Local Area Development Plan for Valvettithurai Urban Council

2026 – 2035
Volume II



Urban Development Authority
The Ministry of Transport, Highways & Urban Development

LOCAL AREA DEVELOPMENT PLAN FOR VALVETTITHURAI URBAN COUNCIL

2026 – 2035

VOLUME II

Urban Development Authority

Ministry of Transport, Highways & Urban Development

Gazette Notification

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The Gazette of the Democratic Socialist Republic of Sri Lanka

EXTRAORDINARY

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PART I : SECTION (I) — GENERAL

Government Notifications

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

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

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

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

EOG 08 - 0240/1

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

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

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

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

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

EOG 08- 0240/2

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

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

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

12th August, 2026.

EOG 08- 0240/3

PRINTED AT THE DEPARTMENT OF GOVERNMENT PRINTING, SRI LANKA.

Notice of Approval

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

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

Bimal Niroshan Rathnayake (M.P)

Minister of Transport, Highways and Urban Development

Bimal Rathnayake (M.P.)
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9th Floor, Denzil Kobbakaduwa Mawatha
Koswatta, Battaramulla

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

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

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Part I

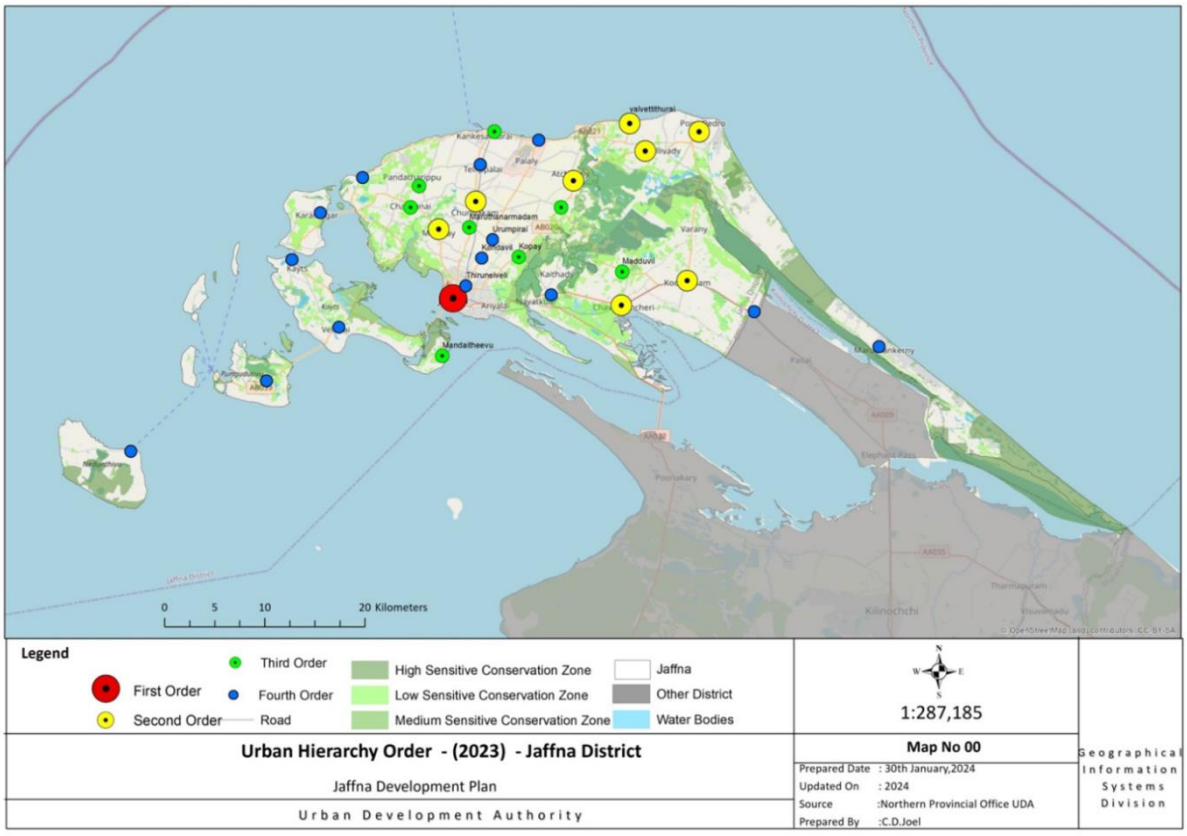
Chapter 01 – Background of the Local Area Plan

1.1 General Introduction

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

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

Map 1:Existing Urban Hierarchy



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

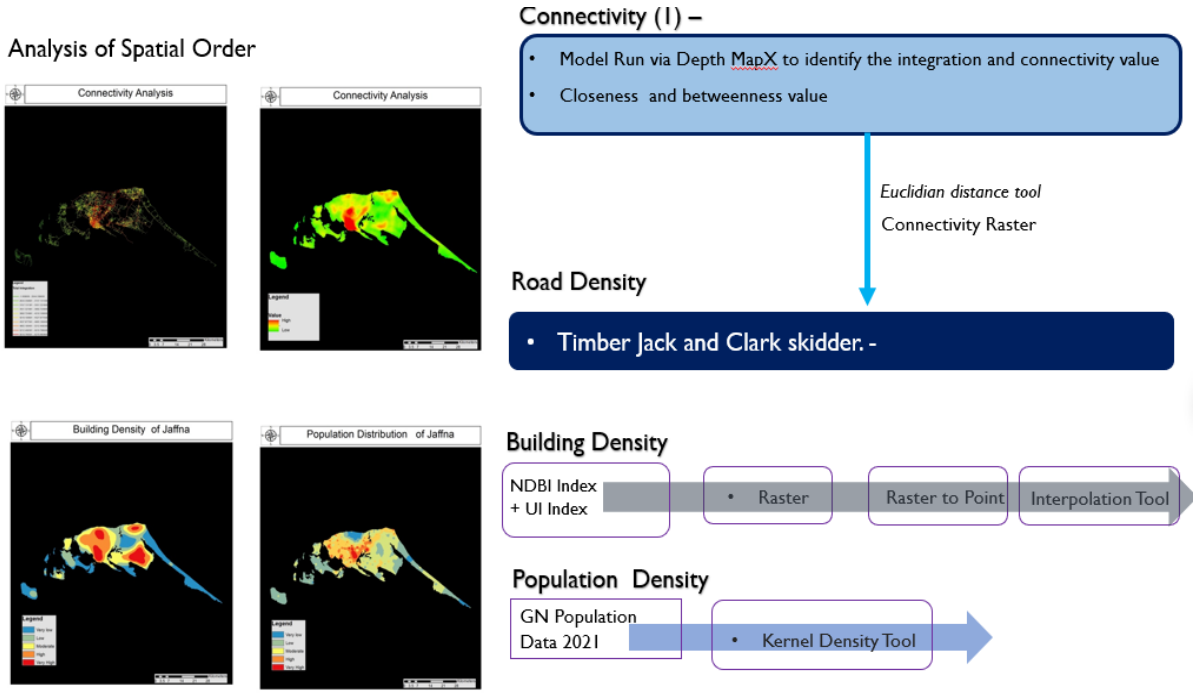
The proposed **Development Plan** has been designed with a forward-looking approach, covering a period of **10 years (2026 to 2035)**. A partial component of this plan is the re-evaluation of the *future urban hierarchy* to support sustainable urban growth and balanced regional development.

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

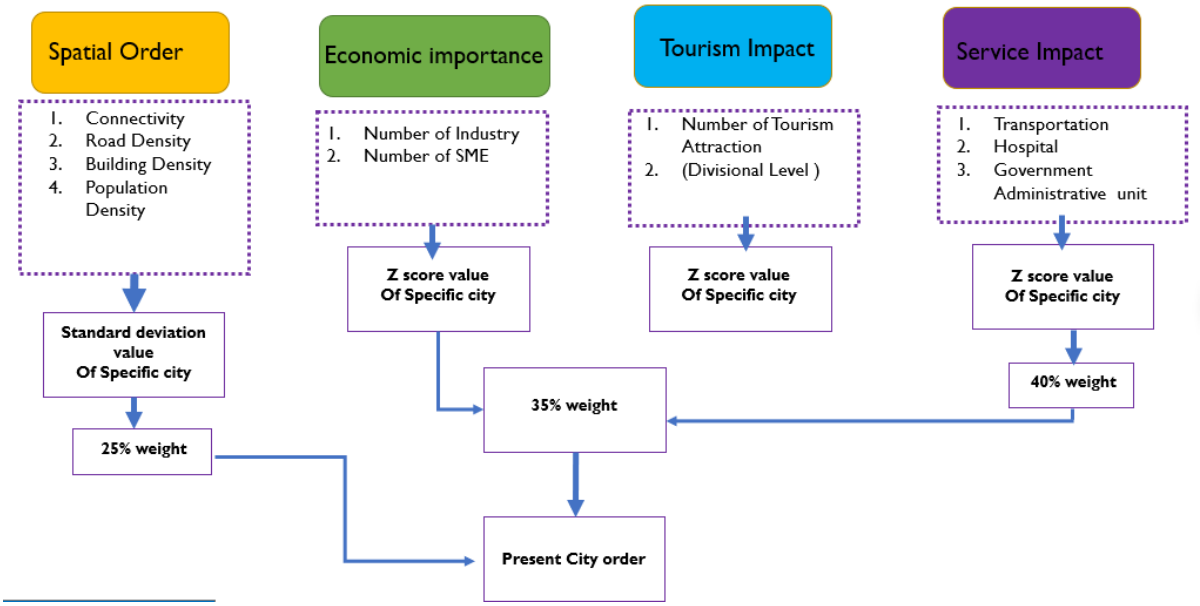
- **Population distribution**
- **Building density**
- **Road density** (analyzed using the Clark Model to establish spatial order)
- **Economic significance of towns**
- **Tourism potential and impact**
- **Service delivery and accessibility**

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

Following chart and table elaborates how it has been conducted.



Weighted index analysis

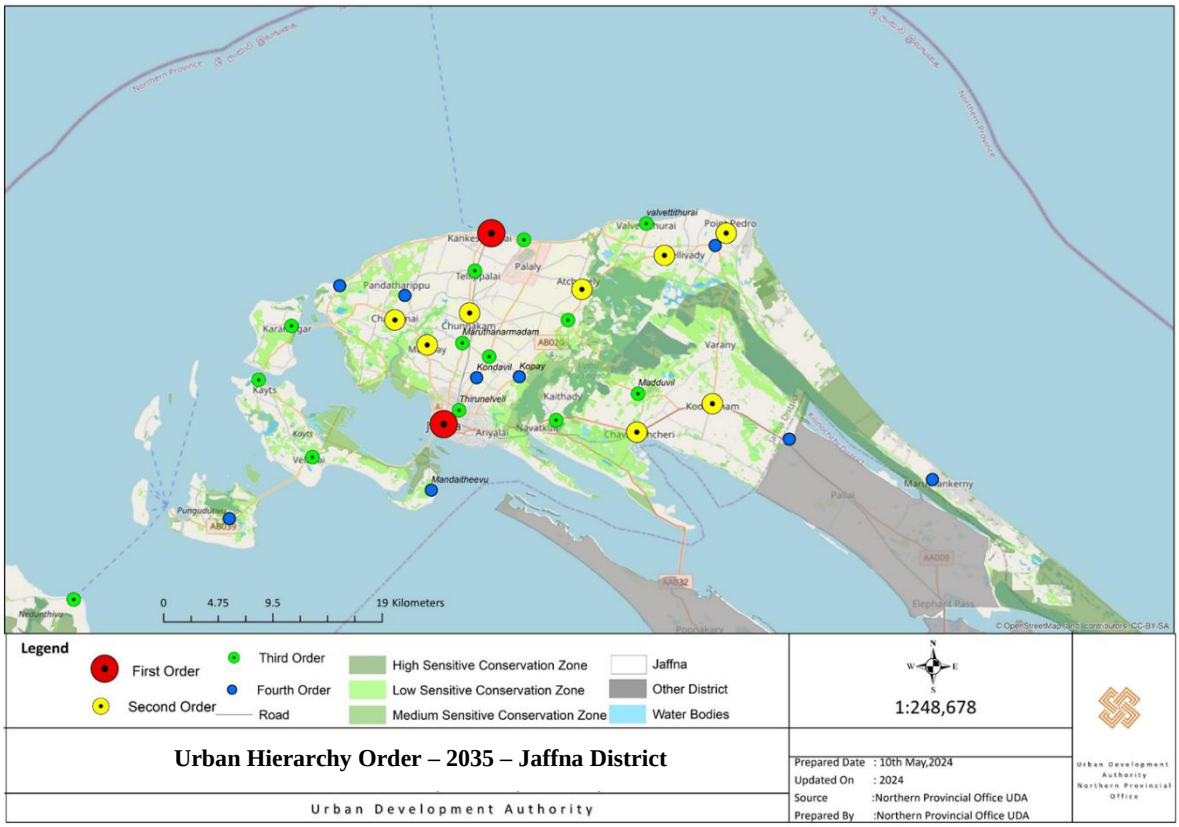


Based on the analysis, the **Proposed Urban Hierarchy of Jaffna District for 2035** is outlined in the following table:

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

Chapter 02 – Study Area

2.1 Introduction: Valvettithurai Urban Council (VVT UC)

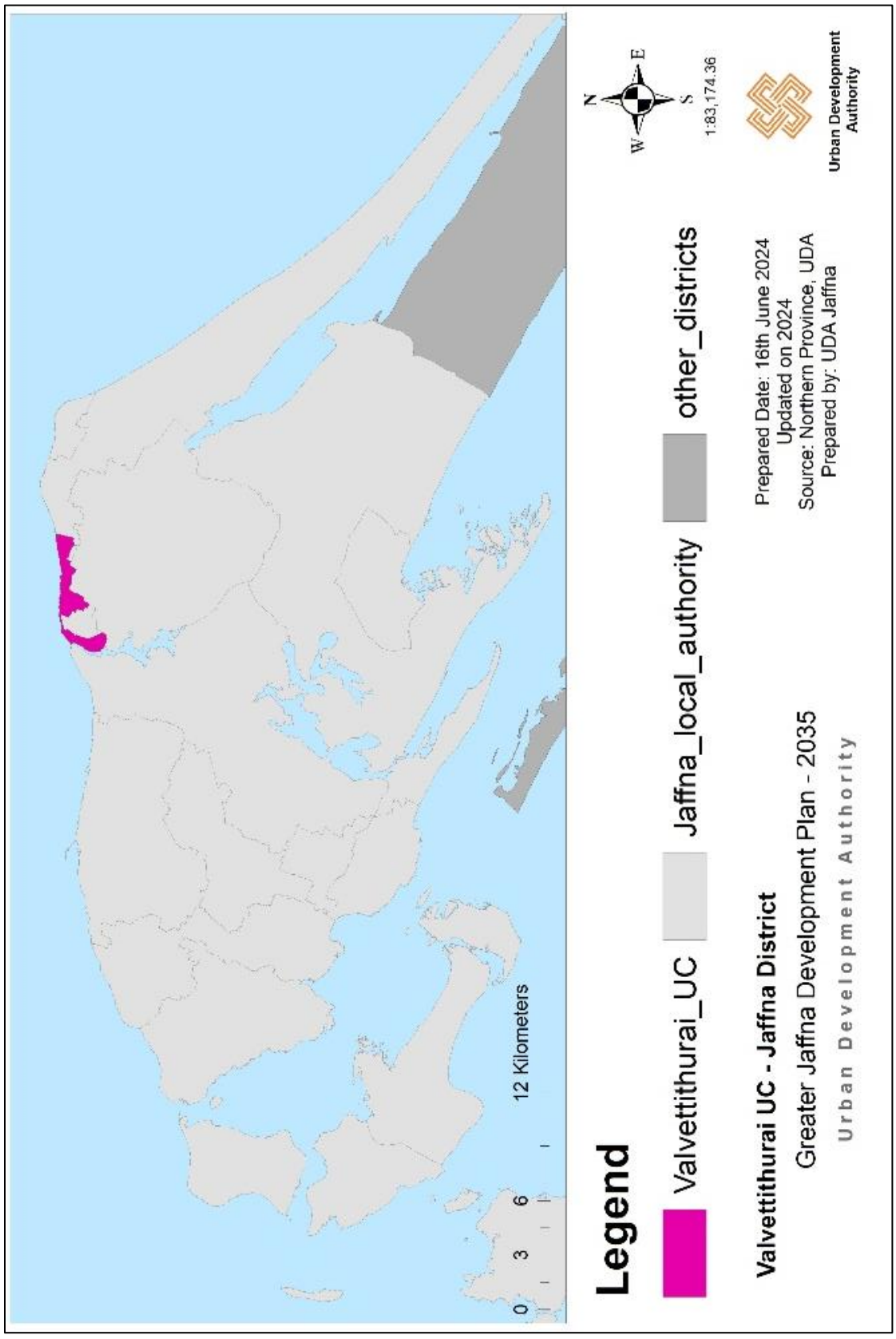
The Valvettithurai is a town of Jaffna District on the northeast coast of the Jaffna Peninsula in Northern Province. It was historically known as a seafaring town and its olden shipping trade. The word Valvettithurai seems to have been derived from the combination of Tamil words Vallai meaning a big forest or a raised stretch of land, Vedi which means expanse or open space, and Thu'rai which refers to seaport. Geographically, Valvettithuri is a coastal town bounded by the Indian Ocean to its north. It is situated at the tip of the north.

The Valvettithurai Urban Council (VVT UC) area is located in Vadamarachchi Region and it was promoted as a Urban Council on 1971.01.01 under the Gazette notification no 14,906/4 dated on 1970.05.19. This area is covering from the Polikandy by East and Thondamanary by South and situated 29 Km away from the Jaffna city. The total land extent is 1,230 ha and developable land is 738 ha with the total population of 10,583. It is coastal town and mainly fishing and farming activities are doing by the people.

The valvettithurai UC area is surrounded by sea on the North, Point Pedro PS on the East and South Karaveddy Divisional Secretariat and by Kopay Divisional Secretariat on the West. Administratively, valvettithurai UC area is divided into 09 wards namely Thondamanaru, Aathykovilady, Revady, Polikandy, Valvettithurai, Sivan Koviladi, Valvettithurai North, Kommanthurai, Mailiyathanai. There are 12 Grama Niladhari divisions in the Valvettithurai UC area which comprises the total population of around 10,583.

2.2 Location

Map 3:Location of Valvettithurai Urban Council

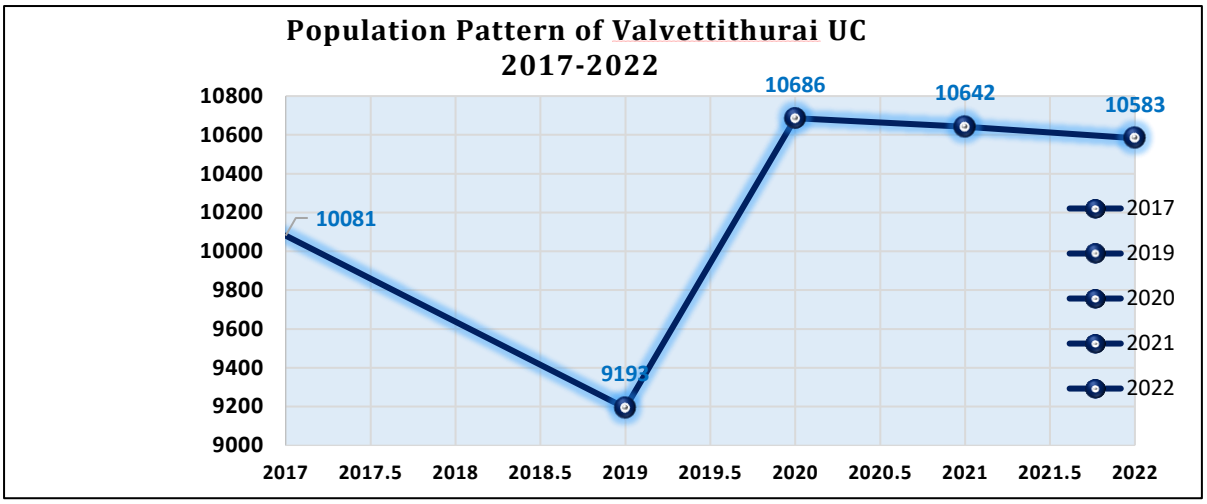


Source: UDA

2.3 Demographic Profile

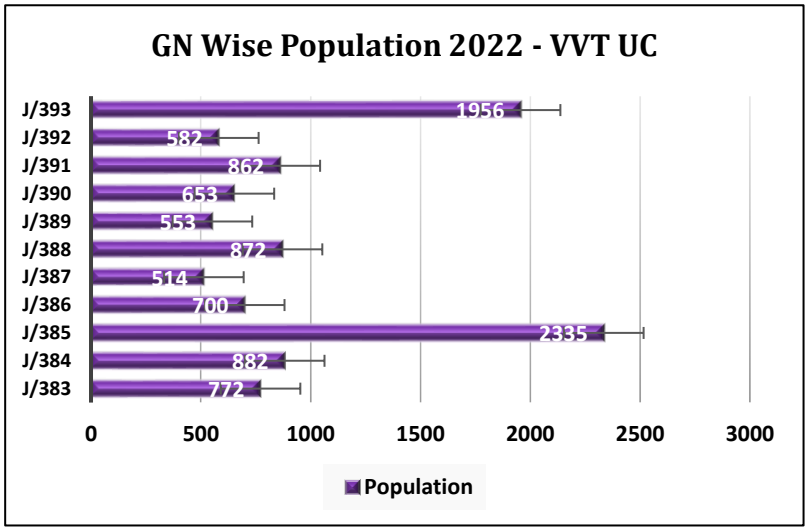
The total population of the valvettithurai urban council contains about 10,583 persons in the 2022 particularly 22% of the population is covering by the Valvettithurai Urban Council area within the Vadamarachchi North DS Division and the population density is 422 per kilometer. When, analyzing the population pattern of the Valvettithurai UC area from 2017 to 2022, population was suddenly reduced from the 2017 to 2019 which was around 9,193 after that, population was increased and again the small difference is there in 2022 comparing the 2021.

Chart 1:Population pattern of VVT UC



Source: Statistical Hand book - 2022

Chart 2:GN wise Population of VVT UC



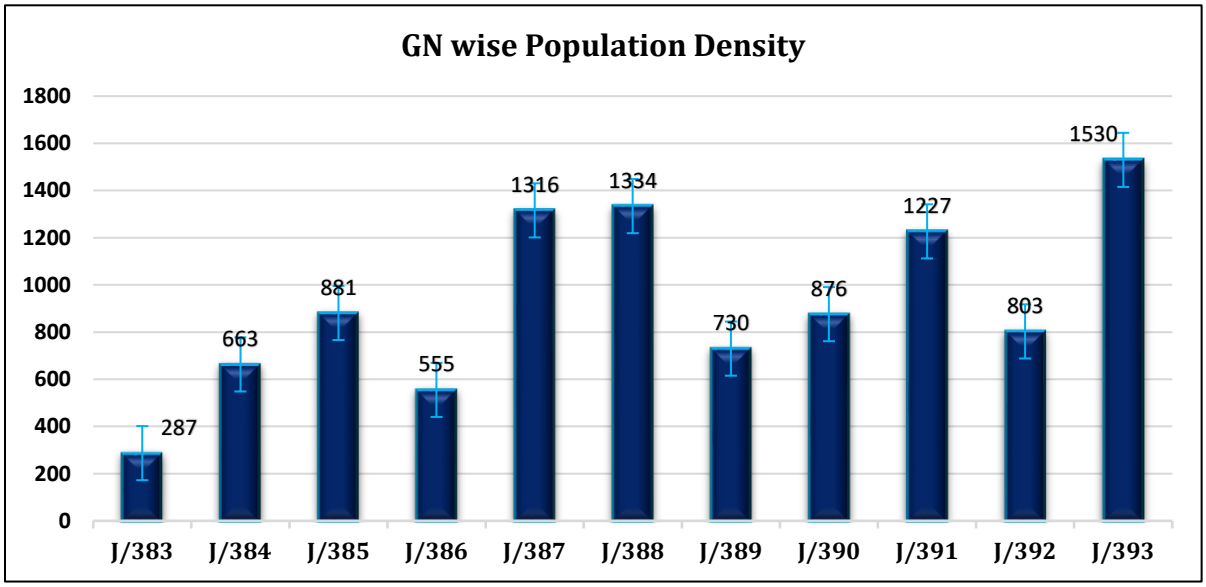
Once, analyzing the distribution pattern of the population in detailly, the part of Valvettithurai North (GN-J/355) is covering nearly 950 population and Kerudavil South (GN-J/385) G.N. division archives the highest population within the UC area which is around 2335. The second highest value indicated in Polikandy West (GN-J/393) which is 1956. And

Source: Statistical Hand book - 2022

the Kerudavil East (GN-J/387) G.N division has 514 total population which is the lowest populated GN Division within the UC area.

When observing the population density of the VVT UC area, Kerudavil East (GN-J/387), Valvettithurai North West (GN-J/388), Valvettithurai South West (GN-J/391), are achieved the highest population density and Thondamanaru South (GN-J/383), Kerudavil North (GN-J/386) are lowest population density areas.

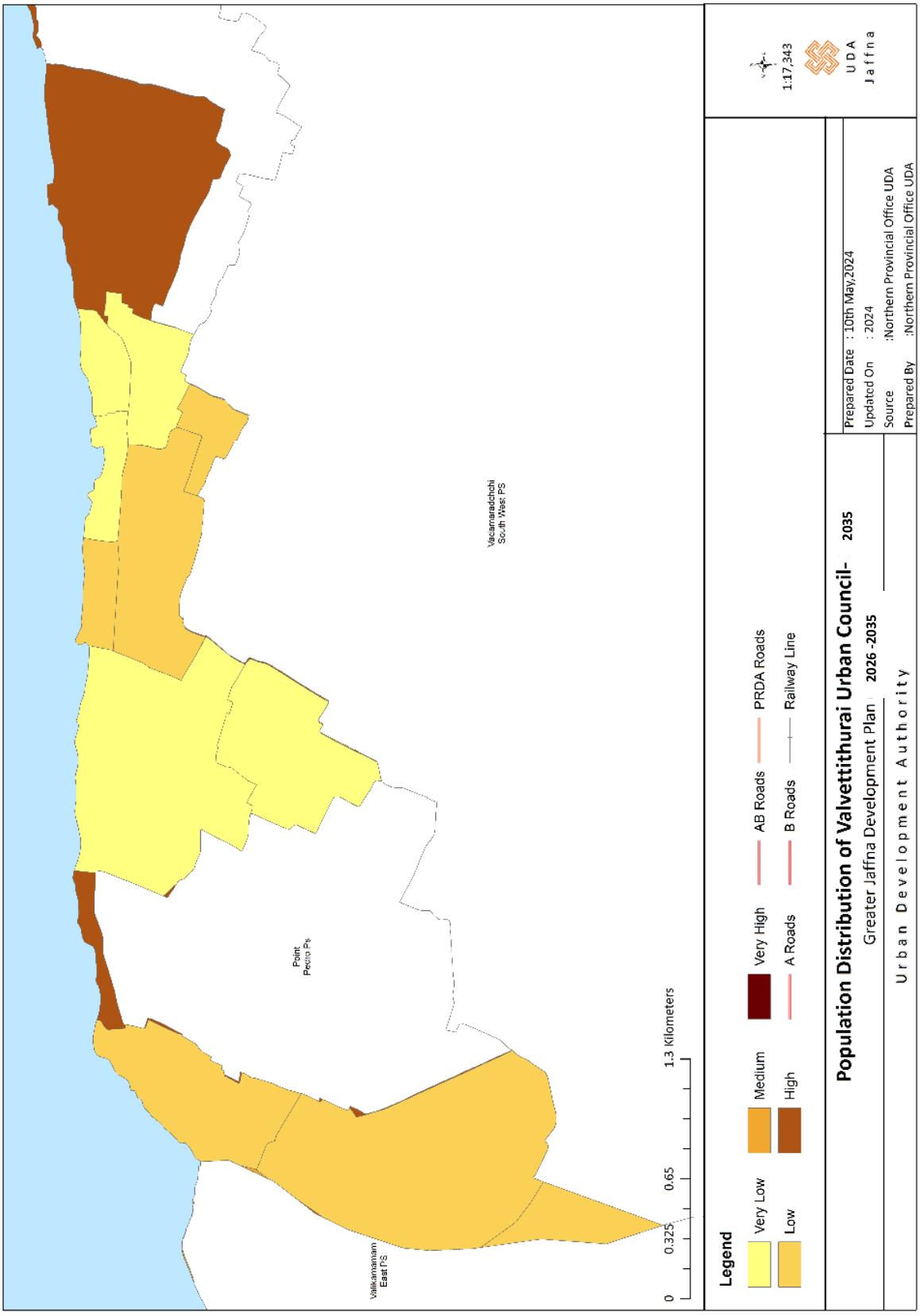
Chart 3:: Population Density of VVT UC



Source: Statistical Hand book - 2022

When, observing the population density of VVT UC area is Moderate level comparing the other areas within the Jaffna district

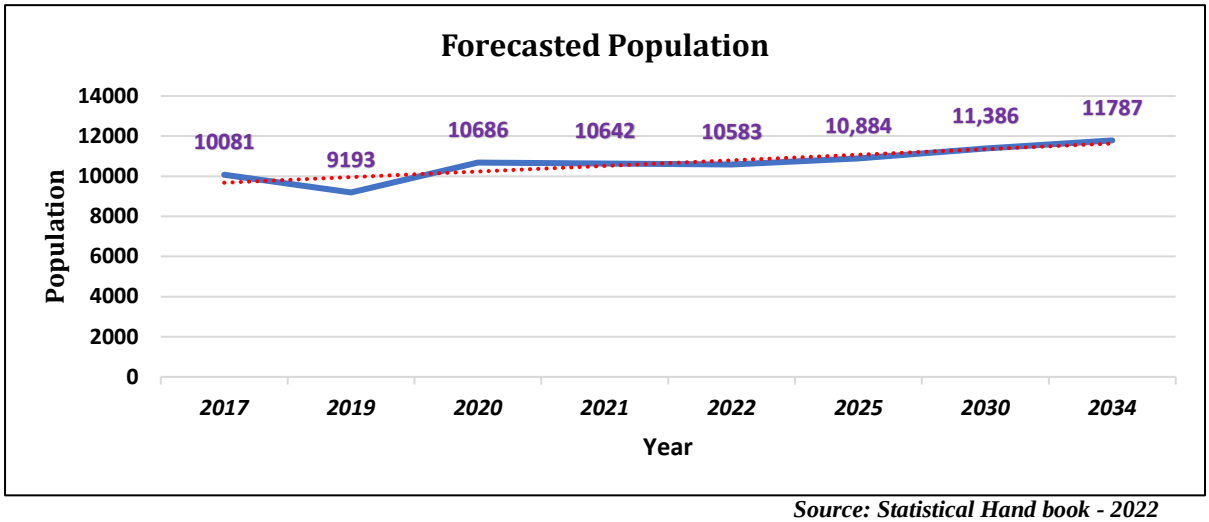
Map 4:Population Distribution of Valvettithurai Urban Council



Source: UDA (NP)

The Average Population growth rate is recorded for the VVT UC area is around 0.9%. Accordingly, the forecasted population within the VVT UC area for the year 2034 is around 11,787 persons.

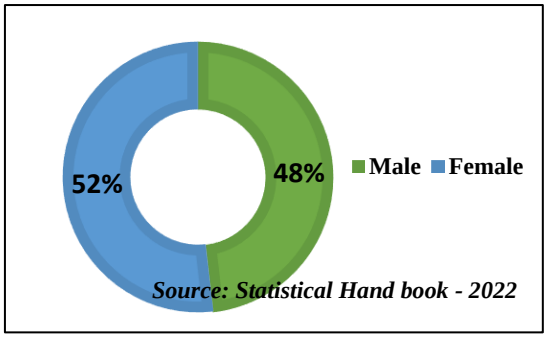
Chart 4:Forecasted Population of VVT UC



Source: Statistical Hand book - 2022

Chart 5:Gender wise Population of VVT UC

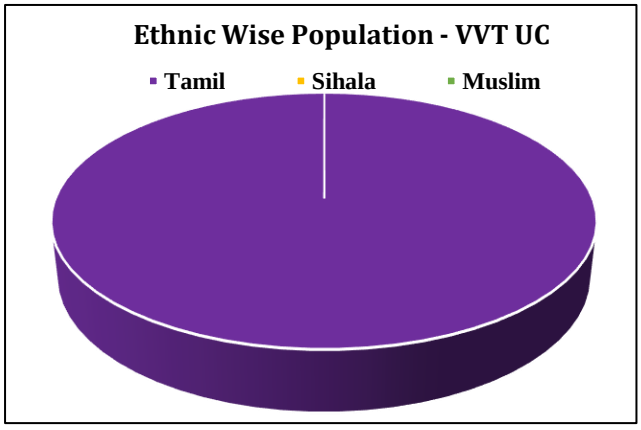
Further, Comparison of the male and female ratio of the area, according to the statistical information, the chat is explaining only the small variance is there between the male and female ratio.



Source: Statistical Hand book - 2022

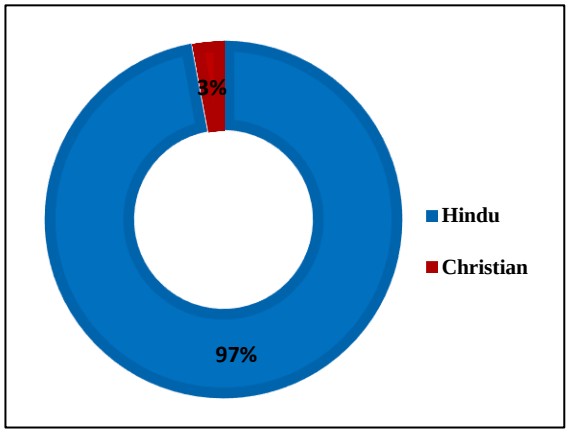
The ethnic composition of VVT UC area contains only Tamil community and there are no any Sinhala or Muslim people. The religious wise population of the VVT UC area comprises majority composition of Hindu nearly 97% and balance is Christian percentage of 3%. The pie charts are explaining those.

Chart 7:Ethic wise population of VVT UC



Source: Statistical Hand book - 2022

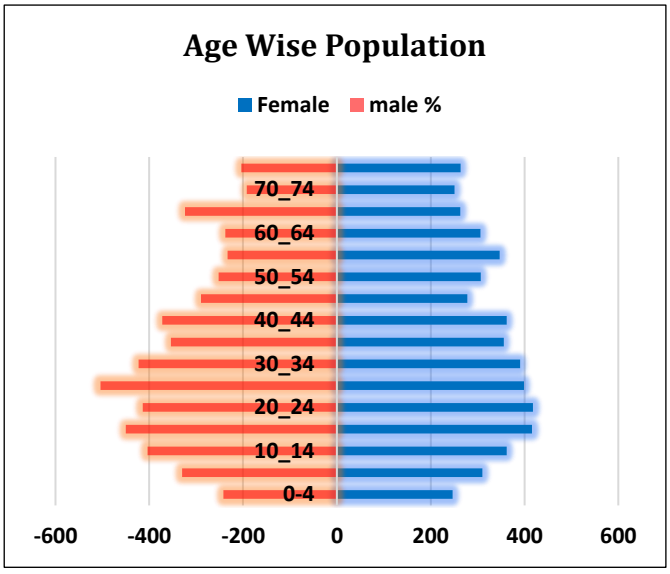
Chart 6:Religious wise population of VVT UC



Statistical Hand book - 2022

The age pyramid displays the male - female ratio of the VVT UC area. Based on that, has higher amount of young population which is major strength for this area. Particularly (0-4) to (35-39) age groups of population is at higher amount which is around 6,020 and within that 46% of the population is economic active population. Likewise, the dependency population is nearly 31.4% within the VVT UC area.

Chart 8:Age wise Population of VVT UC

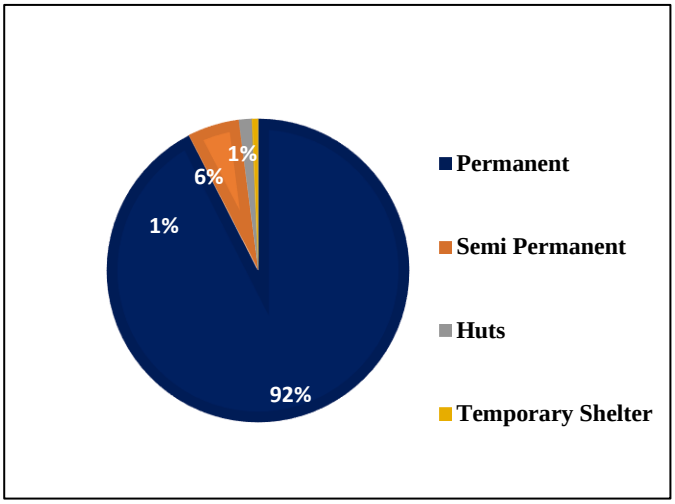


Source: Statistical Hand book - 2022

2.4 Housing

The Housing density within the VVT UC area is about 539 per square kilometer. Kerudavil South, Kerudavil North, Valvettithurai North West, Polikandy West GN divisions has the higher housing density even though Kerudavil East, Thondamanaru South, Valvettithurai North East GN divisions has the lower housing densified areas.

Chart 9:Housing Structure

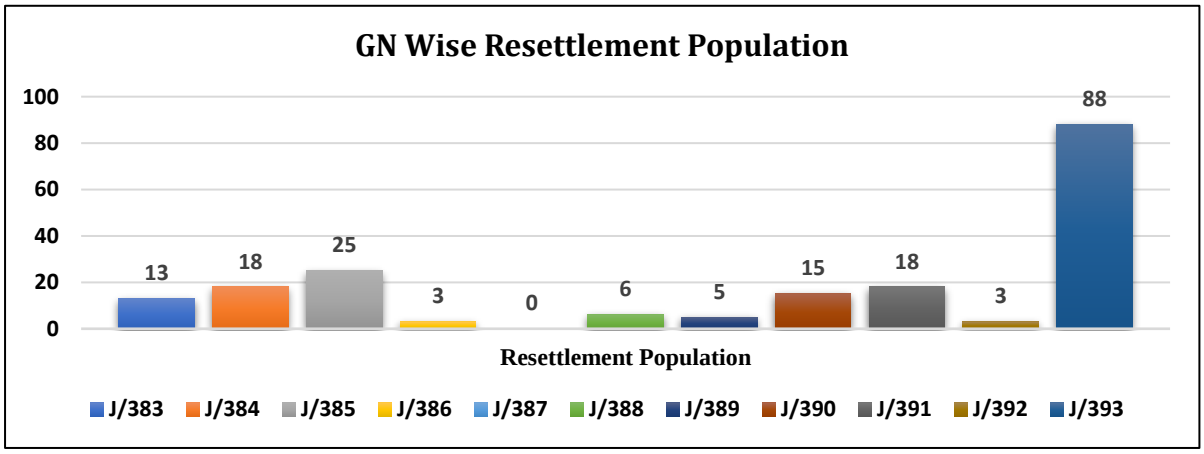


Source: Statistical Hand book - 2022

When, see in detail about the housing structure distribution of the VVT UC area, about 92 % of houses have permanent structure, 6 % of houses have semipermanent structure and nearly 1 % are temporary shelters and 1% are Huts within the VVT UC area. Specially Thondamanaru North, Kerudavil South areas have high amount of Semi-permanent structure and Valvettithurai North and Thondamanaru North areas have high amount of Temporary housing structures and Kerudavil East area is high number of Huts within the VVT UC area which needs higher attentions for a housing development within these areas. When, identifying

resettlement population of the VVT UC area, 194 persons are resettlement population (refer chart no 13). The total amount of houses available within the VVT UC area is around 2,894 and the housing density is 4.0/ha. As per the analysis, the housing deficit nearly 439 with the land and landless families is 253 within the VVT UC area.

Chart 10:GN wise Resettlement population of VVT UC

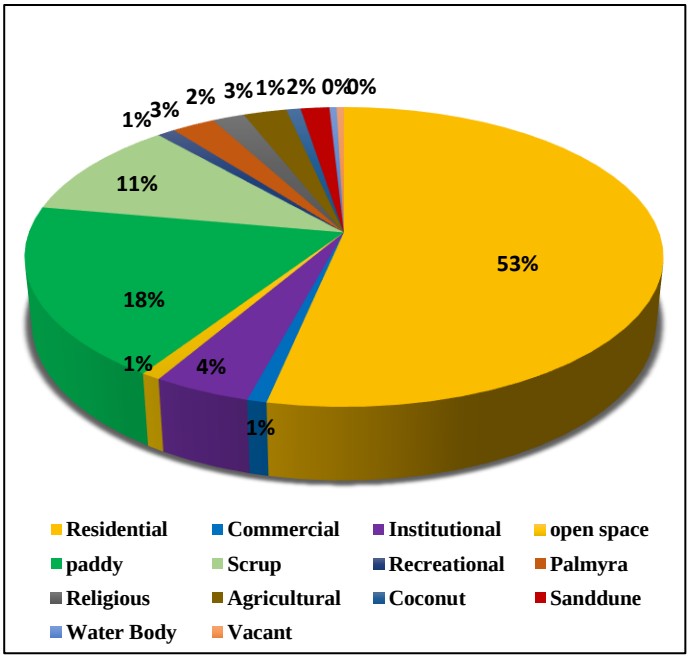


Source: Statistical Hand book - 2022

2.5 Land Use

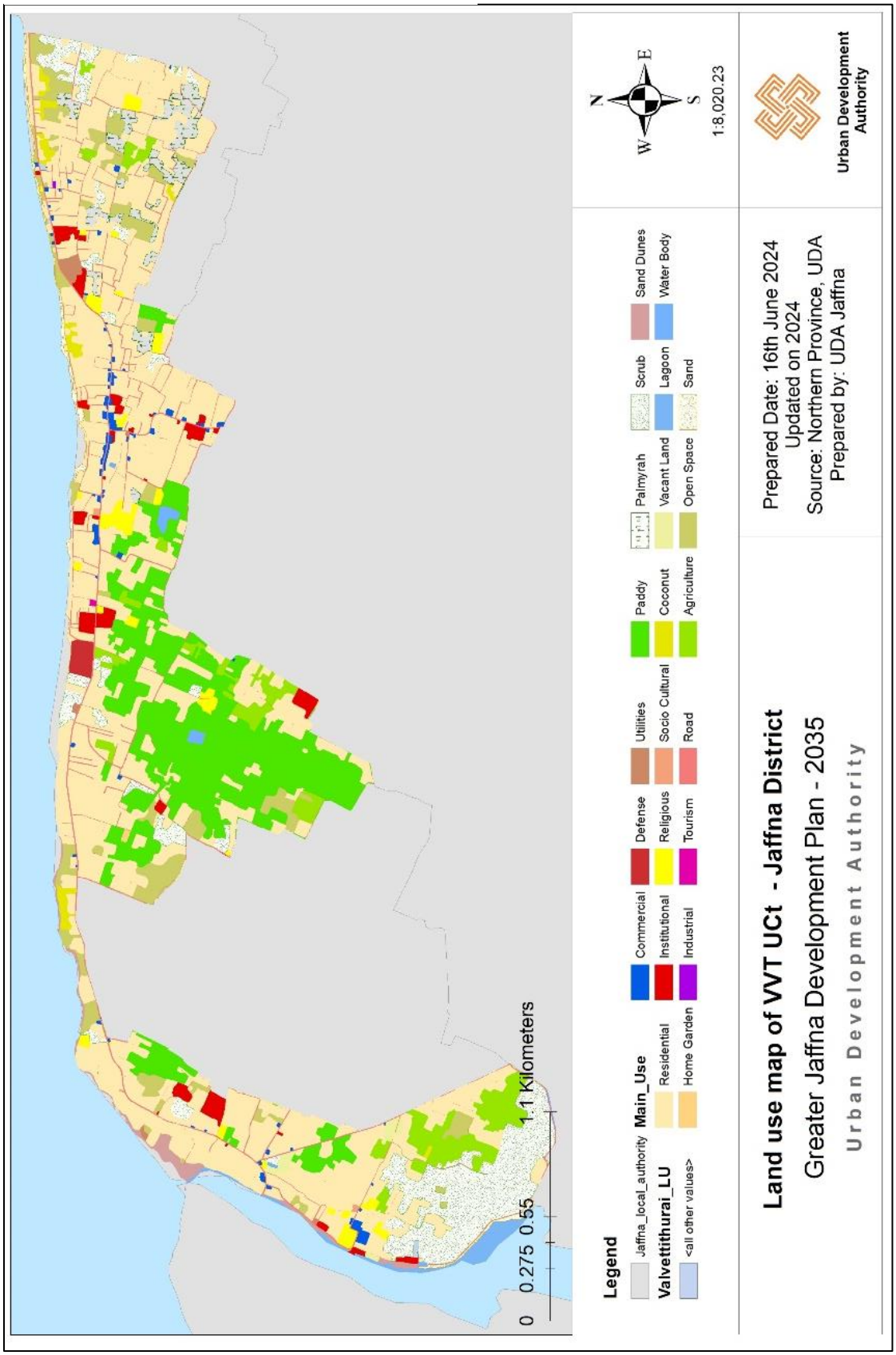
The land use distribution of VVT UC area has been analyzed in detail. According to that, comprises a major share of undevelopable or protectable land uses distributing by the percentage of 40% which including paddy cultivation, Agriculture, Coconut, Scrub areas. Similarly, the total developable lands are identified at a percentage of 60% which is including Residential, Commercial, and institutional areas.

Chart 11:Land Use Pattern of VVT UC



Source :- UDA (NP)

Map 5:Land Use Map of VVT UC



Source :- UDA (NP)

Predominant Land use







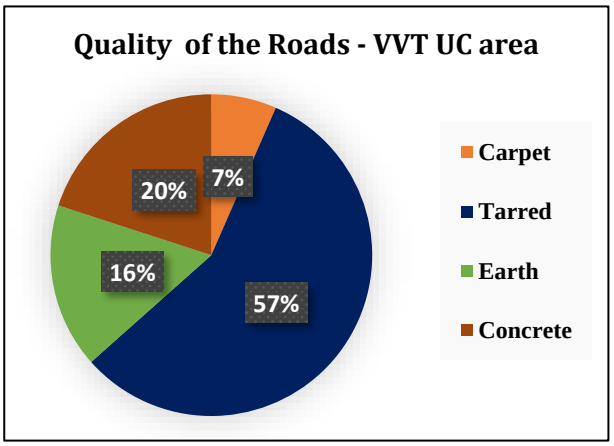


2.6 Physical Infrastructure

2.6.1 Road & Transport

Road structure of the Valvettithurai Urban Council area, A, B class roads are maintained by the Road Development Authorities and C, D class roads are maintained by the Road Development Departments. Internal roads are tarred, graveled, earth, concreate and carpet maintained by the Valvettithurai Urban Council. VVT UC area has 345 Rural Road with the total length of 54.38 Km. There are 297 Roads which is maintained by Valvettithurai Urban Council. While, observing the types of the roads, there are four numbers of road types is available within the UC area such as Carpet, Tarred, Earth, and Concrete. The chart gives the detail explanation about the road types.

Chart 12:Quality of Roads - VVT UC



Source: Statistical Hand book - 2022

Map 6:Road Network of VVT UC

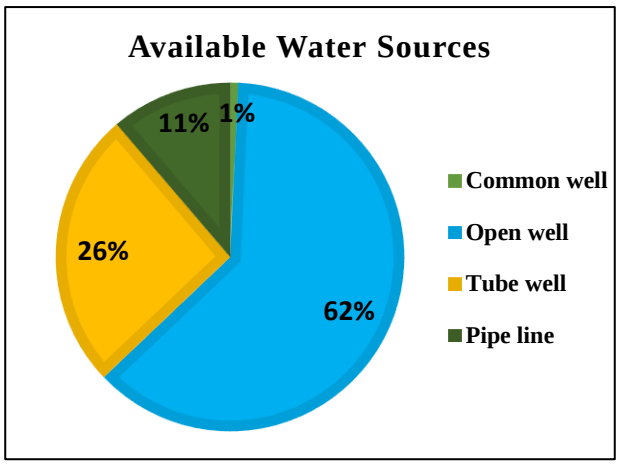


Source : UDA (NP)

2.6.2 Water Supply

Chart 13:Available Water Sources of VVT UC

When we analyze in detail about the water supply source within the VVT UC area, the main source of water supply for entire VVT UC area is depending on the ground water for their drinking and other uses and water consumption is determined from four types of water sources. Namely Open Well, Tube well, Pipelines. Consequently, the consumption percentage from each source are described in detail in the chart.



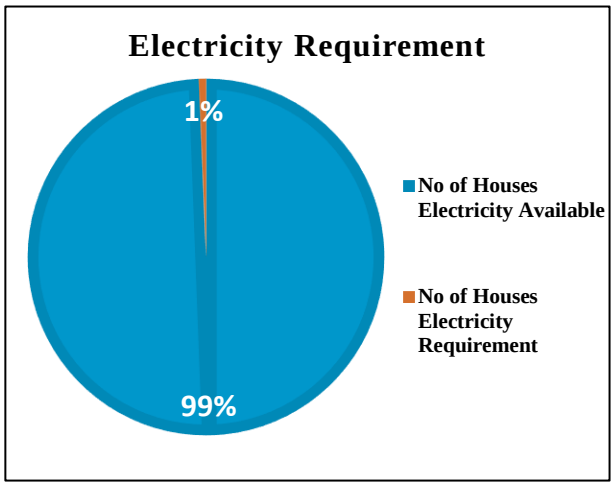
Source: Statistical Hand book - 2022

According to the statistical information, the total families are 3498 out of that 3388 families has water supply availability and water supply requirement families are 110 specially needed the Tube well.

2.6.3 Electricity

Chart 14:Electricity Requirement of VVT UC

According to the statistical information, electricity facilities available is 99%. There are only 1% of the houses without electricity facilities within the total population of the VVT UC area.



Source: Statistical Hand book - 2022

2.6.4 Solid Waste Management

The solid waste (SW) collection from domestic, commercial units and restaurants in the VVT UC area is carried out on a daily basis by the Valvettithurai Urban Council. The solid waste managing centre for the VVT UC area is located at Thondamanaru. As per the statistical information, the total generated Solid waste is 66 Mt/ Month within that Bio Degradable Waste is 56.5 Mt/ Month and non biodegradable Waste is 12 Mt/Month.

Figure 1:Location of Waster Management Centre



Source: Google Image

2.7 Social Infrastructure

2.7.1 Service Centre

When studying the service centre within the VVT UC area, there are following service centre and Community centers are available.

Chart 15:Community Based Organization of VVT UC



Source: Statistical Hand book - 2022

Table 2:Service Centre of VVT UC

Service Centre	Numbers
Public Library	01
Common Centre	18
Youth Clubs	01
Market	02
Post Office	01
Stalls	242
Cemetery	02
Play Ground	01
Public Toilets	20

2.7.2 Health

There is one Division hospital within the VVT UC area and 75 beds is available based on the 2022 statistical information. Prevention of diseases has been carried out by the MOH office. Treatment for diseases has been carried out by Divisional Hospital in Valvettithurai.

VVT Divisional Hospital





2.7.3 Education

Education is one of the important sectors within the VVT UC, there are eight numbers of schools those are Thondamannaru Veerakaththippillai Maha Vidyalayam, Valvai Sivakuru Vidthyasalai, Valvir Mahalir Maha Vidyalayam, Valvai Roman Catholic Tamil Mixed School, Valvai American Mixed School, Polikandy Hindu Tamil Mixed School,Kamparmalai Vidyalayam, Valvetty Hindu Tamil Mixed School.

Vinayagar Vithyalayam School



Valvai Mahalir Mahavidyalayam



Valvettiturai New Vegetable Market

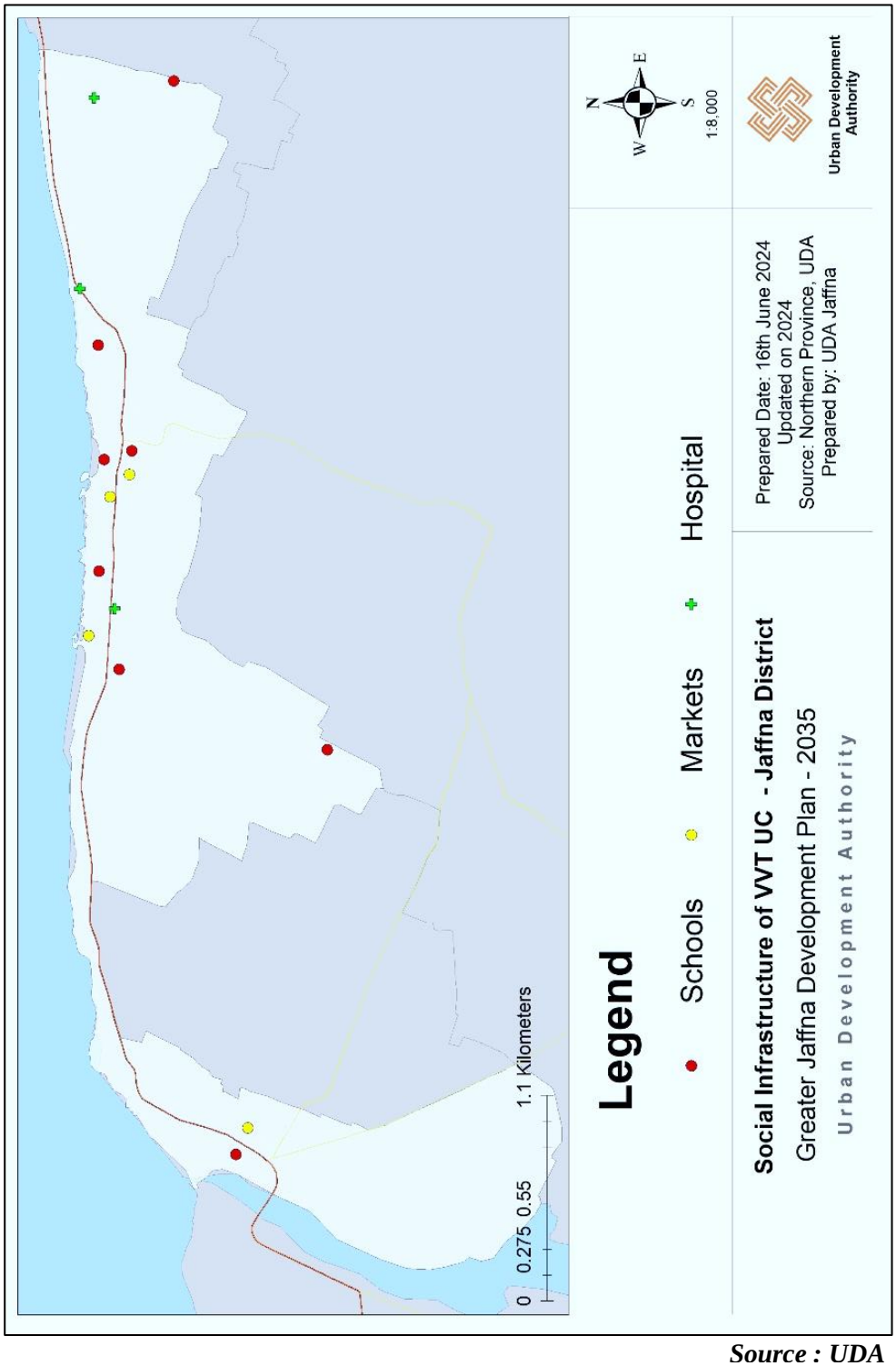


Valvettiturai Fish Market



Total student of those schools are located within the VVT UC area is around 1,323 and total teachers are 112. According to the statistical information only 17.6% of the student are passed the grade 5 scholarship examination and the only 17% of the student are passed the GCE O/L examination within the VVT UC area. The map no 7 is showing the school and the health distribution of the VVT UC area.

Map 7:Health School and Market Distribution Map of VVT UC

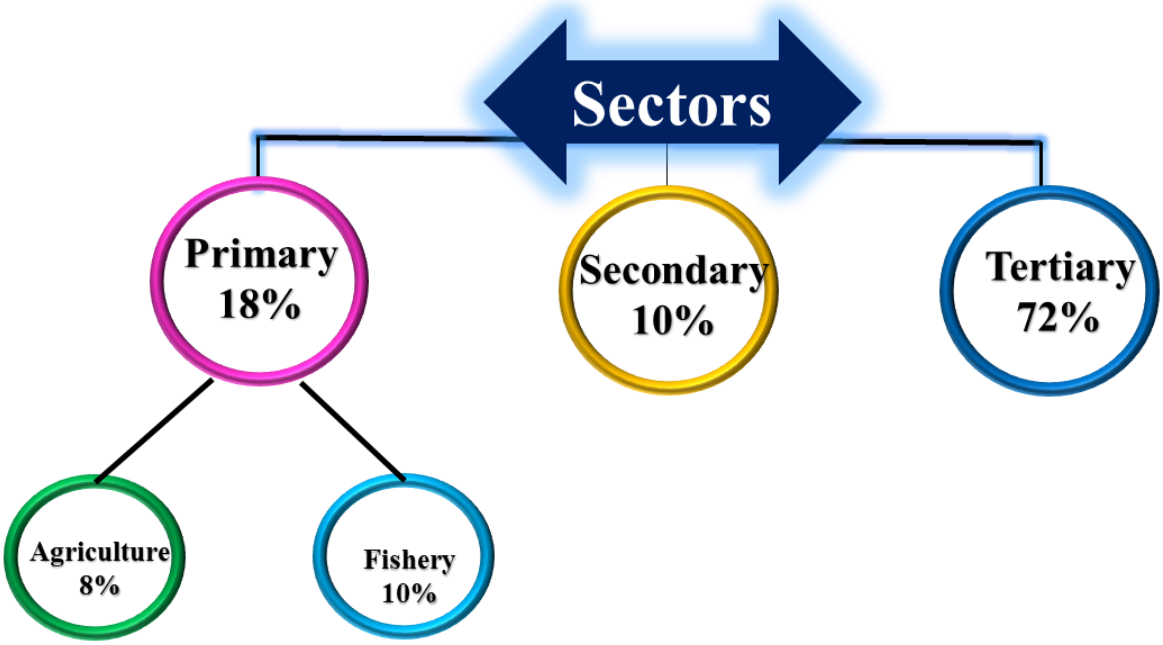


Source : UDA

2.8 Economy

The economy of the VVT UC area is highly depending on the fishing and agriculture and service sector. In order to that, Service sector activities have been taken place as government and private sectors. But regional people show a great interest to self employment efforts. Because majority of the population is engaged in Farming and fishing related activities.

Sectoral composition

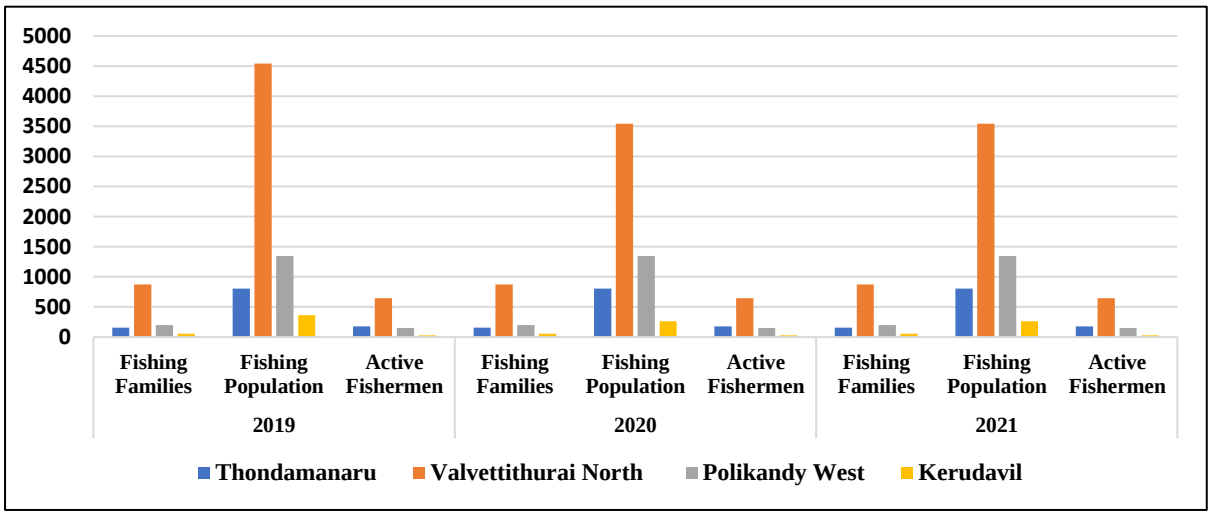


2.8.1 Fishing

Geographically, Valvettithurai UC area is located in a coastal area. Based on that, most of the people are doing fishing related activities and major income generated source also fishing specially Deep Sea fishing, coastal fishing has been carried out by the people living in coastal area.

The chart is explaining fishermen distribution within the VVT UC area. According to that, Vadamarachchi North division is achieved the highest fisherman and fish production in year 2022 is nearly 3629mt including VVT UC area.

Chart 16:Fishermen Distribution of VVT UC



Source: Statistical Hand book - 2022

Figure 2:Fish Catching Location of VVT UC



Source: Google Image



2.8.2 Agriculture

According to the soil condition of VVT UC area, it is suitable for the Agriculture Crops and Paddy, Scrubs, Cashew, Coconut land uses. Based on that, especially Most of the farmers cultivate vegetables such as onion, chilies, tobacco, eggplants, kidney beans, tapioca, pumpkin and paddy are cultivated.

In addition to that, out of VVT UC area population, 664 families are farm families. They are doing animal husbandry, goat farming, dairy farming and poultry farming and these are helping to earn the income for their livelihood and also six numbers of farming organizations are there.

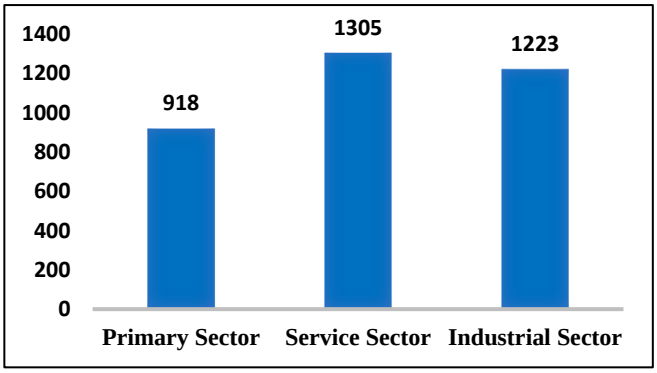




2.8.3 Employment

Chart 17:Occupation wise population of VVT UC

The chart is explaining sectoral wise distribution of the occupation-based population. According to that, 918 population is engaging the primary sector, 1305 population is under service sector and other 1223 is under the industrial sector.



Source: Statistical Hand book - 2022

out of total population approximately 45% of the population are under working age group which is around 4,868 and within this working age group category nearly 35% of the population are economically active population which is around 3,723 and within this economically active population 4.6% are unemployed population which is around 496.

2.8.4 Tourism

The VVT UC area is strategically located in the coastal area and also it is tourism attraction place. Because some important tourism attraction places are there, such as Selvasannithi Kovil, Nediyakaadu thiruchchisampalam Pillaiyaar Kovil, Valvai Vaitheeswaraperumal Kovil, Vallvai Muthumaari Amman Kovil, Urani Natural Water Body, Therumodi Madam.

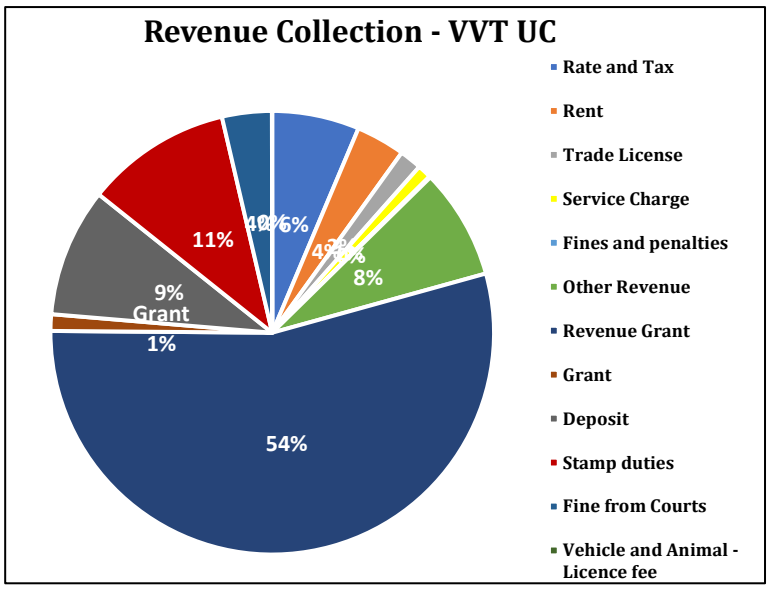


Especially Intangible and Qualitative Cultural sprit festival such as Kite Festival & Indravilzha also happing there. Because, Indarvilza is the very popular Hindu festival in Valvettithurai and not only Hindu devotees various part of the tourist and devotees visit to this area for Indravilza. Specially, for the Indravilza, 100,000 of devotees participates every yea The below map is showing that area.

2.9 Local Authority Capacity

Chart 18:Revenue collection of VVT UC

The chart is explaining the revenue collection of the VVT UC area. According to that, total revenue collection is around Rs.81993863.66 and the high amount of revenue is collecting by the source of revenue grant which is around 54% and second highest collection is stamp duties which is around 11%.



Source: Statistical Hand book - 2022

When, analyzing the VVT UC area capacity, the total income for the year 2022 is around 75.7Mn and expenditure is 67.9Mn. The expenditure is divided as two sources.

1. **Recurrent Expenditure**
2. **Capital Expenditure**

Chart 20:Capital Expenditure

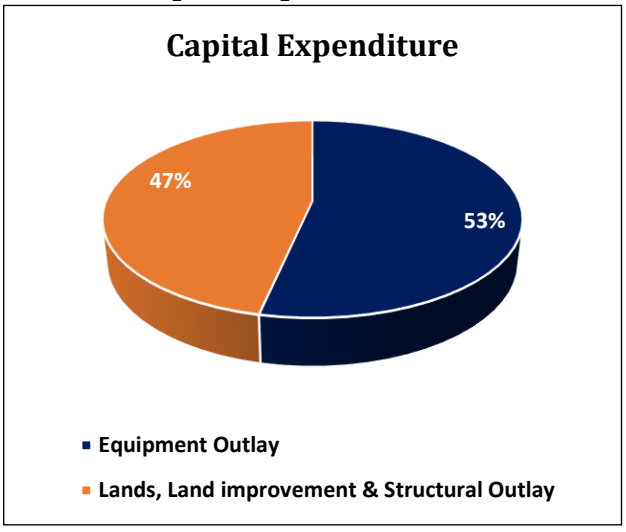
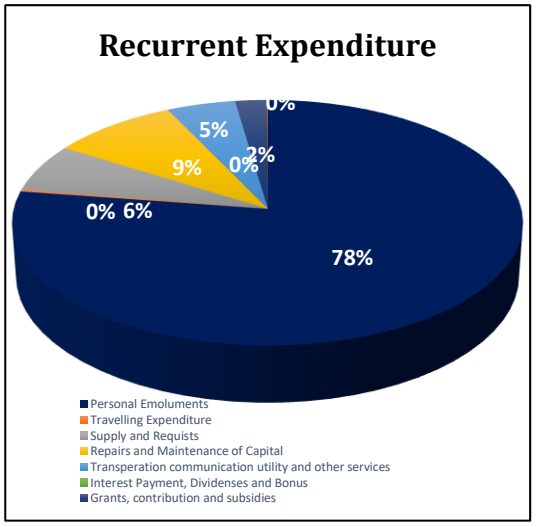


Chart 19:Recurrent Expenditure



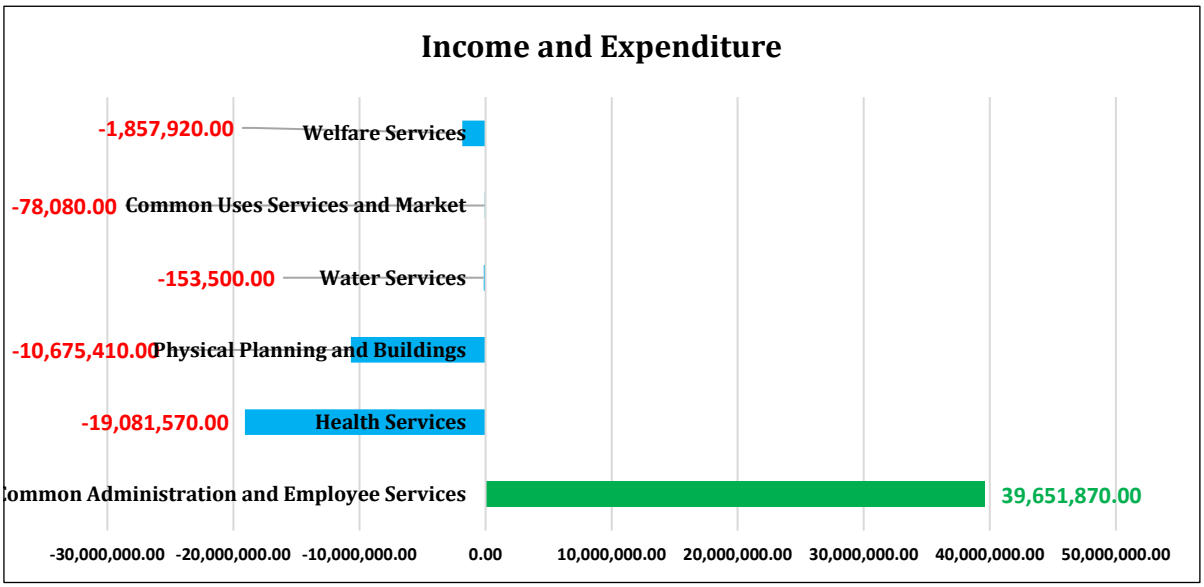
Source: Statistical Hand book - 2022

According to the above charts, through the capital expenditure most of the amount is spending for the Equipment outlay which is 53% and through the recurrent expenditure most of the amount is spending for personal emoluments which is around 78%.

The below table is explaining, most of the amount is spending for the Common Administration and Employee Services and most of the income are generated from the Common Administration and Employee Services, Common Uses Services and Market.

According to the below chart, the income and expenditure are only managed from the Common Administration and Employee Services others are going to imbalance.

Chart 21:Income & Expenditure of VVT UC



Source: Statistical Hand book - 2022

2.10 Problems and Potentials

Potential

- Geographically Potential features to the fishing

  The Valvettithurai Urban Council is Geographically located in coastal area. Hence, it is major strength for the fishing for this area. The following image is showing the potential area for the fish catching.





- Coastal Corridor (7Km)

  Valvettithurai Urban Council is located in coastal corridor and nearly 7Km coastal area covering by the Valvettithurai Urban Council.

- Cultural Tourism

- The Valvettithurai Urban Council has potential for the cultural tourism. Such as, Urani Natural Water Body, Vallvai Muthumaari Amman Kovil, Selvasannithi Kovil, Kite Festival & Indravilzha.









- Historically Seafaring Town
- Thondamanaru Lagoon




- Deep Sea

  The Valvettithurai Urban Council has deep sea which is potential for the fishing activities.




- Potential for the Agriculture

  One of another potential is agriculture. Those are vegetables such as onion, chilies, tobacco, eggplants, kidney beans, tapioca, pumpkin and paddy are cultivated.

Problems

- Lack of Infrastructure facilities within the Town area (Narrow and Poor condition Roads, Lack of Public Transport Facilities, Absent of Public Toilets)



- Lack of Fishing related infrastructure facilities

  The fishing of Main economic activities in the valvettithurai urban council. Even though, the available infrastructure facilities for the fishing is not sufficient. For an Example, Auction hall, Net Mending area, Drying area.





- Absent of Proper Land Management

  In proper land management is major issue of this area. Because, land are not utilized in proper activities.

- Poor quality of drinking water

  Geographically, the valvettithurai urban council area is located in coastal zone. Hence, it is creating the saline water.

- Lack of Mobility Enhancement

  The valvettithurai town is functioning as a town centre for the Valvettithurai Urban Council Area. Even though, the Roundabout and Pedestrian walkway is absent. In this situation, create the congestion within the town centre.

- Lack of Services (Commercial, Market, Bus Stand)

  In the Valvettithurai town centre area available service are not sufficient for the people who are living in this area and who are coming to get the service from this area.

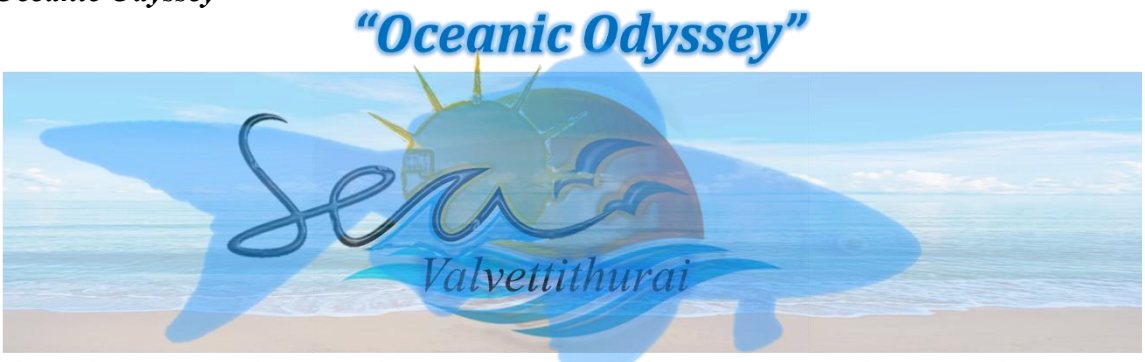
- High Housing Deficit or Land less Families

  As per the situational analysis, found there are 439 families under housing deficit.

Chapter 03 – Frame work of the Local Area Plan

3.1 Sub Vision

"Oceanic Odyssey"



Valvettithurai is a **"Oceanic Odyssey"**, it means long journey with many adventures or a spiritual or intellectual quest also a fantastic, immersive experience that takes you on an unforgettable journey through the mysteries and wonders of the underwater world. Specially giving the large experience for

- → **A profound journey through the depths whether literal beneath the waves or metaphorical within oneself.**
- → **A passage into unknown realms exploring the vast, often mysterious aspects of life, nature, or consciousness.**
- → **A transformative adventure that immerses one in the immeasurable, boundless, and often overwhelming forces akin to the ocean's power.**

On the basis, Geographically Valvettithuri is a coastal town which is located in coastal corridor and bounded by the Indian Ocean and situated at the tip of the north. Through this potential, VVT is given the better strategical location to do the deep-sea fishing and sea-based activities to achieve this vision.

The Goals of the Greater Jaffna Development Plan, can be achieved through the local area plan for the valvettithurai urban council. Because, it will be helped to cater the vision of the Greater Jaffna Development plan. For an example, Goal 2, Goal 3, Goal 4 are connecting with the local area plan.

GJDP Vision "Ceaseless Waves, Towards a Thriving Region."

G1

Fabricate as renowned neighborhood of South India

Objective:
To create Kankesanthurai as a transit point of Sri Lanka in connection with South India in 2034

Objective:
To revitalize Jaffna as a center point of trade in connection with South India in 2034

G2

A foremost Marine hub of Sri Lanka

Objective:

To achieve the fish production of the district by 25 % in 2034

Objective:

To allocate 5000 acres to achieve the production of Mari farming by 1000 tons to global market in the year 2034

G3

Ideal investment platform for green

Objective:
To supply the 400 MW(5% of the national) electricity to the national grid in 2034 by renewable energy

Objective:
To keep 40% of the district land as Agricultural Land in 2034

Objective:
To hiked up the indigenous crops as competitive crops in the global market in 2034

G4

Rebrand the life style and real sense of Jaffna

Objective:

To magnify the "Jaffna" s' image with its unique colonial & post colonial ambience in 2034.

Objective:

To develop excursions opportunities through conserve Blue & Green Resources in 2034

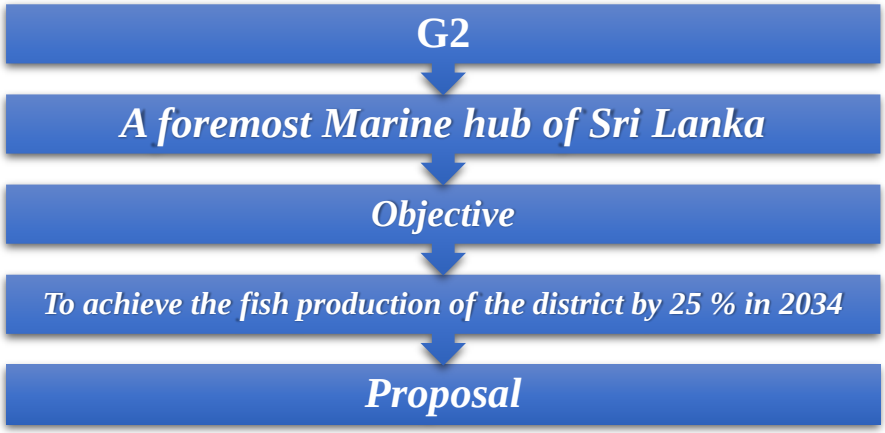
Objective:

Provision of Quality & Affordable services for All Walks of Life in 2034.

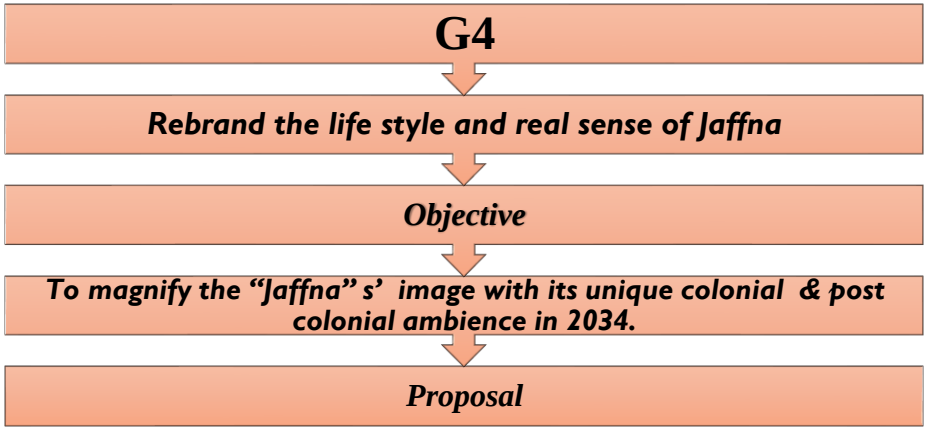
"Oceanic Odyssey"

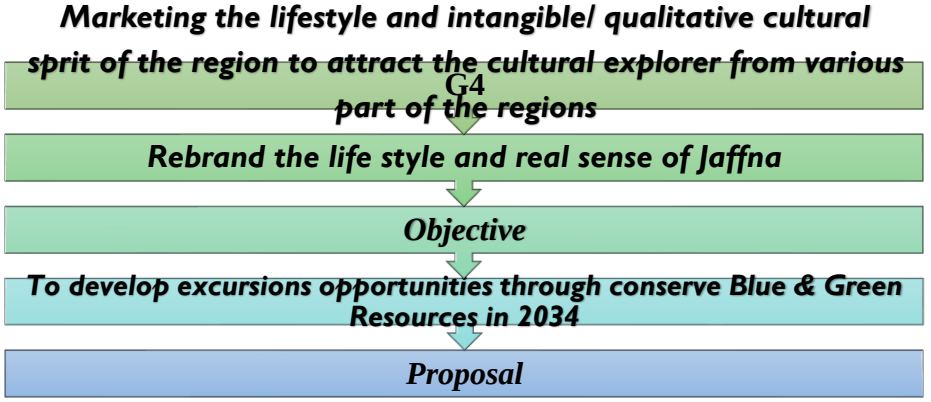
Vision for Local Area Plan of VVT UC

3.2 Correlation with the Greater Jaffna Development Plan Vision



- Proposed fishery corridor
- Improvement of Supply Chain & Cold Chain Facilities
- Proposal Anchorages Development at Aathikovilady
- Identified Ice Factory
- Development of Fish Market
- Dry Fish related activities





Theeruvil Park Development

3.3 SWOT Analysis

Strength

- Cultural tourism
- Geographically Potential features to the fishing
- Historically Seafaring Town
- Suitable temperature for the dry fishing
- Deep fishing

Weakness

- Lack of Infrastructure facilities (Narrow and Poor condition Roads, Lack of Sanitary Facilities, Lack of Public Transport Facilities)
- Lack of fishing related infrastructure facilities
- Absent of Proper Land Management
- Coastal area encroachment

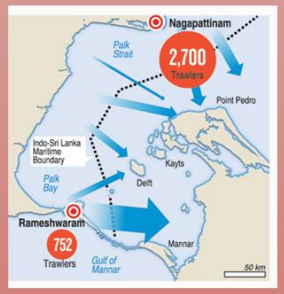
SWOT

Opportunities

- As per the Greater Jaffna Development Plan identified as Fishery town
- Tourism & Coastal Corridor passing through the Valvettithurai

Threats

- Indian Fishermen Invasion

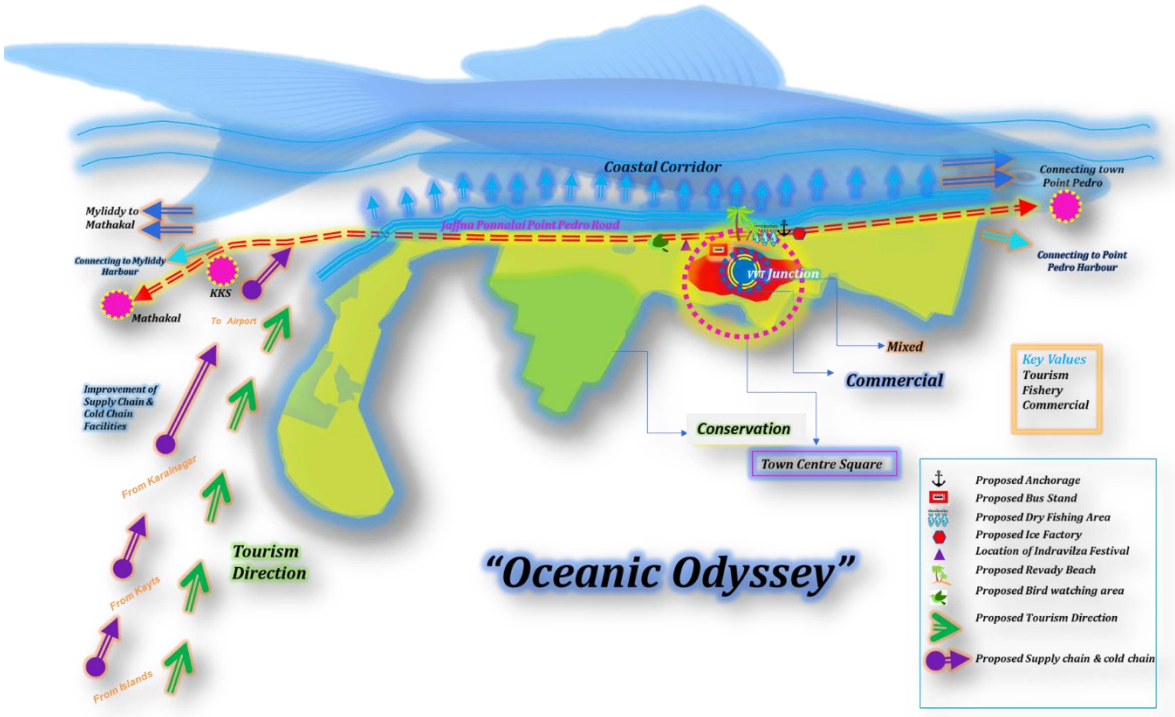


3.4 Conceptual Plan

Conceptual Plan is a model plan which displays the futuristic spatial inflection of the selected area. According to that, we have formulated the conceptual frame work for the VVT UC area based on the following key values and through the identified potential and problem analysis to cater the existing gap within the VVT UC area.

Key Values

- ***Fishing***
- ***Tourism***
- ***Commercial***



According to that, seeing the conceptual frame work, Strategically VVT UC area is located in coastal corridor and the centre part of the area is covering by the commercial activities and surrounding part is covering by the mixed development activities behind that other area is the residential area.

Fishing **-** Historically, VVT was renowned for its seafaring traditions and transnational shipping trade. The local population, predominantly Sri Lankan Tamils, have long depended on fishing as a primary livelihood, utilizing traditional methods and boats. On the basis, Naturally, VVT UC area is one of the coastal town it is high potential for boosting fishing activities and also this area is connecting to the Myliddy, Mathagal and point pedro through the Jaffna Ponnalai Point Pedro road. Also, the Proposed Greater Jaffna Development Plan has been identified some future proposals such as Proposed Anchorage, Proposed Dry Fishing Area, Proposed Ice Factory, Proposed Supply chain & cold chain, it will be promote the fishing activities within the VVT UC area.

Tourism **-** Valvettithurai (VVT), a coastal town in Sri Lanka's Jaffna District, offers a unique blend of cultural heritage, scenic beauty, and local traditions, making it an emerging destination for travelers seeking authentic experiences. Similarly, Location of Indravilza Festival and thondamanaru bird watching area also proposed by the Greater Jaffna Development Plan it will be enhance the tourism related activities within the VVT UC area. Through this, Valvettithurai's combination of cultural landmarks, natural beauty, and community events offers visitors a chance to experience the authentic charm of northern Sri Lanka.

Commercial **–** To enhance the commercial activities, according to the existing functioning of this area, Selected the High-Density Commercial area for the town centre development. Because the selected area fully covering the commercial activities. The town hosts several markets and shopping complexes, including the Valvettiturai New Vegetable Market and the Valettithurai Model Market Complex, facilitating local trade and commerce.

Accordingly, the town centre is the central district of the city (CBD), usually characterized by a concentration of retail and commercial buildings and also CBD is functioning as focal point of the city. Based on that, we have formulated the conceptual plan through the identified potential and problems to cater the vision of this area.

Chapter 04 - Project Implementation Strategy

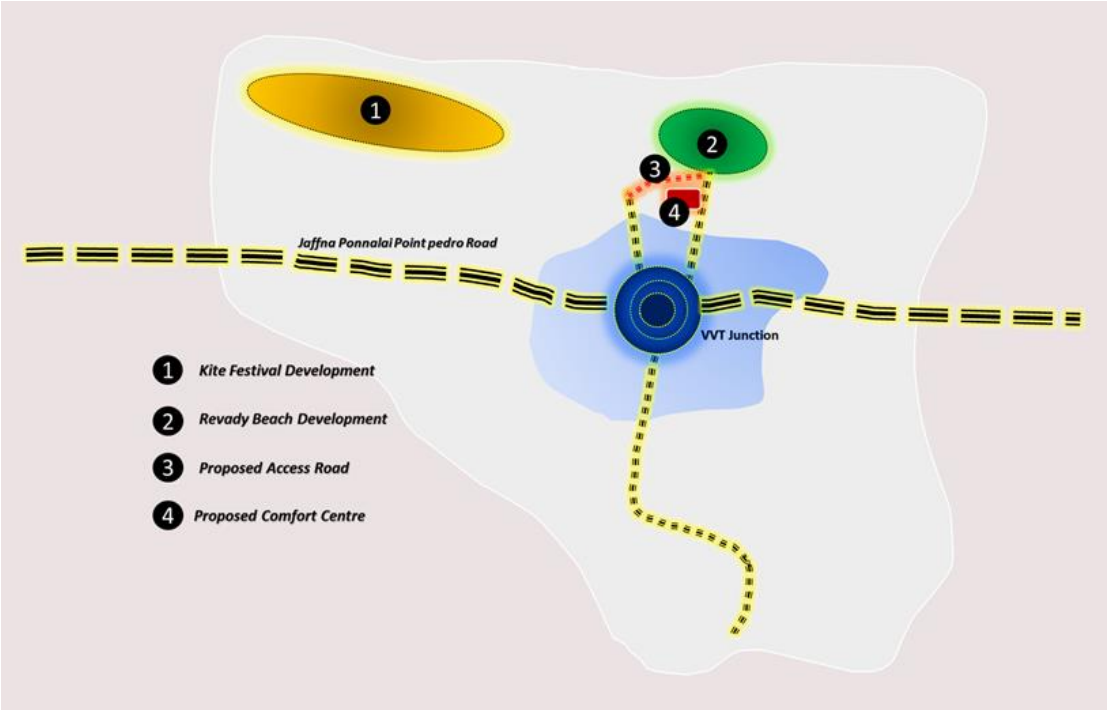
4.1 Identified Projects

As per the Problem and Potential analysis, the following projects has been identified to cater the vision of the greater Jaffna development plan.

Table 3:Identified Projects

S.No	Name of the Projects
1.	**Town Centre Development at Valvettithurai** Junction Improvement Proposed Public Gathering area Relocation of Vegetable Market and Convert into Commercial Development Proposed Vegetable Market Modification of Commercial Complex Existing Bus Stand Improvement Improvement of Pedestrian Walkways
2.	**Festival Development** Revady Beach Development Kite festival development Proposed Access Road Comfort Centre with Sanitary Facilities
3.	Theeruvil Regional Park Development
4.	Thondaimanaru Lagoon Front Landscape Development
5.	Diving & Children's Swimming Pool at Revady
6.	River Boating – Thondamanaru.
7.	In-sea Walkway/Pier at the Kite Festival site.
8.	In-sea Swimming Pool.
9.	Sewerage System – Throughout the entire Valvettithurai Urban Council area.
10.	Anchorage Development at Athikoviladi & Revady

4.1.1 Identified Projects for the Festival Development

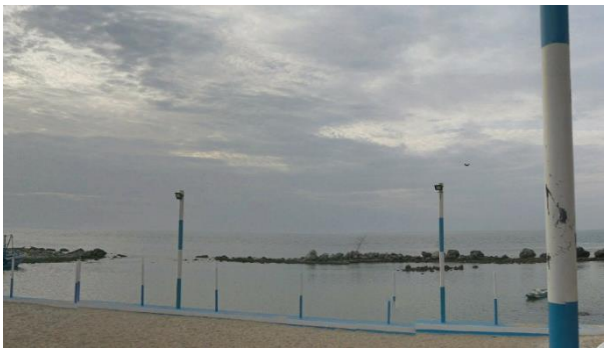


To enhance the tourism development, and create the connection between the town centre area to tourism area through the following projects.

- ❖ Revady Beach Development
- ❖ Proposed Access Road
- ❖ Comfort Centre with Sanitary Facilities
- ❖ Kite festival development

Existing Situation





Expected Situation for the Beach Development









4.1.2 Identified Projects for Public Outdoor Recreational Space

Recreational Development Projects

The Recreation refers to all those activities that people choose to do to refresh their bodies and minds and make their leisure time more interesting and enjoyable. Examples of recreation activities are walking, swimming, meditation, reading, playing games and dancing.To enhance the functioning of the recreational activities, proposed the following projects

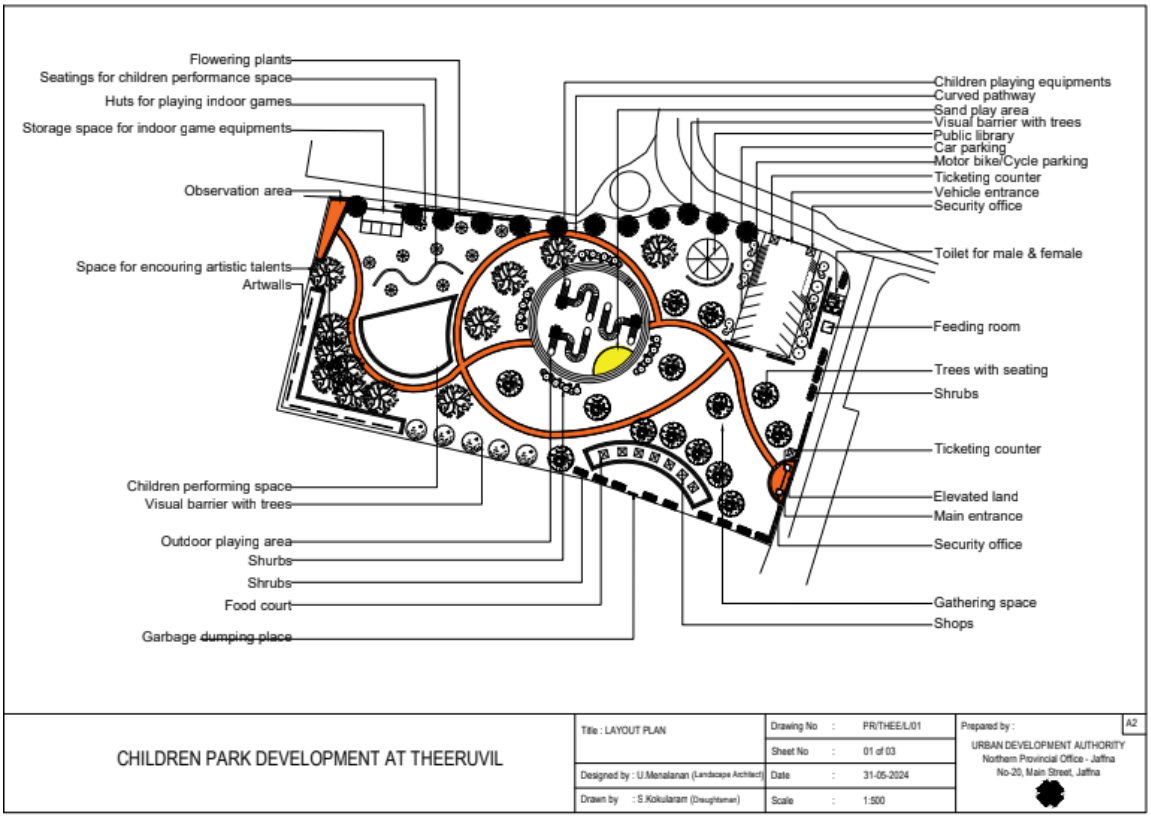
- Theeruvil Regional Park Development
- Thondaimanaru Lagoon Front Landscape Development

Map 8:Location of the Recreational Development Projects



Source: UDA (NP)

Figure 3:Layout for the Proposed Theeruvil Park



Source: UDA (NP)

4.1.3 Identified Projects for the Town Centre Development

For the Immediate Town Centre Development Selected the High-Density Commercial area based on the existing functioning of the area. Under this development, through the following strategies we have identified the Projects to boost the functioning within the town centre.

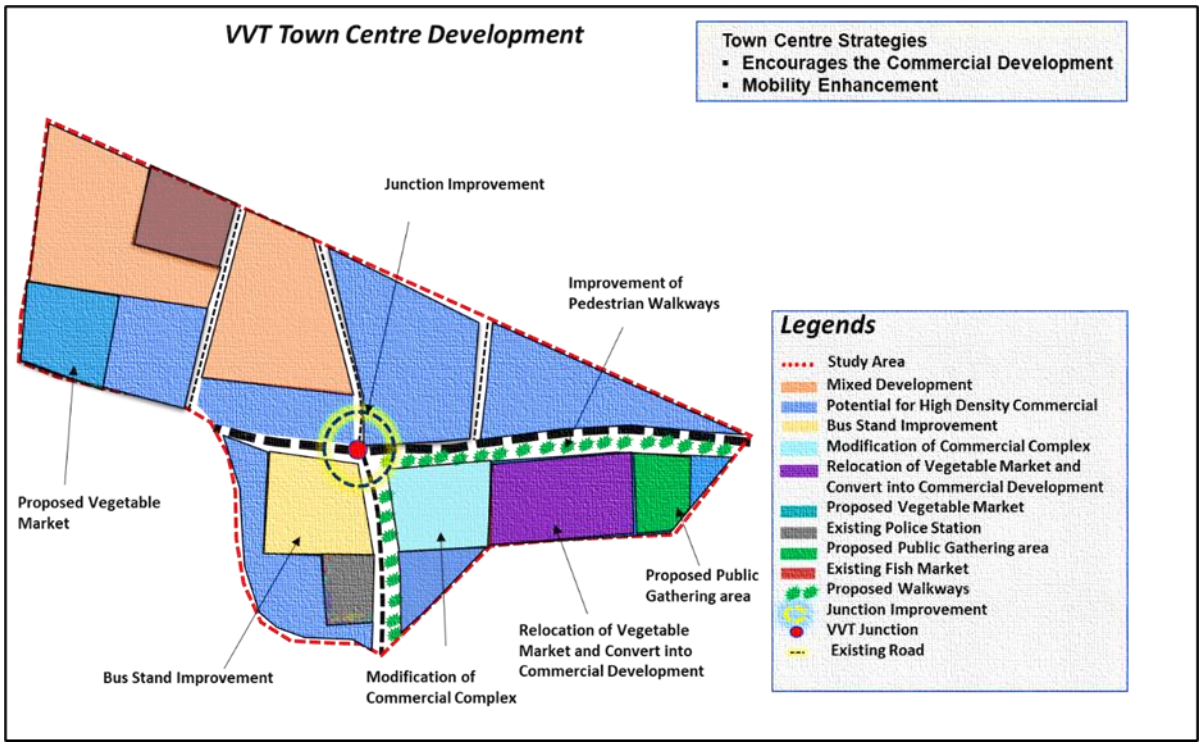
Town Centre Strategies

1.Encourages the Commercial Development

2.Increase the Mobility Enrichment

Because when observing the area identified the major issues is absent of proper development within the VVT UC area, Such as un and under-utilized land and lack of infrastructure facilities. In this circumstance, to fulfil the above-mentioned issues, we have identified the project for the town centre area.

Figure 4:Layout for the VVT Town Centre Development



❖ Commercial Enhancement

Figure 5:Location of the Proposed Projects



The Commercial enhancement means activities promoting and seeking opportunities for the purchase and sale of goods and for the provision of services, comprising promotional activities, commercial advertising, displays and introductions of goods and services, and trade fairs and exhibitions. Based on that, proposed following projects.

- **Modification of Commercial Complex**

The Commercial Complex means any development such as a shopping center, office park or industrial park, which consists of two or more establishments on a single platted lot, or which is designed, developed and managed as a unit. Based on that, in order to enhance the Commercial development within the town centre, decided to modify the commercial complex.

Model Design





- **Relocation of Vegetable Market and Convert into Commercial Development**

To enhance the commercial activities within the town centre, decided to relocated the vegetable market and covert into commercial development. Because vegetable market in Valvettithurai is more than just a place for buying and selling produce and the availability of a variety of vegetables ensures that residents have access to fresh and nutritious food, which is essential for maintaining health and well-being and it is a cornerstone of the community that supports economic development, food security, environmental sustainability, and social cohesion.

Model Design





- **Proposed Vegetable Market**



Agriculture is a primary occupation in Valvettithurai, along side fishing and trading. The market attracts vendors, transporters, and consumers, creating a hub of economic activity. This not only benefits farmers but also generates employment opportunities in related sectors such as logistics and retail. The vegetable market offers a platform for local farmers to sell their produce directly, ensuring a steady income and reducing reliance on intermediaries. The vegetable market is a type of building or structure created and designed in various colors,

materials, shapes, sizes, and styles with accurate and specific fruit and vegetables. Vegetable markets provide healthier food items that are fresher than the ones available in supermarkets. Based on that, in order to provide the service to the public to proposed the vegetable market.

- **Existing Bus Stand Improvement**

The existing bus stand of the Valvettithurai area Strategically placed in high-demand areas like markets, hospitals, or school zones to maximize accessibility also Acts as a transport hub where multiple routes intersect, helping passengers transfer easily between services. Even the facilities of the existing bus stand in not enough to cater the requirement of this area. In order to fulfilled the requirements of this area, decided to improve the facilities of the existing bus stand.

Model Design



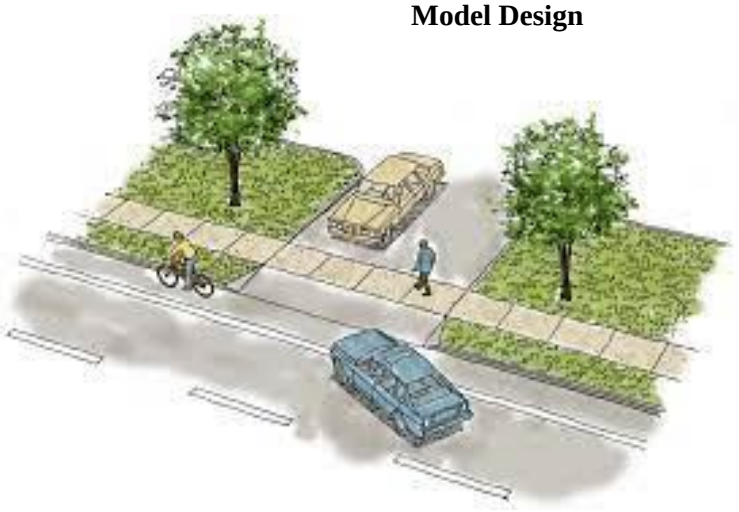


❖ Mobility Enhancement

According to the problem analysis, found lack of Mobility enhancement within the town centre. Hence, to promote the mobility enhancement within the town centre, because the Efficient transportation systems facilitate trade, access to markets, and employment opportunities. Improved mobility can lead to economic growth by connecting people to jobs and services. Also, mobility enhancement is vital for individual health, economic prosperity, environmental sustainability, and social inclusion. Prioritizing mobility initiatives can lead to a more connected, healthy, and equitable society. Based on that, proposed following projects to enhance the mobility within the valvettithurai area.

- **Improvement of Pedestrian Walkways**

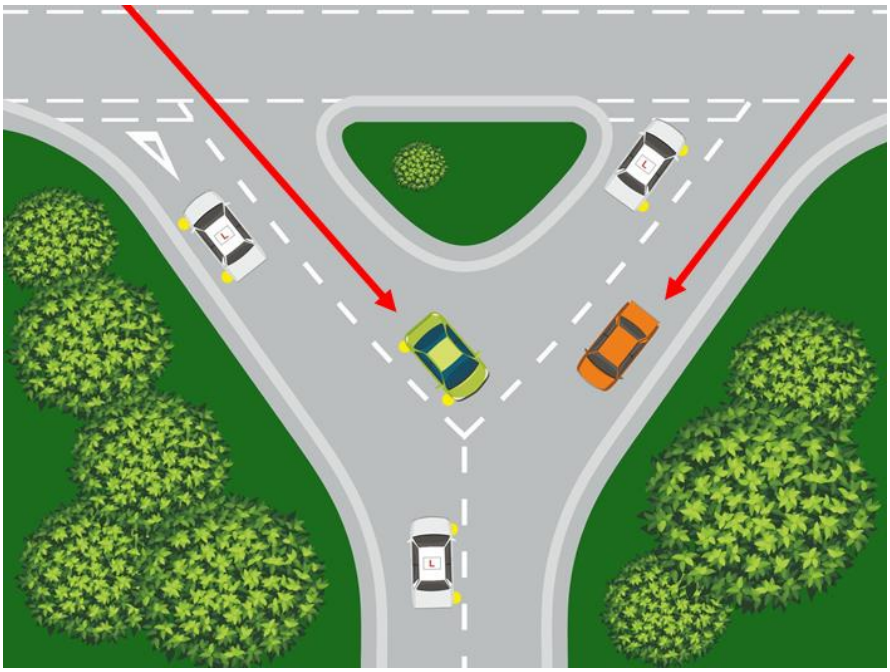
Model Design



The Pedestrian walkways are essential components of safe, healthy, and vibrant communities also Walkways create a physical barrier between pedestrians and traffic, significantly reducing accidents also Walkway's link homes, schools, shops, transit stops, and parks, making everyday destinations reachable without vehicle. According to that, in order to cater the above purposes, decided to improve the Pedestrian Walkway within the town centre with the facilities of pathway, which may include stairs, ramps or passageways, made of a hard, stable surface and which is kept clear of debris, snow and ice to facilitate the movement of pedestrians. It will be provided the many benefits including safety, mobility, and healthier communities. Providing walkways for pedestrians dramatically increases how well pedestrians perceive their needs are being met along roadways.

- **Junction Improvement**

Model Design



The Junctions are particularly susceptible to congestion. On the basis, the junction Improvements are often made to maintain or improve network efficiency, incorporate greater public safety and

provide smoother public transport. For that, decided to improve the junction with the benefit of the public.

- **Proposed Public Gathering area**



VVT town does not have public gathering places because, the public gatherings areas raise to organized assemblies or meetings where a group of individuals come together in a public space to express their views, share information, protest, celebrate, or engage in collective activities also Establishing a public gathering area offers multifaceted benefits that enhance community well-being, foster social connections, and stimulate local economies. For that, decided to allocate the space for the public gathering areas.





Part II

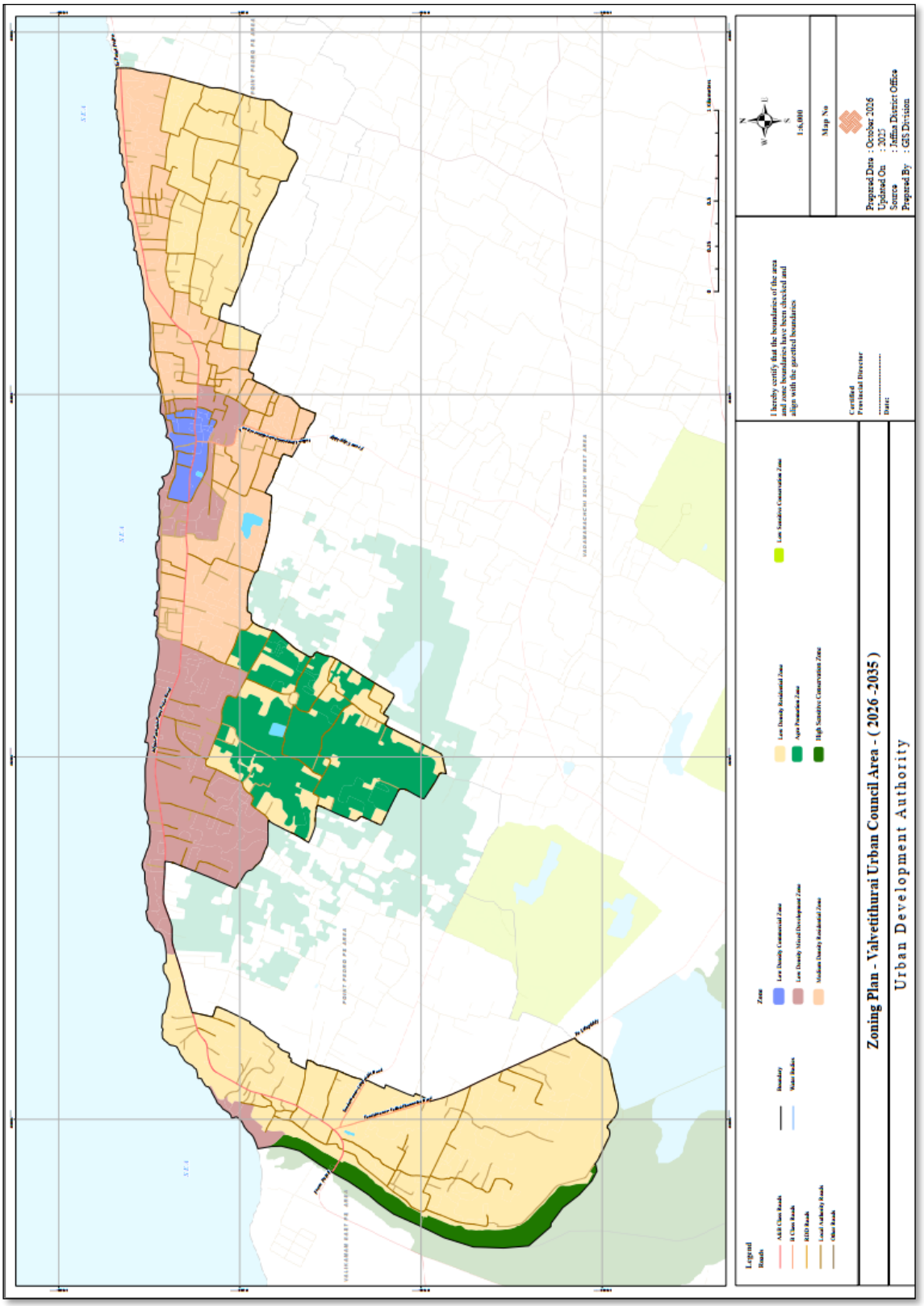
Chapter 05 – Development Zones and Zoning Guidelines

5.1 Introduction

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

5.2 Development Zones

Map 9:Zoning Plan for Valvettithurai Urban Council (2026-2035)



Source: UDA (NP)

5.3 Zone Factor

By the local area development plan for Valvettithurai Urban Council the jurisdiction is divided into four main development zones and those main development zones are further divided into sub-zones based on the expected development density. Accordingly, the zone factor was determined based on the expected development density and the amount of developable land for that development zone.

Table 4:Development Zones & Zone Factor

Main Zone	**Sub Development Zone**	**Zone Code**	**Zone Factor**
Commercial Zone	Low Density Commercial Zone	C3	1.78
Mixed Development Zone	Low Density Mixed Development Zone	MD3	1.37
Residential Zone	Low Density Residential Zone	R3	0.78
Agro Promotion Zone	Agro Promotion Zone	A	0.95
Conservation Zone	High Sensitive Conservation Zone	CN1	0
	Low Sensitive Conservation Zone	CN3	0.56

5.4 Common Guidelines for Planning Area

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

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

III. For areas declared as urban areas prior to 1986.03.10, the lots sub-divided before 1986.08.04 are considered as existing lots except Part of Kedrudavil North GND (above AB 21 Road) & Valvettithurai North West GND areas considered as existing lot before 2009.(Special decision was taken in the Planning committee which was held on 08.09.2022.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

XXIX. 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.

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

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

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

XXXIII. 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 four main Development Zones in the Local Area Development Plan for Valvettithurai Urban Council area are given below.

Table No 4. **Commercial Zone**

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

Source: Urban Development Authority 2025

Table No 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	65 %
ix. Setbacks & Open Spaces	Schedule 6 - form "E" (As per the Gazette notification No. 2235/54)
x. Minimum land extent for sub division	**150 Sq.m**
xi. Permissible Uses & Minimum Land Extent	Schedule 1 - Form "F" Schedule 2 - Form "G"
12.Common Zoning Regulations	1. Clearances should be obtained from relevant agencies if needed. 2. District planning committee of UDA will have the full rights to decide any special development considerations within the Zone.

Source: Urban Development Authority 2025

Table No 6: 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**	65 %
ix.	**Setbacks & Open Spaces**	Schedule 6 - form "E" (As per the Gazette notification No. 2235/54)
x.	**Minimum land extent for sub division**	**250 Sq.m**
xi.	**Permissible uses & Minimum Land Extent**	Schedule 1 - Form "F" Schedule 2 - Form "G"
xii.	**Common zoning regulations**	1. Clearances should be obtained from relevant agencies if needed. 2. District planning committee of UDA will have the full rights to decide any special development considerations within the Zone.

Source: Urban Development Authority 2025

Table 5: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 2025

Table No 7: **Conservation Zone**

i.	**Main Zone**	**Conservation Zone**
ii.	**Characteristics of the Zone**	Already declared as an Environmental Protection Areas/Protected Areas or Special Conservation areas published by International Convention or National Act/gazette areas.
iii.	**Zoning Boundaries**	Annexures
iv.	**Sub Zone**	**High Sensitive Conservation Zone**
v.	**Zone Code**	**CN1**
vi.	**Zone Factor**	-
vii.	**Permissible Floor Area Ratio**	Schedule 6 - Form "A" & Form "B" (As per the Gazette notification No. 2235/54)
viii.	**Permissible Maximum Plot Coverage**	05 %
ix.	**Setbacks & Open Spaces**	Schedule 6 - form "E" (As per the Gazette notification No. 2235/54)
x.	**Minimum land extent for sub division**	-
xi.	**Permissible uses**	Other than the form "F" in Schedule 1 following Activities can be allowed. 1. Nature Friendly Restaurant & Rooms Stay 2. Nature Parks which conserve the natural eco-system. 3. Field study/Information centers on stilts. 4. Raised boards walks, deck on stilts, shelters/rest huts on stilts. 5. Nature trails, hides, observation towers, canopy walkways, carefully located cycle paths, bridleways and the like. 6. Camping, picnicking, bird watching and the like, while ensuring that the natural habitat is not disturbed. 7. Security posts, tickets booths, site offices

	8. Traditional fishing & Mari farming 9. Continuation of existing paddy fields. 10. Mobile Sanitary Facilities 11. “Lellama” 12. “Madel Paadu” built with constructions 13. Fishing piers 14. Berths & Boat jetty/ ferry accommodation 15. Recreational parks 16. Open theatre 17. Open Gymnasium 18. *Research* and Development Centers
xii. Common zoning regulations	1. Clearances should be obtained from relevant agencies if needed. 2. District planning committee of UDA will have the full rights to decide any special development considerations within the Zone 3. Sustainable Materials: Use environmentally friendly and locally sourced materials for construction. Consider timber from sustainable sources, recycled materials, or materials with low environmental impact. 4. Low-Impact Foundations: Ensure that the foundations or footings of the development have minimal impact on the forest floor to prevent soil compaction and disruption to the ecosystem. 5. Natural Aesthetics: Design development that blend with the natural surroundings. Use earthy and muted color schemes that harmonize with the forest environment. 6. Rustic Design: Incorporate rustic architectural elements, such as exposed timber beams, stone accents, or thatched roofs, to create a natural and cozy atmosphere.

	7. Sustainability Features: Include green building features like rainwater harvesting, solar panels for lighting, and low-flow water fixtures to minimize environmental impact. 8. Off-Grid Amenities: Provide off-grid amenities such as composting toilets, and limit the use of electricity to maintain a sustainable and eco-friendly experience. 9. Natural Ventilation: Design the development with proper ventilation to minimize the need for air conditioning, allowing guests to enjoy the fresh forest air. 10. Privacy and Scenic Views: Ensure that each Development offers privacy and scenic views of the forest. Incorporate large windows or open-air elements to connect guests with nature. 11. Minimal Site Disturbance: Construct each development with minimal disruption to the natural terrain. Avoid cutting down trees or disturbing sensitive areas. 12. Outdoor Spaces: Include private outdoor spaces like decks, patios, or balconies where guests can relax and enjoy the forest. 13. Fire Safety: Implement fire-resistant building practices and provide safety equipment to mitigate the risk of forest fires. 14. Accessibility: Design development to be accessible to people with disabilities, including wheelchair ramps and wider doorways. 15. Multi-Season Use: Insulate cabanas for year-round use, and include heating options for colder seasons. 16. Waste Management: Establish a responsible waste management system for guests and staff to minimize the environmental impact. 17. Local Workforce: Employ local labor and support local communities for construction and maintenance to benefit the local economy.

	18. Educational Signage: Install signage or materials in cabanas that educate guests about the forest ecosystem and encourage eco-friendly behavior. 19. Wildlife-Friendly: Design features that minimize disturbance to wildlife, such as bird-friendly window treatments or designated wildlife viewing areas. 20. Light Pollution Control: Use lighting fixtures that minimize light pollution and allow guests to enjoy stargazing. 21. Signs and billboards should, where possible, incorporate colors and materials that are compatible with the existing character of an environmentally sensitive area. 22. It is preferable that billboards and freestanding signs in sensitive environmental areas are used for interpretive, public safety or educational purposes. 23. Dune Stabilization Planting native dune vegetation to stabilize sand dunes and prevent erosion, as well as providing habitat for wildlife. Promoting ecotourism, nature based coastal development.

Source: Urban Development Authority 2025

Table No 8: 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**	Schedule 1 – Form "F" Schedule 2 – Form "G"
xii.	**Common zoning regulations**	1. Clearance to be obtained from agrarian development department. 2. Clearances should be obtained from relevant agencies if needed. 3. If identify the highland within this zone it can be considered as developable land 4. Such development not permitted within this zone but which is existing development can be allowed for the further development 5. District planning committee of UDA will have the full rights to decide any special development considerations within the Zone

Source: Urban Development Authority 2025

5.6 Permissible Uses for Development Zones

Principle Use	Sub Uses	Low Density Commercial Zone	Low Density Mixed Development Zone	Low Density Residential Zone	Low Sensitives Conservation Zone	High Sensitivity Conservation Zone
1. Residential	Houses	√	√	√	√	
	Condominium Housing Complexes		√			
	Housing Complexes		√	√		
	Housing Projects		√	√		
	Quarters/Labour Quarters	√	√	√		
	Service Apartments		√			
	Studio Apartments	√	√			
	Dometry		√	√		
	Hostels	√	√	√		
	Day-care Centers	√	√	√		
	Patient Care Centers	√	√	√		
	Elders home	√	√	√	√	
	Children's home	√	√	√	√	
	Disability rehabilitation home	√	√	√	√	
	Rehabilitation /Probation home			√		
	Community centers		√	√	√	
	Resorts/Tourism bungalow/Home stay	√	√	√		
	Guest House	√	√	√		
	Lodge	√	√	√		
	Rest House	√	√	√		
	Retirement halls		√	√		
2. Health	Hospital	√	√	√		
	Medical centres(One doctors)	√	√	√	√	

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

	Beauty Parlour	√	√	√	√	
	Customer Service Centers	√	√	√	√	
	SPA	√	√			
	Tailor Shops	√	√	√		
	Funeral Parlours	√	√			
	Flouriest	√	√			
	Laundry/ costume cleaning centers	√	√	√		
	Hardware/ building material selling shops	√	√	√		
	Liquor shops	√	√			
	Vehicle spare parts shops	√	√	√		
	Vehicle renting centers	√	√	√	√	
	Vehicle service centers	√	√	√		
	Bicycle/three-wheeler s.c.	√	√	√		
	Light vehicle s.c.	√	√	√		
	Heavy vehicle s.c.		√	√		
	Garage	√	√	√		
	Vehicle fuel stations	√	√	√	√	
	Emission Testing Centers	√	√	√	√	
	Betting centers	√	√			
	Bus terminals	√	√			
5. Educational	Pre School/ Early childhood development center	√	√	√		
	Primary school	√	√	√	√	
	Secondary school	√	√	√	√	
	Tertiary school	√	√	√	√	
	Private school/ International school	√	√	√		
	High education institutions (Campus)		√	√		
	Government/ Private university		√	√		
	Technical college/ Vocational training center/ Training center		√	√		
	Private Tuition Classes-less than 50sqm	√	√	√	√	
	Private Tuition Classes- 50m to 500sqm	√	√	√		
	Private Tuition Classes-more than 500 sqm	√	√	√		

	Art institutions/ drama institution	√	√	√		
	Other educational institution	√	√	√		
	Research and Development Centers		√	√	√	
6. Social & Religious	Religious center		√	√		
	Religious education center		√	√		
	Museum		√	√		
	Social & Cultural center		√	√		
	Cemetery/ Crematoriums		√	√		
	Community Development Centers		√	√		
	Auditorium	√	√	√		
	Conference Hall	√	√	√		
7. Industry	Vehicle assembling/ repairing center	√	√	√		
	Stores for distribution activities	√	√	√	√	
	Stores/ warehouse	√	√	√	√	
	Service industries	√	√	√		
	Domestic industries	√	√	√	√	
	Packing industry	√	√	√	√	
	Recycling industry			√		
	Value addition industry	√	√	√	√	
	Defective material collection center	√	√	√	√	
	Bakery productions- Wood kilns	√	√	√		
	Bakery productions- electric	√	√	√		
	Concrete related production industry	√	√	√		
	Tile and brick industries			√		
	Furniture related industry		√	√		
	Mills	√	√			
	Lathes, welding shops	√	√	√		
	Other non-polluting industries (as defined by Central Environment Authority)	√	√	√		
	Other polluting industries (as defined by Central Environment Authority)					
8. Leisure	Indoor stadium		√	√		
	Open theatre		√	√		√
	Library	√	√	√	√	

	Gymnasium	√	√	√		
	Children parks	√	√	√	√	
	Open grounds	√	√	√	√	
	Cinema theatre/ open cinema theatre	√	√	√		
	Swimming pool	√	√	√		
	Parks	√	√	√	√	√
	Recreational parks	√	√	√	√	√
9. Agriculture and Fishery	Boat jetty/ ferry accommodation		√	√		√
	Berths		√	√		√
	Fishing piers		√	√		√
	“Madel Paadu” built with constructions		√	√		√
	“Lellama”		√	√		√
	Animal and crop farms			√	√	
	Agricultural products collection centres		√	√	√	
	Animal and Seed Breeding Centres		√	√	√	
	Greenhouse	√	√	√	√	
10. Other	Roof antenna towers	√	√	√		
	antenna towers	√	√	√		
	communication Towers	√	√	√		
	vehicle parking	√	√	√		
	electricity sub stations	√	√	√	√	
	Sand Mining/Mineral Mining/Washing			√	√	
	quarrying			√	√	
	Soil Excavation / clay Excavation			√	√	
	Sanitary buildings	√	√	√	√	√
	A.T.M	√	√	√	√	
	Electric charging stations	√	√	√	√	
	Compost facility/waste recycling centres	√	√	√	√	

-	Non- permissible uses
✓	Permissible uses

5.7 Minimum Land extent for Permissible Uses

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

	22	Funeral Parlors	500
	23	Flourist	150
	24	Flourist	150
	25	Laundry/ costume cleaning centers	150
	26	Hardware/ building material selling shops	150
	27	Liquor shops	150
	28	Vehicle spare parts shops	150
	29	Vehicle renting centers	500
	30	Vehicle service centers Bicycle/three wheeler Light vehicle Heavy vehicle	375 500 1000
	31		
	32		
	33		
	34	Garage	500
	35	Vehicle fuel stations	1000
	36	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 Tuition Classes-less than 50sqm	150
	10	Private Tuition Classes- 50sqm to 500sqm	500
	11	Private Tuition Classes-more than 500 sqm	1000
	12	Art institutions/ drama institution	1000
	13	Other educational institution	250
	14	Research and Development Centers	250
6.	1	Religious center	500

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

	9	Parks	150
	10	Recreational parks	500
9. Agriculture and fishery industry	1	Boat jetty/ ferry accommodation	-
	2	Berths	-
	3	Fishing piers	-
	4	“Madel Paadu” built with constructions	-
	5	“Lellama”	-
	6	Animal and crop farms	1000
	7	Agricultural products collection centres	250
	8	Animal and Seed Breeding Centres	500
	9	Greenhouse	150
10. Other	1	Roof antenna towers	-
	2	antenna towers	250
	3	communication Towers	-
	4	vehicle parking	250
	5	electricity sub stations	-
	6	Sand Mining/Mineral Mining/Washing	-
	7	quarrying	-
	8	Soil Excavation / clay Excavation	-
	9	Sanitary buildings	-
	10	A.T.M	-
	11	Electric charging stations	-
	12	Compost facility/waste recycling centres	1000

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

6.1 Proposed Road Width, Street line and Building Limit

S.NO	Road Number	Name of the Road	Proposed Road width (M)	Proposed Road width from the center of the Road	Proposed Building Line (M)
1	NJVUE001	Point pedro Road 1st Lane	4.50	2.25	3.25
2	NJVUE002	Point pedro Road 2nd Lane (Colony Road)	7.00	3.50	4.50
3	NJVUE003	Point pedro Road 3rd Lane (Yard Road)	7.00	3.50	4.50
4	NJVUE004	Point pedro Road 3rd Lane 1st cross lane	6.00	3.00	4.00
5	NJVUE005	Point pedro Road 3rd Lane 2nd cross lane	7.00	3.50	4.50
6	NJVUE006	Point pedro Road 3rd Lane 3rd cross lane	7.00	3.50	4.50
7	NJVUE007	Point pedro Road 4th Lane	6.00	3.00	4.00
8	NJVUE008	Point pedro Road 4th Lane cross Road	7.00	3.50	4.50
9	NJVUE009	Point pedro Road 5th Lane	6.00	3.00	4.00
10	NJVUE010	Point pedro Road 6th Lane	6.00	3.00	4.00
11	NJVUE011	Point pedro Road 7th Lane	7.00	3.50	4.50
12	NJVUE012	Point pedro Road 8th Lane	6.00	3.00	4.00
13	NJVUE013	Vavini Road	7.00	3.50	4.50
14	NJVUE014	Awarampiddy Lane	7.00	3.50	4.50
15	NJVUE015	Awarampiddy 1st Lane	7.00	3.50	4.50
16	NJVUE016	Awarampiddy 2nd Lane	4.50	2.25	3.25
17	NJVUE017	Vavini Road 1st Lane ®	6.00	3.00	4.00
18	NJVUE018	Vavini Road 2nd Lane (L)	6.00	3.00	4.00
19	NJVUE019	Vavini Road 3rd Lane ®	6.00	3.00	4.00

20	NJVUE020	Vavini Road 4th Lane ®	6.00	3.00	4.00
21	NJVUE021	Vavini Road 5th Lane ®	4.50	2.25	3.25
22	NJVUE022	Vavini Road 6th Lane ®	4.50	2.25	3.25
23	NJVUE023	Vavini Road 7th Lane ®	4.50	2.25	3.25
24	NJVUE024	Vavini Road 8th Lane ®	4.50	2.25	3.25
25	NJVUE025	Vavini Road 9th Lane ®	6.00	3.00	4.00
26	NJVUE026	Vavini Road 10th Lane ®	4.50	2.25	3.25
27	NJVUE027	Vavini Road 11th Lane ®	7.00	3.50	4.50
28	NJVUE028	Vavini Unthuwathai Link Road 1	7.00	3.50	4.50
29	NJVUE029	Vavini Unthuwathai Link Road 2	7.00	3.50	4.50
30	NJVUE030	Vavini Unthuwathai Link Road 2, 1st cross lane	7.00	3.50	4.50
31	NJVUE031	Vavini Unthuwathai Link Road 2, 2nd cross lane	6.00	3.00	4.00
32	NJVUE032	Vavini Unthuwathai Link Road 2, 3rd cross lane	7.00	3.50	4.50
33	NJVUE033	Vavini Unthuwathai Link Road 3	7.00	3.50	4.50
34	NJVUE034	Vavini Unthuwathai Link Road 4	7.00	3.50	4.50
35	NJVUE035	Vavini Unthuwathai Link Road 4 1st Lane	7.00	3.50	4.50
36	NJVUE036	Vavini Unthuwathai Link Road 5	7.00	3.50	4.50
37	NJVUE037	Unthuwathai Road	7.00	3.50	4.50
38	NJVUE038	Mavaththai Road	7.00	3.50	4.50
39	NJVUE039	Unthuwathai Road 1st Lane (L)	6.00	3.00	4.00
40	NJVUE040	Unthuwathai Road 2nd Lane (L)	6.00	3.00	4.00
41	NJVUE041	Unthuwathai Road 3rd Lane ®	6.00	3.00	4.00
42	NJVUE042	Unthuwathai Road 4th Lane (L)	6.00	3.00	4.00
43	NJVUE043	Unthuwathai Road 4th Lane cross Lane	6.00	3.00	4.00
44	NJVUE044	Unthuwathai Road 5th Lane ®	6.00	3.00	4.00
45	NJVUE045	Unthuwathai Road 6th Lane ®	4.50	2.25	3.25

46	NJVUE046	Unthuwathai Road 7th Lane ®	6.00	3.00	4.00
47	NJVUE047	Unthuwathai Road 8th Lane (L)Thirumakal C.C	6.00	3.00	4.00
48	NJVUE048	Unthuwathai Road 9th Lane (L)	4.50	2.25	3.25
49	NJVUE049	Unthuwathai Road 10th Lane (L)	4.50	2.25	3.25
50	NJVUE050	Unthuwathai Road 11th Lane (L)	6.00	3.00	4.00
51	NJVUE051	Unthuwathai Road 12th Lane (L)	6.00	3.00	4.00
52	NJVUE052	Unthuwathai Road 13th Lane (L)	4.50	2.25	3.25
53	NJVUE053	Unthuwathai Road 14th Lane ®	6.00	3.00	4.00
54	NJVUE054	Kaththavarayar Kovil Road	7.00	3.50	4.50
55	NJVUE055	Arasampulam Kellawathai Road (Unthuwathai Samathanai Link Road 1)	7.00	3.50	4.50
56	NJVUE056	Arasampulam Kellawathai Road 1st cross Road	7.00	3.50	4.50
57	NJVUE057	Arasampulam Kellawathai Road 2nd cross Road	6.00	3.00	4.00
58	NJVUE058	Arasampulam Kellawathai Road 3rd cross Road	6.00	3.00	4.00
59	NJVUE059	Arasampulam Kellawathai Road 4th cross Road	6.00	3.00	4.00
60	NJVUE060	Unthuwathai Samathanai Link Road 2	6.00	3.00	4.00
61	NJVUE061	Unthuwathai Samathanai Link Road 2,- 1st cross Road (L)	6.00	3.00	4.00
62	NJVUE062	Unthuwathai Samathanai Link Road 2,- 2nd cross Road (L)	6.00	3.00	4.00
63	NJVUE063	Unthuwathai Samathanai Link Road 2,- 3rd cross Road ®	6.00	3.00	4.00
64	NJVUE064	Unthuwathai Samathanai Link Road 2,- 4th cross Road (L)	4.50	2.25	3.25
65	NJVUE065	Unthuwathai Samathanai Link Road 2,- 5th cross Road (L)	4.50	2.25	3.25
66	NJVUE066	Samathanai Road	7.00	3.50	4.50
67	NJVUE067	Samathanai Road 1st cross Road	4.50	2.25	3.25
68	NJVUE068	Samathanai Road 2nd cross Road	4.50	2.25	3.25

69	NJVUE069	Samathanai Road 3rd cross Road (Mavadaippu)	7.00	3.50	4.50
70	NJVUE070	Samathanai Road 4th cross Road	6.00	3.00	4.00
71	NJVUE071	Samathanai Road 5th cross Road	6.00	3.00	4.00
72	NJVUE072	Samathanai Road 6th cross Road (Kajamugan Mill)	6.00	3.00	4.00
73	NJVUE073	Samathanai Road 7th cross Road	4.50	2.25	3.25
74	NJVUE074	Samathanai Road 8th cross Road	6.00	3.00	4.00
75	NJVUE075	Samathanai Road 9th cross Road	4.50	2.25	3.25
76	NJVUE076	Manankanai Road	7.00	3.50	4.50
77	NJVUE077	Manankanai Road 1st Lane	4.50	2.25	3.25
78	NJVUE078	Manankanai Road 2nd Lane	6.00	3.00	4.00
79	NJVUE079	Gnanatheni Lane	6.00	3.00	4.00
80	NJVUE080	Periyantharai lane	7.00	3.50	4.50
81	NJVUE081	Nediyakadu North 1st Lane (Sea Side) Ward 3	4.50	2.25	3.25
82	NJVUE082	Point pedro Road Kadduvalavu Revdy Beach Road link Road (Kanapathy Hall Nearly)	6.00	3.00	4.00
83	NJVUE083	Nediyakadu North Gnanavairavar Lane	6.00	3.00	4.00
84	NJVUE084	Gnanavairavar Lane Kadduvalavu Revady Beach Road link Lane	6.00	3.00	4.00
85	NJVUE085	Arasady Lane	6.00	3.00	4.00
86	NJVUE086	Arasady Lane Cross Lane	6.00	3.00	4.00
87	NJVUE087	Muthiraikaddai Lane	6.00	3.00	4.00
88	NJVUE088	Muthiraikaddai Lane 1st Cross lane	4.50	2.25	3.25
89	NJVUE089	Kothiyal Lane	6.00	3.00	4.00
90	NJVUE090	Kothiyal Lane 1st cross Lane	4.50	2.25	3.25
91	NJVUE091	Kothiyal Lane 2nd cross Lane	4.50	2.25	3.25
92	NJVUE092	Kadduvalavu lane	6.00	3.00	4.00

93	NJVUE093	Kadduvalavu lane 1st cross lane	6.00	3.00	4.00
94	NJVUE094	Kadduvalavu lane 2nd cross lane	6.00	3.00	4.00
95	NJVUE095	Kadduvalavu lane 3rd cross lane	6.00	3.00	4.00
96	NJVUE096	Kadduvalavu lane 4th cross lane	4.50	2.25	3.25
97	NJVUE097	Vempady Junction North Lane	6.00	3.00	4.00
98	NJVUE098	Kuchcham lane	6.00	3.00	4.00
99	NJVUE099	Kuchcham lane 1st cross Lane	4.50	2.25	3.25
100	NJVUE100	Kuchcham lane 2nd cross Lane	4.50	2.25	3.25
101	NJVUE101	Kaddaikkadu Lane (Kuchcham lane 3rd cross Lane)	6.00	3.00	4.00
102	NJVUE102	Kaddaikkadu lane 1st cross Lane	4.50	2.25	3.25
103	NJVUE103	Kuchcham lane 4th cross Lane	4.50	2.25	3.25
104	NJVUE104	Kadduvalavu Revady Beach Road	6.00	3.00	4.00
105	NJVUE105	Kadduvalavu Revady Beach Road 1st Lane	6.00	3.00	4.00
106	NJVUE106	Nadarajah Road	6.00	3.00	4.00
107	NJVUE107	Nadarajah Road 1st Lane	6.00	3.00	4.00
108	NJVUE108	Old Hospital Road	7.00	3.50	4.50
109	NJVUE109	Old Hospital Road 1st	6.00	3.00	4.00
110	NJVUE110	Revady Lane (Swimming Pool Road)	7.00	3.50	4.50
111	NJVUE111	VVT Junction Road	7.00	3.50	4.50
112	NJVUE112	Fish market lane	6.00	3.00	4.00
113	NJVUE113	Fish market Naruvilady link lane	6.00	3.00	4.00
114	NJVUE114	Naruvilady lane	6	3	4
115	NJVUE115	Naruvilady Lane 1st cross lane	4.50	2.25	3.25
116	NJVUE116	Meenadchi Amman kovil Road	6.00	3.00	4.00
117	NJVUE117	Meenadchi Amman kovil Road cross lane	4.50	2.25	3.25

118	NJVUE118	Kankesanthurai Road Meenadchi Amman kovil Road Link lane	4.50	2.25	3.25
119	NJVUE119	Kunruvarkadu Lane (Mathavady)	6.00	3.00	4.00
120	NJVUE120	Kappaludayar Kovil Road	7.00	3.50	4.50
121	NJVUE121	Uthayasooriyan Beach Road	7.00	3.50	4.50
122	NJVUE122	Uthayasooriyan Beach Road 1st Lane	4.50	2.25	3.25
123	NJVUE123	Uthayasooriyan Beach Road 2nd Lane	6.00	3.00	4.00
124	NJVUE124	Uthayasooriyan Beach Road 3rd Lane	4.50	2.25	3.25
125	NJVUE125	Sivaguru Vidyalaya Road	6.00	3.00	4.00
126	NJVUE126	Sivaguru Vidyalaya Road 1st Lane	4.50	2.25	3.25
127	NJVUE127	Sivaguru Vidyalaya Road 2nd Lane	6.00	3.00	4.00
128	NJVUE128	Amman Kovil Hall nearly Lane	6.00	3.00	4.00
129	NJVUE129	Kanakaththi Vadali Lane	6.00	3.00	4.00
130	NJVUE130	Point pedro Road 9th Lane (Sellappa Kadai)	4.50	2.25	3.25
131	NJVUE131	Udayamanal Lane (Vempady Junction)	7.00	3.50	4.50
132	NJVUE132	Udayamanal Lane 1st cross Lane (Navalady)(L)	6.00	3.00	4.00
133	NJVUE133	Udayamanal Lane 2nd cross Lane (Puthuvalavu Lane) (L)	6.00	3.00	4.00
134	NJVUE134	Puthuvalavu Lane 1st cross Lane	4.50	2.25	3.25
135	NJVUE135	Puthuvalavu Lane 2nd cross Lane	6.00	3.00	4.00
136	NJVUE136	Puthuvalavu Lane 3rd cross Lane (Register)	4.50	2.25	3.25
137	NJVUE137	Udayamanal Lane 3rd cross Lane (GS Office)®	4.50	2.25	3.25
138	NJVUE138	Udayamanal Lane 4th cross Lane ®	6.00	3.00	4.00
139	NJVUE139	Udayamanal Lane 5th cross Lane (Nearly Rainbow) (L)	4.50	2.25	3.25
140	NJVUE140	Udayamanal Lane 6th cross Lane ®	4.50	2.25	3.25
141	NJVUE141	Udayamanal Lane 7th cross Lane (L)	6.00	3.00	4.00

142	NJVUE142	Udayamanal Lane 8th cross Lane ® (Nearly Theniyampai)	6.00	3.00	4.00
143	NJVUE143	Aaseervatham Lane (Nearly Mery Home)	6.00	3.00	4.00
144	NJVUE144	Kondalkaddai Road	6.00	3.00	4.00
145	NJVUE145	Kondalkaddai Road 1st Lane	6.00	3.00	4.00
146	NJVUE146	Kondalkaddai Road 2nd Lane	6.00	3.00	4.00
147	NJVUE147	Kondalkaddai Road 3rd Lane	4.50	2.25	3.25
148	NJVUE148	Point pedro Road 10th Lane (Market Nearly)	4.50	2.25	3.25
149	NJVUE149	Ulakudaiyapillayar kovil Road	6.00	3.00	4.00
150	NJVUE150	Vanna lane	6.00	3.00	4.00
151	NJVUE151	Vanna lane 1st cross Lane	4.50	2.25	3.25
152	NJVUE152	Vevil lane	7.00	3.50	4.50
153	NJVUE153	Vevil lane 1st cross Lane	6.00	3.00	4.00
154	NJVUE154	Vevil pillayar drainage Road	6.00	3.00	4.00
155	NJVUE155	Sekandi lane	7.00	3.50	4.50
156	NJVUE156	Rajasingam Lane	6.00	3.00	4.00
157	NJVUE157	Rajasingam Lane 1st cross Lane	4.50	2.25	3.25
158	NJVUE158	VVT-Udupiddy Road 1st cross Lane (Nearly Vinayakar Vidyalayam)	4.50	2.25	3.25
159	NJVUE159	Kampanchetti Lane	7.00	3.50	4.50
160	NJVUE160	Arasady Lane	6.00	3.00	4.00
161	NJVUE161	VVT-Udupiddy Road 2nd cross Lane (Nearly Koshi)	4.50	2.25	3.25
162	NJVUE162	Murukaiyan Kovil Road Malliyodai Lane Link Lane	6.00	3.00	4.00
163	NJVUE163	Vinayagar Vidyalaya opposite Road	6.00	3.00	4.00
164	NJVUE164	Malliodai Road	7.00	3.50	4.50
165	NJVUE165	Malliodai Road cross Lane (Sathirankai Vairavar Kovilady)	7.00	3.50	4.50

166	NJVUE166	Sadayandi kovil Road	7.00	3.50	4.50
167	NJVUE167	Alakkadavai Road	7.00	3.50	4.50
168	NJVUE168	Sivapura Road	7.00	3.50	4.50
169	NJVUE169	Sivapura Road 1st Lane	4.50	2.25	3.25
170	NJVUE170	Sivapura Road 2nd Lane	4.50	2.25	3.25
171	NJVUE171	Theeruvil Lane	6.00	3.00	4.00
172	NJVUE172	Theeruvil Lane 1st cross Lane (L)	4.50	2.25	3.25
173	NJVUE173	Theeruvil Lane 2nd cross Lane ®	4.50	2.25	3.25
174	NJVUE174	Theeruvil Lane 3rd cross Lane ®	4.50	2.25	3.25
175	NJVUE175	Theeruvil Lane 4th cross Lane (L)	4.50	2.25	3.25
176	NJVUE176	Theeruvil Lane 5th cross Lane ®	6.00	3.00	4.00
177	NJVUE177	Theeruvil Lane 6th cross Lane (L)	4.50	2.25	3.25
178	NJVUE178	Theeruvil Lane 7th cross Lane (L)	6.00	3.00	4.00
179	NJVUE179	Viththanai Lane	6.00	3.00	4.00
180	NJVUE180	Viththanai Lane 1st Lane (L)	4.50	2.25	3.25
181	NJVUE181	Viththanai Lane 2nd Lane ®	6.00	3.00	4.00
182	NJVUE182	Viththanai Lane 3rd Lane (L)	6.00	3.00	4.00
183	NJVUE183	Viththanai Lane 4th Lane ®	4.50	2.25	3.25
184	NJVUE184	Theyampai West Lane	6.00	3.00	4.00
185	NJVUE185	Murukaiyan Kovil Road	7.00	3.50	4.50
186	NJVUE186	Murukaiyan Kovil Road Malliodai Lane connecting Lane (Theeruvil Park)	7.00	3.50	4.50
187	NJVUE187	Vaikunthapillaiyar Kovil Lane (Sadayandi kovil Road cross Lane)(KKS Road 1st Lane)	6.00	3.00	4.00
188	NJVUE188	Kankesanthurai Road 2nd Lane	4.50	2.25	3.25
189	NJVUE189	Kankesanthurai Road 3rd Lane	4.50	2.25	3.25

190	NJVUE190	Alady Road	7.00	3.50	4.50
191	NJVUE191	Alady Road 1st Lane	6.00	3.00	4.00
192	NJVUE192	Alady Road 2nd Lane	6.00	3.00	4.00
193	NJVUE193	Alady Road 2nd Lane 1st cross Lane	7.00	3.50	4.50
194	NJVUE194	Alady Road 2nd Lane 2nd cross Lane	6.00	3.00	4.00
195	NJVUE195	Alady Road 3rd Lane (Inthu Kadaiyady)	6.00	3.00	4.00
196	NJVUE196	Alady Road 4th Lane	6.00	3.00	4.00
197	NJVUE197	Alady Road 4th Lane 1st cross Lane	4.50	2.25	3.25
198	NJVUE198	Alady Road 4th Lane 2nd cross Lane	6.00	3.00	4.00
199	NJVUE199	Alady Road 5th Lane	6.00	3.00	4.00
200	NJVUE200	Alady Road 6th Lane	6.00	3.00	4.00
201	NJVUE201	Karanthankeni Road	7.00	3.50	4.50
202	NJVUE202	Karanthankeni Road 1st cross Lane	6.00	3.00	4.00
203	NJVUE203	Karanthankeni Road 2nd cross Lane	6.00	3.00	4.00
204	NJVUE204	Karanthankeni Road 3rd cross Lane	6.00	3.00	4.00
205	NJVUE205	Karanthankeni Road 4th cross Lane (pillaiyar Kovilady)	6.00	3.00	4.00
206	NJVUE206	Karanthankeni Road Velakadu Junction Link Road	7.00	3.50	4.50
207	NJVUE207	Suntharapperumal kovil Lane	6.00	3.00	4.00
208	NJVUE208	Sithampara West Lane (Land Side)	6.00	3.00	4.00
209	NJVUE209	Nelkolu Road (RDD)1st cross Lane	6.00	3.00	4.00
210	NJVUE210	Madaththady Lane (Vadi Lane)	6.00	3.00	4.00
211	NJVUE211	Madaththady Lane 1st Lane (L)	6.00	3.00	4.00
212	NJVUE212	Madaththady Lane 1st Lane cross lane 1	4.50	2.25	3.25
213	NJVUE213	Madaththady Lane 1st Lane cross lane 2	6.00	3.00	4.00
214	NJVUE214	Madaththady Lane 2nd Lane ®	6.00	3.00	4.00

215	NJVUE215	Madaththady Lane 3rd Lane ®	4.50	2.25	3.25
216	NJVUE216	Oorikkadu 2nd Lane (Alady North Lane)	6.00	3.00	4.00
217	NJVUE217	Athykovil East Lane	6.00	3.00	4.00
218	NJVUE218	Athykovil West Lane	6.00	3.00	4.00
219	NJVUE219	Athykovil West Lane 1st cross Lane	4.50	2.25	3.25
220	NJVUE220	Athykovil West Lane Athykovil East Lane Link Lane	4.50	2.25	3.25
221	NJVUE221	Kankesanthurai Road Athykovil West Lane Link Lane	6.00	3.00	4.00
222	NJVUE222	Oorikkadu 1st Lane	6.00	3.00	4.00
223	NJVUE223	Oorikkadu 1st Lane cross Lane	4.50	2.25	3.25
224	NJVUE224	Chithampara Ground East Lane (Chithampara North Lane)	6.00	3.00	4.00
225	NJVUE225	Chithampara Ground East Lane cross Lane1	6.00	3.00	4.00
226	NJVUE226	Chithampara Ground East Lane cross Lane2	4.50	2.25	3.25
227	NJVUE227	Chithampara Ground West Lane	6.00	3.00	4.00
228	NJVUE228	Chithampara Ground West Lane cross Lane	6.00	3.00	4.00
229	NJVUE229	Athy Kovil Beach Road	7.00	3.50	4.50
230	NJVUE230	Athy Kovil Beach Road 1st cross Lane	4.50	2.25	3.25
231	NJVUE231	Athy Kovil Beach Road 2nd cross Lane	4.50	2.25	3.25
232	NJVUE232	Athy Kovil Beach Road 3rd cross Lane	4.50	2.25	3.25
233	NJVUE233	Athy Kovil Beach Road 4th cross Lane	6.00	3.00	4.00
234	NJVUE234	Athy Kovil Beach Road 5th cross Lane	4.50	2.25	3.25
235	NJVUE235	Athy Kovil Beach Road 6th cross Lane	4.50	2.25	3.25
236	NJVUE236	Athy Kovil Beach Road 7th cross Lane	4.50	2.25	3.25
237	NJVUE237	Army camp West Lane	6.00	3.00	4.00
238	NJVUE238	Oorikkadu Bus Halt Nearly Lane	6.00	3.00	4.00
239	NJVUE239	Mayiliyathanai Cemetary West Lane (Nearly Bus Halt)	6.00	3.00	4.00

240	NJVUE240	Sinhalathy Odai East Lane	6.00	3.00	4.00
241	NJVUE241	Sinhalathy Odai West Lane (Velmurugan Lane)	6.00	3.00	4.00
242	NJVUE242	Mayiliyathanai Transformar Opposite Lane	6.00	3.00	4.00
243	NJVUE243	Kambarmalai Vidyalaya Road	7.00	3.50	4.50
244	NJVUE244	Netkolu vairavar kovil front Road (Kambarmalai Vidyalaya Road 1st Lane)	7.00	3.50	4.50
245	NJVUE245	Kommantharai Road (Kambarmalai Vidyalaya Road 2nd Lane)	6.00	3.00	4.00
246	NJVUE246	Kommantharai Road 1st lane	6.00	3.00	4.00
247	NJVUE247	Kommantharai Road 2nd lane	6.00	3.00	4.00
248	NJVUE248	Kommantharai Road 3rd lane	6.00	3.00	4.00
249	NJVUE249	Kambarmalai Vidyalaya Road 3rd Lane	7.00	3.50	4.50
250	NJVUE250	Kambarmalai Vidyalaya Road 4th Lane	6.00	3.00	4.00
251	NJVUE251	Kambarmalai Vidyalaya Road 5th Lane (Nearly School North)	6.00	3.00	4.00
252	NJVUE252	Kambarmalai Vidyalaya Road 6th Lane (Thalavai Lane)	6.00	3.00	4.00
253	NJVUE253	Konavalai Road	7.00	3.50	4.50
254	NJVUE254	Konavalai Road Cross Lane	6.00	3.00	4.00
255	NJVUE255	Pandikkannan Road	6.00	3.00	4.00
256	NJVUE256	Kilveddy Lane (Pandikkannan Road 1st Lane)	6.00	3.00	4.00
257	NJVUE257	Pandikkannan Road 2nd Lane	6.00	3.00	4.00
258	NJVUE258	Netkolu vairavar kovil behind Road	6.00	3.00	4.00
259	NJVUE259	Netkolu vairavar kovil North Lane	6.00	3.00	4.00
260	NJVUE260	Netkolu Road (RDD) Cross Lane	7.00	3.50	4.50
261	NJVUE261	Netkolu lane	7.00	3.50	4.50
262	NJVUE262	Netkolu lane 1st Cross Lane ®	6.00	3.00	4.00
263	NJVUE263	Netkolu lane 2nd Cross Lane ®	4.50	2.25	3.25

264	NJVUE264	Netkolu lane 3rd Cross Lane ®	6.00	3.00	4.00
265	NJVUE265	Netkolu lane 4th Cross Lane(Kudiyetta East)	6.00	3.00	4.00
266	NJVUE266	Netkolu lane 5th Cross Lane(Kudiyetta Lane)	7.00	3.50	4.50
267	NJVUE267	Netkolu lane 6th Cross Lane (L)	6.00	3.00	4.00
268	NJVUE268	Kankesanthurai Road 1st Lane	6.00	3.00	4.00
269	NJVUE269	Kankesanthurai Road 1st Lane cross Lane	6.00	3.00	4.00
270	NJVUE270	Kerudavil Road 1st lane	6.00	3.00	4.00
271	NJVUE271	Kerudavil Road 2nd lane	6.00	3.00	4.00
272	NJVUE272	Kerudavil Road 3rd lane	6.00	3.00	4.00
273	NJVUE273	Kerudavil Road 4th lane	6.00	3.00	4.00
274	NJVUE274	Kerudavil Road 5th lane	6.00	3.00	4.00
275	NJVUE275	Kerudavil Road 6th lane	6.00	3.00	4.00
276	NJVUE276	Mayavar Kovil Lane	7.00	3.50	4.50
277	NJVUE277	Mayavar Kovil Lane Cross Lane	6.00	3.00	4.00
278	NJVUE278	Mukkirawathai Lane	6.00	3.00	4.00
279	NJVUE279	Mukkirawathai Lane 1st Cross Lane	6.00	3.00	4.00
280	NJVUE280	Mukkirawathai Lane 2nd Cross Lane	6.00	3.00	4.00
281	NJVUE281	Madaththady lane (Vimalathas Sur. KKS Rd 1st Lane)	6.00	3.00	4.00
282	NJVUE282	Samathy Lane (KKA Rd 2nd Lane)	6.00	3.00	4.00
283	NJVUE283	Kankesanthurai Road 3rd Lane (Chikkan Shop)	7.00	3.50	4.50
284	NJVUE284	Mayiliyathanai cemetery front lane	6.00	3.00	4.00
285	NJVUE285	MP Lane	6.00	3.00	4.00
286	NJVUE286	MP Lane 1st Cross Lane	6.00	3.00	4.00
287	NJVUE287	Mailiyathanai 1st cross Lane	7.00	3.50	4.50
288	NJVUE288	Mailiyathanai 2nd cross Lane	6.00	3.00	4.00
289	NJVUE289	Mailiyathanai 3rd cross Lane (Transfomer Lane)	6.00	3.00	4.00

290	NJVUE290	Mailiyathanai 3rd cross Lane 1st Cross Lane	6.00	3.00	4.00
291	NJVUE291	Mailiyathanai 3rd cross Lane 2nd Cross Lane	7.00	3.50	4.50
292	NJVUE292	Kadduppulam Cemetery East Lane	7.00	3.50	4.50
293	NJVUE293	Keniyady lane	7.00	3.50	4.50
294	NJVUE294	Kadduppulam Cemetery Lane	7.00	3.50	4.50
295	NJVUE295	Periyamalai Well Lane	6.00	3.00	4.00
296	NJVUE296	Periyamalai South Lane	7.00	3.50	4.50
238	NJVUE238	Periyamalai Lane	6.00	3.00	4.00
298	NJVUE298	Kankesanthurai Road Odai Lane Link Lane	6.00	3.00	4.00
299	NJVUE299	Periyakadatkarai Odai Lane	6.00	3.00	4.00
300	NJVUE300	Primary Health centre North Lane	6.00	3.00	4.00
301	NJVUE301	Primary Health centre South Lane	6.00	3.00	4.00
302	NJVUE302	Kankesanthurai Road Naduththeru Lane Link Lane	6.00	3.00	4.00
303	NJVUE303	Veeramakali amman Kovil Lane	6.00	3.00	4.00
304	NJVUE304	Veeramakali amman Kovil Lane Cross Lane	6.00	3.00	4.00
305	NJVUE305	Naduththeru Lane	7.00	3.50	4.50
306	NJVUE306	Periyakadatkarai Lane	6.00	3.00	4.00
307	NJVUE307	Sinnakakadatkarai Lane	6.00	3.00	4.00
308	NJVUE308	Sauthikadai Lane	6.00	3.00	4.00
309	NJVUE309	Kankesanthurai Road Sauthikadai Lane Link Lane	4.50	2.25	3.25
310	NJVUE310	Pillaiyar kovil behind lane	7.00	3.50	4.50
311	NJVUE311	Sub Post Office lane	7.00	3.50	4.50
312	NJVUE312	Old Bridge Road	7.00	3.50	4.50
313	NJVUE313	Kankesanthurai Road Koththiyakadu Lane Link Lane	6.00	3.00	4.00
314	NJVUE314	Murukesu Thankapponnu Road (Nearly Verakaththi MMV)	6.00	3.00	4.00

315	NJVUE315	Koththiyakadu Lane	7.00	3.50	4.50
316	NJVUE316	Thondaimanaru Junction Bus halt lane	7.00	3.50	4.50
317	NJVUE317	Thondamanaru South boundry Lane	6.00	3.00	4.00
318	NJVUE318	Thunnalai Road 1st lane	6.00	3.00	4.00
319	NJVUE319	Thunnalai Road 2nd lane	4.50	2.25	3.25
320	NJVUE320	Thunnalai Road 3rd lane	6.00	3.00	4.00
321	NJVUE321	Thunnalai Road 4th lane	7.00	3.50	4.50
322	NJVUE322	Thunnalai Road 5th lane	6.00	3.00	4.00
323	NJVUE323	Thunnalai Road 6th lane	6.00	3.00	4.00
324	NJVUE324	Thunnalai Road 7th lane	4.50	2.25	3.25
325	NJVUE325	Thunnalai Road 8th lane	6.00	3.00	4.00
326	NJVUE326	Vellankarai cemetery Lane	7.00	3.50	4.50
327	NJVUE327	Sempankunru Lane (Cemetary Lane)	7.00	3.50	4.50
328	NJVUE328	Poosari Kadai Lane	6.00	3.00	4.00
329	NJVUE329	Adiyarmada lane	7.00	3.50	4.50
330	NJVUE330	Selvachchannithy colony Lane	7.00	3.50	4.50
331	NJVUE331	Selvachchannithy kovil front 2nd Lane (Vairappakula Veethy)	7.00	3.50	4.50
332	NJVUE332	Vairappakula Veethy 1st Lane	6.00	3.00	4.00
333	NJVUE333	Vairappakula Veethy 2nd Lane	7.00	3.50	4.50
334	NJVUE334	Vairappakula Veethy 3rdt Lane	7.00	3.50	4.50
335	NJVUE335	Vairappakula Veethy 4th Lane	7.00	3.50	4.50
336	NJVUE336	Vairappakula Veethy 5th Lane	6.00	3.00	4.00
337	NJVUE337	Vairappakula Veethy 6th Lane	6.00	3.00	4.00
338	NJVUE338	Old Archcrama Lane (Field Work Centre Lane)	7.00	3.50	4.50
339	NJVUE339	Selvachchannithy kovil front 1st Lane	7.00	3.50	4.50

340	NJVUE340	Selvachchannithy kovil front 1st Lane cross Lane	7.00	3.50	4.50
341	NJVUE341	Kasippillai Mada Lane	6.00	3.00	4.00
342	NJVUE342	Tower Lane	6.00	3.00	4.00
343	NJVUE343	Thondaimanaru Bridge Nearly Lane	6.00	3.00	4.00
344	NJVUE344	Attankarai Road 1st Lane	6.00	3.00	4.00
345	NJVUE345	Attankarai Road	15.00	7.50	8.50

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

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

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