LOCAL AREA DEVELOPMENT PLAN FOR
JAFFNA MUNICIPAL COUNCIL

2026 – 2035

VOLUME II









Urban Development Authority
Ministry of Transport, Highways & Urban Development

LOCAL AREA DEVELOPMENT PLAN FOR JAFFNA MUNICIPAL COUNCIL

2026 – 2035

VOLUME II

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Ministry of Transport, Highways & Urban Development

Gazette Notification

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The Gazette of the Democratic Socialist Republic of Sri Lanka

EXTRAORDINARY

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

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PART I : SECTION (I) — GENERAL

Government Notifications

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

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

Bimal Niroshan Rathnayake (M.P),
Minister of Transport, Highways and Urban Development.

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

EOG 08 - 0240/1

IA - PG 7909 - 18 (08/2026)

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

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

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

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

EOG 08- 0240/2

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

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

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

12th August, 2026.

EOG 08- 0240/3

PRINTED AT THE DEPARTMENT OF GOVERNMENT PRINTING, SRI LANKA.

Notice of Approval

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

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

Bimal Niroshan Rathnayake (M.P)

Minister of Transport, Highways and Urban Development

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

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

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

Contents

Gazette Notification 2
Notice of Approval 4
PART – I 8
Chapter 01 – Background of the Local Area Plan 9
1.1 General Introduction 9
Chapter 02 – Study Area 16
2.1 Introduction to Jaffna Municipal Council 16
2.2 Demographic profile Population 16
2.3 Housing 21
2.4 Land use. 22
2.5 Physical Infrastructure Transportation. 25
2.6 Social Infrastructure 30
2.7 Economic Profile 32
2.8 Local Authority Capacity 33
2.9 Problems & Potential 35
Chapter 03 – Frame work of the Local Area Plan 39
3.1 Sub Vision 39
3.2 SWOT Analysis 40
3.3 Correlation of Sub vision with the Main Vision 41
3.4 Conceptual plan 43
Chapter 04 - Project Implementation Strategy Civic Core Development. 45
Part II 66
Chapter 05 – Development Zones and Zoning Guidelines 67
5.1 Introduction 67
5.2 Zoning Plan (2026 - 2035) 68
5.3 Development Zones and Zone Factors 70
5.4 Common Zoning Guidelines in effect for the Planning Area 71
5.5 Zoning Guidelines 75
5.6 Permissible Uses for Development Zones 87
5.7 Minimum Land extent for Permissible Uses 96
Chapter 06 – Proposed Road Width, Street line and Building Limit 102
6.1 Proposed Road Width, Street line and Building Limit 102

List of Maps

Map 1:Existing Urban Hierarchy 9
Map 2:Proposed Urban Hierarchy Order for Jaffna District - 2035 12
Map 3:Location 13
Map 4: Population Distribution 18
Map 5: Population Density 19
Map 6: Housing Distribution 23
Map 7: Land Use 24
Map 8: Road Network 26
Map 9: Connectivity 27
Map 10: Social Infrastructure Distribution 31
Map 11: Priority Ponds for Desilting Purpose 59
Map 12: Existing & Proposed Drainage Network 60
Map 13:Existing & Proposed Drainage Network in Jaffna Central Business District (CBD) .. 61
Map 14: Existing & Proposed Drainage Network of Priority Project Located in Nallur..... 62
Map 15:Jaffna Municipal Council (JMC) Zoning Plan 2026 – 2035..... 68

List of Charts

Chart 1: Population..... 17
Chart 2:Commuter Population..... 20
Chart 3:Population Change and future Prediction..... 20
Chart 4:Type of Waste Generation – JMC……25
Chart 5:Method of Solid Waste Disposal..... 28
Chart 6: Source of Drinking Water..... 29
Chart 7:General Administration……30
Chart 8:Physical Planning..... 33
Chart 9:PHYSICAL PLANING 33
Chart 10: Revenue ……30
Chart 11: Expenditure..... 33

List of Tables

Table 1:Orders of Towns *11*
Table 2:Development Zones and Zone Factor *70*
Table 3:Commercial Zone *75*
Table 4:Mixed Development Zone *76*
Table 5:Mixed Development Zone *77*
Table 6:Mixed Development Zone *78*
Table 7::Residential Zone *79*
Table 8:Residential Zone *80*
Table 9:Residential Zone *81*
Table 10:Conservation Zone *82*
Table 11:Conservation Zone *86*

List of Annexures

Annexure 1: Grid City Guidelines 120



PART – I

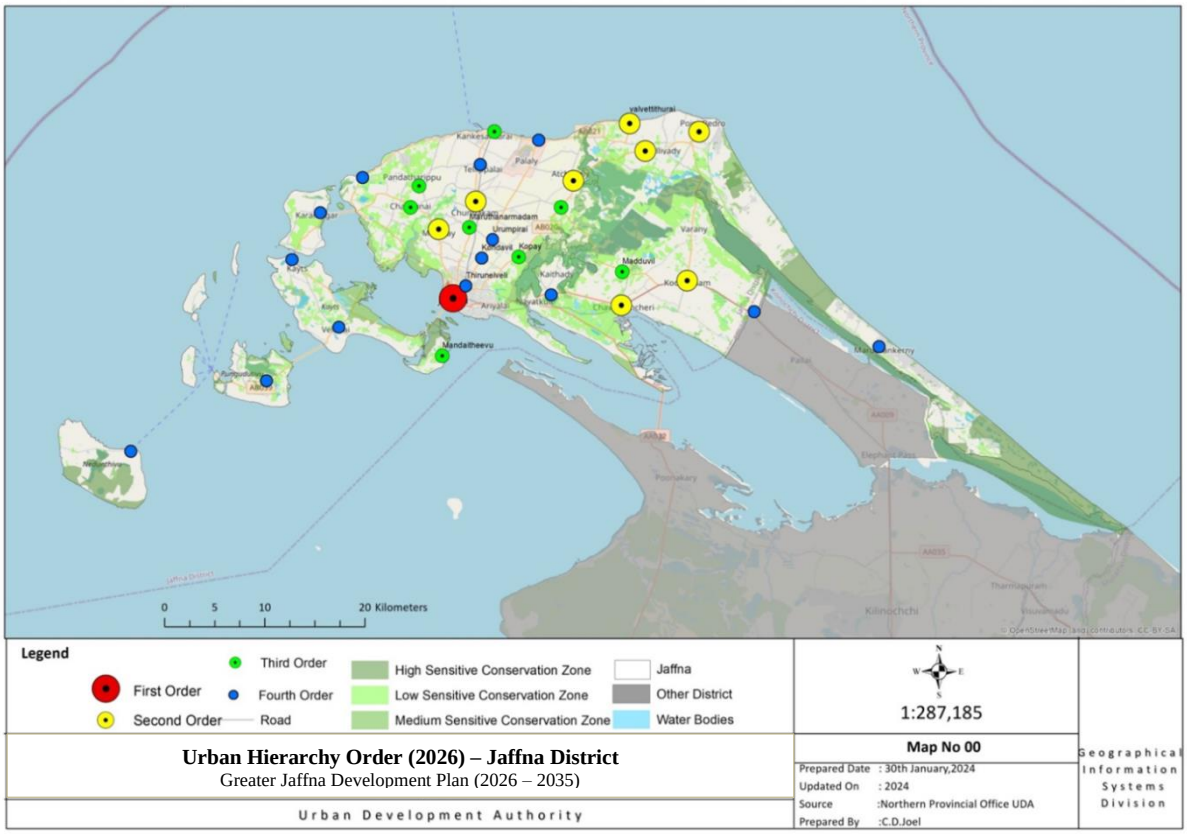
Chapter 01 – Background of the Local Area Plan

1.1 General Introduction

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

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

Map 1:Existing Urban Hierarchy



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

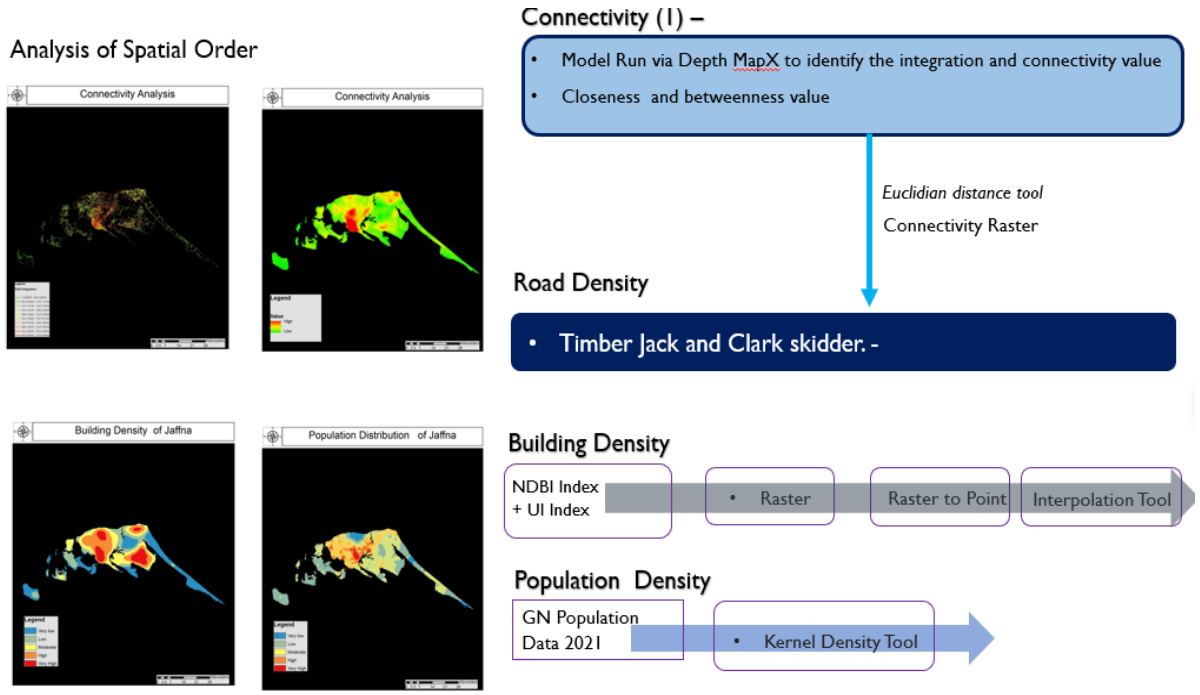
The proposed **Development Plan** has been designed with a forward-looking approach, covering a period of **10 years (2026 to 2035)**. A partial component of this plan is the re-evaluation of the *future urban hierarchy* to support sustainable urban growth and balanced regional development.

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

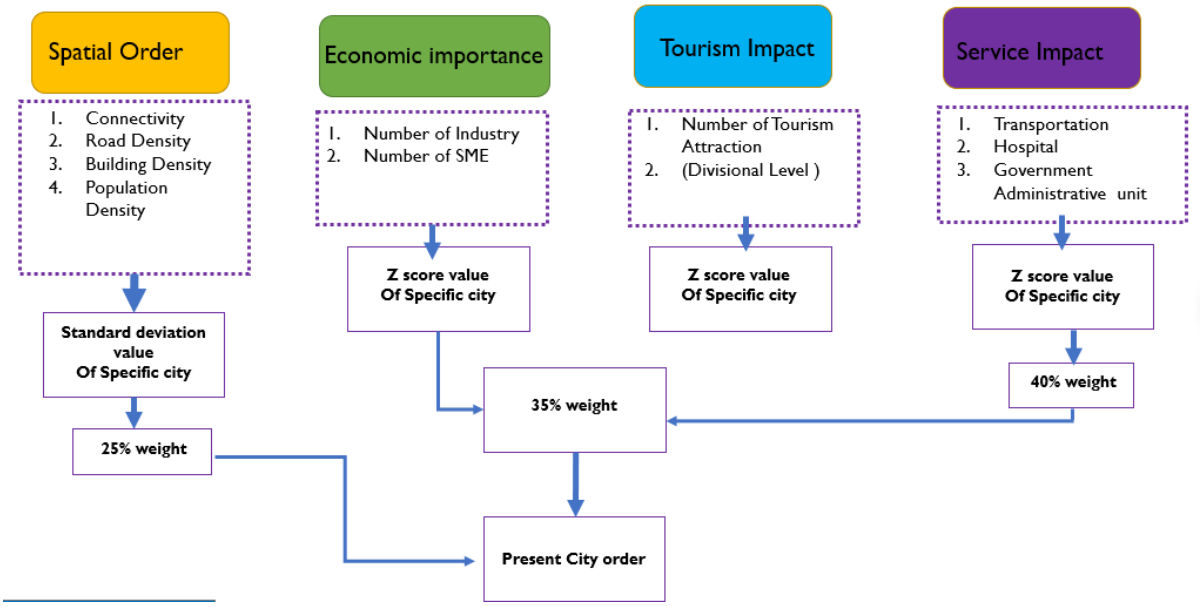
- **Population distribution**
- **Building density**
- **Road density** (analyzed using the Clark Model to establish spatial order)
- **Economic significance of towns**
- **Tourism potential and impact**
- **Service delivery and accessibility**

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

Following chart and table elaborates how it has been conducted.



Weighted index analysis

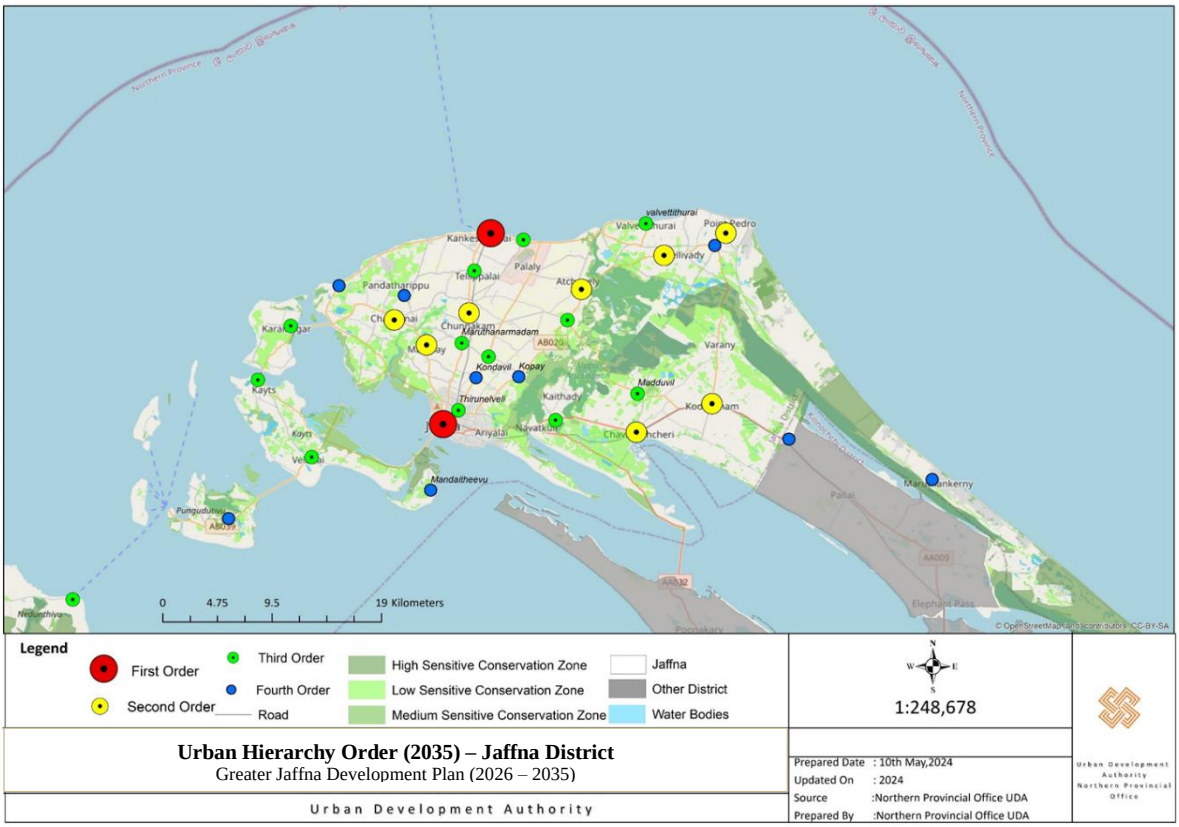


Based on the analysis, the **Proposed Urban Hierarchy of Jaffna District for 2035** is outlined in the following table:

Table 1:Orders of Towns

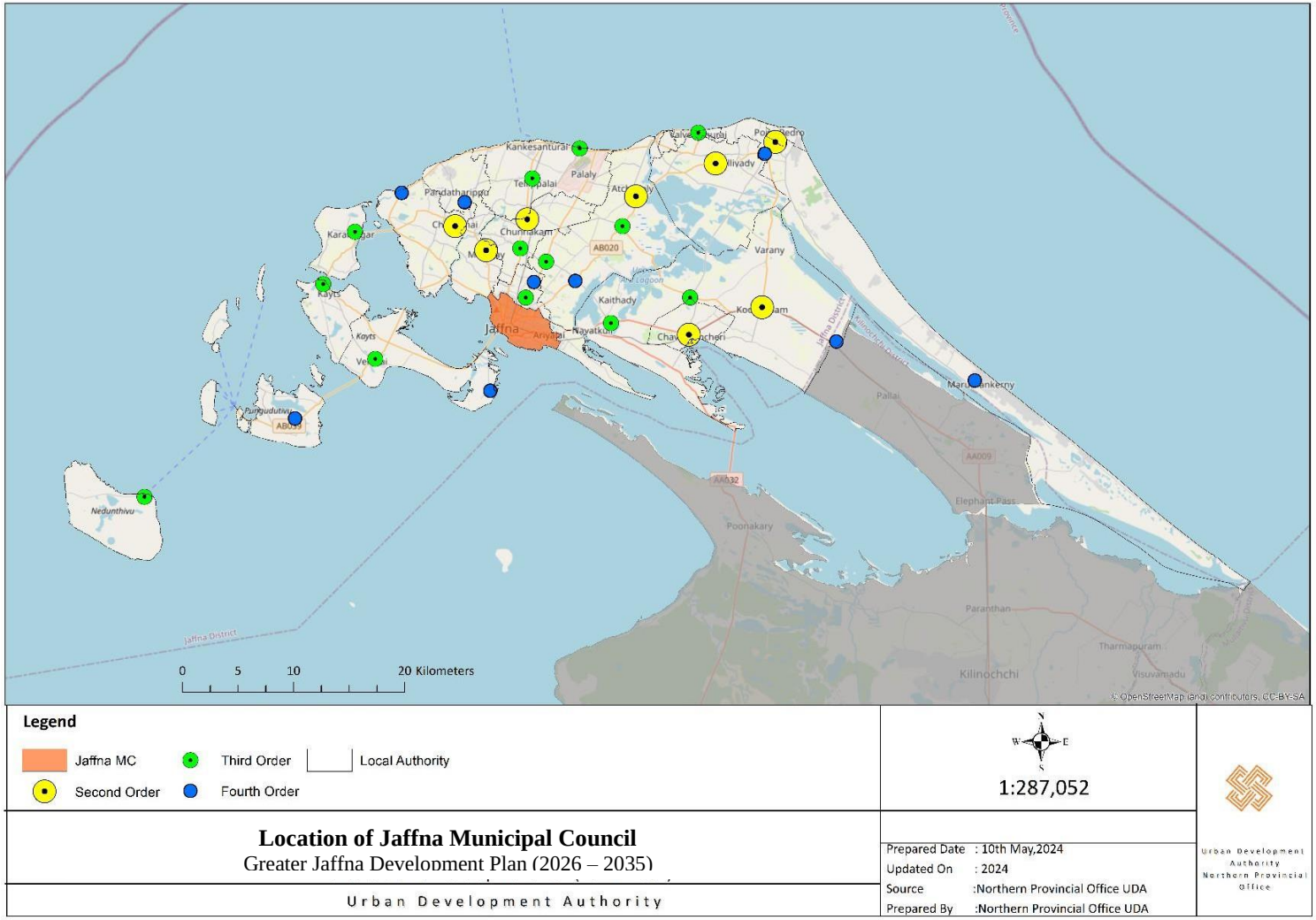
Order	**Towns**
First-order	Jaffna, Kankesanthurai
Second-order	Chunnakam, Manipay, Chavakachcheri, Kodikamam, Point Pedro, Chankanai, Nelliady, Atchuvely
Third-order	Valvettithurai, Maruthanarmadam, Puttur, Maduvil, Velanai, Neduntivu, Kayts, Karainagar, Thirunelveli, Urumpirai, Kaithady, Palali
Fourth-order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

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



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

Map 3:Location



Chapter 02 – Study Area

2.1 Introduction to Jaffna Municipal Council

Jaffna Municipal Council (JMC) encompasses a total of 47 Grama Niladhari Divisions (GNDs) and is geographically bounded by Nallur PS to the north, the Jaffna Lagoon to the south, and Valikamamam in the west. The total land extent of JMC is 82,002 hectares, with a coastal length of 10.6 kilometers. Jaffna Municipal Council area which has been declared as an Urban Development Area in the Extraordinary Gazette Notification Declared on 1/6/1979 based on Gazette No 38/16 under Section 3(i) of the Urban Development Authority Act No. 41 of 1978.

The Jaffna Municipal Council is located in the heart of Jaffna City, in the Northern Province of Sri Lanka. Situated near the iconic Jaffna Public Library, it serves as a central administrative hub for the region. The council building is strategically placed along Main Street, providing easy access for residents and visitors.

Surrounding landmarks include: Subramaniam Park, offering a green space nearby, The bustling Jaffna Market, known for its vibrant trade. Historical and cultural sites such as the Nallur Kandaswamy Temple and Jaffna Fort, which are a short distance away.This central location underscores the council's role in managing urban affairs, coordinating civic services, and fostering community engagement in a rapidly developing urban environment.

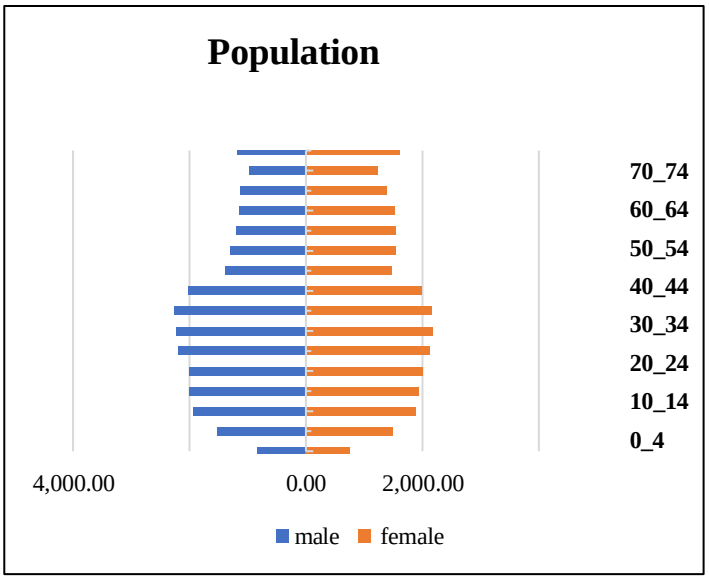
2.2 Demographic profile Population

As of 2022, the total population in JMC stands at 82,002, with a projected growth rate of 0.42%, and an estimated future population of 85,296 by 2034. The population distribution is fairly balanced with 48% males and 52% females. The religious makeup includes 57.42% Hindus, 37.33% Christians, and smaller percentages of Muslims and Buddhists Density: 47 people per hectare with 22,641 with an average family size of 3.7 persons

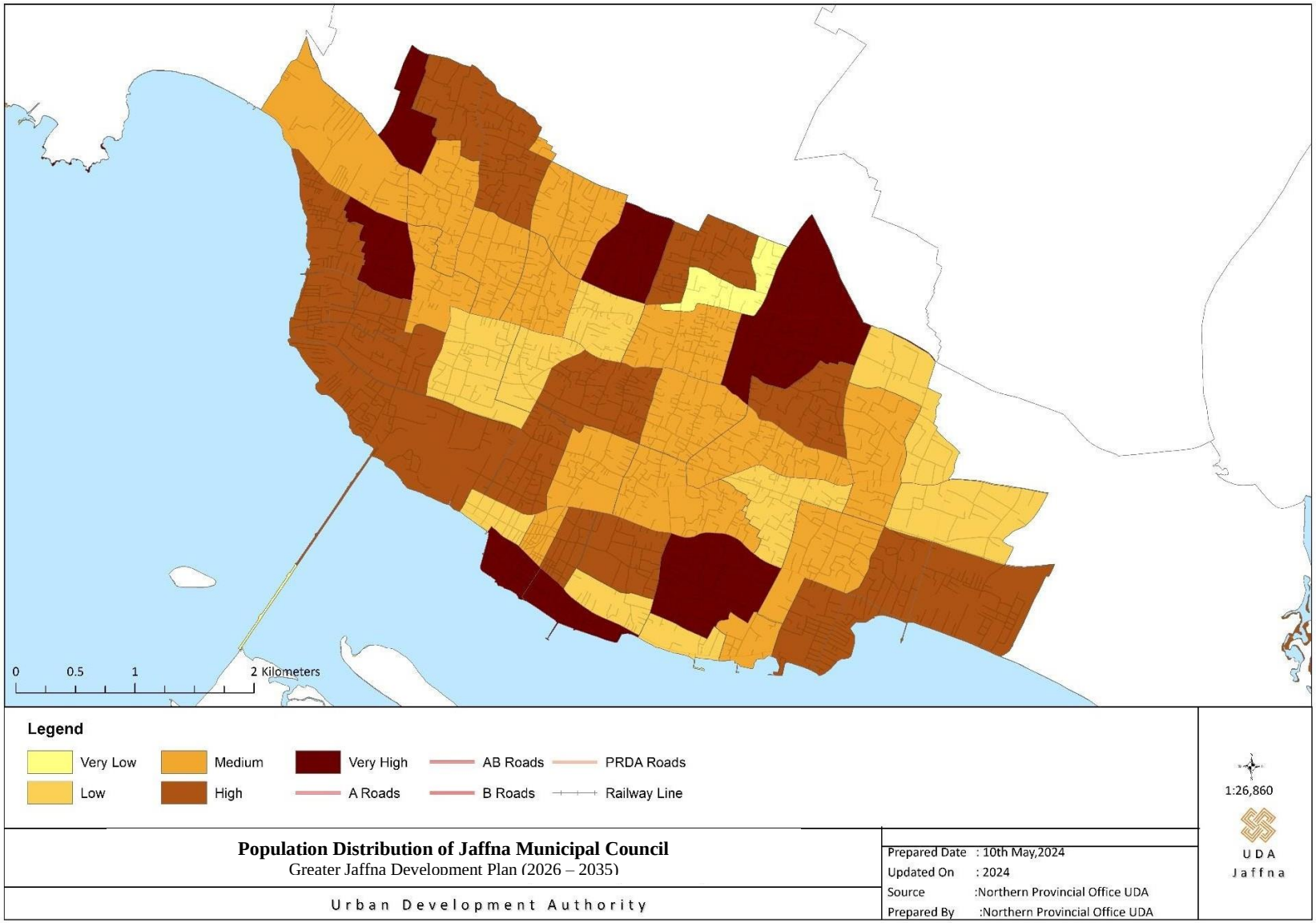
In terms of demographic distribution within the Jaffna Municipal Council area, the Reclamation East GND stands out with a comparatively higher percentage of families, accounting for 12.33% of the total families. Conversely, the Nallur Rajathani GND area within the Jaffna Municipal Council exhibits a lower percentage of families, constituting only 2.13% of the total families.

Chart 1: Population

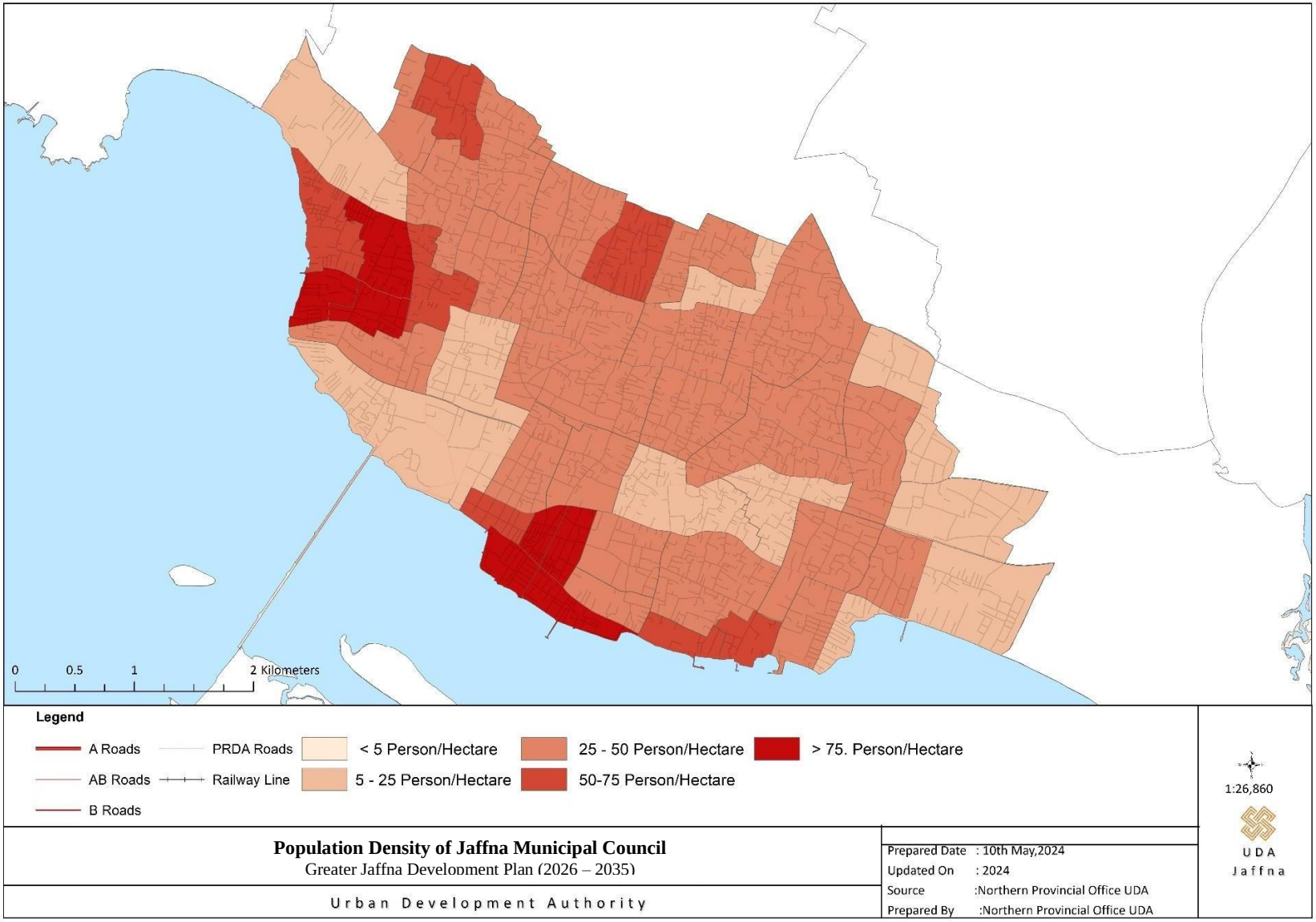
The population density varies significantly across different areas within the Jaffna Municipal Council (JMC) area, reflecting diverse settlement patterns and urban development. Among the areas with the highest population density are Reclamation East and West, with densities of 247 per hectare and 234 per hectare respectively. Similarly, Moor Street South GN exhibits a population density standing at 142 per hectare. Land Population



Map 4: Population Distribution



Map 5: Population Density

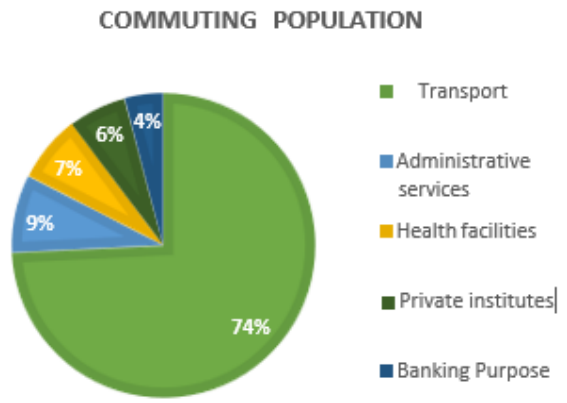


Distribution and Land Density Maps indicating a dense urban fabric and considerable human activity. This implies that the residential pattern in this area is less densely inhabited or more scattered.

Dependent population in Jaffna MC is 31% and working population is 69% in Jaffna MC area. Among these, children comprise 16.4% of the population. In contrast, the elderly population accounts for 14.6%. The age group within the 15-64 range, constituting 69% of the total population.

Chart 2:Commuter Population

The commuting population in the Jaffna Municipal Council (MC) area is nearly 100,000. Of this, 72% are commuters using transportation services. The remaining commuters travel for administrative purposes, health facilities, banking services, attending private institutes, and accessing markets.

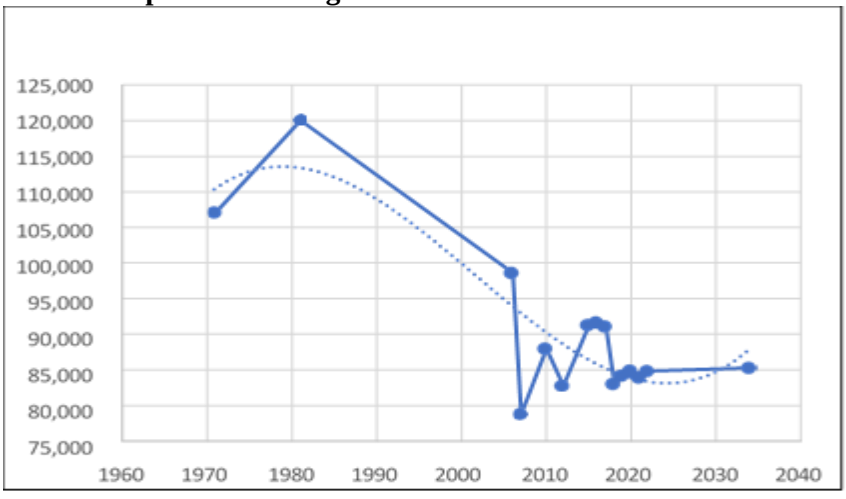


Population Forecast

The population trend from 1971 to 1980 witnessed an increase from 107,174 to 120,087, reflecting steady growth. However, the impact of the war in Sri Lanka, from 1980 to 2009 led to a decline in population growth during that period. Post-war, the population growth rate has shown fluctuations, with periods of increase and decrease. When forecasting population growth, an assumption of increasing population growth is considered, and population growth rate is estimated.

Chart 3:Population Change and future Prediction

Through population growth analysis, a predicted growth rate of 0.42% has been calculated, leading to an estimated future population of 85,296 by the year 2034.



2.3 Housing

JMC has 22,641 housing units, with a housing density of 13 units per hectare with 3.7 Average family size, of these, 94% are permanent structures, 4% are semi-permanent, and 1% are temporary . The built- up areas account for 69% of land use, with the remaining land divided into socio-cultural spaces, environmental areas, and agricultural land.

Among the areas with the highest housing density are Reclamation East and Gurunagar West, with densities of 50 per hectare and 48 per hectare respectively. Similarl , Navanthurai South ,Navanthurai North , Moor Street South , Reclamation West and Gurunagar East exhibits a Housing density standing above 25 per hectare.

Out of the 365 families in the JMC area that require housing development, the breakdown is as follows: Moor Street North GN accounts for 81 families, Reclamation East has 40 families, Kokuvil South East comprises 44 families, and Moor Street South includes 35 families.

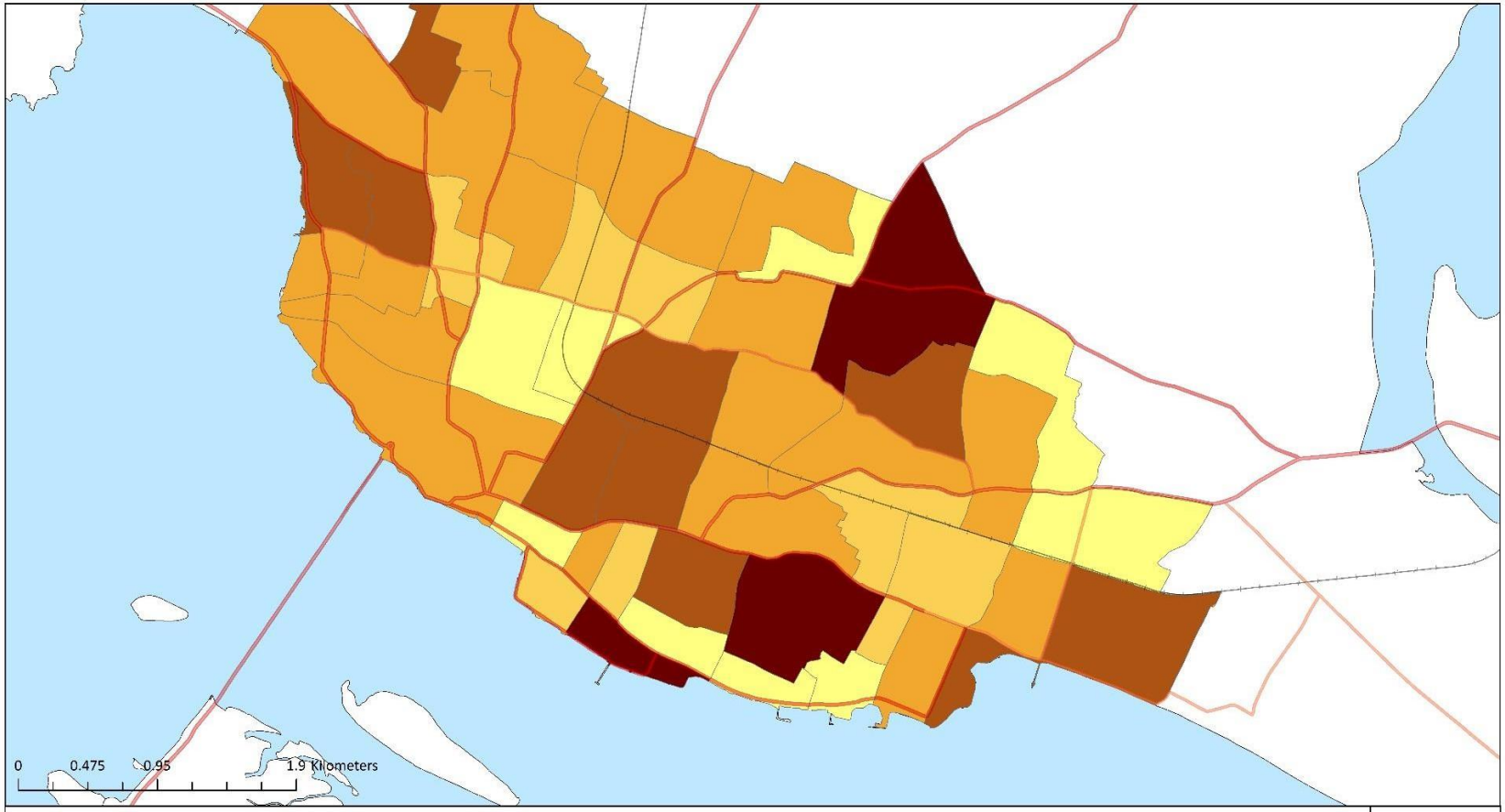
The estimated housing demand for 2034 in the Jaffna Municipal Council area is projected to be 150 housing units. This estimation is based on the predicted population for 2034, which stands at 85,296 residents, assuming an average household size of 3 individuals per household. In the Nallur Part, the land less families are 689 and the housing requirement is 323 in 2021.

Year	Population	Existing Houses	Housing Need	Gross Housing Deficit
2006	98,647	25,238	28,184	2,946
2007	78,781	20,139	22,508	2,369
2010	81,651	20,872	23,328	2,456

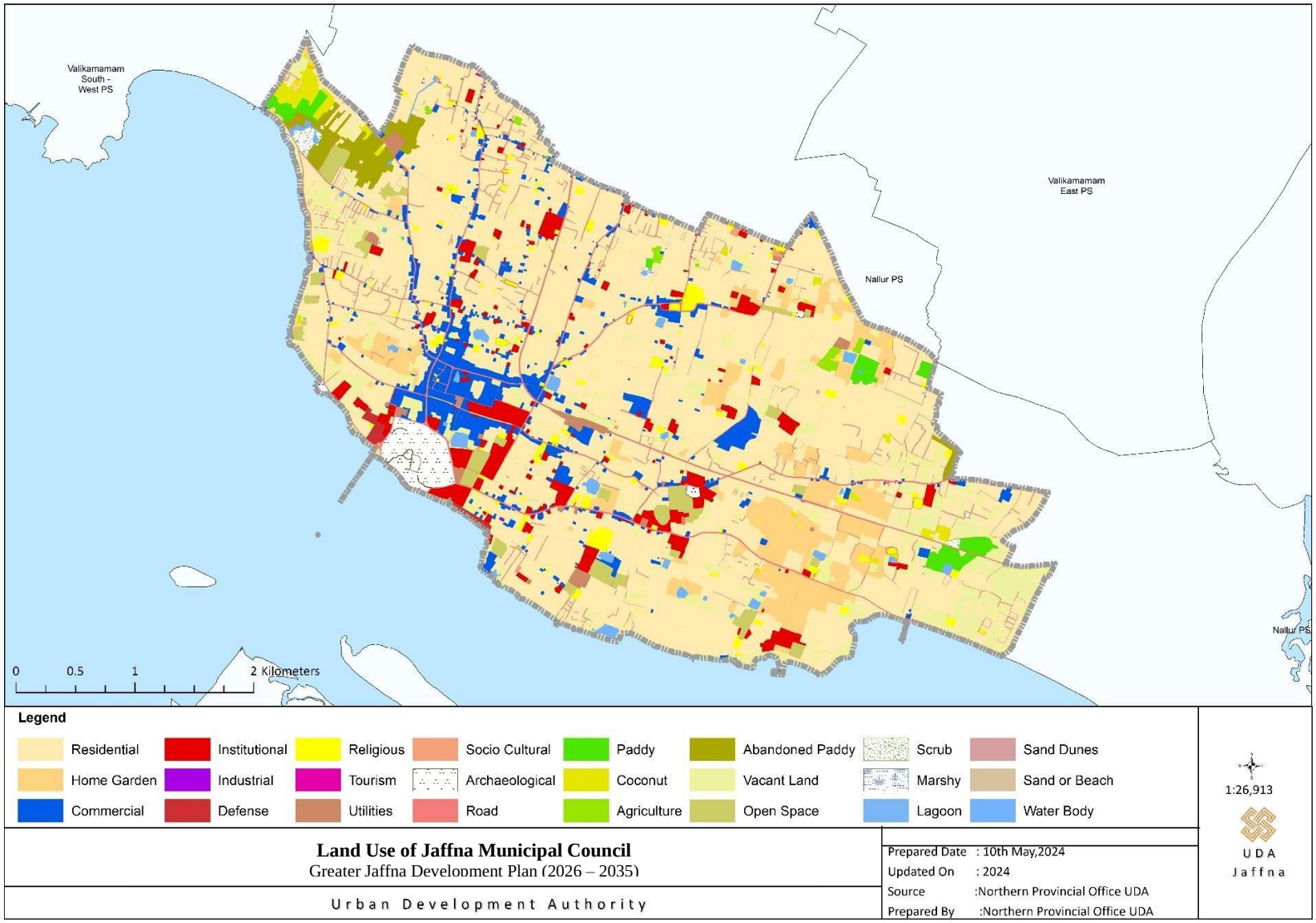
2.4 Land use.

The total land area in the JMC is 2,200 hectares. Out of this, 2,174 hectares are categorized as developable, which represents 98.7% of the total area. This indicates that nearly all of the land is available for development, with very little being restricted or undevelopable. The largest portion of land (69%) is designated as built-up areas. This includes residential, institutional, commercial, industrial, and defense zones. A smaller section, about 6%, is allocated for socio-cultural uses, which likely includes religious, historical, and archaeological sites.7% of the area is classified as environmental, which includes marshlands, lagoons, water bodies, and other sensitive environmental zones. About 12% of the land is set aside for home gardens, an important aspect for local subsistence and small-scale agriculture. 3% of the land is used for roads and utilities infrastructure.

Map 6: Housing Distribution



Map 7: Land Use



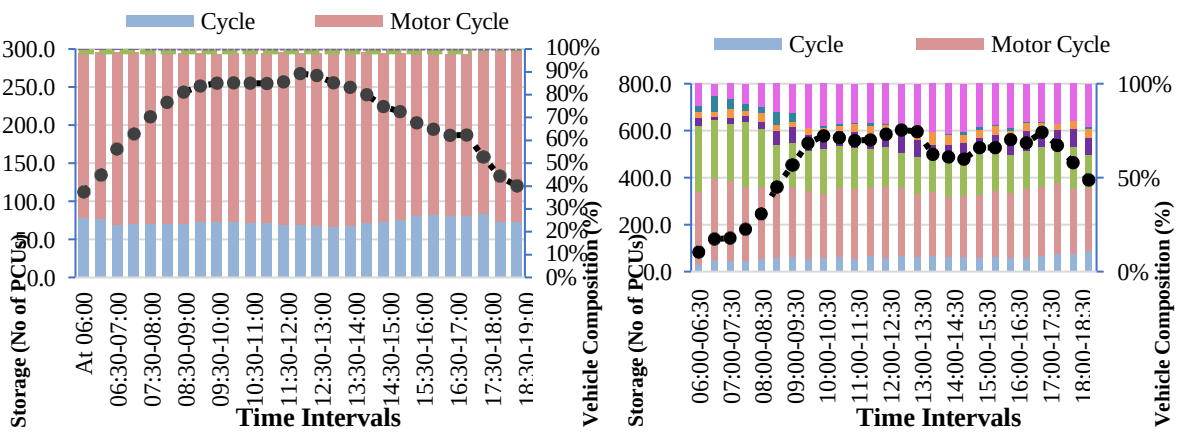
The majority of the built-up area (86.6%) is residential, showing a strong focus on housing development in the region. A small but significant portion (5.4%) is used for institutions such as schools, government buildings, A modest percentage (7,6%) is commercial, indicating a limited but present economic activity.

The land use pattern in the JMC area reveals a predominantly residential landscape with a strong focus on built-up areas. Environmental sensitivity is maintained through water bodies, marshlands, and scrublands. There is a substantial portion of land allocated for socio-cultural and religious activities, emphasizing the cultural significance of the area. However, there seems to be a limited focus on commercial, industrial, and tourism development, which could be areas of opportunity for future urban planning and economic expansion.

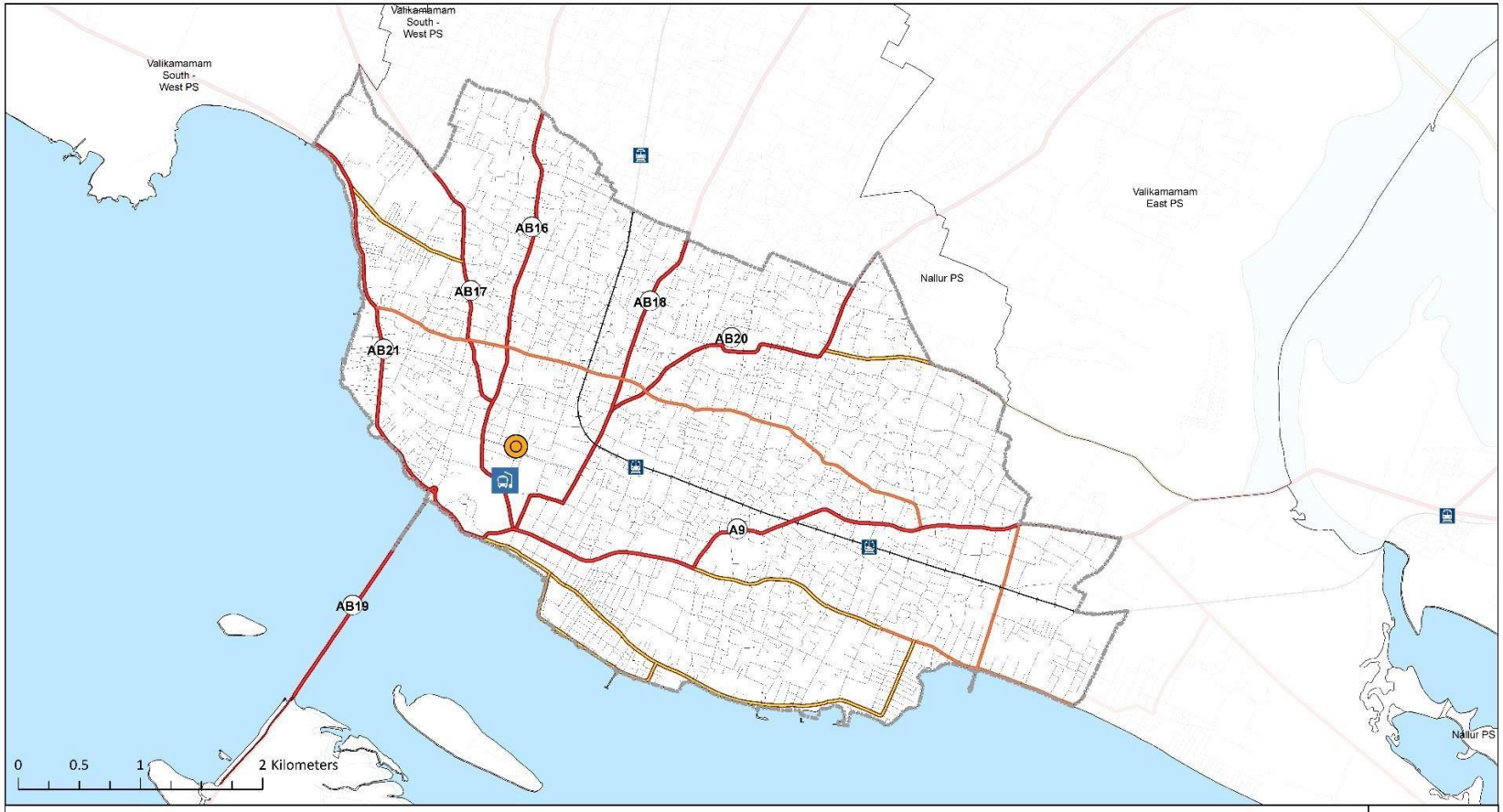
2.5 Physical Infrastructure Transportation.

JMC's physical infrastructure includes a road network of 335.21 km, with on-street parking accommodating 602 PCUs (Passenger Car Units). Jaffna Municipal Council's city core area has a strong infrastructure with six main roads, enhancing connectivity and accessibility to amenities and services. The railway infrastructure also contributes to the standard of accessibility, connecting the city to neighboring regions and beyond. This enhanced connectivity benefits local residents, supports economic activities, and promotes urban development, making it a vital link in the city's urban landscape.

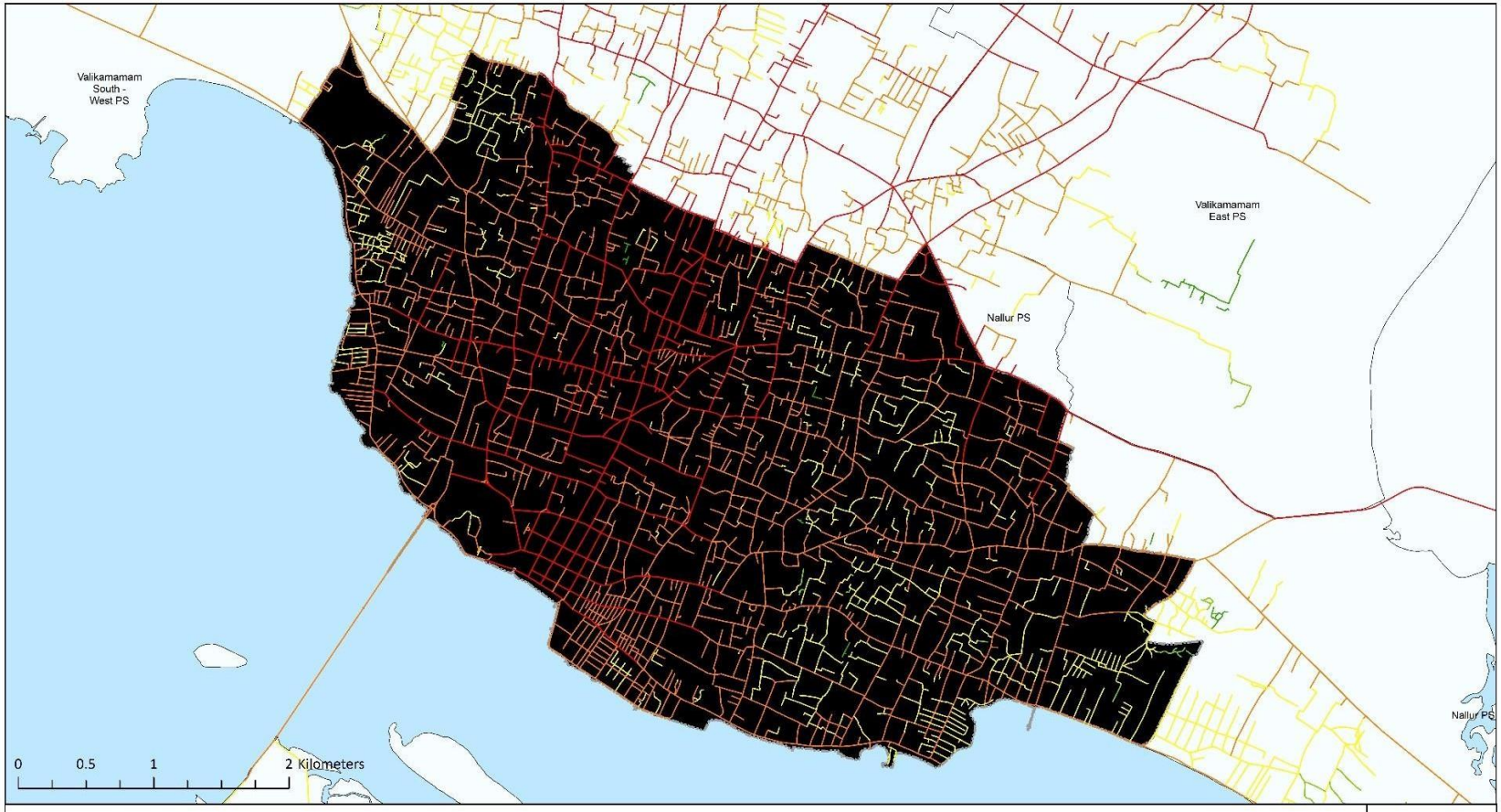
The space syntax analysis conducted on Jaffna Municipal Council (JMC) reveals varying levels of connectivity across different areas. This heightened connectivity could be attributed to factors such as well-planned road networks, key amenities, commercial activities, and transportation hubs in these locations. The Central Business District (CBD) area stands out with high connectivity, primarily due to the presence of essential facilities such as hospitals, banks, commercial buildings, services, and the main bus stand. These elements contribute significantly to the CBD's accessibility and centrality within the city.



Map 8: Road Network



Map 9: Connectivity



Electricity

The Jaffna Municipal Council currently has 26,180 houses with electricity, while 265 units lack access to electricity according to the current data (2022). In the Jaffna Municipal Council (MC) area, an impressive **99%** of households have access to electricity, showcasing a high level of infrastructure development and provision of essential services.

Waste Management

Large volumes of wastes are collected every day through door-to-door collection, while curb side and stationary collection take place around twice a week. Biodegradable waste is the largest component at 60%. This is followed by Plastic waste (25%) and others make up the remaining 15% of the waste.

Chart 4:Type of Waste Generation – JMC

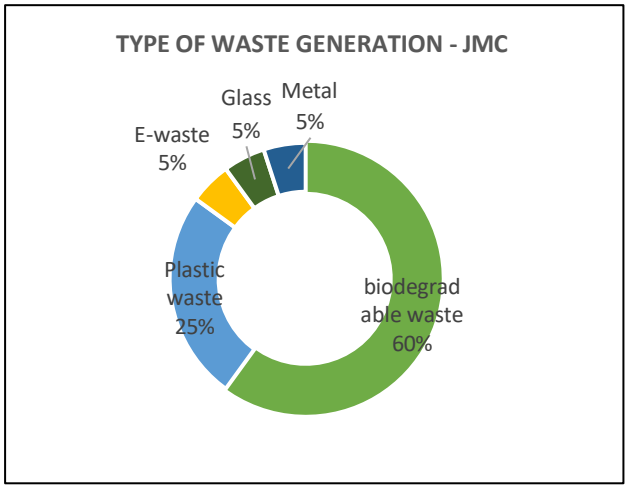
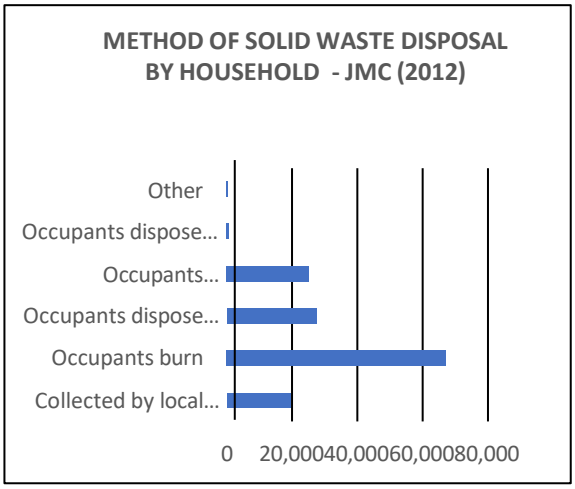


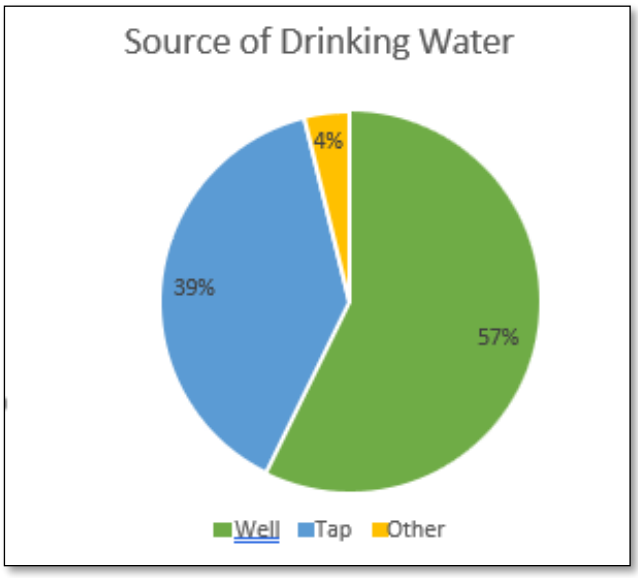
Chart 5:Method of Solid Waste Disposal



Per day	Generation	Collection	Management
Solid waste	83.6 Tons	58.5 Tons	Composting yard at Kakkaithivu
Sewerage waste	75 m^3	45 m^3	Treatment plant at Kakkaithivu
Waste water	100 m^3	90 m^3	Treatment plant at Kallundai

Water Supply

Chart 6: Source of Drinking Water



The water resource dependency among residents of Jaffna Municipal Council (JMC) is predominantly on wells, accounting for 57% of the population's water needs. Additionally, 39% of people rely on tap water as their primary water source, indicating a dual reliance on both traditional and modern water supply systems. Key to the water infrastructure in JMC are the major tanks, including Gurunagar & Main Tanks.

These tanks play a crucial role in water supply, storage, and distribution within the municipality. Supporting these tanks are the pumping stations, with the Kondavil Pumping Station serving the main tank and the Thirunelvely Pumping Station catering to the Gurunagar Tank.

Major scheme

	Capacity (m^3)	**Coverage Area**	**Beneficiaries**	**Water source**
Main Tank	562.5	50km from tank	26,808	Kondavil Pumping Station
Gurunagar Tank	112.5	7km from tank	15,000	Thirunelvely Pumping Station

Minor Scheme

	Capacity (m^3)	Coverage Area	Beneficiaries	Water source
Ariyalai Water Supply Scheme	22.5	5km from well	425	Ariyallai Water Well
Columbuthurai Water Supply Scheme	22.5	3 km from well	550	Water Well
Kachcheri Nallur Water Supply Scheme	22.5	3.5 km from well	825	Water Well
Nayanmarkaddu Water Supply Scheme	22.5	3.2 km from well	350	Water Well
Saddanathar Sivan Water Supply Scheme	22.5	3.2 km from well	300	Water Well
Pommaiveli Water Supply Scheme	22.5	2 km from well	1275	Water Well

Key infrastructure challenges include inadequate sewerage and solid waste management systems, with a daily waste generation of 278.5 m3, of which 194.95 m3 is collected. The water supply largely depends on wells, which provide water to 57.25% of households.

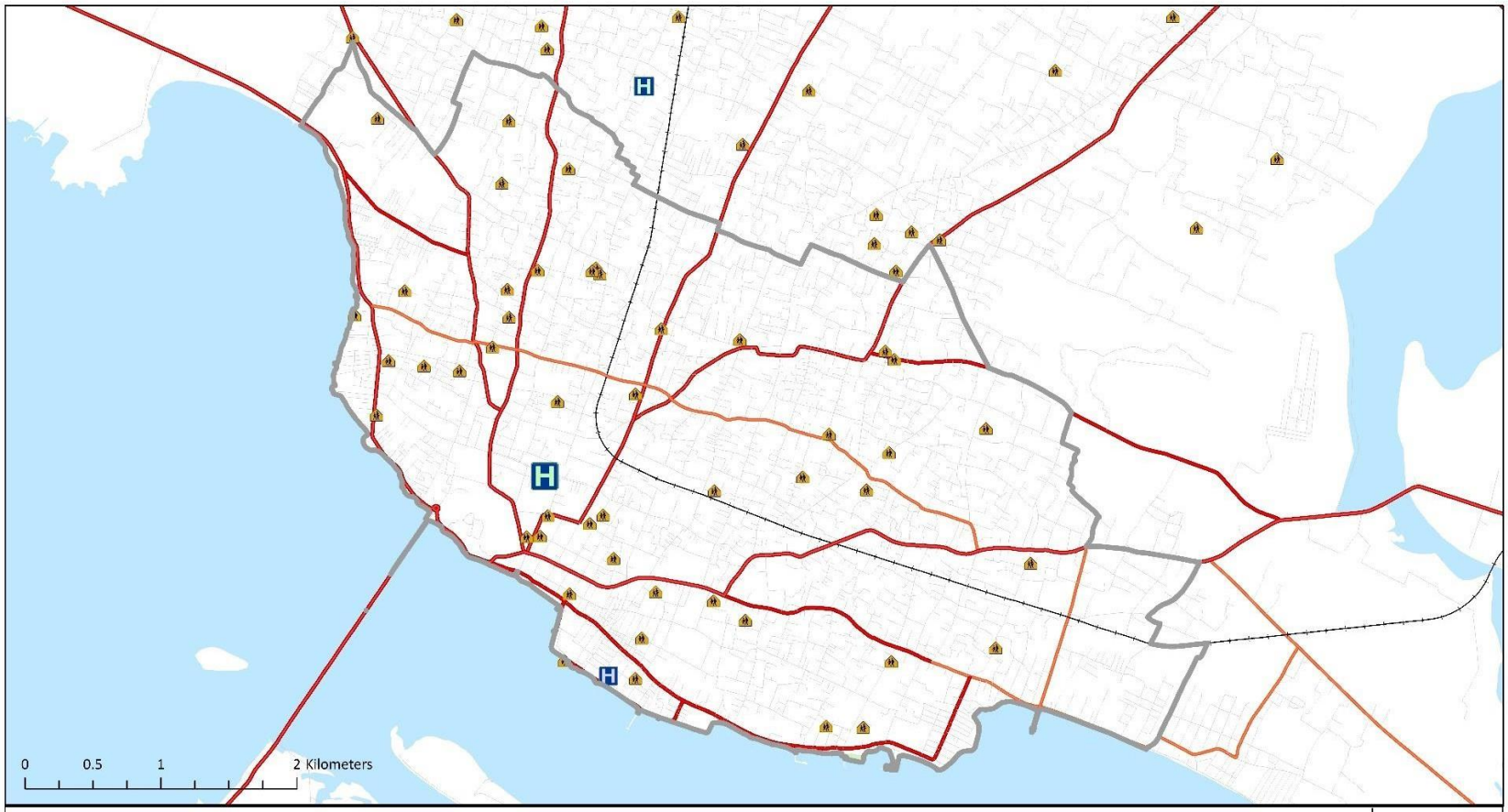
2.6 Social Infrastructure

In the Jaffna Municipal Council (MC) area, the student population is 23327, distributed among a total of 42 schools. Among these schools, there are 4 national schools, 3 private schools, and 35 provincial schools within the Jaffna MC boundary. Significantly 22 % of the students population distribution in Fort GND, Local area student population is about 10756 and it illustrate half of the school students population is belong to the other local authorities .

The presence of a teaching hospital in the Northern Province, specifically situated within the Jaffna Municipal Council (MC) area, signifies a critical healthcare asset for the region. The Jaffna Municipal Council (MC) area has a strong healthcare infrastructure, including private hospitals like Holy Cross, primary health care units like Nallur Primary Health Care Unit, and dispensaries. These facilities provide specialized medical care, preventive services, and essential medications to residents.

The presence of these centres demonstrates the region's commitment to healthcare excellence, aiming to improve health outcomes, enhance wellness, and promote a healthier community. The strategic location of these facilities ensures convenient access to primary medical care, preventive services, and essential medications. Teaching hospitals play a crucial role in medical education, research, and the delivery of advanced healthcare services. The demand for services at the General Hospital is increasing. However, the current land space available for the hospital is insufficient to accommodate this future demand.

Map 10: Social Infrastructure Distribution



2.7 Economic Profile

The local economy is predominantly driven by the tertiary sector, accounting for 85% of economic activities, which include services, education, healthcare, and tourism. Agriculture and fisheries make up the remaining 15%, with fisheries contributing 13.1%. Unemployment remains a challenge at 12.1%, but the working population constitutes 61.87% .

Agriculture in Jaffna Municipal Council (MC) operates primarily at a backyard production level, with only 62 individuals involved in farming, leading to limited productivity. The sector struggles with inefficient practices, minimal adoption of modern techniques, and insufficient investment in infrastructure. Since 2020, annual milk production has also declined, exacerbated by climate changes, economic uncertainties, and restricted access to advanced technologies. Due to its small-scale nature, the agriculture sector in Jaffna MC contributes minimally to the local economy, with limited focus on high-value crops or livestock, and productivity challenges further hinder output levels.

In contrast, the fishing industry in Jaffna MC is a cornerstone of the local economy, supporting a large segment of the population. Currently, 3,957 fishing families and a total fishing population of 15,495 are actively engaged in this sector. With 4,835 active fishermen, the industry showcases a vibrant and essential part of the region's livelihoods, reflecting the community's deep involvement in this key economic activity.

2.8 Local Authority Capacity

The local area's revenue report for 2019 and 2023 reveals a significant increase in total revenue from approximately 621 million Sri Lankan rupees in 2019 to 1.4 billion in 2023. The main contributors to this revenue are the administration unit, accounting for 75% of the total revenue, and utility services, contributing 14%. Other sources such as health, physical planning, water services, and welfare services collectively contribute below 5% to the total revenue.

Chart 7:General Administration

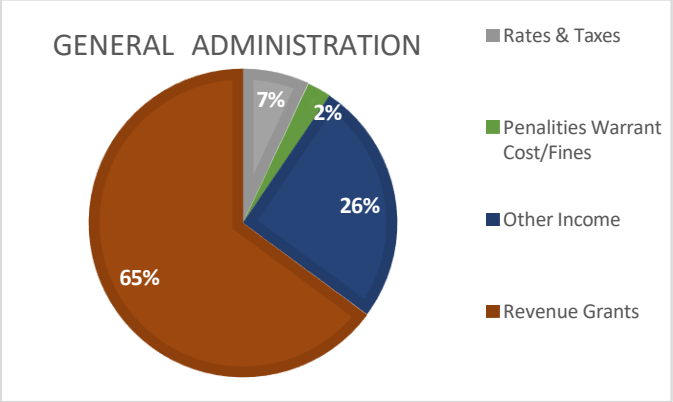
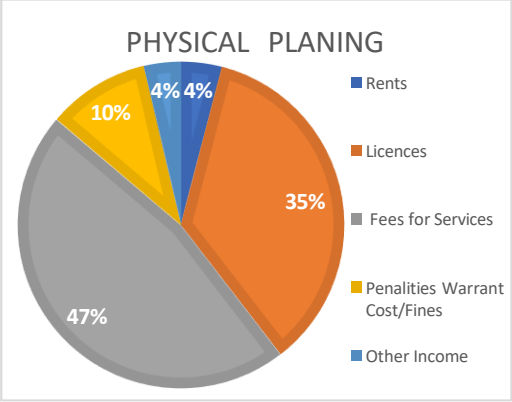


Chart 8:Physical Planning



Regarding the revenue grant distribution, 48% of the revenue is collected by the Jaffna Municipal Council, indicating a substantial portion allocated to this administrative body. Rent, on the other hand, accounts for 13% of the revenue, highlighting its significance as a revenue source for the local area. Overall, the revenue report underscores the importance of the administration unit and utility services as major contributors to the local area's revenue, with significant contributions also coming from sources like rent and the revenue grant distributed to various entities.

Chart 10: Revenue

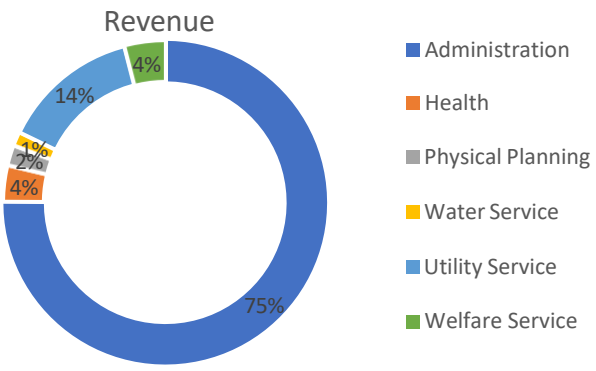
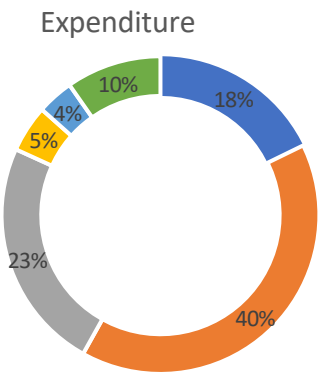


Chart 11: Expenditure



In 2023, the total expenditure of the Jaffna Municipal Council (MC) area amounted to 1.2 billion Sri Lankan rupees. A significant portion of this expenditure, approximately 40%, is allocated to health services, totaling nearly 0.5 billion rupees. This indicates a substantial investment in healthcare within the region. Furthermore, the expenditure on physical planning constitutes 23% of the total expenditure, highlighting the importance placed on urban and infrastructure development initiatives. Welfare services also receive significant attention, accounting for 18% of the total expenditure, reflecting the commitment to social welfare programs and initiatives. The remaining percentage of expenditures, as depicted in the pie diagram, is allocated to various other sectors and services, each contributing to the overall development and functioning of the Jaffna MC area.

Jaffna Municipal Council (MC) area, a significant portion of 0.9 billion rupees is allocated for Personal Emoluments. This allocation reflects the substantial investment made in compensating personnel within the council for their services and contributions to the region's governance and administration

2.9 Problems & Potential

Identified Problems

- Poorly organized area and a underserved settlements in the coastal area. Gurunagar's, Koddady's, Navanthurai's, Passaiyoor's & Colombuthurai's dense, poorly organized area features slum-like settlements and a lack of proper infrastructure, resulting in a lack of orderly development.



- Due to an inadequate sewerage system, the Jaffna town with numerous commercial buildings and a significant waste generation, faces challenges in maintaining cleanliness.





- Waste management issues: There is a significant gap between waste generation and collection, particularly in densely populated areas like Gurunagar

Per day	Generation	Collection	GAP	Management
Solid waste	278.5m3	194.95m3	83.55 m^3	Composting yard at Kakkaithivu
Sewerage waste	75 m^3	45 m^3	30 m^3	Treatment plant at Kakkaithivu

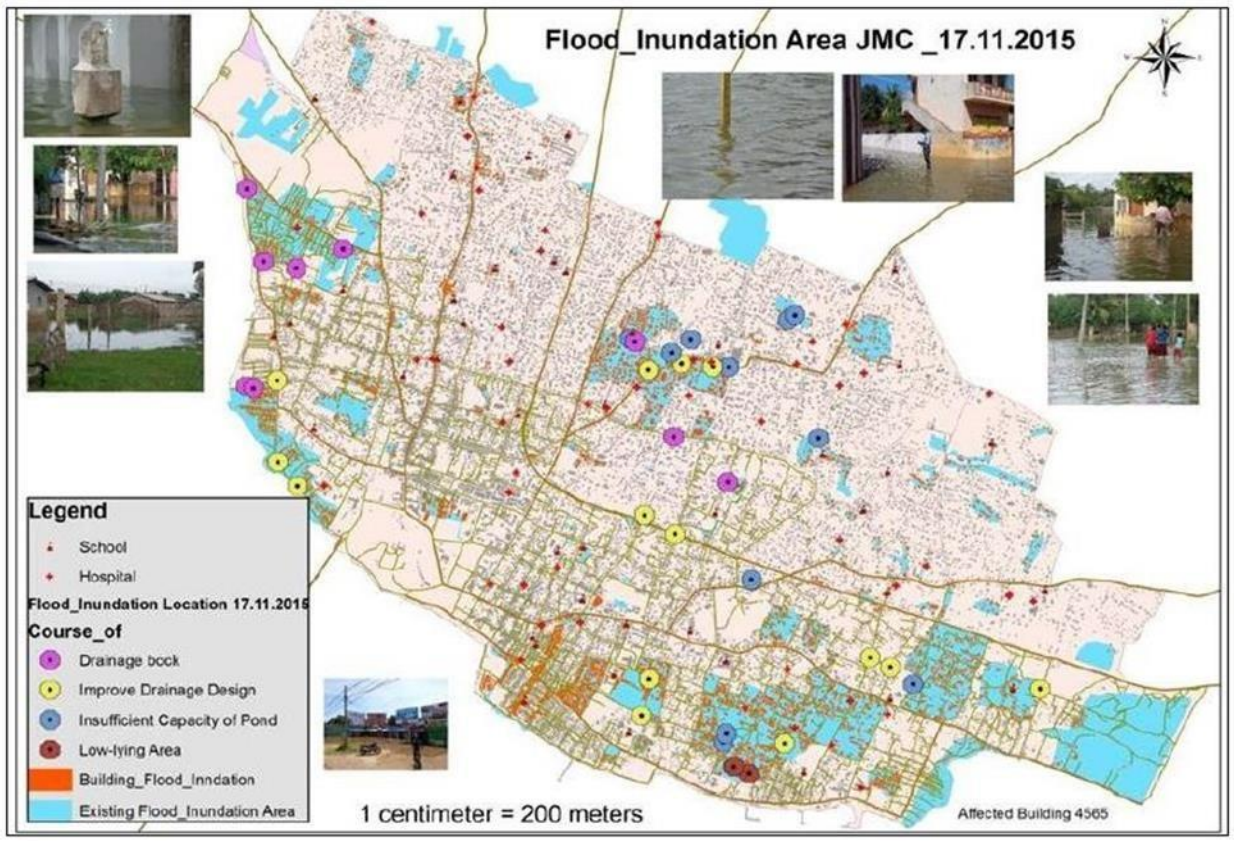
Waste water			10 m^3	Treatment plant at Kallundai
	100 m^3	90 m^3		

- The city's expansion is hindered by inadequate transportation infrastructure, including narrow roads, inadequate parking, and traffic flow issues, which hinder commercial growth

PCU			*Utilization%*
	Demand	*Capacity*	
Current Parking On-Street	*602*	*550*	*109*
Current Parking Off-Street	*265*	*325*	*82*
Total Parking	*867*	*875*	*99*

Parking		Peak Storage		Capacity			Space Utilization @ Peak Storage (%)
				Effective Space (m)		PCUs	
Code (CBD -)	Name	30 Min. Interval	PCUs	Median	Roadside		
N01	Hospital Road (Sec. I)	12:30-13:00	44.1	n.a	370.0	52.9	83.4
N02	Hospital Road (Sec. II)	11:30-12:00	42.3	160.0	n.a	45.7	92.5
N03	Hospital Road (Sec. III)	17:00-17:30	60.4	125.0	188	62.5	96.6
N04	Hospital Road (Sec. IV)	12:30-13:00	129.0	325.0	275.0	132.1	97.6
N05	KKS Road (Sec. I)	10:00-10:30	58.3	n.a	210.0	60.0	97.2
N06	KKS Road (Sec. II)	13:00-13:30	90.9	n.a	360.0	102.9	88.4
N07	KKS Road (Sec. III)	09:00-09:30	29.8	n.a	240.0	68.6	43.5
N08	Bazzar North Road	16:30-17:00	69.3	n.a	168.0	48.0	144.4
N09	Stanley Road (Sec. I)	13:00-13:30	102.4	n.a	540.0	154.3	66.4
N10	Stanley Road (Sec. II)	12:00-12:30	61.6	n.a	300.0	85.7	71.9
All Sections		**12:30-13:00**	**603.5**	**610.0**	**2650.5**	**812.6**	**74.3**

- Flash floods: Due to dilapidated stormwater canals and encroachment of water bodies



Potential

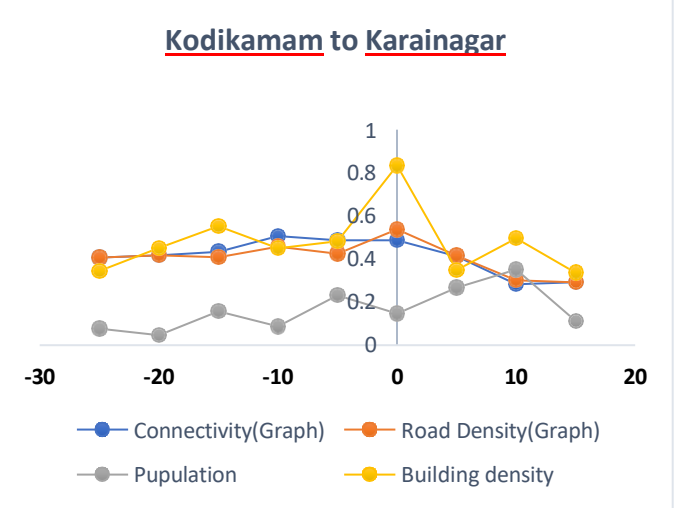
- Cultural and heritage sites such as the Jaffna Fort, Nallur Temple, and colonial ruins present opportunities for development.








- Fisheries: The fishing industry, particularly in Gurunagar, is a major contributor to the local economy . The Jaffna Municipal Council (JMC) contributes 18% to the overall fish production of the Jaffna District.



- Jaffna Municipal Council area is responsible for governance, public services, urban development, and shaping the region's social, economic, and cultural landscape.

- Jaffna Municipal Council Area is a hub for premier education and healthcare facilities, including top-tier schools and the General Hospital, offering comprehensive services for residents and visitors.

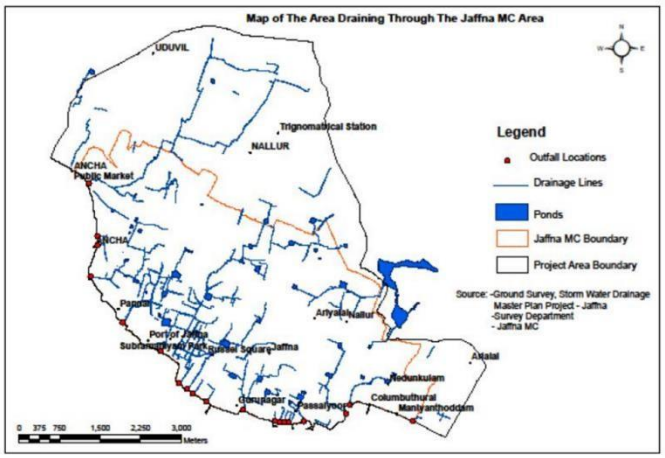


- Urban agglomeration pattern ; Jaffna Mc area is spatially located with high connectivity and threshold population with other town centers with in the region

- Regional Advantages of nearby Island: People are using existing jetty not only for fishing purposed but also for pilgrimage visit and Religious Festival

- Sea Route to Kurusadi theevu church and Mannitthalai St.Sebastian Church

- Spatial Distribution of Urban Cascade system of Jaffna Municipal Council Area.



Chapter 03 – Frame work of the Local Area Plan

3.1 Sub Vision



“JMC: Northern Growth Catalyst”

"Northern Growth Catalyst" means that Jaffna MC will act as a driving force or key player in stimulating and accelerating economic, social, and infrastructural development across the entire Northern Province. It emphasizes Jaffna MC's role in leading and fostering growth, innovation, and progress in the region

Key Values



3.2 SWOT Analysis

Strength	Weakness
• Regional urban centre & major service centre • High connectivity with other region • Availability of Railway station and Bus terminal • Availability of Marine resources • Spatial distribution of fishery related communities and infrastructures • Main Health Centre for entire NP • Existing Drainage cascade system . • Availability of Historical Cultural landmark	• Inadequate parking space • Lack of Mobility • Distribution of underserved settlements • Lack of open space • Absence of sewerage system • Improper maintenance of drainage system and encroachment
Opportunity	**Threat**
• 1st order city in Northern Province • As per National Physical Plan Jaffna has identified as Metro Urban Centre. • Availability of International Airport & Harbour • Cultural and Religious festival of the region	• Vulnerability to monsoon period wheatear and disaster

3.3 Correlation of Sub vision with the Main Vision

"Ceaseless Waves, Towards a Thriving Region"

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

Goals	Objective
Fabricate as renowned neighborhood of South India	O 1 : To create Kankesanthurai as a transit point of Sri Lanka in connection with South India in 2034
	O 2 : To revitalize Jaffna as a canter point of trade in connection with South India in 2034
A foremost Marine hub of Sri Lanka	O 1 : To achieve the fish production of the district by 25 % in 2034
	O 2 : To allocate 5000 acres to achieve the production of Mari farming by 1000 tons to global market in the year 2034
Ideal investment platform for green	O 1 : To supply the 400 MW(5% of the national) electricity to the national grid in 2034 by renewable energy
	O 2 : To keep 40% of the district land as Agricultural Land in 2034
	O 3 : To hiked up the indigenous crops as competitive crops in the global market in 2034
Rebrand the life style and real sense of Jaffna	O 1 : To magnify the "Jaffna" s' image with its unique colonial & post-colonial ambience in 2034.
	O 2 : Provision of Quality & Affordable services for All Walks of Life in 2034.
	O 3 : To develop excursions opportunities through conserve Blue & Green Resources in 2034

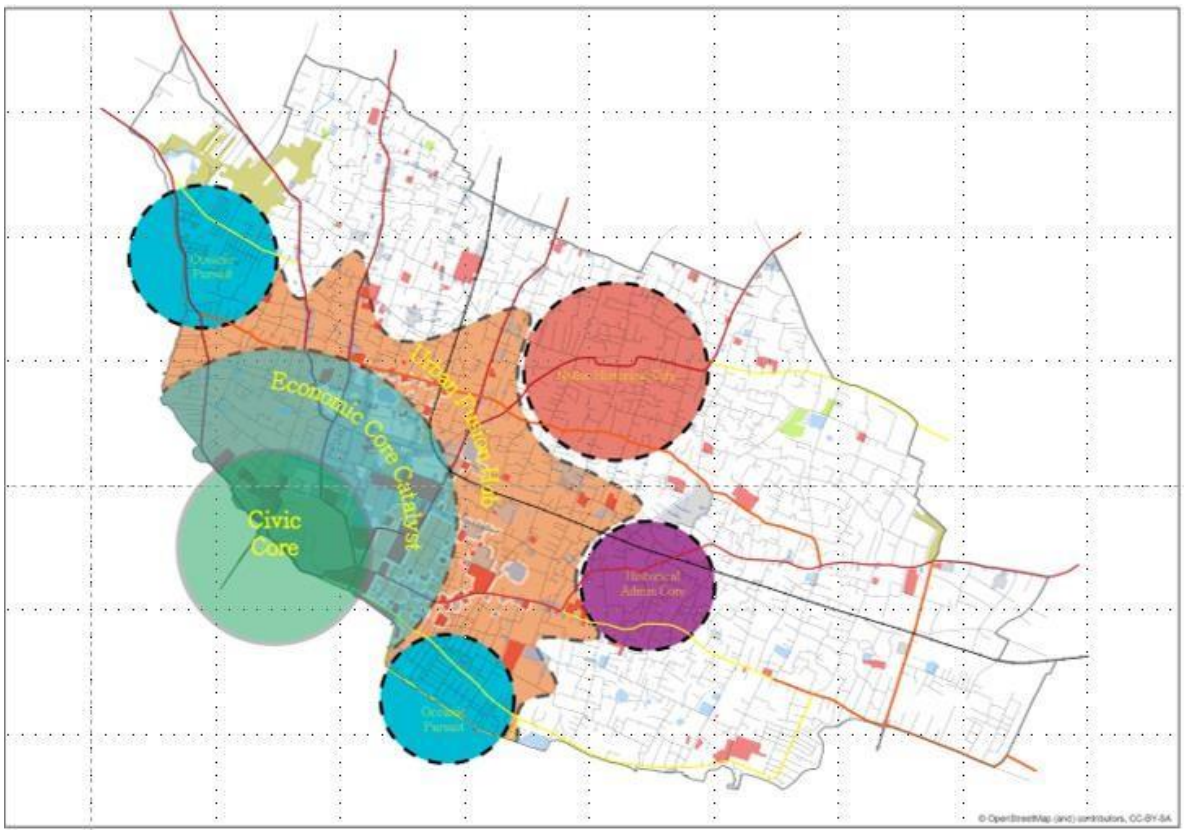
The captioned chat highlighted how the vision of the Great Jaffna Development Plan can be realized through the sub-vision of the 3 Jaffna Municipal Council. To achieve this, three key goals are emphasized:

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

These goals are closely linked to the initiatives of the Valikamam South Pradeshiya Sabha. Additionally, This local area plan supports the Fabricate as renowned neighborhood of South India

objective.

3.4 Conceptual plan



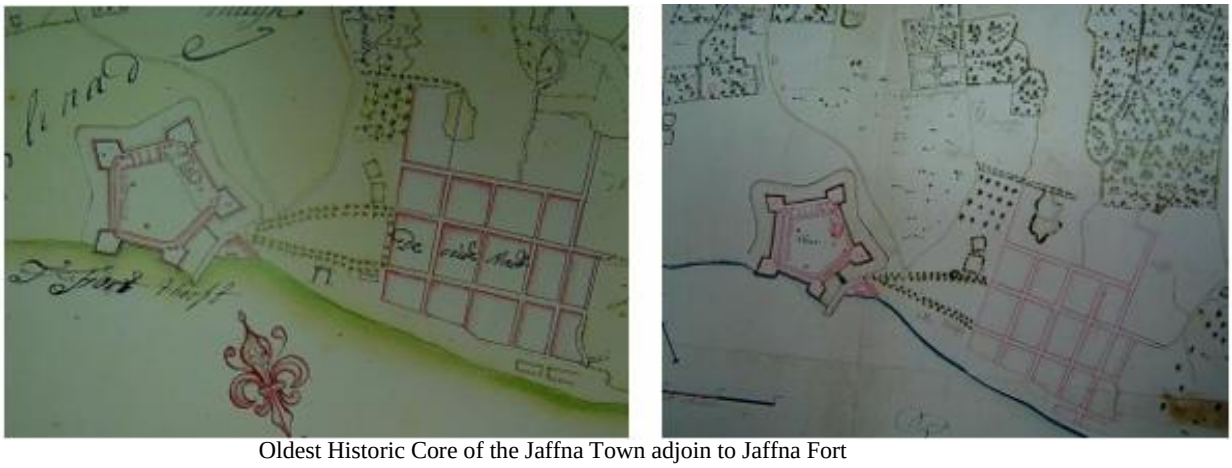
Civic Core

Fort base core of the urban area is developed as a central hub, designed to serve civic needs and public recreational activities. This pedestrian-friendly zone is vehicle-free, offering a calm, walkable environment where residents and visitors can gather, interact, and enjoy community amenities."

Grid City: **The Revitalization of Jaffna City Core**

The one of the main elements of the Civic Core is Grid City which is located southern part of the Jaffna Municipal Council.

The Historic Town:- The undefended historic Burgher town for merchants, sailors, frees Burghers and privileged natives and other Asians (such as Moors, Chetties, and Malays) which dates back to the mid – 17th century, is located to the east of the fort. The Dutch laid out the town with shop-houses as the residential cum market centre over the foundations of the earlier Portuguese settlement. It was meant for elite dwellings and activities related to commercial trade. The streets were laid out in grid pattern which reflects the Dutch orderliness in their town planning. It presents a clear rectangular street layout where streets running in east –west and north – south direction. The town's building mass consisted of low – rise buildings, mostly fronted to the streets with rear gardens. (Source: - WORKSHOP ON THE REVITALIZATION OF JAFFNA'S HISTORICAL CORE Held in Jaffna from 23rd to 27th May 2011)

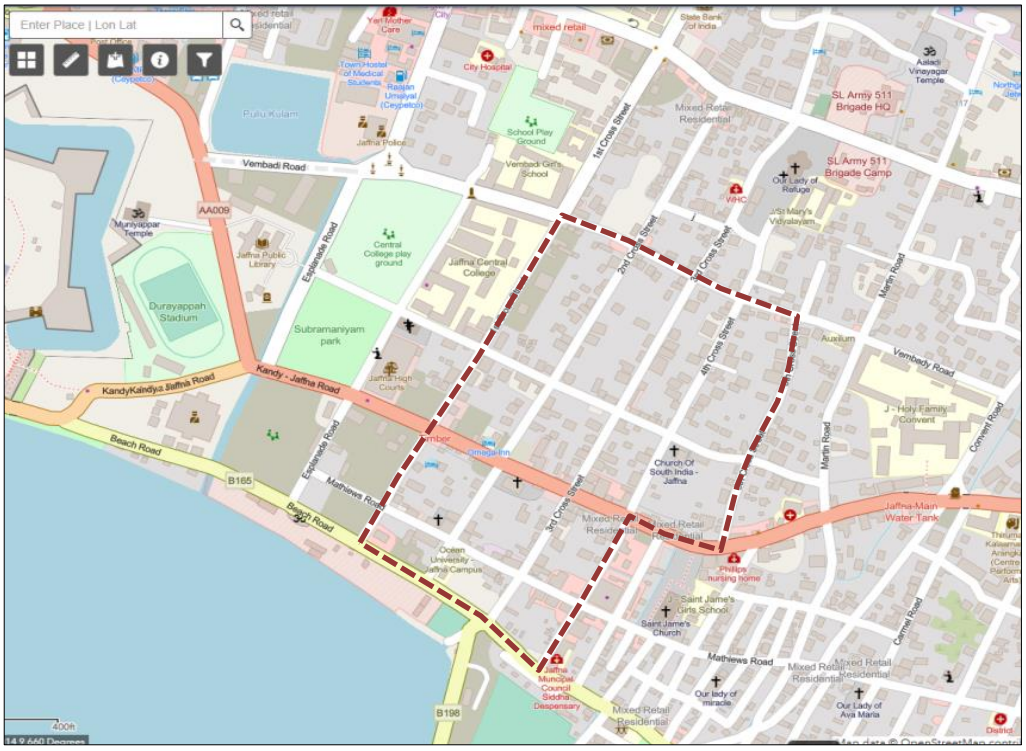


Oldest Historic Core of the Jaffna Town adjoin to Jaffna Fort

Based on the above historical origin and development of the Jaffna Historic Core, the Urban Development Authority, Northern Provincial Office, has prepared the Local Area Development Plan for the Jaffna Municipal Council Area. As a component of this Local Area Development Plan, a specific plan for the Grid City has also been prepared.

Accordingly, the southern part of the Jaffna Municipal Council Area has been identified as the **Grid City Area**, with the objective of preserving and enhancing the distinctive character, historical identity, and urban form of the Jaffna Historic Core. And, this area falls within the Economic Fusion Hub.

The selected Grid City Area starts from Beach Road, extends along First Cross Street up to Vembady Road, and encompasses First Cross Street, Second Cross Street, Third Cross Street, Fourth Cross Street. And Fifth Cross Street, extending from Vembady Road to the Jaffna–Kandy Road. The demarcated area includes both sides of First Cross Street, Vembady Road, Fifth Cross Street, and Beach Road



Selected Grid City under Local Area Development Plan of the Jaffna Municipal Council

Economic Core Catalyst

The city center is a vibrant area where people engage in commercial activities and experience high mobility within a dense urban environment. This modern urban core thrives on agglomeration, offering a dynamic and robust setting with a wide variety of functions and uses, promoting connectivity and economic vitality.

Oceanic Pursuit

The coastal area will be revitalized through the Oceanic Pursuit initiative, which will include the development of proper infrastructure to support fishery-related activities, marine farming, and marine tourism. This initiative will create an active and economically vibrant coastal site, promoting sustainable fishery practices and attracting tourists interested in marine activities. Infrastructure improvements will ensure that the coastal area can support these activities effectively, contributing to the overall economic vitality of the JMC area

Historical Admin Core Development

An emerging urban center where agglomeration is growing, driven by the city's existing adminipotential and diverse uses. These centers offer a unique blend of modern development and historical identity, allowing people to experience the rich heritage embedded within the built environment.

Nallur Historical City Development

The proposed neighborhood center will serve as a focal point for both community engagement and historical preservation, aiming to reconstruct the ancient heritage of the region through the careful conservation of its architectural remains

Chapter 04 - Project Implementation Strategy Civic Core Development.

a. **The Civic Core Development initiative** aims to transform the heart of the city by enhancing connectivity, public spaces, and heritage sites, fostering a vibrant and accessible urban center. Key projects include:

- Improving Mobility between Landmarks (Jaffna Fort, Public Library, Clock Tower, Town Hall and Long distance bus stand): Enhancing transportation and pedestrian routes to seamlessly connect existing landmarks, making the area more navigable and visitor-friendly.
- Expansion of Admin Core Area (Development of Town Hall): Expanding administrative facilities to accommodate growing civic needs while ensuring a well-organized and efficient urban layout.
- Public Square Development (Outer Moat area of the Jaffna Town): Creating a central public square for gatherings, cultural events, and civic engagement, fostering community interaction

and urban vitality.

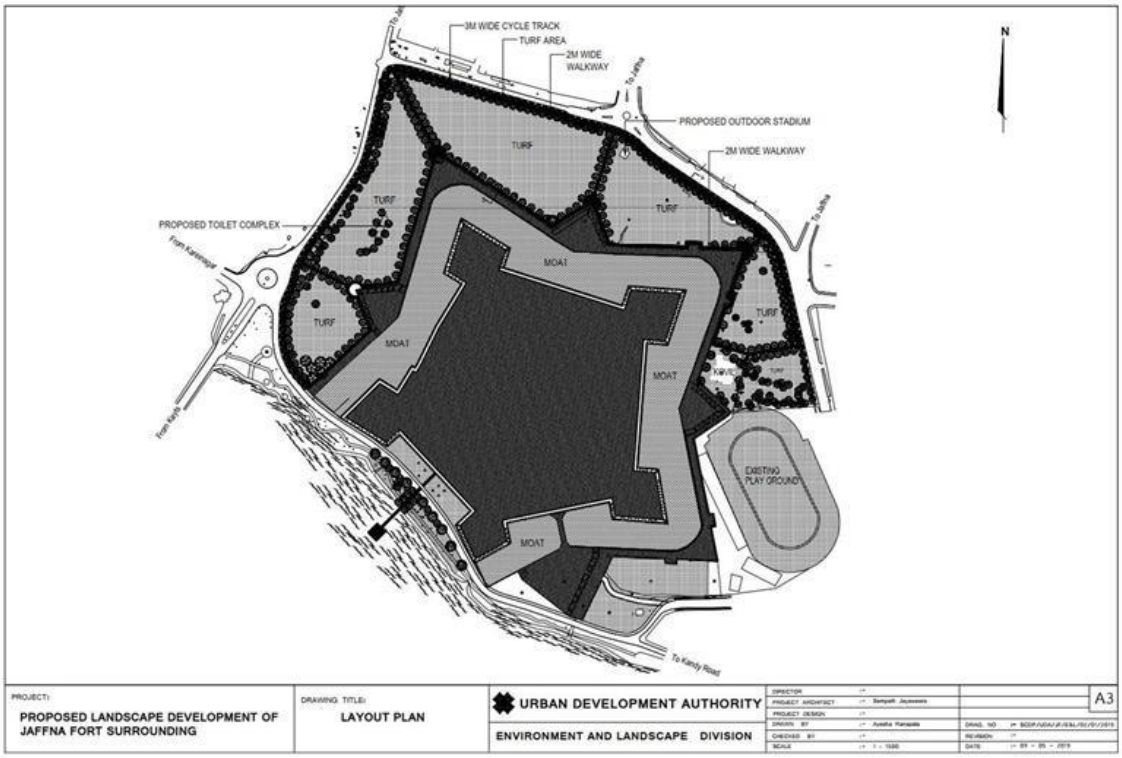
- Jaffna Fort & Surrounding Development: Restoring the iconic Jaffna Fort and enhancing its surrounding area to highlight its historical significance, making it a focal point of cultural heritage.
- Lagoon Front Park Development: Developing a scenic lagoon-side park to offer recreational spaces, improve the environment, and provide a natural retreat within the urban core.
- Pullukulam Landscape Improvement: Revitalizing the Pullukulam area by enhancing green spaces and landscape design, creating a serene urban park.
- Regeneration of Pannai Fish Market: Modernizing and regenerating the Pannai Fish Market to support local livelihoods, improve facilities, and integrate it with the city's broader economic and cultural framework.

This comprehensive approach to civic core development aims to preserve the area's heritage while creating modern, sustainable public spaces for the community to thrive.



1. Thuraiyappa Stadium
2. Jaffna Police Station
3. Jaffna Town Hall
4. Urban Development Authority
5. Dr Subramaniam Children's Park
6. Thanthai Selva Memorial
7. Jaffna Public Library
8. Jaffna Cultural Centre
9. Central College Playground
10. Long Distance Bus Terminal
11. Jaffna Post Complex
12. SLT MOBITEL – Jaffna
13. Irrigation Department
14. Department of Probation and Child Care Services
15. Provincial Department of Health Services
16. Jaffna Prison
17. Grid city

Streetscape Development
Pedestrian Only Street
Vehicle Only Street
Existing Admin Area
Future Proposal For Admin Area Expansion
Jaffna Fort Development
Jaffna Fort Surrounding Development
Public Square Development



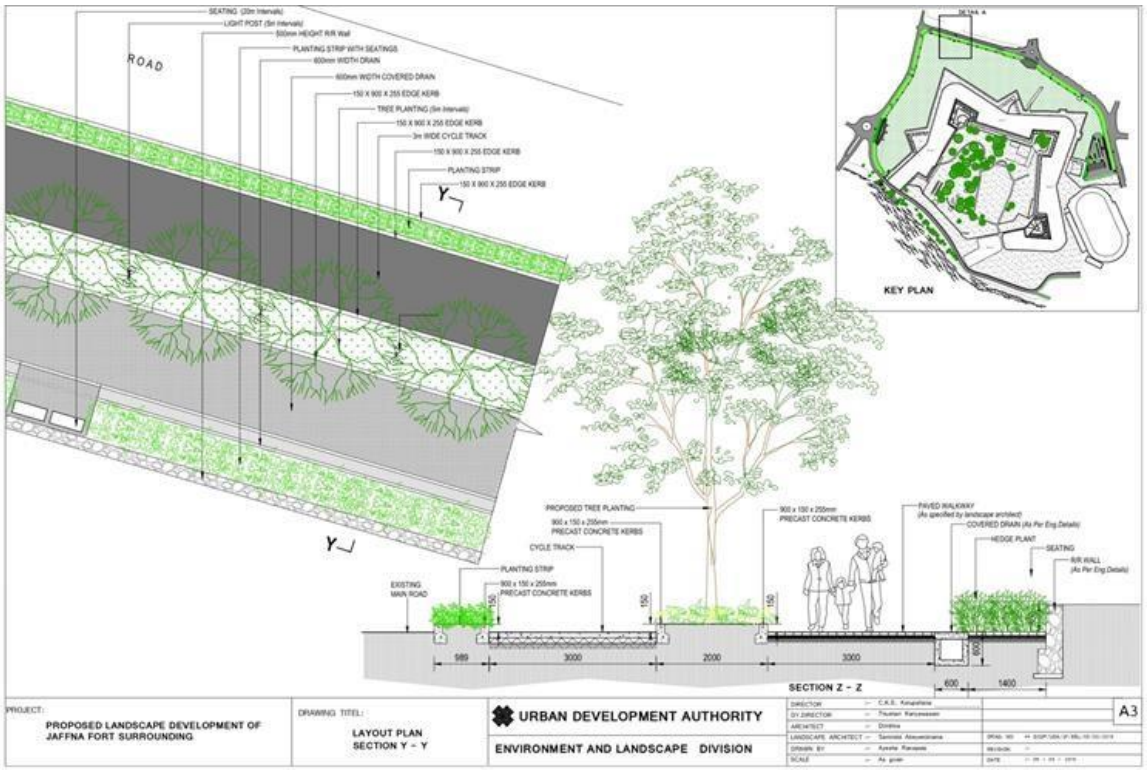
PROJECT: PROPOSED LANDSCAPE DEVELOPMENT OF JAFFNA FORT SURROUNDING

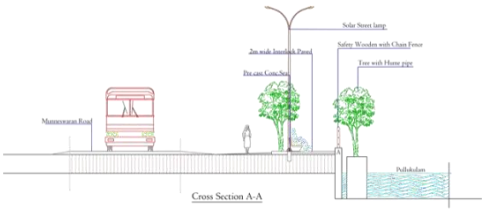
DRAWING TITLE: LAYOUT PLAN

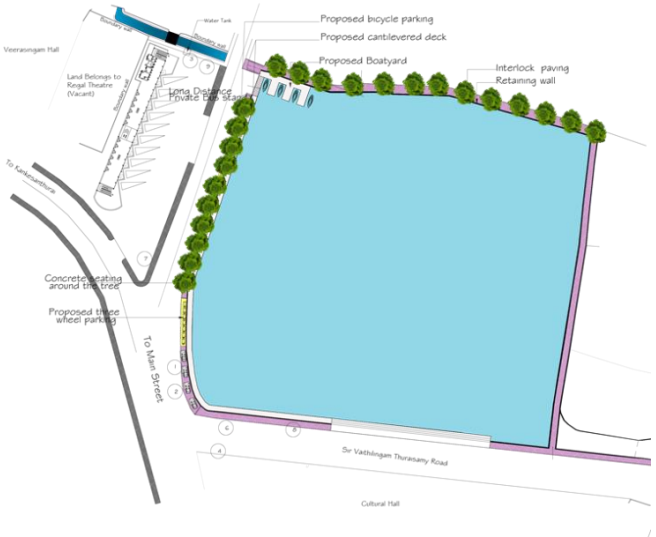
URBAN DEVELOPMENT AUTHORITY

ENVIRONMENT AND LANDSCAPE DIVISION

A3


ROAD
KEY PLAN
SECTION Z - Z
PROJECT:
PROPOSED LANDSCAPE DEVELOPMENT OF JAFFNA FORT SURROUNDING
DRAWING TITEL:
LAYOUT PLAN
SECTION Y - Y
URBAN DEVELOPMENT AUTHORITY
ENVIRONMENT AND LANDSCAPE DIVISION
A3


Cross Section A-A


Proposed bicycle parking
Proposed cantilevered deck
Proposed Boatyard
Interlock paving
Retaining wall
To Main Street
Sir Vathlingam Thurasamy Road
Cultural Hall

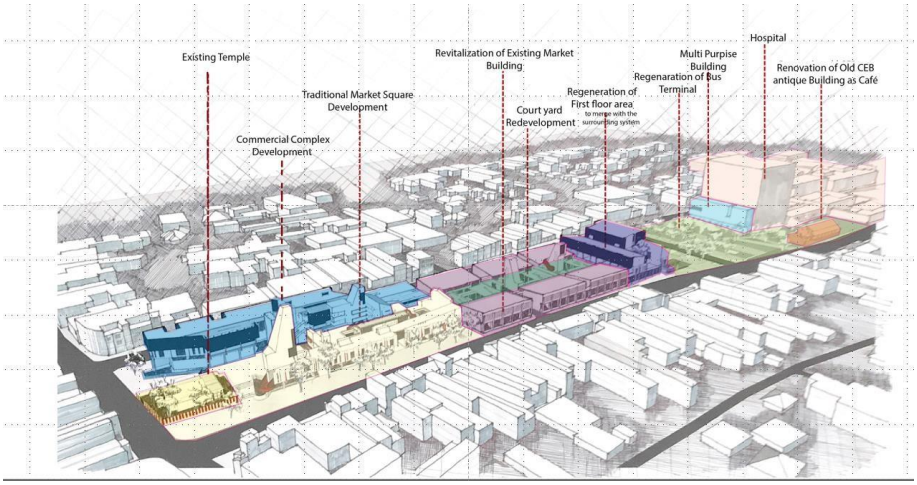



Proposed cafeteria and washrooms
Tables and seating area
Palm trees with grass bed
Prposed Shoping Complex
Service access for shops
Exposed rubble seating bench
Bicycle racks on concrete cubes
CIRCULAR ROAD

b. The Economic Core Catalyst Development

The Economic Core Catalyst Development aims to revitalize the city's economic center through strategic infrastructure improvements and urban regeneration. The focus is on enhancing mobility, upgrading public spaces, and fostering sustainable economic growth. Key projects include:

1. Development of Off-Street Parking Area (Hospital Road): Creating designated off-street parking facilities to reduce congestion, improve traffic flow, and support the growing demand for accessible parking.
2. Revitalization of Long-Distance Bus Stand: Modernizing the Bus stand to enhance public transportation services, improving commuter experience and efficiency.
3. Development of shuttle Service between Bus Stand and Railway Station: Establishing an efficient shuttle service to improve connectivity between key transport hubs, facilitating seamless transit.
4. Muneeswaran Road Pedestrian-Only Street Development: Converting Muneeswaran Road into a pedestrian-only street, promoting walkability, boosting local commerce, and creating a vibrant public space.
5. Railway Town Development with Middle-Income Housing: Developing a mixed-use neighborhood around the railway station, incorporating middle-income housing and supporting amenities to enhance urban livability.
6. Traditional Market Square Redevelopment (Exsisting Public Market): Revitalizing the traditional market square to preserve its cultural significance while modernizing it for contemporary commercial activities.
7. Regeneration of Market Complex (Existing New Market Complex): Upgrading the market complex to create a more organized, functional, and attractive commercial environment, supporting local businesses and improving customer experience.

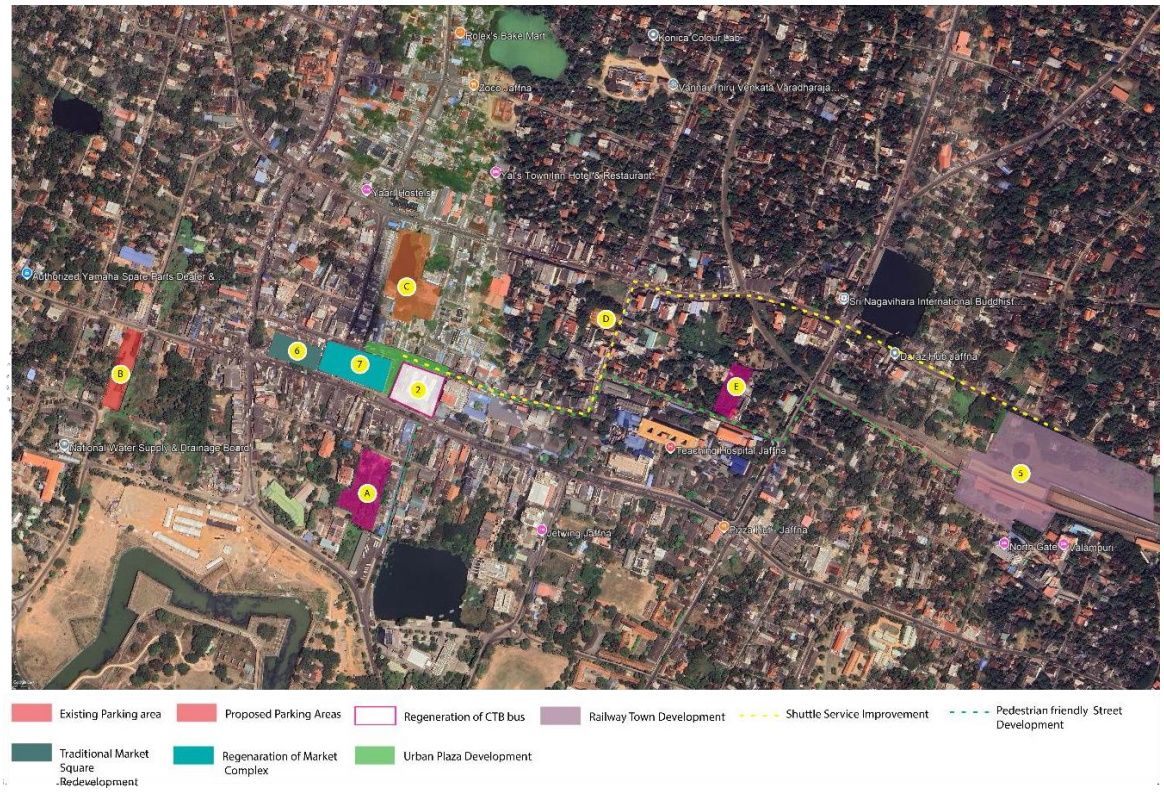


Urban Plaza Development





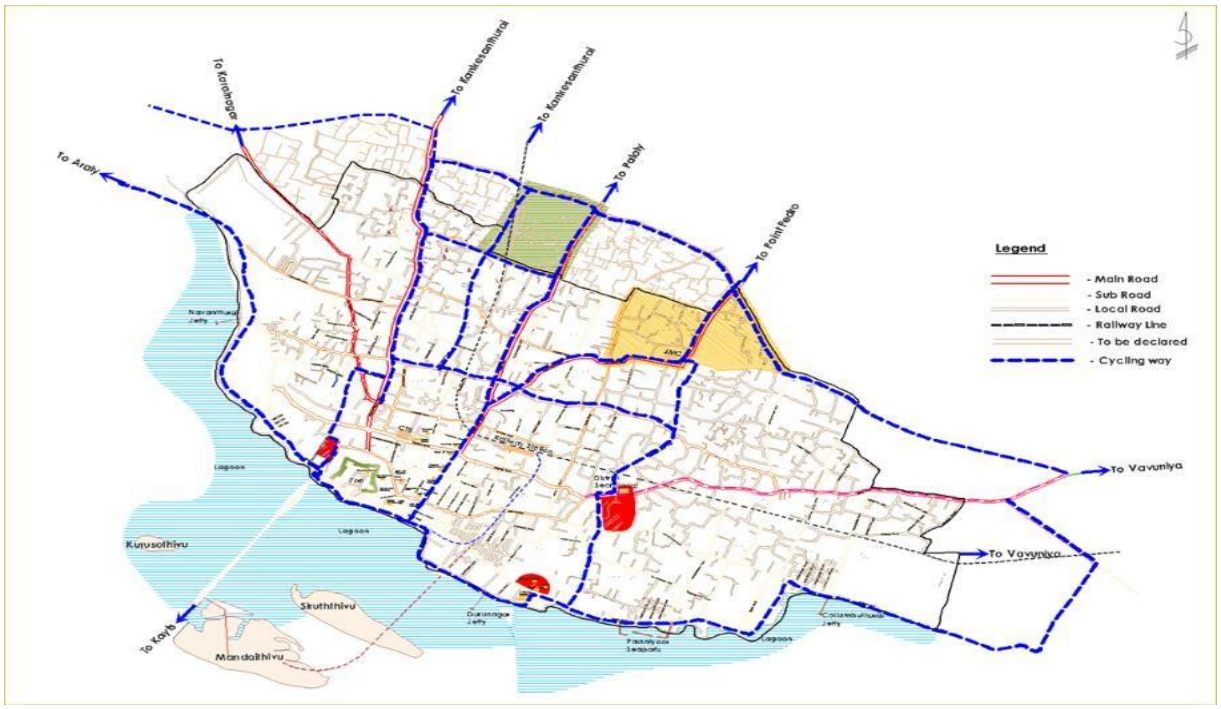
Cover existing Powerhouse road into urban plaza area where people can easily access through the urban center without congestion.



Traffic circulation and management

This strategy aims to improve traffic circulation and management on freeways and arterials in locations with high levels of congestion.

Development of Cycling way



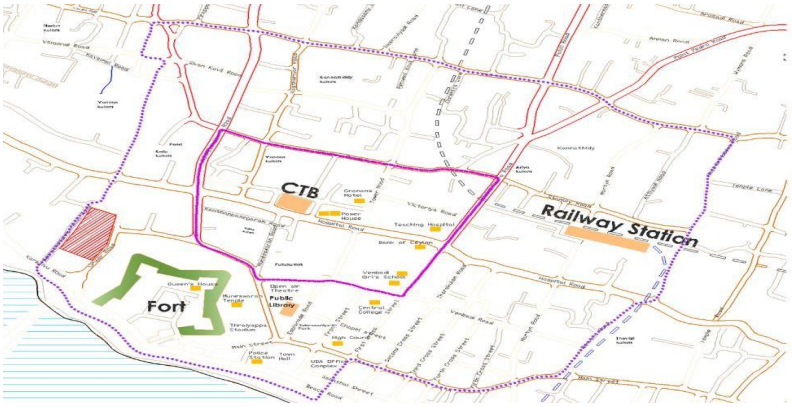
The development of a cycling way in Jaffna City Center is a forward-thinking initiative aimed at promoting sustainable transportation, enhancing connectivity, and improving the overall quality of urban life. This project will involve the construction of dedicated cycling lanes that integrate seamlessly with the city's existing infrastructure, ensuring safety and convenience for cyclists in following routes.

- Baseline road
- Outer circular road
- Major trunk routes
- Navalar road
- Brown road

Development of Walkway

This project aims to create a pedestrian-friendly environment that promotes safe, accessible, and enjoyable walking experiences. This initiative is part of a broader effort to enhance urban livability, support local businesses, and encourage healthier lifestyles. Following location identified for the walkway development

- Hospital Road
- KKS Road
- Circular Road
- Kasthuriyar Road
- Stanly Road
- Old post office Road
- Clock tower Road
- Esplanade Road
- Muneswaram Road
- Station Road

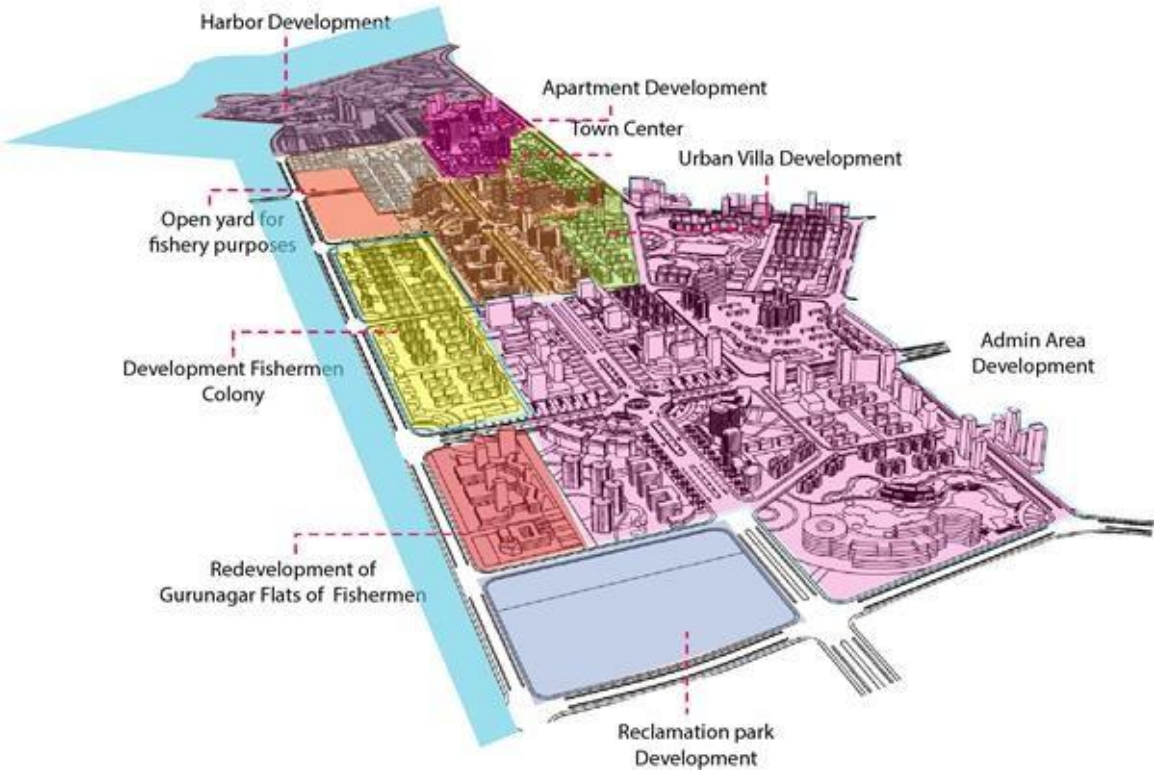


c. The Gurunagar Fishery Town center Development

The Gurunagar Fishery Town center Development aims to transform Gurunagar into a vibrant hub for the fishing industry while improving the quality of life for its residents. The initiative focuses on modernizing infrastructure, enhancing the local economy, and fostering community well-being through key projects

Infrastructure Development:

- Gurunagar Harbor Development: Upgrading the harbor to boost fishery operations, enhance capacity, and support local fishermen with improved docking, storage, and logistical facilities.
- Gurunagar Local Jetty Development: Developing the local jetty to facilitate small-scale fishing activities and improve connectivity between the mainland and fishing zones.
- Wholesale Fish Market Development at Gurunagar: Establishing a large-scale wholesale fish market in Gurunagar to streamline fish trade, support local livelihoods, and create an organized, efficient commercial hub for the fishing industry.
- Regeneration of Sinnakkadai Local Fish Market: Revitalizing the Sinnakkadai market to modernize infrastructure, improve hygiene, and support small fish traders, ensuring a sustainable and thriving local market.
- Settlement Development: Developing organized housing colonies to provide fishermen and their families with safe, affordable, and well-planned residential areas that meet modern living standards along the southern coastal belt of the JMC area through implementing the land pooling and land adjustment mechanism.
- Neighborhood Parks Development: Creating green, recreational spaces within the community to promote well-being, provide leisure areas, and enhance the overall quality of life for residents.
-


Harbor Development
Apartment Development
Town Center
Urban Villa Development
Open yard for
fishery purposes
Development Fishermen
Colony
Admin Area
Development
Redevelopment of
Gurunagar Flats of Fishermen
Reclamation park
Development

Together, these projects will not only improve the fishing economy but also foster a cohesive, well- planned urban environment that balances economic activity with community development.



d. The Navanthurai Development

The Navanthurai Development initiative aims to enhance the fishing industry, improve infrastructure, and promote community growth through strategic projects. This comprehensive plan focuses on modernizing fishery operations while fostering residential development, ensuring economic sustainability and improving living standards for the local community. Key projects include:

1. Navanthurai Fishery Jetty Development: Upgrading the Navanthurai fishery jetty to improve docking facilities and support local fishermen with better access to fishing zones, boosting the productivity and safety of fishing activities.

2. Kakkaitivu Fishery Jetty Development: Developing the Kakkaitivu fishery jetty to expand the local fishery infrastructure, enabling efficient unloading and transportation of fish, and enhancing the livelihoods of the fishing community.

3. Kakkaitivu Fish Market Development: Establishing a modern fish market in Kakkaitivu to facilitate fish trading, improve sanitation and storage, and create an organized marketplace that supports local traders and fishermen.
4. Proposed Housing Scheme Project at New Moor Street GND: Launching a new housing scheme in the New Moor Street Grama Niladhari Division (GND) to provide affordable, well-planned housing for local families, addressing the housing needs of the community and supporting population growth in the area.
5. This development plan aims to position Navanthurai as a modern, thriving fishery and residential hub, combining economic opportunity with community-oriented urban development.









Historical Admin Core Development – Old Park area and adjacent area development

- **Regeneration of Existing Kachcheri Building**

Revitalize the existing Kacheri Admin Complex by incorporating architectural features that reflect the cultural identity of Jaffna. The goal is to create a built environment that serves as an administrative hub while fostering a strong connection to local heritage, allowing people to experience a sense of pride and resilience in their surroundings 3.Regeneration of Existing Kachcheri Building





- **Old Park Development**

Design a neighborhood park using a placemaking approach that integrates environmental conservation with colonial architectural elements. The park will serve as a communal space where people from all walks of life can gather, fostering social interaction and promoting health and wellness in the community

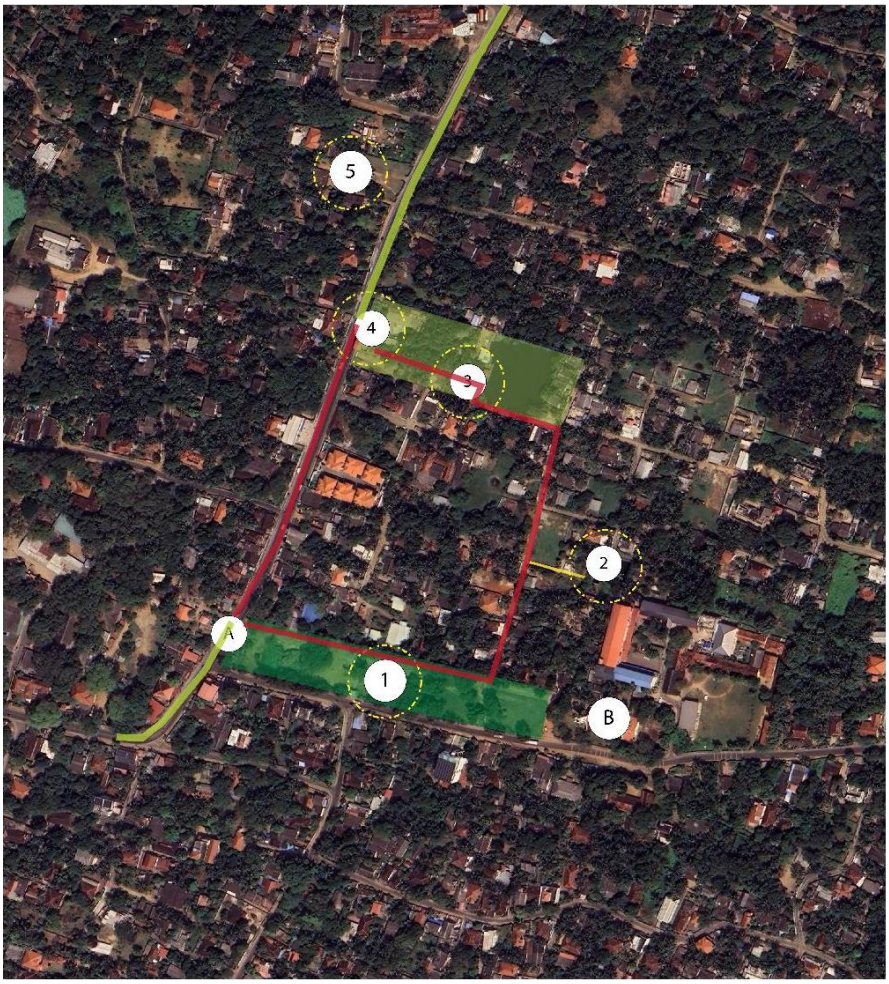
- **Regeneration of Old Kachcheri Building**

Regenerate colonial remnants into vibrant modern urban spaces through adaptive reuse strategies. These revitalized spaces will function as multifunctional buildings, bridging civic and recreational areas. By leveraging public-private partnerships, the project will enhance usability, attract visitors, and stimulate the local economy.



Nallur Historical City Development.

The **Nallur Historical City Development** initiative aims to preserve and enhance the rich cultural heritage of the Nallur Kingdom while fostering community engagement and tourism. This multifaceted development plan focuses on the conservation of historical sites, adaptive reuse of existing structures, and the creation of vibrant public spaces. Key projects include:



1. **Conservation of Architectural Remains**: This project will focus on the preservation and restoration of significant architectural features from the Nallur Kingdom period, including:
    - **SankiliyanPark**: Revitalizing this historic park to highlight its cultural significance and enhance its role as a community gathering space.
    - **Jamuna Eri**: Restoring this ancient water body to improve its ecological and

aesthetic value, while providing a serene environment for residents and visitors.

- **Poothathamby Arch (Sangili Toppu)**: Conserving this iconic archway, a symbol of Nallur's historical significance, to ensure its longevity and accessibility for future generations.
- **Sankillian Palace Foundation**: Preserving the remnants of the Sankillian Palace to celebrate the architectural heritage and historical importance of the Nallur Kingdom.

2. **Adaptive Reuse of Mantri Manai**: Transforming the historic Mantri Manai into a multifunctional community space, providing opportunities for cultural events, educational programs, and local artisan markets while maintaining its historical essence.
3. **Park Development**: Creating vibrant public parks that incorporate native landscaping, recreational facilities, and spaces for cultural activities, encouraging community interaction and promoting well-being.
4. **Streetscape Development**: Enhancing the streetscape between the Nallur Temple and the Saddanathar Sivan Kovil by improving pedestrian pathways, incorporating landscaping, and installing informative signage to highlight historical and cultural narratives, creating a cohesive and attractive route for visitors.
5. **Perimeter Historical Landscape Trail Development**: Establishing a historical landscape trail around Nallur that connects key cultural sites, promoting tourism and providing residents with a scenic walking path that celebrates the area's rich heritage.

This comprehensive development plan aims to honor Nallur's historical legacy while creating an engaging urban environment that fosters community pride, tourism, and cultural exchange.

Flood Management

This project derived from the Preparation of Master Drainage Plan for Storm Water Drainage System for Jaffna City Region and Preparation of Priority Investment Plan. This Project aims desilting priority ponds to mitigate flash flood vulnerability in Jaffna by conserving the urban cascade system. The plan involves rehabilitating various ponds to increase their water retention capacity and improve the drainage system. Key activities include:

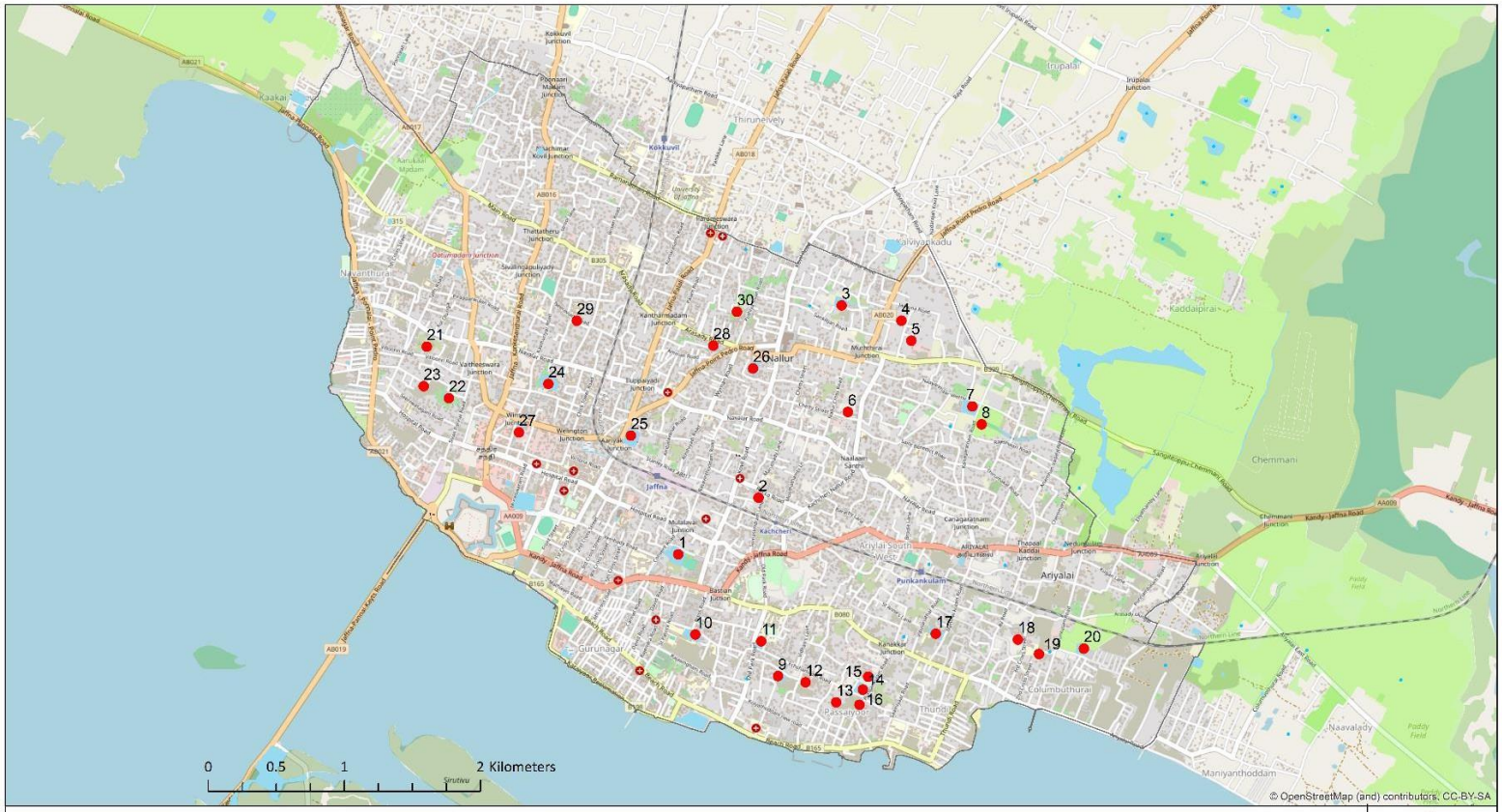
1. Desilting Ponds: Removing accumulated silt to restore the ponds' original depth, which enhances their ability to store stormwater and reduce surface runoff.
2. Rehabilitating Inlet and Outlet Structures: Ensuring the efficient flow of water into and out of the ponds.
3. Reinforcing Pond Embankments: Strengthening the pond boundaries to prevent overflow and erosion measures aim to reduce flash flooding risks by improving stormwater management and enhancing groundwater recharge through natural infiltration.

Following Table and Map depicts the identified pond that need immediate planning intervention.

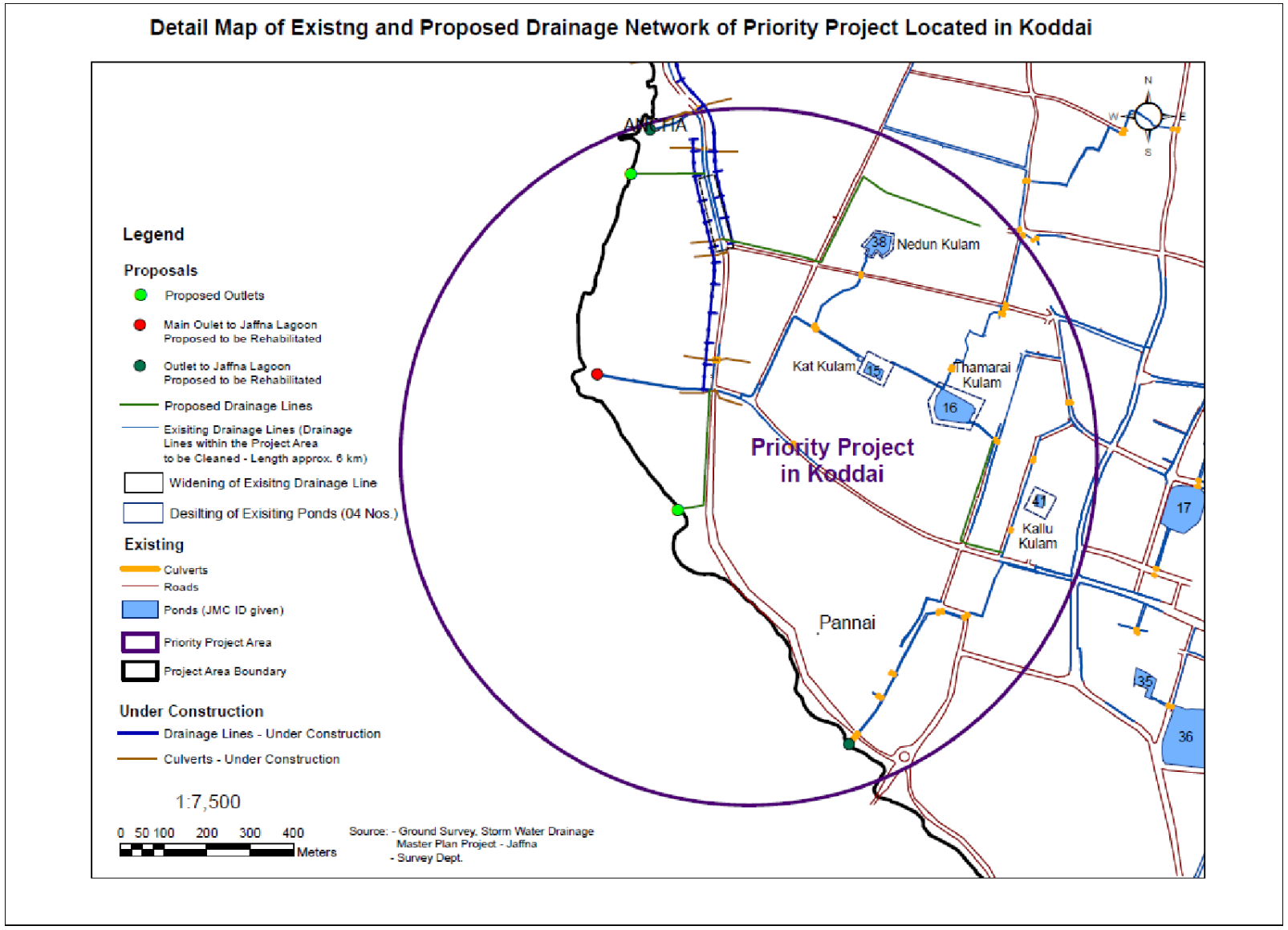
OBJECTID	Name
1	Theverir Kulam
2	Pillayar Kovil Kulam
3	Pandara Kulam
4	Cheddiyarthodda Kulam
5	Yamna Eri Kulam
6	Paanan Kulam
7	Nayanmarkaddu Kulam
8	Pura Kulam
9	Paal Kulam
10	Munduk Kulam
11	Marava Kulam
12	Mudali Kulam
13	Vilathi Kulam
14	Pasaiyoor Kulam
15	Vannaan Kulam

16	Makkiya Kulam
17	Illanthai Kulam
18	Uppu Kulam
19	Vannan Kulam
20	Nedungkulam
21	Nedun Kulam
22	Thamarai Kulam
23	Kat Kulam
24	Kannathiddy Pond
25	Aariyakulam
26	Piraamanakaddukulam
27	Vannan Kulam
28	Veeramakali Kulam
29	Neeraviyadi Kulam
30	Vanan Kulam

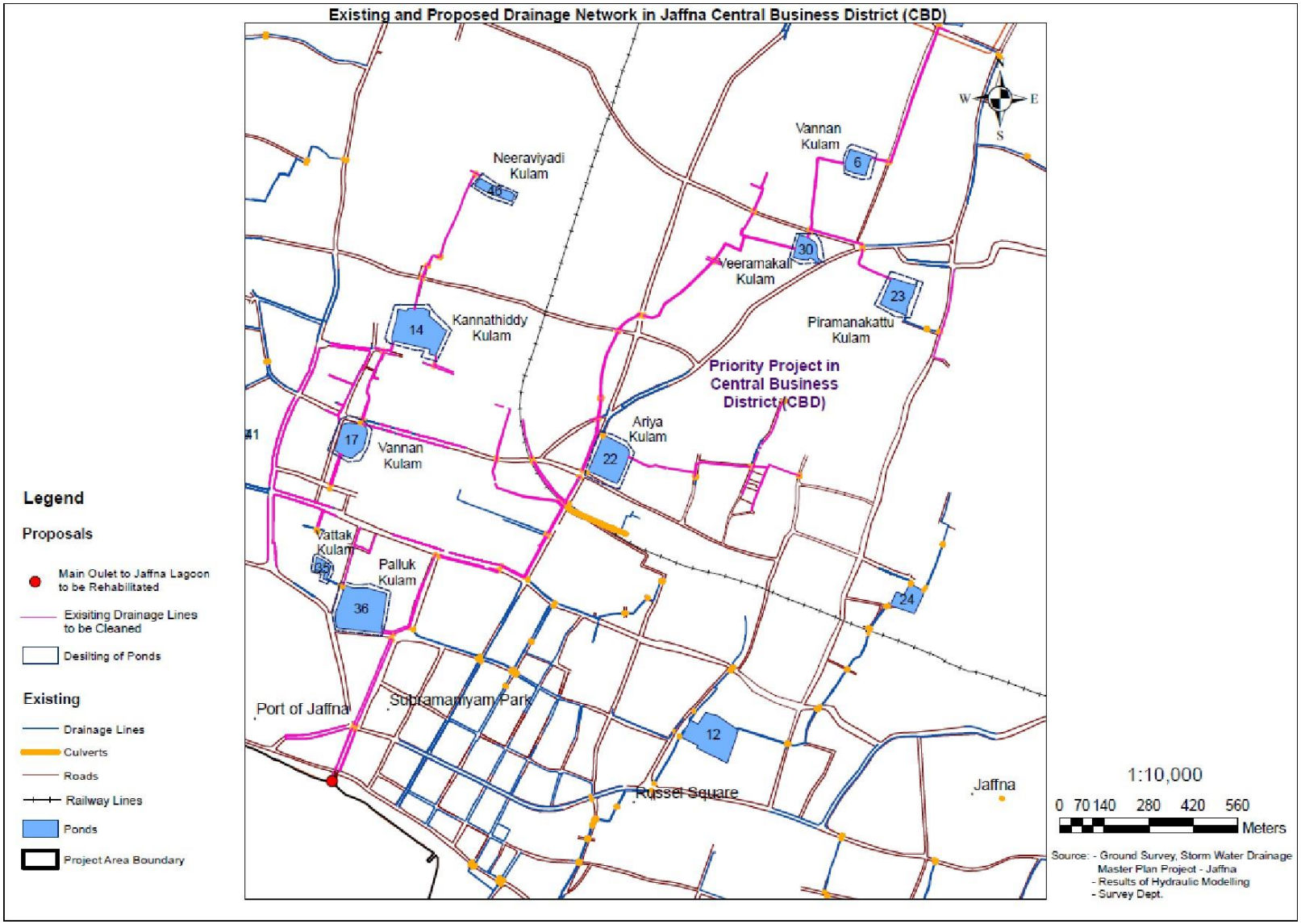
Map 11: Priority Ponds for Desilting Purpose



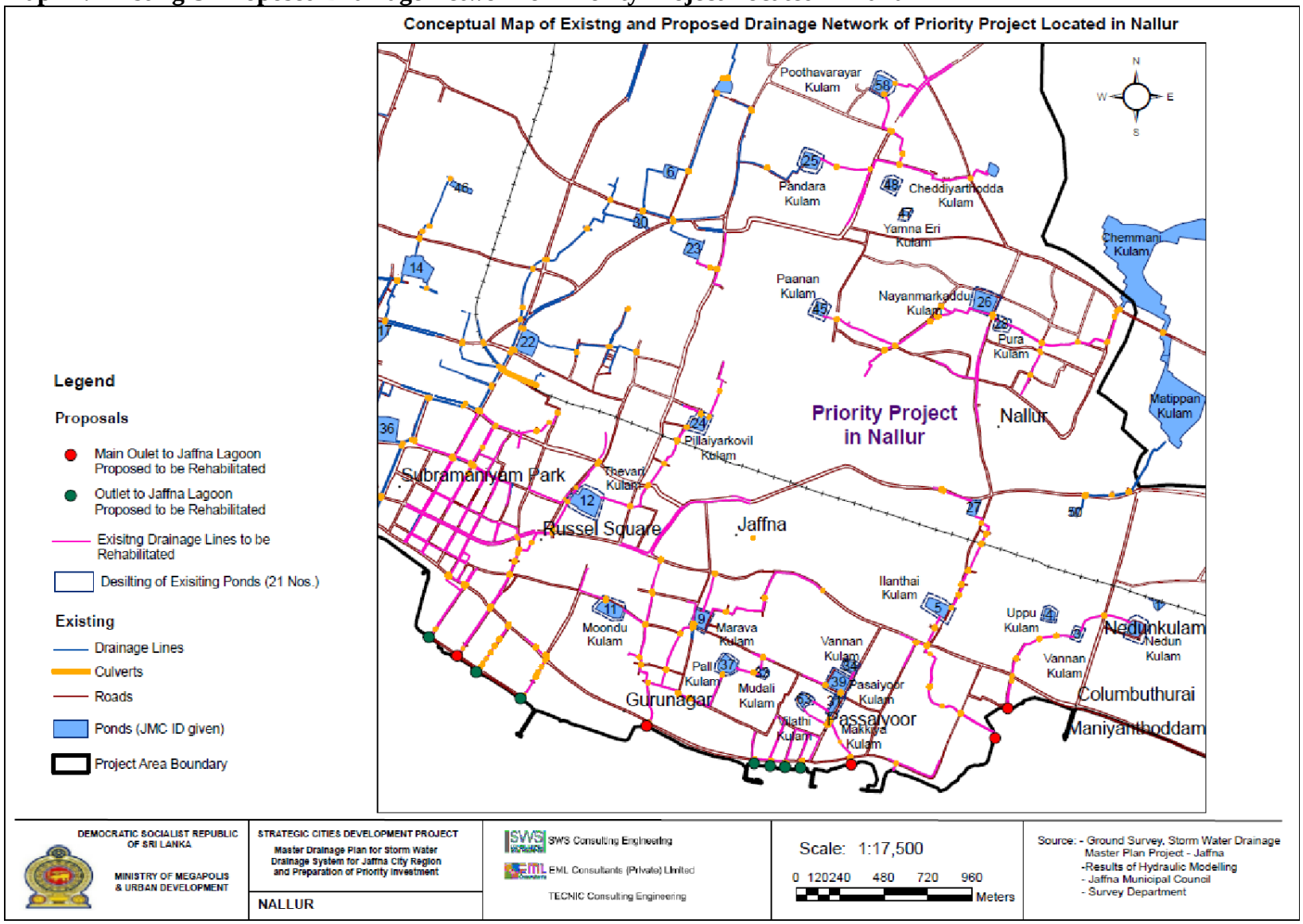
Map 12: Existing & Proposed Drainage Network



Map 13:Existing & Proposed Drainage Network in Jaffna Central Business District (CBD)



Map 14: Existing & Proposed Drainage Network of Priority Project Located in Nallur



Other Sub Projects

1. Development of Sewerage system
2. Road Developments:
    - Development of Navalar Road, Hospital Road, Kasthuriyar Road, Main Street, Stanely Road, KKS Road,
    - Closing the open drainage in the Point Pedro Road & Hospital Road for Street scape development)
3. Completion of balance work in Town Hall
4. Public Toilets Development at Kalviyankadu, Passaiyoor, Gurunagar, Pannai, New Market complex, Navanthurai.
5. Redevelopment of Dr.Subramaniyam Park
6. Development of Funeral Parlor at Kompaiyanmanal Cemetery
7. Break the sea erosion in coastal area (Retaining wall development from Columbuthurai to Navanthurai)
8. Utility services dug system in City core
9. Development of Solid Waste Management Centre at Kallundai (Including sanitary land filling & Recycling center)
10. Development of Solar system in public building
11. Redevelopment of Cemetery at Pannai
12. Strengthen the Fire Brigade System for JMC



Part II

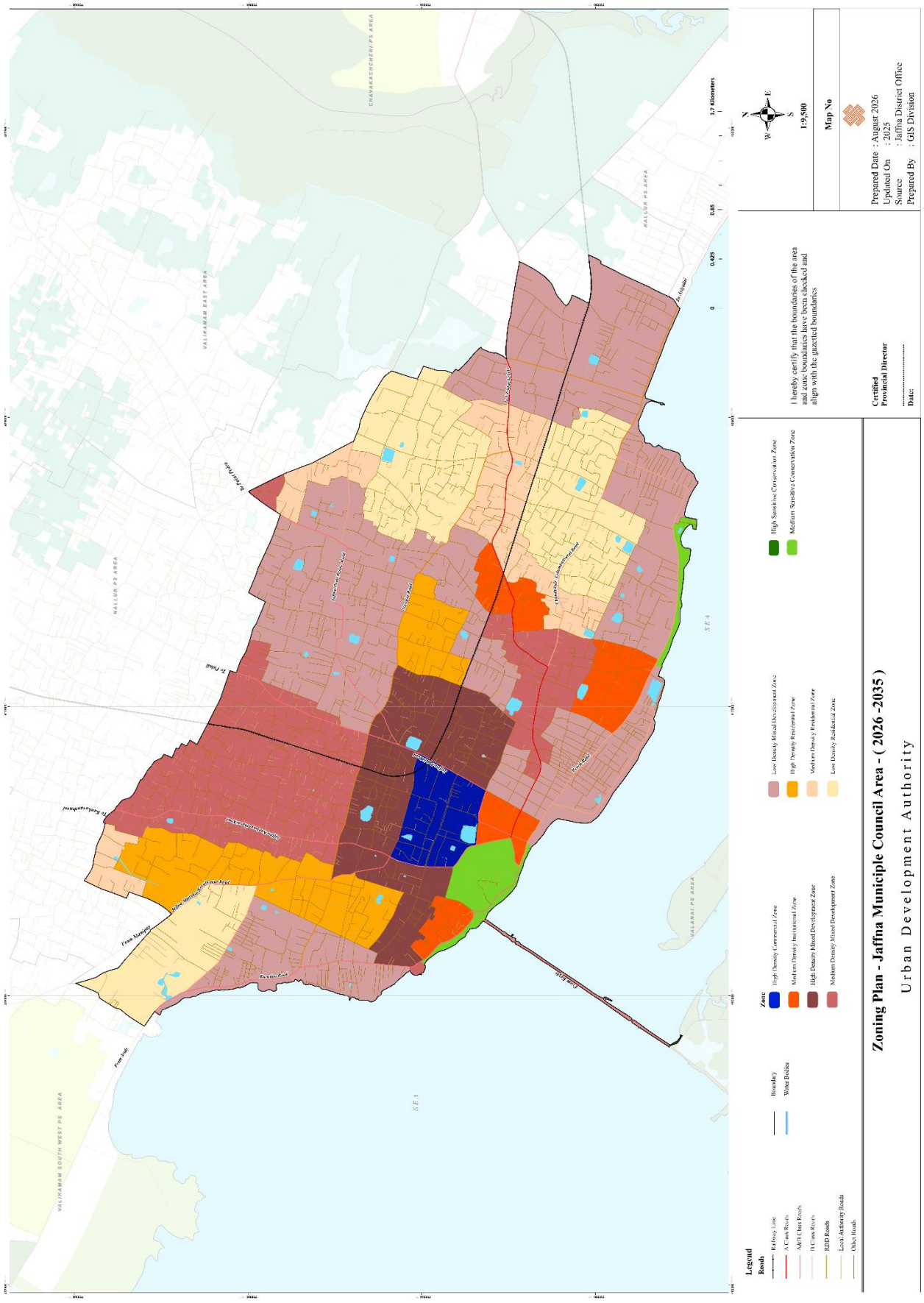
Chapter 05 – Development Zones and Zoning Guidelines

5.1 Introduction

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

5.2 Zoning Plan (2026 - 2035)

Map 15:Jaffna Municipal Council (JMC) Zoning Plan 2026 – 2035



5.3 Development Zones and Zone Factors

By the Jaffna Municipal Council (JMC) Local area development plan 2024 – 2034 the jurisdiction is divided into five main development zones and those main development zones are further divided into sub-zones based on the expected development density. Accordingly, the zone factor was determined based on the expected development density and the amount of developable land for that development zone. (Table No. 5.1)

Table 2:Development Zones and Zone Factor

No	Sub.No	Code	Zone	Z.Factor	Form	Plot Coverage
1	1		High Density Commercial Zone	2.61		Commercial - 80 % Others - 65 %
2	4		High Density Mixed Development Zone	2.11		Non Residential - 80 % Residential - 65 %
	5		Medium Density Mixed Development Zone	1.92		80
	6		Low Density Mixed Development Zone	1.37		65
3	7		High Density Residential Zone	1.54		80
	8		Medium Density Residential Zone	1.32		65
	9		Low Density Residential Zone	0.78		65
4	10		Medium Density Institutional Zone	1.84		65
5	16		Medium Sensitive Conservation Zone	0		≤ 05
	17		Low Sensitive Conservation Zone	0.56		50

Source: Urban Development Authority, 2024

5.4 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 Municipal Council area which has been declared as an Urban Development Area in the Extraordinary Gazette Notification No. 2185/74 of 2020. 07. 24 under Section 3(i) of the Urban Development Authority Act No. 41 of 1978.

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

iii. For areas declared as urban areas prior to 10.03.1986, the lots sub-divided before 10.03.1986 are considered as existing lots.

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

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

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

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

viii. When such plot of land, is accessed by two or more roads of the same width the zone in which higher portion of land is fallen shall be considered as the designated zone. (This

regulation is not applicable for conservation zones**.)**

ix. If a land portion falls between two Local Authority areas, the Authority shall determine the use of that land on the agreement of the relevant Local Authorities for the use of the zone which gets the main access. If the plot is accessed by two or more roads of the same width, the zone of the larger extent of the plot shall be applied.

x. When a zone is demarcated as the first block facing an access road as the zone boundary, the entire plot shall include in that zone. When the plots in the back is somehow amalgamated with the first plot and approved as a single plot of land, the last boundary of that total land shall be considered as the zonal boundary. (This regulation is not applicable for conservation zones**.)**

xi. If a boundary change occurs between the physical boundary and Geographical Coordinates shown in the zoning plan, the final decision in this regard rests with the Planning Committee of the Urban Development Authority.

xii. The Authority has the power to decide on granting approval for uses similar to the permitted uses in the zone, although not specified in the category of permitted uses in the zoning plan.

xiii. Existing uses which are not permissible within particular zone can be considered only for continuing under prevailing status. Approval for any extension of those existing uses shall be considered within the same lot.

xiv. Construction of boundary walls along the Street Line may be considered for approval subject to the signing of non-compensation agreement with the agency to which the road belongs.

xv. Various religious statues, religious symbols, signs or similar constructions are not allowed in the intersection, both sides of roads, building lines, road widening limits and reservations, and no compensation will be paid for the removal of such constructions.

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

xvii. If the tower cranes are being used for any development, an approval with the recommendation of qualified engineer and insurance cover shall be obtained from

institution where relevant development approval was granted.

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

xix. If it is not possible to provide parking space within the development site itself, then a site at a maximum distance of 500 meters can be used for the purpose subject to a Preliminary Planning Clearance.

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

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

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

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

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

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

xxvi. If the proposed development area located facing to main road, will get the benefits of prominent zone. (This regulation is not applicable for conservation zones and applicable for front lot only)

xxvii. If boundary wall construction proposed as center foundation, consent to be obtained from owner of the adjacent land and which should be certified by particular Grama Niladhari.

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

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

xxx. If the distance between water source & pit is below 18m, system to be recommended by the MOH & Structural Stability to be recommended by the Structural Engineer.

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

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

xxxiii. Non-Residential Activities on 7 m Wide Roads

Non-residential development may be permitted on roads having a minimum right-of-way width of 7.0 m, subject to the following conditions:

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

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

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

5.5 Zoning Guidelines

The zoning guidelines in effect of no of five main Development Zones in the Jaffna Municipal Council (JMC) Local area Development are given below.

Table 3: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.

	4. Access should be maintained as minimum 9m for the non-residential activities. 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

Table 4: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 5: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 6: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"
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 7::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	**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 8: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 9: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 10:Conservation Zone

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

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

	construction. Consider timber from sustainable sources, recycled materials, or materials with low environmental impact. 6. Low-Impact Foundations: Ensure that the foundations or footings of the development have minimal impact on the forest floor to prevent soil compaction and disruption to the ecosystem. 7. Natural Aesthetics: Design development that blend with the natural surroundings. Use earthy and muted color schemes that harmonize with the forest environment. 8. Rustic Design: Incorporate rustic architectural elements, such as exposed timber beams, stone accents, or thatched roofs, to create a natural and cozy atmosphere. 9. Sustainability Features: Include green building features like rainwater harvesting, solar panels for lighting, and low-flow water fixtures to minimize environmental impact. 10. Off-Grid Amenities: Provide off-grid amenities such as compos ng toilets, and limit the use of electricity to maintain a sustainable and eco-friendly experience. 11. Natural Ventilation: Design the development with proper ventilation to minimize the need for air conditioning, allowing guests to enjoy the fresh forest air. 12. Privacy and Scenic Views: Ensure that each Development offers privacy and scenic views of the forest. Incorporate large windows or open-air elements to connect guests with nature. 13. Minimal Site Disturbance: Construct each development with minimal disruption to the natural terrain. Avoid cutting down trees or disturbing sensitive areas. 14. Outdoor Spaces: Include private outdoor spaces like decks, patios, or balconies where guests can

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

Source : Urban Development Authority 2025

Table 11: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 regations**	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

5.6 Permissible Uses for Development Zones

NO	Principle Use	Sub Uses	High 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	Medium Density Institutional Zone	Low Sensitives Conservation Zone	Medium Sensitivity Conservation Zone
1	1. Residential	Houses	x	x	x	x	x	x	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 Quatres		x	x	x	x	x	x	x		
6		Service Apartments		x	x	x	x	x		x		
7		Studio Apartments		x	x	x	x	x		x		
8		Dometry	x	x	x	x	x	x	x	x		
9		Hostels		x	x	x	x	x	x	x		
10		Day-care Centers	x	x	x	x	x	x	x	x		

11		Patient Care Centers		x	x	x	x	x	x	x		
12		Elders home		x	x	x	x	x	x	x	x	
13		Children's home		x	x	x	x	x	x	x	x	
14		Disability rehabilitation home		x	x	x	x	x	x	x	x	

15		Rehabilitation /Probation home							x			
16		Community centers		x	x	x	x	x	x	x	x	
17		Resorts/Tourism bungalow/Home stay		x	x	x	x	x	x			
18		Guest House		x	x	x	x	x	x			
19		Lodge	x	x	x	x	x	x	x			
20		Rest House	x	x	x	x	x	x	x			
21		Retirement halls			x	x	x	x	x			
1	2. Health	Hospital		x	x	x		x	x			
2		Medical centres(One doctors)	x	x	x	x	x	x	x	x	x	
3		Medical centers (Two doctors or more)		x	x	x		x	x			
4		Sample collecting centers	x	x	x	x	x	x	x	x	x	
5		Laboratory	x	x	x	x	x	x	x	x	x	
6		Pharmacy	x	x	x	x	x	x	x	x	x	
7		Veterinarian/ Animal clinics	x	x	x	x	x	x	x	x	x	
8		Veterinarian/ Animal hospitals	x	x	x	x	x	x	x	x	x	
9		Quarantine centers							x			

10		Child and maternal Clinic/ Family Clinic centers	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		
12		Medical Consultancy Service Centres	x	x	x	x	x	x	x	x	x	
13		Animal Protection Centers							x		x	
1	3. Office & Institutions	Office	x	x	x	x	x	x	x	x	x	
2		Professional Office	x	x	x	x	x	x	x	x	x	
3		Office complex (Over 10,000Sq.m)	x	x	x	x				x		
4		Banks/ Insurance/ finance institutions	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		
1	4. Commercial	Shopping complex	x	x	x	x	x	x		x		
2		Retail shops	x	x	x	x	x	x	x	x	x	
3		Wholesale Shops	x	x	x	x						
4		Department Stores/ Super Markets	x	x	x	x	x	x		x		
5		Open Markets	x	x	x	x	x	x	x	x	x	
6		Showrooms	x	x	x	x	x			x		

7		Restaurants (Take Away)	x	x	x	x	x	x	x	x	x	
8		Restaurants	x	x	x	x	x	x	x	x	x	
9		Reception Halls		x	x	x	x	x	x			

10		Star Class Hotels	x	x	x	x		x	x			
11		Hotels	x	x	x	x		x	x			
12		City Hotels	x	x	x	x						
13		Club	x	x	x	x						
14		Motel	x	x	x	x		x	x			
15		Cabana Hotels		x	x	x		x	x		x	x
16		Broadcasting Centers	x	x	x	x	x	x	x	x		
17		Studio (Non Broadcasting)	x	x	x	x	x	x	x	x		
18		Beauty Parlour	x	x	x	x	x	x	x		x	
19		Customer Service Centers	x	x	x	x	x	x	x	x	x	
20		SPA	x	x	x	x						
21		Tailor Shops	x	x	x	x	x	x	x	x		
22		Funeral Parlours	x	x	x	x						
23		Flouriest	x	x	x	x						
24		Laundry/ costume cleaning centers	x	x	x	x	x	x	x	x		
25		Hardware/ building material selling shops	x	x	x	x	x	x	x			
26		Liquor shops	x	x	x	x						
27		Vehicle spare parts shops	x	x	x	x	x	x	x			
28		Vehicle renting centers	x	x	x	x	x	x	x	x	x	
29		Vehicle service centers		x	x	x			x	x		

30		Bicycle/three-wheeler s.c.		x	x	x	x	x	x	x		
31		Light vehicle s.c.		x	x	x	x	x	x	x		

32		Heavy vehicle s.c.			x	x			x			
33		Garage		x	x	x		x	x			
34		Vehicle fuel stations	x	x	x	x		x	x	x	x	
35		Emission Testing Centers		x	x	x		x	x	x	x	
36		Betting centers	x	x	x	x						
37		Bus terminals	x	x	x	x						
1	5. Educational	Pre School/ Early childhood development center	x	x	x	x	x	x	x	x		
2		Primary school		x	x	x	x	x	x	x	x	
3		Secondary school		x	x	x	x	x	x	x	x	
4		Tertiary school		x	x	x	x	x	x	x	x	
5		Private school/ International school		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	

10		Private Tuition Classes- 50m to 500sqm		x	x	x	x	x	x	x		
11		Private Tuition Classes- more than 500 sqm		x	x	x	x	x	x	x		

12		Art institutions/ drama institution		x	x	x	x	x	x			
13		Other educational institution		x	x	x	x	x	x	x		
14		Research and Development Centers		x	x	x			x	x	x	x
1	6. Social & Religious	Religious center			x	x	x	x	x			
2		Religious education center			x	x	x	x	x			
3		Museum		x	x	x	x	x	x			
4		Social & Cultural center			x	x	x	x	x			
5		Cemetery/ Crematoriums		x	x	x	x	x	x			
6		Community Development Centers			x	x	x	x	x			
7		Auditorium		x	x	x		x	x	x		
8		Conference Hall		x	x	x		x	x	x		
1	7. Industry	Vehicle assembling/ repairing center			x	x		x	x			
2		Stores for distribution activities	x	x	x	x			x		x	
3		Stores/ warehouse	x	x	x	x			x		x	
4		Service industries	x	x	x	x		x	x	x		
5		Domestic industries		x	x	x		x	x		x	

6		Packing industry		x	x	x		x	x		x	
7		Recycling industry							x			
8		Value addition industry		x	x	x		x	x		x	

9		Defective material collection center	x	x	x	x	x	x	x	x	x	
10		Bakery productions-Wood kilns		x	x	x	x	x	x			
11		Bakery productions-electric	x	x	x	x	x	x	x			
12		Concrete related production industry			x	x		x	x			
13		Tile and brick industries							x			
14		Furniture related industry				x			x			
15		Mills		x	x	x	x	x				
16		Lathes, welding shops		x	x	x		x	x			
17		Other non-polluting industries (as defined by Central Environment Authority)		x	x	x		x	x			
18		Other polluting industries (as defined by Central Environment Authority)										
1	8. Leisure	Indoor stadium		x	x	x	x	x	x	x		
2		Open theatre			x	x	x	x	x			x
3		Library		x	x	x	x	x	x	x	x	
4		Gymnasium	x	x	x	x	x	x	x	x		
5		Children parks	x	x	x	x	x	x	x	x	x	

6		Open grounds		x	x	x	x	x	x	x	x	x
7		Cinema theatre/ open cinema theatre	x	x	x	x	x	x	x			

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

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

-	Non- permissible uses
x	Permissible uses

5.7 Minimum Land extent for Permissible Uses

Main Uses	Number	Sub Uses	Minimum Land Extent (sqm)
Residential	1	Houses	150
	2	Condominium Housing Complexes	500
	3	Housing Complexes	150
	4	Housing Projects	500
	5	Quaters/Labor Quarters	150
	6	Service Apartments	150
	7	Studio Apartments	150
	8	Dometry	500
	9	Hostels	500
	10	Daycare Centers	350
	11	Patient Care Centers	250
	12	Elders home	500
	13	Children's home	500
	14	Disability rehabilitation home	500
	15	Rehabilitation /Probation home	1000
	16	Community centers	150
	17	Resorts/Tourism bungalow/Home stay	250
	18	Guest House	250
	19	Lodge	250
	20	Rest House	250
	21	Retirement Halls	250
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
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
Commercial	1	Shopping complex	500
	2	Retail shops	150
	3	Wholesale Shops	250
	4	Department Stoeres/ Super Markets	500
	5	Open Markets	150
	6	Showrooms	500
	7	Resturants (Take Away)	150
	8	Restaurants	250
	9	Reception Halls	1000
	10	Star Class Hotels	2000
	11	Hotels	500
	12	City Hotels	250
	13	Club	500

	14	Motel	250
	15	Cabana Hotels	500
	16	Broadcasting Centers	500
	17	Studio (Non Broadcasting)	150
	18	Beauty Parlor / Barber Shops	150
	19	Customer Service Centers	150
	20	SPA	150
	21	Tailor Shops	150
	22	Funeral Parlors	500
	23	Flourist	150
	24	Flourist	150
	25	Laundery/ costume cleaning centers	150
	26	Hardware/ building material selling shops	150
	27	Liquor shops	150
	28	Vehicle spare parts shops	150
	29	Vehicle renting centers	500
	30	Vehicle service centers	
		Bicycle/threewheeler	375
	31	Light vehicle	500
	32	Heavy vehicle	1000
	34	Garage	500
	35	Vehicle fuel stations	1000
	36	Emission testing centers	500
Educational	1	Pre School/ Early childhood development center	500
	2	Primary school	2000
	3	Secondary school	4000
	4	Tertiary school	4000
	5	Private school/ International school	3000
	6	High education institutions(Campus)	1000

	7	Government/ Private university	4000
	8	Technical college/ Vocational training center/ Training center	1000
	9	Private Tution Clases-less than 50sqm	150
	10	Private Tution Clases- 50sqm to 500sqm	500
	11	Private Tution Clases-more than 500 sqm	1000
	12	Art institutions/ drama institution	1000
	13	Other educational institution	250
	14	Research and Development Centers	250
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
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
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
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

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

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

6.1 Proposed Road Width, Street line and Building Limit

Road Name	Starting point	End point	Proposed road width (M)	Proposed Road Width from the Center of the Road (M)	Proposed building line (M)
Thundy 1st Lane	Thundy Road	Dead End	4.5	2.25	3.25
Alvin Lane	Mathews Road	Dead End	4.5	2.25	3.25
Araly Road 10th Cross	Araly Road	Dead End	4.5	2.25	3.25
Araly Road 14th Cross	Araly Road	Dead End	4.5	2.25	3.25
Araly Road 17th Cross	Araly Road	Dead End	4.5	2.25	3.25
Araly Road 18th Cross	Araly Road	Dead End	4.5	2.25	3.25
Araly Road 19th Cross	Araly Road	Dead End	4.5	2.25	3.25
Church Lane	Karainagar Road	Dead End	4.5	2.25	3.25
Kathiresapillai Avenue	Hospital Road	Subramaniyam Avenue	4.5	2.25	3.25
Chetty St 4th by Lane	Chetty Street	Dead End	4.5	2.25	3.25
Wyman 8th Lane	Wyman Road	Dead End	4.5	2.25	3.25
Hospital Road	Karainagar Road	Kandy Road	20	10	15
Navalar Road	Ponnalai Road	Kandy Road	20	10	11
Rajendra Prasath Road	Beach Road	Sir Vaiththilingam Thuraichchamy Road	9	4.5	5.5
Bankshall Street	RajendraPrasath Road	Press Road	7	3.5	4.5
2nd Cross Street	Beach Road	Hospital Road	7	3.5	4.5
3rd Cross Street	Beach Road	Hospital Road	7	3.5	4.5
4th Cross Street	Beach Road	3rd Cross Street	7	3.5	4.5
Sinnakadai East Road	Beach Road	Main Street	6	3	4
St.James Road	Beach Road	Bankshall Street	6	3	4
Paatchu 1st Lane	Beach Road	Bankshall Street	6	3	4
Paatchu 3rd Lane	Beach Road	Bankshall Street	6	3	4
Paatchu 4th Lane	Beach Road	Bankshall Street	6	3	4
6th Cross Street	Beach Road	Main Street	6	3	4
Adappan Road 1st Lane	Beach Road	Adappan Road	6	3	4
Adappan Road 2nd Lane	Beach Road	Adappan Road	6	3	4
Adappan Road 3rd Lane	Odakkarai Lane	Adappan Road	6	3	4
Adappan Road	6th Cross Street	Mount Carmal Road	6	3	4
Odaikkarai Road	Beach Road	Main Street	6	3	4
Odaikkarai Lane	Adappan Road 1st Lane	Odakkarai Road	6	3	4
Mount Carmal Road	Beach Road	Main Street	7	3.5	4.5

St.Sebastian Road	Beach Road	Bankshall Street	6	3	4
David Road	Beach Road	Main Street	7	3.5	4.5
Rajendra Veethy	Beach Road	Bankshall Street	6	3	4

St.Patrick's Road	Beach Road	Main Street	7	3.5	4.5
Rajasingam Road	St. Patricks Road	Old Park Road	6	3	4
Sinnakadai North Road	4th Cross Street	Sinnakkadai East Road	6	3	4
Park Road	Beach Road	Reclamation Road	6	3	4
New Park Road	Beach Road	Reclamation Road	6	3	4
Housing Scheme Road	Beach Road	Reclamation Road	6	3	4
Koiyathoddam New Road	Old Park Road	Eachchamoddai Beach Road	6	3	4
Oldpark Road Koiyathoddam New Road	Old Park Road	Koiyathoddam New Road	6	3	4
Eachchamoddai Road	Old Park Road	Pungankulam Road	7	3.5	4.5
Eachchamoddai Beach Road	Eachchamoddai Road	Beach Road	6	3	4
Eachchamoddai Beach Road 1st Lane	Eachchamoddai Beach Road	Dead End	6	3	4
Krishnapillai Road	Eachchamoddai Road	Dead End	6	3	4
Passaiyoor 3rd Cross Street	Beach Road	St.Sebastiyar Road	6	3	4
Passaiyoor2nd Cross Street	Beach Road	St.Sebastiyar Road	6	3	4
Passaiyoor 1st Cross Street	Beach Road	St.Sebastiyar Road	6	3	4
St.Antony's Road	Beach Road	Pungankulam Road	6	3	4
St.Antony's Road 1st Lane	St.Antony's Road	Dead End	4.5	2.25	3.25
Orphanage Road	Pungankulam Road	Suwamiyar Veethy	6	3	4
Orphanage Lane	Orphanage Road	Dead End	4.5	2.25	3.25
Suwamiyar Veethy	Beach Road	Columbuthurai Road	7	3.5	4.5
Water Tank Road	Beach Road	Reclamation Road	7	3.5	4.5
Water tank 1stCross Street	Water Tank Road	St.James Maha Vidyalaya Road	6	3	4
Water tank 2nd Cross Street	Water Tank Road	St.James Maha Vidyalaya Road	6	3	4
Water Tank 3rd Cross Street	Water Tank Road	St.James Maha Vidyalaya Road	6	3	4
Water Tank 4th Cross Street	Water Tank Road	St.James Maha Vidyalaya Road	6	3	4
Water Tank 5th Cross Street	Water Tank Road	St.James Maha Vidyalaya Road	6	3	4
Water Tank 6th Cross Street	Water Tank Road	St.James Maha Vidyalaya Road	6	3	4
Iceplant Road	Beach Road	Central West Road	7	3.5	4.5
Central West Road	St.James Maha Vidyalaya Road	Iceplant Road	7	3.5	4.5
Reclamation 1st Cross Road	Beach Road	Central West Road	6	3	4
Reclamation 2nd Cross Road	Beach Road	Reclamation road	6	3	4
Reclamation 3rd Cross Road	Beach Road	Reclamation road	6	3	4
Thodarmaadi Road	Beach Road	Reclamation Road	6	3	4

St.James Maha Vidyalaya Road	Beach Road	Reclamation Road	6	3	4
St.Sebastiyar Road	St.Antony's Road	Eachchamoddai Beach Road	6	3	4
Central East Road	Water Tank Road	National Housing Scheme Patricks Road	6	3	4
National Housing Scheme Patricks Road	Beach Road	Reclamation Road	6	3	4
Passaiyoor Kudiyiruppu Veethy	St.Antony's Road	Dead End	6	3	4
Suwamiyar Lane	Suwamiyar Veethy	Beach Road	6	3	4
Central East Road 1st Cross	Houses	Dead End	6	3	4
Central East Road 2nd Cross	Houses	Dead End	6	3	4
Central East Road 3rd Cross	Houses	Dead End	6	3	4
Sippitharai Lane	Water Tank Road	Dead End	6	3	4
TechnicalCollege Lane	Beach Road	Technical College	6	3	4
Thundy Cemetery Road	Thundy Road	Dead End	6	3	4
Thundy 9th Lane	Thundy Road	Dead End	6	3	4
Elillur Lane	Thundy Road	Dead End	6	3	4
Elillur 2nd Lane	Thundy Road	Dead End	6	3	4
Elillur 3rd Lane	Thundy Road	Dead End	6	3	4
Elillur 4th Lane	Thundy Road	Dead End	6	3	4
Eachchamoddai Road-Vidanes Lane Link Road	Eachchamoddai Road	Vidans Lane	6	3	4
Mahendrapuram Lane	Thundy Road	Dead End	6	3	4
Thundy Road	Old Park Road	Columbuthurai Road	15	7.5	7.5
Thundy 2nd Lane	Thundy Road	Dead End	6	3	4
Thundy 3rd Lane	Thundy Road	Dead End	6	3	4
Thundy 4th Lane	Thundy Road	Dead End	6	3	4
Thundy 5th Lane	Thundy Road	Dead End	6	3	4
Thundy 6th Lane	Thundy Road	Dead End	6	3	4
Thundy 7th Lane	Thundy Road	Dead End	6	3	4
Thundy 8th Lane	Thundy Road	Dead End	6	3	4
Valampuram Road 1st Lane	Thundy Road	Dead End	6	3	4
Valampuram R oad 2nd Lane	Thundy Road	Dead End	6	3	4
ValampuramR o a d 3rd Lane	Thundy Road	Dead End	6	3	4
Valampuram Road 4th Lane	Thundy Road	Dead End	6	3	4
Valampuram Road 5th Lane	Thundy Road	Dead End	6	3	4
Valampuram Road 6th Lane	Thundy Road	Dead End	6	3	4

5th Cross Street	SirVaiththilingam Thuraichchamy Road	Main Street	6	3	4
Martin Road	Main Street	Dead End	9	4.5	5.5
Chappel Street	Esplanade Road	Martin Road	6	3	4
Martin Lane	Martin Road	Convent Road	6	3	4
Convent Road	Main Street	Hospital Road	7	3.5	4.5
Cathedral Road	St.Patricks Road	Mount Carmal Road	7	3.5	4.5
Temple Road	Main Street	Saddanathar road	20	10	11
Temple Road 1st Lane	Temple Road	Hospital Road	6	3	4
Rakka Lane	Temple Road	Somasundaram Avenue	6	3	4
Sangiliyan Road	Temple Road	Point Pedro Road	7	3.5	4.5
Arasa Veethy	Sangiliyan Road	Saddanathar Road	6	3	4
Pandarakulam West Lane	Temple Road	Saddanathar Road	6	3	4
Sangili Road	Pandarakulam West Lane	Arasa Veethy	6	3	4
Press Road	Main Street	Bankshall Street	7	3.5	4.5
Grussalt Road	Press Road	Oldpark Road	7	3.5	4.5
Mathews Road	Press Road	Oldpark Road, Rajasingam Road	7	3.5	4.5
Moolai Lane	Mathews Road	Grusault Road	7	3.5	4.5
Swart Lane	Main Street	Temple Road 1st Lane	6	3	4
Columbuthurai Road	Nedunkulam Road	Manippuri Road	20	10	11
Fletcher Lane	Columbuthurai Road	Eachchamoddai Road	7	3.5	4.5
Forest Office Lane	Columbuthurai Road	Kandy Road	7	3.5	4.5
Vidanes Lane	Columbuthurai Road	Eachchamoddai Road	7	3.5	4.5
Columbuthurai Road 2nd Lane	Columbuthurai Road	Vidans Lane	7	3.5	4.5
Columbuthurai Road 3rd Lane	Columbuthurai Road	Dead End	7	3.5	4.5
Santhanamatha Kovil Lane	Columbuthurai Road	Kachcheri East Lane, Pungankulam Road	7	3.5	4.5
Santhanamatha Kovil 2nd Lane	Santhanamatha Kovil Lane	Kachcheri East Lane	7	3.5	4.5
Aariyar Road	Columbuthurai Road	Dead End	9	4.5	5.5
Ilanthaikulam Road	Columbuthurai Road	Kandy Road	9	4.5	5.5
Vilvantheru Lane	Pungankulam Road	Aariyar Road	7	3.5	4.5
Vithanaiyar Veethy	Columbuthurai Road	St.Mary's Church 1st Lane	9	4.5	5.5
Aananthan Vadali Road	Columbuthurai Road	Chemmani Road	12	6	7
St.Mary's Church 1st Lane	Aananthan Vadali Road	Ilanthaikulam Road	7	3.5	4.5
St.Mary's Church 2nd Lane	Aananthan Vadali Road	St.Mary's Church 1st Lane	7	3.5	4.5
Uppukulam Road	Aananthan Vadali Road	Nedunkulam Road	9	4.5	5.5
Arulampalam Lane	Aananthan Vadali Road	Nedunkulam Road	9	4.5	5.5
Aananthan Vadali Road 3rd Lane	Aananthan Vadali Road	St.Mary's Church 1st Lane	7	3.5	4.5

Aananthan Vadali Road 1st Lane	Aananthan Vadali Road	Kusavammal Lane	7	3.5	4.5
Vairavarkovil Road	Aananthan Vadali Road	Rajeswary Road	7	3.5	4.5
Thuravadi Lane	Aananthan Vadali Road	Dead End	6	3	4
Columbuthurai 5th Cross Street	Columbuthurai Road	Dead End	6	3	4
Columbuthurai 4th Cross Street	Columbuthurai Road	Ananthan Vadali Road	7	3.5	4.5
Columbuthurai 3rd Cross Street	Columbuthurai Road	Uppukulam Road	7	3.5	4.5
Columbuthurai 2nd Cross Street	Columbuthurai Road	Dead End	7	3.5	4.5
Columbuthurai 1st Cross Street	Columbuthurai Road	Dead End	7	3.5	4.5
Nedunkulam Road	Columbuthurai Road	Kandy Road	20	10	11
Alkaaddy Valavu Lane	Nedunkulam Road	Kugan Veethy, Arasady Lane	7	3.5	4.5
Kugan Veethy	Nedunkulam Road	Ponnampalam Road	7	3.5	4.5
Yogarsuvami Road	Temple Road	Dead End	6	3	4
Sellappasuwami Road	Temple Road	Dead End	6	3	4
Saddanathar Lane	Saddanathar Road	Dead End	6	3	4
Bishophouse Road	Main Street	St.Patricks Road	7	3.5	4.5
Nallaluxmi Avenue	Temple Road	Dead End	6	3	4
Maniosai Lane	Temple Road	Dead End	6	3	4
Rajeswari Amman Lane	Temple Road	Dead End	6	3	4
Kanthankarunai Lane	Temple Road	Dead End	6	3	4
Pandarakulam 1st Lane	Pandarakulam West Lane	Dead End	6	3	4
Sangiliyan 1st Lane	Sangiliyan Road	Pandarakulam West Lane	6	3	4
Piramanakaddu Lane	Temple Road	Dead End	6	3	4
Press Lane	Press Road	Dead End	6	3	4
Mathews Lane	Mathews Road	Rajasingam Road	6	3	4
Nedunkulam Pillaiyar Kovil Road	Nedunkulam Road	Dead End	6	3	4
Vasanthpuram 1st Cross	Beach Road	Dead End	7	3.5	4.5
Vasanthpuram 2nd Cross	Beach Road	Dead End	7	3.5	4.5
Thevarikulam Road	Temple Road	Convent Road	6	3	4
Pandarakulam Pillaiyar Lane	Sangiliyan Road	Dead End	6	3	4
Manippuri Road	Columbuthurai Road	Railway Line	6	3	4
Manonmany Amman Road	Temple Road	Dead End	4.5	2.25	3.25
Aiyanar Road	Columbuthurai Road	Beach Road	7	3.5	4.5
Aiyanar Road by Lane	Aiyanar Road	Dead End	6	3	4
Columbuthurai 1st 3rd link Road	Columbuthurai 1st Cross	Columbuthurai 3rd Cross	6	3	4
Columbuthurai 1st 4th link Road	Columbuthurai 1st Cross	Columbuthurai 4th Cross	6	3	4
Columbuthurai 3rd 4th link Road	Columbuthurai 3rd Cross	Columbuthurai 4th Cross	6	3	4

Ilanthaikulam Pillaiyar Olungai	Ilanthaikulam Road	Vithanaiyar Veethy	6	3	4
Martin By Lane	Martin Road	Dead End	4.5	2.25	3.25
Nagaraja Road	Pungankulam Road	Columbuthurai Road	7	3.5	4.5
Santhanamatha Kovil By Lane	Columbuthurai Road	Dead End	6	3	4
Thuraiyappa Lane	Vidans Lane	Dead End	6	3	4
Vidanes Road 1st Lane	Vidans Lane	Dead End	6	3	4
Somasundaram Avenue	Kandy Road	Rakka Road	7	3.5	4.5
Kachcheri Nallur Road	Kandy Road	Chemmani Road	20	10	11
Barathy Veethy	Kachcheri Nallur Road	Velappar Veeddu 1st Lane	7	3.5	4.5
Neecalos Lane	Kachcheri Nallur Road	Barathy Veethy	6	3	4
Crosset Lane	Kachcheri Nallur Road	Navalar Road	6	3	4
Katpagapillaiyar Road	Kachcheri Nallur Road	Crosset Lane	6	3	4
Aaseervathappar Road	Kachcheri Nallur Road	Kanagaratnam Road	9	4.5	5.5
Puvaneswary Ammbal Road	Aaseervathappar Road	Aaseervathappar Road	7	3.5	4.5
Poomagal Road	Aaseervathappar Road	Dead End	7	3.5	4.5
Moothavinayagar Kovil Road	Kachcheri Nallur Road	Aaseervathappar Road, Nayanmar Road	7	3.5	4.5
Moothavinayagar Kovil Road 1st Lane	Moothavinayagar Kovil Road	Dead End	6	3	4
Moothavinayagar Kovil Road 2nd Lane	Moothavinayagar Kovil Road	Dead End	6	3	4
Nayanmar Road	Kachcheri Nallur road	Ramanathan Road	7	3.5	4.5
Kannavalavu Lane	Nayanmar Road	Kadukkayady Lane	6	3	4
Vannantheru Lane	Kandy Road	Pungankulam Road	7	3.5	4.5
Kachcheri Lane	Kandy Road	Barathy Veethy	7	3.5	4.5
Station Road	Kandy Road	Pungankulam Road	7	3.5	4.5
Kachcheri East Lane	Kandy Road	Pungankulam Road	7	3.5	4.5
Perinpanayagam Road	Kandy Road	Kachcheri Lane	7	3.5	4.5
Vilvantheru 1st Lane	Aariyar Road	Ilanthaikulam Road	7	3.5	4.5
Broody Lane	Kandy Road	Navalar Road	7	3.5	4.5
Pungankulam Road	Eachchamoddai Road	Kandy Road	7	3.5	4.5
Kandy Road 1st Lane	Kandy Road	Navalar Road	7	3.5	4.5
Kandy Road 2nd Lane	Kandy Road	Navalar Road	7	3.5	4.5
Nadutheru Lane	Kandy Road	Malarmagal Road, Dead End	7	3.5	4.5
Kandy Road 3rd Lane	Kandy Road	Kusavammal Lane	7	3.5	4.5
Sinnalankandu Lane	Kandy Road	Kugan Veethy	7	3.5	4.5

Ponnampalam Road	Kandy Road	Railway Line	9	4.5	5.5
Kerniyady Lane	Kandy Road	Arasady Road	9	4.5	5.5
Kalaivani Road	Sinnalankandu Lane	Kerniyady Lane	7	3.5	4.5
Arasady Lane	Nedunkulam Road	Dead End	7	3.5	4.5
Veddukulam Veethy	Puvaneswary ambal Road	Dead End	6	3	4
Broody Front Lane	Kandy Road	Kachcheri East Lane	6	3	4
Arasady Road Link Road	Arasady Road	Alkaaddy Valavu Lane	6	3	4
Dr Ganesharatnam Road	Aananthan Vadali Road	Ilanthaikulam Road	6	3	4
Somasundaram Avenue by Lane	Somasundaram Avenue	Dead End	6	3	4
Point Pedro Road 1st Lane	Point Pedro Road	Martin Road	7	3.5	4.5
Victoriya Road	Point Pedro Road	C.Ponnampalam Road	9	4.5	5.5
Point Pedro Road 2nd Lane	Point Pedro Road	Martin Road	7	3.5	4.5
Point Pedro Road 3rd Lane	Point Pedro Road	Dead End	6	3	4
Point Pedro Road 4th Lane	Point Pedro Road	Dead End	6	3	4
Murugesu Valavu Lane	Point Pedro Road	Dead End	6	3	4
Kumara Veethy	Point Pedro Road	Kachcheri Nallur Road	7	3.5	4.5
Jamuna Road	Point Pedro Road	Sellar Veethy	7	3.5	4.5
Saddanathar Road	Temple Road	Point Pedro Road	9	4.5	5.5
Rasa Veethy	Point Pedro Road	Aadiyapatham Road	7	3.5	4.5
Rani Veethy	Chemmani Road	Aadiyapatham Road	7	3.5	4.5
Aadiyapatham Road	Point Pedro Road	Chemmani Road	20	10	11
Santhaiyadi Lane	Point Pedro Road	Aadiyapatham Road, Rasa Veethy	9	4.5	5.5
Veilugantha Pillaiyar Kovil Lane	Chemmani Road	Dead End	6	3	4
Kadukkaiyady Lane	Chemmani Road	Moothithavinayagar Kovil Road	7	3.5	4.5
Sellar Veethy	Chemmani Road	Rasa Veethy	7	3.5	4.5
Arasady Lane	Nayanmar Road	Dead End	7	3.5	4.5
Ramanathan Road	Chemmani Road	Rajeswary Road	7	3.5	4.5
Ambal Road	Chemmani Road	Ananthan Vadali Road	7	3.5	4.5
Arasadypillaiyar Road	Chemmani Road	Nayanmar Road	7	3.5	4.5
Amman Road	Palaly Road	Point Pedro Road	9	4.5	5.5
Pandaramalikai Road	Point Pedro Road	Sangiliyan Road	7	3.5	4.5
A.P.C. Lane	Point Pedro Road	Dead End	7	3.5	4.5

Cheddiyarthodam Road	A.P.C. Lane	Chemmani Road	7	3.5	4.5
Kurunatharsuwamy Lane	Point Pedro Road	Dead End	6	3	4
Sellar Veethy	Point Pedro Road	Thirunelvely New Road	6	3	4
Maheswari Vidyalaya Road	Ramanathan Road	Ambal Road	7	3.5	4.5
Point Pedro 5th Lane	Point Pedro Road	Dead End	7	3.5	4.5
Saayatkaara Road	Yarl Veethy	Dead End	6	3	4
Yarl Veethy	Sirampiyadi Lane	Yarlpaadi Veethy	6	3	4
Yarlpaadi Veethy	Navalar Road	Stanley Road	6	3	4
Palaly Road 2nd Lane	Palaly Road	Saayatkaara Road, Dead End	7	3.5	4.5
Palaly Road 3rd Lane	Palaly Road	Dead End	6	3	4
Palaly Road 4th Lane	Palaly Road	Dead End	6	3	4
Palaly Road 5th Lane	Palaly Road	Arasady Road	7	3.5	4.5
Palaly Road 6th Lane	Palaly Road	Dead End	6	3	4
Thirunelvely Road	Palaly Road	Temple Road	12	6	7
Thirunelvely New Road	Thirunelvely Road	Arasady Road	7	3.5	4.5
Aaththisoody Road	Sir Pon Ramanathan Road	Palaly Road 5th Lane	7	3.5	4.5
Aaththisoody Road by Lane	Aaththisoody Road	Palaly Road 5th Lane	6	3	4
Hindu Ladies by Lane I	Palaly Road 5th Lane	Dead End	6	3	4
Hindu Ladies by Lane II	Palaly Road 5th Lane	Dead End	6	3	4
Sir Vaiththilingam Thuraichchamy Road	Clock Tower	Convent Road	12	6	7
Church Lane	Ponnalai Road	Oddumadam Road	7	3.5	4.5
Idukaaddu Veethy	K.K.S Road	Karainagar Road, Sivanpannai Road	20	10	11
Kannathiddy Road	K.K.S Road	C.Ponnampalam Road	9	4.5	5.5
Sivankovil North Road	Ponnalai Road	K.K.S Road	12	6	7
Gopal Lane	K.K.S Road	Pirappankulam Lane	9	4.5	5.5
Pirappankulam Road	Ponnalai Road	K.K.S Road	9	4.5	5.5
B.A. Thamby Lane	Pirappankulam Road	Oddumadam Road	9	4.5	5.5
Kilner College Road	K.K.S Road	Kasthuriyar Road	9	4.5	5.5
College Road	K.K.S Road	Brown Road	9	4.5	5.5
Oddumadam Road	Ponnalai Road	K.K.S Road	20	10	11
Odai Lane	Oddumadam Road	Aiyanar Kovil Road	9	4.5	5.5
Kanakasabai Avenue	K.K.S Road	Kasthuriyar Road	9	4.5	5.5

Ratnam Vali	K.K.S Road	Dead End	7	3.5	4.5
Seeniar Lane	Arasady Road	Sir Pon Ramanathan Road	9	4.5	5.5
College Lane	College Road	Arasady Road	9	4.5	5.5
Railway East Lane	Arasady Road	Brown Road 1st Lane	9	4.5	5.5
Thiruvalluvar Salai	Arasady Road	Dead End	7	3.5	4.5
Kandapurana Veethy	Amman Road	Arasady Road	7	3.5	4.5
Palam Road	Arasady Road	Palaly Road	9	4.5	5.5
Udaiyar Lane	Palam Road	Dead End	7	3.5	4.5
Manaltharai Lane	Palam Road	Thirunelvely New Road, Thirunelvely Road	9	4.5	5.5
Arasady Road 1st Lane	Arasady Road	Dead End	6	3	4
Arasady Road 1st A Lane	Arasady Road	Dead End	6	3	4
Arasady Road 2nd Lane	Arasady Road	Dead End	6	3	4
Arasady Road 3rd Lane	Arasady Road	Dead End	6	3	4
Arasady Road 4th Lane	Arasady Road	Dead End	6	3	4
Arasady Road 5th Lane	Arasady Road	Dead End	6	3	4
Arasady Lane	Aiyanar Kovil Road	K.K.S Road	7	3.5	4.5
Kaladdy Amman Road	K.K.S Road	Brown Road	9	4.5	5.5
Nachchiamman Kovil Lane	K.K.S Road	Dead End	6	3	4
Sir Pon Ramanathan Road/Nachchimar kovil road	K.K.S Road	Palaly Road	20	10	11
Kumarasamy Road	Palaly Road 5th Lane	Sir Pon Ramanathan Road	7	3.5	4.5
Sivappiragasam Road	Aiyanar Kovil Road	K.K.S Road	9	4.5	5.5
Kesavil Pillaiyar Kovil Road	Sivappiragasam Road	Vannankulam Lane	7	3.5	4.5
Murugamoorthy Road	Sivappiragasam Road	Lotus Road	7	3.5	4.5
Thurairajah Veethy	Murugamoorthy Road	Kesavil Pillaiyar Kovil Road	7	3.5	4.5
Aasariyar Road	Murugamoorthy Road	Thurairajah Veethy	7	3.5	4.5
Karaikkaaddu Lane	Kesavil Pillaiyar Kovil Road	K.K.S Road	7	3.5	4.5
Karaikkaaddu 2nd Lane	Karaikkaaddu Lane	Lotus Road	7	3.5	4.5
Vannankulam Lane	Murugamoorthy Road	Karaikkaaddu 2nd Lane	7	3.5	4.5
Vairavarkovil Lane	Sivappiragasam Road	Dead End	6	3	4
Sabapathy Lane	K.K.S Road	Sir Pon Ramanathan Road	9	4.5	5.5

Thanchy Lane	Arasady Road	Dead End	6	3	4
Udaiyar Lane	Aiyanar Kovil Road	Dead End	6	3	4
Aiyanar Lane	Aiyanar Kovil Road	Dead End	6	3	4
Mathavady Lane	K.K.S Road	Sivappiragasam Road	6	3	4
Nachchimar Lane	K.K.S Road	Thalayali Lane	9	4.5	5.5
Thalayali Road	Sir Pon Ramanathan Road	Sabapathy Lane	9	4.5	5.5
Thalayali Lane	K.K.S Road	Thalayali Road	7	3.5	4.5
Ramanathan Lane	Sir Pon Ramanathan Road	Thalayali Road	7	3.5	4.5
Kaladdy Pillaiyar Lane	Seeniyar Lane	Sir Pon Ramanathan Road	7	3.5	4.5
Kaladdy Amman Lane	Kaladdy Amman Road	Kaladdy Pillaiyar Lane	7	3.5	4.5
Vayalkarai Lane	Aiyanar Kovil Road	Murugamoorthy Road	7	3.5	4.5
Hindu Primary School Lane	Arasady Road	Sivagurunathan Veethy	7	3.5	4.5
Ilankaiventhan Lane	College Road	Sivagurunathan Veethy	7	3.5	4.5
Kannathiddy 2nd Lane	Kannathiddy Road	Dead End	6	3	4
Kasthuripillai Lane	K.K.S Road	Kasthuriyar Road	7	3.5	4.5
KKS Rd By Lane	K.K.S Road	Seeniyar Lane	7	3.5	4.5
Kumarasamy Road by Lane	Kumarasamy Road	Dead End			
Palam Road Link Rd	Palaly Road	Palam Road	7	3.5	4.5
Seeniyar Lane 1st by Lane	Seeniyar Lane	Dead End	6	3	4
Seeniyar Lane 2nd by Lane	Seeniyar Lane	Dead End	6	3	4
Sivan By lane	Sivan Road	Dead End	6	3	4
Sivapiragasam Road by Lane	Sivapiragasam Road	Dead End	6	3	4
Jummah Mosque Lane	Powerhouse Road	Ponnalai Road	9	4.5	5.5
Sivankovil West Lane	Ponnalai Road	Aboobucker Road	9	4.5	5.5
Kannakai Amman Road	Araly Road	Ponnalai Road	9	4.5	5.5
Kamaal Lane	Sivankovil West Lane	Aboobucker Road, Katkulam Road	7	3.5	4.5
Post Office Lane	Ponnalai Road	Navalar Road	7	3.5	4.5

Asath Road	Muslim College Road	Ponnalai Road	7	3.5	4.5
Kalifa Abdul Hameed Road	Muslim College Road	Ponnalai Road	7	3.5	4.5
Jinnah Road	Muslim College Road	Ponnalai Road	7	3.5	4.5
Kaleema Road	Jinna Road	Dead End	7	3.5	4.5

Kalifa Asana Lebbai Road	Asath Road	Jinnah Road	7	3.5	4.5
Ponnapah Lane	Ponnalai Road	B.A. Thamby Lane	7	3.5	4.5
Lotus Road	Ponnalai Road	Karaikkaaddu 2nd Lane/Thamarai Veethy	9	4.5	5.5
Anaiccoddai Palam Road	Ponnalai Road	Kaakkaitivu Road	9	4.5	5.5
Araly Road 1st Cross	Araly Road	Dead End	6	3	4
Araly Road 2nd Cross	Araly Road	Dead End	6	3	4
Araly Road 3rd Cross	Araly Road	Dead End	6	3	4
Araly Road 4th Cross	Araly Road	Dead End	6	3	4
Araly Road 5th Cross	Araly Road	Dead End	6	3	4
Araly Road 6th Cross	Araly Road	Dead End	6	3	4
Araly Road 7th Cross	Araly Road	Dead End	6	3	4
Araly Road 8th Cross	Araly Road	Dead End	6	3	4
Araly Road 9th Cross	Araly Road	Dead End	6	3	4
Araly Road 11th Cross	Araly Road	Araly Road 9th Cross	6	3	4
Araly Road 12th Cross	Araly Road	Dead End	6	3	4
Araly Road 13th Cross	Araly Road	Dead End	6	3	4
Araly Road 15th Cross	Araly Road	Dead End	6	3	4
Araly Road 16th Cross	Araly Road	Dead End	6	3	4
Araly Road 20th Cross	Araly Road	Dead End	6	3	4
Araly Road 21st Cross	Araly Road	Dead End	6	3	4
Araly Road 22nd Cross	Araly Road	Dead End	6	3	4
Araly Road 23rd Cross	Araly Road	Dead End	6	3	4
Araly Road 24th Cross	Araly Road	Dead End	6	3	4
Araly Road 25th Cross	Araly Road	Dead End	6	3	4
Araly Road 26th Cross	Araly Road	Dead End	7	3.5	4.5
Araly Road 27th Cross	Araly Road	Dead End	7	3.5	4.5
Araly Road 28th Cross	Araly Road	Dead End	7	3.5	4.5
Meenachchi Amman Kovil Road	Karainagar Road	Sivanpannai Road	7	3.5	4.5
Amman Lane	Meenachchi Amman Kovil Road	Pannai Chest Clinic Road	7	3.5	4.5
Pannai Chest Clinic Road	Karainagar Road	Dead End	6	3	4
Karainagar Road 1st Lane	Karainagar Road	Dead End	6	3	4
Karainagar Road 2nd Lane	Karainagar Road	Dead End	6	3	4
Karainagar Road 3rd Lane	Karainagar Road	Dead End	6	3	4
Kannapuram Lane	Karainagar Road	Dead End	6	3	4
Pillaiyar Kovil Lane	Karainagar Road	Muslim College Road	7	3.5	4.5
Villoondri Lane	Karainagar Road	Muslim College Road	7	3.5	4.5
Aboobucker Road	Karainagar Road	Ponnalai Road	7	3.5	4.5

Temple Road (Navanthurai)	Karainagar Road	A.P. Lane	7	3.5	4.5
Emmo Lane	Aboobucker Road	Kalifa Abdul Cader Road	7	3.5	4.5
Kalifa Abdul Cader Road	Karainagar Road	Ponnalai Road	9	4.5	5.5
St. Mary's Road	Kalifa Abdul Cader Road	Idukaaddu Veethy	7	3.5	4.5
St.Mary's Lane	Navanthurai North 3rd Cross Street (Idukaaddu Veethy)	Dead End	6	3	4
Navanthurai North 1st Cross Street	Kalifa Abdul Cader Road	St.Mary's Road	7	3.5	4.5
Navanthurai North 2nd Cross Street	Kalifa Abdul Cader Road	St.Mary's Road	7	3.5	4.5
Navanthurai North 3rd Cross Street (Idukaaddu Veethy)	Kalifa Abdul Cader Road	St.Mary's Lane, Dead Ends	7	3.5	4.5
Al Jah Meerapillai Avenue	Kalifa Abdul Cader Road	Dead End	6	3	4
A.P. Lane	Aboobucker Road	Kalifa Abdul Cader Road	7	3.5	4.5
Idroos Makam Road	Kalifa Abdul Cader Road	Asath Road	7	3.5	4.5
Mohideen Mosque Lane	Aboobucker Road	Kalifa Abdul Cader Road	7	3.5	4.5
Eerappilavady Lane	Kalifa Abdul Cader Road	Aboobucker Road	7	3.5	4.5
Manpiddy Lane	Karainagar Road	Dead End	6	3	4
Kannapuram 1st Lane	Kannapuram Lane	Dead End	6	3	4
Solapuram Housing Scheme Lane	Karainagar Road	Dead End	6	3	4
Pannai Chest Clinic Lane	Karainagar Road	Dead End	6	3	4
Thampirasa Lane	Kaakkaitivu Road	Anaiccoddai Palam Road	7	3.5	4.5
Burial Ground Road	Kennady Road	Dead End	6	3	4
Kenady Road	St. Mary's Road	Dead End	6	3	4
Muththamil Veethy 4th Lane	Karainagar Road	Dead End	6	3	4
Muththamil Veethy 5th Lane	Karainagar Road	Dead End	6	3	4
Muththamil Veethy 6th Lane	Karainagar Road	Dead End	6	3	4
Muththamil Veethy 7th Lane	Karainagar Road	Dead End	6	3	4
Muththamil Veethy 8th Lane	Karainagar Road	Dead End	6	3	4
Niththiyaoli housing scheme road	Karainagar Road	Dead End	6	3	4

Pannai Chest Clinic 1st Lane	Karainagar Road	Dead End	6	3	4
Pannai Chest Clinic 2nd Lane	Karainagar Road	Dead End	6	3	4
Pannai Chest Clinic 3rd Lane	Karainagar Road	Dead End	6	3	4
Sooriyaoli housing scheme road	Karainagar Road	Dead End	6	3	4
Muslim College Road	Hospital Road	Araly Road	9	4.5	5.5
Seenivasagam Road	Muslim College Road	Sivanpannai Road	9	4.5	5.5
Katkulam Lane	Muslim College Road	Kamaal Lane	7	3.5	4.5
Seiyadu Idroos Lane	Muslim College Road	Dead End	7	3.5	4.5
Vairavarkovil Road	Hospital Road	Meenachiamman Kovil Road	7	3.5	4.5
Subramaniyam Avenue	Vairavarkovil Road	Dead End	7	3.5	4.5
Sivanpannai Road	Idukaaddu Road	Aboobucker Road	9	4.5	5.5
Kasthuriyar Road	Hospital Road	Arasady Road	20	10	11
C.Ponnampalam Road	Kasthuriyar Road	Navalar Road	20	10	11
C.Ponnampalam Road 1st Lane	C.Ponnampalam Road	Dead End	6	3	4
C.Ponnampalam Road 2nd Lane	C.Ponnampalam Road	Dead End	6	3	4
C.Ponnampalam Road 3rd Lane	C.Ponnampalam Road	Dead End	6	3	4
C.Ponnampalam Road 4th Lane	C.Ponnampalam Road	Dead End	6	3	4
Kannathiddy Lane	Kannathiddy Road	Dead End	6	3	4
Kalaipulavar Road	C.Ponnampalam Road	C.Ponnampalam Road, Navalar Road	9	4.5	5.5
Chemma Theru	Kasthuriyar Road	Jummah Mosque Lane	9	4.5	5.5
Sirampiyadi Lane	Stanley Road	Palaly Road	9	4.5	5.5
Kasthuriyar Road 1st Lane	Kasthuriyar Road	K.K.S Road	9	4.5	5.5
Kasthuriyar Road 2nd Lane	Kasthuriyar Road	Kilner College Road	9	4.5	5.5
Ramaiya Chettiyar Lane	Hospital Road	Dead End	9	4.5	5.5
St.Peter's Lane	Hospital Road	Dead End	9	4.5	5.5
Rasavinthoddam Road	Hospital Road	Navalar Road	9	4.5	5.5
Rasavinthoddam Lane	Rasavinthoddam Road	Temple Road	7	3.5	4.5
Aaseervatham Lane	Hospital Road	Dead End	9	4.5	5.5
Rakka Road	Rasavinthoddam Road	Kachcheri Nallur Road	9	4.5	5.5

Makkikidangu Lane	Rakka Road	Navalar Road, Crosset Road	9	4.5	5.5
Poothathambi Lane	Hospital Road	Martin Lane	9	4.5	5.5
Tharmalingam Avenue	Seenivasagam Road	Dead End	7	3.5	4.5
Konanthoddam Road	Ponnalai Road	Hospital Road	9	4.5	5.5
Aariyakulam Lane	Stanley Road	Dead End	6	3	4
Rasavinthoddam Vairavar Kovil Road	Rasavinthoddam Road	Dead End	6	3	4
Rakka Housing Scheme Lane	Rakka Road	Dead End	6	3	4
Rakka Road by Lane	Rakka Road	Dead End	6	3	4
Stanley Road By Lane	Stanley Road	Dead End	6	3	4
Kasthuriyar Road By Lane	Kasthuriyar Road	Dead End	6	3	4
Hospital Road by Lane	Hospital Road	Dead End	7	3.5	4.5
Pirappankulam Lane	Navalar Road	Pirappankulam Road	9	4.5	5.5
Kadaiyitsamy Road	Navalar Road	College Road	9	4.5	5.5
Brown Road	Navalar Road	Municipal Council Boundary	20	10	11
Brown Road 1st Lane	Brown Road	Brown Road 2nd Lane, Navalar Road	7	3.5	4.5
Brown Road 2nd Lane	Brown Road	Arasady Road	7	3.5	4.5
Aththiady Pillaiyar Road	Ambalavanar Road	Aththiyady Road	9	4.5	5.5
Brown Road 4th Lane	Brown Road	Dead End	7	3.5	4.5
Brown Road 5th Lane	Brown Road	Railway Line	7	3.5	4.5
Sivagurunathan Veethy	Kasthuriyar Road	Brown Road	9	4.5	5.5
Sri Vengadesan Road	Navalar Road	Dead End	9	4.5	5.5
Clock Tower Lane	Navalar Road	Brown Road 1st Lane	9	4.5	5.5
Annasaththiram Lane	Navalar Road	Brown Road 1st Lane, Palaly Road	7	3.5	4.5
Wyman Road	Navalar Road	Point Pedro Road	9	4.5	5.5
Kailasapillaiyar Road	Navalar Road	Temple Road, Dead End	9	4.5	5.5
Chetty Street	Navalar Road	Point Pedro Road	9	4.5	5.5

Chetty Street Lane	Temple Road	Nallur Cross Street	9	4.5	5.5
Maruthady Road	Rakka Road	Navalar Road	9	4.5	5.5
Nallur Cross Street	Navalar Road	Point Pedro Road	9	4.5	5.5
Muthaliyar Lane	Navalar Road	Barathy Veethy	7	3.5	4.5
Notharis Lane	Navalar Road	Kalaimagal Road	7	3.5	4.5
Ambalavanar Road	Navalar Road	Stanley Road	7	3.5	4.5
Aththiyady Road	Navalar Road	Stanley Road	7	3.5	4.5
Kanagaratnam Road	Navalar Road	Chemmani Road	12	6	7
Malarmagal Road	Kanagaratnam Road	Thirumagal Road	9	4.5	5.5
Kanagaratnam Road 1st Lane	Kanagaratnam Road	Malarmagal Road	9	4.5	5.5
Kathiravelu Lane	Kanagaratnam Road	Notharis Lane	6	3	4
Kalaimagal Road	Aaseervathappar Road	Kanagaratnam Road	9	4.5	5.5
Vairavarkovil Lane	Kalaimagal Road	Dead End	6	3	4
Thirumagal Road	Kanagaratnam Road	Ananthan Vadali Road	9	4.5	5.5
Rajeswary Road	Kanagaratnam Road	Ananthan Vadali Road	9	4.5	5.5
Subramaniyam Veethy	Thirumagal Road	Vairavarkovil Road	9	4.5	5.5
Thiyagi Lane	Navalar Road	Chetty Street Lane	9	4.5	5.5
Vellappar Veeddu 2nd Lane	Kanagaratnam Road	Aaseervathappar Road	9	4.5	5.5
Velappar Veeddu 1st Lane	Kandy Road	Navalar Road	9	4.5	5.5
Paanaankulam Lane	Kachcheri Nallur Road	Nallur Cross Street	9	4.5	5.5
Aaseervathappar Lane	Aaseervathappar Road	Kalaimagal Road	9	4.5	5.5
Brown Road 1st Lane By Lane	Brown Road 1st Lane	Dead End	6	3	4
Brown Road 2nd A Lane	Brown Road	Dead End	6	3	4
Brown Road By Lane	Brown Road	Dead End	7	3.5	4.5
Chetty St 1st by Lane	Chetty Street	Dead End	6	3	4
Chetty St 2nd by Lane	Chetty Street	Dead End	7	3.5	4.5
Chetty St 3rd by Lane	Chetty Street	Dead End	6	3	4
Chetty St 5th by Lane	Chetty Street	Dead End	6	3	4
Chetty St 6th by Lane	Chetty Street	Dead End	7	3.5	4.5
Maruthady Road by Lane I	Maruthady Road	Dead End	6	3	4
Maruthady Road by Lane II	Maruthady Road	Dead End	6	3	4
Nallur Cross By Lane	Nallur Cross Street	Dead End	6	3	4

Wyman 1st Lane	Wyman Road	Dead End	6	3	4
Wyman 2nd Lane	Wyman Road	Dead End	6	3	4
Wyman 3rd Lane	Wyman Road	Dead End	6	3	4
Wyman 4th Lane	Wyman Road	Dead End	6	3	4
Wyman 5th Lane	Wyman Road	Dead End	6	3	4
Wyman 6th Lane	Wyman Road	Dead End	6	3	4
Wyman 7th Lane	Wyman Road	Dead End	6	3	4
Vithanaiyar Lane	Columbuthurai Road	St.Mary's Lane	7	3.5	4.5
Esplanade Road	Beach Road	Clock Tower	9	4.5	5.5
Muneeswaran Road	Hospital Road	K.K.S Road	15	7.5	8.5
Kandappasegaram Road	K.K.S Road	Ramaiya Chettiyar Lane	9	4.5	5.5
Power House Road	K.K.S Road	Kasthuriyar Road	20	10	11
Vairavarkovil Lane	Hospital Road	C.Ponnampalam Road	7	3.5	4.5
Police Station Road	Beach Road	K.K.S Road	20	10	11
Open Air Theatre Approach Road	K.K.S Road	Clock Tower	9	4.5	5.5
Mahathma Ganthi Road	Hospital Road	Clock Tower	20	10	11

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

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

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

Annexures

Annexure 1: Grid City Guidelines

Jaffna Grid City Architectural Guidelines

Introduction

The Jaffna Grid City building design Guidelines have been developed to preserve and strengthen the unique architectural heritage and character of Jaffna's historic urban core. These guidelines establish clear design principles and standards to ensure that all new developments, alterations, and restorations within the Grid City are harmoniously integrated with the existing colonial architecture, traditional urban fabric, and cultural context.

Design Guidelines

1. Building typology and massing

New buildings within the Jaffna Grid City area shall be designed to reflect the traditional architectural character of the region, particularly those influenced by colonial and vernacular domestic architecture to ensure visual continuity with the existing historic fabric.

The overall building massing shall remain simple and rectilinear, with symmetrical facades and clearly defined rooflines, avoiding irregular massing, fragmented geometry, and excessive articulation or non-contextual architectural styles that may visually disrupt the historic streetscape.

New buildings shall be subordinate in character to adjacent historic buildings and shall not visually dominate the surrounding context in terms of massing, colour, material, height, and the character.

2. Architectural elements or details

Architectural compositions are encouraged to incorporate characteristic design elements such as Trellises, Tall Doors and Windows, Colonial-Style Columns, concrete or terracotta grills (Jali wok/ decorative screen) and colonnaded verandas. These features shall be adapted appropriately to suit contemporary functions while maintaining the aesthetic harmony and cultural continuity of the surrounding urban context.

The design of new buildings can replicate the architectural features, façades, or ornamental details of identified heritage structures. Instead, new designs should interpret traditional forms and proportions in a contemporary yet contextually sensitive manner, maintaining visual compatibility.



Figure: Example of the Trellis design



Figure: Example of the grills design





Figure: Example of the trellis and grills

Door and window grills shall consist of simple vertical or horizontal members. excessive ornamentation, intricate patterns, or decorative motifs that detract from the building's architectural simplicity are not permitted.



Figure: Example of the vertical members on windows and doors



Figure: Example of Colonial columns and arcades

3. Façade design guidelines

All facades within the Jaffna Grid City shall contribute to the visual harmony, human scale, and architectural continuity of the heritage streetscape character.

The overall façade composition shall maintain a balanced relationship between solid and void (wall and opening). The solid-to-void ratio of street-facing elevations shall generally range between 30- 40% openings, ensuring visual coherence and natural ventilation.

Where multiple plots are merged and existing buildings are replaced by a single new structure, the façade shall be designed to avoid large, flat, uninterrupted elevations. The new façade must visually reflect the historic subdivision pattern and development rhythm of the street.

Façade segmentation is intended to achieve visual differentiation only. It does not require physical or structural separation of the building into multiple parts. This segmentation can be achieved through vertical articulation, changes in material texture, or subtle variation in plane depth.

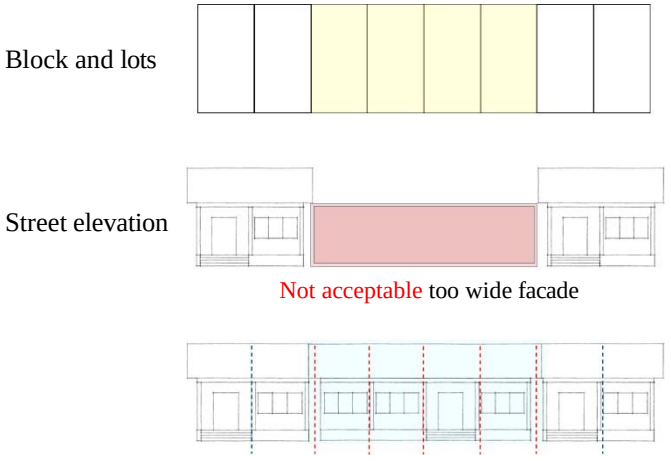


Figure: Diagram of the acceptable and non-acceptable façade design

Applicants should submit photographs of two to three adjacent buildings on both sides of their buildings along the street. The submission must also present the design concept to show how he or she relates the new buildings to the character of the street.

4. Exterior maintenance and conservation

Building facades should be inspected periodically for damage, wear, or decay. Cracks, peeling paint, and structural deterioration must be repaired promptly using materials compatible with the original construction.

Decorative elements such as trellis, columns, balconies, and window frames should be preserved and restored carefully. Replacement of damaged features should match the original design in proportion, material, and detailing.

Cleaning and conserving methods must be gentle and non-abrasive to avoid damaging historic finishes.

5. Roof design and material guidelines

Building located within 20 feet (6 metres) from the road edge shall maintain a traditional gable or lean-to roof form and ensure the height does not exceed two storeys or 7.5 metres at the roof ridge level.

Roofs visible from the street should have a traditional tile roof with allowed moderate roof slope (between 25°–35°). Roof edges and eaves also should follow traditional proportions and detailing, reflecting the local architectural vocabulary.

Slab or flat roofs not intended to be visible from the street should be set back or concealed behind parapets or secondary pitched roofs to maintain visual harmony with neighbouring heritage buildings. Chimneys, skylights, gutters, downpipes, or other rooftop elements should be discreet and avoid dominating the street view.

Gutters and downpipes that are proportionally designed and visually integrated with the façade or roof detailing are acceptable.

Terracotta roof tiles are strongly recommended for all roof surfaces. Roof finishes should complement the surrounding buildings in texture, tone, and scale. For verandas, arcades, and balconies, floor finishes shall use terracotta, cement, or Athangudi tiles to reflect the regional material palette. Modern roofing materials may be considered only if they visually and functionally blend with the heritage context.



Ensure the chosen tile colours align with and enhance the intended colour palette as per the guidelines

Figure: Example application of Athangudi tiles in interior and verandas

6. Doors and windows proportion

Windows and doors should be tall and vertically proportioned, consistent with traditional colonial-style architecture.



Figure: Building Elevation Showing Plinth, Sill, and Lintel Heights with Door–Window Proportions

Windows and doors should follow a regular rhythm along the front facade, maintaining visual continuity with adjacent buildings. Avoid inserting oversized or undersized openings that disrupt the historic scale.



Figure: examples of door window proportion

Applicants shall submit detailed drawings of all doors and windows separately as part of the application. These drawings must clearly indicate dimensions, proportions, materials, and finishes, and shall be submitted to the Urban Development Authority (UDA) for review and approval prior to construction.

7. Balconies and arcades

Balconies should be proportionate to the building's scale, ensuring they integrate seamlessly into the facade without overpowering it. The size and projection should reflect traditional colonial patterns.

Balconies can be incorporate subtle ornate elements, such as railings or slender column supports, inspired by historic designs. But these features must be refined and in harmony with the overall facade, avoiding overly modern or bulky elements.

Avoid solid materials like concrete for projecting Parapet wall or handrails on balconies at street level. Use of grills for the front portion of balconies are encouraged, as it maintains the design's visual lightness and avoids dominating the facade. Use timber or wrought iron is recommended for grills, balcony railings, supports, and flooring to maintain authenticity.



Figure: Example of the Balcony with the column support and timber railings

Incorporate shaded verandas or arcades at ground level to maintain the pedestrian-friendly streetscape. Columns should follow traditional proportions. The repetition of veranda columns or balcony bays shall correspond with the historic plot rhythm and façade segmentation.



Figure: Example of veranda, arcades and balconies

8. Colour palette and exterior painting

The application of colour in Jaffna Grid City shall strengthen the visual harmony and heritage character of the historic urban fabric. Building colours must be subtle, earthy, and neutral, reflecting the colonial and vernacular palette traditionally found in Jaffna's grid city. The intent of colour control is to maintain streetscape unity, reduce visual distraction, and preserve the authenticity of material and form. High-chroma, reflective, or fluorescent colours are strictly prohibited within the Heritage Zone. However, building the owners have freedom to choose specific shades within the approved palette, while pursuing the harmony to some extent.

Approved colour palette

1. The colour of the listed conserved buildings tends to be white or warm colours, the new buildings within the zone shall follow the same colour scheme to create a harmonious relationship.

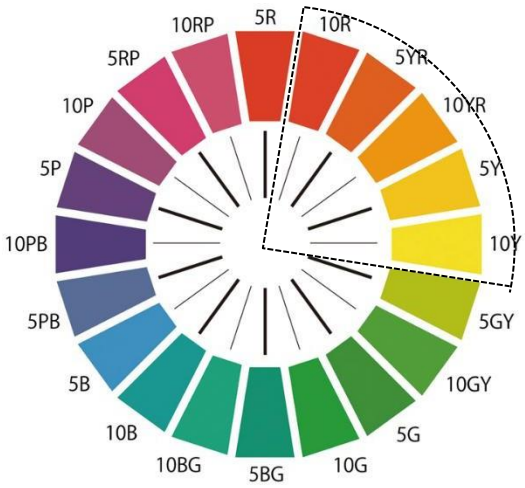
The following base tones are approved for use on building façades within the Jaffna grid city:



Figure: Applicable colour palate for building façade

- White and off-white
- Warm beige and sand tones
- Soft greys and muted taupe
- Light ochre or pale earthy hues

2. Applicable colour is controlled by three elements: Hue, Chroma and value of the Munsell Colour System. This range of hues is applicable to exterior walls and accent items.



Hue range

10R

5YR

10YR

5Y

10Y

Figure: Allowable hue for both exterior wall

3. The Chroma and value of the exterior wall which mostly contributes to the overall impression of the building shall be as follows,

   Chroma: 1-4

   Value: 6 and higher

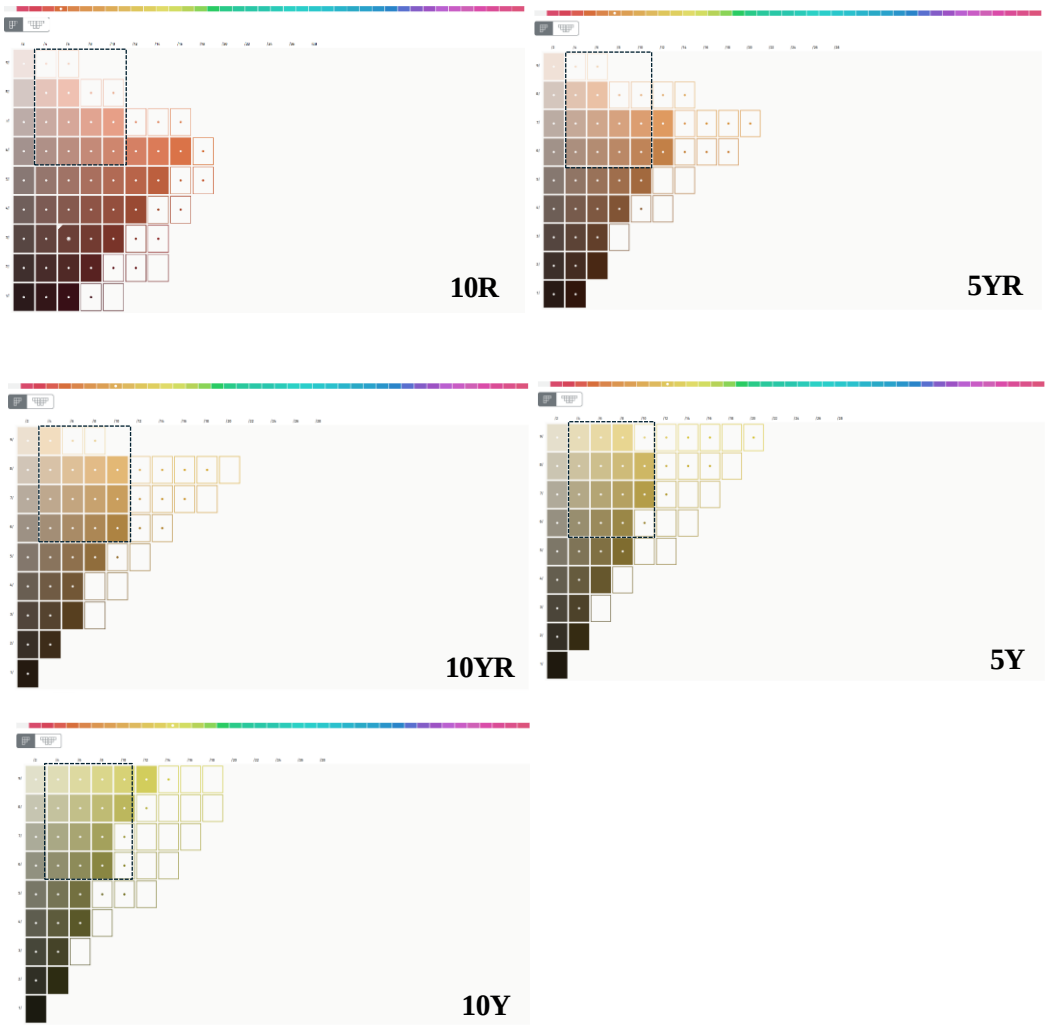
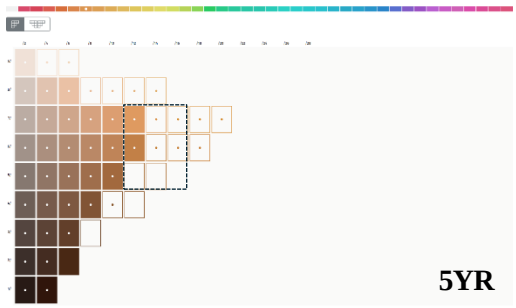


Figure: Allowable chroma and value for exterior wall in each hue

4. The Chroma and value of the roofing materials shall be as follows,



Hue: 5YR

Chroma: 8-12

Value: 5 and 6

Figure: allowable chroma and value for roofing in each hue

Avoid excessive colour variations or contrasting colours that distracts from the historic character of the building. Minor architectural details such as cornices, trims, and mouldings may use slightly contrasting shades within the approved palette to highlight design elements subtly.

Paints used should be high-quality, weather-resistant, and suitable for the local climate, preserving the facade over time. Painted facades should be inspected and repainted periodically to prevent peeling, fading, or discoloration.

9. Materials and finishes

All buildings within the Jaffna Grid City Heritage Zone shall use materials compatible with the traditional architectural character and climatic context of the region.

All new constructions shall adopt a limited and cohesive material palette, echoing the simplicity and muted tones of the historic urban fabric. Modern materials may be used only when their appearance, colour, and texture are visually compatible with traditional materials.

Material palette



Figure: Acceptable Material palette within the Jaffna grid city

Building surfaces shall have matte or low sheen finishes that avoid glare and respect the subdued visual tone of heritage buildings. Excessive mixing of materials or finishes that create visual distraction or contrast with adjacent heritage buildings is **not permitted**.

10. Height control and floor alignment

Building height, floor levels, and rooflines must harmonize with adjacent structures and the broader streetscape, maintaining a cohesive skyline reflective of the area's colonial grid character.

All new constructions, extensions, and renovations shall comply with the maximum height limits and alignment requirements established in the UDA guideline. No new building shall dominate or visually overpower existing heritage structures.

In the 20 ft frontage from the road edge, buildings shall maintain a maximum height of 15 ft for single-storey buildings and 25 ft for two-storey buildings.

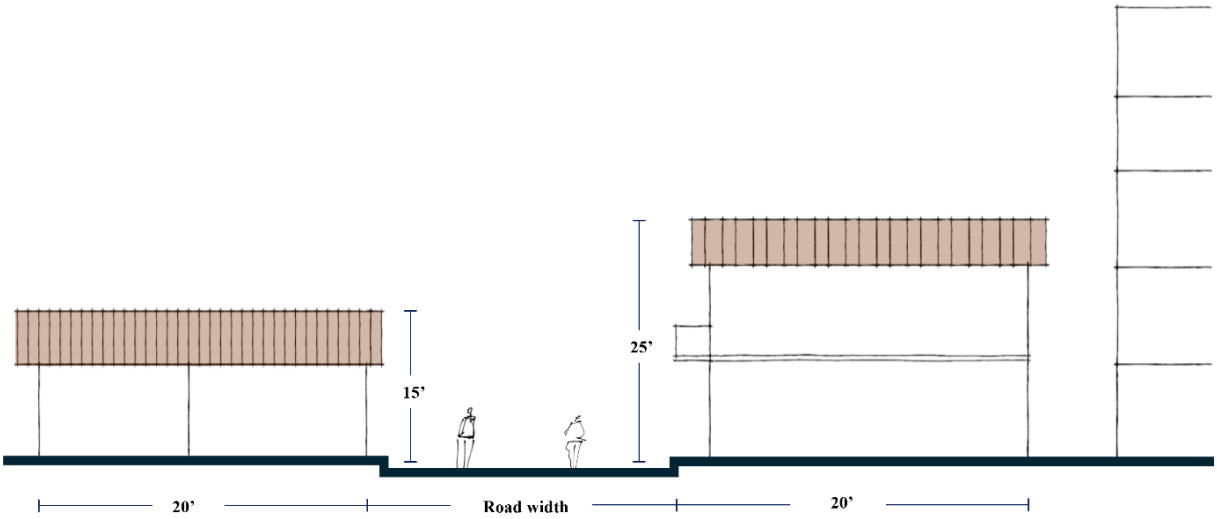


Figure: Height control guidelines

The ground-floor level of new buildings shall align as closely as possible with the existing street datum to maintain a uniform pedestrian experience and accessibility. The alignment of floor levels across adjacent buildings should be consistent, ensuring horizontal continuity of windows, balconies, and cornices.

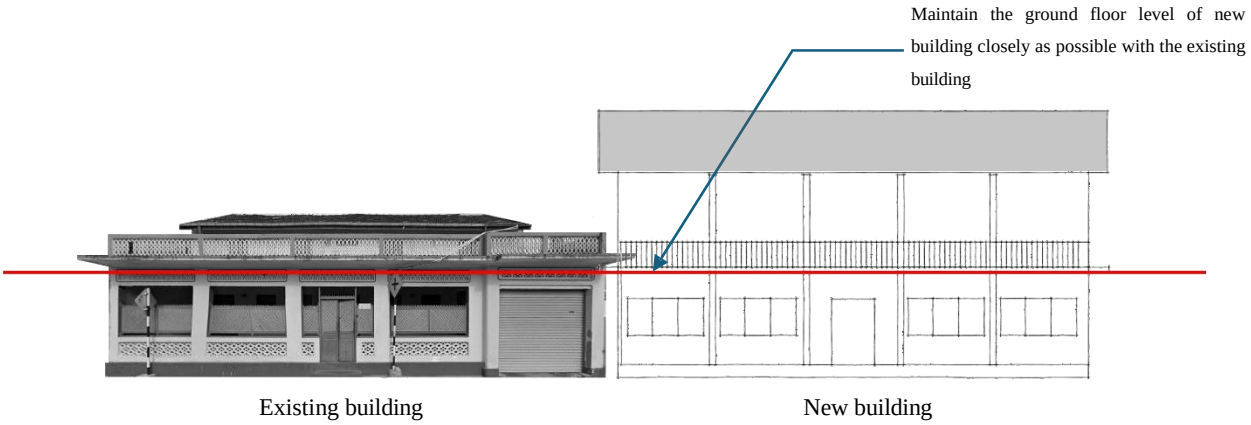


Figure: floor alignment with the existing building

11. Boundary wall

The street-facing boundary wall shall not exceed a maximum height of 4 feet from the ground level.

Front gates shall be designed in harmony with the boundary wall and building façade, using simple metal or timber grills that allow visibility through the property. Solid or opaque gates that block the street view are not permitted within the grid city.



Figure: example of Boundary wall height control



Figure: example of Boundary wall and front gate height control

3. Signboard guideline

Signboard should serve as aesthetic identifiers, not visual clutter. Their placement and style must not overpower the façade or obscure architectural details. It must be visually harmonious, proportionate, and unobtrusive, complementing the architectural style and scale of the building to which it is attached.

Wall-mounted signs shall be fixed flat against the wall surface, typically above doorways or shopfronts. The permitted size shall not exceed 2 to 4 ft, ensuring the sign remains proportionate to the façade.

Hanging or projecting signs shall be mounted perpendicular to the façade, suspended from verandas or brackets. The maximum size shall be 2 ft in diameter (for circular signs) or 2 ft × 2 ft (for square signs). All projecting signs must be positioned to ensure clear pedestrian movement and adequate headroom clearance. Excessive, brightly illuminated, or large-scale signage is strictly prohibited in the grid city.



Figure: Example of signboards acceptable within the grid city

Approval Process

1. Architect's Involvement and presentation

Every project within the Grid City must be designed, supervised, and certified by a qualified architect from project proposal to completion, ensuring compliance with design and heritage guidelines.

The architect shall submit detailed design drawings, elevations, and material specifications to the District Planning Committee for preliminary evaluation and feedback.

In addition, separate detailed drawings for doors, windows, handrails, and façade elements shall be presented by the architect, with justification of design intent and material selection to demonstrate consistency with the heritage character of the area.

2. Expert Review:

A professional from the Sri Lanka Institute of Architects (SLIA), a Professors from the Department of Architecture, University of Moratuwa, or an experienced architect in the related field shall be included as a member of the District Planning Committee to evaluate and approve projects within the Grid City area.

3. UDA Approval:

Final development approval must be obtained from the Urban Development Authority (UDA) prior to commencing any new construction, renovation, or alteration within the Grid City area, regardless of project scale.

Even minor renovations or corrections to existing buildings require prior approval from the UDA to ensure compliance with all regulatory and heritage preservation standards.

The UDA shall carry out periodic inspections at key construction stages approximately at 20%, 40%, 60%, and 80% completion to verify conformity with the approved design and material specifications.

Upon 100% completion, the applicant may apply for the Certificate of Conformity (COC), which will be issued only after the final inspection confirms full compliance with the approved drawings and guidelines.

By implementing these guidelines, the Jaffna Grid City will ensure the preservation of its distinctive architectural heritage and cultural identity. At the same time, it will promote well-designed, contextually responsive, and sustainable new developments that harmonize with the city's traditional fabric and ensuring a balanced evolution of heritage and modernity for future generations.

Street Name	Coordinate		No of Floors	Building Era	Photos
1st Cross Street	9°39'36.74"N	80° 0'50.95"E	G	Dutch	
1st Cross Street	9°39'37.39"N	80° 0'50.75"E	G	Dutch	
1st Cross Street	9°39'37.45"N	80° 0'51.28"E	G	Dutch	
Chapals Street	9°39'39.34"N	80° 0'51.54"E	G	Dutch	

1st Cross Street	9°39'44.04"N	80° 0'54.91"E	G		
2nd Cross Street	9°39'43.30"N	80° 0'58.79"E	G+ 1	Britsh	
2nd Cross Street	9°39'41.93"N	80° 0'57.99"E	G	Dutch	
2nd Cross Street	9°39'42.43"N	80° 0'57.40"E	G	Dutch	

2nd Cross Street	9°39'41.29"N	80° 0'57.49"E	G	Dutch	
2nd Cross Street	9°39'41.68"N	80° 0'56.67"E	G	Dutch & British	
2nd Cross Street	9°39'41.47"N	80° 0'56.31"E	G	Dutch & British	
2nd Cross Street	9°39'41.19"N	80° 0'56.05"E	G	Dutch & British	

2nd Cross Street	9°39'40.13"N	80° 0'56.82"E	G	Dutch	
2nd Cross Street	9°39'38.99"N	80° 0'56.11"E	G	Dutch	
2nd Cross Street	9°39'38.30"N	80° 0'55.91"E	G	Dutch	
1st Cross Street	9°39'38.25"N	80° 0'55.21"E	G	Dutch & British	

Chapals Street	9°39'37.72"N	80° 0'53.84"E	G	Dutch	
Chapals Street	9°39'37.72"N	80° 0'54.81"E	G	Dutch	
Chapals Street	9°39'37.39"N	80° 0'54.61"E	G		
2nd Cross Street	9°39'36.60"N	80° 0'55.05"E	G	Dutch	

Chapals Street	9°39'36.69"N	80° 0'56.12"E	G	Dutch	
Chapals Street	9°39'37.01"N	80° 0'56.08"E	G	Dutch	
Chapals Street	9°39'36.96"N	80° 0'56.23"E	G	Dutch	
Chapals Street	9°39'36.27"N	80° 0'56.66"E	G	Dutch	

Chapals Street	9°39'36.32"N	80° 0'57.66"E	G	Britsh



3rd Cross Street	9°39'35.47"N	80° 0'57.96"E	G	



3rd Cross Street	9°39'35.03"N	80° 0'57.76"E	G	Dutch

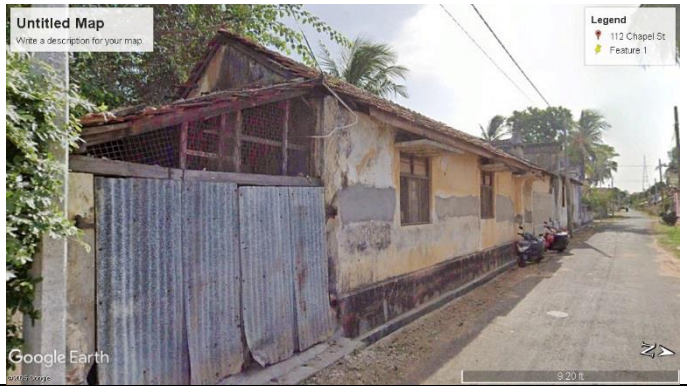


3rd Cross Street	9°39'34.14"N	80° 0'56.74"E	G	Dutch



Chapals Street	9°39'36.01"N	80° 0'58.22"E	G		
Chapals Street	9°39'35.80"N	80° 0'58.63"E	G		
Chapals Street	9°39'35.70"N	80° 0'58.82"E	G		
Chapals Street	9°39'35.61"N	80° 0'58.99"E	G	Britsh	

4th Cross Street	9°39'32.04"N	80° 0'58.61"E	G	new	
4th Cross Street	9°39'33.49"N	80° 0'58.75"E	G	Dutch	
4th Cross Street	9°39'33.81"N	80° 0'58.89"E	G	Dutch	
4th Cross Street	9°39'34.19"N	80° 0'59.53"E	G	Dutch	

4th Cross Street	9°39'34.14"N	80° 1'1.26"E	G	Dutch & British	
Chapals Street	9°39'34.77"N	80° 1'1.05"E	G	Dutch	
Chapals Street	9°39'33.05"N	80° 1'2.63"E	G	Britsh	
3rd Cross Street	9°39'41.88"N	80° 1'1.29"E	G	new	

3rd Cross Street	9°39'41.35"N	80° 1'0.48"E	G+ 1	Dutch	
3rd Cross Street	9°39'39.87"N	80° 0'59.45"E	G	Dutch	
3rd Cross Street	9°39'39.49"N	80° 1'0.12"E	G	Dutch	
3rd Cross Street	9°39'38.35"N	80° 0'59.44"E	G	Britsh	

3rd Cross Street	9°39'36.91"N	80° 0'58.08"E	G	Britsh



4th Cross Street	9°39'35.72"N	80° 1'0.85"E	G	Britsh



4th Cross Street	9°39'35.84"N	80° 1'1.11"E	G	Dutch



4th Cross Street	9°39'36.36"N	80° 1'1.32"E	G	Britsh



4th Cross Street	9°39'36.85"N	80° 1'1.56"E	G	
4th Cross Street	9°39'37.61"N	80° 1'1.88"E	G	
4th Cross Street	9°39'38.46"N	80° 1'2.20"E	G	Britsh 
4th Cross Street	9°39'38.81"N	80° 1'2.46"E	G	

4th Cross Street	9°39'39.78"N	80° 1'2.11"E	G+ 1	new	
4th Cross Street	9°39'40.86"N	80° 1'3.29"E	G	Dutch	
5th Cross Street	9°39'40.23"N	80° 1'3.74"E	G		
kandy road	9.658311	80.01682	G+ 1		

kandy road	9.658858	80.015365	G	
kandy road	9.659093	80.014878	G	
2nd cross street	9.65895	80.014077	G	
2nd cross street	9.658338	80.014234	G	
3rd Cross Street	9.658224	80.0152214	G	

3rd Cross Street	9.65825	80.015066	G	
4th Cross Street	9.657113	80.01548	G	
kandy road	9.658858	80.015365	G	