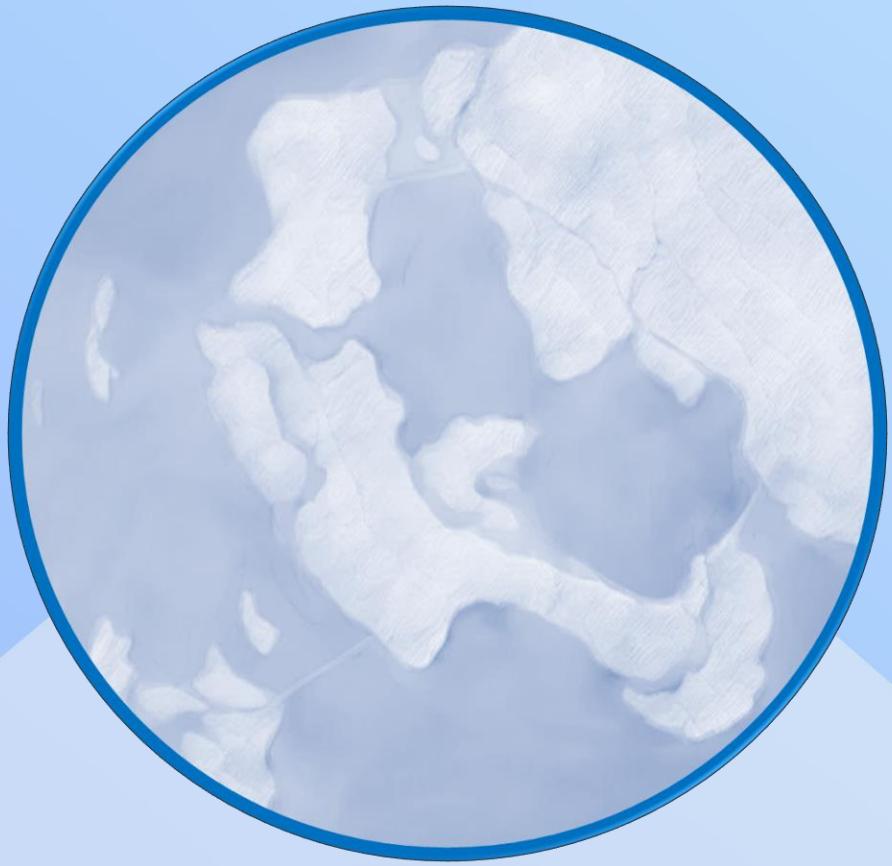
LOCAL AREA DEVELOPMENT PLAN FOR VELANAI PRADESHIYA SABHA

2026-2035

VOLUME II



Urban Development Authority

The Ministry of Transport, Highways &

Urban Development

LOCAL AREA DEVELOPMENT PLAN FOR VELANAI PRADESHIYA SABHA

2026- 2035

VOLUME II

Urban Development Authority

Ministry of Transport, Highways & Urban Development

Gazette Notification

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The Gazette of the Democratic Socialist Republic of Sri Lanka

EXTRAORDINARY

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

(Published by Authority)

PART I : SECTION (I) — GENERAL

Government Notifications

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

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

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

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

EOG 08 - 0240/1

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

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

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

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

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

EOG 08- 0240/2

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

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

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

12th August, 2026.

EOG 08- 0240/3

PRINTED AT THE DEPARTMENT OF GOVERNMENT PRINTING, SRI LANKA.

Notice of Approval

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

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

Bimal Niroshan Rathnayake (M.P)

Minister of Transport, Highways and Urban Development

Bimal Rathnayake (M.P.)
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No. 216, "Maganeguma Maha Medura"
9th Floor, Denzil Kobbakaduwa Mawatha
Koswatta, Battaramulla

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

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

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Part I

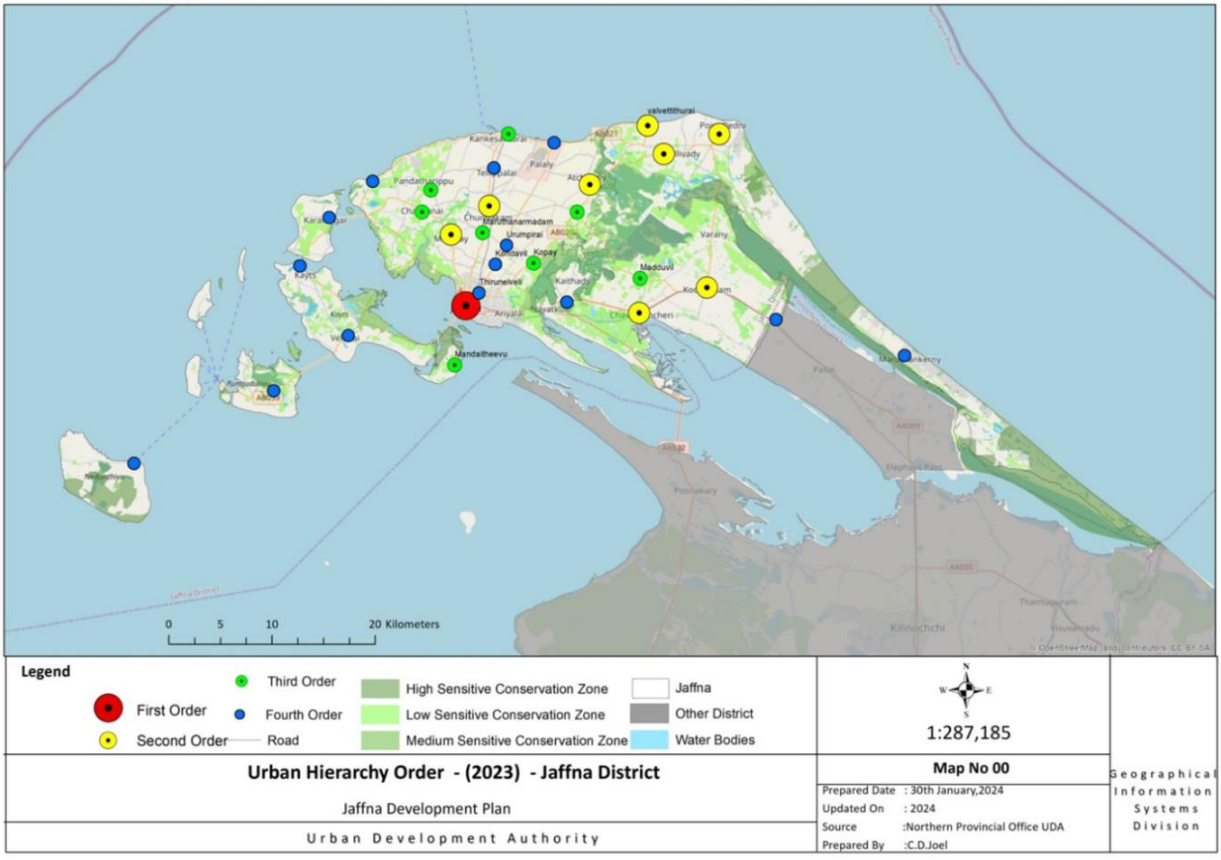
Chapter 01 – Background of the Local Area Plan

1.1 General Introduction

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

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

Map 1:Existing Urban Hierarchy



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

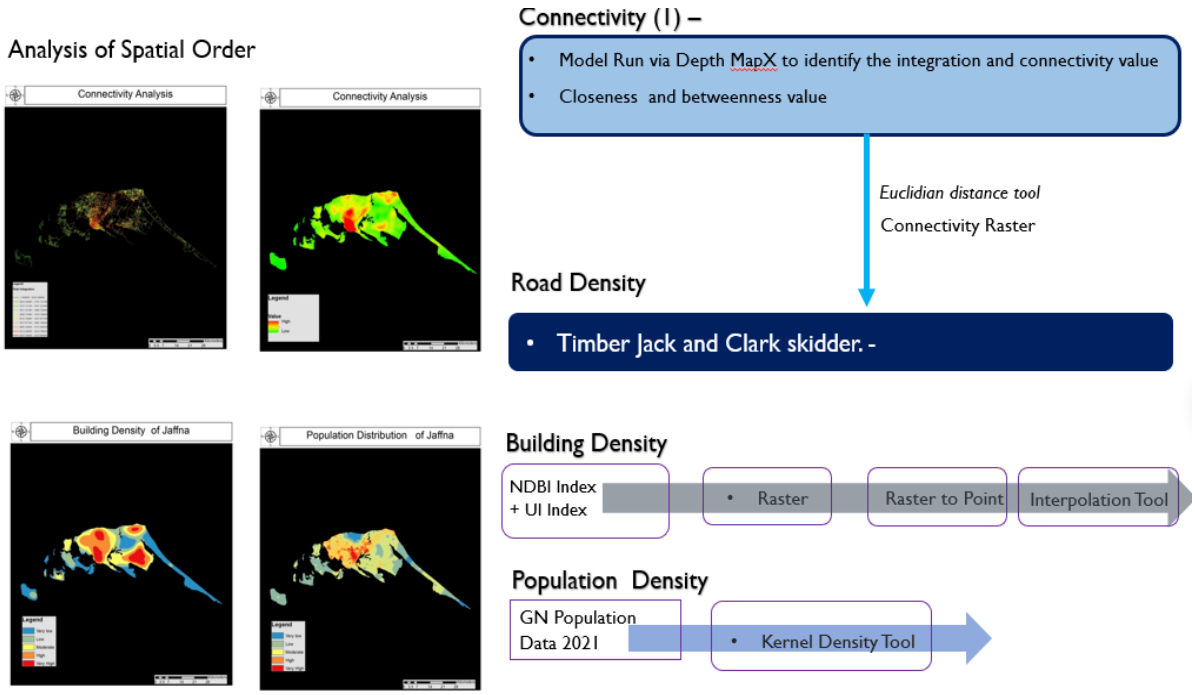
The proposed **Development Plan** has been designed with a forward-looking approach, covering a period of **10 years (2026 to 2035)**. A partial component of this plan is the re-evaluation of the *future urban hierarchy* to support sustainable urban growth and balanced regional development.

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

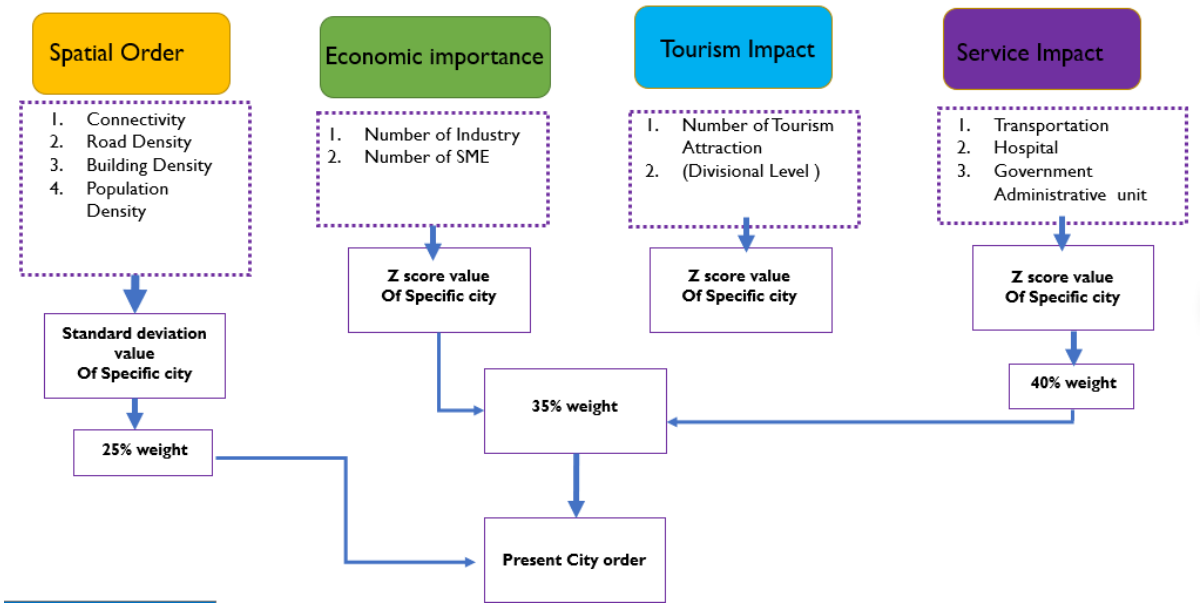
- **Population distribution**
- **Building density**
- **Road density** (analyzed using the Clark Model to establish spatial order)
- **Economic significance of towns**
- **Tourism potential and impact**
- **Service delivery and accessibility**

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

Following chart and table elaborates how it has been conducted.



Weighted index analysis

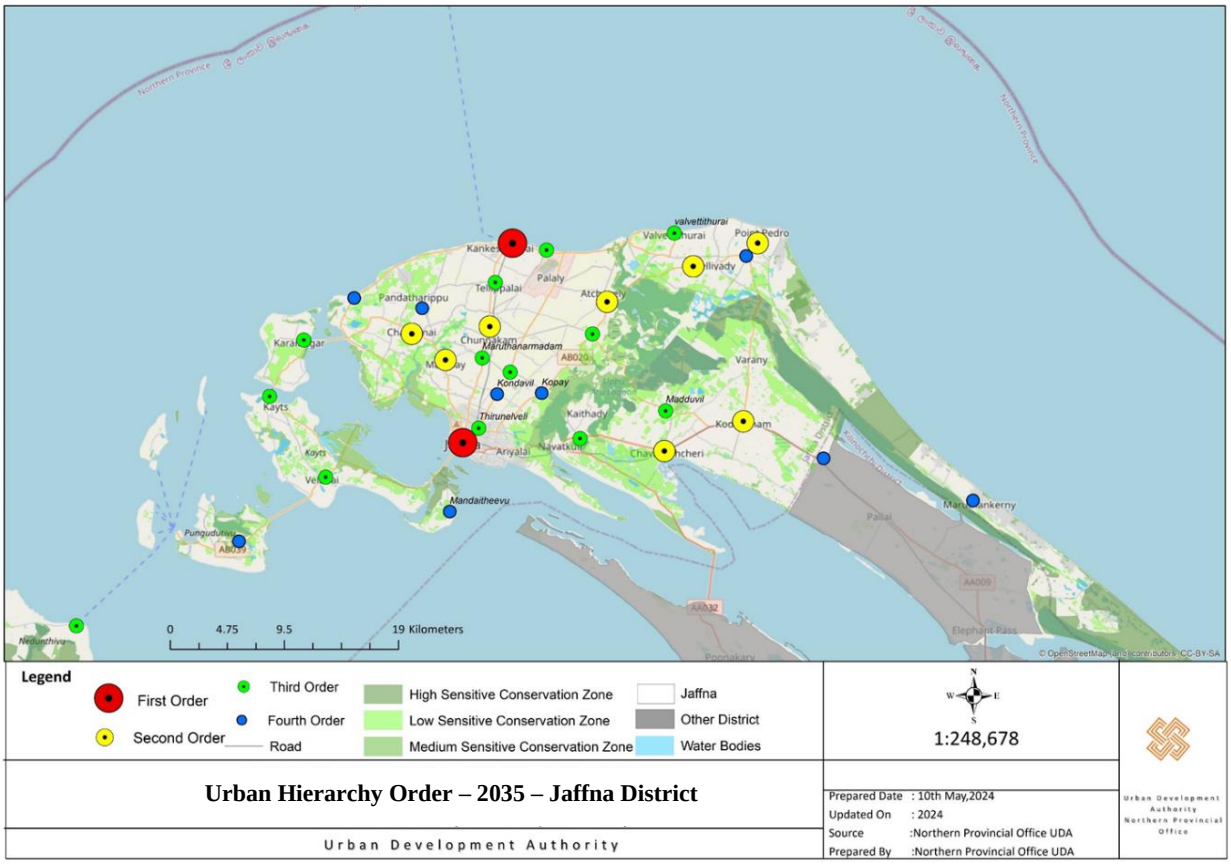


Based on the analysis, the **Proposed Urban Hierarchy of Jaffna District for 2035** is outlined in the following table:

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

Chapter 02 – Study Area

2.1 Introduction: Velanai Pradeshiya Sabha.(Velanai PS)

The Urban Development Authority Northern provincial office is in the process of preparing the Greater Jaffna Development plan for the year 2034, under the Statutory provisions provided by the by Urban Development Authority Act No 41 of 1978 and the Amended Act No 4 of 1982.Accordingly, in order to achieve the Vision of the Greater Jaffna Development Plan, decided to prepared the Local Area Development Plan for seventeen local Authorities separately.

On that Background, Velanai Pradeshiya Sabha has been selected to prepare the Local Area Development Plan.

The Velanai Pradeshiya Sabha has following Significant. It will be help to achieve the target of the local area plan for the Velanai Pradeshiya Sabha.



- *Centrality among the Island*
- *Connectivity*
- *Nearest to the Main City*
- *Potential for Renewable Energy*
- *Potential For the Aquaculture & Fishing*
- *Eco Tourism*
- *Spiritual Destination*







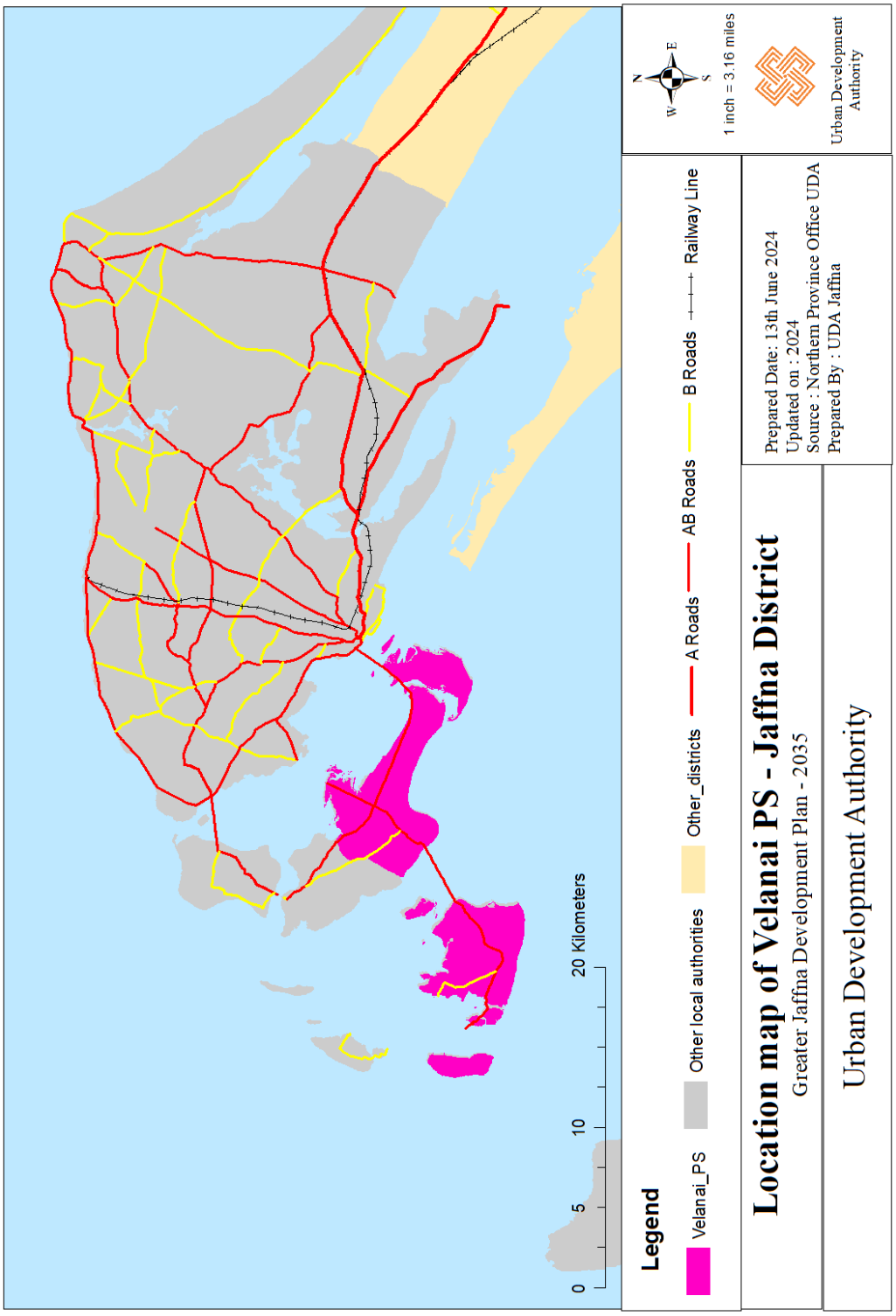




2.2 Location

Velanai Island is located in the South west of the Jaffna District, in the Northern Region of Sri Lanka. The island area is also called as Island South DS Division.

Map 3:Location of Velanai Island

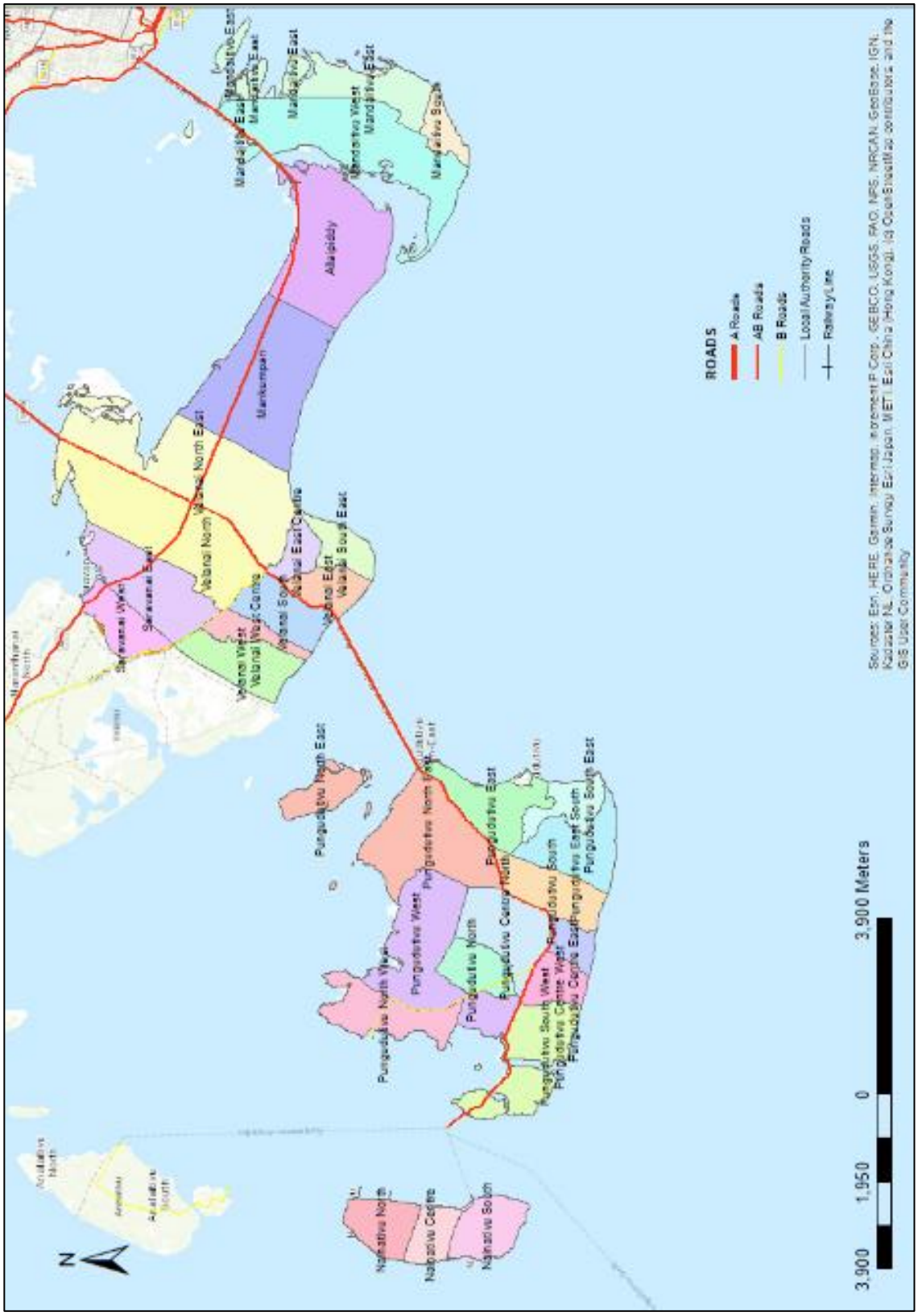


Source: UDA

The island gets its importance from the ancient Dutch period and was also named as Leiden Island which is derived from the Dutch term. Geographically the total area of the Local Authority bordered by water and cover an area of 98.40 Square Kilometers comprised with 94.6 Sq.km on land and 3.8 sqkm on water respectively. Administratively, the Velanai Pradeshiya Sabha comprises Velanai Island, Punkuduthevu Island, Mandai Theevu Island, Sirutheevu Island and Nainativu Island.

There are 30 Grama Niladhari Divisions. Among the 30 GN divisions, Velanai North East GN holds the larger portion of land extent with the PS area while Pungudutivu Center East and Mandaitivu South holds the smaller share of land extent. The below chart gives the clear idea of the land extent distribution.

Map 4:GN distribution of Velanai Island



Source – Statistical handbook of Divisional Secretariat Island South 2022

The boundaries of the Velanai PS area can be described as Sea by North and Eastern Sides and Lagoon by the Southern Side and Kayts island on the Western Side and the entire PS area can be accessed through the road links and by the sea routes. The entire PS area has been taken for the study and this township plan highly focuses on the local development of the area.

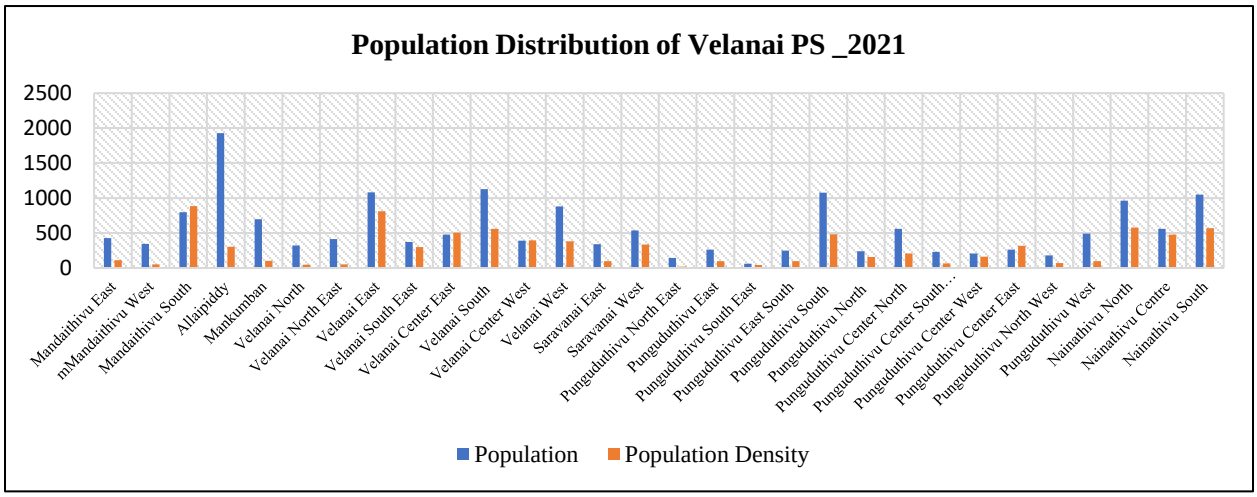
2.3 Demographic Profile:

The Total population of the Velanai Pradeshiya Sabha records 16,679 in 2021 which comprise 48.75% of male population and 51.2% of female population which emphasizes the equal gender distribution within the Pradeshiya sabha and 2.6 % of the district population agglomerated in the Velanai PS area.

When, analyzing the population data, Allaipiddy GN division has the highest population (12 %) and second highest population is in Velanai south (6%) and the Pungudutivu south east G.N division holds the least numbers of population (0.03%) within the PS area.

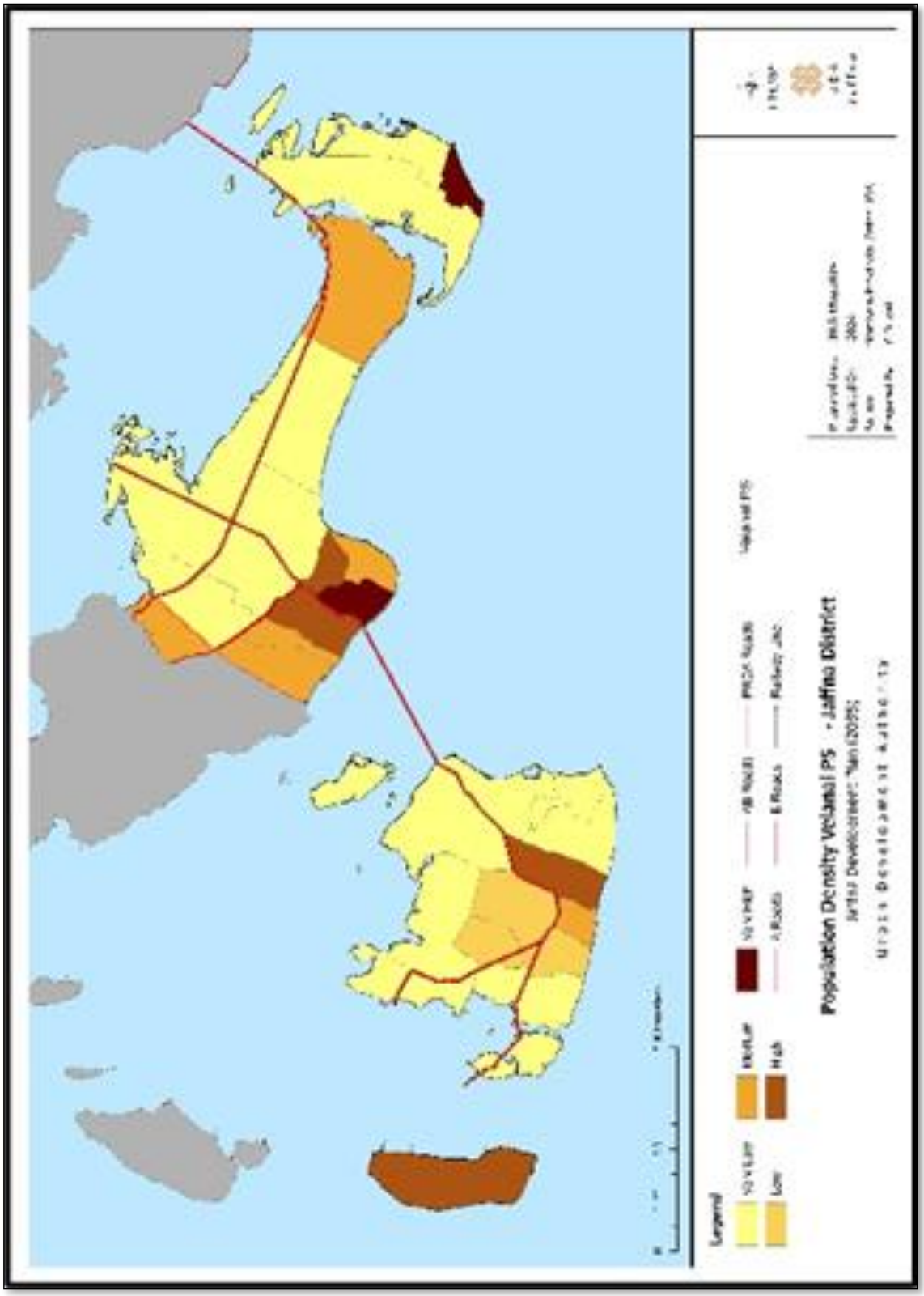
The average population density of the Velanai Ps is about 2 person/ hectares and Velanai East GN division has the highest population density. (8 Persons/ hectares) and Punkudutivu North east G.N division holds the least population density.The chart below explains about the population and population density distribution among the GN.

Chart 1:Population Density of Velanai PS



Source – Statistical handbook of Divisional Secretariat Island South

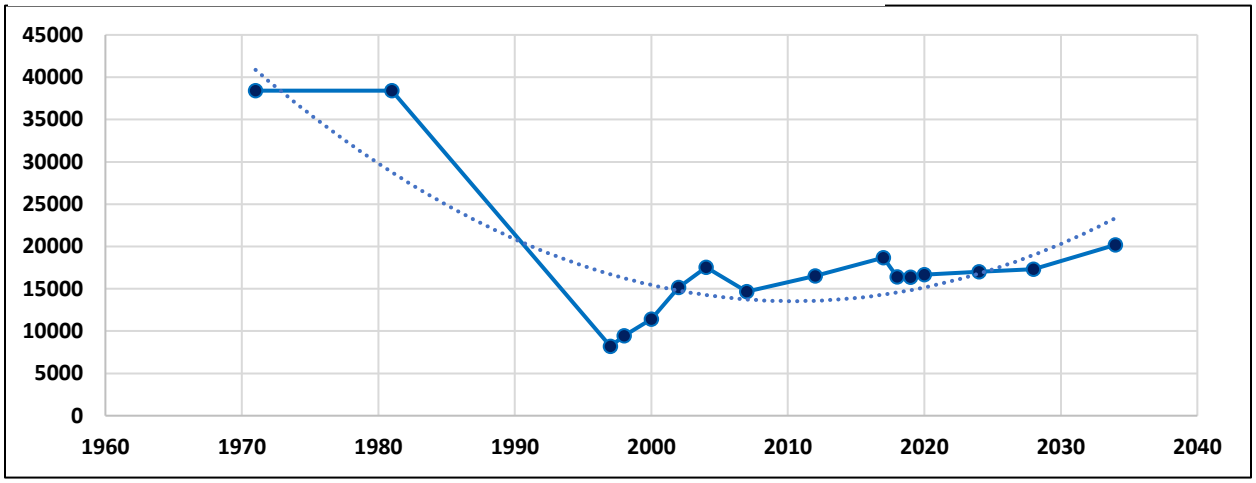
Map 5:Population Density of Velanai PS



Source: UDA

The Average Population growth rate of the PS area in 2021 is recorded around 0.00115% per year and the population shows a declining trend for past years and based on the population growth rate, average expected population for the year 2034 is about 20,197 persons as shown in the following chart.

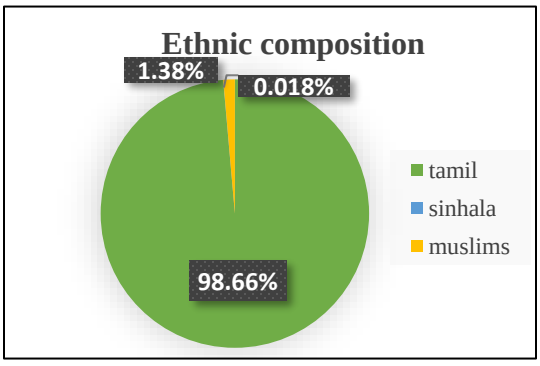
Chart 2:Population Pattern & Prediction of Velanai PS



Source – Statistical handbook of Divisional Secretariat Island South 2022

Chart 3:Ethnic Composition of Velanai PS

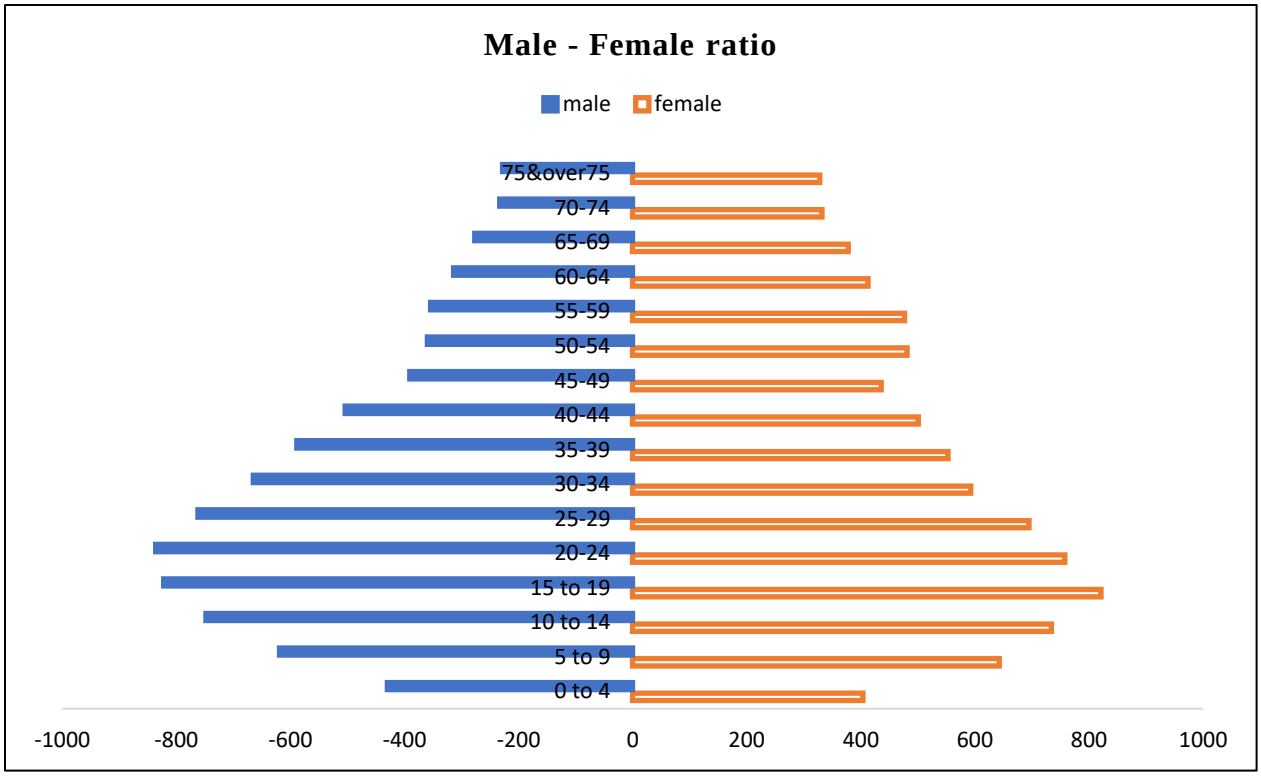
The ethnic composition of the Velanai Pradeshiya sabha comprises of multi-cultural ethnic categories with Tamil community at the major composition of nearly 98.66% and the Muslim community with the share of 1.38% and the Sinhalese at the percentage of 0.018%.



Source – Statistical handbook of Divisional Secretariat Island South 2022

The age pyramid shows the male - female ratio of the area. According to the pyramid the development area has higher amount of young population which is major strength for the area in terms of human resources. Statistics proves that the dependency population of below 16 years and over 61 years holds a percentage of nearly 36.45% and the economic active population is 63.6 % from the total the total population.

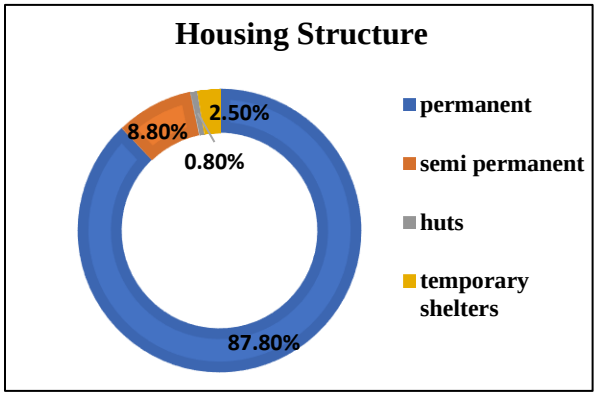
Chart 4:Age wise Population of Velanai PS



Source – Statistical handbook of Divisional Secretariat Island South

2.4 Housing

Chart 5:Housing Structure of Velanai PS



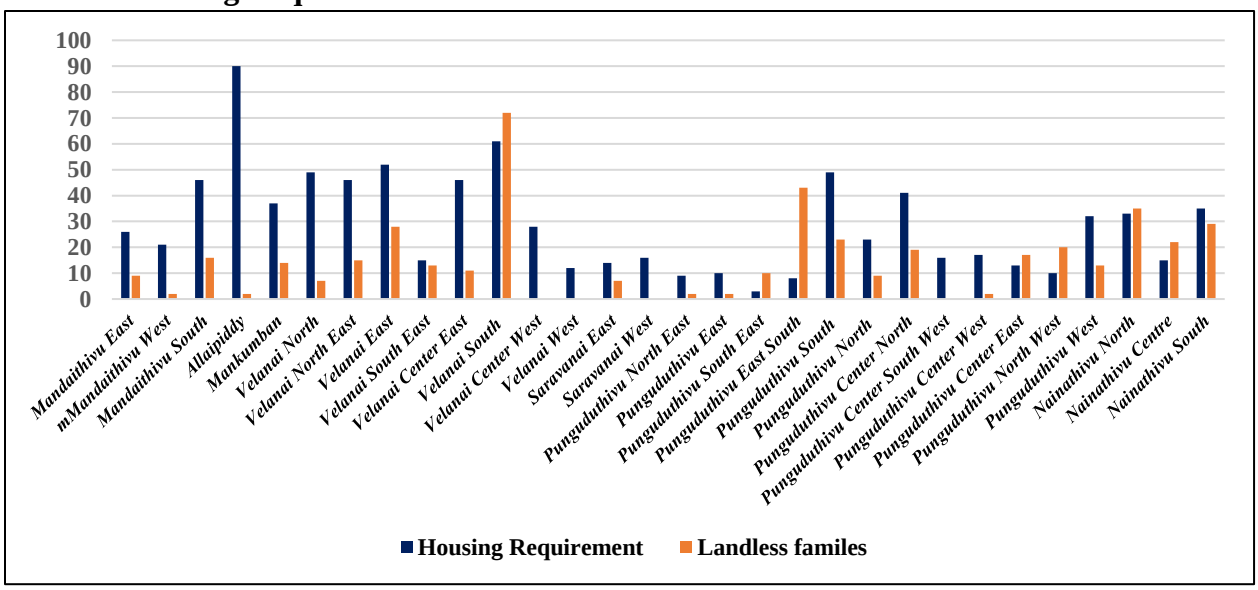
Source – Statistical handbook of Divisional Secretariat Island South 2022

When considering the housing units of Velanai Pradeshiya Sabha, its nearly 4,500 housing units which are occupied by 5,182 families. It expresses that there is a requirements of housing units in future. When we see in detail about the housing structure distribution of the Planning area, the majority of the households (87.8%) belongs to permanent housing units on the other hand, less number of households (8.8%) have semi-permanent houses and there are 0.8% and 2.5% of housing units having huts and temporary shelters respectively. The housing density is 2/ha.

The housing requirement is 873 families and landless families is nearly 455 families within the total population of the Velanai PS area.

Statistics proves that the Allaipiddy GN has the highest number of housing requirements comparing with other villages while the Velanai South GN has the highest number of landless families.

Chart 6:Housing Requirement of Velanai PS

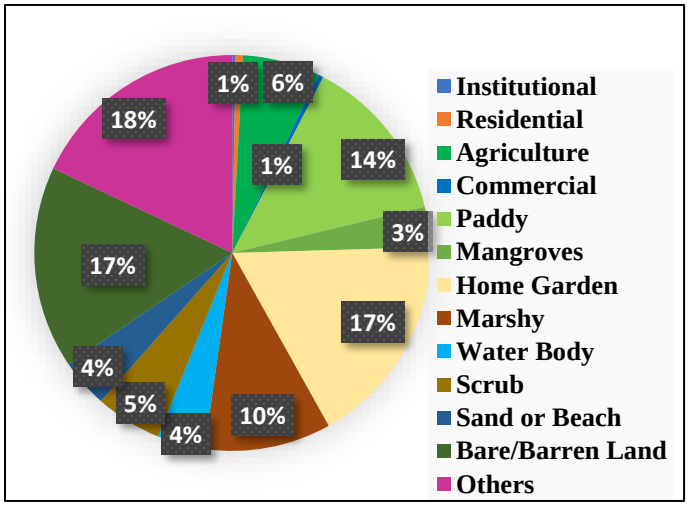


Source – Statistical handbook of Divisional Secretariat Island South 2022

2.5 Land use Distribution

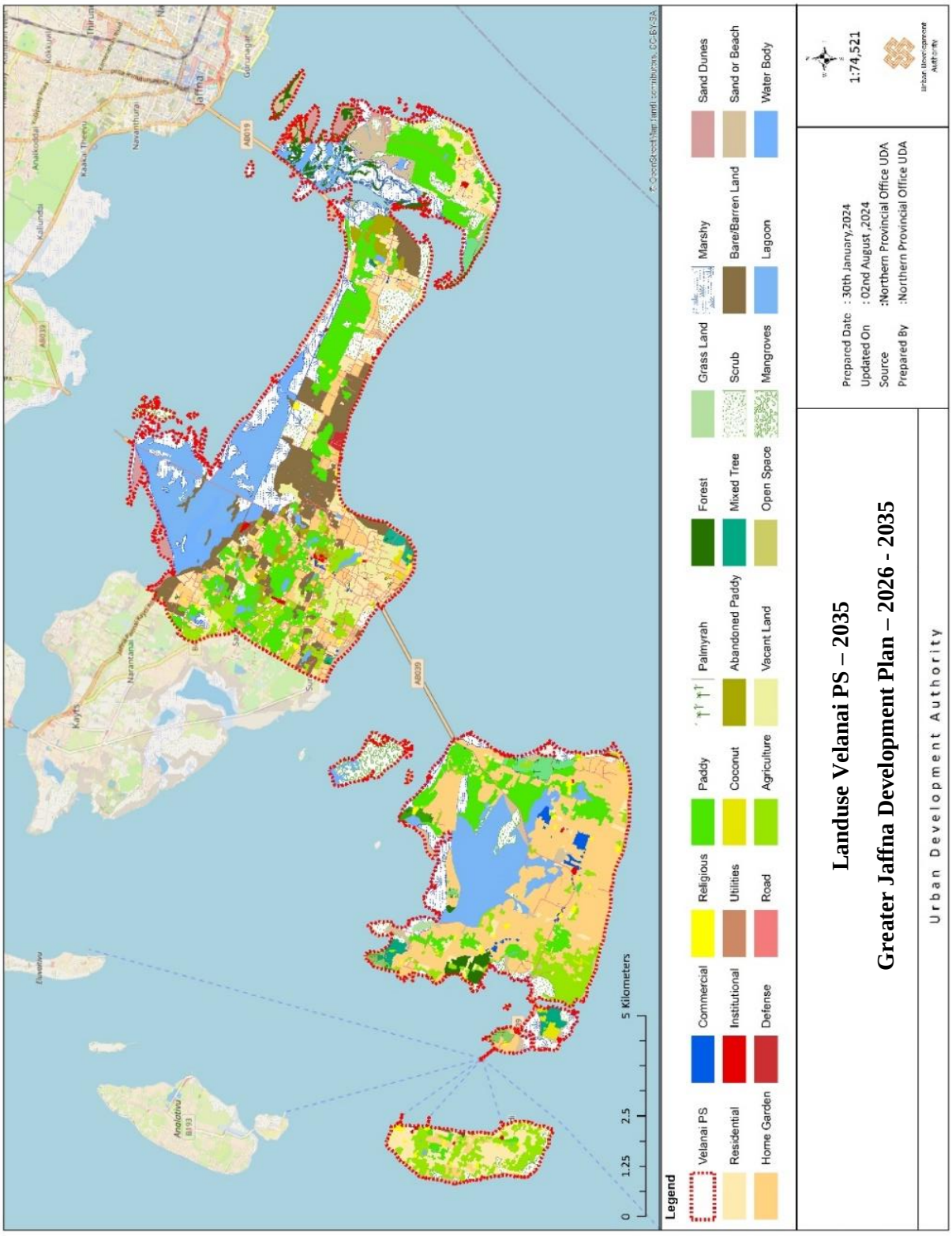
Based on the land use distribution analysis, the agricultural land including home garden holds the larger composition which is recorded 20% Meanwhile the analysis also emphasizes that the sensitive areas within the Island limit is also comparatively high. Which is nearly 61% and environmentally friendly development proposal can be also promoted within the area. So through this analysis, the future developable areas is 19%.

Chart 7:Land use Pattern of Velanai PS



Source – UDA

Map 6:Land use Map of Velanai PS area



Source – UDA

2.6 Physical Infrastructure

2.6.1 Road and Transportation

Velanai Pradeshiya sabha area is served by a well-connected road network. The road network is maintained by the institutions of Road Development Authority, Road Development Department and Pradeshiya Sabha Island south, Velanai. Specially A and B class roads are maintained by RDA, C&D class roads are under control by RDD and Tarred and Earth are maintained by Pradeshiya sabha. The table below gives a detail explanation about the road network.

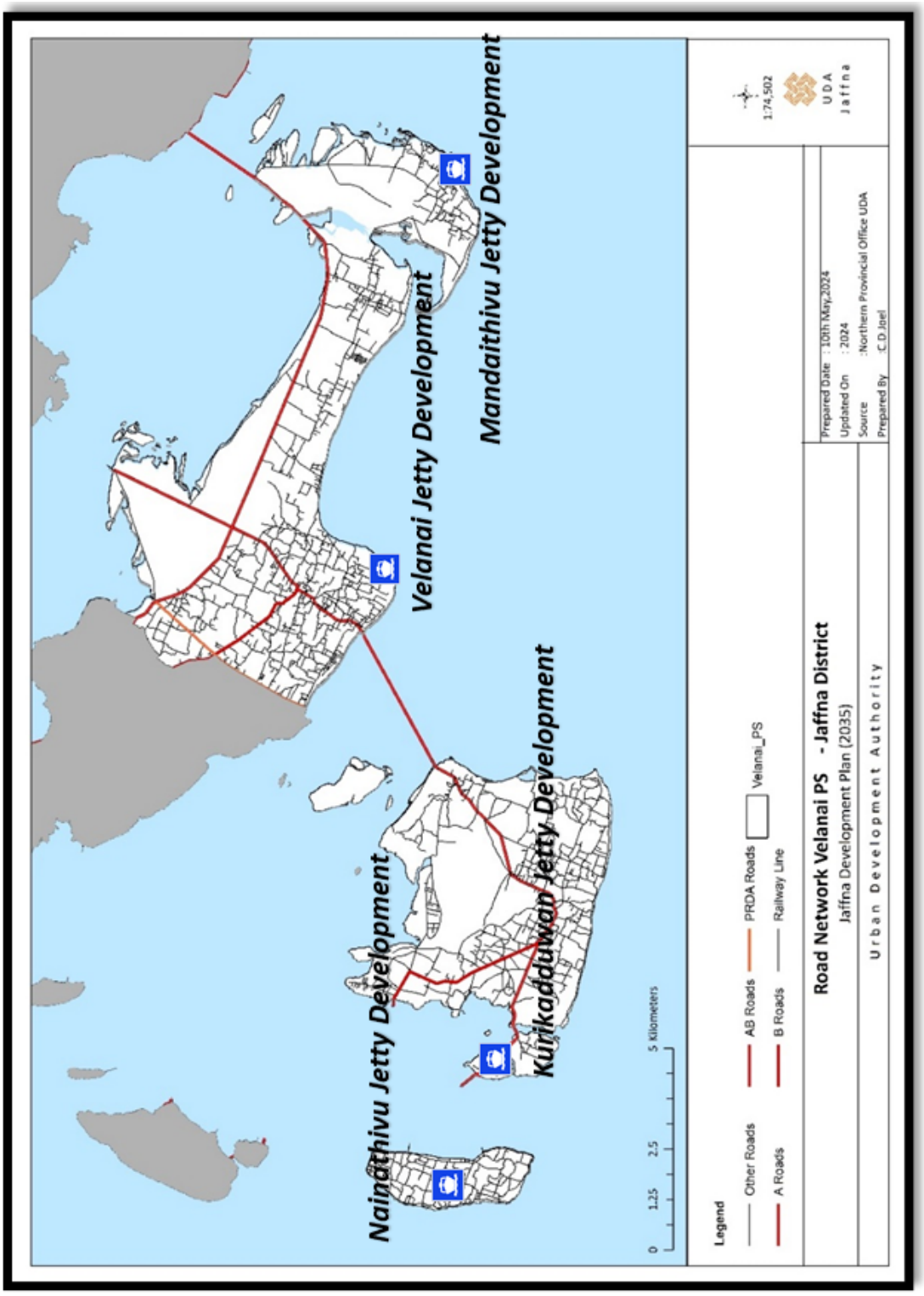
Table 2:Road Details of Velanai PS

Basic information	Unit	RDA	RDD	Pradeshiya Sabha
A class road	Km	34.11		
B class road	Km	6.6		
C class road	Km		75.14	
D class road	Km		2.42	
Tarred	Km			57.24
Grave 1				
Earth	Km			198.61
Concrete				
Total	Km	40.71	77.56	255.85

Source – Statistical handbook of Divisional Secretariat Island South

There are nearly 4 major roads under the purview of RDA which connects the Planning area with other DSD areas of the district which is one of the major potentials for the area. Jaffna - Pannai - Kayts Road and valukkaiyaru - Pungudutivu - kurikadduvan Road belongs to A class and Velanai - Kayts road and Kanthasaamy Kovil - Kaluthaipitty Road belongs to B class roads. Similarly, there are nearly **27** roads managed by the RDD and 506 roads maintained by Pradeshiya sabha within the planning area.

Map 7:Road Network Map of Velanai PS area



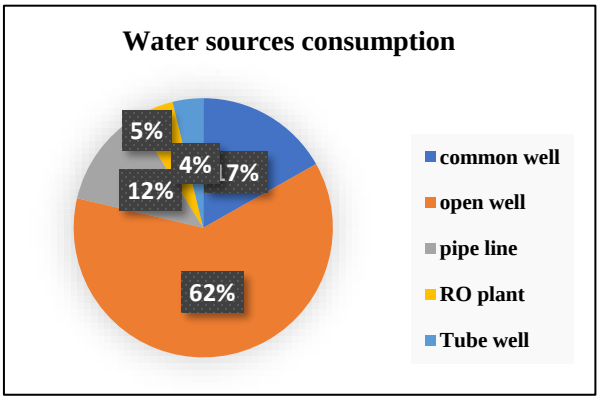
Source : UDA

2.6.2 Water Supply

The main source of water supply for entire Velanai Pradeshiya sabha is depending predominantly on the ground water for their drinking and other uses. With respect to the safety of the drinking water source under the present circumstances, the National Water Supply and Drainage Board offers the district water supply schemes that are currently in operation and have covered the majority of the areas lying under the planning region.

When we analyze in detail about the water supply source within the planning area the water consumption is determined from four types of water sources. Namely from Common Well, Open well, Tube well, Pipelines and RO plant sources. Accordingly, the consumption percentage from each source are described in detail in the following chart.

Chart 8:Water sources of Velanai PS



Source – Statistical handbook of Divisional Secretariat Island South 2022

The availability of Aquifers within the study area which is the major potential of the region. Simultaneously, statistics also identifies a considerable amount of demand arising for the water supply from the reliable sources as described which has high requirement from the water supply schemes.

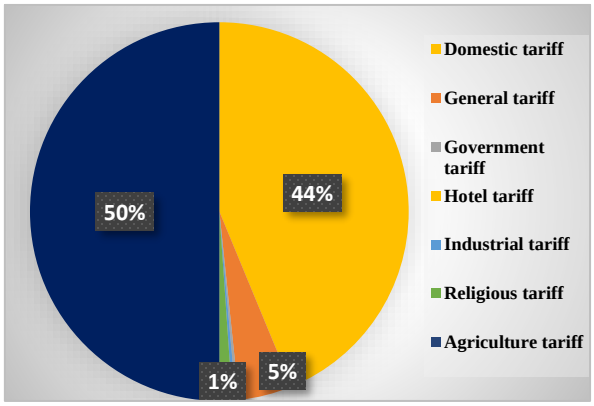
Pure drinking water is the main problem in this area. As per an analysis conducted 80% of the people are not using well water for drinking purpose. The survey revealed that the reasons for the problem was sea water intrusion into coastal aquifers or wells, because the Velanai divisional area is covered by the sea from all sides. That is the main reason for seawater intrusion into the wells. The freshwater lens is floating above the saline water. Over extraction from this fresh water lenses results in saline water entering into the fresh water.

2.6.3 Electricity supply

According to the Ceylon Electricity Board Report, nearly 97 % of the Velanai PS limit is electrified with supply from CEB and the rest 3 % is also being in progress of fulfilling stage. Accordingly, the electricity consumption distribution of the entire Velanai PS is described below

On the other hand, the entire Island South PS areas have high potential in terms of renewable energy sources in terms of Solar, wind turbines.

Chart 9:Electricity Facilities of Velanai PS



Source – Statistical handbook of Divisional Secretariat Island South 2022

2.7 Social Infrastructure

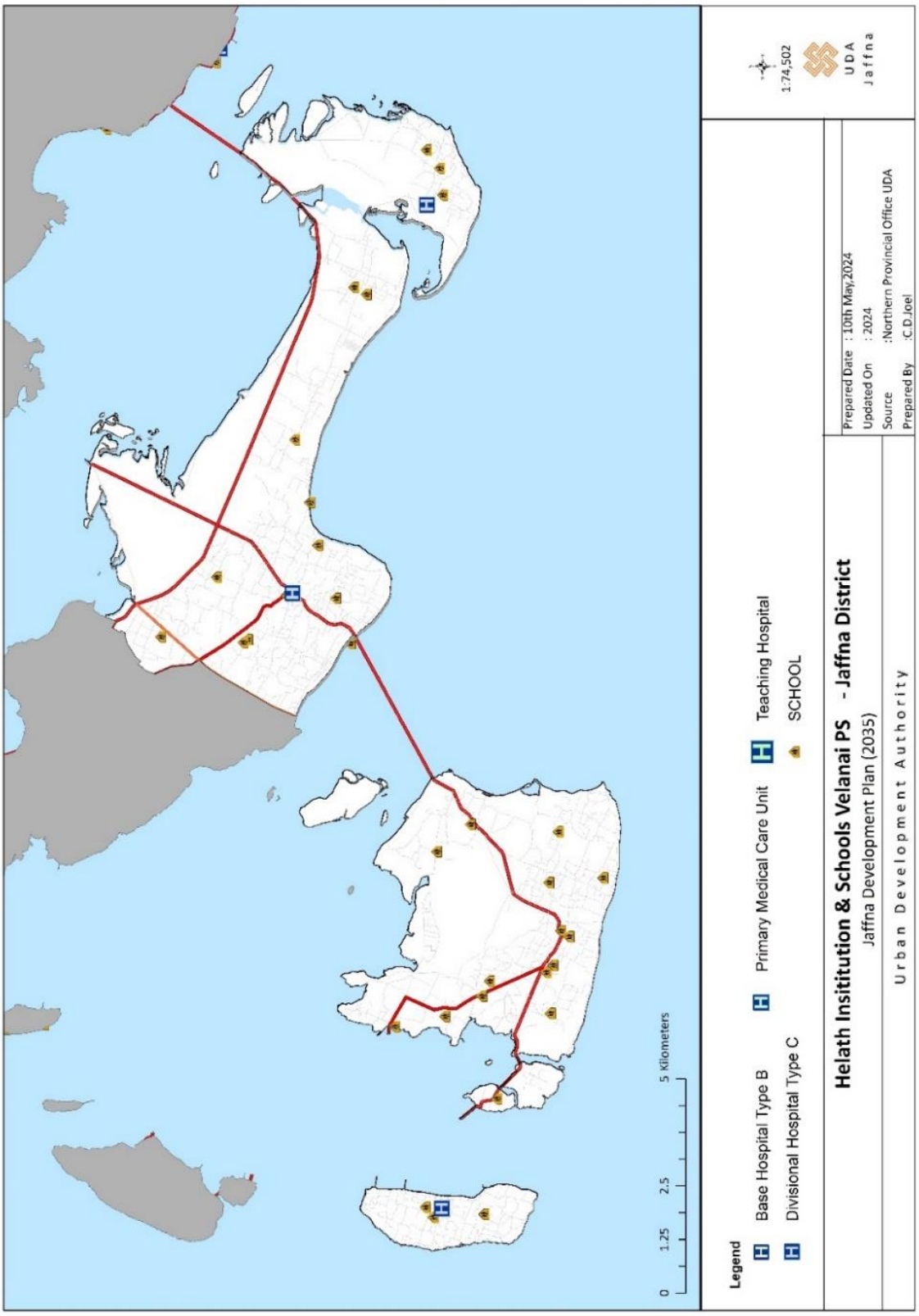
2.7.1 Health

The Planning area of Velanai PS limit has considerable amount Health facilities within the region comprising with 4 Divisional hospitals, 01 MOH office, 02 Public health clinic centers and 01 Central Ayurvedhic Dispensaries. When considering, there are 4 divisional hospitals in Pungudutivu, Nainativu, Mandaitivu and Velanai. The available bed capacity of the divisional hospitals is 77. Total outdoor patients are 70,024 and indoor patients are 3062. The admission per day is approximately 5. Hospital bed strength is 77. Also, there is no registered private pharmacies in Velanai Pradeshiya sabha.

2.7.2 Education

Education is one of the important sectors within the planning area which is needed to be given higher concern for development. Accordingly, the Velanai PS Limits has a total number of 34 provincial schools where only 26 schools are functioning currently. Due to the displacement of people from Island towards the Urban core or to overseas, the students' numbers to accommodate the 08 numbers of schools are insufficient that leads to the non-functioning stage of those schools. Accordingly, the teachers' students' ratio for Velanai zone is 10.17:1. The following image shows the distribution of educational institutions and health institutions within the island south.

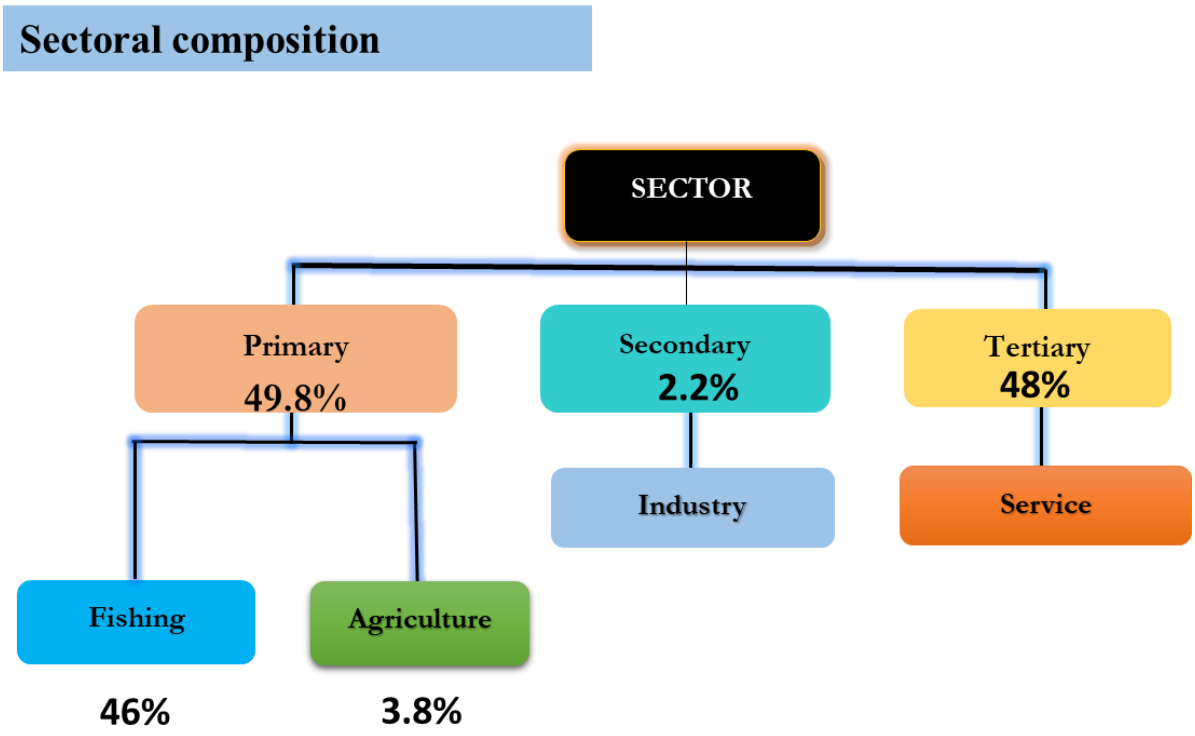
Map 8:Social Distribution of Velanai PS



Source : UDA

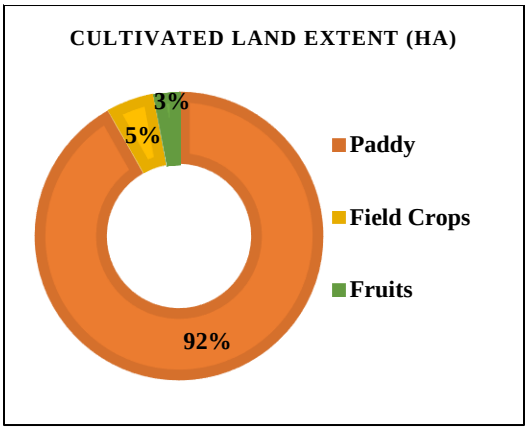
2.8 Economy

The economy of the Velanai PS area is highly depending on the Fishery sector where majority of the population is engaged in fishery related activities. In addition to the fishery sector, the agricultural, Industrial and service sectors are newly emerging economic sectors of the area. According to the statistics, nearly 46 % of the total Populations (1880 families) living in the area depends on Fishery related activities for their economic sources and nearly 3.8 % of the people engaging in agricultural related activities. Apart from these, nearly 2.1% of the populations are engaging in Government works. The Unemployment rate is about 12.26% comparing within the Jaffna District.



2.8.1 Agriculture

Chart 10:Cultivated Land Extent of Velanai PS

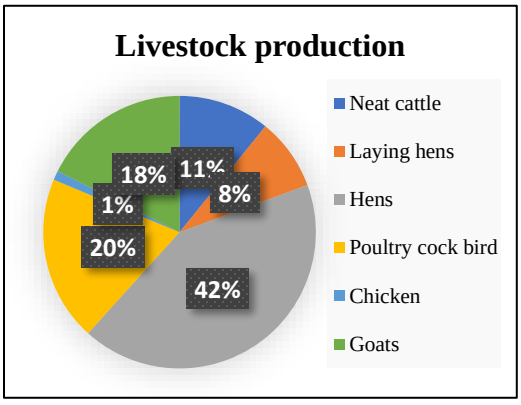


Source – Statistical handbook of Divisional Secretariat Island South 2022

The agriculture sector within the planning area includes paddy production, Subsidiary food crops production, Fruits production, Vegetable productions, Tobacco, Aloe vera Livestock and fisheries production. The total numbers of families engaged in the Agricultural sector is nearly 722. However, within the agricultural sector, paddy production holds the large contribution within the Planning area. The total area cultivated by paddy is 1064.88 Ha. Vegetable and Subsidiary productions hold a percentage of 5.75 % in agricultural productions and this includes specially crops like Chilly, Red onion, Large onion, Black Gram, Ground nut, Green gram, Cowpea, Kurakkan, Ginger, Maize and Vegetables etc. These crops and vegetable productions are carried out in a land extent of about 521.35 hectares. In agricultural sector fruits productions holds 556.5 MT/ha area lands which includes specially Mango, plantation, limes, pomegranate, wood apple, papaw, amla, guava and Jack fruits etc.

2.8.2 Livestock

Chart 11:Livestock Production of Velanai PS



Source – Statistical handbook of Divisional Secretariat Island South 2022

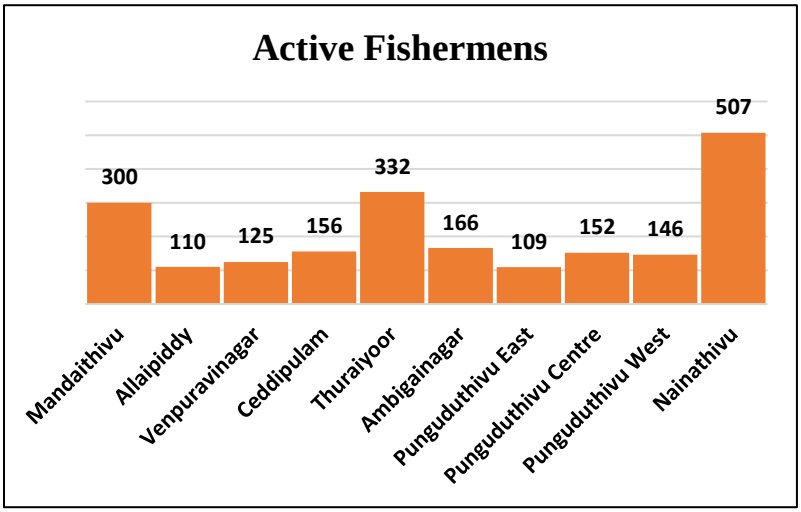
Livestock production in agricultural sector is also identified as the major livelihood economy of the local community. This livestock production includes Neat Cattle, laying hens, hens, chicken, Poultry cock birds and Goat's productions. The following chart explains about the percentage of livestock productions within the Planning boundary. Accordingly, the Hens production is the largest production within the community. Also, the Poultry production is also at a considerable rate.

Average milk collection of the Velanai PS records nearly 104500 liters per year which is 1.3 % of the total milk production of the Jaffna District.

2.8.3 Fishery

The fishery sector is the priority shareholding economic activity of the local Authority area. Major population share depends on the fishery developments sector for their livelihood options. Accordingly, there are 10 fishing division are available for the entire 30 villages where 7744 numbers of total population are engaging in this sector. Among those, nearly 2103 members are registered as active fishermen and others are supportive employees. Comparing the entire Island South PS limit, Nainativu, Mandaitivu island & Velanai (Thuraiyoor Division) has the larger share of fishermen as shown below,

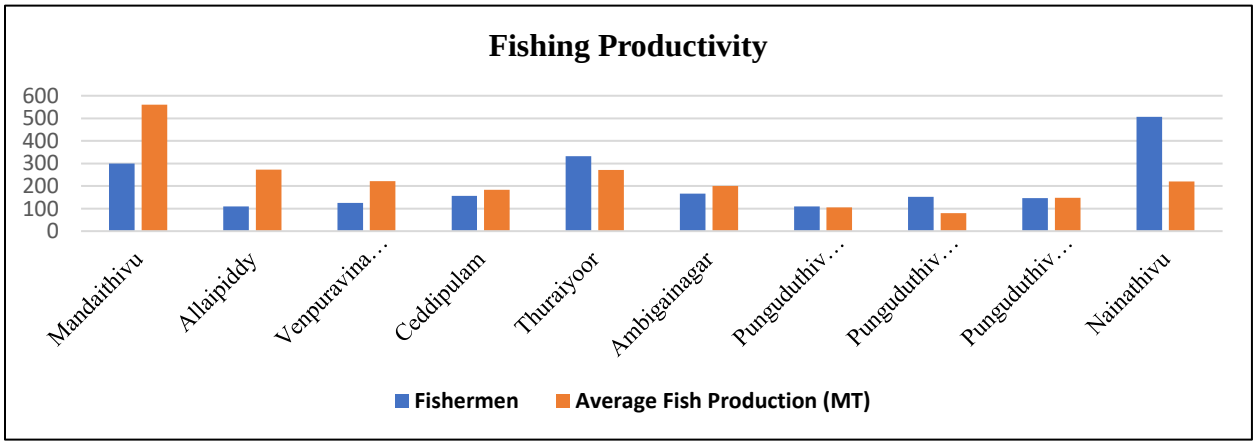
Chart 12:Active Fishermen of Velanai PS



Source – Statistical handbook of Divisional Secretariat Island South

When we compare the active fishermen and their fishing productivity, the Nainativu division even though has the highest number of active fishermen, the productivity range is comparatively very low. However, the Mandaitivu and the Thuraiyoor divisional limits holds a considerable share of productivity within the Velanai GN area as described below,

Chart 13:Fishing Productivity of Velanai PS

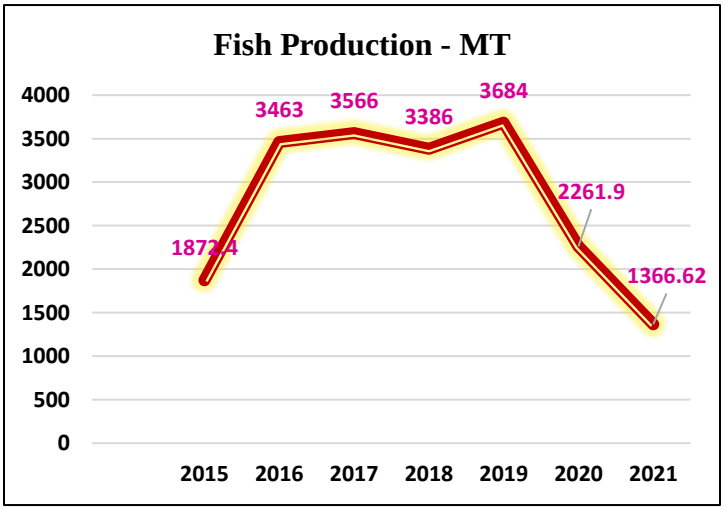


Source – Statistical handbook of Divisional Secretariat Island South

Figure 1:Fish catching area of Velanai PS



Chart 14:Fish Production of Velanai PS

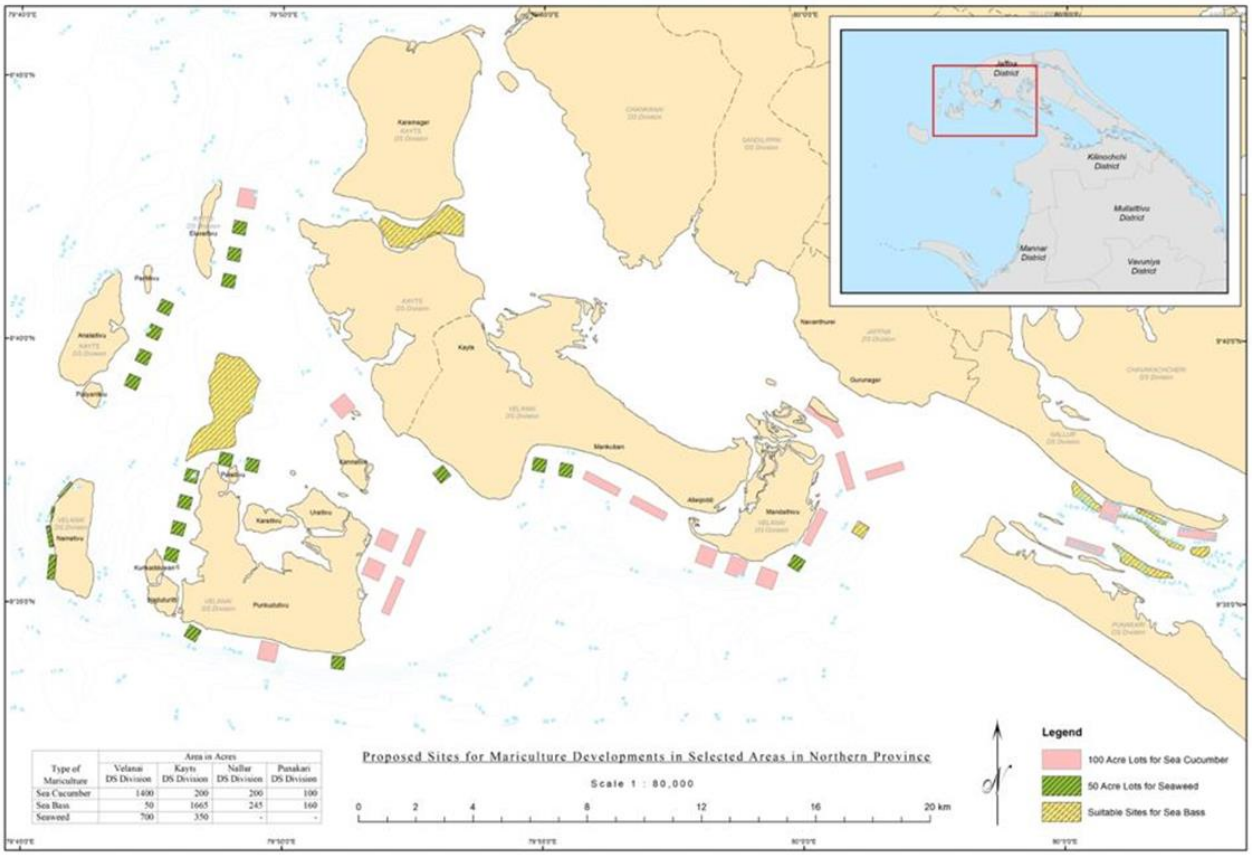


Source – Statistical handbook of Divisional Secretariat Island South

Statics of the Velanai PS area proves that even though the Fishery sector is the major livelihood of the majority share of the population in the Velanai PS limit, Average Fish Production is 1366 mt per year which is 3.07 % of the total fish production of the Jaffna District. The productivity capacity shows a decreasing trend comparing with previous years. This may be caused due to the displacement of the local residents to aboard or to other urban areas and due to lack of proper technological adaptation for the sector.

2.8.4 Aqua Culture

National Aquaculture Development Authority of Sri Lanka has been identified nearly 6839 acres of potential places where the Sea Cucumber production can be encouraged. Similarly, 1906 acres & 1055 Acres for Sea Bass and Sea weed Farming potential areas respectively within the Jaffna regional limits.

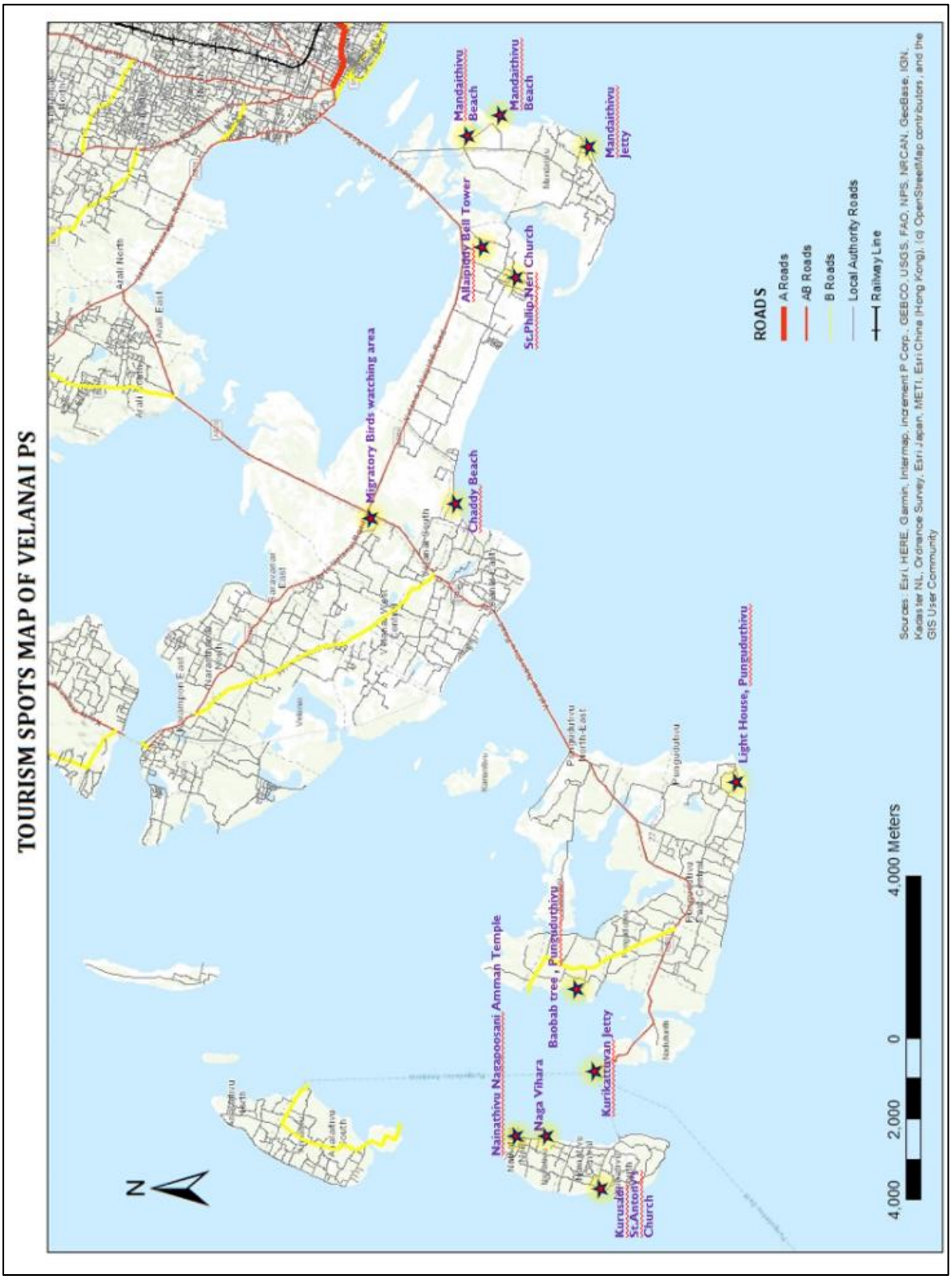


Type of Mariculture	Area in Acres			
	Velanai DS Division	Kayts DS Division	Nallur DS Division	Punakari DS Division
Sea Cucumber	1400	200	200	100
Sea Bass	50	1665	245	160
Seaweed	700	350	-	-

2.8.5 Tourism

Velanai PS limits accumulates a larger capacity of tourism related opportunities with ancient, historical elements and environmental features. Similarly, the strategical location of the Velanai Island within the center of all the island of the Jaffna scope has high potential to be developed as the best service accommodator for the tourist who approaches the islands of the Jaffna District. Accordingly, there are 12 Tourism attractive places listed within the Velanai PS limits as described below,

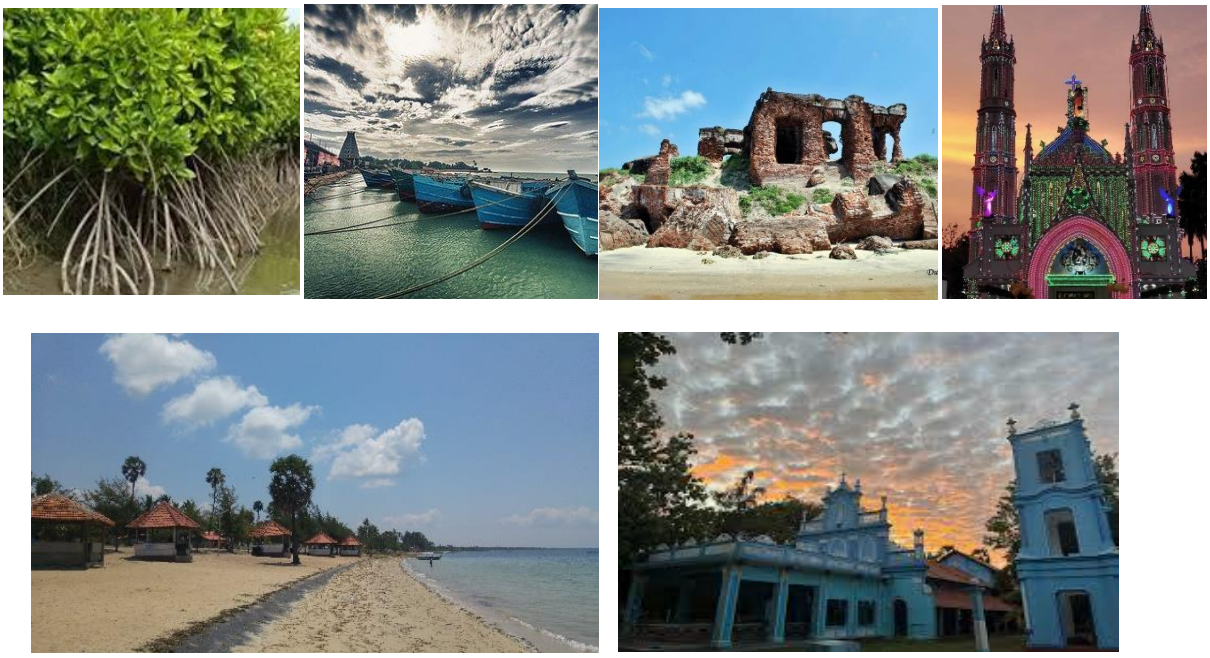
Map 9:Tourism Sport of Velanai PS area



Source – Statistical handbook of Divisional Secretariat Island South

Velanai Pradeshiya Sabha in Sri Lanka's Jaffna District is a treasure trove of diverse tourism destinations, each offering a unique glimpse into the region's rich history, culture, and natural beauty. Mandaitivu Beach is a serene spot ideal for relaxation and enjoying the scenic coastal landscape. Kurusady Island's St. Antony's Church is a significant religious site, attracting visitors with its spiritual ambiance. The Bell Tower in Allaipiddy stands as a historical landmark, adding to the region's architectural heritage. Allirani Fort, a colonial relic, offers insights into the strategic military history of the area. Chaddy Beach is another beautiful coastal destination, perfect for leisure and picnics. Nearby, the Chaddy Siththanthirai Matha Shrine serves as a tranquil religious site, reflecting the area's spiritual diversity.

Figure 2:Tourism Sports - Velanai PS



The Ancient Rural Development Meeting Hall is a historical site that highlights the communal and administrative history of Velanai. The Pungudutivu South East Lighthouse is a striking navigational structure, providing panoramic views and a peek into the maritime history of the region. Pungudutivu South West Perukkumaram is notable for its historical and cultural significance, attracting those interested in local traditions. Nainativu North is home to two prominent religious sites: The Nagapoosani Amman Kovil, a revered Hindu temple known for its vibrant architecture and religious significance, and the Naga Vihara, a significant Buddhist temple that adds to the spiritual tapestry of the area.

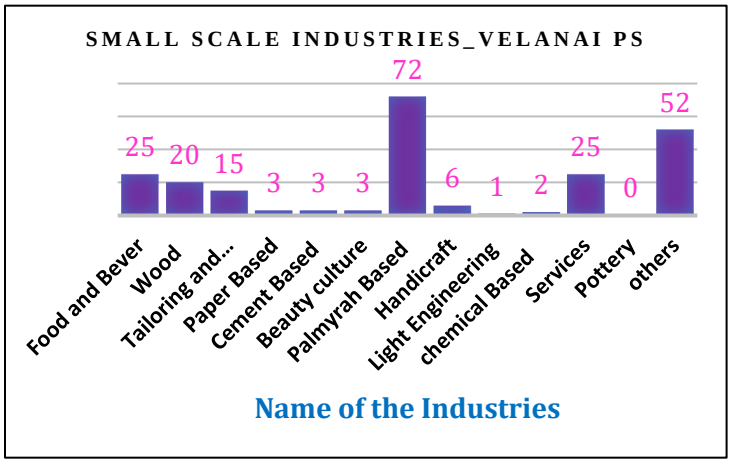




Together, these destinations in Velanai Pradeshiya Sabha offer a rich blend of natural beauty, historical landmarks, and spiritual sites, making it a compelling destination for tourists exploring the northern part of Sri Lanka.

2.8.6 Industry

Chart 15:Small Scale Industries of Velanai PS



Source – Statistical handbook of Divisional Secretariat Island South 2022

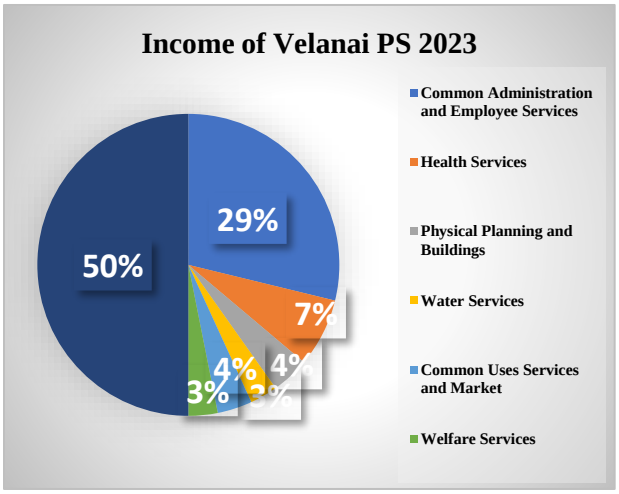
Industrial sector is identified as one of the rapidly emerging potential sectors within the Velanai PS limit. The industrial sector currently comprises only with small scale industrial orientations mainly related with Foods, Palmyrah Products, Garments, pottery etc. However, the abundance potential resources in terms of Fisheries, Palmyrah, Tourism are available within the region through which large and medium scale industrial orientations can be developed and meanwhile can increase the employment opportunities of the community too. Based on the available industries, Palmyrah based productions gets more opportunities as described above. Specially Allaipiddy , Velanai North, Velanai East, Punguduthivu and Nainathivu GN divisions has higher numbers of small scale industrial orientations.

2.9 Local Authority Financial Capacity

In order to achieve the sustainable development in all the sectors of Physical, economic, Environmental and Social aspects, a stable and compatible economical sustainability is necessary. Accordingly, the capacity analysis of the local authority analyzes in detail about the inflow and outflow financial character of the area and hence needed development approaches will be ensured and adapted in order to make the Authority strong enough financially to sustain the expected future development trends.

On that basis, the revenue of Velanai PS limit is generated majorly from Common Administration and Employee Services, Health Services, Physical Planning and Buildings, Water Services, Common Uses Services and Market, Welfare Services. According to the budget report of the Velanai Pradeshiya Sabha for the very recent year of 2023, major revenue generator is the Common Administration and Employee Services which is around nearly 48 Mn.

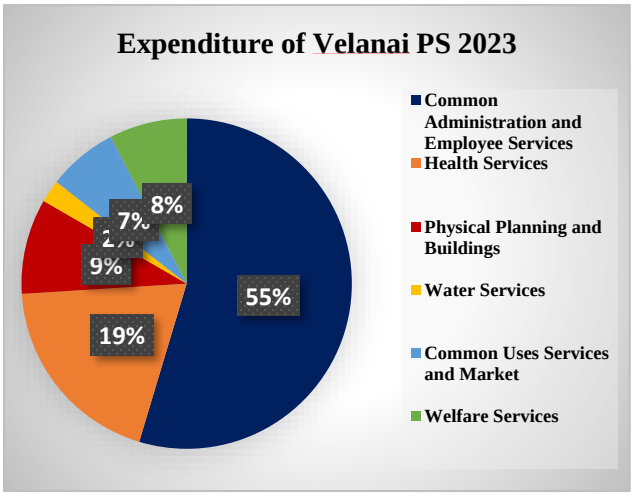
Chart 16:Income of Velanai PS



Source – Budget, Velanai PS 2023

According to the budget report of Velanai Pradeshiya Sabha, the highest amount was spent for the Common Administration and Employee Services which is around 41Mn. The following table is showing the income and expenditure of the Velanai Pradeshiya Sabha in year 2023.The following table is showing the income and the expenditure of the Velanai Pradeshiya Sabha.

Chart 17:Expenditure of Velanai PS



Source – Budget, Velanai PS 2023

Table 3:Income & Expenditure of Velanai PS

Activities	Income	Expenditure
Common Administration and Employee Services	48,794,960	41,801,560
Health Services	12,442,980	14,821,980
Physical Planning and Buildings	6,846,660	7,135,160
Water Services	5,017,760	1,697,760
Common Uses Services and Market	6,308,660	5,241,160
Welfare Services	5,295,880	5,808,280
Total	**84,706,900.00**	**76,505,900.00**

Source – Budget, Velanai PS 2023

The total revenue generated in the Velanai PS limit has been increased to a certain amount comparing with the previous year. In 2022 it was recorded as 67.4 million and in 2023 it has been increased as 84.7 million.

2.10 Potentials and Problems

Potentials

- Locational Advantage because Velanai Island is located in centrality of the other Island and nearest to the Main city
- Strong Connectivity within the Island through the land & sea route Being a central island with close proximity to Capital City it can be easily adopt the character of the town to serve

Figure 2: Connectivity



for the community. Similarly, the centrality location will boost the connectivity from other islands of the district.

- Potential for the Mangroves Eco tourism (*Siruthivu Island*)

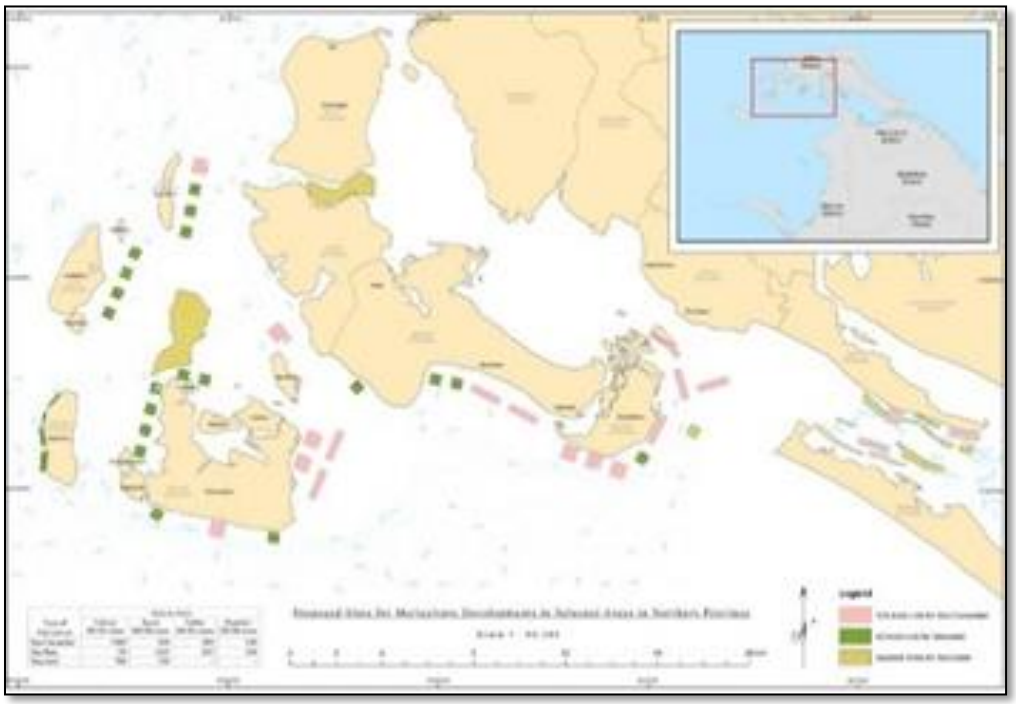
  The velanai Ps area including Siruthivu Island which is covered by the mangroves and it has high potential for the eco tourism.

Figure 3:Mangroves Area of Siruthivu Island



- Potential for the Fishing & Aquaculture

Figure 4:Potential Area for Aquaculture



The velanai PS area has high potential for the fishing because major economic contribution of this area is fishing which is around 46% and average Fish Production is 1366 mt per year which is 3.07 % of the total fish production of the Jaffna District. Other wise, this area has a potential for the sea weed, sea bass and sea cucumber.

- Spiritual Destination (Nagapoosani Amman Kovil, Naga Vihara)

Figure 5:Spiritual Destination





- **Potential Renewable Energy area**

According to the SEA declaration, the Velanai Island Coast has the high suitable source for the production of Renewable energy which is one of the leading economic generation activities of the World.

Figure 6:Potential Area for Renewable Energy



- Availability of Developable Land

  There are 19% of the developable land available to the future development.

Problems

- Lack of Infrastructure Facilities. (Road)

  The velanai PS area has high connectivity to the other island through the road network. Even though. Some internal Road in poor condition. Such as Punkuduthivu – Kurikadduwan Road.

- Lack of Infrastructure Facilities for Fishing

  As per the situational analysis, the fish productivity capacity shows a decreasing trend comparing with previous years. due to lack of proper technological adaptation and the insufficient infrastructure facilities for the sector.

- Displacement of Community
- Untapped natural Resources (Mangroves, Aquaculture, Renewable energy)
- Less quality of Ground water due to the sea water intrusion

  Pure drinking water is the main problem in Velanai PS area. As per an analysis conducted 80% of the people are not using well water for drinking purpose due to the reason of sea water intrusion.

- Insufficient tourism related infrastructure

  The velanai PS area has potential places for the tourism activities. Such as Mandaithivu and Siruthivu. But due to the reasons of lack of infrastructure facilities those area not utilized for the tourism destination.

Chapter 03 – Frame work of the Local Area Plan

3.1 Sub Vision:



The vision for Velanai Island on transforming it into the " OUTWARD CITY ," because its located in strategic centrality and strong connectivity with the surrounding islands to both land and sea and also it is located the adjoining the Jaffna city. Due to the urbanization trends overflow the developments towards to Velanai Island area. So, the island will function as a key facilitator in future to cater the above overflow development through the continuous efficient circulation of urban activities and services.

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

3.2 Correlation with Vision of the Greater Jaffna Development 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.

"OUTWARD CITY"

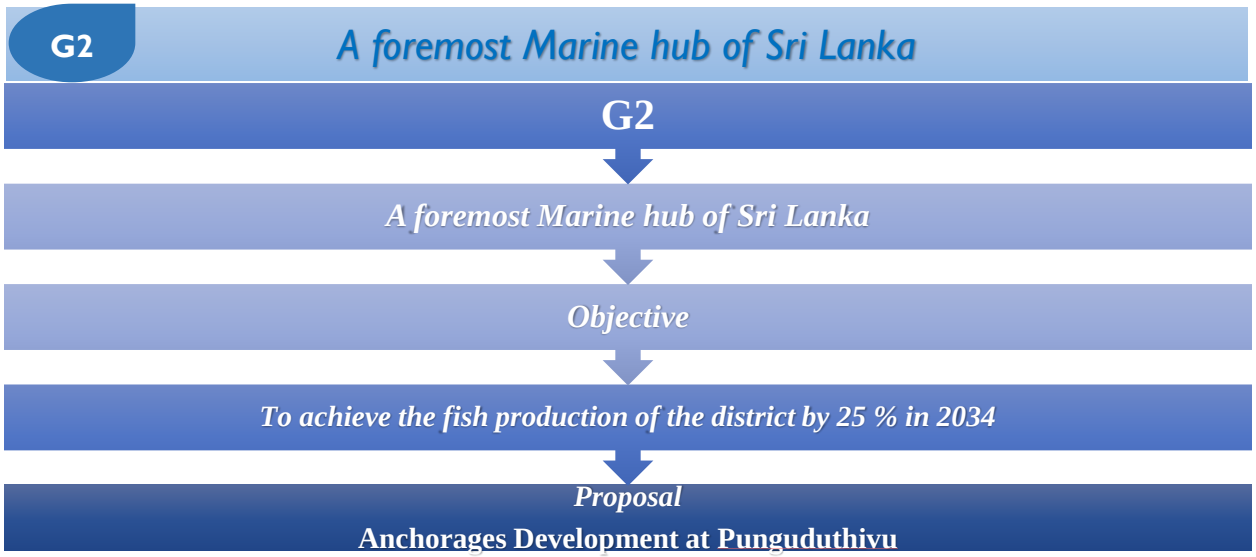
Vision for Local Area Plan of Velanai PS

In order to achieve the goals of greater Jaffna development plan, the velanai PS area will contribute in good manner. For an example, the Goal 2 "***A foremost Marine hub of Sri Lanka"*** and objective is ***"To achieve the fish production of the district by 25 % in 2034".*** It will be achieved through the future proposal of **Anchorages Development at Punguduthivu** also objective of **"To allocate 5000 acres to achieve the production of Mari farming by 1000 tons to global market in the year 2034**" it will be achieved through the proposal of Establishing Aqua Culture Parks & Crab cities to develop coastal aqua culture for providing a suitable environment for potential investors.

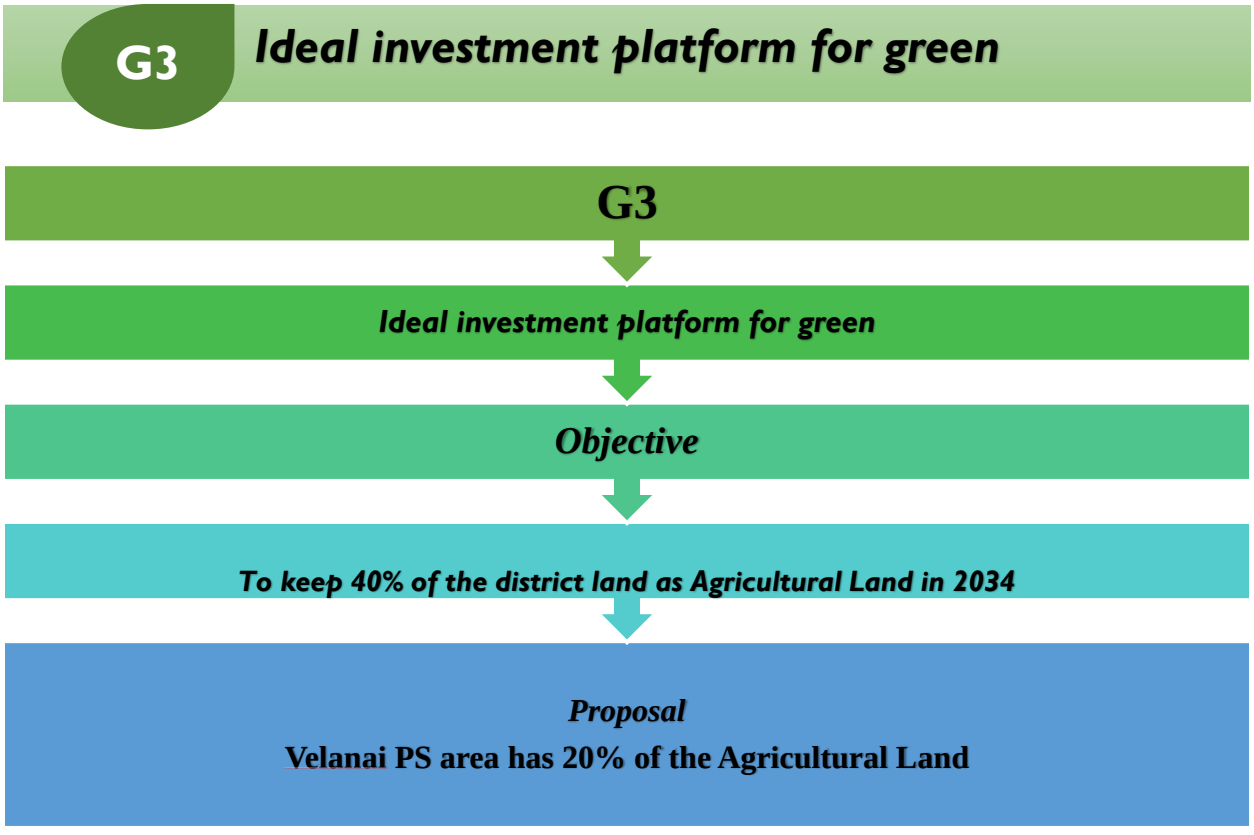
- Velanai (Sea bass)
- Allaipiddy (Sea cucumber processing centre)
- Pungudutheevu (Sea cucumber)
-







Further to that, the Goal 3 "***Ideal investment platform for green"*** and objective ***To keep 40% of the district land as Agricultural Land in 2034***. It will be achieved through the local area development plan for the Velanai PS area. Because, according to the land use pattern of the PS area which is comprises 20% of the agriculture land.



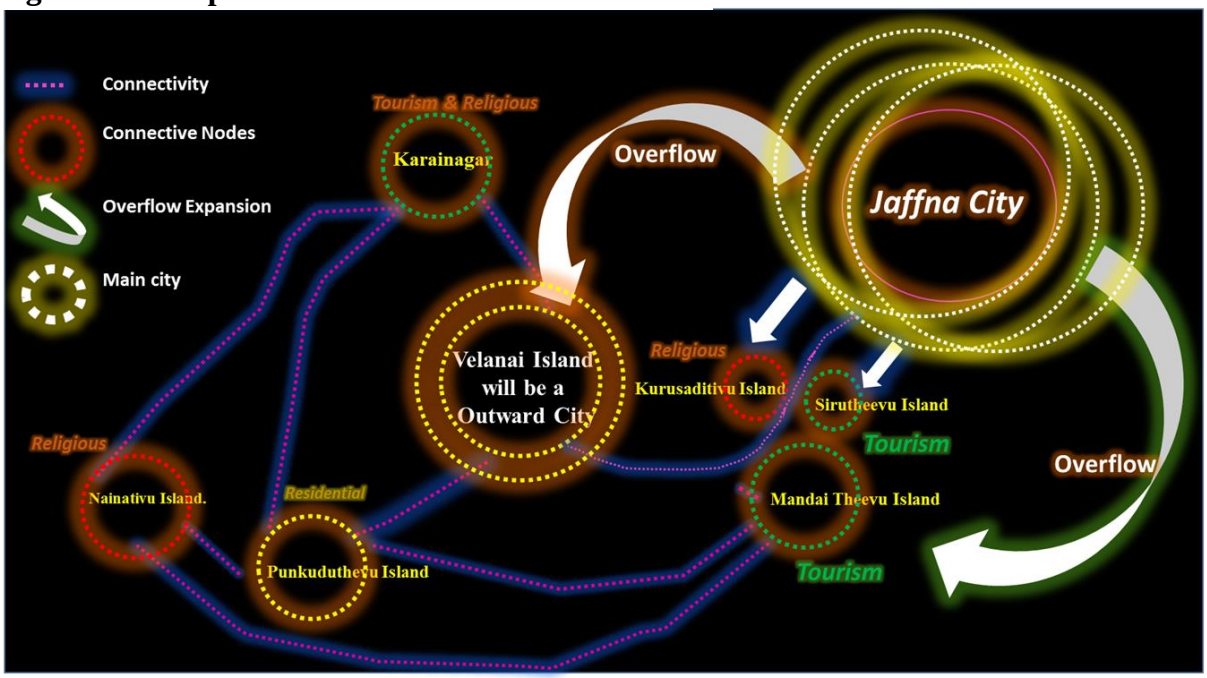
3.3 SWOT Analysis

Strength	Weakness
• Locational Advantage Strong Connectivity within the Island through the land & sea route • Potential for the Mangroves Eco tourism (*Siruthivu Island*) • Suitable soil types for the tobacco & Aloe vera • Potential for the Renewable Energy area	• Lack of Infrastructure facilities (Water, Road, Fishing related) • Natural Resources areas not utilized (Mangroves, Aquaculture, Renewable energy) • Less quality of Ground water (Sea water Intrusion) • Displacement of Community • Absence of intra connectivity with the adjacent Islands • Insufficient tourism related infrastructure
Opportunity	**Threat**
• Direct impact from the main city • SEA identified the area for the Renewable energy • Land Proposed for International cricket stadium	• Non availability of the under ground water in dry reason • Indian Fisherman Invasion

3.4 Conceptual Plan

Based on the Potential Analysis, it was very clear that the centrality location with good connectivity to land and sea of the Velanai Island has the potential to act as the best facilitator. Accordingly, the conceptual model of the Velanai Island to exhibit the futuristic image for the region has been modeled using two core concepts such as Connectivity, Optimal Utilization of Resources.

Figure 7:Concept Plan



Connectivity:

Being Strategically located at the center of all the Island, the Connectivity network in terms of Sea routes and Land Routes are flexible and easier for the entire orbit. This creates a concurrent circulation and network for the functioning of the Velanai area.

Optimal Utilization of Resources:

The Velanai Island is surrounded by many islands enriched with different potentials. Through this strategical plan, the velanai Island can get the potential from connective Island and function as one of the city to cater the overflow development of the Jaffna city.

Chapter 04 - Project Implementation Strategy

4.1 Identified Projects

In order to achieve the highlight goals of the regional plan, the following projects have been identified for the Velanai area based on the problem and potential analysis.

Table 4:Identified Projects

S.No	Identified Projects
1.	Construction of Commercial complex at Vankalavadi, Velanai
2.	Development of Cultural Hall at Vankalavadi
3.	Development of Pilgrims Rest House at Nainativu
4.	Children Park development at Velanai
5.	Beach development & Control Measures for the soil erosion at Chatti
6.	Proposed Ring Road development
7.	Proposed Sea Route development
8.	Allaipiddy town ship development
9.	Mangroves Park development at Srithtivu
10.	Beach Park development at Mandaithivu
11.	Pond Beautification at Narakka kulam
12.	Development of bus station • Velanai • Kurikadduwan
13.	Development of Jetties • Mandaithivu • Velanai • Kurikadduwan • Nainathivu • Srithtivu • Chettipulam, Thuraiyoor, Allaipiddy
14.	Proposed Cricket Stadium at Mandaithivu
15.	State Land Identified for Housing Development Projects Mandaithivu West (02 Acre)
16.	Land Identified for “Retainment Villagers” at Mandaithivu (1.5 acre)
17.	Proposed Palmyra Tourism Development along the Beach at Punkuduthivu
18.	Mobility Enhancement along the Beach at Chatti, Allaipiddy & Mandaithivu
19.	Proposed Dry Fish Activities at Velanai
20.	Proposed Sea Water Intrusion bund at Thuraiyoor & Nainativu
21.	Redevelopment of Local Roads

Connectivity enhance provides priority importance to improve the integration level of the Island to serve for the visitors as the best connector of the Island of Jaffna. Accordingly, Local town connectivity and Tourism improvement connectivity patterns are identified and proposed through the connectivity enhancement strategical attempt. Accordingly, Land route circulation roads and sea route circulation paths are identified.

- ***Proposed Ring Road development***
- ***Proposed Sea Route development***

Through the road circulation proposal, the Velanai island will be exposed and easily accessed through the Karainagar from the Northern side and the community will get the possibility to access the Jaffna capital city easily. This route will help to make the Velanai vibrant. Accordingly, the proposed sea route circulation will again generate a vibrant effect to the Velanai island since most of the Tourism proposals are agglomerated in Velanai Island region and this Roads facilitate the efficient movement of goods and services, reducing transportation costs and enhancing market accessibility. This connectivity stimulates trade, attracts investments, and creates employment opportunities. So through this connectivity enhancement, the Velanai Town , Allaipiddy Township will gets its opportunities to be exposed as the sub nuclei town of the Capital City.

Figure 8:Identified Projects for Road Connectivity



Based on the problem analysis, found the major issue is lack of infrastructure facilities related to the road and connectivity. In order to achieve the above issue, the following projects has been identified.

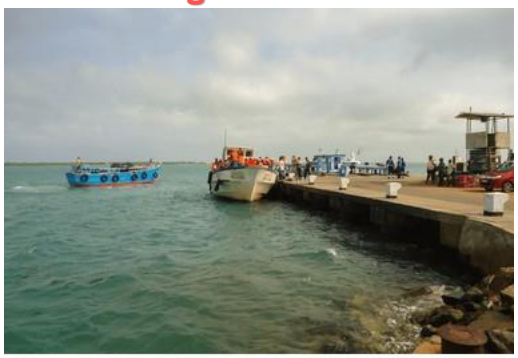
- Development of bus station
    - Velanai
    - Kurikadduwan
- Development of Jetties
    - Mandaithivu
    - Velanai
    - Kurikadduwan
    - Nainathivu
- Commencement of ferry services to the all island

  (Including Velanai Island)

Figure 9:Location for the Identified Bus Station & Jetties Development



Existing situation







Expected situation







The major problem of the Velanai PS area is quality of water because Pure drinking water is the main problem in this area due to the reasons of sea water intrusion. Velanai relies entirely on groundwater, but over 97% of wells are unsuitable for drinking due to high salinity levels. This contamination is primarily caused by seawater intrusion, exacerbated by over-extraction and the island's low elevation ranging from 2 to 9 meters above sea level which allows saltwater to seep into freshwater aquifers, especially during dry seasons. Also, the region experiences prolonged dry spells, particularly from April until the delayed monsoon rains. These droughts reduce groundwater recharge, intensifying the scarcity of potable water. Therefore, in order to overcome the water quality issue, the following projects are identified.

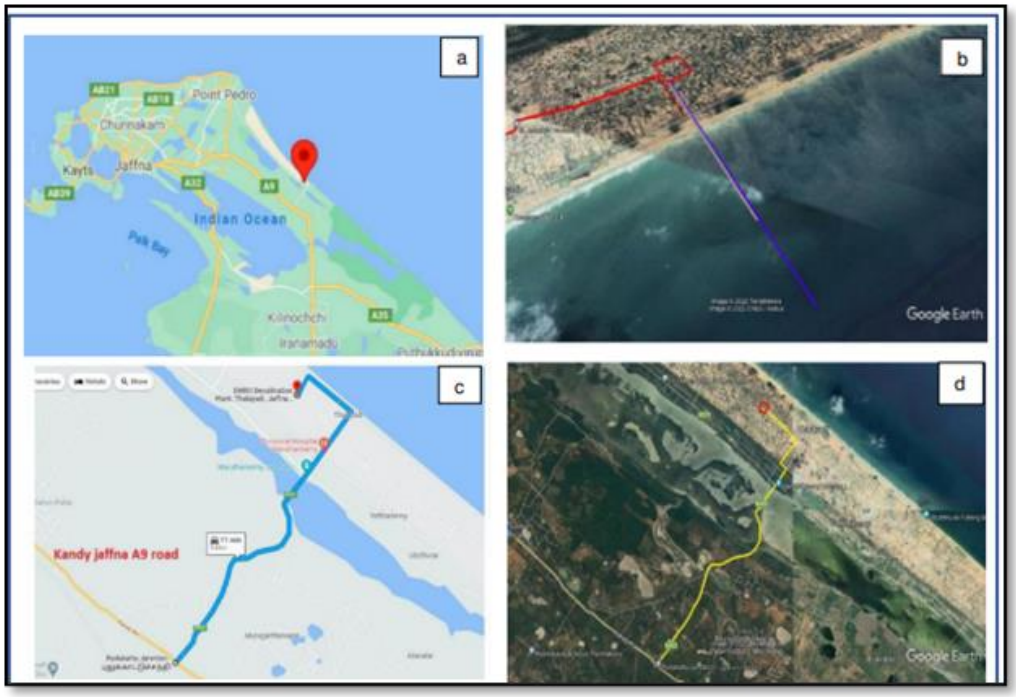
- The Jaffna Kilinochchi Water Supply Project

This project is decided to providing the water supply to some areas in Jaffna District including Velanai DSD. This Project aims to deliver safe drinking water to approximately 300,000 people, including those in Velanai.

Water Source - Sea Water Desalination – Thalaiyadi

(Expected to supply water – 2025)

Figure 10:Location of the Thalaiyadi



- Pali Aru water supply project – Phase I

  This project including entire Jaffna district excluding the Jaffna Kilinochchi Water supply project area, Mannar District (Part)

  Water Source – Pali Aru River, Mannar

  Expected to supply water – 2031

The Housing is one of the major problem in this area. Because, Inadequate infrastructure, including poor road networks and limited access to electricity and sanitation, has made existing housing less livable and discouraged investment in new housing developments. In order to overcome the housing issue, the following projects has been identified.

- State Land Identified for Housing Development Projects for land less

Mandaithivu West (02 Acre)

- Land Identified for “Retainment Villagers”

  Mandaithivu (1.5 acre State Land)

Figure 11:Location for the Identified Hosing Development



Model Design for Housing







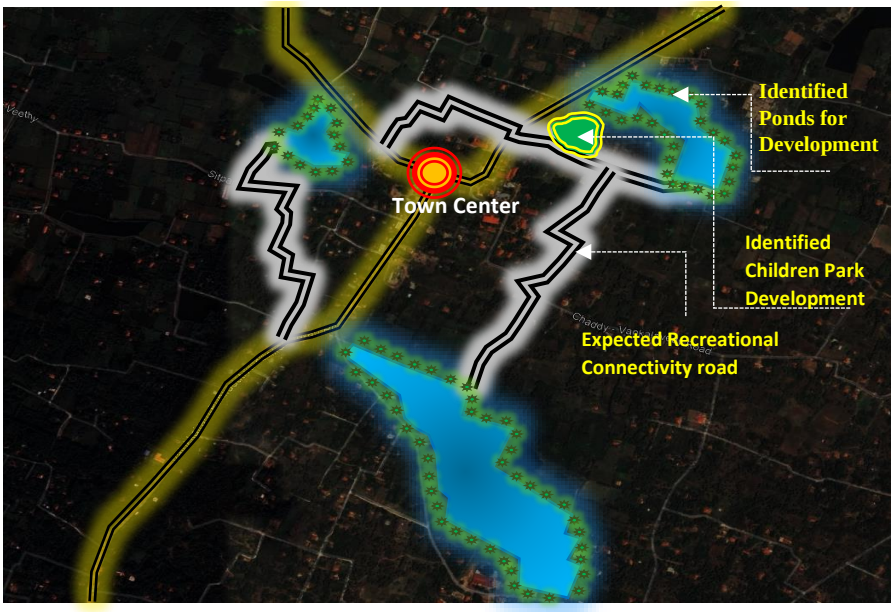
Model Design for Retainment Village



Proposed Activities

- **Housing Units for Elders**
- **Green Area for Recreational Activities**
- **Place for Exercise**
- **Basic Health Care Centre**
- **Cafeteria**
- **Walking Path**
- **Entertain area**

Figure 12:Identified Project for Recreational Development at Velanai Town



Under the Problem Analysis one of the major problem identified within the region is availability of less recreational facilities for the commuter passing through and for the local residents accessing the town center. Similarly, other problem notified is the salinity of the water resources. Researches explains that the available ponds within the salinity areas if maintained properly, the level of salinity can be reduced to a certain amount. So adhering the availability of ponds within the town centers as the best opportunities for the town dwellers, the recreational development strategy targeted to identify three town ponds within the center and create a triangular recreational corridor for the local community.



As it was identified through the analysis that the Velanai PS area is enriched with lots of Coastal Tourism Spots to be developed to enhance the potentiality of the area. Accordingly, there are several ecologically valuable Coastal Spots and Religious Spots are selected for the Tourism development as Follows,

- Chatty Beach Park Development
- Sirutheevu Mangrove Park Development
- Mandaitivu Beach Development
- Proposed Pilgrims Centre at Nainathivu
- Allaipiddy township Development
- Proposed Cricket Stadium at Mandaithivu



Beach Park will comprise of Resting areas, Children play areas, Moveable commercial stalls, Sanitary Facilities, walkway for the community, Lighting and Shady, Food stalls. Similarly, Religious Tourist Spot at Nainativu specially for the Nagapoosani Amman Temple also promoted as religious tourism spots with a Pilgrims centers to cater the accommodation facilities of the pilgrims visiting the area.

Figure 13:Identified Project for Recreational Development for Velanai PS



Model Design for Beach Park



Figure 14:Proposal of Mangrove Park at Siruthivu Island : Jaffna



Model Design







Figure 15:Location of Allaipiddy Township Development



The Proposed land is located within the Velanai Pradeshiya Sabha limits surrounded with Sea and Bare lands. It is located nearly 4 km away from the Jaffna main city towards the islands. Also the proposed land is getting access from the well-developed Jaffna – Pannai – Kayts road. Meanwhile Sea route connectivity for the location can also be promoted.

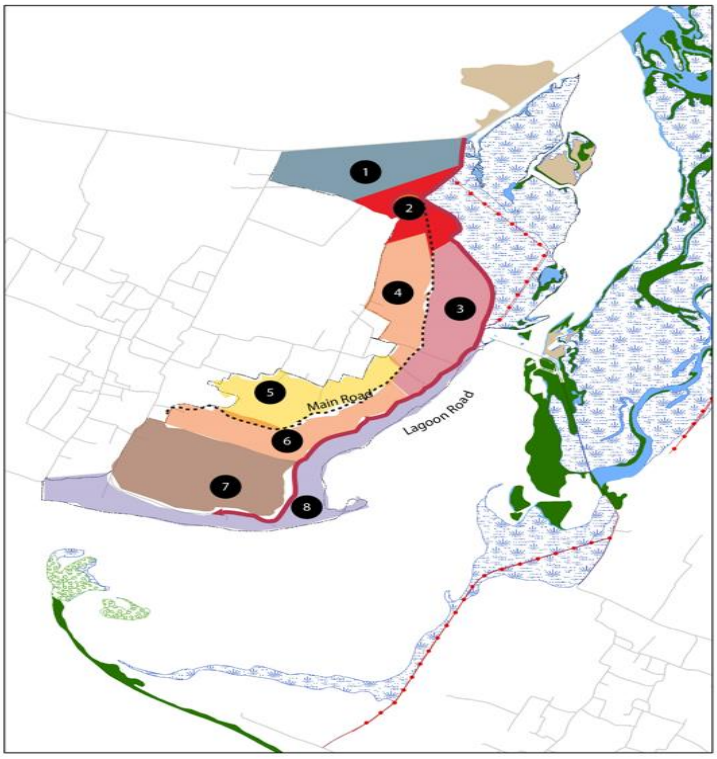
Based on that, through the Allaipiddy town ship development can be cater the over flow development of the Jaffna City.



Because, the Allaipiddy area is located nearly 4 km from the main town centre of Jaffna and is being identified as the possibility node to be developed as the subordinate urban center of Jaffna city. Due to the rapid demand arising towards the main Jaffna city in terms of all sectors, space to cater the demand of the city is competitive challenge for the city development**.** According to that, the Allaipiddy Township Development includes the following Proposals to cater the vision of the local area development plan for the velanai PS area.

Figure 16:Proposal for Allaipiddy Township Development

1. **Institutional Zone**
2. **Township Zone**
3. **Tourism Promotion Zone**
4. **Mixed Zone**
5. **Mixed Zone**
6. **Urban Neighborhood Zone**
7. **Health Zone**
8. **Recreational Zone**



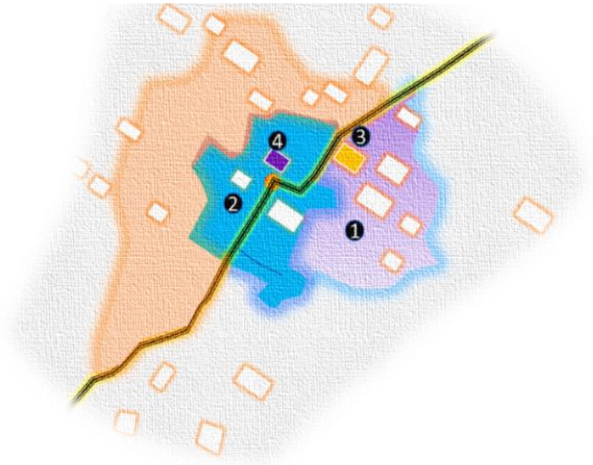
4.2 Town Center Development project

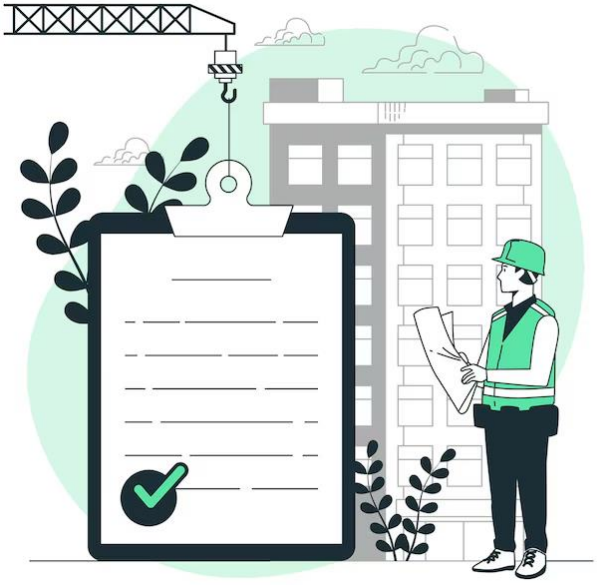
The Town centre development serves as a strategic approach to revitalize urban areas, fostering economic growth, community engagement, and sustainable living. By transforming town centres into vibrant, multifunctional spaces, these developments aim to enhance the quality of life for residents and attract visitors.

Based on the existing distribution pattern of the land uses, Commercial Square and the Administrative Square have been demarcated to promote the related activities. Also, locations for Cultural Square within the administrative Square and a Commercial Complex within the Commercial Square have also been proposed to enhance the services for the public.

Figure 17:Layout for Township Centre Development

1. **Administrative Space**
   Relating to the management of a company, school, office space or other related organization.
2. **Commercial Area**
   Commercial development projects are related to any building that performs a public, commercial function and its can be big or small and including commercial complex, Medical offices, Restaurants.
3. **Proposed Cultural Hall**
   To enhance the cultural related activities
4. **Proposed Shopping Complex**





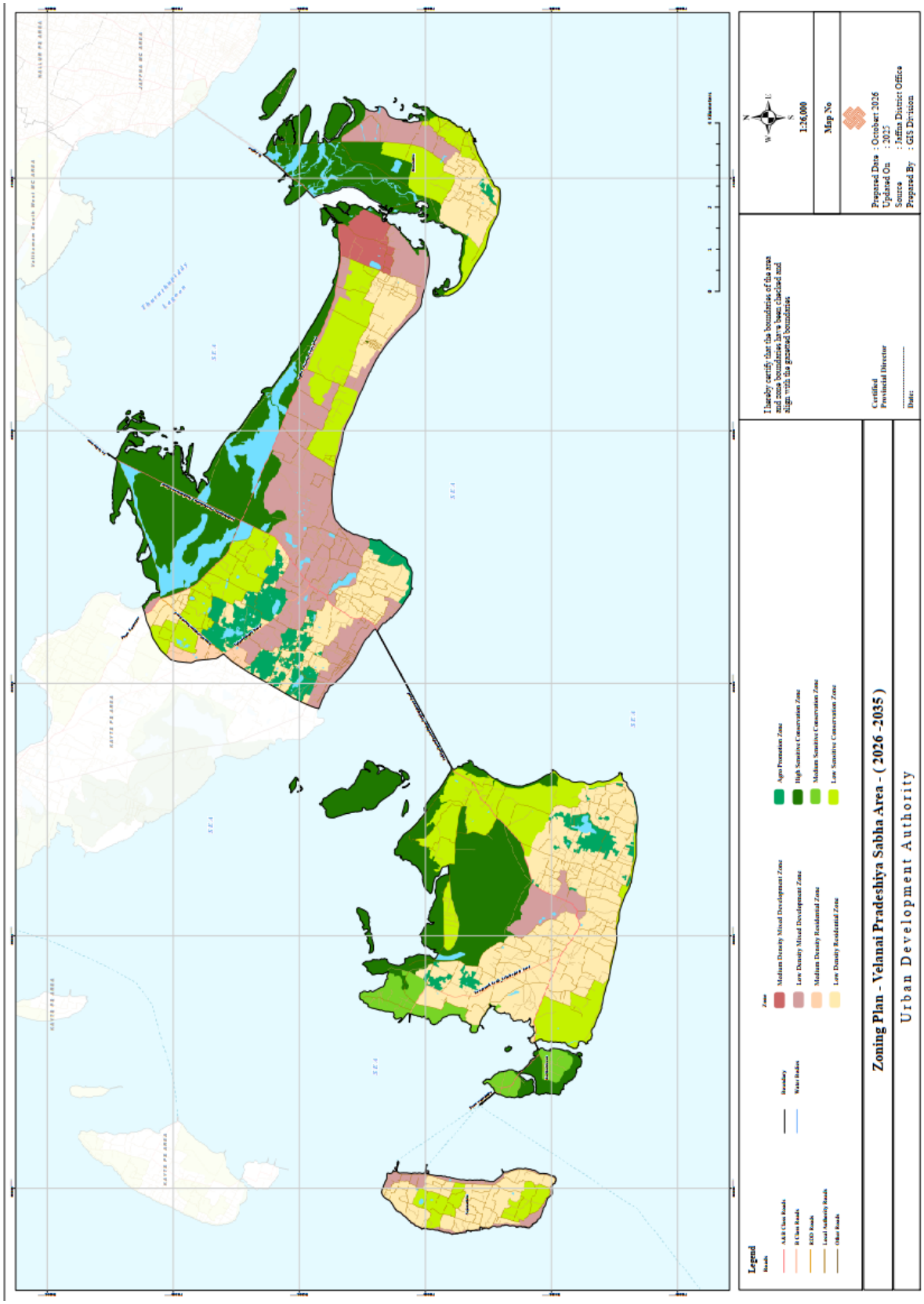
Part II

Chapter 05– Development Zones and Zoning Guidelines

5.1 Introduction

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

Map 10:Zoning Plan for Velanai PS (2026- 2035)



Source : UDA

5.2 Development Zones

5.3 Zoning Factor

By the local area development plan for Velanai Pradeshiya Sabha the jurisdiction is divided into five 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 5:Development Zone & Zone Factor

Main Zone	**Sub Development Zone**	**Zone Code**	**Zone Factor**
Commercial Zone	Low Density Commercial Zone	C3	1.78
Mixed Development Zone	Medium Density Mixed Development Zone	MD2	1.92
	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
	Medium Sensitive Conservation Zone	CN2	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 Velanai PS area which has been declared as an Urban Development Area in the Extraordinary Gazette Notification No. 2185/74 of 24.07.2020 under Section 3(i) of the Urban Development Authority Act No. 41 of 1978.

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

III. For areas declared as urban areas prior to 24.07.2020, the lots sub-divided before 24.07.2020 are considered as existing lots.

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

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

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

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

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

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

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

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

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

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

XIV. 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 five main Development Zones in the Local Area Development Plan for Velanai Pradeshiya Sabha area are given below.

Table 5: Residential Zones

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

Source: Urban Development Authority 2025

Table 6: 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 7: Mixed Development Zones

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

Source: Urban Development Authority 2025

Table 8: Mixed Development Zones

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

Source: Urban Development Authority 2025

Table 9: Agro Promotion Zones

i.	**Main Zone**	**Agro promotion Zone**
ii.	**Characteristics of the Zone**	Predominantly crop cultivation and oriented activities
ii.	**Zoning Boundaries**	Annexures
iv.	**Sub Zone**	**Agro promotion Zone**
v.	**Zone Code**	**AG3**
vi.	**Zone Factor**	0.95
ii.	**Permissible Floor Area Ratio**	Schedule 6 - Form "A" & Form "B" (As per the Gazette notification No. 2235/54)
ii.	**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"
ii.	**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 10: Conservation Zones

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 Maximum FAR/ Number of floors**	Schedule 6 - Form "A" & Form "B" (As per the Gazette notification No. 2235/54)
viii.	**Permissible Maximum Plot Coverage**	05 %
ix.	**Setbacks & maximum height**	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 IV 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, Animal Farming & 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 compos ng 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 11: Conservation Zones:

i.	**Main Zone**	Conservation Zone
ii.	**Characteristics of the Zone**	Wetland areas with high biological diversity, areas of water retention and detention which need to be kept for flood control and to reduce risk of floods; such as Marshes and Mangroves.
iii.	**Zoning Boundaries**	Annexures
iv.	**Sub Zone**	Medium Sensitive Conservation Zone
v.	**Zone Code**	CN2
vi.	**Zone Factor**	-
vii.	**Permissible Maximum FAR/ Number of floors**	Schedule 6 - Form "A" & Form "B" (As per the Gazette notification No. 2235/54)
viii.	**Permissible Maximum Plot Coverage**	05 %
ix.	**Setbacks & maximum height**	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 IV following Activities can be allowed. 1. Nature Friendly Restaurant & Rooms stay 2. Nature Parks conserving the natural eco-system 3. Eco-friendly restaurants 4. Field study/Information centers 5. Mini conference centers 6. Raised boards walks, deck on stilts, shelters/rest huts. 7. Nature trails, hides, observation towers, canopy walkways, carefully located cycle paths, bridleways and the like. 8. Security posts, tickets booths, site offices

	9. Camping, picnicking, bird watching and the like 10. Outdoor fitness/exercise facilities 11. Visitor centers 12. Wetland museum 13. Eco-tourism facilities (Small-scale, eco-friendly, tourist development such as cabanas on stilts) 14. Wetland Adventure/ Theme Parks, conserving/restoring the natural eco system. 15. Other nature-based recreation activities 16. Open grassed areas (as public parks/playgrounds) 17. Traditional fishing, Animal Farming & Mari Farming 18. Flower Collection with Garden 19. Water transport if carefully integrated and operated 20. Dairies and grazing, but no other form of animal husbandry 21. Wetland forestry 22. Vitally important public infrastructure projects, under exceptional circumstances 23. Irrigation/flood protection structures 24. Wetland agriculture including reed cultivation 25. Mobile Sanitary Facilities 26. Greenhouse 27. “Lellama” 28. “Madel Paadu” built with constructions 29. Fishing piers 30. Berths & Boat jetty/ ferry accommodation 31. Recreational parks 32. Open grounds 33. Open theatre 34. Research and Development Centers 35. Cabana Hotels
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. Expansion of existing development within the same lot can be permitted only 10m height. 4. G+2 or 10m height building only can be allowed in the existing lot. 5. Sustainable Materials: Use environmentally friendly and locally sourced materials for construction. Consider timber from sustainable sources, recycled materials, or materials with low environmental impact. 6. Low-Impact Foundations: Ensure that the foundations or footings of the development have minimal impact on the forest floor to prevent soil compaction and disruption to the ecosystem. 7. Natural Aesthetics: Design development that blend with the natural surroundings. Use earthy and muted color schemes that harmonize with the forest environment. 8. Rustic Design: Incorporate rustic architectural elements, such as exposed timber beams, stone accents, or thatched roofs, to create a natural and cozy atmosphere. 9. Sustainability Features: Include green building features like rainwater harvesting, solar panels for lighting, and low-flow water fixtures to minimize environmental impact. 10. Off-Grid Amenities: Provide off-grid amenities such as compos ng toilets, and limit the use of electricity to maintain a sustainable and eco-friendly experience. 11. Natural Ventilation: Design the development with proper ventilation to minimize the need for air

	conditioning, allowing guests to enjoy the fresh forest air. 12. Privacy and Scenic Views: Ensure that each Development offers privacy and scenic views of the forest. Incorporate large windows or open-air elements to connect guests with nature. 13. Minimal Site Disturbance: Construct each development with minimal disruption to the natural terrain. Avoid cutting down trees or disturbing sensitive areas. 14. Outdoor Spaces: Include private outdoor spaces like decks, patios, or balconies where guests can relax and enjoy the forest. 15. Fire Safety: Implement fire-resistant building practices and provide safety equipment to mitigate the risk of forest fires. 16. Accessibility: Design development to be accessible to people with disabilities, including wheelchair ramps and wider doorways. 17. Multi-Season Use: Insulate cabanas for year-round use, and include heating options for colder seasons. 18. Waste Management: Establish a responsible waste management system for guests and staff to minimize the environmental impact. 19. Local Workforce: Employ local labor and support local communities for construction and maintenance to benefit the local economy. 20. Educational Signage: Install signage or materials in cabanas that educate guests about the forest ecosystem and encourage eco-friendly behavior.

	21. Wildlife-Friendly: Design features that minimize disturbance to wildlife, such as bird-friendly window treatments or designated wildlife viewing areas. 22. Light Pollution Control: Use lighting fixtures that minimize light pollution and allow guests to enjoy stargazing. 23. Signs and billboards should, where possible, incorporate colors and materials that are compatible with the existing character of an environmentally sensitive area. 24. It is preferable that billboards and freestanding signs in sensitive environmental areas are used for interpretive, public safety or educational purposes. 25. Dune Stabilization Planting native dune vegetation to stabilize sand dunes and prevent erosion, as well as providing habitat for wildlife. Promoting ecotourism, nature based coastal development.

Source: Urban Development Authority 2025

Table 12: Conservation Zones:

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

	5. District planning committee of UDA will have the full rights to decide any special development considerations within the Zone

Source: Urban Development Authority 2025

5.6 Permissible Uses for Development Zones

No	Principle Use	Sub Uses	Low Density Commercial Zone	Medium Density Mixed Development Zone	Low Density Mixed Development Zone	Low Density Residential Zone	Low Sensitives Conservation Zone	Agro Promotion Zone	High Sensitivity Conservation Zone	Medium Sensitivity Conservation Zone
1	1. Residential	Houses	x	x	x	x	x	x		
2		Condominium Housing Complexes		x	x					
3		Housing Complexes		x	x	x				
4		Housing Projects		x	x	x				
5		Quarters/Labour Quaters	x	x	x	x				
6		Service Apartments		x	x					
7		Studio Apartments	x	x	x					
8		Dometry		x	x	x				
9		Hostels	x	x	x	x				
10		Day-care Centers	x	x	x	x		x		

11		Patient Care Centers	x	x	x	x		x		
12		Elders home	x	x	x	x	x	x		
13		Children's home	x	x	x	x	x	x		
14		Disability rehabilitation home	x	x	x	x	x	x		
15		Rehabilitation /Probation home				x		x		
16		Community centers		x	x	x	x	x		
17		Resorts/Tourism bungalow/Home stay	x	x	x	x				
18		Guest House	x	x	x	x		x		
19		Lodge	x	x	x	x				
20		Rest House	x	x	x	x		x		
21		Retirement halls		x	x	x		x		
1	2. Health	Hospital	x	x	x	x				
2		Medical centres(One doctors)	x	x	x	x	x	x		
3		Medical centers (Two doctors or more)	x	x	x	x				
4		Sample collecting centers	x	x	x	x	x	x		
5		Laboratory	x	x	x	x	x	x		
6		Pharmacy	x	x	x	x	x	x		
7		Veterinarian/ Animal clinics	x	x	x	x	x	x		
8		Veterinarian/ Animal hospitals	x	x	x	x	x	x		
9		Quarantine centers				x		x		
10		Child and maternal Clinic/ Family Clinic centers	x	x	x	x		x		

11		Other medical institutions not falling under uses from 1 to 10	x	x	x	x		x		
12		Medical Consultancy Service Centres	x	x	x	x	x	x		
13		Animal Protection Centers				x	x	x		
1	3. Office & Institutions	Office	x	x	x	x	x	x		
2		Professional Office	x	x	x	x	x	x		
3		Office complex (Over 10,000Sq.m)	x	x	x					
4		Banks/ Insurance/ finance institutions	x	x	x	x		x		
5		Other office and institutional uses not included under uses from1 to 4	x	x	x	x				
1	4. Commercial	Shopping complex	x	x	x					
2		Retail shops	x	x	x	x	x	x		
3		Wholesale Shops	x	x	x					
4		Department Stores/ Super Markets	x	x	x					
5		Open Markets	x	x	x	x	x	x		
6		Showrooms	x	x	x					
7		Restaurants (Take Away)	x	x	x	x	x	x		
8		Restaurants	x	x	x	x	x	x		
		Wedding hall		x	x					
9		Reception Halls	x	x	x	x		x		
10		Star Class Hotels	x	x	x	x				
11		Hotels	x	x	x	x				
12		City Hotels	x	x	x					

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

1	5. Educational	Pre School/ Early childhood development center	x	x	x	x		x		
2		Primary school	x	x	x	x	x	x		
3		Secondary school	x	x	x	x	x	x		
4		Tertiary school	x	x	x	x	x	x		
5		Private school/ International school	x	x	x	x				
6		High education institutions (Campus)		x	x	x				
7		Government/ Private university		x	x	x				
8		Technical college/ Vocational training center/ Training center		x	x	x				
9		Private Tuition Classes- less than 50sqm	x	x	x	x	x	x		
10		Private Tuition Classes- 50m to 500sqm	x	x	x	x		x		
11		Private Tuition Classes- more than 500 sqm	x	x	x	x				
12		Art institutions/ drama institution	x	x	x	x				
13		Other educational institution	x	x	x	x				
14		Research and Development Centers		x	x	x	x	x		x
1	6. Social & Religious	Religious center		x	x	x		x		
2		Religious education center		x	x	x		x		
3		Museum		x	x	x				

4		Social & Cultural center		x	x	x		x		
5		Cemetery/ Crematoriums		x	x	x		x		
6		Community Development Centers		x	x	x		x		
7		Auditorium	x	x	x	x		x		
8		Conference Hall	x	x	x	x		x		
1	7. Industry	Vehicle assembling/ repairing center	x	x	x	x				
2		Stores for distribution activities	x	x	x	x	x	x		
3		Stores/ warehouse	x	x	x	x	x	x		
4		Service industries	x	x	x	x				
5		Domestic industries	x	x	x	x	x	x		
6		Packing industry	x	x	x	x	x	x		
7		Recycling industry				x				
8		Value addition industry	x	x	x	x	x	x		
9		Defective material collection center	x	x	x	x	x	x		
10		Bakery productions- Wood kilns	x	x	x	x		x		
11		Bakery productions- electric	x	x	x	x		x		
12		Concrete related production industry	x	x	x	x		x		
13		Tile and brick industries				x		x		
14		Furniture related industry			x	x		x		
15		Mills	x	x	x			x		
16		Lathes, welding shops	x	x	x	x		x		

17		Other non-polluting industries (as defined by Central Environment Authority)	x	x	x	x		x		
18		Other polluting industries (as defined by Central Environment Authority)								
1	8. Leisure	Indoor stadium		x	x	x		x		
2		Open theatre		x	x	x		x	x	x
3		Library	x	x	x	x	x	x		
4		Gymnasium	x	x	x	x		x		
5		Children parks	x	x	x	x	x	x		
6		Open grounds	x	x	x	x	x	x		x
7		Cinema theatre/ open cinema theatre	x	x	x	x		x		
8		Swimming pool	x	x	x	x		x		
9		Parks	x	x	x	x	x	x	x	x
10		Recreational parks	x	x	x	x	x	x	x	x
1	9. Agriculture and Fishery	Boat jetty/ ferry accommodation			x	x			x	x
2		Berths			x	x			x	x
3		Fishing piers			x	x			x	x
4		“Madel Paadu” built with constructions			x	x			x	x
5		“Lellama”			x	x			x	x
6		Animal and crop farms				x	x	x		
7		Agricultural products collection centres		x	x	x	x	x		
8		Animal and Seed Breeding Centres			x	x	x	x		

9		Greenhouse	x	x	x	x	x	x		x
1	10. Other	Roof antenna towers	x	x	x	x		x		
2		antenna towers	x	x	x	x		x		
3		communication Towers	x	x	x	x		x		
4		vehicle parking	x	x	x	x				
5		electricity sub stations	x	x	x	x	x	x		
6		Sand Mining/Mineral Mining/Washing				x	x	x		
7		quarrying				x	x	x		
8		Soil Excavation / clay Excavation				x	x	x		
9		Sanitary buildings	x	x	x	x	x	x	x	x
10		A.T.M	x	x	x	x	x	x		
11		Electric charging stations	x	x	x	x	x	x		
12		Compost facility/waste recycling centres	x		x	x	x	x		

	Non- permissible uses
X	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. Social & Religious	1	Religious center	500
	2	Religious education center	500
	3	Museum	250
	4	Social & Cultural center	500
	5	Cemetery/ Crematoriums	1000
	6	Community Development Centers	150
	7	Auditorium	500
	8	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	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

Serial Number	Road Number	Name of the Road	Proposed Road width (m)	Proposed Road width from the center of the Road (m)	Proposed Building Line (m)
1	NJVPE001	Poompugar Road	7	3.5	4.5
2	NJVPE003	Amman Kovil Road 1st Lane	7	3.5	4.5
3	NJVPE004	Amman Kovil Road 4th Lane	7	3.5	4.5
4	NJVPE005	East Beach Road	7	3.5	4.5
5	NJVPE006	Redio Ceylon Road	7	3.5	4.5
6	NJVPE008	Athy Vairavar Kovil Road	7	3.5	4.5
7	NJVPE009	Selva Road	7	3.5	4.5
8	NJVPE010	Beach Road	7	3.5	4.5
9	NJVPE011	Veerapaththirar Kovil Road	7	3.5	4.5
10	NJVPE012	Saambalodai kanagi Amman Kovil Veethy	7	3.5	4.5
11	NJVPE013	Veerapaththirar Kovil Road 10th Lane	7	3.5	4.5
12	NJVPE014	Mukappu Vayal Kandhasuwamy Kovil Road 2nd Lane	7	3.5	4.5
13	NJVPE015	Cemetery Road	7	3.5	4.5
14	NJVPE016	Christian cemetery Road	7	3.5	4.5
15	NJVPE017	Mukappu Vayal Kandhasuwamy Kovil Road	7	3.5	4.5
16	NJVPE018	Pillaiyar Kovil Road	7	3.5	4.5

17	NJVPE019	Kondagam Road	7	3.5	4.5
18	NJVPE020	Maniyakaran Road	7	3.5	4.5
19	NJVPE021	Kiranjikula Road	7	3.5	4.5
20	NJVPE022	Velankanny Veethy	7	3.5	4.5
21	NJVPE023	Maniyakaran Road 1st Lane	7	3.5	4.5
22	NJVPE024	Siruppulam Murugan Kovil Road	7	3.5	4.5
23	NJVPE025	Aluminium Factory Road	7	3.5	4.5
24	NJVPE027	Beach Road	7	3.5	4.5
25	NJVPE028	Central Road	7	3.5	4.5
26	NJVPE029	Post Office Road	7	3.5	4.5
27	NJVPE030	Sinthamanippillaiyar Kovil Road	7	3.5	4.5
28	NJVPE031	Moonrumudi Amman Kovil Road	6	3	4
29	NJVPE032	Allaippiddy Main Road 8th Lane	6	3	4
30	NJVPE035	Beach Road 2nd Lane	7	3.5	4.5
31	NJVPE036	Beach Road 3rd Lane	6	3	4
32	NJVPE037	Juvaniyar Church Road	7	3.5	4.5
33	NJVPE038	St.Philipneiyar Church Road	7	3.5	4.5
34	NJVPE039	Pentecostal Church Road	7	3.5	4.5
35	NJVPE040	Pethuruvanavar Road	7	3.5	4.5
36	NJVPE041	Play Ground Road	7	3.5	4.5
37	NJVPE042	Methadist Church Road	7	3.5	4.5
38	NJVPE043	Anthoniyar Kovil Road	7	3.5	4.5

39	NJVPE044	Venpuravi Road 3rd Lane	7	3.5	4.5
40	NJVPE045	Allaippiddy Main Road 4th Lane	6	3	4
41	NJVPE046	Venpuravi Road	7	3.5	4.5
42	NJVPE047	West Kovil Road	7	3.5	4.5
43	NJVPE048	West Gym brown Road	7	3.5	4.5
44	NJVPE049	West Caritas Road	7	3.5	4.5
45	NJVPE050	Cheddykaddu vairavar kovil Road	7	3.5	4.5
46	NJVPE051	Thodda Veethy	7	3.5	4.5
47	NJVPE052	Allaippiddy Main Road 1st Lane	6	3	4
48	NJVPE053	Mandaitivu Allaippiddy Join Road 17th Lane	7	3.5	4.5
49	NJVPE054	Post Office Road 1st Lane	7	3.5	4.5
50	NJVPE055	Allaippiddy Main Road 2nd Lane	7	3.5	4.5
51	NJVPE056	Iluppaiyady Road	7	3.5	4.5
52	NJVPE057	Aluminium Factory Road 5th lane	7	3.5	4.5
53	NJVPE058	Karandappai Mrugan Kovil Road	7	3.5	4.5
54	NJVPE059	Sivakami Amman Kovil Road	7	3.5	4.5
55	NJVPE060	Karupachi Amman kovil Road	7	3.5	4.5
56	NJVPE061	Vairavar Kovil Road	6	3	4
57	NJVPE062	Mankumpan Beach Road	7	3.5	4.5
58	NJVPE063	Muthaiyah Road	7	3.5	4.5
59	NJVPE064	Allaippiddy Main Road 15th Lane	7	3.5	4.5
60	NJVPE065	Nallaiyah Road	7	3.5	4.5

61	NJVPE066	Samikkaddu Veethy	7	3.5	4.5
62	NJVPE067	Sonakankaadu Veethy	7	3.5	4.5
63	NJVPE068	Pallivasal Veethy 1	7	3.5	4.5
64	NJVPE069	Pallivasal Veethy 2	6	3	4
65	NJVPE070	Samikkaddu 3rd Lane	7	3.5	4.5
66	NJVPE071	Samikkaddu 4th Lane	6	3	4
67	NJVPE072	Rasaiyah Veethy	7	3.5	4.5
68	NJVPE073	Siththi vinayagar Veethy	7	3.5	4.5
69	NJVPE074	Murukan Kovil Veethy	7	3.5	4.5
70	NJVPE075	Core Veethy	7	3.5	4.5
71	NJVPE076	Kurunachchipulam Veethy	7	3.5	4.5
72	NJVPE077	Athisayavairavar Veethy	7	3.5	4.5
73	NJVPE078	Kannavodai Veethy	7	3.5	4.5
74	NJVPE079	Maniyakaran Veethy	7	3.5	4.5
75	NJVPE080	Iyanar Veethy	7	3.5	4.5
76	NJVPE081	Water Supply Veethy	7	3.5	4.5
77	NJVPE082	Navakkai Veethy	7	3.5	4.5
78	NJVPE083	Annamar Veethy	7	3.5	4.5
79	NJVPE084	Alampulam Veethy	7	3.5	4.5
80	NJVPE085	Kanthan Kadavai Veethy	7	3.5	4.5
81	NJVPE086	Selvamuththu Veethy	7	3.5	4.5
82	NJVPE087	Vairavar Veethy	7	3.5	4.5

83	NJVPE088	Vinasy Veethy	7	3.5	4.5
84	NJVPE089	Murugan Veethy	7	3.5	4.5
85	NJVPE090	Perugulam Amman 1 st Lane	7	3.5	4.5
86	NJVPE091	Perugulam Amman 2 nd Lane	7	3.5	4.5
87	NJVPE092	Perumpadai Iyanar Kovil Veethy	7	3.5	4.5
88	NJVPE093	Thuraiuoor Market Veethy	7	3.5	4.5
89	NJVPE094	Thuraiuoor Sea road	7	3.5	4.5
90	NJVPE095	Pillaiyar Kovil Veethy	7	3.5	4.5
91	NJVPE096	Pillaiyan Veethy	7	3.5	4.5
92	NJVPE097	Veerapathirar Kovil Veethy	7	3.5	4.5
93	NJVPE098	Nachimar Kovil Veethy	7	3.5	4.5
94	NJVPE099	Selvanayagam Veethy	7	3.5	4.5
95	NJVPE100	Aasaipillai Veethy	7	3.5	4.5
96	NJVPE101	Kalaimahal Veethy	7	3.5	4.5
97	NJVPE102	Vivasaya Veethy	6	3	4
98	NJVPE103	Kanthaiya Veethy	7	3.5	4.5
99	NJVPE104	Channel Veethy	7	3.5	4.5
100	NJVPE105	Cheddipulam C.C Veethy	7	3.5	4.5
101	NJVPE106	Thiruvalluvar Veethy	7	3.5	4.5
102	NJVPE107	Thamothara Veethy	7	3.5	4.5
103	NJVPE108	Navalar Veethy	7	3.5	4.5
104	NJVPE109	Sankaththarkeny Veethy	7	3.5	4.5

105	NJVPE110	Sankaththarkeny Gnanavairavar Lane	7	3.5	4.5
106	NJVPE111	Naalavarai Veethy	7	3.5	4.5
107	NJVPE112	Nanchuthinni Veethy	7	3.5	4.5
108	NJVPE113	Iyanar Kovil Veethy	7	3.5	4.5
109	NJVPE114	Asari Veethy	7	3.5	4.5
110	NJVPE115	Pillayar kovil Veethy	7	3.5	4.5
111	NJVPE116	Kali Kovil Lane	7	3.5	4.5
112	NJVPE117	Iyanar Community Centre lane	7	3.5	4.5
113	NJVPE118	Kannapuram Lane No 1	7	3.5	4.5
114	NJVPE119	Kannapuram Lane No 2	7	3.5	4.5
115	NJVPE120	Kannapuram Lane No 3	7	3.5	4.5
116	NJVPE121	Kannapuram Lane No 4	7	3.5	4.5
117	NJVPE122	Sitpanai South Veethy	7	3.5	4.5
118	NJVPE123	Agriculture Veethy	7	3.5	4.5
119	NJVPE124	Sitpanai Veethy	7	3.5	4.5
120	NJVPE125	Sitpanai 1st Lane	7	3.5	4.5
121	NJVPE126	Sitpanai 2nd Lane	7	3.5	4.5
122	NJVPE127	Ampalavanar Cemetry Veethy 1st Lane	7	3.5	4.5
123	NJVPE128	Murukesu veethy	7	3.5	4.5
124	NJVPE129	Mugunthan veethy	7	3.5	4.5
125	NJVPE130	KanthasamyVeethy	7	3.5	4.5
126	NJVPE131	Sinnaiah cross Veethy	7	3.5	4.5

127	NJVPE132	Amman Veethy	7	3.5	4.5
128	NJVPE133	Nadarasa Veethy	7	3.5	4.5
129	NJVPE134	Mudippillaiyar Veethy	7	3.5	4.5
130	NJVPE135	Vithanaiyar Veethy	7	3.5	4.5
131	NJVPE136	Kenikkarai Veethy	7	3.5	4.5
132	NJVPE137	Koya Thodda Veethy	7	3.5	4.5
133	NJVPE138	Narippiyankeddil Veethy	7	3.5	4.5
134	NJVPE139	Kumarasamypillai Veethy	7	3.5	4.5
135	NJVPE140	Kirishnan kovil Veethy 1	7	3.5	4.5
136	NJVPE141	Kirishnan kovil Veethy 2	7	3.5	4.5
137	NJVPE142	Kaithanai Vairavar Veethy	7	3.5	4.5
138	NJVPE143	Vannampula Veethy	7	3.5	4.5
139	NJVPE144	Echampula Veethy	7	3.5	4.5
140	NJVPE145	Punkankaddu Veethy	7	3.5	4.5
141	NJVPE146	Ampikainagar 1st Lane	7	3.5	4.5
142	NJVPE147	Ampikainagar 2 nd Lane	7	3.5	4.5
143	NJVPE148	Ampikainagar 3rd Lane	7	3.5	4.5
144	NJVPE149	Ampikainagar 4th Lane	7	3.5	4.5
145	NJVPE150	Ampikainagar 1 st south Lane	6	3	4
146	NJVPE151	Soolaikondan Veethy	7	3.5	4.5
147	NJVPE152	Karappiyan Veethy	7	3.5	4.5
148	NJVPE153	Sivan Kovil Veethy	7	3.5	4.5

149	NJVPE154	Keluvuppulam Veethy	7	3.5	4.5
150	NJVPE155	Veerapaththirar Kovil Veethy No 01	7	3.5	4.5
151	NJVPE156	Nachchimar Kovil Veethy	7	3.5	4.5
152	NJVPE157	Kalaimakal Veethy	7	3.5	4.5
153	NJVPE158	Kalluruni Veethy No 01	7	3.5	4.5
154	NJVPE159	Parathi Veethy	7	3.5	4.5
155	NJVPE160	Veerapaththirar Kovil Veethy No 02	7	3.5	4.5
156	NJVPE161	Kalluruni Veethy No 02	7	3.5	4.5
157	NJVPE162	Nagapoosany Amman Veethy	7	3.5	4.5
158	NJVPE163	Murukaiyah Veethy	7	3.5	4.5
159	NJVPE164	Kanthasamy Kovil Veethy	7	3.5	4.5
160	NJVPE165	Tharai varthanai Veethy	7	3.5	4.5
161	NJVPE166	KaliKovil Veethy	7	3.5	4.5
162	NJVPE167	Thiruvalluvar Veethy	7	3.5	4.5
163	NJVPE168	Monkanaipulam Veethy	7	3.5	4.5
164	NJVPE169	Kathirvelayutha suvamy Kovil Veethy	7	3.5	4.5
165	NJVPE170	Koddankadu Vairavar Veethy	7	3.5	4.5
166	NJVPE171	Thadsanamoorthy Veethy	7	3.5	4.5
167	NJVPE172	Pillaiyar Veethy	7	3.5	4.5
168	NJVPE173	Puliyady Veethy	7	3.5	4.5
169	NJVPE174	Post Office Veethy	7	3.5	4.5
170	NJVPE175	Peththappar Kovil Veethy	7	3.5	4.5

171	NJVPE176	Varatheevu Veethy	7	3.5	4.5
172	NJVPE177	Kampiliyan Veethy	7	3.5	4.5
173	NJVPE178	Nagathampiran Veethy	7	3.5	4.5
174	NJVPE179	Kanapathipillai Veethy	7	3.5	4.5
175	NJVPE180	Sivagnanam Veethy	7	3.5	4.5
176	NJVPE181	Cemetry Veethy	7	3.5	4.5
177	NJVPE182	Murukan Kovil Veethy	7	3.5	4.5
178	NJVPE183	School Veethy	7	3.5	4.5
179	NJVPE184	Vallan 5 tth lane	7	3.5	4.5
180	NJVPE185	Iyanar Veethy	7	3.5	4.5
181	NJVPE186	Vallan 9 tth lane	7	3.5	4.5
182	NJVPE187	Sinnamanal Veethy	7	3.5	4.5
183	NJVPE188	Pirandaikkaddu East Veethy	7	3.5	4.5
184	NJVPE189	Pirandaikaddu West Veethy	7	3.5	4.5
185	NJVPE190	Pirandaikadu cross veethy	7	3.5	4.5
186	NJVPE191	Vallan 14 th lane	7	3.5	4.5
187	NJVPE192	Kaththan Kovil Veethy	7	3.5	4.5
188	NJVPE193	Alady Vallan Joint Veethy	9	4.5	5.5
189	NJVPE194	Malayadi Nachimar Veethy	7	3.5	4.5
190	NJVPE195	Kirai Veethy	7	3.5	4.5
191	NJVPE196	Pasupathippillai Veethy	7	3.5	4.5
192	NJVPE197	Kaladdy Veethy	7	3.5	4.5

193	NJVPE198	Thenkuthidal Pillaiyar Kovil Veethy	7	3.5	4.5
194	NJVPE199	Aalady Vallan1st cross Veethy	7	3.5	4.5
195	NJVPE200	Aalady Vallan 2nd cross Veethy	7	3.5	4.5
196	NJVPE201	Nayanmar Kovil Veethy	7	3.5	4.5
197	NJVPE202	Pandaththanai Veethy	7	3.5	4.5
198	NJVPE203	Gana Vagiravar Kovil Veethy	7	3.5	4.5
199	NJVPE204	Vallan 22nd cross road	7	3.5	4.5
200	NJVPE205	Iyanar Murugan Veethy	7	3.5	4.5
201	NJVPE206	Samuna Veethy	7	3.5	4.5
202	NJVPE207	School Veethy	7	3.5	4.5
203	NJVPE208	Thamotharampillai Veethy	7	3.5	4.5
204	NJVPE209	Ampalavanar Veethy	9	4.5	5.5
205	NJVPE210	Ampalavanar 1 st cross Veethy	7	3.5	4.5
206	NJVPE211	Ampalavanar 2 nd cross Veethy	7	3.5	4.5
207	NJVPE212	Siru Kaladdy Veethy	7	3.5	4.5
208	NJVPE213	Kaladdy veethy 1 st lane	4.5	2.25	3.25
209	NJVPE214	Kaladdy veethy 4 th lane	4.5	2.25	3.25
210	NJVPE215	Koddaikadu veethy 4 th lane	7	3.5	4.5
211	NJVPE216	Bakery lane	7	3.5	4.5
212	NJVPE217	Villankam Branch Road	7	3.5	4.5
213	NJVPE218	Villangam Veethy	7	3.5	4.5
214	NJVPE219	Nayankathan Kaladdy Veethy	7	3.5	4.5

215	NJVPE220	Koddaikadu 11 th lane	7	3.5	4.5
216	NJVPE221	Mallikaithalvu Veethy	7	3.5	4.5
217	NJVPE222	Nayakanthan kaladdy veethy by lane	7	3.5	4.5
218	NJVPE223	Playground road	7	3.5	4.5
219	NJVPE224	Kannaki amman 2 nd cross road	7	3.5	4.5
220	NJVPE225	Kannaki amman 3 rd cross road	7	3.5	4.5
221	NJVPE226	Paalappa lane	7	3.5	4.5
222	NJVPE227	Sea site Road	7	3.5	4.5
223	NJVPE228	KoddaiKadu Lane	7	3.5	4.5
224	NJVPE229	Koddaikadu by lane	7	3.5	4.5
225	NJVPE230	Mankadu Veethy	7	3.5	4.5
226	NJVPE231	Koddaikadu veethy 14 th lane	6	3	4
227	NJVPE232	Maniyanthodda Veethy	7	3.5	4.5
228	NJVPE233	Vaadiyadi lane	6	3	4
229	NJVPE234	Hospital road 4 th lane	7	3.5	4.5
230	NJVPE235	Hospital road 1 st lane	7	3.5	4.5
231	NJVPE236	Saveriyar Veethy	7	3.5	4.5
232	NJVPE237	Aathi Vairavar kovil Veethy	7	3.5	4.5
233	NJVPE238	Aavarai Veethy	7	3.5	4.5
234	NJVPE239	Inthiran veethy	7	3.5	4.5
235	NJVPE240	Vadalithodda Veethy	7	3.5	4.5
236	NJVPE241	Vadalithodda Veethy By Lane	7	3.5	4.5

237	NJVPE242	Katthodda Veethy	7	3.5	4.5
238	NJVPE243	Eyanar Muttam Veethy 1	7	3.5	4.5
239	NJVPE244	Iyanar Muttam Veethy	9	4.5	5.5
240	NJVPE245	Eyanar Muttam By Lane	7	3.5	4.5
241	NJVPE246	Mariyamman Veethy	7	3.5	4.5
242	NJVPE247	Kanthasamy Kovil Veethy	7	3.5	4.5
243	NJVPE248	Kandal Kaddi uoori theru	7	3.5	4.5
244	NJVPE249	Kalyanaththodda Veethy	7	3.5	4.5
245	NJVPE250	Teevanipulam Veethy	7	3.5	4.5
246	NJVPE251	Iyanar Veethy	7	3.5	4.5
247	NJVPE252	Oori theru	7	3.5	4.5
248	NJVPE253	Sankaththarkeni Veethy	7	3.5	4.5
249	NJVPE254	Sankatharkeny 1st Cross Lane	9	4.5	5.5
250	NJVPE255	Sankatharkeny 2 nd Cross Lane	9	4.5	5.5
251	NJVPE256	Sankatharkeny 3 rd Cross Lane	9	4.5	5.5
252	NJVPE257	Veerampuliyady Veethy	9	4.5	5.5
253	NJVPE258	Naduvuthuruthy North Sea site Veethy	7	3.5	4.5
254	NJVPE259	Naduvuthuruthy West Veethy	7	3.5	4.5
255	NJVPE260	Naduvuthuruthy Centre Veethy	6	3	4
256	NJVPE261	Murugan Veethy	7	3.5	4.5
257	NJVPE262	School Veethy	7	3.5	4.5
258	NJVPE263	Kurikadduwan North Veethy (Nunukkal)	7	3.5	4.5

259	NJVPE264	Nunukkal-Puliyady thurai Veethy	7	3.5	4.5
260	NJVPE265	Tholilalarpuram Veethy	9	4.5	5.5
261	NJVPE266	Iruppiddy 12 th lane	7	3.5	4.5
262	NJVPE267	Thurkai Amman Kovil Veethy	7	3.5	4.5
263	NJVPE268	Vannan kulam Veethy	7	3.5	4.5
264	NJVPE269	Vaithilingam Veethy	7	3.5	4.5
265	NJVPE270	Keruthivu Sangumalady by Lanes	7	3.5	4.5
266	NJVPE271	Puliyady Lane	7	3.5	4.5
267	NJVPE272	Kalladdy Amman veethy	7	3.5	4.5
268	NJVPE273	Wearing Centre Lane	6	3	4
269	NJVPE274	Katkadu Veethy	9	4.5	5.5
270	NJVPE275	Koodatkulam Lane	9	4.5	5.5
271	NJVPE276	School Lane	7	3.5	4.5
272	NJVPE277	Ariyanayaganpulam Veethy	9	4.5	5.5
273	NJVPE278	Vagiravar Lane	7	3.5	4.5
274	NJVPE279	kalaivany veethy	7	3.5	4.5
275	NJVPE280	Koraikundu Veethy	9	4.5	5.5
276	NJVPE281	Koraikundu Veethy By lane 01(Kulanthaivelu)	7	3.5	4.5
277	NJVPE282	Koraikundu Veethy By lane 02(Velayuthapillai)	7	3.5	4.5
278	NJVPE283	Kalliyaru Veethy	6	3	4
279	NJVPE284	Kalikovil Veethy	9	4.5	5.5
280	NJVPE285	Kalikovil Veethy by Lane	6	3	4

281	NJVPE286	Kali kovil West Veethy	7	3.5	4.5
282	NJVPE287	Vairavar kovil Veethy	7	3.5	4.5
283	NJVPE288	Sivalaipitty Veethy	9	4.5	5.5
284	NJVPE289	Kanthi Veethy	7	3.5	4.5
285	NJVPE290	Kanthy Veethy By Lane	7	3.5	4.5
286	NJVPE291	Iyanar Veethy	7	3.5	4.5
287	NJVPE292	Sarvothaya karanthali Veethy	7	3.5	4.5
288	NJVPE293	Ganavairavar Veethy	9	4.5	5.5
289	NJVPE294	Prandathodda Veethy	7	3.5	4.5
290	NJVPE295	Sirununukal veethy	7	3.5	4.5
291	NJVPE296	Pasupathipillai Veethy	7	3.5	4.5
292	NJVPE297	Pasupathipillai Veethy By Lane	7	3.5	4.5
293	NJVPE298	Nochchikaddu Veethy	7	3.5	4.5
294	NJVPE299	Thoyakkai Thampanai Veethy By Lane	7	3.5	4.5
295	NJVPE300	Thoyakkai Thampanai Veethy	7	3.5	4.5
296	NJVPE301	Thampanai Alampulam Veethy	9	4.5	5.5
297	NJVPE302	Sooduventhapulam Veethy	7	3.5	4.5
298	NJVPE303	Aalampulam Uppukali Veethy	7	3.5	4.5
299	NJVPE304	Thalaikaddi Uppukali Veethy	7	3.5	4.5
300	NJVPE305	Pillaiyar Veethy	7	3.5	4.5
301	NJVPE306	Market Veethy Uppukali	9	4.5	5.5
302	NJVPE307	Uppukali Veethy	9	4.5	5.5

303	NJVPE308	Kenikkuli veethy	7	3.5	4.5
304	NJVPE309	Vilaththikkuli veethy	7	3.5	4.5
305	NJVPE310	Kudalaipai veethy	6	3	4
306	NJVPE311	Eththippulam veethy	7	3.5	4.5
307	NJVPE312	Vallikkaddu Veethy	7	3.5	4.5
308	NJVPE313	Kalvalavu veethy	7	3.5	4.5
309	NJVPE314	Mullaiyadiththidal veethy	7	3.5	4.5
310	NJVPE315	Kachchuppuly veethy	7	3.5	4.5
311	NJVPE316	Aalankulam veethy	7	3.5	4.5
312	NJVPE317	Kiraininrapulam veethy	7	3.5	4.5
313	NJVPE318	Makkiththarai veethy	7	3.5	4.5
314	NJVPE319	Velladai Veethy	7	3.5	4.5
315	NJVPE320	Karumanrippulam veethy	7	3.5	4.5
316	NJVPE321	Kilakkitkadu veethy(A)	6	3	4
317	NJVPE322	Kilakkitkadu veethy(B)	7	3.5	4.5
318	NJVPE323	kachuppuly veethy (B)	7	3.5	4.5
319	NJVPE324	Vannankulam veethy	7	3.5	4.5
320	NJVPE325	Santhy vannankulam veethy	6	3	4
321	NJVPE326	Kilakkitkadu Veethy (C)	7	3.5	4.5
322	NJVPE327	Nedunkeny veethy	7	3.5	4.5
323	NJVPE328	Thampakai veethy	7	3.5	4.5
324	NJVPE329	Kachuppuly vedethy(C)	7	3.5	4.5

325	NJVPE330	kiraikula veethy	7	3.5	4.5
326	NJVPE331	Erumaippaddy veethy	7	3.5	4.5
327	NJVPE332	Piramana vely veethy	7	3.5	4.5
328	NJVPE333	Arakkuththodda veethy	7	3.5	4.5
329	NJVPE334	Aayapathy veethy	7	3.5	4.5
330	NJVPE335	koopiddan iluppaiyady veethy	7	3.5	4.5
331	NJVPE336	Pirandaikadu Veethy	7	3.5	4.5
332	NJVPE337	Kaddaidiya vasal Veethy	7	3.5	4.5
333	NJVPE338	Aalupuly veethy	6	3	4
334	NJVPE339	Mayappaddai Veethy	6	3	4
335	NJVPE340	Siruthehinam Veethy	7	3.5	4.5
336	NJVPE341	Moddaierum thillankuli Veethy	7	3.5	4.5
337	NJVPE342	Kaddukanthasamiyar Kovil Veethy	7	3.5	4.5
338	NJVPE343	Kiranchikuli Veethy	7	3.5	4.5
339	NJVPE344	Thehinam Veethy	7	3.5	4.5
340	NJVPE345	Naduvakadu Veethy	7	3.5	4.5
341	NJVPE346	Elanthaikuli Veethy	7	3.5	4.5
342	NJVPE347	Uppukuli Veethy	7	3.5	4.5
343	NJVPE348	Manikarai Veethy	7	3.5	4.5
344	NJVPE349	Karuppanthurai Veethy	7	3.5	4.5
345	NJVPE350	Vellaiputtu Veethy	6	3	4
346	NJVPE351	Vempadippula Veethy	7	3.5	4.5

347	NJVPE352	Piddivalavu Veethy	7	3.5	4.5
348	NJVPE353	Udayarkulam Veethy	7	3.5	4.5
349	NJVPE354	Kurinchapidari Veethy	7	3.5	4.5
350	NJVPE355	Kilakkitikadu Veethy (c)	6	3	4
351	NJVPE356	Mandalippuliyadi Veethy	7	3.5	4.5
352	NJVPE357	Navalady Veethy	7	3.5	4.5
353	NJVPE358	Karachi Veethy	7	3.5	4.5
354	NJVPE359	Chemmanathampulam Veethy	7	3.5	4.5
355	NJVPE360	Kallikaddu Veethy	7	3.5	4.5
356	NJVPE361	Kaladdu Veethy A	6	3	4
357	NJVPE362	Kaladdu Veethy B	6	3	4
358	NJVPE363	Sarai valavu Veethy	6	3	4
359	NJVPE364	Kenikkarai Veethy	7	3.5	4.5
360	NJVPE365	Pillayar Veethy	7	3.5	4.5
361	NJVPE366	Kodari Koduthan Veethy	7	3.5	4.5
362	NJVPE367	Vangalavadi Veethy	7	3.5	4.5
363	NJVPE368	Manalkaddu Veethy	7	3.5	4.5
364	NJVPE369	Mosque Road	7	3.5	4.5
365	NJVPE370	Katpulam Veethy	7	3.5	4.5
366	NJVPE371	Thampalauyaram Veethy	7	3.5	4.5
367	NJVPE372	Pirandaipulam Veethy	7	3.5	4.5
368	NJVPE373	Echankaddu Veethy	7	3.5	4.5

369	NJVPE374	Thoddakarai Veethy	6	3	4
370	NJVPE375	Kilavanveli Veethy	6	3	4
371	NJVPE376	Nainativu West Costal Veethy	7	3.5	4.5
372	NJVPE377	Sooduventhapulam Veethy	7	3.5	4.5
373	NJVPE378	Srimalayil nayanar Veethy	6	3	4
374	NJVPE379	Nainativu East Sea Road	7	3.5	4.5
375	NJVPE380	Sirutivu jetty road	7	3.5	4.5
376	NJVPE381	Poompugar Road 1st Lane	6	3	4
377	NJVPE382	Poompugar Road 2nd Lane	7	3.5	4.5
378	NJVPE383	Poompugar Road 3rd Lane	7	3.5	4.5
379	NJVPE384	Amman Kovil Road 2nd Lane	6	3	4
380	NJVPE385	Amman Kovil Road 5th Lane	7	3.5	4.5
381	NJVPE386	Amman Kovil Road 8th Lane	6	3	4
382	NJVPE387	Amman Kovil Road 14th Lane	6	3	4
383	NJVPE388	Amman Kovil Road 15th Lane	6	3	4
384	NJVPE389	Amman Kovil Road 16th Lane	6	3	4
385	NJVPE390	Amman Kovil Road 17th Lane	4.5	2.25	3.25
386	NJVPE391	Amman Kovil Road 19th Lane	7	3.5	4.5
387	NJVPE392	Amman Kovil Road 20th Lane	6	3	4
388	NJVPE393	Amman Kovil Road 21st Lane	6	3	4
389	NJVPE394	Amman Kovil Road 23rd Lane	6	3	4
390	NJVPE395	Amman Kovil Road 25th Lane	6	3	4

391	NJVPE396	Amman Kovil Road 29th Lane	6	3	4
392	NJVPE397	Amman Kovil Road 31st Lane	4.5	2.25	3.25
393	NJVPE398	Amman Kovil Road 33rd Lane	4.5	2.25	3.25
394	NJVPE399	Mandaitivu Main Road 2nd Lane	4.5	2.25	3.25
395	NJVPE400	Mandaitivu Main Road 3rd Lane	7	3.5	4.5
396	NJVPE401	East Beach Road 2nd Lane	7	3.5	4.5
397	NJVPE402	East Beach Road 3rd Lane	6	3	4
398	NJVPE403	East Beach Road 5th Lane	6	3	4
399	NJVPE404	East Beach Road 8th Lane	6	3	4
400	NJVPE405	East Beach Road 9th Lane	6	3	4
401	NJVPE406	East Beach Road 10th Lane	6	3	4
402	NJVPE407	East Beach Road 11th Lane	6	3	4
403	NJVPE408	Veerapaththirar Kovil Road 2nd Lane	7	3.5	4.5
404	NJVPE409	Veerapaththirar Kovil Road 4th Lane	6	3	4
405	NJVPE410	Veerapaththirar Kovil Road 5th Lane	6	3	4
406	NJVPE411	Saambalodai kanagi Amman Kovil Veethy 2nd Lane	6	3	4
407	NJVPE412	Veerapaththirar Kovil Road 6th Lane	7	3.5	4.5
408	NJVPE413	Veerapaththirar Kovil Road 7th Lane	7	3.5	4.5
409	NJVPE414	Veerapaththirar Kovil Road 9th Lane	6	3	4
410	NJVPE415	Veerapaththirar Kovil Road 11th Lane	7	3.5	4.5
411	NJVPE416	Athy Vairavar Kovil Road 5th Lane	7	3.5	4.5
412	NJVPE417	Selva Road 1st Lane	4.5	2.25	3.25

413	NJVPE418	Pillaiyar Kovil Road 1st Lane	6	3	4
414	NJVPE419	Mukappu Vayal Kandhasuwamy Kovil Road 1st Lane	7	3.5	4.5
415	NJVPE420	Kiranjikula Road 1st Lane	4.5	2.25	3.25
416	NJVPE421	Kiranjikula Road 2nd Lane	4.5	2.25	3.25
417	NJVPE422	Siruppulam Murugan Kovil Road 5th Lane	4.5	2.25	3.25
418	NJVPE423	Siruppulam Murugan Kovil Road 3rd Lane	4.5	2.25	3.25
419	NJVPE424	Siruppulam Murugan Kovil Road 2nd Lane	6	3	4
420	NJVPE425	Kondagam Road 8th Lane	6	3	4
421	NJVPE426	Kondagam Road 12th Lane	7	3.5	4.5
422	NJVPE427	Kondagam Road 15th Lane	6	3	4
423	NJVPE428	Kondagam Road 16th Lane	6	3	4
424	NJVPE429	Maniyakaran Road 3rd Lane	6	3	4
425	NJVPE430	Kondagam Road 7th Lane	4.5	2.25	3.25
426	NJVPE431	Kondagam Road 4th Lane	6	3	4
427	NJVPE432	Kondagam Road 3rd Lane	6	3	4
428	NJVPE433	Kondagam Road 2nd Lane	6	3	4
429	NJVPE434	Siruppulam Murugan Kovil Road 1st Lane	4.5	2.25	3.25
430	NJVPE435	1st Agriculture Road	7	3.5	4.5
431	NJVPE436	Thaddaakula Road	6	3	4
432	NJVPE437	Mandaitivu Allaippiddy Join Road 1st Lane	6	3	4
433	NJVPE438	Mandaitivu Allaippiddy Join Road 3rd Lane	4.5	2.25	3.25
434	NJVPE439	Mandaitivu Allaippiddy Join Road 6th Lane	6	3	4

435	NJVPE440	Iyanar Kovil Road	7	3.5	4.5
436	NJVPE441	Mandaitivu Allaippiddy Join Road 10th Lane	6	3	4
437	NJVPE442	Mandaitivu Allaippiddy Join Road 12th Lane	4.5	2.25	3.25
438	NJVPE443	Beach Road 1st Lane	6	3	4
439	NJVPE444	2nd Agriculture Road	7	3.5	4.5
440	NJVPE445	3rd Agriculture Road	7	3.5	4.5
441	NJVPE446	Allaippiddy Main Road 3rd Lane	6	3	4
442	NJVPE447	Hospital Road	7	3.5	4.5
443	NJVPE448	Gym brown Adikalar Road	6	3	4
444	NJVPE449	Gym brown Adikalar Road 1st lane	6	3	4
445	NJVPE450	Beach Road 10th Lane	4.5	2.25	3.25
446	NJVPE451	Beach Road 14th Lane	6	3	4
447	NJVPE452	Pentecostal Church Road 3rd lane	6	3	4
448	NJVPE453	Beach Road 19th Lane	7	3.5	4.5
449	NJVPE454	Beach Road 20th Lane	7	3.5	4.5
450	NJVPE455	Post Office Road 2nd Lane	7	3.5	4.5
451	NJVPE456	Post Office Road 3rd Lane	6	3	4
452	NJVPE457	Post Office Road 4th Lane	7	3.5	4.5
453	NJVPE458	Post Office Road 5th Lane	7	3.5	4.5
454	NJVPE459	Post Office Road 6th Lane	7	3.5	4.5
455	NJVPE461	Post Office Road 10th Lane	6	3	4
456	NJVPE462	Post Office Road 12th Lane	7	3.5	4.5

457	NJVPE463	Central Road 2nd Lane	6	3	4
458	NJVPE464	Central Road 4th Lane	6	3	4
459	NJVPE465	Pethuruvanavar Road 1st lane	6	3	4
460	NJVPE466	Pethuruvanavar Road 2nd lane	6	3	4
461	NJVPE467	Pethuruvanavar Road 5th lane	6	3	4
462	NJVPE468	Pethuruvanavar Road 8th lane	6	3	4
463	NJVPE469	Central Road 9th Lane	6	3	4
464	NJVPE470	Play Ground Road 2nd lane	4.5	2.25	3.25
465	NJVPE471	Play Ground Road 3rd lane	6	3	4
466	NJVPE472	Play Ground Road 5th lane	6	3	4
467	NJVPE473	Play Ground Road 6th lane	7	3.5	4.5
468	NJVPE474	Market Road	7	3.5	4.5
469	NJVPE475	Allaippiddy Main Road 6th Lane	6	3	4
470	NJVPE476	Moonrumudi Amman Kovil Road 1st Lane	7	3.5	4.5
471	NJVPE477	East Beach Road	7	3.5	4.5
472	NJVPE478	West Beach Road	7	3.5	4.5
473	NJVPE479	East Thaninayakam Adikal Road	7	3.5	4.5
474	NJVPE480	West Thaninayakam Adikal Road	7	3.5	4.5
475	NJVPE481	East Kovil Road	7	3.5	4.5
476	NJVPE482	East Gym brown Road	7	3.5	4.5
477	NJVPE483	East Caritas Road	7	3.5	4.5
478	NJVPE484	East Benet adikal Road	7	3.5	4.5

479	NJVPE485	West Benet adikal Road	7	3.5	4.5
480	NJVPE486	East Neithal Road	7	3.5	4.5
481	NJVPE487	West Neithal Road	7	3.5	4.5
482	NJVPE488	Venpuravi Road 2nd Lane	7	3.5	4.5
483	NJVPE489	Inaiya Road	7	3.5	4.5
484	NJVPE490	Venpuravi Road 1st Lane	7	3.5	4.5
485	NJVPE491	Venpuravi Road 4th Lane	7	3.5	4.5
486	NJVPE492	Venpuravi Road 5th Lane	7	3.5	4.5
487	NJVPE493	Venpuravi Road 6th Lane	7	3.5	4.5
488	NJVPE494	Venpuravi Road 7th Lane	7	3.5	4.5
489	NJVPE495	Anthoniyar Kovil Road 1st lane	7	3.5	4.5
490	NJVPE496	Anthoniyar Kovil Road 2nd lane	7	3.5	4.5
491	NJVPE497	Anthoniyar Kovil Road 3rd lane	7	3.5	4.5
492	NJVPE498	Anthoniyar Kovil Road 4th lane	7	3.5	4.5
493	NJVPE499	Anthoniyar Kovil Road 5th lane	7	3.5	4.5
494	NJVPE500	Anthoniyar Kovil Road 6th lane	4.5	2.25	3.25
495	NJVPE501	Anthoniyar Kovil Road 7th lane	7	3.5	4.5
496	NJVPE502	Venpuravi Road 8th Lane	7	3.5	4.5
497	NJVPE503	Mankumpan Beach Road 1st Lane	7	3.5	4.5
498	NJVPE504	Karaikkaddu Road	7	3.5	4.5
499	NJVPE505	Kampanchaddy Road	6	3	4
500	NJVPE506	Allaippiddy Main Road 17th Lane	6	3	4

501	NJVPE507	Allaippiddy Main Road 18th Lane	6	3	4
502	NJVPE508	Allaippiddy Main Road 19th Lane	6	3	4
503	NJVPE509	Karupachi Amman kovil Road 2nd lane	7	3.5	4.5
504	NJVPE510	Karupachi Amman kovil Road 4th lane	7	3.5	4.5
505	NJVPE511	Kailasapillai Road	6	3	4
506	NJVPE512	Allaippiddy Main Road 21st Lane	6	3	4
507	NJVPE513	Allaippiddy Main Road 22nd Lane	7	3.5	4.5
508	NJVPE514	Allaippiddy Main Road 23rd Lane	6	3	4
509	NJVPE515	Allaippiddy Main Road 24th Lane	6	3	4
510	NJVPE516	Sivakami Amman Kovil Road 1st Lane	7	3.5	4.5
511	NJVPE517	Allaippiddy Main Road 28th Lane	7	3.5	4.5
512	NJVPE518	Mankumpan School Road	7	3.5	4.5
513	NJVPE519	Murukamoorthy Kovil Road	7	3.5	4.5
514	NJVPE520	Allaipiddy Main Road 20th Lane	7	3.5	4.5
515	NJVPE522	Kopurathady Vairavar Veethe	7	3.5	4.5
516	NJVPE523	Thamoothara 1st Lane	7	3.5	4.5
517	NJVPE524	Velanai Suruvil Sea Site 1st Lane	7	3.5	4.5
518	NJVPE525	Velanai Suruvil Sea Site 2nd Lane	7	3.5	4.5
519	NJVPE526	Thurajoor Cemetry Road	7	3.5	4.5
520	NJVPE528	Punnampiddy Cemetry Road	7	3.5	4.5
521	NJVPE531	Velayutha Swamy Veethe	7	3.5	4.5
522	NJVPE536	Srisella Kathirkamam Veethe	7	3.5	4.5

523	NJVPE537	Vinayakam Veethy	7	3.5	4.5
524	NJVPE538	Kaanpulam veethy	7	3.5	4.5
525	NJVPE539	Vilaankandal veethy	7	3.5	4.5
526	NJVPE540	Pethuruvanavar road 9th lane	6	3	4
527	NJVPE541	Samikkaddu 1st Lane	7	3.5	4.5
528	NJVPE542	Samikkaddu 2nd Lane	7	3.5	4.5
529	NJVPE543	Samikkadu 5th Lane	7	3.5	4.5
530	NJVPE544	Samikkadu 5th Lane 1st Cross Lane	6	3	4
531	NJVPE545	Sonakankaadu Veethy 1st Lane	7	3.5	4.5
532	NJVPE546	Sonakankaadu Veethy 1st Lane 1st Cross Road	6	3	4
533	NJVPE547	Pallivasal Veethy 1 Cross Road	7	3.5	4.5
534	NJVPE548	Athisaya vairavar Veethy 1st Lane	7	3.5	4.5
535	NJVPE549	Athisaya vairavar Veethy 2nd Lane	7	3.5	4.5
536	NJVPE550	Athisaya vairavar Veethy 3rd Lane	7	3.5	4.5
537	NJVPE551	Athisaya vairavar Veethy 4th Lane	7	3.5	4.5
538	NJVPE552	Kanvodai Nachchimar Kovil Veethy	7	3.5	4.5
539	NJVPE553	Kanvodai Nachchimar Kovil Joint Veethy	7	3.5	4.5
540	NJVPE554	Neasavusalai Road	7	3.5	4.5
541	NJVPE555	Vangalavedy Arali 1st Lane	7	3.5	4.5
542	NJVPE556	Maniyakaran Front Road	7	3.5	4.5
543	NJVPE557	Rasaiya Road 1st Lane	7	3.5	4.5
544	NJVPE558	Rasaiya Road 2nd Lane	7	3.5	4.5

545	NJVPE559	Rasaiya Road 3rd Lane	7	3.5	4.5
546	NJVPE560	Rasaiya Road 4th Lane	7	3.5	4.5
547	NJVPE561	Rasaiya Road 5th Lane	7	3.5	4.5
548	NJVPE562	Rasaiya Road 6th Lane	7	3.5	4.5
549	NJVPE563	Anchavil Kulam Road	7	3.5	4.5
550	NJVPE564	Sidha Ayurvedic Lane	7	3.5	4.5
551	NJVPE565	Murukan kovil Road 1st Lane	7	3.5	4.5
552	NJVPE566	Murukan kovil Road 2nd Lane	7	3.5	4.5
553	NJVPE567	Murukan kovil Road 3rd Lane	7	3.5	4.5
554	NJVPE568	Charty Annamar Veethe	7	3.5	4.5
555	NJVPE569	Charty Kinattady Veethe	7	3.5	4.5
556	NJVPE570	Annamar 1st Lane	7	3.5	4.5
557	NJVPE571	Anna Community Cener Road	7	3.5	4.5
558	NJVPE572	Velanai Suruvil Cross Lane	7	3.5	4.5
559	NJVPE573	Ambigainagar Mukunthan Kandasamy Joint Road	7	3.5	4.5
560	NJVPE574	Velanai Suruvil Sea Site 3rd Lane	7	3.5	4.5
561	NJVPE575	Velanai Suruvil 4th Lane	7	3.5	4.5
562	NJVPE576	Ambigainagr Kadatkarai Road	9	4.5	5.5
563	NJVPE577	Thamoothara 2nd Lane	7	3.5	4.5
564	NJVPE578	Thadchanamoorthy Veethy 1st Lane	7	3.5	4.5
565	NJVPE579	Velanai Suruvil Land Site 1st Lane	7	3.5	4.5
566	NJVPE580	Velanai Suruvil Land Site 2nd Lane	7	3.5	4.5

567	NJVPE581	Velanai Suruvil Land Site 3rd Lane	7	3.5	4.5
568	NJVPE582	Velanai Suruvil Land Site 4th Lane	7	3.5	4.5
569	NJVPE583	Velanai Suruvil Land Site 5th Lane	7	3.5	4.5
570	NJVPE584	Sitpanai 3rd lane	7	3.5	4.5
571	NJVPE585	Sitpanai 4th lane	7	3.5	4.5
572	NJVPE586	Sitpanai 5th lane	7	3.5	4.5
573	NJVPE587	Sangathar Kerny 1st Lane	7	3.5	4.5
574	NJVPE588	Kaiththanai Veethy 1st Lane	7	3.5	4.5
575	NJVPE589	Kaiththanai Veethy 2nd Lane	7	3.5	4.5
576	NJVPE590	Kaiththanai Veethy 3rd Lane	7	3.5	4.5
577	NJVPE591	Kaiththanai Veethy 4th Lane	7	3.5	4.5
578	NJVPE592	Kaiththanai Veethy 5th Lane	7	3.5	4.5
579	NJVPE593	Soolaikondan Veethy 1st Lane	7	3.5	4.5
580	NJVPE594	Nalavarai Navalar Joint Road	7	3.5	4.5
581	NJVPE595	Saravanai Suruvil Road 1st Lane	7	3.5	4.5
582	NJVPE596	Saravanai Suruvil Road 2nd Lane	7	3.5	4.5
583	NJVPE597	Saravanai Suruvil Road 3rd Lane	7	3.5	4.5
584	NJVPE598	Saravanai Suruvil Road 4th Lane	7	3.5	4.5
585	NJVPE599	Saravanai Suruvil Road 5th Lane	7	3.5	4.5
586	NJVPE600	Nadarajah Veethy 1st Lane	7	3.5	4.5
587	NJVPE601	Mudippillaijar Veethy 1st Lane	7	3.5	4.5
588	NJVPE602	Velanai Kayts Road 1st Lane	7	3.5	4.5

589	NJVPE603	Velanai Kayts Road 2nd Lane	7	3.5	4.5
590	NJVPE604	Velanai Kayts Road 3rd Lane	7	3.5	4.5
591	NJVPE605	Velanai Kayts Road 4th Lane	7	3.5	4.5
592	NJVPE606	Thuraioor 4th Lane	7	3.5	4.5
593	NJVPE607	Velanai Market Behind Lane	6	3	4
594	NJVPE608	Velanai Market Side Lane	6	3	4
595	NJVPE609	Thiruvaluvar 1st Lane	6	3	4
596	NJVPE610	Thiruvaluvar 2nd Lane	7	3.5	4.5
597	NJVPE611	Kurikadduvan Road Pillaijar kovil join Road	7	3.5	4.5
598	NJVPE612	Sitpanai Amman Kovil Road 1st Lane	7	3.5	4.5
599	NJVPE613	Sitpanai Amman Kovil Road 2nd Lane	7	3.5	4.5
600	NJVPE614	Sitpanai Amman Kovil Road 3rd Lane	7	3.5	4.5
601	NJVPE615	Sitpanai Amman Kovil Road 4th Lane	7	3.5	4.5
602	NJVPE616	Charty Mankumpan 1st Lane	7	3.5	4.5
603	NJVPE617	Charty Mankumpan 2nd Lane	7	3.5	4.5
604	NJVPE618	Charty Mankumpan 3rd Lane	7	3.5	4.5
605	NJVPE619	Charty Mankumpan 4th Lane	7	3.5	4.5
606	NJVPE620	Charty Mankumpan 5th Lane	7	3.5	4.5
607	NJVPE621	Charty Mankumpan 6th Lane	7	3.5	4.5
608	NJVPE622	Selvanayagam Veethe 1st Lane	7	3.5	4.5
609	NJVPE623	Selvanayagam Veethe 2nd Lane	7	3.5	4.5
610	NJVPE624	Selvanayagam Veethe 3rd Lane	7	3.5	4.5

611	NJVPE625	Kalaimakal Veethe 1st Lane	7	3.5	4.5
612	NJVPE626	Valukkaiyaru Kurikadduvan Main Road "T" Road	7	3.5	4.5
613	NJVPE627	Vinasi Kanthankadavai Joint Road	7	3.5	4.5
614	NJVPE628	Vinasi Kanthankadavai Joint Road 1st Lane	7	3.5	4.5
615	NJVPE629	Vinasi Kanthankadavai Joint Road 2nd Lane	9	4.5	5.5
616	NJVPE630	Kanthan Kadavai 2nd Lane	7	3.5	4.5
617	NJVPE631	Kanthan Kadavai 3rd Lane	7	3.5	4.5
618	NJVPE632	Kanthan Kadavai 4th Lane	7	3.5	4.5
619	NJVPE633	Kanthan Kadavai 5th Lane	7	3.5	4.5
620	NJVPE634	Balamurugan Veethe	7	3.5	4.5
621	NJVPE635	Thuraioor Junction Vinasi Kanthankadavai Joint Road	7	3.5	4.5
622	NJVPE636	Murugan 2nd Road	7	3.5	4.5
623	NJVPE637	Puthu vairavar Veethe	7	3.5	4.5
624	NJVPE638	Arthisoodi Veethe	7	3.5	4.5
625	NJVPE639	Arthisoodi Veethe 1st Lane	7	3.5	4.5
626	NJVPE640	Kallan Kadavai Road	7	3.5	4.5
627	NJVPE641	Kallan Kadavai Road 1st Lane	7	3.5	4.5
628	NJVPE642	Kallan Kadavai Road 2nd Lane	7	3.5	4.5
629	NJVPE643	Kallan Kadavai Road 3rdLane	7	3.5	4.5
630	NJVPE644	Kallan Kadavai Road 4th Lane	7	3.5	4.5
631	NJVPE645	Kallan Kadavai Road 5th Lane	7	3.5	4.5
632	NJVPE646	Perugulam Amman 3rd Lane	7	3.5	4.5

633	NJVPE647	Sooriyan Koodal Veethe	6	3	4
634	NJVPE648	Sooriyan Koodal Veethe 1st Lane	7	3.5	4.5
635	NJVPE649	Sooriyan Koodal Veethe 2nd Lane	7	3.5	4.5
636	NJVPE650	Sooriyan Koodal Veethe 3rd Lane	7	3.5	4.5
637	NJVPE651	Sooriyan Koodal Veethe 4th Lane	7	3.5	4.5
638	NJVPE652	Perugulam Amman 1st Lane Kanthan Kadavai Joint Road	7	3.5	4.5
639	NJVPE653	Perugulam Amman 1st Lane Kanthan Kadavai School Access Lane	6	3	4
640	NJVPE654	Perugulam Amman 4th Lane	7	3.5	4.5
641	NJVPE655	Perugulam Amman 5th Lane	7	3.5	4.5
642	NJVPE656	Thavidu Thinni Pillaiyar 1st Lane	7	3.5	4.5
643	NJVPE657	Thavidu Thinni Pillaiyar 2nd Lane	7	3.5	4.5
644	NJVPE658	Thavidu Thinni Pillaiyar 3rd Lane	7	3.5	4.5
645	NJVPE659	Pillaiyan Veethe 1st lane	7	3.5	4.5
646	NJVPE660	Gnavairavar Veethy	7	3.5	4.5
647	NJVPE661	Mariyan Veethy	7	3.5	4.5
648	NJVPE662	Ammakadai Veethy	7	3.5	4.5
649	NJVPE663	Narchimar kovil veethy(gazated)	6	3	4
650	NJVPE664	Kalyana thodda cross road	7	3.5	4.5
651	NJVPE665	Iruppiddy 1 st cross road	7	3.5	4.5
652	NJVPE666	Nunukal 1 st cross road	7	3.5	4.5
653	NJVPE667	Sivan veethy	7	3.5	4.5
654	NJVPE668	Urathivu 1 st cross road	7	3.5	4.5

655	NJVPE669	Urathivu 2 nd cross road	7	3.5	4.5
656	NJVPE670	Urathivu 3 rd cross road	7	3.5	4.5
657	NJVPE671	Urathivu edathukarai lane	7	3.5	4.5
658	NJVPE672	Ilaiyathampi veethy	7	3.5	4.5
659	NJVPE673	Puliyadi paanavidai sivan veethy	7	3.5	4.5
660	NJVPE674	Urathiuvu kaali kovil veethy	7	3.5	4.5
661	NJVPE675	kerathivu 1 st cross road	7	3.5	4.5
662	NJVPE676	Keraithivu 2 nd cross road	7	3.5	4.5
663	NJVPE677	Keraithivu 3 rd cross road	7	3.5	4.5
664	NJVPE678	Keraithivu 4 th cross road	7	3.5	4.5
665	NJVPE679	Keraithivu 5 th cross road	7	3.5	4.5
666	NJVPE680	Keraithivu 6 th cross road	7	3.5	4.5
667	NJVPE681	Kommavvadi pillaiyar veethy	7	3.5	4.5
668	NJVPE682	Kalaivani sangumaal join road	7	3.5	4.5
669	NJVPE683	katkaadu iruppiddy join road	7	3.5	4.5
670	NJVPE684	Puliyathurai veethy	7	3.5	4.5
671	NJVPE685	Narchimar kovil veethy	7	3.5	4.5
672	NJVPE686	Koraikunru kaali kovil behind join road	7	3.5	4.5
673	NJVPE687	Sivalaipiddy koraikunru join road	7	3.5	4.5
674	NJVPE688	Kurunthady Vairavar veethy	7	3.5	4.5
675	NJVPE689	Naagasaanthi madam beach road	7	3.5	4.5
676	NJVPE690	Water supply road	7	3.5	4.5

***Street Line & Building Limit for the Public roads that are mentioned in the list prepared as follows and any public roads which are not included in the above road list, street line and building limit of particular road to be followed as in this table.**					
Serial number	**Length of the Road (m)**	**Average width of the Road (m)**	**Proposed road width (m)**	**Street Line (m)**	**Building Line (m)**
1	<=50	<=3	4.5	2.25	3.25
2	>50	<=3	6	3	4
3		3< 6=>	7	3.5	4.5
4		6< 9=>	9	4.5	5.5

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