities, proper waste management, and safe access routes for a pleasant tourist experience.



- Development of Jetty at Kachathivu Island with the facilities of the Road for Jetty, Mobile Toilets and Water Facilities

Minor Projects

1. Construction of new office building for Delft Pradeshiya Sabha
2. Expand and addition accommodation facilities to Manalthara tourist hotel at Delft Pradeshiya Sabha
3. Proposed to develop Tourist Information Centre at Delft Mawili Harbor
4. Development of shopping complex in Delft central market
5. Proposed to solid waste segregation station and a compost yard in delft
6. Construction of drainage of road development.

    → Iyar odai road

    → Pattrima kovil west road

    → Ammavodai road

    → Sekkiriyampallam road

7. Road reconstruction Projects
    - Iikya deepa periyathurai road
    - Veddiyarasan kottai road
    - Jetty pidariyamman kovil road
    - Market road
    - Nolan kalvai road
    - Nelvarai road
    - Marakatha moliyal road
8. Establishment of Salt Intrusion Bund within the limits of J/01, J/04, J/05 & J/06
9. Development of Ponds:-
    a. Vada Kuravelikulam
    b. Periyakalikulam
    c. Veddukalikulam
    d. Iruvilikulam
    e. Maniyakundukulam
    f. Silukaraikulam
    g. Silukarai South Kulam
    h. Silukarai South Kulam
    i. Silukarai Centre Kulam
    j. Sannar Kulam
    k. Thamalapoo Kulam
    l. Nelluvinnikulam (West)
    m. Nelluvinnikulam (East)
    n. Vilathikulam
    o. Thoddecha kulam
    p. Balanda Kulam
    q. Kakaiyar Kulam
10. Development Proposals for Kachathivu Island to facilitate the pilgrims:- Development of Jetty, Development of Access Road from Jetty, Construction of Mobile Toilets and Pilgrims accommodation facilities



Part II

Chapter 05 – Development Zones and Zoning Guidelines

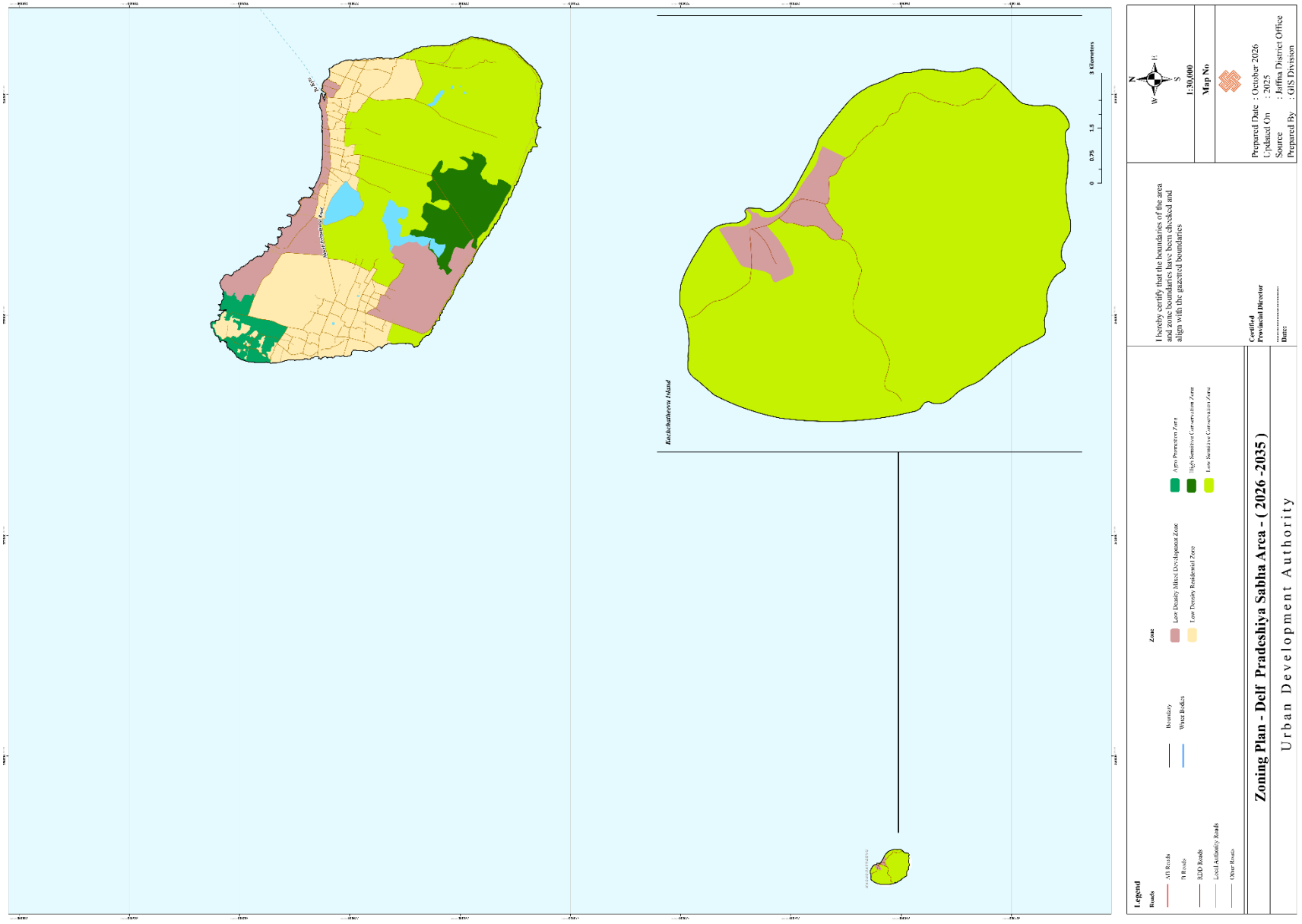
5.1 Introduction

In Greater Jaffna Development Plan (2026- 2035) , the jurisdiction is divided in to 08 main development zones and from that, 04 zones are included in to Deltf PS area. Those zones are further divided in to sub zones based on the expected development density.

Table 2: Development Zone & Zone Factors

Main Zone	Sub Zone	Z.Factor	Plot Coverage (%)
Mixed Development Zone	Low Density Mixed Development Zone	1.37	Non Residential - 80 % Residential - 65 %
Residential Zone	Low Density Residential Zone	0.78	Non Residential - 80 % Residential - 65 %
Agro Promotion Zone	Agro Promotion Zone	0.95	50%
Conservation Zone	High Sensitive Conservation Zone	0	≤ 05%
	Medium Sensitive Conservation Zone	0	≤ 05%

Map 9: Zoning Plan (2026- 2035)



5.2 Common Guidelines for Planning Area

i. These Regulations and guidelines apply to the entire area within the administrative limits of the Delft Pradeshiya Sabha area which has been declared as an Urban Development Area in the Extraordinary Gazette Notification No.2185/74 of 24.07.2020 under Section 3(i) of the Urban Development Authority Act No. 41 of 1978.

ii. In addition to the provisions of this zoning plan, the Planning and Development guide lines applicable to any development work is regulated by the Planning and Building Regulations/Orders (General) published in the Gazette Notification No. 2235/54 dated 08th July 2021 by the Urban Development Authority.

iii. For areas declared as urban areas prior to 24.07.2020, the lots sub-divided before 24.07.2020 are considered as existing lots.

iv. If the owner of a certain land gifts the portion of land, falling within the 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. Construction of boundary walls along the Street Line may be considered for approval subject to the signing of non-compensation agreement with the agency to which the road belongs.

xv. 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.

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

xvii. 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.

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

xix. 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.

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

xxi. In this planning area, for the lands or reservations belongs to the government institutions, departments or corporations such as Department of Archeology, Department of Forest Conservation, Irrigation Department, Coastal Conservation Department, Agrarian Services Development Department, Land Development Corporation, Geological Survey and Mines Bureau, etc. recommendations and development proposals from the relevant institutions should be obtained approval before carrying out the development work.

xxii. All excavation work should be done according to the recommendations of the relevant institutions including the Geological Survey and Mines Bureau, and after the completion of the work, the excavated places should be restored or appropriate measures should be taken according to the recommendation of the said institution.

xxiii. In case a problem arises in relation to any statutory planning, development or building regulation or its interpretation or practical application, the Main Planning Committee of the Urban Development Authority has the final decision in the matter.

xxiv. If a regulation related to the land is relaxed or removed for any reason during the granting of development approval and the amount of land belonging to that regulation is numerically calculated, the related value is assessed and an amount not exceeding 30% of that value should be charged to the authority.

xxv. If the proposed development area located adjacent to the edge of the zoning boundaries will get the benefits of prominent zone. (This regulation is not applicable for conservation zones**(.**

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

prominent zone. (This regulation is not applicable for conservation zonesand applicable forfront lot only)

xxvii. 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.

xxviii. On boundary construction can be allowed only in High density Commercial zone, Medium density Commercial zone, Low density Commercial zone, High density Mixed development zone, Medium density Mixed development zone)

xxix. Location of water source should be located at least 18m away from waste water disposal site, Septic Tanks & Soakage pits.

xxx. 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.

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

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

xxxiii. 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.

xxxiv. 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

5.3 Zoning Guidelines

Table 3: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	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"
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 2025

Table 4: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**	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**	**250Sq.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 2025

Table 5: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 2025

Table 6: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 2025

Table 7:Conservation Zone

i.	**Main Zone**	**Conservation Zone**
ii.	**Characteristics of the Zone**	Already declared as an Environmental Protection Areas/Protected Areas or Special Conservation areas published by International Convention or National Act/gazette areas.
iii.	**Zoning Boundaries**	Annexures
iv.	**Sub Zone**	**High Sensitive Conservation Zone**
v.	**Zone Code**	**CN1**
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 which conserve the natural eco-system.

	3. Field study/Information centers on stilts. 4. Raised boards walks, deck on stilts, shelters/rest huts on stilts. 5. Nature trails, hides, observation towers, canopy walkways, carefully located cycle paths, bridleways and the like. 6. Camping, picnicking, bird watching and the like, while ensuring that the natural habitat is not disturbed. 7. Security posts, tickets booths, site offices 8. Traditional fishing, Animal Farming & Mari farming 9. Continuation of existing paddy fields. 10. Mobile Sanitary Facilities 11. "Lellama" 12. "Madel Paadu" built with constructions 13. Fishing piers 14. Berths & Boat jetty/ ferry accommodation 15. Recreational parks 16. Open theatre 17. Open Gymnasium 18. Research and Development Centers
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. Sustainable Materials: Use environmentally friendly and locally sourced materials for construction. Consider timber from sustainable sources, recycled materials, or materials with low environmental impact. 4. Low-Impact Foundations: Ensure that the foundations or footings of the development have minimal impact on the forest floor to prevent soil compaction and disruption to the ecosystem. 5. Natural Aesthetics: Design development that blend with the natural surroundings. Use earthy and muted color schemes that harmonize with the forest environment. 6. Rustic Design: Incorporate rustic architectural elements, such as exposed timber beams, stone accents, or thatched roofs, to create a natural and cozy atmosphere. 7. Sustainability Features: Include green building features

	like rainwater harvesting, solar panels for lighting, and low-flow water fixtures to minimize environmental impact. 8. Off-Grid Amenities: Provide off-grid amenities such as composting toilets, and limit the use of electricity to maintain a sustainable and eco-friendly experience. 9. Natural Ventilation: Design the development with proper ventilation to minimize the need for air conditioning, allowing guests to enjoy the fresh forest air. 10. Privacy and Scenic Views: Ensure that each Development offers privacy and scenic views of the forest. Incorporate large windows or open-air elements to connect guests with nature. 11. Minimal Site Disturbance: Construct each development with minimal disruption to the natural terrain. Avoid cutting down trees or disturbing sensitive areas. 12. Outdoor Spaces: Include private outdoor spaces like decks, patios, or balconies where guests can relax and enjoy the forest. 13. Fire Safety: Implement fire-resistant building practices and provide safety equipment to mitigate the risk of forest fires. 14. Accessibility: Design development to be accessible to people with disabilities, including wheelchair ramps and wider doorways. 15. Multi-Season Use: Insulate cabanas for year-round use, and include heating options for colder seasons. 16. Waste Management: Establish a responsible waste management system for guests and staff to minimize the environmental impact. 17. Local Workforce: Employ local labor and support local communities for construction and maintenance to benefit the local economy. 18. Educational Signage: Install signage or materials in cabanas that educate guests about the forest ecosystem and encourage eco-friendly behavior.

	19. Wildlife-Friendly: Design features that minimize disturbance to wildlife, such as bird-friendly window treatments or designated wildlife viewing areas. 20. Light Pollution Control: Use lighting fixtures that minimize light pollution and allow guests to enjoy stargazing. 21. Signs and billboards should, where possible, incorporate colors and materials that are compatible with the existing character of an environmentally sensitive area. 22. It is preferable that billboards and freestanding signs in sensitive environmental areas are used for interpretive, public safety or educational purposes. 23. Dune Stabilization Planting native dune vegetation to stabilize sand dunes and prevent erosion, as well as providing habitat for wildlife. Promoting ecotourism, nature based coastal development.

Source : Urban Development Authority 2025

5.4 : Permissible Uses for Development Zones

NO	Principle Use	Sub Uses	Low Density Mix Zone	Low Density Residential Zone	Agro Promotion Zone	High Sensitivity Conservation Zone	Medium Sensitivity Conservation Zone
1	1. Residential	Houses	x	x	x		
2		Condominium Housing Complexes	x				
3		Housing Complexes	x	x			
4		Housing Projects	x	x			
5		Quarters/Labour Quaters	x	x			
6		Service Apartments	x				
7		Studio Apartments	x				
8		Dometry	x	x			
9		Hostels	x	x			
10		Day-care Centers	x	x	x		
11		Patient Care Centers	x	x	x		
12		Elders home	x	x	x		
13		Children’s home	x	x	x		
14		Disability rehabilitation home	x	x	x		

15		Rehabilitation /Probation home		x	x		
16		Community centers	x	x	x		
17		Resorts/Tourism bungalow/Home stay	x	x			
18		Guest House	x	x	x		
19		Lodge	x	x			
20		Rest House	x	x	x		
21		Retirement halls	x	x	x		
1	2. Health	Hospital	x	x			
2		Medical centres(One doctors)	x	x	x		
3		Medical centers (Two doctors or more)	x	x			
4		Sample collecting centers	x	x	x		
5		Laboratory	x	x	x		
6		Pharmacy	x	x	x		
7		Veterinarian/ Animal clinics	x	x	x		
8		Veterinarian/ Animal hospitals	x	x	x		
9		Quarantine centers		x	x		
10		Child and maternal Clinic/ Family Clinic centers	x	x	x		
11		Other medical institutions not falling under uses from 1 to 10	x	x	x		
12		Medical Consultancy Service Centres	x	x	x		
13		Animal Protection Centers		x	x		
1	3. Office & Institutions	Office	x	x	x		
2		Professional Office	x	x	x		
3		Office complex (Over 10,000Sq.m)	x				
4		Banks/ Insurance/ finance institutions	x	x	x		
5		Other office and institutional uses not included under uses from1 to 4	x	x			
1	4. Commercial	Shopping complex	x				
2		Retail shops	x	x	x		
3		Wholesale Shops	x				

4		Department Stores/ Super Markets	x				
5		Open Markets	x	x	x		
6		Showrooms	x				
7		Restaurants (Take Away)	x	x	x		
8		Restaurants	x	x	x		
9		Reception Halls	x	x	x		
10		Star Class Hotels	x	x			
11		Hotels	x	x			
12		City Hotels	x				
13		Club	x				
14		Motel	x	x			
15		Cabana Hotels	x	x	x		x
16		Broadcasting Centers	x	x			
17		Studio (Non Broadcasting)	x	x			
18		Beauty Parlour	x	x	x		
19		Customer Service Centers	x	x	x		
20		SPA	x				
21		Tailor Shops	x	x	x		
22		Funeral Parlours	x				
23		Flouriest	x				
24		Laundry/ costume cleaning centers	x	x	x		
25		Hardware/ building material selling shops	x	x	x		
26		Liquor shops	x				
27		Vehicle spare parts shops	x	x	x		
28		Vehicle renting centers	x	x	x		
29		Vehicle service centers	x	x	x		

30		Bicycle/three-wheeler s.c.	x	x	x		
31		Light vehicle s.c.	x	x	x		
32		Heavy vehicle s.c.	x	x			
33		Garage	x	x	x		
34		Vehicle fuel stations	x	x	x		
35		Emission Testing Centers	x	x	x		
36		Betting centers	x				
37		Bus terminals	x				
1	5. Educational	Pre School/ Early childhood development center	x	x	x		
2		Primary school	x	x	x		
3		Secondary school	x	x	x		
4		Tertiary school	x	x	x		
5		Private school/ International school	x	x			
6		High education institutions (Campus)	x	x			
7		Government/ Private university	x	x			
8		Technical college/ Vocational training center/ Training center	x	x			
9		Private Tuition Classes-less than 50sqm	x	x	x		
10		Private Tuition Classes- 50m to 500sqm	x	x	x		
11		Private Tuition Classes-more than 500 sqm	x	x			
12		Art institutions/ drama institution	x	x			
13		Other educational institution	x	x			
14		Research and Development Centers	x	x	x		x
1	6. Social & Religious	Religious center	x	x	x		
2		Religious education center	x	x	x		

3		Museum	x	x			
4		Social & Cultural center	x	x	x		
5		Cemetery/ Crematoriums	x	x	x		
6		Community Development Centers	x	x	x		
7		Auditorium	x	x	x		
8		Conference Hall	x	x	x		
1	7. Industry	Vehicle assembling/ repairing center	x	x			
2		Stores for distribution activities	x	x	x		
3		Stores/ warehouse	x	x	x		
4		Service industries	x	x			
5		Domestic industries	x	x	x		
6		Packing industry	x	x	x		
7		Recycling industry		x			
8		Value addition industry	x	x	x		
9		Defective material collection center	x	x	x		
10		Bakery productions- Wood kilns	x	x	x		
11		Bakery productions- electric	x	x	x		
12		Concrete related production industry	x	x	x		
13		Tile and brick industries		x	x		
14		Furniture related industry	x	x	x		
15		Mills	x		x		
16		Lathes, welding shops	x	x	x		
17		Other non-polluting industries (as defined by Central Environment Authority)	x	x	x		
18		Other polluting industries (as defined by Central Environment Authority)					

1	8. Leisure	Indoor stadium	x	x	x		
2		Open theatre	x	x	x	x	x
3		Library	x	x	x		
4		Gymnasium	x	x	x		
5		Children parks	x	x	x		
6		Open grounds	x	x	x		x
7		Cinema theatre/ open cinema theatre	x	x	x		
8		Swimming pool	x	x	x		
9		Parks	x	x	x	x	x
10		Recreational parks	x	x	x	x	x
1	9. Agriculture and Fishery	Boat jetty/ ferry accommodation	x	x		x	x
2		Berths	x	x		x	x
3		Fishing piers	x	x		x	x
4		“Madel Paadu” built with constructions	x	x		x	x
5		“Lellama”	x	x		x	x
6		Animal and crop farms		x	x		
7		Agricultural products collection centres	x	x	x		
8		Animal and Seed Breeding Centres	x	x	x		
9		Greenhouse	x	x	x		x
1	10. Other	Roof antenna towers	x	x	x		
2		antenna towers	x	x	x		
3		communication Towers	x	x	x		
4		vehicle parking	x	x			
5		electricity sub stations	x	x	x		
6		Sand Mining/Mineral Mining/Washing		x	x		
7		quarrying		x	x		
8		Soil Excavation / clay Excavation		x	x		

9		Sanitary buildings	x	x	x	x	x
10		A.T.M	x	x	x		
11		Electric charging stations	x	x	x		
12		Compost facility/waste recycling centres	x	x	x		

	Non- permissible uses
✓	Permissible uses

5.6 : Minimum Land extent for Permissable Uses

Form "G" – Minimum Land extent for Permissable Uses			
Main Uses	**Number**	**Sub Ueses**	**Minimum Land Extent (sqm)**
1. Residential	1	Houses	150
	2	Condominium Housing Complexes	500
	3	Housing Complexes	150
	4	Housing Projects	500
	5	Quaters/Labor Quarters	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 Stoeres/ Super Markets	500

	5	Open Markets	150
	6	Showrooms	500
	7	Resturants (Take Away)	150
	8	Restaurants	250
	9	Reception Halls	1000
	10	Star Class Hotels	2000
	11	Hotels	500
	12	City Hotels	250
	13	Club	500
	14	Motel	250
	15	Cabana Hotels	500
	16	Broadcasting Centers	500
	17	Studio (Non Broadcasting)	150
	18	Beauty Parlor / Barber Shops	150
	19	Customer Service Centers	150
	20	SPA	150
	21	Tailor Shops	150
	22	Funeral Parlors	500
	23	Flourist	150
	24	Flourist	150
	25	Laundery/ costume cleaning centers	150
	26	Hardware/ building material selling shops	150
	27	Liquor shops	150
	28	Vehicle spare parts shops	150
	29	Vehicle renting centers	500
	30	Vehicle service centers	

		Bicycle/threewheeler	375
	31	Light vehicle	500
	32	Heavy vehicle	1000
	33		
	34	Garage	500
		Vehicle fuel stations	1000
		Emission testing centers	500
5. (Educational)	1	Pre School/ Early childhood development center	500
	2	Primary school	2000
	3	Secondary school	4000
	4	Tertiary school	4000
	5	Private school/ International school	3000
	6	High education institutions(Campus)	1000
	7	Government/ Private university	4000
	8	Technical college/ Vocational training center/ Training center	1000
	9	Private Tution Clases-less than 50sqm	150
	10	Private Tution Clases- 50sqm to 500sqm	500
	11	Private Tution Clases-more than 500 sqm	1000
	12	Art institutions/ drama institution	1000
	13	Other educational institution	250
	14	Research and Development Centers	250

6. (Social & Religious)	1	Religious center	500
	2	Religious education center	500
	3	Museum	250
	4	Social & Cultural center	500
	5	Cemetery/ Crematoriums	1000
	6	Community Development Centers	150
	7	Auditorium	500
	8	Conference Centers	1000
7. (Industrial)	1	Vehicle assembling/ repairing center	500
	2	Stores for distribution activity	500
	3	Stores/ warehouse	1000
	4	Service industries	500
	5	Domestic Industry	250
	6	Packing industry	250
	7	Recycling industry	1000
	8	Value addition industry	250
	9	Defective material collection center	250
	10	Bakery productions- Wood kilns	500
	11	Bakery productions- electric	250
	12	Concrete related production industry	500
	13	Tile and brick industries	1000
	14	Furniture related industry	500
	15	Mills	250

	16	Lathes, welding shops	250
	17	Other non-polluting industries (as defined by Central Environment Authority)	500
	18	Other polluting industries (as defined by Central Environment Authority)	1000
8. (Leisure)	1	Indoor stadium	1000
	2	Open theater	1000
	3	Library	250
	4	Gymnasium	250
	5	Children parks	500
	6	Open grounds	1000
	7	Cinema theater/ open cinema theater	500
	8	Swimming pool	250
	9	Parks	150
	10	Recreational parks	500
9. Agriculture and fishery industry	1	Boat jetty/ ferry accommodation	-
	2	Berths	-
	3	Fishing piers	-
	4	"Madel Paadu" built with constructions	-
	5	"Lellama"	-
	6	Animal and crop farms	1000
	7	Agricultural products collection centres	250
	8	Animal and Seed Breeding Centres	500
	9	Greenhouse	150

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

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

GN Division	Province	Name of the road	Proposed road width (M)	Proposed Road Width from the Center of the Road (M)	Proposed building line (M)
J/01	NPDPE 001	Attamkarai odai road.	6	3	4
J/01	NPDPE 002	Theruvai iyanaar kovilroad	6	3	4
J/01	NPDPE 003	Nanamulai road.	6	3	4
J/01	NPDPE 004	Karavanan kannakam road.	6	3	4
J/01	NPDPE 005	Panamkani kalamuni road	7	3.5	4.5
J/01	NPDPE 006	Iykiathebam periathurai road.	7	3.5	4.5
J/01	NPDPE 007	Vediarasan kodai road.	6	3	4
J/01	NPDPE008	Pedariamman road	6	3	4
J/01	NPDPE009	Karuthamankalai road.	4.5	2.25	3.25
J/01	NPDPE 010	Enicha illanthai road	4.5	2.25	3.25

J/01	NPDPE 011	Nelvarai vethaniar road.	4.5	2.25	3.25
J/01	NPDPE 012	Kumulady road.	4.5	2.25	3.25
J/01	NPDPE013	Malaiyankula viraver road.	4.5	2.25	3.25
J/01	NPDPE 014	Pukkadu road	4.5	2.25	3.25
J/01	NPDPE 015	Neluvini kothiar road.	4.5	2.25	3.25
J/01	NPDPE 016	Neluvini pillaiyarkalai road.	6	3	4
J/01	NPDPE 017	Mandi road	6	3	4
J/01	NPDPE 018	Thunekalai road	6	3	4
J/01	NPDPE 019	Periathurai thchatheru road	6	3	4
J/01	NPDPE020	Avarankadu road	4.5	2.25	3.25
J/01	NPDPE021	Koruvandu road	7	3.5	4.5
J/01	NPDPE022	Adiiddavalvu pumunai road	7	3.5	4.5
J/01	NPDPE023	Nachchimar road	7	3.5	4.5
J/01	NPDPE 042	Thunekalai housing scheme road	7	3.5	4.5
J/02	NPDPE 024	Muthaliar kula pukkaddu viravar road	6	3	4

J/02	NPDPE 025	Pottalkali kovil road	6	3	4
J/02	NPDPE 026	Kali kovil road	6	3	4
J/02	NPDPE027	Sarapiddythuri road	7	3.5	4.5
J/02	NPDPE028	Idukadu road	6	3	4
J/02	NPDPE 029	Sarapiddy housing scheme road	7	3.5	4.5
J/02	NPDPE030	Murukankovi l front road	4.5	2.25	3.25
J/02	NPDPE 031	Adiiddavalvu veddakadu road	6	3	4
J/02	NPDPE 032	Kalavarai road	4.5	2.25	3.25
J/02	NPDPE 033	Kutupulli ammankovil road	7	3.5	4.5
J/02	NPDPE 034	South sudalai road	7	3.5	4.5
J/02	NPDPE 035	Thekadu ammankovil road	6	3	4
J/02	NPDPE 036	Kirethivalavu vettakadu road	7	3.5	4.5
J/02	NPDPE 037	Meenadchi ammankovil road	4.5	2.25	3.25
J/02	NPDPE 038	Barathi vithialaya road	6	3	4
J/02	NPDPE 039	Paeikalei road	7	3.5	4.5

J/02	NPDPE 040	Nedumkula viravar kovil road	6	3	4
J/02	NPDPE 041	Vikavadi veddakadu road	7	3.5	4.5
J/02	NPDPE 043	Omalankkad u road	7	3.5	4.5
J/03	NPDPE 044	Maniamthod dam road	7	3.5	4.5
J/03	NPDPE 045	Sinnapalamu ni road	7	3.5	4.5
J/03	NPDPE 046	Seekiampalla road	7	3.5	4.5
J/03	NPDPE 047	Sinna veddukula road	4.5	2.25	3.25
J/03	NPDPE 048	Killinchavem badi road	7	3.5	4.5
J/03	NPDPE 049	Cemetry road	4.5	2.25	3.25
J/03	NPDPE 050	Nolan channel road	4.5	2.25	3.25
J/03	NPDPE 051	St.thomes road	7	3.5	4.5
J/03	NPDPE052	Veddukali road	4.5	2.25	3.25
J/03	NPDPE053	Periya kali road	6	3	4
J/03	NPDPE 054	Kaddaisuddi maniyam kundu road	4.5	2.25	3.25
J/03	NPDPE055	St.thomas east road	6	3	4

J/03	NPDPE056	Maniyankkundu south road	4.5	2.25	3.25
J/03	NPDPE057	Mahalithuraineikula road	7	3.5	4.5
J/03	NPDPE058	Seemanpala road	4.5	2.25	3.25
J/03	NPDPE 059	Mannelthurai road	7	3.5	4.5
J/03	NPDPE 060	Irrupankkund u road	4.5	2.25	3.25
J/04	NPDPE061	Ammaodai road	7	3.5	4.5
J/04	NPDPE062	Market road	4.5	2.25	3.25
J/04	NPDPE063	St.johns south road	6	3	4
J/04	NPDPE064	Pandarapiddy road	6	3	4
J/04	NPDPE065	St.johns front road	4.5	2.25	3.25
J/04	NPDPE 066	Pillipatharai road	7	3.5	4.5
J/04	NPDPE 067	Pillaiar road	7	3.5	4.5
J/04	NPDPE068	Karai road	4.5	2.25	3.25
J/04	NPDPE 069	Ekile road	4.5	2.25	3.25
J/04	NPDPE 070	Thaddavalav u road	6	3	4
J/04	NPDPE104	St.soosaiapper road	7	3.5	4.5
J/04	NPDPE105	Ladies college road	7	3.5	4.5
j/05	NPDPE 071	St.Patima's church road	4.5	2.25	3.25

j/05	NPDPE072	Iyarodai road	4.5	2.25	3.25
j/05	NPDPE 073	St.antonys community center road	4.5	2.25	3.25
j/05	NPDPE 074	St.Marys road	4.5	2.25	3.25
j/05	NPDPE 075	St.Marys west road	4.5	2.25	3.25
j/05	NPDPE 076	Thalaiamthur ai road	4.5	2.25	3.25
j/05	NPDPE 077	Matchenvala vu road	4.5	2.25	3.25
j/05	NPDPE 078	Konanthoda road	7	3.5	4.5
j/05	NPDPE079	Marakatha moliyal road	4.5	2.25	3.25
j/05	NPDPE080	Ayuluppiddy manki road	6	3	4
j/05	NPDPE 081	Sannamkulam ramanvellapu road	6	3	4
j/05	NPDPE 082	Sannamkula kaddaramansalli road	6	3	4
j/05	NPDPE 083	Muli road	7	3.5	4.5
j/05	NPDPE 084	Piddariamma n road	4.5	2.25	3.25
J/06	NPDPE 085	Kudavili road	6	3	4
J/06	NPDPE 086	Sebanayakap uram road	6	3	4

J/06	NPDPE087	Savapiddy road	4.5	2.25	3.25
J/06	NPDPE088	Palandakula road	4.5	2.25	3.25
J/06	NPDPE 089	Murugankovil kobalapiddy road	7	3.5	4.5
J/06	NPDPE 090	Kavoliampall a road	4.5	2.25	3.25
J/06	NPDPE 091	Murugankovi l makikundu road	4.5	2.25	3.25
J/06	NPDPE 092	Vadathaveli road	6	3	4
J/06	NPDPE 093	St.antonys kathiravani road	7	3.5	4.5
J/06	NPDPE 094	Salli road	4.5	2.25	3.25
J/06	NPDPE095	Panchchadi road	7	3.5	4.5
J/06	NPDPE096	Kataramansalli road	4.5	2.25	3.25
J/06	NPDPE097	Katapillankadu road	4.5	2.25	3.25
J/06	NPDPE098	Kiravetti road	7	3.5	4.5
J/06	NPDPE099	Sayantharai road	7	3.5	4.5
J/06	NPDPE 100	Queentha road	7	3.5	4.5
J/06	NPDPE 101	Marunthu kerni road	7	3.5	4.5
J/06	NPDPE 102	Kudakanna road	7	3.5	4.5
J/06	NPDPE 103	South beach road	7	3.5	4.5

*Street Line & Building Limit for the Public roads that are mentioned in the list prepared as follows and any public roads which are not included in the above road list, street line and building limit of particular road to be followed as in this table.					
Serial number	**Length of the Road (m)**	**Average width of the Road (m)**	**Proposed road width (m)**	**Street Line (m)**	**Building Limit (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 Vadamarachchi South West Pradeshiya Sabha can be applicable."