Local Area
Development Plan

POINTPEDRO
URBAN COUNCIL AREA



2026-2035

Volume II

Urban Development Authority
Ministry of Transport, Highways and Urban Development

LOCAL AREA DEVELOPMENT PLAN FOR POINT PEDRO URBAN COUNCIL

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

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

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

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

EOG 08- 0240/2

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

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

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

12th August, 2026.

EOG 08- 0240/3

PRINTED AT THE DEPARTMENT OF GOVERNMENT PRINTING, SRI LANKA.

Notice of Approval

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

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

Bimal Niroshan Rathnayake (M.P)

Minister of Transport, Highways and Urban Development

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

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

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

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PART – I

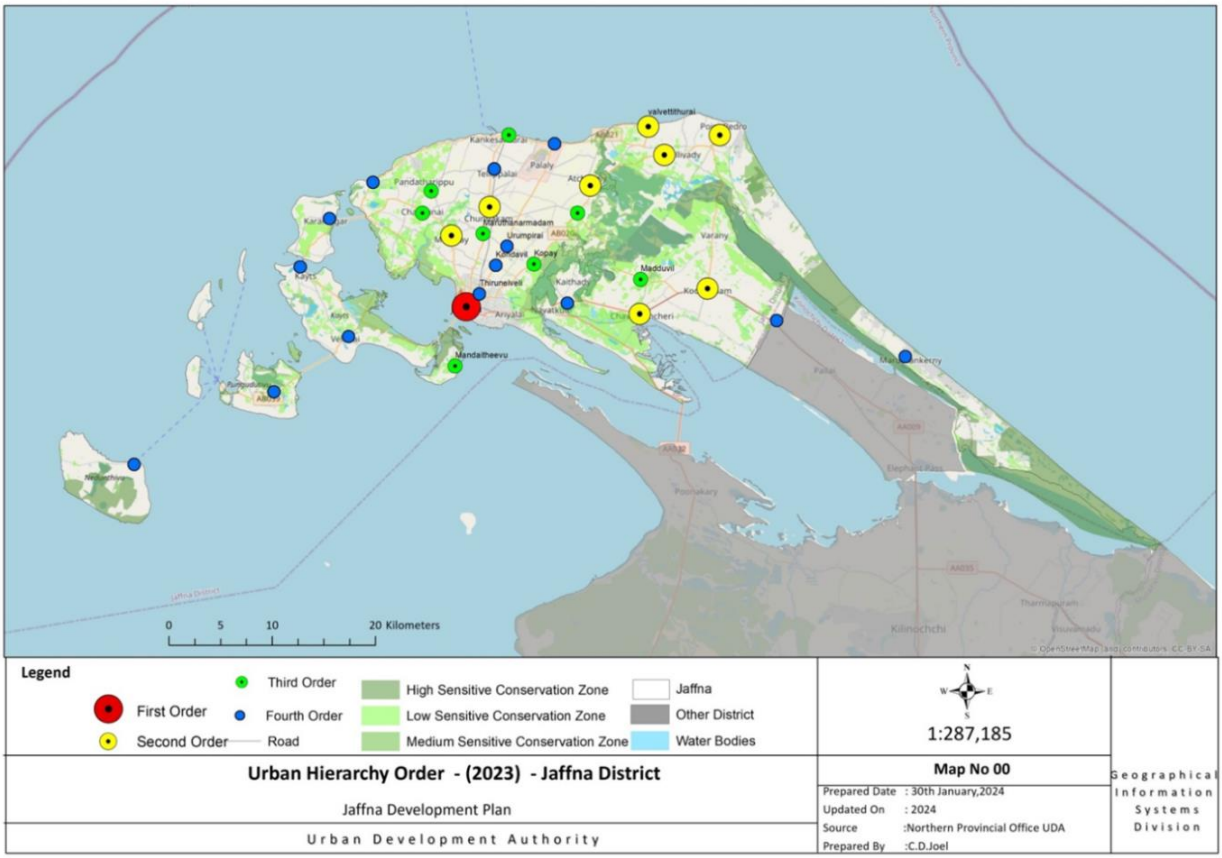
Chapter 01 – Background of the Local Area Plan

1.1 General Introduction (Existing Urban Hierarchy and Proposed Urban Hierarchy)

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

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

Map 1:Existing Urban Hierarchy



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

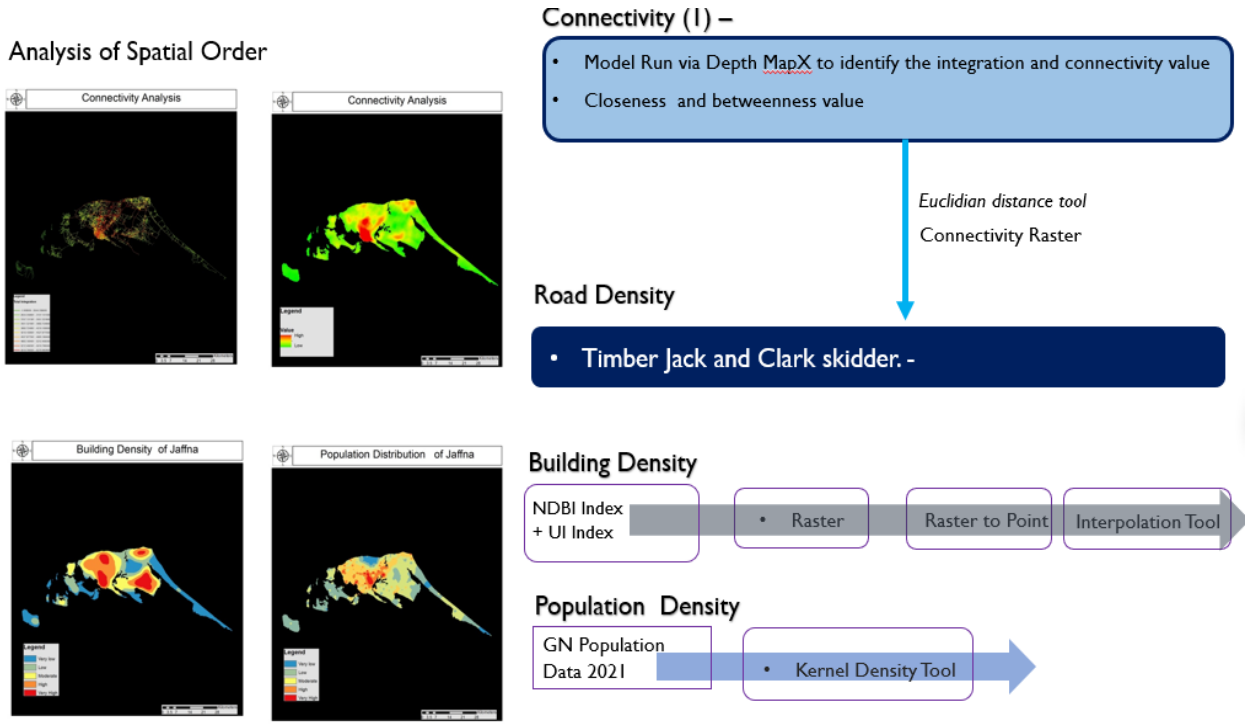
The proposed Development Plan has been designed with a forward-looking approach, covering a period of 10 years (2026 to 2035). A partial component of this plan is the re-evaluation of the *future urban hierarchy* to support sustainable urban growth and balanced regional development.

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

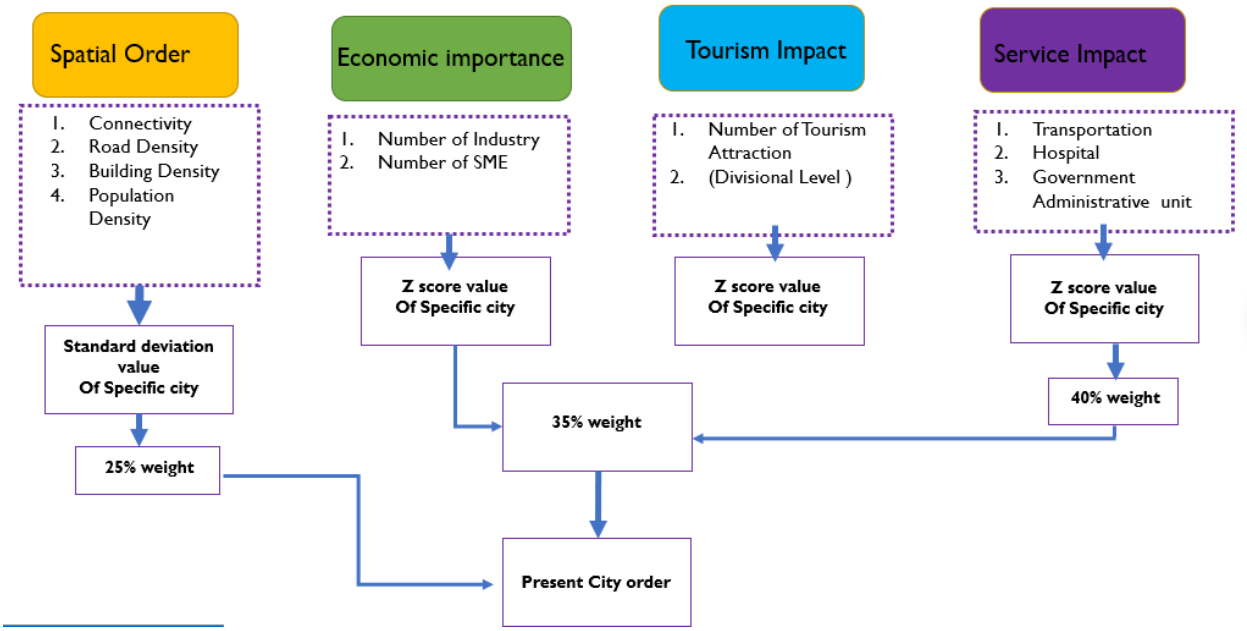
- **Population distribution**
- **Building density**
- **Road density (analyzed using the Clark Model to establish spatial order)**
- **Economic significance of towns**
- **Tourism potential and impact**
- **Service delivery and accessibility**

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

Following chart and table elaborates how it has been conducted.



Weighted index analysis

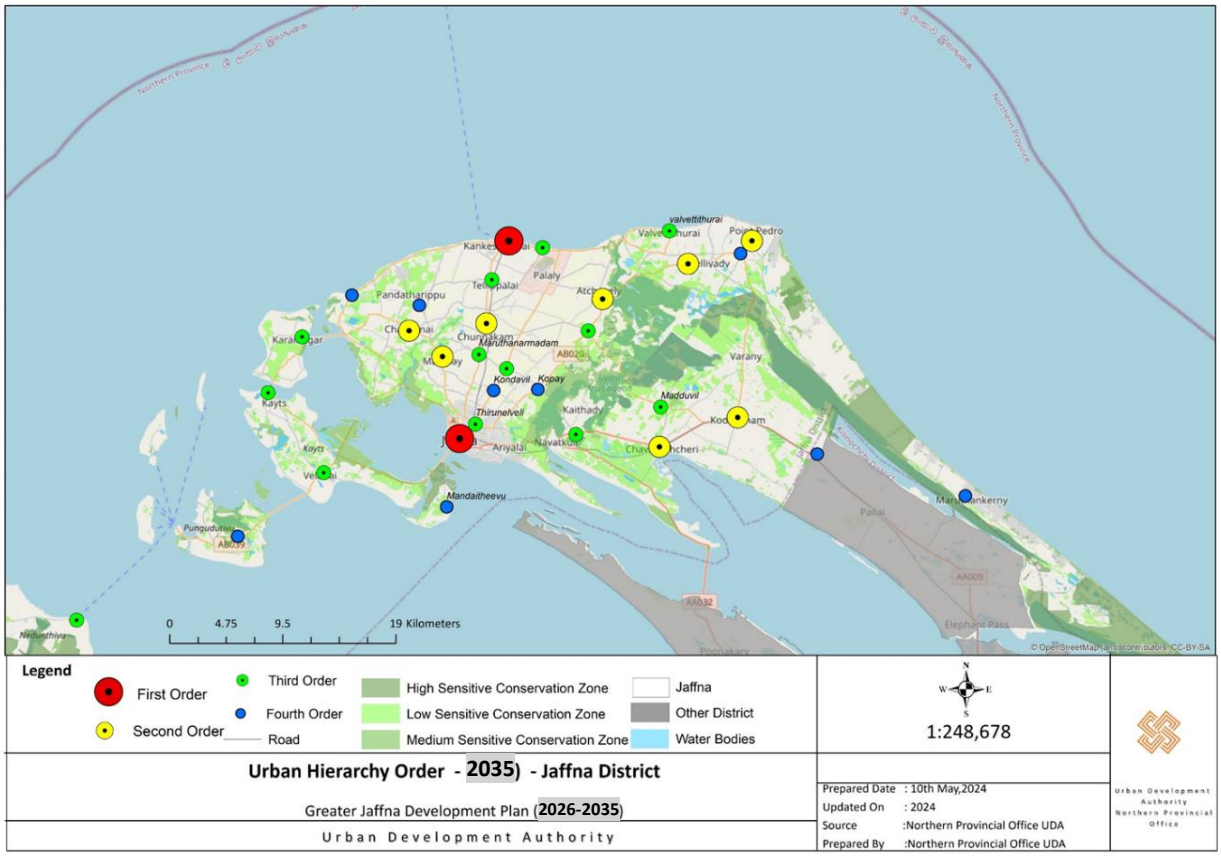


Based on the analysis, the Proposed Urban Hierarchy of Jaffna District for 2035 is outlined in the following table:

Table 1:Orders of Towns

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

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



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

Chapter 02 - Study Area

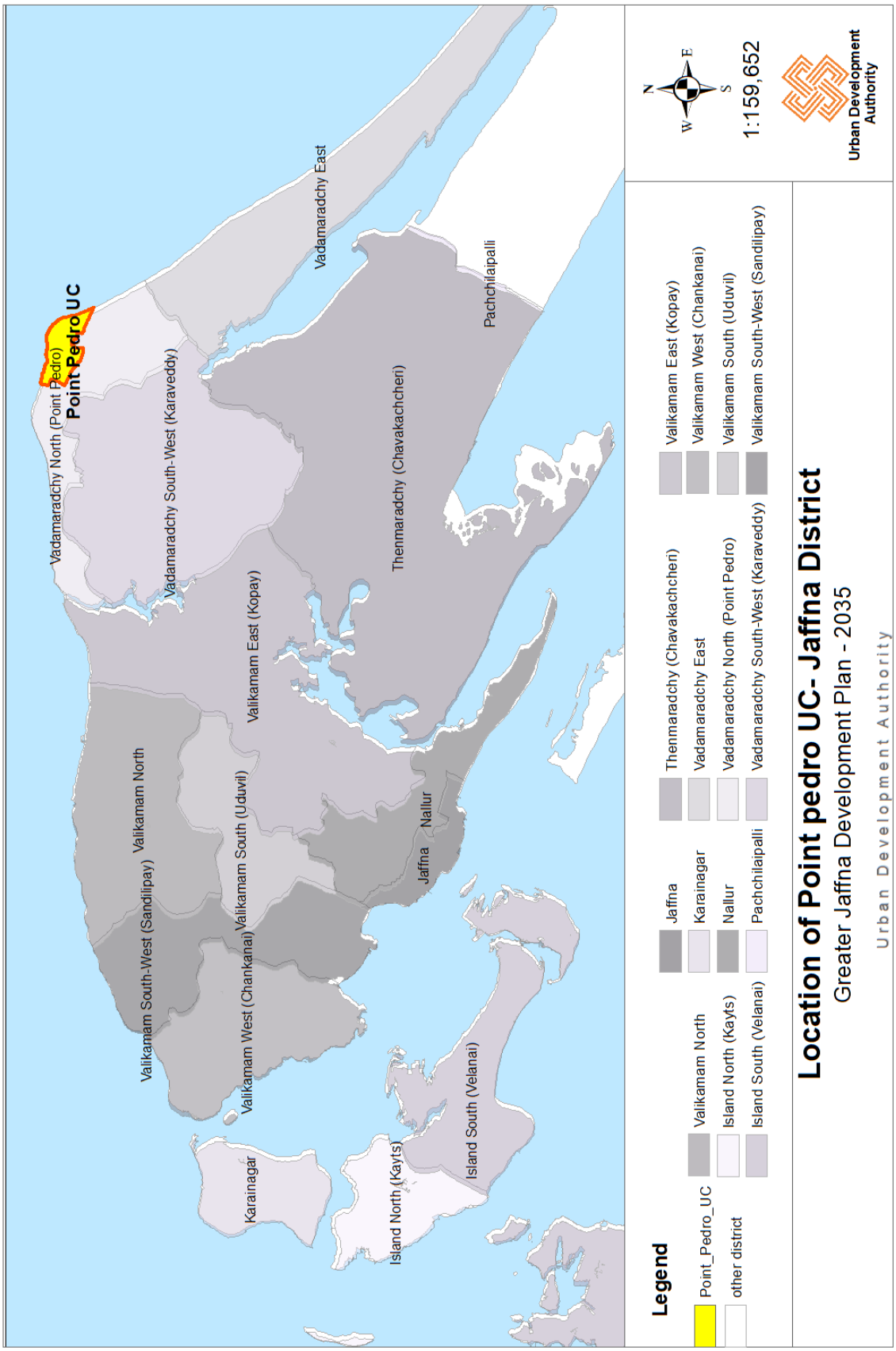
2.1 Introduction to Point Pedro Urban Council

Point Pedro Urban Council, situated in the northeastern region of Jaffna within Sri Lanka's Northern Province, falls under the administrative purview of the Vadamarachchi North DS Division. Spanning an area of **4.615 square kilometers**, this urban council is flanked by the vast expanse of the sea to the north, while the Point Pedro Pradeshiya Sabha areas delineate its boundaries on the remaining three sides.

Jaffna town, the central hub of the region, lies at a distance of **30.4 kilometers** from the PPD council area, translating to a convenient 49-minute drive for commuters. Within its jurisdiction, the council oversees the governance of 7 Grama Niladhari Divisions (GNDs), which include Point Pedro, Point Pedro South, Point Pedro East, Thumpalai, Thumpalai East, Puloly North, and Puloly Center. These divisions collectively comprise 26 villages, each contributing to the diverse tapestry of the council's administrative landscape.

The Point Pedro Urban Council (PPD UC) area is located in Point Pedro, Vadamarachchi Division, Jaffna District, Northern Province and it was promoted as an Urban Council on 1980.08.04 under the Gazette notification no 2185/74dated 1980.08.04.

Map 3:Location



2.2 Demographic profile

The demographic profile of Point Pedro Urban Council in 2022 reveals a total population of **12,482** individuals, with a slightly higher proportion of females (6,259) compared to males (5,923) but percentage wise almost same. Accommodating this population are **4,228 families**, indicating an average household size of approximately **2.88 individuals**. This statistic provides insight into the familial structures prevalent within the council, highlighting the dynamics of household interactions and resource utilization.

Chart 1:GND wise population-Point Pedro UC

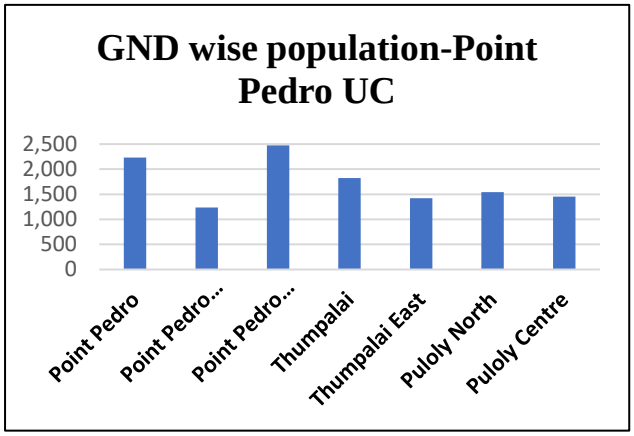
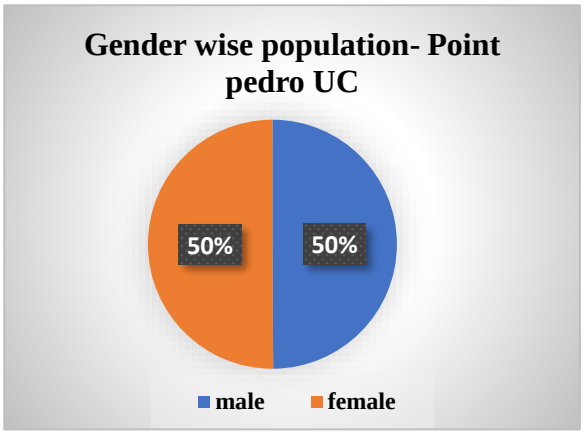


Chart 2:Gender wise population- Point pedro UC



Situated across an area of 461.5 hectares, the urban council experiences a net population density of **30 people per hectare**. Such high population density often correlates with increased demand for services and infrastructure, necessitating effective urban planning and resource management strategies. Looking ahead, the forecasted population for 2035 stands at **13,775** individuals, indicating a significant projected increase in population over the next decade. This projection underscores the dynamic growth trajectory of Point Pedro Urban Council, driven by factors such as natural population growth, migration trends, and socio-economic developments.

Chart 3:Population Growth pattern

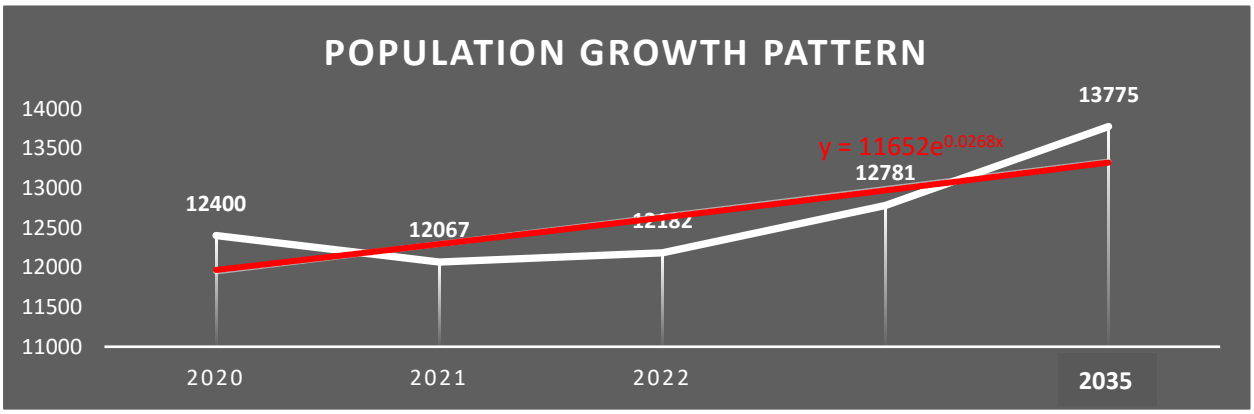
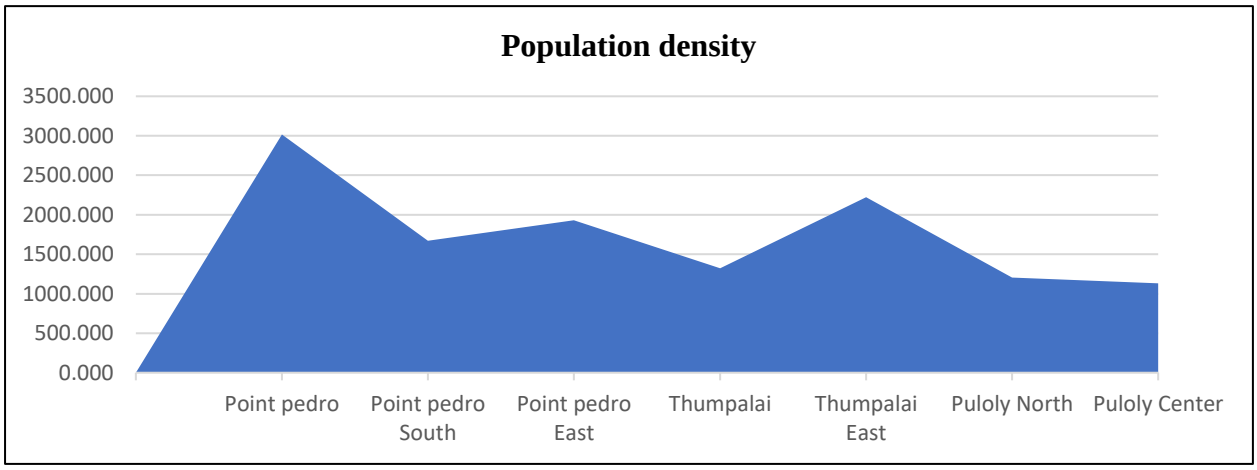


Chart 4:Population density



In certain Grama Niladhari Divisions (GNDs) within Point Pedro Urban Council, higher population areas exhibit high population densities, indicative of compact living arrangements and efficient space utilization. Conversely, some GNDs with higher populations demonstrate lower population densities, suggesting more dispersed settlement patterns or larger land areas. The highest population in Point Pedro Urban Council (UC) is found in Point Pedro East Grama Niladhari (GN) Division. The second highest population is found in Point Pedro GN Division.

Map 4:Population density

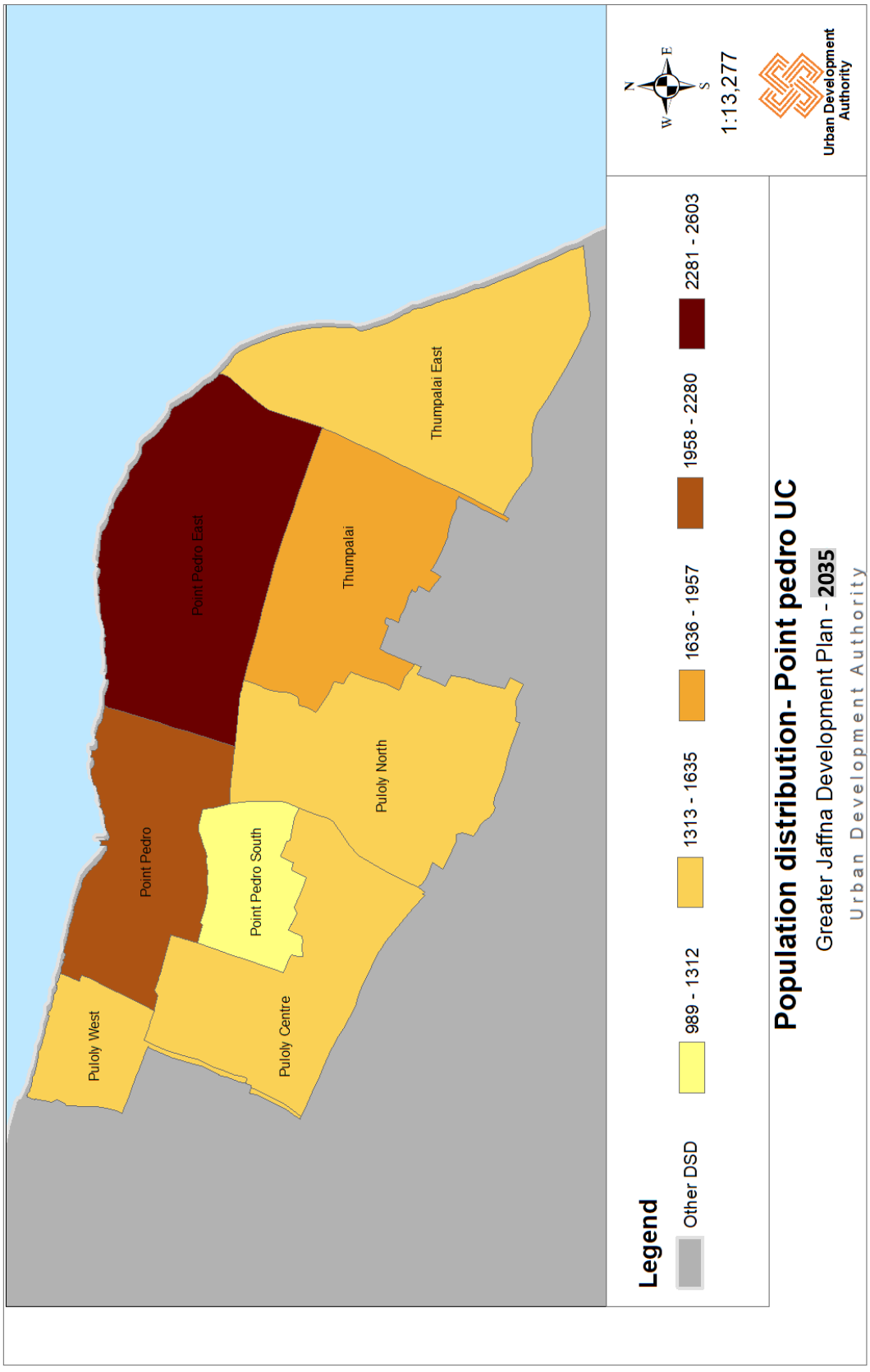
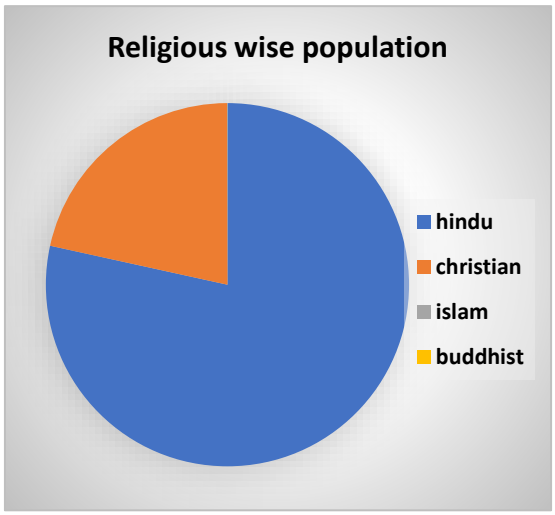


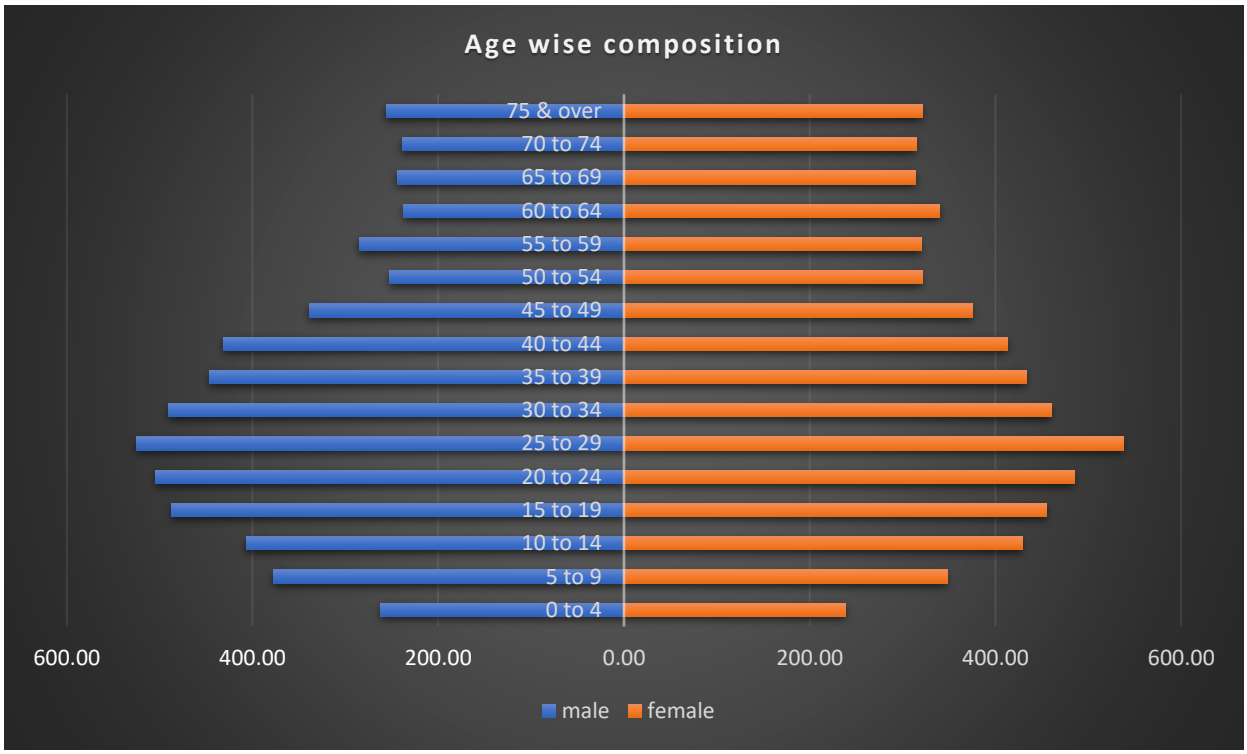
Chart 5:Religious wise population



The religious demographic composition within Point Pedro Urban Council reveals a predominantly Hindu population, with 9,461 individuals adhering to the Hindu faith. Christianity also holds a significant presence, with 2,595 residents identifying as Christians. Islam is represented by a smaller community, comprising just four individuals, while Buddhism is practiced by a solitary member of the population.

In Point Pedro Urban Council, the population distribution across different age groups reveals a diverse demographic landscape. The elderly population, aged 65 and above, comprises a total of 1,760 individuals. Conversely, the young population, below the age of 15, totals 2,058 individuals.

Chart 6:Age wise composition



2.3 Housing

In Point Pedro Urban Council, the housing landscape comprises a variety of structures, ranging from permanent residences to temporary shelters. With **3,057 permanent** homes, there exists a substantial foundation for stable housing within the community. However, the presence of 137 semi-permanent structures, 44 huts, and 41 temporary shelters underscores challenges faced by some families in accessing adequate housing. These numbers collectively highlight a significant portion of the population residing in temporary or substandard accommodations, indicative of pressing housing needs within the council.

The net housing density of Point Pedro Urban council is 7.7 house per hectare and average house hold size is 3.9 person.

The current housing requirement for **253 families** underscores the urgency of addressing housing shortages and improving living conditions. Particularly concentrated in areas such as **Point Pedro East, Thumpalai, and Puloly North**, where the need exceeds 50 families per area, this demand underscores localized housing disparities and emphasizes the need for targeted intervention strategies. Analyzing the housing density of **710.509** highlights the population-to-housing ratio within Point Pedro Urban Council.

Within Point Pedro Urban Council, a pressing issue arises with **212 families** identified as **landless**, highlighting a significant challenge within the community. Notably, Point Pedro Grama Niladhari Division accounts for 100 of these landless families, indicating a concentrated need for land and housing support within this specific area.

Chart 7:Housing Facilities Availability

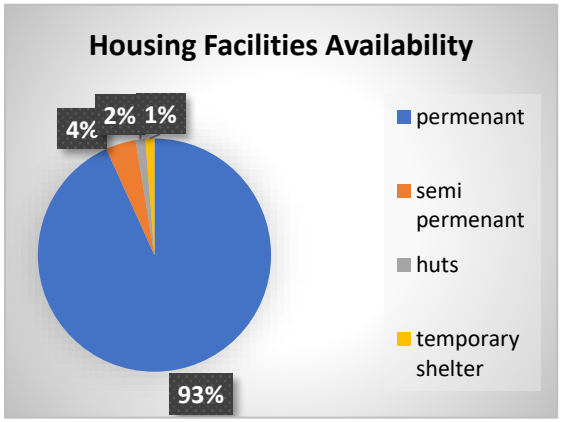
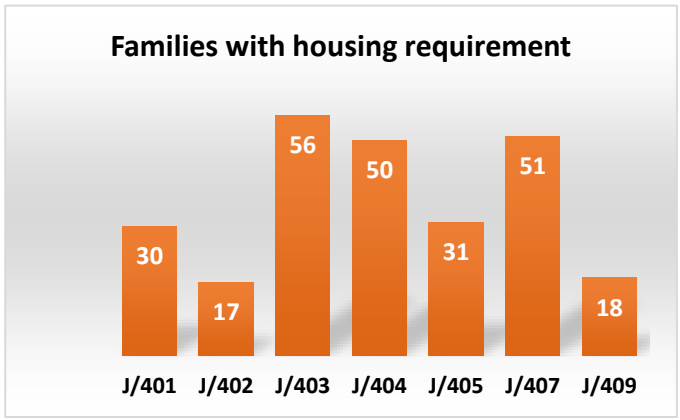
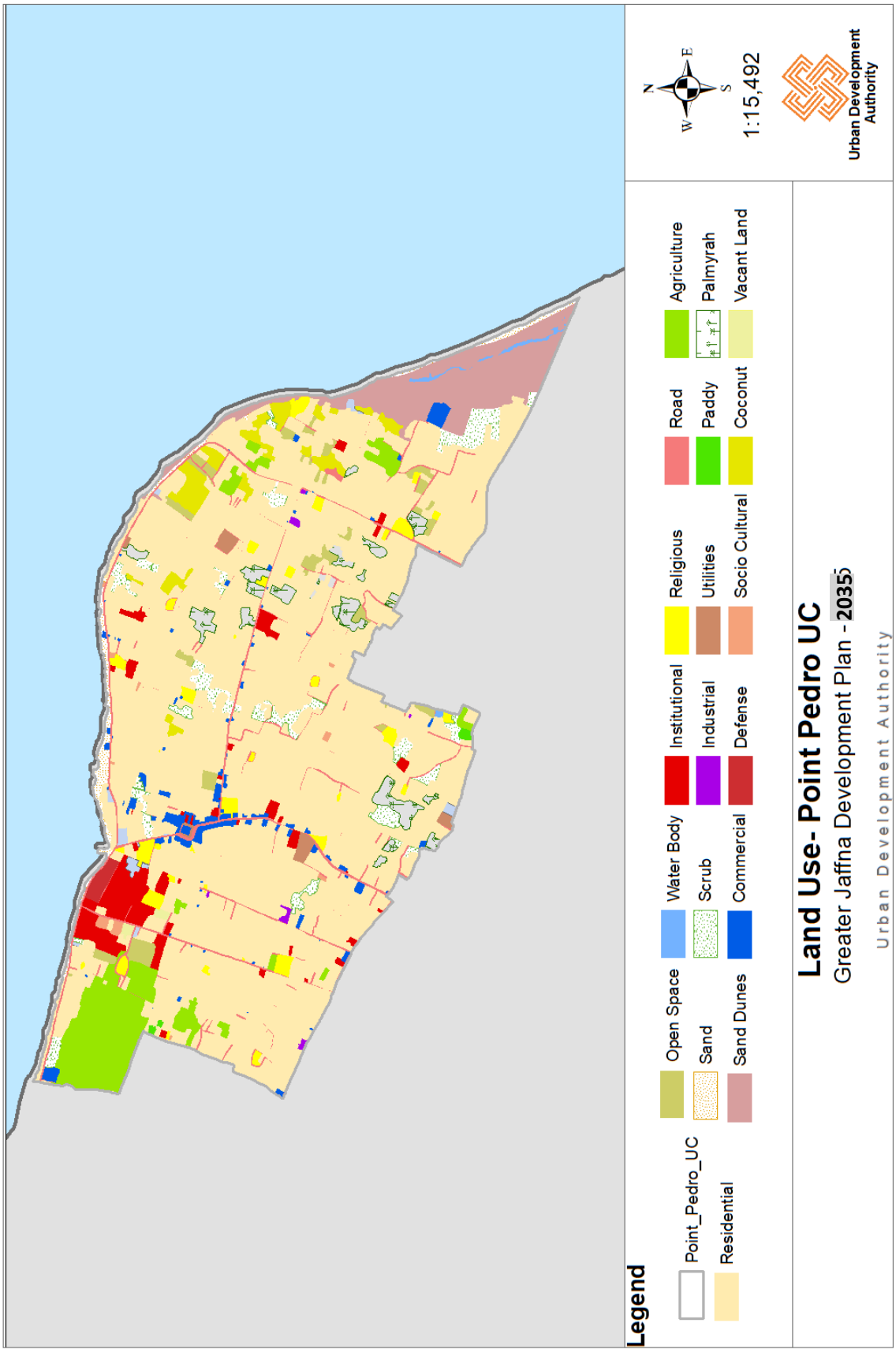


Chart 8:Families with housing requirement

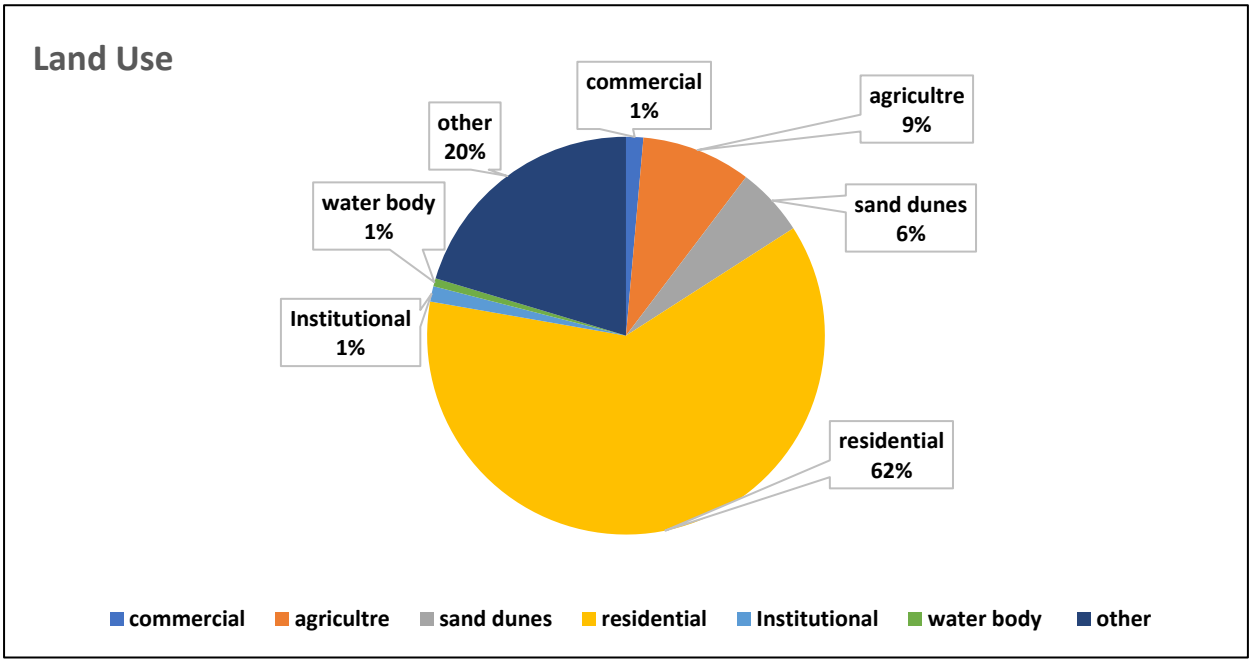


Map 5:Land Use

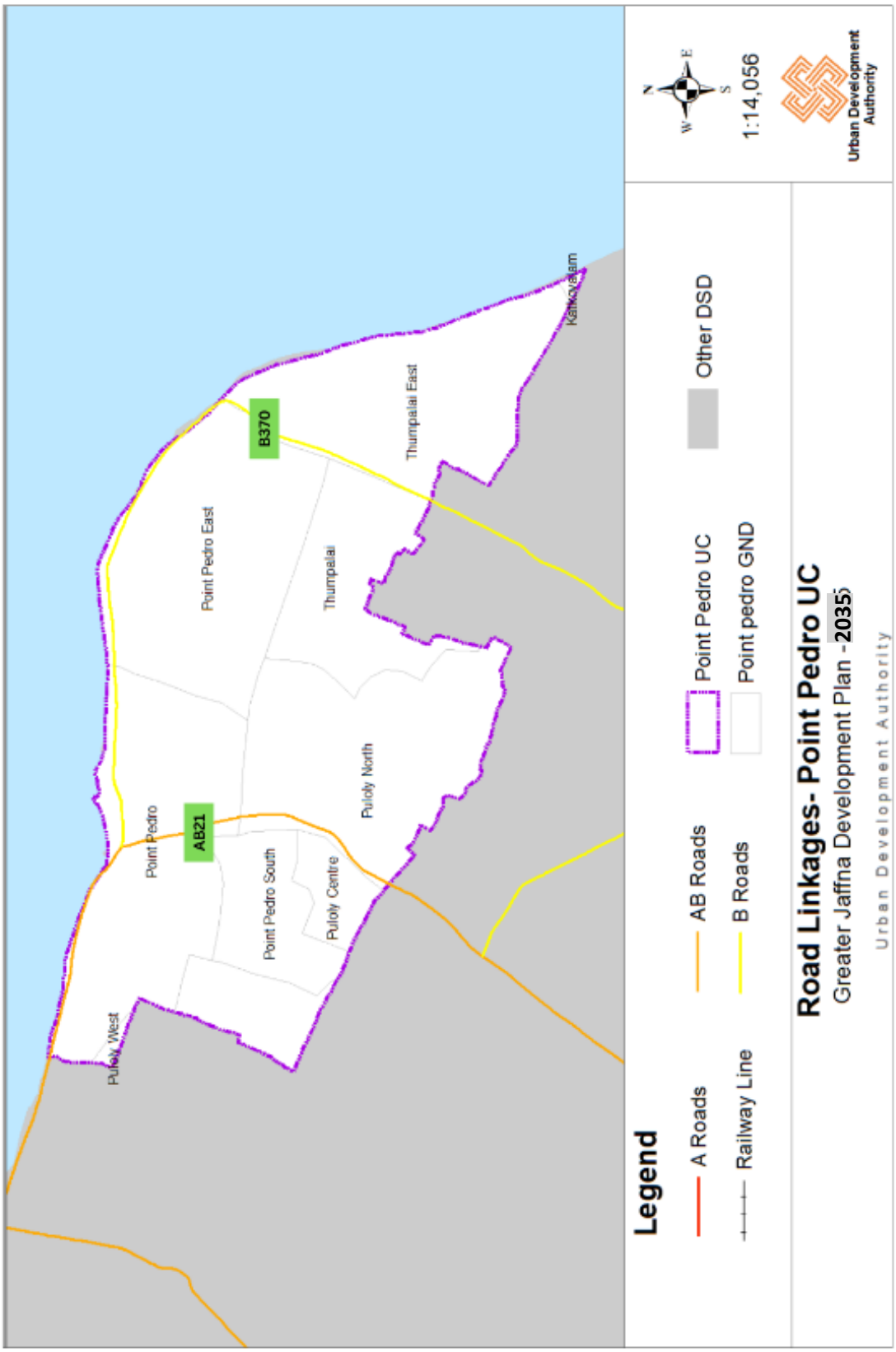


In the Point Pedro Urban Council (UC) area, residential land use covers the majority, constituting 62% of the total land coverage. This indicates a significant portion of the area is allocated for housing and related infrastructure. Additionally, sand dunes make up 6% of the land use coverage, suggesting the presence of natural coastal landscapes within the urban region. In land use categorization, the classification of 'other' typically encompasses areas designated as scrubland along with spaces allocated for various utilities.

Chart 9:Land use



Map 6: Road Linkages



2.4 Physical Infrastructure

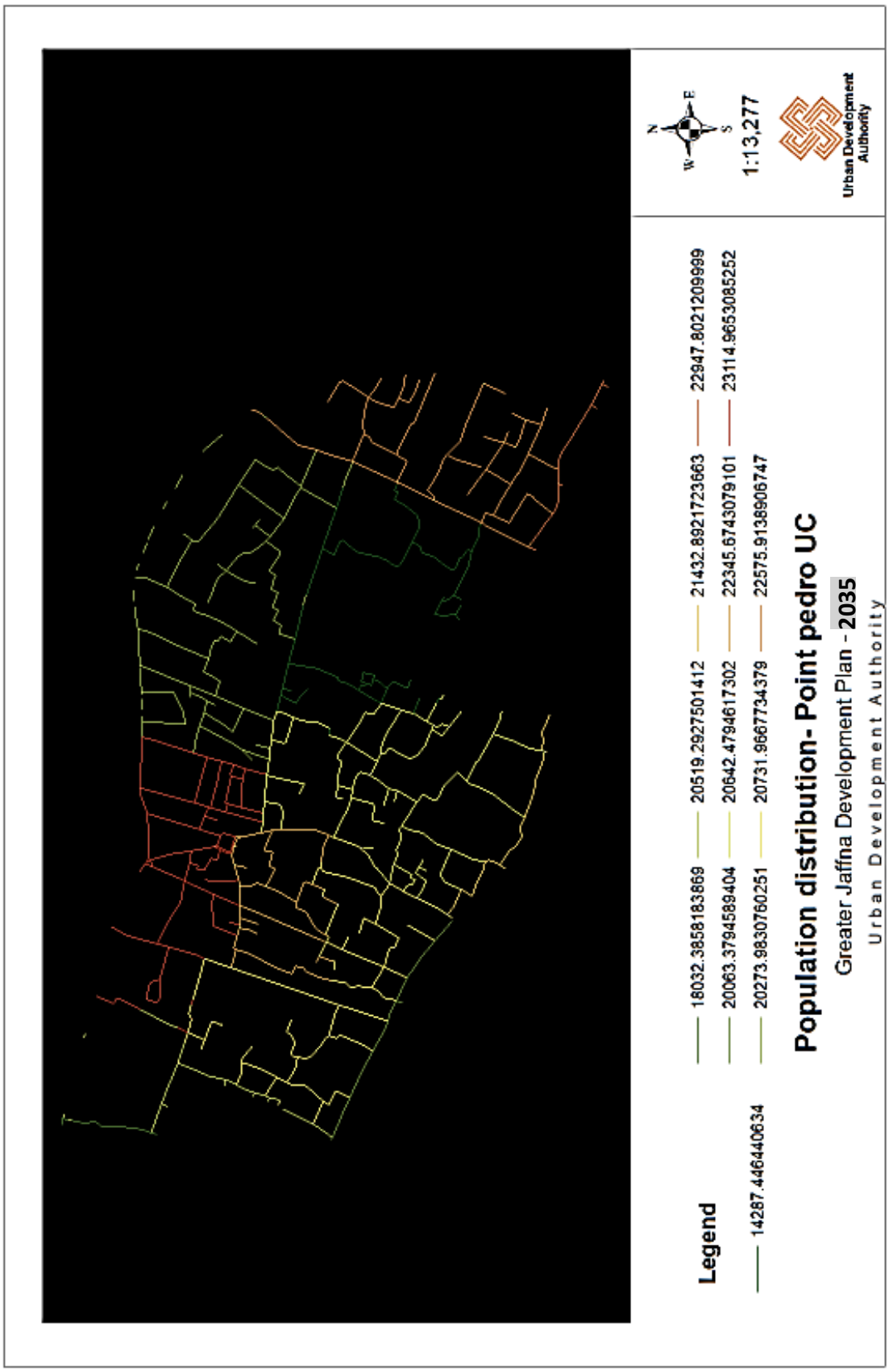
Point Pedro Urban Council oversees an extensive network of road linkages crucial for transportation and connectivity within its jurisdiction. The council maintains one **AB** class road, notably the Jaffna-Point Pedro Road, serving as a vital artery connecting Point Pedro to the wider region. Additionally, a **B** class road, the Point Pedro East Coast Road, contribute to local mobility and accessibility, facilitating intra-regional travel and trade. Comprising a total of **259** roads under its maintenance, the Point Pedro Urban council ensures the upkeep and smooth functioning of these vital infrastructure assets.

Bus routes originating from Point Pedro town provide excellent connectivity within and between regions. The details of these routes are as follows:

Bus Routes:

- **751, 750 & 752**: Point Pedro - Jaffna
    - These routes connect to the Valikamam Region.
- **757 & 755**: Point Pedro - Manipay, Nawaly
    - These routes serve the central part of the Valikamam Region.
- **759**: Point Pedro - Kodikamam
    - This route connects to the Thenmaradchy Region.
- **763**: Point Pedro - Thellipalai
    - This route serves the northern part of the Valikamam Region.

Map 7:Space Syntax Analysis



The **highest connectivity** within Point Pedro Urban Council is identified around the **Point Pedro Fishery Harbour and its surrounding areas.** The strategic location and economic vitality of the Point Pedro Fishery Harbour contribute to its prominence as a central node of connectivity within the urban council area.

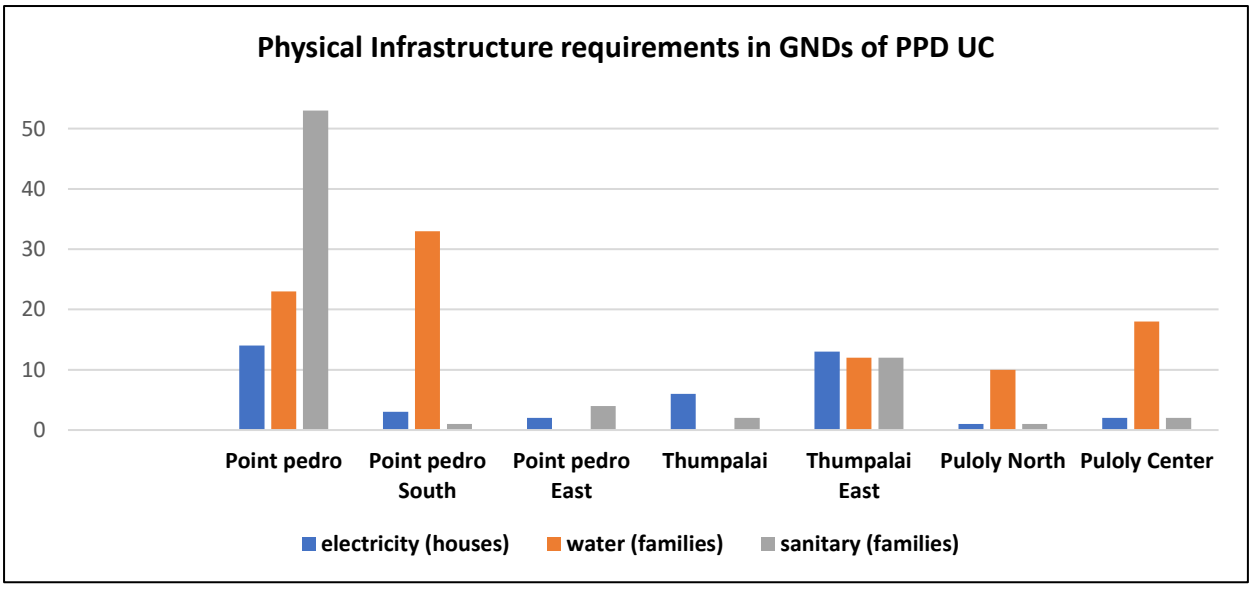
Water & Electricity

In terms of electricity infrastructure, Point Pedro Urban Council has made significant strides in providing access to electricity, with 3,404 houses currently having this essential utility. However, there remains a requirement for electricity in **41 households**, indicating a need for continued efforts to ensure universal access to reliable power sources. Regarding street lighting, Point Pedro Urban Council has achieved full coverage across all areas, ensuring adequate illumination for nighttime visibility and safety.

In terms of water infrastructure, Point Pedro Urban Council provides access to water for 4,741 households, reflecting a substantial coverage of this essential resource. However, there remains a requirement for water access in **96 households**, signaling a need for continued investment and infrastructure development to ensure equitable access to clean and potable water for all residents.

Regarding sanitary infrastructure, Point Pedro Urban Council has made significant progress in providing access to sanitary facilities, with 8,203 households benefiting from such amenities. However, there remains a requirement for sanitary facilities in **75 households**, emphasizing the need for ongoing efforts to ensure universal access to adequate sanitation services.

Chart 10:Physical Infrastructure requirements in GNDs of PPD UC

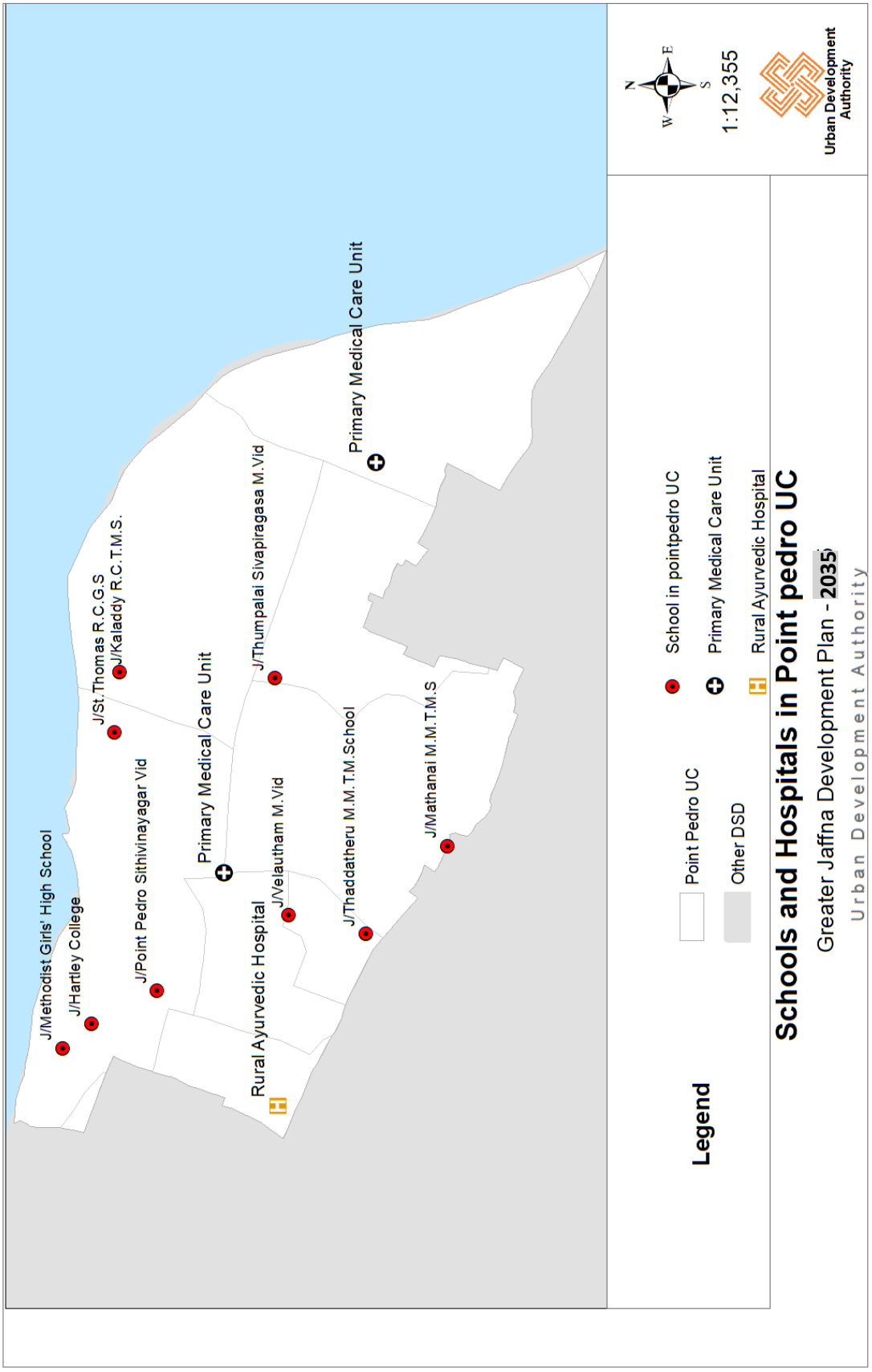


Waste management in Point Pedro Urban Council is organized across its 9 wards, supported by a fleet of **5 vehicles** comprising 3 tractors, 1 compactor, and 1 tractor for narrow lanes (Tractor Galli). Daily waste collection services are provided in the Point Pedro and Point Pedro South areas, ensuring **regular** removal of solid waste to maintain cleanliness and hygiene. In Point Pedro East and Thumpalai, collections occur **on a weekly basis**, while Thumpalai East, Puloly North, and Puloly Center areas benefit from waste collection services **twice a week**, addressing varying waste generation rates across different zones.

The council manages solid waste effectively, with digestible waste ranging from **2 to 4 metric tons per day** and non-digestible waste ranging from 0.01 to 0.5 metric tons per day. Additionally, approximately **13 metric tons** of liquid waste are collected daily, highlighting the comprehensive waste management efforts undertaken by the council.

It's noteworthy that waste collection services are provided without revenue collection within the Urban Council area, underscoring a commitment to public service and environmental stewardship. By maintaining efficient waste management practices, Point Pedro Urban Council contributes to the overall cleanliness, health, and well-being of its residents and environment, promoting sustainable urban development and community resilience.

Map 8: Social Infrastructure Distribution



Point Pedro Urban Council boasts a comprehensive social infrastructure catering to the diverse needs of its residents. In terms of education, the council hosts a total of **10 schools**, including four 1AB schools like Jaffna Hartley College, Jaffna Vadamaradchy Hindu Girls College, Jaffna Methodist Girls High School, and Jaffna Velayutham Maha Vidyalayam. Additionally, the council accommodates **12 preschools**, laying the foundation for early childhood education and development within the community.

In terms of health services, Point Pedro is equipped with **a base hospital** and many small and medium medical centers offering essential medical care and treatment to residents. Furthermore, the council features essential public amenities such as a **Class 1 post office** with postal code 40600, facilitating postal services for the local population. A **library** provides access to knowledge and resources, while **2 cemeteries** serve as final resting places for the departed. Additionally, the council features **7 sports clubs**, promoting physical activity and **96 community-based organizations** promoting community engagement.

The social fabric of Point Pedro is enriched by its vibrant cultural scene, which includes a variety of **religious institutions** and landmarks. The council boasts 65 Hindu temples, catering to the spiritual needs of the Hindu community, while Catholic temples numbering 12 provide places of worship for the Catholic population. A non-catholic temple and a mosque further contribute to the religious diversity of the area. Additionally, an ashramam provides spiritual retreat and refuge for seekers. **Historical sites** such as Thirumoothimadam and the lighthouse add depth to the cultural heritage of Point Pedro, serving as landmarks of historical significance and attracting visitors interested in the area's rich history and culture.

2.5 Economic Profile

The economic sector of Point Pedro Urban Council demonstrates a diverse array of livelihood opportunities catering to its population. Out of 7,652 individuals, 4,393 are engaged as permanent employees, while **301 individuals are unemployed**, reflecting the varied nature of the workforce.

Chart 11:unemployees

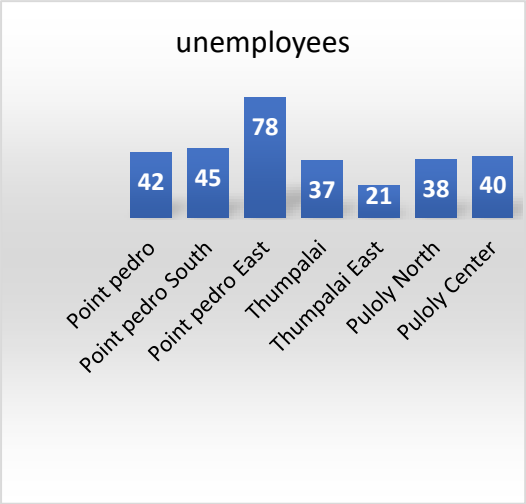


Chart 12:Permenant employees Vs Unemployees

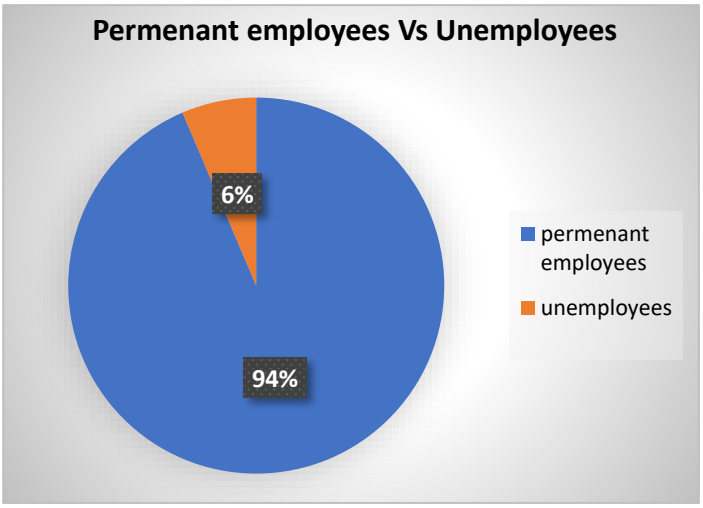
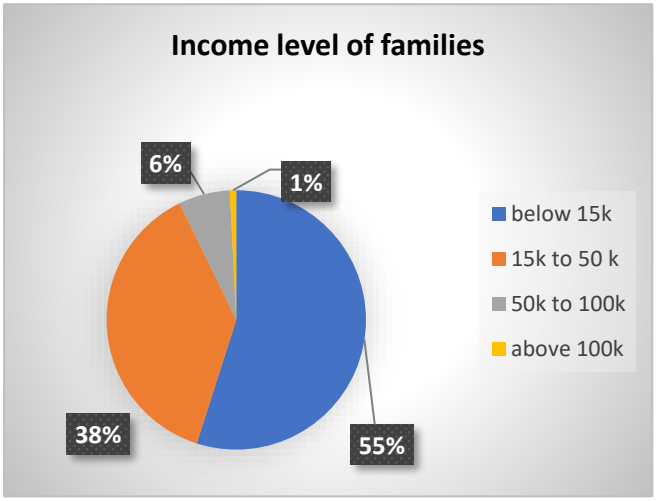


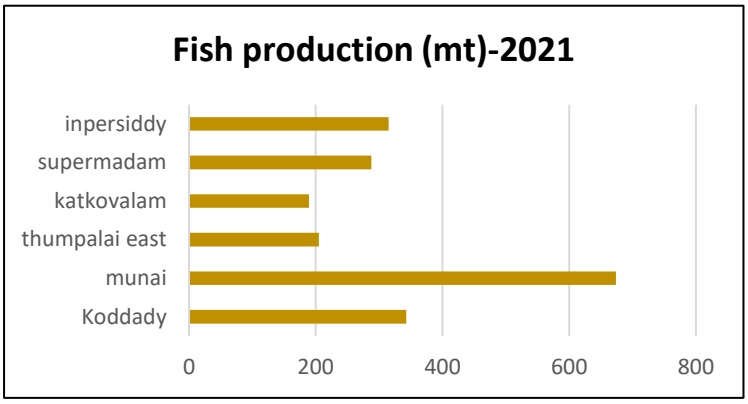
Chart 13:Income level of families



In Point Pedro Urban Council, income levels reveal that **55%** of the population, equating to **2,263 families**, earn below 15,000 LKR. A further **1,561 families** have incomes ranging between 15,000 to 50,000 LKR. Only **6%** of families, or **263 families**, have incomes between 50,000 to 100,000 LKR, while a mere **1% (33 families)** earn above 100,000 LKR. As of February 2024, the Official Poverty Line at the national level is Rs. 16,975. In Point Pedro UC Area, nearly **2,497 families fall below this poverty line,** indicating a significant portion of the population facing economic hardship.

In terms of livelihood, the agriculture sector plays a significant role, encompassing activities such as paddy cultivation, palmyrah tapping, coconut farming, dairy farming, goat farming, and poultry farming. These agricultural pursuits contribute to food security and income generation for many households, highlighting the importance of traditional farming practices in sustaining local livelihoods.

Chart 14: Fish Production



The fishery sector holds prominence, supported by infrastructure such as a **fishery harbor** and six fishery villages. With **961 active fishermen**, Point Pedro boasts a vibrant fishing industry, contributing to local employment and food production. The fishery sector's output is substantial, with fish production totaling **1,987 metric tons**, underscoring the sector's importance in the local economy and food supply chain.

2.6 Local Authority financial Capacity

The financial capacity of Point Pedro UC showcases a **total revenue of 152,990,125 LKR,** with the majority of revenue derived from various sectors: public administration (55%), health services (20%), other public utility services (13%), and external planning, roads, and buildings (10%). The revenue sources include revenue grants contributing 53% (81,154,355 LKR), rent amounting to 19,939,000 LKR, and warrant charges and penalties also totaling 9,005,000 LKR.

Chart 16:Sector wise Revenue

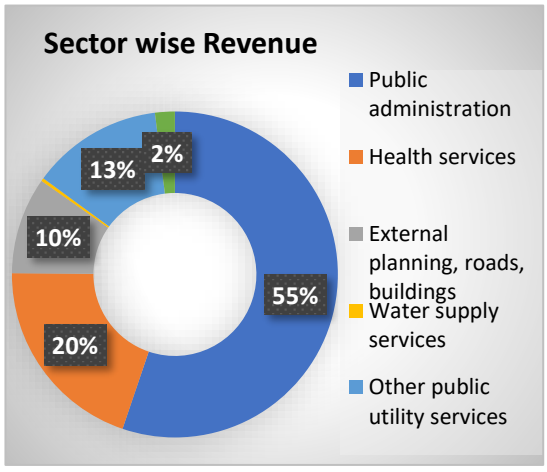
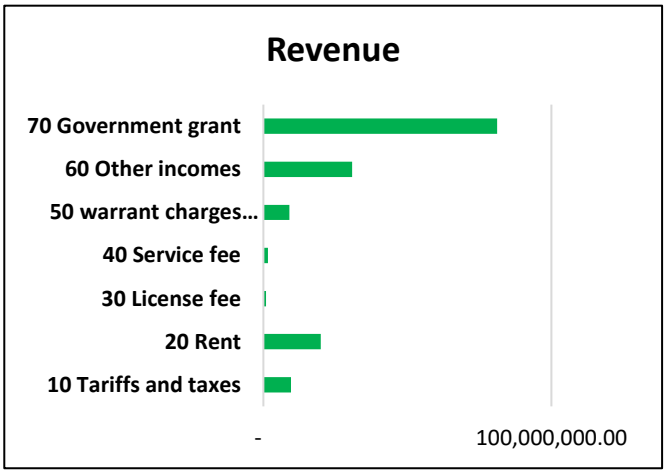


Chart 15:Revenue



On the expenditure side, the **total expenditure stands at 125,484,555 LKR.** This expenditure is allocated across different areas: Health service (40%), public administration (38%), and external planning, roads, and buildings (14%). Significant portions of the expenditure are directed towards personal enrollment, accounting for 73% (91,466,920 LKR), repair and maintenance of capital assets at 12,103,000 LKR, and supply items and necessary items totaling 11,208,000 LKR.

Chart 17:Sector wise Expenditure

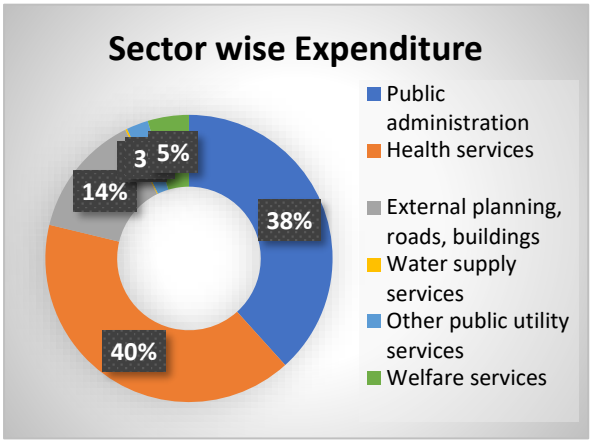
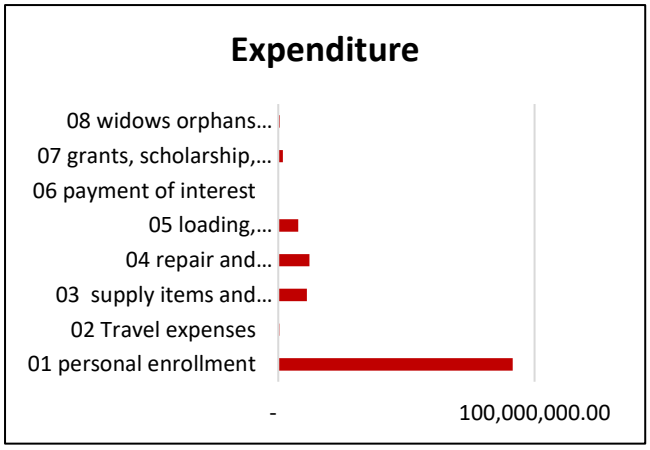
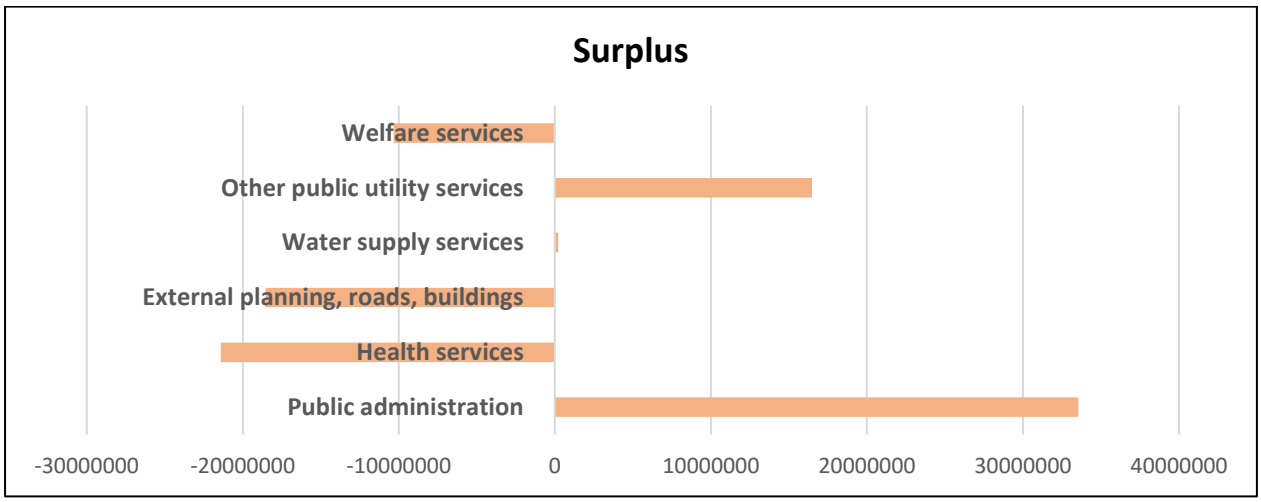


Chart 18:Expenditure



The local authority operates with a narrow **surplus of 27,505,570 LKR**. The minimal surplus is primarily due to substantial spending on welfare services, health services which contribute to 42.59% of the total deficit, and external planning, roads, and buildings.

Chart 19:Surplus



2.7 Problem and Potential

Problems

1. Even though the Point Pedro fishery harbour located strategically and geographically good position, still it is underdeveloped.





2. Absence of sewage treatment System.

There are considerable number of solid and liquid wastes are collected by the local authority. It reflects the need of a sewage treatment system.

3. There are many alleys in Point Pedro UC area.





4. Tourism potential areas still remain underdeveloped

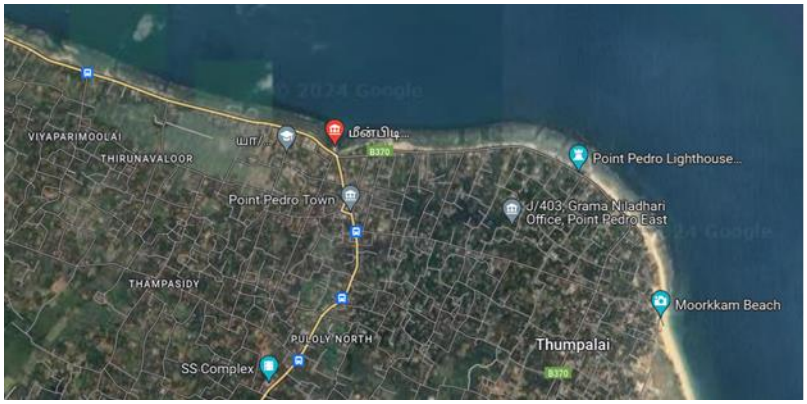





Moorkkam Beach **Northern Point** **Light House** **Therumoodimadam**

Potentials

1. One of the geographically important harbour of Sri Lanka is located here.





2. Point Pedro features a prominent continental shelf and 4 km of Coastal Length.
3. Administrative Core Enrichment

   Point Pedro UC office, famous schools like J/Hardly College, J/Methodist girls' high school, Point Pedro Courts and Police station are enriched in a particular area

4. Rich location for Renewable Energy Projects
5. The Flat with a maximum elevation of about 10 m above MSL. & Average Elevation - 3m
6. AB 21 Road - Identified and function as a coastal corridor
7. Availability of tourism Recourses.


Moorkkam Beach


Northern Point


Light House


Therumoodimadam

8. Availability of Developable Land within the UC's Area.

Chapter 03 - Frame work of the Local Area Plan

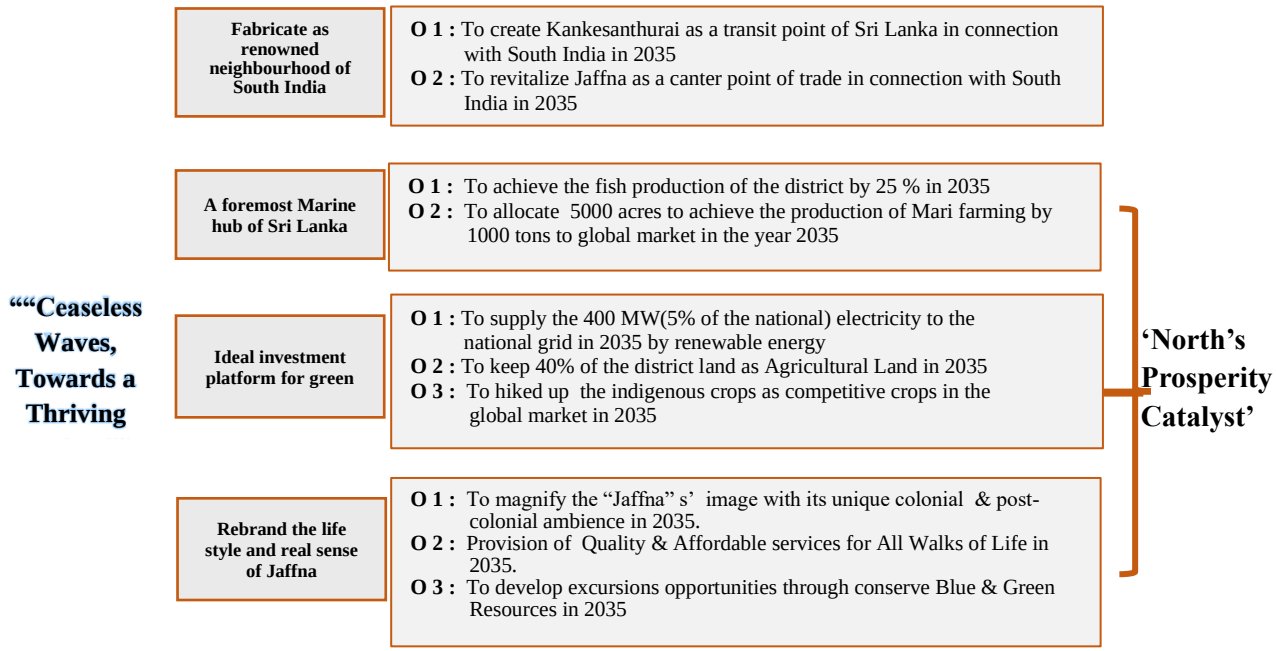
3.1 Sub Vision

‘North’s Prosperity Catalyst’

The vision of "North's prosperity catalyst" is fitting for the Point Pedro Urban Council, particularly in light of its strategic positioning and the **potential of its fishery harbour expansion**. As a pivotal node in the Northern region, Point Pedro UC possesses the essential ingredients to act as a catalyst for economic growth and development.

By harnessing the transformative power of **trade, tourism, education, and commerce**, Point Pedro can propel the entire northern region towards prosperity. Moreover, the expansion of the harbour infrastructure holds the promise of increased connectivity and trade linkages, facilitating regional integration and fostering sustainable development. As such, the vision of "North's prosperity catalyst" reflects the scope of Point Pedro UC to emerge as a driving force for progress, prosperity, and inclusivity in the broader northern landscape.

Chart 15: Correlation of Sub vision with the Main Vision



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

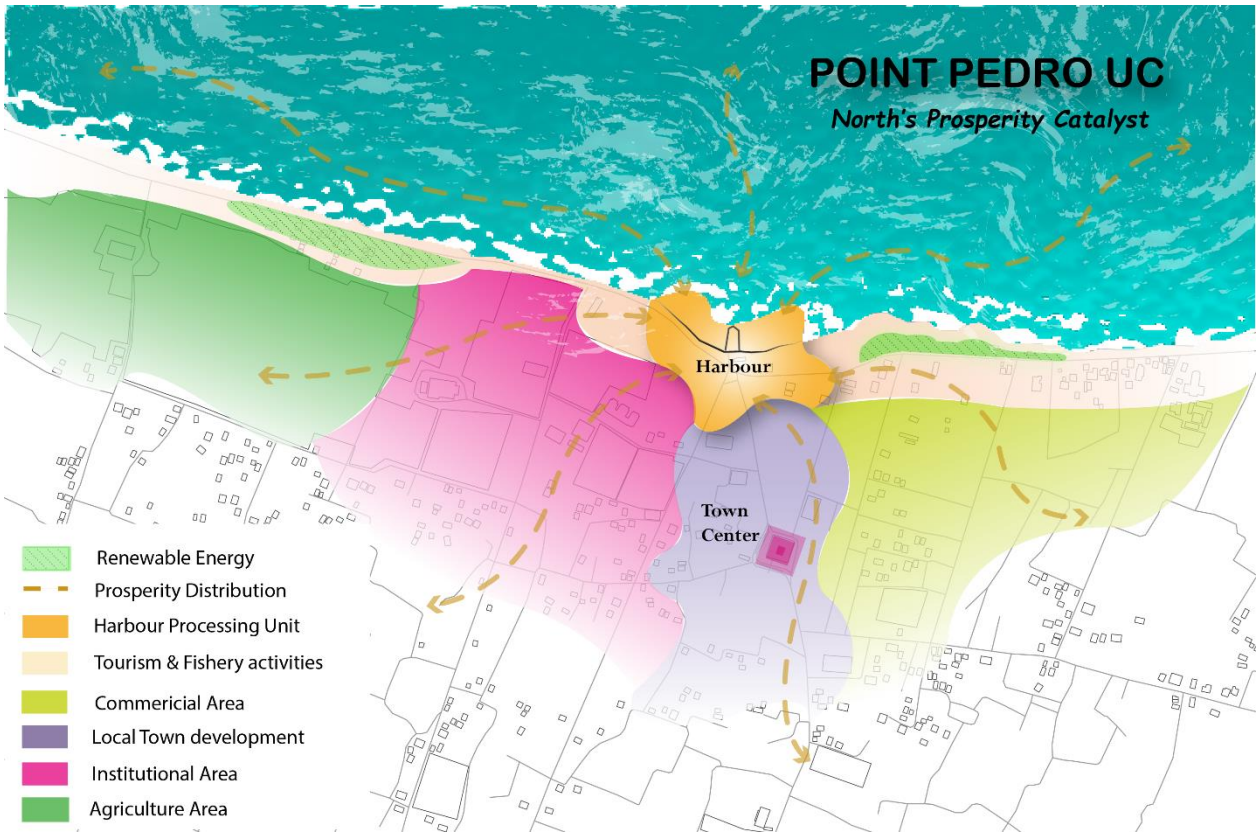
1. **“A foremost Marine hub of Sri Lanka”**
2. **“Ideal investment platform for green”**
3. **“Rebrand the lifestyle and real sense of Jaffna”**

These goals are directly or indirectly associated with the initiatives of the Point Pedro Urban Council. Additionally, to meet the objective of increasing the district's fish production by 25% by 2035, the Point Pedro Urban Council aims to contribute 8% of the total fish production by that time.

3.2 SWOT

Strengths	**Weeknesses**
A fishery harbour which can boost various fishery-related trade and commercial activities which can offer numourous job opportunities. Some famous schools in Jaffna, such as Jaffna Hardly College and Jaffna Methodist Girls College, are located here.	Despite primary focus on commercial development, currently only 1% of the land is used for commercial purposes, while a contrasting 62% is designated for residential areas.
Opportunities	**Threats**
Point pedro fishery harbour development projects. (including GJDP-2035) Renewable energy Projects by Sustainable Energy Authority	Indian fishermen are fishing within Sri Lanka's maritime boundary.

3.3 Concept Plan



The Point Pedro UC Concept Plan is a comprehensive plan designed to harness the region's potential for economic growth, cultural enrichment, and community development. Central to this plan are four key zones, each contributing to the overall prosperity and vibrancy of Point Pedro and its surrounding areas.

1. Harbour Processing Zone:

The Harbour Processing Zone stands as the cornerstone of economic development in Point Pedro. With its strategic location, the harbour presents immense **opportunities for trade, commerce, and industrial activities.** This zone will serve as a place for **import-export operations, storage facilities, and logistical support services**. By leveraging the harbour's potential, Point Pedro aims to become a focal point for regional prosperity, attracting investments and fostering economic growth. Furthermore, the Harbour Processing Zone will facilitate connectivity with neighboring regions, serving as a catalyst for prosperity to enter and exit **not only within Jaffna but also extending to international areas.**

2. Tourism and Fishing Activity Unit:

Positioned to capitalize on **Point Pedro's scenic coastline and rich marine biodiversity**, the Tourism and Fishing Activity Unit is poised to become a thriving center for recreational pursuits and sustainable fisheries. Tourist attractions such as **Point Pedro Lighthouse and Moorkkam Beach** are also located there. Additionally, it will support local fishing communities by providing modernized facilities for **fish processing, storage, and distribution**. By nurturing both tourism and fishing activities, Point Pedro aims to preserve its natural heritage while generating income and employment opportunities for its residents.

3. Institutional Zone:

The Institutional Zone serves as the educational and administrative center of Point Pedro. It is home to esteemed institutions such as Sri Lanka's famous schools named **Jaffna Hardly College, Jaffna Methodist Girls' College, and Point Pedro UC, and Point Pedro CEB (Ceylon Electricity Board).** This zone not only fosters academic excellence but also cultivates a sense of community and civic engagement. Moreover, the Institutional Zone accommodates governmental offices and public services, ensuring efficient governance and infrastructure development.

4. Commercial Area:

The Commercial Area is the bustling place of **trade and business activities** in Point Pedro. This zone hosts a variety of retail establishments, financial institutions, and service providers, creating a dynamic commercial ecosystem. Here, entrepreneurs and businesses thrive, catering to the diverse needs of the community and fostering economic vitality. The Commercial Area is crucial for facilitating commerce and trade, thereby contributing to the overall economic resilience of Point Pedro.

5.Local Town

The Local Town zone is the heart of everyday life in Point Pedro, where residents engage in daily activities and community interactions. This area includes essential amenities such as markets,banks, healthcare facilities, and recreational spaces. The **vibrant fish market and vegetable market** are central to this zone, providing residents with fresh produce and seafood. The

Local Town zone also includes residential neighborhoods, ensuring **a balanced mix of living, working, and leisure spaces**.

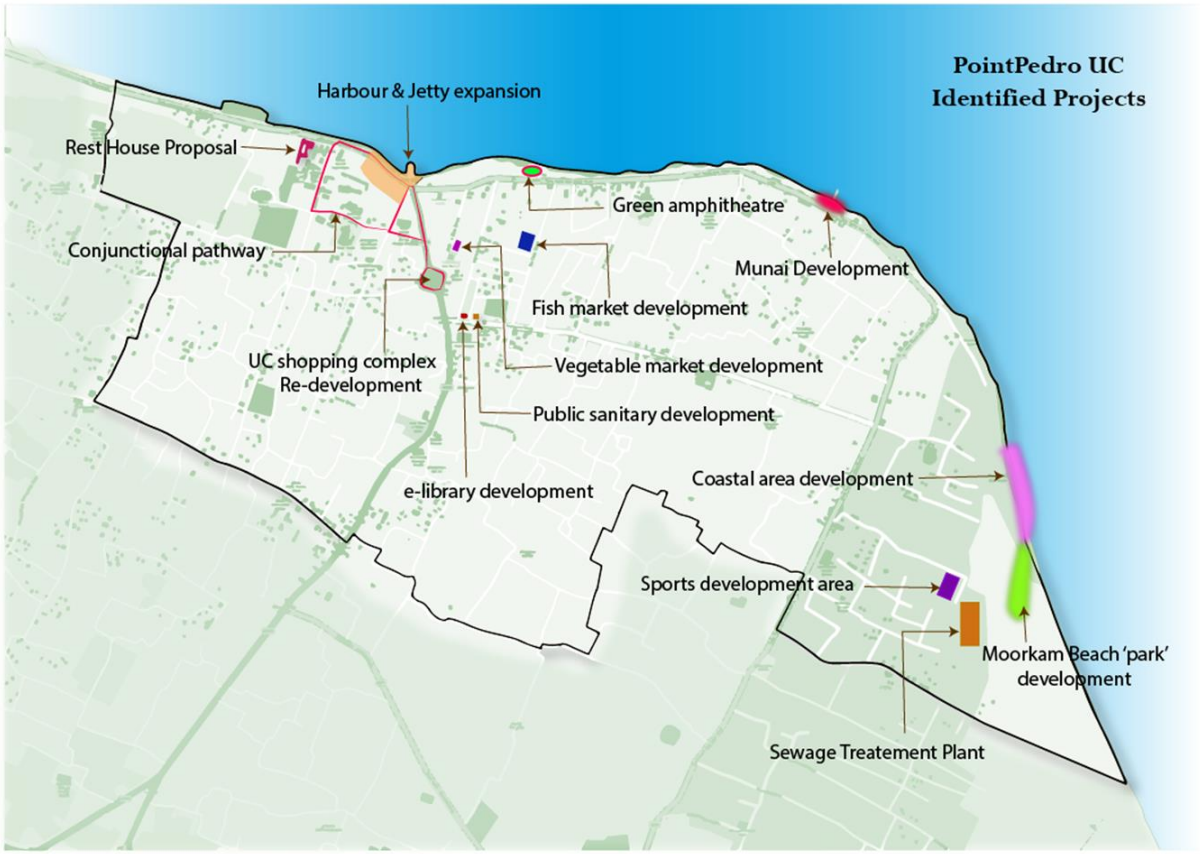
6. Renewable energy

As highlighted in the **Sustainable Energy Authority** report, the area between the north coast to the east coast of Point Pedro is highly suitable for renewable energy development, particularly **solar energy**. This region benefits from abundant sunlight, making it an ideal location for large-scale solar power projects. This initiative aligns with Point Pedro's vision of becoming a catalyst for prosperity in the northern region by embracing innovative and sustainable energy solutions.

Chapter 04 - Project Implementation Strategy

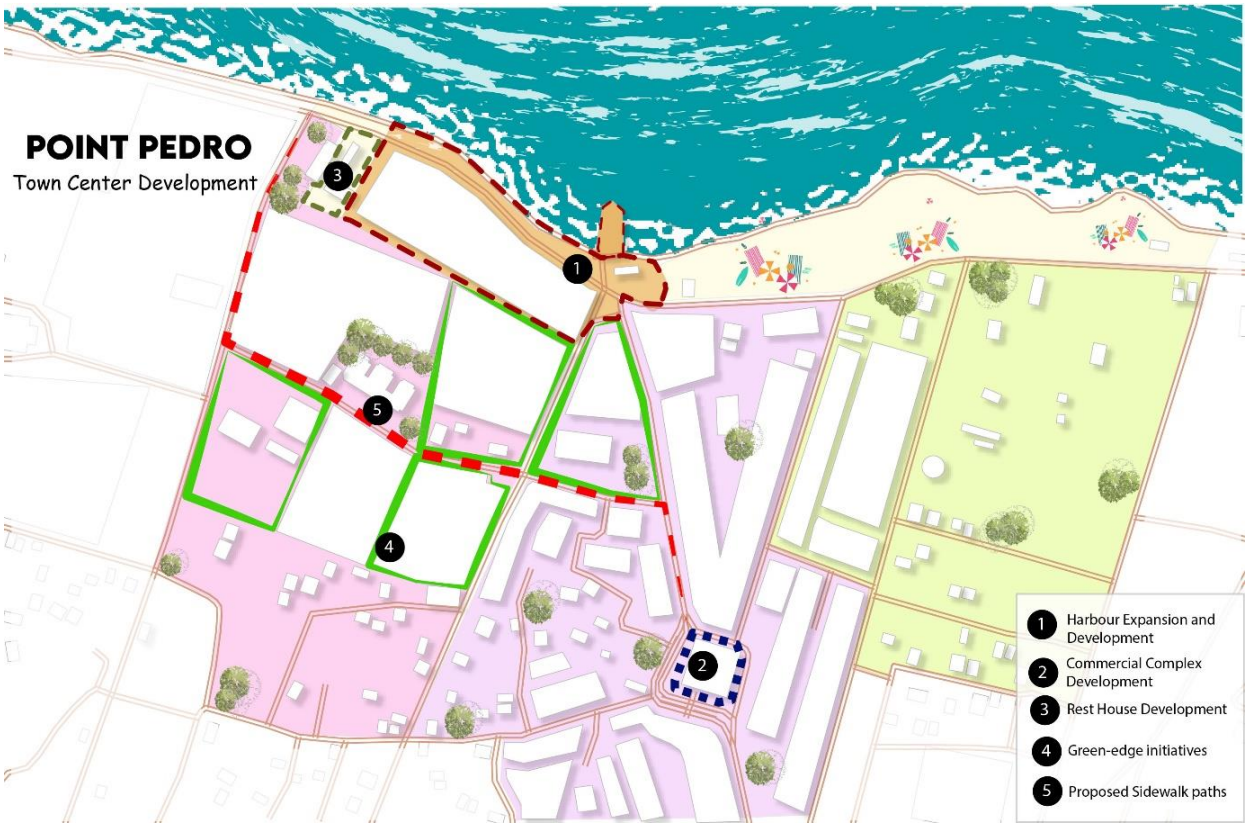
4.1 Identified Projects

In Point Pedro Urban Council area, several proposals are set to cover the entire local authority. The proposals are as follows:

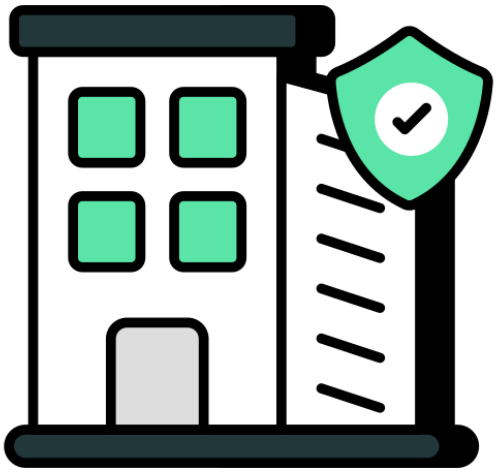


1. Harbour & Jetty Expansion
2. Rest house proposal
3. Conjuntional pathway
4. UC shopping complex proposal
5. E-library development
6. Public lavatory development
7. Vegetable market development
8. Fish market development
9. Green amphitheatre
10. Munai development
11. Coastal area development
12. Sports development area
13. Sewage treatement plant
14. Moorkkam beach park

4.2 Detailed Town center development Plan



The development plan for Point Pedro Urban Council focuses on several key enhancements to boost the region's economic and social vitality. Central to this plan is the **expansion of the jetty** and the **development of the harbour**, aiming to bolster maritime activities and trade. Recognizing the commercial potential, we are also prioritizing the **establishment of a commercial complex in the town center,** which is expected to stimulate local businesses and attract visitors. Recognizing the area's tourism potential, we are also proposing the **development of rest houses** to accommodate visitors. Complementing these initiatives, we propose the **development of pedestrian walkways** along the inner circular road, connecting the town center to Point Pedro East Coast Road, to enhance accessibility and promote a walkable environment. Additionally, our plan includes a **tree planting initiative around significant sites**, fostering a greener, more serene atmosphere that respects and enhances the town's cultural heritage. These combined efforts are designed to create a thriving, sustainable, and accessible urban hub.



PART II

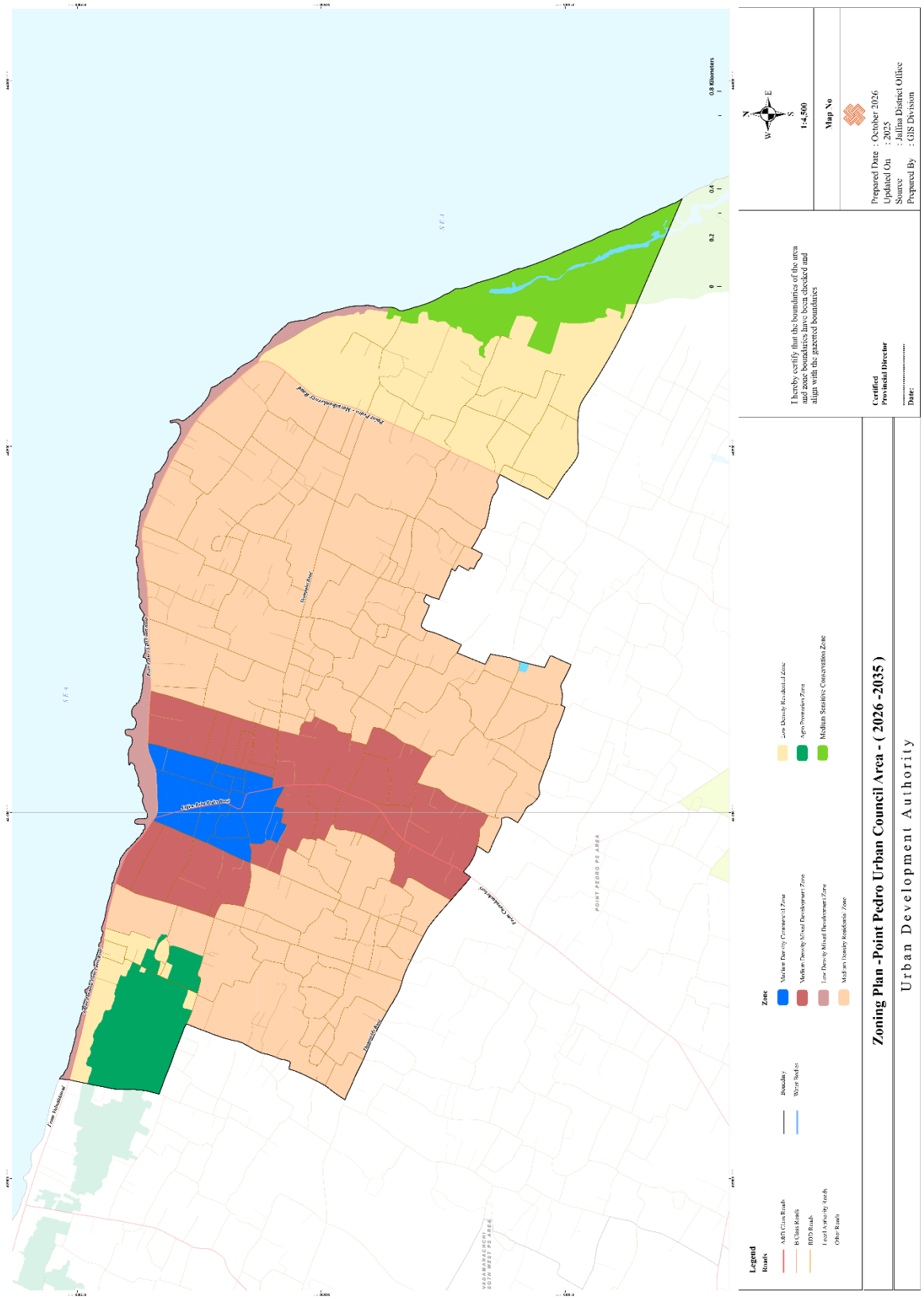
Chapter 05 - Development Zones and Zoning Guidelines

5.1 Introduction

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

5.2 Zoning Plan (2026 - 2035)

Map 9:Point Pedro Urban Council Zoning Plan 2026- 2035



Source: Urban Development Authority, 2026

Table 2:Development Zones and Zone Factor

Main Zone	Sub Zone	Zone Code	Zone Factor	Plot Coverage (%)
Commercial	Medium Density Commercial Zone	C2	2.14	Commercial - 80 Others - 65
Mixed	Medium Density Mixed Development Zone	MD2	1.92	Commercial - 80 Others - 65
	Low Density Mixed Development Zone	MD3	1.37	Commercial - 80 Others - 65
Residential	Medium Density Residential Zone		1.32	Commercial - 80 Others - 65
	Low Density Residential Zone		0.78	Commercial - 80 Others - 65
Agro Promotion	Agro promotion zone		0.95	50
Conservation	Low Sensitive Conservation Zone		0.57	50

Source: Urban Development Authority, 2026

5.3 Common Zoning Guidelines in effect for the Planning Area

i. These Regulations and guidelines apply to the entire area within the administrative limits of the Point Pedro UC area which has been declared as an Urban Development Area in the Extraordinary Gazette Notification No.2185/74 of Dated on 04.08.1980 under Section 3(i) of the Urban Development Authority Act No. 41 of 1978.

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

iii. For areas declared as urban areas prior to 1980.08.04, the lots sub-divided before 1980.08.04 and the minimum plot size is less than 150 sqm 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. Non-Residential Activities on 7 m Wide Roads

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

  a. The total number of parking spaces provided within the development premises shall not exceed 10 spaces.

  b. The development shall not cause obstruction to the movement of vehicles, pedestrians, or emergency services along the access road.

  c. Adequate on-site parking and access arrangements shall be provided in accordance with the applicable planning and development requirements.

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

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

The zoning guidelines in effect of seven main Development Zones in the Local Area Development Plan for Point Pedro Urban Council (2026-2035) area are given below.

Table 3:Commercial Zone

i. Main Zone	**Commercial Zone**
ii. Characteristics of the Zone	Nonresidential activities with Medium Density
iii. Zoning Boundaries	Annexures
iv. Sub Zone	**Medium Density Commercial Zone**
v. Zone Code	**C2**
vi. Zone Factor	2.14
vii. Permissible Floor Area Ratio	Schedule 6 - Form "A" & Form "B" (As per the Gazette notification No. 2235/54)
viii. Permissible Maximum Plot Coverage	Commercial - 80 % Others - 65 %
ix. Setbacks & Open Spaces	Schedule 6 - form "E" (As per the Gazette notification No. 2235/54)
x. Minimum land extent for sub division	**150 Sq.m**
xi. Permissible uses & Minimum Land Extent	Schedule 1 - Form "F" Schedule 2 - Form "G"
xii. Common zoning regulations	1. Clearances should be obtained from relevant agencies if needed. 2. If an area where there is no pipe borne water supply system is installed, the minimum land extent shall be 250 sq.m. 3. Access should be maintained as minimum 9m for the non-residential activities. If the proposed site located 100m from the main road (Dead end), access should be maintained as minimum 6m for the non-residential activities. 4. District planning committee of UDA will have the full rights to decide any special development considerations within the Zone.

Source: Urban Development Authority, 2026

Table 4:Mixed Development Zone

i. **Main Zone**	**Mixed Development Zone**
ii. **Characteristics of the Zone**	Medium Density Mixed Development Activities
iii. **Zoning Boundaries**	Annexures
iv. **Sub Zone**	**Medium Density Mixed Development Zone**
v. **Zone Code**	**MD2**
vi. **Zone Factor**	1.92
vii. **Permissible Floor Area Ratio**	Schedule 6 - Form "A" & Form "B" (As per the Gazette notification No. 2235/54)
viii. **Permissible Maximum Plot Coverage**	Non Residential - 80 % Residential - 65 %
ix. **Setbacks & Open Spaces**	Schedule 6 - form "E" (As per the Gazette notification No. 2235/54)
x. **Minimum land extent for sub division**	**150 Sq.m**
xi. **Permissible uses & Minimum Land Extent**	Schedule 1 - Form "F" Schedule 2 - Form "G"
xii. **Common zoning regulations**	1. Clearances should be from relevant agencies if needed. 2. If an area where there is no pipe borne water supply system is installed, the minimum lot size shall be 250 sq.m. 3. If development identified with institutional purpose (health and Education) maximum plot coverage is 65. 4. Planning committee of UDA will have the full rights to decide any special development considerations within the Zone.

Source: Urban Development Authority, 2026

Table 5:Mixed Development Zone

i. **Main Zone**	**Mixed Development Zone**
ii. **Characteristics of the Zone**	Low Density Mixed Development Activities
iii. **Zoning Boundaries**	Annexures
iv. **Sub Zone**	**Low Density Mixed Development Zone**
v. **Zone Code**	**MD3**
vi. **Zone Factor**	1.37
vii. **Permissible Floor Area Ratio**	Schedule 6 - Form "A" & Form "B" (As per the Gazette notification No. 2235/54)
viii. **Permissible Maximum Plot Coverage**	Commercial - 80 % Others - 65 %
ix. **Setbacks & Open Spaces**	Schedule 6 - form "E" (As per the Gazette notification No. 2235/54)
x. **Minimum land extent for sub division**	**250 Sq.m**
xi. **Permissible Uses & Minimum Land Extent**	Schedule 1 - Form "F" Schedule 2 - Form "G"
xii. **Common Zoning Regulations**	1. Clearances should be obtained from relevant agencies if needed. 2. District planning committee of UDA will have the full rights to decide any special development considerations within the Zone.

Source: Urban Development Authority, 2026

Table 6:Residential Zone

i. **Main Zone**	**Residential Zone**
ii. **Characteristics of the Zone**	Residential activities with medium Density
iii. **Zoning Boundaries**	Annexures
iv. **Sub Zone**	**Medium Density Residential Zone**
v. **Zone Code**	**R2**
vi. **Zone Factor**	1.32
vii. **Permissible Floor Area Ratio**	Schedule 6 - Form "A" & Form "B" (As per the Gazette notification No. 2235/54)
viii. **Permissible Maximum Plot Coverage**	Commercial - 80 % Others - 65 %
ix. **Setbacks & Open Spaces**	Schedule 6 - form "E" (As per the Gazette notification No. 2235/54)
x. **Minimum land extent for sub division**	**250 Sq.m**
xi. **Permissible uses & Minimum Land Extent**	Schedule 1 - Form "F" Schedule 2 - Form "G"
xii. **Common zoning regulations**	1. Clearances should be obtained from relevant agencies if needed. 2. District planning committee of UDA will have the full rights to decide any special development considerations within the Zone.

Source: Urban Development Authority, 2026

Table 7:Residential Zone

i.	**Main Zone**	**Residential Zone**
ii.	**Characteristics of the Zone**	Residential activities with Low Density
iii.	**Zoning Boundaries**	Annexures
iv.	**Sub Zone**	**Low Density Residential Zone**
v.	**Zone Code**	**R3**
vi.	**Zone Factor**	0.78
vii.	**Permissible Floor Area Ratio**	Schedule 6 - Form "A" & Form "B" (As per the Gazette notification No. 2235/54)
viii.	**Permissible Maximum Plot Coverage**	Commercial - 80 % Others - 65 %
ix.	**Setbacks & Open Spaces**	Schedule 6 - form "E" (As per the Gazette notification No. 2235/54)
x.	**Minimum land extent for sub division**	**250 Sq.m**
xi.	**Permissible uses & Minimum Land Extent**	Schedule 1 - Form "F" Schedule 2 - Form "G"
xii.	**Common zoning regulations**	1. Clearances should be obtained from relevant agencies if needed. 2. District planning committee of UDA will have the full rights to decide any special development considerations within the Zone.

Source: Urban Development Authority, 2026

Table 8:Agro promotion Zone

i.	**Main Zone**	**Agro promotion Zone**
ii.	**Characteristics of the Zone**	Predominantly crop cultivation and oriented activities
iii.	**Zoning Boundaries**	Annexures
iv.	**Sub Zone**	**Agro promotion Zone**
v.	**Zone Code**	**AG3**
vi.	**Zone Factor**	0.95
vii.	**Permissible Floor Area Ratio**	Schedule 6 - Form "A" & Form "B" (As per the Gazette notification No. 2235/54)
viii.	**Permissible Maximum Plot Coverage**	50%
ix.	**Setbacks & Open Spaces**	Schedule 6 - form "E" (As per the Gazette notification No. 2235/54)
x.	**Minimum land extent for sub division**	**500 Sq.m**
xi.	**Permissible uses & Minimum Land Extent**	Schedule 1 - Form "F" Schedule 2 - Form "G"
xii.	**Common zoning regulations**	1. While development, 50% of the total land to be allocated for the agriculture purpose such portion of the land defined in the survey plan and in future that portion not allowed for any other development and balance land allowable for the development with the 50% plot coverage 2. 3m Side space to be provided 3. Clearances should be obtained from relevant agencies if needed. 4. If any alteration or addition in the existing residential Development, no need to maintained the 50% for the agriculture purpose. However, for the further subdivision, condition no 1 to be adhered. 5. Proposed development should be done without land filling. 6. No need to maintained 10% open space for the subdivision purpose. 7. District planning committee of UDA will have the full rights to decide any special development considerations within the Zone

Source: Urban Development Authority, 2026

Table 9:Conservation Zone

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

Source: Urban Development Authority, 2026

5.5 Permissible Uses for Development Zones

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

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

3		Office complex (Over 10,000Sq.m)	x	x	x				
4		Banks/ Insurance/ finance institutions	x	x	x	x	x		x
5		Other office and institutional uses not included under uses from1 to 4	x	x	x	x	x		
1	4. Commercial	Shopping complex	x	x	x	x			
2		Retail shops	x	x	x	x	x	x	x
3		Wholesale Shops	x	x	x				
4		Department Stores/ Super Markets	x	x	x	x			
5		Open Markets	x	x	x	x	x	x	x
6		Showrooms	x	x	x				
7		Restaurants (Take Away)	x	x	x	x	x	x	x
8		Restaurants	x	x	x	x	x	x	x
9		Reception Halls	x	x	x	x	x		x
10		Star Class Hotels	x	x	x	x	x		
11		Hotels	x	x	x	x	x		
12		City Hotels	x	x	x				
13		Club	x	x	x				
14		Motel	x	x	x	x	x		
15		Cabana Hotels		x	x	x	x	x	x
16		Broadcasting Centers	x	x	x	x	x		
17		Studio (Non-Broadcasting)	x	x	x	x	x		
18		Beauty Parlour	x	x	x	x	x	x	x
19		Customer Service Centers	x	x	x	x	x	x	x
20		SPA	x	x	x				

21		Tailor Shops	x	x	x	x	x		x
22		Funeral Parlours	x	x	x				
23		Flouriest	x	x	x				
24		Laundry/ costume cleaning centers	x	x	x	x	x		x
25		Hardware/ building material selling shops	x	x	x	x	x		x
26		Liquor shops	x	x	x				
27		Vehicle spare parts shops	x	x	x	x	x		x
28		Vehicle renting centers	x	x	x	x	x	x	x
29		Vehicle service centers	x	x	x		x		x
30		Bicycle/three-wheeler s.c.	x	x	x	x	x		x
31		Light vehicle s.c.	x	x	x	x	x		x
32		Heavy vehicle s.c.		x	x		x		
33		Garage	x	x	x	x	x		x
34		Vehicle fuel stations	x	x	x	x	x	x	x
35		Emission Testing Centers	x	x	x	x	x	x	x
36		Betting centers	x	x	x				
37		Bus terminals	x	x	x				
1	5. Educational	Pre School/ Early childhood development center	x	x	x	x	x		x
2		Primary school	x	x	x	x	x	x	x
3		Secondary school	x	x	x	x	x	x	x
4		Tertiary school	x	x	x	x	x	x	x
5		Private school/ International school		x	x	x	x		
6		High education institutions (Campus)		x	x	x	x		

7		Government/ Private university		x	x	x	x		
8		Technical college/ Vocational training center/ Training center		x	x	x	x		
9		Private Tuition Classes-less than 50sqm	x	x	x	x	x	x	x
10		Private Tuition Classes- 50m to 500sqm		x	x	x	x		x
11		Private Tuition Classes-more than 500 sqm		x	x	x	x		
12		Art institutions/ drama institution	x	x	x	x	x		
13		Other educational institution	x	x	x	x	x		
14		Research and Development Centers		x	x		x	x	x
1	6. Social & Religious	Religious center		x	x	x	x		x
2		Religious education center		x	x	x	x		x
3		Museum		x	x	x	x		
4		Social & Cultural center		x	x	x	x		x
5		Cemetery/ Crematoriums		x	x	x	x		x
6		Community Development Centers		x	x	x	x		x
7		Auditorium	x	x	x	x	x		x
8		Conference Hall	x	x	x	x	x		x
1	7. Industry	Vehicle assembling/ repairing center	x	x	x	x	x		
2		Stores for distribution activities	x	x	x		x	x	x
3		Stores/ warehouse	x	x	x		x	x	x

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

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

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

5.6: Minimum Land extent for Permissible Uses

Form "G" – Minimum Land extent for Permissible Uses			
Main Uses	**Number**	**Sub Uses**	**Minimum Land Extent (sqm)**
1. Residential	1	Houses	150
	2	Condominium Housing Complexes	500
	3	Housing Complexes	150
	4	Housing Projects	500
	5	Quatres/Labor Quatres	150
	6	Service Apartments	150
	7	Studio Apartments	150
	8	Dometry	500
	9	Hostels	500
	10	Daycare Centers	350
	11	Patient Care Centers	250
	12	Elders home	500
	13	Children's home	500
	14	Disability rehabilitation home	500
	15	Rehabilitation /Probation home	500
	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 Stores/ Super Markets	500
	5	Open Markets	150
	6	Showrooms	500
	7	Restaurants (Take Away)	150
	8	Restaurants	250
	9	Reception Halls	1000
	10	Star Class Hotels	2000
	11	Hotels	500
	12	City Hotels	250
	13	Club	500
	14	Motel	250
	15	Cabana Hotels	500
	16	Broadcasting Centers	500
	17	Studio (Non Broadcasting)	150

	18	Beauty Parlor / Barber Shops	150
	19	Customer Service Centers	150
	20	SPA	150
	21	Tailor Shops	150
	22	Funeral Parlors	500
	23	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

The authority can decide the permitted uses and the scale of the development within a specified zone rather than mentioned above.

Chapter 06 – Proposed Road Width, Street line and Building Limit					
Serial number	**Road Number**	**Name of the Road**	**Proposed Road width (M)**	**Proposed Road width from the centre of the Road (M)**	**Proposed Building Line (M)**
1	NJPUE001	Suupermadam Veethy	7.0	3.5	4.5
2	NJPUE003	College Road	9.0	4.5	5.5
3	NJPUE004	Viyapari moolai Veethy	7.0	3.5	4.5
4	NJPUE005	Kathiravetpillai Veethy	7.0	3.5	4.5
5	NJPUE006	Pandari Amman Kovil Veethy	7.0	3.5	4.5
6	NJPUE007	Thalvu Kalladdy Veethy	7.0	3.5	4.5
7	NJPUE008	Konanthivu Veethy	7.0	3.5	4.5
8	NJPUE009	Avvollai Veety	6.0	3.0	4.0
9	NJPUE010	Aaththiyady front Veethy	7.0	3.5	4.5
10	NJPUE011	Navalady Veethy	7.0	3.5	4.5
11	NJPUE012	Malantheni Veethy	7.0	3.5	4.5
12	NJPUE013	Pandari Amman 1st Ollungai	7.0	3.5	4.5
13	NJPUE014	Pandari Amman 2nd Ollungai	7.0	3.5	4.5
14	NJPUE015	Pandari Amman Back Ollungai	7.0	3.5	4.5
15	NJPUE016	Pandari Amman front Ollungai	7.0	3.5	4.5
16	NJPUE017	Vellavaikkal Veethy	7.0	3.5	4.5
17	NJPUE018	Thampasiddy Veethy	9.0	4.5	5.5
18	NJPUE019	fhj;jpNfah; tPjp	7.0	3.5	4.5

19	NJPUE020	Vinayga Muthaliyar Veethy	9.0	4.5	5.5
20	NJPUE021	Aathtiady Veethy	7.0	3.5	4.5
21	NJPUE022	Odaikarai Veethy	7.0	3.5	4.5
22	NJPUE023	Bechchiamman Veethy	6.0	3.0	4.0
23	NJPUE024	Mavady college Joint Veethy	7.0	3.5	4.5
24	NJPUE025	Mavady Veethy	6.0	3.0	4.0
25	NJPUE026	Kanthvudayar Veethy	7.0	3.5	4.5
26	NJPUE027	Iyanar Kaladdy Veethy	7.0	3.5	4.5
27	NJPUE028	Paththirkaliyamman Veethy	7.0	3.5	4.5
28	NJPUE029	Poothvarayar Veethy	7.0	3.5	4.5
29	NJPUE030	Market West Ollungai	6.0	3.0	4.0
30	NJPUE031	Court Road	7.0	3.5	4.5
31	NJPUE032	Old udayar Olungai	6.0	3.0	4.0
32	NJPUE033	Nagalinga Muthlyar Veethy	7.0	3.5	4.5
33	NJPUE034	Beach Road	9.0	4.5	5.5
34	NJPUE035	CTB back Veethy	7.0	3.5	4.5
35	NJPUE036	1st cross street	7.0	3.5	4.5
36	NJPUE037	1st 2nd cross joint veethy	7.0	3.5	4.5
37	NJPUE038	2nd cross veethy	9.0	4.5	5.5
38	NJPUE039	2nd 3ed cross joint veethy	7.0	3.5	4.5
39	NJPUE041	3rd Cross Street	7.0	3.5	4.5
40	NJPUE042	3rd 4th Joint Road	7.0	3.5	4.5

41	NJPUE043	4th Cross Street	7.0	3.5	4.5
42	NJPUE044	St.Antonis' Lane	7.0	3.5	4.5
43	NJPUE045	Thumpalai veethy	9.0	4.5	5.5
44	NJPUE046	Pannaikkaddai Road	7.0	3.5	4.5
45	NJPUE047	St.Thomas Lane	7.0	3.5	4.5
46	NJPUE048	Ampuliodai Veethy	7.0	3.5	4.5
47	NJPUE049	Piramanar Lane	7.0	3.5	4.5
48	NJPUE050	Mampalampattai Lane	7.0	3.5	4.5
49	NJPUE051	Thampuruvalai Pillayar Kovil Veethy	7.0	3.5	4.5
50	NJPUE052	Manal Lane	7.0	3.5	4.5
51	NJPUE053	Thuraithottam Lane	7.0	3.5	4.5
52	NJPUE054	Theva Matha Kovil Lane	7.0	3.5	4.5
53	NJPUE056	Peruveddy Lane	7.0	3.5	4.5
54	NJPUE057	Light House Lane	7.0	3.5	4.5
55	NJPUE058	Koriyady lane	7.0	3.5	4.5
56	NJPUE059	Thevamatha Thampuruvalai Joint Road	6.0	3.0	4.0
57	NJPUE060	Lurthumatha Lane	7.0	3.5	4.5
58	NJPUE061	Lurthumatha front Lane	6.0	3.0	4.0
59	NJPUE062	Manal olungai pilliyar Kovil joint Road	6.0	3.0	4.0
60	NJPUE063	Pillayar Kovil Lane	7.0	3.5	4.5
61	NJPUE064	Murukan Kovil Lane	6.0	3.0	4.0
62	NJPUE065	Vakkamodai Lane	7.0	3.5	4.5

63	NJPUE066	Vakkamodai udaiyar link road	6.0	3.0	4.0
64	NJPUE067	Yakkovalai Lane	7.0	3.5	4.5
65	NJPUE068	Children Park lane	6.0	3.0	4.0
66	NJPUE069	Udaiyar Lane	7.0	3.5	4.5
67	NJPUE070	Nellandai South Lane	7.0	3.5	4.5
68	NJPUE071	Oruthanai Lane	7.0	3.5	4.5
69	NJPUE072	Oruthanai Udayar Link Road	6.0	3.0	4.0
70	NJPUE073	Boundary lane	7.0	3.5	4.5
71	NJPUE074	Santhiseema Lane	7.0	3.5	4.5
72	NJPUE075	Sashthiriyar Lane	7.0	3.5	4.5
73	NJPUE076	Lechuman Thoddam Lane	7.0	3.5	4.5
74	NJPUE077	Kalappanavathai Road	7.0	3.5	4.5
75	NJPUE078	Thikiri veethy	7.0	3.5	4.5
76	NJPUE079	Valalai lane	6.0	3.0	4.0
77	NJPUE080	Koddankaladdy Lane	7.0	3.5	4.5
78	NJPUE081	Periyathampiran Kovil Veethy	7.0	3.5	4.5
79	NJPUE082	Arasady Lane	7.0	3.5	4.5
80	NJPUE083	Kallady lane	7.0	3.5	4.5
81	NJPUE084	Varathavinayakar Veethy	7.0	3.5	4.5
82	NJPUE085	Vannankaladdy Lane	7.0	3.5	4.5
83	NJPUE086	Sevil Lane	7.0	3.5	4.5
84	NJPUE087	Vallipurapariyariyar Veethy	7.0	3.5	4.5

85	NJPUE088	Savanai Lane	7.0	3.5	4.5
86	NJPUE089	Mathanai Lane	7.0	3.5	4.5
87	NJPUE090	Mathanai Kali kovil Lane	7.0	3.5	4.5
88	NJPUE091	1st Mail Lane	7.0	3.5	4.5
89	NJPUE092	Muthali Kovil Lane	6.0	3.0	4.0
90	NJPUE093	Yalappai Lane	7.0	3.5	4.5
91	NJPUE094	Thaddatheru	7.0	3.5	4.5
92	NJPUE095	Peruntheru	7.0	3.5	4.5
93	NJPUE096	Narasingavairavar kovil veethy	7.0	3.5	4.5
94	NJPUE097	Nellandai lane (sakthy community centre)	7.0	3.5	4.5
95	NJPUE098	Thatta lane	7.0	3.5	4.5
96	NJPUE099	Veerapathrar kovil veethy	7.0	3.5	4.5
97	NJPUE100	Alady Pillaiyar Veethy	7.0	3.5	4.5
98	NJPUE101	Beach Road 3rd Lane	6.0	3.0	4.0
99	NJPUE102	Beach Road 4th Lane	6.0	3.0	4.0
100	NJPUE103	Beach Road 5th Lane	6.0	3.0	4.0
101	NJPUE104	Pointpedro Road 1st Lane	6.0	3.0	4.0
102	NJPUE105	Athiyady D.C Channel Road	6.0	3.0	4.0
103	NJPUE106	Pointpedro Road 7th Lane	6.0	3.0	4.0
104	NJPUE107	Beach Road 7th Lane	6.0	3.0	4.0
105	NJPUE108	Beach Road 8th Lane	6.0	3.0	4.0
106	NJPUE109	Beach Road 9th Lane	6.0	3.0	4.0

107	NJPUE110	Beach Road 10th Lane	6.0	3.0	4.0
108	NJPUE111	Beach Road 12th Lane	6.0	3.0	4.0
109	NJPUE112	Thumpalai veethy 5th Lane	6.0	3.0	4.0
110	NJPUE113	Thumpalai veethy 7th Lane	6.0	3.0	4.0
111	NJPUE114	Thampuruvalai Pillayar Kovil 1st Lane	6.0	3.0	4.0
112	NJPUE115	Beach Road 14th Lane	6.0	3.0	4.0
113	NJPUE116	Beach Road 15th Lane	6.0	3.0	4.0
114	NJPUE117	Beach Road 18th Lane	6.0	3.0	4.0
115	NJPUE118	Beach Road 19th Lane	6.0	3.0	4.0
116	NJPUE119	Beach Road 20th Lane	6.0	3.0	4.0
117	NJPUE120	Thumpalai Veethy 11th Lane	6.0	3.0	4.0
118	NJPUE121	Kalapanavathai Road 1st Lane	7.0	3.5	4.5
119	NJPUE122	Sasthiriyar Road 1st Lane	7.0	3.5	4.5
120	NJPUE123	Sasthiriyar Road 2nd Lane	6.0	3.0	4.0
121	NJPUE124	Muththumari Amman Temple Road	7.0	3.5	4.5
122	NJPUE125	Ellai Veethy 3rd Lane	7.0	3.5	4.5
123	NJPUE126	Pointpedro Road 6th Lane	6.0	3.0	4.0
124	NJPUE127	Pointpedro Road 8th Lane	6.0	3.0	4.0
125	NJPUE128	Pointpedro Road 11th Lane	6.0	3.0	4.0
126	NJPUE129	Thumpalai Veethy 2nd Lane	7.0	3.5	4.5
127	NJPUE130	Kiluvappai Road	7.0	3.5	4.5
128	NJPUE131	Thumpalai Veethy 6th Lane	6.0	3.0	4.0

129	NJPUE132	Pannakkaddai Pilliyar North Lane	6.0	3.0	4.0
130	NJPUE133	Pointpedro 14th lane	6.0	3.0	4.0
131	NJPUE134	Maruthaddy Road	7.0	3.5	4.5
132	NJPUE135	College Road 13th Lane	6.0	3.0	4.0
133	NJPUE136	College Road 5th Lane	6.0	3.0	4.0
134	NJPUE137	Point pedro15th Lane	6.0	3.0	4.0
135	NJPUE138	Thampasiddy Road 1st Lane	6.0	3.0	4.0
136	NJPUE139	Uthayasoorian 2nd lane	7.0	3.5	4.5
137	NJPUE140	Thumpalai Beach Pillaiyar back Lane	7.0	3.5	4.5
138	NJPUE141	Vakkamoddai Children park Lane Jiont Road by Lane	6.0	3.0	4.0
139	NJPUE142	Ellai Road 2nd Lane	7.0	3.5	4.5
140	NJPUE143	Uthayasooriyan 1st Lane	6.0	3.0	4.0
141	NJPUE144	Iyannar Kaladdy 1st Lane	7.0	3.5	4.5
142	NJPUE145	Odai Road	7.0	3.5	4.5
143	NJPUE146	Pathirakali Amman Road 1st Lane	4.5	2.3	3.3
144	NJPUE147	Pathirakali Amman Road 2nd Lane	6.0	3.0	4.0
145	NJPUE148	Vinayagar Muthaliyar Road 1st Lane	6.0	3.0	4.0
146	NJPUE149	Vinayagar Muthaliyar Road 3rd Lane	7.0	3.5	4.5
147	NJPUE150	Odaikarai 1st lane	7.0	3.5	4.5
148	NJPUE151	Odaikarai 2nd lane	6.0	3.0	4.0
149	NJPUE152	Matharsangam lane	6.0	3.0	4.0
150	NJPUE153	Nagalingamuthaliyar road 1st lane	4.5	2.3	3.3

151	NJPUE154	Nagalingamuthaliyar road 2nd Lane	6.0	3.0	4.0
152	NJPUE155	Poothavarayar Road 1st Lane	6.0	3.0	4.0
153	NJPUE156	Poothavarayar Road 3rdLane	6.0	3.0	4.0
154	NJPUE157	Thikiri Road 1st Lane	7.0	3.5	4.5
155	NJPUE158	Sasthiriyar Road 3 rd Lane	7.0	3.5	4.5
156	NJPUE159	Nellandai Road 7th Lane	7.0	3.5	4.5
157	NJPUE160	Thikiri Road 2 nd Lane	7.0	3.5	4.5
158	NJPUE161	Muththumari Amman Kovil Road 1st Lane	7.0	3.5	4.5
159	NJPUE162	Nellandai east Road End Lane	7.0	3.5	4.5
160	NJPUE163	Thoddakadavai Vairavar Kovil 1st Lane	7.0	3.5	4.5
161	NJPUE164	Vakkamoddai Children Park Lane Joint by Lane	6.0	3.0	4.0
162	NJPUE165	Kallady Road 1st Lane	7.0	3.5	4.5
163	NJPUE166	Veerapathirar Kovil Road 2nd Lane	7.0	3.5	4.5
164	NJPUE167	Odai Road 1st Lane	7.0	3.5	4.5
165	NJPUE168	Wolton Place Veethy	7.0	3.5	4.5
166	NJPUE169	Mannanthoddam Veethy	7.0	3.5	4.5
167	NJPUE170	Kanthaudayar Veethy 2nd Lane	7.0	3.5	4.5
168	NJPUE171	Supper madam Veethy 1st Lane	7.0	3.5	4.5
169	NJPUE172	Supper madam Veethy 2nd Lane	6.0	3.0	4.0
170	NJPUE173	Thuraithoddam Thampuruwalai Joined Road	6.0	3.0	4.0
171	NJPUE174	Thoddakkani Veethy	6.0	3.0	4.0
172	NJPUE175	Avvollai Pillaiyar back Veethy	7.0	3.5	4.5

173	NJPUE176	Iyannar Kaladdy 2nd Lane	6.0	3.0	4.0
174	NJPUE177	Thamarai Kulathady south Veethy	7.0	3.5	4.5
175	NJPUE178	Nellandai East 1st Lane	7.0	3.5	4.5
176	NJPUE179	Vinayagamuthaliyar Road 2nd Lane	7.0	3.5	4.5
177	NJPUE180	Supparmadam 5th Lane	6.0	3.0	4.0
178	NJPUE181	Supparmadam 6th Road	6.0	3.0	4.0
179	NJPUE182	Supparmadam 7th Road	4.5	2.3	3.3
180	NJPUE183	Supparmadam 8th Road	6.0	3.0	4.0
181	NJPUE184	Supparmadam 1st Lane	6.0	3.0	4.0
182	NJPUE185	Market west Drainage Channel Lane	6.0	3.0	4.0
183	NJPUE186	Puthavarajar Road 2nd Lane	6.0	3.0	4.0
184	NJPUE187	Odaikarai Road 3rd Lane	6.0	3.0	4.0
185	NJPUE188	Odaikarai Road 4th Lane	6.0	3.0	4.0
186	NJPUE189	Malantheni Murugan Kovil Road 1st Lane	7.0	3.5	4.5
187	NJPUE190	Malantheni Murugan Kovil Road 2nd Lane	6.0	3.0	4.0
188	NJPUE191	Avvollai (Konanthivu) Road 1`st Lane	6.0	3.0	4.0
189	NJPUE192	Avvollai (Konanthivu) Road 2nd Lane	6.0	3.0	4.0
190	NJPUE193	Avvollai (Konanthivu) Road 3rd Lane	6.0	3.0	4.0
191	NJPUE194	Avvollai (Konanthivu) Road 4th Lane	6.0	3.0	4.0
192	NJPUE195	Ellai Lane 4th Road	7.0	3.5	4.5
193	NJPUE196	Ellai Lane 5th Road	7.0	3.5	4.5
194	NJPUE197	Wolden Place Road 1st Lane	6.0	3.0	4.0

195	NJPUE198	Wolden Place Road 4th Lane	6.0	3.0	4.0
196	NJPUE199	Oruthanai Road 2nd Lane	6.0	3.0	4.0
197	NJPUE200	Nellandai East 4th Lane	6.0	3.0	4.0
198	NJPUE201	Nellandai East 5th Lane	6.0	3.0	4.0
199	NJPUE202	Murugan Kovil Road 2nd Lane	6.0	3.0	4.0
200	NJPUE203	2nd Cross Street 3rd Lane	6.0	3.0	4.0
201	NJPUE204	2nd Cross Street 3rd Lane By-Lane	6.0	3.0	4.0
202	NJPUE205	Thenipilliyar Kovil Road	6.0	3.0	4.0
203	NJPUE206	St.Thomas Road 1st Lane	7.0	3.5	4.5
204	NJPUE207	Mannal Road 1st Lane	6.0	3.0	4.0
205	NJPUE208	Thalvu Kaladdi Road 1st Lane	4.5	2.3	3.3
206	NJPUE209	Thampuruvalai Pilliyar Road 2nd Lane	6.0	3.0	4.0
207	NJPUE210	Thampuruvalai Pilliyar Road 3rd Lane	6.0	3.0	4.0
208	NJPUE211	Thampuruvalai Pilliyar Road 3rd Lane - By Lane	6.0	3.0	4.0
209	NJPUE212	Thampuruvalai Pilliyar Road 4th Lane	6.0	3.0	4.0
210	NJPUE213	Thampuruvalai Pilliyar Road 5th Lane	6.0	3.0	4.0
211	NJPUE214	Thevamathakovil 1st Lane	6.0	3.0	4.0
212	NJPUE215	Thevamatha Kovil Road 3rd Lane	6.0	3.0	4.0
213	NJPUE216	Loorthu Matha Back Lane	6.0	3.0	4.0
214	NJPUE217	Pillavaddi Lane	7.0	3.5	4.5
215	NJPUE218	Ladchumanan Thoddam 1st Lane	6.0	3.0	4.0
216	NJPUE219	Ladchumanan Thoddam 2ndt Lane	6.0	3.0	4.0

217	NJPUE220	Thikiri Lane End Road	6.0	3.0	4.0
218	NJPUE221	1st Mile Road 1st Lane	7.0	3.5	4.5
219	NJPUE222	Poinpedro Road 16th Lane	7.0	3.5	4.5
220	NJPUE223	Matharai Road	6.0	3.0	4.0
221	NJPUE224	Veerapathirar Kovil 1st lane	6.0	3.0	4.0
222	NJPUE225	Veerapathirar Kovil 3rd lane	7.0	3.5	4.5
223	NJPUE226	Veerapathirar Kovil 4th lane	6.0	3.0	4.0
224	NJPUE227	Christhu Arasar veethy	6.0	3.0	4.0
225	NJPUE228	Yalappai Road 1st Lane	6.0	3.0	4.0
226	NJPUE229	Peruntheru 8th Lane	6.0	3.0	4.0
227	NJPUE230	Kaali Kovil 4th Lane	6.0	3.0	4.0
228	NJPUE231	Mathanai Road 1st Lane	7.0	3.5	4.5
229	NJPUE232	Mathanai veethy 2nd lane	6.0	3.0	4.0
230	NJPUE233	Kanthaudaiyar veethy 1st lane	6.0	3.0	4.0
231	NJPUE234	Vallipurapariyariyar Road 1st lane	6.0	3.0	4.0
232	NJPUE235	Ampuliyodai veethy 1st lane	4.5	2.3	3.3
233	NJPUE236	Odai veethy 2nd lane	7.0	3.5	4.5
234	NJPUE237	Uthayasoorian 4th lane	6.0	3.0	4.0
235	NJPUE238	Beach Road 22nd land	7.0	3.5	4.5
236	NJPUE239	Ampuliyodai 2nd Lane	6.0	3.0	4.0
237	NJPUE240	Iyanarkaladdy 3rd lane	6.0	3.0	4.0
238	NJPUE241	Light House 1st lane	7.0	3.5	4.5

239	NJPUE242	College Road 9th lane	6.0	3.0	4.0
240	NJPUE243	Ollai Olungai	6.0	3.0	4.0
241	NJPUE244	Varathavinayagar kovil west lane	7.0	3.5	4.5
242	NJPUE245	Sasthiriyar Road 3rd lane	6.0	3.0	4.0
243	NJPUE246	Mavady Road 2st Lane	6.0	3.0	4.0
244	NJPUE247	Mavady Road 1st Lane	6.0	3.0	4.0
245	NJPUE248	Vinayagamuthaliyar Road 4th Lane	7.0	3.5	4.5
246	NJPUE249	Aththiyady Preschool Lane	7.0	3.5	4.5
247	NJPUE250	Kanaiyan Thottam Lane	6.0	3.0	4.0
248	NJPUE251	Thaddatheru 1st Lane	4.5	2.3	3.3
249	NJPUE252	Thaddatheru 2nd Lane	4.5	2.3	3.3
250	NJPUE253	Pannakkaddai 1st Lane	7.0	3.5	4.5
251	NJPUE254	Pannakkaddai 2nd Lane	7.0	3.5	4.5
252	NJPUE255	Arasady Road 2nd Lane	7.0	3.5	4.5
253	NJPUE256	Varathavinayagar 2nd Lane	7.0	3.5	4.5
254	NJPUE257	Nellandai 2nd Lane	6.0	3.0	4.0
255	NJPUE258	Vakkamoddai 2nd lane	6.0	3.0	4.0
256	NJPUE259	Vakkamoddai 1st Lane	6.0	3.0	4.0
257	NJPUE260	Main Street	9.0	4.5	5.5

***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 Urban Council can be applicable.”