LOCAL AREA DEVELOPMENT PLAN

KARAINAGAR
PRADESHIYA SABHA AREA

2026 - 2035
Volume II











Urban Development Authority
Ministry of Transport, Highways & Urban Development

LOCAL AREA DEVELOPMENT PLAN FOR KARAINAGAR PRADESHIYA SABHA

2026 – 2035

VOLUME II

Urban Development Authority

Ministry of Transport, Highways & Urban Development

Gazette Notification

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The Gazette of the Democratic Socialist Republic of Sri Lanka

EXTRAORDINARY

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

(Published by Authority)

PART I : SECTION (I) — GENERAL

Government Notifications

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

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

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

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

EOG 08 - 0240/1

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

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

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

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

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

EOG 08- 0240/2

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

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

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

12th August, 2026.

EOG 08- 0240/3

PRINTED AT THE DEPARTMENT OF GOVERNMENT PRINTING, SRI LANKA.

Notice of Approval

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

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

Bimal Niroshan Rathnayake (M.P)

Minister of Transport, Highways and Urban Development

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

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

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

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Part I

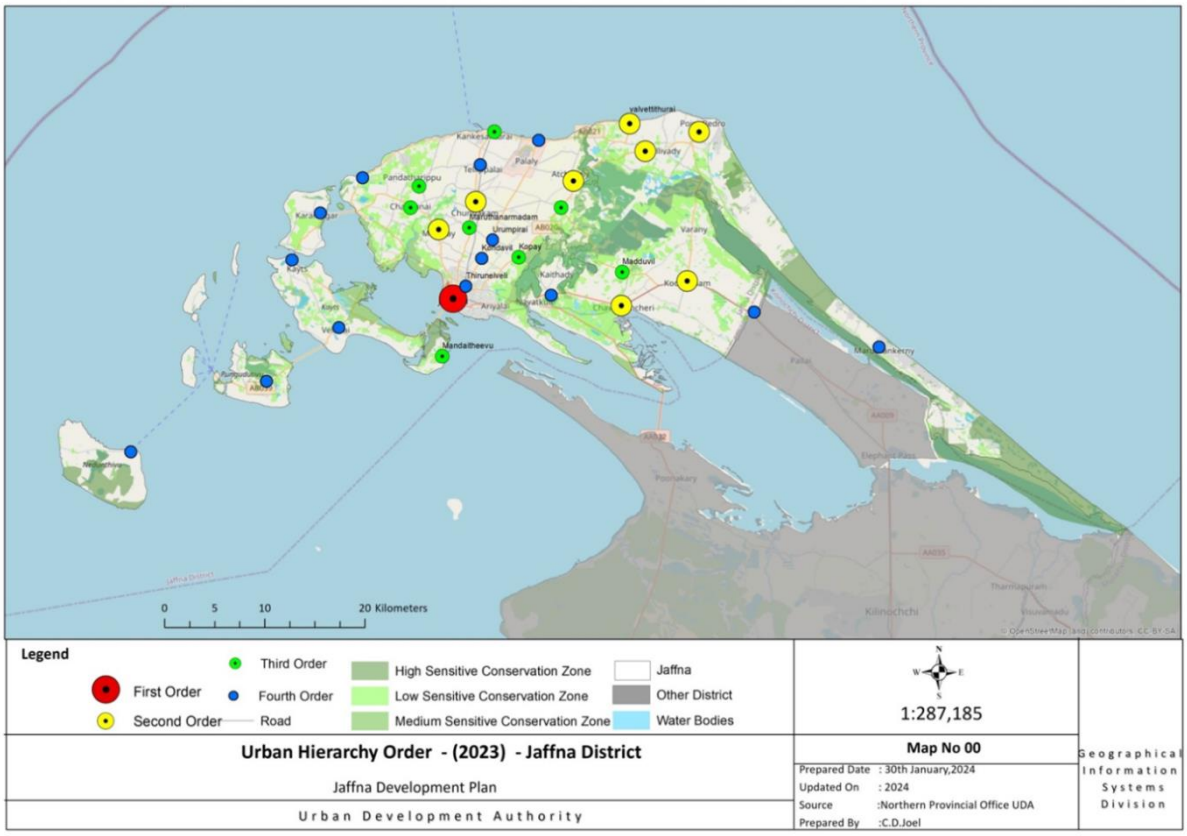
Chapter 01 - Background of the Local Area Plan

1.1 General Introduction

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

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

Map 1: Existing Urban Hierarchy



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

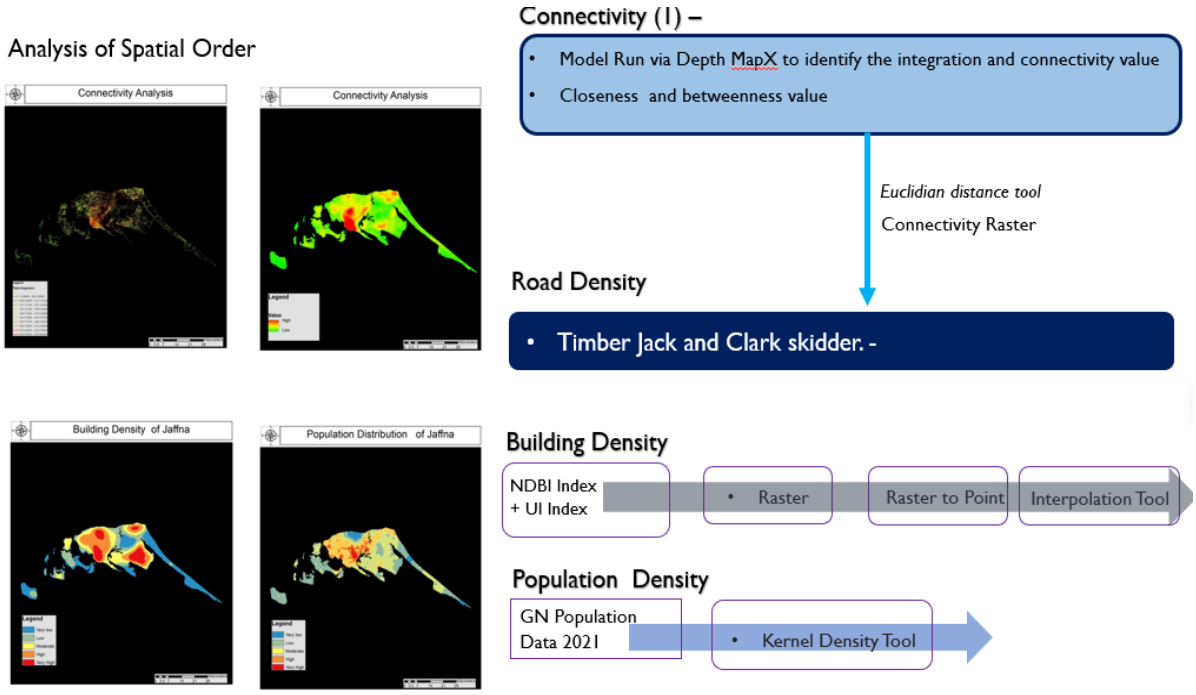
The proposed **Development Plan** has been designed with a forward-looking approach, covering a period of **10 years (2026 to 2035)**. A partial component of this plan is the re-evaluation of the *future urban hierarchy* to support sustainable urban growth and balanced regional development.

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

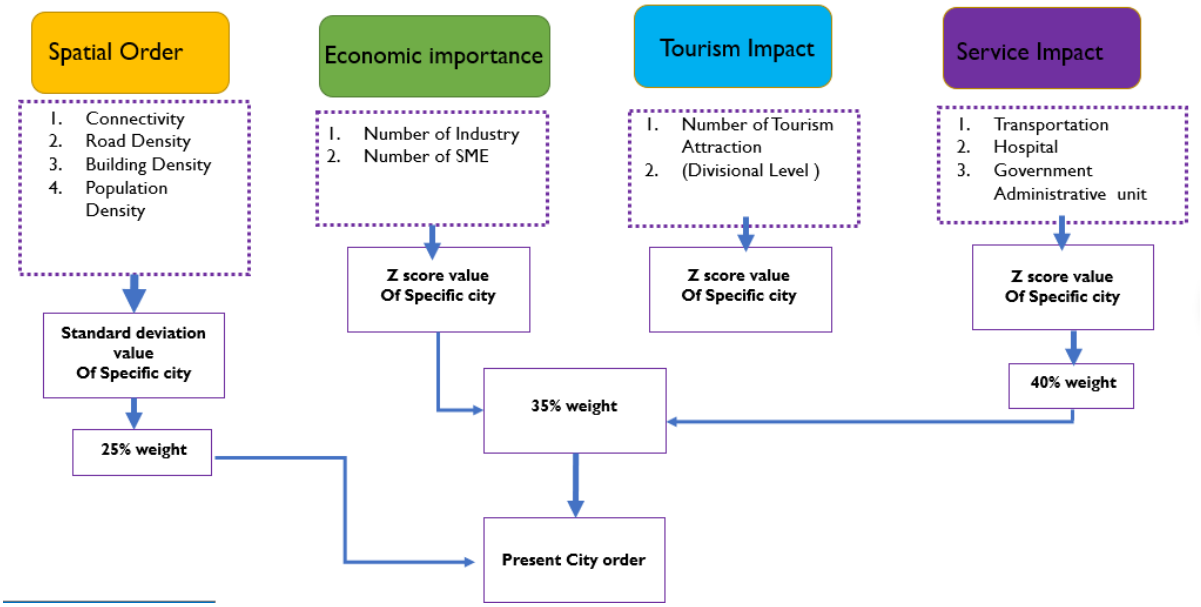
- **Population distribution**
- **Building density**
- **Road density** (analyzed using the Clark Model to establish spatial order)
- **Economic significance of towns**
- **Tourism potential and impact**
- **Service delivery and accessibility**

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

Following chart and table elaborates how it has been conducted.



Weighted index analysis

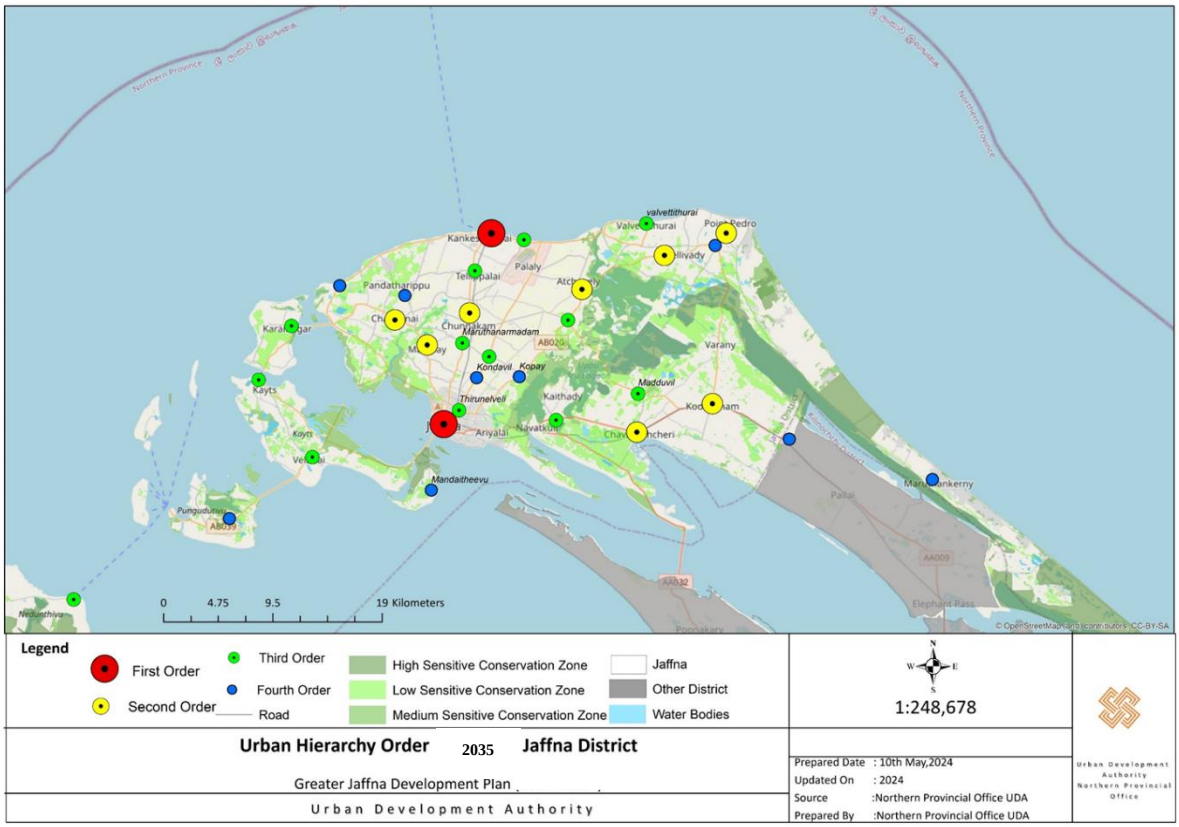


Based on the analysis, the **Proposed Urban Hierarchy of Jaffna District for 2036** is outlined in the following table:

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, **Karainagar** is designated as a **Third-order town** in the proposed urban hierarchy for 2035. In alignment with this designation, a **Local Area Development Plan** has been specifically prepared for the **Karainagar Pradeshiya Sabha**, with the objective of strengthening its role as a regional center and supporting balanced development within the Jaffna District.

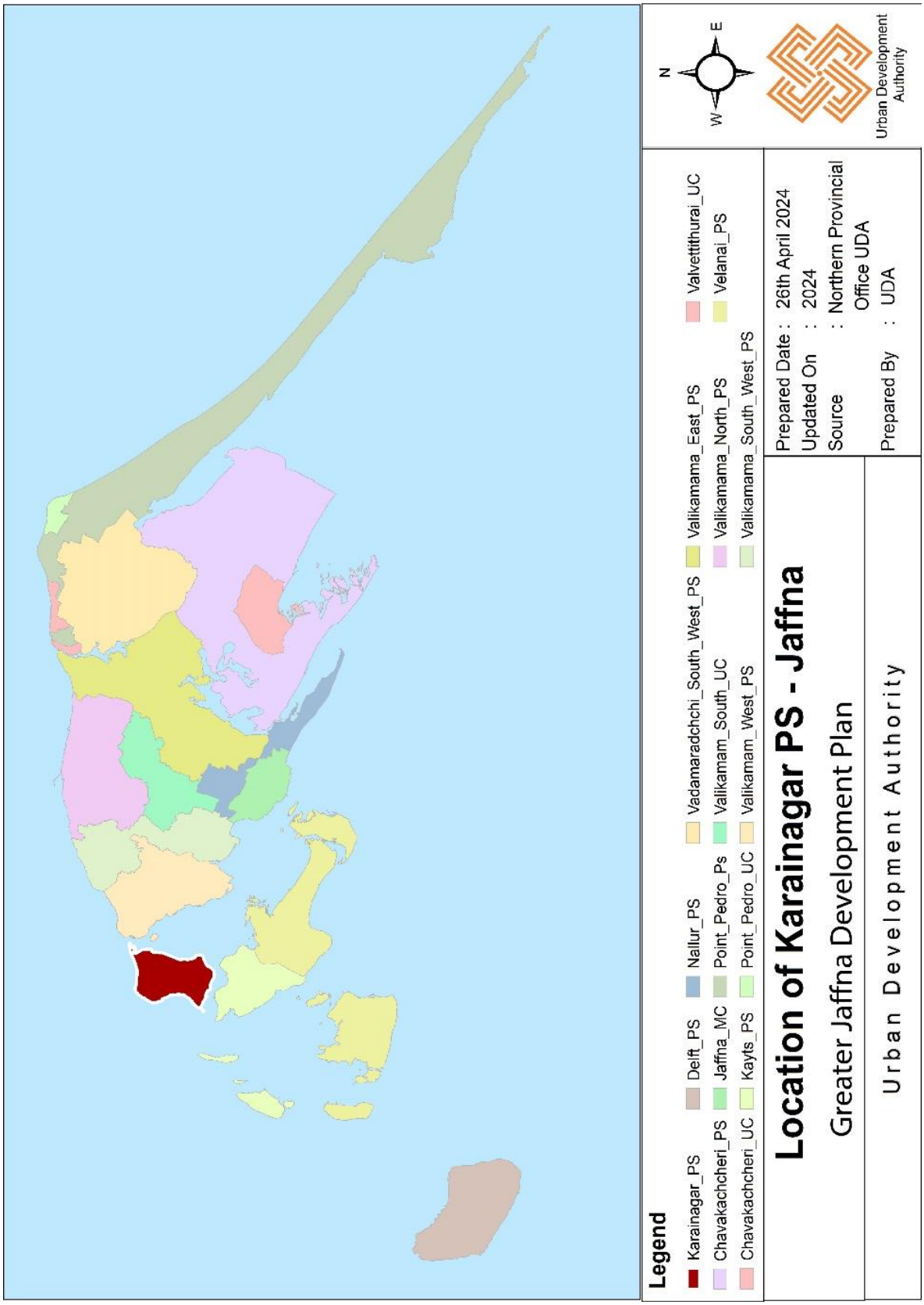
Chapter 02 - Study Area

2.1 Introduction to Karainagar PS

Geographically, Karainagar is 15 km from Jaffna. The Jaffna Lagoon and the Indian Ocean encircle it, while the Kayts Divisional Secretariat division is located to the south and the Valikamam West Divisional Secretariat (DS) division is located to the east. Karainagar's area measures 2350 ha, with 10 km running north to south and 2 km running east to west.

Karainagar Pradeshya Sabha was declared under the UDA Act No.41 of 1978 as Urban Development area under the gazette notification No. 2185/74, on 24th, July, 2020.

Map 3: Location



From the Tamil word 'kadar-karai', which implies a settlement (or town) on the sea coast (kadar or kadal means sea and karai means coast), it refers to both the coast and the numerous karai trees. This is supported by the fact that Karainagar is a seaside town.

Karainagar PS encompasses nine GNDs, each with its distinct geographical area. Among these divisions, Karainagar South West stands out as the largest in terms of land area, while Karainagr Center is comparatively smaller in size.

2.2. Demographic profile

In 2022, Karainaga PS had a total population of 10,678 residents. But there are 17,873 population in 1981. Karainagar North East was one of its GNDs with a particularly high population distribution, suggesting a concentration of residents in that area. On the other hand, the population distribution in Karainagar North West was extremely low, indicating a low number of residential units.

Population Density

In comparison to other GNDs, Karainagar East and South showed a similar tendency, with population statistics that were almost on the higher end. On the other hand, the populations of Karainagar South East and Karainagar North West were closer to the lower end, suggesting that these locations had smaller communities. While population distribution varies across the Grama Niladhari Divisions (GNDs) of Karainagar Pradeshiya Sabha (PS), a distinct pattern emerges in population density. Karainagar Center experiences a high population density, indicating a concentration of residents in this area. On the other hand, Karainagar North West stands out with a notably low population density, suggesting sparse residential settlement in that particular GND.

Map 4: Population Density

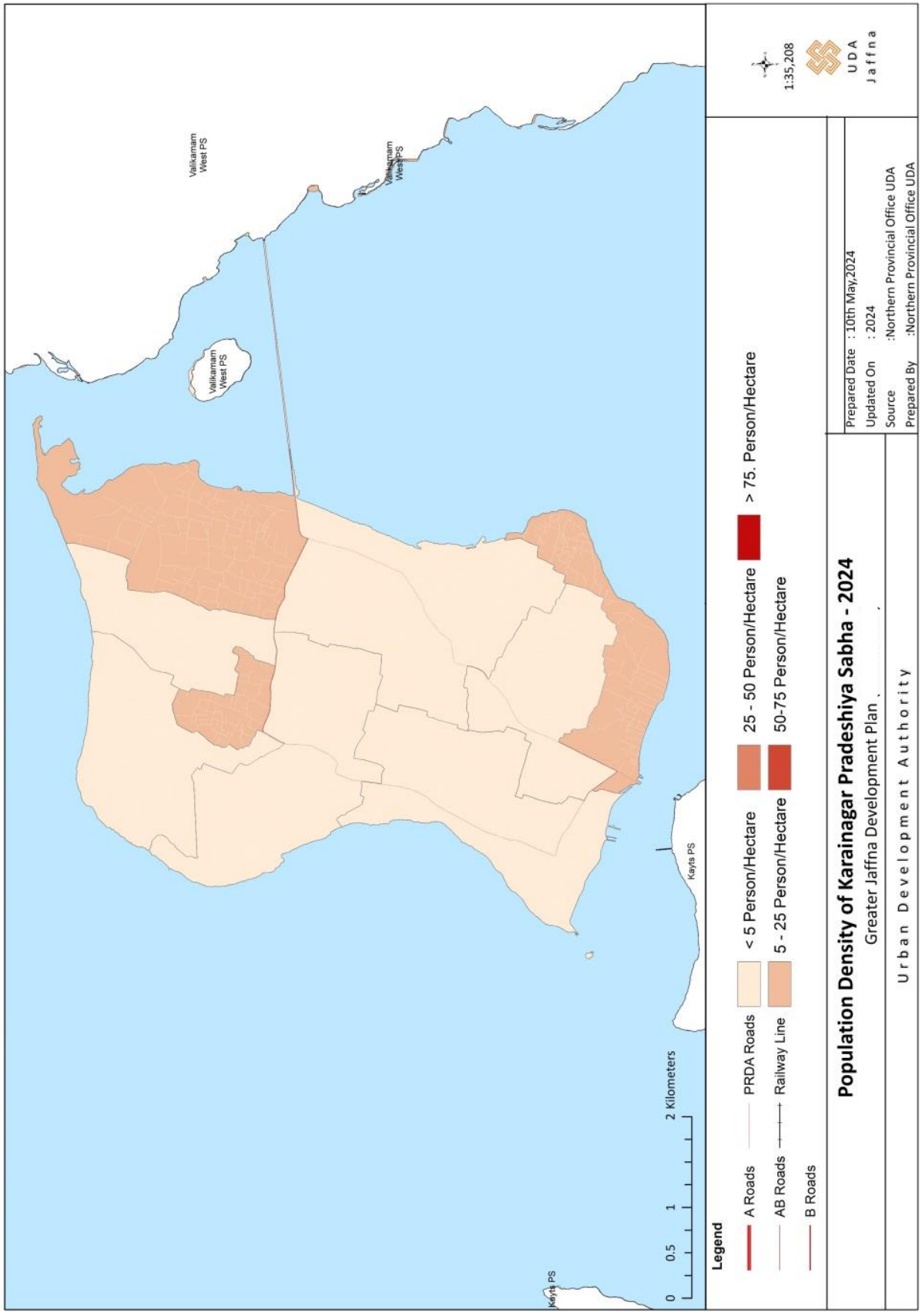
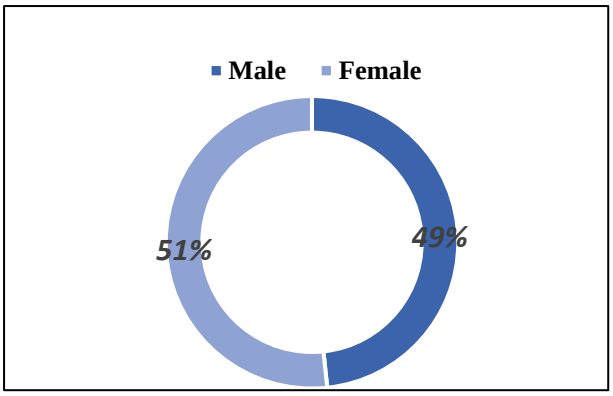
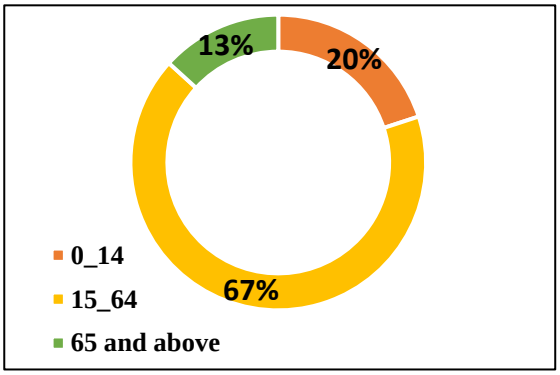


Chart 1: Gender Distribution



In the Karainagar Area, the gender distribution reflects a fairly balanced population, with males constituting 49% and females 51% of the total inhabitants. Additionally, user has provided data on the age composition in Karainagar Area, which is represented as a graph.

Chart 2: Age wise Population



The children population, aged 0 to 14, comprises 2132 individuals, accounting for 20% of the total population. Conversely, the elderly population, aged 65 and above, numbers 1416 individuals, constituting 13% of the total population. Combining these age groups, the dependency population is calculated at 3458 individuals, representing 33% of the total population.

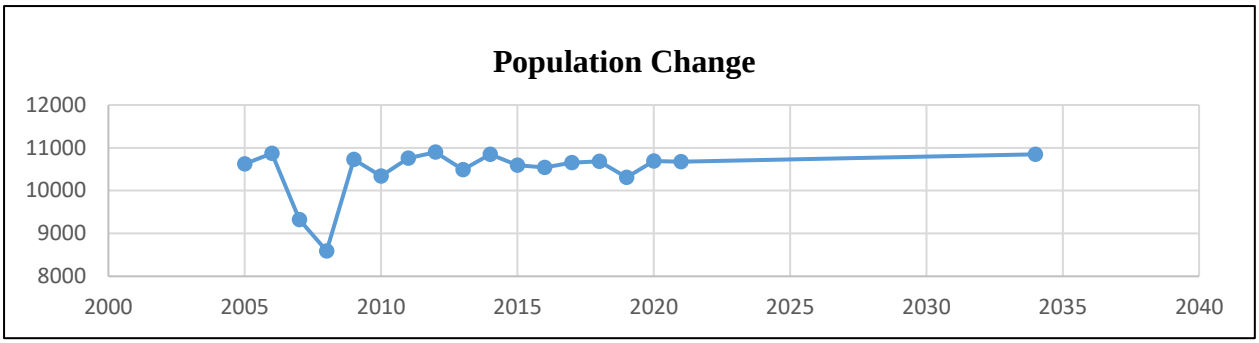
In contrast, the working-age population, encompassing individuals aged 14 to 65, is considered as the productive segment of the community. This working-age group comprises 67% of the total population.

In the Karainagar Area, the religious composition reflects a predominantly Hindu population, constituting approximately 96% of the community. Alongside the Hindu majority, there is also a Christian community present in the area. However, the Christian population is notably smaller compared to the Hindu demographic, highlighting the significant dominance of Hinduism in the religious landscape of Karainagar.

Population Change

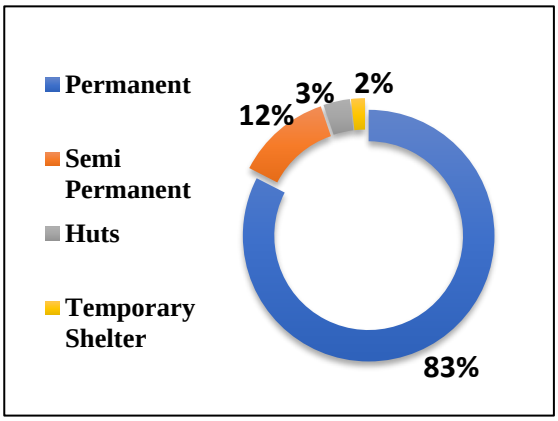
The population dynamics in Karainagar Area exhibit notable changes over time, with a decrease observed from 2006 to 2008, primarily attributed to the impact of the Sri Lankan War during that period. However, assuming a consistent annual population growth rate of 0.12% in subsequent years, a predicted population of 10,846 is estimated for the year 2034.

Chart 3: Population Change



2.3 Housing

Chart 4: Housing

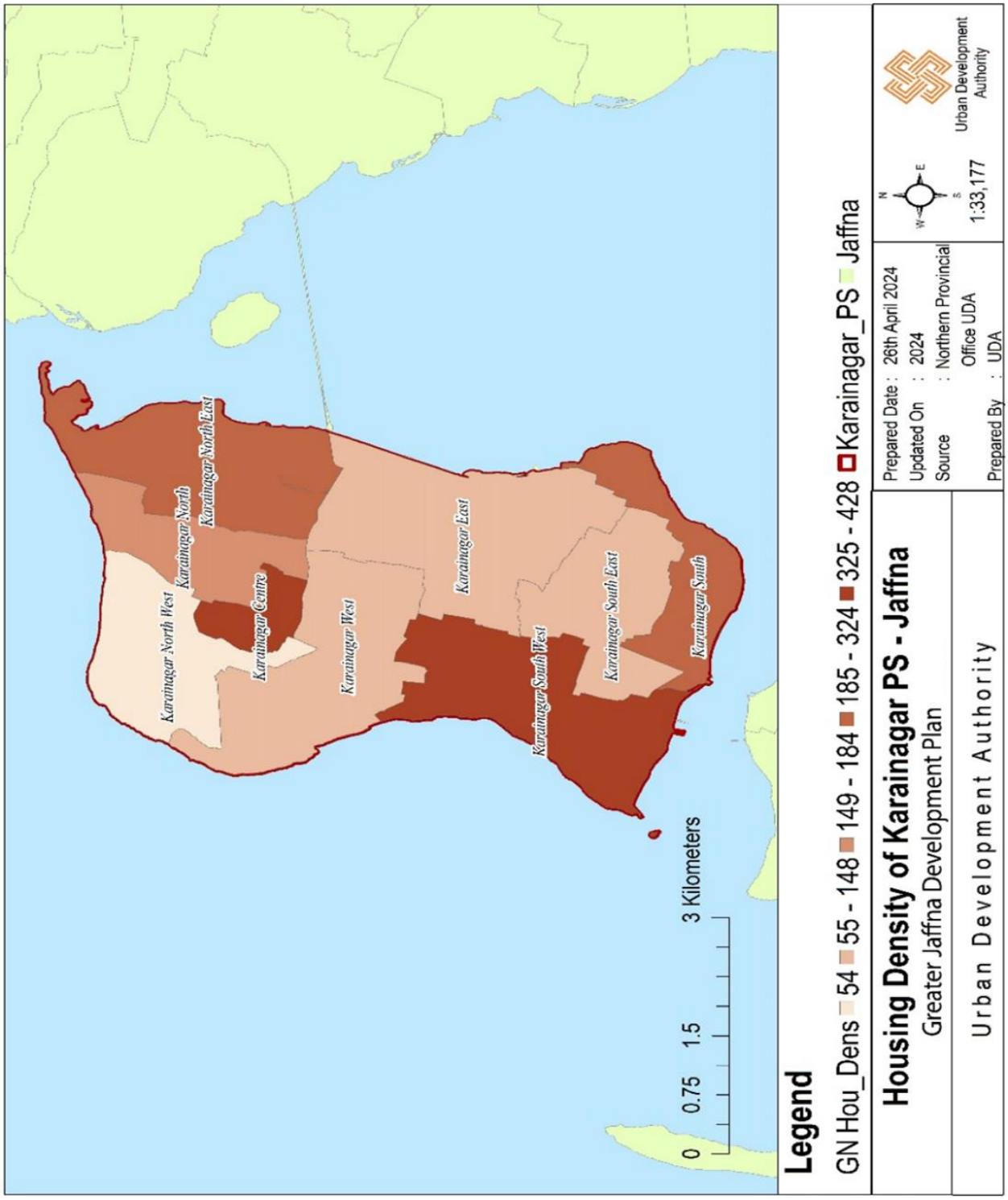


In 2021, Karainagar Island recorded a total of 2,534 housing units. Among these, approximately 83% were classified as permanent houses. Around 12% of the housing units were categorized as semi-permanent. However, a notable concern arises from the presence of approximately 5% of houses categorized as underserved settlements on Karainagar Island.

In Karainagar, the housing density varies significantly across different regions. Karainagar Center GND and Karainagar South West stands out with a high housing density, indicating a concentration of residential units within this area. On the contrary, Karainagar North West exhibits a low density of houses, suggesting a more spread-out or less densely populated residential layout.

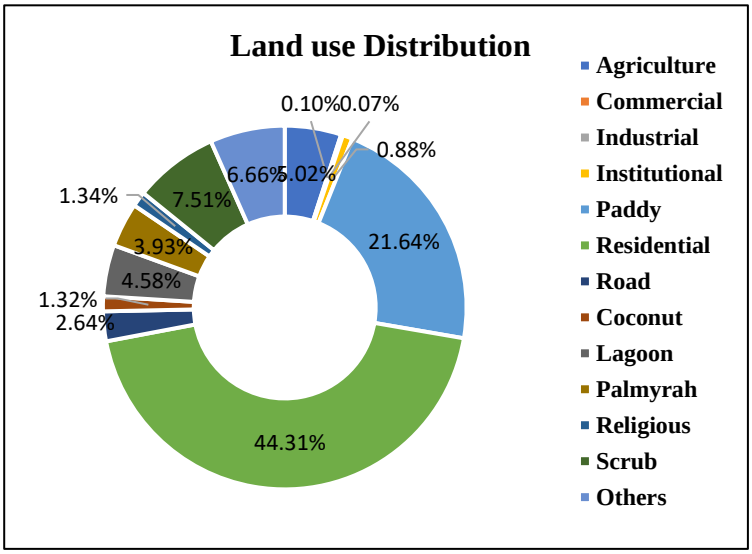
The total housing units required is 1065 and landless account for 273 units.

Map 5: Housing Density



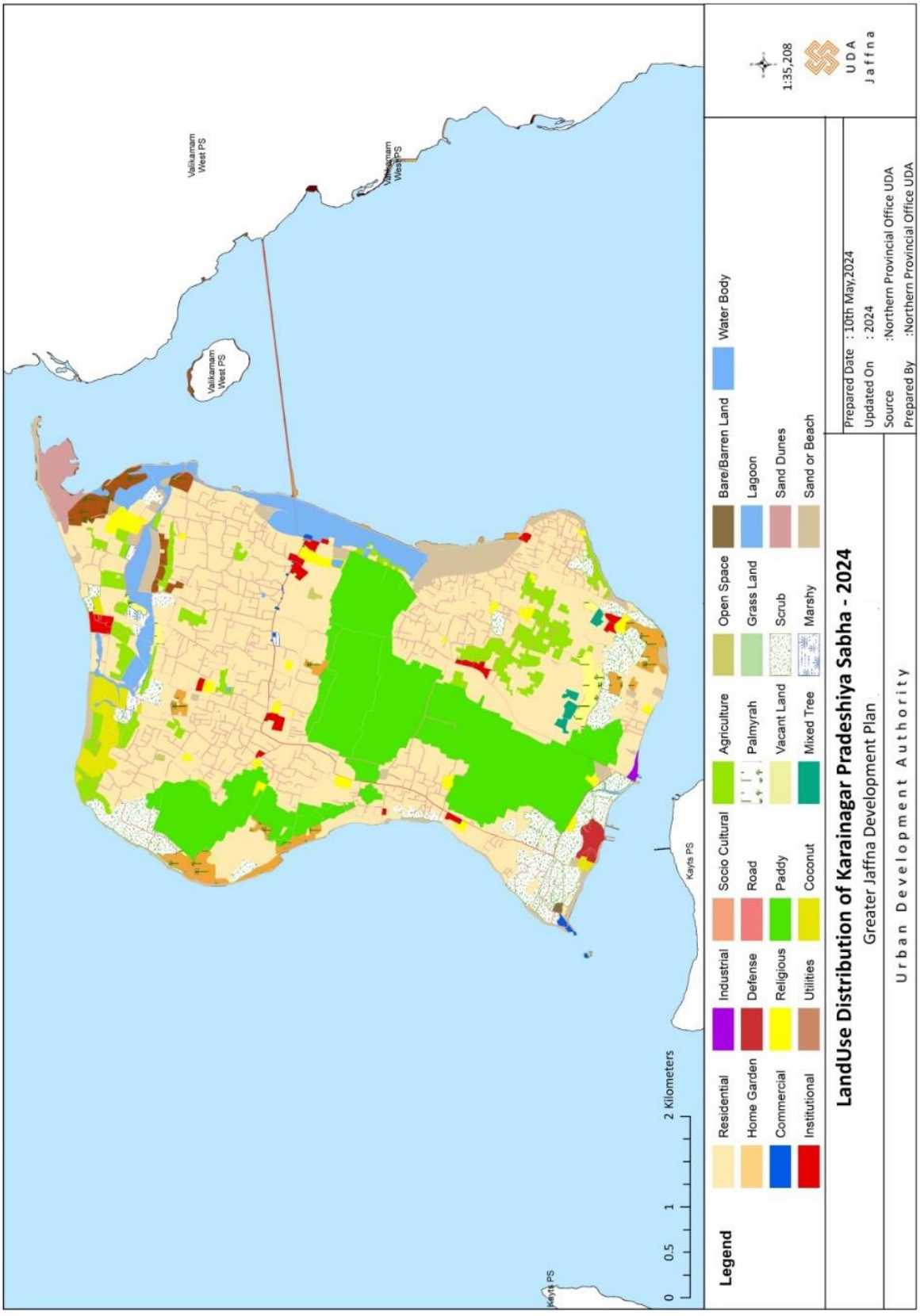
2.4 Land use

Chart 5: Land Use Distribution



One prominent feature of Karainagar's land use is the extensive presence of paddy lands (22%of the land), highlighting the significance of agriculture in the region. Residential areas are concentrated in specific zones, indicating the clustering of population centers within Karainagar. The map also reveals the presence of educational institutions, water bodies, scrub areas, coconut, and palmyra plantations, all of which play integral roles in Karainagar's land use. Religious places such as temples and cultural landmarks are visible on the map, indicating the spiritual and cultural significance embedded within Karainagar's landscape. The notable aspect is relatively low presence of commercial land use in Karainagar.

Map 6: Land use



2.5 Physical Infrastructure

ROAD

The road network analysis for Karainagar PS identified two major roads: AB Road (AB17) and B Road (B197 - Karainagar Circular Road). AB17 connects Jaffna, Manipay, Poonalai, and Karainagar, facilitating regional connectivity and accessibility for commuters and commercial activities. B Road, also known as Karainagar Circular Road, is an essential local route within the Karainagar region, contributing to overall mobility and accessibility in the area.

Map 7: Road Linkages

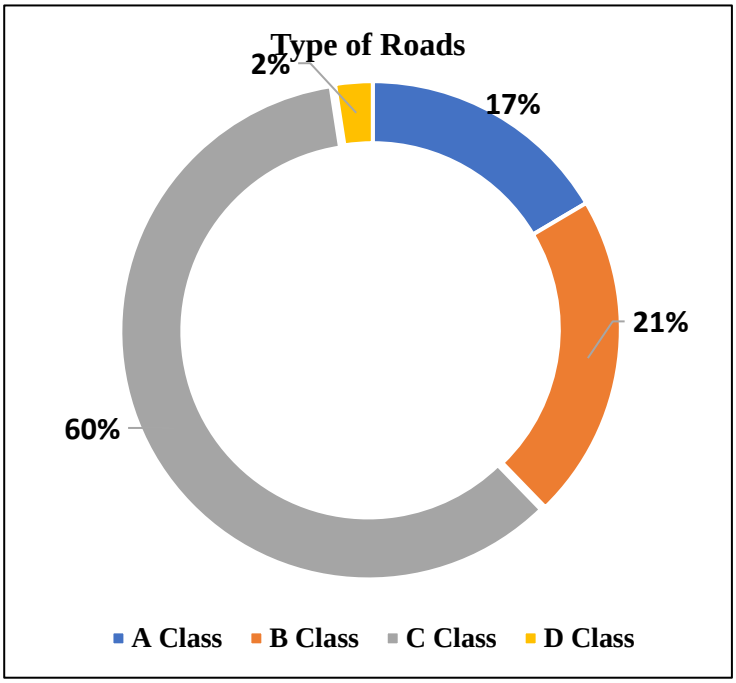


Areas exhibiting high connectivity in Karainagar are marked by the presence of key educational institutions such as Karainagar Hindu College, Yarlton College, Thirunavukkarasu Fine Arts School, and a Vocational Training Center.

Moreover, the inclusion of prominent temples like Elaththu Sithambaram, Kilavankadu Kathirkama Swami Kovil, Maruthadi Vinayakar Temple, Naachimar Ambal, and Sivakami Amman Kovil adds cultural significance and further contributes to the vibrancy of these areas. The presence of residential zones interspersed with a network of Local Authority roads reinforces the high connectivity.

Conversely, areas with lower connectivity are characterized by vegetated landscapes and cultivation lands. These areas typically have fewer roads and infrastructural developments, leading to comparatively lower levels of accessibility and connectivity. However, these regions often play a vital role in preserving natural habitats and supporting agricultural activities, contributing to the ecological balance and economic sustainability of Karainagar.

Chart 6: Road types



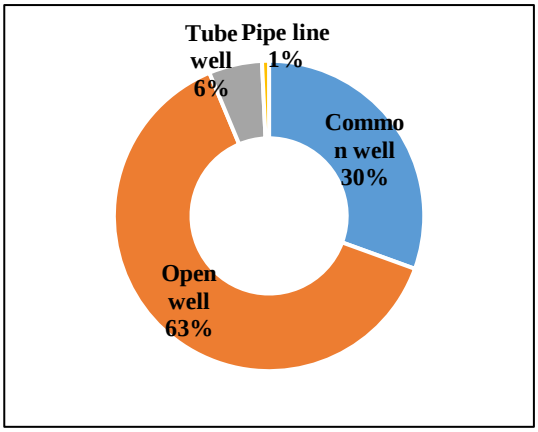
The Road Development Authority (RDA) infrastructure on the island includes A and B class roads, with A class roads spanning a total length of 5.49 kilometres and B class roads covering 7.07 kilometres, resulting in a combined RDA road length of 12.56 kilometres. Notably, the majority of the C class category, accounting for 19.9 kilometres or approximately 60% of the total road length. D class roads 0.81 kilometres. Combining the lengths of C and D class roads, the RDD network extends to 20.71 kilometres, highlighting the significance of these roads in providing connectivity and transportation infrastructure across the island.

Karainagar Island's Road network consists of both metal and gravel roads, providing essential transportation infrastructure. Metal roads, spanning 55.28 kilometres. Gravel roads, spanning 59.04 kilometres.

Water

The majority of the families using the open well as their water source which is contributing 63% while 30% of the families depending on common well, 6% of the families depeding on tube well and 1% of the families depending on pipeline. Althouth water is available, majority of the families requesting pipe line water due to the salinity which will be cover by the Jaffna water supply project in future.

Chart 7: Water Sources



Electricity

There are 66 houses don't have the electricity which is 2% of total housing units. Balance 98% of the housing units have electricity facilities.

Solidwaste

The main solidwaste management is open dumping within own premises due to the high lnd extent. Even though there is a open dumping site is located in Sampalodai (Coordinate of the location - 9.759523311133742, 79.87746915761088)

2.6 Social Infrastructure

Education

In 2021, Karainagar PS recorded a schooling population of 1,768. Interestingly, the educational landscape in the area primarily comprises provincial schools, with no national or private schools present. The total number of functioning provincial schools amounts to 13, highlighting the importance of the provincial education system in catering to the educational needs of the local population. Among these schools, there are 2 AB type schools, indicating a certain standard and facilities provided, while there are no C type schools available. The presence of 2 Type II schools and 9 Type III schools further diversifies the educational options available to students in Karainagar PS.

Map 8: School Distribution



Health

The health services on the island are supported by several key facilities, including a Divisional hospital equipped with 28 beds to cater to medical emergencies. Additionally, there is a Primary Medical Care Unit that likely offers a range of basic medical services to the local population. The presence of a Medical Officer of Health (MOH) office signifies administrative support and coordination for health-related activities and programs on the island. Furthermore, Karainagar Island benefits from a Siddha Central Dispensary, indicating a provision for traditional medicine services alongside conventional healthcare options.

2.7 Economic Profile

There are 67% of the labour force population, 33% of dependency population and 14% of unemployment population available within Karainagar PS.

Agriculture

In 2021, Karainagar PS recorded a total of 816 farming families, highlighting the significance of agriculture as a livelihood sector in the area. The agricultural landscape of Karainagar is further enriched by several ponds scattered across the region. These ponds play a vital role in supporting the agriculture sector by providing water resources for irrigation, livestock, and other farming activities.

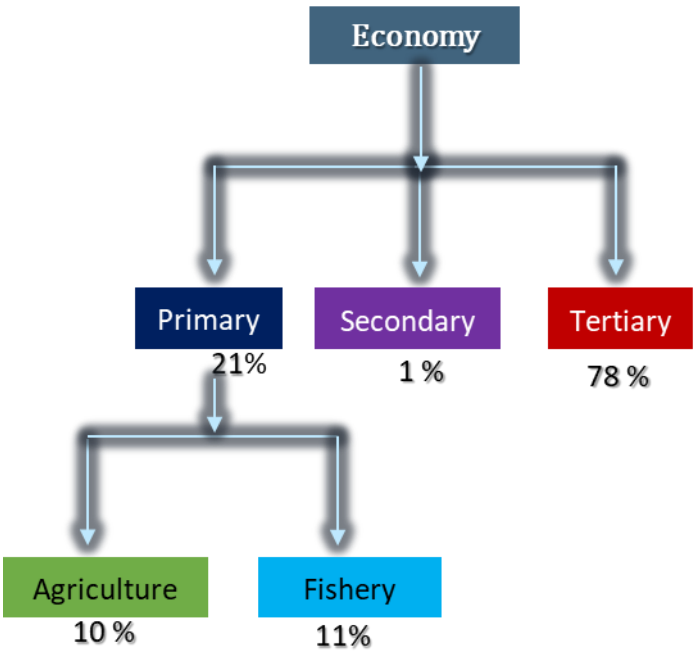


Table 2: Details of Ponds

GN Division	Name of Ponds
Karainagar West	Kailaijakkulam, maravalayanKulam, KumilippiddiKulam, ThampiranKulam, Nachchimarkulam
Karainagar North West	ArumanavodaaiKulam,
Karainagar East	Kiluvanaikkulam, Kaladdikkulam, AmpalParavaikkulam, Poosanikkulam, KiluvanaiKerny, SaivamahasapaiNeddandukulam,

Karainagar South East	Makothanaikulam, Manakaeykulam,
Karainagar South	Oory kulam
Karainagar South West	Maavaddaikkulam, Nedunkulam, Verakulam, NagathampiranKulam, VanndanKulam
Karainagar North	Vetharadaippukulam, Periyakulam
Karainagar North East	
Karainagar Centre	Salavaikkulam

Source: Agrarian Service Center – Karainagar

Milk production in Karainagar is 864.6 litters per day, indicating a robust dairy industry. Egg production is 890 eggs daily, highlighting the thriving poultry sector. Meat production is 87 kg per day, contributing to the local food supply and supporting livestock-based livelihoods.

Milk Production (litter/day)	864.6
Egg (Nos/ day)	890
Meat (kg/day)	87

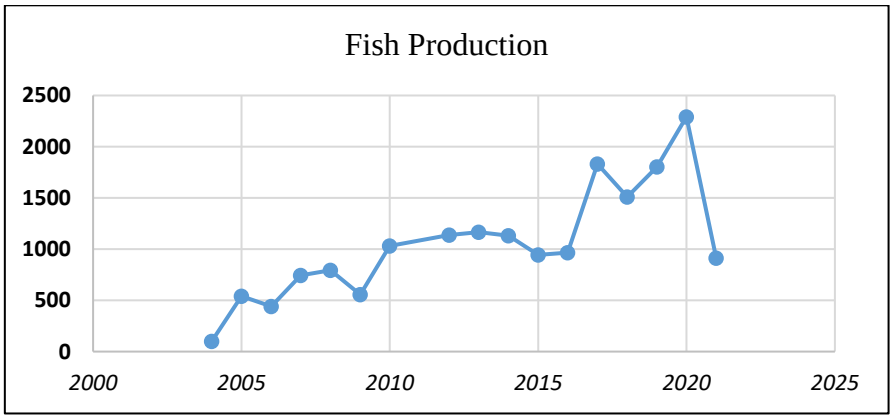
Karainagar contributes **4%** to the overall milk production in the Jaffna District annualy.

Fishery

In Karainagar PS, the fishing population is 5,607, with 1,155 active fishermen and 1,381 fishery-dependent families. Analyzing the fishery production from 2004 to 2021 reveals a generally increasing trend, some years occasional decreases recorded. However, 2021 saw a sudden drop in production.

Chart 8: Fish Production

Fishing Population	5607
Active Fishermen	1155
Fishing Families	1381
Fisherman Cooperative Society	10
Fisherman Pension Scheme	1516



Source: Department of Fisheries & Aquatic Resources – Jaffna

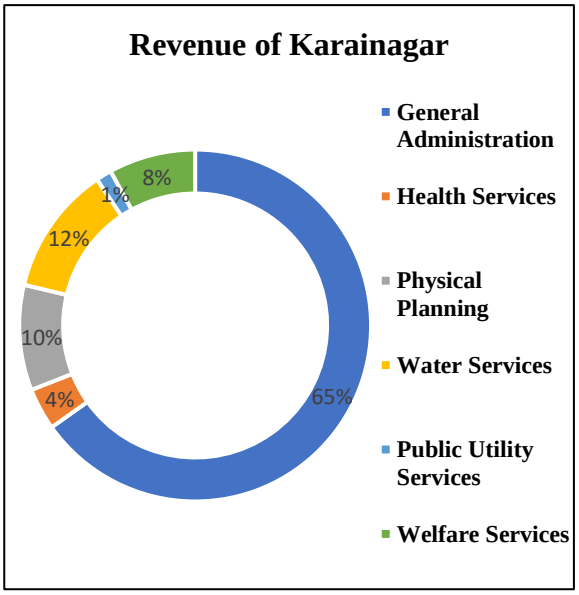
Karainagar contributes **6.5%** to the annual fish production of the Jaffna District.

Tourism

There are four main tourism centers available in Karainagar. Those are: Casuarina Beach, Kovalam Light House, Fort Hammenhiel and Karainagr Sivan Temple.

2.8 Local Authority financial Capacity

Chart 9: Revenue of Karainagar

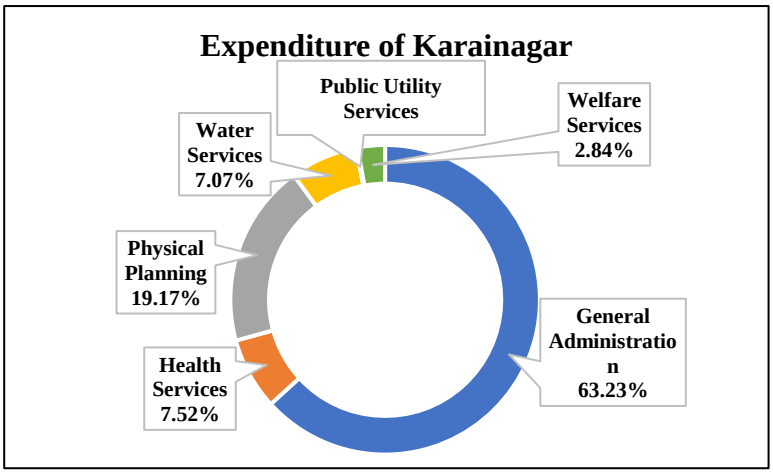


The annual revenue of the Karainagar Pradeshiya Sabha (PS) totals 145 million (144,921,549.42 Sri Lankan Rupees). This comprises recurrent revenue of 75,506,555.82 LKR, capital revenue of 7,968,697.49 LKR, and additional general administration-related other revenues amounting to 61,446,296.11 LKR. from the total of recurrent and capital revenue, the Recurrent revenue represents a substantial portion, accounting for 90.45% of the total, with general administration expenses constituting 44% of the recurrent expenses, equivalent to 32,861,269.34 LKR. In the capital revenue, physical planning is the predominant expense, making up 98.07% of the capital revenue at 7,815,297.49 LKR. General administration expenses are the highest overall, representing 65% of the total revenue. In contrast, public utility services require the least funding, constituting only 1% of the total revenue.

The annual expenditure of the Karainagar Pradeshiya Sabha (PS) amounts to 137 million (137,103,296.66) rupees. This total includes recurrent expenditure of 51,742,565.06 rupees, capital expenditure of 19,859,564.46 rupees, and other administrative expenditure of 65,501,167.14 rupees. Within the recurrent expenditure, personal emoluments constitute the largest portion, amounting to 33,127,765 rupees, which is 64% of the recurrent expenditure. In contrast, interest payments represent the smallest share, comprising only 0.02% of the recurrent expenditure. When examining the total expenditure, general administration accounts for the highest percentage at 63%, while public utility services require the least funding, making up only 0.2% of the total expenditure.

Chart 10: Expenditure of Karainagar

This analysis highlights the significant allocation towards administrative functions and personnel compensation within the Karainagar PS budget.



2.9 Problems and potentials

Potentials

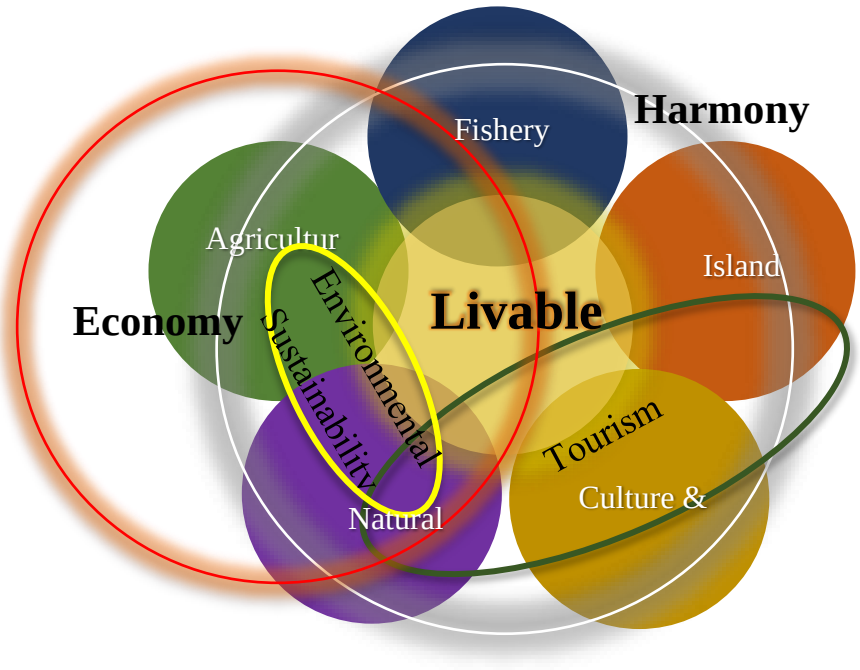
- One of the habitable Island
- Direct connection to the Jaffna by road
- Closer (400m distance) connection to the Kayts by ferry with Karainagar which create link with another Island
- Availability of reflection of traditional Jaffna culture
- Unique character - Availability of Palmyrah
- Availability of paddy land
- Availability of the Lagoon and deep sea for fishing, Mari farming and tourism
- Most of the parts have tourism potential, due to the cultural, heritage and natural aspect of the city
    - ✓ Casuarina Beach
    - ✓ Kovalam Light House
    - ✓ Fort Hammenhiel
    - ✓ Karainagr Sivan Temple
- The "Ceynor" factory in Karainagar, is known for its production in the marine industry, particularly boats or related marine equipment.

Problems

- The poor condition of road infrastructure
- High salinity water creates daily challenges for residents, affecting their day-to-day activities
- Poor destination management in tourism sector
- Lack of infrastructure facilities for fishing
- Lack of Palmyrah product industries

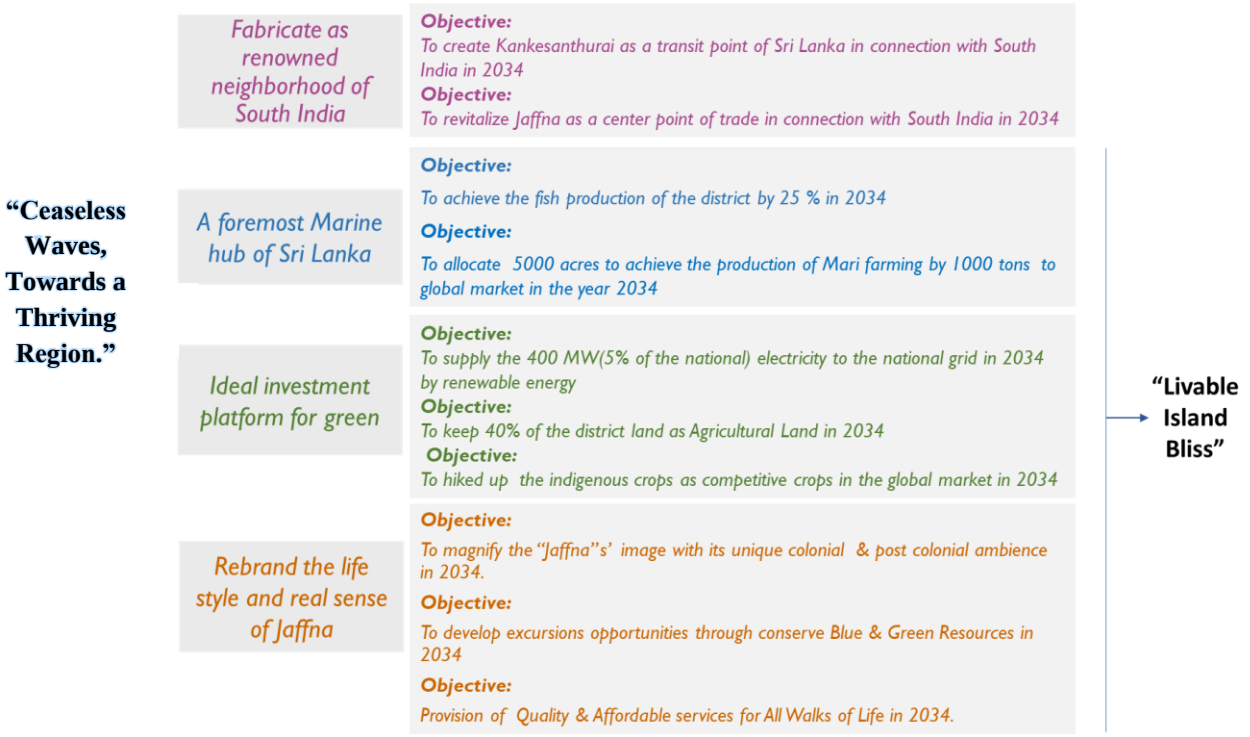
Chapter 03 – Frame work of the Local Area Plan

3.1 Sub Vision



"Liveable Island Bliss" It captures the essence of the island's unique offerings, including its connection to nature, peaceful environment, diverse economic activities (Fishery, Agriculture and Tourism), and cultural richness. This vision emphasizes the quality of life for residents, highlighting the absence of noise, pollution, and urban stress, which are key factors in promoting well-being and harmony with nature. Overall, Karainagar as a desirable and sustainable place to live.

Correlation of Sub vision with the Main Vision



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

1. **"A foremost Marine hub of Sri Lanka"**
2. **"Ideal investment platform for green"**
3. **"Rebrand the lifestyle and real sense of Jaffna"**

These goals are directly or indirectly associated with the initiatives of the Karainagar PS.

3.2. SWOT

STRENGTHS	WEEKNESSES
• One of the habitable Island • Direct connection to the Jaffna by road • Closer (400m distance) connection to the Kayts by ferry with Karainagar which create link with another Island • Availability of reflection of traditional Jaffna culture • Unique character - Availability of Palmyrah • Availability of paddy land • Availability of the Lagoon and deep sea for fishing, Mari farming and tourism • Most of the parts have tourism potential, due to the cultural, heritage and natural aspect of the city ✓ Casuarina Beach ✓ Kovalam Light House ✓ Fort Hammenhiel ✓ Karainagr Sivan Temple	• The poor condition of road infrastructure • High salinity water creates daily challenges for residents, affecting their day-to-day activities • Poor destination management in tourism sector • Lack of infrastructure facilities for fishing • Lack of Palmyrah product industries
OPPORTUNITIES	**THREATS**
• The "Ceynor" factory in Karainagar, is known for its production in the marine industry, particularly boats or related marine equipment.	

3.3. Conceptual Plan



Karainagar Island, nestled amidst the tranquil waters of Jaffna, is envisioned as an exceptional and desirable residential area that harmonizes modern fishing practices, thriving agriculture, and vibrant tourism economic activities, blend the island's natural beauty, rich cultural heritage, and to create a serene and sustainable living environment known as the **"Serenity Residential"** community.

The first pillar of this vision is the **"Fishery Forge,"** a cutting-edge facility designed to modernize fishing techniques, foster sustainable fisheries, and provide economic opportunities for local fisherfolk. By introducing advanced technology and best practices, this initiative aims to enhance fishery productivity while safeguarding marine ecosystems. Additionally, the establishment of training and research centres will empower the fishing community with innovative skills and knowledge.

In parallel, the plan emphasizes the development of a flourishing agricultural sector, branded as the **"Paddy Paradise"** and **"Palm Abundance."** Leveraging traditional wisdom alongside modern farming methods, this agricultural emphasis will implement sustainable practices like organic farming and water conservation. Cooperatives and market networks will further promote agricultural products, contributing significantly to economic growth.

Karainagar's potential as a tourism destination is highlighted through the creation of a vibrant **"Tourism Hub."** Showcasing the island's natural wonders, cultural richness, and heritage sites, this initiative will attract tourists seeking authentic experiences. Eco-friendly tourism initiatives, such as nature tours and cultural festivals, will not only boost tourism but also support local communities in a sustainable manner.

Lastly, the plan includes a focus on preserving and promoting cultural heritage through a designated **"Spiritual Space."** This involves the conservation of temples, historical landmarks, and traditional practices, creating a sense of pride and connection among locals and visitors alike. Heritage trails, cultural centres, and interactive exhibits will further enhance the island's cultural offerings and showcase its unique history and traditions.

By integrating these pillars into a comprehensive concept plan, Karainagar aspires to become a model ***"Serenity Residential"*** community, offering a balanced and harmonious lifestyle that celebrates nature, culture, and economic prosperity while ensuring sustainability for generations to come.

Chapter 04 - Project Implementation Strategy

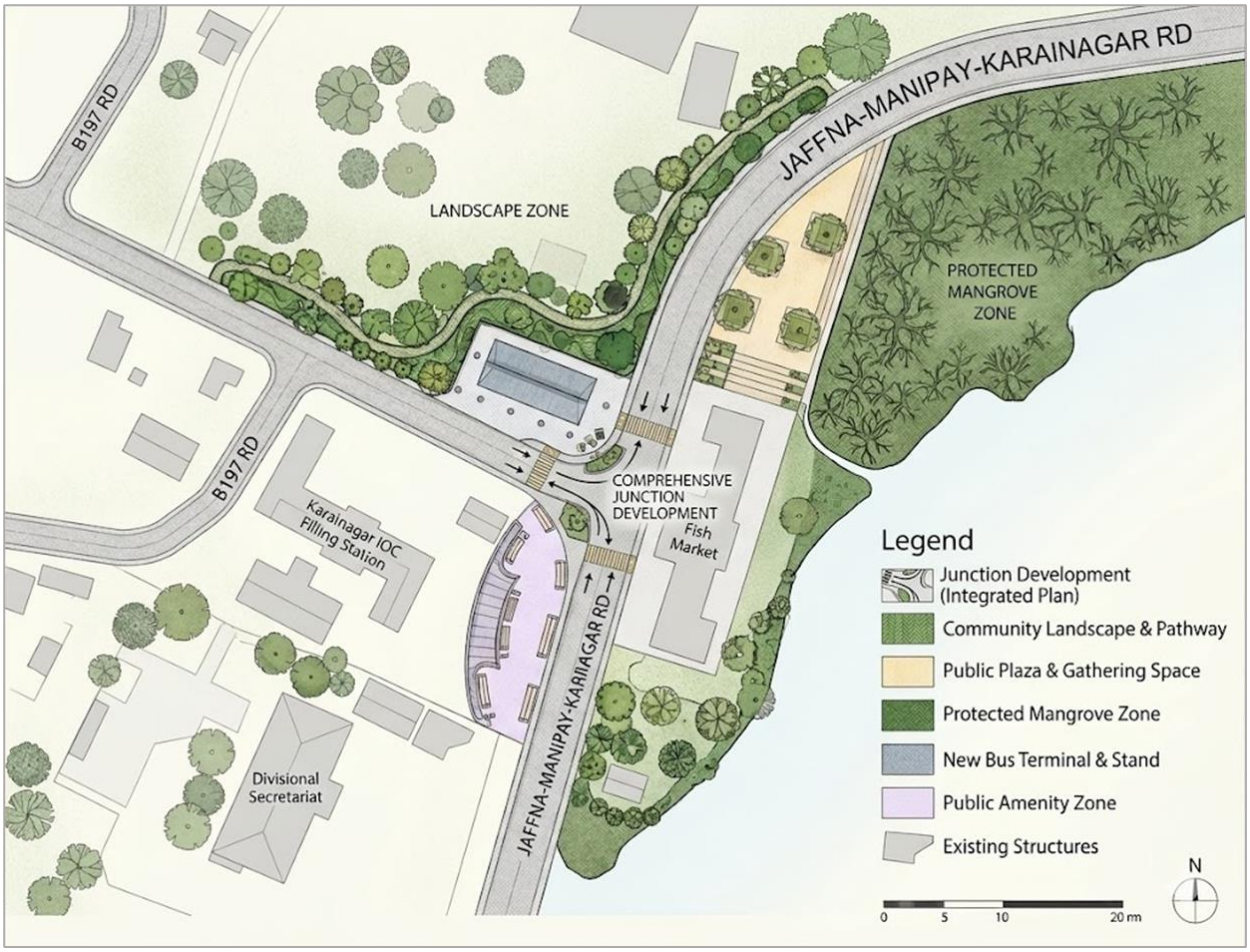
4.1. Identified Projects

- Town center development
- Redevelopment of Manipay Karainagar road
- Improvement of Karainagar circular road
- Redevelopment of Casuarina beach
- Development of Koavalam Light House
- Improvement of internal roads
- Construct bridge - Karainagar to Kayts
- Create linkage through bund to Casuarina beach
- Re opening of sea transportation to other Islands
- Establishing a pilgrim’s centre
- Functioning of Ceynor Factory
- Development of Palmyrah model village
- Construction of landing sites and jetties
- Construction of Salinity bund
- Feasibility Study Cable car development
- Bund along the coastal area to protect the sea erosion
- Drainage development with Road development
    - Circular Road
    - Paththarkerni Road

- Nilipanthanai Nedunkadu Drainage
- Mullaipilavu Muniyappar Kovil Drainage



4.2. Town center development project



- Integrated Junction Development
- New Bus Terminal & Stand
- Open Public Plaza & Gathering Space
- Tree-canopied walkways and green buffers
- Public Amenity Zone Provision
- Lagoon Front Enhancement
- Create Protected Mangrove Conservation



PART II

Chapter 05 - Development Zones and Zoning Guidelines

5.1 Introduction

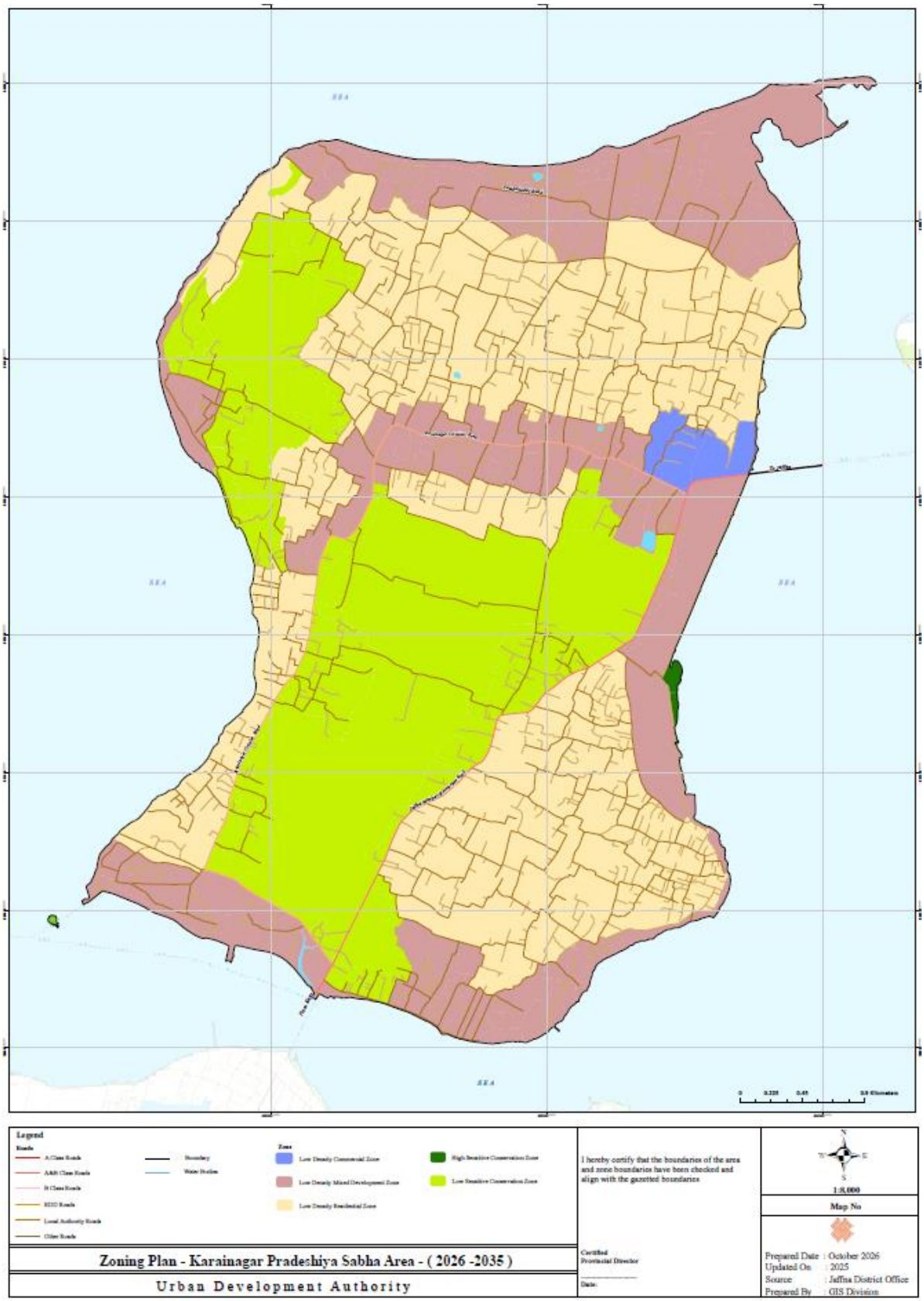
In Greater Jaffna Development Plan (2026- 2035) the jurisdiction is divided in to 08 main development zones and from that, 04 zones are included in to karainagar PS. Those zones are further divided in to sub zones based on the expected development density"

5.2 Development Zones

Table 1: Development Zone & Zone Factors

No	Main Zone	Sub Zone	Z.Factor
1	Commercial Zone	Low Density Commercial Zone	1.78
2	Mixed Development Zone	Low Density Mixed Development Zone	1.37
3	Residential Zone	Low Density Residential Zone	0.78
5	Conservation Zone	HighSensitive Conservation Zone	0
		Low Sensitive Conservation Zone	0.56

Map 9: Zoning Plan



5.3 Common Guidelines for Planning Area

i. These Regulations and guidelines apply to the entire area within the administrative limits of the Karainagar PS area which has been declared as an Urban Development Area in the Gazette Notification No.2185/74 of 24.07.2020

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. The lots sub-divided before 24.07.2020 are considered as existing lots.

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

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

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

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

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

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

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

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

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

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

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

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

xvi. If the tower cranes are being used for any development, an approval with the recommendation of qualified engineer and insurance cover shall be obtained from institution where relevant development approval was granted.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

xxxi. Non-residential 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.

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

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

5.4 Zoning Guidelines

Table 2: Commercial Zone

i.	**Main Zone**	**Commercial Zone**
ii.	**Characteristics of the Zone**	Non-residential activities with Low Density
iii.	**Zoning Boundaries**	Annexures
iv.	**Sub Zone**	**Low Density Commercial Zone**
v.	**Zone Code**	**C3**
vi.	**Zone Factor**	1.78
vii.	**Permissible Floor Area Ratio**	Schedule 6 - Form "A" & Form "B" (As per the Gazette notification No. 2235/54)
viii.	**Permissible Maximum Plot Coverage**	Commercial - 80 % Others - 65 %
ix.	**Setbacks & Open Spaces**	Schedule 6 - form "E" (As per the Gazette notification No. 2235/54)
x.	**Minimum land extent for sub division**	**150 Sq.m**
xi.	**Permissible uses & Minimum Land Extent**	Schedule 1 - Form "F" Schedule 2 - Form "G"
xii.	**Common zoning regulations**	1. Clearances should be obtained from relevant agencies if needed. 2. If an area where there is no pipe borne water supply system is installed, the minimum land extent shall be 250 sq.m. 3. District planning committee of UDA will have the full rights to decide any special development considerations within the Zone.

Source: Urban Development Authority 2025

Table 3: Mixed Development Zone

i. Main Zone	**Mixed Development Zone**
ii. Characteristics of the Zone	Low Density Mixed Development Activities
iii. Zoning Boundaries	Annexures
iv. Sub Zone	**Low Density Mixed Development Zone**
v. Zone Code	**MD3**
vi. Zone Factor	1.37
vii. Permissible Floor Area Ratio	Schedule 6 - Form "A" & Form "B" (As per the Gazette notification No. 2235/54)
viii. Permissible Maximum Plot Coverage	Commercial - 80 % Others - 65 %
ix. Setbacks & Open Spaces	Schedule 6 - form "E" (As per the Gazette notification No. 2235/54)
x. Minimum land extent for sub division	**150 Sq.m**
xi. Permissible Uses & Minimum Land Extent	Schedule 1 - Form "F" Schedule 2 - Form "G"
12.Common Zoning Regulations	1. Clearances should be obtained from relevant agencies if needed. 2. District planning committee of UDA will have the full rights to decide any special development considerations within the Zone.

Source: Urban Development Authority 2025

Table 4: Residential Zone

i.	**Main Zone**	**Residential Zone**
ii.	**Characteristics of the Zone**	Residential activities with Low Density
iii.	**Zoning Boundaries**	Annexures
iv.	**Sub Zone**	**Low Density Residential Zone**
v.	**Zone Code**	**R3**
vi.	**Zone Factor**	0.78
vii.	**Permissible Floor Area Ratio**	Schedule 6 - Form "A" & Form "B" (As per the Gazette notification No. 2235/54)
viii.	**Permissible Maximum Plot Coverage**	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 5: Conservation Zone

i.	**Main Zone**	**Conservation Zone**
ii.	**Characteristics of the Zone**	Already declared as an Environmental Protection Areas/Protected Areas or Special Conservation areas published by International Convention or National Act/gazette areas.
iii.	**Zoning Boundaries**	Annexures
iv.	**Sub Zone**	**High Sensitive Conservation Zone**
v.	**Zone Code**	**CN1**
vi.	**Zone Factor**	-
vii.	**Permissible Floor Area Ratio**	Schedule 6 - Form "A" & Form "B" (As per the Gazette notification No. 2235/54)
viii.	**Permissible Maximum Plot Coverage**	05 %
ix.	**Setbacks & Open Spaces**	Schedule 6 - form "E" (As per the Gazette notification No. 2235/54)
x.	**Minimum land extent for sub division**	**-**
xi.	**Permissible uses**	Other than the form "F" in Schedule 1 following Activities can be allowed. 1. Nature Friendly Restaurant & Rooms Stay 2. Nature Parks which conserve the natural eco-system. 3. Field study/Information centers on stilts. 4. Raised boards walks, deck on stilts, shelters/rest huts on stilts. 5. Nature trails, hides, observation towers, canopy walkways, carefully located cycle paths, bridleways and the like. 6. Camping, picnicking, bird watching and the like, while ensuring that the natural habitat is not disturbed. 7. Security posts, tickets booths, site offices 8. Traditional fishing & Mari farming 9. Continuation of existing paddy fields. 10. Mobile Sanitary Facilities 11. "Lellama" 12. "Madel Paadu" built with constructions 13. Fishing piers 14. Berths & Boat jetty/ ferry accommodation 15. Recreational parks 16. Open theatre 17. Open Gymnasium 18. Research and Development Centers

xii. Common zoning regulations	1. Clearances should be obtained from relevant agencies if needed. 2. District planning committee of UDA will have the full rights to decide any special development considerations within the Zone 3. Sustainable Materials: Use environmentally friendly and locally sourced materials for construction. Consider timber from sustainable sources, recycled materials, or materials with low environmental impact. 4. Low-Impact Foundations: Ensure that the foundations or footings of the development have minimal impact on the forest floor to prevent soil compaction and disruption to the ecosystem. 5. Natural Aesthetics: Design development that blend with the natural surroundings. Use earthy and muted color schemes that harmonize with the forest environment. 6. Rustic Design: Incorporate rustic architectural elements, such as exposed timber beams, stone accents, or thatched roofs, to create a natural and cozy atmosphere. 7. Sustainability Features: Include green building features like rainwater harvesting, solar panels for lighting, and low-flow water fixtures to minimize environmental impact. 8. Off-Grid Amenities: Provide off-grid amenities such as composting toilets, and limit the use of electricity to maintain a sustainable and eco-friendly experience. 9. Natural Ventilation: Design the development with proper ventilation to minimize the need for air conditioning, allowing guests to enjoy the fresh forest air. 10. Privacy and Scenic Views: Ensure that each Development offers privacy and scenic views of the forest. Incorporate large windows or open-air elements to connect guests with nature. 11. Minimal Site Disturbance: Construct each development with minimal disruption to the natural terrain. Avoid cutting down trees or disturbing sensitive areas.

	12. Outdoor Spaces: Include private outdoor spaces like decks, patios, or balconies where guests can relax and enjoy the forest. 13. Fire Safety: Implement fire-resistant building practices and provide safety equipment to mitigate the risk of forest fires. 14. Accessibility: Design development to be accessible to people with disabilities, including wheelchair ramps and wider doorways. 15. Multi-Season Use: Insulate cabanas for year-round use, and include heating options for colder seasons. 16. Waste Management: Establish a responsible waste management system for guests and staff to minimize the environmental impact. 17. Local Workforce: Employ local labor and support local communities for construction and maintenance to benefit the local economy. 18. Educational Signage: Install signage or materials in cabanas that educate guests about the forest ecosystem and encourage eco-friendly behavior. 19. Wildlife-Friendly: Design features that minimize disturbance to wildlife, such as bird-friendly window treatments or designated wildlife viewing areas. 20. Light Pollution Control: Use lighting fixtures that minimize light pollution and allow guests to enjoy stargazing. 21. Signs and billboards should, where possible, incorporate colors and materials that are compatible with the existing character of an environmentally sensitive area. 22. It is preferable that billboards and freestanding signs in sensitive environmental areas are used for interpretive, public safety or educational purposes. 23. Dune Stabilization Planting native dune vegetation to stabilize sand dunes and prevent erosion, as well as providing habitat for wildlife. Promoting ecotourism, nature based coastal development.

Source : Urban Development Authority 2025

Table 6: Conservation Zone

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

Source: Urban Development Authority, 2025

Table7:Permissible Uses for Development Zone

NO	Principle Use		Low Density Commercial Zone	Low Density Mixed Development Zone	Low Density Residential Zone	High Sensitive Conservation Zone	Low Sensitive Conservation Zone
1	1.Residential	Houses	x	x	x	Refer the Zoning Guideline Table no 05	x
2		Condominium Housing Complexes		x			
3		Housing Complexes		x	x		
4		Housing Projects		x	x		
5		Quarters/Labour Quaters	x	x	x		
6		Service Apartments		x			
7		Studio Apartments	x	x			
8		Dometry		x	x		
9		Hostels	x	x	x		
10		Day-care Centers	x	x	x		
11		Patient Care Centers	x	x	x		
12		Elders home	x	x	x		x
13		Children's home	x	x	x		x
14		Disability rehabilitation home	x	x	x		x
15		Rehabilitation /Probation home			x		
16		Community centers		x	x		x
17		Resorts/Tourism bungalow/Home stay	x	x	x		
18		Guest House	x	x	x		
19		Lodge	x	x	x		
20		Rest House	x	x	x		
21		Retirement halls		x	x		
1	2. Health	Hospital	x	x	x		
2		Medical centres(One doctors)	x	x	x		x

3		Medical centers (Two doctors or more)	x	x	x		
4		Sample collecting centers	x	x	x		x
5		Laboratory	x	x	x		x
6		Pharmacy	x	x	x		x
7		Veterinarian/ Animal clinics	x	x	x		x
8		Veterinarian/ Animal hospitals	x	x	x		x
9		Quarantine centers			x		
10		Child and maternal Clinic/ Family Clinic centers	x	x	x		
11		Other medical institutions not falling under uses from 1 to 10	x	x	x		
12		Medical Consultancy Service Centres	x	x	x		x
13		Animal Protection Centers			x		x
1	3. Office & Institutions	Office	x	x	x		x
2		Professional Office	x	x	x		x
3		Office complex (Over 10,000Sq.m)	x	x			
4		Banks/ Insurance/ finance institutions	x	x	x		
5		Other office and institutional uses not included under uses from1 to 4	x	x	x		
1	4. Commercial	Shopping complex	x	x			
2		Retail shops	x	x	x		x
3		Wholesale Shops	x	x			
4		Department Stores/ Super Markets	x	x			
5		Open Markets	x	x	x		x
6		Showrooms	x	x			
7		Restaurants (Take Away)	x	x	x		x
8		Restaurants	x	x	x		x
9		Reception Halls	x	x	x		
10		Star Class Hotels	x	x	x		
11		Hotels	x	x	x		
12		City Hotels	x	x			
13		Club	x	x			
14		Motel	x	x	x		

15		Cabana Hotels		x	x		x
16		Broadcasting Centers	x	x	x		
17		Studio (Non Broadcasting)	x	x	x		
18		Beauty Parlour	x	x	x		x
19		Customer Service Centers	x	x	x		x
20		SPA	x	x			
21		Tailor Shops	x	x	x		
22		Funeral Parlours	x	x			
23		Flouriest	x	x			
24		Laundry/ costume cleaning centers	x	x	x		
25		Hardware/ building material selling shops	x	x	x		
26		Liquor shops	x	x			
27		Vehicle spare parts shops	x	x	x		
28		Vehicle renting centers	x	x	x		x
29		Vehicle service centers	x	x	x		
30		Bicycle/three-wheeler s.c.	x	x	x		
31		Light vehicle s.c.	x	x	x		
32		Heavy vehicle s.c.		x	x		
33		Garage	x	x	x		
34		Vehicle fuel stations	x	x	x		x
35		Emission Testing Centers	x	x	x		x
36		Betting centers	x	x			
37		Bus terminals	x	x			
1	5. Educational	Pre School/ Early childhood development center	x	x	x		
2		Primary school	x	x	x		x
3		Secondary school	x	x	x		x
4		Tertiary school	x	x	x		x
5		Private school/ International school	x	x	x		
6		High education institutions (Campus)		x	x		
7		Government/ Private university		x	x		
8		Technical college/ Vocational training center/ Training center		x	x		

9		Private Tuition Classes-less than 50sqm	x	x	x		x
10		Private Tuition Classes- 50m to 500sqm	x	x	x		
11		Private Tuition Classes-more than 500 sqm	x	x	x		
12		Art institutions/ drama institution	x	x	x		
13		Other educational institution	x	x	x		
14		Research and Development Centers		x	x		x
1	6. Social & Religious	Religious center		x	x		
2		Religious education center		x	x		
3		Museum		x	x		
4		Social & Cultural center		x	x		
5		Cemetery/ Crematoriums		x	x		
6		Community Development Centers		x	x		
7		Auditorium	x	x	x		
8		Conference Hall	x	x	x		
1	7. Industry	Vehicle assembling/ repairing center	x	x	x		
2		Stores for distribution activities	x	x	x		x
3		Stores/ warehouse	x	x	x		x
4		Service industries	x	x	x		
5		Domestic industries	x	x	x		x
6		Packing industry	x	x	x		x
7		Recycling industry			x		
8		Value addition industry	x	x	x		x
9		Defective material collection center	x	x	x		x
10		Bakery productions- Wood kilns	x	x	x		
11		Bakery productions- electric	x	x	x		
12		Concrete related production industry	x	x	x		
13		Tile and brick industries			x		
14		Furniture related industry		x	x		
15		Mills	x	x			

16		Lathes, welding shops	x	x	x		
17		Other non-polluting industries (as defined by Central Environment Authority)	x	x	x		
18		Other polluting industries (as defined by Central Environment Authority)					
1	8. Leisure	Indoor stadium		x	x		
2		Open theatre		x	x		
3		Library	x	x	x		x
4		Gymnasium	x	x	x		
5		Children parks	x	x	x		x
6		Open grounds	x	x	x		x
7		Cinema theatre/ open cinema theatre	x	x	x		
8		Swimming pool	x	x	x		
9		Parks	x	x	x		x
10		Recreational parks	x	x	x		x
1	9. Agriculture and Fishery	Boat jetty/ ferry accommodation		x	x		
2		Berths		x	x		
3		Fishing piers		x	x		
4		“Madel Paadu” built with constructions		x	x		
5		“Lellama”		x	x		
6		Animal and crop farms			x		x
7		Agricultural products collection centres		x	x		x
8		Animal and Seed Breeding Centres		x	x		x
9		Greenhouse	x	x	x		x
1	10. Other	Roof antenna towers	x	x	x		
2		antenna towers	x	x	x		
3		communication Towers	x	x	x		
4		vehicle parking	x	x	x		
5		electricity sub stations	x	x	x		x
6		Sand Mining/Mineral Mining/Washing			x		x
7		quarrying			x		x

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

	Non- permissible uses
✓	Permissible uses

Table 8: Minimunm Land extent for Permissable Uses

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

	7	Veterinarian/ Animal clinics	150
	8	Veterinarian/ Animal hospitals	500
	9	Quarantine centers	500
	10	Child and maternal Clinic/ Family Clinic centers	250
	11	Other medical institutions not falling under uses from 1 to 10	250
	12	Medical Consultancy Service Centres	250
	13	Animal Protection Centers	500
3. Office & Institution	1	Office	250
	2	Professional Office	150
	3	Office complex (Over 10,000Sq.m)	1000
	4	Banks/ Insurance/ finance institutions	150
	5	Other office and institutional uses not included under uses from1 to 4	150
4. Commercial	1	Shopping complex	500
	2	Retail shops	150
	3	Wholesale Shops	250
	4	Department Stoeres/ Super Markets	500
	5	Open Markets	150
	6	Showrooms	500
	7	Resturants (Take Away)	150
	8	Restaurants	250
	9	Reception Halls	1000
	10	Star Class Hotels	2000
	11	Hotels	500
	12	City Hotels	250
	13	Club	500
	14	Motel	250
	15	Cabana Hotels	500
	16	Broadcasting Centers	500
	17	Studio (Non Broadcasting)	150
	18	Beauty Parlor / Barber Shops	150
	19	Customer Service Centers	150
	20	SPA	150

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

6. Social & Religious	1	Religious center	500
	2	Religious education center	500
	3	Museum	250
	4	Social & Cultural center	500
	5	Cemetery/ Crematoriums	1000
	6	Community Development Centers	150
	7	Auditorium	500
	8	Conferrance Centers	1000
7. Industrial	1	Vehicle assembling/ repairing center	500
	2	Stores for distribution activitie	500
	3	Stores/ warehouse	1000
	4	Service industries	500
	5	Domestic Industry	250
	6	Packing industry	250
	7	Recycling industry	1000
	8	Value addition industry	250
	9	Defective material collection center	250
	10	Bakery productions- Wood kilns	500
	11	Bakery productions- electric	250
	12	Concrete related production industry	500
	13	Tile and brick industries	1000
	14	Furniture related industry	500
	15	Mills	250
	16	Lathes, welding shops	250
	17	Other non-polluting industries (as defined by Central Environment Authority)	500
	18	Other polluting industries (as defined by Central Environment Authority)	1000
8. Leisure	1	Indoor stadium	1000
	2	Open theater	1000
	3	Library	250
	4	Gymnasium	250
	5	Children parks	500
	6	Open grounds	1000
	7	Cinema theater/ open cinema theater	500
	8	Swimming pool	250
	9	Parks	150

	10	Recreational parks	500
9. Agriculture and fishery industry	1	Boat jetty/ ferry accommodation	-
	2	Berths	-
	3	Fishing piers	-
	4	“Madel Paadu” built with constructions	-
	5	“Lellama”	-
	6	Animal and crop farms	1000
	7	Agricultural products collection centres	250
	8	Animal and Seed Breeding Centres	500
	9	Greenhouse	150
10. Other	1	Roof antenna towers	-
	2	Antena towers	250
	3	Communication Towers	150
	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	150
	12	Compost facility/waste recycling centres	1000

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

6.1 Proposed Road Width, Street line and Building Limit

S.No	Name of the Road	Proposed Road width(m)	Proposed Road width from the center of the road (m)	Proposed Building limit (m)
1	Monthipulam Veethy	6.00	3.00	4
2	Sayambu Veethy	6.00	3.00	4
3	Subramaniam Veethy 1st left lane (Idaipiddy veethy)	6.00	3.00	4
4	Kanakanar Veethy	6.00	3.00	4
5	Subramanium Veethy	6.00	3.00	4
6	Palayakandy sivan kovil Veethy	6.00	3.00	4
7	Mill Veethy	6.00	3.00	4
8	Kumulankuli Veethy	6.00	3.00	4
9	Sithambaramoorthy kerny Veethy(Inter Pretar veethy)	6.00	3.00	4
10	Sacgalavodai Payerikudal veethy	6.00	3.00	4
11	Sacgalavodai veethy(Navalady kerny Veethy)	6.00	3.00	4
12	Payerikudal Murugankovil Veethy	6.00	3.00	4
13	Alvin Veethy	6.00	3.00	4
14	Saivamahasabhi Veethy	6.00	3.00	4
15	Manatkadu amman kovill Veethy	6.00	3.00	4
16	Kathirgamasamykovil Veethy	6.00	3.00	4
17	Patherkerny Veethy	6.00	3.00	4
18	Sivakami amman kovil Veethy	6.00	3.00	4
19	1st left field lane	6.00	3.00	4
20	Ponnampalam Veethy	6.00	3.00	4
21	2nd left field lane	6.00	3.00	4
22	Verakulam Veethy	6.00	3.00	4
23	Vempady Muruthapuram Veethy	6.00	3.00	4
24	Keasadai Veethy	6.00	3.00	4

25	Sembadu Sinnalady Veethy	6.00	3.00	4
26	Karungaly Murgan kovil Veethy	6.00	3.00	4
27	Verapiddy Kalvanthalvu Veethy	6.00	3.00	4
28	3rd left field Lane	6.00	3.00	4
29	Kadatkarai Manatpiddy Veethy	6.00	3.00	4
30	Narayanakerny Veethy	6.00	3.00	4
31	Viyavil Iyanar Theerthakarai Veethy	6.00	3.00	4
32	Nampavalai Neelankadu Veethy	6.00	3.00	4
33	Monthipulam 1st left Lane	6.00	3.00	4
34	Pandithalvu Veethy	6.00	3.00	4
35	Muthalykerny Ilakady Veethy	6.00	3.00	4
36	Konaloadai Veethy	6.00	3.00	4
37	Mapanavoori Veethy	6.00	3.00	4
38	Periyamanal Nadutheru Veethy	6.00	3.00	4
39	Sadaiyali Veethy	6.00	3.00	4
40	Muthalikerny Ilahadi sea side Veethy	6.00	3.00	4
41	Mapanaoori veethy 1st right lane	6.00	3.00	4
42	Mapanaoori veethy 2nd t right lane	6.00	3.00	4
43	Mapanaoori veethy 3rd right lane	6.00	3.00	4
44	Mapanaoori veethy 4th right lane	6.00	3.00	4
45	Maruthadi Veethy(Maruthadi 1st Veethy)	6.00	3.00	4
46	Arulampalavanar Veethy (Kanakganar veethy - Palayakandy sivan kovil Pandythalvu joint Road)	6.00	3.00	4
47	Maruthadi PillaIyar kovil Veethy(Maruthadi 2nd Veethy)	6.00	3.00	4
48	Maruthadi church Veethy Maruthadi kovil Veethy)	6.00	3.00	4
49	Neelipanthanai Veethy	6.00	3.00	4
50	Sadaiyali Malligai Veethy (Sadaiyali School lane)	6.00	3.00	4
51	Irumipulam Karungaladi Veethy (Urumipulam Tharavai Veethy)	6.00	3.00	4
52	Neelipanthanai Maruthadi church Veethy (Maruthadi 3rd Veethy)	6.00	3.00	4
53	Othanapiddy Veethy	6.00	3.00	4

54	Joining Santhampulliyadi to Alvin Veethy.	6.00	3.00	4
55	Joining Sithamparamoorthy Veethy to New road(New Road 1st Lane)	6.00	3.00	4
56	Jointing Nelipanthani Maruthady church Veethy to New Road	6.00	3.00	4
57	Sithamparamoorthy Maligai Veethy	6.00	3.00	4
58	Ilanthaisalai Veethy	6.00	3.00	4
59	Maligai Servarkar kovil Veethy	6.00	3.00	4
60	Vetharadaipu Veethy	6.00	3.00	4
61	Sampaloadi veethy	6.00	3.00	4
62	Jointing Payerikudal Murgan kovil veethy to saivamahasabai Veethy (Supramaniya subami kovil road to poothanadipu Veethy)	6.00	3.00	4
63	Vikavil 1 st left lane (Joint Sivakami Amman kovil veethy to Alvin Veethy) K.Sinaiyah Master Veethy	6.00	3.00	4
64	Vikavil 2nd left lane (Join Sivakami Amman kovil veethy to Alvin Veethy)	6.00	3.00	4
65	3rd left lane (Joint Sivagami Amman kovil veethy to alvin veethy)(Alvin Veethy 3rd Lane)	6.00	3.00	4
66	Ponampalam Veethy 1st right lane (Annaviyar Veethy)	6.00	3.00	4
67	Ponampalam Veethy 2 nd right lane	6.00	3.00	4
68	Vediyarsan Veethy (Vediyarasan 1st lane)	6.00	3.00	4
69	Karaipuriyal Veethy	6.00	3.00	4
70	Kathirgamasamy kovil 1 st left Lane (A.Thampaiya veethy)	6.00	3.00	4
71	Ponampalam veethy 1st left Lane	6.00	3.00	4
72	Ponampalam veethy 2nd left lane (Verapathirar kovil road)	6.00	3.00	4
73	Vediyarasan veethy1st left Lane (Vediyarasan 3rd left)	6.00	3.00	4
74	Vediyarasan veethy 2 nd left Lane (Ayili school Road)	6.00	3.00	4
75	Vediyarasan veethy 3 rd left Lane	6.00	3.00	4

76	Thunaiviyar kerniyadi Lane	6.00	3.00	4
77	Nagamal kovil Veethy	6.00	3.00	4
78	Manatpiddy Veethy	6.00	3.00	4
79	Pugali Thirusenthur Veethy	6.00	3.00	4
80	Kovalam 4th left lane (ManatpiddyVeethy)	6.00	3.00	4
81	Muniyapperkovil Mullaipulavu Veethy	6.00	3.00	4
82	Kovalam 5th left Lane	6.00	3.00	4
83	Nachchimarkovil Veethy	6.00	3.00	4
84	Kovalam 6th left Lane	6.00	3.00	4
85	Kovalam 6th right Lane	6.00	3.00	4
86	Suvami Murukesanar Veethy (Kovalam 7th left Lane)	6.00	3.00	4
87	Kovalam 7th right Lane	6.00	3.00	4
88	Kirawattai field Lane	6.00	3.00	4
89	Kovalam 1st left lane 2nd by Lane (Nagamal kovil Veethy 1st by Lane)	6.00	3.00	4
90	Kovalam 1st left lane 3rd by Lane (Nagamal kovil Veethy 3rd by Lane)	6.00	3.00	4
91	Sallai Veethy	6.00	3.00	4
92	Kovalam 1st left lane 5th by Lane (Nagamal kovil Veethy 5th by Lane)	6.00	3.00	4
93	Kovalam 1st left lane 6th by lane (Nagamal kovil Veethy 6th by lane)	6.00	3.00	4
94	Sempadu Varivalvu Veethy	6.00	3.00	4
95	Joining Kovalam ,Maruthapuram, Vembadi veethy	6.00	3.00	4
96	Sembadu Kalitheru Veethy	6.00	3.00	4
97	Sembadu Kalitheru Veethy Field byLane	6.00	3.00	4
98	Kalitheru Seaside Lane (Periyaddappu Sea Road)	6.00	3.00	4
99	Maruthapuram 2nd left Lane	6.00	3.00	4
100	Kalvanthalvu Verapiddy veethy 1st right Lane	6.00	3.00	4
101	Kalvanthalvu Verapiddy veethy 2nd right Lane	6.00	3.00	4
102	Karungali Murugan branch 2 Lane(Kesadai to Karunkali Murugan Kovil Veethy)	6.00	3.00	4

103	Joining Kesadai to Karunkali murgan kovil Veethy(Kesadai Karunkali murugan Kovil Veethy)	6.00	3.00	4
104	2nd joint Kesadai to Karunkali Murgan kovil veethy by paddy field Lane (Kesadai to Karunkali Murugan Kovil Veethy)	6.00	3.00	4
105	Thillai Cemetry Veethy	6.00	3.00	4
106	Piddiyellai 1st Lane	6.00	3.00	4
107	Anderson Veethy	6.00	3.00	4
108	Piddiyellai 2nd lane (Piddiyellai Fisheries union Road)	6.00	3.00	4
109	Oori Annamar kovil Veethy	6.00	3.00	4
110	Piddiyellai 3rd Lane (Eddukaddi palavodai Veethy)	6.00	3.00	4
111	Oori Palavodai veethy 3rd right lane (Palavodai beach Road)	6.00	3.00	4
112	Piddiyellai 4th Lane (Piddiyellai Kannaki amman Veethy)	6.00	3.00	4
113	Oori Murugan kovil Veethy	6.00	3.00	4
114	Piddiyellai 5th Lane (Eddukaddai palavodai Veethy)	6.00	3.00	4
115	Oori Seaside Veethy (Oori beach Road)	6.00	3.00	4
116	Kokkupalli Veethy (Koddapulam Veethy)	6.00	3.00	4
117	Thoppukaddu Amala Veethy (Ambila Veethy)	6.00	3.00	4
118	Thoppukaddu Ammankovil Veethy (Murugamoorthy Kovil Veethy)	6.00	3.00	4
119	Thikkarai Sannai Veethy (Thannai Pillaiyar Kovil Veethy)	6.00	3.00	4
120	Palavodai Mathankai Veethy	6.00	3.00	4
121	Valuppodai Veethy	6.00	3.00	4
122	1st Jointing Veethy to Eddukaddai Palavodai veethy	6.00	3.00	4
123	2nd Joining Veethy to Eddukaddai Palavodai Veethy	6.00	3.00	4
124	Valuppodai Veethy 1st Lane	6.00	3.00	4

125	Eddukaddai Palavodai Veethy	6.00	3.00	4
126	Visuvappa Veethy	6.00	3.00	4
127	Pillaiyarkovil Sathiranthai Veethy	6.00	3.00	4
128	Kali kovil Veethy	6.00	3.00	4
129	Ponnavalai Veethy	6.00	3.00	4
130	Sathasivam Lane	6.00	3.00	4
131	A.S. Arumugam Lane	6.00	3.00	4
132	Field Lane	6.00	3.00	4
133	Thikkarai Murugan kovil Veethy	6.00	3.00	4
134	Vilanai Veethy	6.00	3.00	4
135	Ponnavalalai veethy 1st lane (Vilanai Kiluvvanai Thikkarai Veethy 1st Lane)	6.00	3.00	4
136	Ponnavalai Kiluvanai Veethy (Kiluvanai Veethy)	6.00	3.00	4
137	Pompavodai Veethy (Kompaodai Veethy)	6.00	3.00	4
138	Karthikesu vathiyar Veethy	6.00	3.00	4
139	Veerapathirar Kovil Veethy	6.00	3.00	4
140	Veerapathirar Kovil Veethy 1st Lane	6.00	3.00	4
141	Joining to Kalikovil veethy, Karthikesuvathiyar veethy (Kali kovilkarthigesu vathiyar Lane)	6.00	3.00	4
142	Aamanthanai Veethy (Avaththanai Lane)	6.00	3.00	4
143	Vilanai, Kanavodai Thikkari Veethy	6.00	3.00	4
144	Kanvodai Veethy(Vilanai Kanavodai Thikkarai Veethy 3 branch)	6.00	3.00	4
145	Joining Thikkarai Kanavodai veethy, Eddukaddai veethy (Eddukaddi Kanavodai joint	6.00	3.00	4
146	Neithal 1st Lane	6.00	3.00	4
147	Neithal 2nd Lane (Neithal 1st Lane)	6.00	3.00	4
148	Neithal 3rd Lane (Neithal 2nd Lane)	6.00	3.00	4
149	Neithal 4th Lane (Neithal 3rd Lane)	6.00	3.00	4
150	Vairavar Kovil Veethy	6.00	3.00	4
151	Thoppugadu Puliyady Veethy (Housing schem west)	6.00	3.00	4
152	UNDP RDS Road (RDS Road)	6.00	3.00	4
153	Housing Scheme Road	6.00	3.00	4

154	Thoppugadu Puliyady Puthu Veethy (Supper Murga moorthy Kovil)	6.00	3.00	4
155	Neithal 2nd lane branch	6.00	3.00	4
156	Murugan M.P.C.S Veethy	6.00	3.00	4
157	Supper Veethy	6.00	3.00	4
158	Thoppugadu Puliyady Veethy 1st Lane	6.00	3.00	4
159	Thoppugadu Puliyady Veethy 2nd Lane	4.50	2.25	3.25
160	Thoppugadu Puliyady Veethy 3rd Lane	6.00	3.00	4
161	Thoppugadu Puliyady Veethy 4th Lane	4.50	2.25	3.25
162	Community Centre Lane	6.00	3.00	4
163	Main Road 3rd Lane	6.00	3.00	4
164	Main Road 4th Lane	6.00	3.00	4
165	Main Road 5th Lane	6.00	3.00	4
166	A.S.Arumugam 1st Lane	6.00	3.00	4
167	Main Road 6th Lane	6.00	3.00	4
168	Piddiyellai 2nd Lane 1st Branch	6.00	3.00	4
169	Piddiyellai 2nd Lane 2nd Branch	6.00	3.00	4
170	Oori Palavodai 1st Lane	6.00	3.00	4
171	Oori Palavodai 2nd Lane	6.00	3.00	4
172	Oori Palavodai 3rd Lane	6.00	3.00	4
173	Oori Palavodai 4th Lane	6.00	3.00	4
174	Oori Palavodai 5th Lane	6.00	3.00	4
175	Oori Palavodai 6th Lane	6.00	3.00	4
176	Oori Palavodai 7th Lane	6.00	3.00	4
177	Oori Palavodai 8th Lane	6.00	3.00	4
178	Oori Palavodai 9th Lane	6.00	3.00	4
179	Oori Palavodai 10th Lane	6.00	3.00	4
180	Oori Palavodai 11th Lane	6.00	3.00	4
181	Oori Palavodai 12th Lane	6.00	3.00	4
182	Piddiyellai 1st lane Branch	6.00	3.00	4
183	Kokkupalli joint Veethy (Koddapulam Joint Veethy)	6.00	3.00	4
184	Kokkupalli 1st Lane	6.00	3.00	4
185	Kokkupalli 2nd Lane	6.00	3.00	4
186	Kokkupalli 3rd Lane	6.00	3.00	4

187	Kokkupalli 4th Lane	6.00	3.00	4
188	Kokkupalli Thikkarai Sannai Pillaiyar Joint Road	6.00	3.00	4
189	Kompaodai 1st branch Lane	6.00	3.00	4
190	Kompaodai 2nd branch Lane	6.00	3.00	4
191	Kompaodai 3rd branch Lane	6.00	3.00	4
192	Kalikovil North Veethy	6.00	3.00	4
193	Kalikovil north veethy 1st Lane	6.00	3.00	4
194	Anderson Veethy 1st Lane	6.00	3.00	4
195	Anderson Veethy 2nd Lane	6.00	3.00	4
196	Anderson Veethy 2nd Lane Branch	6.00	3.00	4
197	Anderson Veethy 3rd Lane	6.00	3.00	4
198	Anderson Veethy 4th Lane	6.00	3.00	4
199	Anderson Veethy 5th Lane	6.00	3.00	4
200	Oori Murukan Veethy 1st Lane	6.00	3.00	4
201	Oori Murukan Veethy 2nd Lane	6.00	3.00	4
202	Oori Murukan Veethy 3rd Lane	6.00	3.00	4
203	Oori Murukan Veethy 4th Lane	6.00	3.00	4
204	Oori Annamar kovil Veethy 1st Lane	6.00	3.00	4
205	Oori Annamar kovil Veethy 2nd Lane	6.00	3.00	4
206	Vilanai Eddukaddi Palavodai Joint Road	6.00	3.00	4
207	Vilanai Eddukaddi Palavodai Joint Road branch	6.00	3.00	4
208	Periyathambiran kovil Veethy	6.00	3.00	4
209	Saththiranthai vairavar kovil Lane	6.00	3.00	4
210	Kalvanthalvu Verapiddy Veethy New 1st Lane	6.00	3.00	4
211	Kalvanthalvu Verapiddy Veethy New 2nd Lane	4.50	2.25	3.25
212	Kalvanthalvu Verapiddy Veethy New 3rd Lane	6.00	3.00	4
213	Theeththakarai Veethy	6.00	3.00	4
214	Theeththakarai Veethy 1st Lane	6.00	3.00	4
215	Kovil Behind Veethy	6.00	3.00	4
216	KalvanthalvuVerapiddy Veethy 3rd Lane	6.00	3.00	4
217	karungali 1st Lane	6.00	3.00	4
218	karungali 1st Lane branch	6.00	3.00	4
219	karungali 2nd Lane	6.00	3.00	4
220	karungali 3rd Lane	6.00	3.00	4
221	karungali 3rd Lane 1st branch	4.50		

222	karungali 4th Lane	6.00	3.00	4
223	Karunkali 5th Lane	6.00	3.00	4
224	Karunkali 5th Lane branch	6.00	3.00	4
225	Karunkali 6th lane	6.00	3.00	4
226	Karunkali 7th lane	6.00	3.00	4
227	Karunkali 8th lane	6.00	3.00	4
228	Karunkali 9th lane	6.00	3.00	4
229	Vijavil 1st lane	6.00	3.00	4
230	Vijavil 2nd Lane	6.00	3.00	4
231	Nampavalai Neelankadu Veethy 1st Lane	6.00	3.00	4
232	Nampavalai Neelankadu Veethy 1st Lane 1st Branch	6.00	3.00	4
233	Narayanakerny Veethy 1st Lane	6.00	3.00	4
234	Udaiyar Lane	6.00	3.00	4
235	Sayampoo Veethy 1st Lane	6.00	3.00	4
236	Kannaki amman Veethy	6.00	3.00	4
237	Sayampoo veethy 2nd Lane	6.00	3.00	4
238	Sayampoo veethy 3rd Lane	6.00	3.00	4
239	Seyon thevalaya Veethy	6.00	3.00	4
240	Seyon thevalaya veethy branch 1	6.00	3.00	4
241	Kunan paruthi Veethy	6.00	3.00	4
242	Kunan paruthi veethy 1st Lane	6.00	3.00	4
243	Ilakadi school Lane	6.00	3.00	4
244	Periyamanal Nadutheruveethy 1st Lane	6.00	3.00	4
245	Periyamanal Nadutheruveethy 2nd Lane	6.00	3.00	4
246	Periyamanal Nadutheruveethy 3rd Lane	6.00	3.00	4
247	Periyamanal Nadutheruveethy 4 th Lane	6.00	3.00	4
248	Periyamanal Nadutheruveethy 5th Lane	6.00	3.00	4
249	Sayamboo road 4th Lane	6.00	3.00	4
250	Sayamboo road 5th Lane	6.00	3.00	4
251	Sayamboo road 6th Lane	6.00	3.00	4
252	Mapanaoori veethy 1 st New Lane	4.50	2.25	3.25
253	Sayampoo veethy right 7th Lane	6.00	3.00	4
254	Sayampoo veethy right 8th Lane	6.00	3.00	4
255	Sayampoo veethy right 9h Lane	6.00	3.00	4

256	Pathirakali amman kovil Veethy	7.00	3.50	4.5
257	Old Beach Road 1st right Lane	7.00	3.50	4.5
258	Old Beach Road 1st left Lane	6.00	3.00	4
259	Old Beach Road 2nd right Lane	6.00	3.00	4
260	Old Beach Road 3rd right Lane	6.00	3.00	4
261	Old Beach Road 4th right Lane	6.00	3.00	4
262	Old Beach Road 4th right Lane 1st branch	6.00	3.00	4
263	Old Beach Road 2nd left Lane	6.00	3.00	4
264	palayakandy sivankovil road 5th Lane	6.00	3.00	4
265	Urumipulam Tharavai Veethy 1st Left by Lane	6.00	3.00	4
266	Urumipulam tharavai Veethy 1 st left by lane branch	6.00	3.00	4
267	Urumipulam tharavaiVeethy 2nd left by Lane	6.00	3.00	4
268	Palayakandy sivan kovil 4 th Lane	6.00	3.00	4
269	Mallikai sevakar kovil 1 st left	6.00	3.00	4
270	New road 3rd Lane	6.00	3.00	4
271	Mallikai sevakar kovil 2nd left Lane	6.00	3.00	4
272	Mallikai sevakar kovil 1 st Right Lane	6.00	3.00	4
273	Neelippanthanai amman road 1st left Lane	6.00	3.00	4
274	Neelippanthanai amman road 2nd left Lane	6.00	3.00	4
275	Neelippanthanai amman road 3rd left Lane	6.00	3.00	4
276	Neelippanthanai amman road 1st right Lane	6.00	3.00	4
277	Neelippanthanai amman road 1st right by Lane	6.00	3.00	4
278	Sadaiyali School lane 1st Lane	6.00	3.00	4
279	Sadaiyali School lane 2nd Lane	6.00	3.00	4
280	Palayakandy Sivan kovil 3 rd Lane	6.00	3.00	4
281	Palayakandy Sivan kovil 2 nd Lane	6.00	3.00	4
282	Palayakandy Sivan kovil 1 st Lane	6.00	3.00	4
283	Sithamparamoorthy kerny 1st Lane	6.00	3.00	4
284	Sithamparamoorthy kerny 2nd Lane	6.00	3.00	4
285	Sithamparamoorthy kerny 3rd Lane	4.50	2.25	3.25
286	Sithamparamoorthy kerny 4th Lane	6.00	3.00	4
287	Interpritor Veethy 1st Lane	6.00	3.00	4
288	New road 2 nd Lane	6.00	3.00	4
289	Allin Veethy 1st Lane	6.00	3.00	4

290	Allin veethy 2nd Lane	6.00	3.00	4
291	Allin veethy 2nd lane1 st by Lane	6.00	3.00	4
292	Allin veethy 2nd lane 2nd by Lane	6.00	3.00	4
293	Allin veethy 2nd lane 3rd by Lane	6.00	3.00	4
294	Poothanadipu Veethy	6.00	3.00	4
295	Allin veethy 4th Lane	4.50	2.25	3.25
296	Kamadchivairavar kovil 1st Lane	6.00	3.00	4
297	Kamadchivairavar kovil 1st lane 1st by Lane	6.00	3.00	4
298	Kamadchivairavar kovil 1st lane 1st by lane branch	6.00	3.00	4
299	Allin veethy5th Lane	6.00	3.00	4
300	Allin veethy6th Lane	4.50		
301	Allin veethy 7th Lane	6.00	3.00	4
302	Allin veethy 8th Lane	6.00	3.00	4
303	Allin veethy 8th lane 1st by Lane	6.00	3.00	4
304	Allin veethy 9th Lane	6.00	3.00	4
305	Allin veethy 10th Lane (Vetharadaippu Elanthai salai Joint Road)	6.00	3.00	4
306	Allin veethy 10th lane2nd by Lane	6.00	3.00	4
307	Allin veethy 10th lane1st by Lane	4.50		
308	Allin veethy 11th lane	6.00	3.00	4
309	Santhampulijadi allin veethy 1st by Lane	6.00	3.00	4
310	Santhampulijadi allin veethy 2nd by right Lane	6.00	3.00	4
311	Santhampulijadi allin veethy murugan kovil right lane	6.00	3.00	4
312	Santhampuliyady Allin Veethy Murugan Kovil Left Lane 1st by Lane	6.00	3.00	4
313	Veetaradappu circular Road	6.00	3.00	4
314	Vikavil 2nd left lane(Join Sivakami amman kovil veethy to alvin veethy) 1st by lane (Allin Veethy 3rd Lane 1st crass Lane)	6.00	3.00	4
315	Vikavil 2nd left lane(Join Sivakami amman kovilveethy to alvin veethy) 1st by lane branch	6.00	3.00	4
316	Kataiputijal 1st lane	6.00	3.00	4
317	Kataiputijal 2 nd lane	6.00	3.00	4
318	kataiputijal 3rd lane	6.00	3.00	4

319	Karaipurial 4 th lane	6.00	3.00	4
320	karaippurujal 5th lane Mullaipilavu joint Road	6.00	3.00	4
321	Kataiputijal 6 th lane	6.00	3.00	4
322	Sivakami amman kovil 4th lane	6.00	3.00	4
323	Alankandru vairavar kovil	6.00	3.00	4
324	Sivakami amman kovil veethy left 1st lane	6.00	3.00	4
325	Sivakami amman kovil veethy left 1st lane branch 1	6.00	3.00	4
326	Sivakami amman kovil veethy left 2nd lane	6.00	3.00	4
327	Sivakami amman kovil veethy right 1st lane (Thampaiyah Veethy)	6.00	3.00	4
328	Sivakami amman kovil veethy right 1st lane branch 1	6.00	3.00	4
329	Sivakami amman kovil veethy right 1st lane branch 2	4.50	2.25	3.25
330	Sivakami amman kovil veethy left 3 rd lane	4.50	2.25	3.25
331	Sivakami amman kovil veethy right 2nd right	6.00	3.00	4
332	Ponnampalam veethy 3rd lane	4.50		
333	Ponnampalam veethy 4th left lane	6.00	3.00	4
334	Ponnampalam veethy 4th left by left lane	6.00	3.00	4
335	Ponnampalam veethy 5th left lane	6.00	3.00	4
336	Dr.Kanthar Somasuntharam Veethy	6.00	3.00	4
337	Ponnampalam veethy 3rd rightlane	6.00	3.00	4
338	Ponnampalam veethy 1st right lane branch 1	6.00	3.00	4
339	Ponnampalam veethy 1st right lane branch 2	4.50	2.25	3.25
340	Monthipulam Veethy branch 1-1	6.00	3.00	4
341	Vediyarasan veethy 2nd lane right	4.50	2.25	3.25
342	Ayili school Road 1st right bylane	6.00	3.00	4
343	Vediyarasan 4th lane	6.00	3.00	4
344	Vediyarasan 5th lane	6.00	3.00	4
345	Vediyarasan5th lane branch 1st bylane	6.00	3.00	4
346	Olisudar sport's clup lane	6.00	3.00	4
347	Olisudar sport's clup lane 1st lane	6.00	3.00	4
348	Olisudar sport's clup lane 2nd lane	6.00	3.00	4
349	Olisudar sport's clup lane 3rd lane	6.00	3.00	4

350	Olisudar sport's clup lane 4th lane	6.00	3.00	4
351	Kovalam1st lane	6.00	3.00	4
352	Kovalam 2nd left lane	4.50	2.25	3.25
353	Payerikudal Murugankovil Veethy 1St lane	6.00	3.00	4
354	Kovalam maruthapuram joint road 1st lane	6.00	3.00	4
355	Nagammal Kovil 9th lane	6.00	3.00	4
356	Nagammal Kovil 8th lane	6.00	3.00	4
357	Nagammal Kovil 7th lane	6.00	3.00	4
358	Nagammal kovil 5th Lane1st branch	6.00	3.00	4
359	Sallai Veethy 1st Lane	6.00	3.00	4
360	Nagammal 1st lane	6.00	3.00	4
361	Kovalam 3rd lane	6.00	3.00	4
362	Kovalam 3rd lane by lane	6.00	3.00	4
363	Kovalam 3New lane	6.00	3.00	4
364	Mullaipilavu 1st veethy	6.00	3.00	4
365	Mullaipilavu veethy 2nd lane	6.00	3.00	4
366	Mullaipilavu veethy 3rd lane	6.00	3.00	4
367	Kovalam 6th right lane 1st branch	6.00	3.00	4
368	Kovalam 6th right lane2nd branch	6.00	3.00	4
369	Kovalam 6th right lane3rd branch	6.00	3.00	4
370	Kovalam 6th right lane 4th branch	6.00	3.00	4
371	Kovalam 6th right lane 5th branch	6.00	3.00	4
372	Kovalam 5th right lane	6.00	3.00	4
373	Kovalam 7th left lane 1st branch	6.00	3.00	4
374	Kovalam 7th left lane 1st lane1st branch	6.00	3.00	4
375	Kovalam 7th left lane 2nd lane	6.00	3.00	4
376	Kovalam 8th right	6.00	3.00	4
377	Kovalam 6th New left lane	6.00	3.00	4
378	Nachhimarkovil 1st lane	6.00	3.00	4
379	Karainagar Circular 2st right lane	6.00	3.00	4
380	Karainagar Circular 4rd left lane	6.00	3.00	4
381	Karainagar Circular 5th right lane	4.50	2.25	3.25
382	Karainagar Circular 6th left lane	6.00	3.00	4
383	Karainagar Circular 7th right lane	6.00	3.00	4
384	Karainagar Circular 8th right lane	6.00	3.00	4

385	Karainagar Circular 9th right lane	6.00	3.00	4
386	Karainagar Circular 10th Left lane	6.00	3.00	4
387	Karainagar Circular 11th Right lane	4.50	2.25	3.25
388	Saivamahasabai 1st Lane	6.00	3.00	4
389	School ground lane	6.00	3.00	4
390	Monthipulam veethy 2 nd Lane	6.00	3.00	4
391	Patherkerny Veethy branch 1st	6.00	3.00	4
392	Patherkerny Veethy branch2nd	6.00	3.00	4
393	Patherkerny Veethy branch Right-3	6.00	3.00	4
394	Patherkerny Veethy branch Right-4	6.00	3.00	4
395	Patherkerny Veethy branch Right-4 lane 1	6.00	3.00	4
396	Patherkerny Veethy branch Right-5	6.00	3.00	4
397	Patherkerny Veethy branch Right-6	6.00	3.00	4
398	Patherkerny Veethy branch Leftt-7	6.00	3.00	4
399	Patherkerny Veethy branch Right-8	6.00	3.00	4
400	Patherkerny Veethy branch Right-9	6.00	3.00	4
401	Main veethy 1 St new lane	6.00	3.00	4
402	Main veethy 1st lane	6.00	3.00	4
403	Palmyarah development society lane	6.00	3.00	4
404	Main veethy 2nd lane	6.00	3.00	4
405	Sembadu Sinnalady Veethy left branch 1	6.00	3.00	4
406	Sembadu Sinnalady Veethy left branch 2	6.00	3.00	4
407	Sembadu Sinnalady Veethy left branch 3	6.00	3.00	4
408	Sembadu Kallithiru veethy branch 1	6.00	3.00	4
409	Varivalavu Kallithiru Veethy right 1	6.00	3.00	4
410	Varivalavu Kallithiru Veethy branch2	4.50	2.25	3.25
411	Varivalavu Kallithiru Veethy branch3	6.00	3.00	4
412	Varivalavu Kallithiru Veethy branch4 (Sempadu Varivalavu Joint Kallithiru Veethy)	6.00	3.00	4
413	Varivalavu Kallithiru Veethy branch 5	6.00	3.00	4
414	Varivalavu Kallithiru Veethy right branch6	6.00	3.00	4
415	Varivalavu Kallithiru Veethy branch 7	6.00	3.00	4
416	Vempadi maruthapuram 1st lane	6.00	3.00	4
417	Vempadi maruthapuram veethy 2nd lane 1	6.00	3.00	4
418	Vempadi maruthapuram veethy 2nd lane 1-1	6.00	3.00	4

419	Vempadi maruthapuram veethy 2nd lane 1-1-1	6.00	3.00	4
420	Vempadi maruthapuram Veethy 2nd lane branch 2	6.00	3.00	4
421	Vempadi maruthapuram Veethy 2nd lane 2 branch 1	6.00	3.00	4
422	Vempadi maruthapuram Veethy 3rd lane	6.00	3.00	4
423	Vempadi maruthapuram Veethy 3rd lane -1	6.00	3.00	4
424	Vempadi maruthapuram Veethy 3rd lane -1,1	6.00	3.00	4
425	Vempadi maruthapuram Veethy 4th lane	6.00	3.00	4
426	Principal Murugan krisnapillai Veethy branch	6.00	3.00	4
427	Noochipo Veethy	6.00	3.00	4
428	Sri Kathirkamasuvami kovil Veethy	6.00	3.00	4

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

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

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