GREATER JAFFNA DEVELOPMENT PLAN 2026 - 2035

VOLUME – I

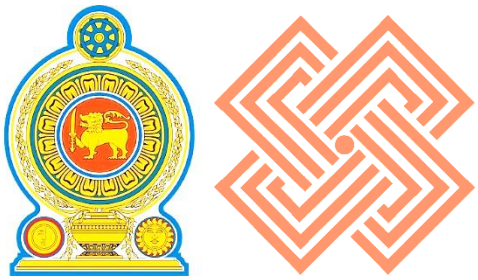


Urban Development Authority
Ministry of Transport, Highways & Urban Development

GREATER JAFFNA DEVELOPMENT PLAN

2026 - 2035

VOLUME I



Urban Development Authority

Ministry of Transport, Highways & Urban Development

Volume I

Urban Development Authority- Sri Lanka 2026

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Published by

Urban Development Authority – Sri Lanka

6th ,7th & 9th Floors, Sethsiripaya, Battaramulla, Colombo, Sri Lanka

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Telephone - +94112873637

Published date – 2026

The Greater Jaffna Development Plan 2026-2035 mainly consists Two Volumes, the Volume one consists two parts as Part I, II, The Part - I consists of the background study, preliminary studies, need of the plan, planning framework, SWOT Analysis and the strategic plans. Part - II consists of development zones and zoning guidelines. The Volume II consist 17 Local Area Development Plans including Part I & Part II. **Part I** includes General Introduction, Background of the Local Area Plan, preliminary studies, Frame work of the Local Area Plan, Project Implementation Strategy, **Part II** contains Development Zones and Zoning Guidelines, Proposed Road Width, Street line and Building Limit applicable for the period **2026–2035.**

Greater Jaffna Development Plan 2026 – 2035 has been prepared by the Northern Provincial Office, Urban Development Authority. This has been done with the advice and guidance of various resource persons of the UDA.

Supervision

M. G. Hemachandra (Chairman-UDA), Eng. D.M.D.S. Disanayaka (Director General- UDA), Plnr. M.P. Ranathunga (Deputy Director General [Planning] Zone -I UDA), Plnr. Mr.Sugath Pemasiri Director (Strategic Planning)-UDA, Plnr. D.B.S.K Dissanayake (Director Northern Province- UDA).

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Strategic Planning Division – UDA (Supervision, Monitoring and Gazetting), Geographical Information System Division – UDA (Providing Arc GIS Spatial data layers & Technical assistants) Environmental & Landscape Division – UDA (Preparation of the PORS, DRR, Conservation, Cultural & Heritage Plans)

Acknowledgement

The Greater Jaffna Development Plan has been prepared by the Northern Provincial Office of the Urban Development Authority (UDA) in close consultation with stakeholder agencies and with the support of numerous individuals.

We express our sincere gratitude to the Hon. Bimal Niroshan Rathnayake, Minister of Transport, Highways and Urban Development, for his guidance, encouragement, and commitment in prioritizing the preparation of development plans. We also deeply appreciate the invaluable support of the Secretary and officials of the Ministry of Urban Development, Construction and Housing, whose contributions have greatly facilitated this work.

Our heartfelt thanks are extended to the Hon. Mayor and Commissioner of the Jaffna Municipal Council, as well as the Chairmen and Secretaries of all other local authorities in the Jaffna District, for their valuable contributions toward the preparation of this plan. We also acknowledge with gratitude the Government Agent and staff of the Jaffna District Secretariat for their dedicated support.

We extend our appreciation to all stakeholder agencies for sharing data, information, and constructive feedback, which have been instrumental in shaping a comprehensive and effective plan. We are equally thankful to members of the general public, focus groups, and business forums for their insightful ideas and comments.

Our special gratitude is extended to the Chairman of the UDA, and to the Director General, Additional Director General, Deputy Director Generals, and Directors of all divisions for their valuable guidance and supervision throughout the process. In particular, we wish to recognize the Strategic Planning Division, GIS Division and Environmental & Landscape Division, for their continuous assistance in completing these plans.

Finally, we gratefully acknowledge the contributions of all UDA staff members and the many individuals whose support, in various ways, has been vital to the successful preparation of the Greater Jaffna Development Plan and Local Area Development Plans.

Hon. Minister's Foreword



The City Jaffna as a reality through Urban Development

In line with the National Policy Framework of His Excellency President Anura Kumara Dissanayake, the concept of **"A Thriving Nation – A Beautiful Life"** represents an inspiration to create a better future for the people of Sri Lanka. In order to effectively and efficiently achieve the objectives and targets aligned with this vision, the preparation and implementation of new development plans can be recognized as a vital national process that guides the country towards a new dimension of development through a clear and strategic direction.

The Urban Development Authority is committed to preparing practical and sustainable urban development plans by identifying the disparities and weaknesses within Sri Lanka's urbanization process and recognizing the diverse social, economic, physical, and environmental potentials that exist among provinces, districts, and cities. These plans are formulated in coordination with relevant institutions while taking into consideration the views and proposals of the local public communities. Furthermore, the Urban Development Authority is responsible for coordinating with the relevant agencies to implement and enforce these development plans effectively.

In fact, the Urban Development Authority has prepared and published 70 Urban Development Plans based on identified requirements, while the process of preparing and publishing a further 22 Urban Development Plans is currently underway during this year. The Development Plan prepared for Jaffna City is one such strategic plan being implemented as part of this national initiative. In order to achieve the Sustainable Development Goals by 2030, the preparation of numerous urban development plans is expected to play an essential role in supporting the sustainable development of the nation.

Based on the identified potential of Jaffna City as a service facilitating centre, special emphasis has been placed on developing the city as an efficient service hub. This has been identified as a key consideration in the preparation of this development plan.

Furthermore, identifying the natural ecosystem of the area as well as places of economic value and developing those resources in a way that can be used by residents in a more systematic manner can be mentioned as the proposed objectives of this development plan.

During the preparation of this plan, the views and suggestions of citizens, professionals, experts, and relevant stakeholders representing all segments of society were obtained and carefully considered. These inputs were analyzed and incorporated through a systematic technical planning process to develop a comprehensive and practical development plan.

I sincerely appreciate the valuable contributions of the Chairman, Director General, planning teams, and all officers of the Urban Development Authority in the preparation of this development plan. And, I hope that the cooperation and active participation of relevant local authorities, public and private sector institutions, and the general public will provide the necessary foundation for the successful implementation of the Greater Jaffna Development Plan (2026–2035).

Bimal Niroshan Rathnayake
Honorable Minister of Transport, Highways and Urban Development

Hon. Chairman's Foreword – Urban Development Authority



It is evident that the main function of the Urban Development Authority, as it's established under the provisions of the Urban Development Authority Act No. 41 of 1978, is the preparation and implementation of development plans for areas declared as Urban Development Areas.

In accordance with the powers vested under the aforesaid Acts, the Urban Development Authority is entrusted with the responsibility of preparing development plans for urban areas declared by the Hon. Minister in charge of the subject, as provided under Section 8A (1) of Part II of the Urban Development Authority (Amendment) Act No. 4 of 1982.

Accordingly, the Greater Jaffna Development Plan has been prepared by not only giving strategic attention to crucial sectors requiring planned interventions, but also by considering the prevailing socio-economic, physical, and environmental characteristics of the area.

Thus, having recognized the evolving needs, aspirations, and future expectations of the community, and by incorporating contemporary planning approaches, the Urban Development Authority has prepared the Greater Jaffna Development Plan, which will remain effective until 2035 The preparation of this Plan was guided by a comprehensive understanding of the existing challenges, opportunities, and development potential of the area. In fact, formulating appropriate strategies to promote sustainable, balanced, and inclusive development. Accordingly, it is expected that the implementation of this Development Plan will contribute towards realizing the identified potential of the area, while creating a well-planned, resilient, and sustainable urban environment. Through this Development Plan, development zones and corresponding planning regulations have been introduced to provide clear direction for future growth and to ensure the orderly and sustainable transformation of the area.

Therefore, I sincerely expect the support, cooperation, and active participation of all stakeholders and the general public in achieving the objectives of this Development Plan. Your valuable contribution will be instrumental in creating a well-planned, sustainable, and vibrant urban environment that effectively responds to both present and future needs of the community.

M. G. Hemachandra
Chairman
Urban Development Authority

Foreword - Assistant Commissioner of Local Government



The Urban Development Authority (UDA) is carrying out several comprehensive development plans based on the effective and efficient utilization of the physical environment to ensure equal contribution to our nation's development activities across all regions.

In this regard, I convey my heartfelt congratulations and best wishes for the efforts taken by the Urban Development Authority in preparing the major development plan for the Jaffna district and the Local Authority area development plans for the seventeen (17) local authorities within the district.

This initiative is a special effort made by unifying the 17 local authorities to protect the unique characteristics of the Jaffna district, particularly the environmental resources. It is commendable that steps have been taken through this to enable the public to obtain the highest level of benefits and impartial, transparent, and neutral information regarding the development plans being implemented in their areas.

We express our gratitude and congratulations for the attention and action given to the suggestions and views submitted by us and the local authorities, representing the general public, while preparing the plans. I firmly believe that by implementing such plans, the Jaffna district will shine as a self-sufficient district that has achieved a high and sustainable development in Sri Lanka in the coming years. Furthermore, I highly value the services of the Chairman, Director-General, Planning Committee, and officers of the Urban Development Authority and all the experts who collaborated and supported this work in various ways to make this project a success.

I also offer my heartfelt wishes and prayers for the successful implementation of the project.

Padmanathan Parthipan
Assistant Commissioner of Local Government
Regional Assistant Commissioner of Local Government Office
Jaffna

Foreword – Commissioner, Municipal Council, Jaffna.



Urban development is an essential sector for the country's sustainable progress, public welfare, and environmental protection. In this context, the development plan for the Jaffna district for the period 2026-2035, prepared by the Urban Development Authority, brings great pleasure as it serves as a guide for the future development of the Jaffna district.

Jaffna city is a city with historical significance, and rich in education and culture. Today, this city faces many challenges such as increasing population, inadequate basic infrastructure facilities, issues relevant with solid waste management, traffic congestion, and environmental pollution. In such circumstances, this development plan clearly demonstrates that balanced development can only be achieved through planned urban development.

The development plan designed by the Urban Development Authority aims to strengthen the city's basic facilities and improve the quality of life for citizens. Through this plan, pioneering initiatives will be undertaken in areas such as enhancing basic urban facilities, protecting the green environment, improving transportation, health facilities, solid waste management, smart city development based on information technology, and citizen-centric services.

The effective implementation of this initiative requires the active participation of the public, the involvement of the private sector, and the cooperation of social organizations. As the Commissioner of the Jaffna Municipal Council, I am proud to be part of these planning activities. I am confident that this effort by the Urban Development Authority will transform the Jaffna district into a stable, developed, environmentally friendly, and people-centric city in the coming decades.

S.Kirusnenthiran,
Commissioner,
Municipal Council,
Jaffna.

Secretary foreword – Point Pedro Urban Council



It is noteworthy that the Urban Development Authority has been making significant contributions to the development of urban areas for many years. Furthermore, there is no doubt that the comprehensive development plan for the Jaffna District and the urban area development plan for the 17 Local Authorities, prepared by the Urban Development Authority, will be an activity that will enrich the future of the Jaffna District. At the same time, this plan will create a new chapter for the economic growth of the Point Pedro Urban Council and greatly contribute to improving the living standards of the people. Through these urban development plans, we have the expectation and confidence to improve integrated development for the Point Pedro Urban Council.

On behalf of the Point Pedro Urban Council, I wholeheartedly express my gratitude to everyone who worked diligently to successfully implement this plan. I extend my wishes and congratulations that your tireless efforts and dedicated service should continue in undertaking various other plans.

Mrs. Dharani Kajendran
Secretary
Point Pedro Urban Council

Secretary foreword – Chavakachcheri Urban Council



The Urban Development Authority has prepared and provided the draft development plan for Chavakachcheri Urban Council. I would like to inform you that our council has identified a suitable location within the designated area for the proposed development activities, in accordance with the requirements of the development plan.

Furthermore, we anticipate that evelopment plan for Chavakachcheri Urban Council will bring about several benefits to the public, including the development of road infrastructure, water supply facilities, electricity supply, wastewater management systems, stormwater drainage systems, and other essential infrastructure facilities. We also expect improvements in the overall living standards of the people and the development of the local economy.

On behalf of Chavakachcheri Urban Council, I would like to express our sincere gratitude to the Urban Development Authority for preparing and providing this development plan. We look forward to the successful implementation of the proposed projects and anticipate many more development initiatives in the future.

A.Seeralan,
Secretary Chavakachcheri Urban Council,
Chavakachcheri.

Secretary foreword – Nallur Pradeshiya Sabha



The Urban Development Authority, which undertakes a pioneering role in the development of urban and suburban areas in Sri Lanka, is responsible for coordinating and implementing urban development plans. In addition to introducing modern technology and knowledge, the Authority is committed to creating well-planned, sustainable, and liveable cities through a new approach that places people at the centre of development.

Nallur Pradeshiya Sabha is a historically significant and renowned area, with commercial activities forming an important part of its development. However, the area currently faces several challenges relating to health, the economy, society, and the environment. There is also considerable unplanned development and underutilisation of available economic resources. Therefore, it has been identified that greater attention must be given to achieving balanced and sustainable development within the Nallur Pradeshiya Sabha area.

Accordingly, I am pleased to state that the Nallur Pradeshiya Sabha will extend its fullest cooperation and contribution towards the preparation and implementation of this Urban Development Plan, which has been formulated by the Urban Development Authority for the period from **2026 to 2035**, with the objective of developing the Nallur Pradeshiya Sabha area into a self-sustaining and well-developed urban area.

The opportunity provided through the Urban Development Authority to develop the Nallur Pradeshiya Sabha area is a highly valuable and important initiative. There is no doubt that this plan will provide a clear pathway for the transformation and development of the Nallur Pradeshiya Sabha into a Municipal Council in the future.

Mr.U.Jeleepan,

Secretary
Nallur Pradeshiya Sabha

Secretary foreword - Vadamarachchi South West PradeshiyaSabha



The concept of urban development integrates the planning, development, and administration of cities to ensure economic, social, and environmental sustainability. Such concepts meticulously analyze population growth, infrastructure development, enhancement of living standards, and environmental protection, enabling the exploration of the benefits of urban development through precisely designed plans. Reflecting these objectives, I am pleased to introduce the Regional Development Plan for the period 2026 -2035, crafted by the Urban Development Authority in collaboration with the Vadamarachchi South West Pradeshiya Sabha.

This plan is carefully designed to ensure the sustainable and integrated development of our region, based on networks, services, and resources. It is structured into two key sections. In the first section, the significance of the region, population, housing, land use, physical and social infrastructure, solid waste management, electricity, economy, agriculture, palmyra cultivation, fisheries, livestock rearing, industry, and the capacity of the Pradeshiya Sabha have been thoroughly analyzed, providing a comprehensive understanding of current conditions. These analyses clearly highlight the region's strengths and challenges.

In the second section, development zones such as commercial zones, mixed development zones, residential zones, agricultural promotion zones, and conservation zones have been fully defined, with road boundary widths planned at 6-9 meters. However, considering the Pradeshiya Sabha Act’s requirement for roads to be 15 meters (50 feet) wide, we recognize the need for further consultations and revisions to align these specifications.

This plan is committed to enhancing the economic, social, and environmental conditions of the Vadamarachchi South West region. We believe it will provide a strong foundation for improving the quality of life of the region’s people, ensuring sustainable development, and strengthening the capacity of the Pradeshiya Sabha. I urge us to work together to successfully implement this plan with the guidance, advice, and cooperation of the Urban Development Authority. Your valuable feedback and support will help guide our region toward a prosperous, sustainable, and inclusive future.

On behalf of the Pradeshiya Sabha, I extend my appreciation and gratitude to the esteemed officials of the Urban Development Authority, the experts in urban development planning, and all officers who dedicated themselves to the design of this plan.

KaneshanKamshanathan
Secretary,
Vadamarachchi South West Pradeshiya Sabha
Karaveddy

Secretary foreword - Valikamam South Pradeshiya Sabha



A Regional Development plan is a strategic, long-term framework that guides the physical, social, economic, and environmental development of the territory. It is designed to manage regional growth, improve infrastructure, ensure sustainable use of land and resources, and enhance the quality of life for residents. reflecting these objectives, I am eager to introduce the Regional Development plan of Valikamam South Pradeshiya Sabha for the Period of 2026-2035, prepared by the Urban Development Authority

This plan has been prepared with a focus on modernizing our region. I believe it will contribute to the economic, social, and environmental development of our region, improve the quality of life for its people, ensure sustainable development, and strengthen the capacity of the Pradeshiya Sabha."

On behalf of the Pradeshiya Sabha, I express my appreciation and gratitude to the esteemed officials of the Urban Development Authority, the experts in urban development planning and all officers who dedicated themselves to the design of this plan.

We extend our best wishes for the successful execution of the plan and look forward to seeing the positive transformation it will bring to our region landscape.

Mr. A. Piratheepan
Secretary,
Valikamam South Pradeshiya Sabha,
Chunnakam.

Secretary foreword - Kayts Pradeshiya Sabha



Jaffna is considered the heart of the Northern Province and plays a significant role in the national economy, possessing various socio-economic infrastructures. In this context, the effort by the Urban Development Authority to prepare a major development plan is highly commendable and will be very useful for planning local development schemes.

Furthermore, there is no doubt that the preparation of this major plan, which emphasizes sustainable development policies by considering factors such as urban space and facilities, physical and ecological characteristics, environmental protection, tourism, transport infrastructure, housing systems, climate, and disaster management solutions, will pave the way for many future development initiatives.

Therefore, we are delighted on behalf of our Council to extend our best wishes for the success of this plan and also extend our wishes to the Urban Development Authority.

U.Saratha,

Secretary

Kayts Pradeshiya Sabha

Secretary foreword - Chavakachcheri Pradeshiya Sabha.



It is noteworthy that, since the establishment of the Urban Development Authority under the Urban Development Authority Law No. 41 of 1978, the Authority has been contributing to the urban development of internal administrative regions for many years. As part of this journey, the Major Development Plan for the Jaffna District and the Urban Development Plan for 17 Local Authorities have been prepared. I am delighted to extend greetings on behalf of the Chavakachcheri Pradeshiya Sabha for this achievement.

It is further noteworthy that the Major Development Plan for the Chavakachcheri Pradeshiya Sabha has been prepared by effectively addressing the many challenges that arose in the preparation of development plans, through the instruments and assistance of the Urban Development Authority, while taking into account the physical, economic, social, and environmental aspects of the region.

Through urban development plans, various aspects are integrated, such as effective and efficient land use systems and proper environmental management. In this way, it is expected that this development plan will facilitate integrated development for the Local Authority of the Chavakachcheri Pradeshiya Sabha.

I express my heartfelt gratitude to the Planning Committee of the Urban Development Authority, who worked diligently to successfully complete this great task, and to everyone who provided support in various ways. I also pray to God for the successful undertaking of many more such plans.

Mr. Kathirkamanathan Chandrakumar
Secretary,
Chavakachcheri Pradeshiya Sabha.

Secretary foreword - Valikamam South West Pradeshiya Sabha



One of the main tasks of the urban development authority is to prepare and implement the integrated development plans. Similarly, the Valikamam South West Pradeshiya Sabha area has been declared as Urban Development areas. The Local Area Development plan for the Valikamam South West Pradeshiya Sabha has been prepared by the urban development authority is a serve as an initial plan for the structed development of the area.

In the Growing Urbanization, well – planned development should be built and provided without proper regulation which leads to huge expenses and in convenience to the residents. Therefore, the work of the urban development authority should be well organized to properly regulate these. Thus, that this development can become a milestone for development in this country.

The Authority is contributing to the development of the indigenous communities declared as protected areas. Each region has its own unique challenges and issues, so this plan will be a new key to the economic and social development of the district and the improvement of the quality of the life of its people, taking into account the needs and problems of our people.

With availability of funds for this development plan, I'm hopeful to improve the quality of Valikamam South West Pradeshiya Sabha. On behalf of the Valikamam South West Pradeshiya Sabha, I would like to express my sincere gratitude to all those who have worked tirelessly to develop this plan and also wish you all the best of luck in this endeavor.

S.Sabesan,

Secretary,

Valikamam South West Pradeshiya Sabha

Secretary foreword - Urban Council, Valvettithurai.



The Urban Development Authority has been established under the Urban Development Authority Act no 41 of 1978 incorporated Valvettithurai Urban Council. The Urban Development Authority has been carrying out various development works for the Local Authorities. As a Part of this, successfully prepared the Greater Jaffna Development Plan and the Local Area Development Plan. My pleasure to convey my best wishes to this plan on behalf of the Urban Council.

This plan has been effectively prepared considered the physical, Economic & Social aspects. I would like to express my gratitude to the dedicated team of officials working in the urban development authority for successfully implementing this massive plan among the challenges. I also extend my best wishes and blessings for the successful implementation of the many more development plan and development of the city.

Mr. Saththiyanathan Kishokkumar
Secretary,
Urban Council,
Valvettithurai.

Secretary foreword - Velanai Pradeshiya Sabha



We are delighted to congratulate the Urban Development Authority for the excellent performance of its duties and functions in the area under the jurisdiction of Velanai Pradeshiya Sabha, which was entrusted with the powers, duties and functions under the amended Urban Development Authority Act, No. 41 of 1978, Act No. 04 of 1982.

Despite facing many challenges in the physical development and organization of the region, the massive development plan for the Jaffna district prepared for the socio-economic, tourism and environmental development of the people of the Velanai Pradeshiya Sabha has been excellent.

The Velanai Pradeshiya Sabha has been classified into zones in the prepared Jaffna District Development Plan, which is ideal for developing the Velanai Pradeshiya Sabha efficiently and effectively through effective projects and for planning and implementing the future developments of this region.

I express my sincere gratitude to the Urban Development Authority and the planning team for the successful implementation of the massive development project for the Jaffna District.

Mr. U.Jeleepan,
Secretary (Actg)
Velanai Pradeshiya Sabha,
Velanai.

Secretary Foreword - Point Pedro Pradeshiya Sabha



The Point Pedro Pradeshiya Sabha is a large administrative region comprising 2 Divisional Secretariat Divisions and 38 Grama Niladhari Divisions, covering an area of 185 square kilometers. I am pleased that the area has been included within the Urban Development Plan.

I warmly welcome the initiative of the Urban Development Authority in preparing a comprehensive development plan for the Jaffna District, along with 17 Local Area Development Plans, which will contribute meaningfully to the advancement of our Pradeshiya Sabha Area.

Furthermore, This Plan also seeks to utilize the untapped resources of our Area, with a focus on sustainable development for the future. I hope this plan gain wide acceptance among the general public, and I extend my best wishes for the efficient implementation.

Moreover, I am delighted to state that once this plan is systematically implemented, our Pradeshiya Sabha Area will be transformed into a beautiful and prosperous one. I also assure my fullest cooperation for the successful realization of this initiative. On behalf of Point Pedro Pradeshiya Sabha, we express our sincere thanks to the Urban Development Authority for their commitment and cooperation in preparing this plan.

P. Rameswaran,
Secretary,
Point Pedro Pradeshiya Sabha.

Secretary Foreword - Valikamam East Pradeshiya Sabha



In line with the development objectives of the country, Entire Jaffna District has been declared as Urban Development Areas by Gazette No. 2185/74 dated 24th July 2020. I warmly welcome the initiative of the Urban Development Authority in preparing a comprehensive development plan for the Jaffna District, along with 17 Local Area Development Plans, which will contribute meaningfully to the advancement of our Pradeshiya Sabha Area.

The Local Plan was prepared after completion of detailed study of the area and consideration of their specific needs of it and which is seeks to utilize the untapped resources of our Area, with a focus on sustainable development for the future. Further, we expected to achieve sustainable development while ensuring both the livelihood of the people and the protection of natural resources.

Moreover, I am delighted to state that once this plan is systematically implemented, our Pradeshiya Sabha Area will be transformed into a beautiful and prosperous one. I also assure my fullest cooperation for the successful realization of this initiative. On behalf of Valikamam East Pradeshiya Sabha, we express our sincere thanks to the Urban Development Authority for their commitment and cooperation in preparing this plan.

R. Baheerathan,
Secretary,
Valikamam East Pradeshiya Sabha.

Secretary foreword – Karainagar, Pradeshiya Sabha

We are very happy to know that you have prepared development plans that will enrich the future of the fertile land of Jaffna. We believe that this great initiative will help bring about bright changes in the lives of the people of Jaffna and increase the prosperity of the Jaffna district manifold.

This development plan will create a new chapter in all sectors, including education, economy, infrastructure, and social development. They will also lead to improving the quality of life of the people of Jaffna, promoting economic growth, and making proper use of the region's resources.

This development plan will bring about beneficial changes in various sectors such as education, health, infrastructure, and employment. These efforts are inclusive of all stakeholders and protect environmental and cultural values.

Our heartfelt congratulations to this development plan to be implemented by the Urban Development Authority in the Jaffna district for their excellent planning and successful completion. We express our appreciation and cooperation to all those involved in this noble work that will enrich the future. and cooperation to all those involved in this noble work that will enrich the future.

We are happy to extend our congratulations on behalf of our Karainagar Pradeshiya Sabha, praying to the Almighty God for the success of the sustainable and massive development project efforts prepared by them.

S.Sutharjan,

Secretary,

PradeshiyaSabha,

Karainagar.

Secretary foreword - Valikamam West Pradeshiya Sabha



With the responsibility of people-centered regional development being entrusted to local government councils, it is truly a matter of joy that the Urban Development Authority is now joining hands with us to implement various projects.

It is an undeniable fact that the Urban Development Authority's efforts to promote sectoral development within the provincial public service make a significant contribution to our regional prosperity.

Although in the past, substantial funds were allocated for provincial and district development, it is certain that the major development projects prepared for Jaffna District, aimed at enhancing provincial and district development through the Urban Development Authority, will ensure a prosperous future for Jaffna District.

In this context, this urban development project is expected to enhance the integrated development of the Valikamam West Pradeshiya Sabha. The Urban Development Authority will undoubtedly be a steadfast partner in achieving the highest goals by extending support to the development projects under the jurisdiction of the Valikamam West Pradeshiya Sabha.

Furthermore, on behalf of the Valikamam West Pradeshiya Sabha, I extend our gratitude and appreciation to all parties who contributed and worked hard in preparing this project. Let us join hands and work together for the success of this initiative!

With best wishes,

S.Balaruban
Secretary
Valikamam West Pradeshiya Sabha

Secretary foreword - Delft Pradeshiya Sabha



It is noteworthy that the Urban Development Authority was established under the Urban Development Authority Act No. 41 of 1978, and for many years, the Urban Development Authority has made significant contributions to local area development. In this context, I am delighted to convey greetings on behalf of the Delft Pradeshiya Sabha for the development plan prepared for the Jaffna district for the period 2026 -2035, which aims to ensure sustainable and integrated development of the region based on resources such as network, tourism, and services.

This plan is divided into two sections. The first section considers the importance of the region, population, physical and social infrastructure, tourism, and agriculture sectors. The second section fully encompasses development zones such as commercial zone, agricultural promotion zone, residential zone, and tourism development zone. In this way, we are proud on behalf of the Pradeshiya Sabha to anticipate the future development of the Delft Pradeshiya Sabha through this plan.

Furthermore, I extend my heartfelt gratitude to the planning Team of the Urban Development Authority, which worked with dedication to successfully complete this enormous task, and to everyone who provided cooperation in various ways.

Mr.Thirunavukkarasu Sudarshan,
Secretary,
Delft Pradeshiya Sabha.

Secretary foreword - Valikamam North Pradeshiya Sabha



I am delighted to express my congratulations on behalf of the Valikamam North Pradeshiya Sabha for the efforts taken by the Urban Development Authority to ensure sustainable development in all sectors, including physical, economic, social and environmental, of the areas under the Local Authority through the Greater Jaffna development plan.

There is no doubt that the Urban Development Authority, with its focus on development planning for the Valikamam North area, which has various needs such as resettlement, tourism development, infrastructure improvements, and employment, will illuminate the future of the area when the projects it has undertaken are implemented.

In this regard, I would like to reiterate my best wishes for the success of the Urban Development Authority's projects, which will create a new development leap in all sectors, and express my appreciation and gratitude to all the officials who are working with dedication on these projects.

Sivakumaran Sivananthan

Secretary,
Valikamam North Pradeshiya Sabha,

Kankesanthurai.

Preface

Jaffna District is located in the Northern part of Sri Lanka which consists with seventeen numbers of local authorities. North, East and West boundaries of the district are Indian Ocean, South is Jaffna Lagoon and Kilinochchi District. The total land area including Inland water is 1,012.01 sq.km. Jaffna District is divided into four geographical regions. They are Island, Valikamam, Thenmaradchi and Vadamaradchi. Jaffna, district which plays a crucial role for entire Sri Lanka.

The Jaffna district is strategically located in the Capital of the Northern Province which has better connectivity with other district of the province via four modes of transportation. Also, the district is recognized as the emerging development town accumulated with many investment opportunities and it has high potential for Agricultural, Aqua and fishery resources, industrial orientations which can act as the major economic booster of the district. Apart from that, Government Policy gave the priority to Jaffna District to develop as "Multi-dimensional City". In order to tap the above potentials, well established vision, goal & objectives has been formulated. And through the strategic plans, list of projects has been identified and prioritized based on the immediate intervention sectors. On this basis, the Grater Jaffna Development Plan 2026-2035 is prepared and which consists with two volumes.

Volume I as Greater Jaffna Development Plan, covering the Jaffna District, consists of two parts:

- **Part I** includes the background study, preliminary studies, Need of the Plan, planning framework, SWOT analysis, The Plan, Development Zones and Zoning Regulations and Zoning Guidelines.
- **Part II** contains zoning regulations, as well as planning and building regulations applicable for the period **2026–2035**.

Volume II as Local Area Development Plan, covering the particular Local Authority, consists of two parts:

- **Part I** includes General Introduction, –Background of the Local Area Plan, preliminary studies, Frame work of the Local Area Plan, Project Implementation Strategy,
- **Part II** contains Development Zones and Zoning Guidelines, Proposed Road Width, Street line and Building Limit applicable for the period **2026–2035**

Gazette Notification

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The Gazette of the Democratic Socialist Republic of Sri Lanka

EXTRAORDINARY

අංක 2502/25 - 2026 අගෝස්තු මස 18 වැනි අඟහරුවාදා - 2026.08.18

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

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

This Gazette Extraordinary can be downloaded from www.documents.gov.lk

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PART I : SEC. (I) - GAZETTE EXTRAORDINARY OF THE DEMOCRATIC SOCIALIST REPUBLIC OF SRI LANKA - 18.08.2026

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

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PART - I

Chapter 01 - Background of the Development Plan

1.1 Introduction

A Development plan is a published document which guide the development of an area in physical, social, economic and environmental aspects in a strategic way to achieve sustainable development with support from the stakeholders of the area and resident population of the area.

Urban Development Authority is the regulatory body of the urban development of Sri Lanka. It has been empowered to function as the key urban planning implementing agency in the country by Urban Development Authority Act No 41 of 1978.

Development plan preparation for the declared area of UDA is vital aspect under the legal background of the authority. Development plans are prepared under the Act No 4 of 1982; it explains that (Part II section 8A [1]) Urban Development Authority has power to prepare the Development Plans for the UDA declared areas in order to guide & promote the development in the area.

Accordingly, Jaffna Municipal Council Area (01.06.1979), Chavakachcheri Urban Council(04.08.1980), Point Pedro Urban Council(04.08.1980), Valvettithurai Urban Council(04.08.1980), Part of the Vallikamam North Pradeshiyasabha (12.04.1982) and 1 Km coastal length areas (2009.09.02) of the Jaffna District were declared as an urban development area under the Urban Development Authority Act No: 41 of 1978. In addition to that, 13 numbers of local authority and part of the Vallikamam North Pradeshiyasabha are decided to declare as an urban development area under the Urban Development Authority Act No: 41 of 1978.

As a result of declaration of some part of the Jaffna district as an urban development area, UDA (NP) office has given the priority to prepare the development plan for Jaffna District.

The Jaffna Development Plan aims to challenge future development and provide for the required infrastructure by transforming the area in a planned manner between 2023 and 2033.

1.2 Stakeholders of the Plan

1.2.1 Main Stakeholders' Agencies

1. Jaffna Municipal Council
2. Chavakachcheri Urban Council
3. Valvettithurai Urban Council
4. Point Pedro Urban Council
5. Valikamam North Pradeshiya Sabha
6. Valikamam South West Pradeshiya Sabha
7. Valikamam West Pradeshiya Sabha
8. Nallur Pradeshiya Sabha
9. Valikamam South Pradeshiya Sabha
10. Valikamam East Pradeshiya Sabha
11. Vadamarachchi South West Pradeshiya Sabha
12. Point Pedro Pradeshiya Sabha
13. Chavakachcheri Pradeshiya Sabha
14. Delft Pradeshiya Sabha
15. Velanai Pradeshiya Sabha
16. Karainagar Pradeshiya Sabha
17. Kayts Pradeshiya Sabha

1.2.2 Other Stakeholders' Agencies

1. District Secretariat, Jaffna
2. Divisional Secretariat, Jaffna
3. Divisional Secretariat, Nallur
4. Divisional Secretariat, Delft
5. Divisional Secretariat, Islands South
6. Divisional Secretariat, Islands North
7. Divisional Secretariat, Karainagar
8. Divisional Secretariat, Valikamam South West
9. Divisional Secretariat, Valikamam West
10. Divisional Secretariat, Valikamam South
11. Divisional Secretariat, Valikamam North
12. Divisional Secretariat, Valikamam East
13. Divisional Secretariat, Thenmaradchy
14. Divisional Secretariat, Vadamarachchy South West

15. Divisional Secretariat, Vadamarachchy North
16. Divisional Secretariat, Vadamarachchy East
17. Road Development Authority
18. Road Development Department
19. Central Environmental Authority
20. Coastal Conservation Department
21. Sri Lanka Port Authority
22. Civil Aviation Authority
23. Department of Agriculture
24. Department of Agrarian development
25. National Water Supply & Drainage Board
26. Department of fisheries and Aquatic Resources
27. Sustainable Energy Authority
28. Northern Provincial Council
29. Department of Archaeology
30. National Aquatic Resources Research and Development Agency
31. Industrial Development Board
32. Land Use Policy Planning Department
33. Department of Wildlife Conservation
34. District Disaster Management Centre
35. Department of Animal production and Health
36. Coconut cultivation Board
37. Sri Lanka Transport Board
38. Ceylon Electricity Board
39. Department of Education
40. University of Jaffna
41. Regional Director of Health
42. National Housing Development Authority
43. Department of Irrigation
44. Palmyrah Development Board
45. Railway Department
46. Valuation Department
47. Water Resource Board

1.3 Scope of the Development Plan

Jaffna is a main economic hub and administrative center of Sri Lanka. As per the National physical planning department, Jaffna has been identified as one of the multi-dimensional commercial cities of Sri Lanka which are to be developed as connecting centers of the national and international network as they consist of ports and airports. Significantly, Kankasanthurai port and Palaly airport have been identified as main links of the proposed C shaped economic corridor which Kilinochchi to Jaffna, that is expected to accommodate a residential population of more than a million and Jaffna Metro Region which is identified as one of the Metro region out of five metro regions of Sri Lanka and Kilinochchi are expected to be the epi-centers of the agglomeration of this corridor, with the available restrictive environmental conditions and the possibility of providing infrastructure.

Further, the valuable economic resources mainly fishing & aqua farming resources with lengthy coastal belt, lagoons, islands and multiple varieties of tourism resources including natural site, historical sites, scared & religious sites and cultural & lifestyle tours are giving important to the Jaffna in the National scale. However, the uncountable fishing and tourism resources are not tapped in a planned manner due to the thirty years of armed conflict. In this background, it is vital to have an integrated development plan for the entire geographical area of the Jaffna District in order to integrate different types of development projects to direct Jaffna towards a sustainable development direction.

1.4 Planning Process

Background Studies

Data Collection (primary and secondary data was collected through Surveys, Office visits, Internet, Drone Survey, Google maps, Satellite, Archives etc)

Scoping

Analysis of existing situation (Basic analysis using Excel, Arc GIS, Drone based software, Google

Problem & potential identification

Identify the distinct perspectives of Problems & Potentials

Vision, Goal, Objective Formulation

Built-up Vision, Goals and Objectives to achieve the urban development activities. (Economic, Social, Physical, Environmental) throughout the Problems and Potential and Development Trend Approach

Detail analysis

To be done detail analysis based on Goals and Objectives to achieve the Vision (SWOT analysis, Sensitivity Analysis, connectivity analysis, Development pressure, space syntax)

The plan/Strategic formulation

Detailed analysis of Economic, Social, Physical & Environmental factors transforms in to urban development practical process to achieve the Vision

Regulations

Establishment of Planning & Building Regulations in relation to above mentioned Plans

Consent

Forward/present the Draft Development plan to public comments (Stakeholders awareness Workshop) & Local Authority consent

Submission

Final Draft Development Plan submit to the Main Planning Committee/Strategic Planning Division

Approval and publishing

Strategic Planning Division perform the activities and Follow legal procedure to finalize the Development Plan.

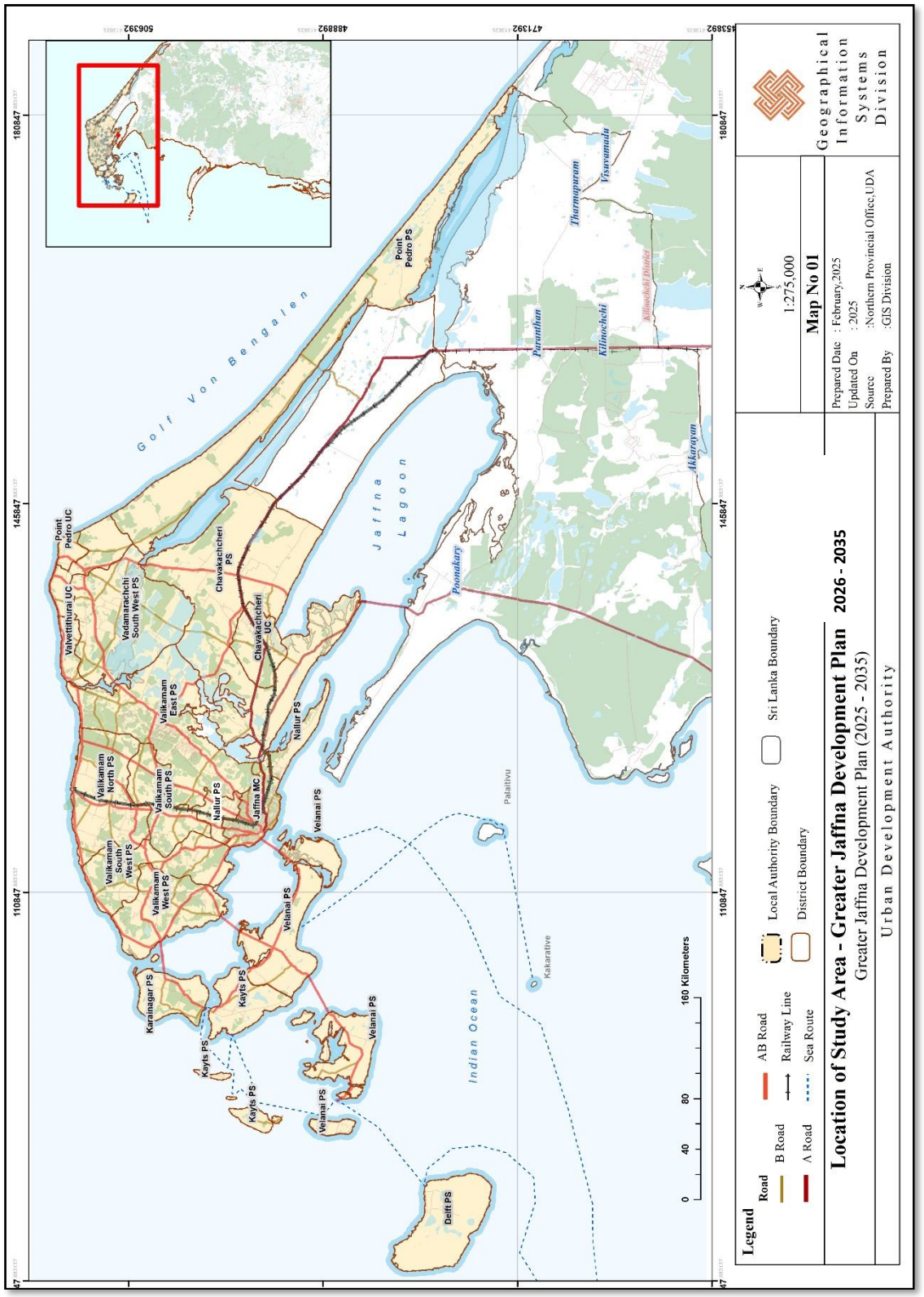
Chapter 02 - Preliminary study

2.1 Study Area

Jaffna Peninsula has been selected for study area of Jaffna development plan which consists of sixteen divisional secretariat divisions and eighteen local authorities.

Jaffna peninsula is the northern end of the Northern Province of Sri Lanka, about 410 Km away from Colombo. It consists the peninsula and seven inhabited Islands. North, East and west boundaries of the peninsula are Indian Ocean, South is Jaffna Lagoon and Kilinochchi District.

Map 1: Location of Study Area



Source: UDA(NP)

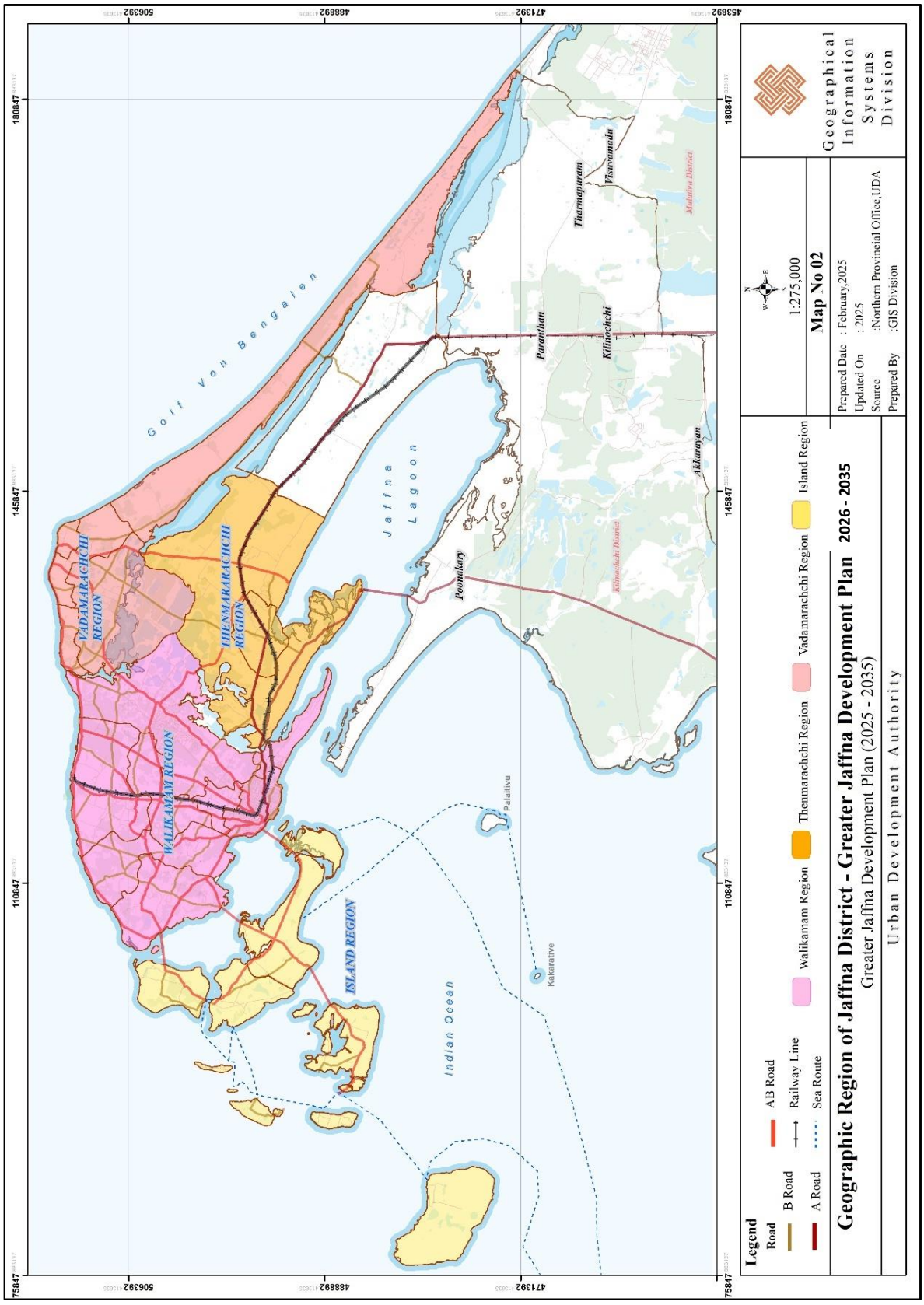
2.2. Delineation of the Planning Boundary

The study area was analysed to delineate the planning boundary based on the geographic boundary, functional boundary and administrative boundary.

2.2.1 The Geographical Boundary

Geographically the peninsula is divided into four regions called Valikamam, Vadamarachchi, Thenmarachchi and Islands by lagoon.

Map 2: Geographic Region of Jaffna Peninsula

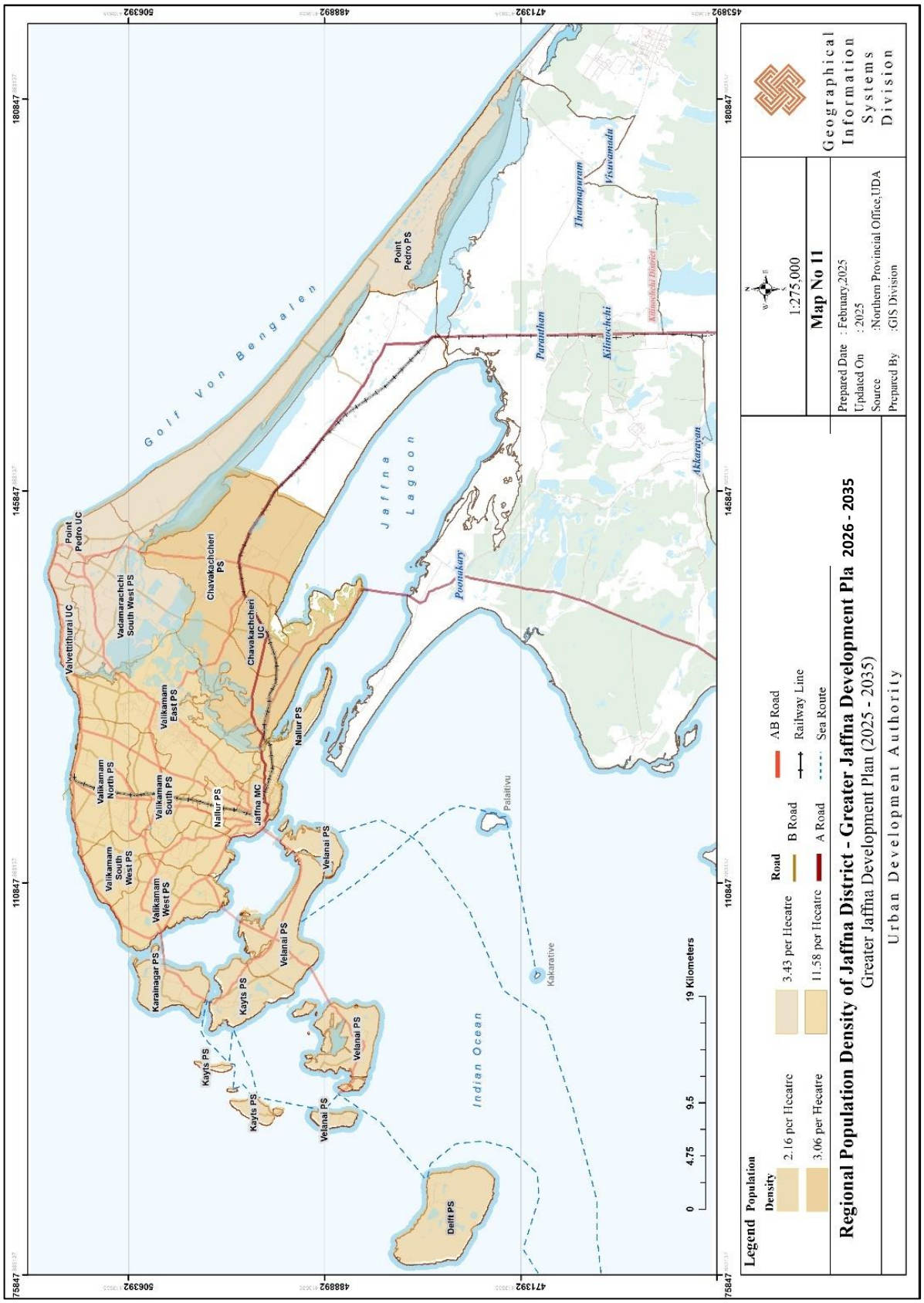


Source: UDA(NP)

2.2.2 The functional Boundary

The overall population density of Jaffna Peninsula is 610.7 per sq. km (2021) which is higher than average population density (331.86 per sq.km, 2021) of Sri Lanka. The Valikamam region has highest population while Islands with less amount of population. Population density of majority of GN Divisions is higher than average population density of Sri Lanka (331.86 per sq.km, 2021).

Map 3: Population Density of Jaffna Peninsula



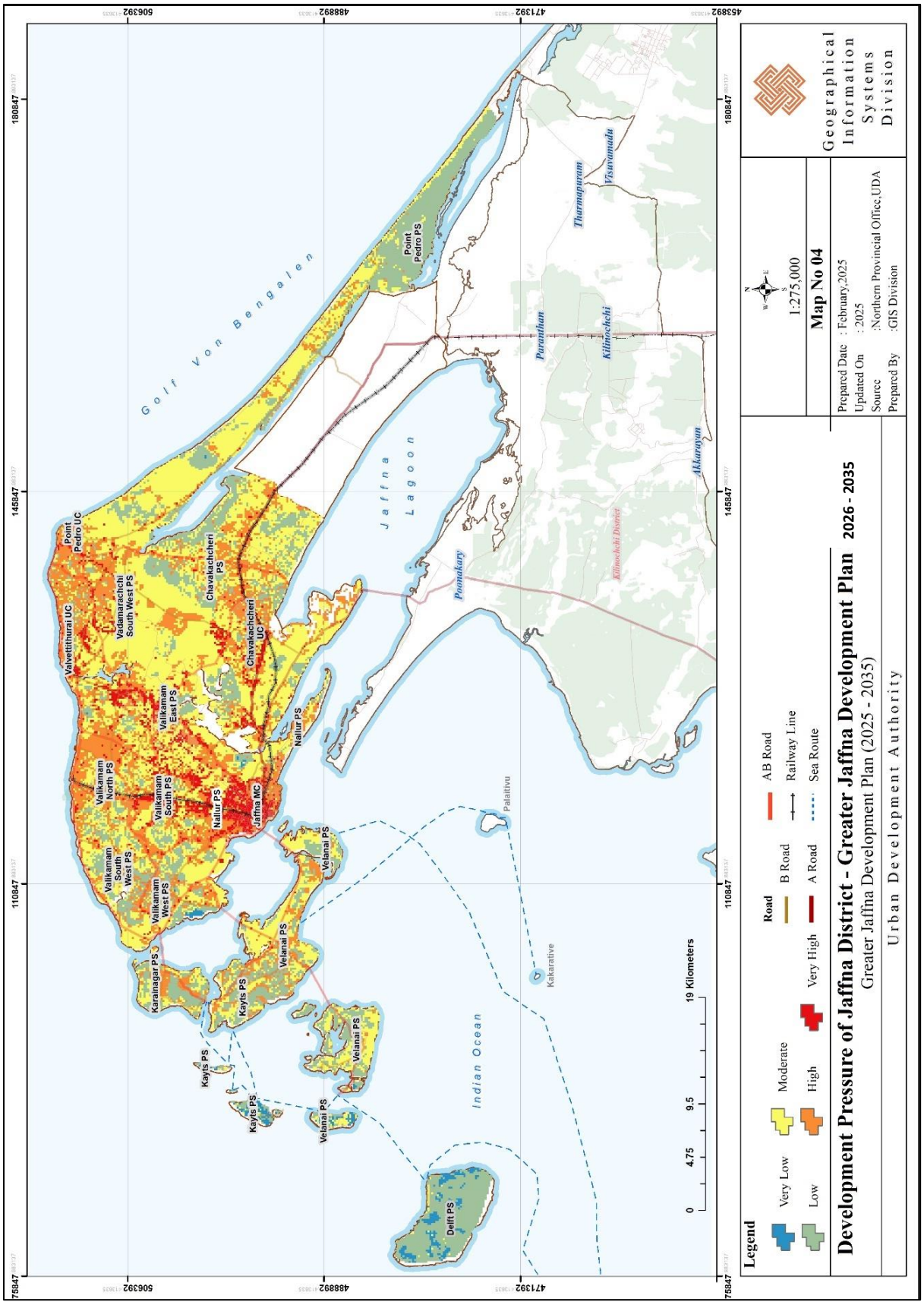
Also, the prominent economic activities of the Peninsula as follow: It's clearly says Each geographical region of Peninsula has different economic potentials and interdependent with each other.

Table: 1 the Economic Features of Jaffna Peninsula

Geographical region	Prominent Economic Features
Vadamaradchchi	Agriculture (Cash crops – Chili, Onion) Fishing (Deep Sea) Tourism (Sand dunes, Bird Sanctuary)
Valikamam	Agriculture (Vegetables, Fruits) Fishing (Lagoon base) Tourism (Tangible)
Thenmarachchi	Agriculture (Paddy) Fruits (Mango, Jack fruit)
Islands	Agriculture (Tobacco) Fishing (Deep & Shallow) Tourism (Eco based)

The existing development pressure is not only based on the Jaffna Municipal Council area which is act as a main service centre of Jaffna district it is spreading all over the Jaffna Peninsula mainly based on the major arterial road. Furthermore, high development pressure can be observed other than the existing declared area which is Valvettithurai UC, Point Pedro UC, Chavakachcheri UC and Valikamam North PS.

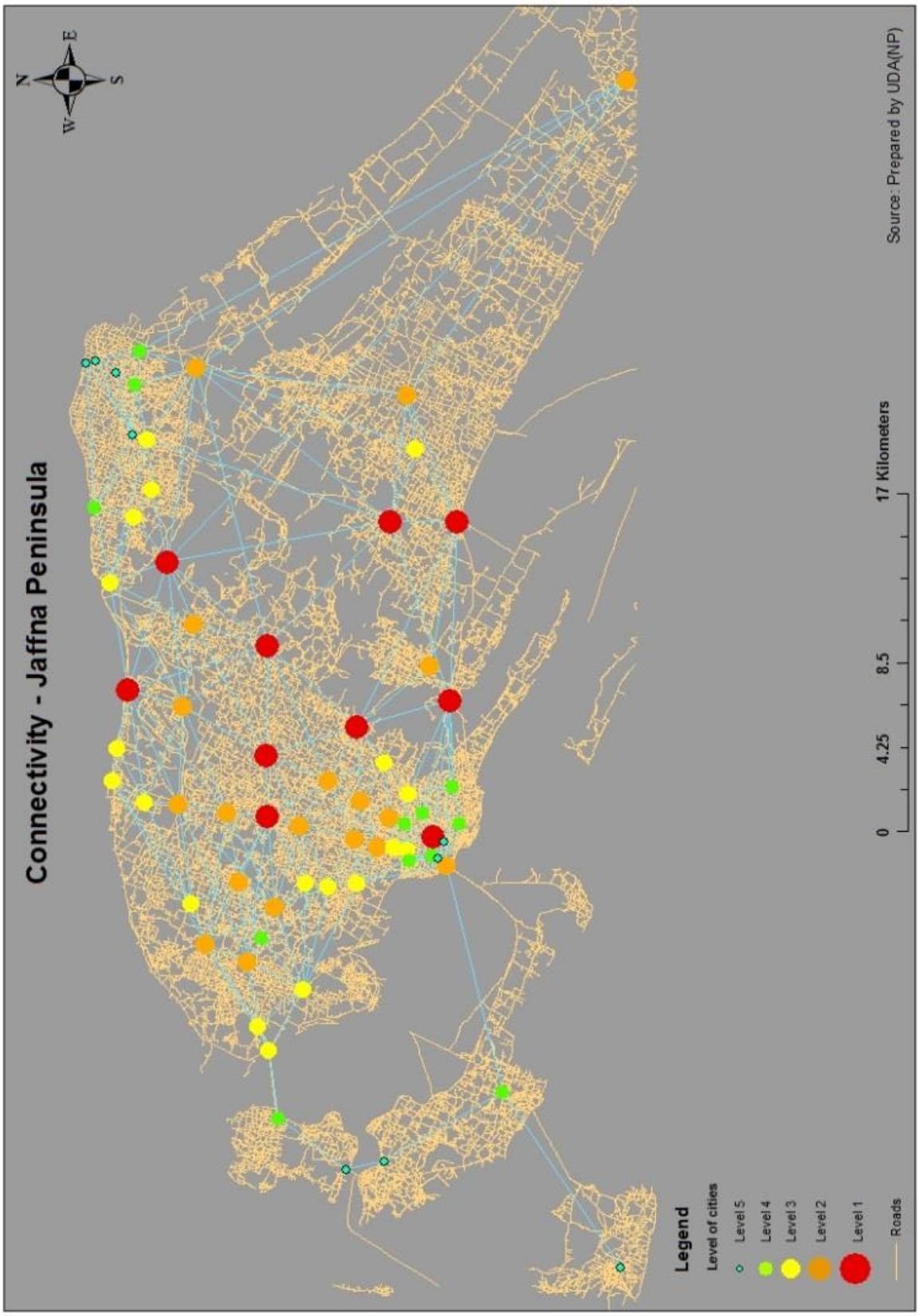
Map 4: Development Pressure of Jaffna Peninsula



Source: UDA(NP)

Map 5: Connectivity of Jaffna Peninsula

When consider the connectivity analysis, the high connectivity can be observed



Source: UDA(NP)

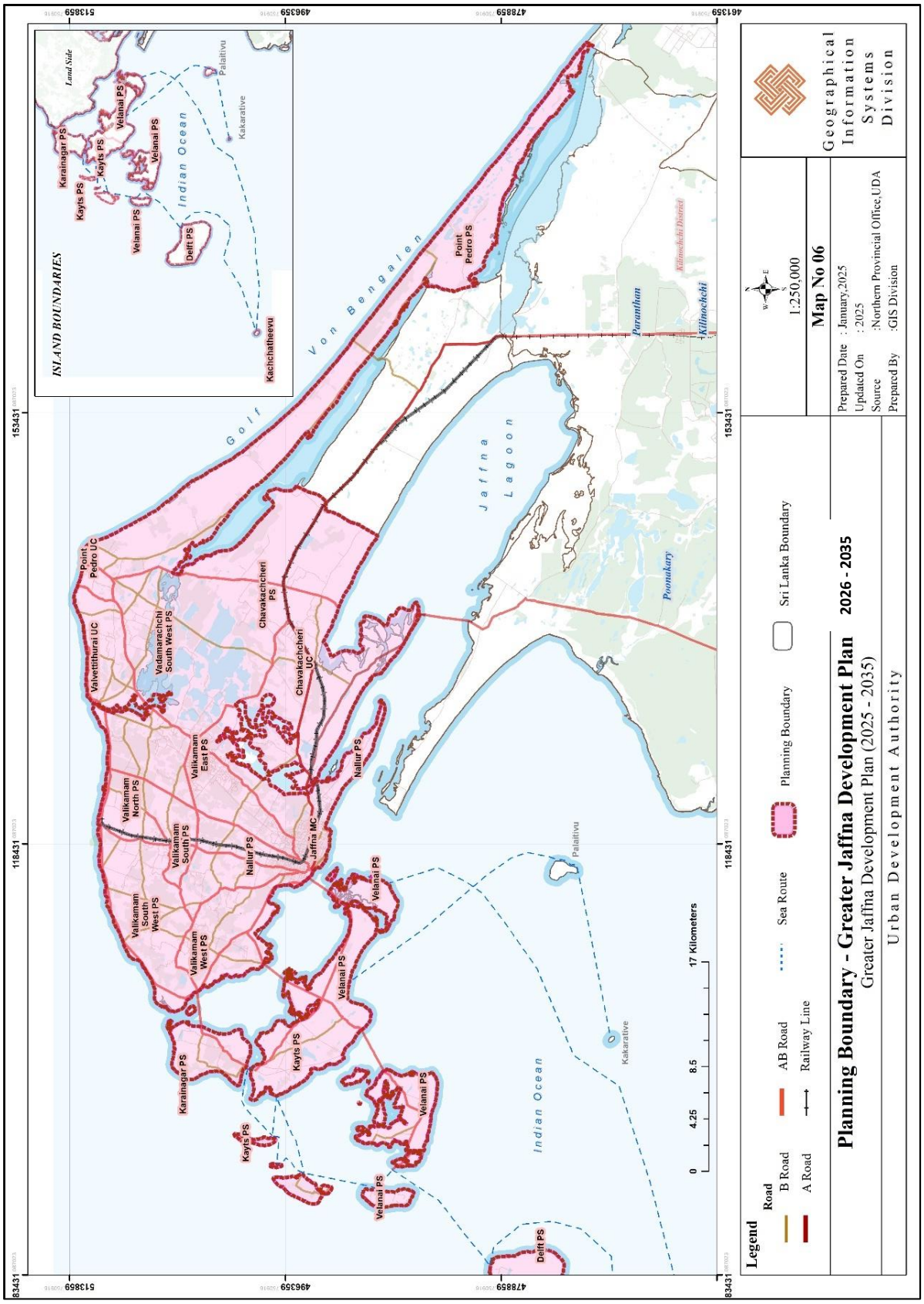
2.2.3 The Administrative Boundary

The Jaffna Peninsula is divided into two administrative districts: The Part of Kilinochchi District and the Jaffna District. Also, it consists with 16 Divisional Secretariat Divisions with 453 Grama Niladari Division. Number of Local Authorities is 18 and it consist with 01 Municipal Council (Jaffna) 03 Urban Council (Chavakachcheri, Valvettithurai and Point Pedro), 14 Pradeshiya Sabhas (Valikamam North PS, Valikamam South West PS, Valikamam West PS, Nallur PS, Valikamam South PS, Valikamam East PS, Vadamarachchi South West PS, Point Pedro PS, Chavakachcheri PS, Delft PS, Velanai PS, Karainagar PS, Kayts PS, Pachchilaipalli PS).

2.2.4 The Planning Boundary

According to the study of functional, Geographical and administrative boundaries finally the administrative boundary has taken as a planning boundary. And entire Jaffna district has been identified as planning boundary.

Map 6: Planning Boundary



Source: UDA(NP)

2.3.1 Planning Context

2.3.1.1 History

History of Jaffna (Yapapattuna) is a district and town found in the Northern Province of Sri Lanka. The name Yapapattuna is derived from Java Pattuna or port of the Javaka. Jaffna or Jaffna patnam was derived from Java Pattnam, in the 16th Century. The Tamil name of Yalpanam has been derived from Yalapana Vaipava Malai. The origin of the name can be traced to a legend about the town's etymology. The King was visited by a blind Panan musician, who was an expert in vocal music and skilled in the use of instrument called Yal. The King was delighted to hear the music played with the Yal and presented Panan a sandy plain. Panan returned to India and together with some members of his tribe brought them to the land of promise. It is assumed that the place of settlement was the present Passaiyoor and Gurunagar. The Columbuththurai Commercial Harbor situated at Colombuthurai and the Harbour known as 'Aluppanthy' situated previously in the Gurunagar area are evidences of this migration. During the medieval times, the Kingdom of Aryacakravarti came into existence in the 13th Century, an ally to the Pandyan Empire in South India. When the Pandyan Empire became weak due to Muslim invasions, successive Aryacakravarti rulers made the Jaffna kingdom independent and a regional power to reckon with in Sri Lanka. Nallur a suburb of Jaffna served as the capital of the kingdom. Politically, it expended power in the 13th and 14th century with other regional kingdoms especially with Vijayanagar Empire and Thanjavur kingdom. This period saw the building of Hindu temples in the peninsula and flourishing of literature, both in Tamil and Sanskrit. The Portuguese established Jaffna city in 1621 as their colonial administrative center. Prior to the military capitulation to the Portuguese Empire in 1619, the capital of the Jaffna Kingdom was Nallur.

From 1590, Portuguese merchants and Catholic missionaries were active in the Kingdom. Impetus for a permanent fortified settlement occurred after 1619, when the expeditionary forces of the Portuguese Empire captured Sankili II, the last native King. They moved the center of political and military control from Nallur to Jaffna. During the Portuguese period the population migrated to the Vanni, there was religious change, and introduction of European education and health care. In 1658, Portuguese lost Jaffna to the Dutch. The Dutch were more tolerant towards native mercantile and religious activities than the Portuguese had been. Most of the Hindu temples that the Portuguese had destroyed were rebuilt. Dutch rebuilt the fort and expanded it considerably. They also built Presbyterian churches and

government buildings, most which survived until the 1980s, but suffered damage or destruction during the subsequent civil war. During the Dutch period, Jaffna also became prominent as a trading town for locally grown agricultural products. Great Britain took over from the Dutch in 1796. Britain maintained many of the Dutch mercantile, religious, and taxation policies. During the British period, most of the schools developed well and became centers of scholastic achievement. Many of the schools were built by missionaries belonging to American Ceylon Mission and Weslyan Methodist Mission. Under British rule, Jaffna enjoyed a period of rapid growth and prosperity, as the British built the major roads and railway line connecting the city with Colombo, Kandy and the rest of the country. The prosperity of the city's citizens enabled them to preserve the temples, schools, library and museum. Jaffna's history reflects the roots of its culture, religion, and the changes in economic, political, cultural and religious environment.

2.3.1.2 City Structure

The new Northern Province was constituted by the districts of Jaffna, Mannar, and Vanni. Jaffna was one of the three districts in the Northern Province when Ceylon attained independence. In September 1978, a portion of the district was divided into the newly established Mullaitivu District. In February 1984, the southern portion of Jaffna District was divided into Kilinochchi District in order to advance its administrative goals.

The majority of the Jaffna Peninsula is home to the Jaffna District, It is 1,025 square kilometers in size (396 sq. mi.). Due to its geographical location Jaffna has the potential to provide Strong link with the International Linkages.

A District Secretary leads the District Secretariat, which is responsible for administrate the District. The administrative borders of the Jaffna District, which are divided into 435 Grama Niladhari Divisions, 15 DS divisions, and 17 local authorities, comprise the Jaffna Urban Development Region. The Jaffna district is separated geographically into four sub-regions: Islands, Vadamarachchi, Thenmarachchi, and Valikamam.

2.3.1.3 National Policy

A residential population of more than a million is anticipated to be capable to live along the Northern Development Corridor, which runs from Kilinochchi to Jaffna (see figure 2), according to the National Physical Plan 2048, which was created by the National Physical Planning Department.

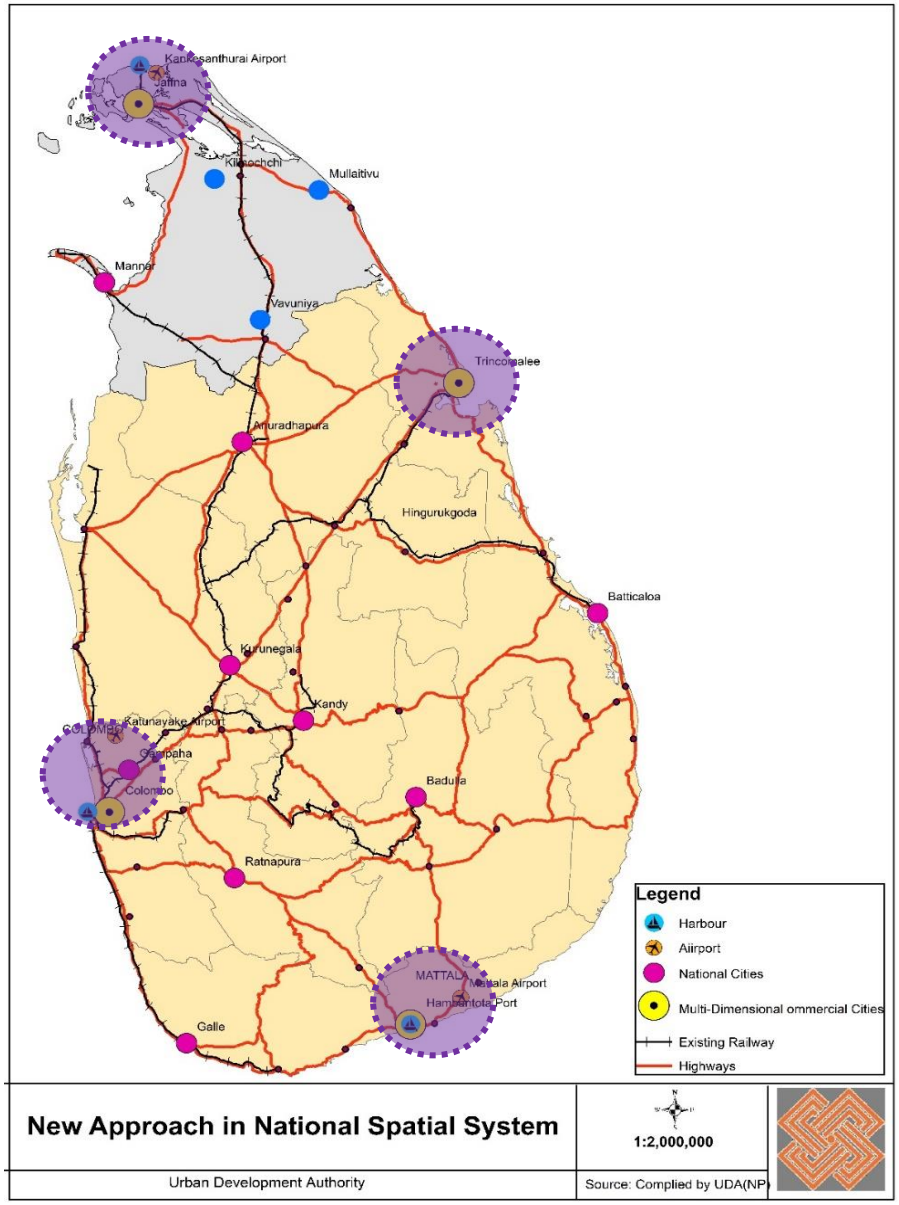
Kilinochchi and the Jaffna Metro Region are anticipated to serve as the hubs of this corridor's agglomeration because for their potentially infrastructure-rich environments

The proposed 'River for Jaffna', (Arumugam Proposal, 1965) which is under consideration by the Government of Sri Lanka, has high potential to provide the Northern Development Corridor to flourish with innumerable benefits as well as to support agro based developments in the North.

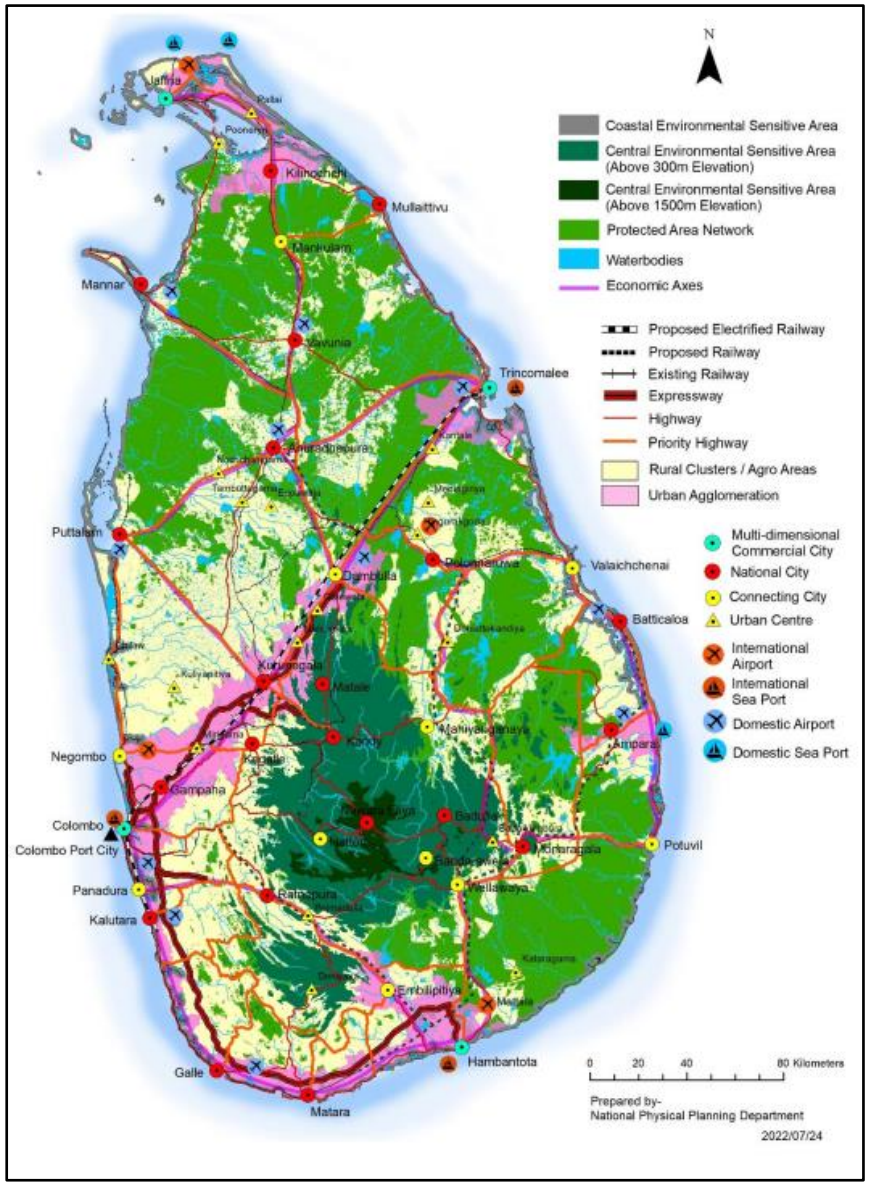
In addition, as shown in figure 3 of their planned spatial structure plan, Jaffna has two sea ports, one airport, a northern the highway, and other features that improve intra- and inter-city connections. Potential for wind energy has also been detected in Jaffna's eastern region.

Jaffna is listed in their plan as one of Sri Lanka's key urban center.

Map 7: Transportation Related Infrastructure



Map 8: Spatial Structure



Source: National Physical Planning Department, National Physical Planning

2.3.1.5 Previous planning attempts

There were two previous planning attempts for Jaffna Municipal Council limits, according to that first draft zoning plan given map 09, prepared by United Nations Centre for Human Settlement (HABITATA), Centre for Development studies and Activities (Poona, India) on 1982.

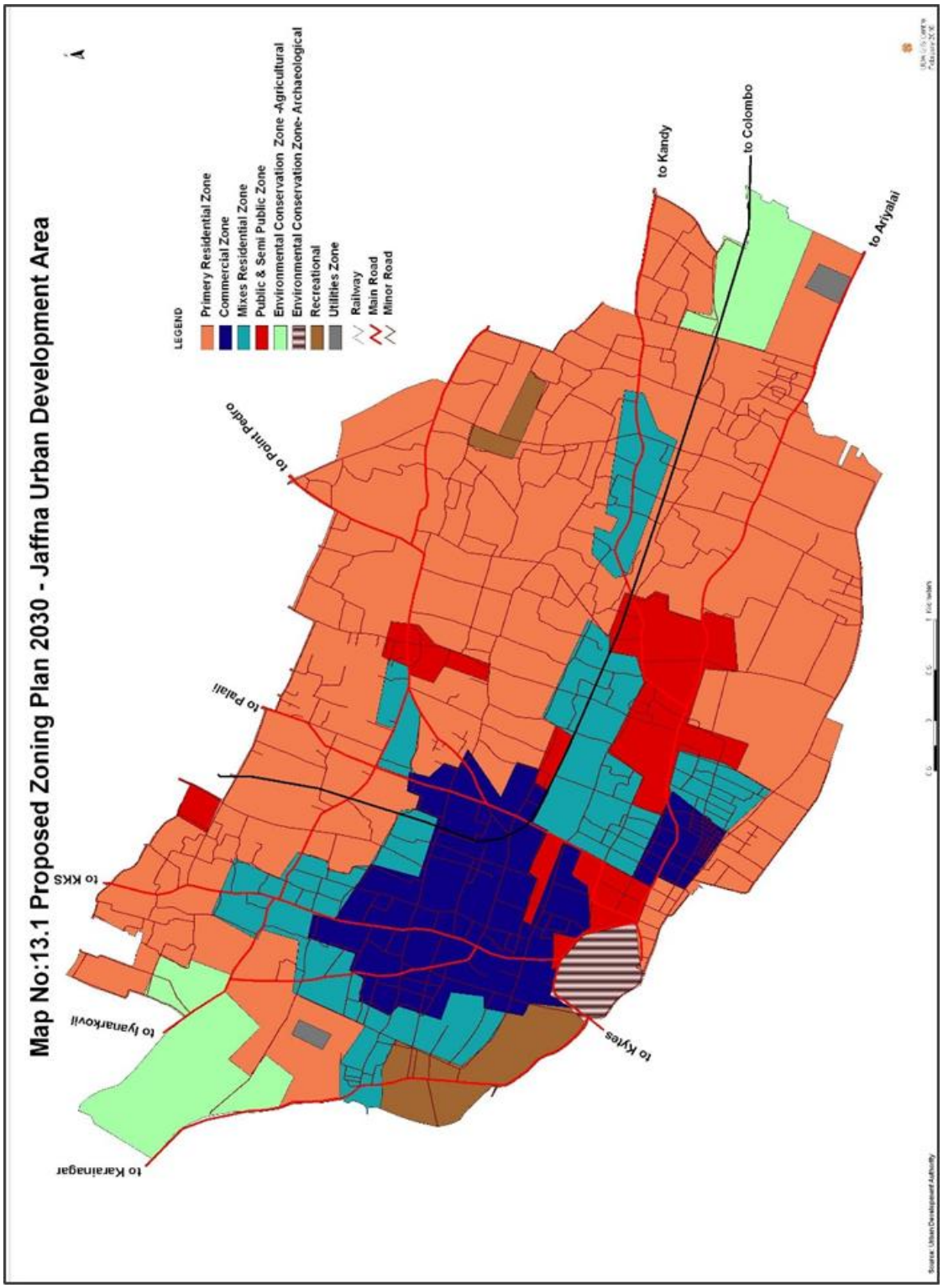
Map 9: Zoning Map



Source: UDA(NP)

Second planning attempt has been made by urban development authority in 2010; urban development authority has prepared a draft development plan for Jaffna Municipal council area; following map 10, illustrate the zoning plan which proposed the captioned plan.

Map 10: Zoning Map



Source: UDA(NP)

Due to the rapid changes in land uses that have occurred both within the Jaffna municipal limits and throughout the district, there are currently a number of challenges facing the Jaffna Municipal Council when enforcing the draft zoning plan that is proposed in the captioned development plan.

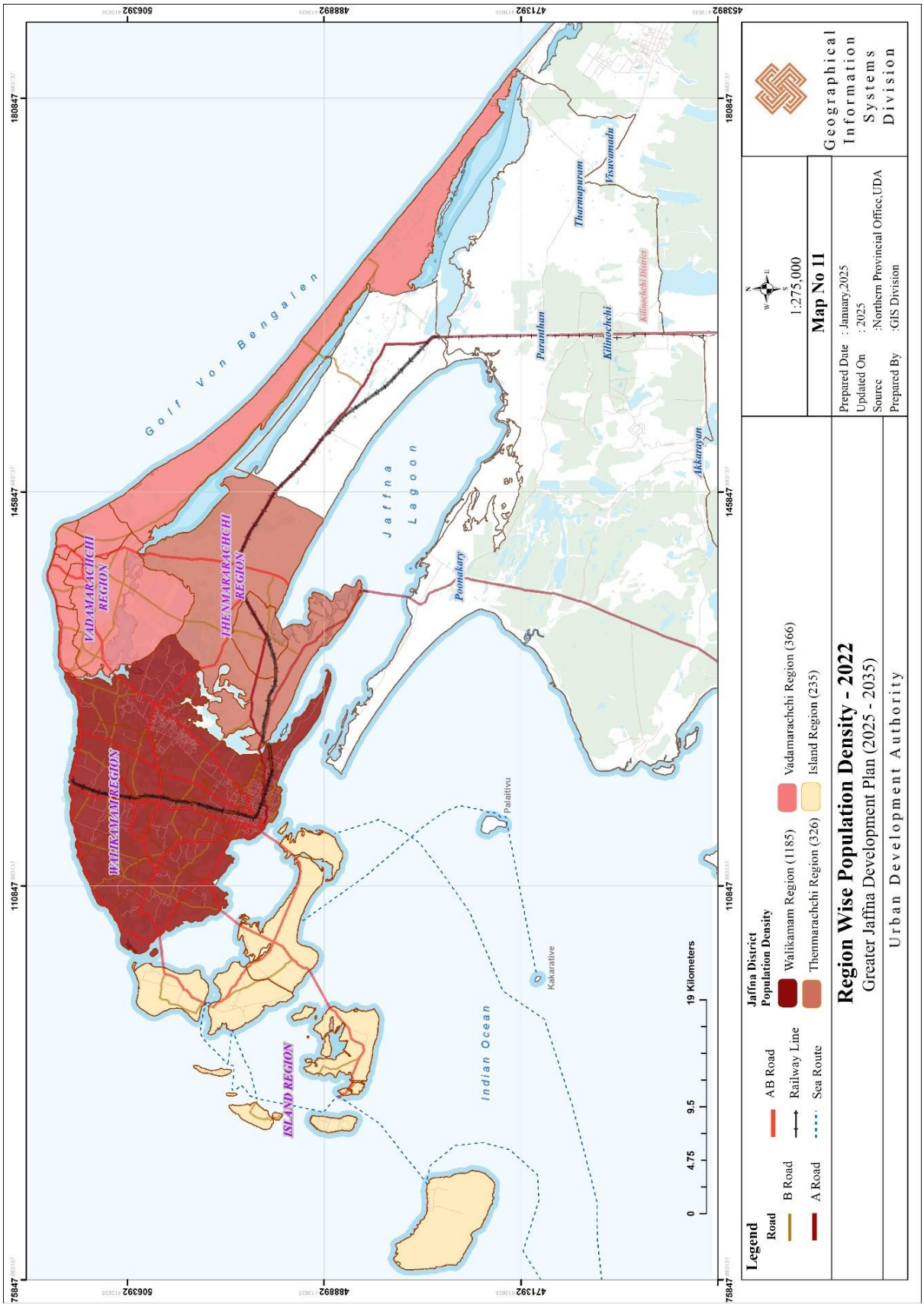
The major reason of rapid land use change is after end of the civil war Jaffna is absorbing high amount of Investment for infrastructure Development both social and physical. It is a high time to revise the zoning plan via preparation of Jaffna Development Plan.

2.3.2 Situational Context

2.3.2.1 Demographic Aspect

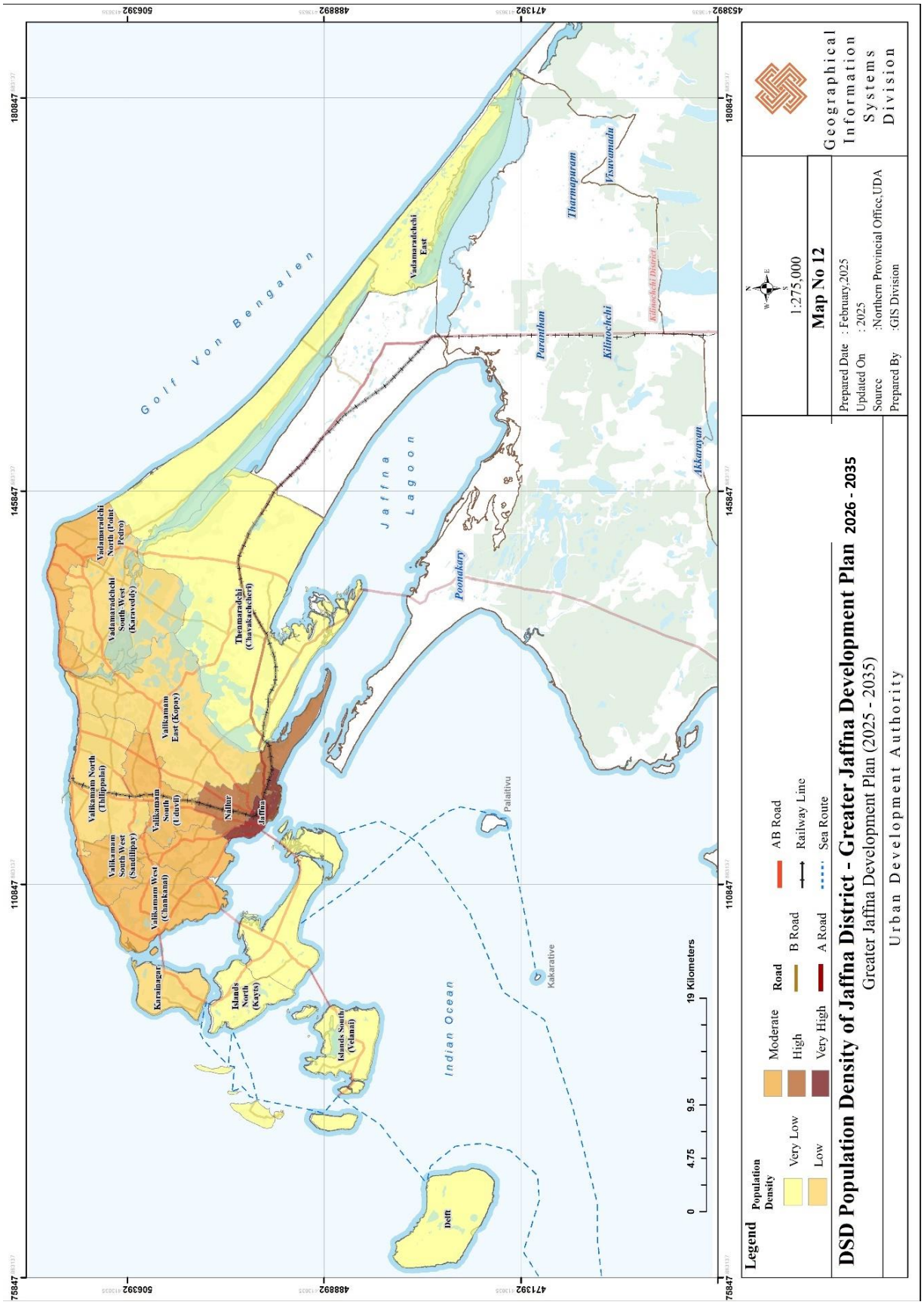
According to the 2022 census and the Jaffna District Statistical Handbook, the total population of Jaffna District stands at 627,860, covering an area of 1025 square kilometers, which reflects a significant population density. The Valikamam region exhibits the highest population density, while the Jaffna Municipal Council tops the list on a Divisional Secretariat Division (DSD) basis. The population growth rate in Jaffna District is 0.76%, which is higher than the 0.04% growth rate of the Northern Province but lower than the national growth rate of 1.1%.

Map 11: Region wise population density 2022



Source: UDA(NP)

Map 12: DSD Wise Population Density – 2022

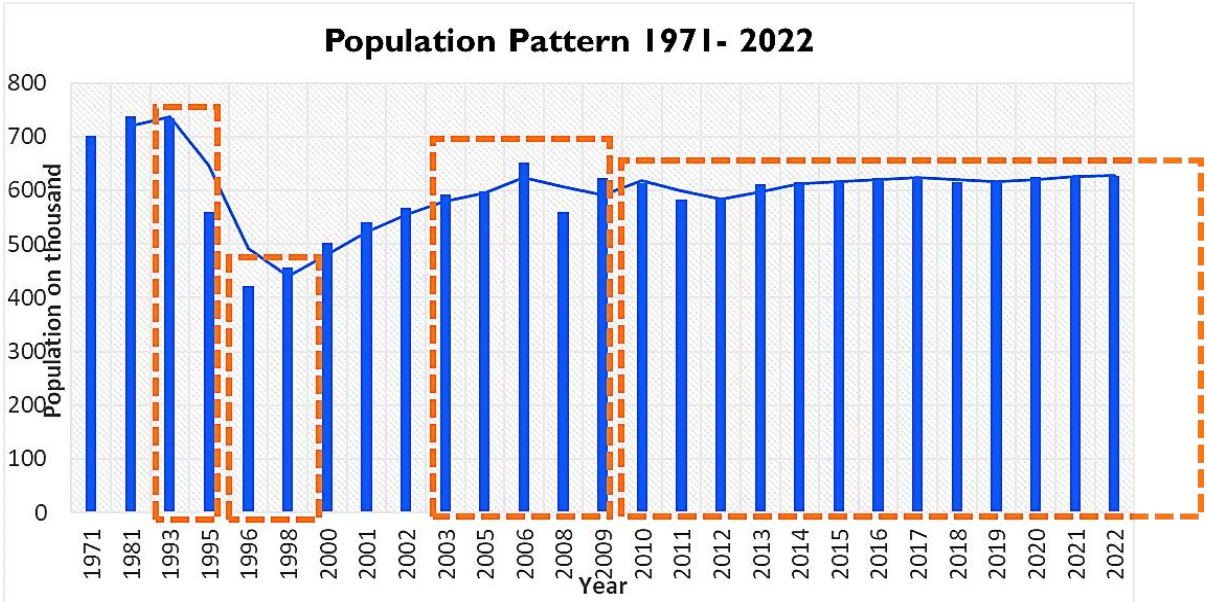


Source: UDA(NP)

The district is predominantly Tamil-speaking, with 99.14% of the population identifying as Tamil speakers. The demographic composition includes 0.80% Muslims and 0.06% Sinhalese. Gender-wise, the population is 52% female and 48% male. The religious breakdown reveals that 84.12% are Hindus, 15.03% Christians, 0.80% Muslims, and 0.06% Buddhists. Notably, about 20% of households in the district are headed by women, with 56% of these women being over 60 years of age. There are approximately 5,406 children who have lost one or both parents, and 1,600 disabled children.

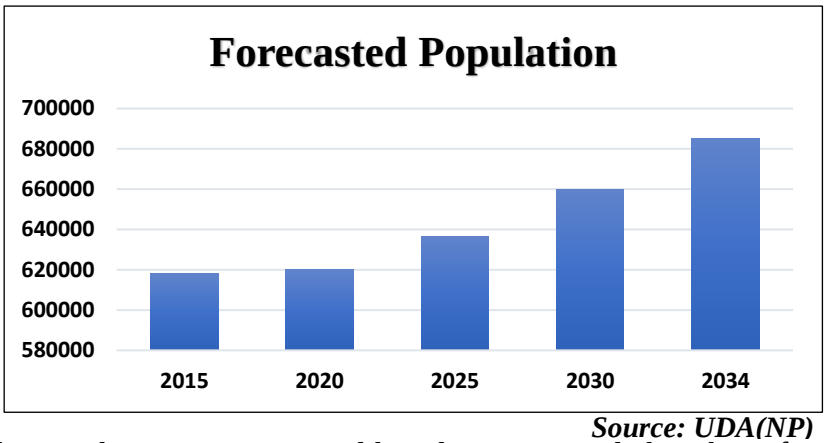
The literacy rate in Jaffna District is impressively high at 98.2%, but the computer literacy rate is relatively low at 20.7%. Employment data shows that the majority of the population is employed as government officials and pensioners (69%), with 19% working in the private sector and 12% in other categories. The population pattern has seen fluctuations due to the civil war and subsequent displacement, with a notable drop from 1995 to 2000, a gradual increase from 2000 to 2005, and irregular changes from 2005 to 2009. Post-2010, the population has stabilized, reflecting the end of the civil war in 2009 and consistent fertility and growth rates. The commuter population is estimated at 160,000, and the forecasted population for 2034 is 685,121.

Chart 1 : Population Pattern



Source: Jaffna District Statistical Hand Book 2022

Chart 2 : Forecasted Population



Source: UDA(NP)

The labor force constitutes 36.42% of the population, with the dependency population at 32% and the elderly population at 14%. Compared to the rest of Sri Lanka, Jaffna ranks fifth in population density nationally and first within the Northern Province. Health indicators reveal that the infant mortality rate in Jaffna is 12.7%, higher than the national rate of 6.4%. The maternal mortality rate in Jaffna is 85.86%, significantly exceeding the national rate of 36%. The death rate in Jaffna is 7.07%, compared to the national rate of 6.4%, while the birth rate is slightly lower in Jaffna at 14.3% compared to the national rate of 15.1%.

2.3.2.2 Land Use

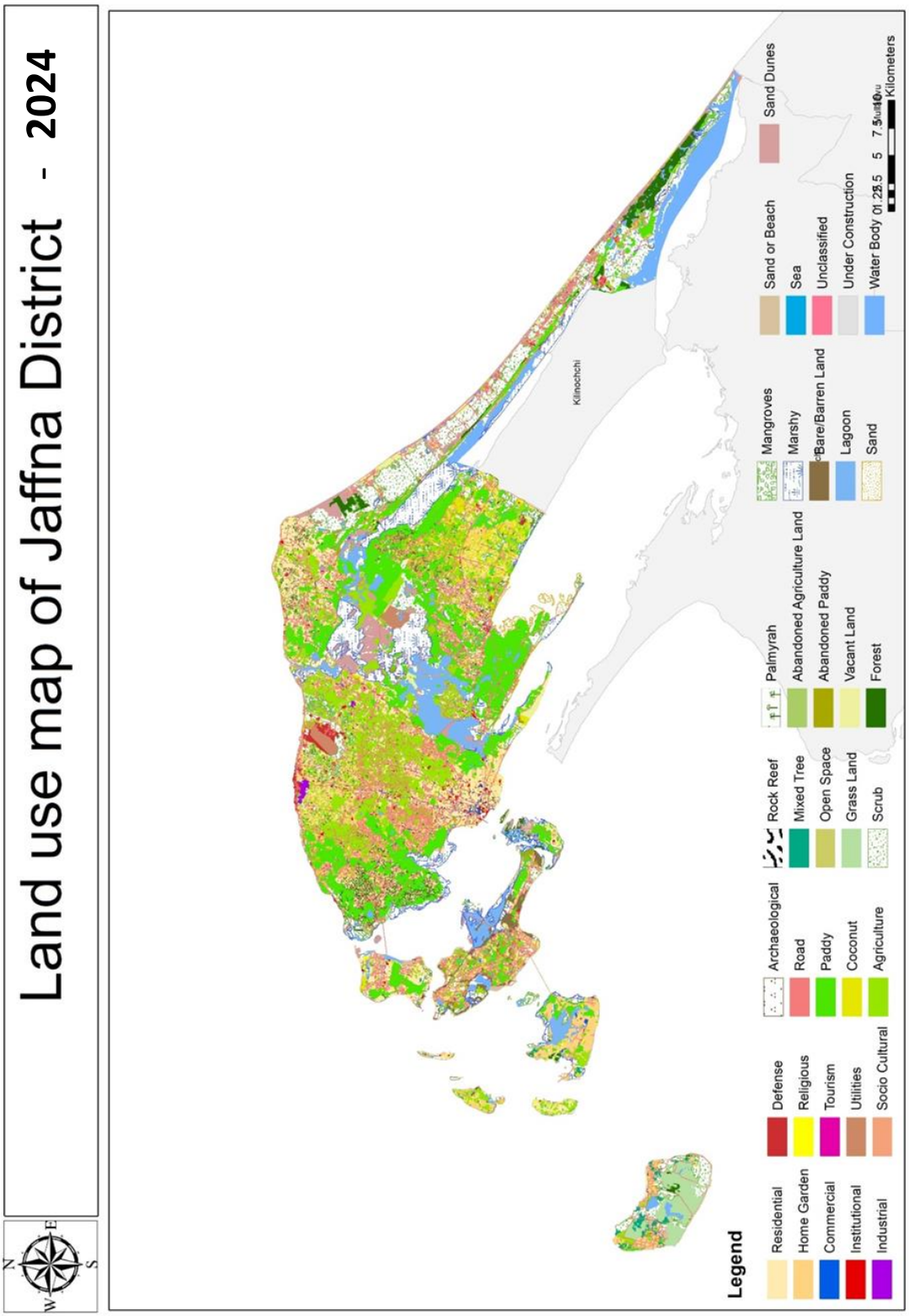
The total extent of planning area is 1012.01 sq.km including land and inland water area. Nearly, 15.63 sq. km of the area is covered by the inland water bodies including lagoons, Major tanks & Minor Tanks. Land use survey conducted in 2019 found that 42%, 35%, and 23% of the total land area is allocated to land use activities connected to the environment, agriculture, and built-up areas, respectively.

Table 1: Extent & Percentage of Land Use Activities - Jaffna District

Land Use	Area (Ha)	Percentage
Residential	14293.1882	13.17
Commercial	423.3499088	0.39
Scrub	16131.76587	14.86
Crop	11747.43989	10.82
Paddy	14462.55256	13.32
Home Garden	8663.450831	7.98
Marshy	9059.462177	8.34
Vacant Land	3301.617591	3.04
Palmyrah	2685.629881	2.47
Religious	726.2169561	0.67
Road	1899.618449	3.75
Water Body	5994.872582	5.52
Bare/Barren Land	1053.310069	0.97
Coconut	2369.31849	2.18
Sand or Beach	4801.642499	4.42
Archaeological	29.66060919	0.03

Source: UDA(NP)

Map 13: Land use of Jaffna District



Source: UDA(NP)

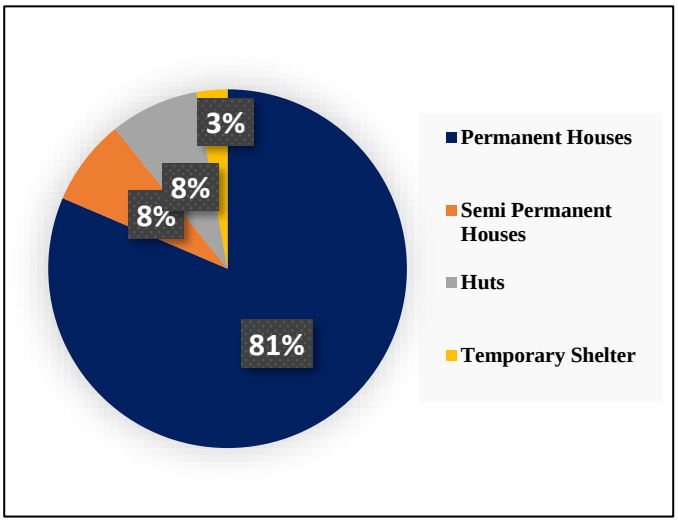
2.3.2.3 Social Infrastructure

The social sector in Jaffna District, encompassing housing, education, and health, presents a unique landscape. With a population of 627,860 spread across diverse regions, the district faces distinct demographic patterns and housing needs. Despite a high literacy rate, educational infrastructure requires attention to address the disparities between functional and non-functional schools. The health sector, while supported by a network of hospitals and medical institutions, grapples with manpower shortages and rising incidences of chronic diseases. This report delves into the current state of these critical social components, highlighting areas of strength and identifying pressing challenges that require strategic interventions.

2.3.2.3.1 Housing

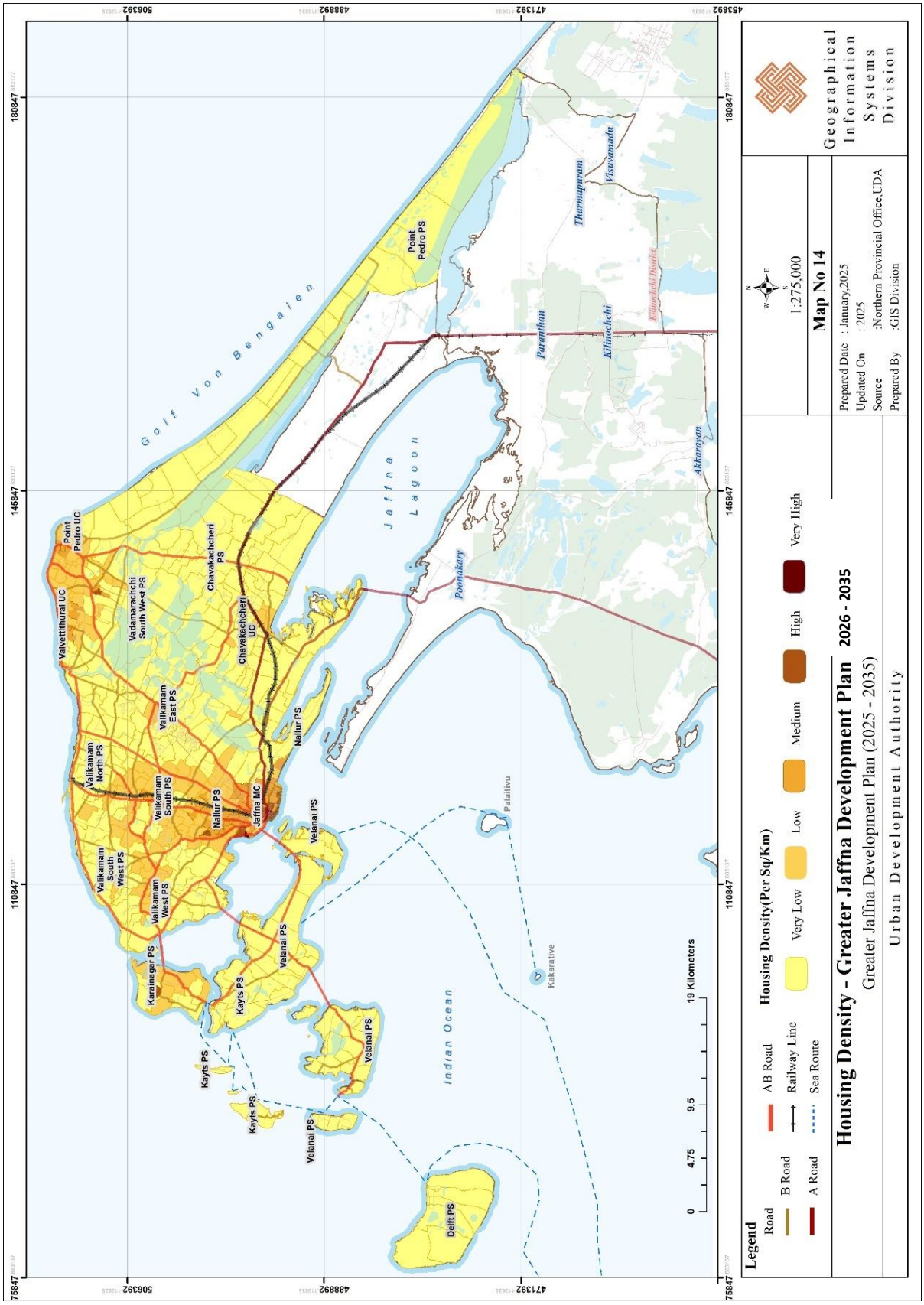
The housing sector in Jaffna District faces significant challenges. According to recent data, the total number of housing units stands at 151,587, while the number of families is 197,133, resulting in a housing density of 127 units per square kilometer. The types of housing vary, with 81% being permanent houses, 8% semi-permanent, 8% huts, and 3% temporary shelters.

Chart 3: Housing Types



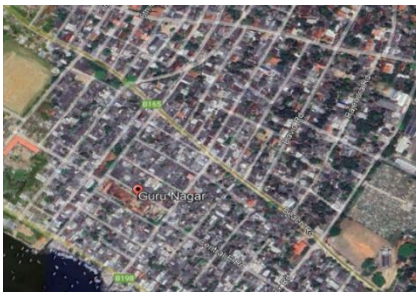
Source: Jaffna District Statistical Hand Book 2022

Map 14: Housing Density- Jaffna District



Source: UDA(NP)





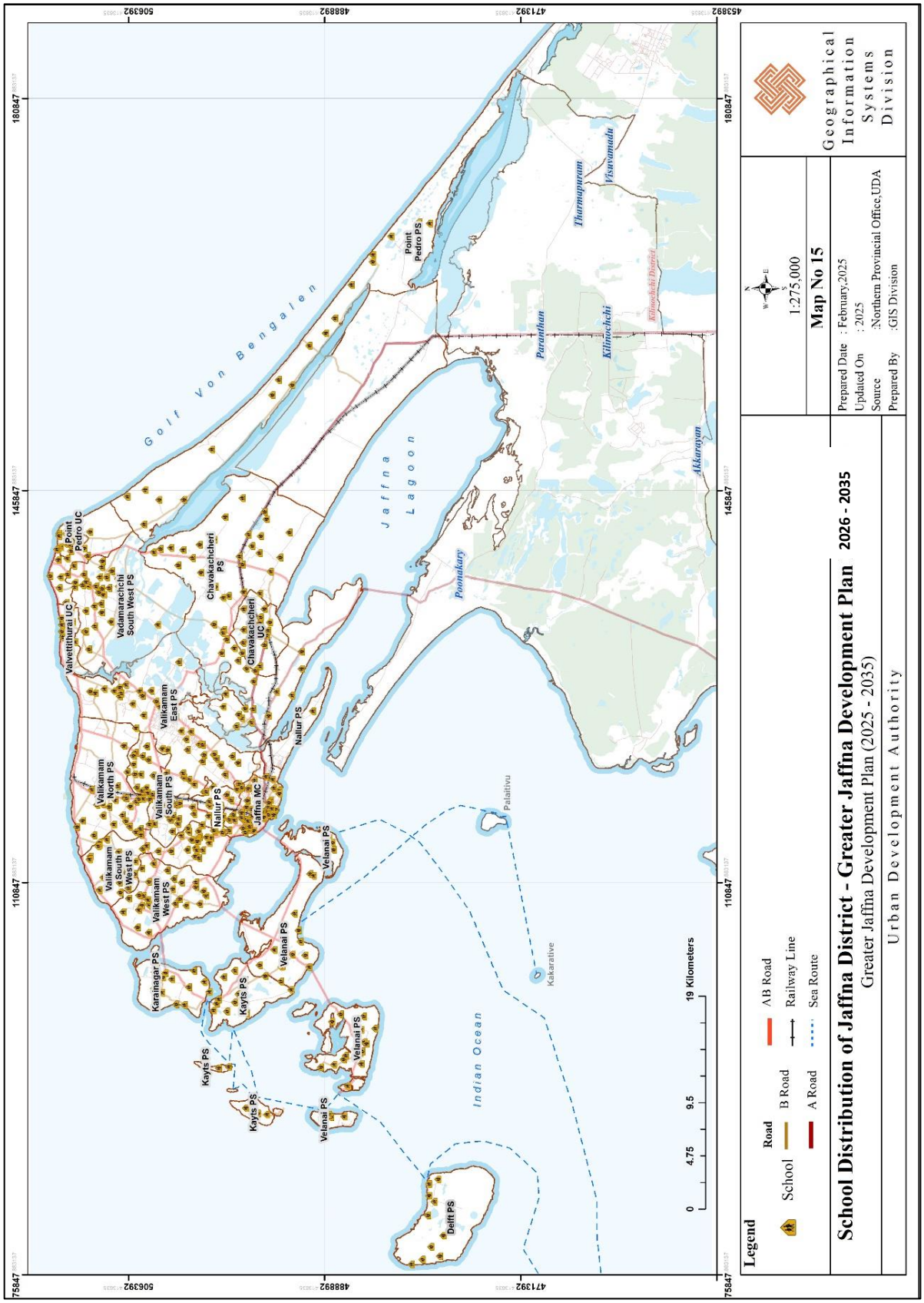
Source: Field Study

Housing issues are particularly pronounced in Gurunagar within the Jaffna Municipal Council area and Aathikoviladi in Valvettithurai, where many residents live in slums and huts. This highlights a pressing need for housing development. As of 2023, there are 21,000 homeless families in the district. In response, the government and NGOs have planned housing projects for 2023/2024 aimed at accommodating 8,500 families. Despite these efforts, there are still 12,500 families who are both landless and homeless as of 2023. Looking forward, the additional housing demand by 2034 is projected to be 7,000 units, bringing the total housing demand to 19,500 units by that year. Addressing this demand will require substantial and coordinated efforts to ensure that adequate housing is provided for all residents, especially the most vulnerable populations.

2.3.2.3.2 Education

Jaffna District is divided into five main educational zones: Jaffna, Island, Thenmaradchy, Vadamaradchy, and Valikamam. The district comprises 503 schools, including 7 national schools, 6 private schools, and 443 provincial schools. Unfortunately, 47 schools are not functioning, with the majority of these closed schools located in the Island and Valikamam educational zones. Additionally, there are 737 pre-schools operating in the district, employing 1,436 teachers and providing pre-primary education to 18,308 children aged 3-5 years.

Map 15: School Distribution of Jaffna District

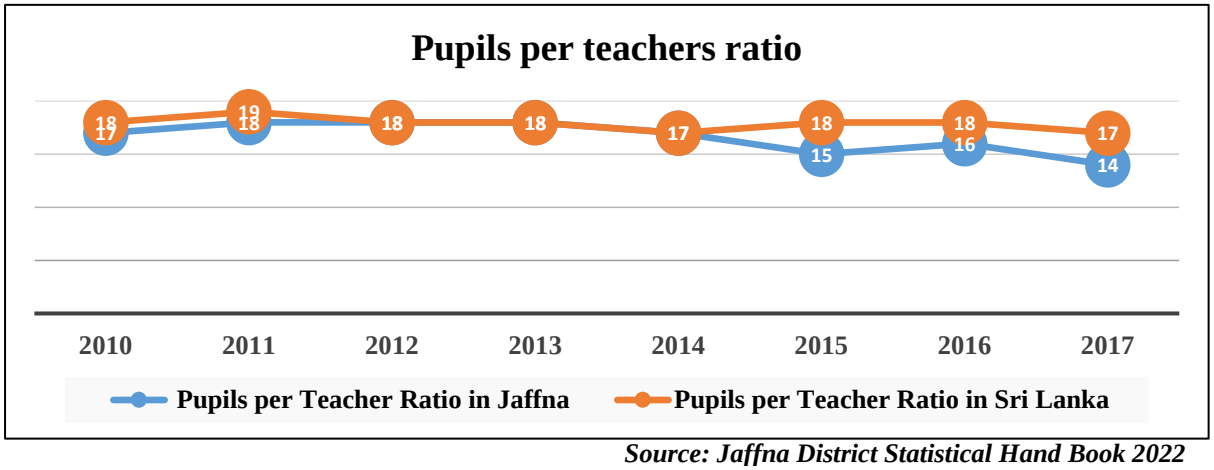


Source: UDA(NP)

For vocational and technical education, Jaffna District hosts five state-owned or state-supported organizations catering to 3,500 students. These institutions include the University ollege of Jaffna, the College of Technology in Jaffna, the Vocational Training Authority of Sri Lanka, the National Apprentice and Industrial Training Authority (NAITA), and the Ocean University, Jaffna Regional Centre. Teacher training is also a significant focus, with the Teachers Training College at Kopay offering skills development for educators.

In terms of the student-to-teacher ratio, Jaffna has consistently shown a favorable comparison to the national average since 2015. When comparing educational levels across major cities, Jaffna District consistently holds the second-highest place in Sri Lanka (while Colombo in the first place) regarding the proportion of students who sit for A/L exams and subsequently enter university. This indicates a strong emphasis on education and academic achievement within the district.

Chart 4: Student & Teacher Ration - Sri Lanka vs Jaffna District



Source: Jaffna District Statistical Hand Book 2022

Table 2: Comparison of Education level in Major Cities based on University Entrance

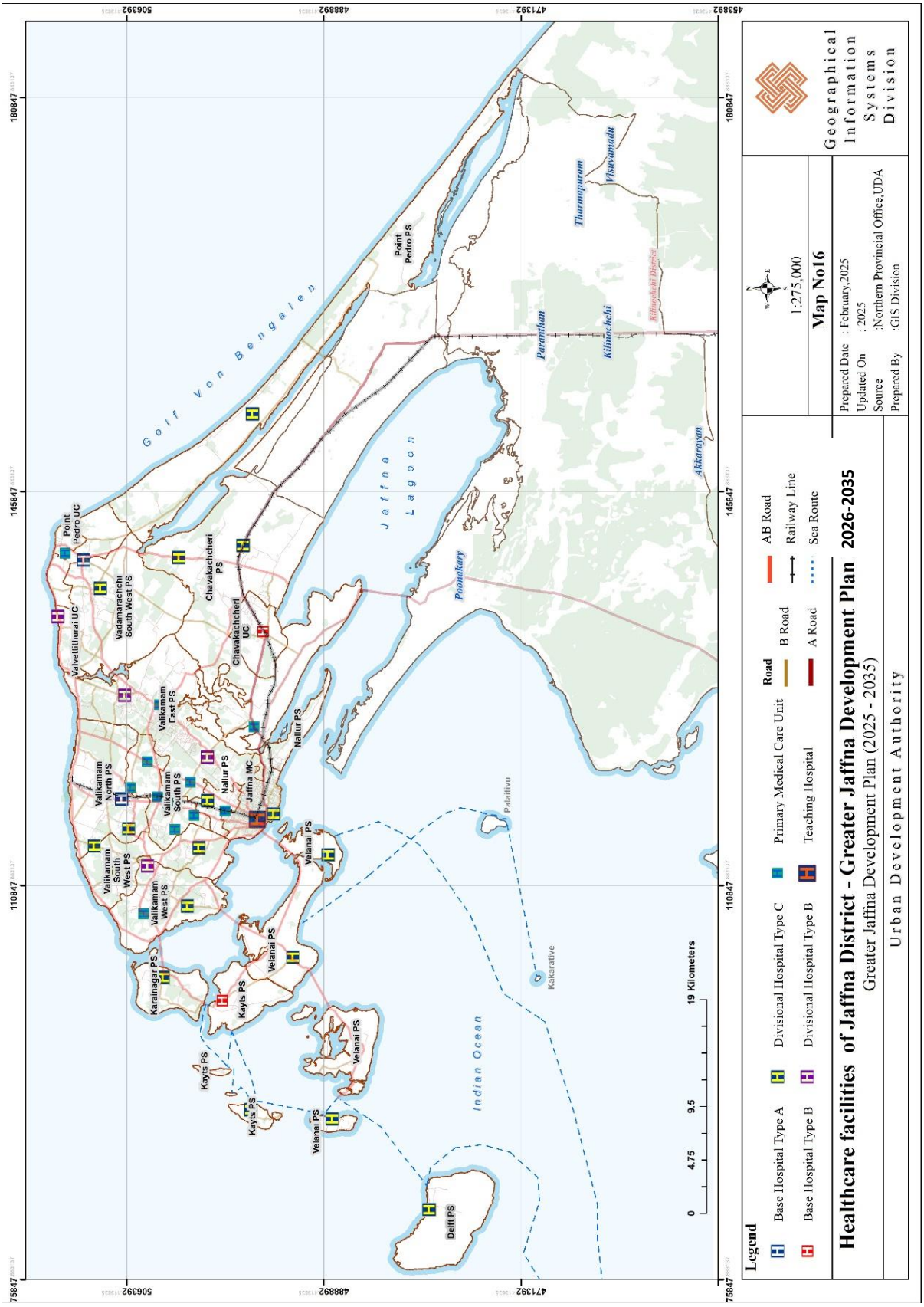
Cities	Sat for A/L 2020	Number of University Entrance	Percentage of University Entrance	Sat for A/L 2021	Number of University Entrance	Percentage of University Entrance
Jaffna	17689	1143	6.46	18195	1166	6.41
Colombo	54868	3832	6.98	51836	3932	7.59
Trincomalee	32333	1522	4.20	33848	1652	4.23
Hambantota	34563	1846	5.21	35603	1683	5.45

Source: ***District Statistical Hand Book Hand & Ministry of Education***

2.3.2.3.3 Health

Jaffna District is divided into 14 MOH Divisions for health administration, comprising a robust network of healthcare facilities. The district encompasses 1 teaching hospital, 4 base hospitals, 23 divisional hospitals, 17 primary medical care units, and numerous other medical institutions, according to the district's statistical handbook. Despite this extensive infrastructure, the availability of health manpower in Jaffna is comparatively low against national benchmarks. For instance, the district has 71 medical officers, whereas the national benchmark is 92.3, and 115 nurses compared to the national benchmark of 212. Additionally, Jaffna offers traditional medical services through 1 District Ayurveda Hospital, 4 Rural Ayurveda Hospitals, 10 Ayurveda Central Dispensaries, and 37 free Ayurveda Dispensaries managed by local governments.

Map 16: Health Distribution - Jaffna District



Source: UDA(NP)

Table 3: Numbers of Health Institutions

NAME OF THE INSTITUTION	NOS
Teaching Hospital	1
Base Hospital (Type A & B)	4
Divisional Hospital	23
Primary Medical Care Unit	17
Medical officer of Health Office	14
Public Health Clinic center	50
District Ayurvedic Hospital	1
Rural Ayurvedic Hospital	4
Central Ayurvedic Dispensary	10

Source: Jaffna District Statistical Hand

Table 4: Health Indicators

Health Indicators	National	Jaffna
No. of Medical officers (No. per 100,000 populations)	**92.3**	**71**
No. of Dental Surgeon (No. per 100,000 populations)	**6.9**	**7**
No. of Nurses (No. per 100,000 populations)	**212**	**115**
No. of Public Health Midwives (No. per 100,000 populations)	**26.8**	**22.6**
No. of Public Health Inspectors (No. per 100,000 populations)	**8**	**9.4**

Source: Jaffna District Statistical Hand

The teaching hospital in Jaffna, serving the entire Northern Province and covering a population of 1.2 million, occupies a land extent of 14 acres, with 90% plot coverage and 0.5 acres allocated for parking. Due to the lack of space for further expansion, there is a pressing need to identify new space for development away from the Jaffna Municipal Council area. In 2022, Jaffna District exhibited the highest proportion of hospitalizations for cancer and diabetes among the northern districts, with diabetes rates surpassing those in Colombo. This highlights a critical health concern that necessitates targeted interventions and resources. The district is equipped with a Cancer Unit and a Chest Clinic to address these needs.

Figure 2: Expansion of the Jaffna Teaching Hospital

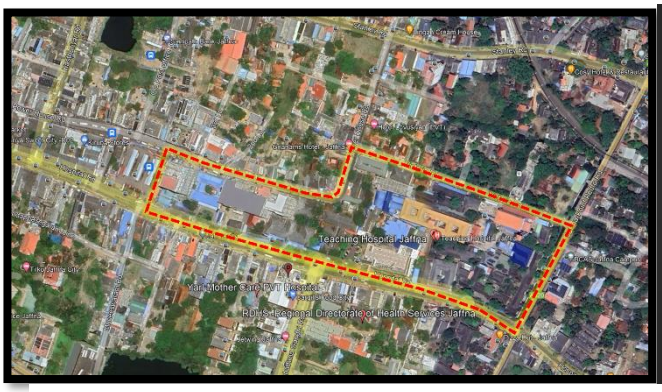
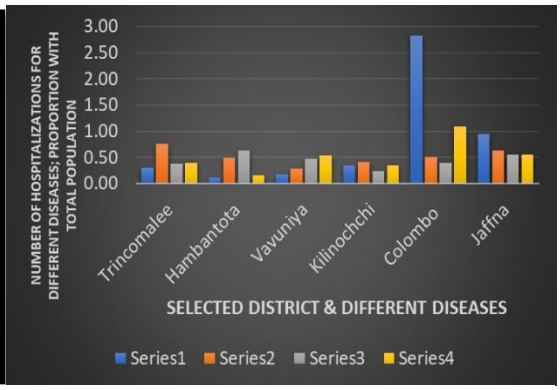


Chart 5: Identified Diseases in Jaffna District



Source: Jaffna District Statistical Hand Book 2022

Overall, while Jaffna District has a well-established network of medical facilities, the shortfall in healthcare personnel and the rising incidence of chronic diseases like cancer, heart

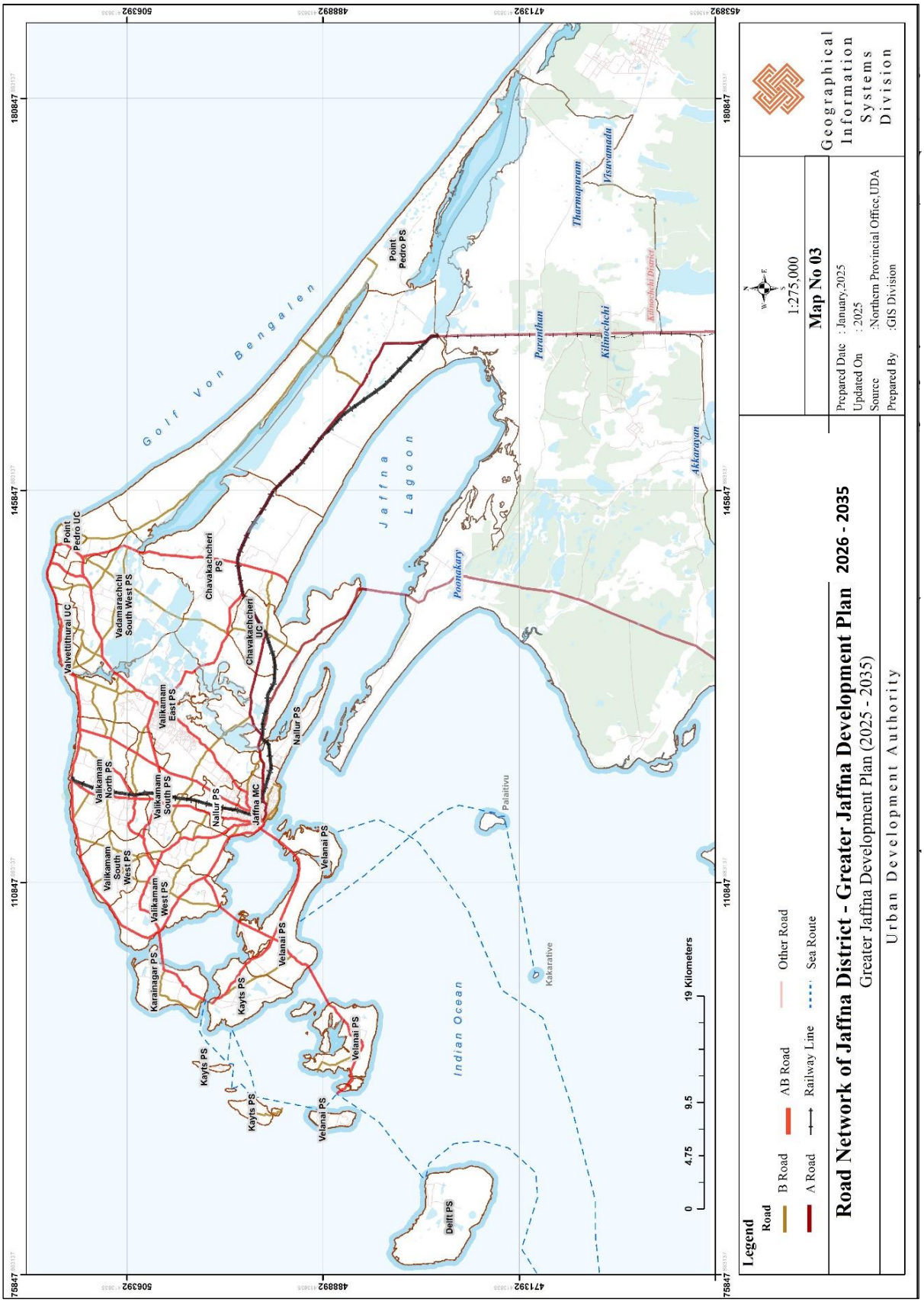
diseases and diabetes underline the need for enhanced healthcare resources and infrastructure development to meet the growing demands of its population.

2.3.2.4 Physical Infrastructure

2.3.2.4.1Transport

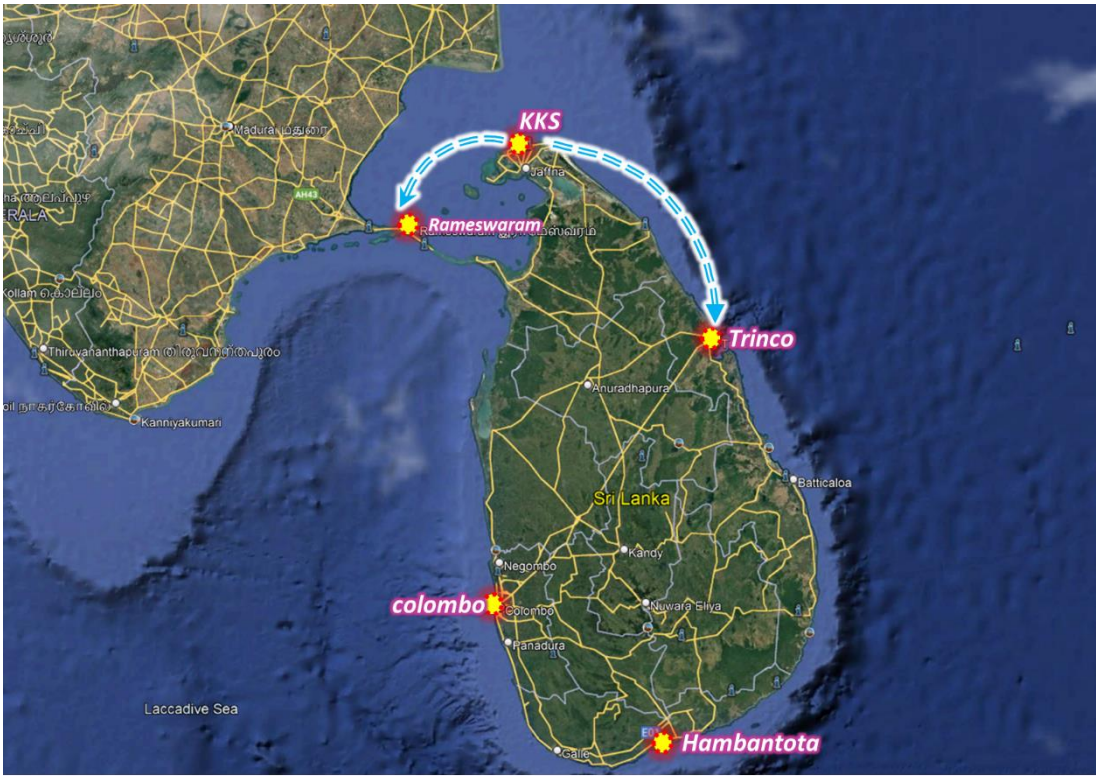
Jaffna has less transportation-related issues when it comes to catering the needs of the city's current socioeconomic activity. However, several mobility barriers will generate Jaffna's current and future development as a livable and vibrant community. It can be observed that the correct investment into transport infrastructure and services can provide a catalyst for accelerating development currently constrained due to a long period of conflict. It also has potential for directing development to the most efficient locations and thus developing efficient linkages for both passenger and goods movement both within the city as well as within the region to make it more sustainable. Jaffna also provides an opportunity for implementing green transport concepts due to its slower development over the last 3 decades.

Map 17: Road Network - Jaffna District



Source: UDA(NP)

Figure 3: Linkages of KKS Port



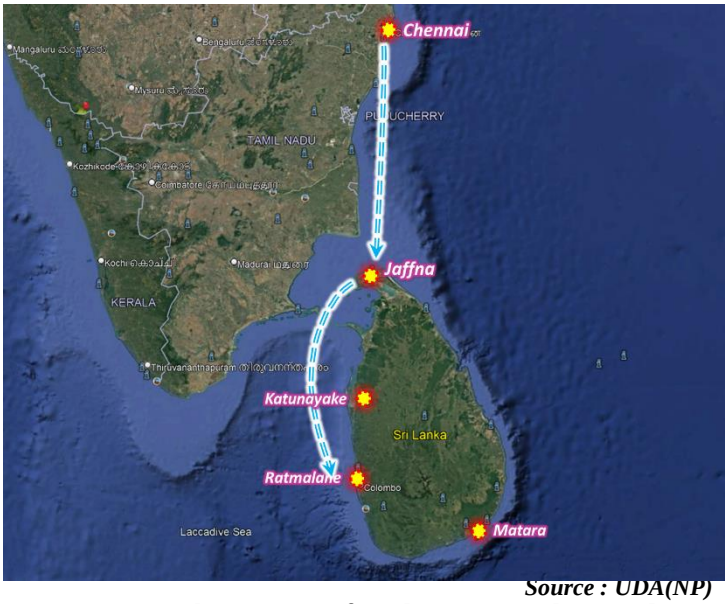
The Port played a crucial role in linking the Jaffna peninsula to other parts of Sri Lanka and other countries, especially India. The Port significantly lower the transit time of goods from and to India, Bangladesh, and the neighbourhood, and propel economic activity in the North. It is the nearest port for all Eastern ports in India, as well as for Myanmar and Bangladesh.

The attacks during the Civil War destroyed the Kankesanthurai (KKS) port. The Sri Lanka Navy is currently handling the port, with the SLPA using the remaining portions of the pier. Only consumables and bagged cement have been imported for commercial purposes; no exports have been recorded.

In 2011, India and Sri Lanka signed an agreement to restore the existing breakwaters, piers and roads including dredging and wreck removal and construction of a new pier to accommodate vessels up to 8000DWT. In 2017 the Port of Kankesanthurai was designated as a commercial regional port by the Sri Lanka Ports Authority (SLPA). India provided a fresh financial assistance of USD 45.27 million for this in January 2018.

2.3.2.4.5 Jaffna International Airport

Figure 4: Linkages of International Airport



Source : UDA(NP)

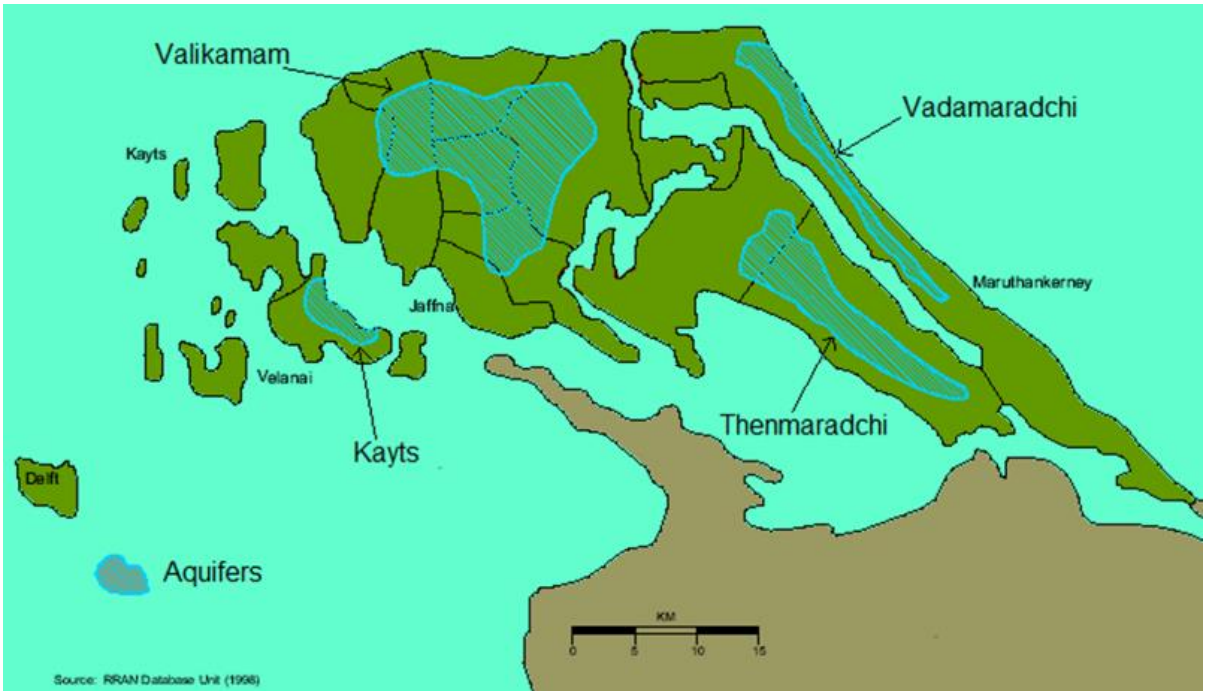
The airport is located 18km to the North of Jaffna city at Palaly. The airport was built by the RAF, as RAF Kankesanthurai during World War II. SLAF. The airfield was abandoned after the World War II and taken over by the Department of Civil Aviation. After independence the airport provided domestic flights to Colombo and international flights to south India. During the civil war, the airport was an essential resource for the Sri Lankan military. Civilian flights resumed from the airport in 2002 after the Norwegian facilitated ceasefire. In June 2002 Expo Air started operating flights for civilians between Jaffna and Colombo. The entire northern transportation network destroyed and out of service for more than two decades due to war. Under Indian assistance rebuilding and expansion of the Palaly airport in Jaffna was converted from military to civilian use. A new passenger terminal was opened on 4 January 2013.

The development of the Palaly air strip as an international airport with to cater to a number of different aircraft types; the focused model craft is A320. Jaffna airport now has a runway of 2.3 kilo meters which is enough to take narrow body jet passenger aircraft like Boeing 717 which can carry 100 passengers. Also, the domestic flights are running to the Chennai and Colombo.

2.3.2.4.6 Water

One of the water sources in the Jaffna area is ground water, which is found in four aquifers with a combined capacity of 386 MCM: Valikamam, Vadamarachchi, Thenmarachchi, and Island. However, after evaporation and other losses, there remains 183 MCM of ground water available. In 2018, the amount of water required for agricultural and drinking uses was approximately 187 MCM.

Figure 5: Ground Water Aquifers



90% of the population are depending on the different type of well such as open, Tube and Common well. Only 10% of the population are depending on the pipe line which is maintained by Jaffna Municipal Council as well as NWSDB with 21 number of schemes.

Even though there is a plenty of water available, the quality does not meet standards. The main cause of the contamination of the Valikamam aquifer was agricultural practices. Similarly, the salty water was the primary cause of contamination in the Vadamarachchi and Kayts aquifers. Additionally, saline water and agricultural practices were the main causes of the pollution in the Thenmarachchi Aquifer.

2.3.2.4.7 Electricity

The existing Electricity demand is 50.31 MW which is provide from the Chunnagam grid with the capacity of 50.4 MW. Majority of the (86%) was utilized by domestic tariff while Industrial, Commercial and Religious are in the percentage of 2%, 10%, 2% respectively.

Jaffna district identified as one of the potential areas for wind energy and solar energy by SEA. Based on this, some part of the Jaffna District areas is declared as Energy Development Areas by SEA. With this potential there is a proposal to produced 20 MW electricity from the 20 wind turbines in Chavakachcheri.

2.3.2.4.8 Solid waste

The total amount of solid waste generation is 600 Tons per day while only 20% of the solid waste are collected(120T) by Local Authorities. Out of that 70 Tons collect by Jaffna Municipal Council.

The Solid waste management is a major problem in Jaffna Municipal Council due to the improper management. The collected solid waste is composting in Kakkaithivu area. Other than this, sewage waste and waste water is a major problem due to the insufficient capacity of the treatment plant at Kallundai and Kakkaithvu.

2.3.2.5 Economic Sector

In the Jaffna district in 2019, the agricultural, industrial, and service sectors contributed 8%, 26%, and 60% of the district & #39;s GDP, respectively. In 2019, the district & 39;s employment contribution by sector, which includes agriculture, industry, and services, was 9%, 34%, and 57%, respectively. Historically, the district has seen significant in the agricultural industry. The agriculture sector can be divided into major two sub sectors including agriculture and fishery. In order to that, 5 % & 4% of the total population is engaging in Agriculture & fishery related employment activities respectively in the year 2019.Mainly, when compare the percentage shares of economic activities of the district to the GDP in the year 2019 with the national level, the percentage shares of the service sector is higher than the national level (58.1%). The important thing of the economic perspective of the planning area is that least contribution is providing to the National GDP with the percentage of 4.4 % in the year 2019.

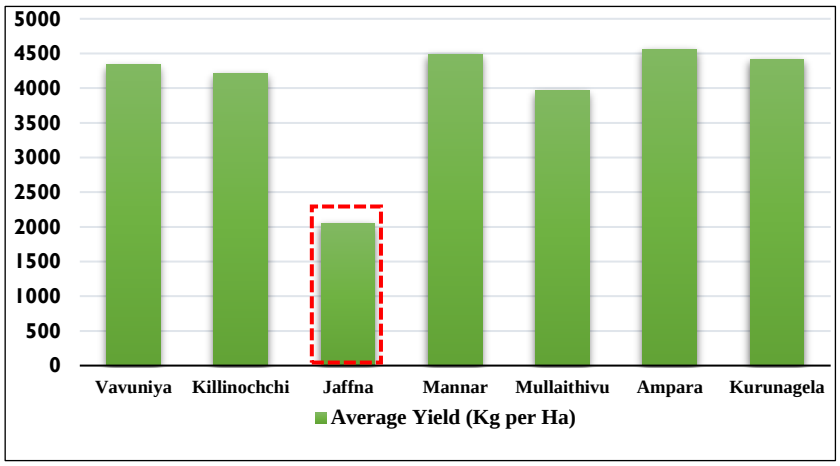
2.3.2.5.1 Agriculture

The Agriculture sector can be sub divided as Paddy, Crop Cultivation, Fruits Cultivation and Livestock & Poultry farming. Paddy is the traditional crop of the Jaffna. Nearly, 13% of the total Jaffna district land is utilizing for the paddy cultivation and it is nearly 120 sq.km of the total land. The average yield of the paddy of the Jaffna district is 2055 kg per hec and it was the lowest average yield in the paddy among the other Northern Province district. Nearly,

25% of the paddy land is not utilizing for the paddy cultivation activities. The main issues related with the paddy cultivation are;

- Average yield of the paddy is very low
- Uncultivated Paddy lands: - The district has a large amount of uncultivated paddy land because of salinity and intrusion.

Chart 6: Average Yield of Paddy Cultivation



Source: Jaffna District Statistical Hand Book

Nearly, 6.2 % of the total planning area's land is utilizing for crop and fruit cultivation. Red onion & Potato are significant crops in the district. 1874 hec of land is utilizing for red onion cultivation. The high amount of land in the Northern Province is utilizing for the red onion by the Jaffna district. But, the average yield of the red onion is less than comparing with other district of the Northern Province.

Chart 7: Average Yield (Mt) of Red Onion Maha & Yala season - 2019

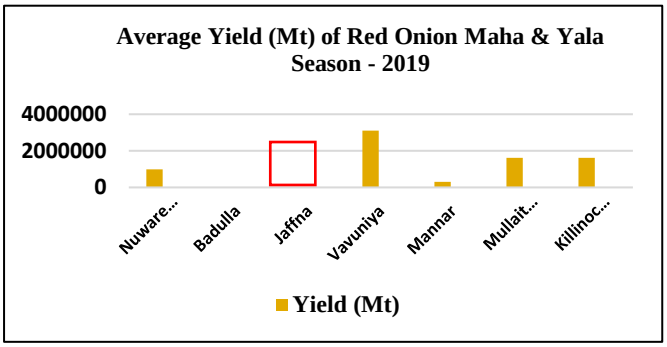
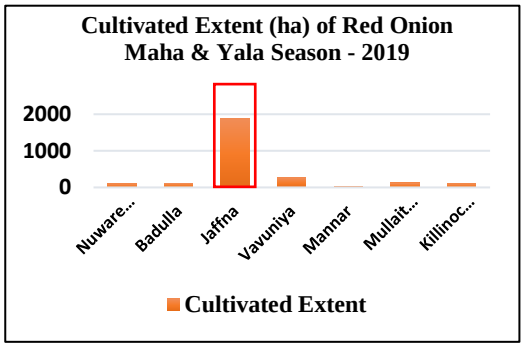


Chart 8: Cultivated Extent (Ha) of Red Onion Maha & Yala Season - 2019



Source: Jaffna District Statistical Hand Book

Potato is one of important crop cultivation within the planning area and nearly 71 hec of land was utilized for the potato cultivation & 1100 mt was the average yield of the potato in the year 2020. The amount of potato farmed area has decreased during the last five years.

Jaffna is very popular for the Mango and Jackfruit cultivation. Similar to potatoes, the amount of land used for growing mango and jack fruit is also decreasing reflecting yield.

Tobacco is one of the cash crops popular from over 100 years and nearly 328 hec of land is utilizing for the cultivation during the maha season in the year 2021. Because of government policies, the plan is required to use the tobacco land for other crop cultivation.

Livestock and poultry farming are sub sector of the agriculture. 2.2 % of the total milk production is given to the National. Jaffna is the least district of the Milk production within the Northern Province with 21994 L per day while Milk production of the Mullaithivu is 32974L.

2.3.2.5.*2* Fishery

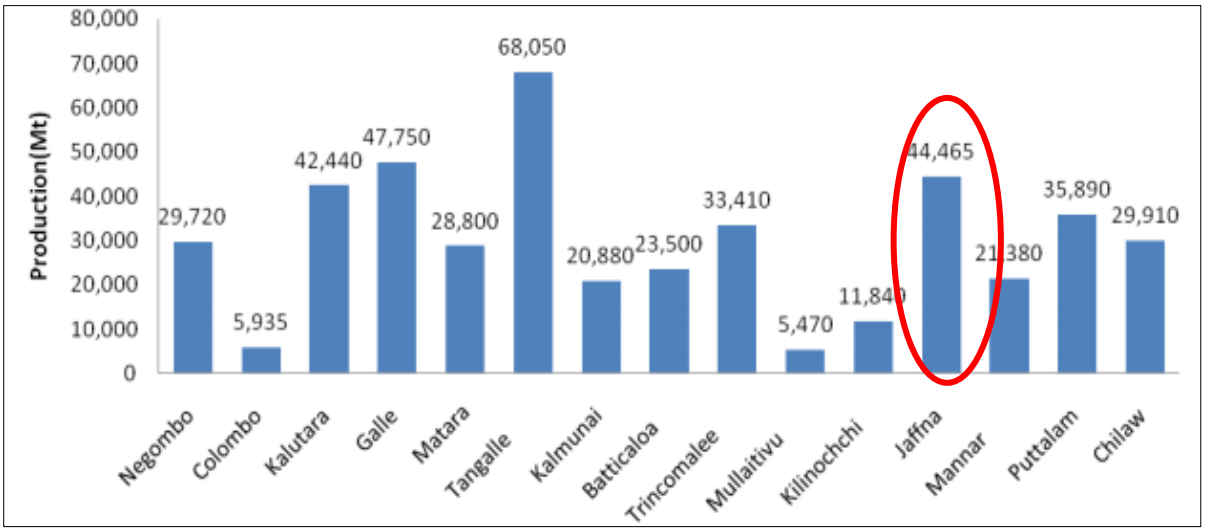
The prominent economic activity of the planning area is agriculture with the subsectors of the Fishery, Mari farming and Poultry & Livestock. Jaffna is a very popular for the fishing related activities due to its geographical location. The following geographical features are highly influencing to contribute the development of the fishery sector: -

1. 12 Nautical Miles Territorial Sea
2. The availability of the historical waters with the extent of 21500 sq.km
3. The availability of two continental shelf with the extent of 30000 sq.km
4. 160 Km length of coastal shore line & it nearly 40 % of the northern coastal line
5. The availability of the 45525 ha of lagoons including Jaffna, Upparu & Thondamanaru Lagoon.

Not only the above geographic features, but also the naturally located fishery related infrastructure facilities such as Landing sites, Anchorages and harbors also potential to the development of the fishery sector. The fishery harbors such as Point Pedro ,Myliddy and Kurunagar are the ancient harbors in Sri Lanka for the fishery development activities. Based on the natural resources related with fishing industry, the planning area was highly contributed to national economy by the fishing industry during the period of1980's with the production of 43000 thousand Mt and it was nearly 25 % of the total country's production. However, the war was changed the entire situation. The relevant physical infrastructures of the fishing industry were destroyed and the fishing industry was become in worst during the armed conflict period. After the armed conflict period, the fishing industry in the Jaffna district is gradually recovering with the necessary infrastructure facilities. The production of the fishing industry was nearly 45000 thousand Mt with the contribution of 8% to the

Nationallevel. The planning area is third largest fishing district in Sri Lanka in the year 2019.But it was the first fishing district in Sri Lanka in the year 1980.

Chart 9:Annual Fish Production of the Fishery District in Sri Lanka - 2019

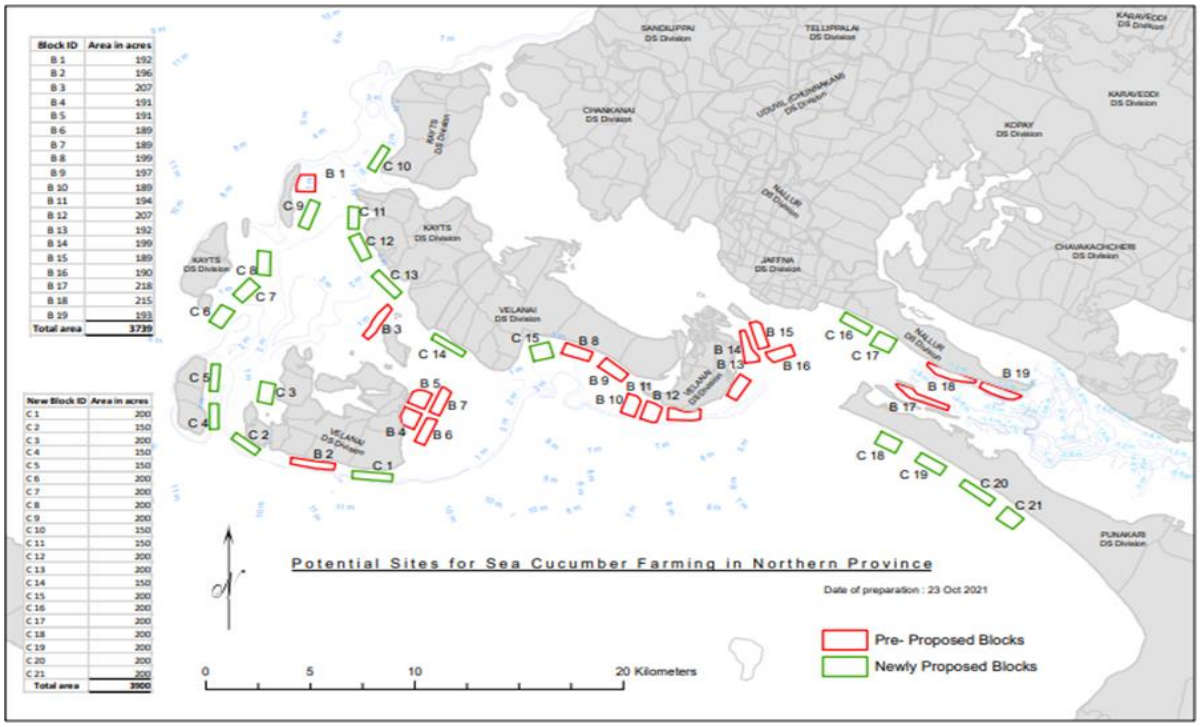


Source: Jaffna District Statistical Hand Book 2022

2.3.2.5.3 Mari Farming

Aqua culture / Mari farming based fishing activities is one of the sub sector of the fishery activities. Mainly, Jaffna has the potential geographical features for the Mari farming activities including Milk fish, Thilapiya, Sea cucumber, sea bass, sea weed, shrimp farming & crab farming. Mainly, geographical features of the planning area are highly potential for the sea cucumber cultivation. Nearly, 6839 Acre has been identified as a potential place for sea cucumber cultivation including Eluvaithivu, Merengimunai, Punguduthivu, Velanai, Poombugar & Ariyalai by National Aquatic Development Authority.

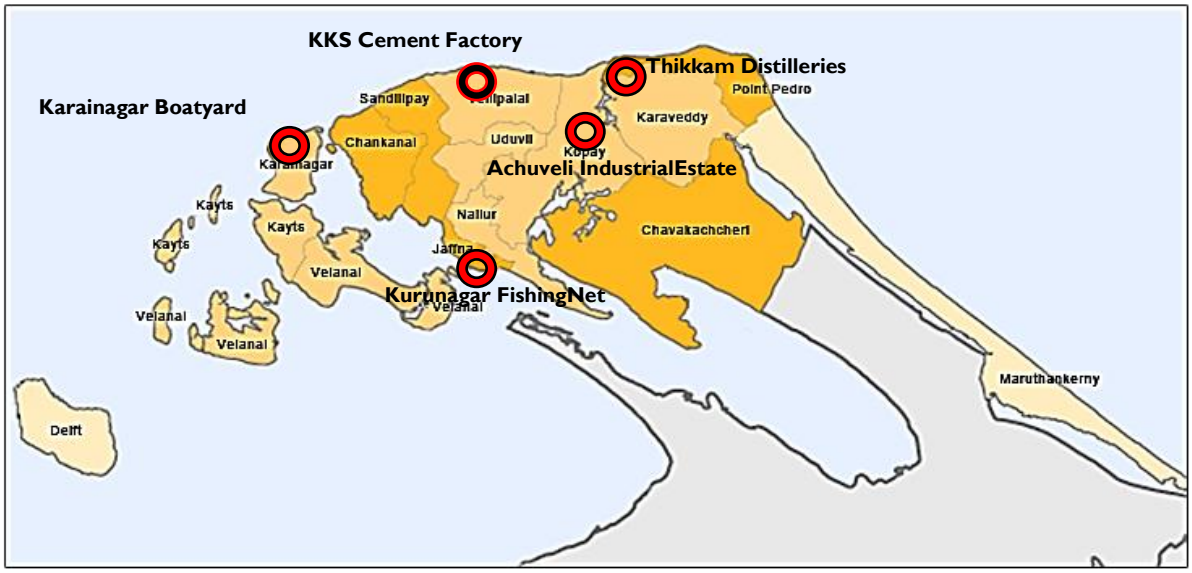
Map 18: Potential Sites for the Sea Cucumber in Northern Province - 2021



2.3.2.5.4 Industry

The second prominent economic activity of the planning area is Industry and 26 % of the GDP contribution is given by the Industrial sector in the year 2019. Jaffna had consisted major industrial establishment before 1980's including KKS cement factory, Thikkam Distilleries, Achuveli industrial estate, Kurunagar fishing net & Karainagar boat yard. However, the four industrial units are reestablished after the war.

Map 19: Location of Macro Industries in the Jaffna District before the War



Source:- Department of Census & Statistics -2022

The number of medium scale industrial establishments was also operated during the 1980's. The following table is explaining the details of medium scale industrial establishments.

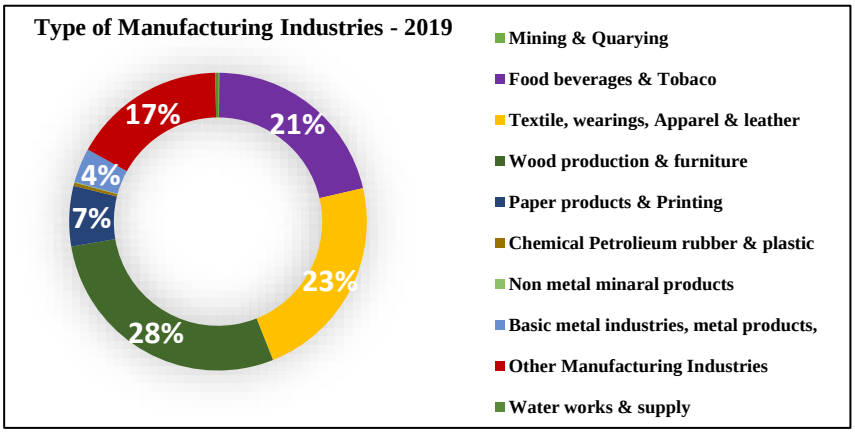
Factory	Location
Glass Factory	Neervely & Jaffna
Milk white soap industry	Jaffna
Asbestos sheet industry	Evinai, Chunnakam
Power Looms	6 Cooperatives & 18 Private owners
Layden Garment Industry	Jaffna
Andrees sea food industry	Jaffna
Ice Plants	11 Plants in Jaffna District
Rice Milling	12 rice mills were functioned

The above Macro and Medium scale industrial sectors were highly contributed to the National & Regional economy. Through this industrial facility, a large number of workers were able to find employment. However, during the war, the industrial infrastructure was destroyed. As a result, the planning sector's contribution to the national economy completely collapsed.

After the war situation, some Macro industrial units are reestablished except KKS cement factory. Now, the following type of manufacturing industries is functioning and they are contributing to the GDP.

Chart 10: Types of Manufacturing Industries - 2019

The Achuveli Industrial estate is reestablished after the armed conflict with the following objectives to attract potential investors from local and outside Sri Lanka, by providing



Source:- Department of Census & Statistics -2022

suitable infrastructure and amenities. The industrial estate has 65 acres in total. There are two stages to it. The first phase involved developing 25 acres.22 industrial units provided employment opportunities for about 2000 people directly and 10,000 people indirectly. The developed sectors for investment in the industrial estate include textiles, plastic & leather products, oil & fiber products, food processing units, and agro based industries. 220 million was provided by the Indian government for the development of phase 1 under the Ministry of Traditional industries and small enterprise development.

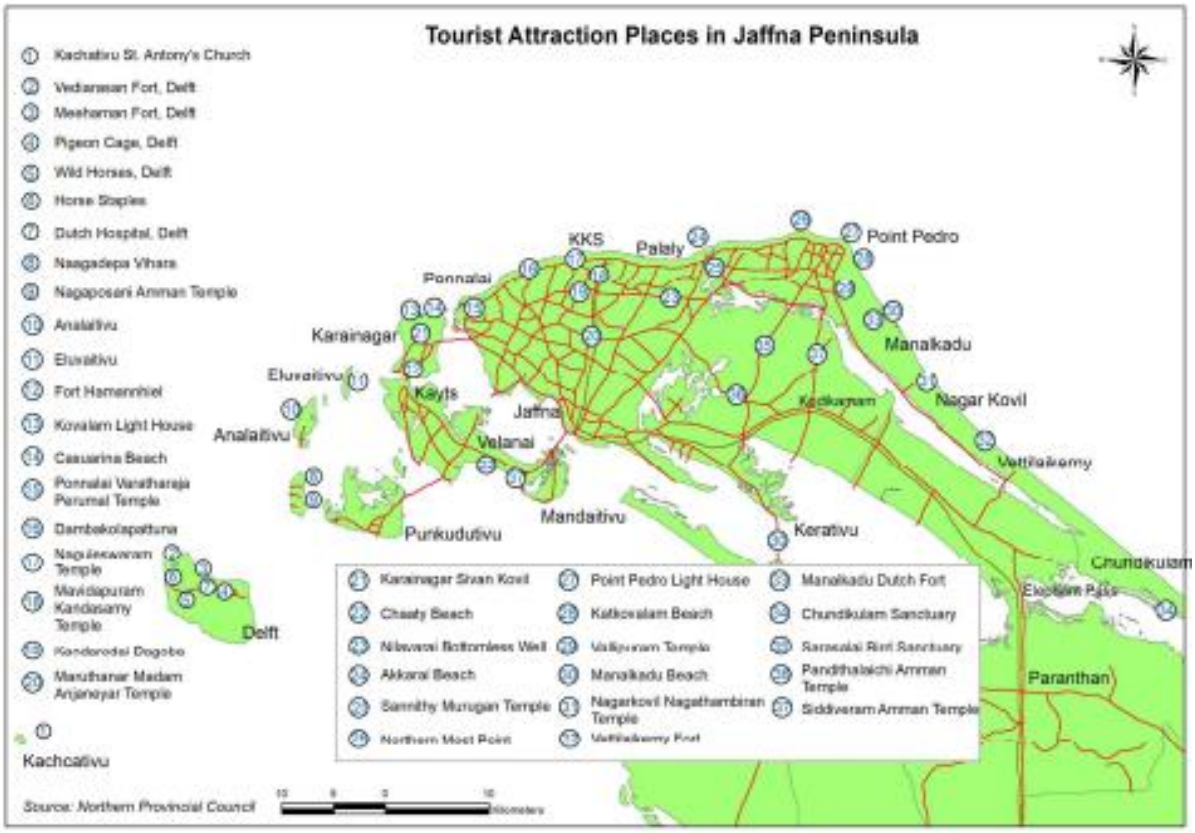
But the industrial estate is not achieved the purposes and objectives. Presently, 25 Acres of land is only developed and nine numbers of factories are functioning with 280 numbers of workers. The investors are local people and the average monthly income is 75 Mn.

Following the war, the important KKS Cement Factory was not rebuilt. In 1950, the Department of Industries established the KKS Cement Factory. Natural resources have been identified in the KKS area, and the KKS factory was the country's first cement factory. The government of Sri Lanka has taken multiple initiatives to build the cement factory.

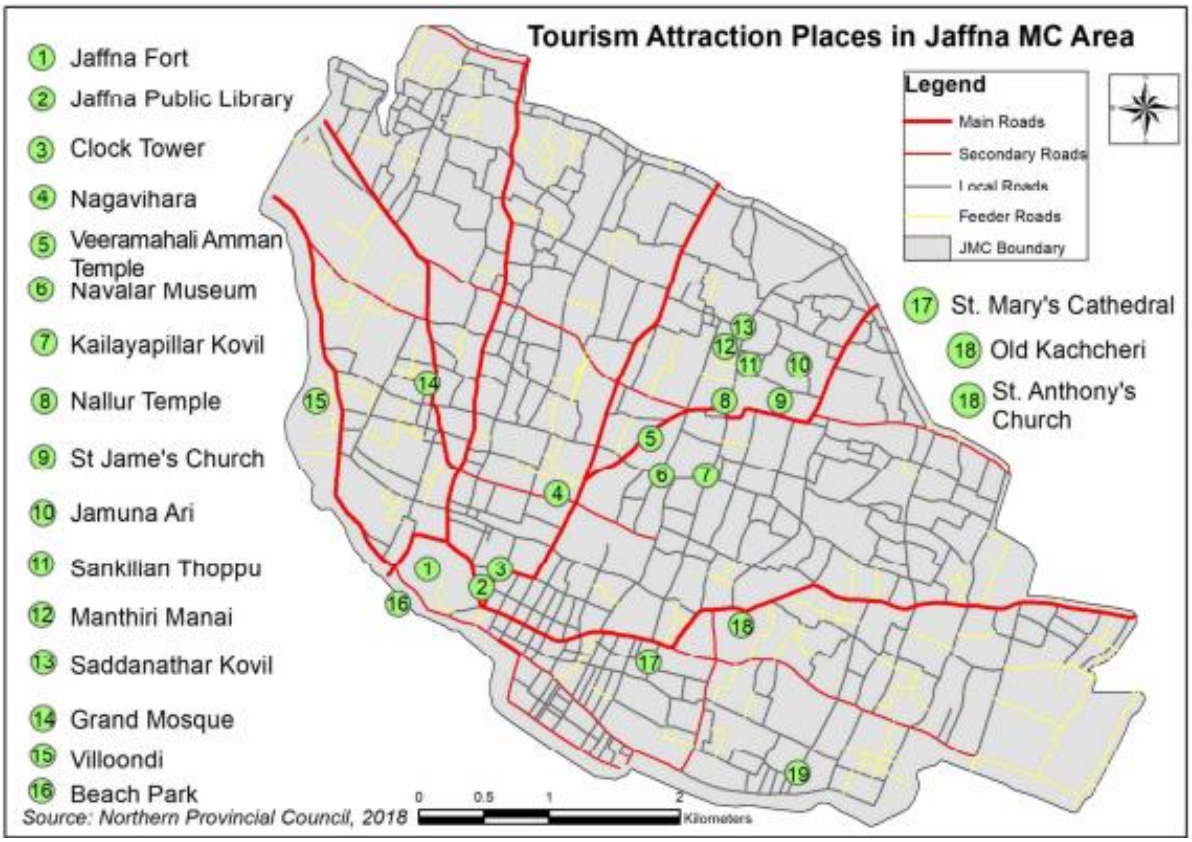
2.3.2.5.5 Tourism

The primary source of revenue for the service-oriented industrial sector is tourism. According to that, Jaffna is a very popular for Tourism based activities. Mainly, the tourism activities of the planning area can be categorized into four sub categories such as: - Scared & religious site tours, Historical tours, Natural site tours, cultural & lifestyle tours. Travellers identified over 76 locations as their top tourism attractions in Jaffna. An added benefit for the planning area's development of tourism is the availability of twenty islands with potential for historical, religious, and ecotourism.

Map 20: Tourism Attraction Places in Jaffna District



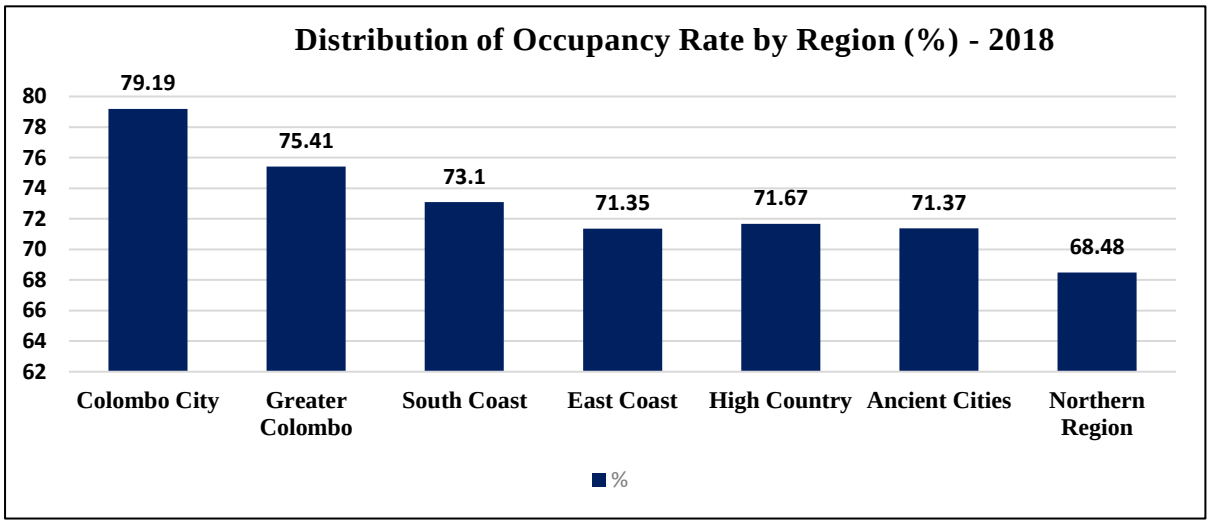
Map 21: Tourism Attraction Places in JMC Area



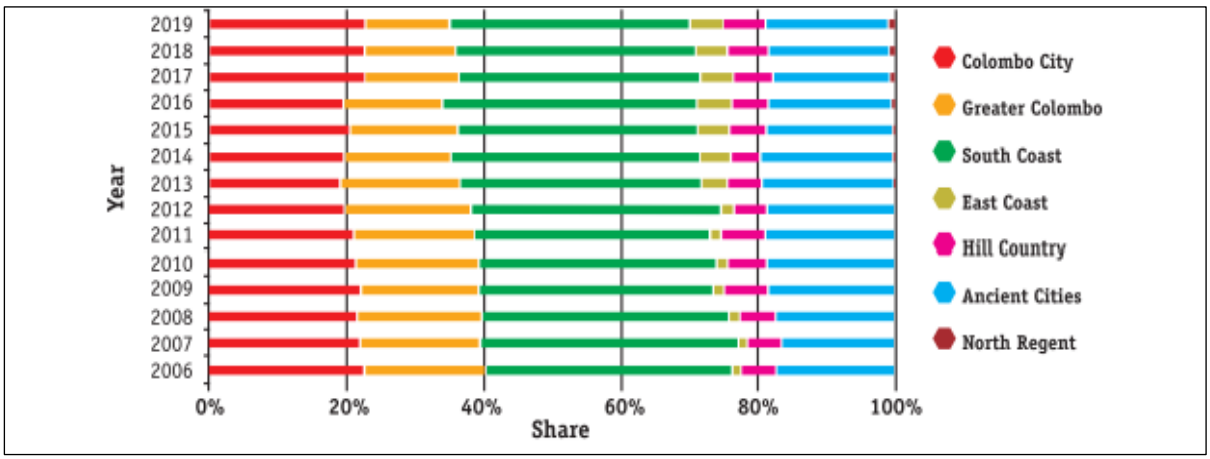
There is potential for a wide range of tourism-related activities in Jaffna. However, the primary causes of the low revenue from the tourism industry include a lack of investment in the sector, untapped tourism resources, and inadequate infrastructure. Northern Province is in the sixth position in the income generation from the tourism with LKR 5625 Mn in the year 2017.

According to the Sri Lanka Tourism Development Authority, there are six distinct tourist zones in Sri Lanka. Northern region is one among them. According to the statistical information of the authority, Accommodation capacity & Room occupancy rate are least in the Northern Region with 0.95 % & 68.48% respectively while accommodation capacity& Room occupancy rate of the Colombo city is 22.7& 79.19 % respectively in the year 2018.

Chart 11: Distribution of Occupancy Rate by Region(%) - 2018



Source:- Department of Census & Statistics -2022



Source:- Department of Census & Statistics -2022

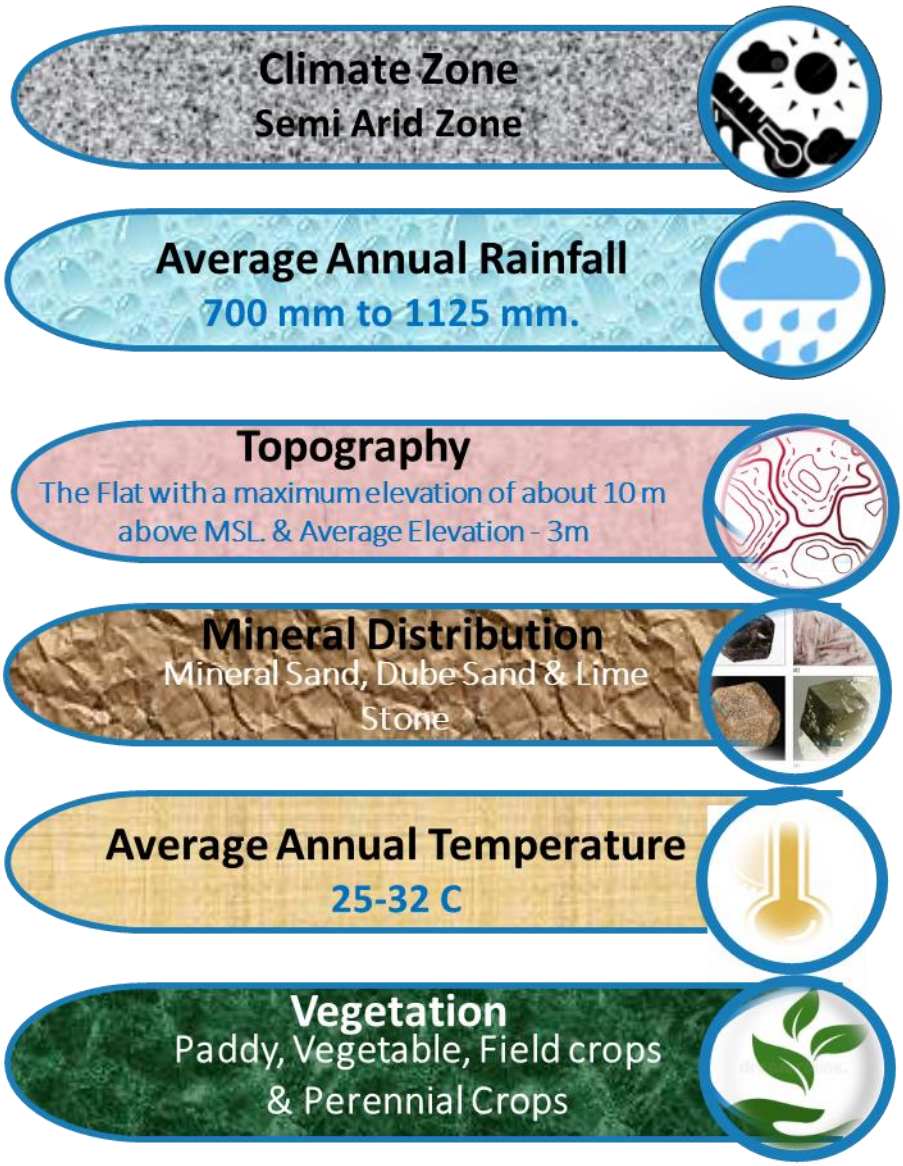
2.3.2.4.5 Economic Indicators

Economic indicators are typically the primary tools used to assess the local economy. Mainly, Poverty, Labour force and unemployment are significant economic indicators. In order to that, Labour force participation of the planning area is 44.4 % in the year 2018. The unemployment rate is 6.7% in the year 2018. The poverty head count index is 7.7 % in the year 2016.

2.3.2.5 Environment

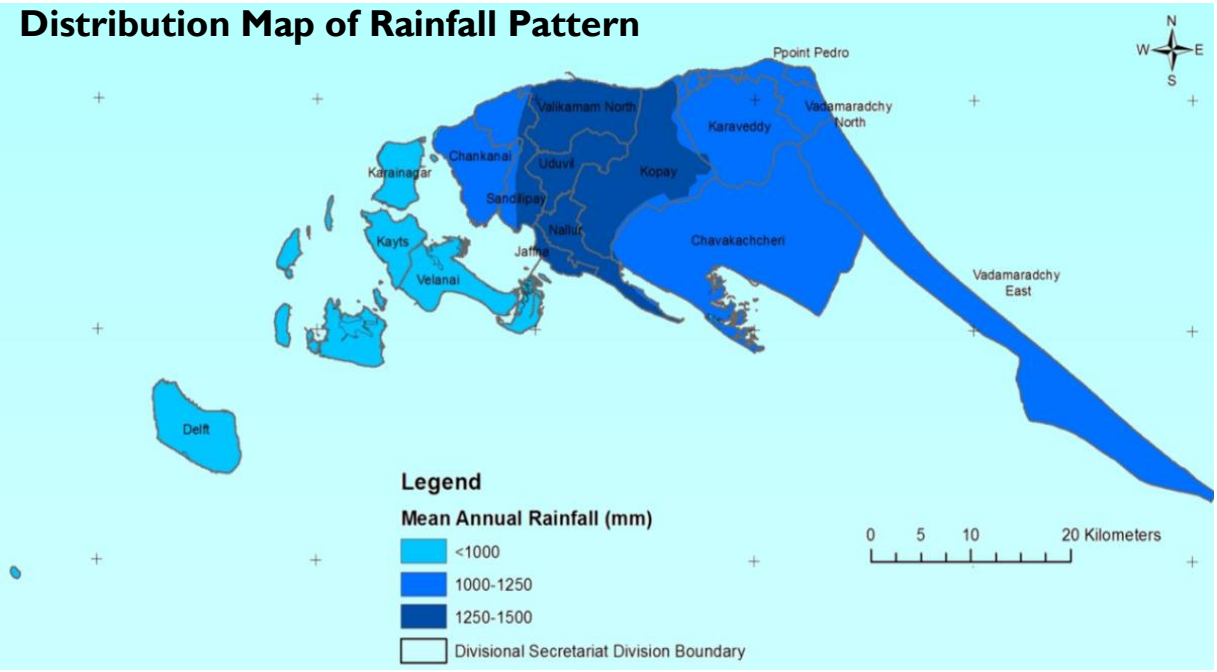
2.3.2.5.1 Topographic and Climate Conditions

Jaffna, located in the dry zone of Sri Lanka, experiences distinct climatic and topographic characteristics.



The region receives the maximum precipitation from October to December during the northeast monsoon, known locally as Maha. Additionally, some showers are also observed from April to May during the Yala season. Jaffna falls within the semi-arid climate zone, with an average annual rainfall ranging from 700mm to 1125mm. Notably, the highest rainfall is recorded in the Valikamam area, while the islands receive the least amount of rainfall. The warmest months in Jaffna are from April through September, with average annual temperatures ranging between 25 to 32 degrees Celsius.

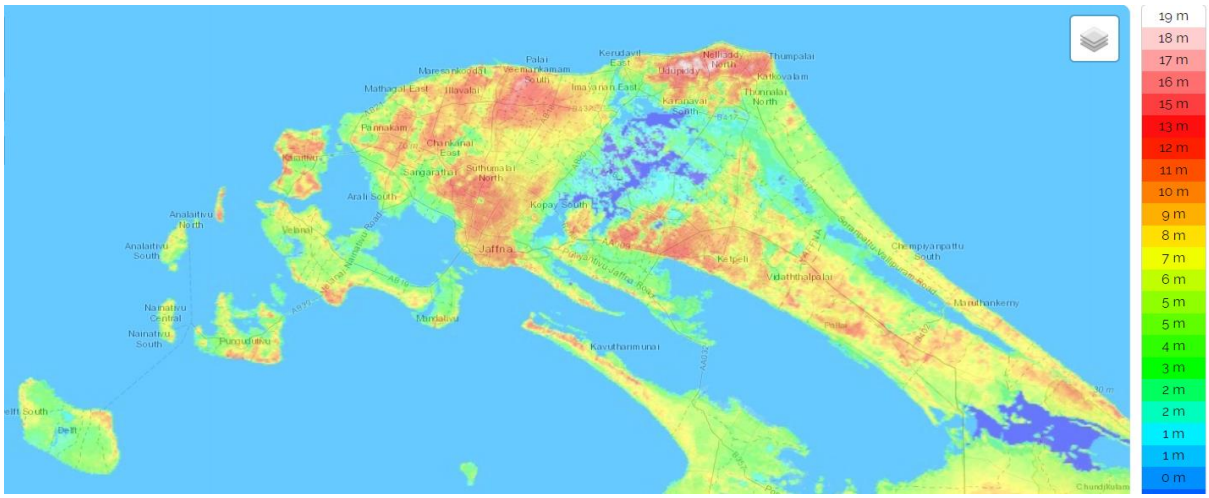
Figure 6: Rainfall Pattern of Jaffna District



Source: https://en-in.topographic-map.com/maps/jfe4/Jaffna/

The topography of the Jaffna district is predominantly flat, with a maximum elevation of about 10 meters above mean sea level (MSL) and an average elevation of approximately 3 meters. This flat landscape is a defining feature of the district. In terms of mineral distribution, the region is rich in mineral sand, dune sand, and limestone. The vegetation in Jaffna predominantly consists of paddy fields, vegetables, field crops, and perennial crops. Paddy cultivation is particularly significant, with approximately 53.8% of the land, equating to 18,474 hectares, identified as paddy land.

Figure 7: Vegetation Pattern



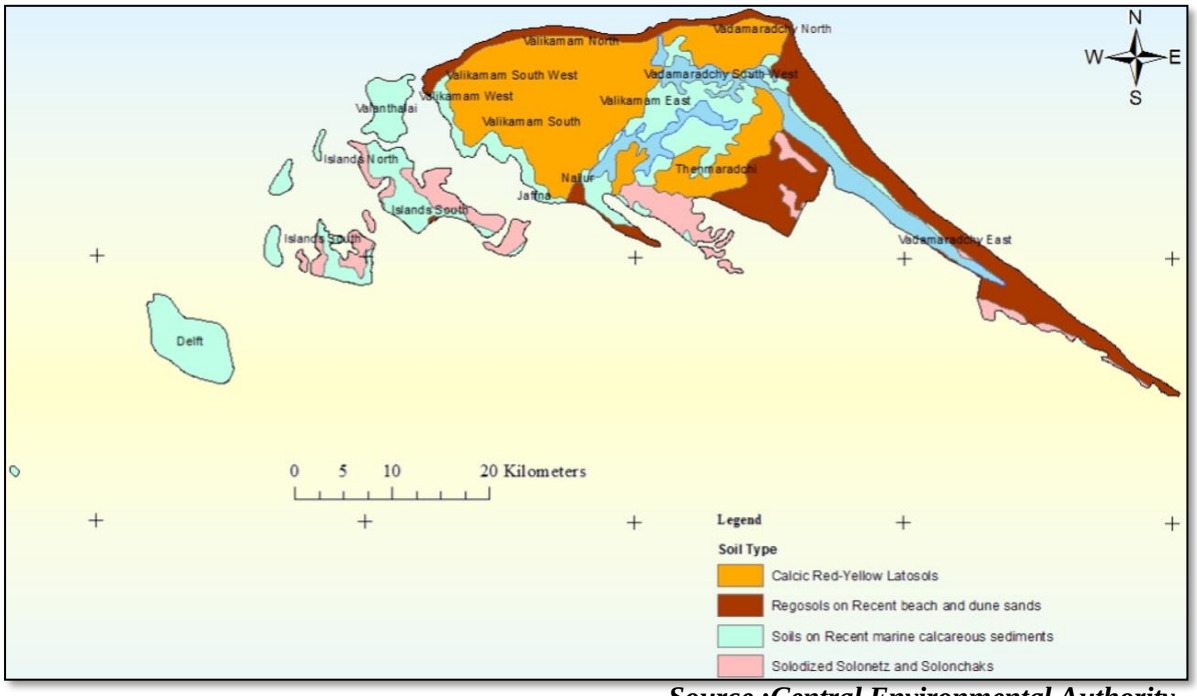
Source: https://en-in.topographic-map.com/maps/jfe4/Jaffna/

From an environmental perspective, the land in Jaffna is categorized based on its suitability for development. Around 69% of the land is considered highly developable, making it suitable for various forms of infrastructure and urban expansion. Conversely, 28% of the land is classified as environmentally sensitive, which means these areas are restricted from development to preserve their ecological integrity. Lastly, 3% of the land is categorized as moderately developable, indicating some potential for development with certain restrictions.

Overall, Jaffna's unique environmental conditions, characterized by its semi-arid climate, flat topography, and specific vegetation patterns, significantly influence its developmental prospects and environmental conservation strategies.

The environmental sector in Jaffna is characterized by its diverse natural resources and significant agricultural activity. The region is endowed with mineral distributions such as mineral sand, dune sand, and limestone, which play a crucial role in local industries. Jaffna's vegetation is dominated by paddy fields, vegetables, field crops, and perennial crops, with approximately 53.8% of the land dedicated to paddy cultivation. The district's environmental landscape also includes a mix of highly developable areas and environmentally sensitive zones, with a substantial portion of land marked for restricted development to preserve its ecological balance.

Figure 8: Soil Type



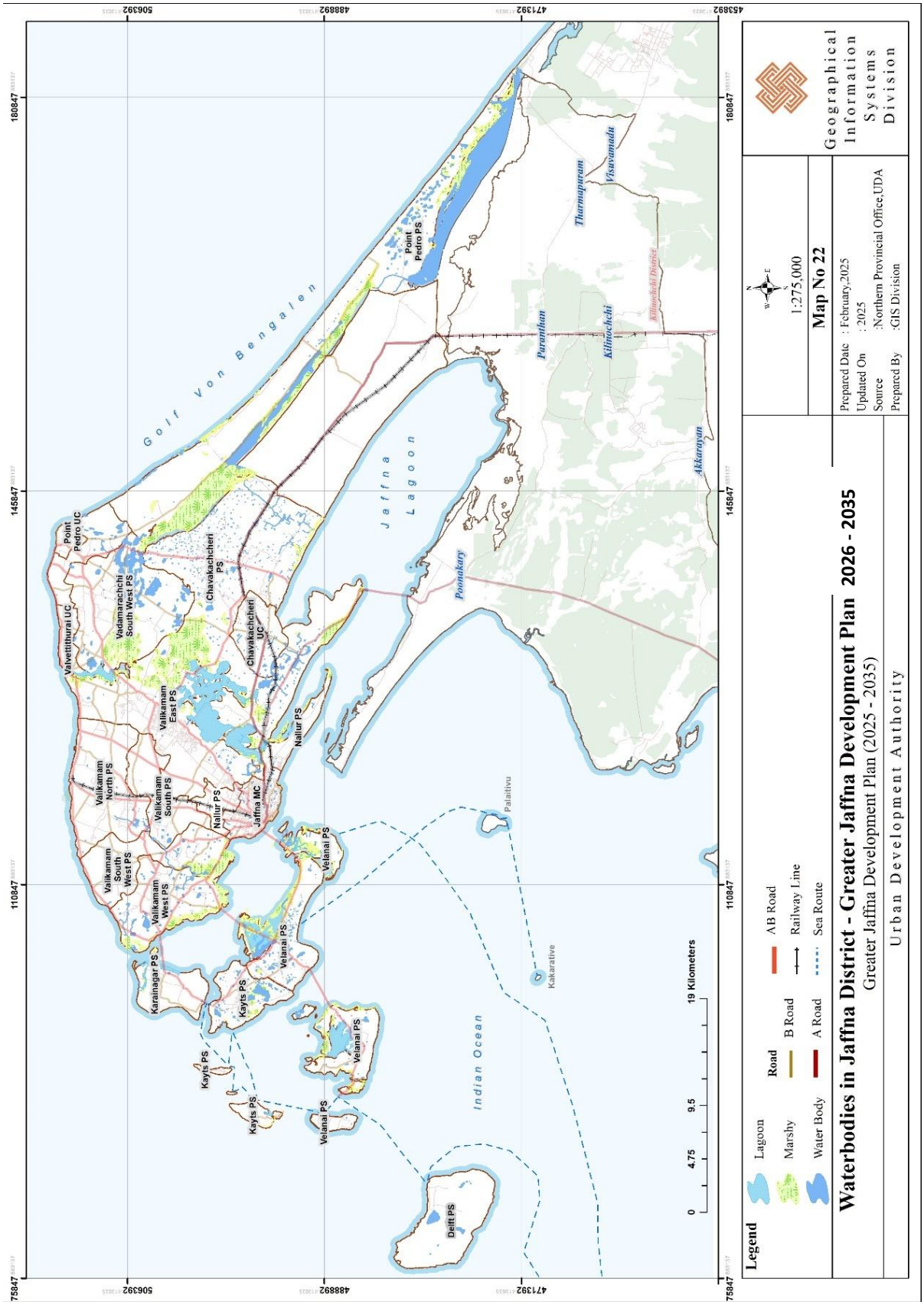
Source :Central Environmental Authority

One of the predominant soil types found in the Jaffna district is Calcic Red-Yellow Latosols. These soils are characterized by their richness in nutrients, making them highly suitable for agricultural activities. The Calcic Red-Yellow Latosols are particularly prevalent in the Valikamam region of Jaffna, where they support the cultivation of a variety of crops. These fertile soils are well-drained and have a good structure, allowing for the growth of agriculture crops such as vegetables, legumes, and various field crops. The richness and fertility of Calcic Red-Yellow Latosols make them a vital resource for sustaining the agricultural economy of Jaffna.Another significant soil type in Jaffna is Regosols, which are typically found on recent beach and dune sands. These soils are somewhat less fertile compared to the Calcic Red-Yellow Latosols but still support a range of vegetation. Regosols in Jaffna are used for cultivating paddy, scrubs, cashew, and coconut. These soils are well-suited to crops that can tolerate sandy conditions and are often found in coastal areas where recent geological processes have deposited beach and dune sands. The ability of Regosols to support paddy cultivation is particularly important, given the significance of rice as a staple food in the region.The soils formed on recent marine calcareous sediments in Jaffna are another vital category. These soils are found in coastal and near-coastal areas where calcareous materials, such as shells and corals, have been deposited. The primary vegetation supported by these

soils includes Palmyrah and coconut, which are both crucial to the local economy. Palmyrah trees, in particular, are a significant cultural and economic resource, providing materials for food, construction, and various other uses. The calcareous nature of these soils provides essential nutrients that benefit the growth of these hardy, drought-resistant plants.

Jaffna also features Solodized Solonets and Solonchaks, which are saline and sodic soils. These soils are typically found in areas where poor drainage has led to the accumulation of salts. Despite their challenging conditions, Solodized Solonets and Solonchaks support unique ecosystems, including mangroves and paddy fields. Mangroves, which thrive in saline environments, are particularly important for coastal protection and biodiversity. The presence of mangroves in these soils helps to stabilize the shoreline, prevent erosion, and provide habitats for numerous species. Additionally, some rice varieties that are tolerant to saline conditions are cultivated in these areas, contributing to local food security.The diversity of soil types in Jaffna, each supporting different forms of vegetation and land use, highlights the region's complex and varied environmental landscape. Understanding these soil types is crucial for effective land management, sustainable agricultural practices, and the conservation of natural habitats.

Map 22: Water Bodies - Jaffna District



Source: UDA(NP)

the only river in the region. Valikkiaru is a seasonal river, meaning its flow varies significantly throughout the year. The seasonal nature of Valikkiaru underscores the variability and challenges of water resource management in Jaffna. In addition to its solitary river, Jaffna district is home to five tanks. These man-made reservoirs play a crucial role in the local water management system. Historically, tanks have been used to collect and store rainwater, ensuring a steady supply of water for agricultural and domestic use during dry periods.

The district boasts a significant number of ponds, with a total of 1,135 scattered across the region. These ponds serve various purposes, including irrigation, livestock watering, and aquaculture. Ponds are often small, localized waterbodies that provide critical water resources at a community level. They are essential for sustaining local biodiversity, offering habitats for a variety of aquatic and terrestrial species. Jaffna district is also characterized by its three lagoons called Thondamanaru lagoon, Upparu lagoon and Valukiaru lagoon, which are significant coastal waterbodies. These lagoons are crucial for maintaining the ecological balance of the region, supporting a diverse range of marine and bird life. The lagoons act as nurseries for fish and other marine species, playing a vital role in the local fishing industry.

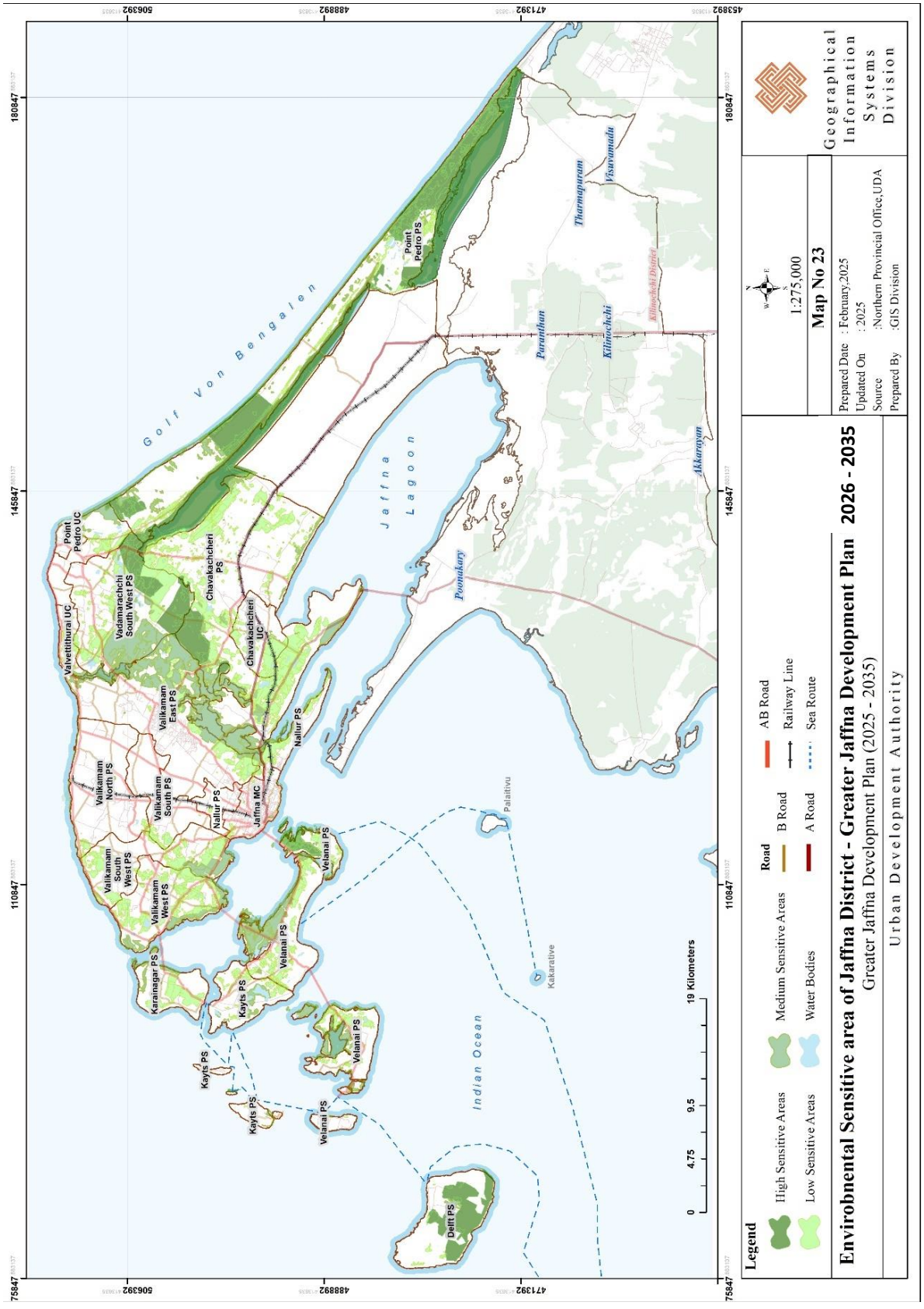
2.3.2.5.2 Environmental Sensitive Areas

Jaffna district encompasses a significant portion of environmental sensitive areas, amounting to a total extent of 38,919 hectares, which constitutes 34% of the district's land area. These areas are critical for maintaining ecological balance, preserving biodiversity, and supporting sustainable livelihoods. The environmental sensitive areas in Jaffna include a variety of ecosystems such as paddy land, marshy land, water bodies, lagoons, sand dunes, mangroves, forests, and abandoned paddy fields.





Map 23: Environmental Sensitives area - Jaffna District



Source: UDA(NP)

Paddy land represents the highest land extent within the environmental sensitive areas of Jaffna. These fields are essential for local food production and play a crucial role in sustaining the agricultural economy. Abandoned paddy fields also form part of the environmental sensitive areas. These lands, though no longer actively cultivated, still provide important ecological functions such as habitat for wildlife and natural water filtration.

Sensitive Areas	Total (Ha)
Paddy Land	14038
Marshy Land	8165
Water Bodies	5753
Lagoon	3440
Sand Dunes	3155
Mangroves	2517
Forest	1456
Abandoned Paddy	395
Total	**38919**

Marshy lands and water bodies are other significant components of Jaffna's environmental sensitive areas. Marshes provide essential ecosystem services such as water filtration, flood control, and habitat for a variety of wildlife. Jaffna's three lagoons are vital coastal ecosystems that support diverse marine and bird life. They serve as nurseries for fish and other marine species, playing a key role in the local fishing industry. Sand dunes, on the other hand, act as natural barriers against coastal erosion and storm surges, protecting inland areas.

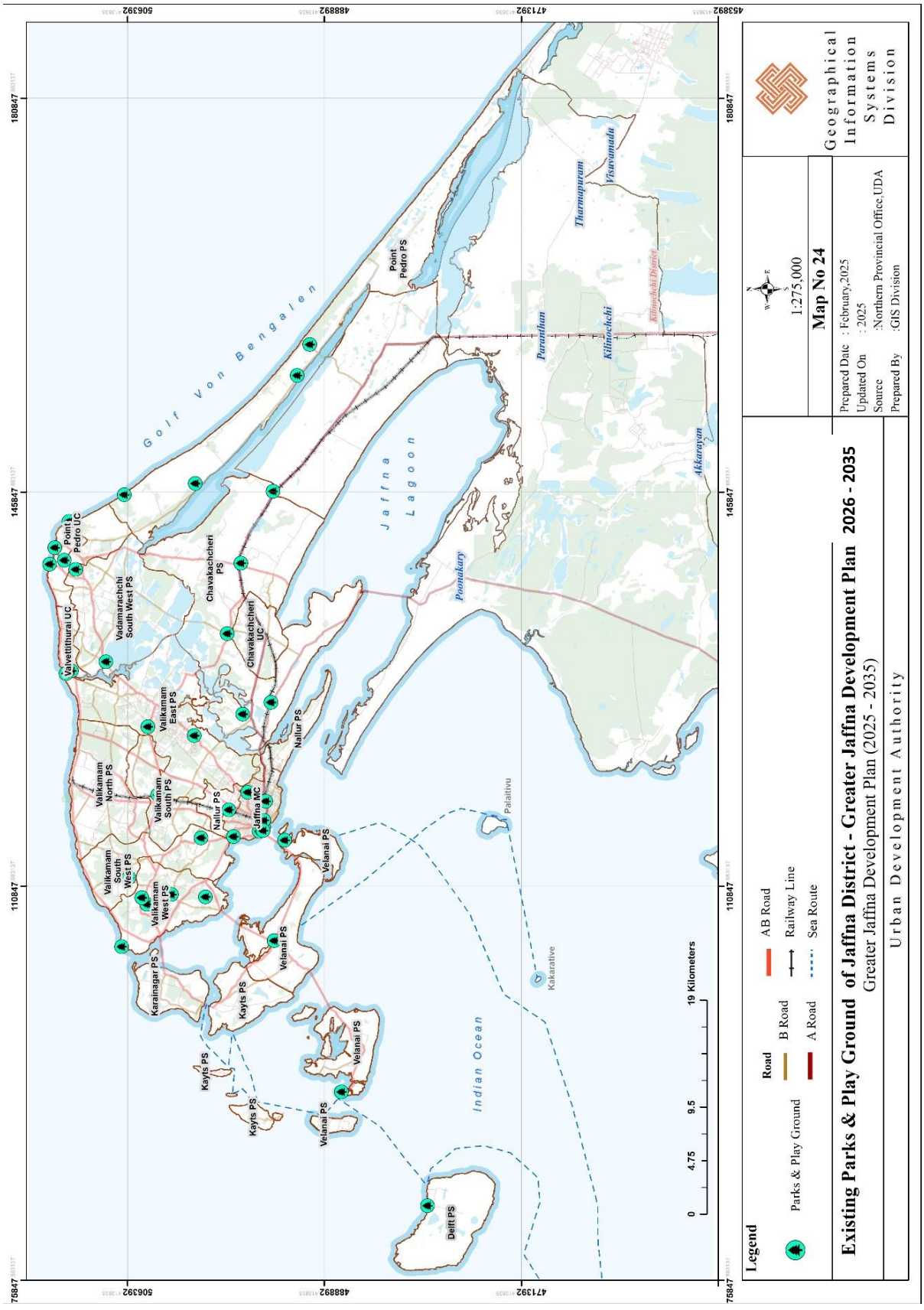
The district is home to several mangrove forests, which are critical for coastal protection and biodiversity. Mangroves act as buffers against storm surges and coastal erosion, stabilize shorelines, and provide habitats for numerous marine and terrestrial species. Jaffna has five designated mangrove forest reserves: Chadrapuram F.R, Yakaraya F.R, Mandathivu F.R, Sarasale F.R, and Sierthivu F.R.

Forests in Jaffna contribute to the region's biodiversity and ecological stability. They provide habitats for a wide range of species and play a crucial role in maintaining the environmental balance. Jaffna district is home to several designated wildlife protection areas, each playing a crucial role in conserving the region's rich biodiversity. Jaffna has Chundikulam National Park, Delft National Park, Paraitivu Island Sanctuary, and Nagar kovil Nature Reserve as wildlife protection areas.

2.3.2.5.3 Existing Parks and Playgrounds

As of 2023, the population of Jaffna district stands at 615,493. According to the Parks and Open Recreational Spaces (PORS) Plan, the minimum standard for parks and playgrounds is 1 hectare per 1,000 people. Based on this standard, Jaffna requires 615 hectares of parks and playgrounds to adequately serve its current population. However, the existing parks and playgrounds in the district cover only 144 hectares. This significant shortfall highlights a critical need for additional recreational spaces to meet the current demands of the community.

Map 24: Existing Parks & Play Ground



Source: UDA(NP)





Looking ahead to 2033, the population of Jaffna is forecasted to increase to 659,838. Following the PORS Plan's standard, the district will then require 660 hectares of parks and playgrounds to cater to the larger population. To meet this future demand, an additional 515 hectares of parks and playgrounds will be needed beyond the existing 144 hectares. This projection underscores the urgent necessity for strategic planning and development to ensure that sufficient recreational spaces are available for the growing population.

Jaffna district's wealth of cultural and heritage sites, particularly its numerous temples, plays a crucial role in fulfilling the community's need for open spaces. These sites are not just centers of worship and cultural activity but also provide significant open spaces that contribute to the urban landscape. The extensive grounds of many Hindu temples, for example, often include large courtyards and gardens that are open to the public and serve as communal spaces for social interaction, recreation, and cultural events.

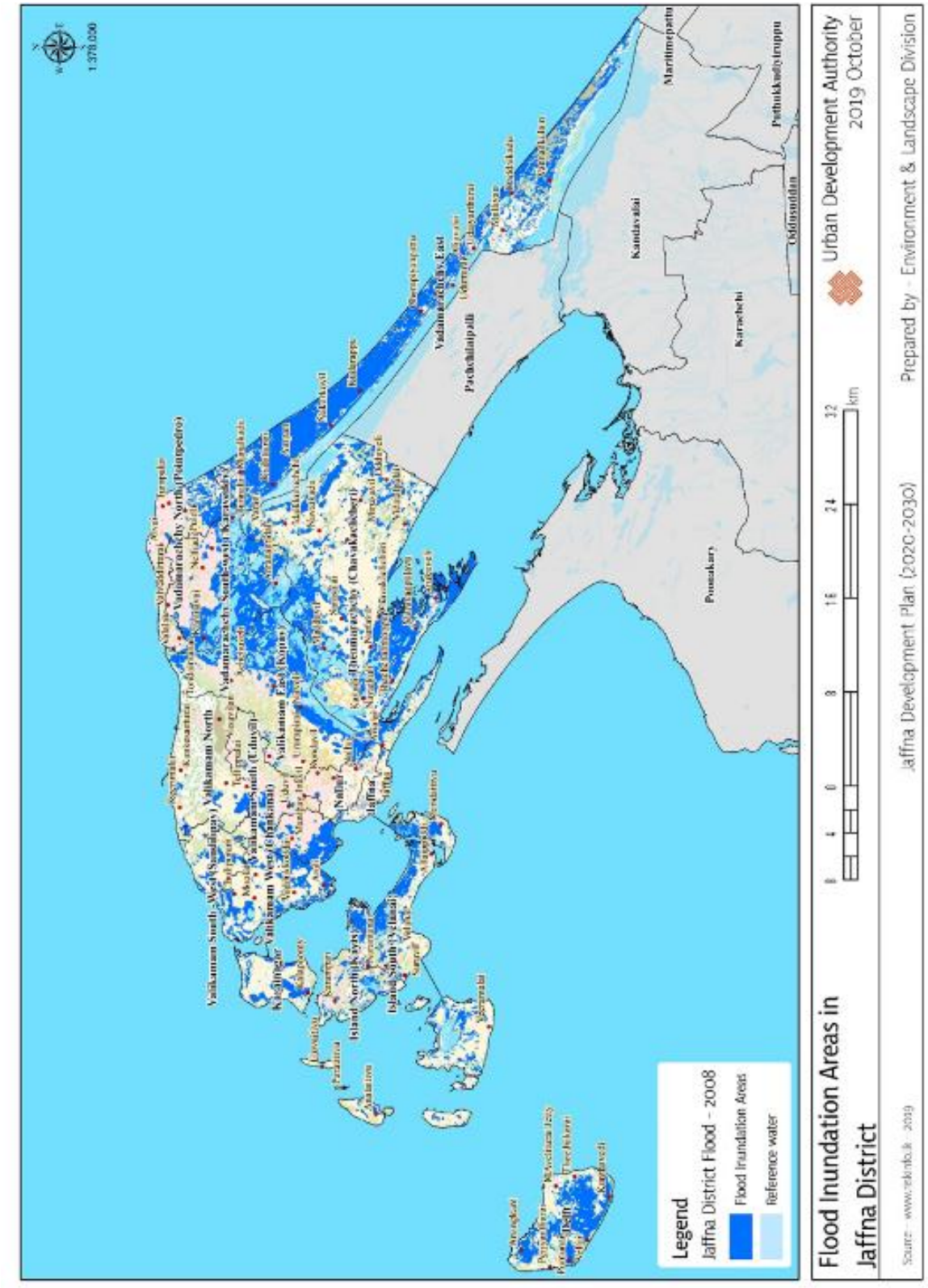
2.3.2.5.4 Disaster

Flooding has been identified as a major issue in the Jaffna district, particularly in urban areas. This conclusion was reached during a recent stakeholder meeting where various experts and local representatives discussed the primary challenges facing the region. Urban flooding poses significant risks to the community, infrastructure, and economy, necessitating immediate and effective risk reduction measures.

The primary reason for the increased incidence of flooding in Jaffna is rapid urbanization. As urban areas expand, natural landscapes are replaced with impermeable surfaces such as roads, buildings, and pavements. This transformation reduces the land's natural ability to absorb rainfall, leading to increased surface runoff. The existing drainage systems are often inadequate to handle the volume of water, resulting in frequent and severe urban flooding. Through careful analysis and mapping, specific flood inundation areas in Jaffna have been identified. These are regions that are particularly susceptible to flooding due to their

topography, drainage capacity, and level of urban development. Recognizing these areas is crucial for planning and implementing effective flood risk management strategies.

Map 25: Flood Inundation Area - Jaffna District



Source: UDA(NP)

Figure 9: Flood Affected Area



2.3.2.5.5 Existing Cultural and Heritage Places

Jaffna district is rich in cultural and historical heritage, boasting 63 recognized archeological sites. These sites provide a glimpse into the region's ancient history and are invaluable for understanding the cultural evolution of Jaffna. Among the notable archeological landmarks are the Jaffna Fort, an impressive structure that stands as a testament to the colonial history of the region, the Baobab Tree, an ancient and unique tree that holds cultural significance, and the Jamunari Pond, which is steeped in local folklore and history. These sites attract researchers, historians, and tourists alike, contributing to the cultural richness and historical understanding of the area.

Figure 10: Heritage & Cultural Places





Jaffna is home to a significant number of Hindu temples, totaling 2,302. These temples are not only places of worship but also serve as centers for cultural activities and community gatherings. They play a crucial role in preserving and promoting Hindu traditions, rituals, and festivals. The temples vary in size and significance, with some being ancient and historically important, while others serve local communities in more modest capacities.

Figure 11: Religious Places





The district also includes 219 Catholic churches, reflecting the diverse religious landscape of Jaffna. These churches cater to the spiritual needs of the Catholic community and are integral to the social fabric of the area. Many of these churches have historical significance and architectural beauty, often dating back to the colonial era. They are important centers for religious ceremonies, education, and charitable activities, fostering a sense of community and belonging among the Catholic population.




There are 18 mosques in Jaffna, serving the Muslim community in the district. These mosques are vital for religious worship, community gatherings, and educational purposes. The district also features five Buddhist temples, which are significant for the Buddhist community in Jaffna. These temples are centers for spiritual practice, meditation, and the study of Buddhist teachings.

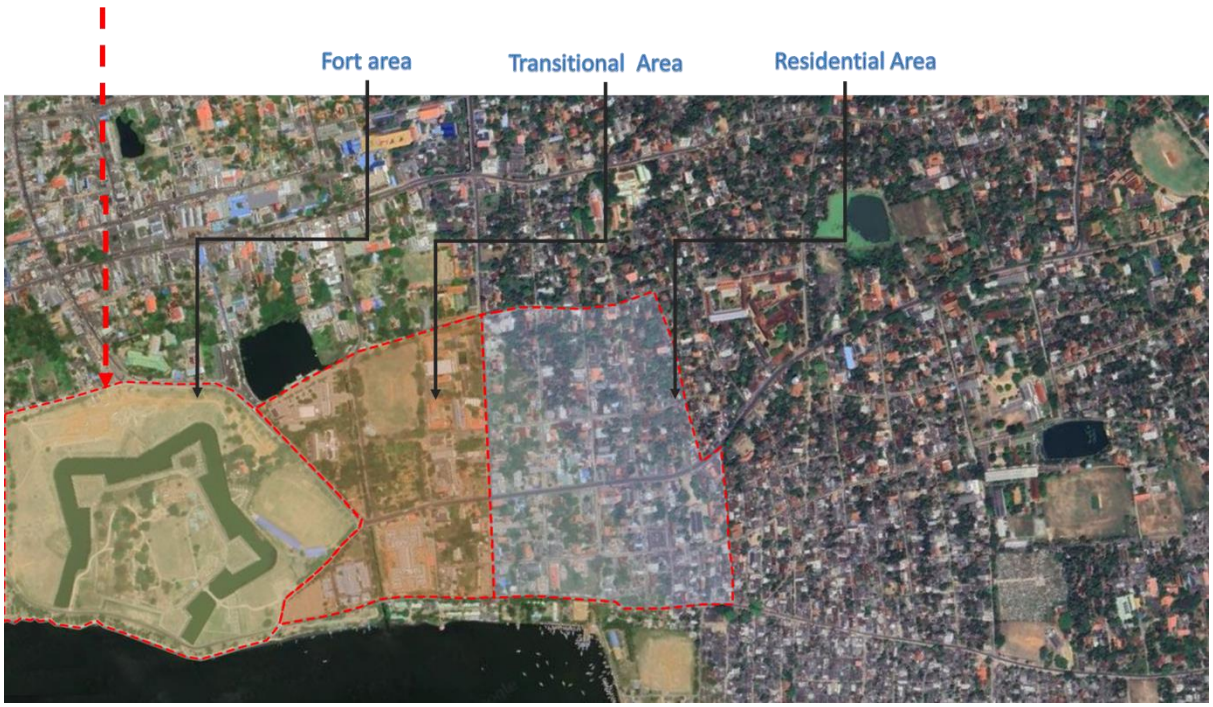




2.3.2.5.5 Jaffna's Historical Core

Jaffna's historical core is a culturally and historically rich area that can be divided into three distinct zones: The Fort Area, the Transitional Area, and the Residential Area. Each of these zones has unique characteristics and plays a specific role in the urban fabric of Jaffna.

Figure 12: Historical Core



Source: UDA(NP)

The Fort Area is centered around the iconic Jaffna Fort. This fort, a prominent historical monument, reflects the colonial history of the region. Built by the Portuguese and later expanded by the Dutch, the fort stands as a testament to Jaffna's strategic importance and rich history. The area around the fort is a significant tourist attraction and a symbol of Jaffna's architectural heritage. This area serves as a cultural and historical hub, hosting various events and activities that celebrate the region's heritage.

Adjacent to the Fort Area is the Transitional Area, which has evolved into an institutional zone. This area encompasses a variety of offices, schools, and other institutional buildings. The transformation of this area reflects the dynamic nature of urban development in Jaffna. The Transitional Area is crucial for the everyday functioning of Jaffna, providing essential services and infrastructure.





Beyond the Transitional Area lies the Residential Area, which forms the core of Jaffna's living quarters. This zone is characterized by traditional residential layouts, reflecting the grid pattern of the old city. The Residential Area is home to a large portion of Jaffna's population and features a mix of historic and modern housing.





Chapter 3: Need of the Plan

3.1 Problems & Potentials

The following Problems and Potentials have been identified through the situational context analysis, Planning analysis, Site inspections and consultation with stakeholders. Accordingly, the list of the Major problems and potentials are listed below: -

3.1.1 Potentials

- Potential Geographical features to the fishing and Mari Farming Development Activities
- High suitable temperature condition for fruits cultivation (Mango & Banana)
- Suitable resources for industrial development (Man Power, Palmyra, Fruits & Fish)
- Multiple Variety of Tourism Potentials (Scared & Religious site tours, Historic tours, Natural site tours, cultural & lifestyle tours, Mainly, Islands are popular for seasonal bird watching & Mangroves)
- Hub of Renewable Energy Resources
- 60% of the GDP providing to the district by the service sector
- Indigenous cash crop cultivation of Red onion, Chili, Tobacco & Grapes.

Same time, the following problems have been identified through the situational context study and consultation with stakeholders.

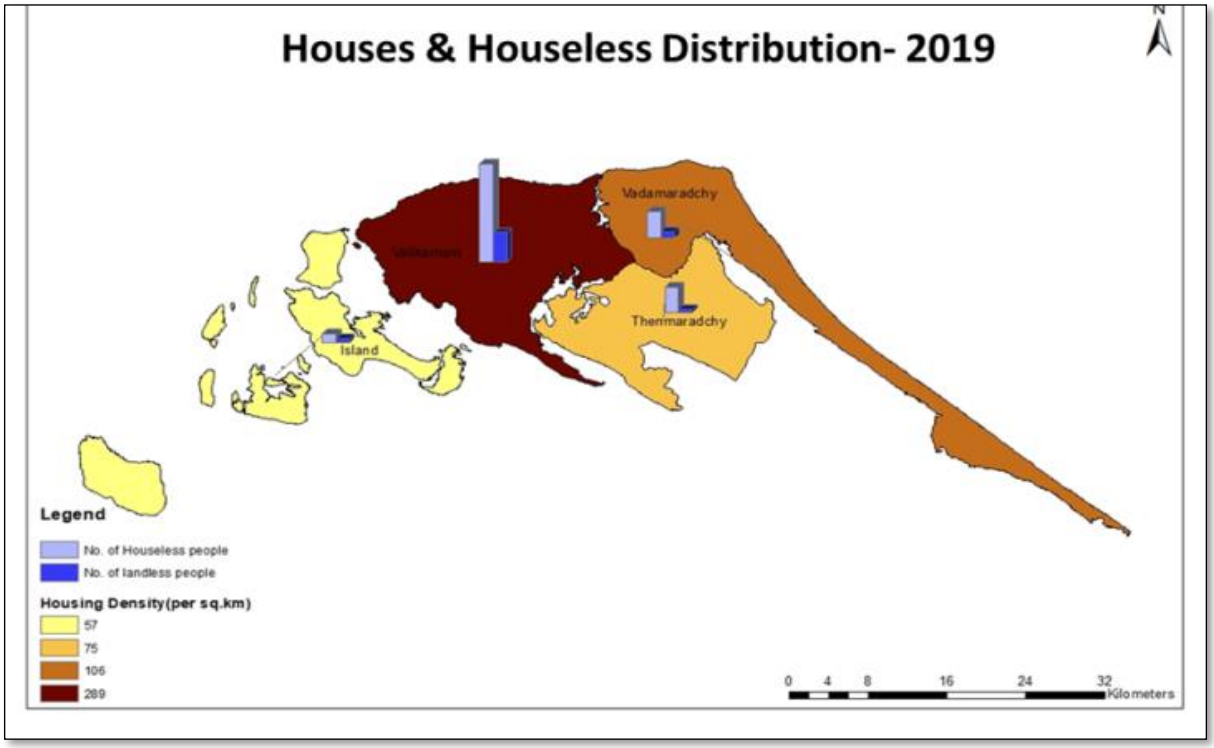
- High housing deficit / Land less families
- Flood Hazard
- Water Problem
- Poor Infrastructure facilities to the fishing activities
- Average yield of the agricultural products is less comparing with other district of the province
- Poor destination management in Tourism Industry

3.1.2 Problems

01. High housing deficit / Land less families

Jaffna is facing high housing deficit and land less families. There are currently 45,596 families in Jaffna without homes, which are 23% of the total households, out of that 30 % of households are landless. Further 409 households are still lining in welfare centers in Jaffna.

Figure 13: Houses and Houseless Distribution



Source: -Compiled by UDA

Above map shows that how houses and houseless families distributed in the region wise within the Jaffna district, accordingly high houseless families are in the Valikamam Region.

Table 5: Comparison of Housing Deficit with some Other District

District	% of Families without Houses
Colombo	3.44
Gampaha	0.53
Kandy	0.58
Galle	1.66
Trincomalee	1.22
Jaffna	23.00
Mullaithivu	8.57
Kilinochchi	11.30
Vavuniya	5.97
Mannar	10.69

Source: -District Statistical Hand Book of relevant District year - 2020

Further, above chat elaborated that housing deficit of Jaffna District has been compared with other districts within the Northern Province and some other major districts in Sri Lanka, in that line Jaffna district has been recorded as high housing Deficit.

02. Flood Hazard

Especially the economy of the Jaffna district is facing considerable challenges from flood hazards. Every year Jaffna is recorded for more than 100 million worthy of economic losses due to the flood hazard (Nagamuthu, 2015). More than 50 million Sri Lankan rupees worthy of agricultural productions are destroyed by floods in Sri Lanka every year (Weerakkon, 2003).

According to the report of the District Disaster Management unit, every year more than 3 billion Sri Lankan rupees' worth of properties are damaged by floods in the Jaffna District of Sri Lanka (Piratheeparajah & Rajendram, 2015).There were 24 major and minor flood events recorded in Jaffna from 1980 to 2011 due to heavy rainfall within a short period (Balachandran, 2000). After 2012, there are 9 flood events recorded in the inside areas of the railway track.

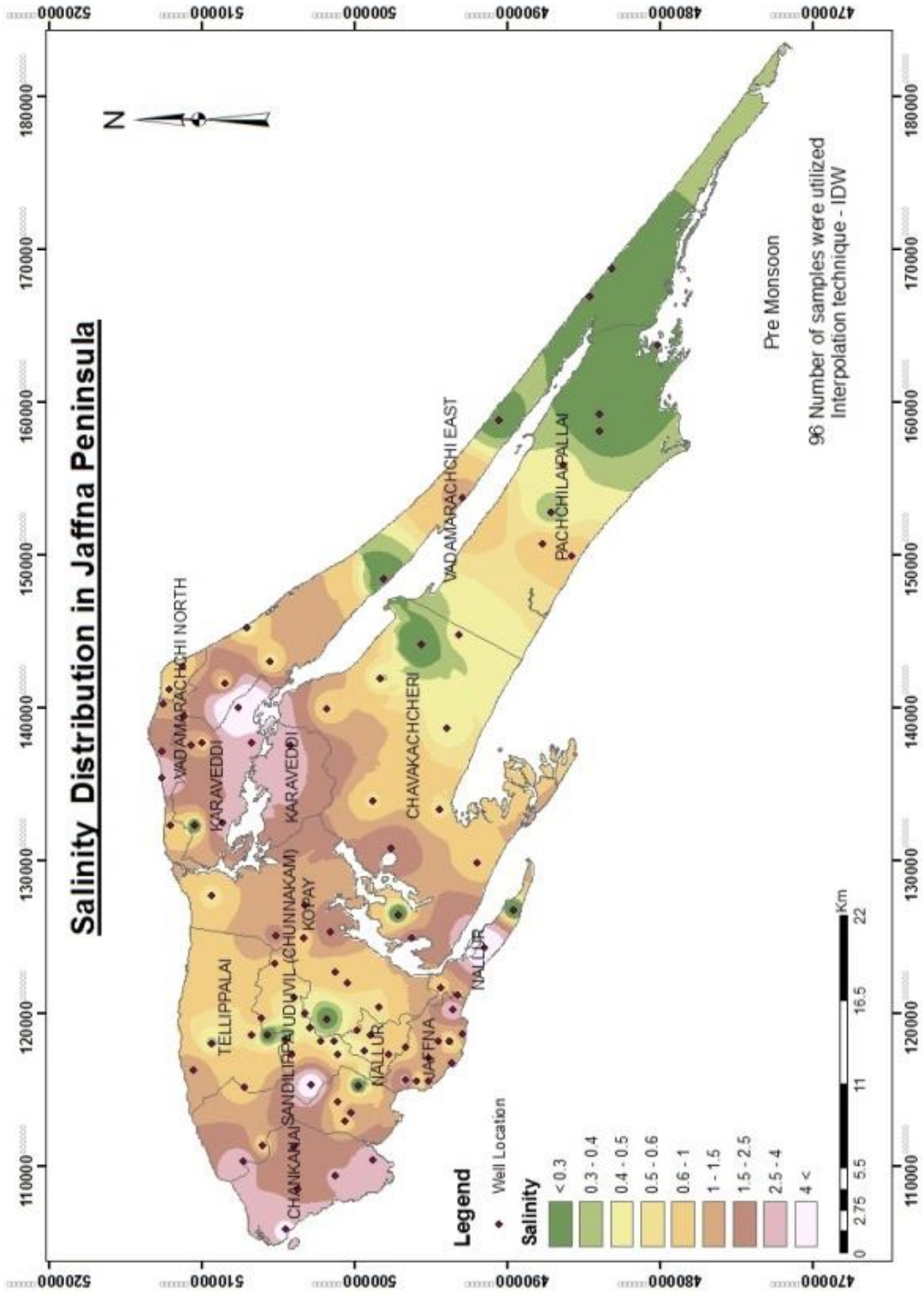
Flood losses can be reduced by 50 % via properly planned and executed early warning systems, preparedness training, raising awareness and empowerment of flood resilience as well as need to conserve the ponds and drainage systems, also need to plan properly when building roads and railways to ensure they do not contribute to flooding.

03. Water Problem

Although the required water resources are available within the Jaffna District, the quality of water in certain areas does not meet the required standards. In the Valikamam region, water quality has been negatively affected by the intensive use of fertilizers in agricultural practices. Similarly, in the Vadamaradchi region and the islands, water quality is mainly affected by salinity. In the Thenmaradchi region, both fertilizer use and salinity have contributed to the deterioration of water quality.

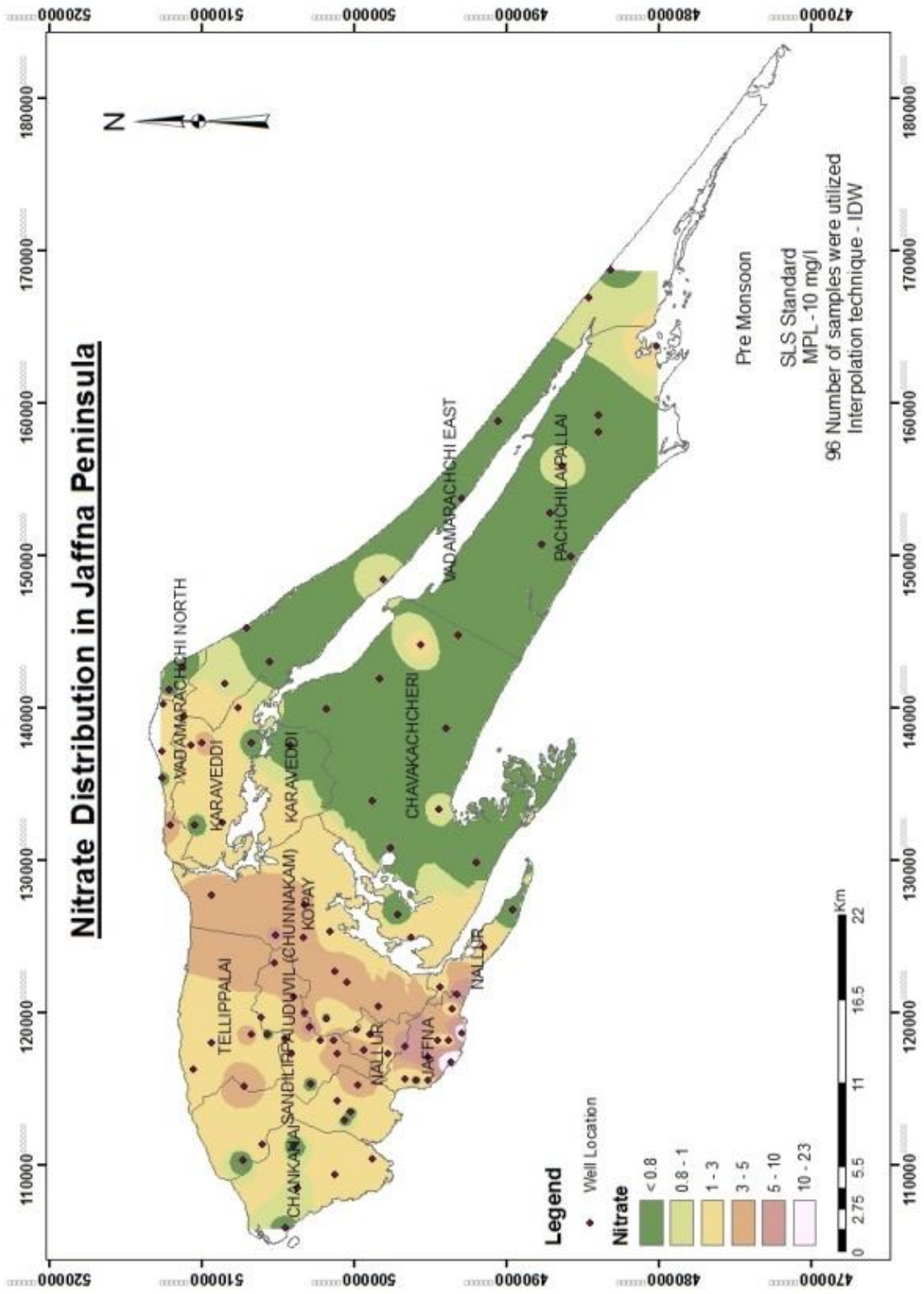
The following maps illustrate the spatial distribution of water quality in terms of salinity, nitrate contamination, and electrical conductivity.

Map 26: Salinity Distribution in Jaffna Peninsula



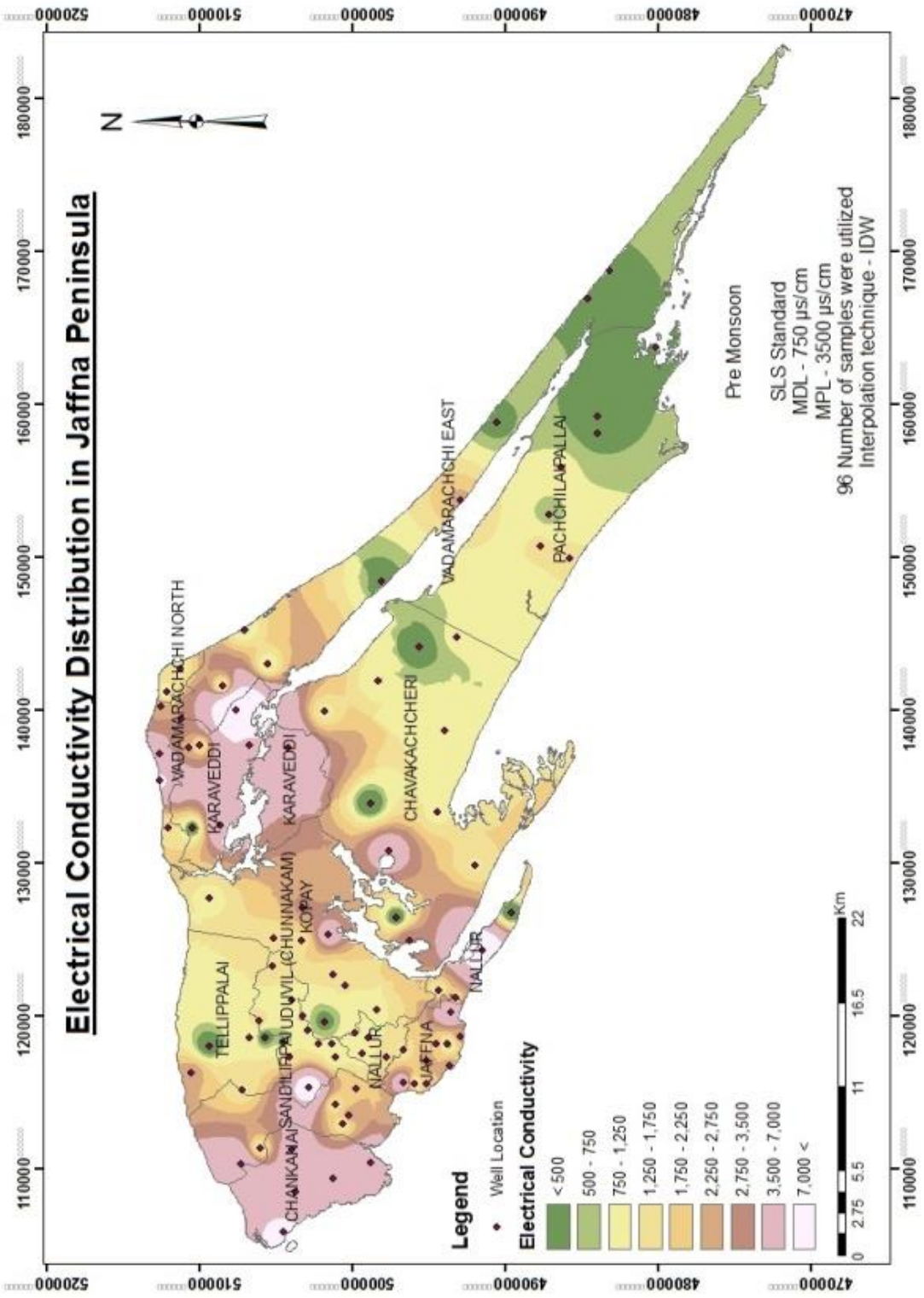
Source: Water Resource Board

Map 27: Nitrate Distribution in Jaffna Peninsula



Source: Water Resource Board

Map 28: Electrical Conductivity Distribution in Jaffna Peninsula

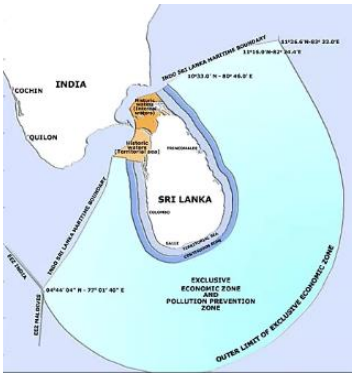


Source: Water Resource Board

Therefore, it is essential to identify sustainable drinking water sources for the Jaffna District, both to accommodate future development proposals and to enhance the quality of life of its citizens.

04. Inadequate facilities and infrastructure for fishing

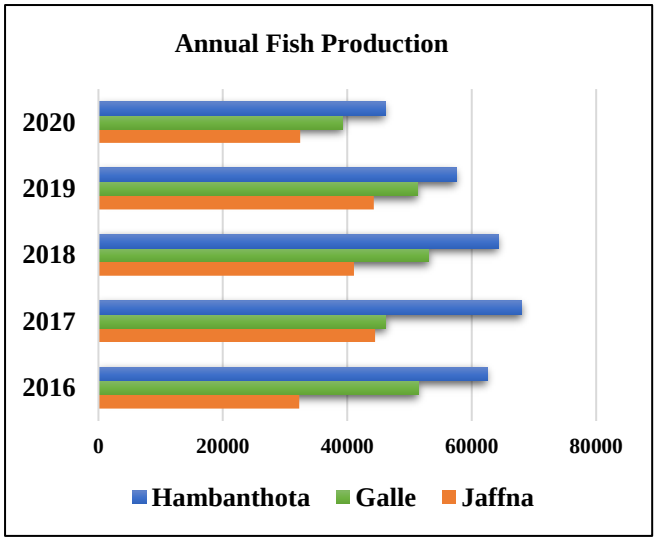
It has been identified to be the main issue facing the Jaffna District's fishing industry. In general, Jaffna is a popular and potential location for fishing-related activities, including sea- and lagoon-based fishing. Specially, 12 nautical miles of territorial sea, 21500 sq.km of historic waters, 30000 sq.km of continental shelf, 160km of coastal line (it nearly 40 % of the total coastal line of the NP) and 45525 sq.km of lagoons (fish breeding grounds) are highly potential for fishing activities. Furthermore, landing places, anchorages, and harbours are all naturally located fishing spots that are excellent for fishing.

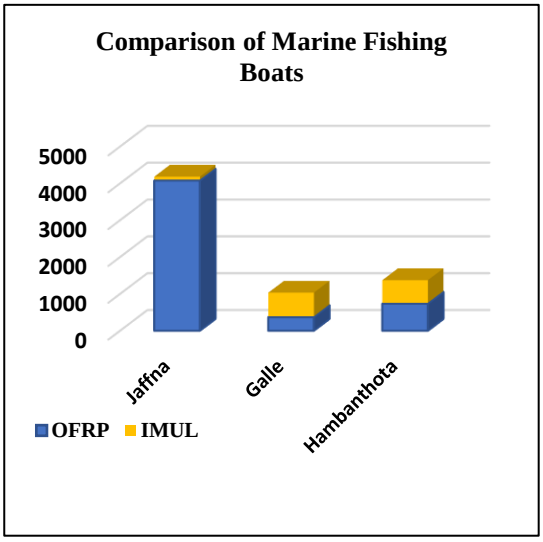




Nature has donated high potential features to the fishing development. However, the relevant physical infrastructure facilities are not facilitated in a proper and planned manner after the war situation. During the period of 1980’s, Jaffna was the highly contributed fishery district in Sri Lanka with the total production of 43000 Mt. However, the production of fishing industry in Sri Lanka is nearly 44000 Mt and it is backwards to third position in fishing industry in Sri Lanka. The following reasons have been identified for the poor contribution of the fishing industry and they are related with poor infrastructure facilities of the fishery sector.

a. The usable amount of Multi day boats are low comparing with other fishery district.



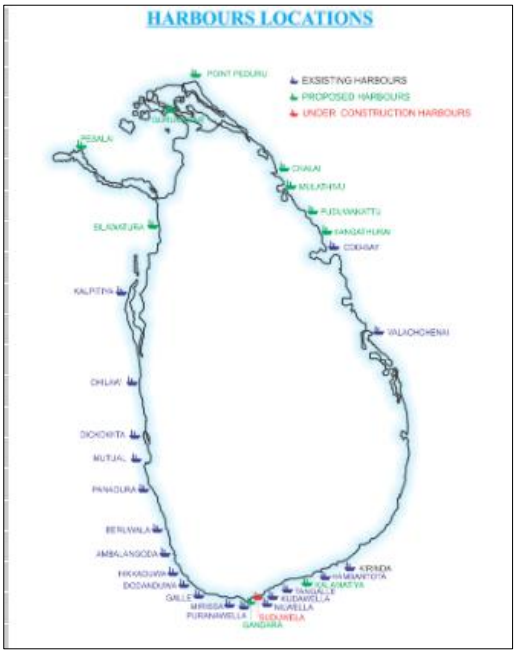


Source: - Department of Fisheries & Aquatic resources

According to the statistical of the Department of Fisheries & Aquatic Resources, the annual fish production of the Hambanthota & Galle is higher than the Jaffna district due to the high development of the physical infrastructure facilities. For example, the usable number of traditional boats is in high in Jaffna district than the other fishery district. Same time, the usable amount of Multi day boats is high in Hambanthota & Galle district than the Jaffna District. This is the main reason for the lowest fish production of the Jaffna district.

b. Anchorages, landing sites, and fishing harbours are all still undeveloped.: -

Nearly 20 numbers of well-developed harbors were constructed by the Ceylon Fishery Harbor Corporation. But, none of them are not constructed in the Jaffna district. Same as, the numbers of well- developed anchorages are also not available in the planning area.





The following maps are clearly illustrating the spatial distribution of the Harbors, Anchorages & Landing sites.

Therefore, Poor infrastructure development in Harbors, Anchorages & Landing sites are also contributing to the poor contribution of the fish production by the planning area.

c. Number of Ice Plants and its capacity is low

The availability of the ice plants and their capacity is very less in the area comparing with other fishery districts. There is no state owned ice plants and all the available ice plants belong to private parties. Due to this,

Table 6:Active Ice Plant & Production Capacity by Districts

Administrative District	Fishery District	2014		2015		2017		2019	
Admin District	Fishery District	Ice Plants	Pro Capacity (mt/day)	Ice Plants	Pro Capacity (mt/day)	Ice Plants	Pro Capacity (mt/day)	Ice Plants	Pro Capacity (mt/day)
Gampaha	Negombo	12	657	13	709	12	689	14	607
Galle	Galle	2	80	6	155	5	120	9	289
Hambanthota	Tangalle	12	190	15	245	14	480	14	549
Jaffna	Jaffna	8	64	8	91	6	130	5	135

Source:- Department of Census & Statistics -2022

d. Poor Supply Chain & Cold Chain Facilities

The unavailability of the poor supply chain & cold chain facilities such as

- No European union (EU) approved processing plants while Sri Lanka has consisted 32 numbers of EU approved processing plants.
- Poor equipped harbor facilities
- Poor developed roads and highways to transport from fishing landing sites and anchorages to processing plants and then to the airport (Larger supply chain) for long period.

Other than this, the following factors also contribute to the less fish production of the area such as: -

Lack of value-added manufacturing, marketing, and storage facilities, low investment in new and modern machinery, inadequate use of e-business resources, and Insufficient funding or inadequate support for the local investors in the development of aquaculture and mariculture.

05. Average Yield of the Agriculture Product is less comparing with other district of the province.

The flat terrain and ground water aquifers are main potential for Agriculture development of the area. Mainly Jaffna is very popular for the cash crop cultivation including Chili, Red onion, Gingerly, Tobacco from colonial period. Not only for the cash crop cultivation, Fruits Cultivation including Mango, have Grapes, Jack fruited also popular in Jaffna due to the climatic conditions of the district. The significant amount of land is utilizing for paddy cultivation traditionally.

Table 7: Details of Agriculture Cultivated Area in the District

District	Total Area	Land Area	Inland Water	Agriculture Land	Paddy Cultivated Area	Crops & Fruits Cultivated Area
Jaffna	1012.01 Sq. km	996.38 Sq.km	15.63 sq.km	597.16 sq.km	119.93 sq.km (13%)	**63.50 sq.km (6%)**

Source:- Department of Census & Statistics -2022

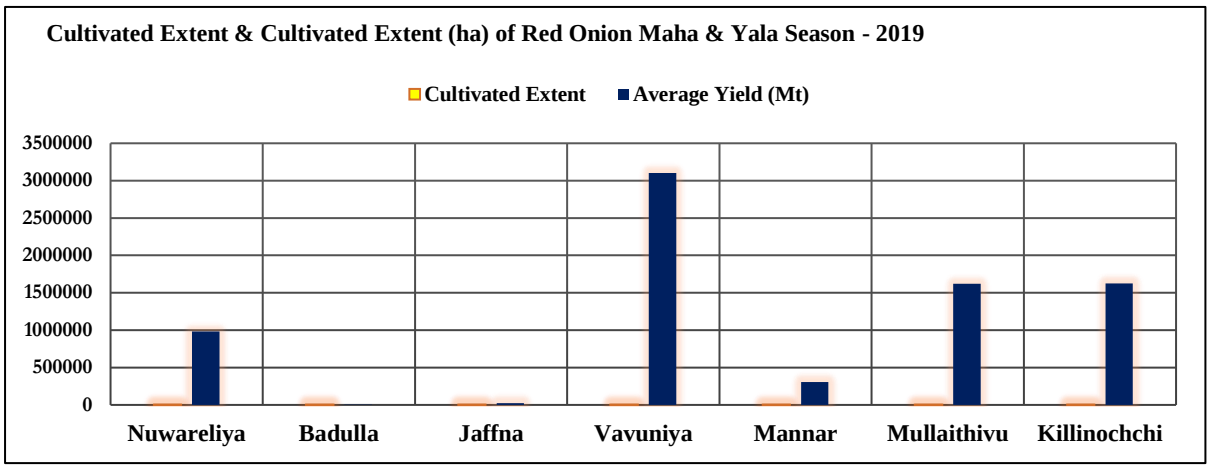
Jaffna is very popular for agricultural activities from the ancient times due to the flat terrain and ground water aquifers. But, the average yield of the agricultural products is very low compare with other districts. Nearly, 6% of the total district land is utilizing for the crop cultivation. But, the average yield of the red onion is 24151.5 Mt in the year 2019. Same time, nearly 13% of the total district land is utilizing for paddy cultivation. The Average yield of the paddy is 2055 kg per hectare.

Department of Agriculture listed out the following factors are reasoning for the less average yield of agricultural products: -

- Problematic Soil & Water
- Post-harvest losses
- High invasive weeds

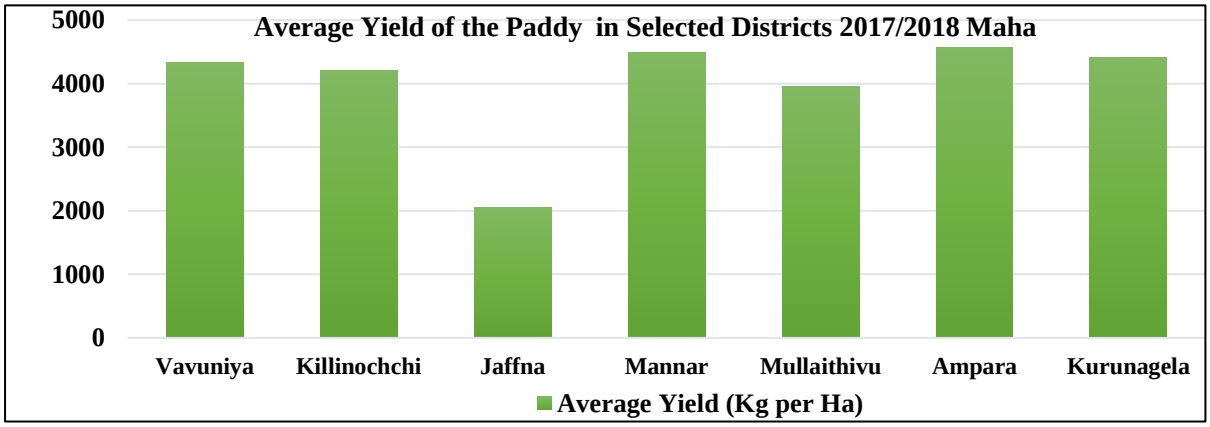
- Climate Change

Chart 12: Cultivated Extent (ha) Red Onion Maha & Yala Season - 2019



Source:- Department of Census & Statistics -2022

Chart 13: Average Yield of the paddy in selected Districts 2017/2018 Maha

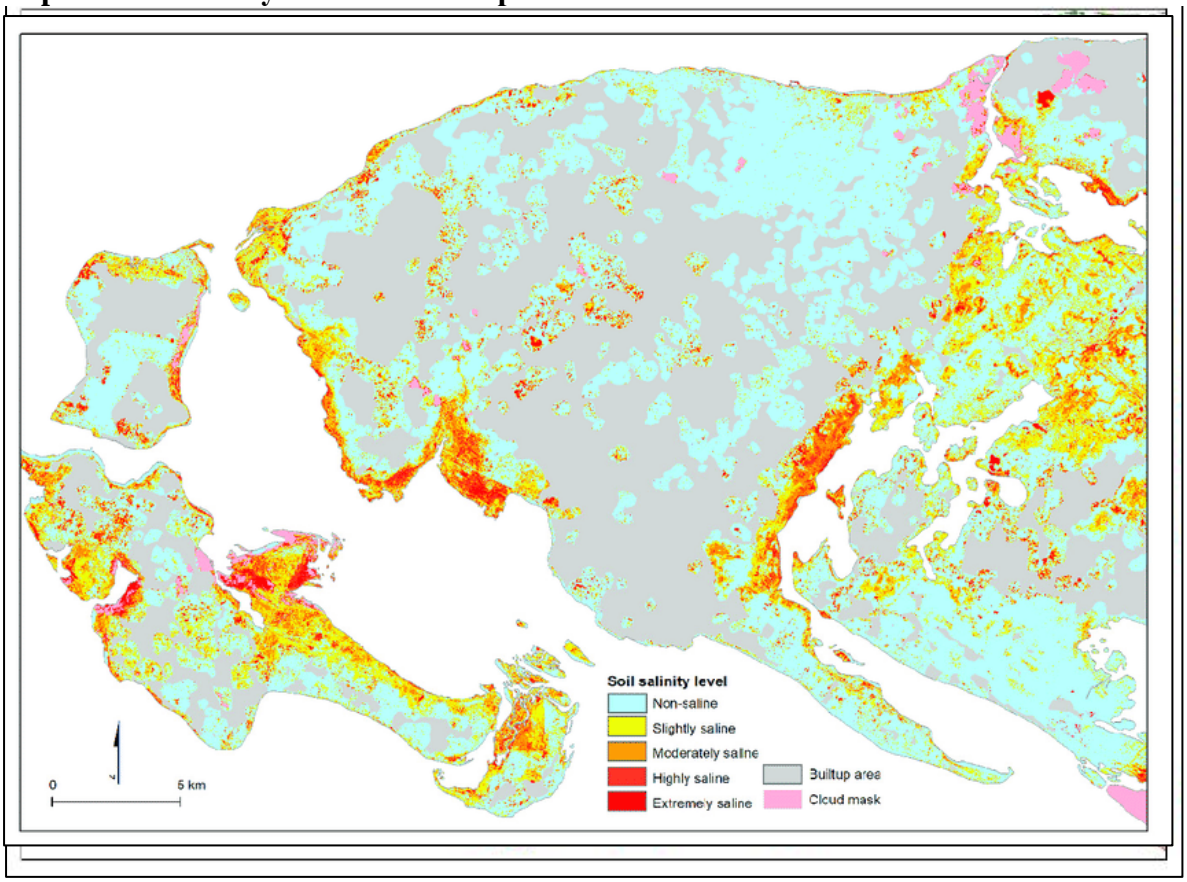


Source:- Department of Census & Statistics -2022

a. Problematic Soil & Water

In coastal regions as well as dry and semi-arid places, soil salinity creates serious risks to agricultural output, water resources, and land productivity. Overall, 32.8% of the land and 45% of paddy lands in Jaffna District are affected by salt. (Modeling and Mapping of Soil Salinity and its Impact on Paddy Lands in Jaffna Peninsula, Sri Lanka. Tharani Gopalakrishnan & Lalit Kumar, University of New England).

Map 29: Soil salinity distribution map as derived from the PLSR –PCC Model - 2020



Map 30: Percentage of Paddy Lands affected by various levels of soil salinity-2020

06. Poor Destination Management

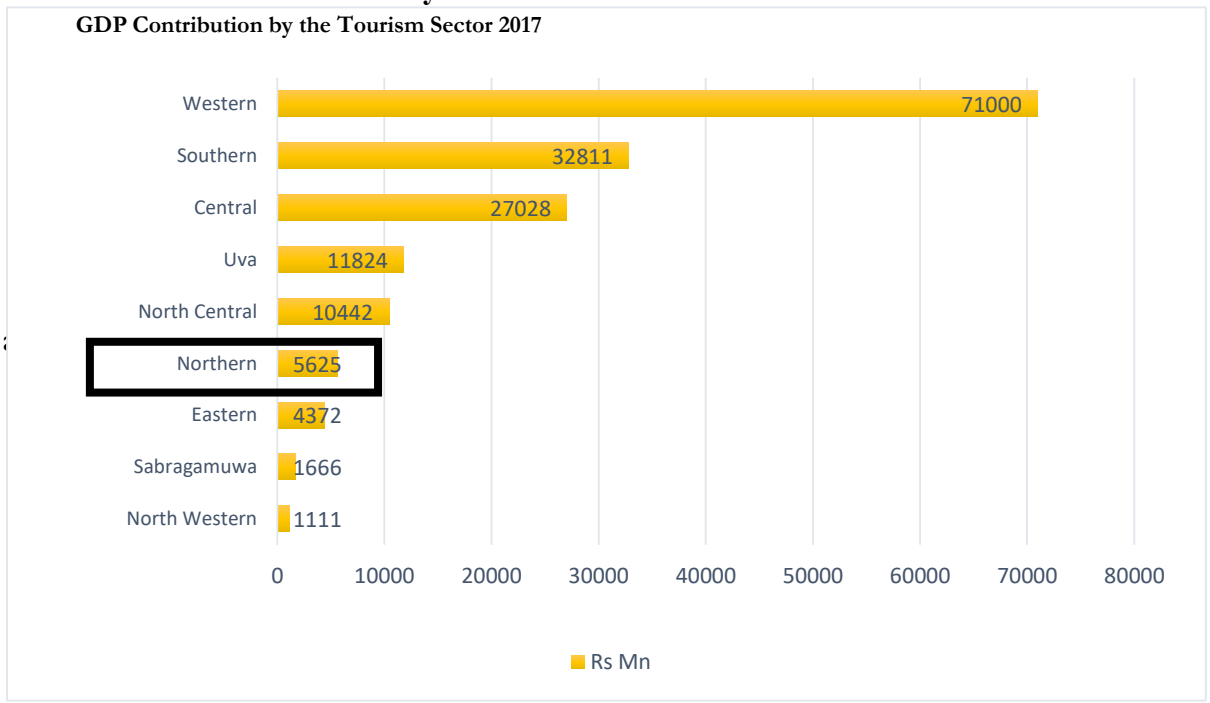
Natural & Physical resources of the district are not only highly potential for the Fishing & Agriculture activities. But, also highly suitable for the tourism related development activities. The multiple variety of tourism activities including Scared & Religious sites tours, Historical tours, Natural site tours and Cultural & Life style Tours with 22 numbers islands. Nearly, 76 places are sorted out by the tourist as their famous tourist destinations.



Source : UDA (NP)

The economic benefit from the Tourism industry to the district is least when comparing with the other district of Sri Lanka. The statistical says, the income revenue from the tourism industry is low comparing with other tourism region of the country. The several factors related with tourism destination management of the district. Mainly, the following issues are identified under tourism sector to reason for the poor destination management in tourism industry.

Chart 14: GDP Contribution by Tourism Sector 2017



Source : Annual Statistical Report 2022

b. Poor destination management in investment promotion on Tourism Industry
    a. Tourist accommodations, Home stay, Heritage Bungalow,
    b. Poor investment opportunities on tourism potential area including bird watching, Mangroves, sand dunes, beaches, Islands & historical places
    c. Difficult to vesting / acquire the state-owned lands &Private lands for tourist activities
    d. Poor coordination among the state institutions for the proposals
    e. In efficient time management dealing with approval procedure

Chapter :4 Framework of the Development Plan

4.1 Vision

“Ceaseless Waves, Towards a Thriving Region.”

4.2 Vision Statement

The vision of Jaffna has been formulated with the identification of core values which are characteristic to Jaffna itself and the existing potentials of the area.

"Rooted in its distinctive coastal and island identity, Jaffna aspires to emerge as a vibrant and resilient region, harnessing its marine wealth, natural ecosystems, renewable energy resources, knowledge and cultural heritage to drive sustainable economic growth. Through enhanced regional and international connectivity, particularly with South India and Southeast Asia, Jaffna seeks to foster inclusive development, environmental sustainability and lasting prosperity for its people."



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4.3 Goals of the Development Plan



Fabricate as renowned neighborhood of South India



A foremost Marine hub of Sri Lanka



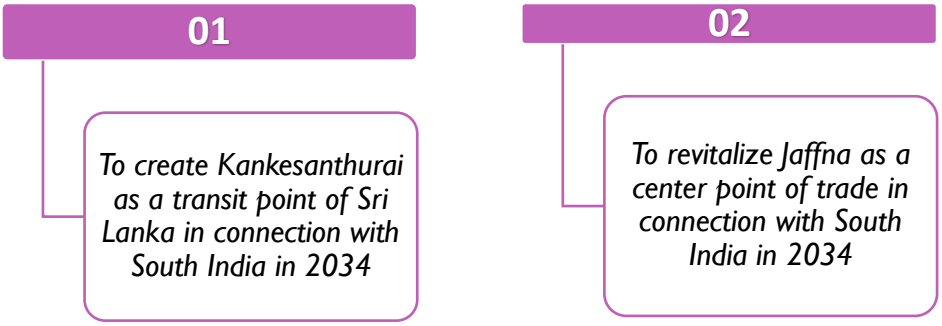
Ideal investment platform for green



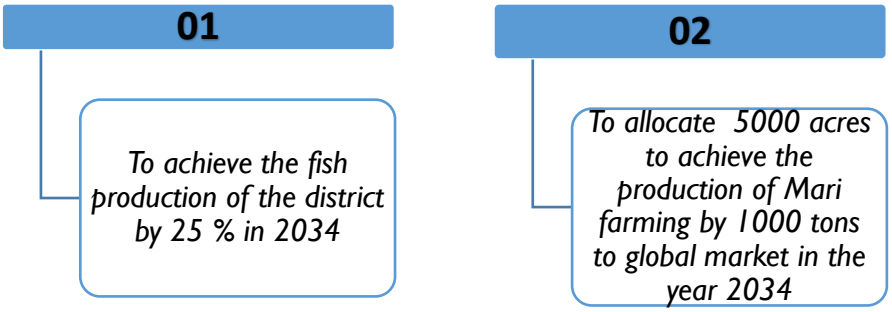
Rebrand the life style and real sense of Jaffna

4.4 Objectives of the Development Plan

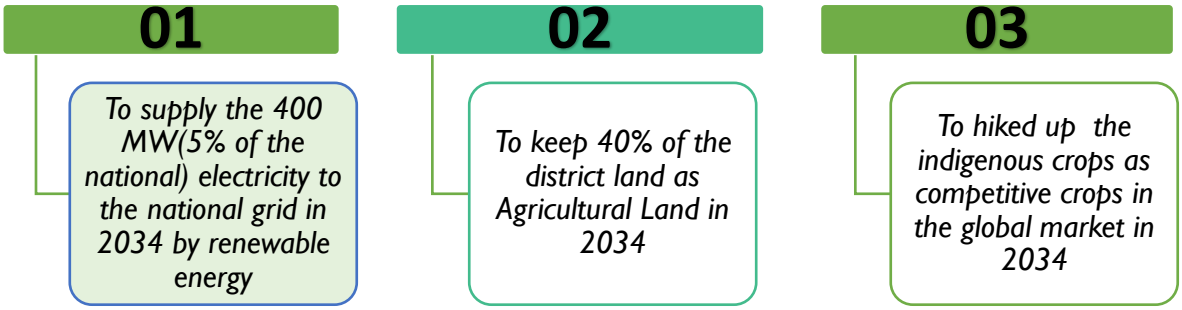
Goal 1 : Fabricate as renowned neighborhood of South India



Goal 2: A foremost Marine hub of Sri Lanka



Goal 3: Ideal investment platform for green



Goal 4: Rebrand the life style and real sense of Jaffna

01

To magnify the "Jaffna"s' image with its unique colonial & post colonial ambience in 2034

02

To develop excursions opportunities through conserve Blue & Green Resources in 2034

03

Provision of Quality & Affordable services for All Walks of Life in 2034.

Chapter 05 - SWOT Analysis

5.1 Summarized SWOT Analysis

5.1.1. Goal No.1

“FABRICATE AS RENOWNED NEIGHBORHOOD OF SOUTH ASIA”

S

STRENGTH

- Nearest city of South Asia in Sri Lanka
- High Connectivity with South Asia
- Availability of four modes of transport (KKS harbour, Jaffna international Airport)
- Ferry service to the Rameswaram & Air service to the Chennai in earlier period

W

WEAKNESS

- Underutilized function of Airport and harbour
- Present economic crisis
- Unavailability of modernization of Bus stand and Railway station
- A large natural harbour situated on the northeastern coast of Sri Lanka

O

OPPORTUNITIES

- Government policy - One of the Multi dimensional commercial city of Sri Lanka
- Proposed Thai canal project
- Proposed harbour redevelopment

T

THREATS

- Other emerging neighborhood cities of South Asia

5.1.2. Goal No.2

“A FOREMOST MARINE HUB IN SRI LANKA”

S

STRENGTH

- 12 Nautical miles of territorial sea, 21500 sq.km of historic waters, 30000 sqkm of continental shelf including Pedro bank
- The existence of the total coastal length of 40% in SL with the length of 160 Km
- Largest amount of lagoons in SL (45525ha) with naturally locating fish breeding grounds
- National leading fishery district in SL in 1980 ‘s and 3rd leading fishery district in SL in the year 2018
- Naturally locating harbours, anchorages & landing sites
- Geographically potential lagoon base for Mari farming activities with calcium soil
- 14 % of the total district population involving in the fishing industry
- Leading extent fishery district in SL for Mangroves

W

WEAKNESS

- Untapped marine resources for deep sea fishing development
- High amount usage district in Sri Lanka for traditional boats operation
- Less investment fishery district in Sri Lanka for fishery related infrastructures including harbours, anchorages & Landing sites
- Poor influence of cold & supply chain facilities
- Conflict between traditional fishing & Mari farming activities.

O

OPPORTUNITIES

- Point Pedro & Gurunagar harbours are identified to develop by Ceylon Fishery harbour corporation

T

THREATS

- Stolen the marine resources of the Jaffna by the Indian fisherman
- Economic Crisis situation of the Country

5.1.3. Goal No.3

"IDEAL INVESTMENT PLATFORM FOR GREENARY"

S

STRENGTH

- Wind availability (wind speed 45 - 50 Km/h) Appropriate climate for solar energy (2100 GHI), North-East and South-West monsoons
- Nearly 95% of potentials are untapped for renewable energy
- 59% of the total district land utilizing for agricultural activities and13% of the district population involving in the agricultural activities
- Richness of Calcic Red yellow Latosols soil suitable for crop cultivation
- Suitable climatic condition for fruit and crop cultivation
- Existence of Ground Water aquifers in four geographical region of the district
- Newly established Economic Dedication centre in Madduvil

W

WEAKNESS

- Private Land also includes within the declared area
- Certain public against the wind power projects
- Average yield of paddy & crop cultivation is less
- 33% of the total agriculture land converted as saline land due to the sea water intrusion
- Pollution of ground water aquifers
- Poor influence of cold & supply chain facilities
- Post harvest losses & high invasive weeds
- Cultivation possibility only during the Maha season
- Agriculture lands converting into building foot print

O

OPPORTUNITIES

- Potential areas have been declared by SEA
- SEA directly involved with investment
- Assistant from Donors for renewable energy projects
- Target is achieving 100% Electricity Generation through Renewable Energy by 2050 (SL energy sector development plan)
- Agriculture and Agro – base Industrial Cluster
- Farm Land based Centers

T

THREATS

- Potential areas have been identified other parts of the country too.
- Economic crisis situation of the country
- Climate Change

5.1.4. Goal No.4

BLOOMING THE REAL SENSE OF JAFFNA

S

STRENGTH

- Unique cultural richness district in Sri Lanka
- 22 numbers of Islands
- Point of bird migratory path in Sri Lanka
- Ancient historical places with different era architectural styles
- No long distance from south Indian destinations

W

WEAKNESS

- The amount of world class tourism destination is less
- Non functional of airport & sea port
- Long Distance from Capital city
- Less investment in physical infrastructure of the tourism sector
- Poor destination management of tourism sector
- Poor occupancy rate tourism region in SL

O

OPPORTUNITIES

- Identified as one of the tourism region out of six region in SL by SLTDA
- Reopening of Palaly Airport & KKS Harbour
- Construction of Central Express Way

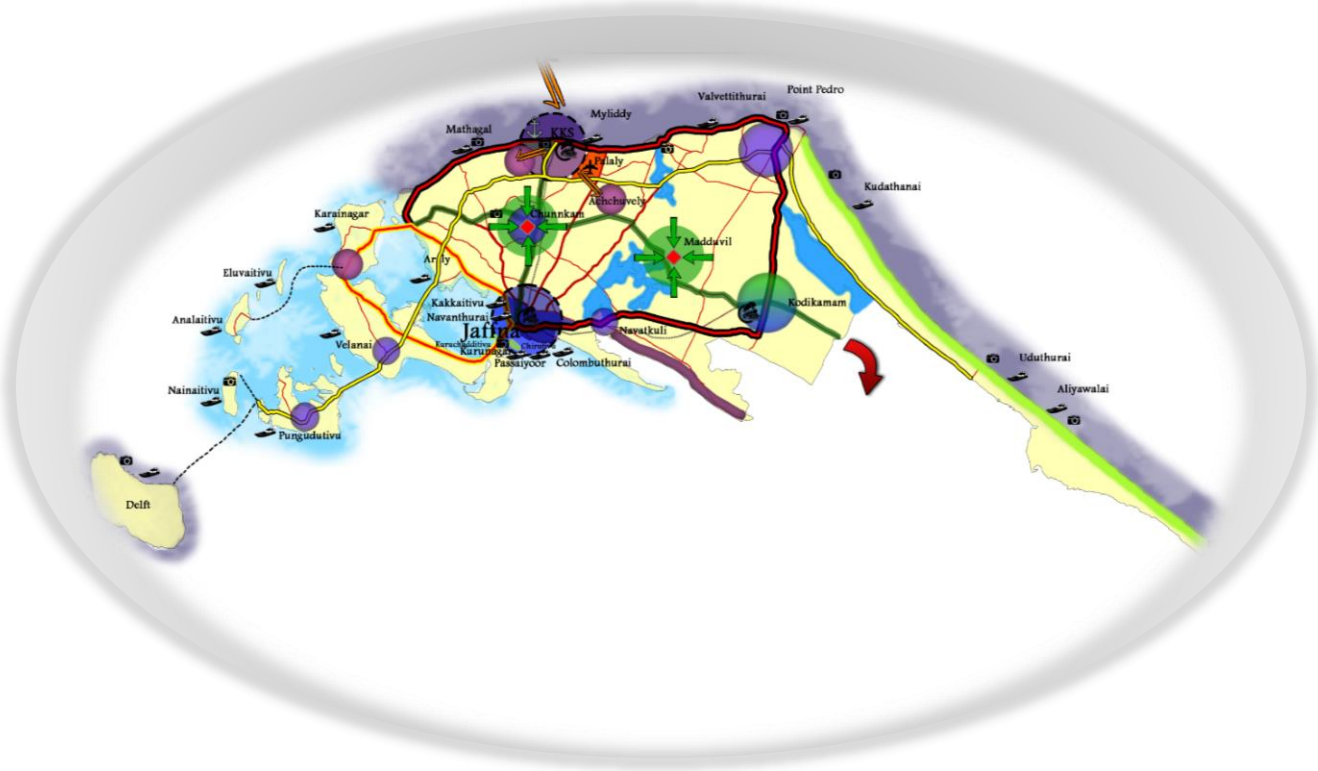
T

WEAKNESS

- Emerging neighborhood tourism towns

Chapter 06 – The Plan

6.1 Concept Plan



Jaffna, with its unique geography, resources, and cultural heritage, has immense potential for sustainable development. Based on the identified key values connectivity, fishery, islands, mangroves, knowledge base, renewable energy, and intangible cultural spirit this concept plan envisions a transformative and sustainable future for Jaffna by the year 2034.

1. Connectivity

Jaffna's transportation infrastructure will evolve into a robust four-mode transport system, ensuring seamless integration of:

- **Road, Rail, Air, and Sea** networks to connect Jaffna's four geographical regions.
- Enhanced links between Kankesanthurai (K.K.S.) and South India through a modernized seaport and airport.

By 2033, K.K.S. will emerge as a regional transport hub, catalyzing economic and cultural exchanges between Sri Lanka and South India.

2. Fishery

Jaffna's extensive coastal resources, including **12 nautical miles of territorial sea, 30,000 sq. m continental shelf (Pedro Bank),160 km of coastal length,** position it as a leader in the fishery industry. Infrastructure development, such as harbors at Point Pedro and Gurunagar, will enable to Enhanced marine and mari-farming capacities and Restoration of Jaffna's status as a leading fishery district in Sri Lanka by 2034.

3. Islands

Jaffna's 22 islands offer diverse opportunities in: **Tourism:** Promoting eco-tourism and cultural tourism, **Renewable Energy (R.E.):** Harnessing wind and solar power, **Agriculture and Fisheries:** Introducing sustainable farming and mari-farming practices, Transforming specific islands into livable, resource-efficient communities.

4. Mangroves

Home to Sri Lanka's largest extent of mangroves (2,505 hectares), primarily in: **Island regions and Vadamaradchy East** Mangroves will play a dual role:

- Supporting ecological balance through conservation efforts.
- Promoting eco-tourism as a sustainable economic activity.

Mangroves, a critical ecological asset, will be preserved and expanded as part of Jaffna's environmental conservation strategy

5. Knowledge Base

Jaffna's highly educated society will be leveraged to create a **global knowledge platform** by Encouraging innovation and research in renewable energy, fisheries, and other sectors and Establishing institutions and partnerships to position Jaffna as a hub for global intellectual collaboration.

6. Renewable Energy (R.E.)

Harnessing Jaffna's significant renewable energy potential, particularly; Wind **turbines and solar power** in islands and Vadamaradchy East due to monsoonal influences. Strategic investments will position Jaffna as a regional leader in R.E., attracting global investors and advancing sustainable energy practices.

7. Intangible Cultural Spirit

Jaffna's rich cultural heritage will serve as the foundation for promoting Dravidian lifestyle and traditions:

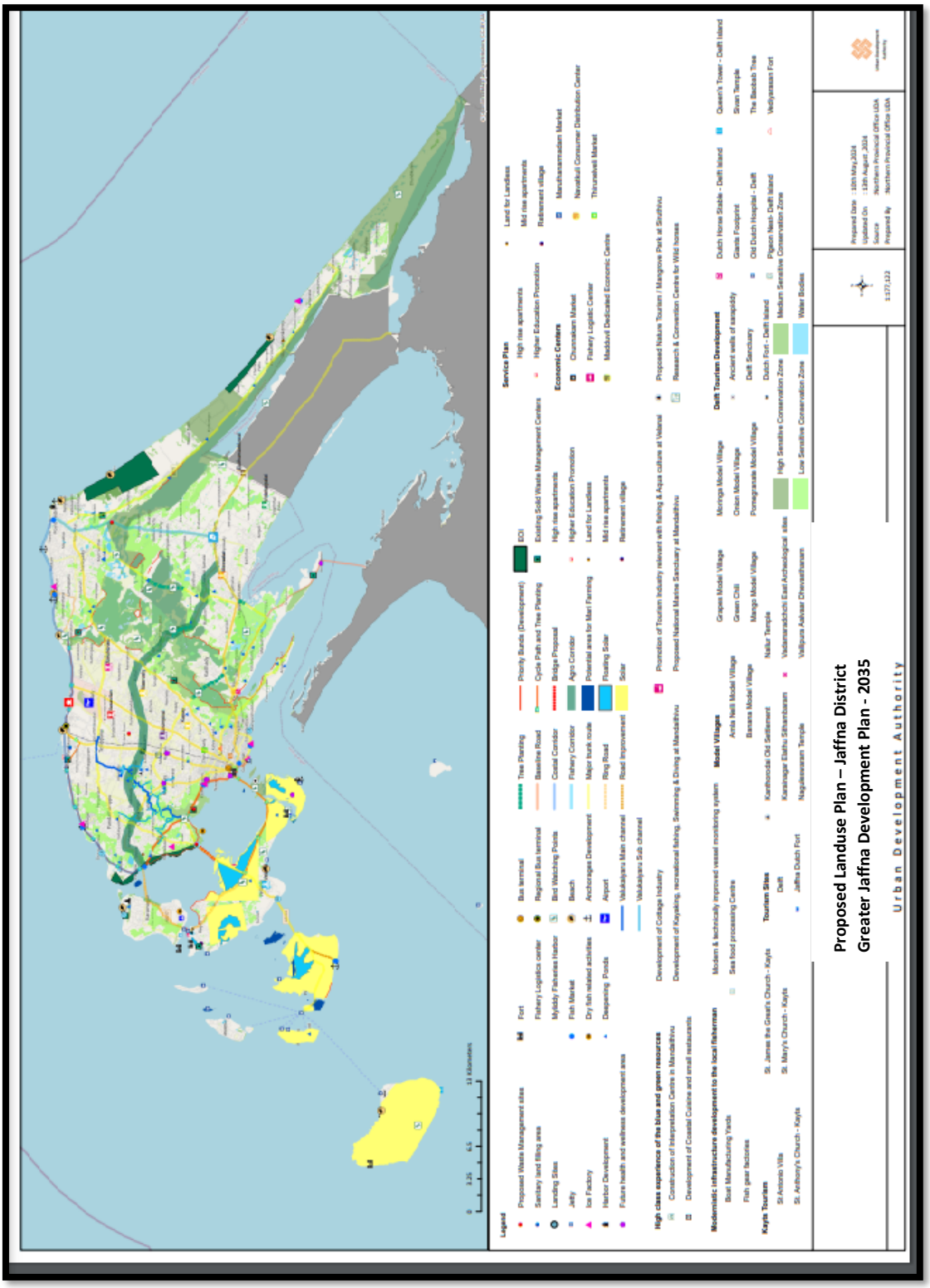
- **Arts and Music:** Showcasing Bharatanatyam, Karnatik music, and unique instruments like the Yaal and Thavil.
- **Festivals and Events:** Celebrating Thaipongal, Deepavali, Kite Festival, and others to attract cultural tourism.
- **Cuisine:** Highlighting local specialties like Piddu and Dosai.
- **Traditional Medicine:** Revitalizing Siddha medicine practices.

These cultural assets will transform Jaffna into a vibrant platform of Dravidian lifestyle by 2034.

The vision for Jaffna in 2034 is an integrated approach to sustainable development, balancing economic growth, environmental conservation, and cultural preservation. By capitalizing on the identified key values, Jaffna is set to become a thriving, interconnected, and vibrant region with global significance.

6.2 Proposed Land use Plan (2025 -2035)

Map 31: Proposed Land Use



Source : UDA (NP)

In recent years, the Northern Province of Sri Lanka has embarked on a transformative journey aimed at bolstering its social infrastructure across key sectors. A robust social infrastructure strategy encompasses multiple facets, including settlement development, education promotion, and health development. Together, these strategies form a cohesive approach to enhancing the social infrastructure, contributing to the overall well-being and prosperity of society.

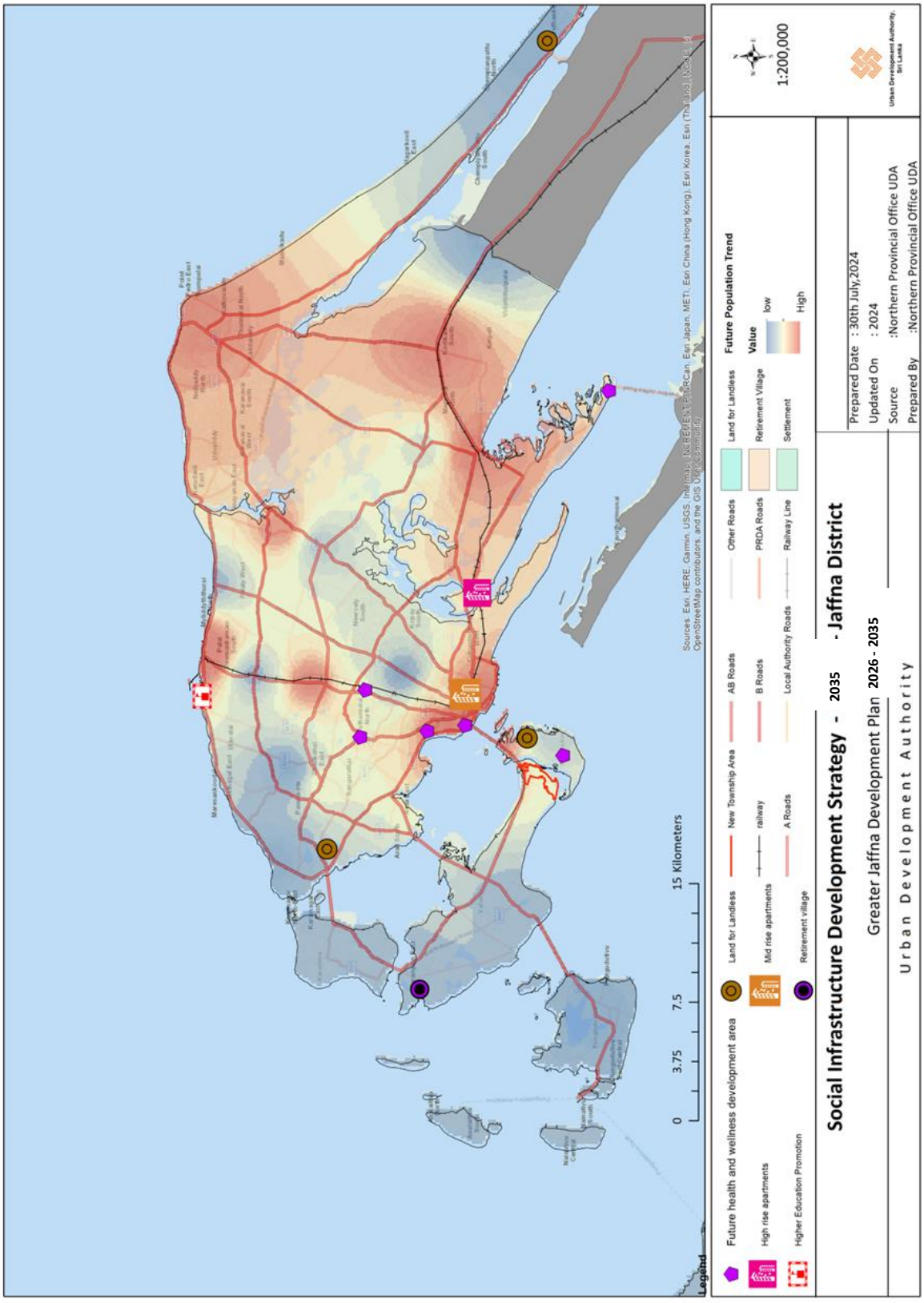
6.3.1. Settlement Development Strategy

Providing different types of quality housing for all levels of society based on needs.

The settlement development strategy focuses on providing diverse types of quality housing tailored to the needs of all levels of society. This strategy involves several key initiatives. Firstly, **Housing development projects are undertaken or identified by the Urban Development Authority (UDA)**. Secondly, **Housing development projects are undertaken or identified by the National Housing Development Authority (NHDA).** Thirdly, the strategy includes the **Identification of state land specifically earmarked for housing development,** particularly for landless individuals and families. These projects aim to provide secure and sustainable housing solutions for the most vulnerable sections of society, promoting social equity and stability. Collectively, these efforts contribute to a comprehensive approach to settlement development, ensuring that every individual has access to quality housing, thereby enhancing overall community well-being and resilience.

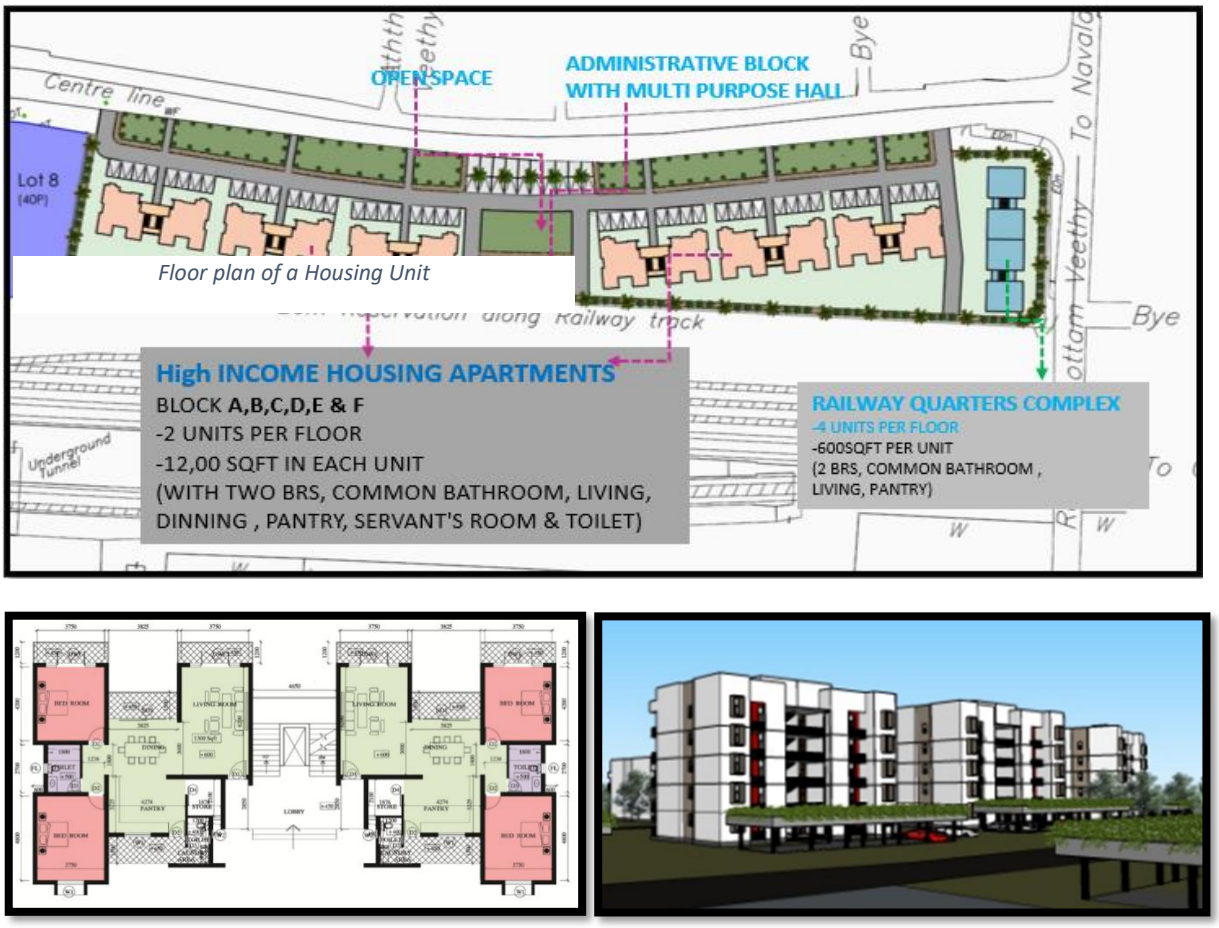
The Urban Development Authority (UDA) has identified a prime initiative within its settlement development strategy aimed at catering to high-income housing needs. One notable project is the development of a high-income housing complex on a one-acre parcel of railway land in Jaffna. This project is designed to include six blocks, each featuring two spacious units per floor. Each unit is designed to offer 12,000 square feet of living space, ensuring ample room for luxury living. Additionally, the design incorporates generous open spaces, providing residents with areas for recreation and community activities. This development not only addresses the demand for high-end housing in Jaffna but also aims to create a harmonious living environment that blends modern amenities with thoughtfully planned communal spaces.

Map 32:Settlement Development Strategy



Source : UDA (NP)

Figure 14: Layout Plan for High Income Housing Apartment



In addition to the initiatives by the Urban Development Authority (UDA), the National Housing Development Authority (NHDA) plays a pivotal role in addressing the housing needs of low and middle-income groups. One significant project undertaken by the NHDA is the development of a low and middle-income housing complex on a five-acre parcel of land in Nawatkuli. This project is designed to provide affordable yet quality housing solutions tailored to the financial capabilities of lower and middle-income families. The development will feature a mix of housing units with varying sizes and configurations to accommodate different family structures and needs. By focusing on affordability without compromising on quality, the NHDA aims to create a sustainable living environment that fosters community development and social stability. This initiative not only addresses the immediate housing shortage but also contributes to the long-term socio-economic upliftment of the region by providing secure and decent housing, thus enhancing the quality of life for its residents.

As part of the comprehensive settlement development strategy, specific state lands have been identified for housing development projects aimed at assisting the landless population.

Two-acre parcel of state land has been designated for housing development at Maruthankeny area. An extensive 8.5-acre plot has been earmarked for a major housing development at Chankanai. This project is intended to accommodate a larger number of families, providing them with quality housing and integrated community facilities. The development will include infrastructure such as roads, water supply, and sanitation to create a self-sufficient and thriving neighborhood. Another two-acre parcel has been identified in Velanai for housing development. These projects on state lands are pivotal in addressing the housing shortage for the landless, promoting social equity, and enhancing community resilience.

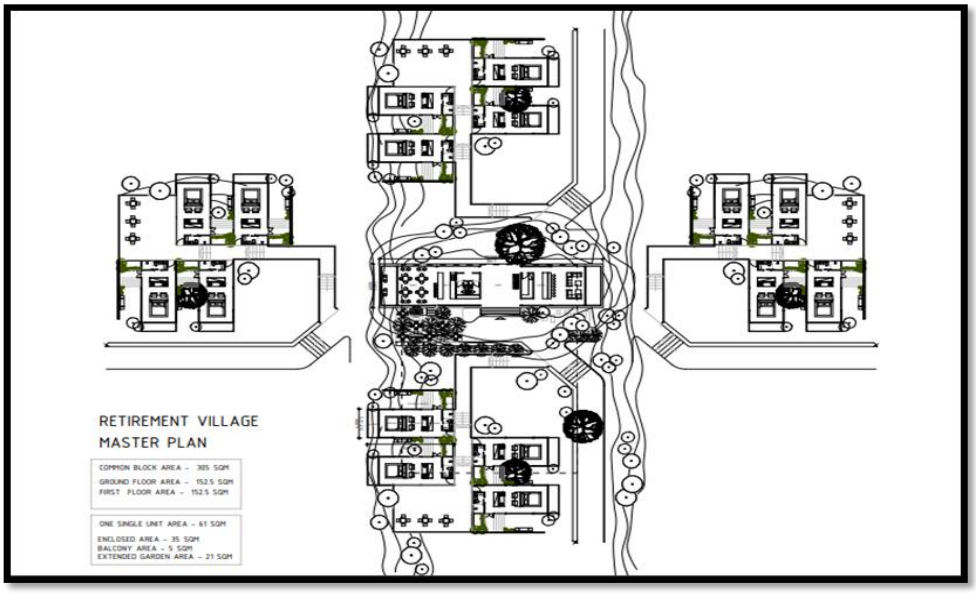
Map 33: Social Infrastructure Development Strategy



Source : UDA (NP)

6.3.1.1 Provide active lifestyle to the seniors

The strategy to provide an active lifestyle for seniors focuses on promoting physical, mental, and social well-being among the elderly population



since 14% of the population are seniors. specific parcels of state land have been identified for the development of "Retainment Villages." These villages aim to create supportive environments tailored to the needs of elderly residents. One such location is Karampan at Kayts, comprising 1.5 acres of state land. This site will feature senior-friendly housing, recreational areas, and communal spaces, including landscaped gardens, walking paths, fitness zones, basic health care center, cafeteria, entertain area and a community center for social and cultural activities. Similarly, Mandaithivu at Velanai, also spanning 1.5 acres, will offer residential units alongside such facilities. Both villages prioritize accessibility and safety, aiming to foster active and healthy lifestyles while providing opportunities for social interaction and community engagement among seniors. These developments represent a commitment to enhancing the quality of life for elderly residents through purposeful urban planning and thoughtful community design.






6.3.2.1 Introduce the Platform for a World-Class Higher Education Market

To establish a world-class higher education market, a significant parcel of state land—30 acres in KKS—has been identified for the development of an international university. This initiative aims to create a premier educational hub that attracts students, faculty, and researchers from around the globe.

Figure 15: Identified Land for International University at KKS



Source: UDA (NP)

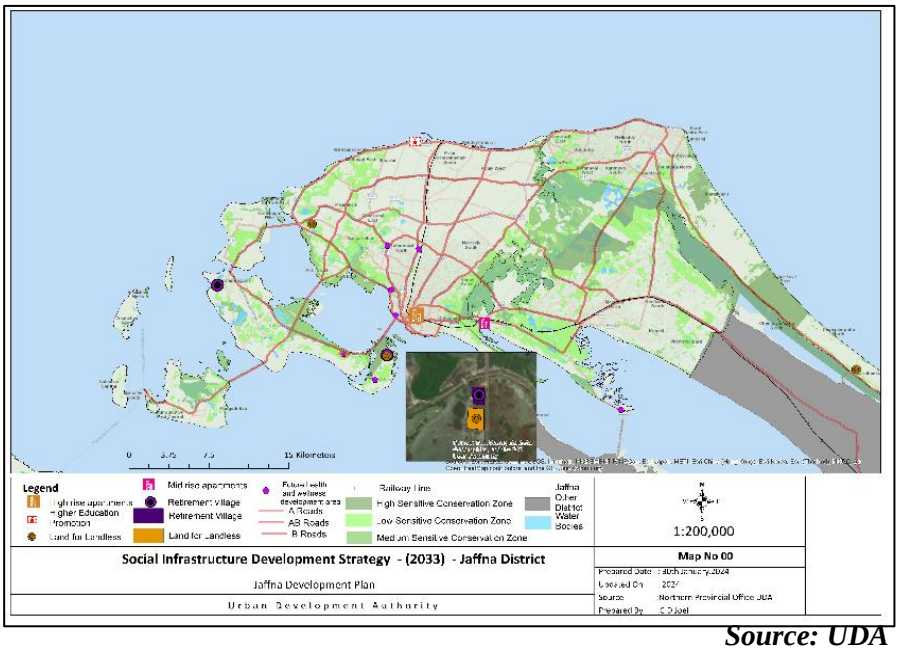
The development will feature a diverse range of educational institutions, including universities, colleges, technical institutes, and vocational schools. These institutions will offer a wide array of programs and courses designed to meet international standards and cater to the evolving demands of the global job market. The campus will be equipped with state-of-the-art facilities, including a sports ground and an indoor stadium to promote physical fitness and recreational activities among students. Additionally, the presence of a cafeteria will ensure that students have access to nutritious meals within the campus, fostering a healthy living environment. To accommodate the influx of both local and international students, the development will also include hostels and other accommodation options, ensuring a comfortable and convenient living experience.

This development will create an environment that not only focuses on academic excellence but also on the overall well-being and holistic development of students. By providing state-of-the-art facilities and a diverse range of educational opportunities, the strategy aims to position KKS as a leading destination for higher education, innovation, attracting students and scholars from around the world.

6.3.3 Health Development strategy

6.3.3.1 Provide the Strategic Space for Future Expansion of Health

To ensure the continued expansion and enhancement of health services, the Teaching hospital in the Jaffna Municipal Council (MC) area, which currently serves the entire Northern Province, requires significant physical expansion.



Source: UDA

This expansion is critical to accommodate the growing demand for healthcare services and to introduce advanced medical facilities and technologies. Several potential locations have been identified for this purpose, with the most feasible site to be selected based on comprehensive evaluations. The identified locations and their respective areas are as follows:

Mandathivu	20 Acre
Inuvil	12.7 Acre
Manipay	3.18 Acre
Pannai	3.68 Acre
Pommaiveli 1	26.9 Acre
Pommaiveli 2	31.8 Acre
Pommaiveli 3	16.7 Acre
Aruhu Veli	18.4 Acre

Each of these locations offers unique advantages in terms of size and accessibility, providing ample space for the development of state-of-the-art medical facilities, research centers, and training institutes. The expansion will enable the teaching hospital to increase its capacity, enhance its service offerings, and improve the quality of healthcare delivered to the Northern

Province. By strategically selecting the most suitable location, this expansion plan aims to transform the teaching hospital into a leading healthcare institution, ensuring comprehensive and high-quality medical services for the region.

6.4 Physical Infrastructure Development Strategies

6.4.1 Transportation Plan

Under the transport sector, strategy has been formulated to achieve the objective of "create Kankesanthurai as a transit point of Sri Lanka in connection with South India in 2034"

Strategy: Uplift Kankesanthurai as a city that easily access by four modes of transport to capable of enabling economic activity and expansion by connecting people, products, and services to wider markets

Accordingly, proposed development activities such as,

- Upgrade the Kankesanthurai harbour as a key port

Map 34: Transport Plan - Jaffna District

Source: UDA



The Kankesanthuri harbour will be develop as a key port in order to get the benefits specially from South India. Under this the following components will be developed:

- Rehabilitation of existing Breakwater
- Infrastructure & Logistic facilities
- Construction of new Commercial Berth and Rehabilitation of pier
- Cargo examination area
- Admin Building
- Passenger/Ferry Terminal Building
- Proposed railway line through cement factory land
- Introduce the Ferry service between Rameswaram or Pandicheri to Kankesanthurai as initial stage











Although the Airport is called as Jaffna International Airport the available facilities are very much lack. So, it is necessary to upgrade the facilities of the Airport with following components:

- ✓ *Runways, Taxiways & Aprons.*
- ✓ *Runway- and Taxiway Bridges.*

- ✓ *Passenger Terminals & facilities*
- ✓ *Cargo Facilities.*
- ✓ *Air Traffic Control Buildings.*
- ✓ *Hangars.*
- ✓ *Maintenance Facilities.*
- ✓ *Fire and Rescue Facilities.*
- ✓ *Landscaping*
- ✓ *Visitors area*
- ✓ *Lodging facilities*
- ✓ *Proposed flight services from Katunayake Airport*

- Modernization & special transport development interventions of Kankesanthurai Railway Station

Kankesanthurai railway station will be upgrade with facilities in order to support the goods transport specially coming from harbur and airport. The goods will be transport to other part of the country with Kankesanthurai railway station.

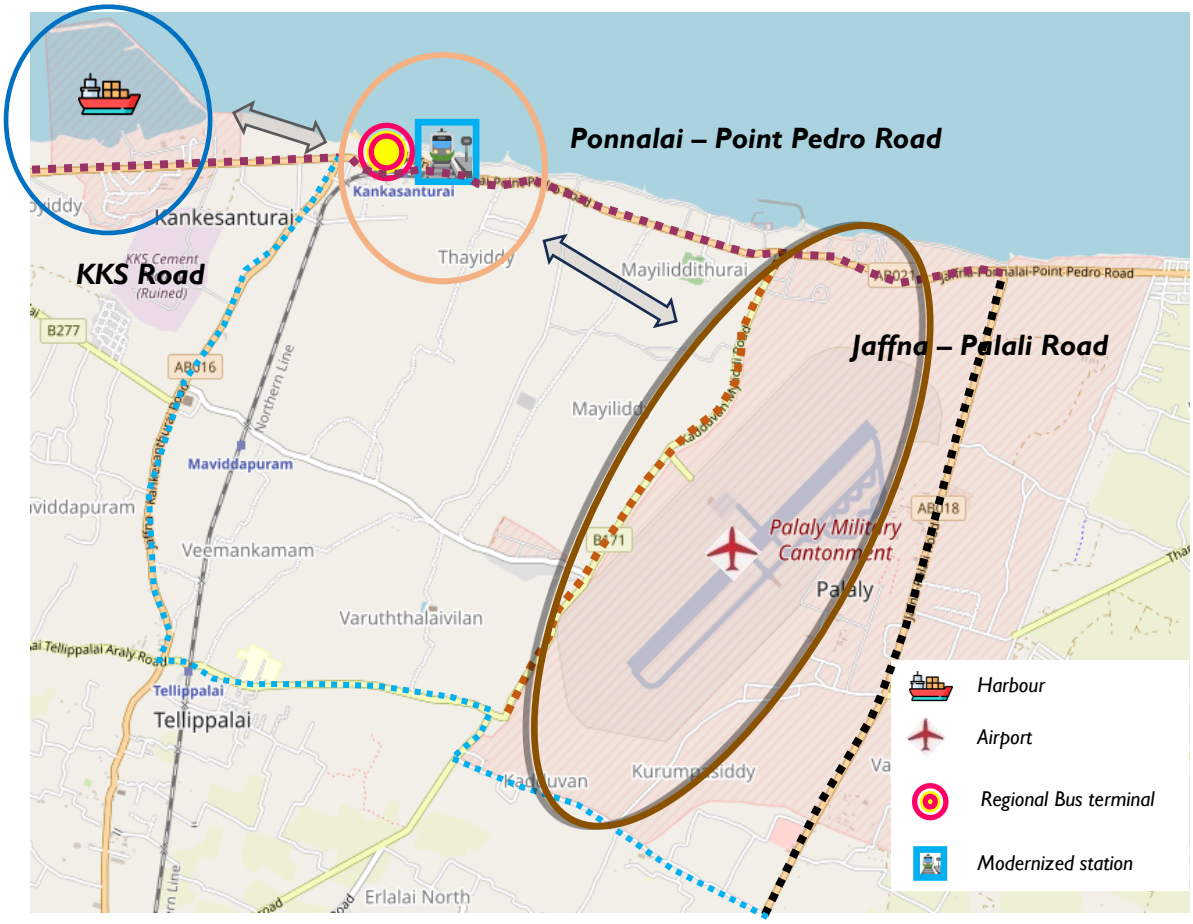




- Development of Regional Bus Terminal at Kankesanthurai

The Kankesanthurai bus terminal will be develop as regional bus terminal like Jaffna. Starting point of all bus services will be start from Kankesanthurai.

- Improvement of Roads in order to integrate the four mode or transport



The below roads will be improved in order to integrate the four mode of transport such as harbour, Airport, Railway station and bus terminal:

- ***Kadduvan – Myliddy Road***
- ***Ponnalai – Point Pedro Road***
- ***Jaffna - Palali Road***
- ***Vallai - Thellipalai Road***
- ***KKS Road***

The second strategy will be forced to the improvement in the bus and rail transport. In order to achieve that the following strategy was formulated:

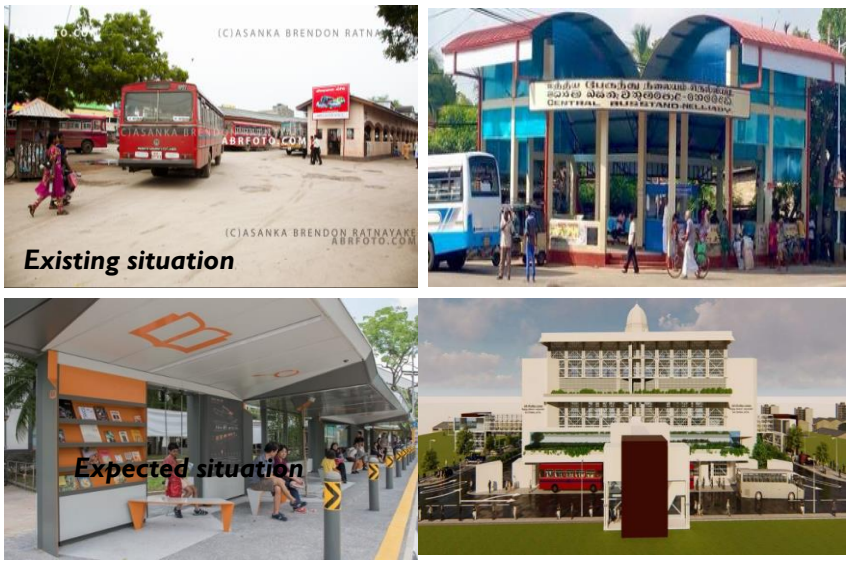
Strategy: Establishment of cities consist with modernized transport related infrastructure facilities to get maximum utilization from available resources

Under this the following components will be developed:

- Upgrade the facilities in the Bus transport

The below maps show the proposed bus terminal and bus station within Jaffna district. In KKS and Jaffna bus terminal will be developed. Then, the bus station will be improved in the below location where settlements are concentrated.

- *Valvettithurai*
- *Point Pedro*
- *Karainagar*
- *Keerimalai*
- *Achchuvely*
- *Chankanai*
- *Velanai*
- *Chunnakam*
- *Chavakachcheri*
- *Kodikamam*
- *Kurikadduvan*



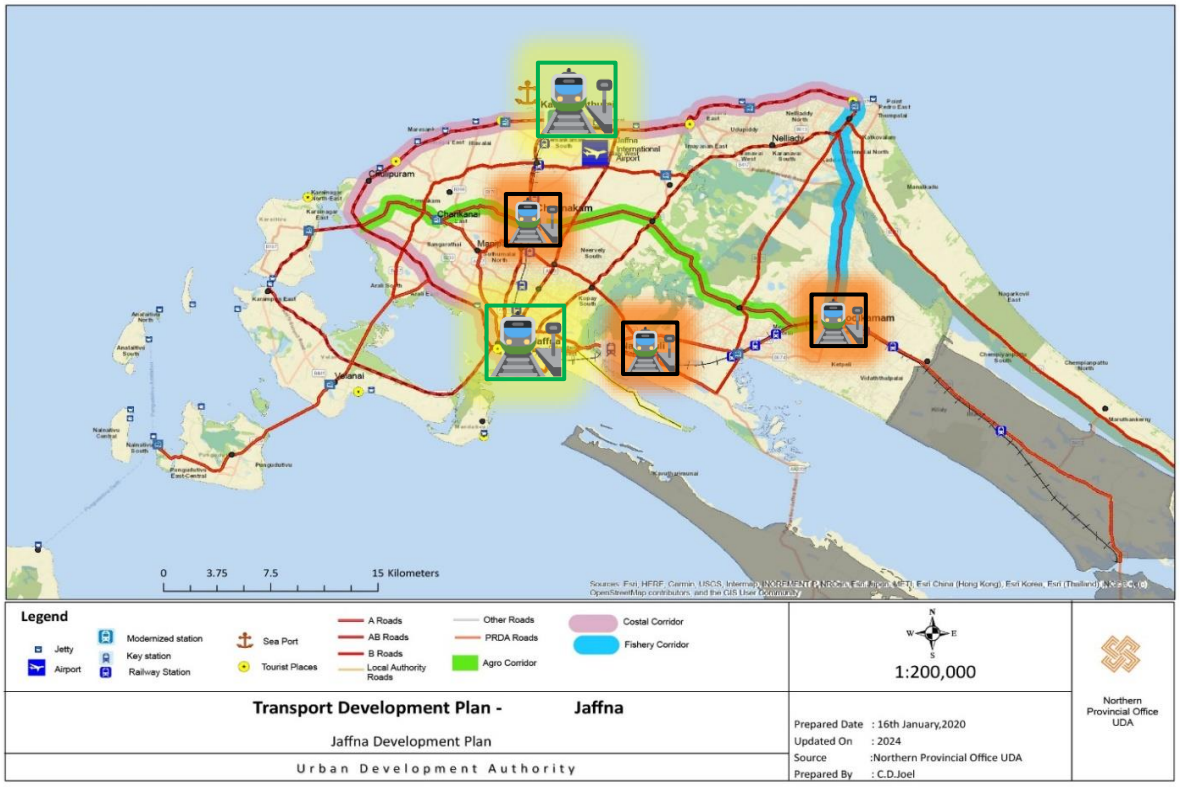
Map 35: Proposed Location for Bus terminal & Bus Station



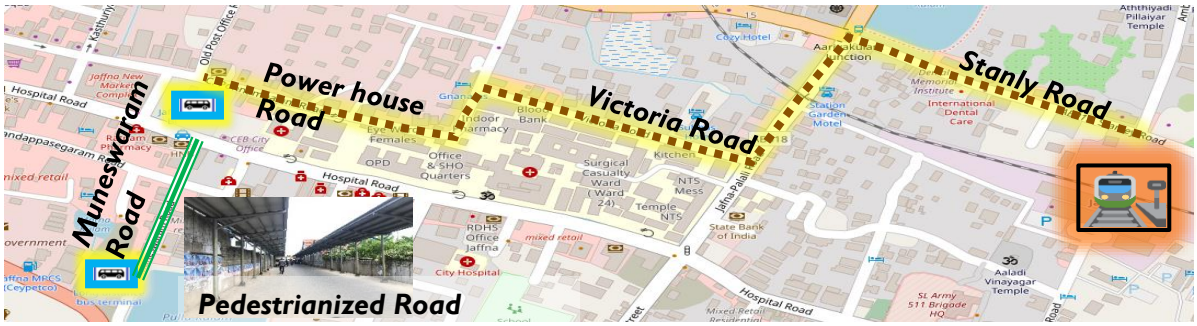
- Upgrade the facilities in rail transport

Under this component, Jaffna and KKS railway station will be develop as main railway station. And Capacity improvement of Chunnakam, Navatkul and Kodikamam railway station and these will be developed as key station. Specillay to support the supply chain of fishery and agriculture products.

Map 36: Proposed Railway Station



Chunnakam, Navatkuli and Kodikamam through shuttle service where this is not available at present.



- Development of Island transport

In order to develop Island transport, the following components will be developed. Those are:

- ✓ ***Development of Jetties***
- ✓ ***Commencement of ferry services to the all island***
- ✓ ***Introduce modernized facilities in ferry service to cater tourist***









The maps show location of jetty developments areas.

Map 37: Proposed Location for Jetties

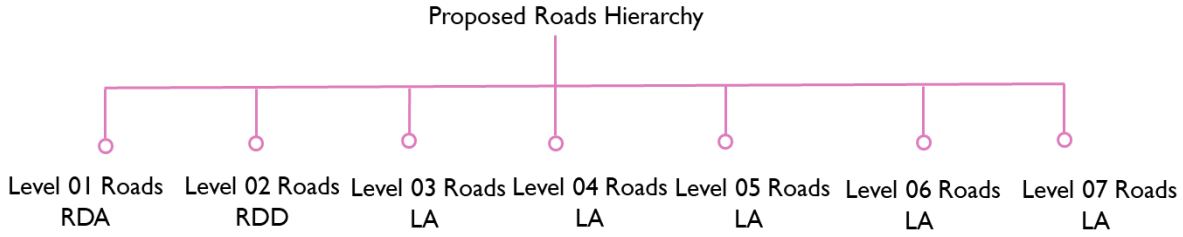


6.4.2 Road Network plan

The proposed road network plan will be create the inter and intra linkages between the town centres within Jaffna district as well as with other part of the northern province which will provide the easy access to the people and goods.

Accordingly, formulated the strategies under the road development such as;

Strategy: Proposed a hierarchical road network that will ensure an effective and safety transport of goods and people



Under the strategy, there are seven level of roads were proposed based on the priority. the level of roads based on priority refers to how roads are classified and prioritized in terms of their importance for transportation, maintenance, and accessibility. Typically, level of roads is categorized into different classes based on factors such as traffic volume, strategic importance, and function. Therefore, level of roads categorized as follows: Level one road belongs to Road Development Authority. Level two roads belong to Road Development Department. And other five level of roads belongs to respective PS.

Then, the proposed road width, Proposed Street line and proposed building limit were define based on the priority and considering the existing situation. The below table shows summary of the proposed road hierarchy.

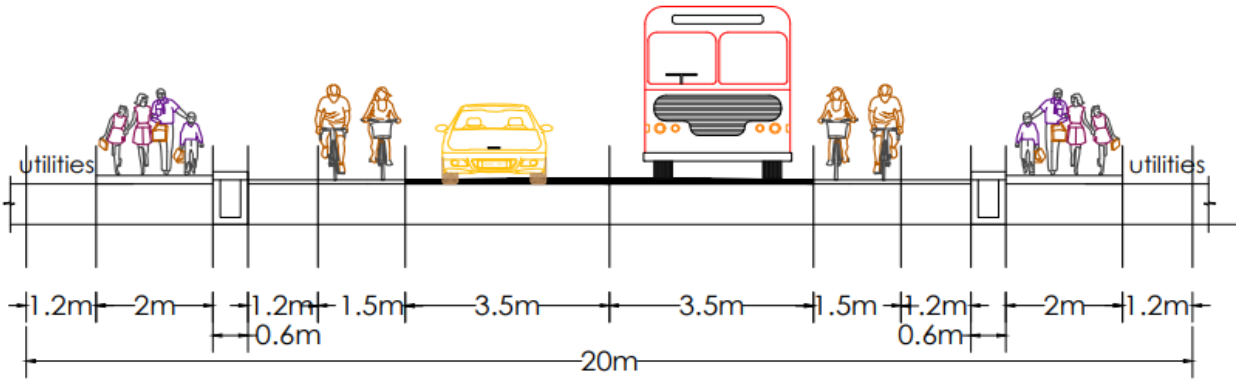
Table 8: Proposed Road Width & Proposed Street Line

Type of Roads	Proposed Road Width	Proposed Street Line	Proposed Building Limit
Level 01 Roads	30 m	15 m	15 m
Level 02 Roads	15 m	7.5 m	7.5 m
Level 03 Roads	12 m	06 m	7 m
Level 04 Roads	09 m	4.5 m	5.5 m
Level 05 Roads	07 m	3.5 m	4.5 m
Level 06 Roads (<=width 3m & 50 m < length <100m)	06 m	3m	4m
Level 07 Roads (<=width 3m & <50m length)	4.5 m	2.25 m	3.25 m

Based on the proposed hierarchy, the identified roads will be improved. The Jaffna Point Pedro Road which is connecting the Mathagal, Kankesanthurai, Valvettithurai and Point Pedro area will be improved as coastal corridor ~~inoder~~in order to get the benefits from the available resources of beaches and fishery related infrastructure.

The Point Pedro, Manthigai, Kodikamam will be connected by Puloly Kodikamam Kachchai Road which is already improved recently will be act as fishery corridor that will help to the supply chain of fishery products from the north coastal to other districts.

Jaffna Manipay Karainagar Road, Kadduvan Mallakam Chankanai Road, Puttur Kantharodai Road and Puttur Mesalai Road which is connecting the Agricultural areas specially Kanakampuliyadi, Puttur, Chunnakam, Chankanai and Moolai will be improved as Agro corridor in order to get the utilization from the agricultural resources as well as to provide the easy access for the supply chain.The cross section of agro corridor, fishery corridor and coastal corridor consists with cycling as well as pedestrian walkway mainly in the town areas.



Map 38: Road Network



Source : UDA (NP)

The below listed major trunk routes will be improved due to the linkage with internal regions within Jaffna district, connection with KKS harbour and airport, High concentration of traffic volumes and agglomeration of services.

- *Avarankal Thondamanaru Road*
- *KadduwanMallakam Chankanai Road*
- *Kandasamy Kovil Kaluthaipiddy Road*
- *Kandasamy Kovil – nachchimar kovilady Road*
- *Karainagar Circular Road*
- *Katpaha Pillaiyar Kovil Road*
- *Kokuvil Vaddukoddai Road*
- *Mathakal Pandatherippu Sambilithurai Road*
- *Thampalai Valalai Road*
- *Kadduvan Myliddy Road*
- *Velanai Kayts Road*
- *Chunnakam Power station Road*
- *Neval Camp Road of Karainagar*
- *Road improvements that connect bus terminal and Railway stations*

As said earlier, it is necessary to link the Island with main land in order to get the benefits from available resources of Island specially tourism, agriculture and renewable energy with easy accessibility as well as to improve the connectivity. Therefore, Valukkaiaru Punkudhutheevu Kurikadduvan Road, Velanai - Arali bridge, Jaffna Pannai Kayts Road, Karainagar – Kayts bridge, Jaffna Manipay Karainagar Road and Karainagar Causeway going to be develop as ring road which will be facing to the lagoon that's help to bring the lagoon as frontage for the developments.

As shown in the map, Jaffna Ponnalai Point Pedro Road, Reclamation Road and Nedunkulam road will be improve as baseline road in order to divert the traffic volume within the city while enjoying the lagoon beauty with reduce travel time.

6.4.3 Water Supply and Sewerage plan

6.4.3.1 Water Supply Plan

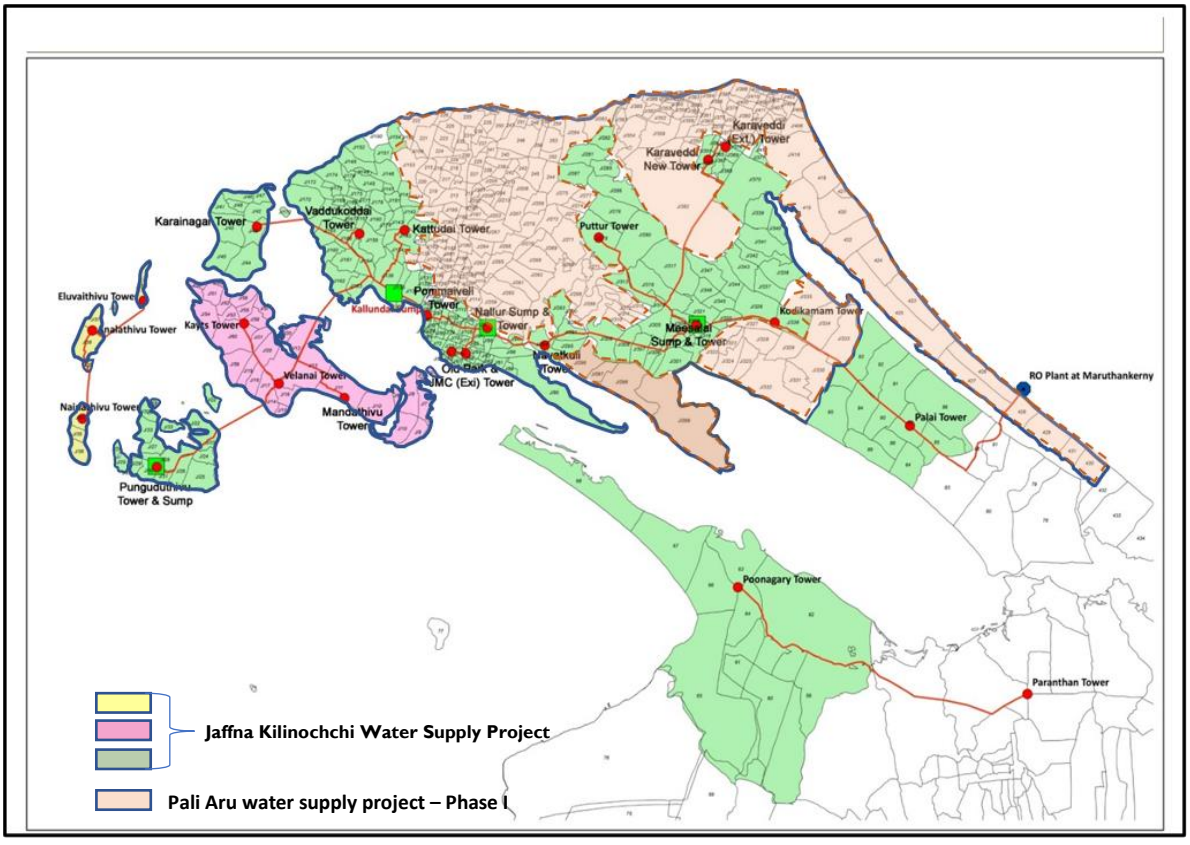
In Jaffna, the amount of needed water is available. But the water quality is poor and it is not suitable for the drinking purpose as said in the background studies. Therefore, there is an immediate requirement to prepare the water supply plan inorder to supply water for all by 2035. Accordingly, the strategy has been formulated as,

Strategy: Ensure safe, reliable water for all

The National Water Supply & Drainage Board proposed to implement the Jaffna Kilinochchi water supply project with the estimated water capacity of 24,000 m^3/day which will covering part of the Jaffna district including 300,000 beneficiaries. The NWSDB expected to supply water by 2025 with this project.

For the balance area of Jaffna district, the National Water Supply & Drainage Board proposed to implement the Pali Aru water supply project with the estimated water capacity of 50,000 m^3/day (for Jaffna district - 30,000 m^3/day and for mannar district - 20,000 m^3/day). The NWSDB expected to supply water by 2031 with this project.

Figure 16: Water supply Covering Areas



Source: UDA (NP)

So, entire Jaffna district will be getting the good quality of the drinking water by 2031.

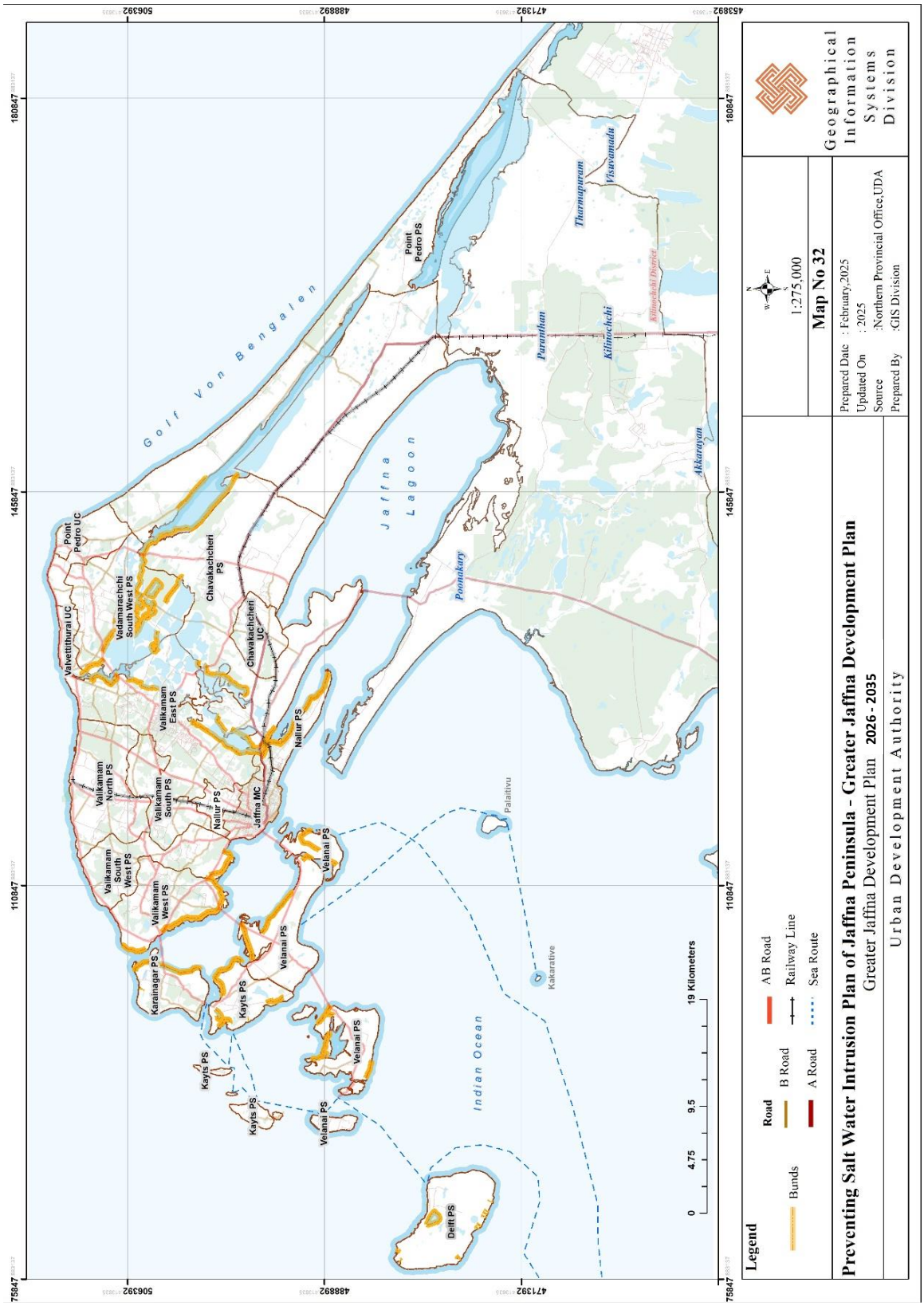
Other than this, it is necessary to improve ground water quality as well as control the over extraction of ground water. In order to achieve this the following mechanisms need to implement.

- Preservation of salt water intrusion to ground water Aquifers

  It is highly necessary to preserve the ground water by salt water. Therefore, some locations identify to construct the salt water instruction bund. The below map shows

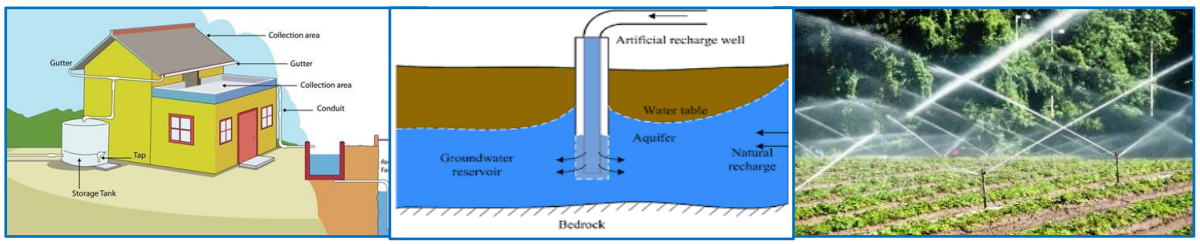
  the location of salt water instruction bund.

Map 39: Preventing Salt Water Intrusion Plan – Jaffna District



Source: UDA (NP)

- Water Recharge and Reuse proposals in the mega projects (Recharging pond)
- Implementation and monitoring of Rainwater Harvesting
- Monitoring system for septic tanks
- Screens for Agro wells and Introduce sprinkler irrigation



6.4.3.2 Sewerage plan

A sewerage plan is essential for ensuring the proper management and disposal of wastewater in an area. Therefore, it is essential to implement sewerage plan in Jaffna where water quality is a major problem. A comprehensive sewerage plan is necessary to accommodate the growth of city specially to Jaffna city.

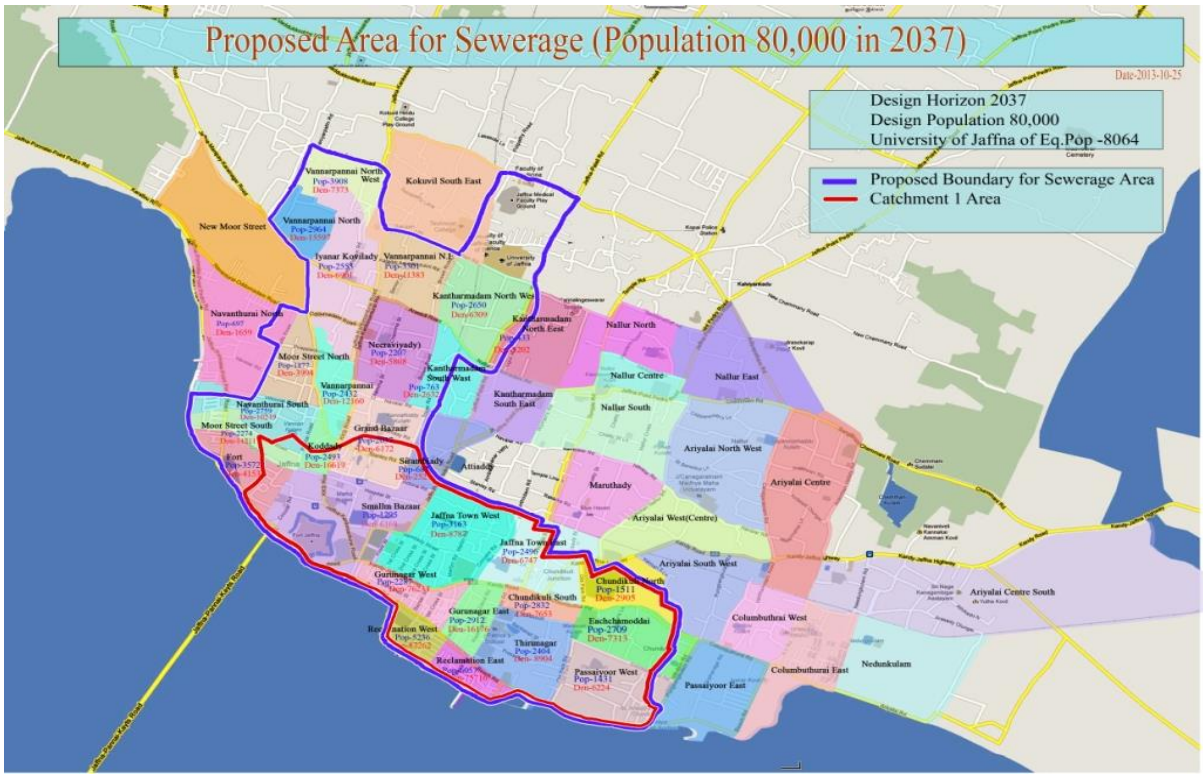
Therefore, there is an immediate requirement to prepare the sewerage plan at least for Jaffna city by 2035. Accordingly, the strategy has been formulated as,

Strategy: Ensure adequate sewerage services

The National Water Supply & Drainage Board proposed the sewerage project for the part of the Jaffna Municipal Council area under the Jaffna Kilinochchi water supply project. Already the design stage was completed. Therefore, it is expected to implement this project for part of the Jafffna MC area before 2035 considering the finanicial cost. The below figures show the area will be covered under the project.



Figure 17: Proposed area for the Sewerage - JMC



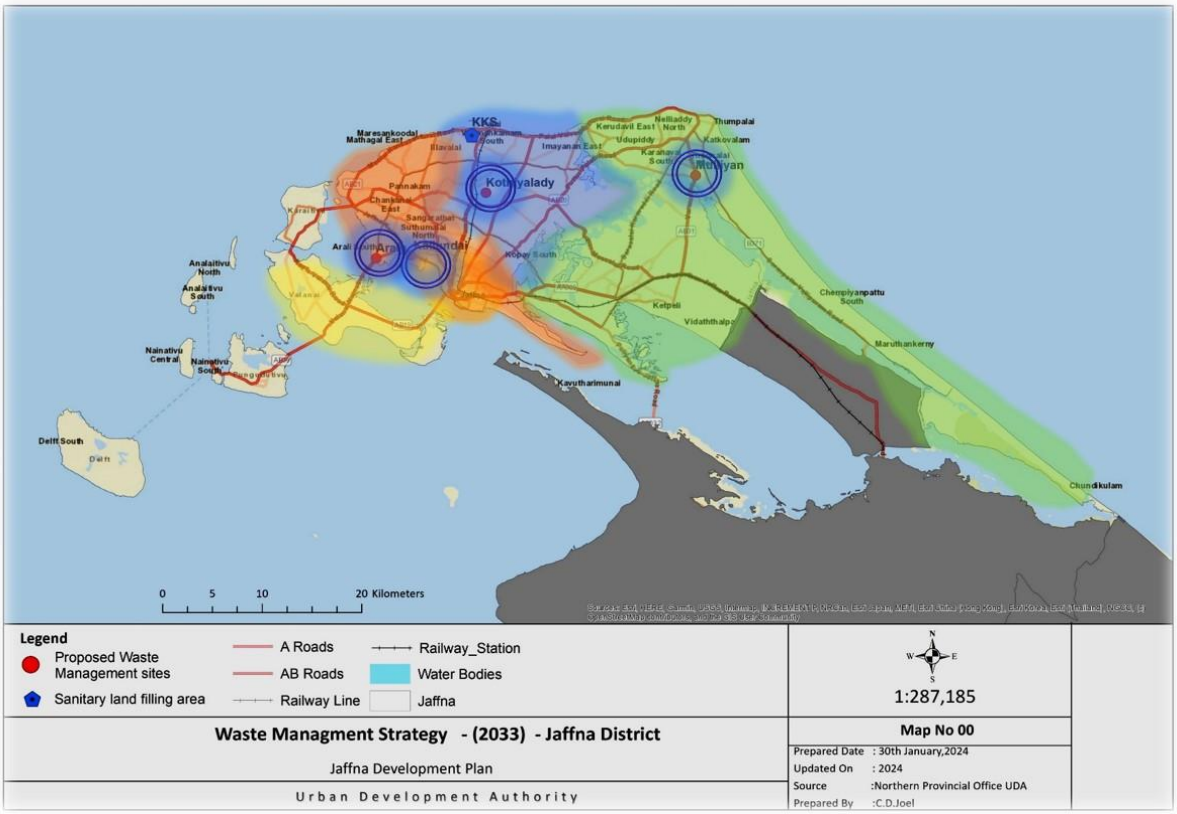
6.4.3.3 Solid Waste Management Plan

In the planning area, there are seventeen local authorities handling the unproper waste management and most of the local authorities are practicing open dumping method as said in the background. Therefore, strategy formulated as considering demand forecasted.

Strategy: Establishment of efficient & effective waste management system for solid waste, waste water & sewerage

Under this strategy, waste management centers were proposed in four location at Mulli, Kothiyalady, Arali and Kallundai. This waste management centers will be consisting with following elements:

1. Establishment of composting plant
2. Establishment of waste water treatment plant



Entire seventeen local authorities waste will be managed with four proposed waste management centers. The details of lands are below:

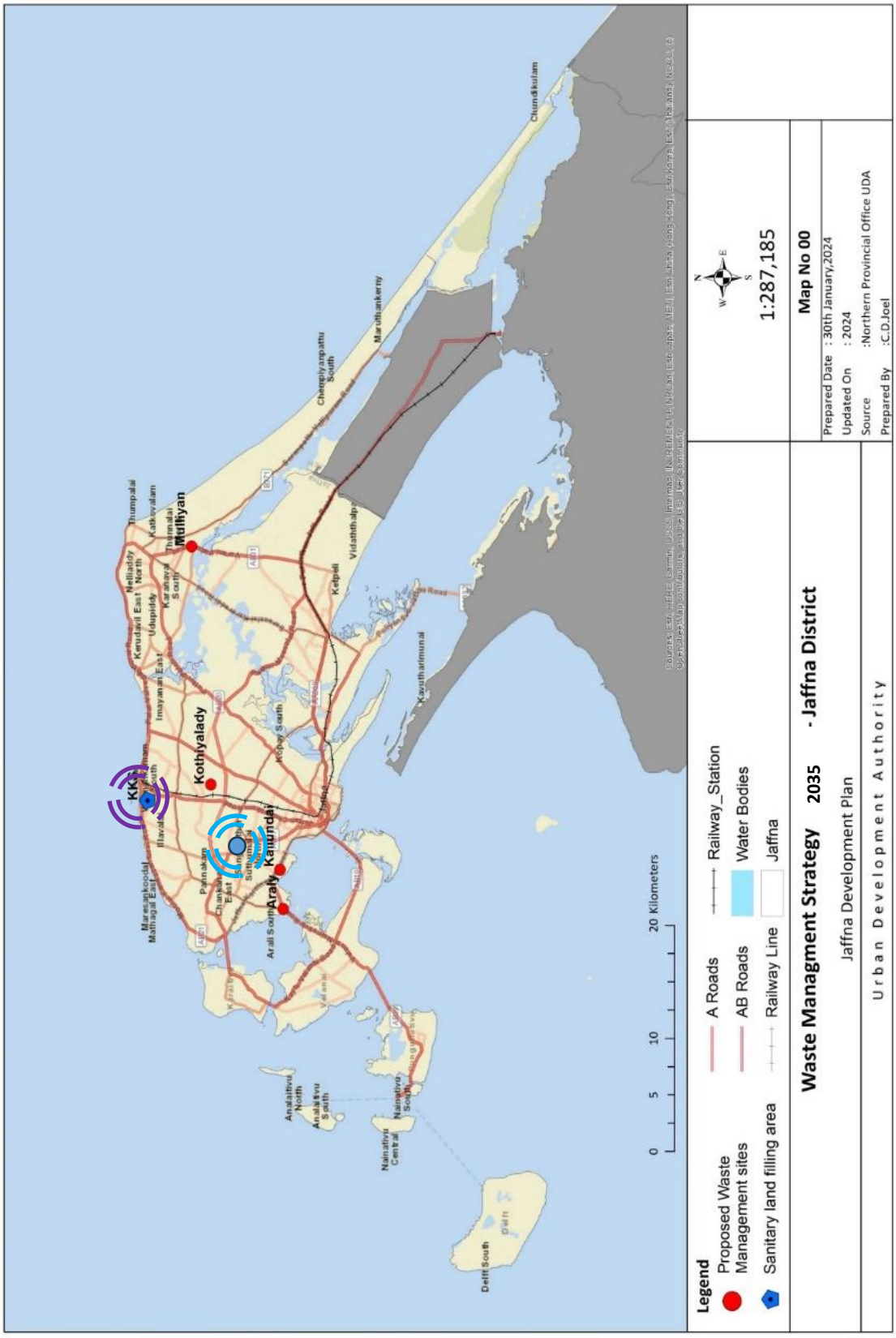
Table 9: Proposed Waste Management Sites

S.No	Proposed Waste Management Sites	Land Extent (Acre)	Land ownership
01	Mulli	05 Acre	Vadamarachchi South West PS
02	Kothiyalady	0.35 Acre	State
03	Arali	03 Acre	State
04	Kallundai	9.58 ha	State

Also, proposed a sanitary land filling mechanism at quarry area of cement factory land which is in below the ground level at present due to the excavation of limestone. The industrial waste from industrial zone will be managed with this proposal.

The hazardous waste will be managed with the proposed incineration plant at Kompayanmanal which is located near by the cemetery.

Map 40: Waste Management Strategy



Source : UDA (NP)

6.5. Economic development Strategy

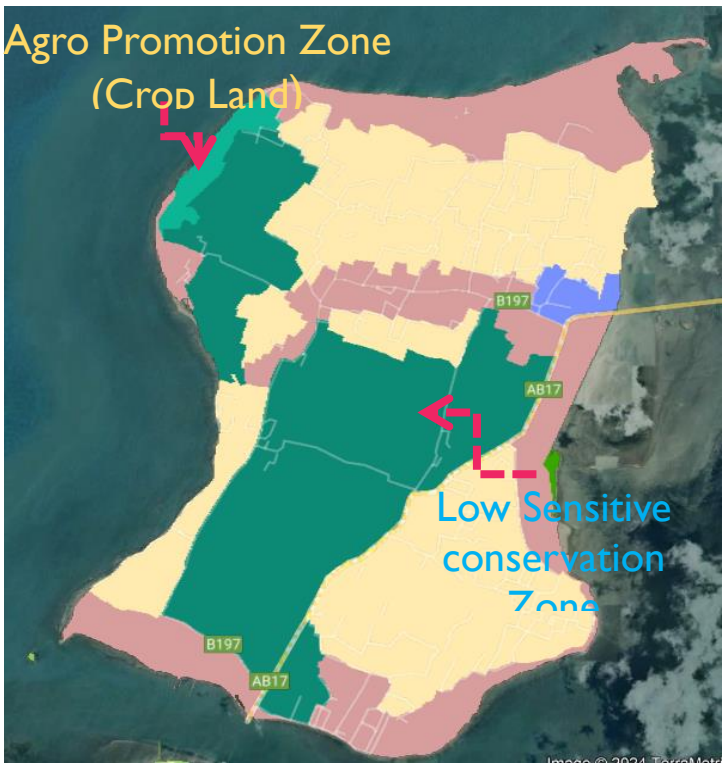
6.5.1 Agricultural Plan

The economic development strategy which is related with **Agricultural development and sustainable energy** for Jaffna is designed with a goal of **"Ideal investment platform for green"** to achieve sustainable growth through a dual focus on agriculture and renewable energy. By 2035, the plan aims to preserve agricultural heritage, enhance productivity, and position the district as a model for integrating modern technology with traditional practices. This section of the report elaborates on the objectives and strategies outlined for agricultural development and sustainable energy.

To realize the vision of an **"Ideal Investment Platform for Green"** the primary objective is to ensure that **40% of Jaffna District's land remains designated for agricultural use by 2034**.

Currently, agriculture accounts for 46% of Jaffna District's economic contribution. However, agricultural land is increasingly being repurposed for commercial and residential uses. The Greater Jaffna Development Plan aims to address this trend by ensuring that at least 40% of the district's land remains designated for agriculture by 2034.

Figure 18:Agro Promotion Zone



Example: Zoning of Karainagar Island

To achieve this objective, two types of zones have been established: the Agro-Promotion Zone, primarily focused on crop cultivation, and the Low-Sensitivity Conservation Zone, dedicated to paddy cultivation. These zones are governed by detailed guidelines designed to prevent the conversion of agricultural land to other uses.

In the **Agro - Promotion Zone**, there are currently no regulations to control building footprints in highland areas predominantly used for cultivating crops such as onions, chili, tobacco, and potatoes. To address this, a new guideline has been introduced: only **50% of the land** in this zone to be developed, and out of that at **50% must remain allocated for Agriculture Purpose.**

In the **Low - Sensitivity Conservation Zone**, which primarily includes paddy lands, strict measures have been implemented to prevent conversion to non-agricultural uses. According to the zoning guidelines, any proposed development within this zone requires prior clearance from the Agrarian Department. This approach not only preserves the district's agricultural land use but also ensures that economic development aligns with long-term environmental and community needs.

The second objective is **"To hiked up the indigenous crops as competitive crops in the global market in 2035***"*

To elevate indigenous crops as globally competitive products by 2035, enhancing their market value and export potential while promoting sustainable agricultural practices in Jaffna.

Strategy 01:

"Introducing the Model Villages to specified indigenous crop cultivation with modern technologies"

To meet global market demands, the strategy integrates traditional agricultural knowledge with modern farming techniques, fostering sustainability and efficiency. This initiative emphasizes the development of **model villages** as centers of innovation, demonstrating best practices in cultivation.

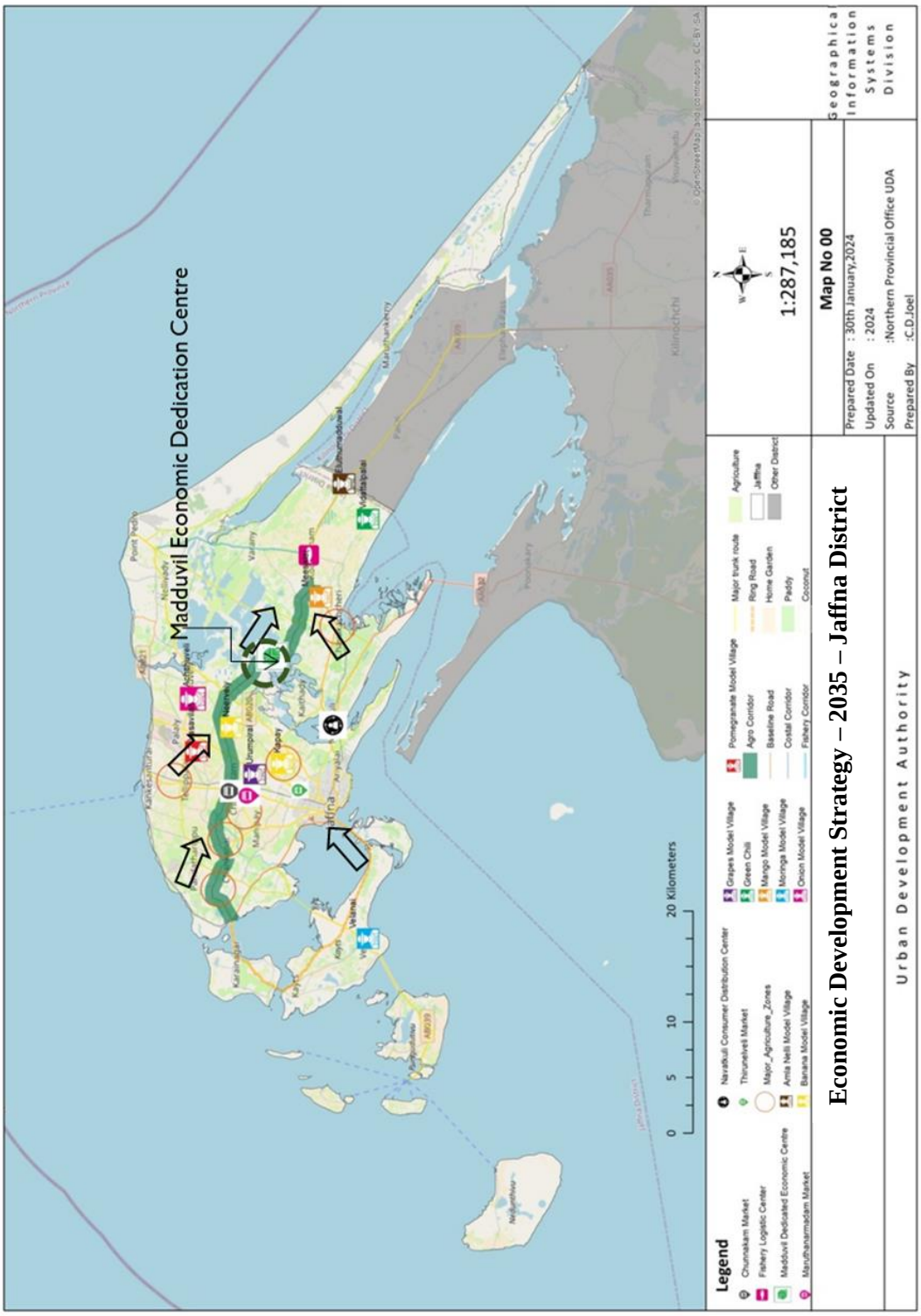
Key Components and Initiatives

1. Development of Model Villages

Model villages are being established across Jaffna District to support the targeted cultivation of high-potential indigenous crops. These villages will serve as demonstration sites for modern farming methods and community - driven agricultural growth.

- **Targeted Crops:**
    - **Vegetables:** Red Onion, Green Chili, Potato, Ginger, Murunga (Drumstick).
    - **Fruits:** Mango, Banana, Jackfruit, Grapes, Pomegranate.
- **Region-Specific Crop Allocation:** Each crop is matched with regions based on soil quality, climate suitability, and traditional farming expertise.
    - **Banana**: Kopay & Neerveli
    - **Mango**: Meesalai
    - **Onion**: Achchelu
    - **Grapes**: Achchelu
    - **Green Chili**: Vadhandapillai
    - **Pomegranate**: Vasavilan
    - **Murunga**: Velanai
    - **Amla (Nelli)**: Eluthumadduval

Map 41: Economic Development Strategy



Source: UDA (NP)

2. Identified Agricultural Zones in Jaffna

Key agricultural zones for strategic crop development include:

- **Tholpuram**, **Sandilipay**, **Chunnakam**, **Kopay**, **Chavakachcheri** and **Thellipalai**

These zones are prioritized for modern agricultural interventions, offering significant potential for both local and global markets.

3. Integration of Modern Technologies

- **Advanced Irrigation Systems:** Drip irrigation to optimize water use and reduce wastage.
- **Soil Health Management:** Comprehensive soil testing to enhance fertility and reduce dependence on chemical fertilizers.
- **Pest and Disease Control:** Eco-friendly pest management solutions to ensure sustainable cultivation practices.
- **Post-Harvest Technology:** Improved storage, packaging, and transportation to maintain quality for export markets.

4. Focus on Indigenous Crops and Value-Added Products

The initiative is centered around the cultivation and processing of the following indigenous crops and their corresponding value-added products:

- **Jam Zones**: Located in Neerveli and Meesalai, focusing on the production of high-quality fruit jams.
- **Banana Leaf Products**: Based in Kopay, aimed at promoting eco-friendly packaging and innovative uses of banana leaves.
- **Wines and Grapes Products**: Cultivated in Achchuveli, with an emphasis on producing premium-quality wines for domestic and international markets.
- **Pickle Products**: Processed in Viddathalpai to diversify traditional pickling methods into scalable, modern enterprises.
- **Chips/Crisps Products**: Manufactured in Chankanai, utilizing local produce to develop globally marketable snacks.

This comprehensive approach ensures the diversification of agricultural outputs and strengthens market appeal for indigenous products.

5. Integration of Value - Added Industries

To enhance the global competitiveness of indigenous products, value-added industries will play a pivotal role. These industries focus on:

- **Modern Processing Facilities**: Upgrading traditional methods with state-of-the-art technology to improve efficiency and quality.
- **Innovative Packaging**: Ensuring that products meet international standards for export.
- **Market Linkages**: Establishing connections with global buyers and marketplaces to promote exports.

By aligning traditional practices with contemporary needs, these industries will elevate the global standing of Jaffna's agricultural products.

5. Supply and Cold Chain Development

A robust supply chain and cold chain infrastructure will be established to support the initiative:

- **Temperature-Controlled Storage**: Maintains the freshness and quality of perishable goods.
- **Refrigerated Production Units**: Facilitates mass production while preserving product standards.
- **Streamlined Logistics**: Efficient transportation systems to connect production hubs with regional and international markets.

These systems are crucial for minimizing post-harvest losses and ensuring consistent quality for exports.

6. Establishment of Economic Hubs

The creation of the **Maduvil Economic Dedication Centre** will serve as the operational core of the initiative. This center will act as a centralized management and coordination.

Additionally, zoning policies will optimize resource allocation across the district, maximizing agricultural productivity.

Anticipated Benefits

1. Increased Productivity

The introduction of modern farming technologies and practices will boost crop yields, ensuring higher income for local farmers.

2. Economic Growth and Farmer Empowerment

The establishment of model villages and agricultural zones will provide training, resources, and market access to farmers, empowering them economically and socially.

3. Global Market Presence

By focusing on quality and market-oriented cultivation, Jaffna's indigenous crops will gain recognition as premium products on international platforms.

4. Sustainable Agriculture

The strategy ensures the conservation of natural resources while maintaining biodiversity, paving the way for long-term agricultural sustainability.

This initiative under this strategy underscores the importance of indigenous crops in promoting Jaffna's economic resilience and global competitiveness. Through the development of model villages and integration of advanced technologies, this plan not only benefits farmers but also contributes to the district's broader sustainable development goals.

By working collectively with farmers, local communities, and stakeholders, Jaffna can emerge as a model region for modern, sustainable agriculture with global impact.

The final strategy for the goal of “Ideal Investment Platform for Green” is related with renewable energy which stated that “**Revolutionizing Jaffna’s Energy Landscape”**

6.5.2 Sustainable Energy Plan

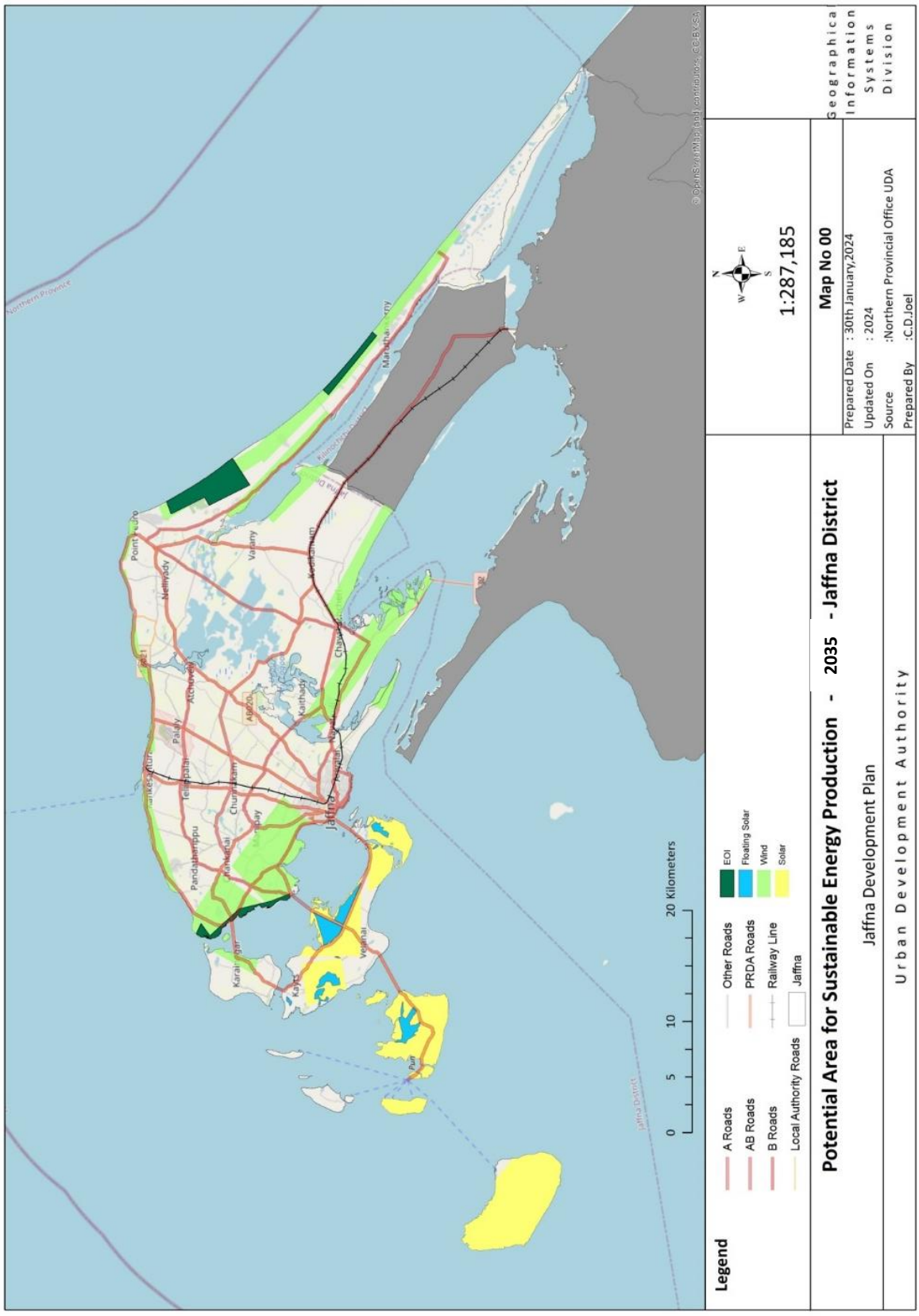
To achieve that to supply 400 MW (5% of the national electricity) to the national grid by 2035 through renewable energy.

Jaffna District plays a pivotal role in contributing to the national renewable energy goals. The strategy emphasizes sustainable energy initiatives focused on solar and wind power generation, along with innovative technologies such as floating solar panels.

Key Actions and Initiatives which are related to achieve the captioned objective.

1. **Powering 50 MW Solar Energy:**
    - Identified land locations across Jaffna District will be utilized for large-scale solar power installations. These sites are strategically selected to maximize sunlight availability and minimize environmental impact.
2. **Energizing 300 MW Wind Energy:**
    - Expansive land areas with high wind potential have been identified for wind energy generation. This initiative leverages Jaffna's favorable wind conditions to support large-scale renewable energy production.
3. **Investing in Floating Solar Panels:**
    - Shallow water areas around Jaffna's islands will host innovative floating solar panel systems. This technology optimizes the use of underutilized water bodies while maintaining ecological balance.

Map 42: Potential Area for Sustainable Energy Production – Jaffna District



Source: UDA (NP)

The accompanying map highlights potential areas for sustainable energy potential area by 2035 within the Jaffna District.

The Strategy aligns with Sri Lanka's vision of increasing renewable energy's contribution to the national grid. Through strategic planning and innovative technologies, Jaffna is set to become a leader in sustainable energy.

By implementing these initiatives, Jaffna can drive economic growth, enhance energy security, and contribute significantly to national sustainability goals.

6.5.3 Fishery Plan

grid“Ceaseless Waves, Towards a Thriving Region.” The Goal of the GJDP is “A Foremost Marine hub of Sri Lanka” from 2025 to 2035 relevant with the fishery sector of the Jaffna District.

Two main objectives are identified to become “A Foremost Marine hub of Sri Lanka” during the period of 2025 to 2035 such as “*To achieve the fish production of the district by 25 % in 2035” and “To allocate 5000 acres to achieve the production of Mari farming by 1000 tons to global market in the year 2035”.* The first objective of the fishery sector is directly connected with sea and deep-sea fishing related activities and the second objective of the fishery sector is mainly focusing the Mari farming or Aqua culture development of the Jaffna District.

Accordingly, there are four strategies have been identified to achieve the first objective of the fishery plan such as: -

- Facilitate the Modernistic Infrastructure Development to the Local Fisherman
- Improvement of Supply Chain & Cold Chain Facilities
- Facilitate the Facilities for Marketing Opportunities
- Improvement of Livelihood Pattern of the Fisherman

Objective 01: - “*To achieve the fish production of the district by 25 % in 2035”*

- *Strategy 01:* - Facilitate the Modernistic Infrastructure Development to the Local Fisherman

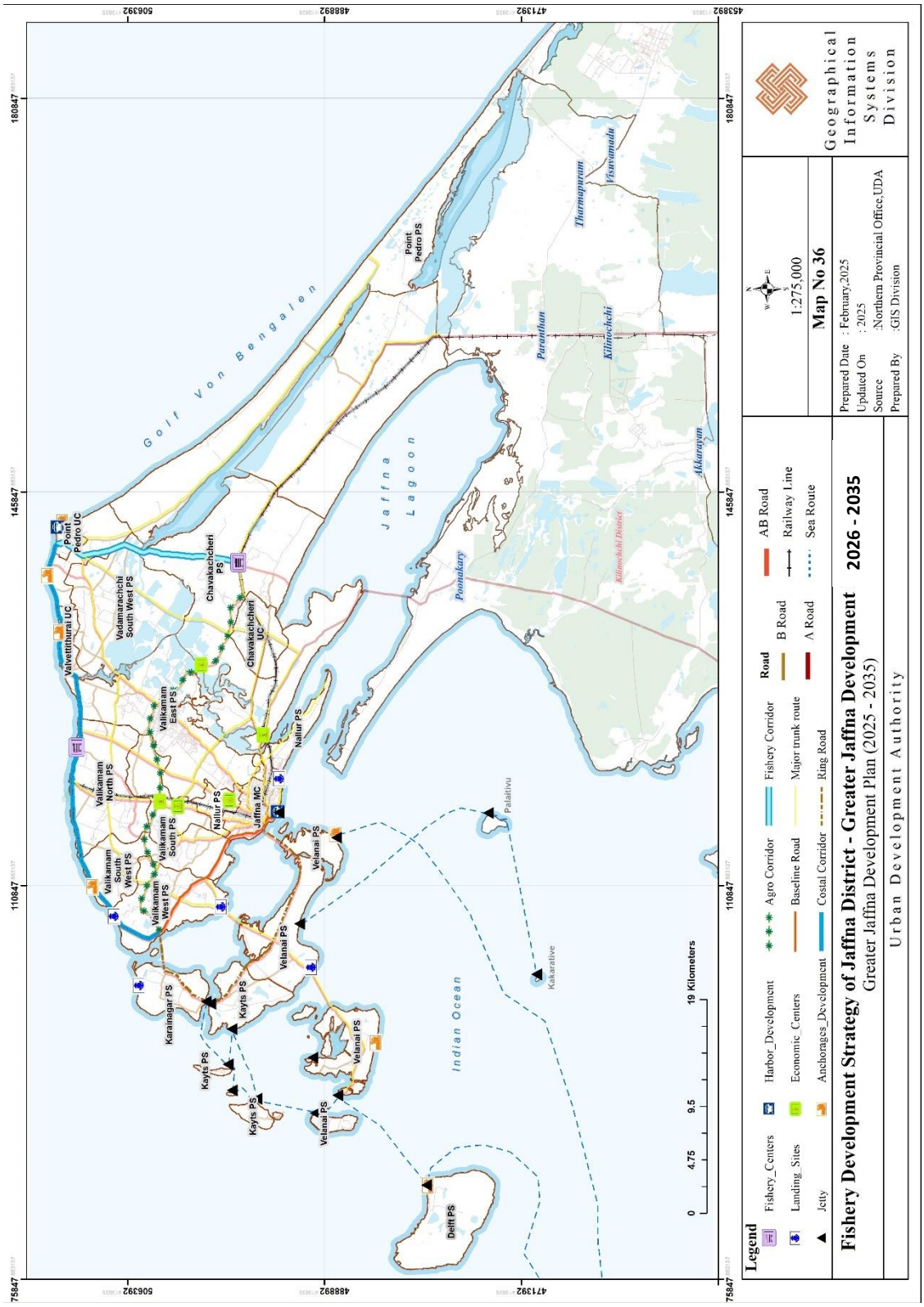
The first strategy relevant with the fisher plan is “Facilitate the Modernistic Infrastructure Development to the Local Fisherman. The situational analysis of the fishery sector clearly states that poor infrastructure development relevant with fishery sector is the major constraints. Not only that, but the fisherman of the Jaffna district is mostly using the traditional boats for their fishing related activities comparing with other fishery districts of Sri Lanka. Therefore, the facilitation of the Modernistic Infrastructure Development to the local fisherman is highly essential to achieve the fish production of the district by 25% in 2034. It will help to upgrade the Jaffna District as a Foremost Marine Hub of Sri Lanka in the year 2035.

Therefore, several action projects have been identified to facilitate the Modernistic Infrastructure Development to the Local Fisherman

a. Identified the location for well-equipped harbor development, Anchorages development and Development of Landing Sites

   The unavailability of Modernistic harbor, Anchorages and landing sites development is the major barrier to the development of the fishery sector. Nearly, 15 locations are identified to the development of the harbor, Anchorages and landing sites based on the technical study done by the Asian Development Bank.

Map 43: Economic Development Strategy - Jaffna District



Source : UDA (NP)

- Myliddy
- Point Pedro
- Gurunagar

Well-Equipped Harbor Development

- Munai
- Sakkodai
- Mathagal
- Mandaithivu
- Punguduthivu
- Thalaithurai

Anchorages Development

- Chulipuram West
- Sampalodai
- Aralithurai
- Columbuthurai
- Thuraiyoor

Development of Landing Sites

Three are three existing harbor is identified to develop as a modernistic harbor of the Jaffna District. The Gurunagar harbor is well functioning harbor and contributing highly to the fish production of the Jaffna District. Therefore, we have developed the conceptual plan how we are expecting to develop the Gurunagar harbor as a Modernistic harbor of the Jaffna District in 2035.



Gurunagar Fishery Harbor

- Number of Active Fisherman 3100
- Number of Boats 695
- Total Fish Production 128 Tons (Monthly)
- Number of Fishing Families 9567

Accoridingly, other Harbours, Anchorages and landing sites will be developed to achieve the fish production of the district by 25% in the year 2030 to become a foremost marine hub of Sri Lanka

The second action project relevant with the Facilitate the modernistic infrastructure development is Identiifed the fish factories, Development of Fish Market and Dry fish related activities. The following fishery villages are identified to develop for the above fishery development activities:-

Identified fish factories	Development of Fish Market	Development of Dry fish related activities
Gurunagar	Gurunagar	Aralithurai
Pasaiyoor	Pasaiyoor	Karainagar
Kakaithivu	Kakkathivu	Mathagal
Aralythurai	Aralythurai	Valvettithurai
Mathagal	Mathagal	
Valvettithurai	Valvettithurai	
Point Pedro	PointPedro	
Aliyawalai	Aliyawalai	

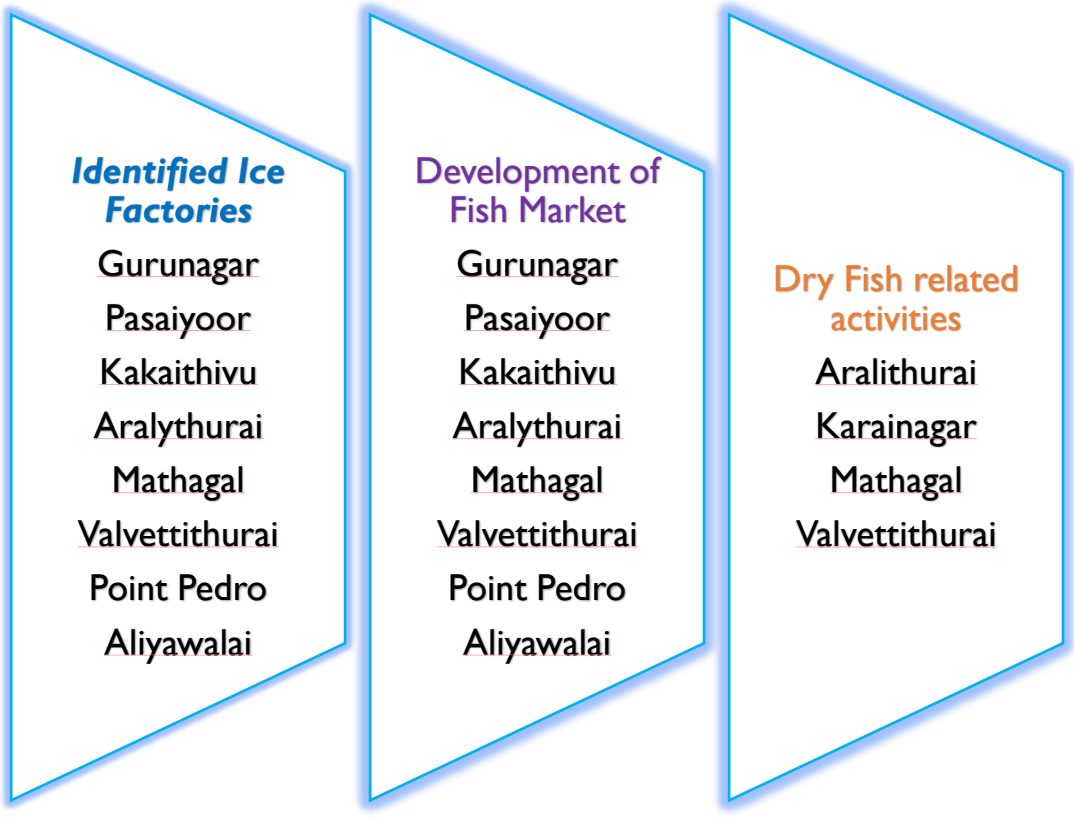
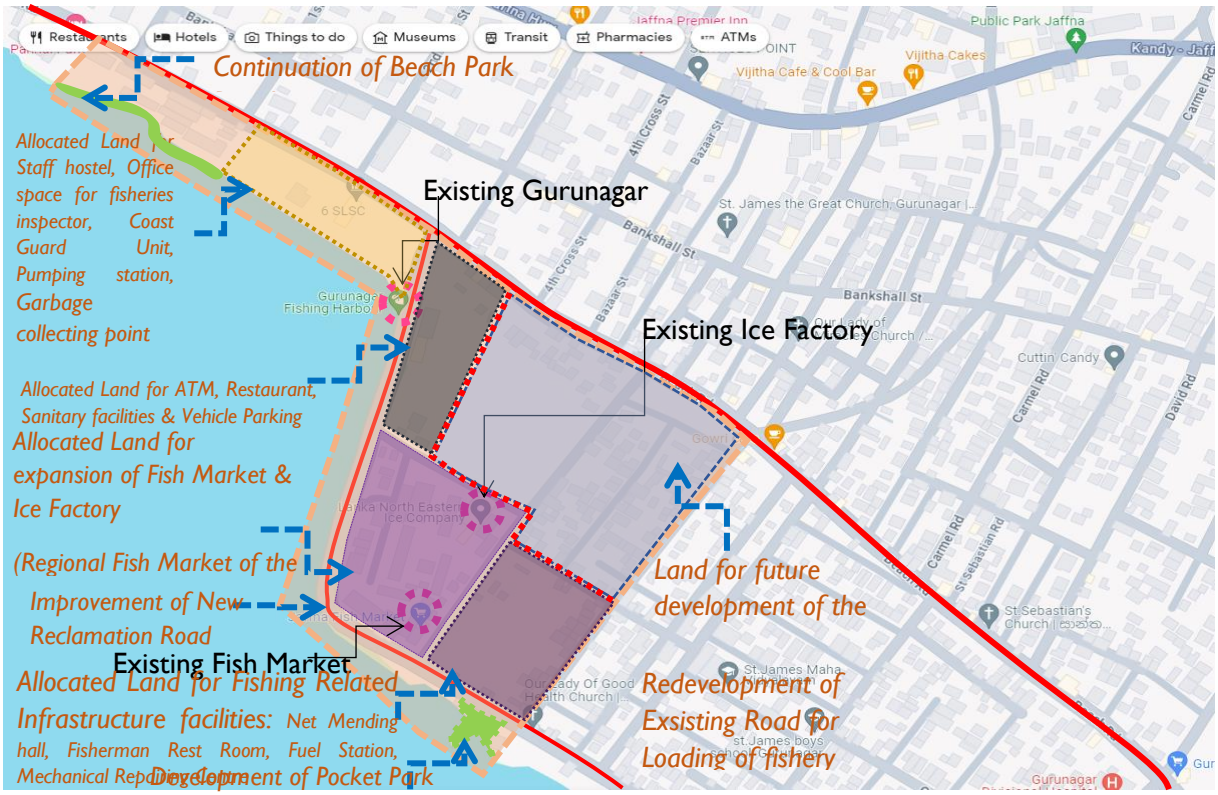


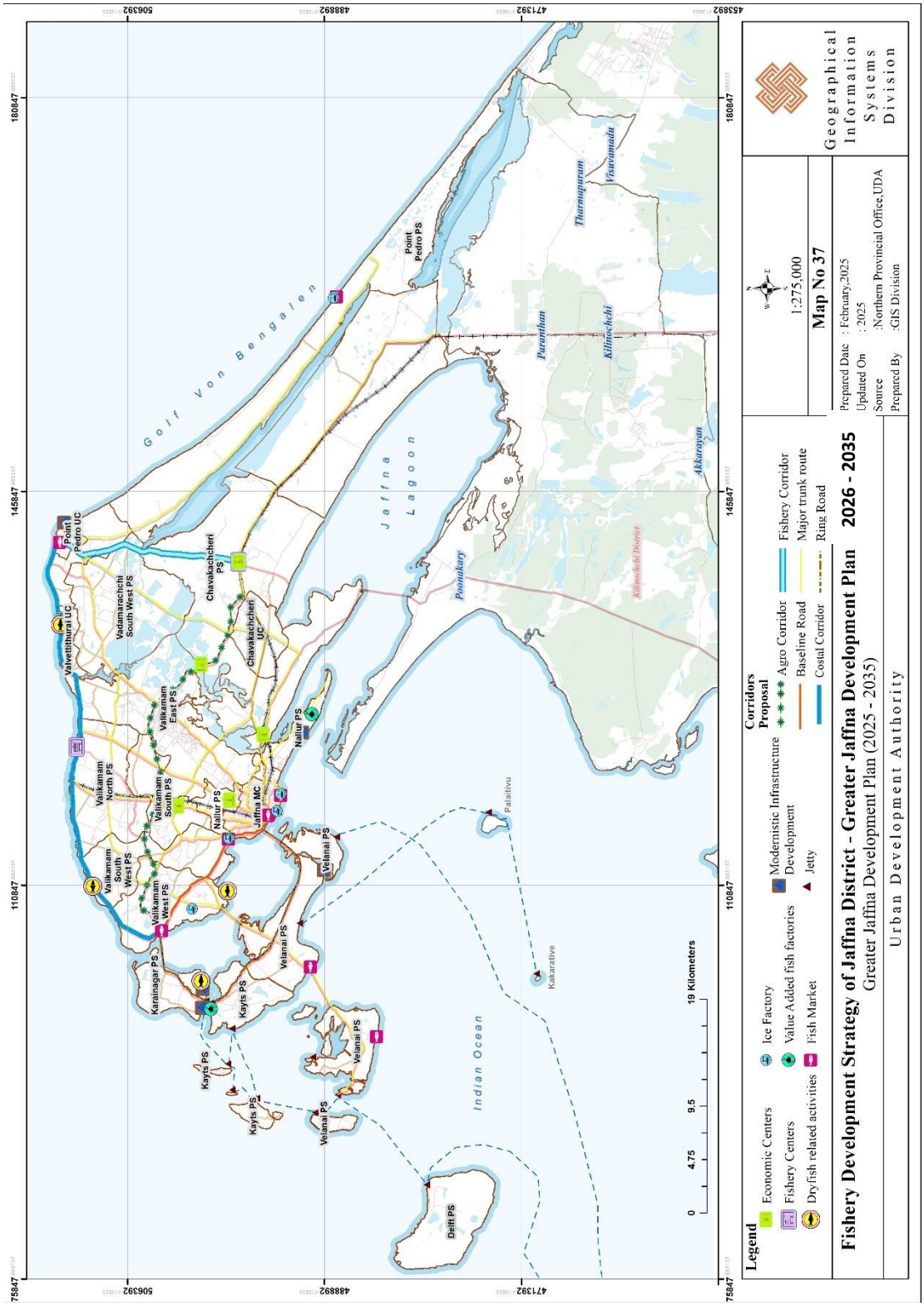
Figure 19: Layout Plan for Gurunagar Harbour Development



Here fish market will be functioning as a collecting point of the fishery sector to the well-established supply & cold chain.

The third action project relevant with the Modernistic infrastructure development is identified the fishery villages for the development of value-added fish factories, Modern vessel monitoring system, Boat manufacturing yard, fish gear factories and sea food processing centres.

Map 44: Fishery Development Strategy



Source : UDA (NP)

The following fishery villagers are identified for the above development

Value added fish factories	Modern Vessel Monitoring System	Boat Manufacturing Yard	Sea food processing centres
Kayts	Myliddy	Karainagar	Mathagal
Ariyalai			Ariyalai
			Point Pedro





These are the action projects have been identified to facilitate the modernistic infrastructure development to increase the fish production of the Jaffna district as 25 % in the year 2035 to become a foremost marine hub of Sri Lanka.

Objective 01: - "To achieve the fish production of the district by 25 % in 2035"

Strategy 2 :- Improvement of Supply Chain & Cold Chian facilities

Not only the increasement of fish production, the well established supply chain and cold chain facilities are the most important to the sustainable development of the fishery sector. Therefore, the second strategy is mainly focusing to establish the supply chain and cold chain facilities of the fishery sector.

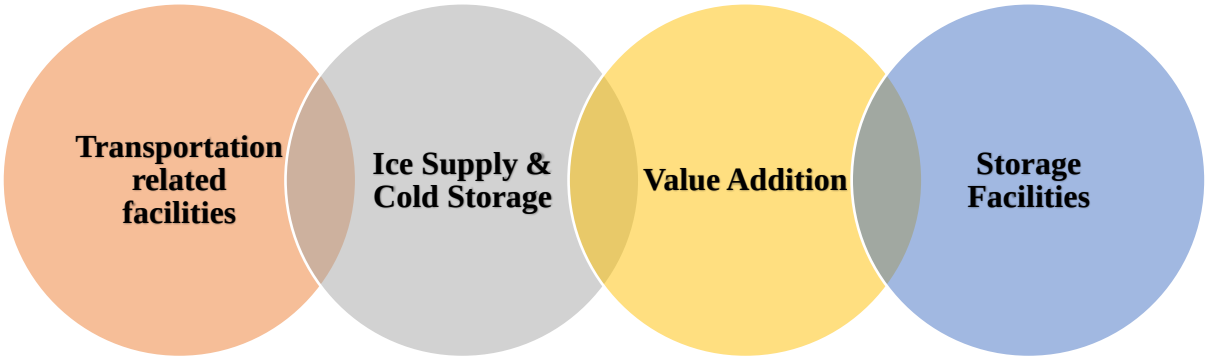
Map 45:Improvement of Supply Chain & Cold Chian facilities



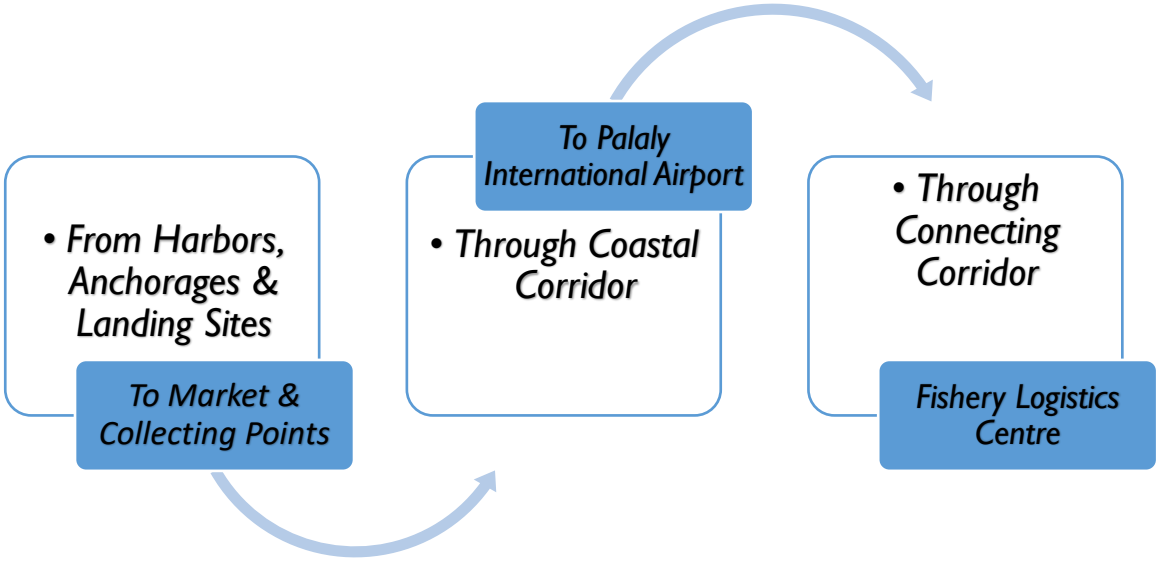
Source : UDA (NP)

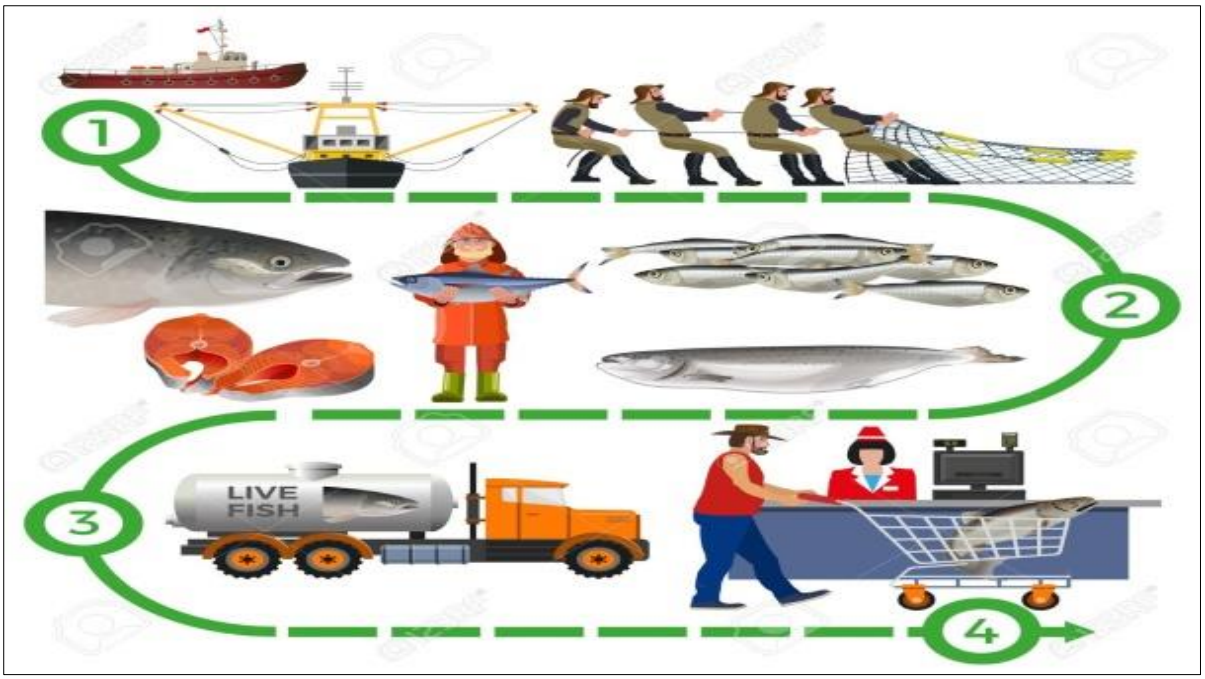
Identified Ice Supply & Cold Storage places

- Gurunagar
- Pasaiyoor
- Kakaithivu
- Aralythurai
- Mathagal
- Valvettithurai
- Point Pedro
- Aliyawalai



The above map is illustrating how the supply and cold chain of the fishery sector is going to functioning in the future. Accordingly, the marine products will be collected from the fish market and identified fish market will be collected as a collecting points. Then, under the transportation development, the well-developed roads supporting to the supply chain will be upgraded including coastal roads, outer circular and connecting roads and also local roads which are connecting with local fish markets. Then, some amount of export marine products will reach to the Palaly International Airport and balance will travel through the connecting road and reach to the Fishery logistics centre proposed in the Kodikamam Railway station and it will export to the other parts of the country through Jaffna – colombo railway line.





Objective 01: - "To achieve the fish production of the district by 25 % in 2034"

Strategy 3: - Facilitate the Facilities for Marketing Opportunities

The third strategy is mainly concentrating to facilitate the facilities for Marketing opportunities. For this strategy, the following action projects are identified.



1. Create the fishing model villages facilitate the linkages to know the market prices of the fish.
2. Showcase the products to the locals and international
3. Providing seasonal offers and discounts to attract the customers

4. Develop website showing the fishing products
5. Training Session through Fishery Cooperative Society
6. Encourage fishing communities through their local customs and traditions
7. Encourage the researchers to identify the needs of the local fishing community
8. And to know the preferences of international markets

Objective 01: - "To achieve the fish production of the district by 25 % in 2035"

Strategy 04:- Improvement of Livelihood Pattern of the Fisherman

This strategy is mainly focusing the livelihood development of the fisherman. For this livelihood development, the following actions have been identified: -

- Establishment of Education & Training in the fisheries sector (Regional Institute of Fisheries & Nautical Engineering (NIFNE)
- Identification of Lands for Recreational Facilities of the Fisherman
- Identity to the Fishery related workers: - Uniform their works including fish market area and fish cutting area, facilitate the safety instruments to the fisherman
- National Scheme of Welfare of Fisherman

Objective 02:- To allocate 5000 acres to achieve the production of Mari farming by 1000 tons to global market in the year 2035

The second objective of the fishery plan is allocating 5000 acres to achieve the production of Mari farming by 1000 tons to global market in the year 2034 and this objective is fully focusing the development of Mari Farming or Aqua Culture. Accordingly, three strategies are identified to develop the Mari farming of the Jaffna District to become as a Foremost Marine hub of Sri Lanka.

Strategy 01:- Prepare a Zoning Plan for Mari farming development in land and water area



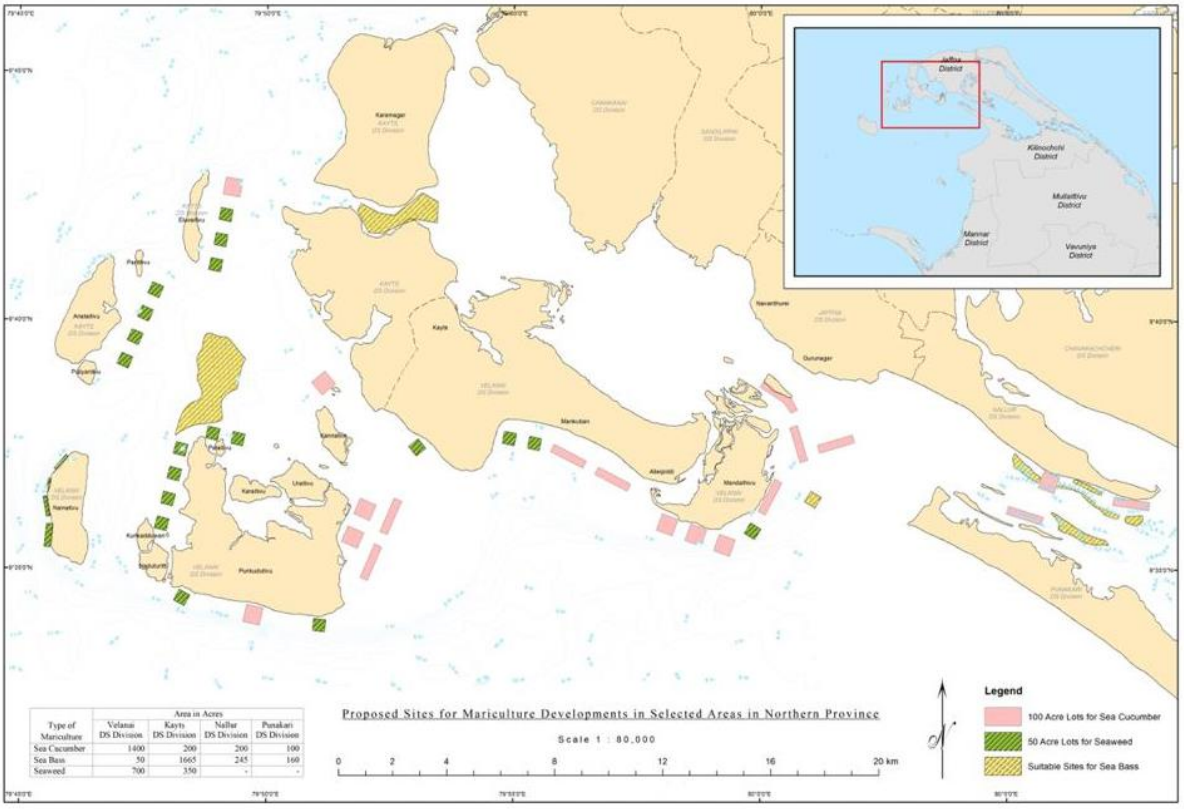
This strategy is mainly focusing to prepare the Zoning Plan to the Mari Farming activities with the collaboration of the National Aqua Culture Development Authority (NAQDA). The zoning plan is more needed to avoid the conflict between the traditional fishing and Mari farming and it will contribute to sustainable development of the Jaffna district's fishery sector and also enhance the economic benefit from the Mari Farming development. Mari Farming development mainly focusing the production of :-

- Sea Weed
- Sea Cucumber
- Crab Cultivation
- Sea bass

And, this zoning plan is considering to establish the guidelines relevant with mari farming related activities within sea area.

Objective 02:- To allocate 5000 acres to achieve the production of Mari farming by 1000 tons to global market in the year 2035

Strategy:- Establishing Aqua Culture Parks & Crab cities to develop coastal aqua culture for providing a suitable environment for potential investors



Nearly, 500 acres of lands are identified within the island area of the Jaffna District to promote the investment opportunities relevant to the Mari Farming.

Table 10: Identified the Land for Mari Farming.

District	DS Division	Identified Land	Extent	Ownership
Jaffna	Velanai	Velanai (Sea bass)	50 Acres	Lagoon
Jaffna	Kayts	Kayts (Sea bass)	100 Acres	Lagoon
Jaffna	Kayts	Eluvaitheevu (Sea cucumber)	100 Acres	CCD
Jaffna	Karainagr	Karainagar (Crab Culture 20 Acre)	20 Acres	Lagoon
Jaffna	Velanai	Allaipiddy (Sea cucumber processing centre)	2 Acres	Private
Jaffna	Velanai	Pungudutheevu (Sea cucumber)	50 Acres	CCD

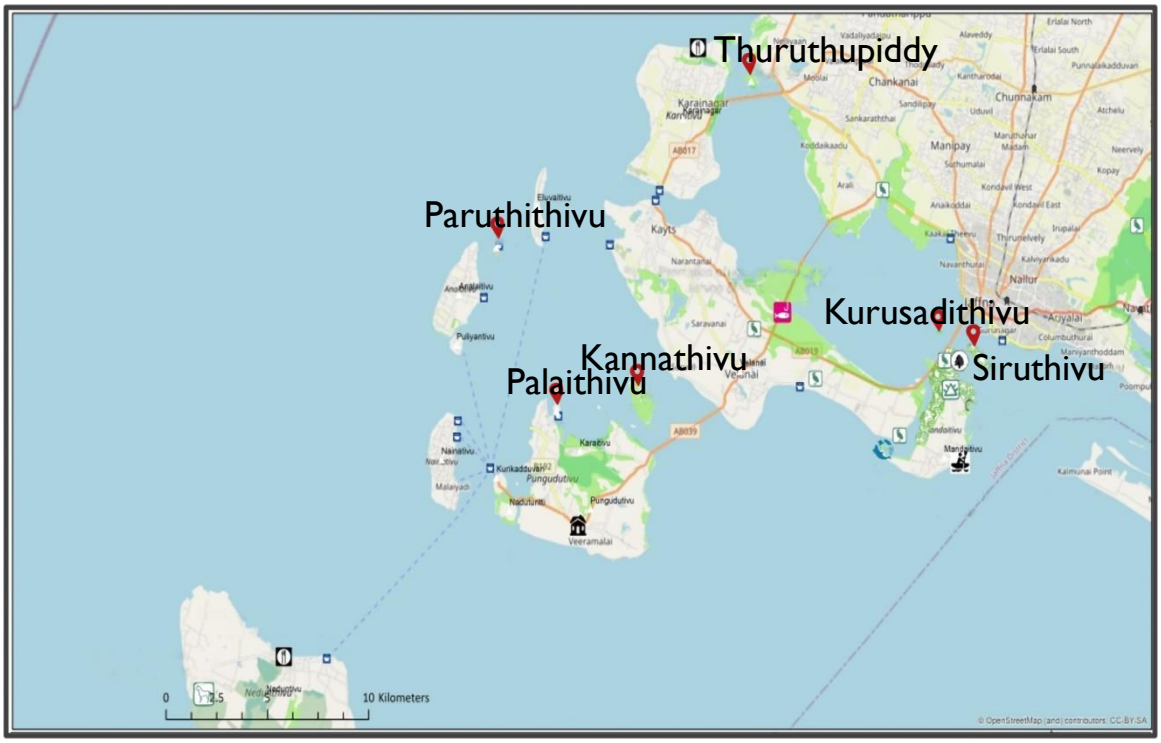
Objective 02:- To allocate 5000 acres to achieve the production of Mari farming by 1000 tons to global market in the year 2035

Strategy 03:- Identifying the potential islands specially no man islands for Mari Farming development

Jaffna district has consisted nearly 22 numbers islands with high potential to the Mari farming development activities. Among the 22 numbers of islands, most islands are no man islands and they are identified for the Mari Farming related activities.

Table 11: Land Idenfied for the no man Island for Mari Farming activities.

Name of the Island	Extent (Hec)
Thuruthupitti	14
Kurusadithivu	17
Siruthivu	28
Kannathivu	97
Paruthithivu	38
Palaithivu	19



6.5.4 Tourism Plan

"Rebrand the lifestyle and real sense of Jaffna" is one of the Goal under the Greater Jaffna Development Plan. This goal is mainly relevant with Tourism Sector of the Jaffna District. Two Objectives are formulated to create "Rebrand the life style and real sense of Jaffna" such as: -

1. **"To magnify the "Jaffna" 's image with its unique Pre-colonial, colonial and post-colonial ambience in 2035"**
2. **"To develop excursions opportunities through conserve Blue and Green Resources in 2035"**

The tourism plan is mainly focusing to achieve the above two objectives and for the achievement of these two objectives, the strategies were separately formulated to rebrand Jaffna's life style and real sense of Jaffna.

1. **"To magnify the "Jaffna" 's image with its unique Pre-colonial, colonial and post-colonial ambience in 2035"**

   Strategy 01: - Reinvigorate the historical tourism of the region utilizing the pre-colonial, colonial & post-colonial ambience for the profitable tourism industry

2. **"To develop excursions opportunities through conserve Blue and Green Resources in 2035"**

   Strategy 01: Identifying the strategic tourism locations based on the blue & green resources to marketing the leisure-based activities of the region

   Strategy 02: - Focusing islands of the district as a focal point for the promised land with the high-class experience of the blue and green resources

Therefore, Tourism Plan of the Greater Jaffna Development Plan is focusing to achieve the strategies relevant with identified objectives of the Tourism Plan. Moreover, the tourism plan of the Greater Jaffna Development Plan mainly covering iconic points, Forts & Light Houses, New Tourism Route, Destination Management, Beaches, Mangroves, Bird Migratory Path and Infrastructure development of the Planning area. Based on this, this tourism plan is

illustrating the proposals and activities which are identified to achieve the objectives and strategies relevant with the tourism plan.

Objective 01:- "To magnify the "Jaffna"s image with its unique Pre-colonial, Colonial and Post- Colonial ambience in 2035"

Strategy 01: - Reinvigorate the historical tourism of the region utilizing the pre-colonial, colonial & post-colonial ambience for the profitable tourism industry

a. *List out the Pre-Colonial, Colonial & Post-Colonial ambience of the district to reinvigorate the historical tourism*

The Archeology Department has gazetted the Archeological Monuments of the Planning Area based on the historical importance. According to that, 215 numbers of Archeological Monuments are identified as a historical valuable asset. The following table shows the Archeological Monuments of the planning area based on the time period.

Table 12:Archeological Monuments of the planning area

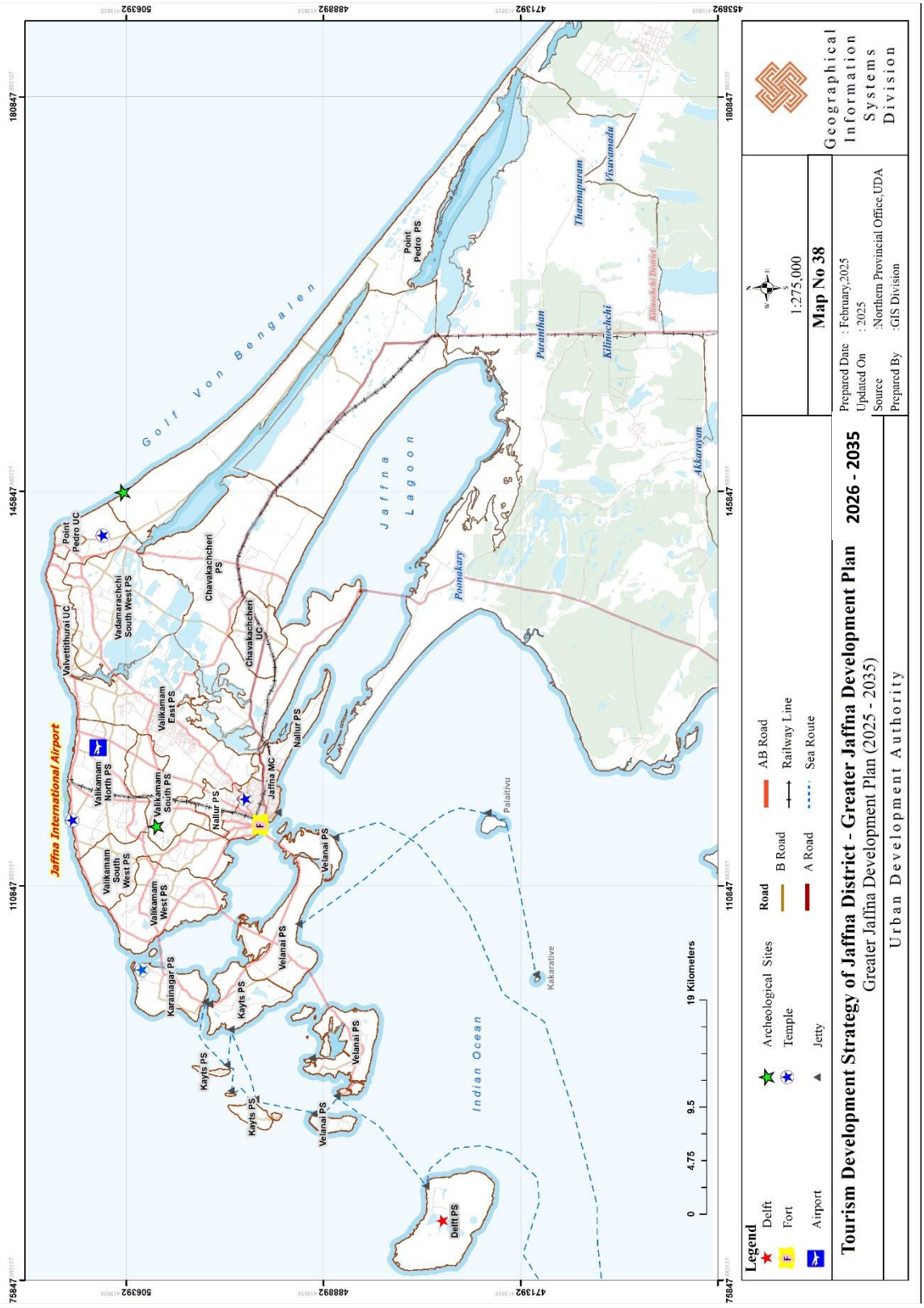
Pre-Colonial Ambience	Colonial Ambience	Post-Colonial Ambience
116	**84**	**15**

See Annexure 01to find the Archeological Monuments of the Jaffna gazetted by the Department of Archeology

b. *Revitalizing selected ambience of the district as an iconic point of the historical tourism*

Selected iconic points have been identified to revitalizing as an iconic point of the historical tourism to magnify the Jaffna's image. The revitalization of selected ambience will help to reinvigorate the historical tourism of the Jaffna. Nearly 215 numbers of Archeological monuments are listed by the Archeology Department. However, few iconic points only selected to revitalize based on the regions, value of the iconic points and time period of the Greater Jaffna Development Plan.

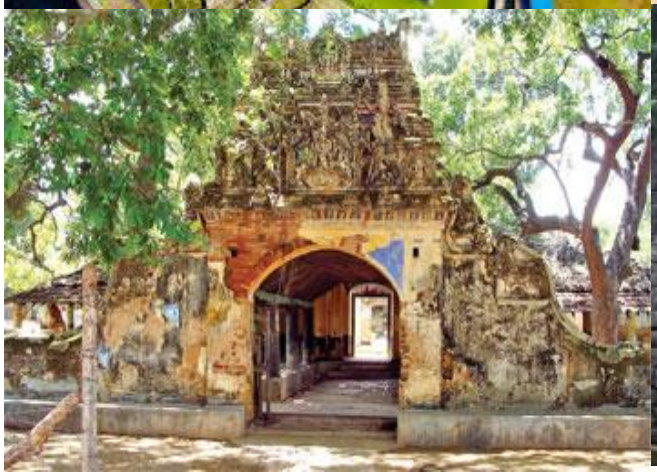
Map 46: Tourism Plan



The following diagram illustrates the selected ambience of the district as an iconic point to reinvigorate the historical tourism of the planning area.

Valikamam	**•Dutch Fort** **•Nallur Temple** **•Naguleswaram Temple** **•Kanthorodai Old Settlement**
Vadamaradchchi	**•Valipuram Temple** **•Vadamaradchchi East Archeological Sites**
Island	**•Karainagar Elathusithambaram** **•Delft**






- ***Dutch Fort: - Revitalizing selected ambience of the district as an iconic point of the historical tourism***

The Dutch Fort which is locating southern coastal belt of the Jaffna Municipal Council Area and it is most valuable iconic points of the planning area. The 400-year-old fort is a visceral reminder of Sri Lanka's colonial past, as well as a maritime heritage. The massive fort complex overlooks the Jaffna lagoon, and while much of it remains intact, an inner part of the fort had to undergo extensive restoration efforts.

The Dutch Fort help to reinvigorate the historical tourism of the Jaffna for the profitable tourism industry due to its valuable. Therefore, the following listed development activities are identified to revitalizing Dutch Fort as an iconic point of the historical tourism to magnify the Jaffna's image.

- Providing hotel and restaurant facilities to the tourist at Rest House
- Development of the outer moat area of the fort as recreational space
- Fabricate the new traditional market around Pannai Area
- Redevelopment of the Pullukulam & Vattakulam
- Rearrange the space for traditional events around the cultural centre
- Development of Beach Park Stage II &III
- Development of Vehicle Parking Area
- Providing the walking way and cycling way to the tourist
- Facilitate the home stay experience in grid city to experience the cultural food



Figure 20: Dutch Fort Development

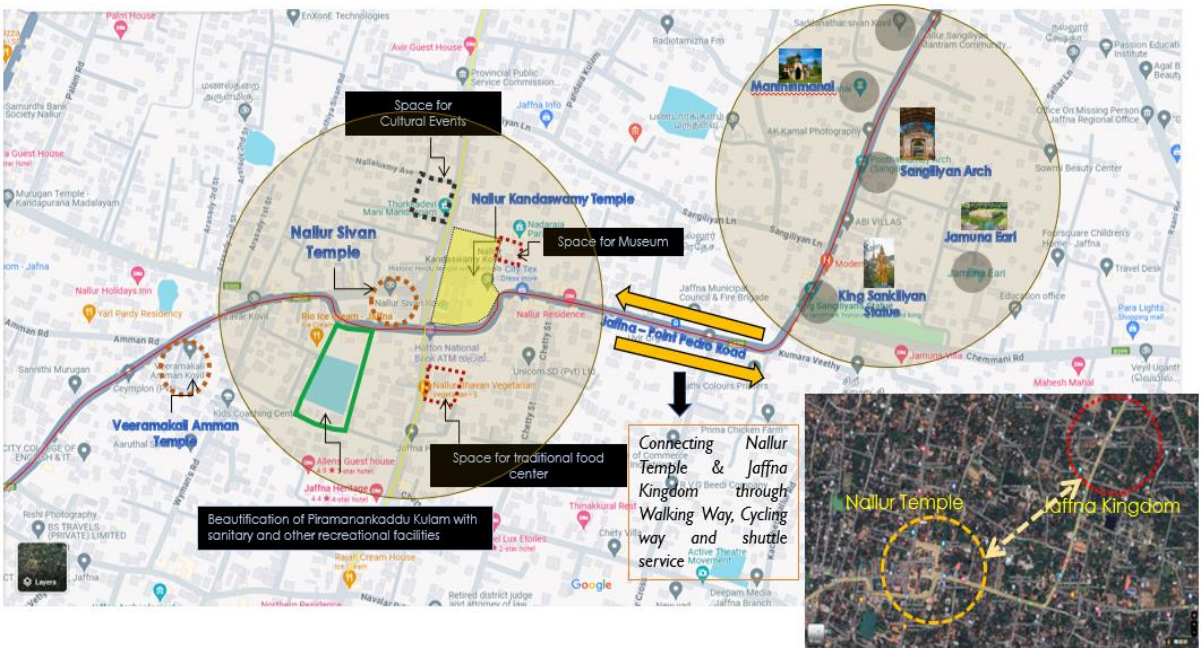


- ***Nallur Temple: - Revitalizing selected ambience of the district as an iconic point of the historical tourism***

Same as Dutch Fort, Nallur Temple also one of the most valuable iconic point of the Jaffna and It is one of the most significant Hindu temples in the Jaffna District of Northern Province, Sri Lanka. The temple is a socially important institution for the Sri Lankan Tamils Hindu identity. The oldest Jaffna kingdom is locating very closure to Nallur Temple with archeological valuable monuments such as Manthirimanai, Sankiliyanthoppu, Jamuna Eri etc.

The Nallur temple help to reinvigorate the historical tourism of the Jaffna for the profitable tourism industry due to its richness and identity. Therefore, the following listed development activities are identified to revitalizing Nallur temple as an iconic point of the historical tourism to magnify the Jaffna's image.

- Space for Cultural Events
- Space for Museum
- Space for Traditional Food Centre
- Beautification of Piramankaddukulam
- Development of Walkway
- Promote the shuttle service to tourist from Nallur Temple to Jaffna Kingdom
- Develop the cycling way between Nallur Temple & Jaffna Kingdom



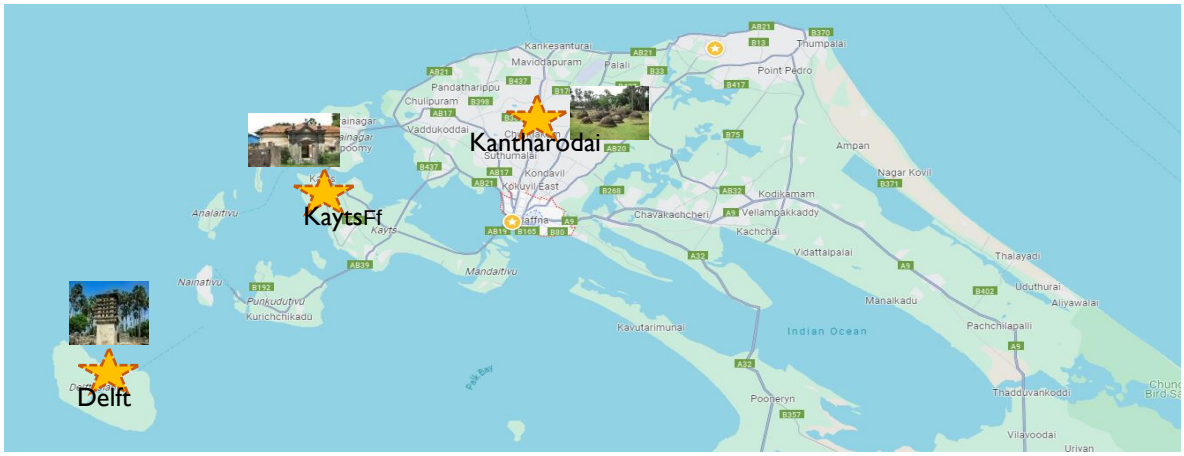
➢ ***ARCHEOLOGICAL SITES: Revitalizing selected ambience of the district as an iconic point of the historical tourism***

The places like Kayts, Delft and Kanthorodai area have more valuable archeological monuments which are belonging to Pre-Colonial and Colonial periods and these areas have strong historical backgrounds for the available monuments. Therefore, the all available archeological monuments have listed out and spatially mapped out for remilitarizing selected ambience of the district as an iconic point of the historical tourism.





Figure 21: Archaeological Sites



Source: UDA (NP)

Delft

- Vediyarasan Fort
- Delft Biobab tree
- Queen Tower
- Pigeon Nets & ruins
- Dutch court building ruins
- Migaman Fort
- Old Hindu Temple
- Old Dutch Hospital

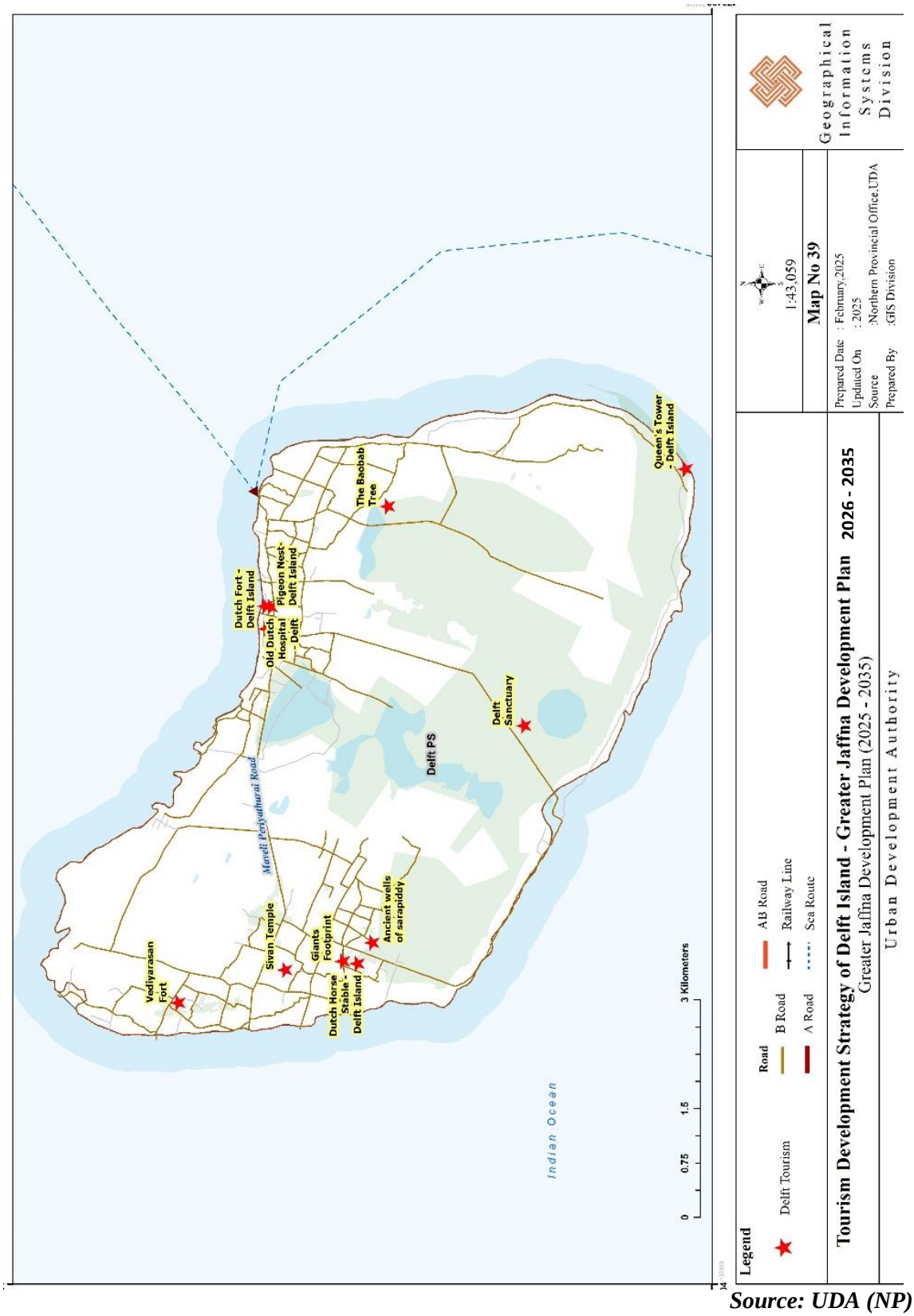
Kayts

- Kayts Dutch Fort
- Kayts Dutch Church
- St Anthony's Villa
- St Anthony's Church
- Kayts Cemetery
- St'Jemes Church
- Kayts St'Marys Church
- Eluvaithivu Jetty

Kantharodai

- Kantharodai Buddhist Site
- Kantharodai Settlement Site
- Kantharodai Avunranchchi, Kerni, Sumaithanki

Map 47: Tourism Development Plan for Delft



Source: UDA (NP)

From the above historical monuments, the following historical monuments are selected to reinvigorate the historical tourism of the Jaffna. This selected iconic point will help for the profitable tourism sector.

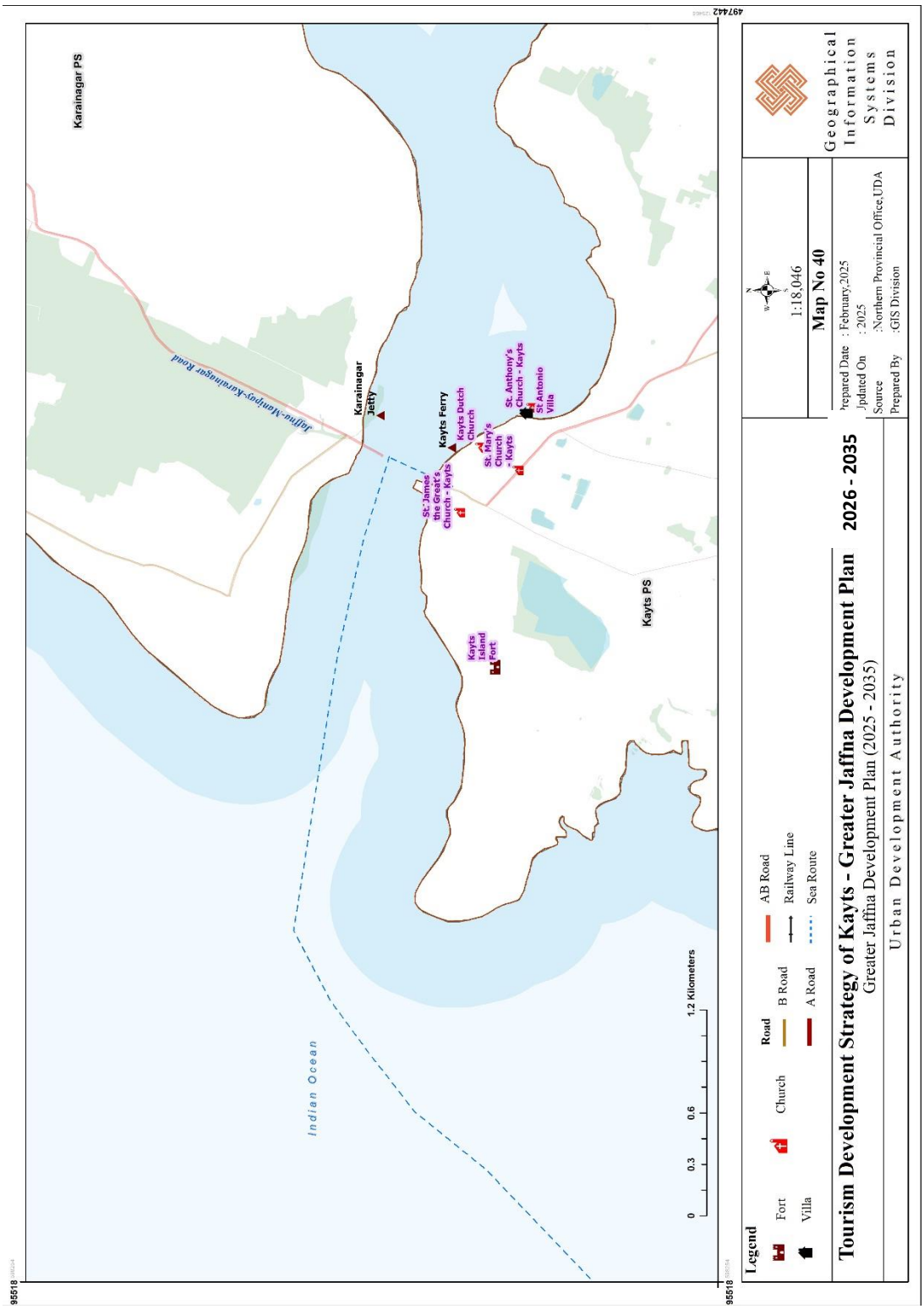
- ***Kayts Anthony's: Revitalizing selected ambience of the district as an iconic point of the historical tourism***



Kayts Anthony's Villa is a colonial ambience which is locating within the city centre of Kayts next to St. Anthony's church. This Anthony's villa was used as a residential unit by the Bishop during the British Period. The richness and reflection of valuable architectural is still remains in this building. With the proper modification and preservation of this oldest architectural building, it can be utilized as a home stay area for profitable tourism industry.

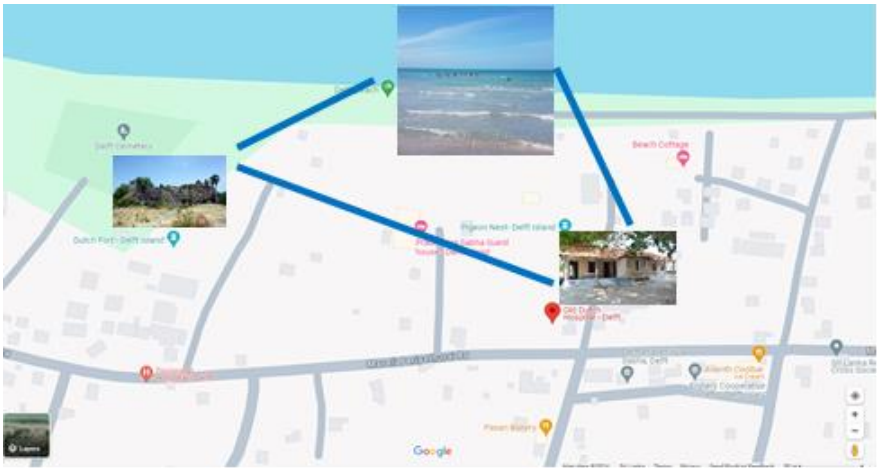


Map 48: Tourism Plan for Kayts



Source: UDA (NP)

- ***Delft Dutch Hospital: - Revitalizing selected ambience of the district as an iconic point of the historical tourism***



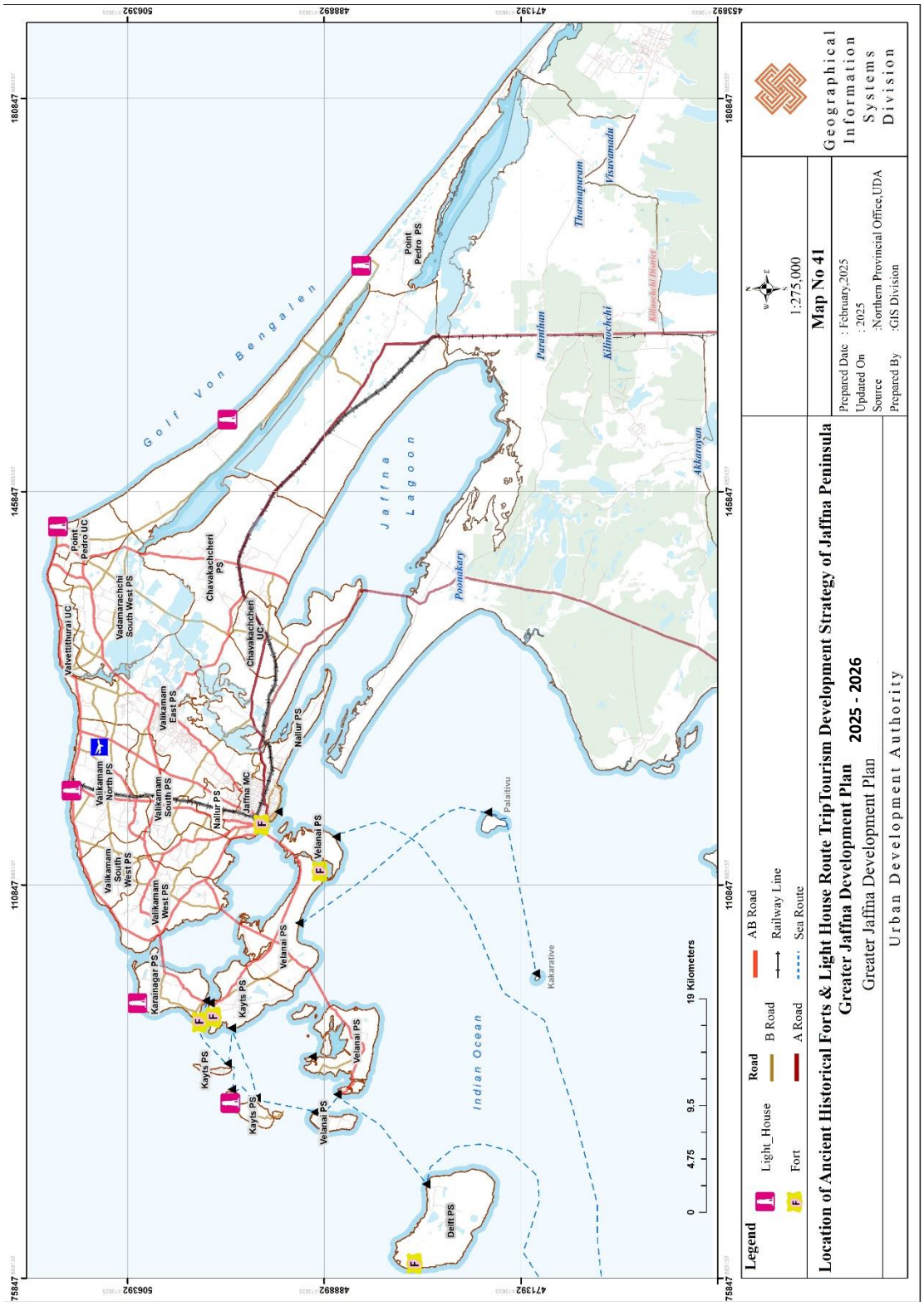
The Old Dutch Hospital on Delft Island, also known as Neduntheevu, is a significant historical landmark in Sri Lanka. The Old Dutch Hospital is a remnant of the Dutch colonial period in Sri Lanka, which lasted from 1640 to 1796.The Dutch constructed the hospital during their occupation of the island. It was built in the traditional Dutch colonial architectural style, characterized by its thick walls, large windows, and red-tiled roofs. The hospital was likely used to provide medical care to the Dutch settlers and possibly to local residents as well.

It serves as a reminder of Sri Lanka's colonial past and is of historical significance to the region. Due to this importance, it should be conserving and modify as Tourist Facilitation Centre for the profitable tourism industry of the district through reinvigorate the historical tourism.





Map 49:Location of Ancient Historical Forts & Light House Route Trip



Source: UDA(NP)

c. *Connecting the Ancient historical forts & Light house to facilitate the sea route trip to the excursionist*

During the Colonial Period, Forts and Lighthouses were constructed for the security and marine transport purposes. The new sea route trip can be facilitated to excursionist utilizing the ancient historical forts and lighthouses for profitable tourism industry through reinvigorate the historic places.

Table 13: List of Forts - Jaffna District

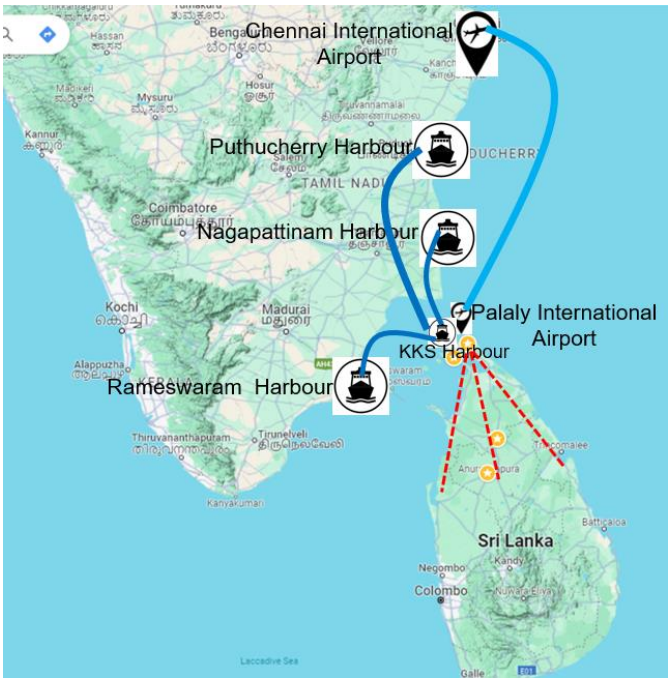
FORTS	LIGHT HOUSE
Jaffna Dutch Fort	Point Pedro Lighthouse
Delft Vediyarasan Fort	Kuddarappu Light House: - Vada East
Kayts Dutch Fort	Vettilaikenny Light House
Karainagar Hammenheil Fort	Analaithivu Light House
Allaipitty Allirani Fort	Karainagar Light house
KKS Fort	
Migamam Fort (Old Dutch Fort)	

The following development proposals are identified to implement for connecting the ancient historical forts and light houses

- *Introducing the entertain boats to excursionist along the coastal belt*
- *Facilitate the location for small scale coastal cuisine*
- *Facilitate the places for nature tours relevant with bird migratory points and beaches*

d. Fabricate a new tourism route based on the ancient and historical evidence to attract the Pilgrimagers

Old literatures including Sinhala and Tamil clearly indicate the relationship between Sri Lanka and India. Specially, Old Tamil Literatures mainly explain the close relationship between Northern Part of Sri Lanka and South India. Ponniyin Selvan, Silapathigaram, Mahavasam and Yalpanavaipavamalai are the old Sri Lankan based literatures. Recently, Ponniyin Selvan Tamil Movie mention the place Thondamanaru which is locating within the Vadamaradchchi Region of the Jaffna District. Moreover, Silapathigaram explains the arrival of Manimegalai to Nainathivu.



Recently, The Palaly International Airport was opened to the flight services to Chennai International Airport. Likewise, the ferry services operate from KKS harbor to Nagapattinam. Not only that, there were evidences for the ferry services between KKS and other South Indian Cities like Rameshwaram, Puthcherry and Chennai International Airport.

Therefore, Jaffna have the capability to attract the Pilgrimagers of the South India and other parts of the India to Sri Lanka for the Sri Lankan ancient and historic places like Hindu and Buddhist temples through KKS harbor and Palaly International Airport. The following development proposals have been identified to fabricate a new tourism route based on the ancient and historic evidence to attract the Pilgrimagers.





- *Expand the air services of Palaly International Airport to South and North Indian Cities*
- *Initiate the ferry services from KKS to Nagapattinam, Rameshwaram and Puducherry*
- *Modernization of Railway station and Bus Station at KKS*
- *Establish the Tourist Information Centre at KKS*
- *Facilitate the facilities to tourist via food corners, traditional shops, food cities and sanitary facilities*
- *Expand the spaces of Duty-Free services of the Palaly International Airport*
- *Facilitate and establish the tour guide centre at KKS*
- *Rented Vehicle service facilities*

e. Establish the Destination Management System to enhance the tourism industry of the district through Northern Tourism Bureau

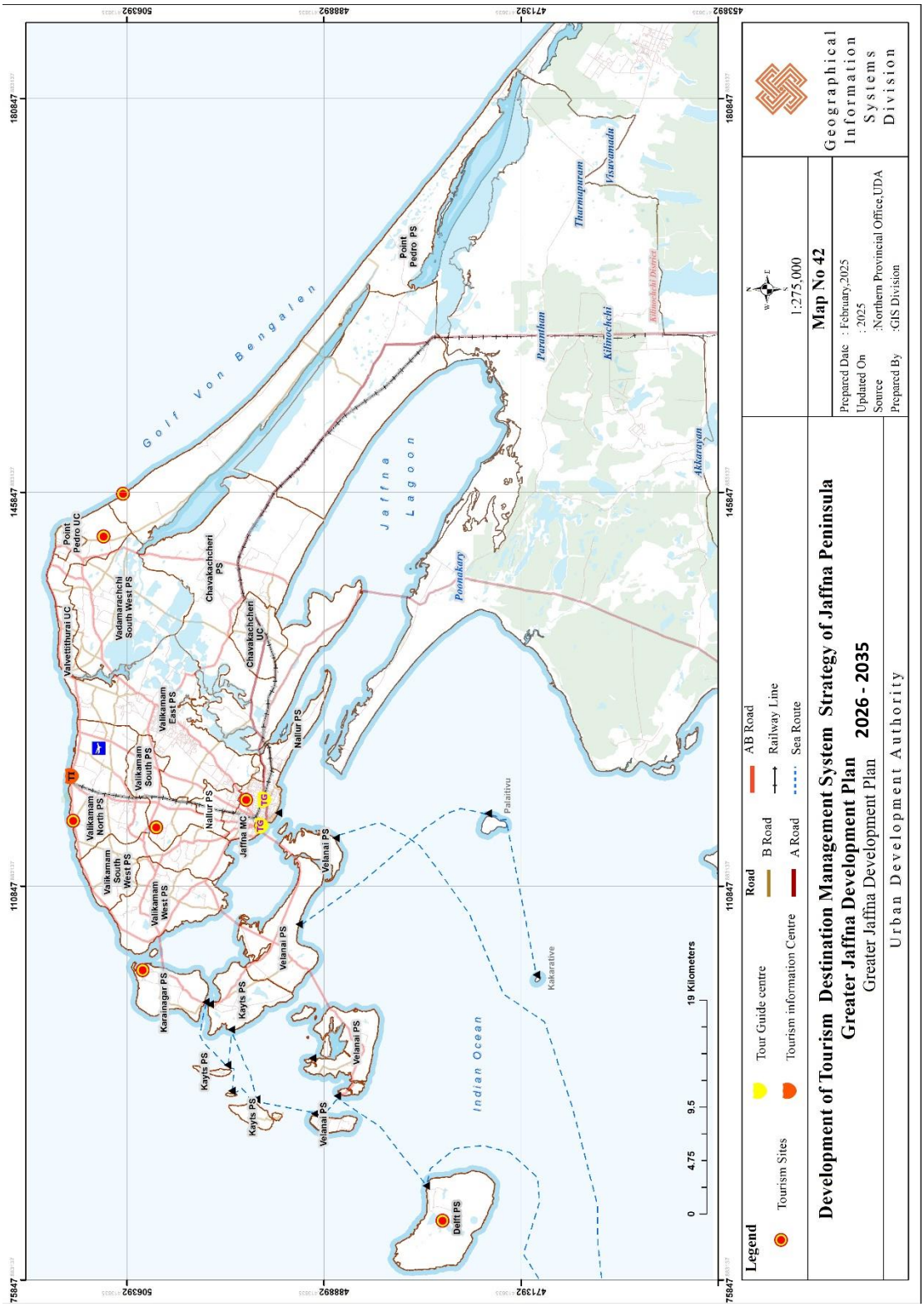


In the situational context study relevant with economic of the study area reflects that poor destination management of the tourism industry is the major reason to the poor development of the tourism sector. Situational Analysis was identified that poor coordination among the government body, no land bank system for tourism sector to attract investors. Therefore, the establishment of Destination Management system is essential in the tourism sector of the Jaffna not only reinvigorate the historical tourism for profitable tourism industry also.

Establishment of Tourism Information Centre at KKS, Jaffna Railway Station and Old Kachcheri, Establish the tour guide centre to facilitate the tour guide, spaces for rented self-drive vehicles, Tourist facilitation centre every regions including Vadamardchchi, Valikamam, Thenmaradchchi and Island, Facilitate the facilities to the hoteliers (One stop system, land bank) and Drinking water and sanitary facilities are identified development proposals to establish the Destination Management System to enhance the tourism industry of the district through Northern Tourism Bureau.



Map 50: Location of Destination Management System



Source: UDA(NP)

f. Marketing the lifestyle and intangible/ qualitative cultural spirit of the region to attract the cultural explorer from various part of the regions

The Jaffna has unique intangible / qualitative cultural sprit to attract the cultural explorer from various part of the regions. The lifestyle and intangible/ qualitative cultural aspects can be utilized for the profitable tourism industry. For this purpose: -

- Identify the intangible / qualitative cultural sprit of the region
- Identify the villages of Jaffna for specific intangible cultural sprit
- Identify the strategies to recover the remain intangible cultural sprit
- Formulate the model villages to marketing the lifestyle / qualitative cultural aspect of the district
- Celebrate the festivals as regional cultural events
- Establishment of food corner and craft centre at JIA
- Celebrate the significant days to advertise the intangible cultural sprit
- Traditional food corners

Kathavarayankuthu, Therukoothu, Karthigaideepam, Deepavali, Thaipongal, Kite Festival, Pottery, Puberty Ceremony, Villupattu, Car festival, Water cutting ceremony, Villupattu etc.

Figure 22: Cultural Event in Jaffna District



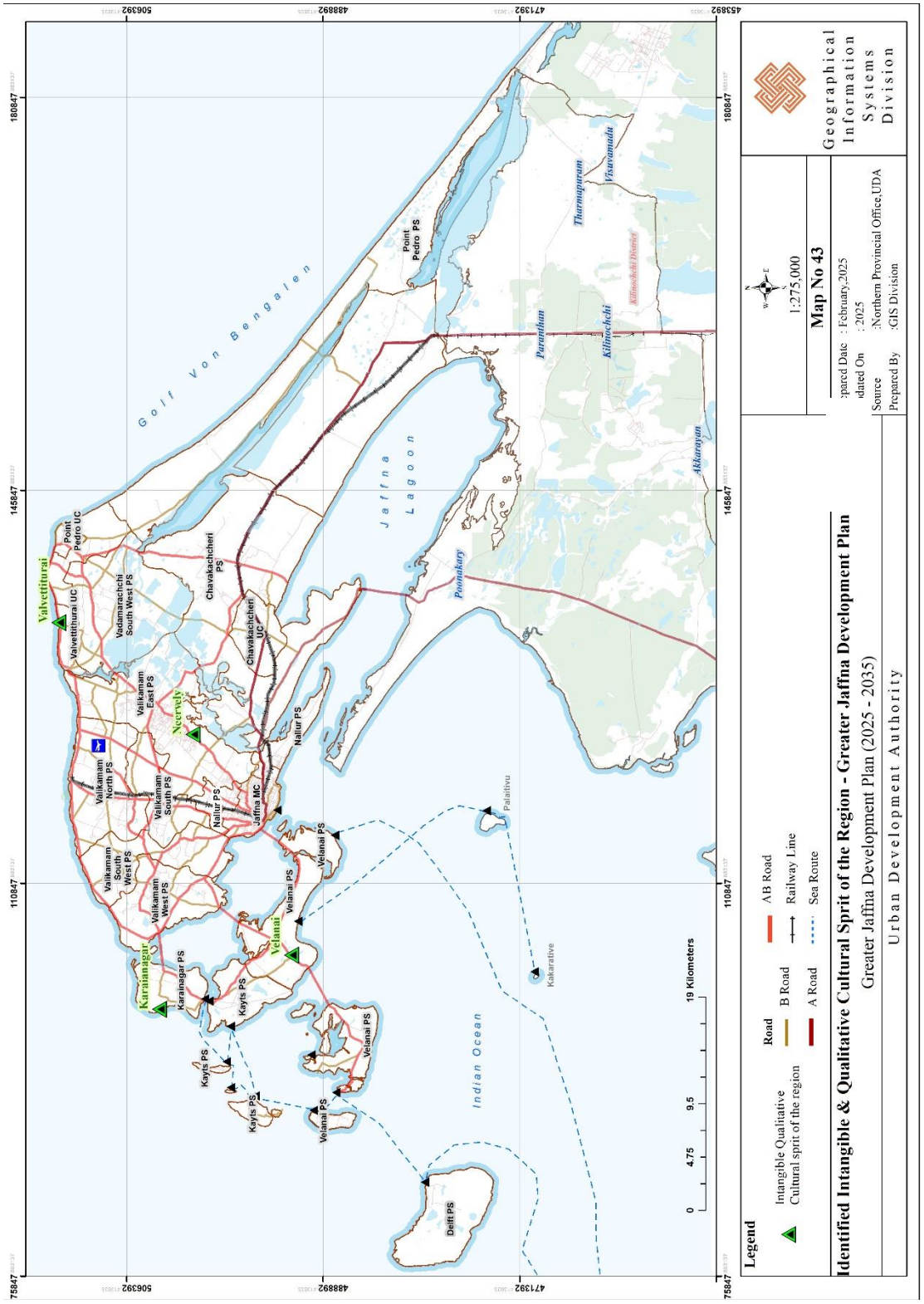
Source: Google Images

Table 14: Intangible & Qualitative Cultural Sprit of the Region

Intangible / Qualitative Cultural sprit of the region	
Kite Festival & Indravilzha	VVT
Agro based Traditional Food Village	Neerveli
Sea food based tradional food village	Karaianagar
Palmyrah based village	Velanai, Analaithivu
Pottery based Village	Kalviyankaddu

Therefore, the selected historical ambiences and intangible/qualitative cultural sprit and development proposals will support to reinvigorate the historical evidences and cultural sprit of the region. Then, it will magnify the Jaffna's image with its unique Pre-colonial, Colonial and Post-colonial ambience for the profitable tourism industry.

Map 51: Identified Intangible & Qualitative Cultural Sprit of the Region



Source : UDA(NP)

Objective 02: - To develop excursions opportunities through conserve Blue and Green Resources in 2034

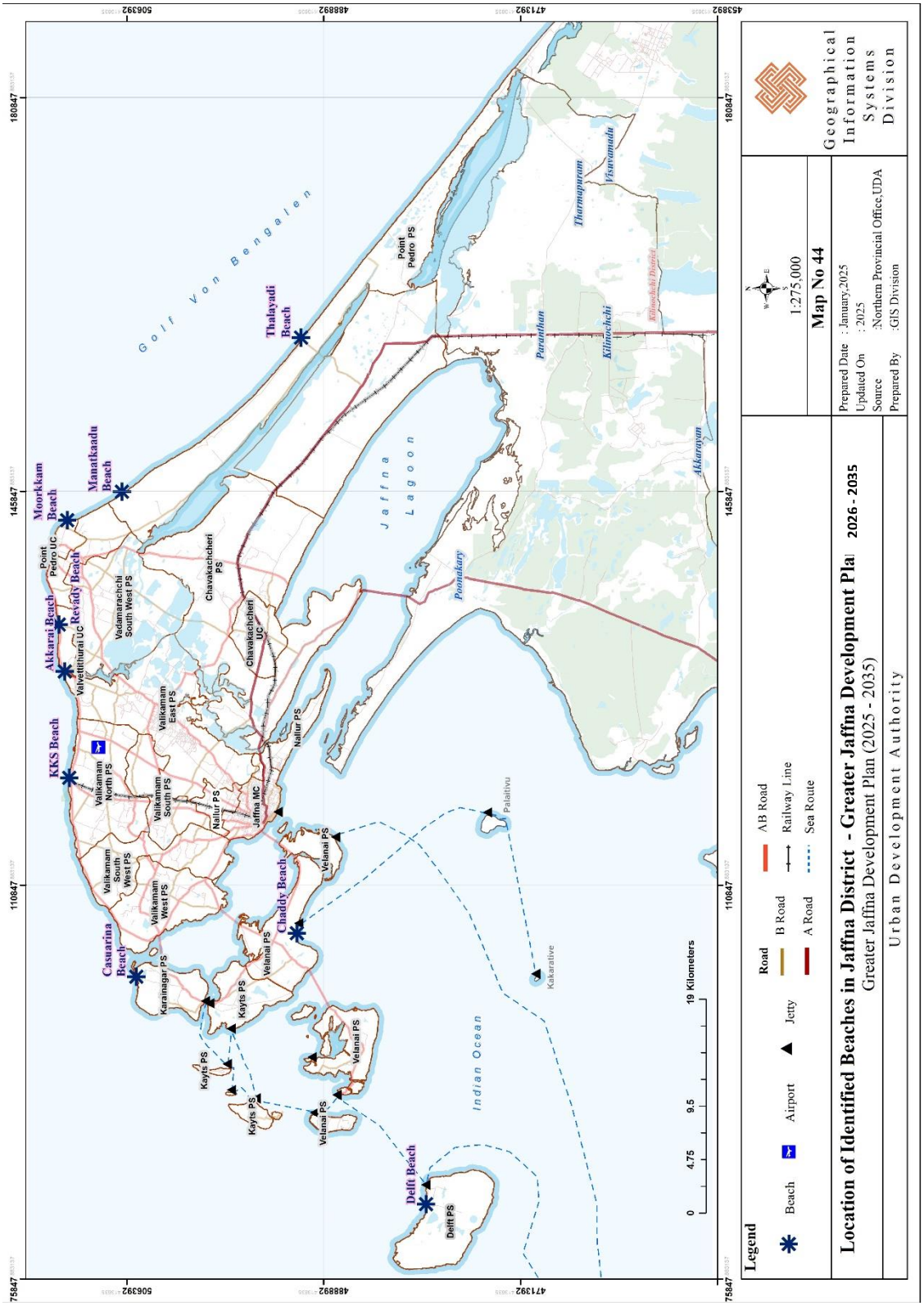
The second objective of the tourism plan mainly concentrates on blue and green resources of the Jaffna mainly sand dunes, lagoons, mangroves, beaches, bird migratory path etc.

Strategy 01: - Identifying the strategic tourism locations based on the blue and green resources to marketing the leisure-based activities of the region

This strategy mainly focuses identifying the strategic tourism locations based on the blue and green resources to marketing the leisure-based activities of the Jaffna. Under this strategy,

- Development of Recreational beaches along the coastal line of the Jaffna
- Development of Recreational leisure area based on the Mangroves and Bird watching points

Map 52: Location of Identified Beaches in Jaffna District



Source: UDA (NP)

Development of Recreational beaches along the coastal line of the Jaffna

The plenty of beaches are available within the Jaffna District due to its geographical features. Among the plenty of beaches, Tourism Plan of Greater Jaffna Development Plan has only identified few numbers of beaches based on importance of the places and other development proposals relevant with tourism sector.

Table 15: Identified Beaches

Identified Beaches	Place	Region
Seven Well Beach	Delft	Island
Chaddy Beach	Velanai	Island
Casurina Beach	Karainagar	Island
KKS Beach	Kankesanthurai	Valikamam
Revaddy Beach	Valvettithurai	Vadamardchchi
Akkarai Beach	Akkarai	Valikamam
Moorkam Beach	Point Pedro	Vadamaradchchi
Manalkaddu Beach	Manalkaddu	Vadamaradchchi

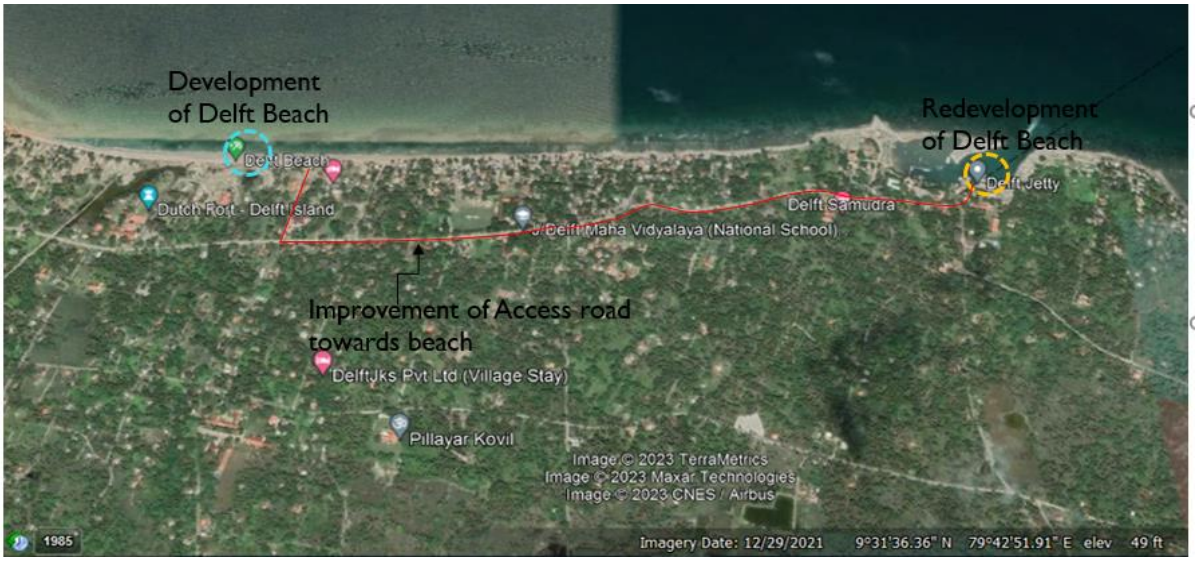




The following development proposals have been identified under the Development of Recreational Beach.

- Improving accessibly of sights
- Sanitary facilities including public toilet and washing area
- Children Play Area
- Beach Volleyball area
- Resting Huts
- Traditional Food Corners
- Space for Musical Events
- Vehicle Parking Facilities
- Development of Jetties & Modernized boats for Delft

Figure 23: Location of Identified beaches



Source:- UDA (NP)









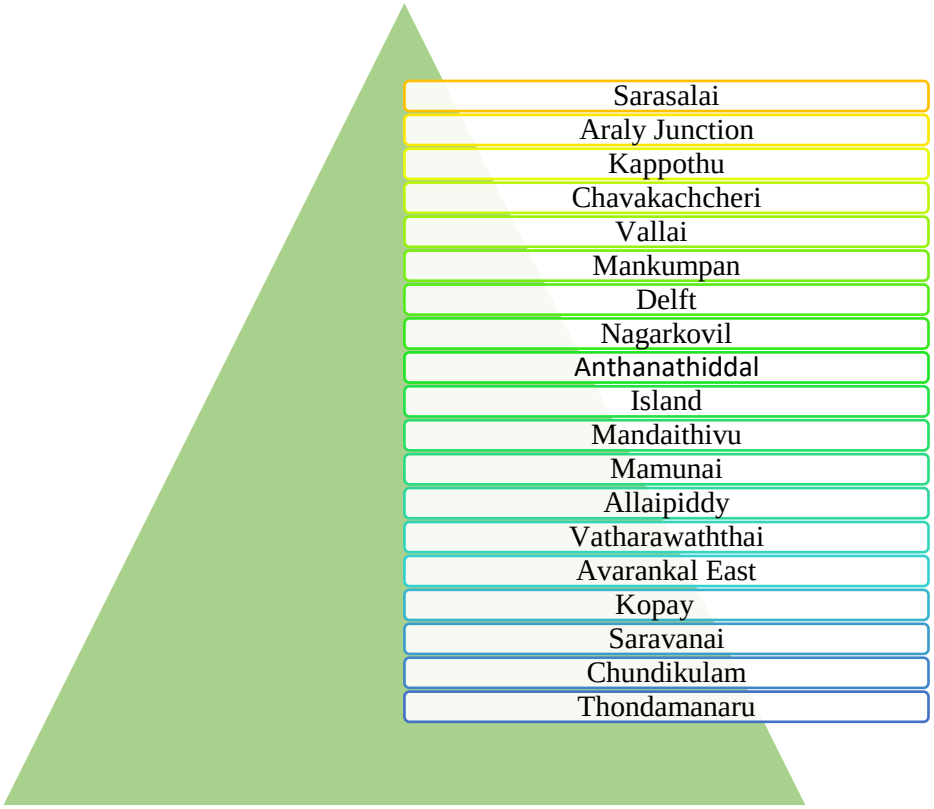
Source: Google Image

Development of Recreational Leisure area based on the Mangroves & Bird Watching Points of the District

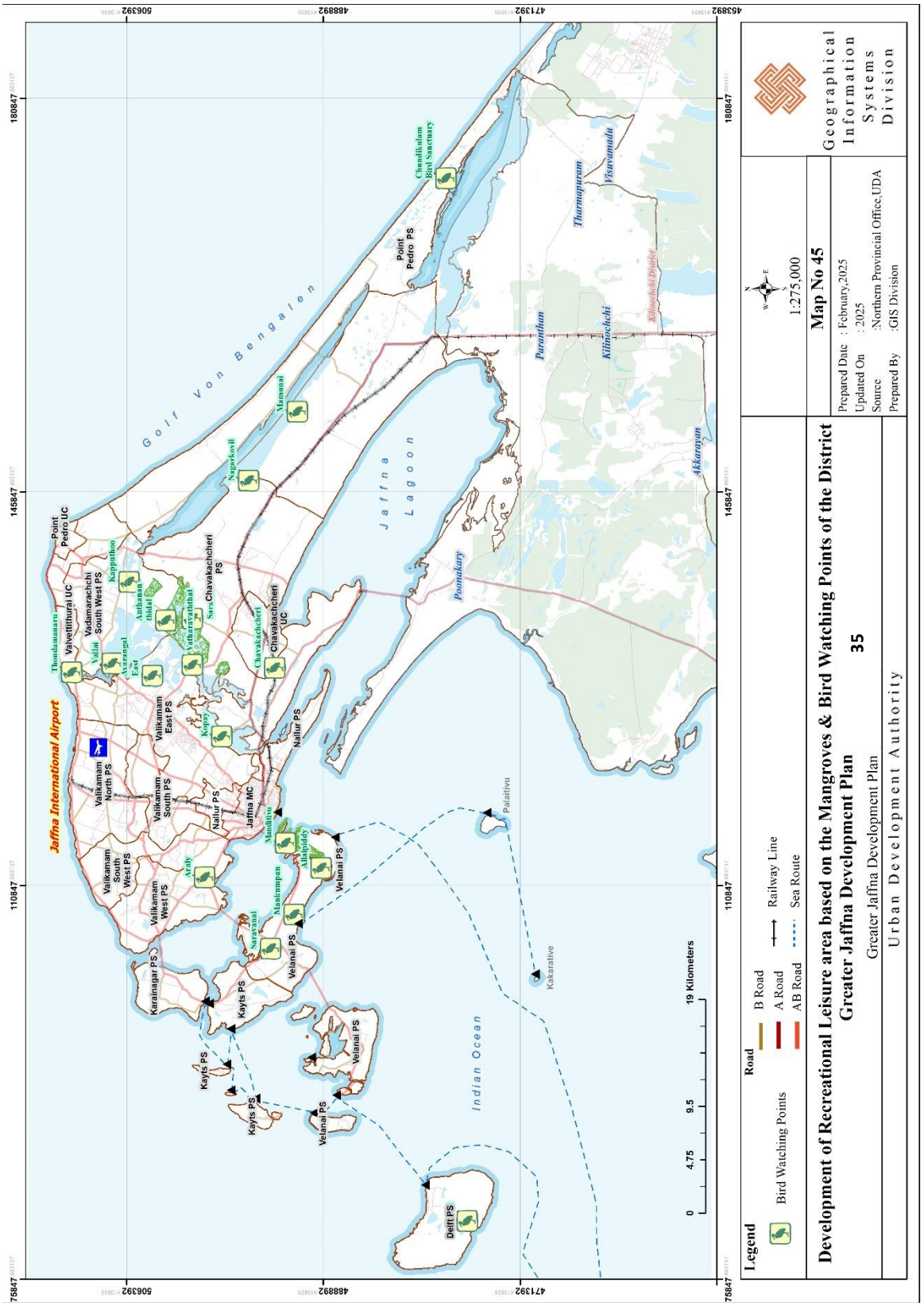
The highest extent of Mangroves is distributed with the Jaffna and The Department of Forest has declared five numbers of Mangrove area as a Mangrove Forest Area such as Siruthivu Island, Chandrapuram, Sarasalai, Yaakarai and Mandaithivu. Same time, several bird migratory points are identified within the Jaffna District for seasonal foreign birds.

Table 16:Identified Mangroves Area

Identified Mangroves Area	Place	Region
Siruthivu Island	Siruthivu	Island
Chandrapuram	Chavakachcheri	Thenmaradchchi
Sarasalai	Sarasalai	Thenmaradchchi
Yaakarai	Karaveddy	Vadamaradchchi
Mandaithivu	Mandaithivu	Island



Map 53: Tourism Development Plan



Source: UDA





Mainly, the bird migratory path is locating very closure to the Mangroves forest area. Therefore, Recreational leisure area is proposed to develop based on the Mangroves and Bird Watching Points. Here, the recreational leisure area means Mangrove Parks. Two Mangrove parks are identified to develop in the Yakkarai and Siruthivu areas. Mangrove parks will be developed with the facilities like Board walk, bird watching, information centre, look out towers, full moon yoga, tourist stalls, game facilities, information boards, boating, research centre, single and double kayaking experience, sun set electric dragon boat experience, Photo spots, Jogging Tracks, Mangrove forest eco system galleries, Touch falls, Mari farming activities.



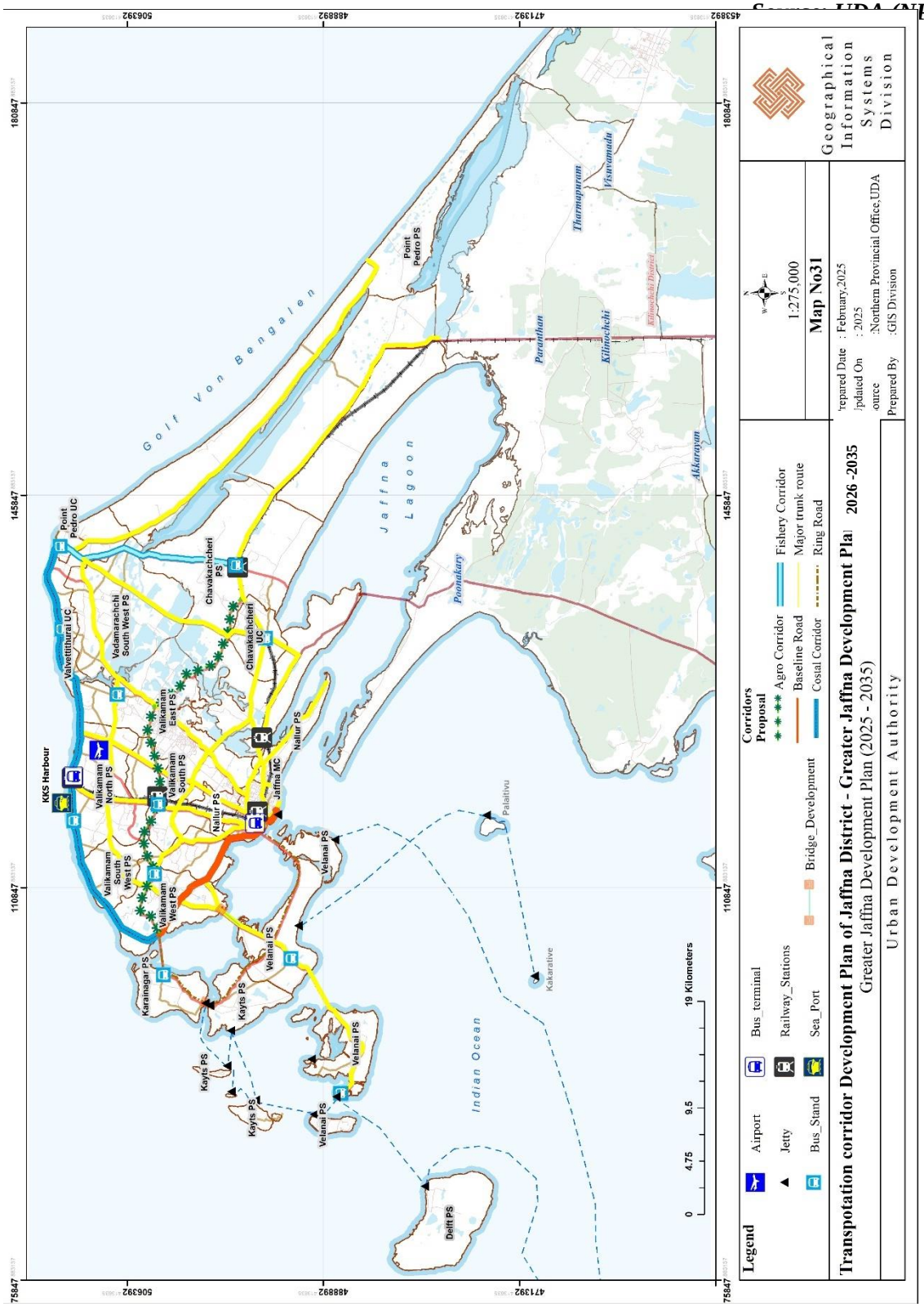




Strategy 02: - Focusing islands of the district as a focal point for the promised land with the high-class experience of the blue and green resources

The Jaffna District has consisted 22 numbers of Islands and eight numbers of islands are livable islands and other islands are no man islands. These Islands have high potential for Agriculture, Tourism and fishery. But, the development of the physical infrastructures is in a very poor level comparing with other parts of the Jaffna district. Therefore, key physical infrastructure development proposals are identified under Greater Jaffna Development Plan to focusing islands of the district as a focal point for the promised land with the high-class experience of the blue and green resources.

Map 54:Transport Plan



***Source*: UDA**

- Redevelopment of Jetties of Islands (Delft, Kayts, Velanai)
- Introducing the modernized mini cruise ship
- Proposed ring roads to islands with main land of Jaffna
- New Bridge establishment between Kayts & Karinagar
- Reconstruction of AB 39 Punguduthivu – Kurikadduwan Road
- Construction of Marina and two piers near shore on the main land

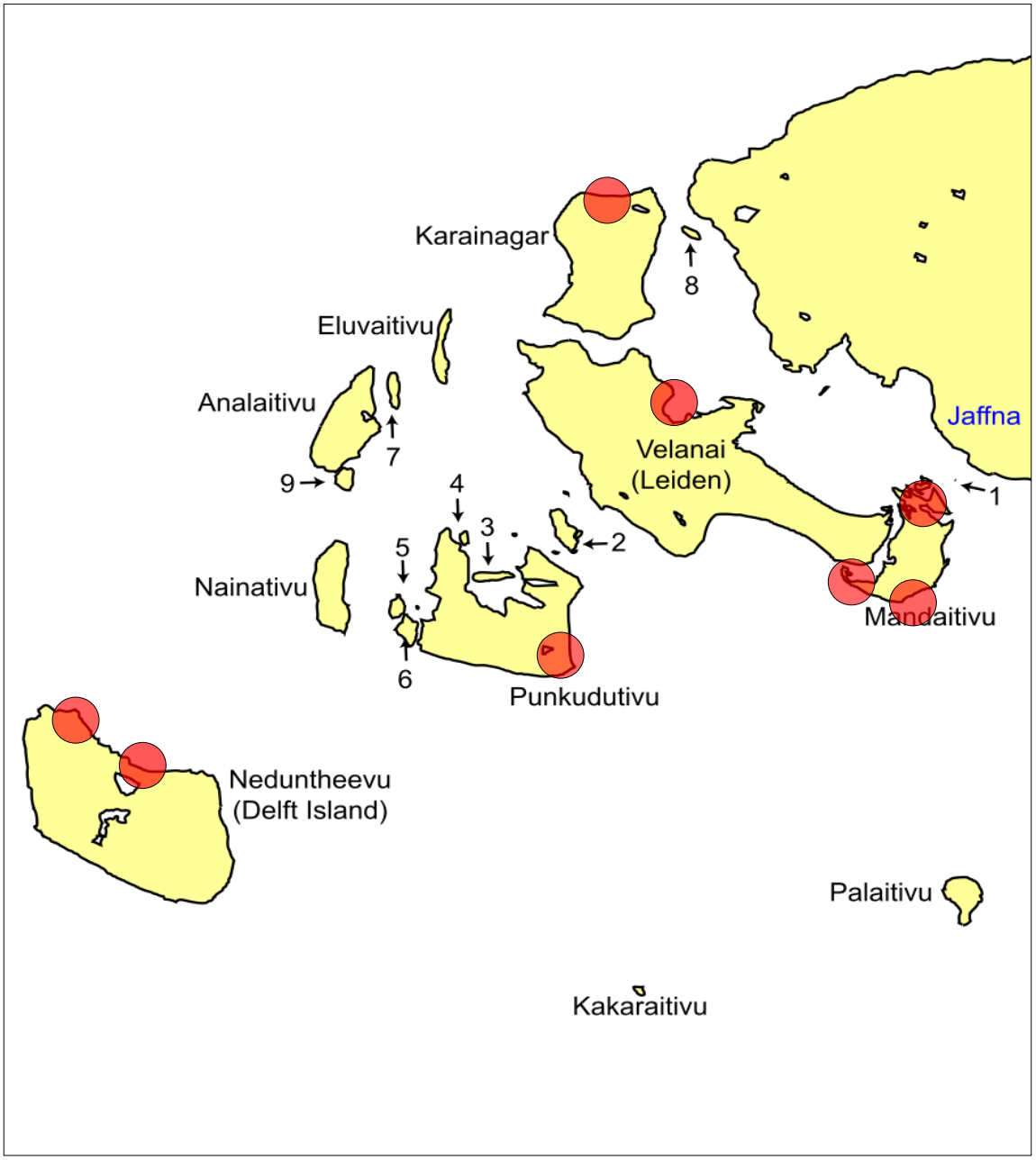
Not only the physical infrastructure development, other development proposals are identified to focusing the islands of the district as a focal point for the promised land with the high-class experience of the blue and green resources such as: -

- Development of Kayaking, recreational fishing, swimming and diving at Mandaithivu
- Construction of Interpretation Centre in Mandaithivu
- Research & convention centre for wild horses at Delft
- Promotion of Tourism Industry relevant with fishing & Aqua culture at Velanai
- Development of Coastal Cuisine at Small restaurants at Karainagar & Delft
- Development of Cottage Industry at Punguduthivu
- Exploration of Islands & Island hopping
- Proposed National Marine sanctuary at Mandaithivu
- Proposed Nature Tourism / Mangrove Park at Siruthivu



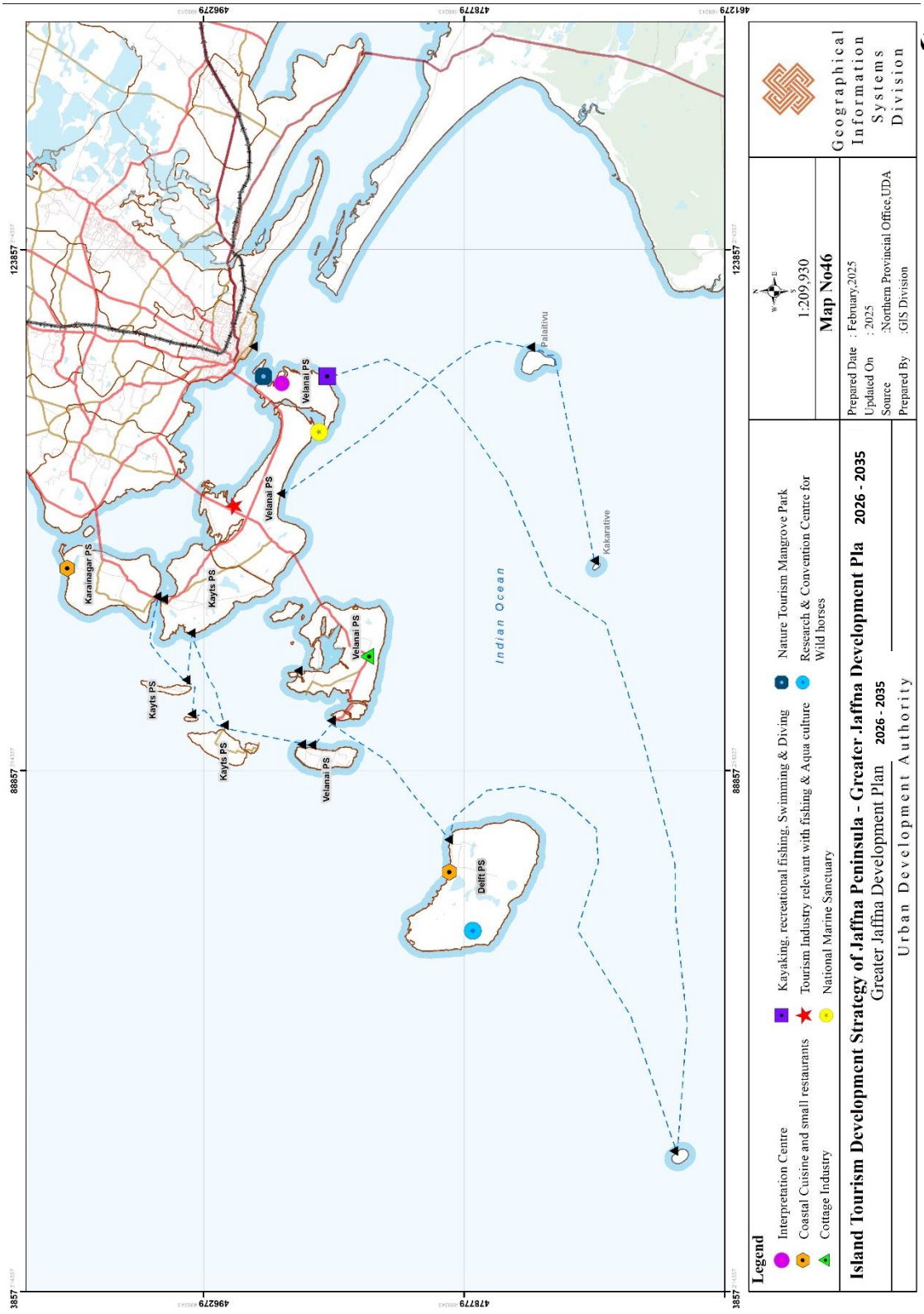


Figure 24:Location of the Islands in Jaffna District



Source: Google Image

Map 55: Tourism Development - Islands



Source: UDA

6.6 Environmental Management Strategy

6.6.1 Introduction

The Environmental Management Strategy encompasses four crucial components such as Environmental Conservation Plan, Public Outdoor Recreational Space Plan, Environmental Landscape Plan, Cultural and Heritage Management Plan, and Disaster Risk Reduction Plan. Environmental conservation plan focusses on protecting natural resources, preserving biodiversity, and mitigating pollution to ensure sustainable ecosystems. Complementing this, public outdoor recreational space plan aims to design, develop, and maintain accessible green spaces that promote community health and well-being while fostering environmental stewardship. Environmental Landscape plan Emphasize how thoughtful landscape design can enhance the overall quality of life for residents, improve environmental sustainability, and contribute to the attractiveness and marketability of the development within the Jaffna District.

Cultural and heritage management plan are essential for preserving historical sites and cultural landscapes, ensuring that they remain integral parts of community identity and heritage. Lastly, disaster risk reduction strategies are vital for minimizing the impacts of natural and human-made hazards through preparedness, resilient infrastructure, and responsive planning, thereby safeguarding both people and the environment. Together, these strategies create a comprehensive approach to managing and sustaining the environment for present and future generations.

6.6.2 Environmental Conservation Plan

Strategy 1 - To promote the sound management of Jaffna's environment, balancing the needs for socio-economic development and environmental integrity.

we have identified three distinct conservation zones: High Sensitivity Conservation Zone, Medium Sensitivity Zone, and Low Sensitivity Conservation Zone. Jaffna district encompasses 5 Mangrove Forest reserves and 4 Wild life protection areas.

High Sensitivity Conservation Zone includes areas already declared as Environmental Protection Areas, Protected Areas, or Special Conservation Areas as per International Conventions or National Acts/gazette notifications. Permitted activities within this zone are

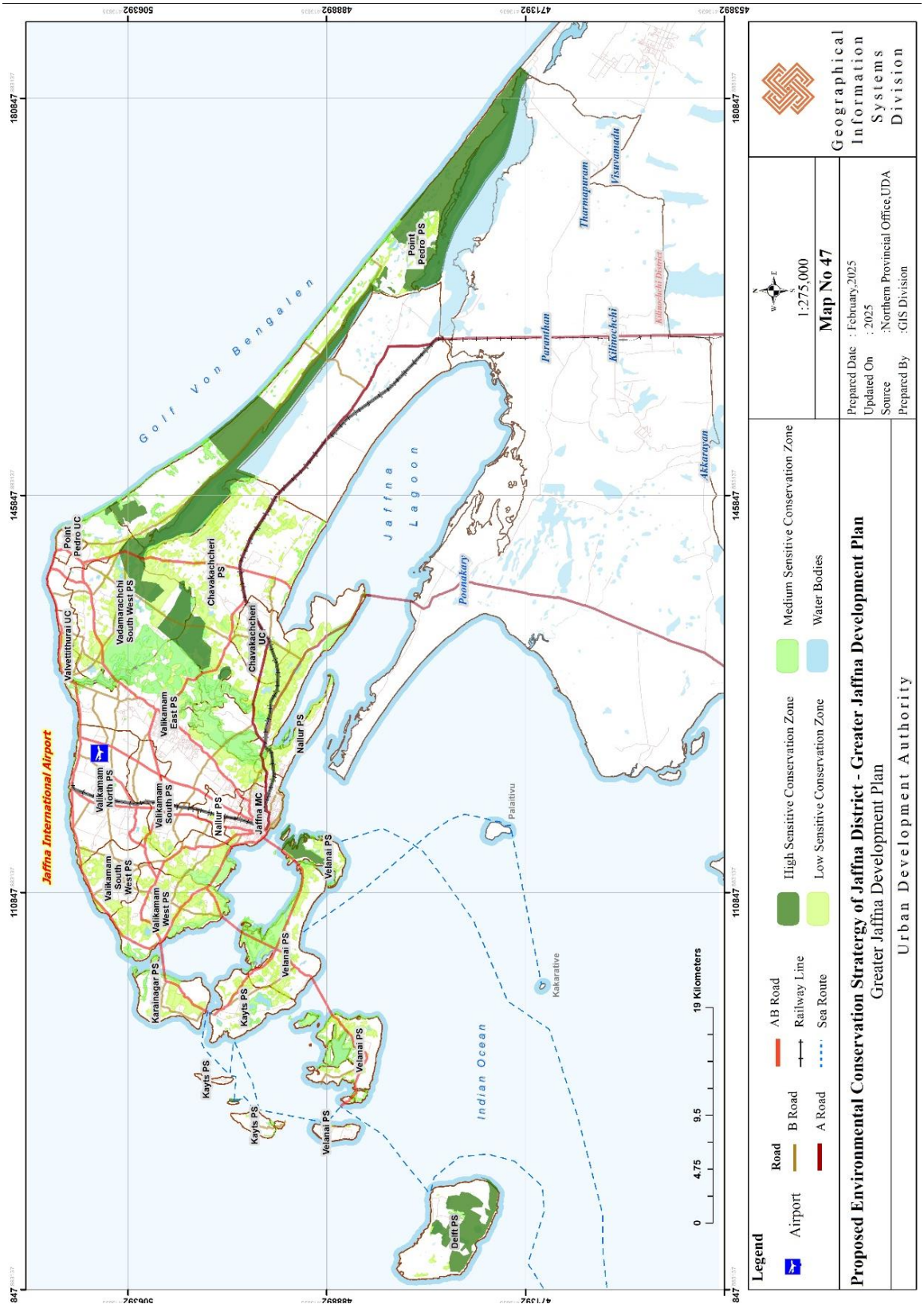
limited to those that have minimal impact on the environment (Refer the table No. in volume II)

Medium Sensitivity Conservation Zone Encompassing wetlands with high biological diversity and areas critical for water retention and flood control, such as marshes, mangroves, and other water bodies, this zone permits activities that enhance environmental and recreational value without compromising ecological functions. Permitted activities within this zone (Refer the table No. in volume II)

Low Sensitivity Conservation Zone includes existing cultivated paddy lands, abandoned paddy fields, and sand dunes. Permitted activities focus on sustainable agricultural and resource extraction practices, such as paddy cultivation, agroforestry, and mining, provided they adhere to guidelines set forth by the Geological Survey and Mines Bureau (GSMB) and Central Environmental Authority (CEA).

Through these delineated zones and their respective permitted activities, Jaffna can ensure the protection and sustainable use of its environmental resources while accommodating necessary socio-economic development.

Map 56: Proposed Environmental Conservation Zone



***Source*: UDA**

6.6.3 Public Outdoor Recreational Space (PORS) Plan

Strategy 1- To create the Space is distributed to establish and protect the network which enhances sense of place, ensures a balanced provision of the place, recreation and nature functions, retains significant environmental and cultural features.

Public open recreational spaces, often referred to simply as parks, are essential components of urban and rural environments alike. These spaces serve as communal areas where individuals and communities can engage in various recreational, cultural, and leisure activities. From sprawling urban parks to serene nature reserves, public open recreational spaces offer a range of benefits to both individuals and society as a whole.

Purpose and Importance:

Public open recreational spaces play several vital roles in communities:

1. **Promoting Physical Health:**

   These spaces provide opportunities for physical activities such as walking, jogging, cycling, and sports. Regular physical exercise in parks contributes to overall health and well-being, reducing the risk of obesity, heart disease, and other health issues.

2. **Enhancing Mental Well-being:**

   Spending time in green spaces has been linked to reduced stress, anxiety, and depression. Parks offer an escape from the hustle and bustle of daily life, providing a tranquil environment for relaxation and reflection.

3. **Fostering Social Connections:**

   Parks serve as meeting points for people of all ages and backgrounds. They provide spaces for socializing, bonding with friends and family, and engaging in community events and celebrations. These interactions help strengthen social ties and build a sense of community cohesion.

4. **Supporting Environmental Sustainability:**

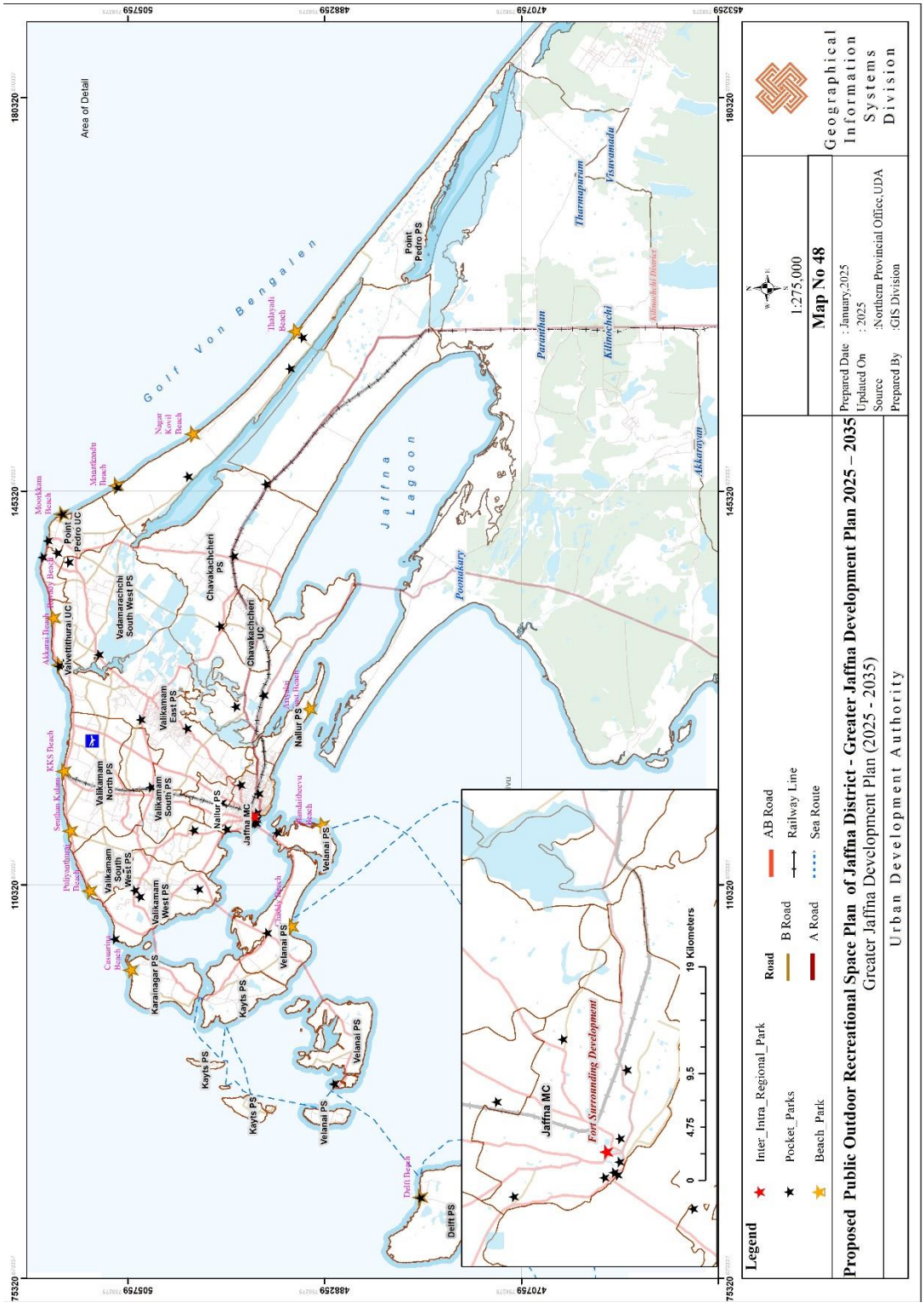
   Public open recreational spaces contribute to environmental conservation by preserving natural habitats, promoting biodiversity, and mitigating urban heat island effects. Green spaces also improve air and water quality, absorb carbon dioxide, and reduce noise pollution.

5. **Cultural and Educational Opportunities:**

   Many parks feature historical landmarks, public art installations, and educational programs that celebrate local culture and heritage. These spaces offer opportunities for cultural enrichment, learning, and creative expression.

This Plan involves the identification and development of various types of parks at different administrative levels to ensure widespread and equitable access to recreational spaces.

Map 57: Public Outdoor Recreational Space Plan



***Source*: UDA**

1. Identification of Oasis Park to National Level
    - The Park space has the ability to cater the national level commuters at the one umbrella with multi-dimensional activities.
2. Identification of Inter intra-Regional Park to Provincial Level
    - The Park space has the ability to cater the Provincial level commuters at the one place with different activities.
3. Identification of Regional Parks to District level
    - The Park space has the ability to cater the District level commuters.
4. Identification of Pocket Parks to each Local Authority Level
    - The Park space has the ability to cater the Local authority level commuters.

At the national level, Oasis Parks will be established as major landmarks offering extensive recreational facilities and preserving key natural and cultural elements. These parks will serve as flagship destinations for both residents and visitors, promoting national heritage and biodiversity.

The design of public open recreational spaces is guided by several principles aimed at creating inviting, functional, and sustainable environments that cater to the diverse needs and preferences of communities. Here are some key design principles; Accessibility, Flexibility and Adaptability, Connectivity, Sustainability, Safety and Security, Social Interaction and Engagement, Ecological Preservation and Community Engagement and Participation.

At the national level, KKS Beach Park will be promoted as one of Sri Lanka's National parks. This park will serve as a prominent landmark, offering extensive recreational facilities while preserving key natural and cultural elements, making it a flagship destination for both residents and visitors.

Map 58: Oasis Park at National Level - KKS Beach Park

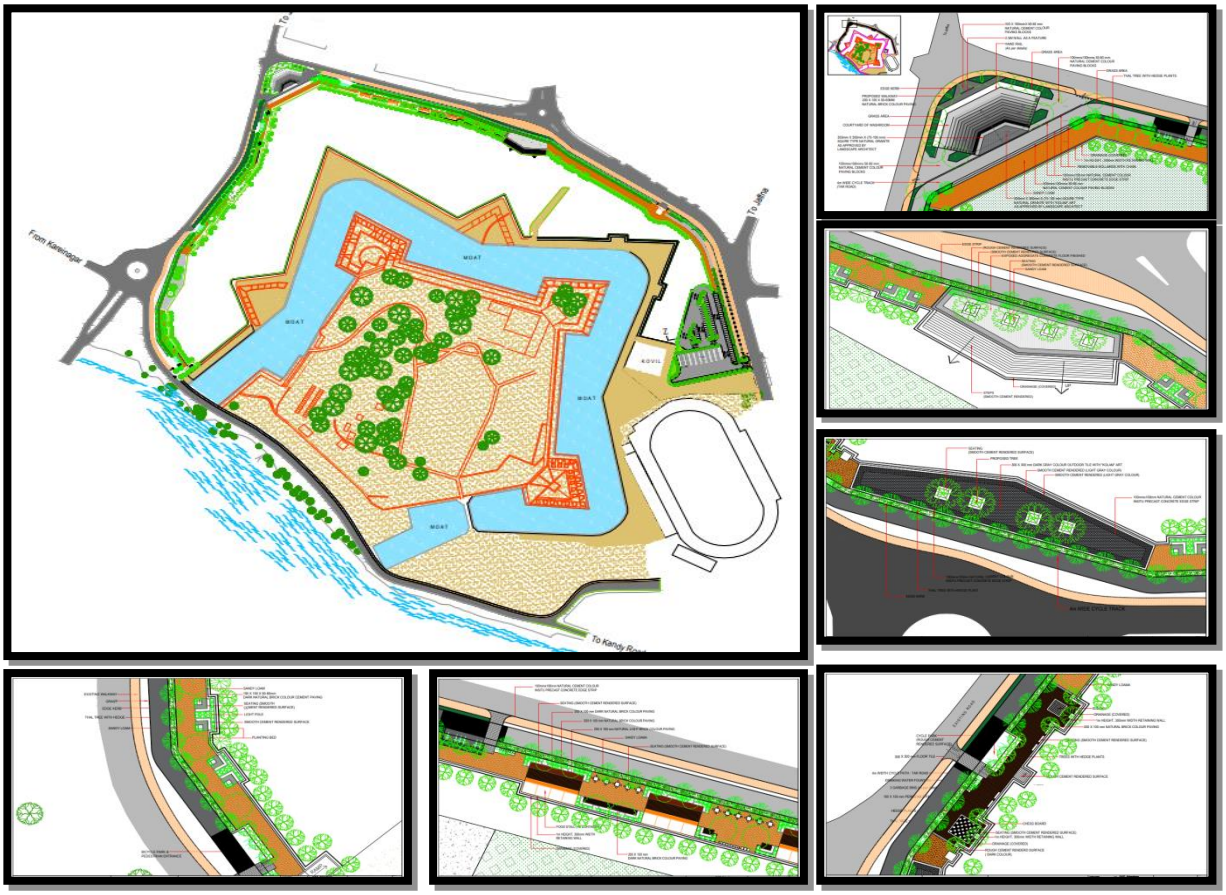


***Source*: Urban Development Authority**

At the provincial level, Inter and Intra Regional Parks will be identified to serve larger communities within regions, providing substantial green spaces that cater to regional recreational needs while preserving ecological integrity.

At the provincial level, Jaffna Fort Park will be promoted as an Inter and Intra Regional Park for the Northern Province. This park will provide substantial green spaces catering to regional recreational needs, while also preserving the historical and ecological significance of the area. Inter and Intra Regional Park integral components of the urban landscape and are strategically integrated into the spatial layout of cities and neighborhoods.

Figure 25: Inter - Intra Regional Park - Jaffna Fort surrounding Development



Source*: *Urban Development Authority

At the district level, Regional Parks will be designated to support district-wide recreational activities, ensuring that significant environmental areas are maintained and accessible for

leisure and education. At the district level, a series of Regional Parks will be designated across the four regions of Jaffna District to support district-wide recreational activities. These include Thiruvil Children Park for the Vadamaradchy region, Nunavil Park for the Thenmaradchy region, Old Park for the Valikamam region, and both Casuarina Beach Park and Chaddy Beach Park for the Island region. These parks will ensure that significant environmental areas are maintained and accessible for leisure and educational purposes.

Figure 26: Layout for Regional Park - Old Park Development



Source*: *Urban Development Authority

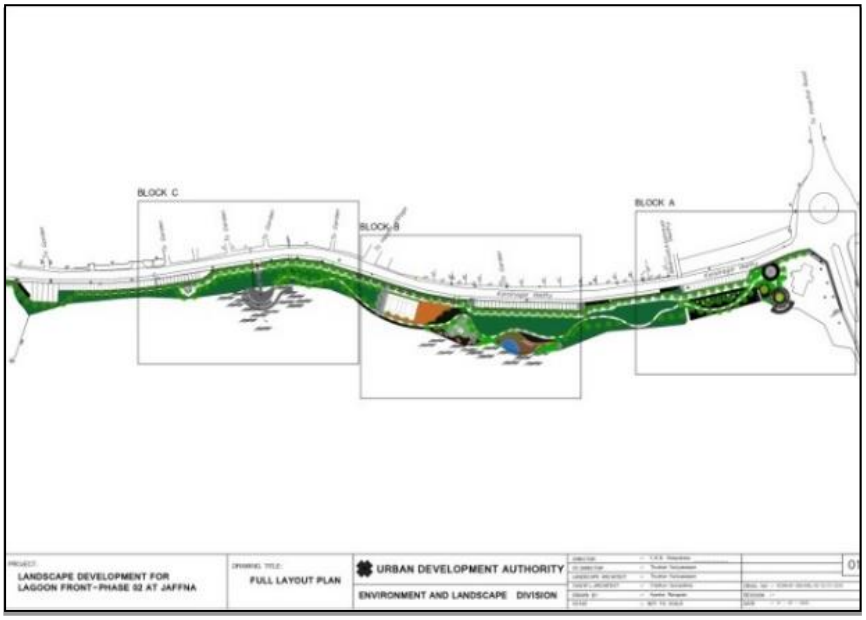
Finally, at the local authority level, Pocket Parks will be developed to offer immediate and convenient access to green spaces within neighborhoods, fostering community engagement and local identity. By systematically establishing these parks at various levels, the plan aims to create a cohesive network of public outdoor recreational spaces that promote environmental stewardship, cultural appreciation, and recreational opportunities for all.

At the local authority level, Pocket Parks will be developed in each local authority, as marked on the map, to offer immediate and convenient access to green spaces within neighborhoods.

These parks will foster community engagement, enhance local identity, and ensure that every community has access to recreational spaces.

They are; Thondaimanaru Lagoon Front Landscape Development, Community Rest & Service centre at Vallaiveli, Puloly Children Park Development , Walkway Development at Point Pedro, Inparsiddy Children Park, Moorkam Children Park Development, Mayakkai Children Park and Playground Development, Mantkaadu Children Park Development, Sempiyanpattu Children Play Development , Maruthankerney Public Park and Play Ground Development, Eluthumadduwal Town Park Development, Kodikamam Children Park Development, Sarasalai Children Park Development, Nawatkuli Public Park Development, Kaithady Public Park Development, Ampan Public Park and Play Ground Development, Lagoon Front Development Phase II, Lagoon Front Front Development Phase , Lagoon Front Development Phase III, Neervely Children Park Development, Recreational Park Development, Eco Park at Mandaitivu, Kurikadduwan Beach Front Development, Redevelopment of Manipay Children Park, Pandatharippu Children Park Development, Chulipuram Children Park, Delft Beach Park, Nilavarai Park, Kokuvil Community Park, Sankaraththai Pocket Park, Tholpuram Public Park, Araly Pocket Park, Puliyanthurai Beach Park Development and Chunnakam Railway Relaxing Space.

Figure 27: Layout for Lagoon Front Development Phase II



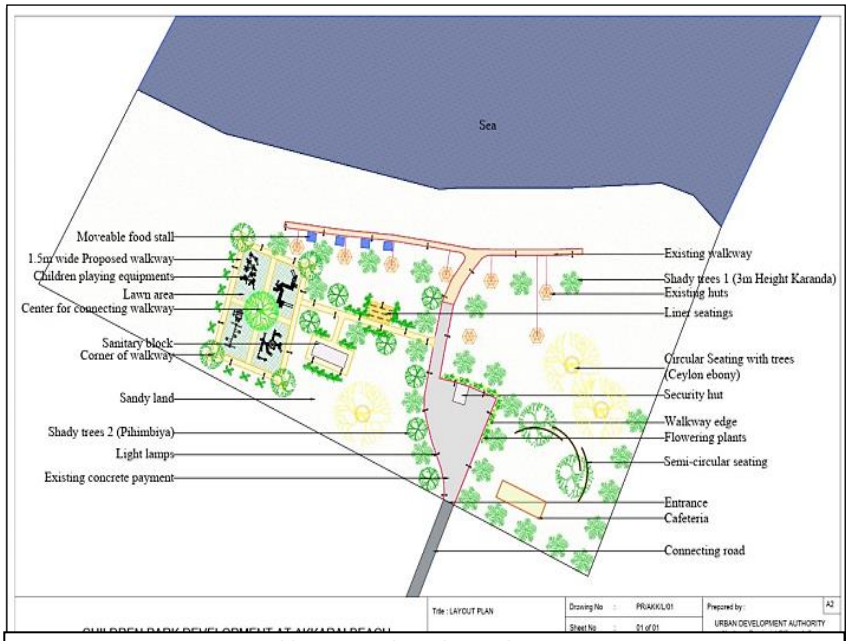
Source: UDA (NP)

Figure 28: Layout Neervely Children Park



Source: UDA (NP)

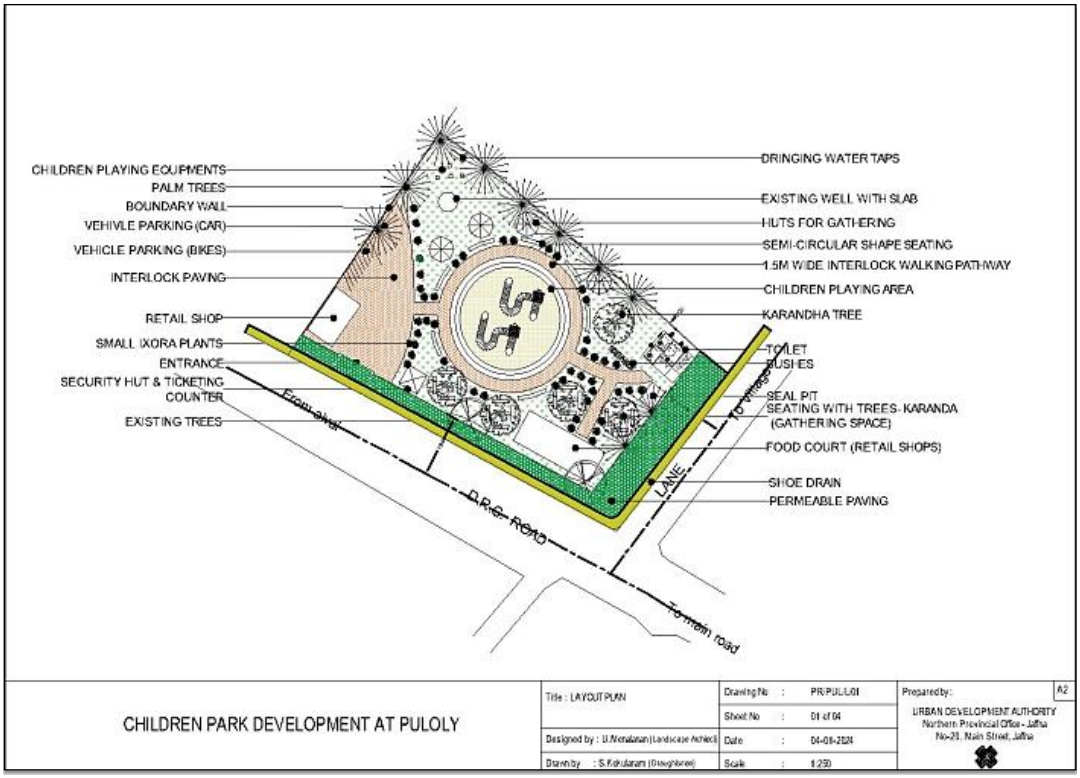
Figure 29: Layout for Akkarai Beach Park Development



Akkarai Beach Park Development

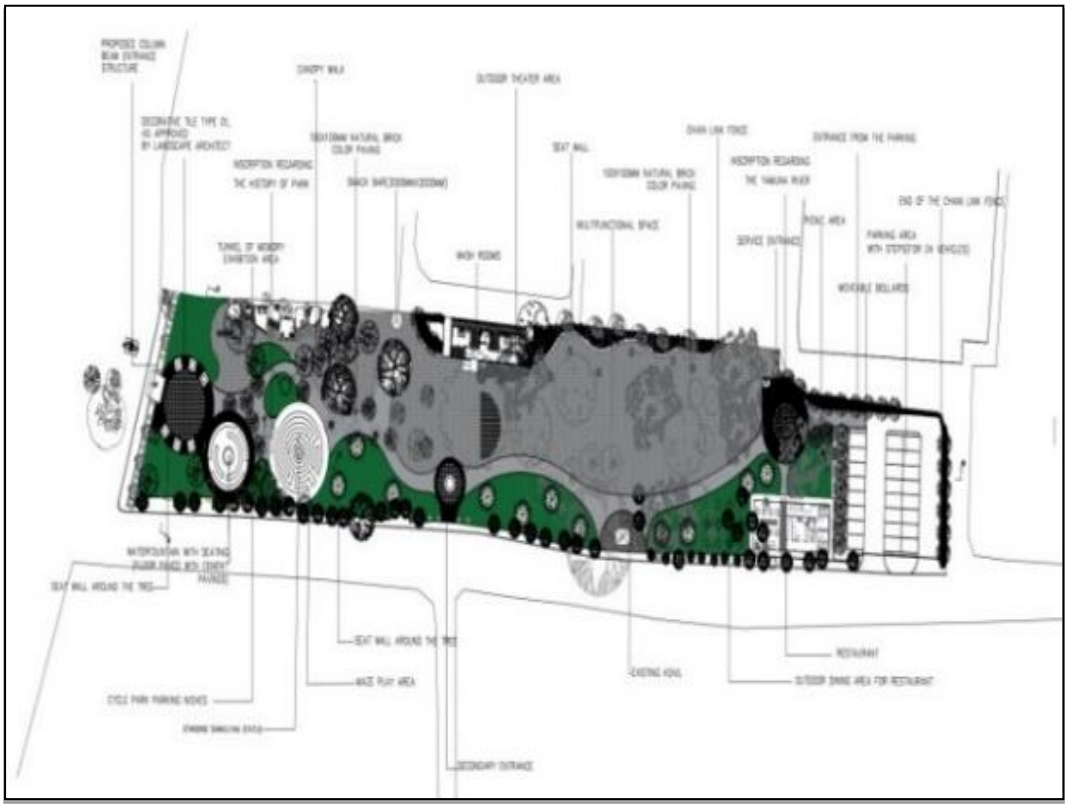
Source: UDA (NP)

Figure 30: Layout for Puloly Children Park Development



Source: UDA (NP)

Figure 31: Layout for Sankiliyan Park Development



Source: UDA (NP)

Rather than that 14 numbers of Beach Parks were identified within the District. Delft Beach, KKS Beach, Akkarai Beach, Moorkkam Beach, Chaddy Beach, Casuarina Beach, Manatkaadu Beach, Thalayadi Beach, Revady Beach, Puliyanthurai Beach, Nagar Kovil Beach, Senthan Kulam, Ariyalai East Beach, Mandaitheevu Beach Development.

According to that the identified active recreation spaces are listed in table.

Table 17:Identified Activities for Recreational Spaces

Type	Location
Oasis Park (National Level)	KKS Beach Park Development
Inter Intra Regional Park (Provincial Level)	Fort Surrounding Development
Regional Park (4) (District Level)	Thiruvil Children Park Development
	Nunavil Regional Park Development
	Chaddy Beach Park Development
	Casurina Beach Recreational Park Development
Pocket Parks (40) (Local Authority Level)	Sankaraththai Pocket Park Development
	Tholpuram public park Development
	Puliyanthurai Beach Park Development
	Chunnakam Pocket Park Development
	Araly Children Park Development
	Nilavarai Park
	Kokuvil Community Park
	Redevelopment of Manipay Children Park
	Pandatharippu Children Park Development
	Chulipuram Children Park
	Delft Beach Park
	Thondaimanaru Lagoon Front Development
	Puloly Children Park Development
	Walkway Development at Point Pedro
	Inparsiddy Children Park
	Mayakkai Children Park and Playground Development
	Moorkam Park Development
	Mantkaadu Park Development
	Sempiyanpattu Children Play Development
	Maruthankerney Public Park and Play Ground Development
	Eluthumadduwal Town Park Development
	Kodikamam Children Park Development
	Nawatkuli Public Park Development
	Sarasalai Children Park Development

	Kaithady Public Park Development
	Ampan Public Park and Play Ground Development
	Green walkway Development at Vallaivelly
	Lagoon Front Development - Phase I
	Lagoon Front Development Phase II
	Lagoon Front Development Phase III
	Sankiliyan Park Development
	Old Park Development
	Oddumadam Public Park Development
	Akkarai Beach Park Development
	Neervely Children Park Development
	Subramaniyam Recreational Park Development
	Eco Park at Mandaitivu
	Kurikadduwan Beach Front Development
	Vattakulam Pond Development
	Pullukulam Recreational Pond Development
Beach Park (14) **(Common to all level commuters)**	Delft Beach
	KKS Beach
	Akkarai Beach
	Moorkkam Beach
	Chaddy Beach
	Casuarina Beach
	Manatkaadu Beach
	Thalayadi Beach
	Revady Beach
	Puliyanthurai Beach
	Nagar Kovil Beach
	Senthan Kulam
	Ariyalai East Beach
	Mandaitheevu Beach

6.6.4 Environmental Landscape Plan

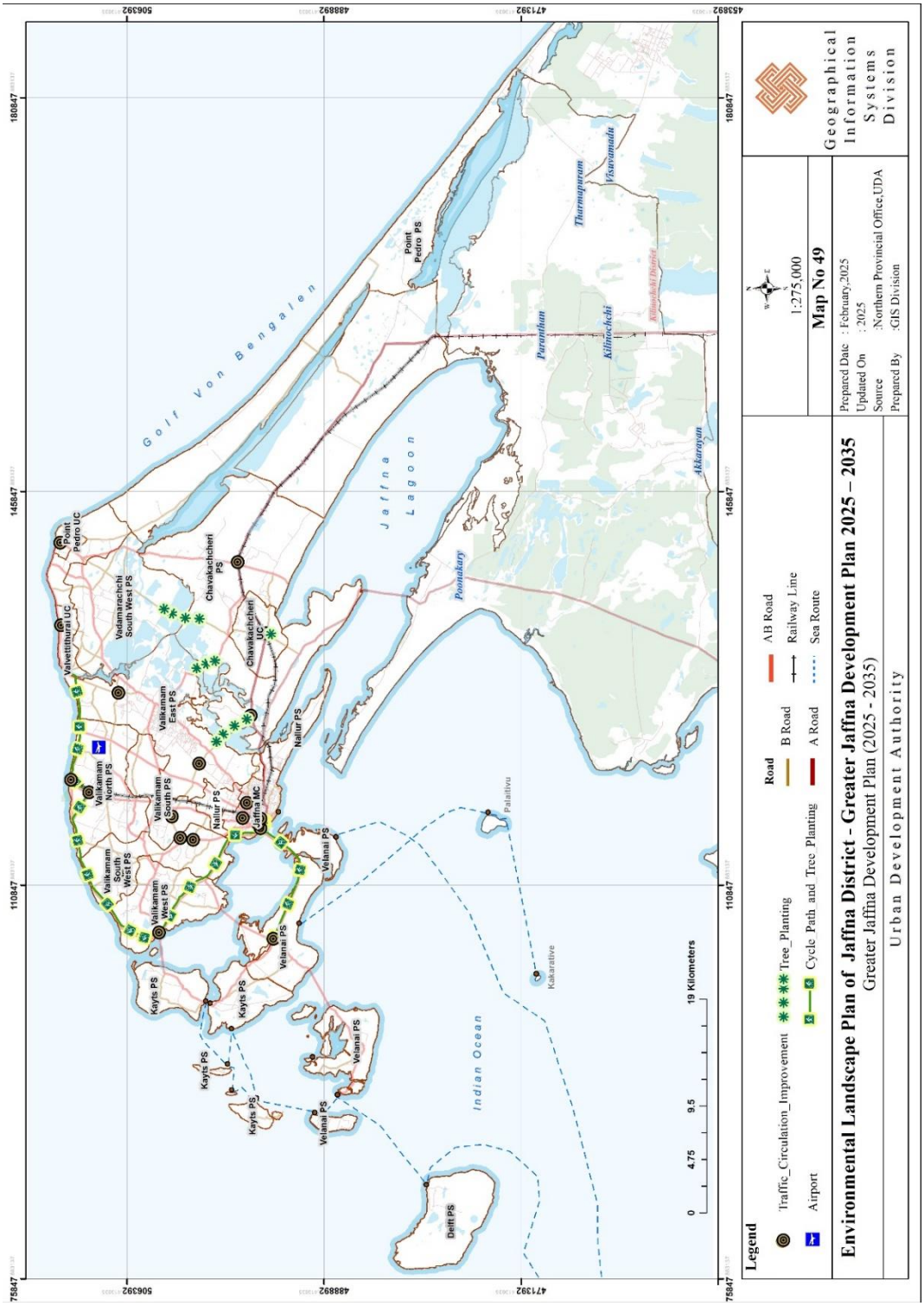
When introducing a landscape plan within a Greater Jaffna development plan of Jaffna District, it's crucial to provide a comprehensive overview that aligns with the broader goals and vision of the development plan of Jaffna District.

Start by briefly outlining the Greater Jaffna development plan of Jaffna District, including its purpose, scope, and objectives. Mention any overarching themes or principles guiding the development, such as sustainability, community integration, or aesthetic cohesion. Highlight the significance of landscape planning within the context of the development plan. Emphasize how thoughtful landscape design can enhance the overall quality of life for residents, improve environmental sustainability, and contribute to the attractiveness and marketability of the development within the Jaffna District. Further, discuss how the landscape plan will integrate with the built environment of the development. Explain how it will complement architectural design, enhance streetscapes, and create inviting outdoor spaces for residents and visitors. Provide an overview of the site analysis conducted as part of the planning process. This should include considerations such as topography, soil conditions, drainage patterns, existing vegetation, and microclimate factors. Highlight any opportunities or constraints identified during this analysis that will inform the landscape design.

Analyzed the different functional zones and amenities proposed within the landscape plan. This may include the Identification of Cycling lane and tree line Pathways (Nearly 60 km) Identification of the traffic circle area Landscape (Nos 20) and Tree Planting Pathways and further to that the Urban pockets and Streetscape Developments were identified in each local authority level with the space availability to adopt the requirements of the Urban Dwellers for their Mental Wellness. Highlight how these elements will contribute to the overall livability and appeal of the development. Provide an overview of the proposed planting plan and hardscape elements, including selections for trees, shrubs, ground covers, and materials for pathways and other hardscape features. Discuss how these elements will enhance biodiversity, provide shade and visual interest, and create a sense of place within the development. The landscape plan is a vast scale development for the Jaffna District. In the sense, the district divided into 17 numbers of local authority. So, each local authority level focuses to have a separate report. On this basis the landscape plan for the Jaffna District is narrow down and only few activities included in the District level plan and other activities

focuses in the Local authority plan report. Therefore, for each local authority report focusing to have developments like; pedestrian walk way development, Parking spaces for vehicle if needed, Tree planting along the roads where having the space availability, if the local authority have the beach area then have the beach entry beautification, children park, recreational ponds development, proposing cycling lane if needed, roundabout development and in last identification of urban pockets were proposed. These developments discussed separately in each local Authority reports. When considering the context of the Jaffna District Landscape Plan includes the Roundabout Development, Cycle path and tree planting were included which shows in the Plan.

Map 59: Environmental Landscape Plan



Source*: *Urban Development Authority

6.6.5 Cultural & Heritage Management Plan

To enhance the archaeological values as an economically boost able conservative character, our Cultural & Heritage Management Plan focuses on integrating conservation with economic development. This plan aims to preserve and promote Jaffna's rich cultural and historical heritage while creating opportunities for sustainable economic growth.Key archaeological sites will be meticulously conserved and maintained to protect their historical integrity. These sites will be integrated into tourism circuits, making them accessible and attractive to both domestic and international tourists.

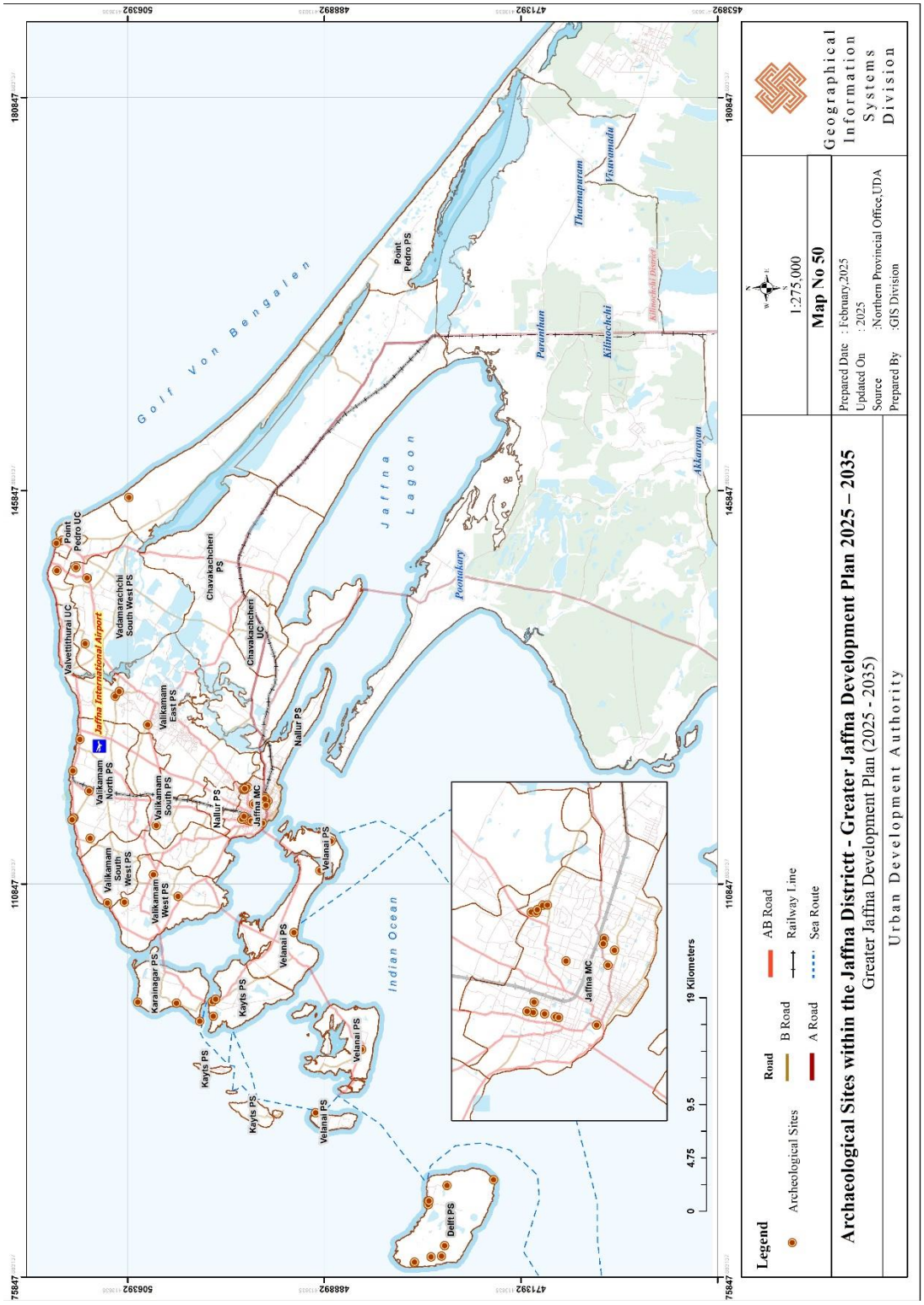
By balancing the preservation of archaeological sites with economic development, this plan seeks to transform Jaffna's cultural heritage into a vital component of its economic growth, ensuring that the region's historical treasures are safeguarded for future generations while contributing to the community's prosperity.

To enhance the archaeological values as an economically boost able conservative character, the plan focuses on three primary actions: conservation of archaeological sites, obtaining necessary clearances for development, renovation of these sites and conservation of Jaffna’s historical core. Through these combined actions, the plan aims to seamlessly integrate heritage preservation with economic development, fostering a sustainable and culturally enriched environment.

6.6.5.1 Conservation of Archaeological Sites

Conserving all the gazetted archaeological sites in Jaffna District is a cornerstone of our Cultural & Heritage Management plan. This action involves adhering to the conservation methods recommended by the Department of Archaeology, ensuring that each site is preserved with the highest standards of care and expertise. Conservation efforts will include detailed documentation, structural stabilization, environmental control, and routine maintenance. These measures will protect the historical integrity and authenticity of the sites, preventing further deterioration and loss of valuable cultural heritage. By following the established guidelines, we will ensure that these sites remain not only as significant cultural landmarks but also as educational resources for future generations.

Map 60: Archaeological Sites within the Jaffna District



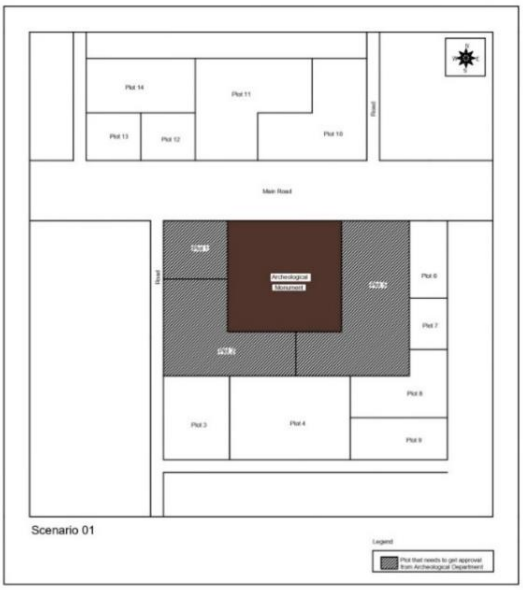
***Source*: UDA**

6.6.5.2 Obtaining Clearance for Development

To safeguard the immediate surroundings of archaeological sites, it is essential to obtain clearance from the Archaeological Department for any development activities in the vicinity (Scenario 01). This action will involve a rigorous review process to evaluate the potential impact of proposed developments on the integrity and preservation of the archaeological sites. By implementing a clearance protocol, we aim to prevent unauthorized construction and activities that could damage these valuable cultural assets. This approach will foster a harmonious balance between development and heritage conservation, ensuring that any new projects enhance rather than compromise the historical landscape of Jaffna District.

As depicted in 02 scenario images (with the immediate plot delineated by hatch marks), the immediate plot must undergo clearance procedures for development. This step is essential to ensure that any proposed construction or modification within the plot adheres to legal, environmental, and heritage preservation regulations. Obtaining clearance guarantees that the development activities will not compromise the integrity or significance of adjacent archaeological sites, thereby maintaining the historical and cultural character of the area.

Scenario 1



Scenario 2



6.6.5.3 Renovation of Archaeological Sites

The renovation of selected archaeological sites is crucial for enhancing their cultural and socio-economic value. We have identified five key sites for immediate renovation: Old Kachcheri in Jaffna, Manthiri Maligai in Nallur, Kayts Dutch Fort in Kayts, Dutch Church in Manatkaadu, and Kovalam Light House in Karainagar. These sites hold significant historical and cultural importance and their renovation will involve restoring architectural elements, improving visitor facilities, and providing interpretive displays to educate the public about their historical significance. By renovating these sites, we aim to make them more accessible and attractive to tourists, thereby boosting local economies through increased tourism revenue. The renovations will not only preserve these important heritage sites but also create opportunities for local businesses and communities to thrive by capitalizing on the increased visitor interest.

Figure 32: Preliminary Design of Old Kachcheri Building

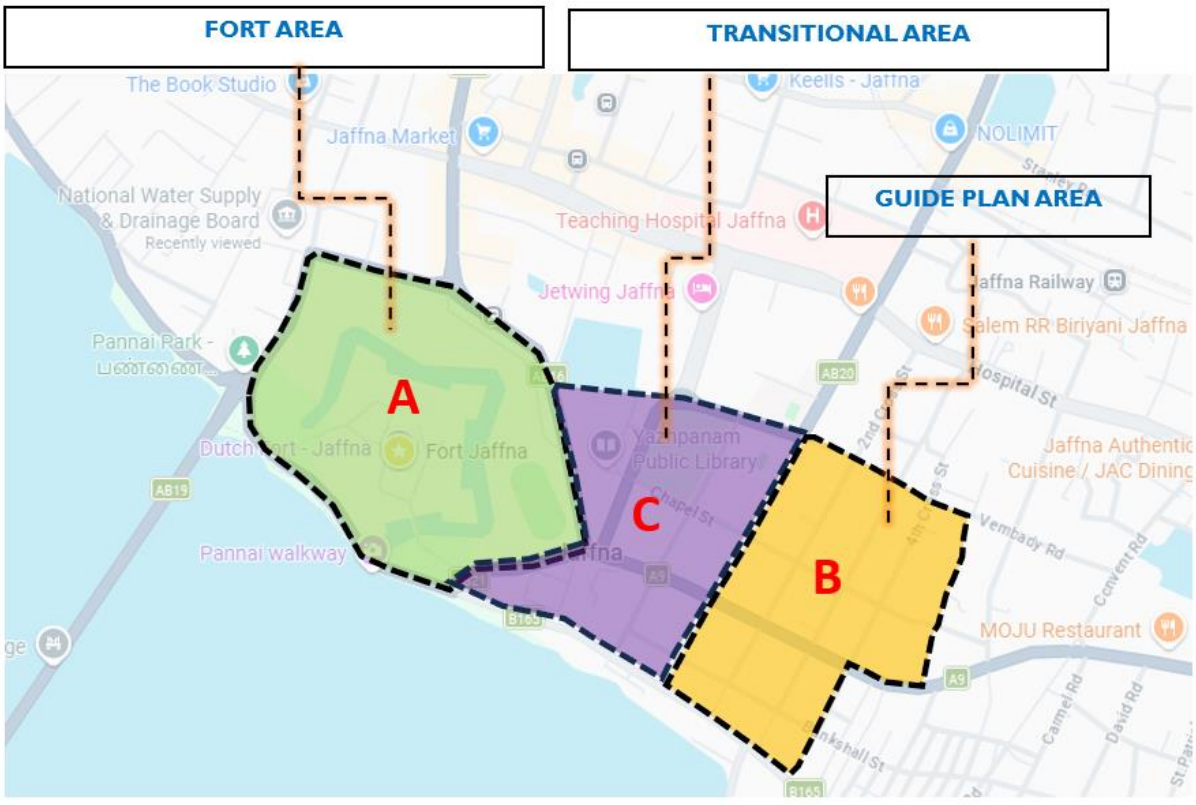


Source*: *UDA (NP)

6.6.5.4 Conservation of Jaffna's historical core

For the conservation of Jaffna's Historical Core, we have identified four blocks: A, B, C. Block A encompasses the Dutch Fort area, while blocks B & C originally featured buildings with Dutch architectural characteristics. However, over time, Block C has been transformed for institutional purposes. Recognizing the importance of preserving Jaffna's historical identity, we have prioritized Block B for conservation efforts, as it primarily consists of residential buildings, with some retaining their Dutch architecture. Special guidelines have been formulated specifically for Block B to restore and preserve its unique architectural heritage. Through targeted conservation initiatives and adherence to these guidelines, we aim to restore the historical integrity of Jaffna's core while promoting sustainable development practices that respect its rich cultural heritage.

Figure 33: Jaffna Historical Core



***Source*: UDA(NP)**

The guidelines for conservation and development in Jaffna's historical core block B outline several key measures to bring back the area's heritage while allowing for appropriate development. These guidelines are annexed in the Local Area Development Plan of the Jaffna Municipal Council area.

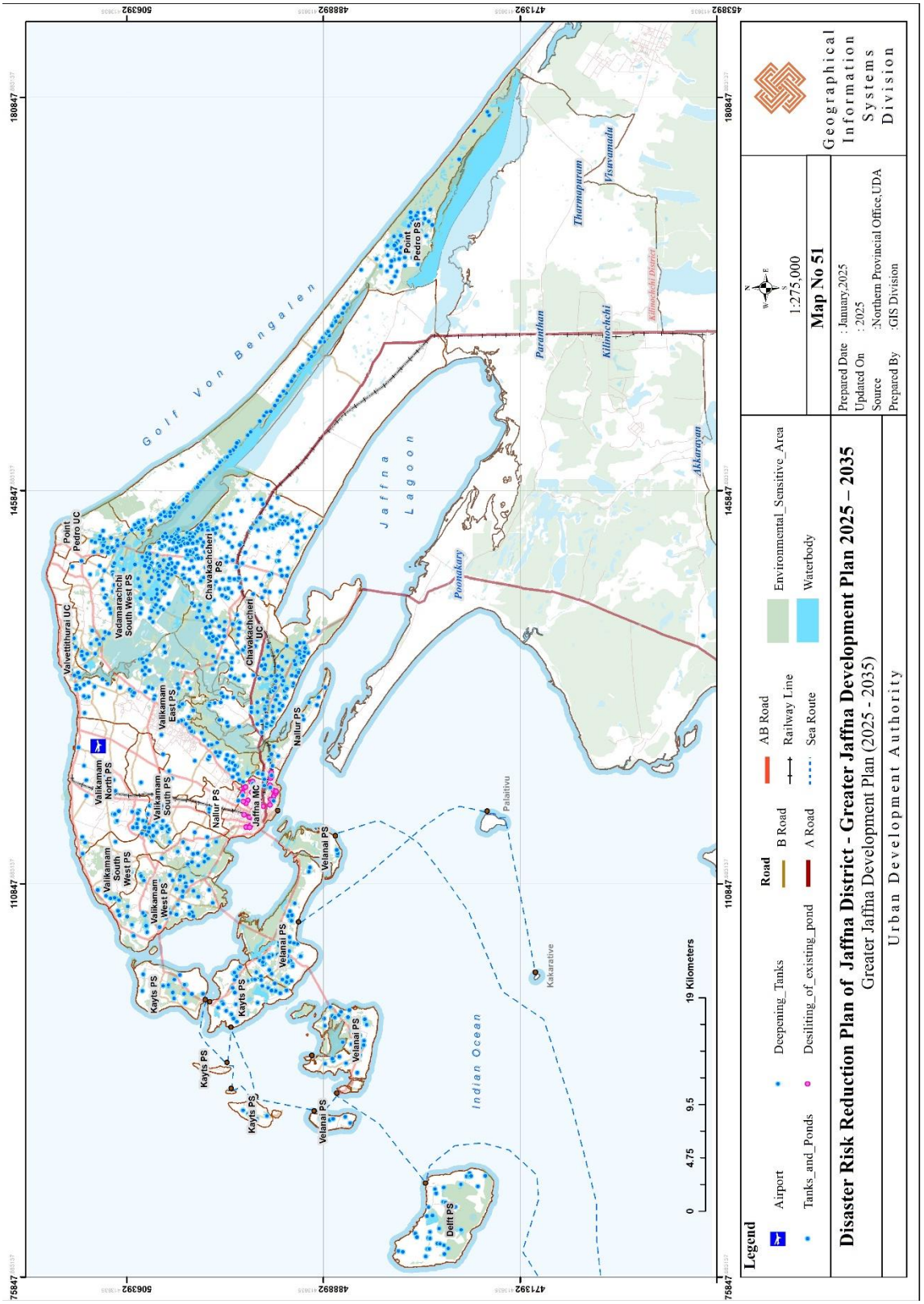
6.6.6 Disaster Risk Reduction Plan

To enhance Jaffna's resilience against disasters, our Disaster Risk Reduction Plan focuses on three key actions. First, minimizing the impact of flash floods through improved drainage systems, second, revitalizing the Valikiaru Cascade System, third, Development of Flood Protection Bund. These combined efforts aim to reduce flash flood impacts, improve water security, and build a resilient community capable of adapting to future disasters in Jaffna which encompasses 1135 ponds, 5 tanks and 3 lagoons.

6.6.6.1 Enhancement of the pond system

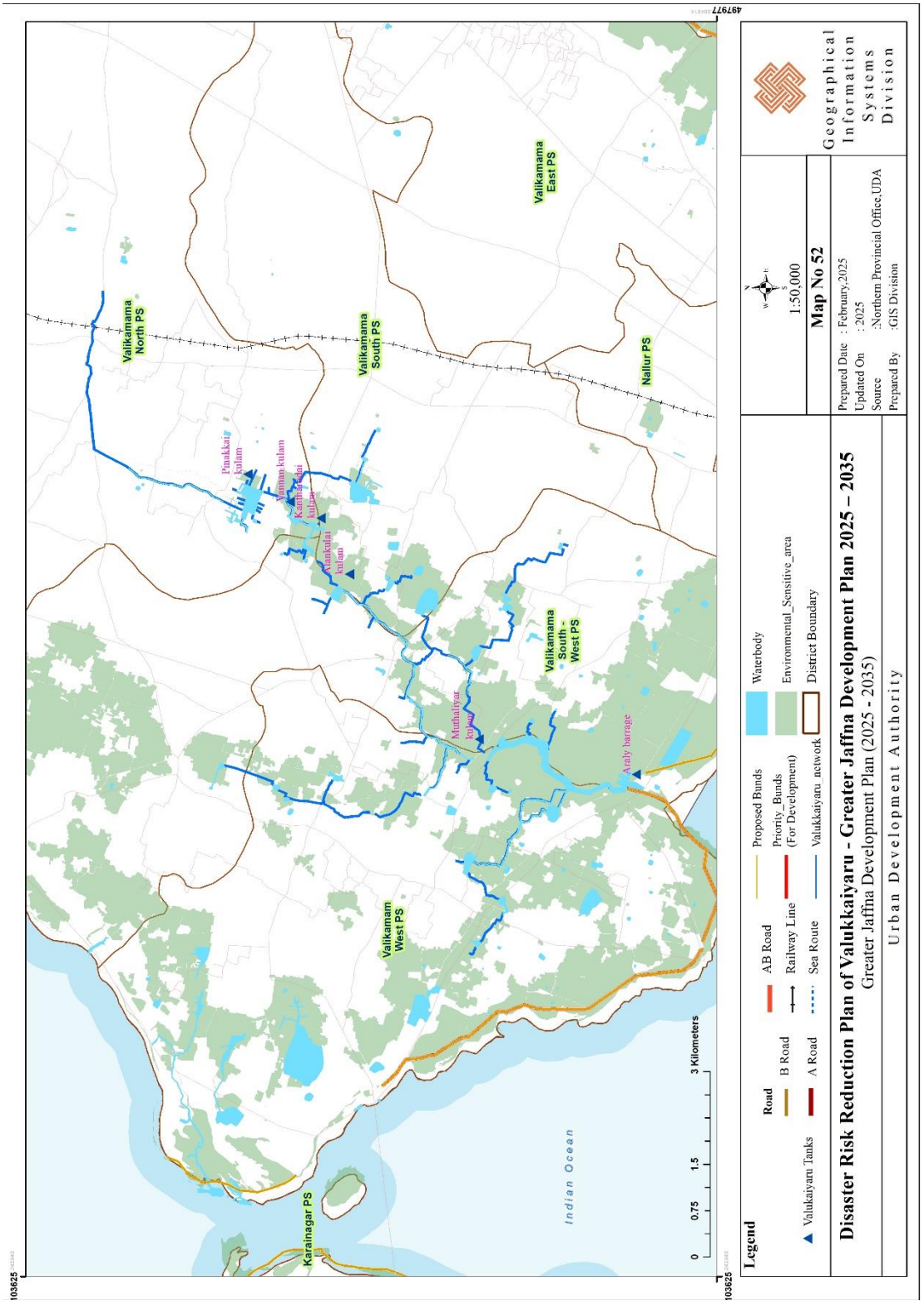
Conservation of Ponds will be directed towards the conservation of these ponds to maintain their ecological and hydrological functions. This involves protecting the ponds from pollution, encroachments, and other forms of degradation, ensuring they continue to support biodiversity and groundwater recharge. De-siltation of Ponds will improve the storage capacity and functionality of these ponds, a targeted de-siltation program will be implemented. Initially, priority will be given to 35 ponds located in the city core area, marked as pink triangles on the map, and 45 pounds in other areas, marked as blue triangles. This process will involve removing accumulated silt and debris, enhancing the ponds' ability to manage stormwater and reduce the risk of flash floods. Through these focused actions, the enhancement of the pond system will significantly contribute to flood mitigation, water conservation, and overall disaster resilience in Jaffna.

Map 61:Disaster Risk Reduction Plan



Source: UDA (NP)

Map 62: Revitalization of the Valikiaru Cascade System



Source: UDA (NP)

Conserve the Cascade System of Valikiaru will focus on the preservation and restoration of the entire Valikiaru Cascade System, ensuring its effective functioning for flood mitigation and water conservation. This includes repairing and maintaining the channels, tanks, and associated infrastructure.

Propose Reservation for Valikiaru Main Channel will help to protect and maintain the main channel of the Valikiaru Cascade System, a reservation area of 4 meters from the edge of the channel will be established. This buffer zone will help prevent encroachments and facilitate maintenance activities.

Propose Reservation for Valikiaru Sub Channels is for the sub-channels of the Valikiaru system, a reservation area of 3 meters from the edge of each sub-channel will be designated. This measure will ensure the free flow of water and prevent obstructions that could hinder the system's efficiency.

Propose Reservation for Tanks, which is specific reservation guidelines will be applied to the tanks within the Valikiaru system based on the height of the dam or bund at each section:

- For tanks with a dam/bund height (h) greater than or equal to 10 meters (33 feet), the reservation will be ½ bund top width +$2\frac{1}{2}h$.
- For tanks with a dam/bund height (h) less than or equal to 10 meters (33 feet), the reservation will be ½ bund top width + 2 h.

These reservation measures will ensure adequate space for maintenance, prevent encroachments, and enhance the structural integrity and water retention capacity of the tanks, contributing to the overall effectiveness of the cascade system. By implementing these actions, the revitalization of the Valikiaru Cascade System will significantly improve water management, reduce flood risks, and enhance the resilience of the Jaffna District against future disasters.

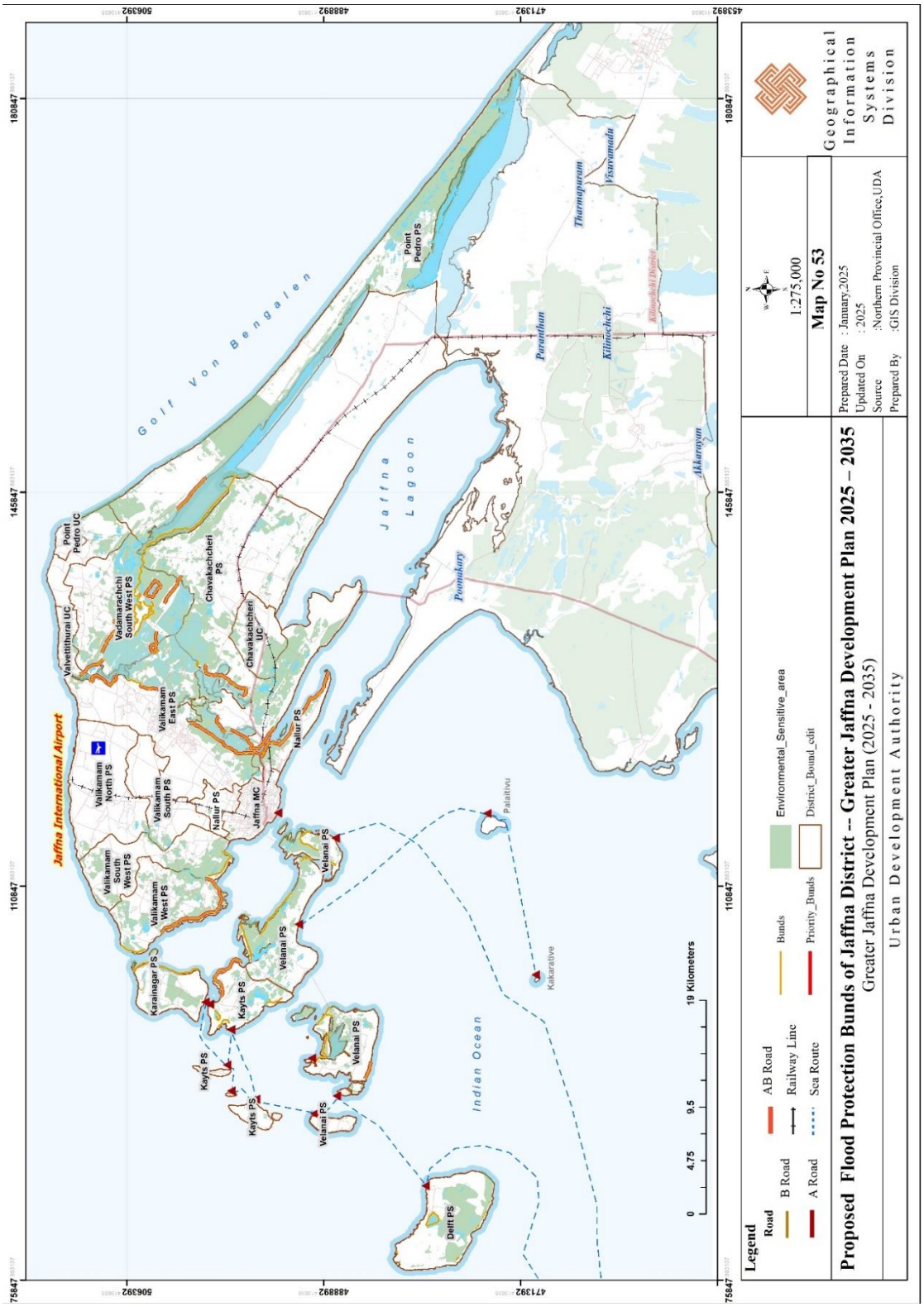
6.6.6.2 Development of flood protection bund

Propose Flood Protection Bunds which is a comprehensive network of flood protection bunds totaling 154 kilometers has been proposed, as shown by the yellow lines on the map. These bunds are strategically planned to provide extensive flood defense across vulnerable areas, ensuring the safety of communities, infrastructure, and agricultural lands.

Priority List of Flood Protection Bunds is within the proposed network, a priority list has been identified, encompassing 75 kilometers of flood protection bunds, highlighted by the red lines on the map. These segments have been prioritized based on factors such as historical flood data, population density, and critical infrastructure protection. Immediate construction and reinforcement of these priority bunds will be undertaken to address the most urgent flood risks and provide rapid mitigation benefits.

By systematically implementing these flood protection bunds, the Plan aims to significantly reduce the risk and impact of floods in Jaffna District, protecting lives, property, and livelihoods while enhancing the overall resilience of the region.

Map 63: Flood Protection Bunds

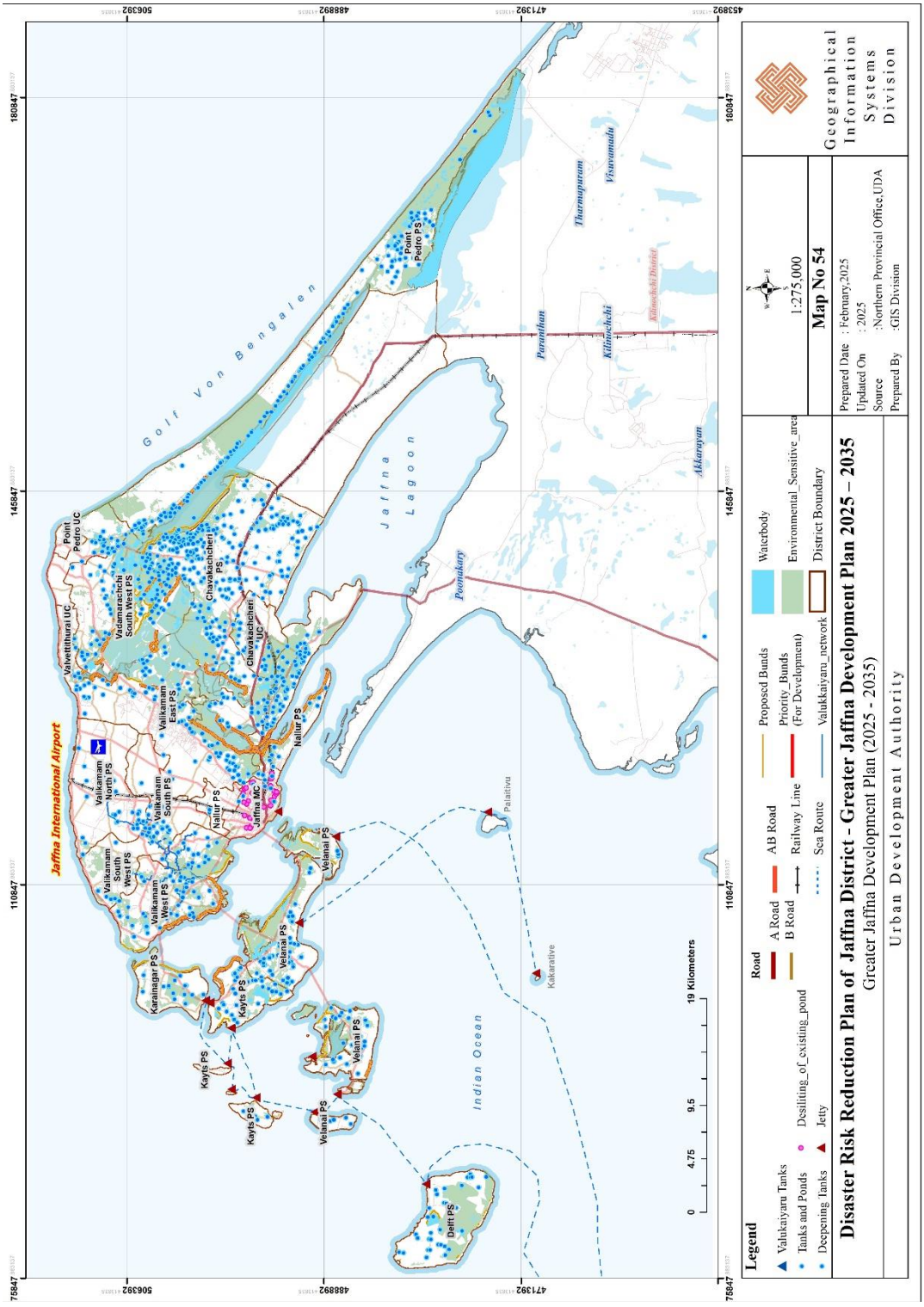


Source: UDA (NP)

Proposal of Canal and Pond Buffer zone will be enforced as part of this development plan. For ponds, a buffer area of 4.5 meters from the edge will be established, and for canals, a buffer area of 3 meters from the edge will be mandated. These buffer zones are critical for preventing encroachments, facilitating maintenance, and ensuring the natural water flow is unimpeded, thereby reducing flood risks and preserving aquatic ecosystems.

Conserve the Retention and Low-lying Areas (The conservation of marshy and mangrove areas) is essential, as these regions function as natural storage or retention areas during floods like mentioned in Environmental Strategy. By maintaining these low-lying areas, we can enhance their capacity to absorb excess water, mitigate flood impacts, and support biodiversity. Protective measures will be implemented to prevent development and degradation of these vital ecosystems.

Map 64: Disaster Risk Reduction Strategy



Source: UDA (NP)

To **Impose Rainwater Harvesting**, Local authorities will be required to emphasize the importance of rainwater harvesting when approving development plans. Implementing rainwater harvesting systems in buildings will help reduce surface runoff, alleviate pressure on drainage systems, and promote water conservation. This initiative will also contribute to groundwater recharge and provide an alternative water source during dry periods.

By integrating these measures into our Disaster Risk Reduction Plan, we aim to create a more resilient and sustainable environment in Jaffna, capable of withstanding and adapting to the challenges.

6.7 Project Implementation Strategy

6.7.1 Prioritizing the Projects

S.No	Identified Projects	Economic Impact	Social Impact	Environmental Impact	Cultural Impact	Total	Rank
01.	Upgrade Kankesanthurai Harbour	**5**	**4**	**3**	**4**	**16**	**18**
02.	Upgrade the facilities of Jaffna International Airport	**5**	**4**	**3**	**4**	**16**	**18**
03.	Modernization & special transport development interventions of Kankesanthurai Railway Station	**3**	**5**	**4**	**5**	**17**	**12**
04.	Development of Regional Bus Terminal at Kankesanthurai	**3**	**5**	**4**	**5**	**17**	**12**
05.	Improvement of Roads in order to integrate the four mode or transport a. Kadduvan Myliddy Road b. Ponnalai - Point Pedro Road c. Jaffna Palali Road d. KKS Road e. Vallai Thellipalai Araly Road	**5**	**5**	**4**	**5**	**19**	**3**
06.	Development/Upgrade the facilities in bus terminal - Jaffna bus terminal	**5**	**5**	**4**	**5**	**19**	**3**
07.	Development of Island transport a. Development of Jetties(Kurikadduvan, Delft) b. Commencement of ferry services to the all island c. Introduce modernized facilities in ferry service to cater tourist	**5**	**5**	**4**	**5**	**19**	**3**
08.	The Jaffna Kilinochchi Water Supply Project	**5**	**5**	**4**	**5**	**19**	**3**
09.	Pali Aru water supply project – Phase I	**5**	**5**	**4**	**5**	**19**	**3**

10.	Implementation of sewerage project for part of JMC area	**5**	**5**	**5**	**5**	**20**	**1**
11.	Identified waste management sites in regional level (Mulli, Arali, Kakkaithivu, Koththiyaladi)	**5**	**5**	**5**	**5**	**20**	**1**
12.	Well-Equipped Harbor Development • Myliddy • Point Pedro • Gurunagar	**5**	**5**	**4**	**5**	**19**	**3**
13.	Modern Vessel Monitoring System at Myliddy	**4**	**4**	**3**	**4**	**15**	**25**
14.	Boat Manufacturing Yards & Fish Gear Factories at Karainagar	**4**	**4**	**3**	**4**	**15**	**25**
15.	Sea Food Processing Centers • Mathagal • Ariyalai • Point Pedro	**4**	**4**	**4**	**4**	**16**	**18**
16.	Establishing Aqua Culture Parks & Crab cities to develop coastal aquaculture • Kayts • Karainagar • Velanai	**4**	**3**	**3**	**4**	**14**	**29**
17.	Identifying the potential islands specially no man islands for Mari Farming development • Thuruthupitti • Kurusadithivu • Siruthivu • Kannathivu • Paruthithivu • Palaithivu	**4**	**4**	**3**	**4**	**15**	**25**
18.	Introducing the Model Villages to specified indigenous crop cultivation with modern technologies • Banana:- Kopay & Neerveli • Mango:- Meesalai • Onion:- Achchuveli • Grapes:- Achchuveli	**4**	**4**	**4**	**5**	**17**	**12**

	• Green Chili:- Vidathalpalai • Pomegranate:- Vasavilan • Murunga:- Velanai • Amla Nelli- Eluthumadduval						
19.	Revitalizing selected ambience of the district as an iconic point of the historical tourism (Dutch Fort, Temples, Archaeological Sites) • Dutch Fort • Nallur Temple • Archeological Sites of the Delft & Kayts	**4**	**4**	**4**	**5**	**17**	**12**
20.	Connecting the Ancient historical forts & Light house to facilitate the sea route trip to the excursionist. Delft Vediyarasan Fort, Kayts Dutch Fort, Karainagar Hammenheil Fort, Allaipiddy Allirani Fort, KKS Fort & Migamam Fort. Point Pedro Light House, Kudarappu Light House, Vettilaikerni Light House, Analaithivu Light House, Karainagar Light House	**3**	**3**	**3**	**4**	**13**	**32**
21.	Fabricate a new tourism route based on the ancient & historical evidence to attract the pilgrimages	**3**	**3**	**3**	**4**	**13**	**32**
22.	Establish the Destination Management System to enhance the tourism Industry of the district through Northern Tourism Bureau *Tourism information Centre* *Tour Guide Centre* *Spaces for rented self-drive vehicles* *Tourist facilitation centre* *Facilitate the facilities to the hoteliers* *Drinking water facilities & Sanitary facilities*	**2**	**4**	**4**	**4**	**16**	**18**

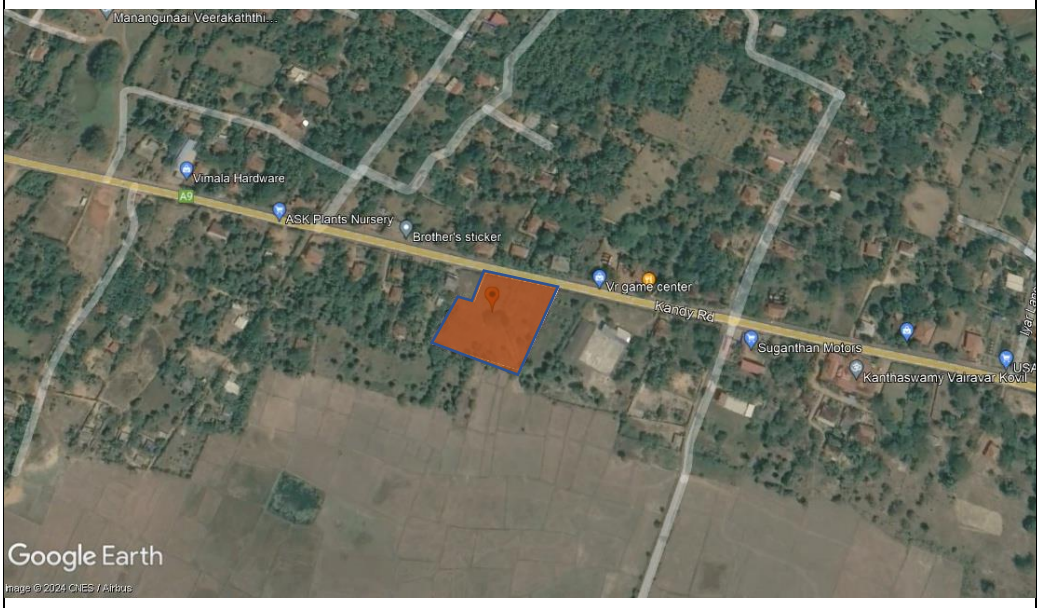
23.	Marketing the lifestyle and intangible/ qualitative cultural sprit of the region to attract the cultural explorer from various part of the regions Kite Festival & Indravilza – VVT Agro based Traditional Food Village – Neerveli Sea food based Traditional Food Village – Karainagar Palmyrah based Village – Velanai, Analythivu Pottery based Village - Kalviyankaddu	**2**	**2**	**4**	**3**	**11**	**37**
24.	Development of Recreational Beach along the Coastal line of Jaffna District :- Seven Well Beach, Chaddy Beach, Casurina Beach, KKS Beach, Revaddy Beach, Akkarai Beach, Moorkam Beach, Manalkaddu Beach	**3**	**3**	**3**	**2**	**11**	**38**
25.	Development of Recreational Leisure area based on the Mangroves & Bird watching points of the district :- Sarasalai Mangrove area & Siruthivu Island	**3**	**3**	**2**	**3**	**11**	**39**
27.	Introducing the Modernized mini cruise ship at Kurikadduwan Jetty for Delft, Analaithivu, Eluvaithivu	**4**	**4**	**3**	**3**	**14**	**29**
28.	Proposed Ring Road to Islands with Main land of Jaffna (Part of AB 21, AB 17, AB19)	**4**	**4**	**3**	**3**	**14**	**29**
29.	New Bridge Establishment between Kayts & Karainagar	**4**	**4**	**2**	**3**	**13**	**32**
30.	Reconstruction of AB 39 Punguduthivu – Kurikadduwan Road	**4**	**5**	**3**	**4**	**16**	**18**
31.	Construction of Marina & two piers near shore on the main land (Kurunagar & Point Pedro)	**3**	**3**	**2**	**2**	**10**	**40**

32.	Development of Kayaking, recreational fishing, swimming, & diving at Mandaithivu	**3**	**3**	**3**	**3**	**12**	**36**
41.	High income Housing Development Project (01 Acre Railway Land at Jaffna - UDA)	**3**	**4**	**3**	**3**	**13**	**32**
42.	"Higher Education Market" Project at KKS (30 acres State Land -)	**5**	**5**	**4**	**4**	**18**	**9**
43.	KKS Beach Park Development (Development incorporated in the Tourism Plan)	**4**	**5**	**4**	**5**	**18**	**9**
44.	Fort Surrounding Development (Development incorporated in the Tourism Plan)	**4**	**4**	**4**	**4**	**16**	**18**
45.	Green walkway Development at Vallaivelly	**4**	**5**	**4**	**5**	**18**	**9**
49.	Renovation of Archaeological Sites - Old Kachcheri building - Jaffna	**4**	**4**	**4**	**4**	**16**	**18**
50.	De siltation of Ponds Refer the Map no:54	**4**	**4**	**5**	**4**	**17**	**12**
52.	Priority List of Flood Protection Bunds - 75km Refer the Map No:54	**4**	**4**	**5**	**4**	**17**	**12**
53	Allaipiddy Township - Velanai	**4**	**4**	**3**	**4**	**15**	**25**

6.7.2 Detail of Projects

Proposed Public Park Development at Nunavil

Project identification

Project Title	Proposed Children Park Development at Nunavil			
Project	Enhance the Recreational activity along the A9 main road and act as a transitional point for the commuter population for relaxing and revitalize the energy.			
Project Proposal	Enhancement of Landscape & Promote the Recreational Activities of the Park Development.			
Project location				
Location	**Province**	**DS Division**	**District**	**LA**
	Northern	Divisional Secretariat, Thenmaratchi	Jaffna	Chavakacheri UC
Boundary	**North**	**East**	**South**	**West**
	A9 Road	Private Land	Private Land	Private Land
Access	Along the A9 Road			
Location Map				
Adjacent Land Uses (explain with map)	The children Park land is facing to located in the A9 Road and the adjacent lands of east and west sides are residential land and the north facing to the main road and the south land is paddy land. - And total land extent is about 7,898 m^2 - 2 km away from the Chavakacheri Town			

<table>
<tr><td colspan="8">Project justification</td></tr>
<tr><td rowspan="2">Project Type</td><td>New</td><td>✓</td><td>Improvement</td><td></td><td>Extension</td><td></td><td>Land Development only</td></tr>
<tr><td>Project Category</td><td>Conservation</td><td>Commercial</td><td>Landscape & Recreation</td><td>Heritage</td><td>Housing</td><td>Relocation</td><td>Infrastructure</td></tr>
<tr><td></td><td></td><td></td><td>✓</td><td></td><td></td><td></td><td></td></tr>
<tr><td>Project Aspect</td><td>Environment</td><td>✓</td><td>Economic</td><td>✓</td><td>Social</td><td>✓</td><td></td></tr>
<tr><td>Project Objective</td><td colspan="7">To create a better place for the recreational activity to the local community.
To enhance the economy of the Local authority
To enhance the tourism activities at this area through promoting the relevant facilities for the tourism
To provide a better place for refreshment
To upgrade the livelihood of the local people by enhance them with tourism related activities
To provide better impression through better landscape who visit to Jaffna through Chavakacheri A9 Road.</td></tr>
<tr><td>Rational of project</td><td colspan="7">Chavakacheri urban council is the second order town in the Jaffna District locating very closure to the Jaffna Main town. The town of Chavakacheri plays a pivotal role as a service hub for the surrounding areas. Its significance is highlighted by the extensive road network linking it to the Nunavil, Puttur, Meesalai and Jaffna the regional capital. This network spans 117.3 km facilitating the crucial connectivity. Urban activities predominantly line both sides of the road, leading to significant distribution of the 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.
On this hand, the Public park project plays a vital role for the regional catchment community of the Thenmaradchy Region and also it acts as a regional park of this region. The region comprises with the population of 73,150.
In this above background, the town is slowly rejuvenating with the functioning of Railway station and Connecting main roads. Further, the town is very famous for connecting towns due to its location.
In order to that, Nunavil Public Park location is the very popular for both local and foreign tourist due to its unique location in the A9 main road. But, Public of among</td></tr>
</table>

	the area facing difficulties because of absence or non-proper functioning of Park area, hence there is a need to propose a Public Park Development @ Nunavil with the fully infrastructure facility. Finally, the development of Public Park Development @ Nunavil will contribute to change the image of the Thenmaradchy Region by enhancing its capabilities.

Property description

Present Land Ownership	Private			State	Chavakacheri Urban Council	Other					
Free Encumbrances	Yes		No	✓	If No give details	Recently reclaimed by the Urban Council and partially Children Park work initiated.					
Details of Ownership	Chavakacheri Urban Council										
Survey Plan Detail	Survey Plan No.	Name of the Surveyor			Date	Land Extent - 7545.7 m^2					
	8314	Vallipuram Sivarasa			08.11.2023	1 A	3 R	18.32 P			

Project description

Project Period	Short term (1> year)	✓	Mid Term (1-3 year)		Long term (3< year)		Total Estimated Cost	65.08 Mn
Financing Method	Urban Council Fund							
Description of the Project (with map)	Development of Children Park along the A9 main road by including relevant facilities including Children Play Equipment, Security Hut, Elevated Cafeteria, Open Stage, Party space, Open Gym area, Shady trees with seating, walk path, feeding room for mothers, Sanitary block, Vehhicle Parking space, Retail shops for selling local products that will contribute economically viable to the local community and to promote the tourist attracted towards green with local products of Chavakacheri. *Map: Refer the Annexure*							

Infrastructure Availability	Water	Required Capacity **Total: 4000 *l per day***	Electricity	Required Capacity	5000 kw
		Drinking Purpose:			

		Average Person x Required Litres 100 x 3 = 300 *l* Sanitary Purpose: Average Person x Required Litres 120 x 10 = 1200 *l*						
		Cafeteria purpose: 500 *l*						
		Watering Plants: 2000 *l*						
		Available Capacity	-			Available Capacity	-	
	Solid waste Management system	Yes	✓	No		If No give suitable SWM proposal		
Zone	Residential Zone			Zoning compatibility	Yes	✓	No	

Present status (explain details with measurements)

Existing situation

The proposed Park area is belonging to the Chavakacheri Urban Council.

Photographs





Proposed plan design requirements

1. Proposed Design Layout Plan

Refer the Annexures

Project budget

Activity	Cost (Rs. Mn)
1. Site Preparation	1
2. Proposed Seating	2.5
3. Paved pathway	8
4. Open Stage and filling	10
5. Landscaping	4
6. Lighting	4

7. Children Play Features	5
8. Retail shops (5) and Cafeteria and furniture	10
9. Open Gym	3
Subtotal i	47.5
10. 10% Contingencies	4.75
11. Project Cost	**52.25**
12. Consultancy Fee (3%)	1.56
Subtotal ii	**53.81**
13. SSCT (2.5%)	1.34
14. Sub Total III	**55.15**
15. VAT (18%)	9.93
GRAND TOTAL	**65.08**

Approval agencies

Activity	Relevant authority	Authorized pers
1. Land Clearance	Chavakacheri Urban Council	Chairman
2. Huts for Retail shops	Urban Development Authority	Provincial Director of UDA
3. Cafeteria		
4. Open Grass Area		
5. Open Stage		
6. Open Area for Public Gathering		
7. Feeding room and sanitary Block		
8. Children Play Area		
9. Interlock Blocked Paved Pathway		
10. Lighting around park and pathway lights		
11. Informal Seats Under the Tree		
12. Sandy Trees with seating Area		
13. Relaxing space		
14. Vehicle Parking	Road Development Authority	Chief Engineer
15. Maintenance & Management (UDA will be signed Memorandum of Understanding with Local Authority)	Chavakacheri Urban Council	Chairman

	Regulations	Guidelines
Regulations and Guidelines	UDA Planning & Building Regulation	Clearance should be obtained from Urban Development Authority and Road Development Authority. And Master plan approval obtained from the relevant local authority <u>Guidelines for Zone:</u> **1.** New development and extension should not disturb existing Character of that area.

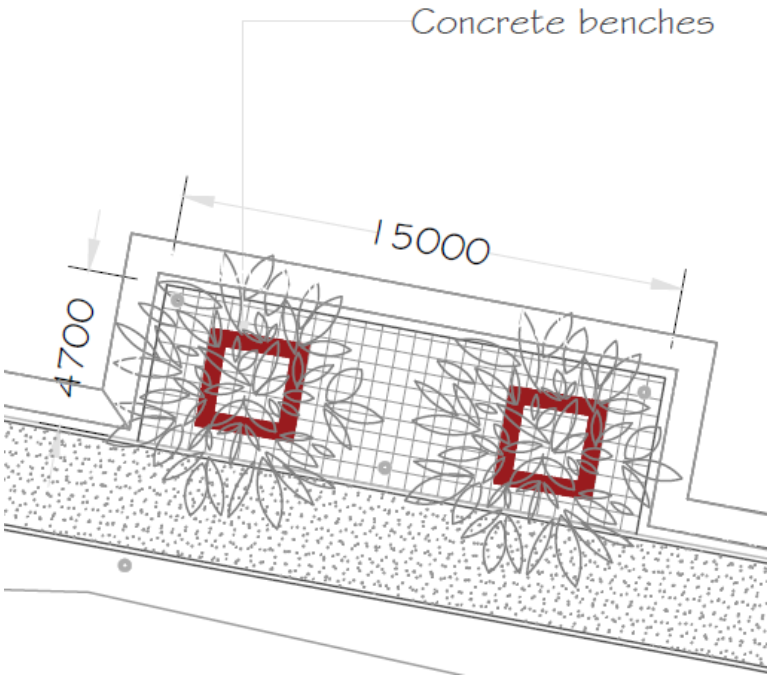
		2. Recommendation should be obtained from relevant agencies **3.** The maximum height should be less than 40 ft **4.** Live fencing or see through fencing allowed in front facing to RDA road. **5.** Plot overage 50% should be maintained
Details of Attachments	i. Proposed Design Layout Plan ii. Seating under Shady trees iii. Proposed Lighting	

Annexure

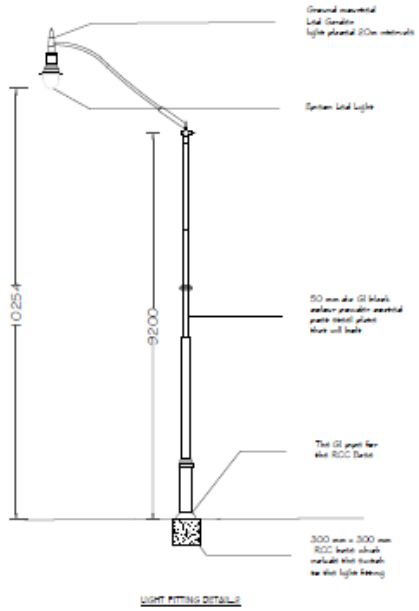
1. Proposed Design Layout Plan



2. Seating and Resting space



3. Proposed Lighting





Part II

Chapter 07 - Development Zones and Zoning Regulations

7.1. Introduction

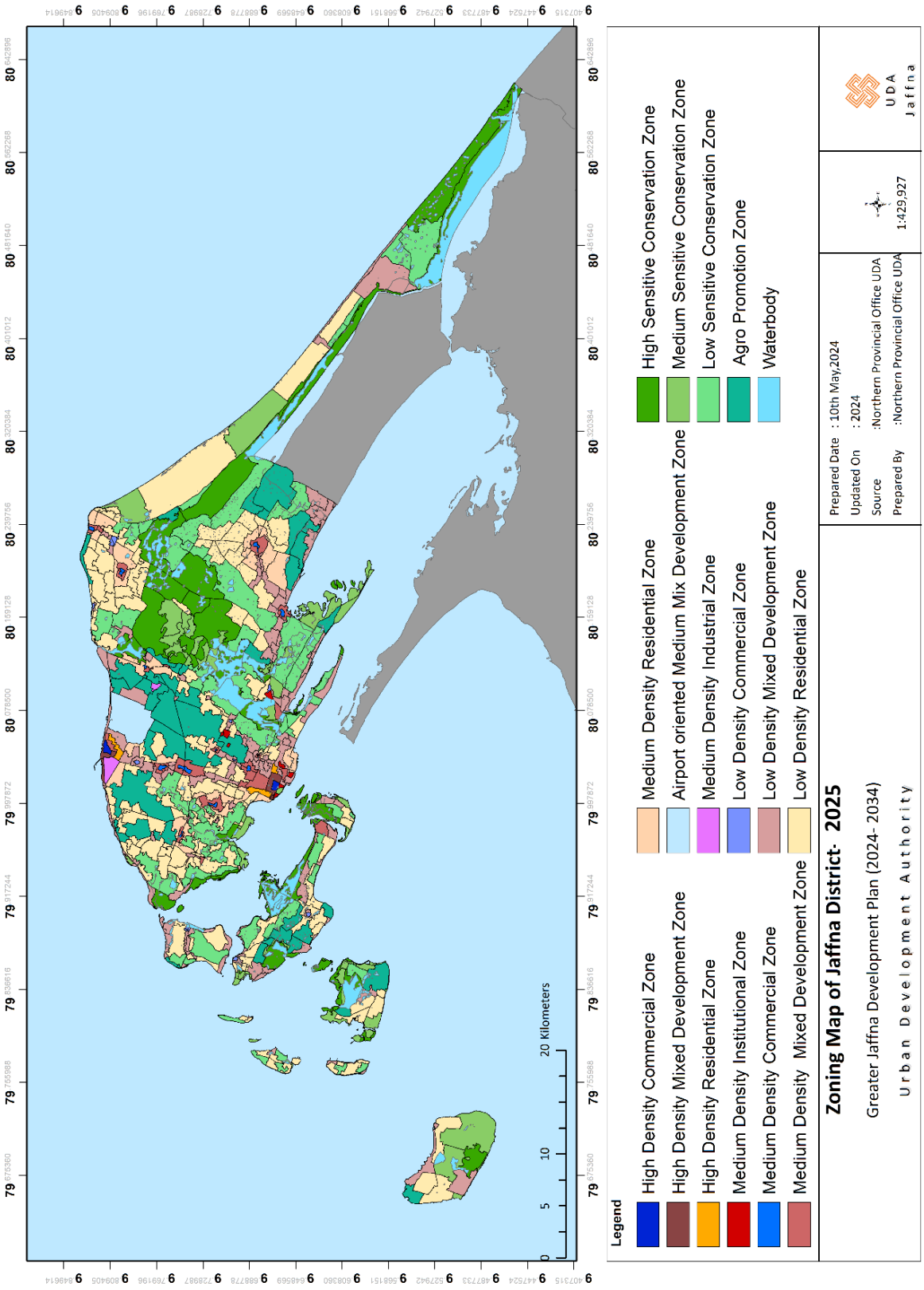
Zoning is a key strategic planning tool used to regulate development and enhance the functionality of a given area. It achieves this by dividing land into sections or zones, each designated for specific land uses. This approach helps shape the layout and density of towns and cities, enabling various forms of development while maintaining a balance between growth and sustainability.

The Greater Jaffna Development Plan (2025 - 2035) incorporates several strategic plans to realize the vision for the development area. Among these, the proposed zoning plan plays a vital role by controlling and regulating developable areas in line with specific development trends. It also aims to enhance the value of environmental and agricultural features. This zone factor-based zoning plan prioritizes economically valuable lands to ensure their optimal use while simultaneously safeguarding sensitive areas to preserve and enhance environmental value.

To delineate zoning boundaries, the plan considered the existing characteristics of the planning area, its projected future character, and its potential for development. Factors such as development pressure patterns, sensitivity distributions, connectivity networks, and land use analyses were overlaid in a comprehensive zone factor analysis. These were further integrated with strategic proposals outlined in the overall development plan.

The Greater Jaffna Development Plan identifies eight main zones and sixteen numbers of Sub Zones, emphasizing density-based development and the preservation of environmentally sensitive areas. The development scope of each zone was determined by analyzing the available developable floor area, future development trends, and the space required to accommodate the projected development capacity. Based on these zone factors, the density distribution for each zone is clearly defined, offering insights into the future urban development trends of the area.

7.2. Zoning Plan (2025-2035)



Source: UDA(NP)

7.3. Development Zones and Zone Factors

By the Greater Jaffna development plan 2025 – 2035, the jurisdiction is divided into Eight 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 18:Development Zones & Zone Factor

Main Zone	Sub Development Zone	Zone Code	Zone Factor
Commercial Zone	High Density Commercial Zone	C1	2.61
	Medium Density Commercial Zone	C2	2.14
	Low Density Commercial Zone	C3	1.78
Mixed Development Zone	High Density Mixed Development Zone	MD1	2.11
	Medium Density Mixed Development Zone	MD2	1.92
	Low Density Mixed Development Zone	MD3	1.37
Residential Zone	High Density Residential Zone	R1	1.54
	Medium Density Residential Zone	R2	1.32
	Low Density Residential Zone	R3	0.78
Institutional Zone	Medium Density Institutional Zone	In2	1.84
Industrial Zone	Medium Density Industrial Zone	I2	1.86
Airport Related Activities Zone	Airport Related Activities Zone Low Mixed Development Zone	AR3	1.25
Agro Promotion Zone	Agro Promotion Zone	A	0.95
Conservation Zone	High Sensitive Conservation Zone	CN1	0
	Medium Sensitive Conservation Zone	CN2	0
	Low Sensitive Conservation Zone	CN3	0.56

7.4. 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 Jaffna District area which has been declared as an Urban Development Area in the Extraordinary Gazette Notification No. 2185/74 of 2020. 07. 24 under Part I : Section (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 10.03.1986, the lots sub-divided before 10.03.1986 are considered as existing lots and for areas declared as urban areas prior to 24.07.2020, the lots sub-divided before 24.07.2020 are considered as existing lots.

iv. If the owner of a certain land gifts the portion of land, falling within the street line/proposed road width without compensation for the road, the entire plot will be considered for the allowable Floor Area Ratio for the proposed development. But while calculating the plot coverage percentage, the rest of the plot, excluding the portion belonging to the street line/proposed road width should be considered.

v. In cases where the development premises face more than one road having right of way with a minimum width of 6 m or more than that and connected to main roads independently, the sum of the widths of all those roads may be considered as the access road width to calculate the permissible development on a case-by-case basis.

vi. In cases of bank cutting for construction work on a sloped land, the recommendations of the relevant institutions should be obtained and a space of at least 1 meter should be allocated from the upper edge of the cutting plane to the border of the adjacent fence.

vii. In cases where any land belongs to two or more zones, the designated zone of the land is determined as the zone which provides the main access to the respective lot.

viii. When such plot of land, is accessed by two or more roads of the same width the zone in which higher portion of land is fallen shall be considered as the designated zone. (This regulation is not applicable for conservation zones**.)**

ix. If a land portion falls between two Local Authority areas, the Authority shall determine the use of that land on the agreement of the relevant Local Authorities for the use of the zone which gets the main access. 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 prominent 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 1.2m

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

xxxi. 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:
    - The total number of parking spaces provided within the development premises shall not exceed 10 spaces.
    - The development shall not cause obstruction to the movement of vehicles, pedestrians, or emergency services along the access road.
    - Adequate on-site parking and access arrangements shall be provided in accordance with the applicable planning and development requirements.

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	= 3

Chapter 08 - Zoning Guidelines

8.1. Zoning Guidelines

The zoning guidelines in effect of eight main Development Zones in the Greater Jaffna Development Plan for the Seventeen Local Authorities area are given below.

Table 19: Commercial Zone

i. Main Zone	**Commercial Zone**
ii. Characteristics of the Zone	Predominantly nonresidential activities with High Density
iii. Zoning Boundaries	Annexures
iv. Sub Zone	**High Density Commercial Zone**
v. Zone Code	**C1**
vi. Zone Factor	2.61
vii. Permissible Floor Area Ratio	Schedule 6 - Form "A" & Form "B" (As per the Gazette notification No. 2235/54 dated on)
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 2025

Table 20: 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 2025

Table 21: Commercial Zone

i.	**Main Zone**	**Commercial Zone**
ii.	**Characteristics of the Zone**	Non-residential activities with Low Density
iii.	**Zoning Boundaries**	Annexures
iv.	**Sub Zone**	**Low Density Commercial Zone**
v.	**Zone Code**	**C3**
vi.	**Zone Factor**	1.78
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**	**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. 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 22: Mixed Development Zone

i. Main Zone	**Mixed Development Zone**
ii. Characteristics of the Zone	High Density Mixed Development Activities
iii. Zoning Boundaries	Annexures
iv. Sub Zone	**High Density Mixed Development Zone**
v. Zone Code	**MD1**
vi. Zone Factor	2.11
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 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. If development identified with institutional purpose (health and Education) maximum plot coverage is 65%. 4. 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 23: 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 2025

Table 24: 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	**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 25: Residential Zone

i. Main Zone	**Residential Zone**
ii. Characteristics of the Zone	Predominantly residential activities with High Density
iii. Zoning Boundaries	Annexures
iv. Sub Zone	**High Density Residential Zone**
v. Zone Code	**R1**
vi. Zone Factor	1.54
vii. Permissible Floor Area Ratio	Schedule 6 - Form "A" & Form "B" (As per the Gazette notification No. 2235/54)
viii. Permissible Maximum Plot Coverage	80 %
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 26: 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 2025

Table 27: 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 2025

Table 28: Institutional Zone

i.	**Main Zone**	**Institutional Zone**
ii.	**Characteristics of the Zone**	Medium Density Institutional related Activities
iii.	**Zoning Boundaries**	Annexures
iv.	**Sub Zone**	**Medium Density Institutional Zone**
v.	**Zone Code**	**In 2**
vi.	**Zone Factor**	1.84
vii.	**Permissible Floor Area Ratio**	Schedule 6 - Form "A" & Form "B" (As per the Gazette notification No. 2235/54)
viii.	**Permissible Maximum Plot Coverage**	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 sqm**
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 29: Industrial Zone

i.	**Main Zone**	**Industrial Zone**
ii.	**Characteristics of the Zone**	Medium Density Industrial Development Activities
iii.	**Zoning Boundaries**	Annexures
iv.	**Sub Zone**	**Medium Density Industrial Development Zone**
v.	**Zone Code**	**I 2**
vi.	**Zone Factor**	1.86
vii.	**Permissible Floor Area Ratio**	Schedule 6 - Form "A" & Form "B" (As per the Gazette notification No. 2235/54)
viii.	**Permissible Maximum Plot Coverage**	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 sqm**
xi.	**Permissible uses & Mimimum 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. Access should be maintained as minimum 9m for the non-residential activities. 3. 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 30: Airport Related Activities Zone

i.	**Main Zone**	**Airport Related Activities Zone**
ii.	**Characteristics of the Zone**	Low Density Mixed Development Activities related with Airport
iii.	**Zoning Boundaries**	Annexures
iv.	**Sub Zone**	**Airport Oriented Medium Mixed Development Zone**
v.	**Zone Code**	**ARMD3**
vi.	**Zone Factor**	1:1.25
vii.	**Permissible Floor Area Ratio**	Schedule 6 - Form "A" & Form "B" (As per the Gazette notification No. 2235/54)
viii.	**Permissible Maximum Plot Coverage**	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 sqm**
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. Access should be maintained as minimum 9m for the non-residential activities. 3. 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 31: 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 32: 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, Mari farming & Animal 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

Table 33: 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 & 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 34: 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 2025

8.2 Schedule

Schedule 1- Form"F ": Permissible Uses for Development Zones

NO	Principle Use	Sub Uses	High Density Commercial Zone	Medium Density Commercial Zone	Low Density Commercial Zone	High Density Mix Zone	Medium Density Mix Zone	Low Density Mix Zone	High Density Residential Zone	Medium Density Residential Zone	Low Density Residential Zone	Low Sensitives Conservation Zone	Agro Promotion Zone	High Sensitivity Conservation Zone	Medium Sensitivity Conservation Zone	Low Sensitives Conservation Zone	Low Density Airport Related Activities Zone	Medium Density Institutional Zone	Industrial Zone	Industrial Zone
1	1. Residential	Houses	x	x	x	x	x	x	x	x	x	x	x	Refer the Zoning Guideline Table no 32	Refer the Zoning Guideline Table no 33	x	x	x		
2		Condominium Housing Complexes				x	x	x	x	x										
3		Housing Complexes				x	x	x	x	x	x									
4		Housing Projects				x	x	x	x	x	x									
5		Quarters/Labour Quaters		x	x	x	x	x	x	x	x						x	x	x	x
6		Service Apartments				x	x	x	x	x							x	x		

7		Studio Apartments		x	x	x	x	x	x	x						x	x		x
8		Dometry	x	x		x	x	x	x	x	x						x	x	x	x
9		Hostels		x	x	x	x	x	x	x	x							x	x	x
10		Day-care Centers	x	x	x	x	x	x	x	x	x		x				x	x	x	x
11		Patient Care Centers		x	x	x	x	x	x	x	x		x				x	x	x	x
12		Elders home			x	x	x	x	x	x	x	x	x			x		x		
13		Children's home			x	x	x	x	x	x	x	x	x			x		x		
14		Disability rehabilitation home			x	x	x	x	x	x	x	x	x			x		x		
15		Rehabilitation /Probation home									x		x							
16		Community centers				x	x	x	x	x	x	x	x			x	x	x		
17		Resorts/Tourism bungalow/Home stay		x	x	x	x	x	x	x	x						x			
18		Guest House		x	x	x	x	x	x	x	x		x				x			
19		Lodge	x	x	x	x	x	x	x	x	x									
20		Rest House	x	x	x	x	x	x	x	x	x		x				x			
21		Retirement halls					x	x	x	x	x		x							
1	2. Health	Hospital		x	x	x	x	x		x	x									
2		Medical centres(One doctors)	x	x	x	x	x	x	x	x	x	x	x			x	x	x	x	x
3		Medical centers (Two doctors or more)		x	x	x	x	x		x	x									

4		Sample collecting centers	x	x	x	x	x	x	x	x	x	x	x			x	x	x	x	x
5		Laboratory	x	x	x	x	x	x	x	x	x	x	x			x	x	x	x	x
6		Pharmacy	x	x	x	x	x	x	x	x	x	x	x			x	x	x	x	x
7		Veterinarian/ Animal clinics	x	x	x	x	x	x	x	x	x	x	x			x	x	x	x	x
8		Veterinarian/ Animal hospitals	x	x	x	x	x	x	x	x	x	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	x	x	x		x				x	x	x	x
11		Other medical institutions not falling under uses from 1 to 10	x	x	x	x	x	x	x	x	x		x				x	x	x	x
12		Medical Consultancy Service Centres	x	x	x	x	x	x	x	x	x	x	x			x	x	x	x	x
13		Animal Protection Centers									x	x	x			x				
1	3. Office & Institutions	Office	x	x	x	x	x	x	x	x	x	x	x			x	x	x	x	x
2		Professional Office	x	x	x	x	x	x	x	x	x	x	x			x	x	x	x	x
3		Office complex (Over 10,000Sq.m)	x	x	x	x	x	x									x	x		

4		Banks/ Insurance/ finance institutions	x	x	x	x	x	x	x	x	x		x				x	x	x	x
5		Other office and institutional uses not included under uses from1 to 4	x	x	x	x	x	x	x	x	x						x	x	x	x
1	4. Commercial	Shopping complex	x	x	x	x	x	x	x	x							x	x		
2		Retail shops	x	x	x	x	x	x	x	x	x	x	x			x	x	x	x	x
3		Wholesale Shops	x	x	x	x	x	x												
4		Department Stores/ Super Markets	x	x	x	x	x	x	x	x							x	x		
5		Open Markets	x	x	x	x	x	x	x	x	x	x	x			x	x	x		
6		Showrooms	x	x	x	x	x	x	x								x	x		
7		Restaurants (Take Away)	x	x	x	x	x	x	x	x	x	x	x			x	x	x	x	x
8		Restaurants	x	x	x	x	x	x	x	x	x	x	x			x	x	x	x	x
		Wedding hall				x	x	x	x											
9		Reception Halls		x	x	x	x	x	x	x	x		x							
10		Star Class Hotels	x	x	x	x	x	x		x	x						x			
11		Hotels	x	x	x	x	x	x		x	x						x			
12		City Hotels	x	x	x	x	x	x									x			x
13		Club	x	x	x	x	x	x												
14		Motel	x	x	x	x	x	x		x	x						x			x
15		Cabana Hotels				x	x	x		x	x	x	x			x				

16		Broadcasting Centers	x	x	x	x	x	x	x	x	x						x	x		
17		Studio (Non Broadcasting)	x	x	x	x	x	x	x	x	x						x	x		
18		Beauty Parlour	x	x	x	x	x	x	x	x	x	x	x			x	x			
19		Customer Service Centers	x	x	x	x	x	x	x	x	x	x	x			x	x	x	x	x
20		SPA	x	x	x	x	x	x												
21		Tailor Shops	x	x	x	x	x	x	x	x	x		x				x	x	x	x
22		Funeral Parlours	x	x	x	x	x	x												
23		Flouriest	x	x	x	x	x	x												
24		Laundry/ costume cleaning centers	x	x	x	x	x	x	x	x	x		x				x	x	x	x
25		Hardware/ building material selling shops	x	x	x	x	x	x	x	x	x		x						x	x
26		Liquor shops	x	x	x	x	x	x									x		x	
27		Vehicle spare parts shops	x	x	x	x	x	x	x	x	x		x						x	x
28		Vehicle renting centers	x	x	x	x	x	x	x	x	x	x	x			x	x	x	x	x
29		Vehicle service centers		x	x	x	x	x			x		x				x	x	x	x
30		Bicycle/three-wheeler s.c.		x	x	x	x	x	x	x	x		x					x		
31		Light vehicle s.c.		x	x	x	x	x	x	x	x		x					x		
32		Heavy vehicle s.c.					x	x			x						x		x	x
33		Garage		x	x	x	x	x		x	x		x				x		x	x
34		Vehicle fuel	x	x	x	x	x	x		x	x	x	x			x	x	x	x	x

		stations																		
35		Emission Testing Centers		x	x	x	x	x		x	x	x	x			x	x	x	x	x
36		Betting centers	x	x	x	x	x	x									x		x	
37		Bus terminals	x	x	x	x	x	x												
1	5. Educational	Pre School/ Early childhood development center	x	x	x	x	x	x	x	x	x		x				x	x	x	x
2		Primary school		x	x	x	x	x	x	x	x	x	x			x		x		
3		Secondary school		x	x	x	x	x	x	x	x	x	x			x		x		
4		Tertiary school		x	x	x	x	x	x	x	x	x	x			x		x		
5		Private school/ International school			x	x	x	x		x	x							x		
6		High education institutions (Campus)				x	x	x		x	x							x		
7		Government/ Private university				x	x	x		x	x							x		
8		Technical college/ Vocational training center/ Training center				x	x	x		x	x							x		
9		Private Tuition Classes-less than 50sqm	x	x	x	x	x	x	x	x	x	x	x			x		x		
10		Private Tuition Classes- 50m to			x	x	x	x	x	x	x		x					x		

		500sqm																		
11		Private Tuition Classes-more than 500 sqm			x	x	x	x	x	x	x							x		
12		Art institutions/ drama institution		x	x	x	x	x	x	x	x									
13		Other educational institution		x	x	x	x	x	x	x	x							x		
14		Research and Development Centers				x	x	x			x	x	x		x		x			
1	6. Social & Religious	Religious center					x	x	x	x	x		x							
2		Religious education center					x	x	x	x	x		x							
3		Museum				x	x	x	x	x	x									
4		Social & Cultural center					x	x	x	x	x		x							
5		Cemetery/ Crematoriums				x	x	x	x	x	x		x							
6		Community Development Centers					x	x	x	x	x		x							
7		Auditorium		x	x	x	x	x		x	x		x					x		
8		Conference Hall		x	x	x	x	x		x	x		x			x		x		
1	7. Industry	Vehicle assembling/ repairing center		x	x		x	x		x	x								x	x
2		Stores for distribution	x	x	x	x	x	x			x	x	x		x	x		x	x	

		activities																	
3		Stores/ warehouse	x	x	x	x	x	x			x	x	x			x	x		x	x
4		Service industries	x	x	x	x	x	x		x	x						x	x	x	x
5		Domestic industries		x	x	x	x	x		x	x	x	x			x			x	x
6		Packing industry		x	x	x	x	x		x	x	x	x			x			x	x
7		Recycling industry									x								x	x
8		Value addition industry		x	x	x	x	x		x	x	x	x			x			x	x
9		Defective material collection center	x	x	x	x	x	x	x	x	x	x	x			x	x	x	x	x
10		Bakery productions- Wood kilns		x	x	x	x	x	x	x	x		x						x	x
11		Bakery productions- electric	x	x	x	x	x	x	x	x	x		x				x		x	x
12		Concrete related production industry			x		x	x		x	x		x						x	x
13		Tile and brick industries									x		x						x	x
14		Furniture related industry						x			x		x						x	x
15		Mills		x	x	x	x	x	x	x			x						x	x
16		Lathes, welding shops		x	x	x	x	x		x	x		x						x	x

17		Other non-polluting industries (as defined by Central Environment Authority)		x	x	x	x	x		x	x		x						x	x
18		Other polluting industries (as defined by Central Environment Authority)																	x	x
1	8. Leisure	Indoor stadium				x	x	x	x	x	x		x				x	x	x	x
2		Open theatre					x	x	x	x	x		x							
3		Library			x	x	x	x	x	x	x	x	x			x	x	x		
4		Gymnasium	x	x	x	x	x	x	x	x	x		x				x	x	x	x
5		Children parks	x	x	x	x	x	x	x	x	x	x	x			x	x	x	x	x
6		Open grounds		x	x	x	x	x	x	x	x	x	x			x	x	x	x	
7		Cinema theatre/ open cinema theatre	x	x	x	x	x	x	x	x	x		x				x			x
8		Swimming pool	x	x	x	x	x	x	x	x	x		x				x	x	x	x
9		Parks	x	x	x	x	x	x	x	x	x	x	x			x	x	x	x	x
10		Recreational parks	x	x	x	x	x	x	x	x	x	x	x			x	x	x	x	x
1	9. Agriculture and Fishery	Boat jetty/ ferry accommodation						x			x									
2		Berths						x			x									
3		Fishing piers						x			x									

4		"Madel Paadu" built with constructions						x			x								
5		"Lellama"						x			x								
6		Animal and crop farms									x	x	x			x			
7		Agricultural products collection centres				x	x	x	x	x	x	x	x			x			
8		Animal and Seed Breeding Centres						x			x	x	x			x			
9		Greenhouse	x	x	x	x	x	x	x	x	x	x	x			x	x	x	x	x
1	10. Other	Roof antenna towers	x	x	x	x	x	x	x	x	x		x				x	x	x	x
2		antenna towers		x	x	x	x	x	x	x	x		x				x	x	x	x
3		communication Towers		x	x	x	x	x	x	x	x		x				x	x	x	x
4		vehicle parking	x	x	x	x	x	x	x	x	x						x	x	x	x
5		electricity sub stations		x	x	x	x	x		x	x	x	x			x	x	x	x	x
6		Sand Mining/Mineral Mining/Washing								x	x	x	x			x	x			
7		quarrying									x	x	x			x			x	
8		Soil Excavation / clay Excavation									x	x	x			x			x	
9		Sanitary buildings	x	x	x	x	x	x	x	x	x	x	x			x	x	x	x	x
10		A.T.M	x	x	x	x	x	x	x	x	x	x	x			x	x	x	x	x

11		Electric charging stations	x	x	x	x	x	x	x	x	x	x	x			x	x	x	x	x
12		Compost facility/waste recycling centres			x			x			x	x	x			x			x	x

-	**Non- permissible uses**
x	**Permissible uses**

Schedule 2- Form "G": Minimum Land extent for Permissible Uses

Form "G" – Minimum Land extent for Permissible Uses			
Main Uses	**Number**	**Sub Uses**	**Minimum Land Extent (sqm)**
1. Residential	1	Houses	150
	2	Condominium Housing Complexes	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

Schedule 2- Form "G": Mini

	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 Bicycle/three wheeler Light vehicle Heavy vehicle	375 500 1000
	31		
	32		
	33		
	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