LOCAL AREA
DEVELOPMENT PLAN



VALIKAMAM SOUTH PRADESHIYA SABHA AREA

2026 - 2035

Volume II

Urban Development Authority
Ministry of Transport, Highways and Urban Development

LOCAL AREA DEVELOPMENT PLAN FOR VALIKAMAM SOUTH PRADESHIYA SABHA

2026 – 2035

VOLUME II

Urban Development Authority

Ministry of Transport, Highways & Urban Development

Gazette Notification

ශ්‍රී ලංකා ප්‍රජාතාන්ත්‍රික සමාජවාදී ජනරජයේ ගැසට් පත්‍රය

අති විශෙෂ

The Gazette of the Democratic Socialist Republic of Sri Lanka

EXTRAORDINARY

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

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

(Published by Authority)

PART I : SECTION (I) — GENERAL

Government Notifications

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

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

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

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

EOG 08 - 0240/1

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

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

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

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

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

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

EOG 08- 0240/2

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

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

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

12th August, 2026.

EOG 08- 0240/3

PRINTED AT THE DEPARTMENT OF GOVERNMENT PRINTING, SRI LANKA.

Notice of Approval

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

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

Bimal Niroshan Rathnayake (M.P)

Minister of Transport, Highways and Urban Development

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

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

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

Contents

Gazette Notification **3**

Notice of Approval **5**

PART – I **9**

Chapter 01 – Background of the Local Area Plan **10**

1.1 General Introduction (Existing Urban Hierarchy and Proposed Urban Hierarchy) 10

Chapter 02 - Study Area **14**

2.1 Introduction to Valikamam South Pradeshiya Sabha 14

2.2 Demographic profile 16

2.3 Housing 20

2.4 Physical Infrastructure 26

2.4.1Water & Electricity 26

2.5 Social Infrastructure 30

2.6 Economic Profile 30

2.7 Local Authority financial Capacity 33

2.8 Problem and Potential 34

Chapter 03 - Frame work of the Local Area Plan **37**

3.1 Sub Vision 37

3.2 SWOT 38

3.3 Concept Plan 39

Chapter 04 - Project Implementation Strategy **40**

4.1 Identified Projects 40

4.2 Detailed Town center development Plan 41

PART II **43**

Chapter 05 - Development Zones and Zoning Guidelines **44**

5.1 Introduction 44

5.2 Zoning Plan (2026 - 2035) 45

5.3 Development Zones and Zone Factors 46

5.4Common Zoning Guidelines in effect for the Planning Area 47

5.5 Zoning Guidelines 51

5.6 Permissible Uses for Development Zones 59

5.7 Minimum Land extent for Permissible Uses 65

Chapter 06 – Proposed Road Width, Street line and Building Limit **70**

List of Maps

Map 1:Existing Urban Hierarchy *10*
Map 2:Proposed Urban Hierarchy Order for Jaffna District - 2035 ..... *13*
Map 3:Location *15*
Map 4: Population Distribution *17*
Map 5:Land Use *21*
Map 6:Physical Infrastructure *23*
Map 7:Space Syntax *25*
Map 8:Social Infrastructure *29*
Map 9:Valikamam South Pradeshiya Sabha Zoning Plan 2026 - 2035 ..... *45*

List of Charts

Chart 1:Gender wise population *16*
Chart 2:Population Density *16*
Chart 3: Ethnic wise Population *18*
Chart 4: Religious wise Population *18*
Chart 5: Age wise Population *21*
Chart 6: Dependency VS Non Dependency *19*
Chart 7: GND Wise Population *19*
Chart 8: Population Growth Pattern *19*
Chart 9:Housing facilities Available *22*
Chart 10:Housing Requirement families *20*
Chart 11:Land Use *22*
Chart 12:Electricity Requirement GND wise *26*
Chart 14:Water availability (Benefiting families) *27*
Chart 13:Water requirement (families to benefit) *27*
Chart 16:Sanitary facilities availability Benefiting families) *28*
Chart 15:Sanitary facilities requirement (families to benefit) *28*
Chart 17:Income level of families *30*
Chart 18:Unemployees *31*
Chart 19:Crop land extent *33*
Chart 20:Crop land extent *31*
Chart 21:Milk Production (l) -2021 ..... *32*
Chart 22:Small and Medium Industries *32*
Chart 23:Sector wise Revenue *35*
Chart 24:Revenue *33*

Chart 25:Expenditure ……..36
Chart 26:Sector wise Expenditure 34
Chart 27:Surplus..... 34

List of Tables

Table 1:Orders of Towns 12
Table 2:Development Zones & Zone factor 46
Table 3:Commercial Zone 51
Table 4:Mixed Development Zone 52
Table 5:Mixed Development Zone 53
Table 6:Residential Zone 54
Table 7:Residential Zone 55
Table 8:Agro promotion Zone 56
Table 9:Conservation Zone..... 57



PART – I

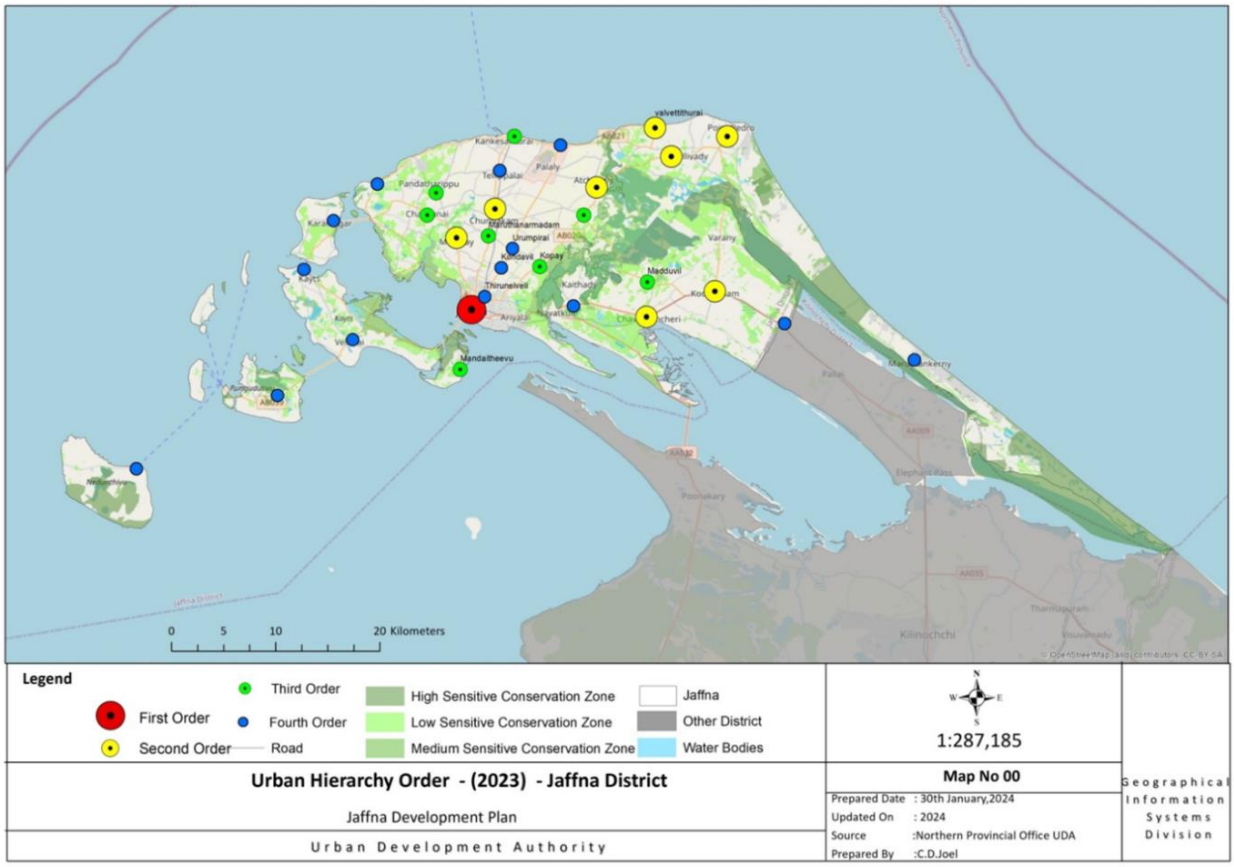
Chapter 01 – Background of the Local Area Plan

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.

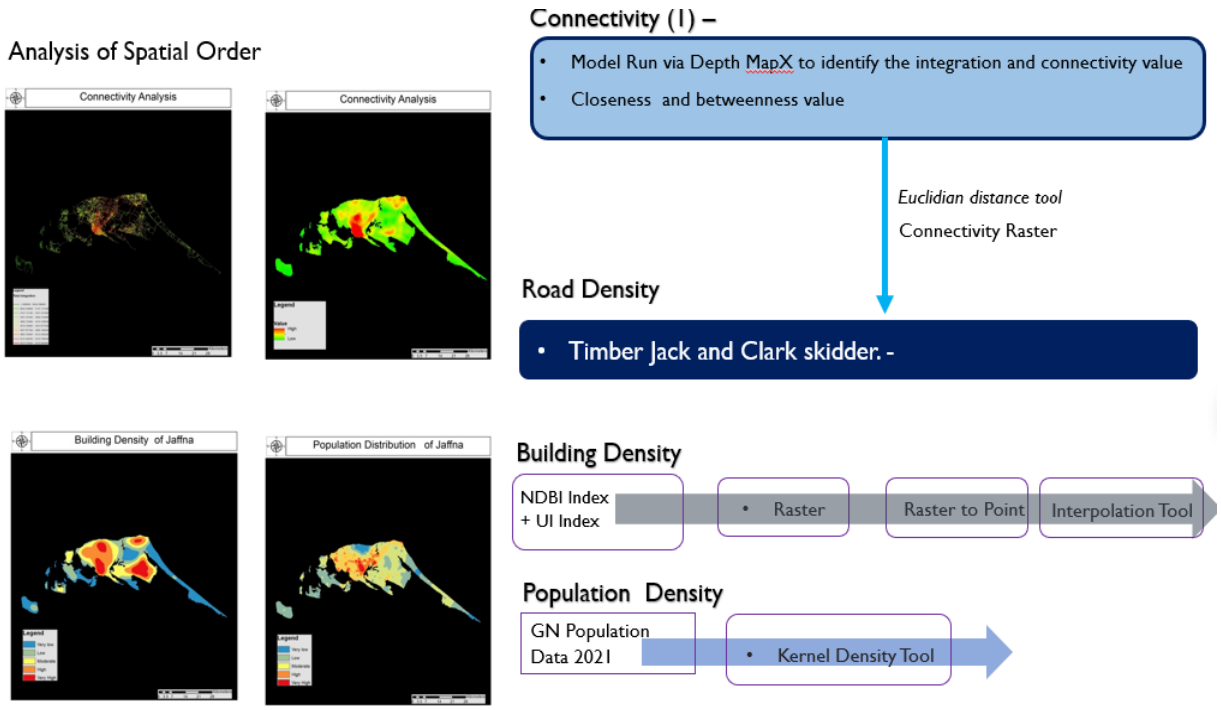
The proposed Development Plan has been designed with a forward-looking approach, covering a period of 10 years (2026 to 2035). A partial component of this plan is the re-evaluation of the *future urban hierarchy* to support sustainable urban growth and balanced regional development.

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

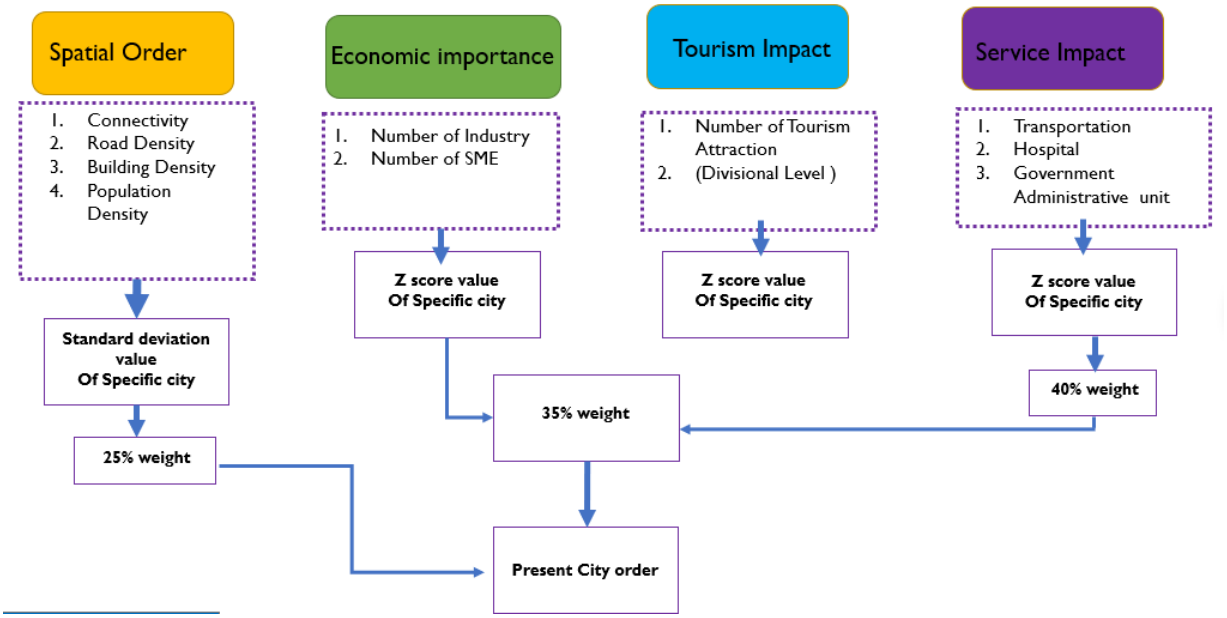
- **Population distribution**
- **Building density**
- **Road density (analyzed using the Clark Model to establish spatial order)**
- **Economic significance of towns**
- **Tourism potential and impact**
- **Service delivery and accessibility**

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

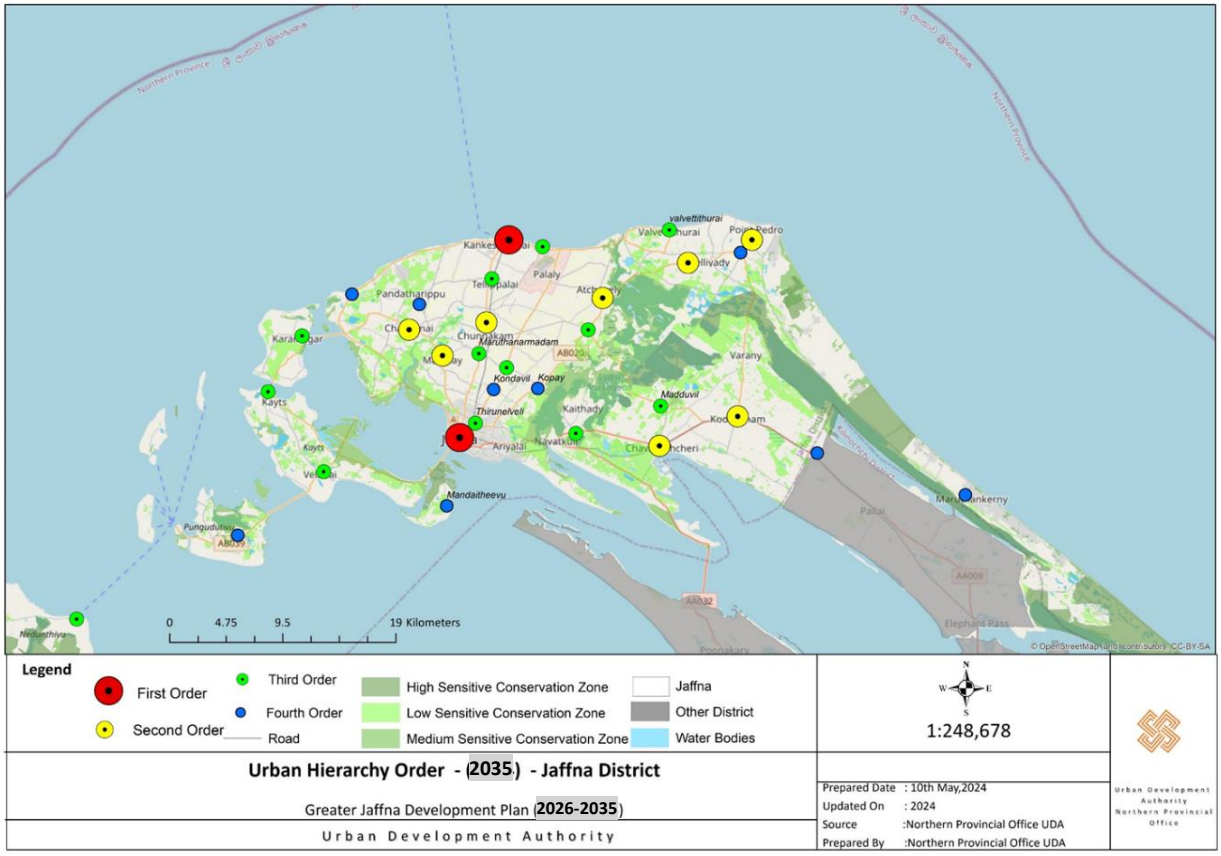


Based on the analysis, the Proposed Urban Hierarchy of Jaffna District for 2035 is outlined in the following table:

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, **Chunnakam** 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 **Valikamam South Pradeshiya Sabha**, with the objective of strengthening its role as a regional center and supporting balanced development within the Jaffna District.

Chapter 02 - Study Area

2.1 Introduction to Valikamam South Pradeshiya Sabha

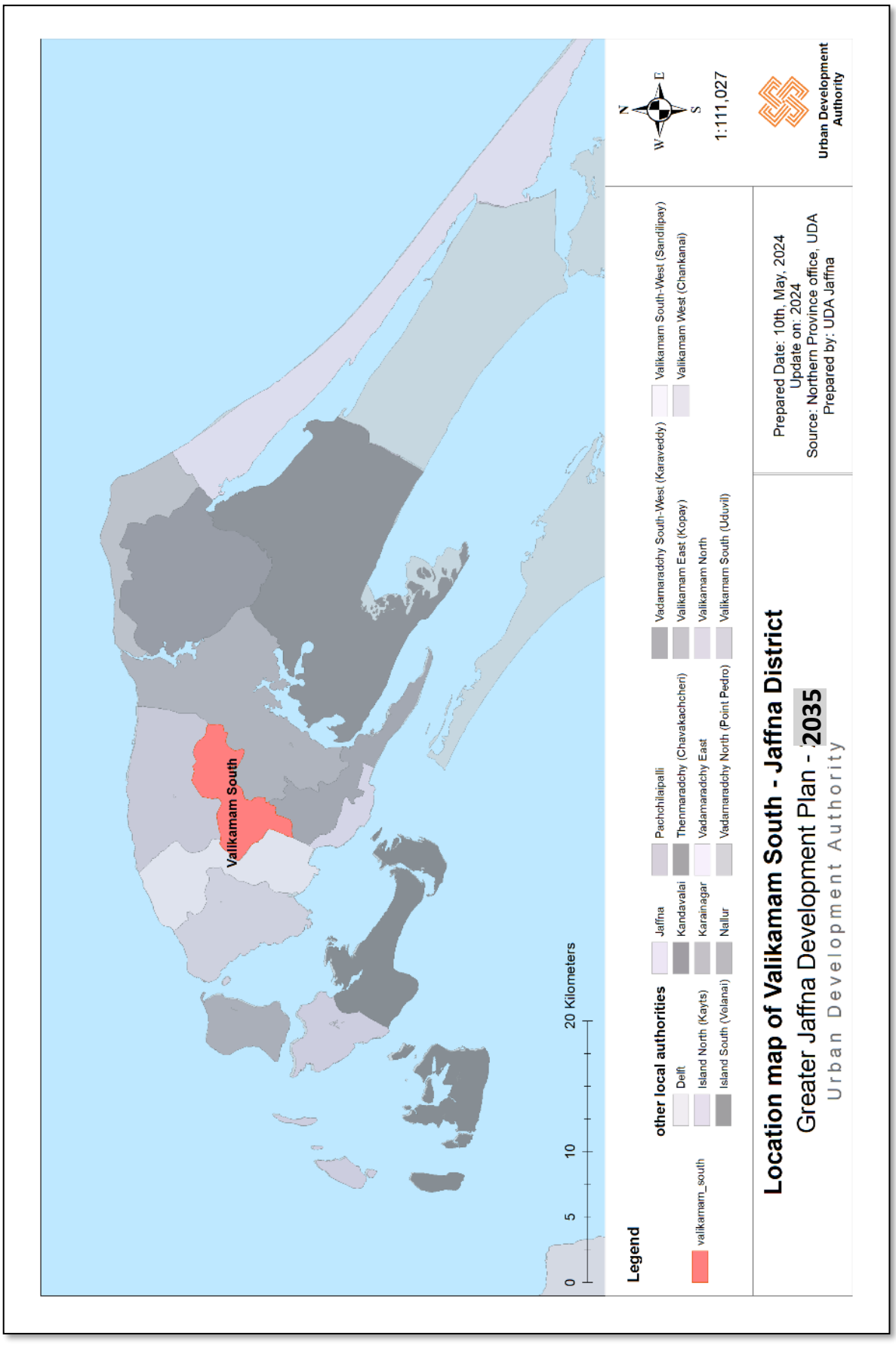
Valikamam South Pradeshiya Sabha is located in the center of the Jaffna District in Sri Lanka. It covers a total land area of approximately **30.01 square kilometers**.

The PS is characterized by its geographical position and its neighboring divisions. To the north of Valikamam South is Valikamam North (Tellipalai) DS Division, while Valikamam East (Kopay) DS Division lies to the east. Nallur DS Division is situated to the southeast, and Valikamam South West (Sandilipay) Division borders it to the west.

Valikamam South (Uduvil) Pradeshiya Sabha comprises **30 Grama Niladhari (GN) Divisions and 18 wards.** The majority of the villages in this PS have **reddish-yellow latosol soil**, which is fertile and suitable for cultivating various crops, including cash crops, bananas, and vegetables. This fertile land contributes to agricultural activities and supports the livelihoods of the local population.

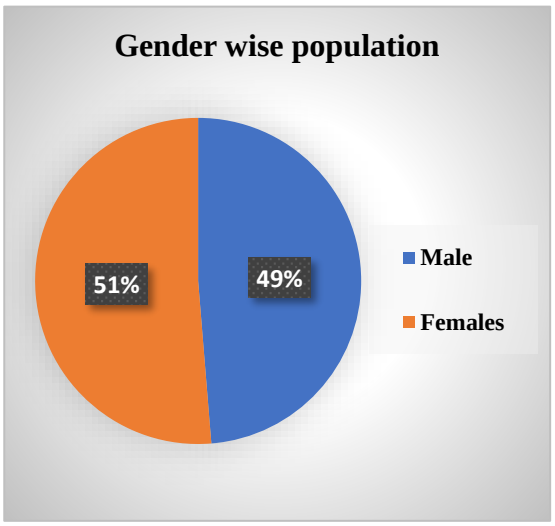
Overall, Valikamam South PS holds a crucial position within the Jaffna District in Sri Lanka, both geographically and economically, due to its central location and the agricultural potential offered by its fertile land.

Map 3:Location



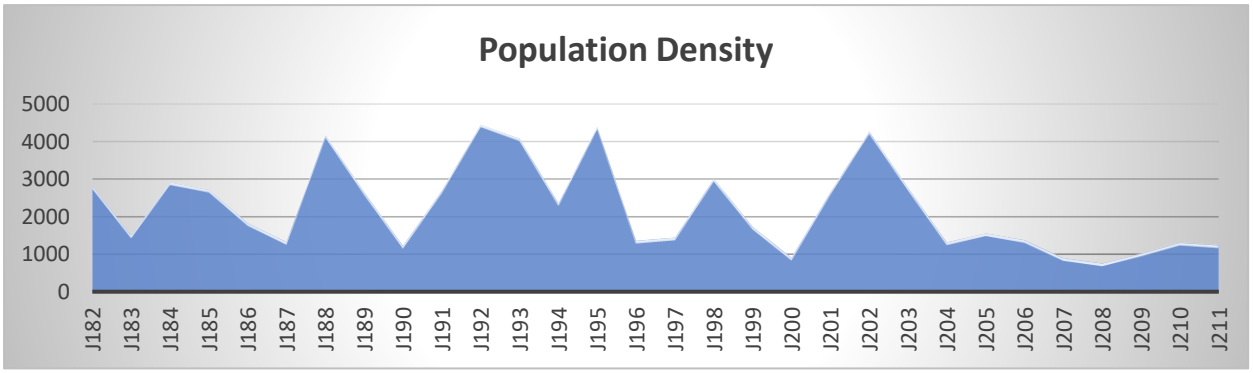
2.2 Demographic profile

Chart 1:Gender wise population



The demographic profile of Valikamam South PS provides insights into the composition and characteristics of its population, reflecting its diversity and dynamics. With a **total population of 51,567** individuals, the PS comprises **17,118 families**, indicating an average household size of approximately **3 individuals per household**. Gender-wise, the population is relatively balanced, with **25,117 males and 26,450 females**. This parity reflects the equitable distribution of gender within the division and underscores the inclusive nature of its society. The population density of Valikamam South is calculated at **19 individuals per hectare**.

Chart 2:Population Density



Map 4: Population Distribution

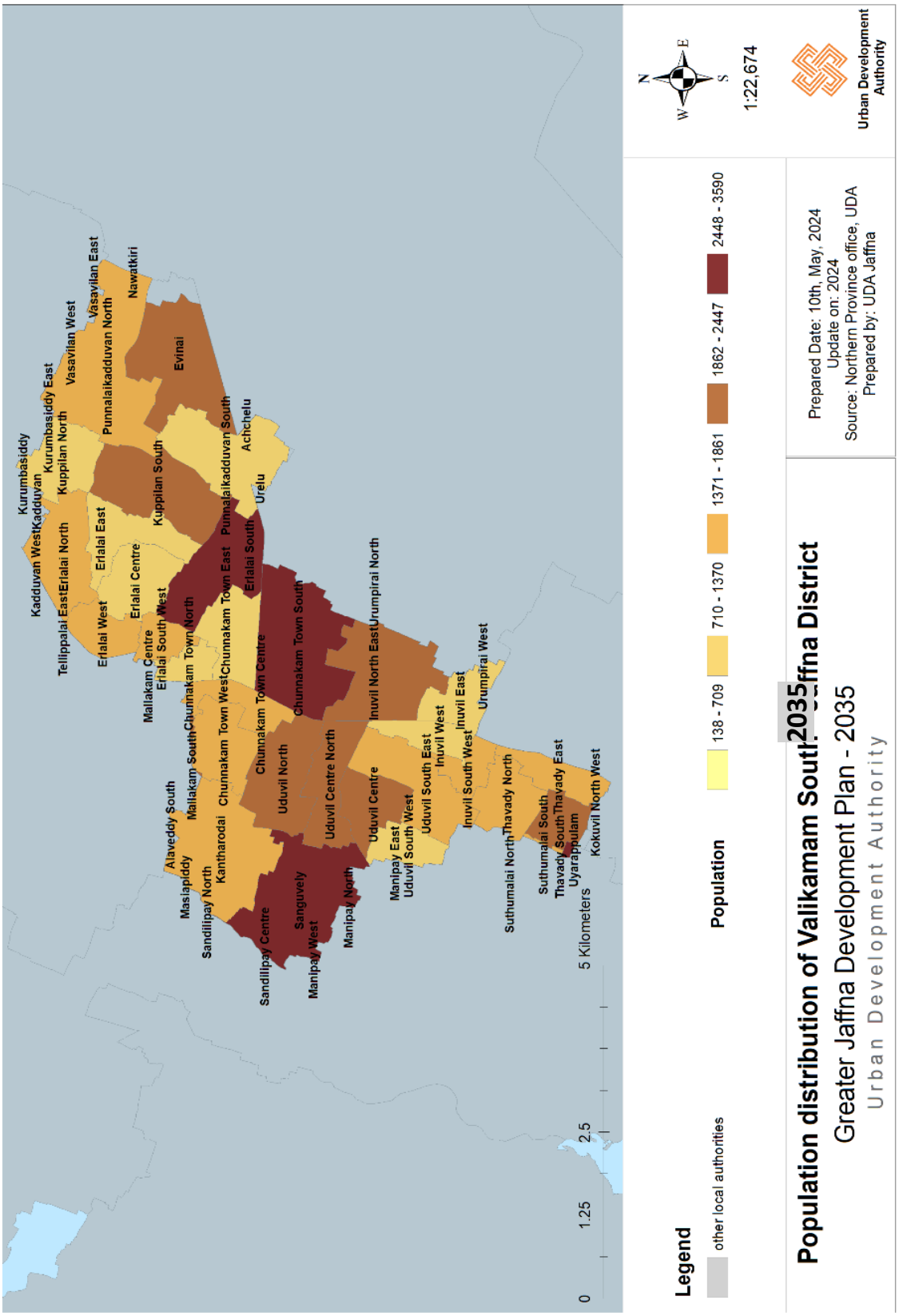
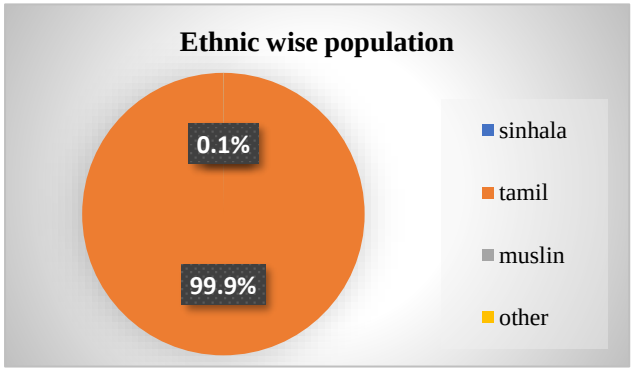
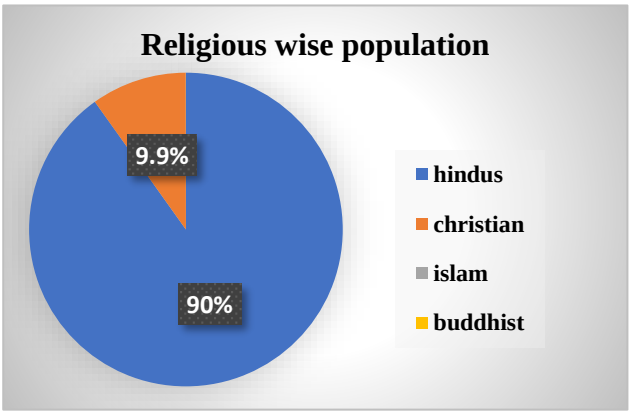


Chart 3: Ethnic wise Population



Ethnically, the division predominantly comprises individuals of Tamil descent, with **51,544 Tamils** forming the majority. Alongside, the division also embraces a small but noteworthy presence of other ethnic groups, including 9 Sinhalese, 8 Muslims, and 6 individuals from other ethnic backgrounds.

Chart 4: Religious wise Population



Religiously, Hinduism emerges as the dominant religion, with **46,483 Hindus** practicing their faith within the division. Additionally, Valikamam South PS is home to a significant Christian community, with 5,075 Christians enriching the religious mosaic of the area. A smaller number of individuals adhere to Islam, numbering at 6, while 3 individuals identify as Buddhist.

A significant portion of the Valikamam South PS's population comprises individuals below the age of 15, totaling **9,708**. The age group between 15- and 65-years old forms the largest segment of the its population, with **34,684 individuals** falling within this range. This working-age population constitutes the backbone of the region's workforce, contributing to its economic vitality, social development, and community resilience. Additionally, Valikamam South is home to a considerable number of individuals aged 65 and above, totaling **7,175**.

In Valikamam South Pradeshiya Sabha, the **dependency population,** comprising individuals who are either below the age of 15 or above 65, stands at **16,883**, while the non-dependency population, encompassing individuals between the ages of 15 and 65, totals **34,684**.

Chart 5: Age wise Population



Chart 6: Dependency VS Non Dependency

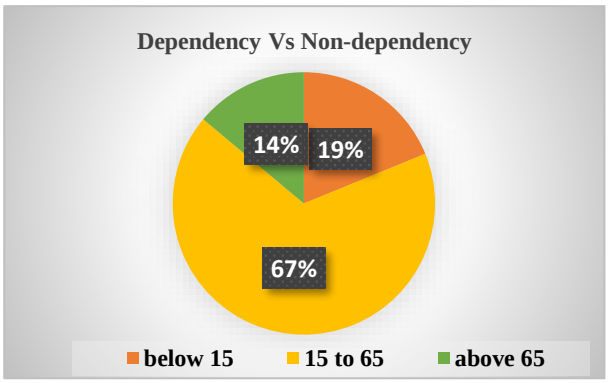
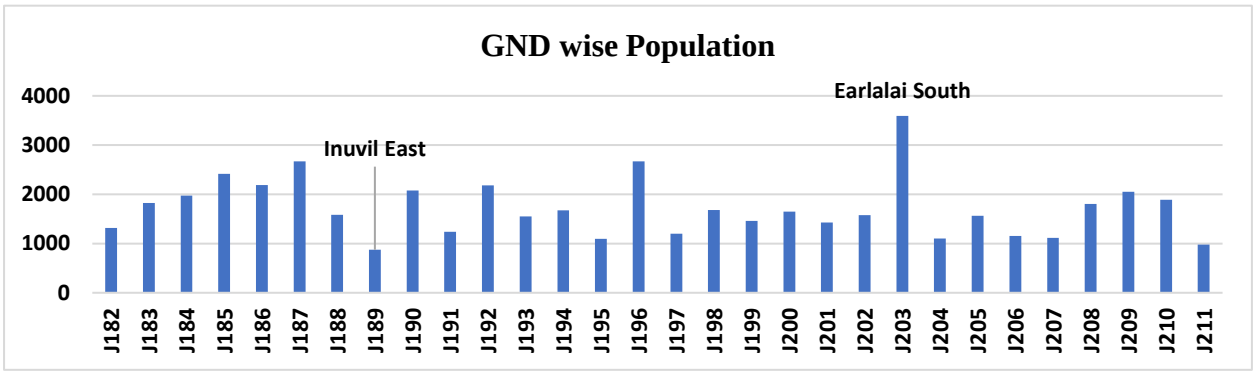
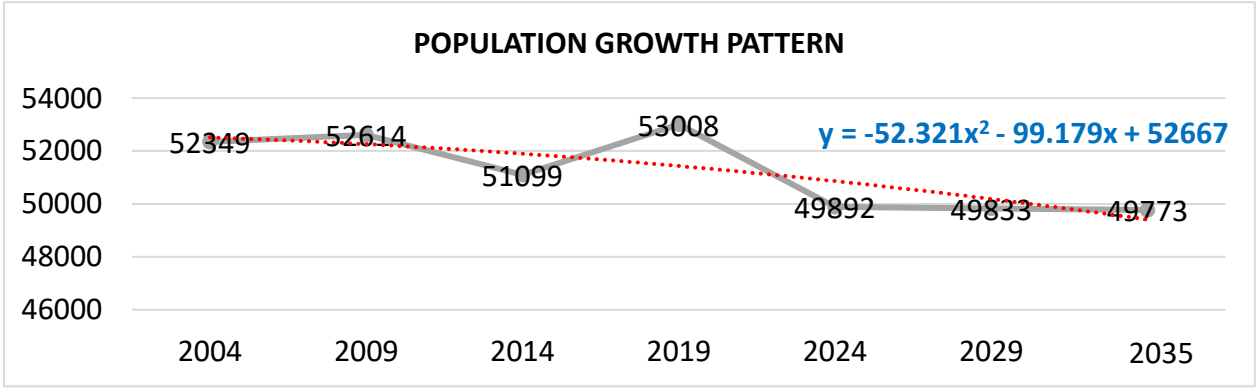


Chart 7: GND Wise Population



The population trend in Valikamam South (PS) reveals a **quadratic trend** over the years from 2004 to 2035. Initially, the population experienced slight growth from 2004 to 2009. However, there was a noticeable decline by 2014. This declining trend briefly reversed, reaching a peak in 2019, before commencing a steady decrease again. (Reason: **Birth per year < Death per year**, In 2021 Birth 17 < Death 185). The forecasted data for 2029 and 2035 suggests a continued, though smallest, decline in population numbers.

Chart 8: Population Growth Pattern



2.3 Housing

Valikamam South Pradeshiya Sabha has a diverse housing landscape with **13,416** permanent houses, **975** semi-permanent structures, **270** huts, and **373** temporary shelters. Despite the existing housing infrastructure, there remains a significant need for additional housing, with **1,625 families (9.5%)** requiring adequate housing. Additionally, **1,081 families** are **landless (66.52%** of housing requirement families**)**, highlighting the pressing demand for both housing and land to ensure all residents have secure and stable living conditions.

The net housing density of Valikamam South Pradeshiya Sabha is 5.33 house per hectare and average house hold size is 3.6 person.

Chart 9:Housing facilities Available

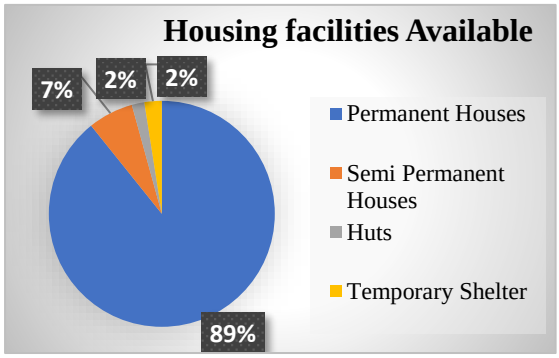
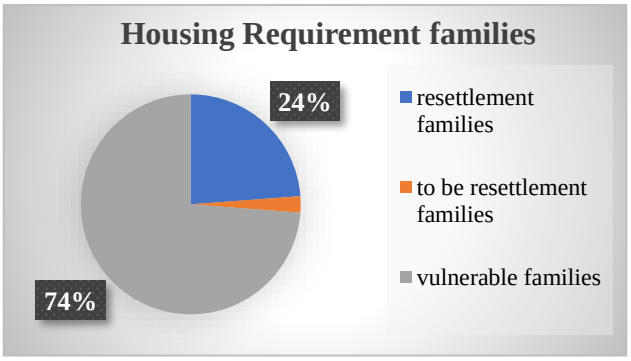
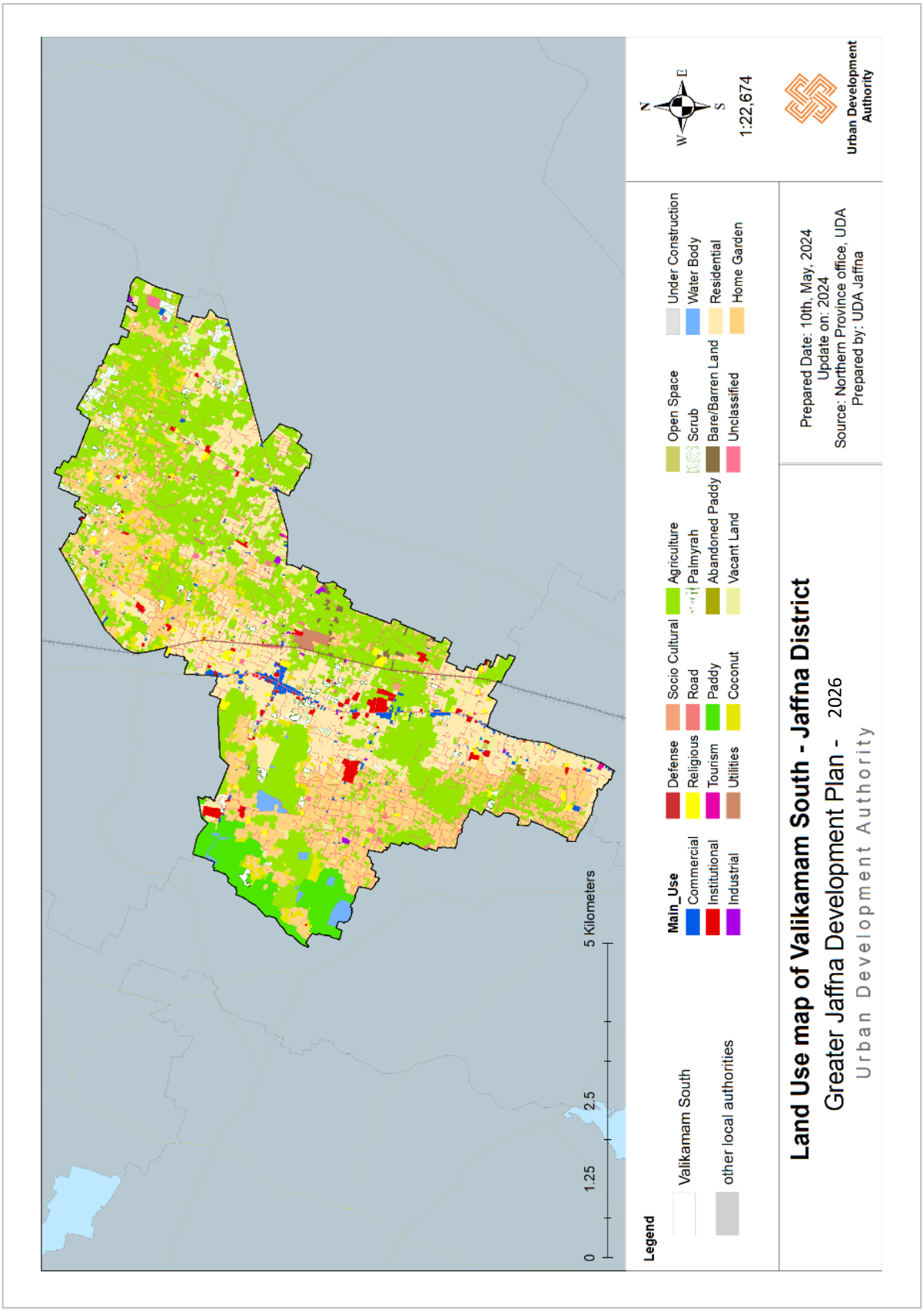


Chart 10:Housing Requirement families

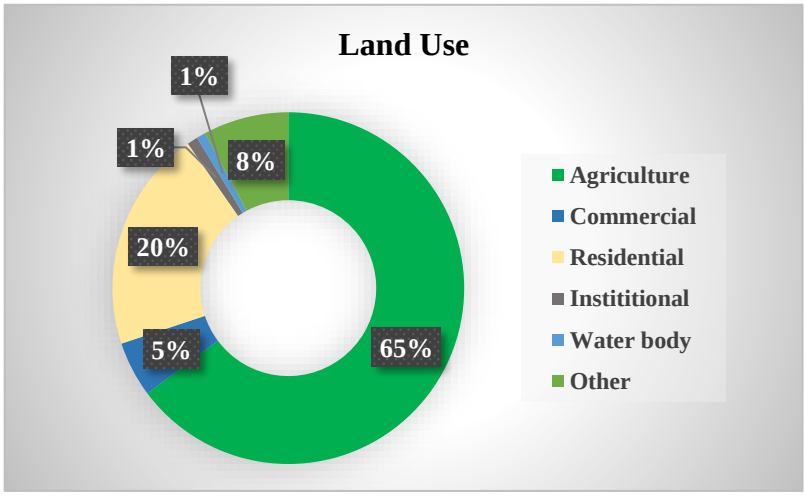


Map 5:Land Use



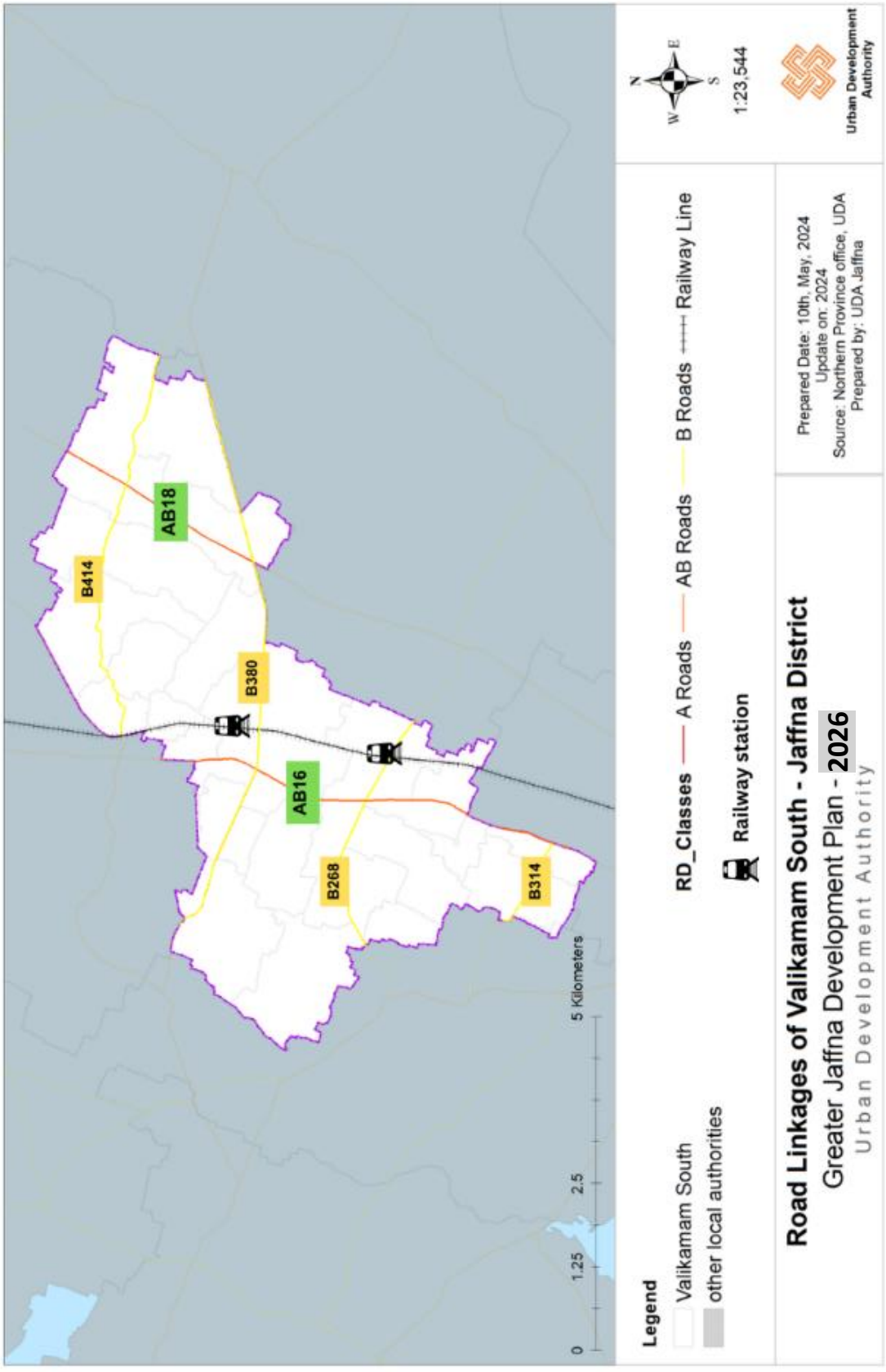
Valikamam South (PS) features a diverse pattern of land use that reflects its agricultural prominence and community needs. Agriculture dominates the landscape, with **65%** of the land dedicated to activities such as paddy cultivation, chena farming, and plantations of coconut, palmyrah, and other crops. This extensive agricultural use underscores the division's reliance on farming as a key economic activity.

Chart 11:Land Use



Water bodies occupy **1%** of the land, playing a crucial role in supporting both agriculture and the local ecosystem which includes Seasonal river Valukai Aru main channel and sub channel and ponds. Residential areas account for **19%** of the land use, providing housing for the region's population and shaping the community's living environment as well as five percent of the commercial land significantly contributes to the area's economy. Notably, Maruthanarmadam and Chunnakam towns are hubs of commercial activity. The Maruthanarmadam Market and the Chunnakam Dutch Market play a crucial role in serving the public while boosting the local economy**.** The **other 14%** of the land is utilized for a variety of purposes, including transportation infrastructure, religious structures, and vacant lands.

Map 6:Physical Infrastructure

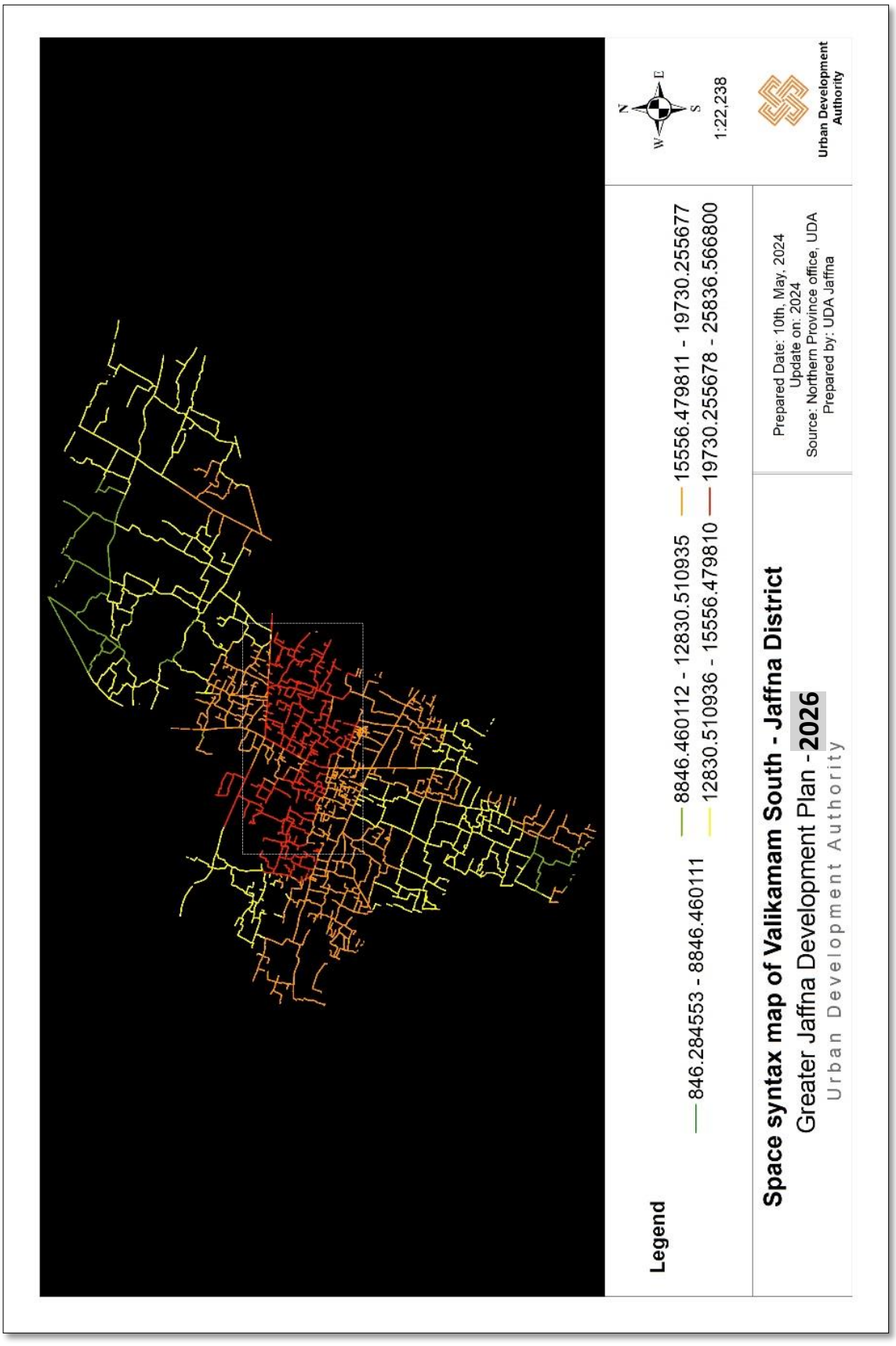


Valikamam South PS is well-connected through an extensive network of road linkages and railway stations, facilitating efficient transportation and accessibility within the region. The region is intersected by **two** AB class roads: **AB 16** (Jaffna-Kankesanthurai) which serve as major arterial routes linking key locations (Chunnakam Town and Maruthanarmadam Junction) and **AB 18** (Jaffna-Palali Road).

Additionally, **four** B class roads enhance the region's connectivity: **B314** (Naval Camp Road), **B268** (Manipay-Kaithady Road), **B380** (Puttur-Kantharoday Road), and **B414** (Thavadi-Suthumalai Road). These roads play a crucial role in local transportation, supporting the movement of people and goods across various parts of the division and beyond.

Valikamam South is also served by **two railway stations, Chunnakam and Inuvil**. The Inuvil station, in particular, is a vital hub, widely used by passengers traveling within the Jaffna District. This combination of robust road and rail infrastructure underscores Valikamam South's strategic importance in regional transportation networks, fostering connectivity and economic development.

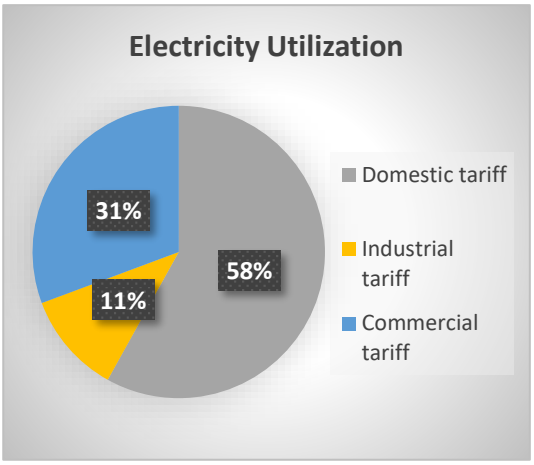
Map 7:Space Syntax



Connectivity is higher **around Maruthanarmadam Junction and Chunnakam Town**, where two of Jaffna's main markets are located, making these areas consistently vibrant and bustling with activity. These places not only facilitate significant commercial interactions but also exhibit dynamic characteristics on the ground, reflecting their central role in the region's economy.

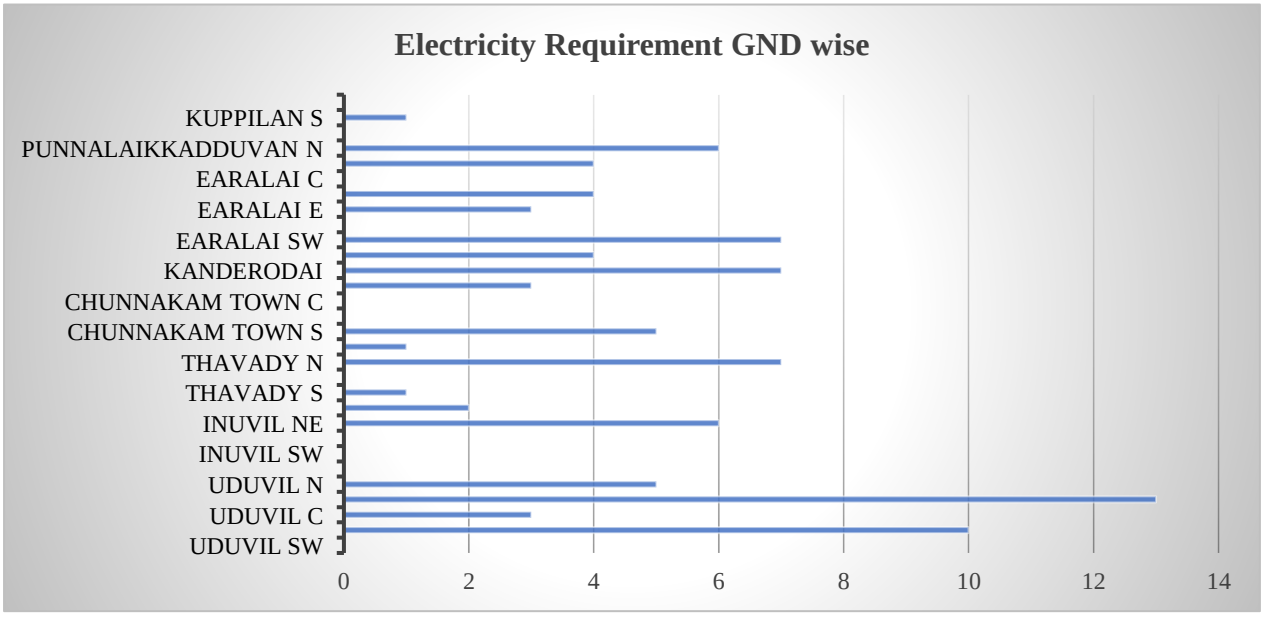
2.4 Physical Infrastructure

2.4.1Water & Electricity



Electricity utilization in Valikamam South PS is segmented across **domestic, commercial, and industrial sectors**. Domestic consumption constitutes the largest share at **58%**, reflecting the substantial electricity needs for household activities. Commercial use accounts for **31%**, indicating the significant demand from businesses and service providers within the division. Industrial utilization comprises **11%**, highlighting the role of electricity in supporting local manufacturing and production activities. Currently, electricity is **available to 14,932 houses** in the division. However, **92 houses**, despite having access provided by the government, have not yet utilized the electricity.

Chart 12:Electricity Requirement GND wise



In Valikamam South PS, there are water facilities available for **17,118 families**, while **714 families** still require access. Open wells are the predominant source, serving 61**%** of the population. Tube wells provide water to 31**%** of the residents, while common wells cater to 7%. Additionally, a small percentage, 1**%**, benefits from pipeline connections. Specifically, in the **Kanderodai** area, **100 families** are currently benefiting from the **Chunnakam pipeline connection**.

Despite these resources, there remains a need for improved water infrastructure within the region. Currently, 385 families require tube wells, 145 families need open wells, 105 families need pipeline connections, and 79 families require access to common wells.

Chart 14:Water availability (Benefiting families)

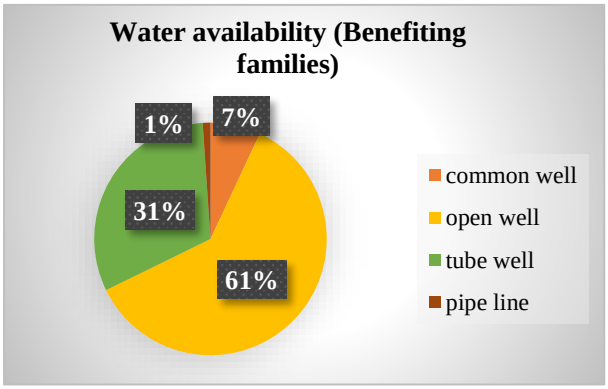
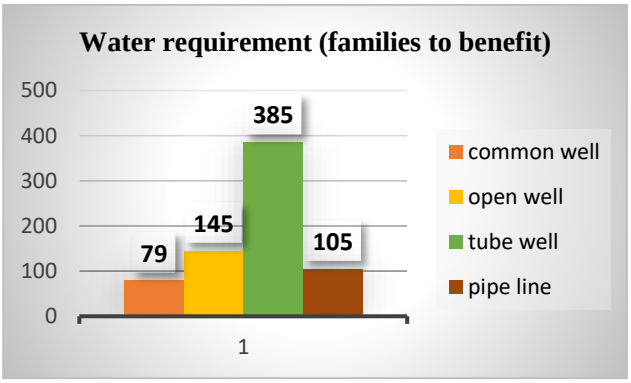


Chart 13:Water requirement (families to benefit)



Sanitary facilities play a crucial role in maintaining public health and hygiene standards within Valikamam South, which is accessible to **17,110 families**, yet **519 families** are in need of these amenities. Currently, the majority of households benefit from water seal toilets, with 92% equipped with this sanitary option. Additionally, there are 1% utilizing common sanitary facilities, while 47 (<1%) households rely on temporary toilets.

Despite the existing infrastructure, there remains a need for further improvement and expansion of sanitary facilities within the region. Specifically, there is a requirement for additional water seal toilets, with 458 households in need of this type of facility. Furthermore, 40 households require access to common sanitary facilities to meet their sanitation needs.

Chart 16:Sanitary facilities availability Benefiting families)

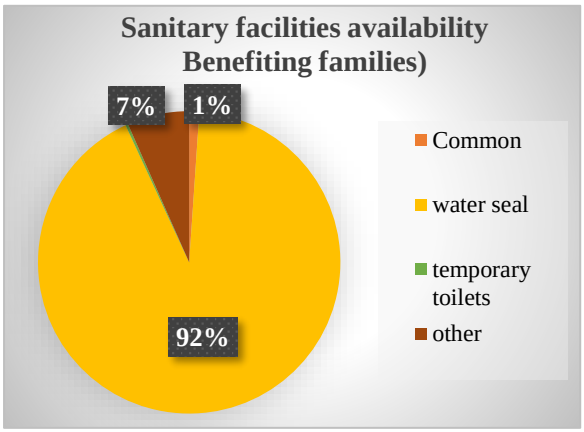
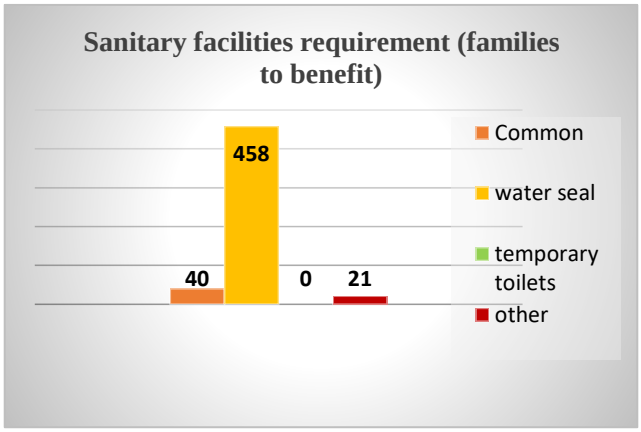
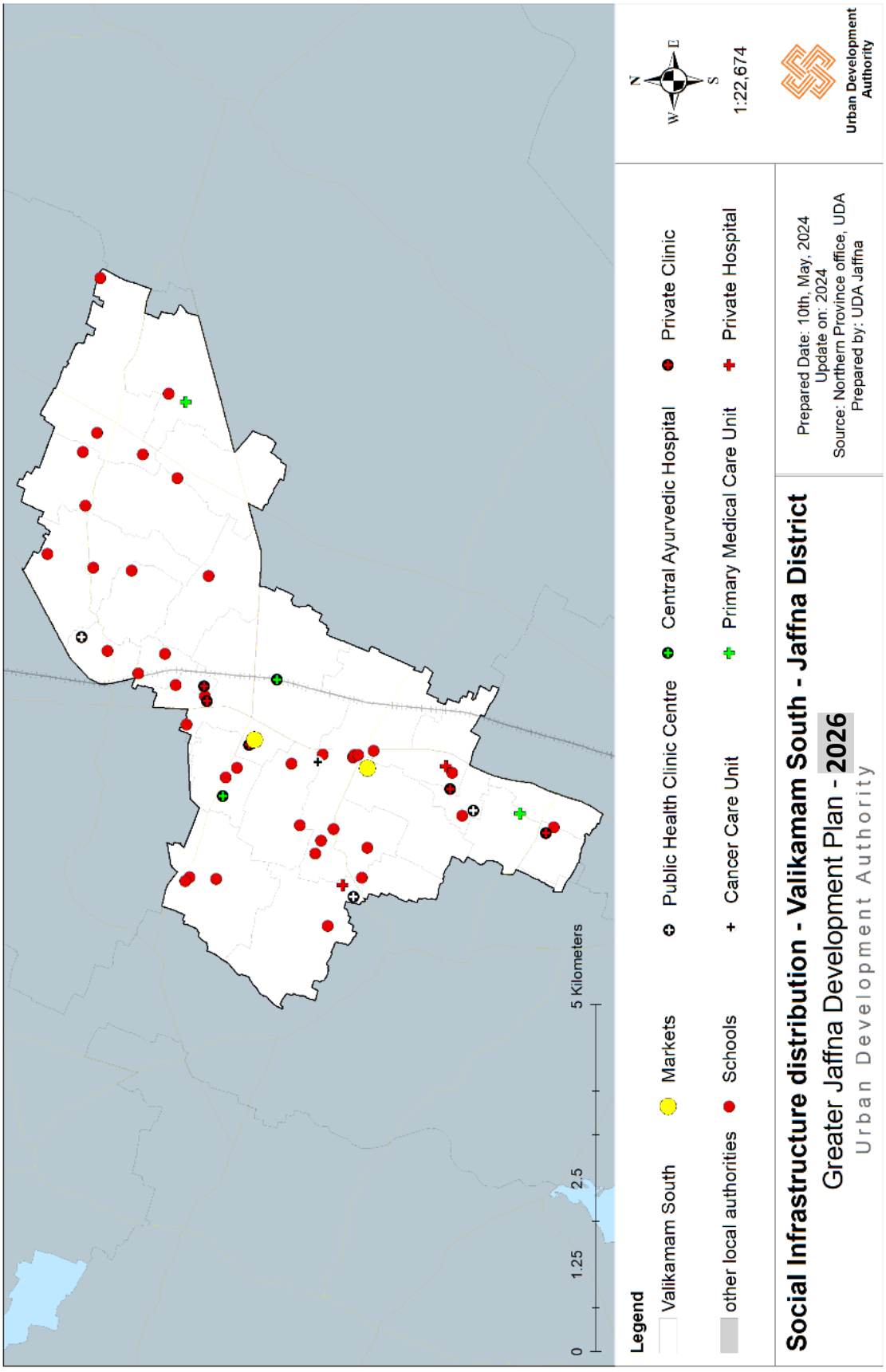


Chart 15:Sanitary facilities requirement (families to benefit)



Valikamam South Pradeshiya Sabha has a structured waste management system across its **19 wards**, utilizing **5 vehicles (4 tractors and 1 tractor galli)** for collections. Daily waste collection is focused in the **Earalai area**, while other areas like **Chunnakam, Inuvil, Uduvil, and Thavady** receive collections weekly once or twice. The remaining areas have waste collections three to four times a week. The division manages solid waste by processing **65 metric tons of digestible waste, 105 metric tons of non-digestible waste, and 28 metric tons of liquid waste** per month. Additionally, the division produces **800 kg** of organic compost monthly, generating a revenue of **3,000 LKR** from compost sales.

Map 8:Social Infrastructure



2.5 Social Infrastructure

Valikamam South PS boasts a robust social infrastructure, particularly in education, health and other services. The region has **32 functioning schools and 2 non-functioning schools** (Uduvil Holy Rosary RCTMS and J/Punnalaikadduvan A.M.T.M.S). Further, **Ramanathan academy of fine arts, University of Jaffna** also functioning here.

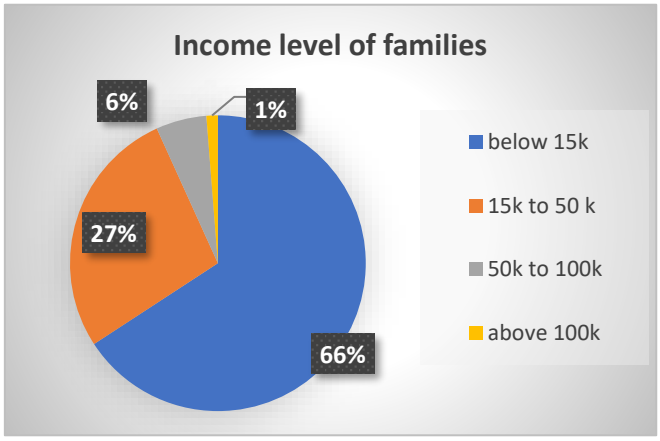
Of these, 31 are provincial schools and 1 is a private school. The educational institutions are categorized into **5** Grade 1-13 schools, **1** Grade 6-13 school, **9** Grade 1-11 schools, and **19** Grade 1-5 schools. The region is served by 31 Tamil medium and 3 bilingual schools, with 32 mixed schools and 2 girls' schools. The average **teacher-student ratio** in 2021 was **1:11**, indicating a favorable learning environment.

In terms of health infrastructure, Valikamam South is equipped with **5** Primary Medical Care Units (PMCU), **1** Medical Officer of Health (MOH) office, **5** Public Health Clinic Centers, 1 rural Ayurvedic hospital, **3** central Ayurvedic dispensaries, and **9** pharmacies. Additionally, the division has **3 Class I post offices**, **1** main Pradeshiya Sabha office, and **3** sub Pradeshiya Sabha offices, ensuring comprehensive services.

Valikamam South PS is also home to 5 markets where **two main markets** that serve as key commercial hubs for the community. The **Maruthanarmadam Market and the Chunnakam Dutch Market** are pivotal in facilitating local trade and providing essential goods and services to residents. The region is home to **180 Hindu temples and 27 churches**, reflecting the deep-rooted religious traditions and the spiritual life of the community.

2.6 Economic Profile

Chart 17:Income level of families

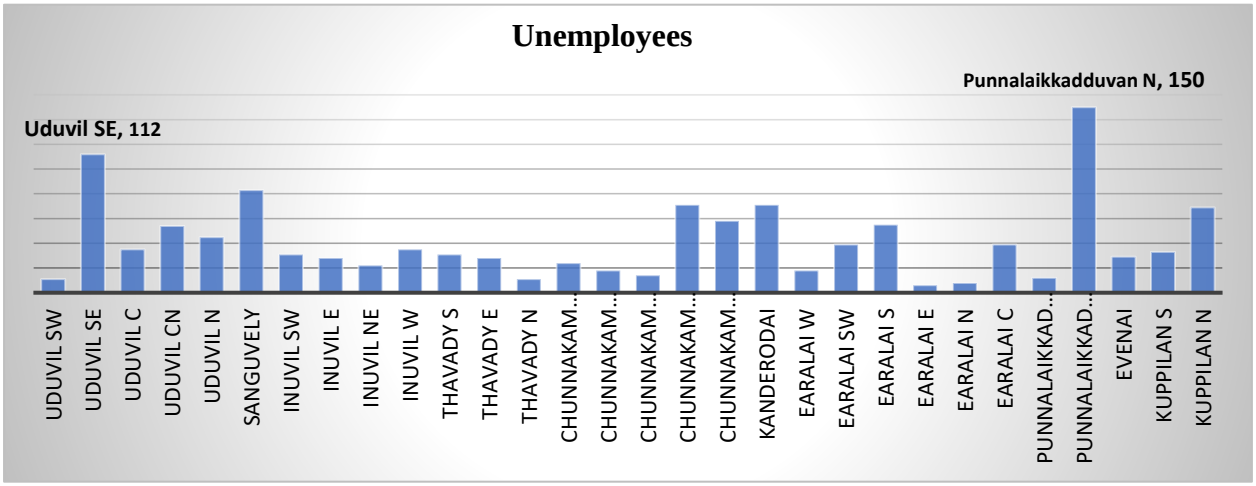


In Valikamam South PS, a significant portion of the population faces economic challenges, with nearly **66% (11,263 families)** of households earning an income below Rs. 15,000 per month. Notably, **27% (4695 families)** of these households have an income of between 15000 to 50000 per month, while 6% (947 families) earning income of between

50,000 to 100,000. On the other end of the spectrum, only **1% (213 families)** have an income exceeding Rs. 100,000, indicating a small proportion of relatively affluent families within the region. In Valikamam South Pradeshiya Sabha, nearly **14,895 families** fall below the official **national poverty line**, which is set at **Rs. 16,975 as of February 2024**.

Regarding employment, within the working population, **20,478 individuals are employed**, contributing to the local economy and supporting their households. However, there are still **1,240 individuals (7.4% of non-dependent population)** who are unemployed, resulting in **an unemployment rate of 3.58%,** reflecting employment challenges faced by the region, despite a majority of the population being engaged in some form of employment.

Chart 18:Unemployees



The economy of Valikamam South (PS) is primarily based on agriculture, including both plantation and livestock, as well as small and medium industries.

In the agricultural sector, **coconut** plantations cover the considerable land extent, totaling **230.28 hectares.** Among subsidiary crops, **red onions** dominate with the largest land area of **231 hectares**, yielding a significant production of **3,773.6 metric tons**. Other notable crops include kurakkan, manioc, potatoes, green chilies, and beetroots, all contributing to the division's agricultural output.

Chart 19:Crop land extent

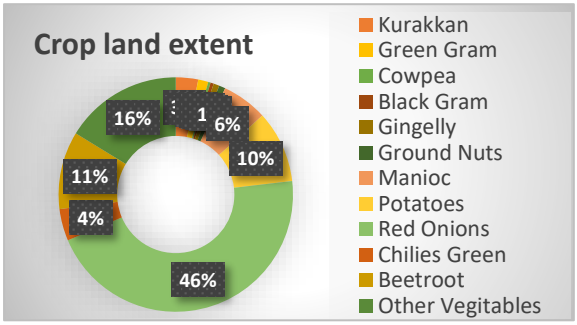
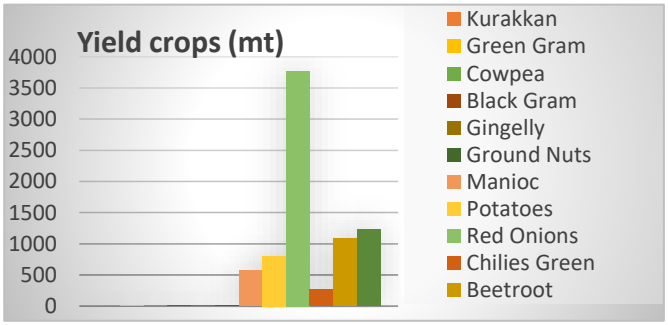
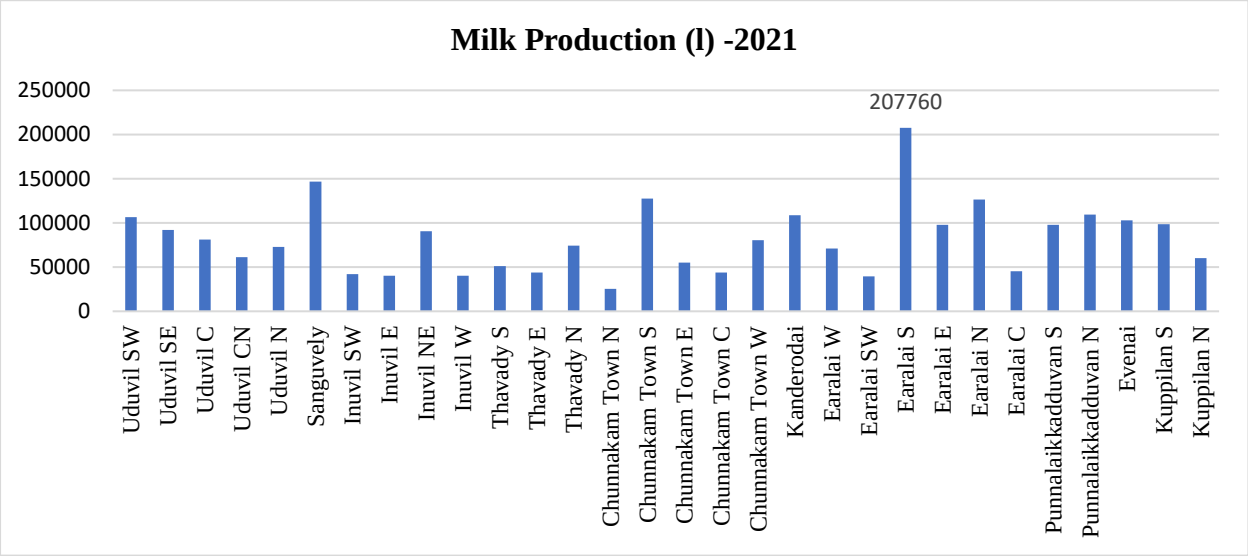


Chart 20:Crop land extent



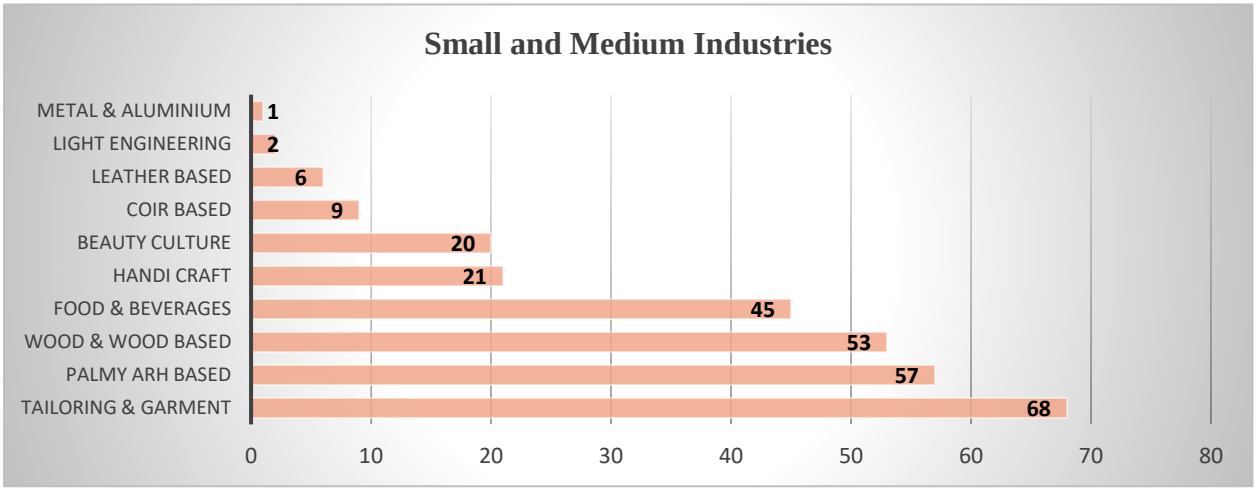
In addition to agricultural sector, this region supports a diverse livestock industry, including cows, bulls, goats, hens, sheep, ducks, and pigs. This variety of livestock contributes significantly to the local economy, with milk production reaching an impressive **2,440,962 liters** in 2021.

Chart 21:Milk Production (l) -2021



This region boasts a substantial egg production industry, with a total output of **8,526,500 eggs**. The highest production within the region is recorded in **Uduvil Center North**, contributing significantly with **73,000 eggs**.

Chart 22:Small and Medium Industries



Valikamam South (PS) features a diverse landscape of small and medium industries, each contributing to the local economy and providing employment opportunities. Notably, the Valikamam South PS is home to **68 tailoring and garment industries**, showcasing the importance

of the textile sector in the region. Additionally, there are **57 Palmyrah-based industries**, highlighting the utilization of natural resources for economic activities. The wood-based industry **comprises 53 enterprises, while 45 establishments are engaged in food and beverage production.** Handicrafts also play a significant role, with 21 enterprises contributing to the artisanal sector. Beyond these key sectors, the region hosts various other industries, collectively contributing to the economic vibrancy and diversity of Valikamam South Pradeshiya Sabha area.

2.7 Local Authority financial Capacity

The financial capacity of Valikamam South Pradeshiya Sabha showcases a total revenue of **305,841,000 LKR**, with the majority of revenue derived from various sectors: public administration (**64%**), public utility services (**19%**), health services (**9%**), external planning, roads, and buildings (**6%**), and welfare services (**2%**). The revenue sources include revenue grants contributing **30% (92,334,750 LKR),** rent amounting to 55,637,600 LKR, and warrant charges and penalties also totaling 10,783,000 LKR.

Chart 23:Sector wise Revenue

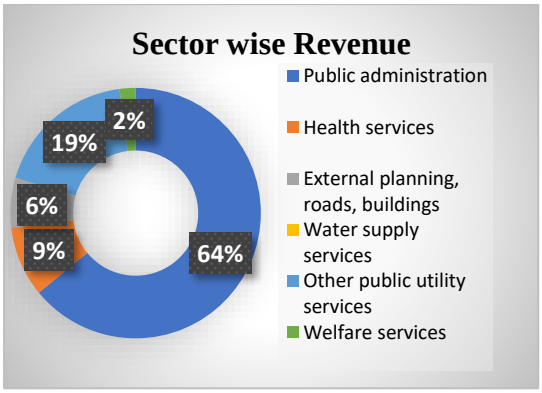
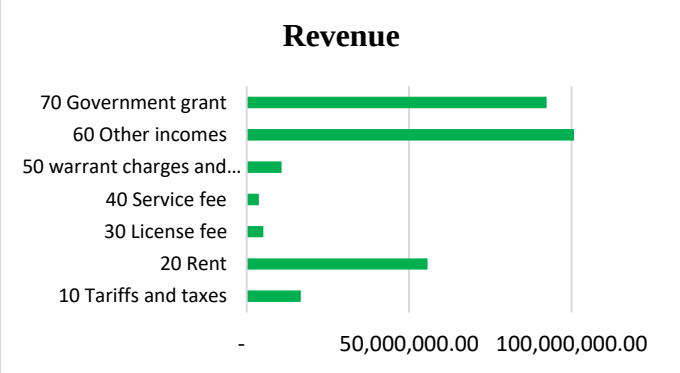


Chart 24:Revenue



On the expenditure side, the total expenditure stands at **165,366,500 LKR**. This expenditure is allocated across different areas: public administration (**42%**), Health services (**28%**), external planning, roads, and buildings (**17%**), and welfare services (**9%**). Significant portions of the expenditure are directed towards personal enrollment, accounting for **65% (107,919,764 LKR)**, repair and maintenance of capital assets at 18,680,000 LKR, and supply items and necessary items totaling 15,806,036 LKR.

Chart 25:Expenditure

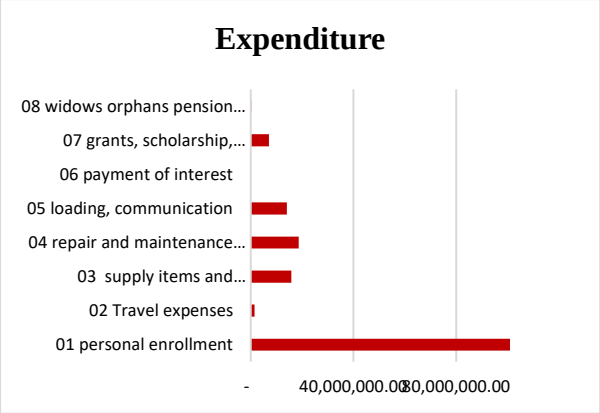


Chart 26:Sector wise Expenditure

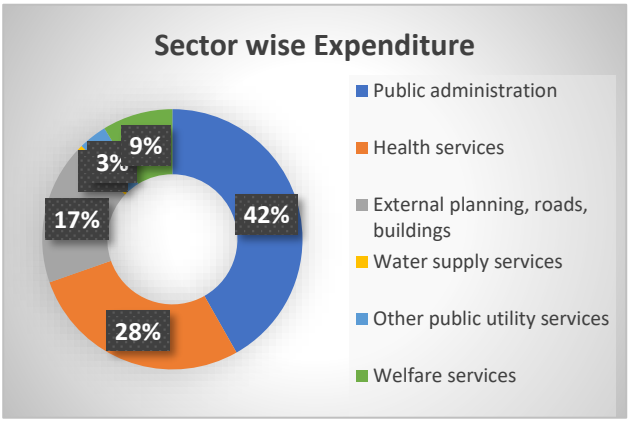
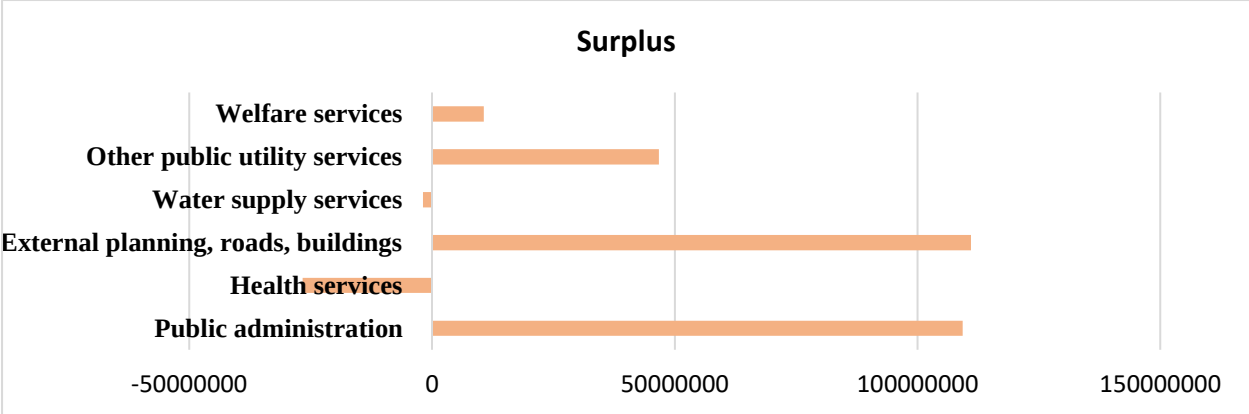


Chart 27:Surplus



The pradeshiya sabha operates with a surplus of 140,474,500 LKR (140.47 million). The minimal surplus is primarily due to substantial spending on health services which is 93.51% of total deficit, and water supply services.

2.8 Problem and Potential

Problems

1. Potential market, Chunnakam Dutch market which is located in Agro corridor still remain as under developed.



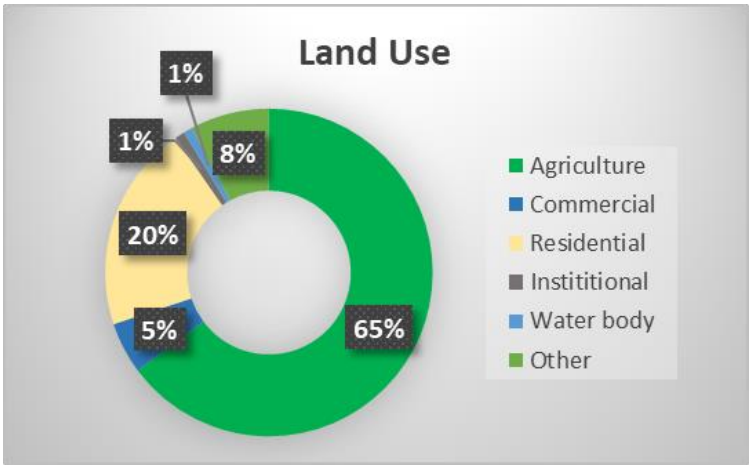


2. Housing deficit
    - 1,625 families requiring adequate housing out of that 1,081 families are landless.
3. There is a drinking water issue due to the poor quality of the water.
4. Unsafety Railway Crossings.
5. There are drainage issues, especially at the Maruthanarmadam market and Chunnakam Dutch market area junctions.



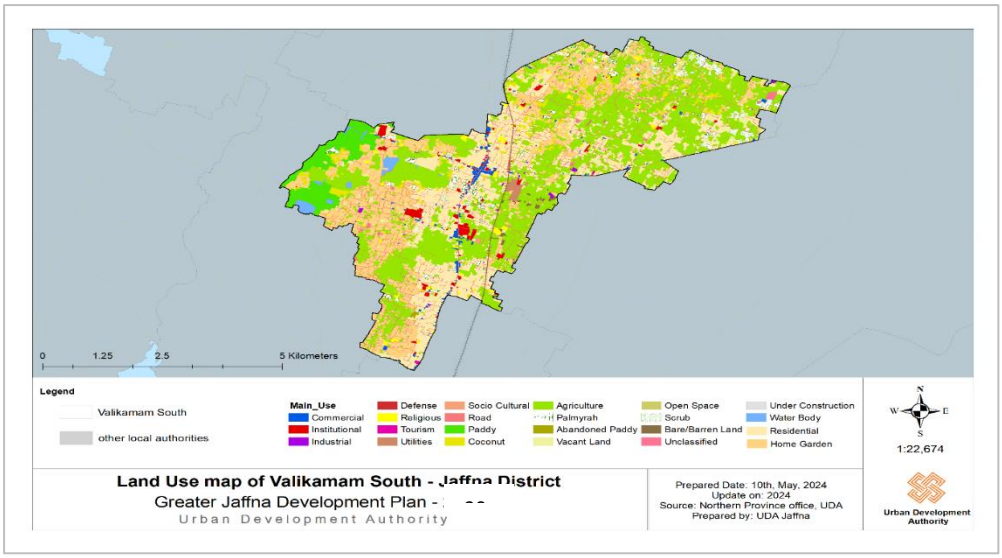


6. Sixty-five percent of the land in Valikamam South Pradeshiya Sabha is used for crop cultivation, which may pose a challenge to future development.



Potential

1. Valikamam South Pradeshiya Sabha's soil type (reddish-yellow latosol soil) is ideal for plantations, optimizing land use with **65%** of the area dedicated to agriculture.



2. Maruthanarmadam and Chunnakam towns are hubs of commercial activity. The Maruthanarmadam Market and the Chunnakam Dutch Market play a crucial role in serving the public while boosting the local economy**.**





3. Water bodies occupy 1% of the land, playing a crucial role in supporting both agriculture

4. and the local ecosystem which includes Seasonal river Valukai Aru main channel and sub channel and ponds.

5. Availability of Tourism potential sites.



Kantharodai Archaeological site



Chunnakam Dutch Market

Chapter 03 - Frame work of the Local Area Plan

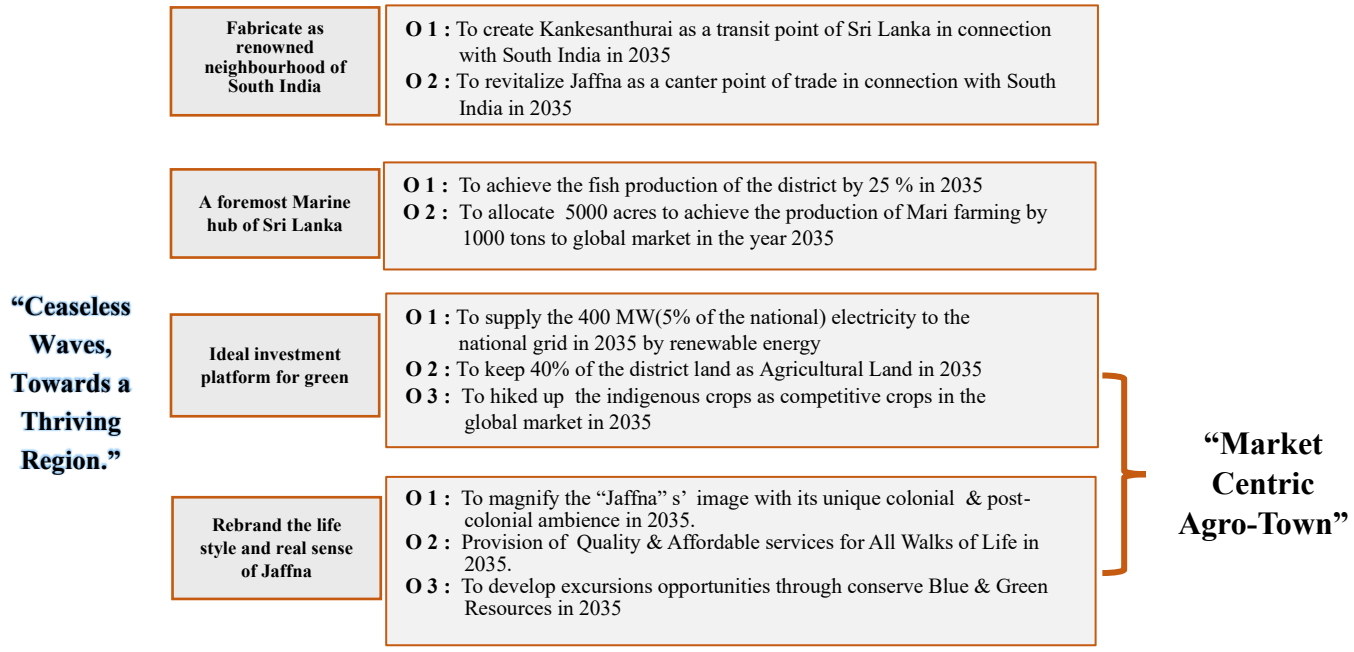
3.1 Sub Vision

“Market Centric Agro-Town”

The vision of "Market-Centric Agro Town" is highly suitable for Valikamam South Pradeshiya Sabha given its unique **blend of robust agricultural activity and significant market infrastructure**. With 65% of the land dedicated to agriculture, the region is a major producer of various **crops and livestock**, ensuring a steady supply of agricultural products. The presence of **two major markets**, Maruthanarmadam Market and Chunnakam Dutch Market, serves as vital hubs for these products, facilitating local commerce and trade.

The strategic location of these markets within the **agro corridor** and the proximity to **railway stations** for efficient transportation further reinforce this vision. Additionally, the emerging local towns around these markets, coupled with the support from **institutional spheres** and expanding **residential areas**, create a dynamic environment where agriculture and market activities thrive symbiotically, solidifying Valikamam South as a true "Market-Centric Agro Town.

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 Valikamam South Pradeshiya Sabha. To achieve this, three key goals are emphasized:

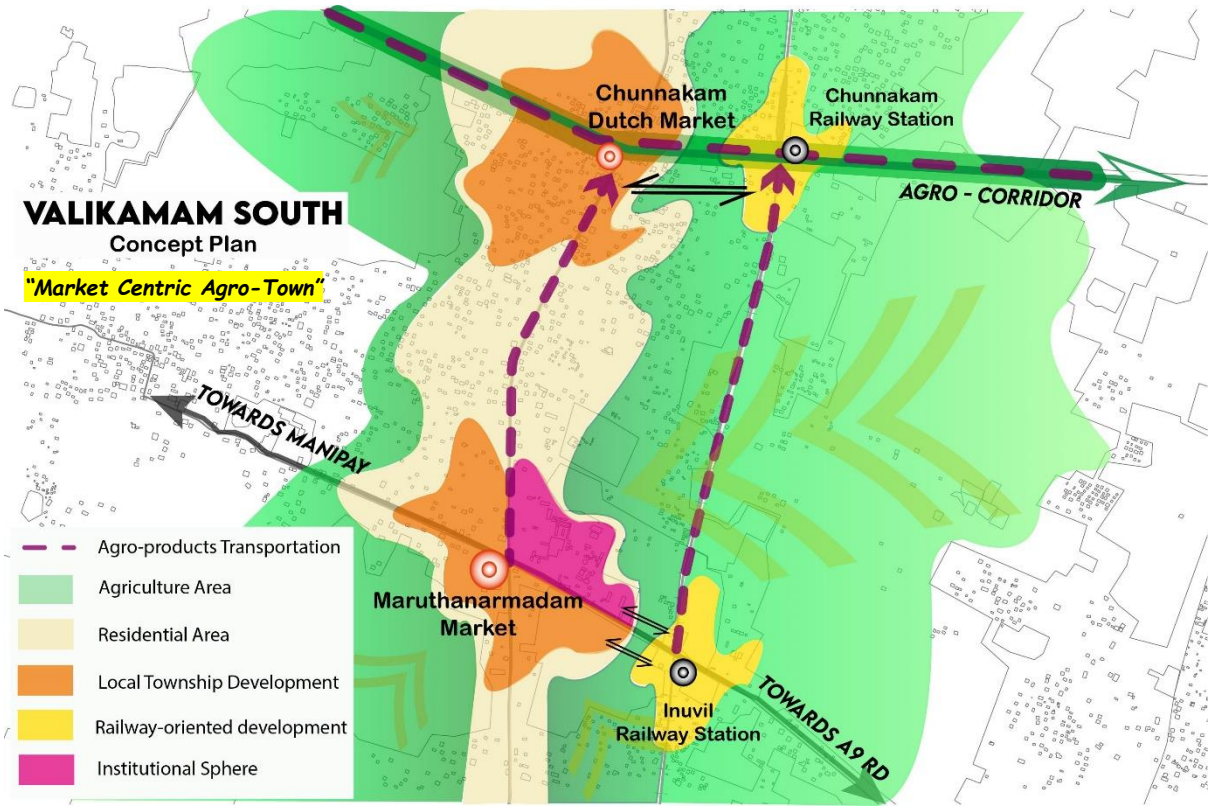
1. **“Ideal investment platform for green”**
2. **“Rebrand the lifestyle and real sense of Jaffna”**

These goals are closely linked to the initiatives of the Valikamam South Pradeshiya Sabha. To achieve the objective of " To hiked up the indigenous crops as competitive crops in the global market in 2035," the Pradeshiya Sabha provides extensive support. Additionally, Chunnakam, the major town in Valikamam South PS, is proposed as a key agricultural zone. The proposed agro-corridor under the GJDP passes through the Chunnakam Dutch Market, further strengthening its role in agricultural development.

3.2 SWOT

Strengths	**Weaknesses**
1. Within the Valikamam South PS, there are two main markets located. (Maruthanarmadam market and Chunnakam Dutch market) 2. 65% of the land area is used for agriculture purposes.	1. Drainage management of market areas are not in a proper condition which can lead to problems in rainy season. 2. The Chunnakam Dutch Market is not properly visible; it appears very hidden and does not look appealing.
Opportunities	**Threats**
1. Chunnakam Town identified as a 2nd order city in Greater Jaffna Development Plan. 2. Chunnakam Dutch Market located at the Agro corridor of GJDP & Multi-model transport Plan. 3. Other than June-July, this area experiences average temperature (26^0C to 30^0C).	1. This area experiences peak rainfall between October and January due to the North-East monsoon, while the South-West monsoon brings rain during April to May. 2. The high temperatures occur during the months of June to July in the area.

3.3 Concept Plan



The conceptual plan for Valikamam South Pradeshiya Sabha envisions a structured and integrated development approach, comprising distinct zones that cater to various functional needs of the region.

The **Market-Oriented Local Township Development** zone includes the **Maruthanarmadam Market**, the second-largest market in Jaffna, and the **Chunnakam Dutch Market**, strategically located in the agro corridor according to the Greater Jaffna Development Plan-2035. These markets are the focal points around which local towns are emerging, facilitating commerce and trade.

The **Agriculture Area** benefits from the region's highly suitable soil type, optimizing land use with 65% dedicated to agriculture. This area supports extensive plantation and cultivation activities, ensuring a steady **supply of agricultural products to the local markets**.

The **Railway-Oriented Development** zone leverages the proximity of **Inuvil Railway Station** near Maruthanarmadam Market and **Chunnakam Railway Station** near Chunnakam Dutch Market. This facilitates efficient transportation of **market products via rail** and accommodates a significant number of residents, promoting further development around these transportation hubs.

The **Institutional Sphere** houses important educational institutions such as the Zonal Education Office Valikamam, J/Ramanathan College, Distance Learning Technology Education Center, and Ramanathan **academy of fine arts, University of Jaffna**. This zone is crucial for educational growth and institutional activities, fostering a knowledge-based community.

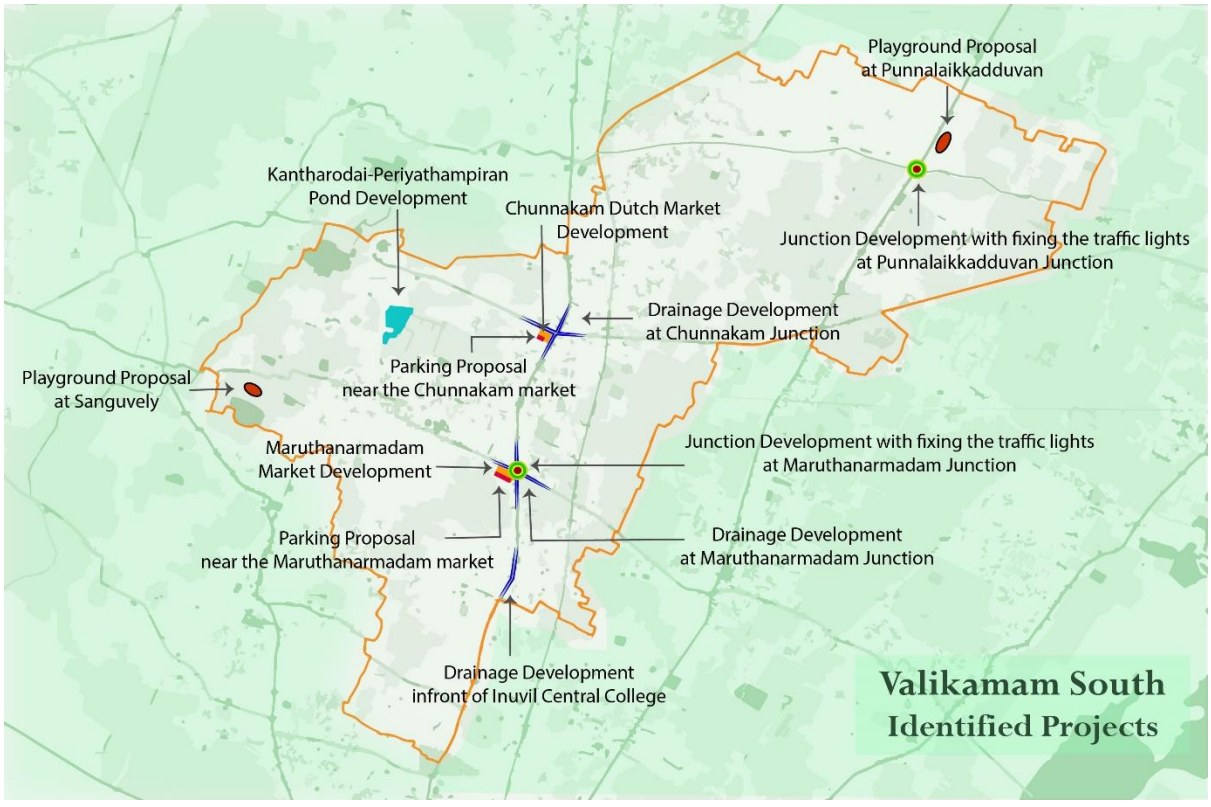
The **Residential Area** is predominantly along Puttur-Kantharodai Road and Manipay-Kaithady Road, where mixed land use is gradually turning into residential zones. The residential pattern is spreading in all directions, reflecting the growing demand for housing and the area's development potential.

Overall, the conceptual plan aims to create a cohesive and sustainable development framework where agricultural products from the surrounding areas are channeled efficiently to the two main markets. Given its strategic location in the agro corridor, the Chunnakam Dutch Market acts as a central hub, receiving products from Maruthanarmadam Market and distributing them further, thereby enhancing the economic vitality of Valikamam South.

Chapter 04 - Project Implementation Strategy

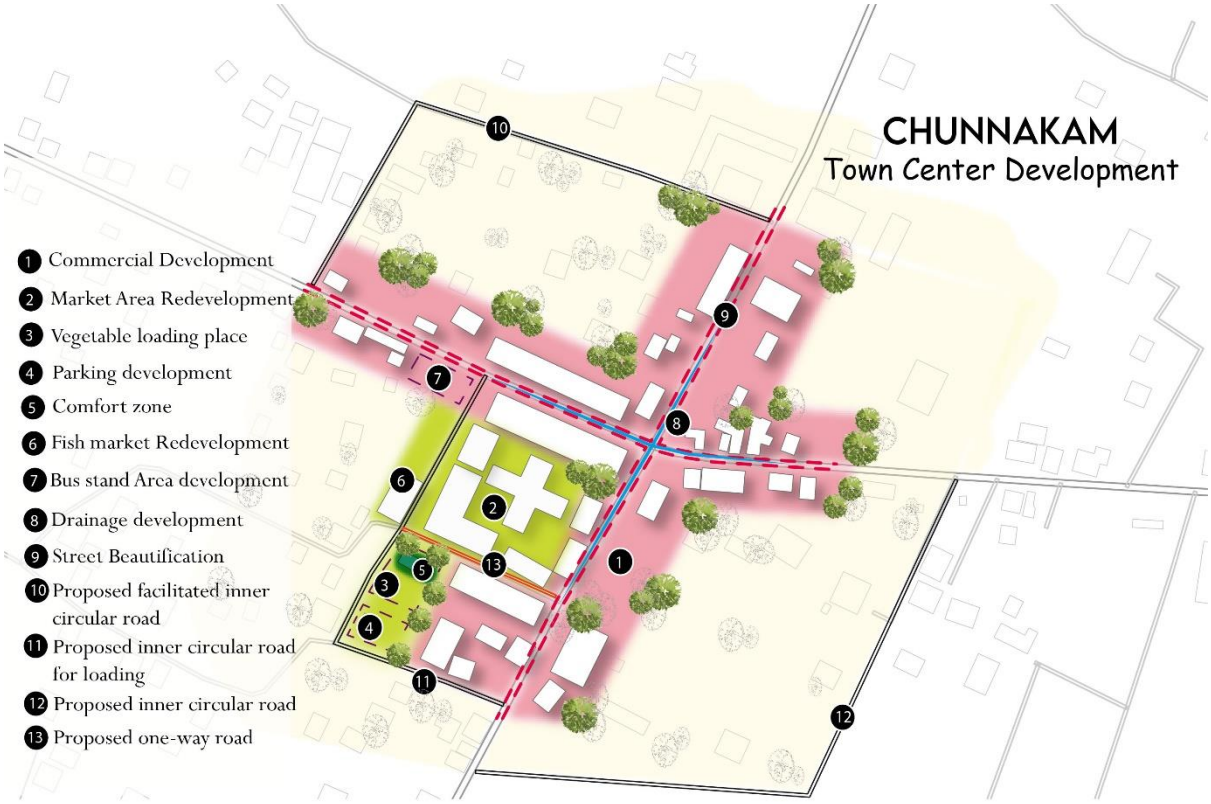
4.1 Identified Projects

In Valikamam South Pradeshiya Sabha area, several proposals are set to cover the entire local authority. The proposals are as follows:



1. Drainage development at Maruthanarmadam Junction, Chunnakam Junction and Infront road of Inuvil central college.
2. Proposed junction development with fixting the Signal light in Maruthanarmadam Junction and Punnalaikkaduvan Junction.
3. Market Development Chunnakam Public market (carrying out renovation works without changing the dutch Architecture) and Redevelopment of Maruthanarmadam Market-Commercial development for upper floor/ Suitable drainage Proposal-Upper floor construction at existing commercial complex)
4. Proposed to allocate the parking space in Chunnakam Junction and Maruthanarmadam Junction.
5. Pond Development at Kantharodai - Periyathampiran pond development.

4.2 Detailed Town center development Plan



The Chunnakam town center is set to undergo a comprehensive development plan aimed at revitalizing its market and transportation infrastructure. The **market development** project includes the establishment of a designated **vegetable loading area**, ensuring efficient handling and distribution of produce. Additionally, a **comfort zone** will be created to enhance the market

shopping experience for visitors. The **fish market** is slated for a significant redevelopment to modernize facilities and improve hygiene standards. A massive **commercial area** will also be developed, attracting businesses and boosting economic activity in the town center.

The **bus stand area** will be redeveloped to improve accessibility and convenience for commuters. A detailed **drainage proposal** is in place to address water management issues, preventing flooding and ensuring proper sanitation. **Pavement development** will enhance pedestrian safety and mobility around the town center.

Furthermore, the plan includes the proposal of **three inner circular roads**, which will help streamline traffic flow and reduce congestion. A **one-way road** near the market is also proposed, designed to facilitate smoother vehicle movement and improve overall traffic management. These developments collectively aim to transform Chunnakam town center into a more vibrant, efficient, and accessible hub for both residents and visitors.



PART II

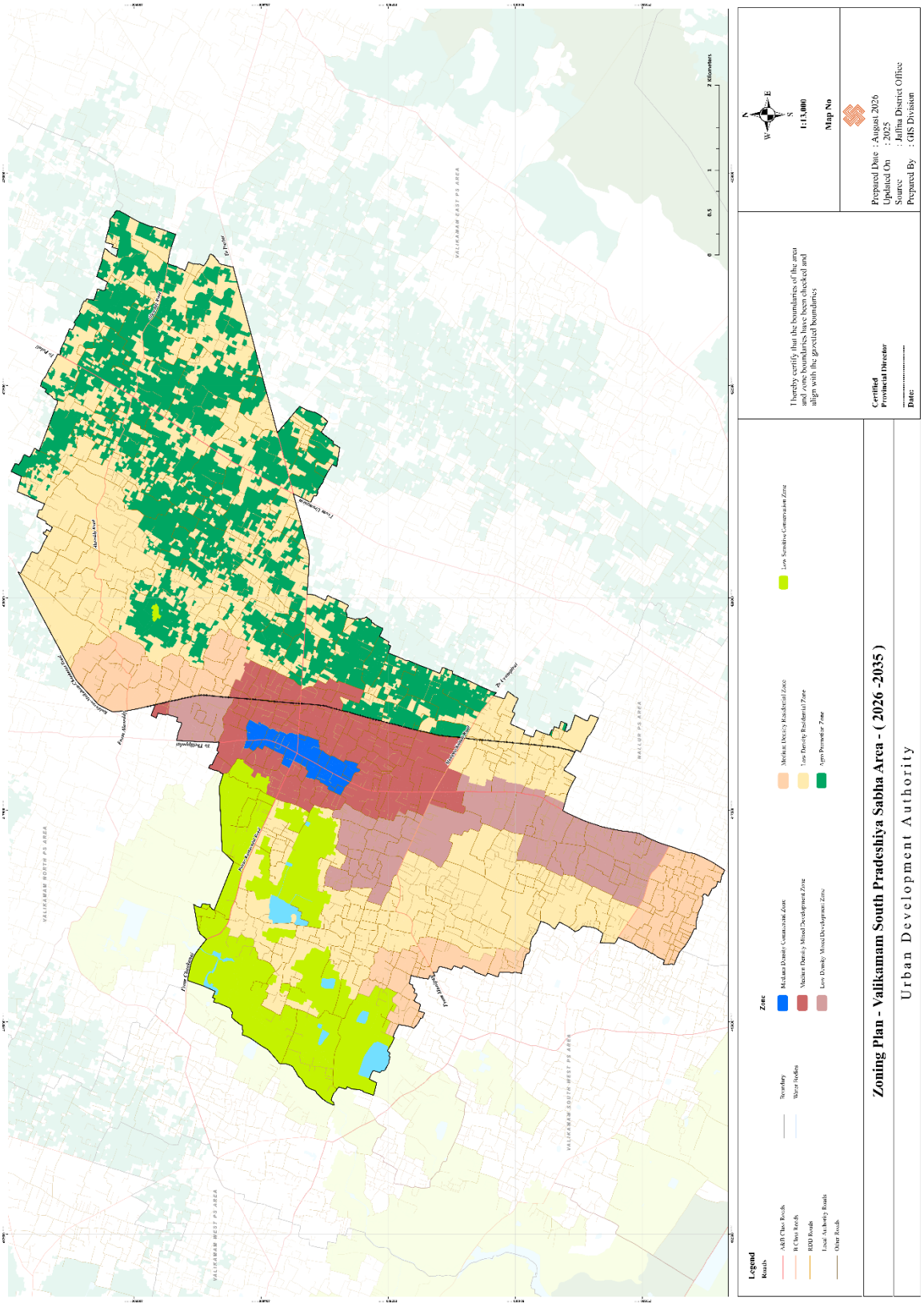
Chapter 05 - Development Zones and Zoning Guidelines

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 Valikamam South. Those zones are further divided in to sub zones based on the expected development density.

5.2 Zoning Plan (2026 - 2035)

Map 9:Valikamam South Pradeshiya Sabha Zoning Plan 2026 - 2035



Source: Urban Development Authority, 2026

5.3 Development Zones and Zone Factors

Table 2:Development Zones & Zone factor

Main Zone	Sub Zone	Zone Factor	Plot Coverage (%)
Commercial	Medium Density Commercial Zone	2.14	Commercial - 80 % Others - 65 %
Mixed	Medium Density Mixed Development Zone	1.92	Commercial - 80 % Others - 65 %
	Low Density Mixed Development Zone	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 %
Conservation	Low Sensitive Conservation Zone	0.56	50%
Agro Promotion	Agro promotion zone	0.95	50%

Source: Urban Development Authority, 2026

5.4 Common Zoning Guidelines in effect for the Planning Area

i. These Regulations and guidelines apply to the entire area within the administrative limits of the Valikamam South Pradeshiya Sabha area which has been declared as an Urban Development Area in the Extraordinary Gazette Notification No.2185/74 of Dated on 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. For areas declared as urban areas prior to 24.07.2020, the lots sub-divided before 24.07.2020 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. Building Limit to be maintained for the Pond as 3m from the edge of the pond.

xxxi. Non-Residential Activities on 7 m Wide Roads

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

  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

5.5 Zoning Guidelines

The zoning guidelines in effect of Seven main Development Zones in the Local Area Development Plan for Valikamam South Pradeshiya Sabha (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

5.6 Permissible Uses for Development Zones

NO	Principle Use	Sub Uses	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 Quarters	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

5.7 Minimum Land extent for Permissible Uses

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

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

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

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

	5	“Lellama”	-
	6	Animal and crop farms	1000
	7	Agricultural products collection centres	250
	8	Animal and Seed Breeding Centres	500
	9	Greenhouse	150
10. (Other)	1	Roof antenna towers	-
	2	Antena towers	250
	3	Communication Towers	150
	4	Vehicle parkings	250
	5	Electricity sub stations	-
	6	Sand Mining/Mineral Mining/Washing	-
	7	Quarrying	-
	8	Soil Excavation / clay Excavation	-
	9	Sanitary buildings	-
	10	A.T.M	-
	11	Electric charging stations	150
	12	Compost facility/waste recycling centres	1000

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

Serial number	Road Number	Name of the Road	Proposed Road width (M)	Proposed Road width from the center of the Road (M)	Proposed Building Line (M)
1	NJVSE001	Peacheamman Kovil Road	7	3.5	4.5
2	NJVSE002	Pareollai Road	7	3.5	4.5
3	NJVSE003	Malvam 2nd Cross Road	7	3.5	4.5
4	NJVSE004	Paddeollai Kathar Kovil Lane	7	3.5	4.5
5	NJVSE005	Karuthan Vadale Lane	7	3.5	4.5
6	NJVSE006	Karuthan Vadale Malvam 2nd Lane	7	3.5	4.5
7	NJVSE007	Maddakkachi Lane	7	3.5	4.5
8	NJVSE008	Jamaa thalavasalady Lane	7	3.5	4.5
9	NJVSE009	Malvam Veethy	7	3.5	4.5
10	NJVSE010	Peariyakenatrady Lane	6	3	4
11	NJVSE011	Paddeollai Veethy	7	3.5	4.5
12	NJVSE012	Arasady Cross Lane	7	3.5	4.5
13	NJVSE013	Thannai Veethy	7	3.5	4.5
14	NJVSE014	Vairavar Kovil Lane	7	3.5	4.5
15	NJVSE015	Vilvakuddayan Veethy	7	3.5	4.5
16	NJVSE016	Kachiyappar Lane	7	3.5	4.5
17	NJVSE017	Kadukanavalady road	7	3.5	4.5
19	NJVSE019	Ramuppulam Veethy	7	3.5	4.5
20	NJVSE020	Murugamoorthy Kovil Lane	7	3.5	4.5
21	NJVSE021	Malvam 1st Cross Lane	7	3.5	4.5
22	NJVSE022	Malvam 3rd Cross Lane	7	3.5	4.5
23	NJVSE023	Thunmalai Lane (love lane)	7	3.5	4.5

24	NJVSE024	Cemetry Veethy	7	3.5	4.5
25	NJVSE025	Sababathy Veethy	7	3.5	4.5
26	NJVSE026	Maridde Lane	7	3.5	4.5
27	NJVSE027	Sababathy Veethy Paddeollai Cross Lane	7	3.5	4.5
28	NJVSE028	Kuddippokkan road	7	3.5	4.5
29	NJVSE029	Kelankamam 1st Cross Lane	7	3.5	4.5
30	NJVSE030	Veddukaddai 1st Lane Sankuveali	7	3.5	4.5
31	NJVSE031	Kelankamam 3rd Lane	7	3.5	4.5
32	NJVSE032	Thuraiyan Totta Lane	7	3.5	4.5
33	NJVSE033	Thammalai Road	7	3.5	4.5
34	NJVSE034	Veavil Kulathady Lane	7	3.5	4.5
35	NJVSE035	Vaathanai Veethy	7	3.5	4.5
36	NJVSE036	Sankuveli Pillaiyar Temple Road	7	3.5	4.5
37	NJVSE037	Sekkalai Lane	6	3	4
38	NJVSE038	Kelankamam 2nd Lane	7	3.5	4.5
39	NJVSE039	Thulminiya Totta Road	7	3.5	4.5
40	NJVSE040	Kiluvankaddai Lane	7	3.5	4.5
41	NJVSE041	Alavodai Veethy	7	3.5	4.5
42	NJVSE042	Ketkelipai Veethy	7	3.5	4.5
43	NJVSE043	Kiluvankaddai 1st Lane	7	3.5	4.5
44	NJVSE044	Kaali Lane	7	3.5	4.5
45	NJVSE045	Thurai Veethy	7	3.5	4.5
46	NJVSE046	Singaththinkalady Veethy	7	3.5	4.5
47	NJVSE047	Vaniyasigam Veethy	7	3.5	4.5
48	NJVSE048	Sinnathampi Pulavar Veethy	7	3.5	4.5
49	NJVSE049	kanagam Lane	7	3.5	4.5

50	NJVSE050	Karaikal Sivan Kovil Veethy	7	3.5	4.5
51	NJVSE051	Vembolai Veethy	7	3.5	4.5
52	NJVSE052	Kumaralingam Veethy	7	3.5	4.5
53	NJVSE053	Karunakar Pillaiyar Kovil Veethy	7	3.5	4.5
54	NJVSE054	Sivakamy Amman Kovil Veethy	7	3.5	4.5
55	NJVSE055	Niyampathai Veethy	7	3.5	4.5
56	NJVSE056	Poovodai Veethy	7	3.5	4.5
57	NJVSE057	Kalaajothy Veethy	7	3.5	4.5
58	NJVSE058	Railway Station Veethy	7	3.5	4.5
59	NJVSE059	Ankeleppai Veethy	7	3.5	4.5
60	NJVSE060	Pannai Front Lane	7	3.5	4.5
61	NJVSE061	Kogan Lane	7	3.5	4.5
62	NJVSE062	Vankeyady Lane	7	3.5	4.5
63	NJVSE063	Pappa Totta road	7	3.5	4.5
64	NJVSE064	Paruthiyadaippu Pillaiyar Kovil Lane	7	3.5	4.5
65	NJVSE065	Seddy Valavu Lane	7	3.5	4.5
66	NJVSE066	Vadduvini Pillaiyar lane	7	3.5	4.5
67	NJVSE067	Pathanai Veethy	7	3.5	4.5
68	NJVSE068	Murugamoorthy Kovil Lane	7	3.5	4.5
69	NJVSE069	Mohan Lane	7	3.5	4.5
70	NJVSE071	Somasuntharam Lane	7	3.5	4.5
71	NJVSE072	Arasady Lane	7	3.5	4.5
72	NJVSE073	Kale Kovil Veethy	7	3.5	4.5
73	NJVSE074	School Veethy	7	3.5	4.5
74	NJVSE075	Pillaiyar Kovil Lane	7	3.5	4.5
75	NJVSE076	Nanthavil Lane	7	3.5	4.5

76	NJVSE077	Nanthavil Cross Lane	7	3.5	4.5
77	NJVSE078	Ainthu Vempady Lane	7	3.5	4.5
78	NJVSE079	Mariyappulam Lane	7	3.5	4.5
79	NJVSE080	Paalavodai Veethy	7	3.5	4.5
80	NJVSE081	panappai Lane	7	3.5	4.5
81	NJVSE082	Kiluvankadai 2nd Cross Lane	7	3.5	4.5
82	NJVSE083	Thavady Suthumalai Boundry Road	7	3.5	4.5
83	NJVSE084	Cemetry Veethy	7	3.5	4.5
84	NJVSE085	Cemetry Veethy 3rd Cross Lane	7	3.5	4.5
85	NJVSE086	Sakkadathar Pillaiyar Kovil Lane	7	3.5	4.5
86	NJVSE087	K.K.S/jaffna road 1st lane	4	2.25	3.25
87	NJVSE088	K.K.S/jaffna road 2nd lane	7	3.5	4.5
88	NJVSE089	K.K.S/jaffna road 3rd lane	7	3.5	4.5
89	NJVSE090	K.K.S/jaffna road 4th lane	7	3.5	4.5
90	NJVSE091	K.K.S/jaffna road 5th lane	7	3.5	4.5
91	NJVSE092	K.K.S/jaffna road 6th lane	7	3.5	4.5
92	NJVSE093	K.K.S/jaffna road 7th lane	7	3.5	4.5
93	NJVSE094	K.K.S/jaffna road 8th lane	7	3.5	4.5
94	NJVSE095	Niyampathai Veethy 1st lane	6	3	4
95	NJVSE096	Niyampathai veethy 2ndst lane	7	3.5	4.5
96	NJVSE097	Niyampathai veethy 3rd lane	7	3.5	4.5
97	NJVSE098	Niyampathai veethy 4th lane	7	3.5	4.5
98	NJVSE099	Niyampathain veethy 5th lane	7	3.5	4.5
99	NJVSE100	Niyampathai veethy 6th lane	7	3.5	4.5
100	NJVSE101	Niyampathai veethy 7th lane	7	3.5	4.5
101	NJVSE102	Railway Station 1st lane	6	3	4
102	NJVSE103	Railway station 2nd lane	7	3.5	4.5

103	NJVSE104	Karunakar Pillaiyar Kovil 1st lane	7	3.5	4.5
104	NJVSE105	Karunakar Pillaiyar Kovil 2nd lane	4.5	2.25	3.25
105	NJVSE106	Karunakar Pillaiyar Kovil 3rd lane	7	3.5	4.5
106	NJVSE107	Karunakar Pillaiyar Kovil 4thlane	7	3.5	4.5
107	NJVSE108	Karunakar Pillaiyar Kovil 5thlane	6	3.5	4
108	NJVSE109	Karunakar Pillaiyar Kovil 6thlane	7	3.5	4.5
109	NJVSE110	Karunakar Pillaiyar Kovil 7thlane	7	3.5	4.5
110	NJVSE111	Karunakar Pillaiyar Kovil 8thlane	7	3.5	4.5
111	NJVSE112	Karunakar Pillaiyar Kovil 9thlane	7	3.5	4.5
112	NJVSE113	Kaithady manipai 1st lane	7	3.5	4.5
113	NJVSE114	Kaithady manipai 2nd lane	7	3.5	4.5
114	NJVSE115	Kaithady manipai 3rd lane	7	3.5	4.5
115	NJVSE116	Kaithady manipai 4th lane	7	3.5	4.5
116	NJVSE117	Kaithady manipai 5th lane	7	3.5	4.5
117	NJVSE118	Kaithady manipai 6th lane	7	3.5	4.5
118	NJVSE119	Kaithady manipai 7th lane	7	3.5	4.5
119	NJVSE120	Kaithady manipai 8th lane	7	3.5	4.5
120	NJVSE121	Thunmalai 1st lane	7	3.5	4.5
121	NJVSE122	Thunmalai 2nd lane	7	3.5	4.5
122	NJVSE123	Thunmalai 3rd Lane	6	3	4
123	NJVSE124	Kadukanavalady 1st lane	7	3.5	4.5
124	NJVSE125	Katpaka Pillaiyar Kovil 1st Lane	7	3.5	4.5
125	NJVSE126	Katpaka Pillaiyar Kovil 2nd Lane	4	2.25	3.25
126	NJVSE127	Vilvakuddayan 1st lane	4	2.25	3.25
127	NJVSE128	Vilvakuddayan 2nd lane	7	3.5	4.5
128	NJVSE129	Vilvakuddayan 3rd lane	4.5	2.25	3.25
129	NJVSE130	Vilvakuddayan 4th lane	7	3.5	4.5

130	NJVSE131	Vilvakuddayan 5th lane	7	3.5	4.5
131	NJVSE132	Thulminiya Totta 1st lane	7	3.5	4.5
132	NJVSE133	Thulminiya Totta 2nd lane	7	3.5	4.5
133	NJVSE134	Thulminiya Totta 3rd lane	7	3.5	4.5
134	NJVSE135	Thulminiya Totta 4th lane	7	3.5	4.5
135	NJVSE136	Thulminiya Totta bylane of 4th lane	7	3	4
136	NJVSE137	Thulminiya Totta 5th lane	7	3.5	4.5
137	NJVSE138	Thulminiya Totta 6th lane	7	3.5	4.5
138	NJVSE139	Sekkalai 1stLane	6	3	4
139	NJVSE140	Thuraiyan Totta 1st Lane	7	3.5	4.5
140	NJVSE141	Thuraiyan Totta 2ndLane	7	3.5	4.5
141	NJVSE142	Sankuveli Pillaiyar Temple 1st lane	6	3	4
142	NJVSE143	Kuddeppokkan 1st lane	7	3.5	4.5
143	NJVSE144	Kuddeppokkan 2nd lane	4.5	2.25	3.25
144	NJVSE145	Barayankadu 1st lane	4.5	2.25	3.25
145	NJVSE146	Datch road 1st lane	4.5	2.25	3.25
146	NJVSE147	Datch road 2nd lane	4.5	2.25	3.25
147	NJVSE148	Datch road 3rd lane	7	3.5	4.5
148	NJVSE149	Datch road 4th lane	4.5	2.25	3.25
149	NJVSE150	Thammalai 1st lane	7	3.5	4.5
150	NJVSE151	Udivil kantharodai road 1st lane	7	3.5	4.5
151	NJVSE152	Vathuvinippillaiyar 1st lane	7	3.5	4.5
152	NJVSE153	Vathuvinippillaiyar 2nd lane	7	3.5	4.5
153	NJVSE154	Vathuvinippillaiyar 3rd lane	7	3.5	4.5
154	NJVSE155	Sinkaththinkaladdy 1st lane	7	3.5	4.5
155	NJVSE156	Sinkaththinkaladdy 2nd lane	7	3.5	4.5

156	NJVSE157	Seddy Valavu 1st Lane	7	3.5	4.5
157	NJVSE158	Seddy Valavu 2nd Lane	7	3.5	4.5
158	NJVSE159	Seddy Valavu 3rd Lane	7	3.5	4.5
159	NJVSE160	Seddy Valavu 4th Lane	7	3.5	4.5
160	NJVSE161	Pappa Totta 1st lane	6	3	4
161	NJVSE162	Inuvil manipai veethy 1st lane	7	3.5	4.5
162	NJVSE163	Inuvil manipai veethy 2nd lane	7	3.5	4.5
163	NJVSE164	Alavodai Veethy 1st lane	7	3.5	4.5
164	NJVSE165	Alavodai Veethy 2nd lane	7	3.5	4.5
165	NJVSE166	Alavodai Veethy 3rd lane	6	3	4
166	NJVSE167	Thaavady mayaana 1st lane	7	3.5	4.5
167	NJVSE168	Thavady manippay 1st lane	7	3.5	4.5
168	NJVSE169	Thavady manippay 2nd lane	7	3.5	4.5
169	NJVSE170	Thavady manippay 3rd lane	7	3.5	4.5
170	NJVSE171	Thavady manippay 4th lane	4.5	2.25	3.25
171	NJVSE172	Thavady manippay 5th lane	4.5	2.25	3.25
172	NJVSE173	Thavady manippay 6th lane	4.5	2.25	3.25
173	NJVSE174	Thavady manippay 7th lane	7	3.5	4.5
174	NJVSE175	Thavady manippay 8th lane	7	3.5	4.5
175	NJVSE176	Thavady manippay 9th lane	4.5	2.25	3.25
176	NJVSE177	Thavady manippay 10th lane	4.5	2.25	3.25
177	NJVSE178	Thavady manippay 11th lane	4.5	2.25	3.25
178	NJVSE179	Thavady manippay 12th lane	4.5	2.25	3.25
179	NJVSE180	Thavady manippay 13th lane	7	3.5	4.5
180	NJVSE181	Vanniyasinkam 1st lane	7	3.5	4.5
181	NJVSE182	Vanniyasinkam 2nd lane	4.5	2.25	3.25
182	NJVSE183	Vanniyasinkam 3rd lane	7	3.5	4.5

183	NJVSE184	Vanniyasinkam 4th lane	7	3.5	4.5
184	NJVSE185	Vanniyasinkam 5th lane	7	3.5	4.5
185	NJVSE186	Marriyappula 1st lane	4.5	2.25	3.25
186	NJVSE187	Kalikovil 1st lane	7	3.5	4.5
187	NJVSE188	Thurai veethy 1st lane	6	3	4
188	NJVSE189	Thurai veethy 2nd lane	6	3	4
189	NJVSE190	Thurai veethy 3rd lane	4.5	2.25	3.25
190	NJVSE191	Malvam Veethy 1st lane	7	3.5	4.5
191	NJVSE192	Malvam Veethy 2nd lane	6	3	4
192	NJVSE193	Malvam Veethy 3rd lane	4.5	2.25	3.25
193	NJVSE194	Malvam Veethy 4th lane	4.5	2.25	3.25
194	NJVSE195	Malvam Veethy 5th lane	4.5	2.25	3.25
195	NJVSE196	Malvam Veethy 6th lane	7	3.5	4.5
196	NJVSE197	Malvam Veethy 7th lane	4.5	2.25	3.25
197	NJVSE198	Malvam Veethy 8th lane	7	3.5	4.5
198	NJVSE199	Malvam Veethy 9th lane	4	2.25	3.25
199	NJVSE200	Malvam Veethy 10th lane	7	3.5	4.5
200	NJVSE201	Malvam Veethy 11th lane	4.5	2.25	3.25
201	NJVSE202	1st lane of malvam 2nd cross road	7	3.5	4.5
202	NJVSE203	1st lane of malvam 3rd cross road	7	3.5	4.5
203	NJVSE204	Thavady pillaiyar 1st lane	4.5	2.25	3.25
204	NJVSE205	Thavady pillaiyar 2nd lane	7	3.5	4.5
205	NJVSE206	Nanthavil Lane 1st lane	7	3.5	4.5
206	NJVSE207	Nanthavil Lane 2nd lane	7	3.5	4.5
207	NJVSE208	Nanthavil Lane 3rd lane	4.5	2.25	3.25
208	NJVSE209	Nanthavil Lane 4th lane	4.5	2.25	3.25
209	NJVSE210	Nanthavil Cross Lane 1st lane	4.5	2.25	3.25

210	NJVSE211	Nanthavil Cross Lane 2nd lane	4.5	2.25	3.25
211	NJVSE212	Nanthavil Cross Lane 3rd lane	4.5	2.25	3.25
212	NJVSE213	Nanthavil Cross Lane 4th lane	4.5	2.25	3.25
213	NJVSE214	Nanthavil Cross Lane 5th lane	7	3.5	4.5
214	NJVSE215	School lane 1st lane	4.5	2.25	3.25
215	NJVSE216	School lane 2nd lane	4.5	2.25	3.25
216	NJVSE217	Ainthu Vempady Lane 1st lane	4.5	2.25	3.25
217	NJVSE218	Ainthu Vempady Lane 2nd lane	4.5	2.25	3.25
218	NJVSE219	Ainthu Vempady Lane 3rd lane	4.5	2.25	3.25
219	NJVSE220	Ainthu Vempady Lane 4th lane	4.5	2.25	3.25
220	NJVSE221	Pathanai road 1st lane	7	3.5	4.5
221	NJVSE222	Pathanai road 2nd lane	7	3.5	4.5
222	NJVSE223	Pathanai road 3rd lane	7	3.5	4.5
223	NJVSE224	Pathanai road 4th lane	7	3.5	4.5
224	NJVSE225	Pathanai road 5th lane	7	3.5	4.5
225	NJVSE226	Pathanai road 6th lane	4.5	2.25	3.25
226	NJVSE227	Pathanai road 7th lane	6	3	4
227	NJVSE228	Mohan Lane 1st lane	4.5	2.25	3.25
228	NJVSE229	Mohan Lane 2nd lane	4.5	2.25	3.25
229	NJVSE230	Mohan Lane 3rd lane	4.5	2.25	3.25
230	NJVSE231	Mohan Lane 4th lane	4.5	2.25	3.25
231	NJVSE232	Mohan Lane 5th lane	4.5	2.25	3.25
232	NJVSE233	Mohan Lane 6th lane	4.5	2.25	3.25
233	NJVSE234	Sakkadathar Lane 1st lane	4.5	2.25	3.25
234	NJVSE235	Karaikal Sivan Kovil road 1st lane	7	3.5	4.5
235	NJVSE236	Karaikal Sivan Kovil road 2nd lane	7	3.5	4.5

236	NJVSE237	Thavady Suthumalai Boundry Road	7	3.5	4.5
237	NJVSE238	Man school lane	7	3.5	4.5
238	NJVSE239	Girls school east veethy	7	3.5	4.5
239	NJVSE240	Uthayasooriyan veethy	7	3.5	4.5
240	NJVSE241	Uthayasooriyan cross lane	7	3.5	4.5
241	NJVSE242	Nahammal kovil veethy	7	3.5	4.5
242	NJVSE243	Girls school west veethy	7	3.5	4.5
243	NJVSE244	Samuvelman 1st lane	7	3.5	4.5
244	NJVSE245	kalaviyavaththai veethy	7	3.5	4.5
245	NJVSE246	Girls school west lane	7	3.5	4.5
246	NJVSE247	Girls school east lane	7	3.5	4.5
247	NJVSE248	Sankuvely veethy	7	3.5	4.5
248	NJVSE249	Samuvelman 2nd lane	7	3.5	4.5
249	NJVSE250	Church veethy	7	3.5	4.5
250	NJVSE251	Ambalavanar veethy	7	3.5	4.5
251	NJVSE252	Somaranthorta veethy	7	3.5	4.5
252	NJVSE253	Ramalingam veethy	7	3.5	4.5
253	NJVSE254	Srilanka veethy	7	3.5	4.5
254	NJVSE255	Amman kovil veethy	7	3.5	4.5
255	NJVSE257	Thombai veethy	7	3.5	4.5
256	NJVSE258	Budney veethy	7	3.5	4.5
257	NJVSE259	Mylaney north veethy	7	3.5	4.5
258	NJVSE260	Mylaney veethy	7	3.5	4.5
259	NJVSE261	varisayappulam veethy			
260	NJVSE262	Lawyer sellththurai veethy	7	3.5	4.5
261	NJVSE263	Pootharayar veethy	7	3.5	4.5

262	NJVSE264	Powerstation veethy	7	3.5	4.5
263	NJVSE265	Kathiramalai veethy	7	3.5	4.5
264	NJVSE266	Kathiramalai 1st cross lane	7	3.5	4.5
265	NJVSE267	Policestation veethy	7	3.5	4.5
266	NJVSE268	Kathiramalai veethy 2nd lane	7	3.5	4.5
267	NJVSE269	Sabapathippillai veethy	7	3.5	4.5
269	NJVSE272	Mylaney 1st cross lane	7	3.5	4.5
270	NJVSE273	Boundry veethy	7	3.5	4.5
272	NJVSE275	Thillaikkaddyveethy	7	3.5	4.5
273	NJVSE276	Kandiah veethy	7	3.5	4.5
274	NJVSE277	Railway Station east lane	7	3.5	4.5
275	NJVSE278	Kadavaippulam veethy	7	3.5	4.5
276	NJVSE279	Mylaney 1st lane	7	3.5	4.5
277	NJVSE280	vellavaikkal veethy	7	3.5	4.5
278	NJVSE281	Kinamaram veethy	7	3.5	4.5
279	NJVSE282	Dr.Subramaniam road 1st lane	7	3.5	4.5
280	NJVSE283	School veethy	7	3.5	4.5
281	NJVSE284	St Anthoniyar veethy	7	3.5	4.5
282	NJVSE285	Sellachchiammaiyar veethy	7	3.5	4.5
283	NJVSE286	Iyanar kovil veethy	7	3.5	4.5
284	NJVSE287	Pandithar Manikkkathiagarayar veethy	7	3.5	4.5
285	NJVSE288	Thuvakkai veethy	7	3.5	4.5
286	NJVSE289	Market South veethy	7	3.5	4.5
287	NJVSE290	Market West veethy	7	3.5	4.5
288	NJVSE291	Dr.Subramaniam 2nd lane	7	3.5	4.5
289	NJVSE292	Arignar Iyanna veethy	7	3.5	4.5
290	NJVSE293	Thevaranai veethy	7	3.5	4.5

291	NJVSE294	Thmbimuththu upaththiyayar veethy	7	3.5	4.5
292	NJVSE295	Kandiah upaththiyayar 1st cross lane	7	3.5	4.5
293	NJVSE296	Pillaiyar kovil lane	7	3.5	4.5
294	NJVSE297	Asiriyamani Arumugam veethy	7	3.5	4.5
295	NJVSE298	Asiriyamani Arumugam veethy	7	3.5	4.5
296	NJVSE299	Asiriyamani Arumugam veethy	7	3.5	4.5
297	NJVSE300	Elankayarkone Cross Road	4.5	2.25	3.25
298	NJVSE301	Mill Lane	4.5	2.25	3.25
299	NJVSE302	Usatheiodai hindu cemetry Road	4.5	2.25	3.25
300	NJVSE303	Thumpuwathi savarodai Road	4.5	2.25	3.25
301	NJVSE304	Thampuwathi Vairavar Road	4.5	2.25	3.25
302	NJVSE305	Matheymapathanai Vairavar road	4.5	2.25	3.25
303	NJVSE306	Elankayarkone Road	4.5	2.25	3.25
304	NJVSE307	Malakam Kodaigaddu Road	7	3.5	4.5
305	NJVSE308	Villuciddy Shurawathai Road	7	3.5	4.5
306	NJVSE309	kodaigaddu ATM School Road	4.5	2.25	3.25
307	NJVSE310	Trailway Station East Road	7	3.5	4.5
308	NJVSE311	Alavavodai Road	4.5	2.25	3.25
309	NJVSE312	Velavalavu Lane	7	3.5	4.5
310	NJVSE313	Velavaikal Road	4.5	2.25	3.25
311	NJVSE314	Celumpiladey Road	4.5	2.25	3.25
312	NJVSE315	Kodaikadu Kanthasamy Kovil Road	4.5	2.25	3.25
313	NJVSE316	Shurawathi Amman Road	4.5	2.25	3.25
314	NJVSE317	Myjelankadu Vairavar Kovil Lane	4.5	2.25	3.25
316	NJVSE319	Myjelankadu coloney Road	7	3.5	4.5
317	NJVSE320	Mylankadu 1st cross road			
318	NJVSE321	Myjelankadu East Vairavar Kovil Road		2.25	3.25

			4.5		
319	NJVSE322	Myjelankadu Arugamgaladey Road	4.5	2.25	3.25
320	NJVSE323	Myjelamkadu uyilady road	4.5	2.25	3.25
321	NJVSE324	Myjelankadu South Agriculture Road	4.5	2.25	3.25
322	NJVSE325	Myjelankadu Maapanar Raod	4.5	2.25	3.25
323	NJVSE326	Myjelankadu South Cross Road	4.5	2.25	3.25
324	NJVSE327	Myjelankadu Pillaiyar Kovil Road	4.5	2.25	3.25
325	NJVSE328	Myjilankadu Srimurukan Community center Road	4.5	2.25	3.25
326	NJVSE329	erlalai eastChristhava Cemetry Cross Road	4.5	2.25	3.25
327	NJVSE330	earlalai eastChristhava Cemetry Road	4.5	2.25	3.25
328	NJVSE331	Kachevase senenathaiyar Road	4.5	2.25	3.25
329	NJVSE332	Pulijady Vairavar Kovil Road	4.5	2.25	3.25
330	NJVSE333	Annamaar Road	4.5	2.25	3.25
331	NJVSE334	Athmajothi Muthaija Road	7	3.5	4.5
332	NJVSE335	Sivakuru Road	7	3.5	4.5
333	NJVSE336	Ijampillai vaithjar Road	4.5	2.25	3.25
334	NJVSE337	Esithor Thevalaja Road	7	3.5	4.5
335	NJVSE338	Athmajothi Muthaija cross Road	4.5	2.25	3.25
336	NJVSE339	Kalavavodai Road	6	3	4
337	NJVSE340	Sivan Kovil Road (athejadi)	4.5	2.25	3.25
338	NJVSE341	Kadakadampai Cemetry Road	4.5	2.25	3.25
339	NJVSE342	Erlalai North Amman Kovil Road	4.5	2.25	3.25
340	NJVSE343	Public Library Road	4.5	2.25	3.25
341	NJVSE344	Theralai Road	6	3	4
342	NJVSE345	Kalaijaman Road	4.5	2.25	3.25
343	NJVSE346	Makejapulam Road	7	3.5	4.5

344	NJVSE347	Alangadai Pillaiyar Kovil Small Road	7	3.5	4.5
345	NJVSE348	Kale Kovil Road	4.5	2.25	3.25
346	NJVSE349	Poothavarajar Kovil Road	4.5	2.25	3.25
347	NJVSE350	Valejapan Kovil Agriculture Road	7	3.5	4.5
348	NJVSE351	Palam seema Road	4.5	2.25	3.25
349	NJVSE352	Thopu Road	4.5	2.25	3.25
351	NJVSE354	Ealukovil Road 2	4.5	2.25	3.25
352	NJVSE355	perijathampiran Kovil Road	4.5		
353	NJVSE356	TampeiPillai Manejakaran Road	4.5	2.25	3.25
354	NJVSE357	Sellapa Manejakaran Road 1	4.5	2.25	3.25
355	NJVSE358	Ilayathampy Udaiyar Road	4.5	2.25	3.25
356	NJVSE359	Punnalaikaduvan Gnavairavar Road	4.5	2.25	3.25
357	NJVSE360	Kalejavathi Gana Vairavar Road	7	3.5	4.5
358	NJVSE361	G.G Ponnampalam Road	6	3	4
359	NJVSE362	Kapapulam Road	4.5	2.25	3.25
360	NJVSE363	Poovalady Road	7	3.5	4.5
361	NJVSE364	Katpagappillaiyar Kovil Road	4.5	2.25	3.25
362	NJVSE365	Evenai Kalijarase community Road	4.5	2.25	3.25
363	NJVSE366	Evenai Road	6	3	4
364	NJVSE367	Mathalodai Road	6	3	4
365	NJVSE368	Thedatpualam Road	7	3.5	4.5
366	NJVSE369	Punnalaikaduvan G.T.M School Road	7	3.5	4.5
367	NJVSE370	Kalaimagal Community Centre Road	6	3	4
368	NJVSE371	IjanarKovil Road	6	3	4
369	NJVSE372	Punnalaikaduvan North Primary Health Centre Road	6	3	4
370	NJVSE373	Evinai 1St Lane	6	3	4

371	NJVSE374	Minthirai veethy	4.5	2.25	3.25
372	NJVSE375	Palavady road	6	3	4
373	NJVSE376	Parisayappulan Road	7	3.5	4.5
374	NJVSE377	Kupillan South Agriculture Road	6	3	4
375	NJVSE378	Kupillan Agriculture Road	4.5	2.25	3.25
376	NJVSE379	Arivoli Community Centre Road	7	3.5	4.5
377	NJVSE380	Kodarmanai Road	4.5	2.25	3.25
378	NJVSE381	Sockar Valavu Pilaiyar Kovil Road	4.5	2.25	3.25
379	NJVSE382	Muthar Valavu Pilaiyar Kovil Road	6	3	4
380	NJVSE383	Katgaraipillaiyar Kovil Road	6	3	4
381	NJVSE384	Rajarajajeswari road	7	3.5	4.5
382	NJVSE385	Kalei Kovil Road	6	3	4
383	NJVSE386	Kurukgal Road	4.5	2.25	3.25
384	NJVSE387	Gracer road	4.5	2.25	3.25
385	NJVSE388	Mascan road	7	3.5	4.5
386	NJVSE389	Pillaiyar kovil road	4.5	2.25	3.25
387	NJVSE390	Nachchimar kovil road	6	3	4
388	NJVSE391	Veerapaththirar kovil road	4.5	2.25	3.25
389	NJVSE392	Erumpukkadavai road	7	3.5	4.5
390	NJVSE393	Ambanaiciddy Road	4.5	2.25	3.25
391	NJVSE394	Ayattayapulam road	6	3	4
392	NJVSE395	Chamathy kovil road	4.5	2.25	3.25
393	NJVSE396	Vazhavunachchimar kovil road	4.5	2.25	3.25
394	NJVSE397	1st By lane of koddaikadu kanthasamy kovil road	4.5	2.25	3.25
395	NJVSE398	2ndBy Lane of Koddaikadu kanthasamy kovil Road	4.5	2.25	3.25
396	NJVSE399	By lane Of Mallakam Road	4.5	2.25	3.25

397	NJVSE400	Mill Lane	6	3	4
398	NJVSE401	By lane Of erlalai north amman kovil Road	4.5	2.25	3.25
399	NJVSE402	kalaiyamman Cross road	4.5	2.25	3.25
401	NJVSE404	By lane of sivakuru road	4.5	2.25	3.25
402	NJVSE405	Bylane of kalaiyarasi community centre road	4.5	2.25	3.25
403	NJVSE406	By lane of cylumpilady	4.5	2.25	3.25
404	NJVSE407	By lane of parisayappulam	7	3.5	4.5
405	NJVSE408	Kunsan kalady	7	3.5	4.5
406	NJVSE409	Karumariyamman veethy	4.5	2.25	3.25
407	NJVSE410	By lane of Atchulu road	4.5	2.25	3.25
408	NJVSE411	Thampuwaththai Thonthanai Veethy	4.5	2.25	3.25
409	NJVSE412	Ealalai West Kaladdy Veethy	4.5	2.25	3.25
410	NJVSE413	Urelu North Muththumari Amman Veethy	4.5	2.25	3.25
411	NJVSE414	Alankaddaipillaiyar Cross Road	4.5	2.25	3.25
412	NJVSE415	Thiralai 1st Cross Road	4.5	2.25	3.25
413	NJVSE416	Kalanithy 2nd Cross Road	4.5	2.25	3.25
414	NJVSE417	Kalanithy 4th Cross Road	4.5	2.25	3.25
415	NJVSE418	Kalanith 6th Cross Road	4.5	2.25	3.25
416	NJVSE419	Puvaneswary Amman Veethy	6	3	4
417	NJVSE420	Kurunthadi Vairavar Kovil Road	6	3	4
418	NJVSE421	Madathu vasal veethy	4.5	2.25	3.25
419	NJVSE422	Raththinam Veethy	4.5	2.25	3.25
420	NJVSE423	Thampipillai Manejakaran Road Cross Road	4.5	2.25	3.25
421	NJVSE424	Kurakkanpulam veethy	4.5	2.25	3.25
422	NJVSE425	Punnalaikkadduvan North Agriculture Road	6	3	4
423	NJVSE426	Mappanar valavu veethy	6	3	4

424	NJVSE427	KuppilanThailankadavai vairavar kovil road	4.5	2.25	3.25
425	NJVSE428	Thidatpulam mayana veethy	4.5	2.25	3.25
426	NJVSE429	Thidatpulam 2 nd cross road	4.5	2.25	3.25
427	NJVSE430	Mankalamman 1 st cross road	4.5	2.25	3.25
428	NJVSE431	Mankalamman 2nd cross road	4.5	2.25	3.25
429	NJVSE432	Maththalodaivisakaveli lane	4.5	2.25	3.25
430	NJVSE433	Mandan veethy	6	3	4
431	NJVSE434	Aaravarappulam veethy	4.5	2.25	3.25
432	NJVSE435	Kuppilan kuyampulam veethy	4.5	2.25	3.25
433	NJVSE436	Kannimar Gowri Ambal Road	4.5	2.25	3.25
434	NJVSE437	Veerapathirar Kovil 2nd Cross Road	4.5	2.25	3.25
435	NJVSE438	Kali Kovil Cross Veethy, Kuppilan	4.5	2.25	3.25
436	NJVSE439	Muthar Valavu Pilaiyar Kovil Road Cross Veethy	4.5	2.25	3.25
437	NJVSE440	mylankadu 1st cross road	4.5	2.25	3.25
438	NJVSE441	Pechchiyamman kovil road	7	3.5	4.5
439	NJVSE442	Gracer Veethy	4.5	2.25	3.25
440	NJVSE443	Kalakandar Road	4.5	2.25	3.25
441	NJVSE444	Saivamagajana 3rd lane	4.5	2.25	3.25
442	NJVSE445	Variyappulam 1st Lane	4.5	2.25	3.25
443	NJVSE446	Thillaikaddy 1st Lane	4.5	2.25	3.25
444	NJVSE447	Dr.Nadarajah Road	4.5	2.25	3.25
445	NJVSE448	Vilakkady Lane	6	3	4
446	NJVSE449	Petrolshed Lane	4.5	2.25	3.25
447	NJVSE450	Subramaniyam Community centre front Lane	4.5	2.25	3.25
448	NJVSE451	Sulaxan Road	7	3.5	4.5
449	NJVSE452	Powerstation 1st Cross Road	7	3.5	4.5
450	NJVSE453	Pothavarayarkovil 1st Lane	7	3.5	4.5

451	NJVSE454	Muganthiram Narayanar 1st Lane	4.5	2.25	3.25
452	NJVSE455	Iyanarkovil 1st Lane	7	3.5	4.5
453	NJVSE456	Iyanarkovil 2ndLane	7	3.5	4.5
454	NJVSE457	Paruthiyollai Road	7	3.5	4.5
455	NJVSE458	Kothiyalady East Lane	4.5	2.25	3.25
456	NJVSE459	Kothiyalady Cemetery Lane	7	3.5	4.5
457	NJVSE460	Water Supply Front Lane	7	3.5	4.5
458	NJVSE461	Chunnakam Puttur 5th Lane	7	3.5	4.5
459	NJVSE462	Kanthaiya 2nd Lane	7	3.5	4.5
460	NJVSE463	Kanthaiya 3rd Lane	4.5	2.25	3.25
461	NJVSE464	Kanthaiya 4th Lane	4.5	2.25	3.25
462	NJVSE465	Kanthaiya 5th Lane	4.5	2.25	3.25
463	NJVSE466	Powerstation 2nd Lane	7	3.5	4.5
464	NJVSE467	Poovodai 9th Lane	7	3.5	4.5
465	NJVSE468	Poovodai 7th Bylane	4.5	2.25	3.25
466	NJVSE469	Thambimuthu ubathiyayar 1st Lane	4.5	2.25	3.25
467	NJVSE470	Thambimuthu ubathiyayar 2nd Lane	7	3.5	4.5
468	NJVSE471	Skanthavarothaya College East Road	7	3.5	4.5
469	NJVSE472	Kalikovil Lane	4.5	2.25	3.25
470	NJVSE473	Sababathippilai 1st Lane	7	3.5	4.5
471	NJVSE474	Sababathippilai 2nd Lane	4.5	2.25	3.25
472	NJVSE475	Sababathippilai 3rd Lane	7	3.5	4.5
473	NJVSE476	Sababathippilai 4th Lane	4.5	2.25	3.25
474	NJVSE477	Sababathippilai 5th Lane	4.5	2.25	3.25
475	NJVSE478	Sababathippilai 6th Lane	7	3.5	4.5
476	NJVSE479	Ramanathan 1st Lane	7	3.5	4.5
477	NJVSE480	Ramanathan 2nd Lane	4.5	2.25	3.25

478	NJVSE481	Ramanathan 3rd Lane	7	3.5	4.5
479	NJVSE482	Ramanathan 4th Lane	4.5	2.25	3.25
480	NJVSE483	TC Rasarathinam 1st Lane	4.5	2.25	3.25
481	NJVSE484	Sankavathai Road	4.5	2.25	3.25
482	NJVSE485	Cemetery 5th Lane	4.5	2.25	3.25
483	NJVSE486	Kanthaiya Ubathiyayar 2nd Lane	4.5	2.25	3.25
484	NJVSE487	Kanthaiya Ubathiyayar 3rd Lane	4.5	2.25	3.25
485	NJVSE488	Dr.Subramaniam 3rd Lane	4.5	2.25	3.25
486	NJVSE489	Ambanai Velivadda Lane	7	3.5	4.5
487	NJVSE490	Jeyanthini Preschool Lane	4.5	2.25	3.25
488	NJVSE491	Maganthiram Narayanar 3rd Lane	4.5	2.25	3.25
489	NJVSE492	Mylani Northlane	7	3.5	4.5
490	NJVSE493	Mylani Northlane 1st Cross Lane	4.5	2.25	3.25
491	NJVSE494	Mylani Northlane 2nd Cross Lane	4.5	2.25	3.25
492	NJVSE495	Mylani Northlane 3rd Cross Lane	4.5	2.25	3.25
493	NJVSE496	Mylani Northlane 4th Cross Lane	4.5	2.25	3.25
494	NJVSE497	Mylani 6th Lane	4.5	2.25	3.25
495	NJVSE498	Kanthaiya 4th Lane	4.5	2.25	3.25
496	NJVSE499	Kalikovil Veethy	7	3.5	4.5
497	NJVSE500	Kathiramalai Sivan Kovil Front Lane			
498	NJVSE501	Kathiramalai Sivan Kovil back side Lane	7	3.5	4.5
499	NJVSE502	Athiparasakthy Hospital Lane	4.5	2.25	3.25
500	NJVSE503	Cemetery Road 6th Lane	4.5	2.25	3.25
501	NJVSE504	Mayana Veethy 1st Lane	7	3.5	4.5
502	NJVSE505	Vilankanai Veethy	7	3.5	4.5
503	NJVSE506	Kanakar Valavu Lane	4.5	2.25	3.25

504	NJVSE507	Thevaranai 1st Lane	4.5	2.25	3.25
505	NJVSE508	Thevaranai 2nd Lane	4.5	2.25	3.25
506	NJVSE509	Dr.Subramaniam 4th Lane	4.5	2.25	3.25
507	NJVSE510	Manikakathiyakarayar 1st Lane	4.5	2.25	3.25
508	NJVSE511	Manikakathiyakarayar 2nd Lane	4.5	2.25	3.25
509	NJVSE512	Manikakathiyakarayar 3rd Lane	4.5	2.25	3.25
510	NJVSE513	Manikakathiyakarayar 4th Lane	4.5	2.25	3.25
511	NJVSE514	Poothavarayar 1st Lane	4.5	2.25	3.25
512	NJVSE515	Poothavarayar 2nd Lane	7	3.5	4.5
513	NJVSE516	Poothavarayar 3rd Lane	4.5	2.25	3.25
514	NJVSE517	Poothavarayar 4th Lane	4.5	2.25	3.25
515	NJVSE518	Poothavarayar 5th Lane	4.5	2.25	3.25
516	NJVSE519	Poothavarayar 1cross 1st Lane	4.5	2.25	3.25
517	NJVSE520	Poothavarayar 1cross 2nd Lane	4.5	2.25	3.25
518	NJVSE521	Katpokkanai Pillaiyarkovil Road	7	3.5	4.5
519	NJVSE522	Old Keelichcanthai Road	7	3.5	4.5
520	NJVSE523	Uduvil Amman 1st Lane	4.5	2.25	3.25
521	NJVSE524	Uduvil Amman 2nd Lane	4.5	2.25	3.25
522	NJVSE525	Uduvil Amman 3rd Lane	4.5	2.25	3.25
523	NJVSE526	Ambalavanar 1st Lane	7	3.5	4.5
524	NJVSE527	Ambalavanar 2nd Lane	4.5	2.25	3.25
525	NJVSE528	Ambalavanar 3rd Lane	4.5	2.25	3.25
526	NJVSE529	Ambalavanar 4th Lane	4.5	2.25	3.25
527	NJVSE530	Somaranthoddam 1st Lane	4.5	2.25	3.25
528	NJVSE531	Somaranthoddam 2ndLane	4.5	2.25	3.25
529	NJVSE532	Somaranthoddam 3rd Lane	4.5	2.25	3.25
530	NJVSE533	Somaranthoddam 4th Lane	4.5	2.25	3.25

531	NJVSE534	Uthayasooriyan 1st Lane	4.5	2.25	3.25
532	NJVSE535	Uthayasooriyan 2nd Lane	4.5	2.25	3.25
533	NJVSE536	Uthayasooriyan 3rd Lane	4.5	2.25	3.25
534	NJVSE537	Nagammal 1st Lane	4.5	2.25	3.25
535	NJVSE538	Nagammal 2nd Lane	4.5	2.25	3.25
536	NJVSE539	Nagammal 3rd Lane	4.5	2.25	3.25
537	NJVSE540	Nagammal 4th Lane	4.5	2.25	3.25
538	NJVSE541	Nagammal 5th Lane	4.5	2.25	3.25
539	NJVSE542	Saravanamuthu Road 1st Lane	4.5	2.25	3.25
540	NJVSE543	Police station 1st Lane	4.5	2.25	3.25
541	NJVSE544	Police station 2nd Lane	4.5	2.25	3.25
542	NJVSE545	Police station 3rd Lane	4.5	2.25	3.25
543	NJVSE546	Police station 4th Lane	4.5	2.25	3.25
544	NJVSE547	Police station 5th Lane	4.5	2.25	3.25
545	NJVSE548	Police station 6th Lane	4.5	2.25	3.25
546	NJVSE549	Kathiramalai Road 3rd Lane	4.5	2.25	3.25
547	NJVSE550	Kathiramalai Road 4th Lane	4.5	2.25	3.25
548	NJVSE551	Kathiramalain road 2nd Lane	7	3.5	4.5
549	NJVSE552	Iyanarkovil 3rd Lane	4.5	2.25	3.25
550	NJVSE553	Anthoniyar 1st Lane	4.5	2.25	3.25
551	NJVSE554	Kalikovil 2nd lane	4.5	2.25	3.25
552	NJVSE555	Kalikovil 1st lane	4.5	2.25	3.25
553	NJVSE556	Uthayasooriyan 1st Cross 1st Lane	4.5	2.25	3.25
554	NJVSE557	Uthayasooriyan 1st Cross 2nd Lane	4.5	2.25	3.25
555	NJVSE558	V2 Lane	4.5	2.25	3.25
556	NJVSE559	DS Office 2nd Lane	4.5	2.25	3.25
557	NJVSE560	Thurai Veethy	4.5	2.25	3.25

***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 km**	**Average width of the Road (Carriageway - m)**	**Proposed road width(m)**	**Street Line**	**Building Line**
1	<=0.05	<=3	4.5	2.25	3.25
2	>0.05	<=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 Valikamam South Pradeshiya Sabha can be applicable.”