Local Area Development Plan
(2026 – 2035)



Point Pedro Pradeshiya Sabha

Urban Development Authority
Ministry of Transport, Highways & Urban Development

LOCAL AREA DEVELOPMENT PLAN FOR POINT PEDRO 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

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PART I : SECTION (I) — GENERAL

Government Notifications

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

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

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

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

EOG 08 - 0240/1

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

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

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

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

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

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

EOG 08- 0240/2

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

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

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

12th August, 2026.

EOG 08- 0240/3

PRINTED AT THE DEPARTMENT OF GOVERNMENT PRINTING, SRI LANKA.

Notice of Approval

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

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

Bimal Niroshan Rathnayake (M.P)

Minister of Transport, Highways and Urban Development

Bimal Rathnayake (M.P.)
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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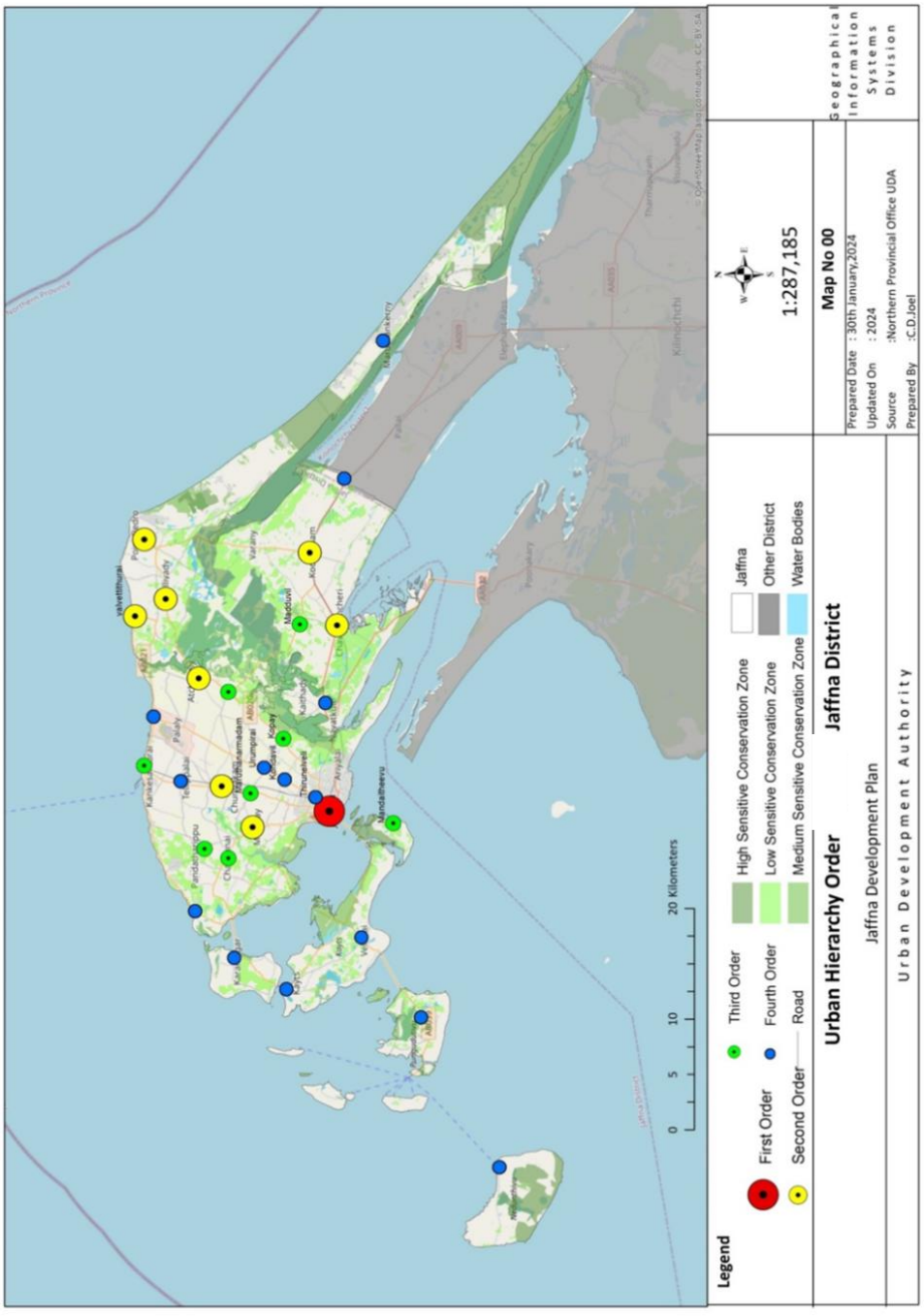
Part - I

Chapter 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



Source: Urban Development Authority (NP)

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 Achchuvely 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.

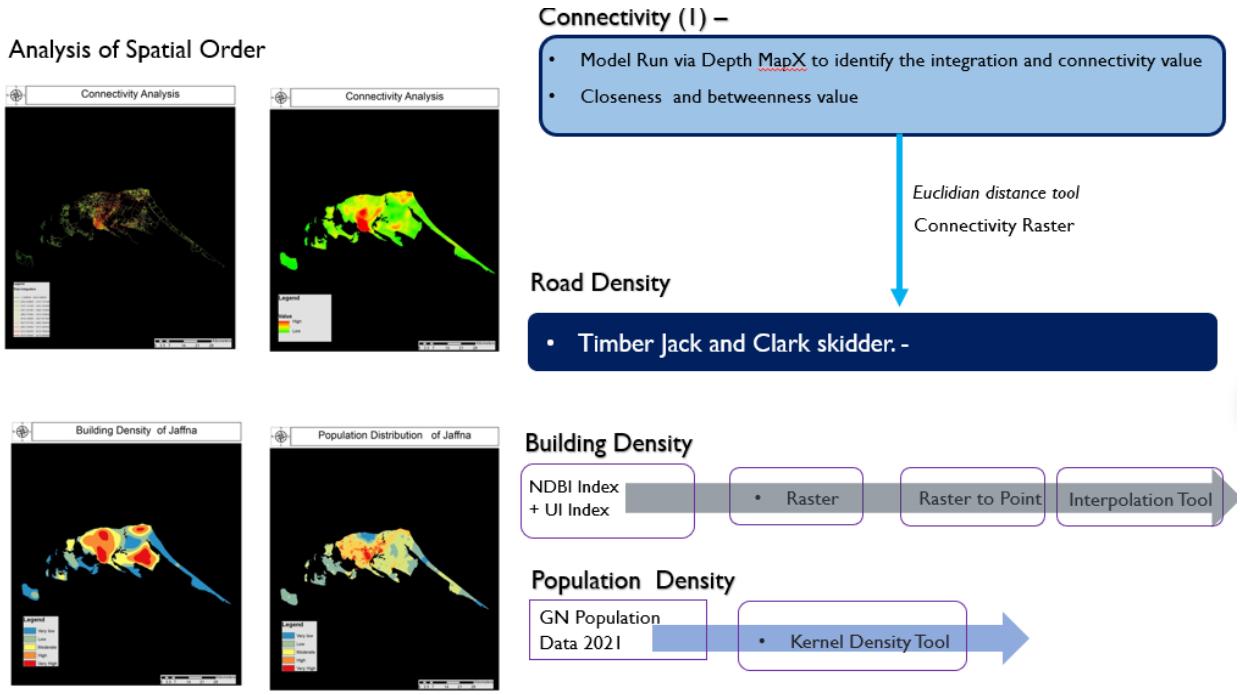
The proposed Development Plan has been designed with a forward-looking approach, covering a period of 10 years (2026 to 2035). A partial component of this plan is the re-evaluation of the future urban hierarchy to support sustainable urban growth and balanced regional development.

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**

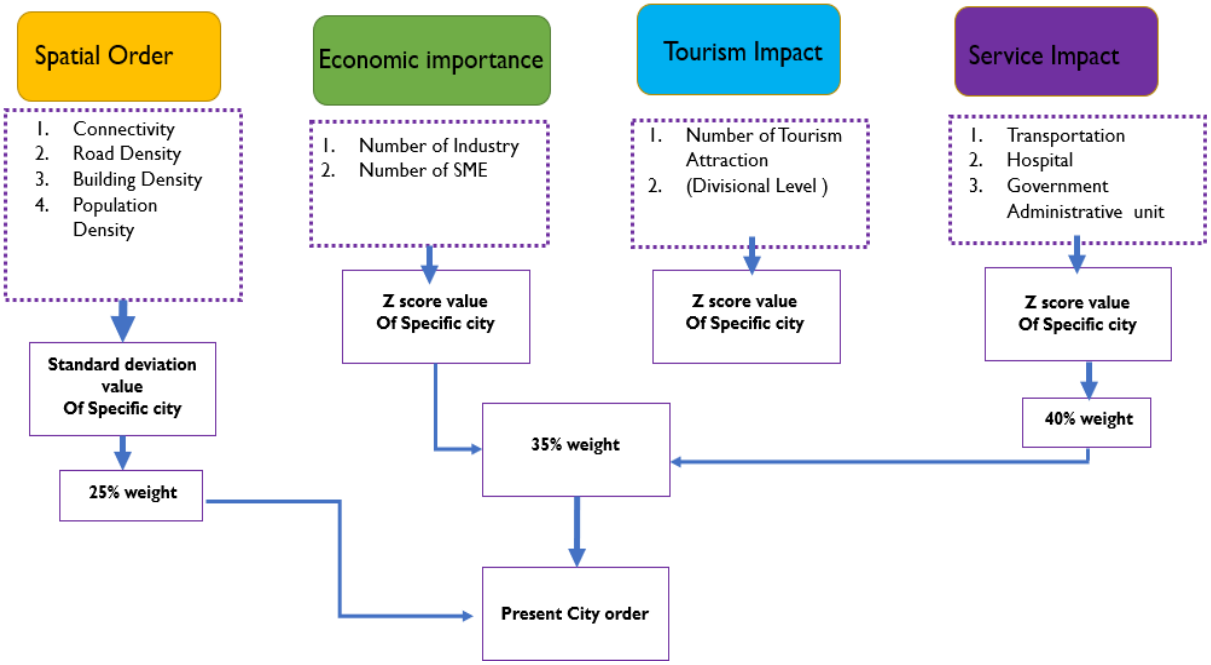
The combination of these parameters was examined through a **Weighted Index Analysis,** which provided the basis for ranking towns into their respective future orders.

Following chart and table elaborates how it has been conducted.



Source: Urban Development Authority (NP)

Weighted index analysis



Source: Urban Development Authority (NP)

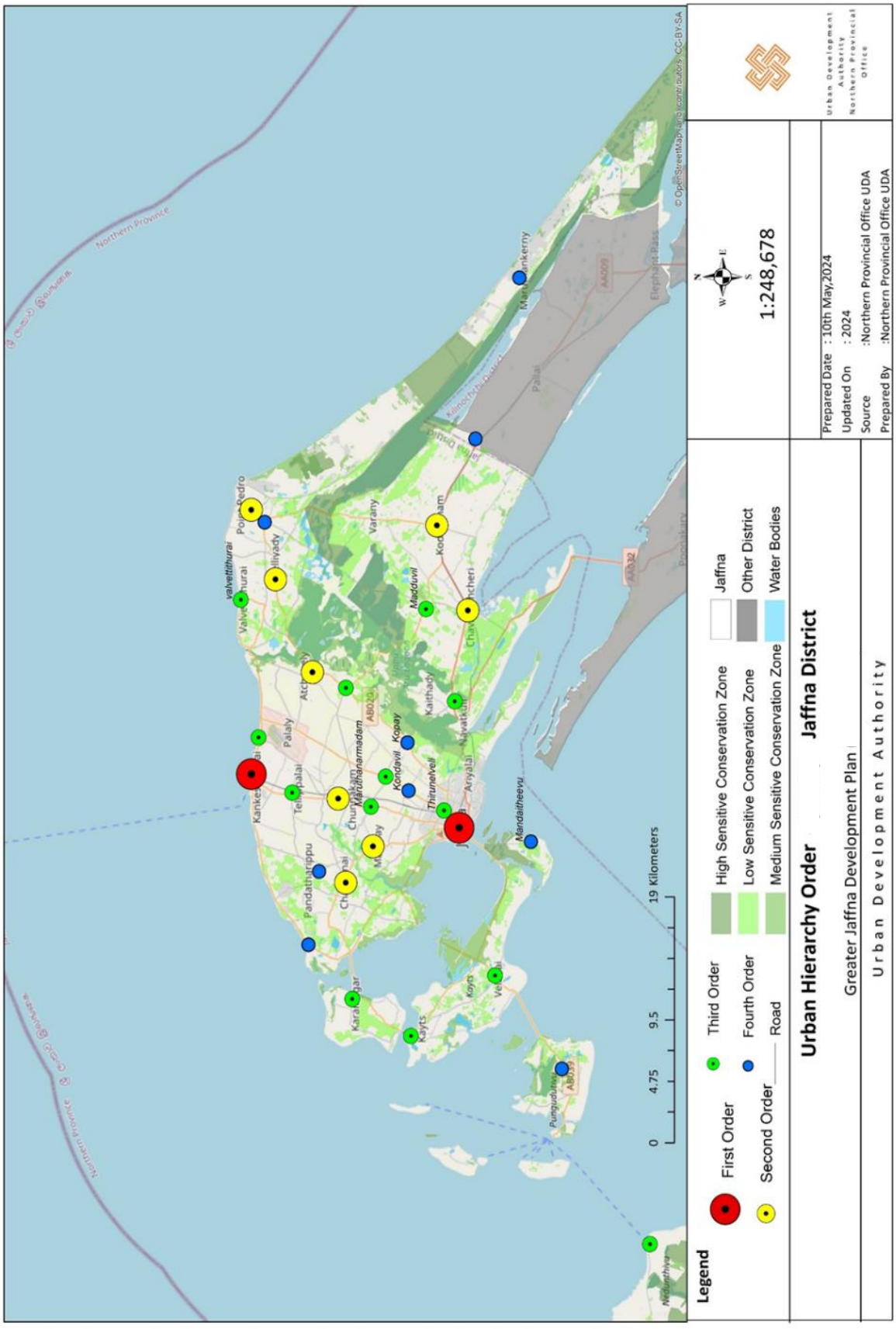
Based on the analysis, the Proposed Urban Hierarchy of Jaffna District for 2035 is outlined in the following table:

Table 1:Orders of Towns

Order	Name of the Town
1st Order	Jaffna, Kankesanthurai
2nd Order	Chunnakam, Manipay, Chavakachcheri, Kodikamam, Point Pedro, Chankanai, Nelliady, Atchuvely
3rd Order	Valvettithurai, Maruthanarmadam, Puttur, Maduvil, Velanai, Neduntivu, Kayts, Karainagar, Thirunelveli, Urumpirai, Kaithady, Palali
4th Order	Pungudutivu, Mandaitivu, Thellipalai, Pandatharippu, Kondavil, Eluthumaduval, Maruthankeni, Kopay

Source: Urban Development Authority (NP)

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



Source: Urban Development Authority (NP)

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

Chapter 2 –Background of the Local Area Plan

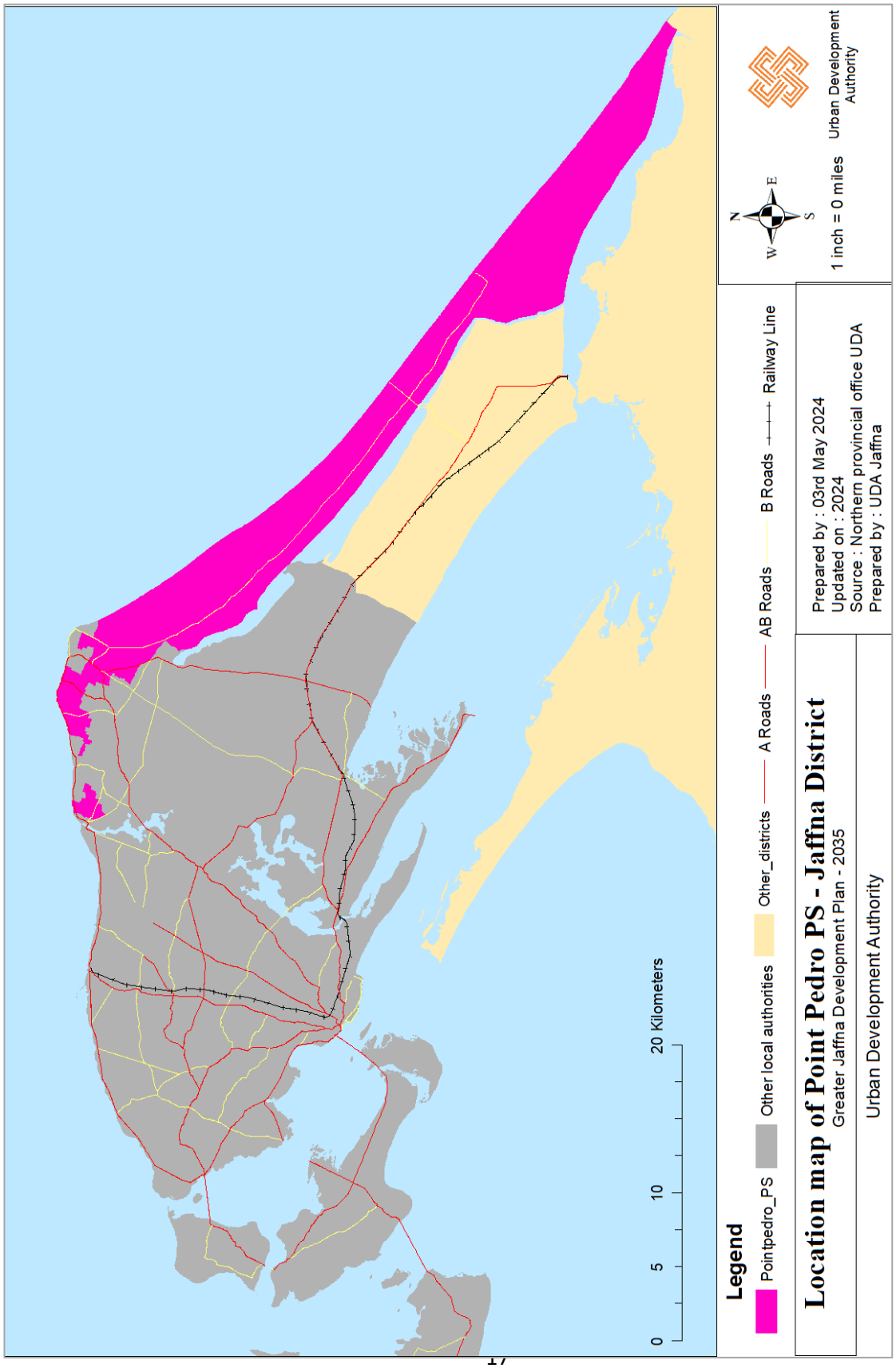
2.1. Introduction

Point Pedro PS Area is located in the North east point of the Jaffna District, in the Northern Region of Sri Lanka. Geographically the Point Pedro PS area is bordered North and East by water and South and West by land. It totally covers an area of 230 Sqkm which is 22.43 % of the total land area. It is bounded as North and East by sea, South by Kilinochchi district and West by Chavakacheri PS Area.

There are 38 GN divisions covered by the planning area, among the 38 GN divisions, Chundikkulam GN holds the larger portion of land extent with in the PS area Keruduvil East holds the smaller share of land extent. All these G.N Division includes to the 24 wards. The entire Jaffna District divided as four regions such as Valikamam, Vadamarachchi, Thenmarchchi and Island within that, the Point Pedro Pradeshiya Sabha area fallen within the Vadamarachchi region and it has identified as one of the most important coastal town in the region.

2.2. Location

Map 3: Location of Planning Area



Source: Urban Development Authority (NP)

2.3. Demographic Profile

Total population of the Point Pedro PS area is 44,785 which suggests 7.12% of the total population in 2022 which includes 21,905 (49%) of male population and 22,880 (51%) of female population. Accordingly, the population profile is known, Katkovalam has the highest population which is 6.0% and second highest population is in Keruduvil south which is 5.8%, among the total population of the planning area. Also, Chundikkulam area has no population. Because Chundikkulam division is not allowed for resettlement. Nagarkovil South G.N division which has the percentage of 0.07%, is the lowest area within the PS area. When considering the ethnicity population of the planning area the Tamil community is the majority it is around 98.2 % and Muslims and Sinhala respectively as 1.5% and 0.3% and which is the place identified as together with multi community. When considering the religious population of the planning area majority of the population (93.7%) is Hindu and Christianity is the next most prevalent religion, making up 6.16% of the total, followed by Islam (0.04%).

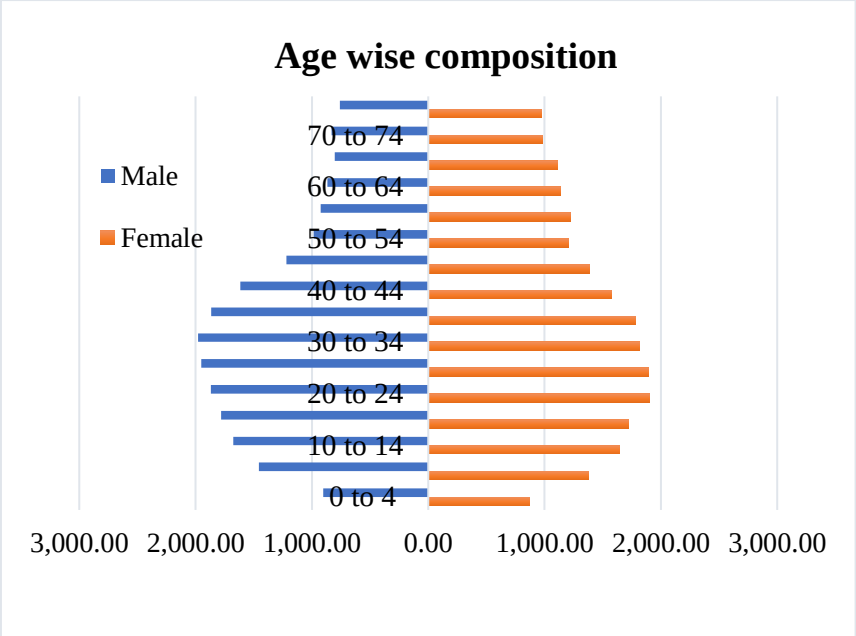


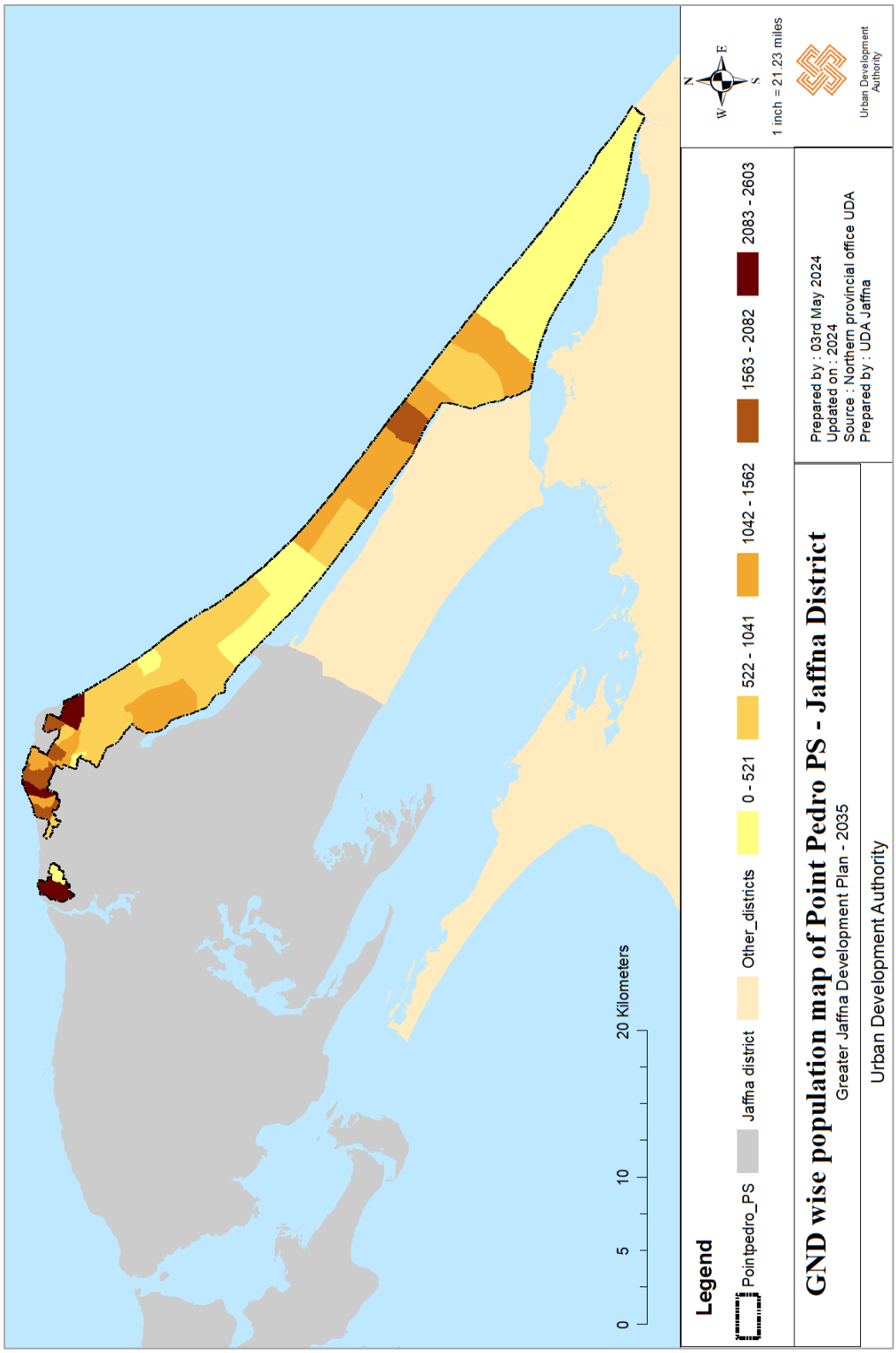
Chart 1: Age wise composition of PPPS (2022)

Source: Statistical handbook of Divisional Secretariat Vadamarachchi East 2022

The age composition of Point pedro PS Area which indicates 12.38% of schooling population, dependency population (Elders & Infant) is17.97 % and Labour force population is 69.65%. Daily commuting population around 800 – 1000 persons per day is coming to the town center to fulfill their basic needs such as trade and commercial administrative, health and educational service. Majority of the people depending on the health service because of the Manthikai base hospital is located in the Manthikai town and which is providing essential health service for the people in intra and inter level. Population growth rate

of the in year 2022, It was verified as 0.53% per year. Accordingly, 45,805 population is predicted in the planning area by 2035. The population density of Point Pedro PS area was recorded as 194 people per square kilometer in year 2022

Map 4: Population Density _2022

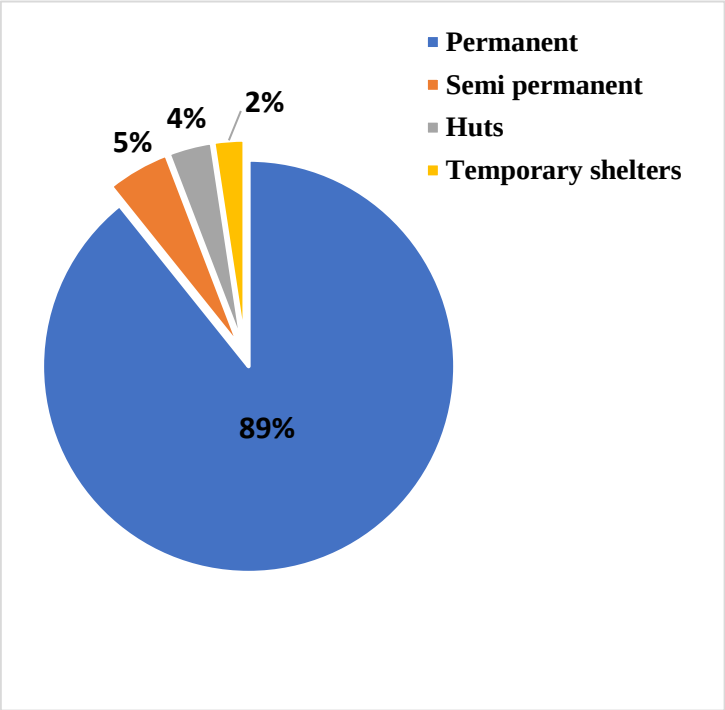


Source: Urban Development Authority (NP)

2.4. Housing

When considering the housing units of Point Pedro PS Area, its nearly 12,575 housing units which are occupied by 14,690 families.

Chart 2: Housing Structure of PPPS (2022)

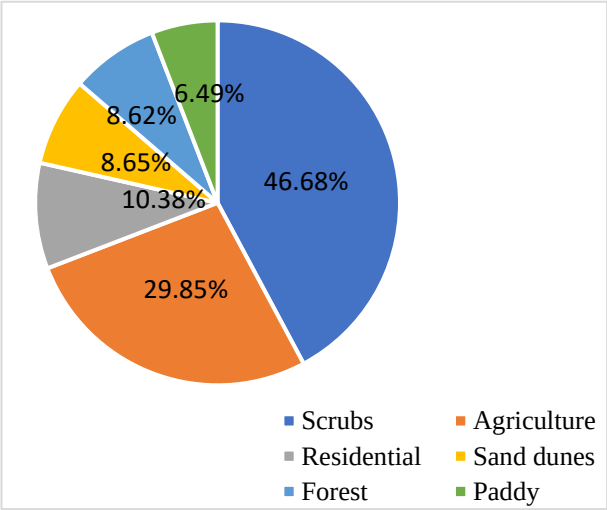


Source: Statistical handbook of Divisional Secretariat Vadamarachchy East & Vadamarachchy North 2022

When considering the housing type of the Planning area, the majority of the households (89%) belongs to permanent housing units, less number of households (5%) have semi-permanent houses and there are 4% and 2% of housing units having huts and temporary shelters respectively. Housing deficit of this area is identified as 515 in the year 2022. The Housing density within the Planning area is about 54 per square kilometer.In the Point Pedro PS Area Katkovalam has the highest number of families meanwhile Chundikkulam has the lowest number of families as there are no settlements. Average house hold size is 3.7.

2.5. Land Use Pattern

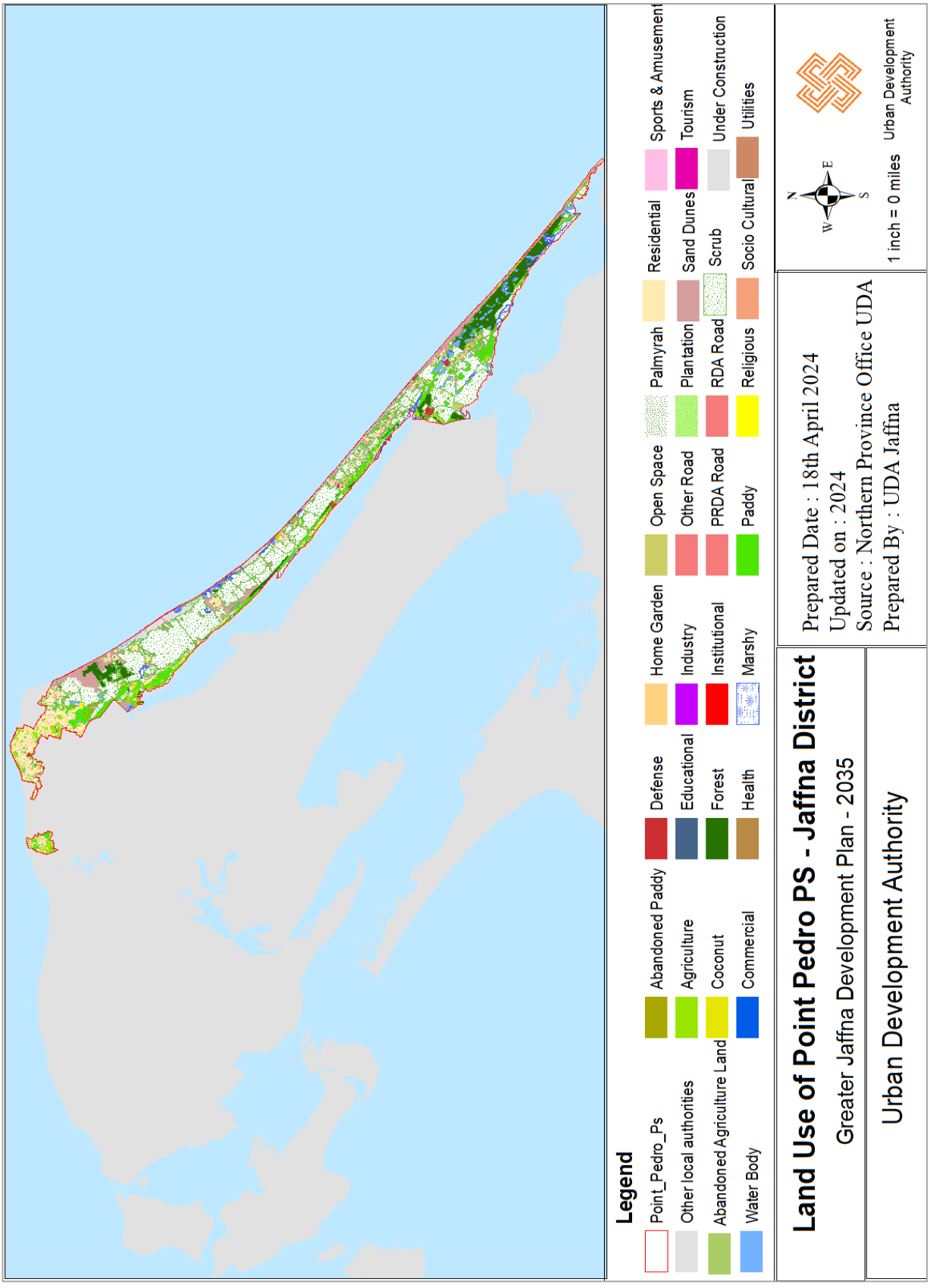
Chart 3: Existing Land Use Pattern, 2022



The total land extent of the planning area is 230sq.km which covers 22.43% of the district land extent. In the existing land use pattern of the PS area, the scrubs have a bigger composition, it is 46.68%. Agriculture holds 29.85% which is the second biggest land use composition. Other than these residential 10.38%, sand dunes 8.65%, Forest 8.62% and paddy 6.49%.

Source: Statistical handbook of Divisional Secretariat Vadamarachchy East & Vadamarachchy North 2022

Map 5: Existing Land Use Pattern_2022



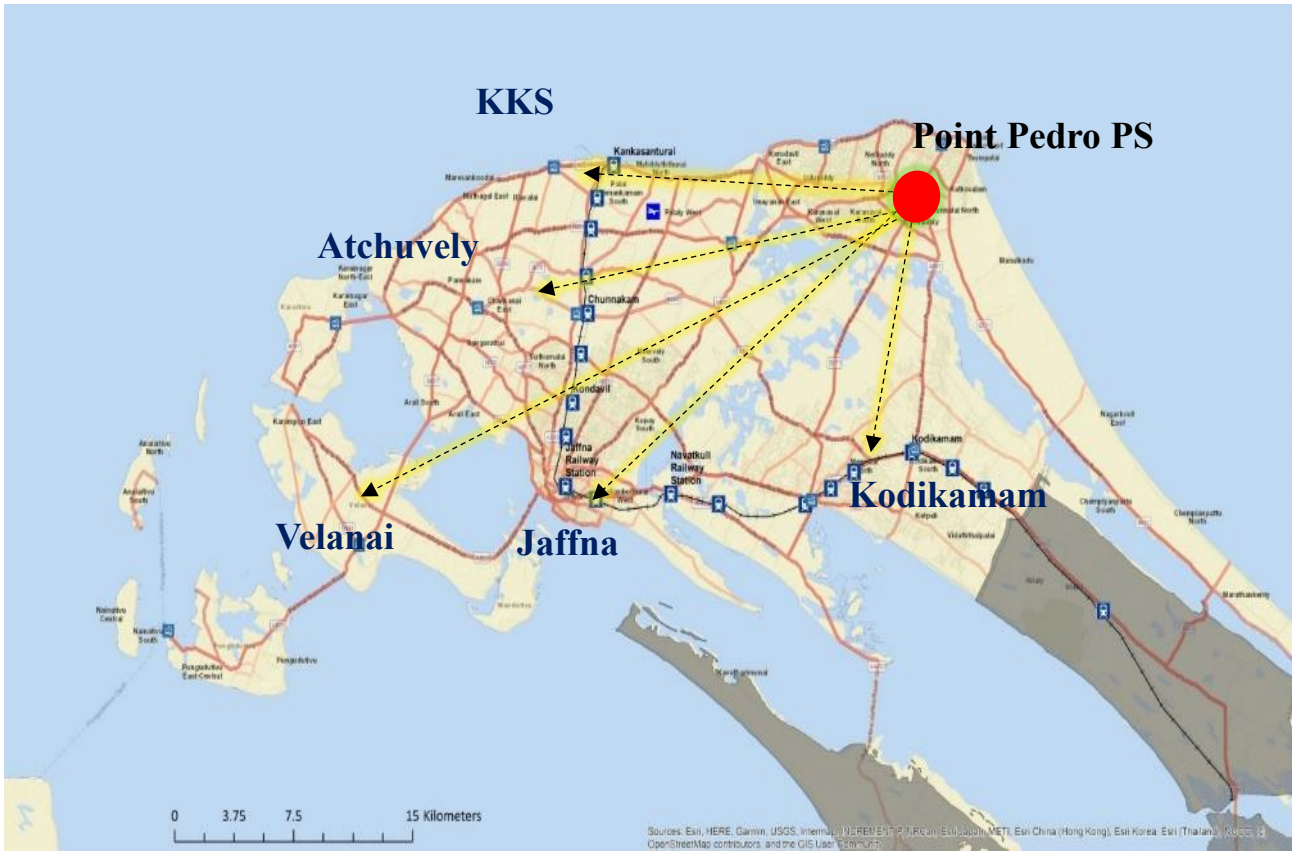
Source: Urban Development Authority (NP)

2.6. Physical Infrastructure

2.6.1. Linkages

Point Pedro PS area is strategically located at the north most point of the Northern province, Sri Lanka. This is connected physically with other towns of the entire Jaffna District through the Road Network and is located at a distance of nearly 36 Km from the Capital Jaffna city on the South and 5 Km from the Nelliyadi on the West. The North and East part of the Point Pedro PS area is bounded by the sea. Accordingly, the Point pedro PS area is identified as the second order town center. Similarly, the Point Pedro PS area is connected with other towns through the Functional linkages in terms of Educational and Institutional activities, Commercial activities, administrative activities and the transportation network of the region.

Figure 1: connectivity with catchment town centers



Source: Urban Development Authority (NP)

Point Pedro Ps – Jaffna Town	= 31 Km
Point Pedro Ps – Atchuvely	= 14 Km
Point Pedro Ps – KKS	= 32 Km
Point Pedro Ps – Kodikaamam	= 14 Km
Point Pedro Ps – Velanai	= 47 Km

2.6.2. Roads and Transportation

Point Pedro PS Area is served by a well-connected road network. The road network is maintained by the institutions of Road Development Authority, Road Development Department and the local Authority. The following table describe the Road list of Point Pedro PS,

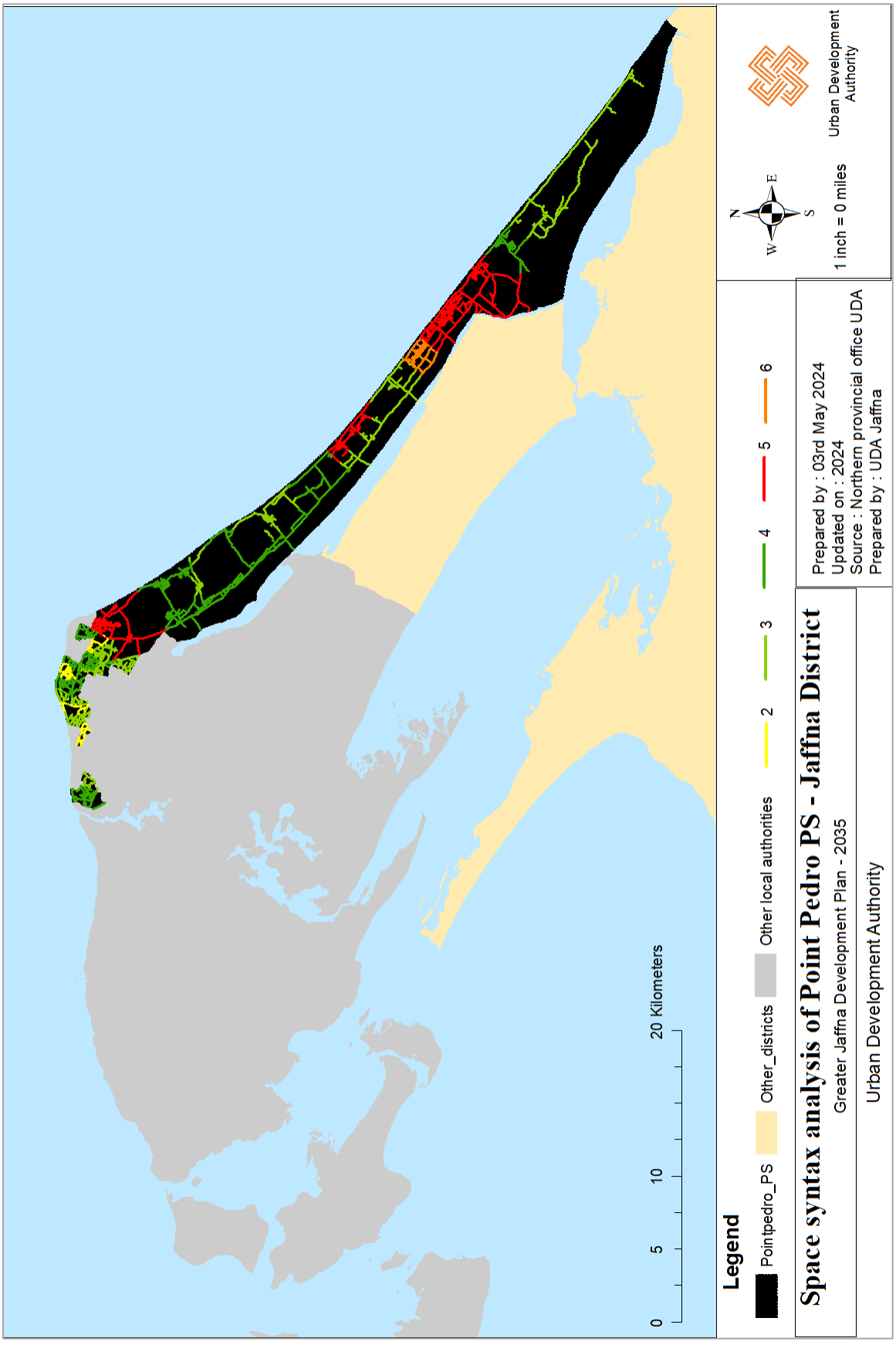
Table 2:Detail Road Category of Point Pedro PS

Institute	Type of road	Number of Road
Road Development Authority	A & B class	05
Road Development Department	C & D class	02
Local Authority Road	-	655

Source: Statistical handbook of Divisional Secretariat Vadamarachchy East & Vadamarachchy North 2022

In the above road network contribute to local mobility and accessibility, facilitating intra-regional level transportation for all as efficiently. When examining the connectivity within Point Pedro PS, particularly the middle part of the area encompassing Vettilaikerny, Aliyawalai, and Uduthurai, along with certain GNDs in the northern part such as Puloli Northeast, Puloli East, and Katkovalam, it's evident that high connectivity exists. Because in these GNDs the AB class roads are intersecting. Conversely, despite the presence of numerous roads in the northern part of the planning area, connectivity remains low. In other areas, connectivity is of a medium level due to a scarcity of roads.

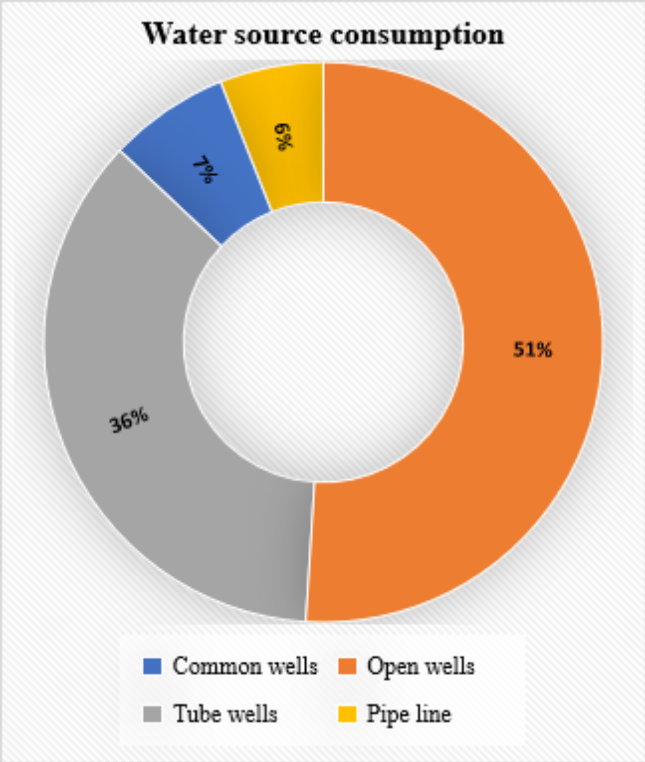
Map 6: Space syntax Analysis



Source: Urban Development Authority (NP)

2.6.3. Water Supply

Chart 4:Water source consumption of PPPS (2022)



Source :Statistical handbook of Divisional Secretariat Vadamarachchy East & Vadamarachchy North 2022

The main source of water supply for entire Point Pedro PS Area is depending on the ground water for their drinking and other uses. The National Water Supply and Drainage Board offers the district water supply schemes that are currently in operation and have covered the majority of the areas lying under the planning region. When analyze the water consumption of the area there are four types of water sources. Namely from Common Well (7%), Open well (51%), Tube well (36%), Pipelines (6%) and other open sources. According to the available data compare to the other water sources there is a huge requirement of pipe line water (41%) in Point Pedro PS Area.

2.6.4. Electricity supply

Nearly 97% of the Point Pedro PS area is electrified with supply from CEB and the rest 3 % is also being in progress of fulfilling stage. In point pedro area the concept of green energy supply is now in progress. Therefore, able to get affordable electricity in the future.

2.6.5. Solid waste Management

28.3 MT of waste generated per month in the Point Pedro PS Area. Out of that, 21.6 MT of waste were collected by the Local Authority. Open dumping yard operated by Local Authority in the Vallipuram Area and which is belong to them. Residential waste managed by each individual housing unit because of the large plot size. details given below. chart regarding to the solid waste collection in Point Pedro PS Area.

Table 3: Details of Solid waste Management (2022)

Name of Local Authority	Generated Waste - MT/ Month	Collected Waste - MT/ Month	Degradable Waste Collection - MT/ Month	Non – Degradable Waste Collection -MT/ Month	Used Amount of degradable waste to produce Compost MT/ Month	Produced solid Fertilizer (Organic Waste) MT/ Month	Fertilizer Sales Details (this Month in Rs.)	Currently Available Stock of Fertilizer (Till this Month/ MT)	No of Compost Yard	Number of Dumping Place	No of Tractor Usage for SWM	No Of Sanitary Labour Permanent	No of Sanitary Labour Out Source/ Adhoc
Point Pedro PS Area	28.3 MT	21.68MT	21.400 MT	6.425 MT	13.25 MT	Nil	Nil	Nil	Nil	-	2	13	-

Source: Statistical handbook of Divisional Secretariat Vadamarachchy East & Vadamarachchy North 2022

2.7. Social Infrastructure

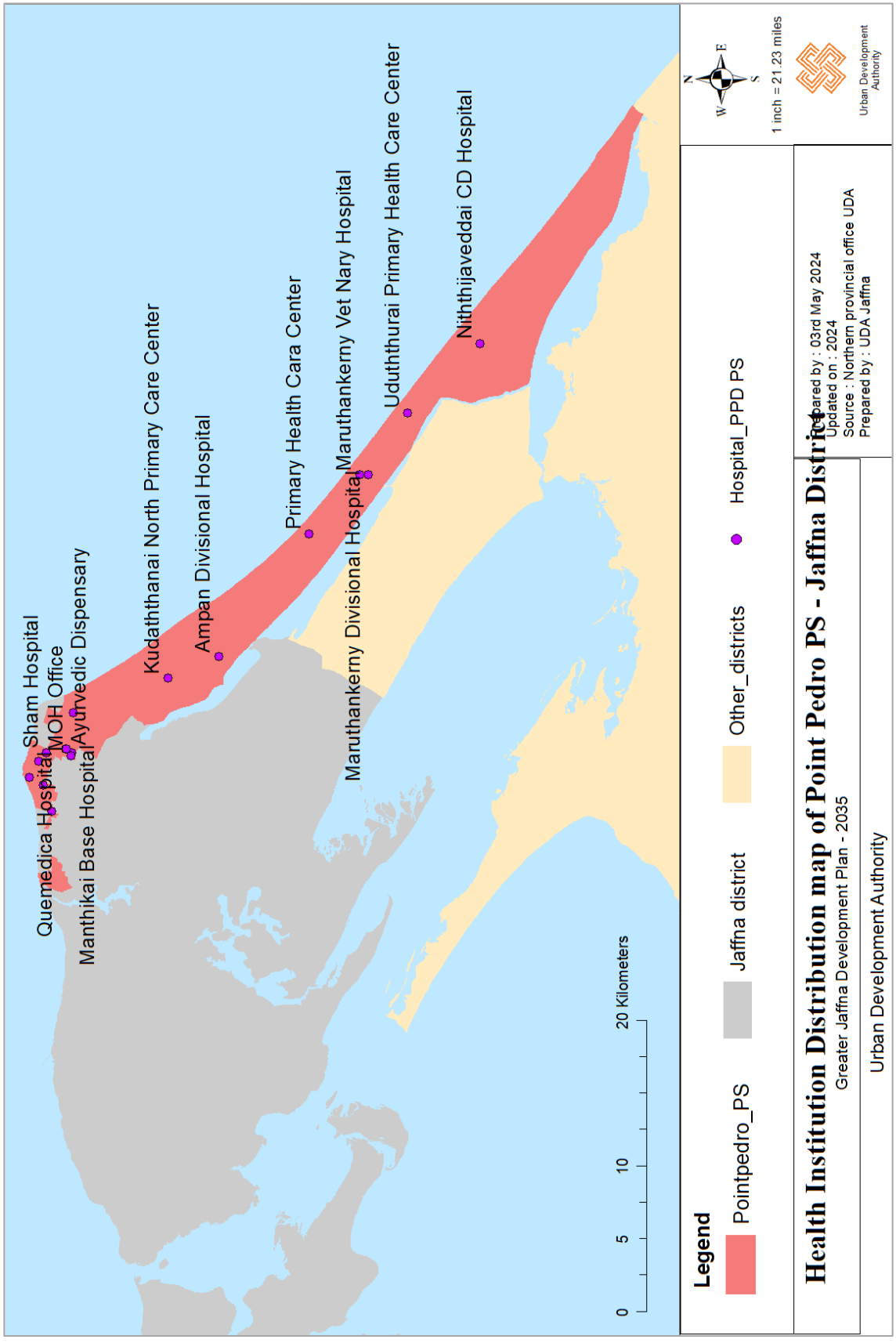
2.7.1. Health

The Point Pedro PS area has a good Health facility within the region. The 1 base Hospital in Manthikai and 2 Divisional hospitals in Ampan and Maruthankerny are located within the planning area which is one of the major potentials. Also, Primary Medical Care Unit (PMCU) is functioning in Mullian. In addition to this, most of the private medical centers and health care centers are located within the service densified Planning area. Also there is only one registered private pharmacies in Point Pedro PS Area.

Manthikai Hospital serves a significant portion of the region's population, providing a range of medical services and playing a vital role in the local healthcare infrastructure. The Manthikai hospital typically accommodates around 200 – 300 beds per month. These beds are distributed among general medicine, surgery, pediatrics, obstetrics and gynecology, and other specialty wards.

According to the statistics, common disease found in the planning area which are dengue, diarrhea, and tuberculosis. High number of dengue patients recorded in the area due to the flash floods and the inappropriate handling of water-stagnant waste items.

Map 7: Existing Health Institution Distribution Pattern_2022

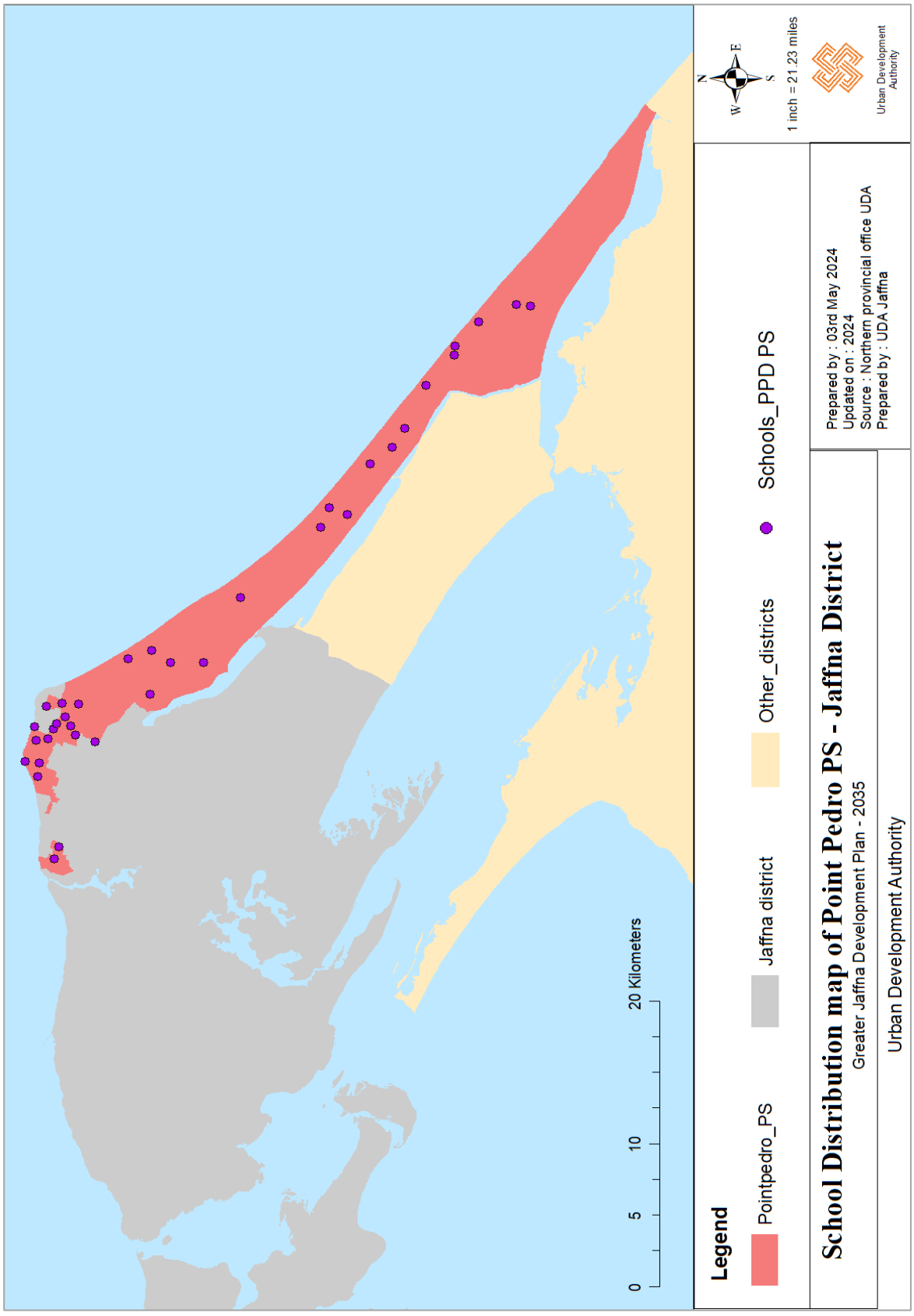


Source: Urban Development Authority (NP)

2.7.2. Education

The Planning area is facilitated with 31 provincial schools including 3 - 1AB type schools, 4 - 1C type schools, 14 - type - II school, 10 - type - III schools and there are 2 nonfunctioning schools. When considering the teacher and student's ratio for Point Pedro PS zone is 1:10). Other than that, there are lot of higher education facilities also available within the area. which is one of the major potentials in terms of educational sector. Specifically, private institutes are located within the area. higher numbers of students are getting educated from these institute from the surrounding area. The following image shows the distribution of educational institutions within the planning area.

Map 8: Existing Schools Distribution Pattern



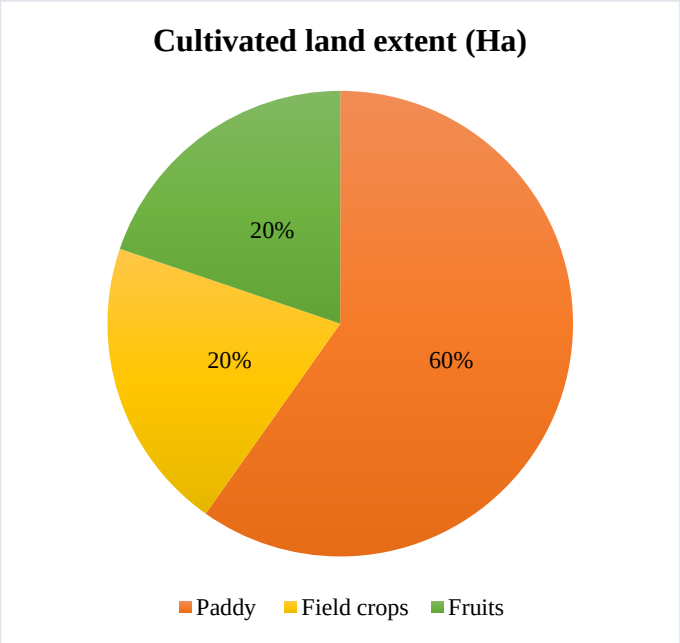
Source: Urban Development Authority (NP)

2.8. Economy Profile

2.8.1. Primary Sector

There are approximately 3251 families involving in the agricultural sector. Puloli west and Keruduvil south has most farm families idendified in the planning area. The total area cultivated by paddy is 1083.31 Ha.

Chart 5:Details of Cultivated land extent (Ha), 2022



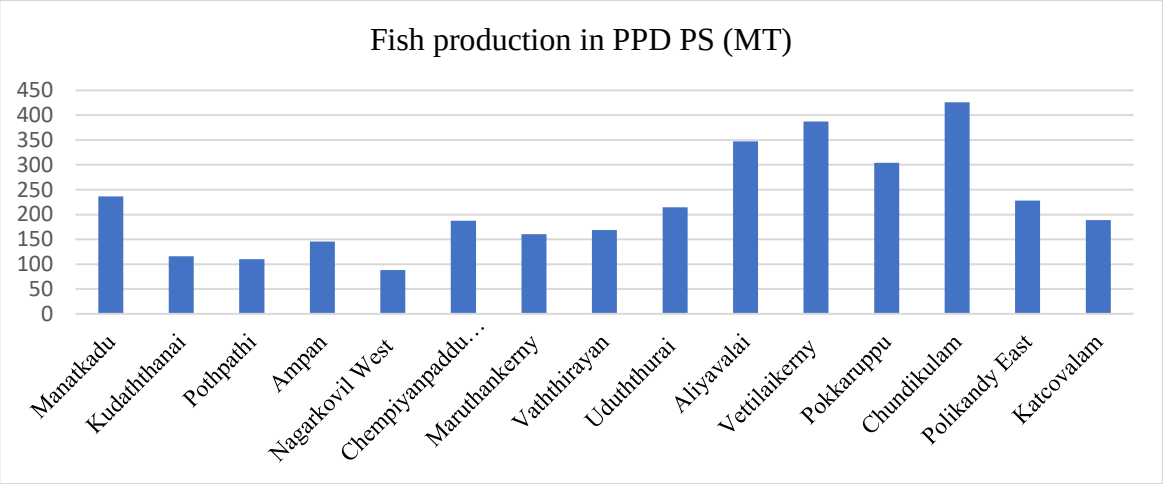
Source: Statistical handbook of Divisional Secretariat Vadamarachchy East & Vadamarachchy North 2022

Vegetable and Subsidiary productions hold a percentage of 20% in agricultural lands and this includes specially crops like Chilly, Red onion, Capsicum, Tomato, leave vegetables, Snake gourd, Bitter gourd, Pumpkin, Brinjal, Manioc, Green chilies, Black Gram, Ground nut, green gram, Cowpea and Ginger. These crops and vegetable productions are carried out in a land extent of about 369.46 hectares. In agricultural sector fruits productions holds 358.44 ha land area which includes specially mango, plantain, limes, passion fruit, wood apple, papaw, nelli and Jack fruits etc.

Fishery

The fishery sector is the priority shareholding economic activity of the selected local Authority area. Because it has the long coastal belt from Manatkaadu to Chundikkulam. In the fishery industry Point Pedro PS Area's fish production is 3310.61MT. There are 15 fishing division are available for the entire 38 villages where 4238 fishing families and 16,103 fishing population are engaging in this sector. Among those, nearly 4605 members are registered as active fishermen and others are supportive employees. Among the 15 fishing divisions Chundikkulam division has the higher fishing production which was 426 MT. Second highest division was Vettilaikerny (387.5MT). Nagarkovil West division has the 88.4 MT fish production which was lower among the 15 divisions.

Figure 2:Fish Production (2022)



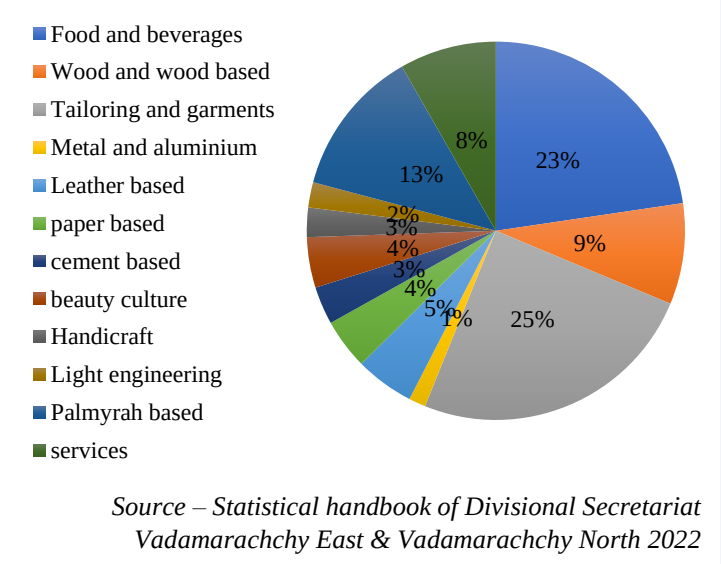
Source – Statistical handbook of Divisional Secretariat Vadamarachchy East & Vadamarachchy North 2022

When observing the fishing production and the number of active fishermen in the Point Pedro PS area, it is evident that the production is very low. This can be attributed to several factors, such as declining fish stocks, environmental changes affecting fish populations, or a decrease in the number of skilled or available fishermen in the area. The combination of these factors likely contributes to the observed low fishing production in Point Pedro PS.

2.8.2. Secondary Sector

Industry

Chart 6:Details of Industrial sector (2022)



Source – Statistical handbook of Divisional Secretariat Vadamarachchy East & Vadamarachchy North 2022

Industrial sector is identified as one of the rapidly emerging sectors within the Planning boundary. The industrial sector includes only small-scale industrial orientations. There are many industries in Point Pedro PS. Those data shown below in the chart. Among those industries Food and beverages are the major industry and Metal and aluminium are the minor one. Among these industries

local tailoring, Food and beverages and Handicrafts are some of the familiar industries within the planning area. Self-employment activities are also seen at a considerable rate within the planning area which are needed to be given higher importance while development proposals to enrich the economy of the local Community.

2.8.3. Tertiary Sector

Services

Service sector activities have been taken place as government and private sectors. But regional people show a great interest to self-employment efforts. Also, the town is potential for wholesale business and retail trade as well as having offices such as divisional secretariat, urban council and other government departments and other services such as schools, divisional hospitals, financial institutions, bus stand, market, and multi-purpose shops are found in the town center.

2.8.4. Tourism Sector

Point Pedro PS limits accumulates a larger capacity of tourism related opportunities with ancient, historical elements and environmental features. Accordingly, Tourism attractive places listed within the Point Pedro PS limits as described below, Point Pedro PS area boasts diverse tourism attractions. The Vettilaikerny Lighthouse offers panoramic views of the coastline and Indian Ocean, with historical significance dating back to colonial times. Nearby, the Manatkaadu Dutch Period Church, a relic from the Dutch era, showcases unique architecture and cultural heritage.



Ruins of Manalkadu Dutch Church

Visitors can explore the Manatkaadu Casuarina Plantation Forest, providing shaded walking trails amidst towering casuarina trees. The Nagarkovil Nagathampiraan Kovil, an ancient Hindu temple, attracts pilgrims with its spiritual ambiance and intricate sculptures.



Manatkaadu Casuarina Plantation Forest

Nature enthusiasts can venture into the Nagarkovil Mangrove Forest, a vital ecosystem supporting diverse wildlife and bird species. Chundikkulam National Park, renowned for its biodiversity and birdwatching opportunities, is situated adjacent to Nagarkovil Lagoon, offering a habitat for migratory birds and local fauna. But facilities should be needed. Such as tourism infrastructure and road networks.



Chundikkulam National Park



Thalaiyaddy Beach

2.9. Environmental Sector

Point Pedro PS is classified under Sri Lanka's arid zone and Temperature range from 28°C to 33°C and the highest temperatures are normally recorded during the month of April and May. Considering the unique character of climate and wind, it has greater potential for renewable energy such as solar energy other than that, Natural environment is the huge and unique potential of this area. There are lots of unique natural resources are covers in the PS area. Such as, Mangrove eco system, Coral reefs, Mineral sand, Sand dunes, beaches and birds' sanctuary area even, less attention of such environmental sensitive areas like encroachment and pollution becoming the threats for these area at the existing situation.

The environmental sensitive areas within the planning boundary, the scrubs have a bigger composition, it is 46.68%. Agriculture holds 29.85% which is the second biggest land use composition. Other than these residential 10.38%, sand dunes 8.65%, Forest 8.62% and paddy 6.49%. Very high environmental sensitivity is seen in the Eastern site.

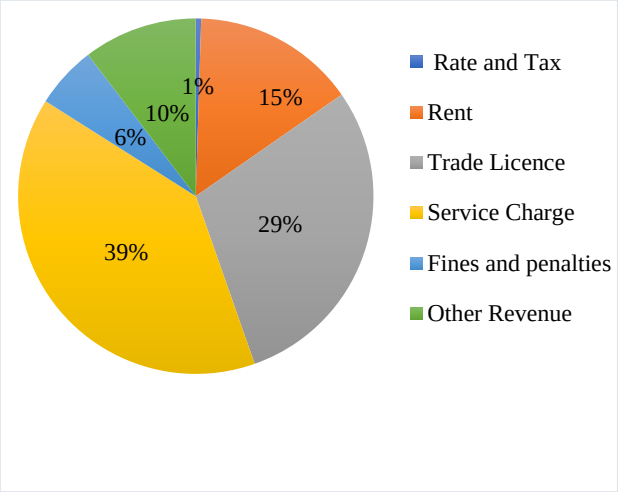
When considering the Disaster Risk of the area, which can be identified as an area natural disaster such as drought and floods. Very high flooding inundation area is seen in the Eastern site low lying area and the drought is mostly affected during April may season in all over the area.

Other than that, renewable energy potentials area has identified along the vadamarchi east coastal belt for solar and wind energy.

2.10. Local Authority Financial Capacity:

Economic sustainability must be steady and compatible in order to accomplish sustainable development in all domains, including the physical, economic, environmental, and social ones. In order to ensure that the Authority is strong enough financially to sustain the anticipated future development trends, the capacity analysis of the local authority examines the inflow and outflow financial characteristics of the area in detail. As a result, necessary development approaches are ensured and adjusted.

Chart 7: Revenue structure of PPPS,2022



Source – Statistical handbook of Divisional Secretariat Vadamarachchy East & Vadamarachchy North 2022

The total revenue generated by Point Pedro PS is Rs. 15625538.1. Based on this, taxes, rent, trade license fees, service charges, fines, penalties, and other government incentives account for the majority of Point Pedro PS limit's revenue. the main source of income, aside from government incentives. The Point Pedro PS limit's revenue structure is explained in the accompanying chart.

When considering the expenditure of this authority, total expenditure recorded as Rs. 122,484,555.00 by 2022. Which is including pension, special payments, salary distribution for staff. Salary distribution is the major expenditure compare than others.

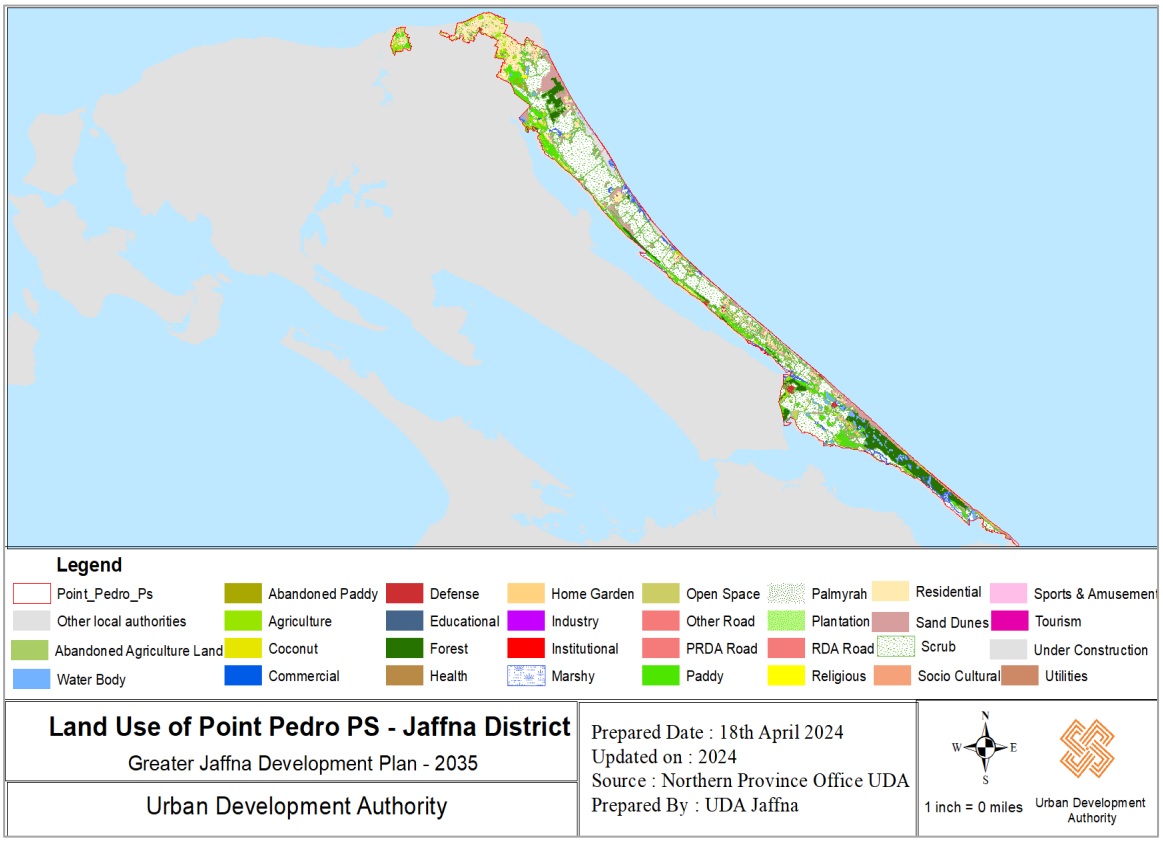
2.11. Identified Problems & Potentials:

Problems

- Poor condition of Local Roads and Inadequate Street elements within the town centers like Vehicle parking, green infrastructure

- Improper Market facilities and supply network for local product (Agriculture & Fishery)

- Larger amount of environmental sensitivity area



46.68% of the lands are scrub lands and also there are considerable amount of sand dunes.

- Less attention for environmental sensitive areas (Encroachment & pollution - Threats to mangrove ecosystems in Nagarkovil and surrounding areas due to pollution and habitat loss)





- Less attention for tourist destination place (Insufficient tourism infrastructure and services despite potential attraction like Chundikkulam National Park, Thalayadi beach)



Thalaiyady Beaches



Manalkadu Beaches



Manatkaadu Casuarina Plantation Forest



Manatkaadu Dutch period church



Nagarkovil



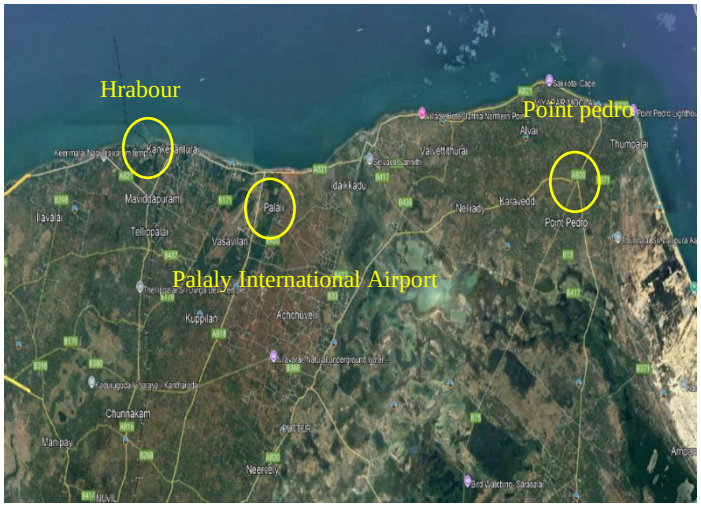
Chundikkulam National Park

- Lack of institutional support
- Untapped natural resource
- Absence of proper development guidance (development plan)

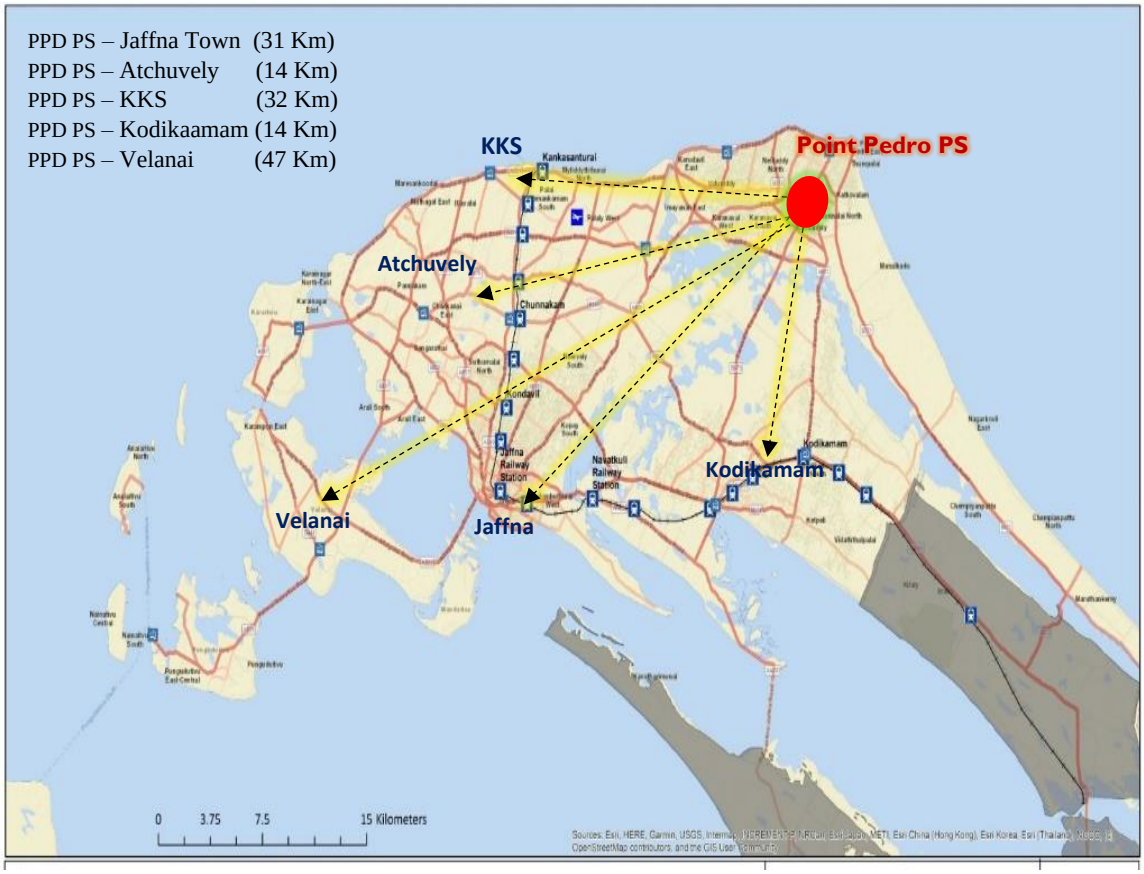
Potentials

- Locational advance (Point Pedro's strategic location near KKS Harbor and Palaly International Airport)

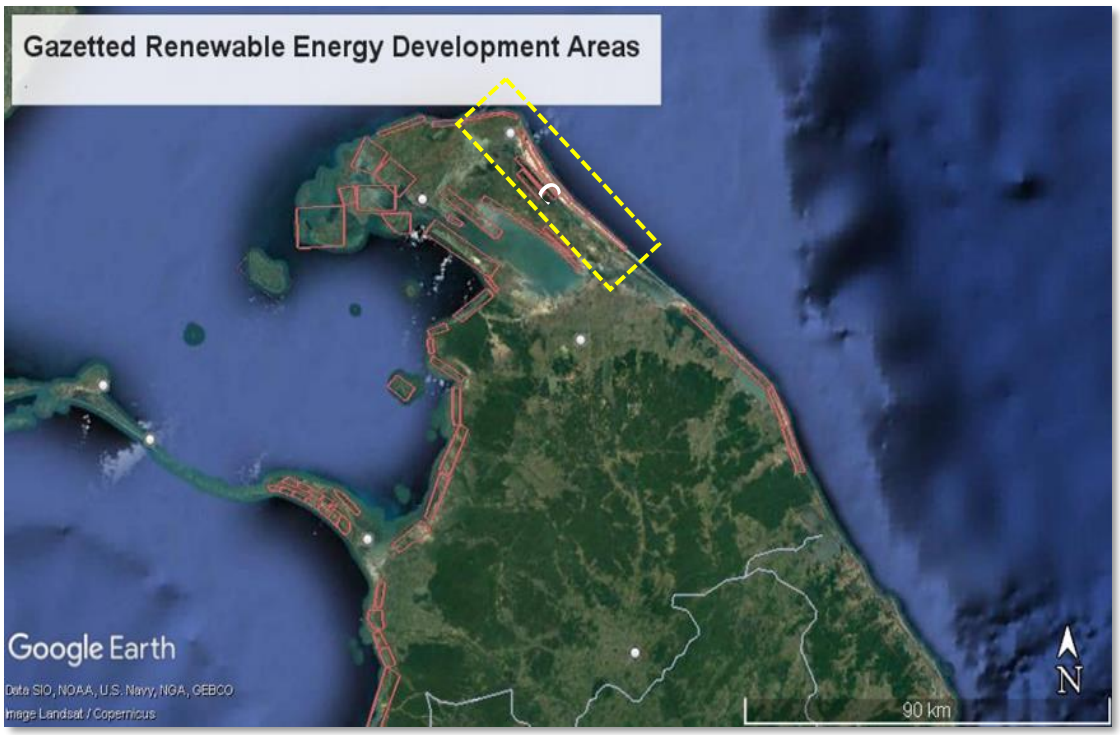




- well connectivity with surrounded town centers



- Availability of land for the investment opportunities (Rich location for Renewable Energy)



3,750 Hectare land have been identified in Vadamaradchy East area for the immediate investment for the Wind power Project.

- Availability of Natural resources like mangrove eco system, coral reefs, sand dunes and different mineral sands.





- Lengthy coastal belt (55km) with Energy potential area

- Availability of water source & NWS& B proposal

- Famous Tourist destination places (historical sites such as the Manatkaadu Dutch Period Church and Nagarkovil Nagathampiraan Kovil)







- Availability of regional base hospital





- 67 % of the labourforce population

Chapter 3 – Frame work of the Local Area Plan

3.1. Sub Vision

"Catalyst Node of East Coast of Vadamarachchi"

Stay – in - Sustainable

"Catalyst Node of East Coast of Vdamarachchi" is reflecting for the Point Pedro Pradeshiya Sabha as reveal the driving force to act as a Catalyst Node for sustainable economic development while considering the existing potentials. This setup enhances economic activities and connectivity, underscoring Point Pedro PS's strategic importance in fostering regional integration and prosperity"

This ultimate vision is focused that the Point Pedro Pradeshiya Sabha will be "***Stay - in - Sustainable"*** in future scenario while ***"Ensure the equal distribution of essential services"*** for all including all aspects like social, Physical, Economy and tourism.

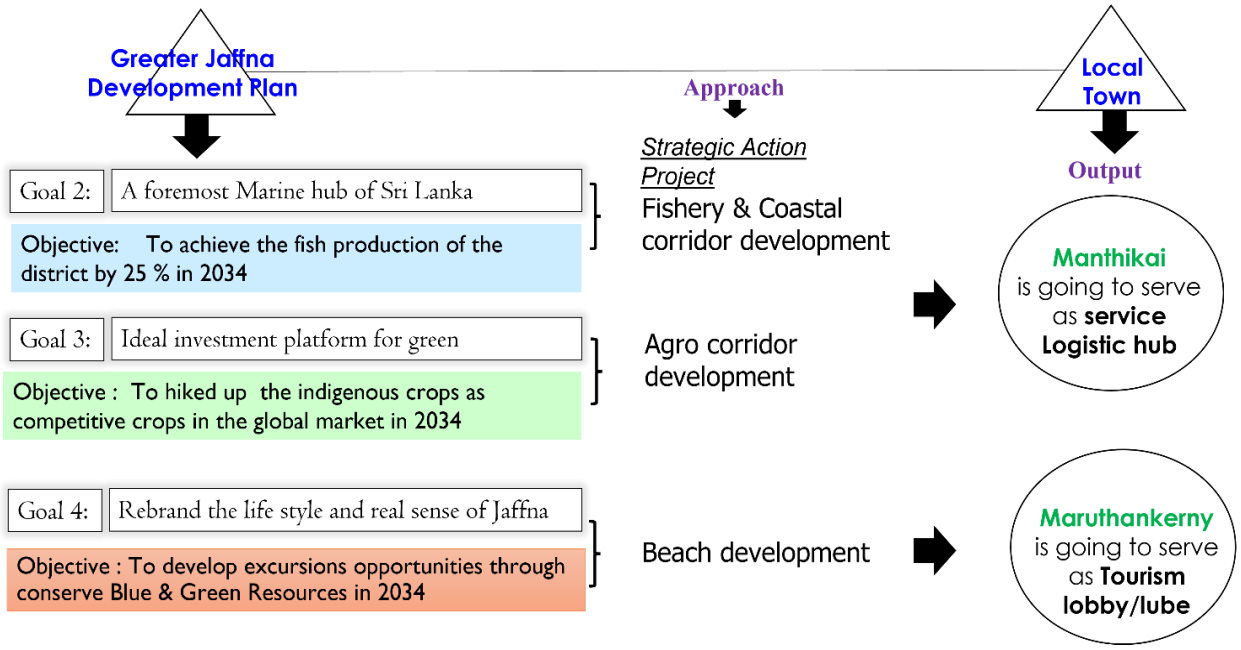
In order to that, Sub vision is correlated with the Main vision of Greater Jaffna Development plan through goals and objectives, to proposing the physical, social, economic, Tourism and environmental developments into the Point pedro Prdeshiya Sabha Area and identified each strategical action projects supported to providing the services to get the maximum utilization from the potential of Point Pedro Prdeshiya Sabha.

3.2. Correlation with the Greater Jaffna development plan

There is a close correlation between the vision of the Greater Jaffna Development Plan and the vision of the Local Area Development Plan. Each of the recommended goals and objectives for the successful implementation of the vision of the greater Jaffna Development Plan reflects the identified potential/resource in the local area. In order to that, the greater Plan has defined the planning strategies for how these resources can be utilized properly and optimally, and how they can be implemented in the local level. Based on that, several projects have been proposed in the local area plan under the various sectors. By implementing each of the projects, the vision of the Greater Jaffna Development Plan can be achieved, as well as the efficient development of the local area and the sub vision too.

The following chart clearly explained that, how the vision of the Great Jaffna Development Plan can be realized through the sub-vision of the Point Pedro Pradeshiya Sabha. To achieve this, three key goals are emphasized:

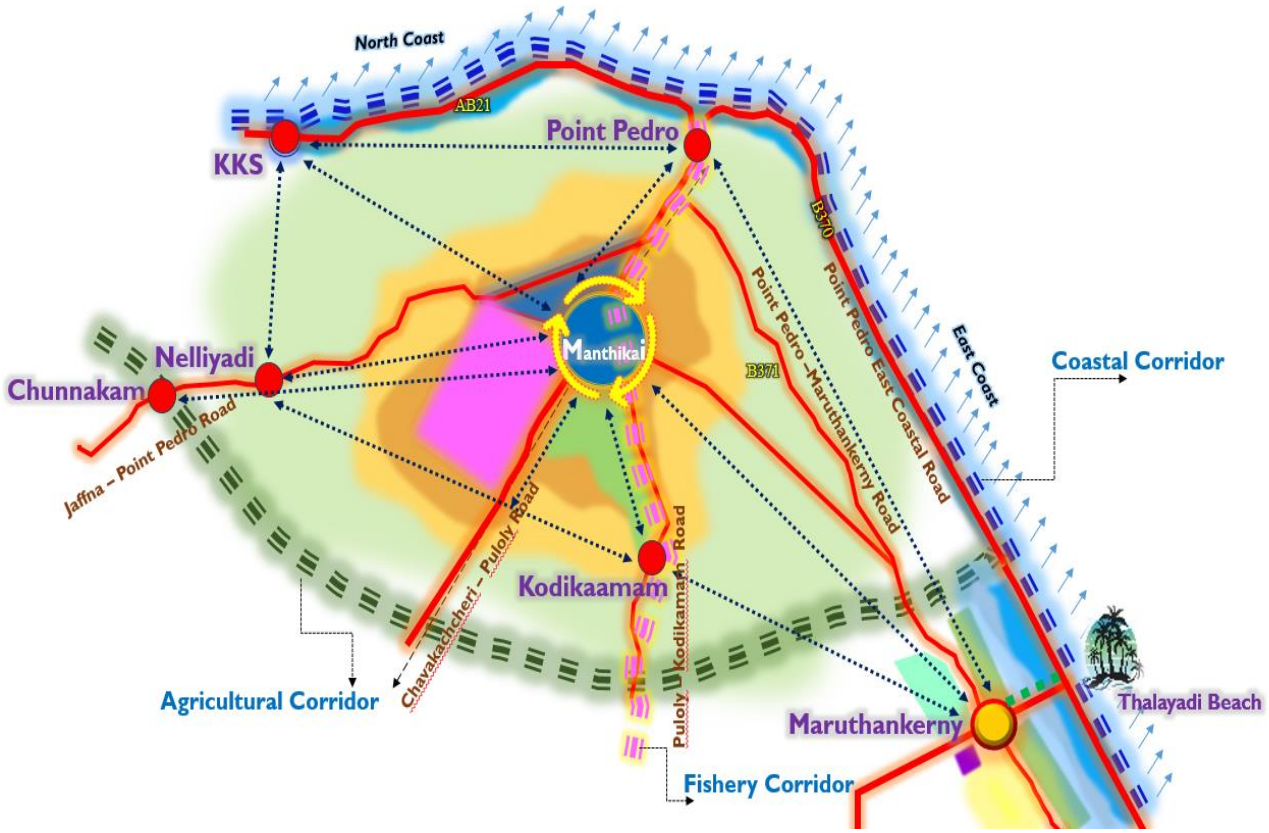
1. **A foremost Marine hub of Sri Lanka**
2. **"Ideal investment platform for green"**
3. **"Rebrand the lifestyle and real sense of Jaffna"**



3.3. SWOT Analysis

S	• Locational Advance (Palaly international airport and KKS harbour is nearby) • Well inter Connectivity with catchment towns • Tourism potentials areas - Thalayadi beach, Manatkaadu beach, Manatkaadu Dutch period church, Nagarkovil • Green energy area (SEA declaration) • Sufficient irrigation facilities • Deep sea fishing and lengthy coastal belt (55km) • Unique and special features of natural resources • Existing availability of infatuates facility like Manthikai base Hospital Maruthankerny hospital, road network, water supply scheme, electricity, schools) • 69% of Labour force population
W	• Absence of institutional supports • Poor condition of local roads • Absence of sectoral investments (Green energy area) • East part of the land is highly consisting the environmental sensitive areas. • Less attention for tourist destination place especially, pollution, encroachment (Beaches, Manatkadu church, Nagarkovil Area) • Improper Market facilities and supply network for local product (Agriculture & Fishery) • area, mangrove and sand dune area) • Improper Market facilities and supply network for local product (Agriculture)
O	• Proposed Agro, Fishery, and Coastal corridors in Greater Jaffna Development Plan • sectoral development Proposals in Greater Jaffna Development Plan • Proposal – 4th order city (Service center) in Greater Jaffna Development Plan • Proposed Water supply project (NWS&DB)
T	• Immediate development of surrounded towns • Threats to mangrove ecosystem due to illegal activity

3.4. Conceptual Plan



The Point Pedro PS area's conceptual plan emphasizes dual development:

"Enhancing Manthikai as a central service and logistics hub while positioning Maruthankerny as a burgeoning tourism lobby"

Manthikai is centrally located among key towns such as Kodikaamam, KKS, and Nelliyadi, with well-established road connections. This emerging town center, although still developing, serves as a crucial nexus where agrarian and coastal services converge. The town's infrastructure includes a Hospital Square and a Commercial Triangle, providing all essential services to the surrounding population. Additionally, the presence of extensive paddy lands enhances its agricultural output.

Manthikai's strategic position at the crossroads of three proposed main corridors—Agro, Fishery, and Coastal—enables it to function efficiently as a distribution and logistics hub. Products and services from these corridors can be easily disseminated through Manthikai to

outer area. However, to fully support its role, the town requires further development of facilities such as homestays and restaurants to accommodate tourists visiting the east coast.

In order to that, here the sub vision focus to utilize the potentials of point pedro PS in proper way. In that sense, it is planned to develop Manthikai Town as a service-oriented town with a various integrated service such education, health, tourism, commercial and financial, administrative sectors and is expected to attract local and foreign investors to the city through the connectivity (road network and corridor) by taking advantage of the strategic location of the city. Accordingly, a sustained and planned town will be created with sense of service manner and which will be a provide pleasant environment to live, work and entertain to boost local and national economy as well.

In future scenario, in this town center to be act as the best facilitator node of the East coast of the Vadamarachchi region also through this development Economic viable promotions are highly recommended incorporate with economic related activity such as parking development, general trade, and other commercial development (restaurants, value added industries, storage, ware house and etc. also the concept has given prioritization for nature friendly activities like green infrastructure developments.

Maruthankerny, located on a narrow land strip with an extensive beachfront, offers significant potential for fishing and tourism. The area's long beach and the attraction of Thalayadi beach make it an ideal location for tourism development. Fishery products from Maruthankerny will be distributed through Manthikai, ensuring an integrated approach to regional development.

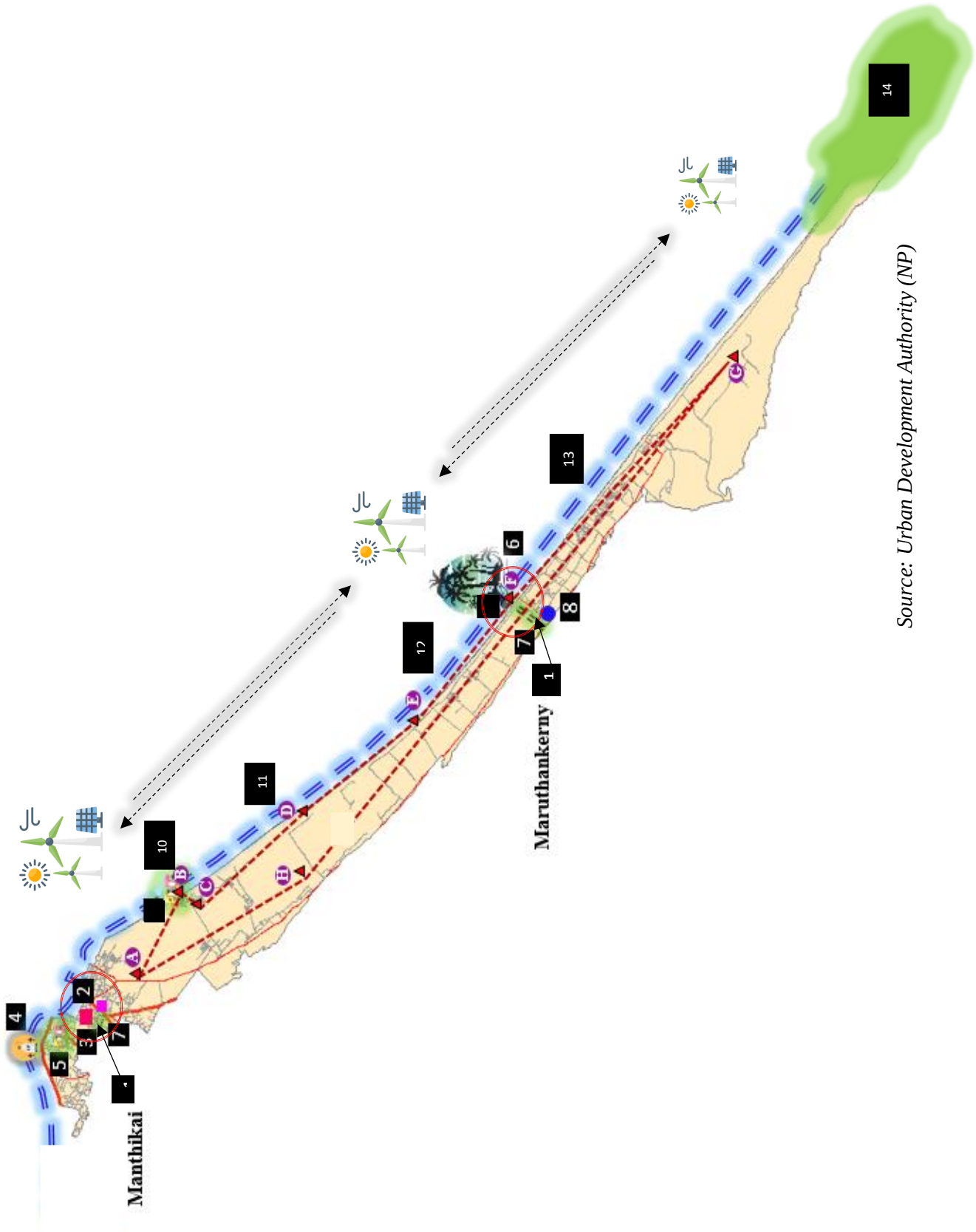
The Point Pedro PS area's **conceptual plan emphasizes dual development: enhancing Manthikai as a central service and logistics hub while positioning Maruthankerny as a burgeoning tourism lobby. This balanced strategy aims to optimize resource distribution, stimulate economic activities, and improve the quality of life for residents, establishing Point Pedro PS as a key player in regional growth and prosperity.**

Chapter 4 – Project Implementation Strategy

4.1 Identified Projects

	Name of Project
1	Town center development of Manthikai & Maruthankeny
2	Expansion of public vegetable market
3	Expansion of office building Manthikai
4	Electric crematorium at super madam graveyard
5	Children Park development Puloly
6	Thalaiyadi beach development
7	Tourism loop (foot path corridor) development (A to H) (To reach all the touism destination place such Mantkadu church, chundikulam, Nagar kovil)
8	Construction of fuel station Maruthankerny
9	Children Park development near to Thalaiyadi beach
10	Beach development at Manatkadu
11	Beach development Kudaithanai
12	Beach development Mamunai
13	Beach development Maruthankerny
14	Chundikulam bird sanitary area development under tourism sector (viewing deck, infrastructure facilitation like sanitary and, resting area)
15	Introduce the solar power project for maximum utilization from renewable resources
16	Upgrade the Maruthankerny Divisional Hospital as base hospital with base facilities
17	Establishment of Market and shopping complex development at Maruthankerny
18	Pedestrian Walkway development at Manthikai and Maruthankerny
19	Development of Fishery Corridor Connecting Major Roads (Puloly Kodikamam Kachchai Road) Connecting Major Towns – (Manthikai)
20	Light House development at Kuddaruppu, Vetrilaikerny
21	Development of Recreational Leisure area based on the Bird watching points (Maruthankerny)
22	Pock Park Development (Puloly, Manthikai, Sempiyanpattu Children Park Development)
23	Land identified waste management sites in regional level (Mulli area identified for Vadamarchchi region)

Project Location (1 to 14)

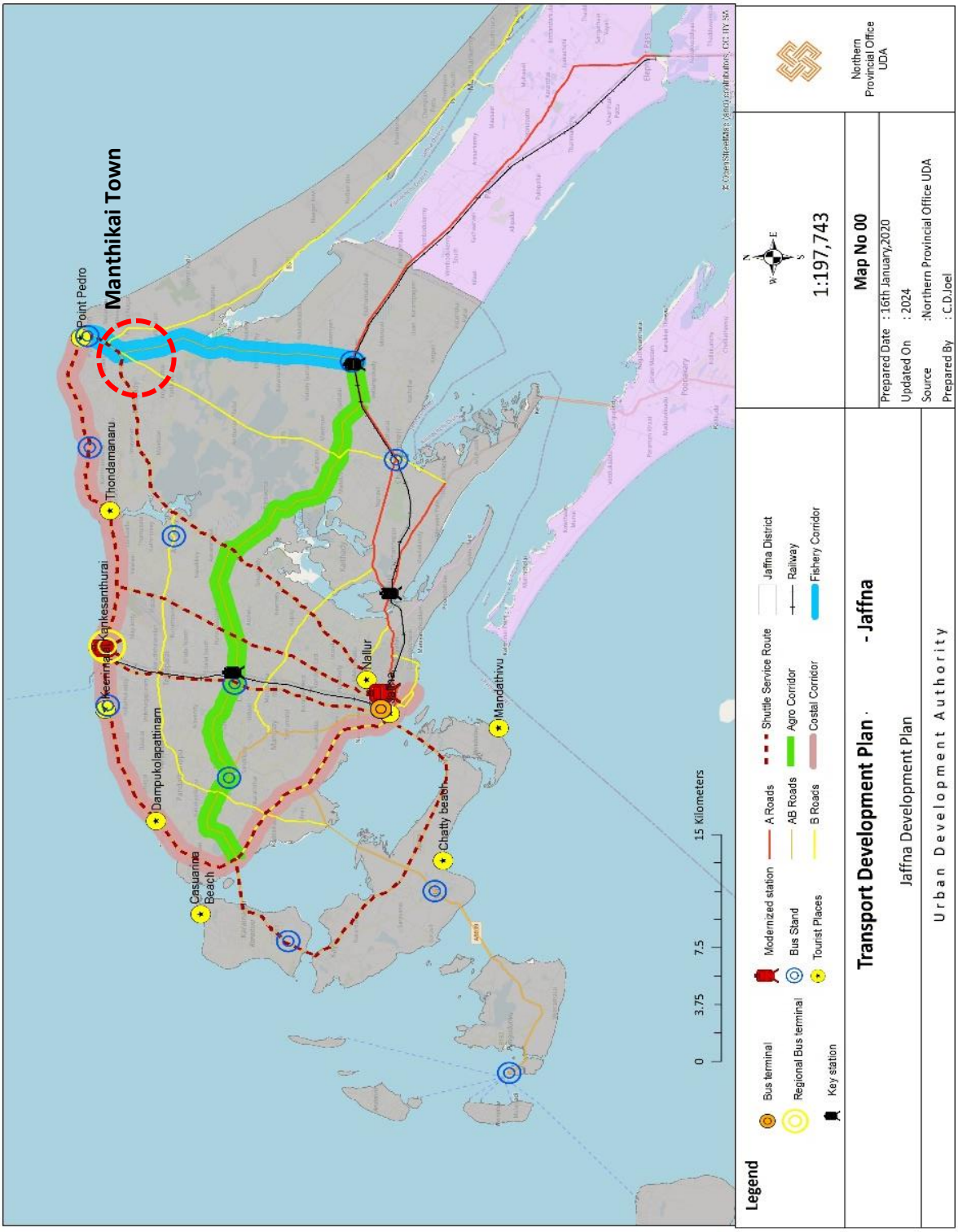


Source: Urban Development Authority (NP)

Project Location

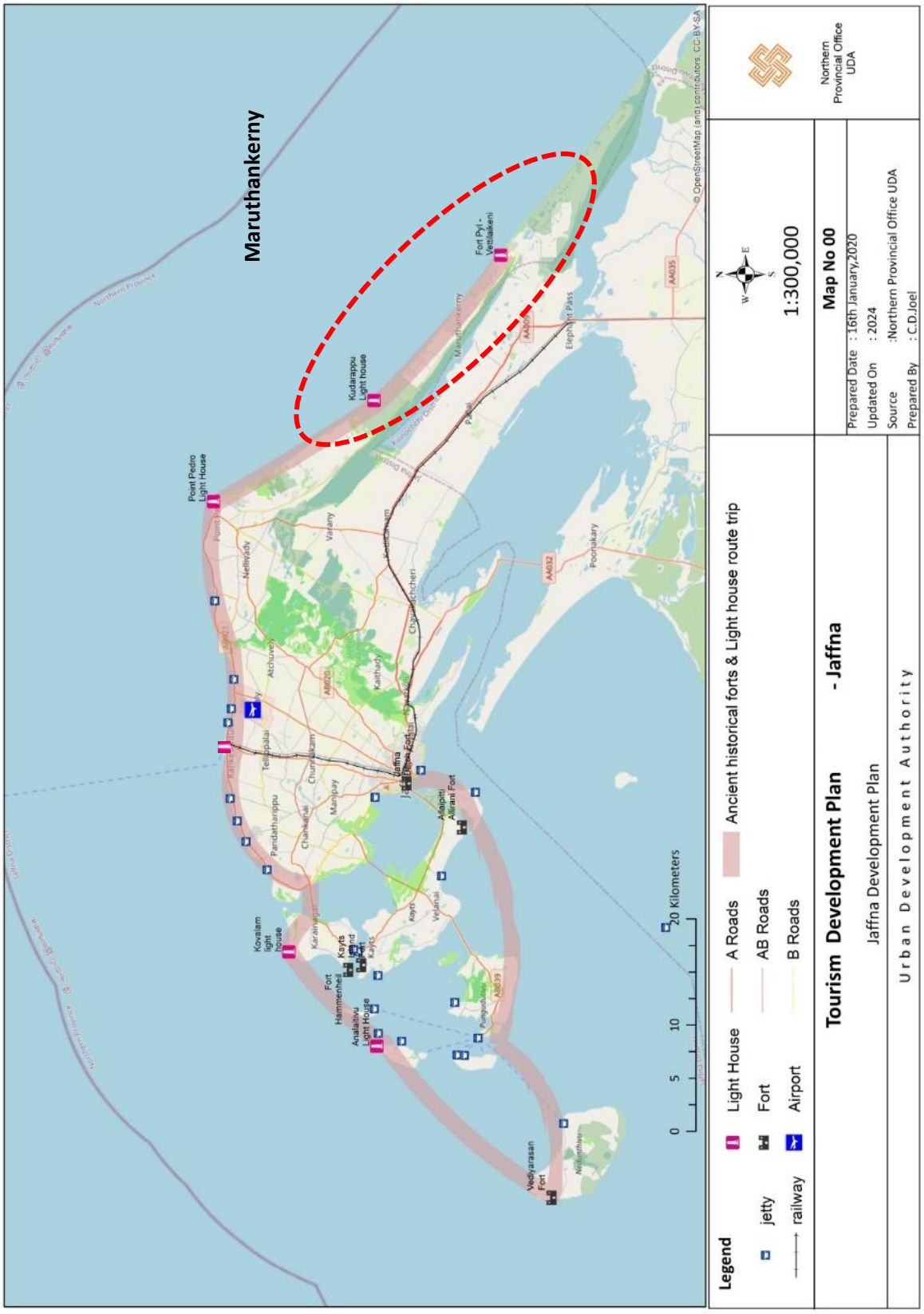
Improvement of Fishery Corridor

Connecting Major Roads - Puloly Kodikamam- Kachchai Road)
Connecting Major Towns -Manthikai



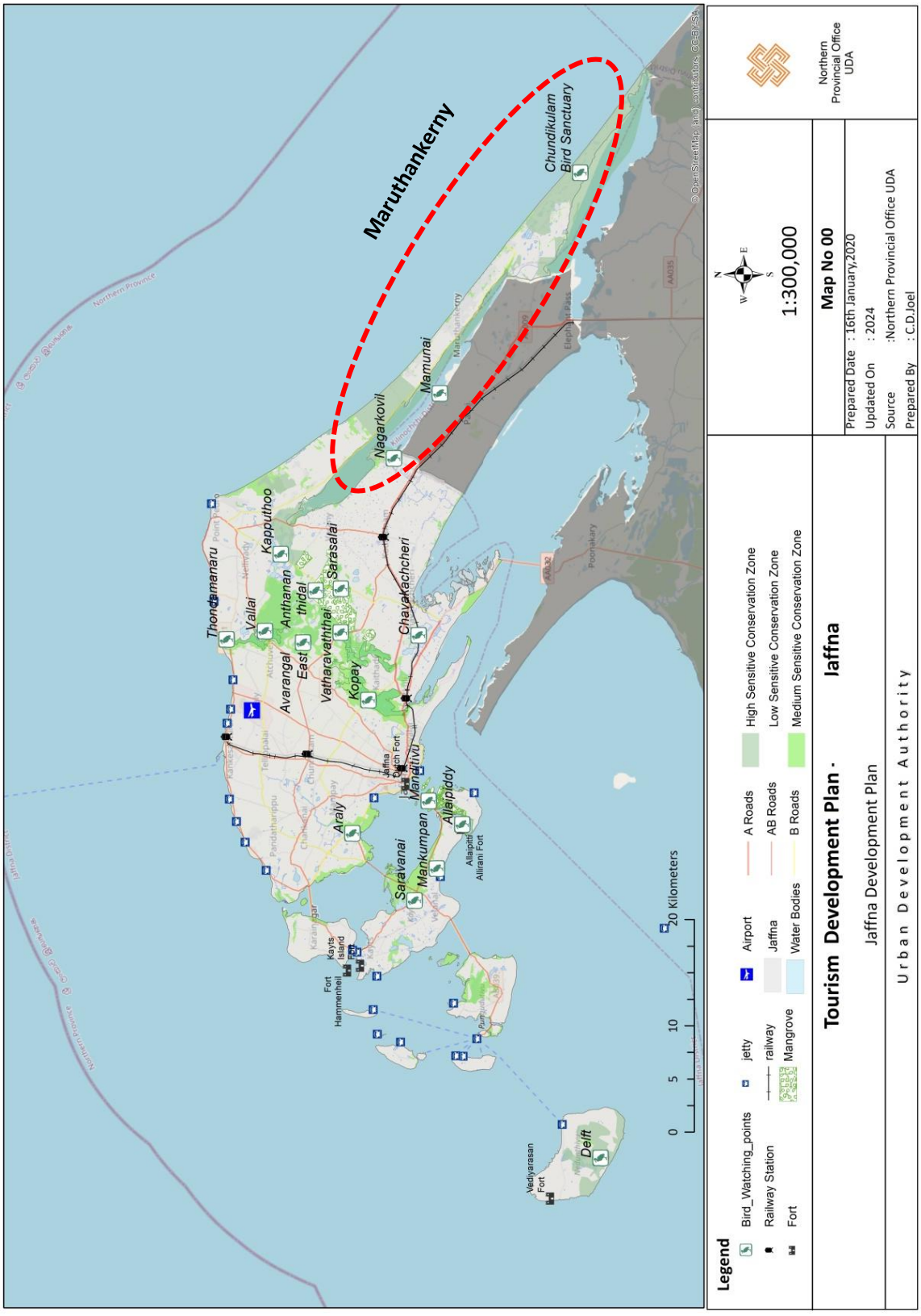
Project Location

Light house development under Tourism sector at Kuddarappu Light House & Vettilaikenny Light House



Project Location

Development of Recreational Leisure area based on the Bird watching points (Nagarkovil & Chundikulam)



Environmental _PORS development (Park Development)

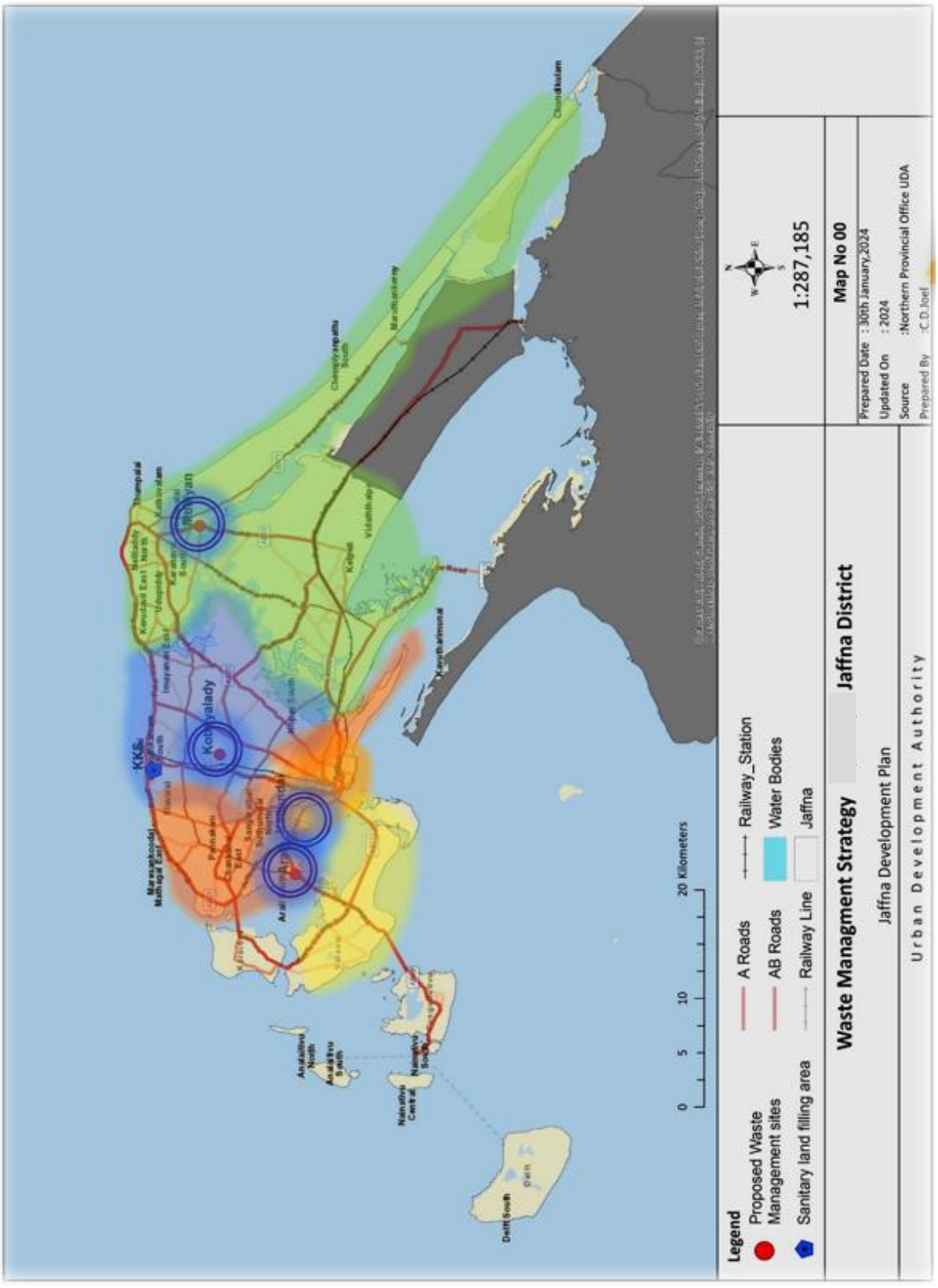
Puloly Children Park Development



Source: Urban Development Authority (NP)

Project Location : Land identified waste management sites in regional level

(Mulli area identified for Vadamarchchi region)



4.2.Detailed Town center development

Service is one of the most important quality defining a town center. In order to that, Considering the existing character, potential availability the Manthikai town node is selected to develop under township development in the Point Pedro Pradeshiya Sabha Area in the sustainable manner.

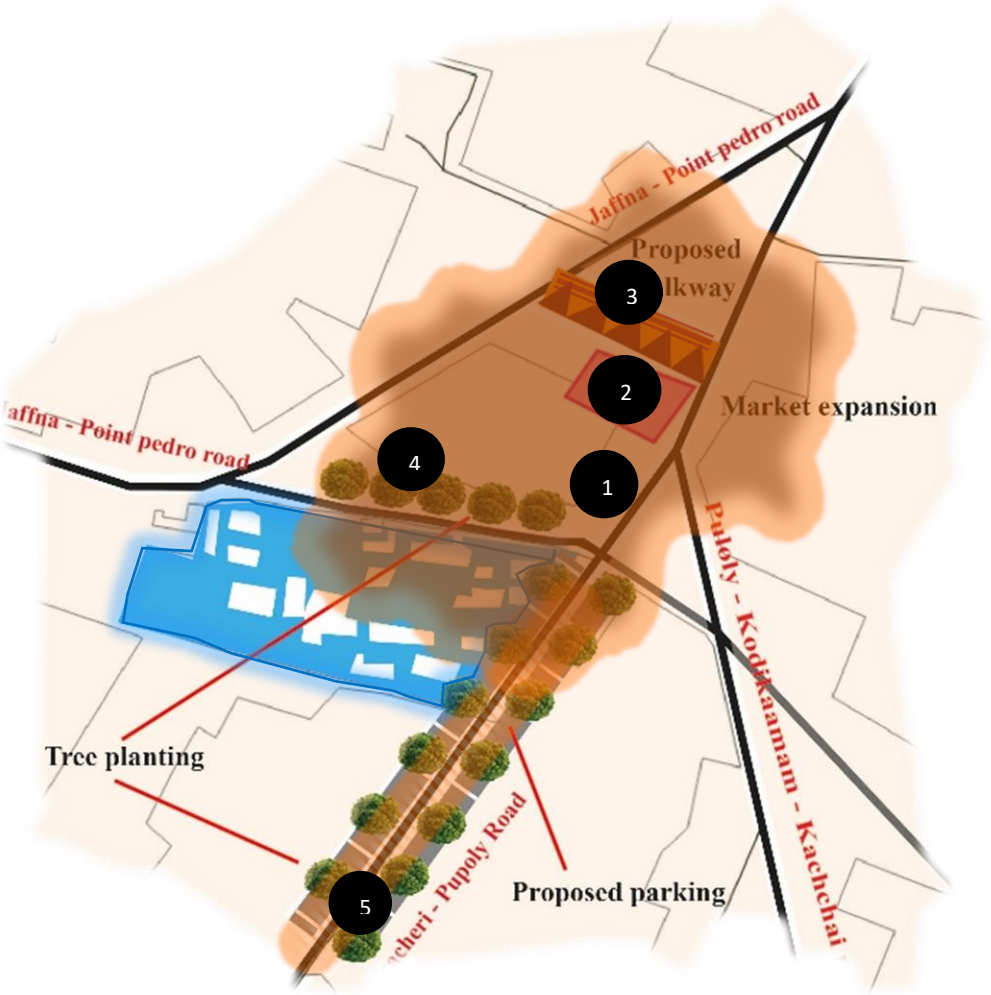
Accordingly, **the proposed town center development will be secure the development of attractive, vibrant, and safe town and city centers that meet a wide range of Administrative, commercial, and environment, social and physical like all essential aspects**. Considering these sense, the proposed town centers will be act as major service provider which agglomerate all integrated essential service its self. There are 5 project components are proposed into the town center development.

1. **Mixed development**
2. **Market area Reconstruction**
3. **Side walk path (Walk way development)**
4. **Tree planting (soft landscaping)**
5. **Parking development**

Layout plan for Manthikai Town center

Manthikai functions as a **logistics and service hub**

"Ensure the equal distribution of essential services"



Source: Urban Development Authority (NP)

1. Mixed development area

- to boost local businesses
- to act as logistic hub integrated with Terminal market, stores, Warehouse, store and dryer platform & other value-added services through agro, fishery and coastal corridoor

2.Market area reconstruction

- to improve the loading and unloading and distribution activities in local level

3. Side walk path (link with two main road)

- Installation of sidewalks, to enhance pedestrian safety & convenient

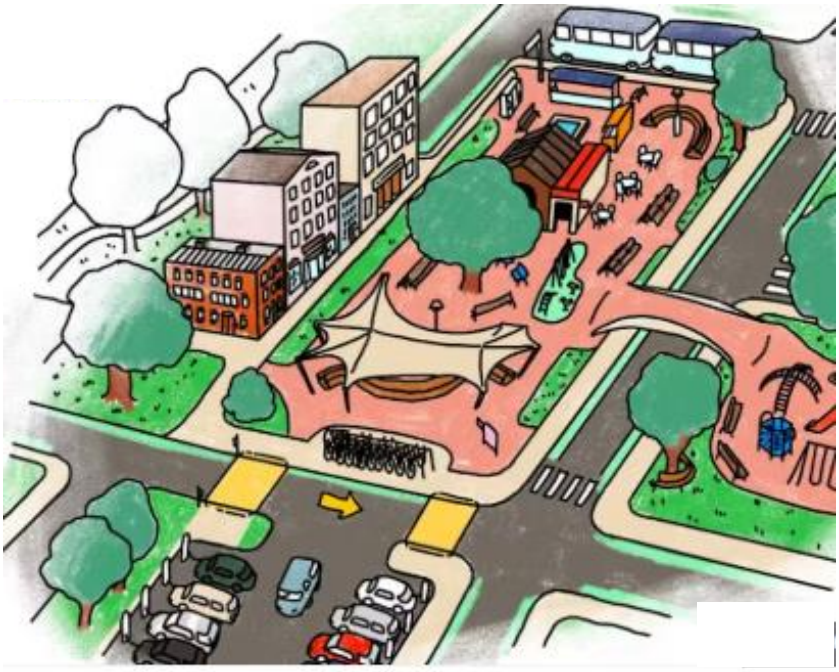
4. Tree Planting (beside road near to the hospital)

- to enhance the town beautification

5. Parking

- to minimize the traffic near to the hospital

A particular zone is created for mixed development and which accommodate a variety of mixed developments activities into that. This mainly encompasses a variety of activities including terminals for collecting fishery raw production centers and the value-added productions, warehouses, store room and wholesale outlets that can promote the local trade economy. Other than that, trade and commerce highly recommended nearby the market, hospital area. In this way it will be function as an integrated hub with services.



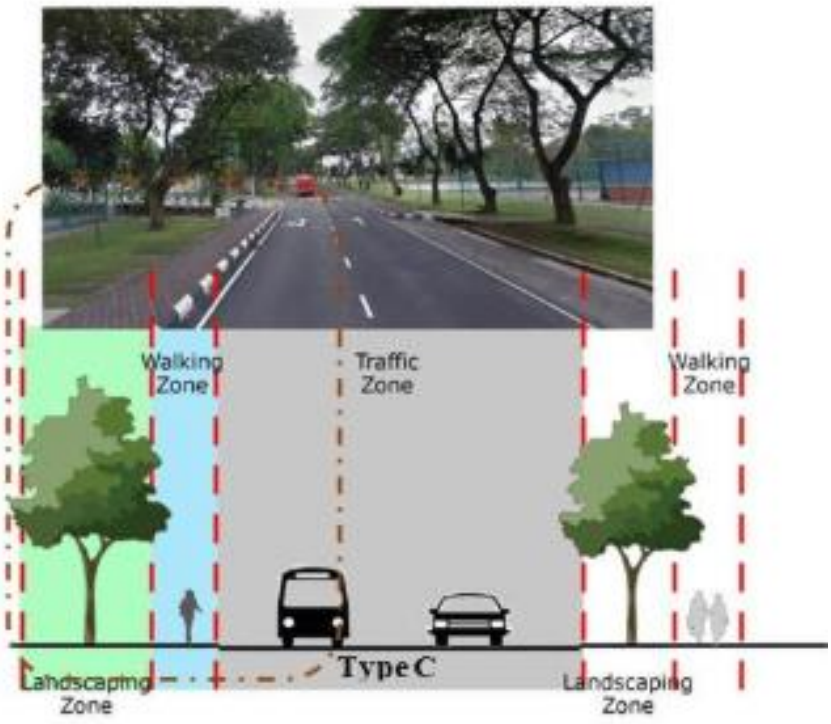
2. Market area renovation

In parlay existing market it should be improve to overcome many of the marketing problems faced by the community. Currently, the market is Positioned strategically located in the town center.in order to that, through the re development of market, which will act as logistic hub to loading and unloading activities, Whole and retail sale activities like all logistical operations can be done very efficiently. enterprises can expand their business by localizing products/services according to these market improvements. Same time can boost the sale of products or services in the markets by focusing accessibility, affordability, availability, and awareness. Thus, market improvement is the initial and essential need in the town center by getting sustain profit as well.



3. Side walkway development

A proposed sidewalk initiative aims to enhance safety around hospital areas. The plan includes constructing wide, well-lit sidewalks to facilitate safe pedes trian movement; focusing to hospital premises (A walkway between AB20 and B75) especially for general public (patients). Features such as designated crossings and traffic calming measures will ensure a secure environment, encouraging more walking and reducing potential hazards nearby hospital.



4. Tree planting

The Development Plan includes a proposal to enhance the aesthetic and environmental quality of the area surrounding the Manthikai base hospital by planting trees along the hospital road. The designated planting area covers approximately 100 meters along one side of the hospital road and 150 meters along the side road of the hospital. This initiative aims to create a greener, more sustainable environment that benefits both the physical landscape and the community's well-being. The primary objectives are to increase green cover and improve air



quality in the Manthikai area, beautify the surroundings of the base hospital, create a more pleasant environment for patients, visitors, and staff, and promote environmental sustainability through the planting of trees.

Project situation



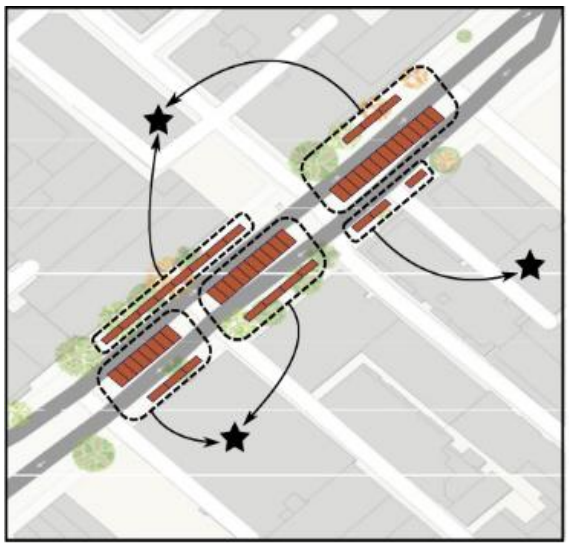

Before




After

5. Proposed parking

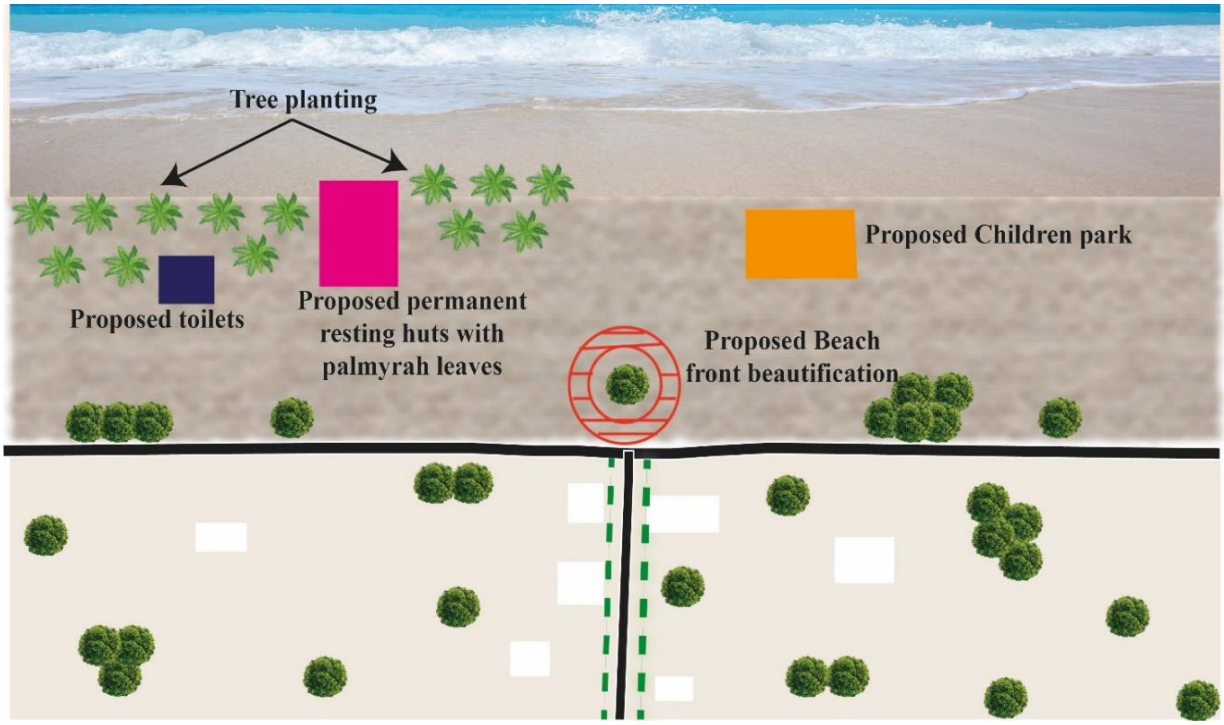
The development plan includes a proposal to create a parking area on both sides of the road adjacent to Manthikai Hospital, with each side extending 150 meters in length. This initiative aims to address the growing demand for parking space in the vicinity of the hospital, ensuring that visitors, patients, and staff have convenient access to parking. The design considers optimal space utilization to accommodate a significant number of vehicles, thereby alleviating parking congestion and improving traffic flow around the hospital premise.



Maruthankerny Town Center - Layout Plan

Maruthankerny functions as a **tourism lobby**

"Ensure the real sense of the area for Tourism"



Source: Urban Development Authority (NP)

PROJECT ELEMENTS

- Resting & Seating arrangements around trees
- Beautification around the beachfront area
- Children Park
- Proposed sanitary facilities like toilets
- Resting permanent huts

1. Proposed permanent resting huts with Palmyrah trees

It was suggested that permanent resting huts made of traditional Palmyrah leaves be built in order to increase Thalayadi Beach's appeal as a top tourist attraction. These huts will be in perfect harmony with the natural beauty of the beach, offering guests cozy, shaded areas to unwind and take in the tranquil coastal setting. Using Palmyrah leaves delivers a distinctive, genuine experience while also highlighting local craftsmanship and sustainability. Every hut will be positioned to provide seclusion and amazing views, boosting Thalayadi Beach's allure and making every visitor's stay unforgettable.





2. Proposed children park

A children's park is intended to be proposed in addition to the permanent resting huts with Palmyrah leaves in order to improve Thalayadi Beach as a top family-friendly destination. A variety of play structures, including as swings, slides, and climbing frames, will be available in the children's park. Each structure is made to be both safe and entertaining for young guests.



The Park will blend in with the surroundings of the beach by utilizing natural materials and spaces with shade, all the while offering kids a safe and enjoyable place to play. With this addition, Thalayadi Beach will be an even more alluring family destination, providing fun and relaxation for all ages.



3. Proposed seating areas





Our proposal is to create a seating area beneath the existing trees at the beach access of Thalayadi Beach in order to improve the overall experience for visitors. Arriving guests will have a pleasant place to relax and enjoy the scenery in this covered seating area. With strong, comfortable benches and environmentally appropriate materials, the seating area will be a seamless part of the beach's natural environment. This warm area will be an ideal gathering place for families and groups, providing a refreshing break from the heat and adding to Thalayadi Beach's beauty and accessibility.

4. Tree planting

It is suggested to add coconut trees and Palmyrah to the current plants at Thalayadi Beach in order to improve the coastal landscape and create a naturally shaded area. In addition to adding to the area's aesthetic appeal, these recognizable trees will provide plenty of shade and a calm atmosphere that guests may enjoy. The beach area will be further enhanced by the Palmyrah trees' graceful fronds and the coconut trees' dense foliage, which will blend in well with the current greenery. Furthermore, by supporting local ecosystems and promoting biodiversity, these trees will help Thalayadi Beach remain a popular tourist destination for many years to come.

5. Proposed toilets

It is intended to suggest installing contemporary, sanitary restrooms at Thalayadi Beach in order to improve guest comfort and foster a favorable experience. The restrooms' eco-friendly materials and water-saving fixtures are a result of its sustainable design. To guarantee a comfortable atmosphere for all beachgoers, protocols for routine maintenance and cleanliness will also be put in place. Thalayadi





Beach can better serve its patrons' requirements and enhance its standing as a top spot for pleasure and leisure by installing basic amenities like restrooms.



Part - II

Chapter 5 – Development Zones and Zoning Guidelines

5.1 Introduction

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

The Greater Jaffna Development Plan (2026 - 2035) incorporates several strategic plans to realize the vision for the development area. Among these, the proposed zoning plan plays a vital role by controlling and regulating developable areas in line with specific development trends. It also aims to enhance the value of environmental and agricultural features. This zone factor-based zoning plan prioritizes economically valuable lands to ensure their optimal use while simultaneously safeguarding sensitive areas to preserve and enhance environmental value.

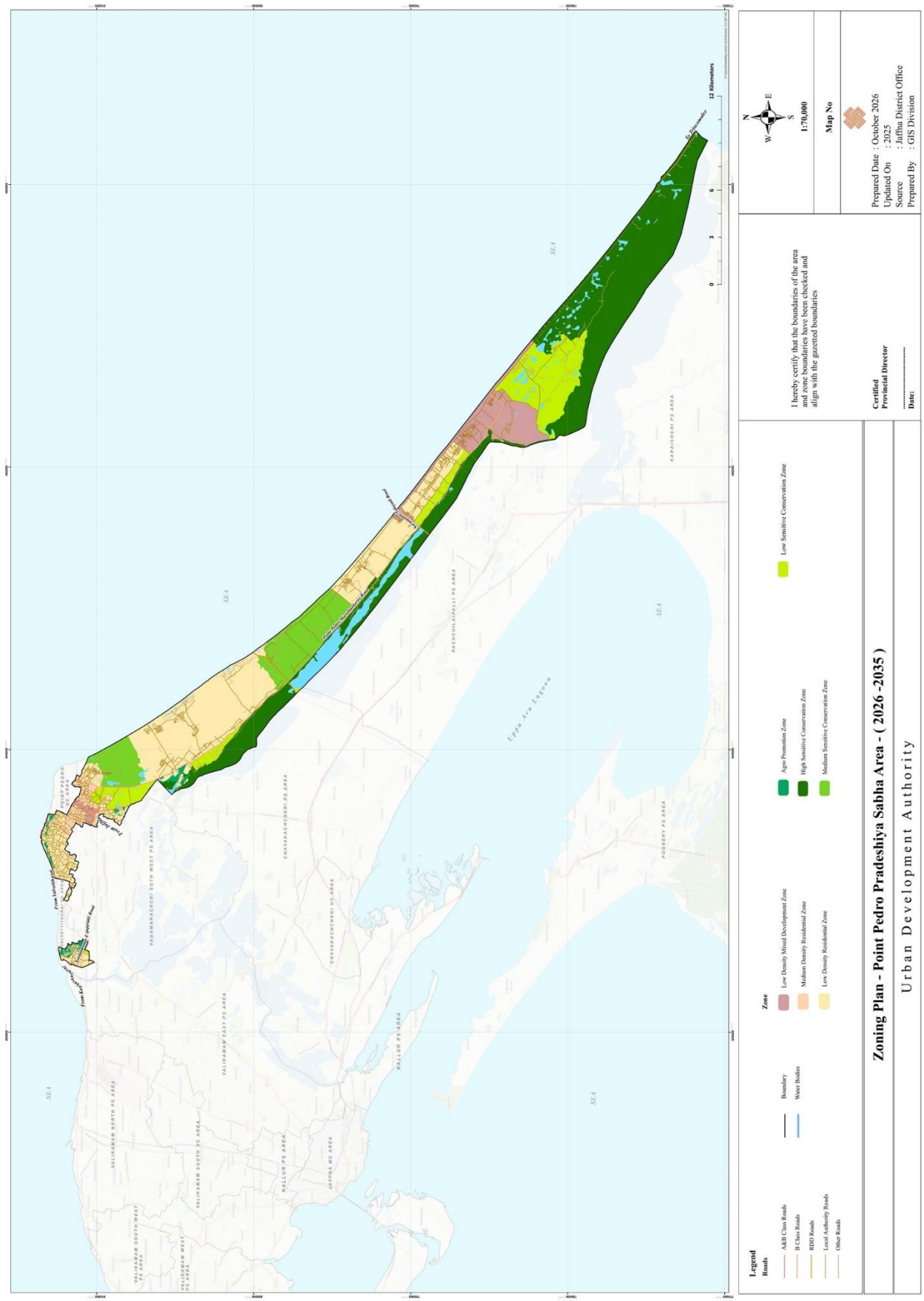
To delineate zoning boundaries, the plan considered the existing characteristics of the planning area, its projected future character, and its potential for development. Factors such as development pressure patterns, sensitivity distributions, connectivity networks, and land use analyses were overlaid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

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

5.2. Development Zones

No	Main Zone	Sub Zone	Zone Factor
2.	Mixed Development Zone	Low Density Mixed Development Zone	1.37
3.	Residential Zone	Medium Density Residential Zone	1.32
		Low Density Residential Zone	0.78
4.	Conservation Zone	High Density Conservation Zone	0
		Medium Density Conservation Zone	0
		Low Density Conservation Zone	0.56
5.	Agro Promotion Zone	-	0.95

Map 9:Zoning Plan for Point Pedro Pradeshiya Sabha



5.3. Common Guidelines for Planning Area

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

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

iii. 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	= 3m

5.4. Zoning Guidelines

Low Density Mixed Development Zone

Main Zone	Mixed Development Zone
Characteristics of the Zone	Low Density Mixed Development Activities
Zoning Boundaries	Annexures
Sub Zone	Low Density Mixed Development Zone
Zone Code	MD3
Zone Factor	1.37
Permissible Maximum FAR/ Number of floors	Schedule 6 - Form "A" & Form "B" (As per the Gazette notification No. 2235/54)
Permissible Maximum Plot Coverage	Commercial - 80 % Others - 65 %
Setbacks & maximum height	Schedule 6 - Form "E" (As per the Gazette notification No. 2235/54)
Minimum land extent for sub division	150 Sq.m
Permissible Uses	Schedule 1 - Form "F" Schedule 2 - Form "G"
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.

Medium Density Residential Zone

Main Zone	Residential Zone
Characteristics of the Zone	Residential activities with medium Density
Zoning Boundaries	Annexures
Sub Zone	Medium Density Residential Zone
Zone Code	R2
Zone Factor	1.32
Permissible Maximum FAR/ Number of floors	Schedule 6 - Form "A" & Form "B" (As per the Gazette notification No. 2235/54)
Permissible Maximum Plot Coverage	Commercial - 80 % Others - 65 %
Setbacks & maximum height	Schedule 6 - Form "E" (As per the Gazette notification No. 2235/54)
Minimum land extent for sub division	250 Sq.m
Permissible uses	Schedule 1 - Form "F" Schedule 2 - Form "G"
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.

Low Density Residential Zone

Main Zone	Residential Zone
Characteristics of the Zone	Residential activities with Low Density
Zoning Boundaries	Annexures
Sub Zone	Low Density Residential Zone
Zone Code	R3
Zone Factor	0.78
Permissible Maximum FAR/ Number of floors	Schedule 6 - Form "A" & Form "B" (As per the Gazette notification No. 2235/54)
Permissible Maximum Plot Coverage	Commercial - 80 % Others - 65 %
Setbacks & maximum height	Schedule 6 - Form "E" (As per the Gazette notification No. 2235/54)
Minimum land extent for sub division	250 Sq.m
Permissible uses	Schedule 1 - Form "F" Schedule 2 - Form "G"
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.

High Sensitive Conservation Zone

Main Zone	Conservation Zone
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.
Zoning Boundaries	Annexures
Sub Zone	High Sensitive Conservation Zone
Zone Code	CN1
Zone Factor	-
Permissible Maximum FAR/ Number of floors	Schedule 6 - Form "A" & Form "B" (As per the Gazette notification No. 2235/54)
Permissible Maximum Plot Coverage	5%
Setbacks & maximum height	Schedule 6 - Form "E" (As per the Gazette notification No. 2235/54)
Minimum land extent for sub division	-
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
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..

Medium Sensitive Conservation Zone

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

	12. Wetland museum 13. Eco-tourism facilities (Small-scale, eco-friendly, tourist development such as cabanas on stilts) 14. Wetland Adventure/ Theme Parks, conserving/restoring the natural eco system. 15. Other nature-based recreation activities 16. Open grassed areas (as public parks/playgrounds) 17. Traditional fishing & Mari Farming 18. Flower Collection with Garden 19. Water transport if carefully integrated and operated 20. Dairies and grazing, but no other form of animal husbandry 21. Wetland forestry 22. Vitally important public infrastructure projects, under exceptional circumstances 23. Irrigation/flood protection structures 24. Wetland agriculture including reed cultivation 25. Mobile Sanitary Facilities 26. Greenhouse 27. "Lellama" 28. "Madel Paadu" built with constructions 29. Fishing piers 30. Berths & Boat jetty/ ferry accommodation 31. Recreational parks 32. Open grounds 33. Open theatre 34. Research and Development Centers 35. Cabana Hotels
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.

Low Sensitive Conservation Zone

Main Zone	Conservation Zone
Characteristics of the Zone	This zone consists with existing cultivated paddy lands, abandoned paddy fields and sand dunes.
Zoning Boundaries	Annexures
Sub Zone	Low Sensitive Conservation Zone
Zone Code	CN1
Zone Factor	0.56
Permissible Maximum FAR/ Number of floors	Schedule 6 - Form "A" & Form "B" (As per the Gazette notification No. 2235/54)
Permissible Maximum Plot Coverage	50 %
Setbacks & maximum height	Schedule 6 - Form "E" (As per the Gazette notification No. 2235/54)
Minimum land extent for sub division	500 Sq.m
Permissible uses	Schedule 1 – Form "F" Schedule 2 – Form "G"
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

Agro promotion Zone

Main Zone	Agro promotion Zone
Characteristics of the Zone	Predominantly crop cultivation and oriented activities
Zoning Boundaries	Annexures
Sub Zone	Agro promotion Zone
Zone Code	AG3
Zone Factor	0.95
Permissible Maximum FAR/ Number of floors	Schedule 6 - Form "A" & Form "B" (As per the Gazette notification No. 2235/54)
Permissible Maximum Plot Coverage	50%
Setbacks & maximum height	Schedule 6 - Form "E" (As per the Gazette notification No. 2235/54)
Minimum land extent for sub division	500 Sq.m
Permissible uses	Schedule 1 - Form "F" Schedule 2 - Form "G"
Common zoning regulations	1. While development, 50% of the total land to be allocated for the agriculture purpose such portion of the land defined in the survey plan and in future that portion not allowed for any other development and balance land allowable for the development with the 50% plot coverage 2. 3m Side space to be provided 3. Clearances should be obtained from relevant agencies if needed. 4. If any alteration or addition in the existing residential Development, no need to maintained the 50% for the agriculture purpose. However, for the further subdivision,

	condition no 1 to be adhered. 5. Proposed development should be done without land filling. 6. No need to maintained 10% open space for the subdivision purpose. 7. District planning committee of UDA will have the full rights to decide any special development considerations within the Zone

5.5. Permissible Uses for Development Zone

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

No		Sub use	Low Density Mixed Development Zone	Medium Density Residential Zone	Low Density Residential Zone	Agro promotion Zone	High Sensitivity Conservation Zone	Medium Sensitivity Conservation Zone	Low Sensitives Conservation Zone
1	1. Residential	Houses	x	x	x	x	Refer the Zoning Guideline Table no	Refer the Zoning Guideline Table no	x
2		Condominium Housing Complexes	x	x					
3		Housing Complexes	x	x	x				
4		Housing Projects	x	x	x				
5		Quarters/Labour Quaters	x	x	x				
6		Service Apartments	x	x					
7		Studio Apartments	x	x					
8		Dometry	x	x	x				
9		Hostels	x	x	x				
10		Day-care Centers	x	x	x	x			
11		Patient Care Centers	x	x	x	x			
12		Elders home	x	x	x	x			x
13		Children’s home	x	x	x	x			x

14		Disability rehabilitation home	x	x	x	x			x
15		Rehabilitation /Probation home			x	x			
16		Community centers	x	x	x	x			x
17		Resorts/Tourism bungalow/Home stay	x	x	x				
18		Guest House	x	x	x	x			
19		Lodge	x	x	x				
20		Rest House	x	x	x	x			
21		Retirement halls	x	x	x	x			
1	2. Health	Hospital	x	x	x				
2		Medical centres(One doctors)	x	x	x	x			x
3		Medical centers (Two doctors or more)	x	x	x				
4		Sample collecting centers	x	x	x	x			x
5		Laboratory	x	x	x	x			x
6		Pharmacy	x	x	x	x			x
7		Veterinarian/ Animal clinics	x	x	x	x			x
8		Veterinarian/ Animal hospitals	x	x	x	x			x
9		Quarantine centers			x	x			
10		Child and maternal Clinic/ Family Clinic centers	x	x	x	x			
11		Other medical institutions not	x	x	x	x			

		falling under uses from 1 to 10							
12		Medical Consultancy Service Centres	x	x	x	x			x
13		Animal Protection Centers			x	x			x
1	3. Office & Institutions	Office	x	x	x	x			x
2		Professional Office	x	x	x	x			x
3		Office complex (Over 10,000Sq.m)	x						
4		Banks/ Insurance/ finance institutions	x	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			x
3		Wholesale Shops	x						
4		Department Stores/ Super Markets	x	x					
5		Open Markets	x	x	x	x			x
6		Showrooms	x						
7		Restaurants (Take Away)	x	x	x	x			x
8		Restaurants	x	x	x	x			x
9		Reception Halls	x	x	x	x			
10		Star Class Hotels	x	x	x				
11		Hotels	x	x	x				
12		City Hotels	x						
13		Club	x						
14		Motel	x	x	x				

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

36		Betting centers	x						
37		Bus terminals	x						
1	5. Educational	Pre School/ Early childhood development center	x	x	x	x			
2		Primary school	x	x	x	x			x
3		Secondary school	x	x	x	x			x
4		Tertiary school	x	x	x	x			x
5		Private school/ International school	x	x	x				
6		High education institutions (Campus)	x	x	x				
7		Government/ Private university	x	x	x				
8		Technical college/ Vocational training center/ Training center	x	x	x				
9		Private Tuition Classes-less than 50sqm	x	x	x	x			x
10		Private Tuition Classes- 50m to 500sqm	x	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			x
1	6. Social & Religious	Religious center	x	x	x	x			
2		Religious education center	x	x	x	x			
3		Museum	x	x	x				
4		Social & Cultural center	x	x	x	x			
5		Cemetery/ Crematoriums	x	x	x	x			
6		Community Development Centers	x	x	x	x			
7		Auditorium	x	x	x	x			
8		Conference Hall	x	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			x
6		Packing industry	x	x	x	x			x
7		Recycling industry			x				
8		Value addition industry	x	x	x	x			x
9		Defective material collection center	x	x	x	x			x
10		Bakery productions- Wood kilns	x	x	x	x			

11		Bakery productions- electric	x	x	x	x			
12		Concrete related production industry	x	x	x	x			
13		Tile and brick industries			x	x			
14		Furniture related industry	x		x	x			
15		Mills	x	x		x			
16		Lathes, welding shops	x	x	x	x			
17		Other non-polluting industries (as defined by Central Environment Authority)	x	x	x	x			
18		Other polluting industries (as defined by Central Environment Authority)							
1	8. Leisure	Indoor stadium	x	x	x	x			
2		Open theatre	x	x	x	x			
3		Library	x	x	x	x			x
4		Gymnasium	x	x	x	x			
5		Children parks	x	x	x	x			x
6		Open grounds	x	x	x	x			x
7		Cinema theatre/ open cinema theatre	x	x	x	x			
8		Swimming pool	x	x	x	x			
9		Parks	x	x	x	x			x
10		Recreational parks	x	x	x	x			x

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

		stations							
12		Compost facility/waste recycling centres	x		x	x			x

5.6. Minimum Land Extent for Permissible uses

Schedule V - Form "G" – Minimum Land extent for Permissible Uses			
Main Uses	**Number**	**Sub Uses**	**Minimum Land Extent (sqm)**
1. Residential	1	Houses	150
	2	Condominium Housing Complexes	500
	3	Housing Complexes	150
	4	Housing Projects	1000
	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 6 – Proposed Road Width, Street line and Building Limit

Road Number	Name of the Road	Proposed Road With (M)	Proposed Road Width from the center of the Road(M)	Proposed Building line (M)
NJPPE001	Kaadduppulazm veethy	7	3.50	4.50
NJPPE002	Kerudavil katampaweli cemetery road	7	3.50	4.50
NJPPE003	Manammanthodda veethy	7	3.50	4.50
NJPPE004	Amman kovil veethy	7	3.50	4.50
NJPPE005	Neelaanthanai kugai veethy	7	3.50	4.50
NJPPE006	Mayavar colony veethy	7	3.50	4.50
NJPPE007	Thapaal peddiyadi veethy	7	3.50	4.50
NJPPE008	Amman thodda veethy	7	3.50	4.50
NJPPE009	Alpaathanai market road	7	3.50	4.50
NJPPE010	Sempaaddu veethy	7	3.5	4.5
NJPPE011	3rd cross seddiyavoor veethy	7	3.5	4.5
NJPPE012	Matuthankula vaitavar kovil veethy	7.0	3.5	4.5
NJPPE013	Thachchampala veethy	7.0	3.5	4.5
NJPPE014	Neelaanthanai thoddam veethy	7.0	3.5	4.5
NJPPE015	Amman temple south west road	7.0	3.5	4.5
NJPPE016	Pandikkandan veethy	7.0	3.5	4.5
NJPPE017	Konaarvalavu kanthasamy kovil link road	7.0	3.5	4.5
NJPPE018	Seelaappulam srimurugan road	7.0	3.5	4.5

NJPPE019	Sokkaiya valavu veethy	7.0	3.5	4.5
NJPPE020	Amman kovil east veethy	7.0	3.5	4.5
NJPPE021	Kerniyady ellai veethy	7.0	3.5	4.5
NJPPE022	Neelaanthanai kugai link road	7.0	3.5	4.5
NJPPE023	Kerudavil Matharsanga Veethy	7.0	3.5	4.5
NJPPE024	Kaadduppulam solai veethy	7	3.5	4.5
NJPPE025	Arasapulam mathakovil veethy	7	3.5	4.5
NJPPE026	Coopereddy front road	7.0	3.5	4.5
NJPPE027	Paththaanai veethy	7	3.5	4.5
NJPPE028	Kurunathar veethy	7	3.5	4.5
NJPPE029	Inpilan veethy	7.0	3.5	4.5
NJPPE030	Kottawathai school road	7.0	3.5	4.5
NJPPE031	Periyathampiran veethy	7.0	3.5	4.5
NJPPE032	Shanmugam kadai road	7.0	3.5	4.5
NJPPE033	Veerapaththirar kovil west road	7.0	3.5	4.5
NJPPE034	Polikandy South Barathy Preschool road	7.0	3.5	4.5
NJPPE035	Thevikadu Aninchilkadu veethy	7.0	3.5	4.5
NJPPE036	Kanthavanam ealupuliyady veethy	7.0	3.5	4.5
NJPPE037	Palavi kudiyetta veethy	7.0	3.5	4.5
NJPPE038	Othiyadi palavi veethy	7.0	3.5	4.5
NJPPE039	Pachchanthai veethy	7.0	3.5	4.5
NJPPE040	Pachchanthai palavi veethy	7.0	3.5	4.5
NJPPE041	Palavi school road	7.0	3.5	4.5
NJPPE042	Sinnakkadai front road	7.0	3.5	4.5
NJPPE043	Utellaithetu veethy	7.0	3.5	4.5
NJPPE044	Alady veethy	7.0	3.5	4.5

NJPPE045	Pathuvalai Lane	6.0	3.0	4.0
NJPPE046	Sallippillaiyar veethy	6.0	3.0	4.0
NJPPE047	Kanthavanam kovil veethy	7.0	3.5	4.5
NJPPE048	Pathuvalai wella vaaikkaal Lane	6.0	3.0	4.0
NJPPE049	Periyapulam kilaanai veethy	6.0	3.0	4.0
NJPPE050	Palavi kudiyetta veethy	6.0	3.0	4.0
NJPPE051	Vavunil veethy	7.0	3.5	4.5
NJPPE053	Kannagai amman veethy	7.0	3.5	4.5
NJPPE054	Kaddaipuliyady veethy	7.0	3.5	4.5
NJPPE055	Thampiyappulam veethy	7.0	3.5	4.5
NJPPE056	Kutumpiyolai veethy	7.0	3.5	4.5
NJPPE057	Pallanthaandi veethy	7.0	3.5	4.5
NJPPE058	Thikkam school front road	7.0	3.5	4.5
NJPPE059	Neervalai pillaiyar kovil veethy	7.0	3.5	4.5
NJPPE060	Kallaandi veethy	7.0	3.5	4.5
NJPPE061	Kiliveddy maraiyadi suttu veethy	7.0	3.5	4.5
NJPPE062	Nachchimar sakkoddai Pillaiyar kovil veethy	7.0	3.5	4.5
NJPPE063	Panikkar kovil veethy	7.0	3.5	4.5
NJPPE064	Matha kovil veethy	7.0	3.5	4.5
NJPPE065	Elampirai veethy	7.0	3.5	4.5
NJPPE066	Pechchiamman kovil veethy	7.0	3.5	4.5
NJPPE067	Samanantharai pillaiyar kovil veethy	7.0	3.5	4.5
NJPPE068	Thikkam siththi vinayakar school road	7.0	3.5	4.5
NJPPE069	Polikandy Poomagal veethy	7.0	3.5	4.5
NJPPE070	Karakaththaampulam veethy	7.0	3.5	4.5

NJPPE071	Ilaya kuddiththai veethy	7.0	3.5	4.5
NJPPE072	Inparsiddy sakkoddai pillayar kovil veethy	7.0	3.5	4.5
NJPPE073	Alvai old church road	7.0	3.5	4.5
NJPPE074	Petuveddítheru veethy	7.0	3.5	4.5
NJPPE075	Kumutheni veethy	7.0	3.5	4.5
NJPPE076	Vellivilunthaan Veethy	7.0	3.5	4.5
NJPPE077	Petiya thampiran front road	7.0	3.5	4.5
NJPPE078	Alvai alankaddai veethy	7.0	3.5	4.5
NJPPE079	Nakkeeran play ground road	7.0	3.5	4.5
NJPPE080	Jayawaththai veethy	7.0	3.5	4.5
NJPPE081	Petiyar veethy	7.0	3.5	4.5
NJPPE082	Vilappukkudal veethy	7.0	3.5	4.5
NJPPE083	Alvai mavady veethy	7.0	3.5	4.5
NJPPE084	Alvai muththumari amman south road	7.0	3.5	4.5
NJPPE085	Ellukkundan veethy	7.0	3.5	4.5
NJPPE086	Aniyavodai road	7.0	3.5	4.5
NJPPE087	Kaalikovil veethy	7.0	3.5	4.5
NJPPE088	Inparsiddy pillayar kovil veethy	7.0	3.5	4.5
NJPPE089	Mahathma veethy	7.0	3.5	4.5
NJPPE090	Gnanavairavar veethy	7.0	3.5	4.5
NJPPE091	Ponkanthaya veethy	7.0	3.5	4.5
NJPPE092	Thaddatheru veethy	7.0	3.5	4.5
NJPPE093	Kannagai amman veethy	7.0	3.5	4.5
NJPPE094	Kadukkai road	7.0	3.5	4.5
NJPPE095	Valliampulam Lane	6.0	3.0	4.0
NJPPE096	St. sepasthiyar veethy	7.0	3.5	4.5

NJPPE097	Alagawathai veethy	7.0	3.5	4.5
NJPPE098	Kutukulaththar veethy	7.0	3.5	4.5
NJPPE099	Katkovalam Land road	7.0	3.5	4.5
NJPPE100	Varaththupalai Katkovalam veethy	7.0	3.5	4.5
NJPPE101	Veerapathirar Lane	7.0	3.5	4.5
NJPPE102	Vempadi Lane	7.0	3.5	4.5
NJPPE103	Akkaravadali Lane	7.0	3.5	4.5
NJPPE104	Akkara vadali cross Lane	7.0	3.5	4.5
NJPPE105	Katkovalam school road	7.0	3.5	4.5
NJPPE106	Punithanagar road	7.0	3.5	4.5
NJPPE107	Konarvalavu veethy	7.0	3.5	4.5
NJPPE108	Punitha sebesthiyar road	7.0	3.5	4.5
NJPPE109	Paranthalady road	7.0	3.5	4.5
NJPPE110	Neendiyampattai veethy	7.0	3.5	4.5
NJPPE111	Neendiyampattai cross veethy	7.0	3.5	4.5
NJPPE112	Otaamkaddai veethy	7.0	3.5	4.5
NJPPE113	Parakkiramapaandi veethy	7.0	3.5	4.5
NJPPE114	Thigiri veethy	7.0	3.5	4.5
NJPPE115	Varaththupalai veethy	7.0	3.5	4.5
NJPPE116	Paraakkirama paandi east veethy	7.0	3.5	4.5
NJPPE117	Sakthi kovil veethy	7.0	3.5	4.5
NJPPE118	Santhathodda veethy	7.0	3.5	4.5
NJPPE119	Mayilusiddy veethy	7.0	3.5	4.5
NJPPE120	Puloly east school road	7.0	3.5	4.5
NJPPE121	Pallancheema road	7.0	3.5	4.5
NJPPE122	Kalayavodai road	7.0	3.5	4.5
NJPPE123	Thampawaththai road	7.0	3.5	4.5
NJPPE124	Saalampai veethy	7.0	3.5	4.5

NJPPE125	Muthaliyavalavu veethy	7.0	3.5	4.5
NJPPE126	Thaadam cheema road	7.0	3.5	4.5
NJPPE127	Vilvalai veethy	7.0	3.5	4.5
NJPPE128	Sithamparappillai veethy	7.0	3.5	4.5
NJPPE129	Iraavalai veethy	7.0	3.5	4.5
NJPPE130	Aththiyadi veethy	7.0	3.5	4.5
NJPPE131	Kaamaadchi veethy	7.0	3.5	4.5
NJPPE132	Appilaanai veethy	7.0	3.5	4.5
NJPPE133	Thanneer mathavadi veethy	7.0	3.5	4.5
NJPPE134	Vaththanai veethy	7.0	3.5	4.5
NJPPE135	Manichcheema veethy	7.0	3.5	4.5
NJPPE136	Thevalaya veethy	7.0	3.5	4.5
NJPPE137	Aladi pillayar kovil veethy	7.0	3.5	4.5
NJPPE138	Manal veethy	7.0	3.5	4.5
NJPPE139	Theni amman veethy	7.0	3.5	4.5
NJPPE140	Thenningawaththai veethy	7.0	3.5	4.5
NJPPE141	Malaipuloly School road	7.0	3.5	4.5
NJPPE142	Kunchiollai Lane	7.0	3.5	4.5
NJPPE143	Pandarawaththai Lane	7.0	3.5	4.5
NJPPE144	Kumpilodai Lane	7.0	3.5	4.5
NJPPE145	Kinattadi vaitavar Lane	7.0	3.5	4.5
NJPPE146	Vadduvanai Lane	7.0	3.5	4.5
NJPPE147	Veerapaththirar Lane	7.0	3.5	4.5
NJPPE148	Sokkankaladdy Lane	7.0	3.5	4.5
NJPPE149	Muththumaari amman kovil veethy	7.0	3.5	4.5
NJPPE150	Koovil Lane	7.0	3.5	4.5
NJPPE151	Karththikesar veethy	7.0	3.5	4.5

NJPPE152	Ponpatappi veethy	7.0	3.5	4.5
NJPPE153	Koddadi Lane	7.0	3.5	4.5
NJPPE154	Ranjan library veethy	7.0	3.5	4.5
NJPPE155	Konaankaladdy Lane	7.0	3.5	4.5
NJPPE156	Aladi veethy	7.0	3.5	4.5
NJPPE157	Maavadi Lane	7.0	3.5	4.5
NJPPE158	Sundanki ollai veethy	7.0	3.5	4.5
NJPPE159	Vaddappaathy veethy	7.0	3.5	4.5
NJPPE160	Saaththaawaththai veethy	7.0	3.5	4.5
NJPPE161	Mathavadi veethy	7.0	3.5	4.5
NJPPE162	Kurumpaikaddy veethy	7.0	3.5	4.5
NJPPE163	Coopereddy road	7.0	3.5	4.5
NJPPE164	Manthikai amman kovil veethy	7.0	3.5	4.5
NJPPE165	Vasigasalai veethy	7.0	3.5	4.5
NJPPE166	Thachchanthodda thetu veethy	7.0	3.5	4.5
NJPPE167	Thavasi kinattadi veethy	7.0	3.5	4.5
NJPPE168	Koodal road	7.0	3.5	4.5
NJPPE169	Theravanai veethy	7.0	3.5	4.5
NJPPE170	Kampawaththai Lane	7.0	3.5	4.5
NJPPE171	Thuraiyamoolai Lane	7.0	3.5	4.5
NJPPE172	Thuraiyamoolai cross Lane	7.0	3.5	4.5
NJPPE173	Kaladdi Lane	7.0	3.5	4.5
NJPPE174	Urellai veethy	7.0	3.5	4.5
NJPPE175	Oyawaththai Lane	7.0	3.5	4.5
NJPPE176	Puttalai veethy	7.0	3.5	4.5
NJPPE177	Mavitkatai road	7.0	3.5	4.5
NJPPE178	Ilaganthodda road	7.0	3.5	4.5

NJPPE179	Puttalai College road	7.0	3.5	4.5
NJPPE180	Paddasima road	6.0	3.0	4.0
NJPPE181	Naruvili veethy	7.0	3.5	4.5
NJPPE182	Ilakady Lane	7.0	3.5	4.5
NJPPE183	Saatalakiri veethy	7.0	3.5	4.5
NJPPE184	Solakkkinattadi road	7.0	3.5	4.5
NJPPE185	Kanthamutukesanar veethy	7.0	3.5	4.5
NJPPE186	Kalasiddy veethy	7.0	3.5	4.5
NJPPE187	Kudali ollai road	7.0	3.5	4.5
NJPPE188	Neenkidy road	7.0	3.5	4.5
NJPPE189	Palaiady road	7.0	3.5	4.5
NJPPE190	Meesiollai road	7.0	3.5	4.5
NJPPE191	Poovatkatai road	7.0	3.5	4.5
NJPPE192	Ollai Lane	7.0	3.5	4.5
NJPPE193	Periyatheivam road	7.0	3.5	4.5
NJPPE194	St Joseb road	7.0	3.5	4.5
NJPPE195	Sinnaththai veethy	7.0	3.5	4.5
NJPPE196	Upaya kathirkamam road	7.0	3.5	4.5
NJPPE197	Kirama servayalar Lane	7.0	3.5	4.5
NJPPE198	Periyapatuththy Veethy	7.0	3.5	4.5
NJPPE199	Anna veethy	7.0	3.5	4.5
NJPPE200	Periyathevanaththai veethy	7.0	3.5	4.5
NJPPE201	Vaduvaawaththai Veethy	7.0	3.5	4.5
NJPPE202	Pilaavady Lane	7.0	3.5	4.5
NJPPE203	Aandiya valavu veethy	7.0	3.5	4.5
NJPPE204	Periyathampiran veethy	7.0	3.5	4.5
NJPPE205	Madakkalaneer veethy	7.0	3.5	4.5
NJPPE206	Thunnalai A.T.M.S north veethy	7	3.5	4.5

NJPPE207	Urellai veethy	7.0	3.5	4.5
NJPPE208	Othininra sempaadu veethy	7.0	3.5	4.5
NJPPE209	Thunnalai north A.T.M.S road	7.0	3.5	4.5
NJPPE210	Thunnalai ellai veethy	6.0	3.0	4.0
NJPPE211	Soliyawaththai veethy	7.0	3.5	4.5
NJPPE212	Sivam kadai veethy	6.0	3.0	4.0
NJPPE213	Matha kovil veethy	7.0	3.5	4.5
NJPPE214	Vallianantham veethy	7.0	3.5	4.5
NJPPE215	Sankakkadai veethy	7.0	3.5	4.5
NJPPE216	Thevaran veethy	6.0	3.0	4.0
NJPPE217	Kooththaandy veethy	7.0	3.5	4.5
NJPPE218	Thampaththanai road	7.0	3.5	4.5
NJPPE219	Potharamadam veethy	6.0	3.0	4.0
NJPPE220	Veeddu amman veethy	7.0	3.5	4.5
NJPPE221	Vallianantham kovil veethy	7.0	3.5	4.5
NJPPE222	Inavollai veethy	7.0	3.5	4.5
NJPPE223	Arasadi veethy	7.0	3.5	4.5
NJPPE224	Manatkadu colony veethy	7.0	3.5	4.5
NJPPE225	Manatkadu market east road	7.0	3.5	4.5
NJPPE226	Manatkadu tsunami kidijiruppu veethy	7.0	3.5	4.5
NJPPE227	Anthoniyar kovil veethy	7.0	3.5	4.5
NJPPE228	Manatkadu potpathy veethy	7.0	3.5	4.5
NJPPE229	Valikkandy link road	7.0	3.5	4.5
NJPPE230	Kudaththanai veerakaththip pillaiyaar kovil veethy	7.0	3.5	4.5
NJPPE231	Valikkandy south road	7.0	3.5	4.5
NJPPE232	Murandan puliyadi Lane	7.0	3.5	4.5
NJPPE233	Kunchikkaddu Lane	7.0	3.5	4.5

NJPPE234	Kudiyituppu veethy	7.0	3.5	4.5
NJPPE235	Sothippula Lane	7.0	3.5	4.5
NJPPE236	Mulakkapiddiya Lane	7.0	3.5	4.5
NJPPE237	Kanchanthu kannagai amman kovil veethy	7.0	3.5	4.5
NJPPE238	Maligaithidal road	7.0	3.5	4.5
NJPPE239	Kutiyaampulam veethy	6.0	3.0	4.0
NJPPE240	Andippanai veethy	7.0	3.5	4.5
NJPPE241	Valikkandi internal road	7.0	3.5	4.5
NJPPE242	Old rural courts road	7.0	3.5	4.5
NJPPE243	Katikkoppu veethy	7.0	3.5	4.5
NJPPE244	Madaththuvaasal veethy	7.0	3.5	4.5
NJPPE245	Eachchantharavai veethy	7.0	3.5	4.5
NJPPE246	Panaininraan kaaddu Lane	7.0	3.5	4.5
NJPPE247	Koththiyar kaddu Lane	7.0	3.5	4.5
NJPPE248	Kudaththanai ellai veethy	7.0	3.5	4.5
NJPPE249	Maligaithidal internal road	7.0	3.5	4.5
NJPPE250	Kudaththanai east cemetery road	7.0	3.5	4.5
NJPPE251	Addaikkula veethy	7.0	3.5	4.5
NJPPE252	Puthukkaddu veethy	7.0	3.5	4.5
NJPPE253	Kudaththanai murugaiyan veethy	7.0	3.5	4.5
NJPPE254	Potpathy east internal road	7.0	3.5	4.5
NJPPE255	Potpathy west internal road	7.0	3.5	4.5
NJPPE256	4th panai Lane	7.0	3.5	4.5
NJPPE257	Potpathy colony veethy	7.0	3.5	4.5
NJPPE258	Nagathampiran tsunami kudijiruppu veethy	7.0	3.5	4.5
NJPPE259	Kudaththanai potpathy veethy	7.0	3.5	4.5
NJPPE260	Ampan kaddu road	7.0	3.5	4.5

NJPPE261	Karampan thuvil road	7.0	3.5	4.5
NJPPE262	Ampan pillayar kovil road	7.0	3.5	4.5
NJPPE263	Ampan koddodai veethy	7.0	3.5	4.5
NJPPE264	Pillaiyaar Murugan kovil veethy	7.0	3.5	4.5
NJPPE265	Murugan kovil veethy	7.0	3.5	4.5
NJPPE266	Puthuvairavar colony road	7.0	3.5	4.5
NJPPE267	Ampan west colony road	7.0	3.5	4.5
NJPPE268	Ampan east cemetery road	7.0	3.5	4.5
NJPPE269	Ampan koddodai beach road	7.0	3.5	4.5
NJPPE270	Ampan east colony road	7.0	3.5	4.5
NJPPE271	Ampan urellai veethy	7.0	3.5	4.5
NJPPE272	Nagarkovil St.sepesthiyaar road	7.0	3.5	4.5
NJPPE273	Nagarkovil murugaiyan kovil veethy	7.0	3.5	4.5
NJPPE274	Vasigasalai veethy	7.0	3.5	4.5
NJPPE275	Pulavulodai veethy	7.0	3.5	4.5
NJPPE276	Nagarkovil east cemetery road	7.0	3.5	4.5
NJPPE277	Nagarkovil bus route road	7.0	3.5	4.5
NJPPE278	Nagarkovil west cemetery road	7.0	3.5	4.5
NJPPE279	Murugan kovil veethy	7.0	3.5	4.5
NJPPE280	Nagarkovil M.V.road	7.0	3.5	4.5
NJPPE281	Siththivinayagar colony road	7.0	3.5	4.5
NJPPE282	Semakkaalai veethy	7.0	3.5	4.5
NJPPE283	Gowththanthurai veethy	7.0	3.5	4.5
NJPPE284	Beach road	7.0	3.5	4.5
NJPPE285	Kayaddaiyady veethy	7.0	3.5	4.5
NJPPE286	Vilaappu veethy	7.0	3.5	4.5
NJPPE287	Nagarkovil urellai veethy	7.0	3.5	4.5
NJPPE288	Kudarappu beach road	7.0	3.5	4.5

NJPPE289	Periyathampiran road	7.0	3.5	4.5
NJPPE290	Iyavakkana thuravu veethy	7.0	3.5	4.5
NJPPE291	Nagarkovil A.M.T.M.School road	7.0	3.5	4.5
NJPPE292	Nagarkovil Nagathampiran veethy	7.0	3.5	4.5
NJPPE293	Kudarappu veethy	7.0	3.5	4.5
NJPPE294	Kudarappu tsunami kudijetta veethy	7.0	3.5	4.5
NJPPE295	Chempiyanpattu kudarappu urellai veethy	7.0	3.5	4.5
NJPPE296	Kanniamman veethy	7.0	3.5	4.5
NJPPE297	Nachchimar kovil veethy	7.0	3.5	4.5
NJPPE298	Amman veethy	7.0	3.5	4.5
NJPPE299	Mamunai veethy	7.0	3.5	4.5
NJPPE300	Chempiyanpattu Irakkam veethy	7.0	3.5	4.5
NJPPE301	Chempiyanpattu thanippanai veethy	7.0	3.5	4.5
NJPPE302	Mavadi pillaiyar kovil veethy	7.0	3.5	4.5
NJPPE303	Utippiddi veethy	7.0	3.5	4.5
NJPPE304	Vadaliyadi pillaiyar kovil veethy	9.0	4.5	5.5
NJPPE305	Vaththirayan Arasadi veethy	7.0	3.5	4.5
NJPPE306	Chempiyanpattu north veethy	7.0	3.5	4.5
NJPPE307	Maaniyavalai amman link road	7.0	3.5	4.5
NJPPE308	Mamunai kanniamman link road	7.0	3.5	4.5
NJPPE309	Maaniyavalai amman road	7.0	3.5	4.5
NJPPE310	Mamunai tsunami kudijiruppu veethy	7.0	3.5	4.5
NJPPE311	Chempiyanpattu west tsunami kudijiruppu veethy	7.0	3.5	4.5
NJPPE312	Chempiyanpattu east tsunami kudijiruppu veethy	7.0	3.5	4.5
NJPPE313	Palaiady vairavar veethy	7.0	3.5	4.5
NJPPE314	Kaaraiyadi amman veethy	7.0	3.5	4.5
NJPPE315	Thanippanai tsunami kudijiruppu veethy	7.0	3.5	4.5

NJPPE316	Arasadi cross road	9.0	4.5	5.5
NJPPE317	Arasadi 1st cross road	9.0	4.5	5.5
NJPPE318	Arasadi 2nd cross road	9.0	4.5	5.5
NJPPE319	Arasadi 3rd cross road	7.0	3.5	4.5
NJPPE320	Arasadi 4th cross road	7.0	3.5	4.5
NJPPE321	Arasadi 5th cross road	7.0	3.5	4.5
NJPPE322	Vaarivaddan veethy	7.0	3.5	4.5
NJPPE323	Varivaddan 1st cross road	7.0	3.5	4.5
NJPPE324	Varivaddan 2nd cross road	9.0	4.5	5.5
NJPPE325	Varivaddan kovil veethy	9.0	4.5	5.5
NJPPE326	Inthaampanai pillaiyar kovil veethy	7.0	3.5	4.5
NJPPE327	Uduththurai M.V.Veethy	7.0	3.5	4.5
NJPPE328	Uduththurai sooravali kudijituppu veethy	7.0	3.5	4.5
NJPPE329	Sumaithaanki road (Uduththurai)	7.0	3.5	4.5
NJPPE330	Tsunami thujilumilla veethy	9.0	4.5	5.5
NJPPE331	Uduththurai 1st cross road	9.0	4.5	5.5
NJPPE332	Uduththurai Tsunami kudijiruppu veethy	7.0	3.5	4.5
NJPPE333	Uduththurai puthiya veethy I	9.0	4.5	5.5
NJPPE334	Uduththurai puthiya veethy II	9.0	4.5	5.5
NJPPE335	Uduththurai puthiya veethy III	9.0	4.5	5.5
NJPPE336	Barathi pre school road	9.0	4.5	5.5
NJPPE337	Pillaiyaar kovil veethy	7.0	3.5	4.5
NJPPE338	Mudakkuththeru veethy	7.0	3.5	4.5
NJPPE339	Barathi road	7.0	3.5	4.5
NJPPE340	Kaadduveli road	7.0	3.5	4.5
NJPPE341	Tsunami kudijiruppu veethy II	9.0	4.5	5.5
NJPPE342	Tsunami kudijiruppu veethy III	9.0	4.5	5.5
NJPPE343	Puthiya veethy I	9.0	4.5	5.5

NJPPE344	Veddumurugan kovil veethy	9.0	4.5	5.5
NJPPE345	Kudukkilai veethy	9.0	4.5	5.5
NJPPE346	Mukaam veethy	9.0	4.5	5.5
NJPPE347	Health center road	9.0	4.5	5.5
NJPPE348	Aliyawalai Kodukkulai veethy	7.0	3.5	4.5
NJPPE349	Aliyavalai School road	9.0	4.5	5.5
NJPPE350	Aliyavalai 1st cross road	7.0	3.5	4.5
NJPPE351	Aliyavalai 2nd cross road	7.0	3.5	4.5
NJPPE352	Aliyavalai 3rd cross road	7.0	3.5	4.5
NJPPE353	Aliyavalai 4th cross road	7.0	3.5	4.5
NJPPE354	Aliyavalai 5th cross road	7.0	3.5	4.5
NJPPE355	Vettilaikerny kudijiruppu veethy	7.0	3.5	4.5
NJPPE356	Vettilaikerny kudijiruppu internal road	7.0	3.5	4.5
NJPPE357	Vettilaikerny oorikkaadu veethy	7.0	3.5	4.5
NJPPE358	Kudijettaththiddam link road	7.0	3.5	4.5
NJPPE359	Kodukkilai aliyawalai Link road	9.0	4.5	5.5
NJPPE360	Aliyavalai Niththiyaveddai veethy	7.0	3.5	4.5
NJPPE361	Maruthadi veethy	9.0	4.5	5.5
NJPPE362	Vinayagapuram veethy	7.0	3.5	4.5
NJPPE363	Kaddaikkadu Tsunami kudijiruppu internal road stage I	7.0	3.5	4.5
NJPPE364	Kaddaikkadu Iyakkachchi road	9.0	4.5	5.5
NJPPE365	Kaddaikadu Tsunami kudijiruppu internal road stage II	7.0	3.5	4.5
NJPPE366	Kaddaikkadu Niththiyaveddai veethy	7.0	3.5	4.5
NJPPE367	Niththiyaveddai Curvil veethy	7.0	3.5	4.5
NJPPE368	Pokkaruppu veethy	7.0	3.5	4.5
NJPPE369	Vannaankulam veethy	7.0	3.5	4.5
NJPPE370	Vethakkulam veethy	7.0	3.5	4.5

NJPPE371	Sundikkulam post office veethy	9.0	4.5	5.5
NJPPE372	Mayiliyathanai 2nd lane	7.0	3.5	4.5
NJPPE373	Manappan thodda 1st lane	7.0	3.5	4.5
NJPPE374	Kali temple road	7.0	3.5	4.5
NJPPE375	Vethanajar road	7.0	3.5	4.5
NJPPE376	kerudavil school Road	7.0	3.5	4.5
NJPPE377	Sivan temple road	7.0	3.5	4.5
NJPPE378	Soorampulam Road	7.0	3.5	4.5
NJPPE379	Aalakkinattadi road	7.0	3.5	4.5
NJPPE380	Kanthavanam ponnuthodda road	7.0	3.5	4.5
NJPPE381	Sankan thoddam road	7.0	3.5	4.5
NJPPE382	Vevilvaaikal road	7.0	3.5	4.5
NJPPE383	Mavoodi Road	7.0	3.5	4.5
NJPPE384	Kulamavaddy viravar Road	7.0	3.5	4.5
NJPPE385	Manthilavaththai Road	7.0	3.5	4.5
NJPPE386	Thikkam kiliveddy Road	7.0	3.5	4.5
NJPPE387	Kallandy Keliveddy Road	7.0	3.5	4.5
NJPPE388	Thikkam vadishalai Road	7.0	3.5	4.5
NJPPE389	Arunarvalavu road	7.0	3.5	4.5
NJPPE390	Elaya Kuddippula road	7.0	3.5	4.5
NJPPE391	Uvoodi road	7.0	3.5	4.5
NJPPE392	Panikkar nachchimar road	7.0	3.5	4.5
NJPPE393	Thikkam Ground Road	7.0	3.5	4.5
NJPPE394	Thulaai pillayar road	7.0	3.5	4.5
NJPPE395	Kumarijodai road	7.0	3.5	4.5
NJPPE396	Vaddatheniya road	7.0	3.5	4.5
NJPPE397	Narasinga kovil Road	7.0	3.5	4.5
NJPPE398	Murunkaiyadi road	7.0	3.5	4.5

NJPPE399	Kaandeepan Society road	7.0	3.5	4.5
NJPPE400	Vel kovil road	7.0	3.5	4.5
NJPPE401	Thampiyodai Road	7.0	3.5	4.5
NJPPE402	Mayilavanai Road	7.0	3.5	4.5
NJPPE403	Nakkiran road	7.0	3.5	4.5
NJPPE404	Kurumpellavathai road	7.0	3.5	4.5
NJPPE405	Koththiyavaththai road	7.0	3.5	4.5
NJPPE406	Mavilankai Road	7.0	3.5	4.5
NJPPE407	Valampuri pillaiyar Kovil road	7.0	3.5	4.5
NJPPE408	Kumthini road 1 st lane	7.0	3.5	4.5
NJPPE409	Aanaikuddi murukan kovil road	7.0	3.5	4.5
NJPPE410	saivapirgasa vidyalaya road	7.0	3.5	4.5
NJPPE411	kaarvaathy road	7.0	3.5	4.5
NJPPE412	Thevaran chanthai road	7.0	3.5	4.5
NJPPE413	Girls School road	7.0	3.5	4.5
NJPPE414	Mayilayar lane (Mudik kottawaththai pillayar back road)	7.0	3.5	4.5
NJPPE415	MPCS road	7.0	3.5	4.5
NJPPE416	Kelaani road	7.0	3.5	4.5
NJPPE417	Nachchimar kovil road	7.0	3.5	4.5
NJPPE418	Comman hall road	7.0	3.5	4.5
NJPPE419	Viyaparimooli community centre road	7.0	3.5	4.5
NJPPE420	Palavaththai road	7.0	3.5	4.5
NJPPE421	Pilappaththai road (Kumaravalavu)	7.0	3.5	4.5
NJPPE422	Vavulavaththai lane	7.0	3.5	4.5
NJPPE423	mayakkai Road	7.0	3.5	4.5
NJPPE424	Panampaththi Road	7.0	3.5	4.5
NJPPE425	Maaram pulam Road	7.0	3.5	4.5
NJPPE426	Vesuvanathar road	7.0	3.5	4.5

NJPPE427	Kaiveerai road	7.0	3.5	4.5
NJPPE428	Nanparkal sports club road	7.0	3.5	4.5
NJPPE429	Katkovalam Mathanai road	7.0	3.5	4.5
NJPPE430	Kulappidy road	7.0	3.5	4.5
NJPPE431	Ponkanthaiah road	7.0	3.5	4.5
NJPPE432	Shakthi amman Kovil road	7.0	3.5	4.5
NJPPE433	Thiruvalluvar community centre road	7.0	3.5	4.5
NJPPE434	Nesavu Shali lane	7.0	3.5	4.5
NJPPE435	Navalady Shakthi amman kovil road	7.0	3.5	4.5
NJPPE436	Ladchumanan Kudigiruppu road	7.0	3.5	4.5
NJPPE437	Ladchumanan Thodda road	7.0	3.5	4.5
NJPPE438	Maathanai Kulavadakkarai lane	7.0	3.5	4.5
NJPPE439	Thedal lane	7.0	3.5	4.5
NJPPE440	Vannankaladdi lane	7.0	3.5	4.5
NJPPE441	Maathari lane	7.0	3.5	4.5
NJPPE442	Manal lane	7.0	3.5	4.5
NJPPE443	Meelkudiyatta road	7.0	3.5	4.5
NJPPE090	Gnanavairavar veethy	7.0	3.5	4.5
NJPPE445	Puliyagkoonachchema road	7.0	3.5	4.5
NJPPE446	Punethanakar Link road	7.0	3.5	4.5
NJPPE447	Katkovalam Kaane road	7.0	3.5	4.5
NJPPE448	Murukaiya kovil Road	7.0	3.5	4.5
NJPPE449	Punithanakar 1st lane	7.0	3.5	4.5
NJPPE450	punithanakar 2nd lane	7.0	3.5	4.5
NJPPE451	old punithanakar road	7.0	3.5	4.5
NJPPE452	uruththiravaththai lane	7.0	3.5	4.5
NJPPE453	Sevanampattai Lane	7.0	3.5	4.5
NJPPE454	Arrayawattai lane	7.0	3.5	4.5

NJPPE455	Kumpaan lane	7.0	3.5	4.5
NJPPE456	Mudavan Thodda Lane	7.0	3.5	4.5
NJPPE457	Aayiladi Lane	7.0	3.5	4.5
NJPPE458	Pandavaththai lane	7.0	3.5	4.5
NJPPE459	Vendamanal road	7.0	3.5	4.5
NJPPE460	Thirunavalroor road	9.0	4.5	5.5
NJPPE461	Kathiravelpillai road	7.0	3.5	4.5
NJPPE462	Muddikottavaththai road	7.0	3.5	4.5
NJPPE463	Mayelaiyar Lane	7.0	3.5	4.5
NJPPE464	paluppai road	7.0	3.5	4.5
NJPPE465	Muththumary amman kovil Road	7.0	3.5	4.5
NJPPE466	Goovil road(NEW0	7.0	3.5	4.5
NJPPE467	Kurmpaikkaddi road	7.0	3.5	4.5
NJPPE468	vellavaikkal	7.0	3.5	4.5
NJPPE469	Mayakkai vellavaikal road	7.0	3.5	4.5
NJPPE470	Bandarakaladdi lane	7.0	3.5	4.5
NJPPE471	Mavadi lane	7.0	3.5	4.5
NJPPE472	Pradeshiya sabha road	7.0	3.5	4.5
NJPPE473	Puttalai road	7.0	3.5	4.5
NJPPE474	maavil vellavaikikal	7.0	3.5	4.5
NJPPE475	Kannanai lane	7.0	3.5	4.5
NJPPE476	Kadawatthai lane	7.0	3.5	4.5
NJPPE477	Kovil road	7.0	3.5	4.5
NJPPE478	Anton kadai road	7.0	3.5	4.5
NJPPE479	Kudakkamparai road	7.0	3.5	4.5
NJPPE480	Ilankayavalavu road	7.0	3.5	4.5
NJPPE481	Maruthady road	7.0	3.5	4.5
NJPPE482	Kadukkai viravar road	7.0	3.5	4.5

NJPPE483	Singanagar 1st road	7.0	3.5	4.5
NJPPE484	Annaa road	7.0	3.5	4.5
NJPPE485	Kallanthai road	7.0	3.5	4.5
NJPPE486	Vaduvawaththai 1st road	7.0	3.5	4.5
NJPPE487	Velady road	7.0	3.5	4.5
NJPPE488	Annamar road	7.0	3.5	4.5
NJPPE489	Karukamban Sudalai road	7.0	3.5	4.5
NJPPE490	Uppukinattady Lane	7.0	3.5	4.5
NJPPE491	Vavodai road	7.0	3.5	4.5
NJPPE492	Inavollai lane	7.0	3.5	4.5
NJPPE493	Vallipuram Thunnalai road	7.0	3.5	4.5
NJPPE494	Maruthady road	7.0	3.5	4.5
NJPPE495	Kavaduvitayar road	6.0	3.0	4.0
NJPPE496	Moochambalam road	7.0	3.5	4.5
NJPPE497	Vallipuram ellai road	7.0	3.5	4.5
NJPPE498	Viravar road	7.0	3.5	4.5
NJPPE499	Theththakkari Road	7.0	3.5	4.5
NJPPE500	houseing scheme road	7.0	3.5	4.5
NJPPE501	Thirumalpura road	7.0	3.5	4.5
NJPPE502	Allayambathy road	7.0	3.5	4.5
NJPPE503	Paththini Kovil road	7.0	3.5	4.5
NJPPE504	Thoddakadavai Lane	7.0	3.5	4.5
NJPPE505	Thoddakadavai road	7.0	3.5	4.5
NJPPE506	Aththiyady lane	7.0	3.5	4.5
NJPPE507	Aajilninrollai road	7.0	3.5	4.5
NJPPE508	Thavasijollai road	9.0	4.5	5.5
NJPPE509	Maatha kovil road	9.0	4.5	5.5
NJPPE510	Kaddayadipadu Road	7.0	3.5	4.5

NJPPE511	Potpathy link road	9.0	4.5	5.5
NJPPE512	Playground Road	9.0	4.5	5.5
NJPPE513	New School Road	9.0	4.5	5.5
NJPPE514	Beach Road	7.0	3.5	4.5
NJPPE515	Kudijituppu 1St Lane	7.0	3.5	4.5
NJPPE516	Kudijituppu 3rd Lane	7.0	3.5	4.5
NJPPE517	Kudijituppu 3rd Lane	7.0	3.5	4.5
NJPPE518	1 st link road	7.0	3.5	4.5
NJPPE519	2 nd link road	7.0	3.5	4.5
NJPPE520	3rd link road	7.0	3.5	4.5
NJPPE521	4th inaipu road	7.0	3.5	4.5
NJPPE522	Valikandy 1st Cross road	7.0	3.5	4.5
NJPPE523	Valikandy 2nd Cross road	9.0	4.5	5.5
NJPPE524	Sanasamuganilaya road	9.0	4.5	5.5
NJPPE525	Pothu mandapa road	9.0	4.5	5.5
NJPPE526	Ground road	9.0	4.5	5.5
NJPPE527	Savukanthodda road	9.0	4.5	5.5
NJPPE528	Sangakadai road	9.0	4.5	5.5
NJPPE529	Aajilady pillayar road	7.0	3.5	4.5
NJPPE530	Malikaithidal amman Kovil road	7.0	3.5	4.5
NJPPE531	Malikaithidal Suttu road	9.0	4.5	5.5
NJPPE532	Malikaithidal Kudiyetta 1st cross road	9.0	4.5	5.5
NJPPE533	Malikaithidal Kudiyetta 2nd cross road	9.0	4.5	5.5
NJPPE534	Malikaithidal Kudiyetta 3rd cross road	9.0	4.5	5.5
NJPPE535	Malikaithidal Kudiyetta 4th cross road	9.0	4.5	5.5
NJPPE536	Veerapaththirar kovil road	7.0	3.5	4.5
NJPPE537	Nagathambiran Kudijetta road	9.0	4.5	5.5
NJPPE538	Nagathambiran Kudijetta internal road	9.0	4.5	5.5

NJPPE539	Vajiravar Kovil road	7.0	3.5	4.5
NJPPE540	Murukan Kovil road	7.0	3.5	4.5
NJPPE541	Chiristian Cemetary Road	7.0	3.5	4.5
NJPPE542	Judy Road	7.0	3.5	4.5
NJPPE543	School Raod	7.0	3.5	4.5
NJPPE544	Sangakadai road	7.0	3.5	4.5
NJPPE545	Pillayar 1st Lane	7.0	3.5	4.5
NJPPE546	Pillayar 2nd Lane	7.0	3.5	4.5
NJPPE547	Pillayar 3ed Lane	7.0	3.5	4.5
NJPPE548	Pillayar 4th Lane	7.0	3.5	4.5
NJPPE549	Pillayar 5th Lane	7.0	3.5	4.5
NJPPE550	Potpathy 1st Lane	7.0	3.5	4.5
NJPPE551	Potpathy 2nd Lane	7.0	3.5	4.5
NJPPE552	Potpathy 3ed Lane	7.0	3.5	4.5
NJPPE553	Potpathy 4th Lane	7.0	3.5	4.5
NJPPE554	Potpathy 5th Lane	7.0	3.5	4.5
NJPPE555	Potpathy 6th Lane	7.0	3.5	4.5
NJPPE556	Potpathy 7th Lane	7.0	3.5	4.5
NJPPE557	Udayarpanai road	7.0	3.5	4.5
NJPPE558	Periyathambiran road	7.0	3.5	4.5
NJPPE559	Nesavusaalai road	7.0	3.5	4.5
NJPPE560	Hospital back road	7.0	3.5	4.5
NJPPE561	Annamar Veethy	7.0	3.5	4.5
NJPPE562	Playground Road	7.0	3.5	4.5
NJPPE563	Verapathrar Kovil road	7.0	3.5	4.5
NJPPE564	Pootharayar road	7.0	3.5	4.5
NJPPE565	Mirusuvil road	7.0	3.5	4.5
NJPPE566	Elagnar road	7.0	3.5	4.5

NJPPE567	Kaddayarthuravu road	7.0	3.5	4.5
NJPPE568	Link road	7.0	3.5	4.5
NJPPE569	Theththakkaral road	7.0	3.5	4.5
NJPPE570	Poshai amman back rodad	7.0	3.5	4.5
NJPPE571	Muththamil pre school road	7.0	3.5	4.5
NJPPE572	Appa kovil road	7.0	3.5	4.5
NJPPE573	Kali kovil road	7.0	3.5	4.5
NJPPE574	Cemetary road	7.0	3.5	4.5
NJPPE575	Kaavadi road	7.0	3.5	4.5
NJPPE576	Kagddaiyady kudal road	7.0	3.5	4.5
NJPPE577	Aaththiyady road	7.0	3.5	4.5
NJPPE578	Kudijiruppu road 1	6.0	3.0	4.0
NJPPE579	Kudijiruppu road 2	6.0	3.0	4.0
NJPPE580	Reginold road	6.0	3.0	4.0
NJPPE581	Pre school road	6.0	3.0	4.0
NJPPE582	Playground Road	6.0	3.0	4.0
NJPPE583	Playground back Road	6.0	3.0	4.0
NJPPE584	Virapaththirar Kovil road	6.0	3.0	4.0
NJPPE585	Pillaiyaar Kovil road	6.0	3.0	4.0
NJPPE586	Thevathuravuthoodda road	6.0	3.0	4.0
NJPPE587	Mamunai palai Road	7.0	3.5	4.5
NJPPE588	Viravar Kovil road	7.0	3.5	4.5
NJPPE589	Annamar kovil road	7.0	3.5	4.5
NJPPE590	Chempiyan pattu South Kudijiruppu road-1	7.0	3.5	4.5
NJPPE591	Chempiyan pattu South Kudijiruppu road-2	7.0	3.5	4.5
NJPPE592	Uoorellai road	7.0	3.5	4.5
NJPPE593	Maruthankeni Uoorellai link road-1	7.0	3.5	4.5

NJPPE594	Maruthankeni Uoorellai link road-2	7.0	3.5	4.5
NJPPE595	Maruthankeni Uoorellai link road-3	7.0	3.5	4.5
NJPPE596	Maruthankeny thalayady road	7.0	3.5	4.5
NJPPE597	Maruthankeny North Kudijiruppu road-1	7.0	3.5	4.5
NJPPE598	Maruthankeny North Kudijiruppu road-2	7.0	3.5	4.5
NJPPE599	Maruthankeny North Kudijiruppu road-3	7.0	3.5	4.5
NJPPE600	Maruthankeny North Kudijiruppu road-4	7.0	3.5	4.5
NJPPE601	Maruthankeny North Kudijiruppu road-5	7.0	3.5	4.5
NJPPE602	Maruthankeny North Kudijiruppu road-6	7.0	3.5	4.5
NJPPE603	Garments road	7.0	3.5	4.5
NJPPE604	Samasa road	7.0	3.5	4.5
NJPPE605	Sothinathan road	7.0	3.5	4.5
NJPPE606	Thalayady cross road 1	7.0	3.5	4.5
NJPPE607	Selva pre School road	7.0	3.5	4.5
NJPPE608	Tsunami Kudijiruppu road-2	7.0	3.5	4.5
NJPPE609	Tsunami Kudijiruppu road-3	7.0	3.5	4.5
NJPPE610	Araththi amman road	7.0	3.5	4.5
NJPPE611	Tsunami Kudijiruppu link road-1	7.0	3.5	4.5
NJPPE612	Tsunami Kudijiruppu link road-2	7.0	3.5	4.5
NJPPE613	Tsunami Kudijiruppu road-4	7.0	3.5	4.5
NJPPE614	Tsunami Kudijiruppu road-5	7.0	3.5	4.5
NJPPE615	Tsunami Kudijiruppu road-6	7.0	3.5	4.5
NJPPE616	Tsunami Kudijiruppu road-7	7.0	3.5	4.5
NJPPE617	Tsunami Kudijiruppu road-1	7.0	3.5	4.5
NJPPE618	Tsunami Kudijiruppu road-2	7.0	3.5	4.5
NJPPE619	Tsunami Kudijiruppu road-3	7.0	3.5	4.5
NJPPE620	Tsunami Kudijiruppu road-4	7.0	3.5	4.5
NJPPE621	Tsunami Kudijiruppu road-5	7.0	3.5	4.5

NJPPE622	Tsunami Kudijiruppu road-6	7.0	3.5	4.5
NJPPE623	Tsunami Kudijiruppu road-7	7.0	3.5	4.5
NJPPE624	Tsunami Kudijiruppu road-8	7.0	3.5	4.5
NJPPE625	Thaya Shop road	7.0	3.5	4.5
NJPPE626	Yokas shop road	7.0	3.5	4.5
NJPPE627	Araththi amman kovil road	7.0	3.5	4.5
NJPPE628	Saloon road	7.0	3.5	4.5
NJPPE629	Mahaththuma sanasamuka road	7.0	3.5	4.5
NJPPE630	Kudiyeruppu road-1	7.0	3.5	4.5
NJPPE631	Kudiyeruppu road-2	7.0	3.5	4.5
NJPPE632	Aliyavalai kudijiruppu road 2	7.0	3.5	4.5
NJPPE633	Kalaivani shop beach link road	7.0	3.5	4.5
NJPPE634	Kudijiruppu link road-2	7.0	3.5	4.5
NJPPE635	Kudijiruppu link road-3	7.0	3.5	4.5
NJPPE636	Kudijiruppu link road-4	7.0	3.5	4.5
NJPPE637	Maruthady road	7.0	3.5	4.5
NJPPE638	Kudijiruppu road-1	7.0	3.5	4.5
NJPPE639	Kudijiruppu road-2	7.0	3.5	4.5
NJPPE640	Kudijiruppu road-3	7.0	3.5	4.5
NJPPE641	Kudijiruppu road-4	7.0	3.5	4.5
NJPPE642	Kudijiruppu road-5	7.0	3.5	4.5
NJPPE643	Kudijiruppu road-6	7.0	3.5	4.5
NJPPE644	Kudijiruppu road-7	7.0	3.5	4.5
NJPPE645	Kaddaikadu west kudijiruppu road-2	7.0	3.5	4.5
NJPPE646	Kaddaikadu west kudijiruppu road-3	7.0	3.5	4.5
NJPPE647	Kaddaikadu east kudijiruppu road	7.0	3.5	4.5
NJPPE648	Kudijiruppu road-1	7.0	3.5	4.5
NJPPE649	Kudijiruppu road-2	7.0	3.5	4.5

NJPPE650	Kudijiruppu road-3	7.0	3.5	4.5
NJPPE651	Kudijiruppu road-4	7.0	3.5	4.5
NJPPE652	Kudijiruppu road-5	7.0	3.5	4.5
NJPPE653	Kudijiruppu road-6	7.0	3.5	4.5
NJPPE654	School road	7.0	3.5	4.5
NJPPE655	Thavaranai road	7.0	3.5	4.5
NJPPE656	Navaladi road	7.0	3.5	4.5

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

Serial number	Length of the Road (m)	Average width of the Road (m)	Proposed road width(m)	Street Line (m)	Building 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 point pedro Pradeshiya Sabha can be applicable.”