



NINTAVUR DEVELOPMENT PLAN 2019-2030

VOLUME I

URBAN DEVELOPMENT AUTHORITY
DISTRICT OFFICE AMPARA



NINTAVUR DEVELOPMENT PLAN

VOLUME I

Urban Development Authority
2019-2030

Nintavur Development Plan -2030

Volume I

Urban Development Authority –Sri Lanka – 2019

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Website –www.uda.gov.lk

Email-info@uda.gov.lk

Telephone- +94112873637

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Nintavur Development Plan -2030 is delivered through a serious publication; Volume I & II. Volume I contains the situational analysis, explanations on the need of a plan, detailed elaboration on the plan including vision, goals and objectives, detail strategies, strategic projects and implementation mechanism. Volume II contains zoning plan and regulations and common Planning & building regulation applicable to Nintavur Development Plan -2030 was prepared by Urban Development Authority –District Office Ampara with the consultation of relevant stakeholder agencies.

Direct Supervision by:

Plnr. Lalith Wijayarathne Director (Eastern Province), Plnr E.M.S.B Ekanayake Former Director (Eastern Province), Plnr.B.H.M.Ranjith Bandara Deputy Director (Planning)

Planning Team

Plnr. Lalith Wijayarathne Director (Eastern Province), Plnr E.M.S.B Ekanayake Director (Eastern Province), Plnr.B.H.M.Ranjith Bandara Deputy Director (Planning), Plnr.P.D.N Jayarathne Deputy Director (Planning), Plnr. J. Somasiri Deputy Director (Planning), G.K.C Karunaratne Planning Officer, Plnr. A.G.M Mohomed Rashmi Planning Officer, Plnr. Thusithra Veerawahu Planning Officer, U.L.S Riswana Planning Officer, M. Mohamed Musthaq Assistant Planning Officer & Strategic Planner for the Development Pan.

ACKNOWLEDGEMENT

Preparation of Nintavur Development Plan is a collaborative work undertaken by the Ampara District of Urban Development Authority in consultation with relevant stakeholder agencies. Throughout the process which continued for nearly one and half years, there were many who contributed to Nintavur Development Plan in numerous ways.

Our sincere gratitude is extended to the Minister of Megapolis & Western Development, Honorable Patali Champika Ranawaka for his guidance and support in making this exercise a success. The counsels and support given by Secretary to the Ministry of Megapolis & Western Development and the fellow staff at Ministry are also highly valued at this point.

Our special thanks are extended to the Hon. M.C.M. Faizal Cassim Deputy Minister of Health, Nutrition and Indigenous Medicine and Chairman of Nintavur Pradeshiya Shaba Hon. M.A.M Thahir, Nintavur Welfare Council (NWC) for their great cooperation and contribution towards Nintavur Development Plan.

Special gratitude is extended to all relevant key stakeholder agencies for sharing their comments, suggestions and ideas along with numerous valuable input data without which the Nintavur Development Plan won't be a reality.

Chairman of Urban Development Authority, Dr. Jagath Munasinghe is recalled with great appreciation for initiating the process of preparing NDP, guidance given throughout by introducing many new innovative planning techniques and applications and for continuous supervision and encouragement given throughout the process. A special thanks is also extended to Director General of UDA, Eng. S.S.P. Rathnayake, Rathnayake and Mr. R.M.B. Ranathunga Additional Director General,

Special gratitude is extended to Mrs Christeen Sudharshan, Mr. Shaveen Silva and all Planners in Development Planning Division, Research & Development Division, GIS Division, Enforcement Division, Environmental & Landscape Division, of UDA for their cooperation. In addition, Miss. Kalani Design the Cover page, all staff of UDA is remembered with utmost gratitude for their support towards NDP in numerous ways.

MINISTER'S FORWARD



Having been established under the provisions of the Urban Development Authority Law: Act No. 41 of 1978, the Urban Development Authority by now has completed 40 years of service contributing to planned urban development in Sri Lanka. At this moment the UDA marks another milestone by completing a comprehensive Development Plans for all urban development areas in the Eastern Region.

This development plan has been prepared for the implementation of the envisaged integrated development of the Nintavur (Pradeshiya Sabha) area. Nintavur town is famous location for high yield paddy fields and paddy related small industries. Accordingly, paddy is the key potential in Nintavur area and also it has provided a significant contribution to the country in terms of supplying of rice.

Our effort is to support the entire Nintavur area and it's surrounding region by facilitating the appropriate physical environment.

My understanding is that the preparation of this Plan involved extensive consultation with professionals, experts, stakeholders and the communities, while engaging modern methods, sound techniques and innovative approaches. In this regard, I appreciate the extraordinary efforts of the Chairman, Director General, Planning Team and all staff of the Urban Development Authority those who have contributed in numerous ways to successfully complete this work. I also appreciate the support and contribution of relevant local authorities, state and private sector agencies and general public by working equally on the same platform to make the Nintavur Development Plan a success.

CHAIRMAN'S FORWARD



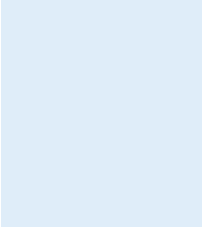
Today, the Urban Development Authority (UDA) is the apex planning and plan implementation body in Sri Lanka that is responsible for managing the state of the urban environments of the nation. The Authority was established in 1978 with the objective of introducing integrated planning and implementation in order to promote and regulate the developments for the common benefit of all inhabitants of the urban areas.

Under the Amendment Act No 4 of 1982; (Part II section 8A [1]) the Urban Development Authority has been mandated to prepare Development Plans for the Urban Development Areas, declared by the Minister-in-charge. The development plan for Nintavur has been prepared and enforced under such provisions. As a result of the declaration of the Nintavur as an urban development area, the Urban Development Authority initiated the preparation of Nintavur development plan considering physical, economic, social and environmental aspects of the Nintavur and its surroundings.

For the implementation of this Plan, we have not forgotten that our path is not as smooth as silk, but as rough as gravel, full of challenges, filled with uncertainties, and fouled by vicious intents. Yet the UDA today is equipped with necessary systems, tools and strategies to face such challenges, withstand those uncertainties and to make the Nintavur: the 'Brimming Agro Hub'.

I take this opportunity to offer my sincere gratitude to the Team of the UDA who had to work hard and was committed to deliver this comprehensive work and also to all those who have supported and contributed with various means towards its formulation and hope the equal and continuous support of the all of them will be there towards its successful implementation.

LOCAL AUTHORITY CHAIRMAN'S FORWARD



We extend our gratitude towards Urban Development Authority for the initiative taken to prepare a Development plan Nintavur Predeshiya Shaba Area and We appreciate UDA's attempt to make Nintavur Development Plan a collaborative and participatory exercise by incorporating the recommendations, suggestions and criticisms given by us, the representatives of general public.

Hence, we declare it as our plan and ensure our future collaboration and support in the implementation of Nintavur Development Plan - within the next eleven

years. Also, we request all public and stakeholders of Nintavur to act at individual and corporate levels to lead the Town towards the shared vision as envisaged by the Nintavur Development Plan – 2030.

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 Commuters :
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PREFACE

Every cities and Towns are growing faster with the rapid development and the needs of peoples to face the challenge and ensure the sustainable development the immediate planning attempt should be required.

Nintavur known as Rice bowl of Ampara District and it has it own identity, resources and the urban character, but presently there is a threat to this town spatial structure/ physical setting and the urban character, due to disaster.

Therefore, to face the threat Nintavur Development Plan will be a tool that overcome the threat by achieve the vision in 2030.

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MINISTER'S APPROVAL

4. The Planning Framework
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- Relevant Maps
- Relevant Tables
- Relevant Figures

GAZETTE NOTIFICATION



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The Gazette of the Democratic Socialist Republic of Sri Lanka

EXTRAORDINARY

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(Published by Authority)

PART I : SECTION (I) — GENERAL

Government Notifications

NOTICE OF APPROVAL OF THE DEVELOPMENT PLAN FOR THE NINTAVUR URBAN DEVELOPMENT AREA COMPRISING OF THE NINTAVUR PRADESHIYA SABHA AREA

NOTICE is given to the General Public of the Democratic Socialist Republic of Sri Lanka under Section 8G of the Urban Development Authority Law, No. 41 of 1978 as amended from time to time that I, Patali Champika Ranawaka, the Minister in charge of the subject of Megapolis & Western Development, by virtue of the powers vested in me under Section 8F of the said Law, have approved the Development Plan on the 29th day of August, 2019 for the Nintavur Urban Development Area comprising of the Nintavur Pradeshiya Sabha area, prepared under Section 8A of the said Law.

PATALI CHAMPIKA RANAWAKA,
Minister of Megapolis and Western Development.

Ministry of Megapolis and Western Development,
17th and 18th Floors,
“Suhunupaya”,
Subhuthipura Road,
Battaramulla.
29th August, 2019.

1A G 30922—27 (09/2019)

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PART I : SEC. (I) - GAZETTE EXTRAORDINARY OF THE DEMOCRATIC SOCIALIST REPUBLIC OF SRI LANKA 06.09.2019

**APPROVAL OF THE DEVELOPMENT PLAN FOR THE NINTAVUR URBAN DEVELOPMENT AREA
COMPRISING OF THE NINTAVUR PRADESHIYA SABHA AREA**

PUBLIC are hereby informed that the Development Plan prepared under Section 8A of the Urban Development Authority Law, No. 41 of 1978 as amended by the Act, No. 4 of 1982, for the Nintavur Urban Development Area comprising of the Nintavur Pradeshiya Sabha area has been approved on 29th August 2019, by Hon. Patali Champika Ranawaka, Minister of Megapolis and Western Development, by virtue of powers vested on him under Section 8F of the said amended Law.

DR. JAGATH MUNASINGHE,
Chairman,
Urban Development Authority.

29th August, 2019.

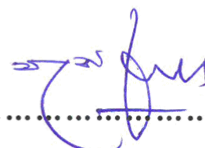
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MINISTER APPROVAL

APPROVAL OF THE DEVELOPMENT PLAN FOR THE NINTAVUR URBAN DEVELOPMENT AREA COMPRISING OF THE NINTAVUR PRADESHIYA SABHA AREA

I, Patali Champika Ranawaka, Minister of Megapolis and Western Development do hereby approve the Development Plan for the Nintavur Urban Development Area comprising of the Nintavur Pradeshiya Sabha area, having considered the recommendation made by the Board of Management of the Urban Development Authority on 24th July, 2019 by virtue of the powers vested in me under Section 8F of the Urban Development Authority Law, No. 41 of 1978 as amended by the Act, No. 4 of 1982.



.....
Patali Champika Ranawaka,

Minister of Megapolis and Western Development.

Ministry of Megapolis and Western Development,
17th and 18th Floors,
"Suhurupaya",
Subhuthipura Road,
Battaramulla.

Date: 29th August, 2019.

PART 1

INTRODUCTION 1

1. INTRODUCTION

Background of the Development Plan

Future of an urban area will be decided by the integrated trends of social, economic, physical and environmental forces. Magnitude of the above forces can help to progress or destruct the development of an urban area. To enhance the Magnitude value in a progressive manner a planning intervention for any urban area is needed.

Urban Development Authority law no: 41 of 1978 is the law to provide for the establishment of an Urban Development Authority to promote integrated planning and implementation of economic, social and physical development of certain areas as may be declared by the minister to be urban development areas. Thus, the Urban Development Authority has been established and empowered to function as a key urban planning and implementing agency and regularity body of Urban Development of Sri Lanka. Under Section 3(1) where the minister is of opinion that any area is suitable for development, the minister may by order published in the gazette, declare such area to be an urban development area. Accordingly, Divisional Secretariat Division of Nintavur was declared as an "Urban Development Area" with effect from 30th June 2005 by the gazette notification No. 1399/16.

Under the section 8 of Urban Development Authority Act no: 41 of 1978 and under the section 3 of (Amendment) Act No 4 of 1982 to provides the legal provisions for the preparation of the development Plan.

Under the given provisions, preparation of Urban Development Plan for Nintavur Pradeshiya Saba was started in 2017 and it will include the development strategy and guidelines for a period of next 10 years'. Then published in a gazette notification.

Planning Team

The following planning professionals have been engaged to preparing Nintavur Development Plan.

Main Stakeholder

- Nintavur Predeshiya Saba

Main Consultancy Agencies

- Nintavur Welfare Council
- Divisional Secretariat Nintavur
- Super intend of Survey Ampara
- Private Coordinator Deputy Ministry of Health, Nintavur
- Trustee Board Jummah Mosque, Nintavur
- Rice millers Association, Nintavur
- Farmers Association Nintavur
- Fisheries and Aquatic Resources, Kalmunai.
- Agrarian Service Department, Ampara

Stakeholder Groups

- Electricity Board, Kalmunai
- Central Environmental Authority, Ampara
- Department of Irrigation, Ampara
- Geological Survey and Mines Bureau, Ampara
- Department of Agriculture, Nintavur.
- Coconut Cultivation Board, Ampara.

- Land Use Policy Planning Department Ampara.
- National Water Supply Drainage Board, Ampara
- Department of Wild Life, Ampara
- Coastal Resources Management and Coastal Department, Kalmunai
- Medical Officer of Health, Nintavur
- Traders Association, Nintavur
- Fisheries Association, Nintavur
- Bricks Makers Association, Nintavur
- Road Development Authority, Kalmunai
- Assistant Commissioner of Local Government Office, Ampara
- Disaster Management Center, Ampara.
- National Housing Development Authority, Kalmunai
- Urban Development Authority Planning Team

Urban Development Authority Planning Team

Name	Designation
Lalith Wijayarathne	Director (Eastern Province)
B.H.M.Ranjith Bandara	Deputy Director (Planning)
E.M.S.B Ekanayake	Director (Eastern Province)
P.D.N Jayarathne	Deputy Director (Planning)
J. Somasiri	Deputy Director (Planning)
G.K.C Karunarathne	Planning Officer
A.G.M Mohomed Rashmi	Planning Officer
U.L.S Riswana	Planning Officer
Thusithra Veerawahu	Planning officer
M. M Musthaq	Assistant Planning Officer (Strategic Planner)
N.P.S.R Thilakarathne	Assistant Planning Officer

UDA Supportive Divisions

- Development Planning Division
- GIS Division
- Landscape Division

Scope of the Work

Nintavur is famous location for high yield paddy fields and paddy related small scale industries. Accordingly, paddy is the key potential in Nintavur but at present the paddy land has been threatened by various natural and manmade forces. Therefore, an immediate planning intervention is much needed to protect the local potential.

According to the local context of Nintavur, the development plan attempts more focus only its Physical and Environmental setting.

Also, Sea is one of the potentials in this locality but the resource has not been tapped in satisfactory level and this local development plan will not intervene to tap the potential due to the certain factors belong to the locality.

Although, Nintavur has strong linkages with many surrounding town centers in terms of getting raw material and supply the products, by this development plan it is expected to cover the entire Nintavur declared area only as the planning area and create the disaster resilient vibrant town centre by 2030.

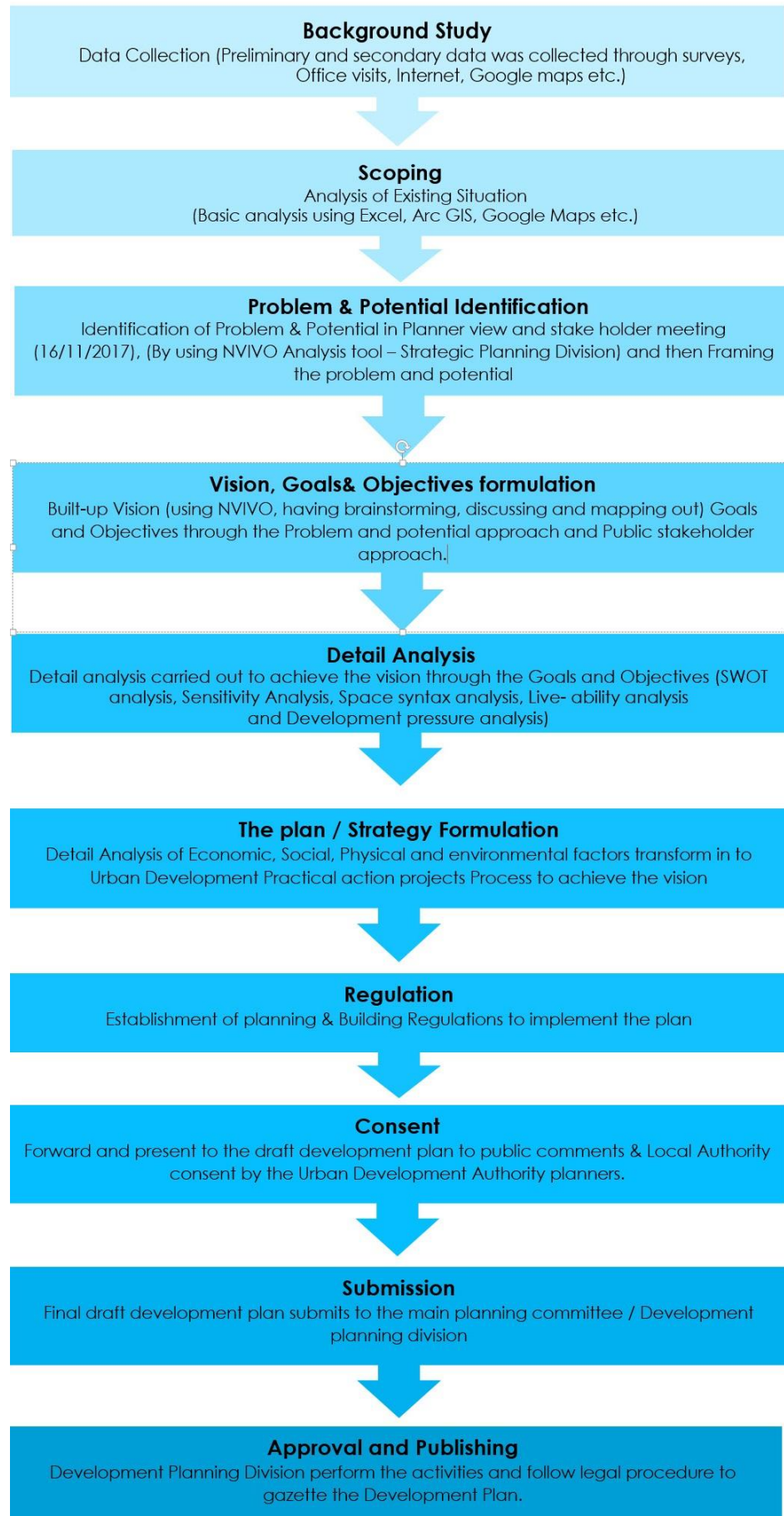
The Planning Process

Under the background study and framing Data and information are collected in several methods and then scopes collected data and information. Thereafter problems and potentials are framed out by planning team and stakeholders. Accordingly, the vision, Goals and Objectives are formulated through essential approaches. Then the detail analysis is done to emphasize the goals. Thereafter strategies are formulated to achieve the vision through goals.

A set of regulation are developed to implement the plan and the draft plan is forwarded to the Local Authority for consent and public comments while presenting to main planning committee of Urban Development Authority. After that final draft development plan is submitted to the main planning committee and Development planning division.

After getting necessary approvals the plan is published.

The Planning Process



Background Study:

Data Collection (Preliminary and secondary data was collected through surveys, Office visits, Internet, Google maps etc. Wind screen survey, Interview, and Question are survey)

Preliminary Survey: Preliminary survey was started in April beginning 2017 as wind screen survey and land use survey. In the primary data we have collected rice mills annual product, average income and where they market their product by using questionnaire survey and interview. We have done Land use survey by field visit and observation.

Secondary Survey:

The data and information were gathered from various institutions from April 2017 – October 2017 especially from Nintavr DS office, Nintavur Pradeshiya sabha, Ampara Kachcheri, Ampara Disaster Management Center and Nintavru Farmers Association.

In this stage we have collected many relevant data such as population, housing, employment, health data, infrastructure facilities, educational, etc.

Scoping:

The collected data was analysis the existing situation of local area by using Arc GIS, Excel, Google map such as Population prediction, Population density map, land use map, required basic infrastructure amenities (Housing, Water supply, Electricity)

Problem & Potential Identification

Problem & Potential Identification: we have identified and finalized the problem and potential of the locality by having many discussions among the planning team as well as selected stake holder. In that case we had many stakes holder meeting.

Famer Association meeting held on 26/ 09/ 2017

Grand mosque trustee board meeting held on 10/ 10/ 2017

Main Stake holder meeting held on 16/11/ 2017

Visio& Goals, Objectives formulation:

Built-up Vision while using NVIVO software report and having brainstorming, discussing and mapping out and then develop the Goals and Objectives through the Problem and potential approach and Public stakeholder approach to achieve the vision.

Detail analysis:

Carried out to achieve the vision through the Goals and Objectives such as SWOT analysis, Sensitivity Analysis, Space syntax analysis, Live- ability analysis and Development pressure analysis.

The Plan / Strategy formulation:

Detail Analysis of Economic, Social, Physical and environmental factors transform in to Urban Development Practical action projects Process to achieve the vision by 2030.

Regulation:

Establishment of planning & Building Regulations to implement the plan.

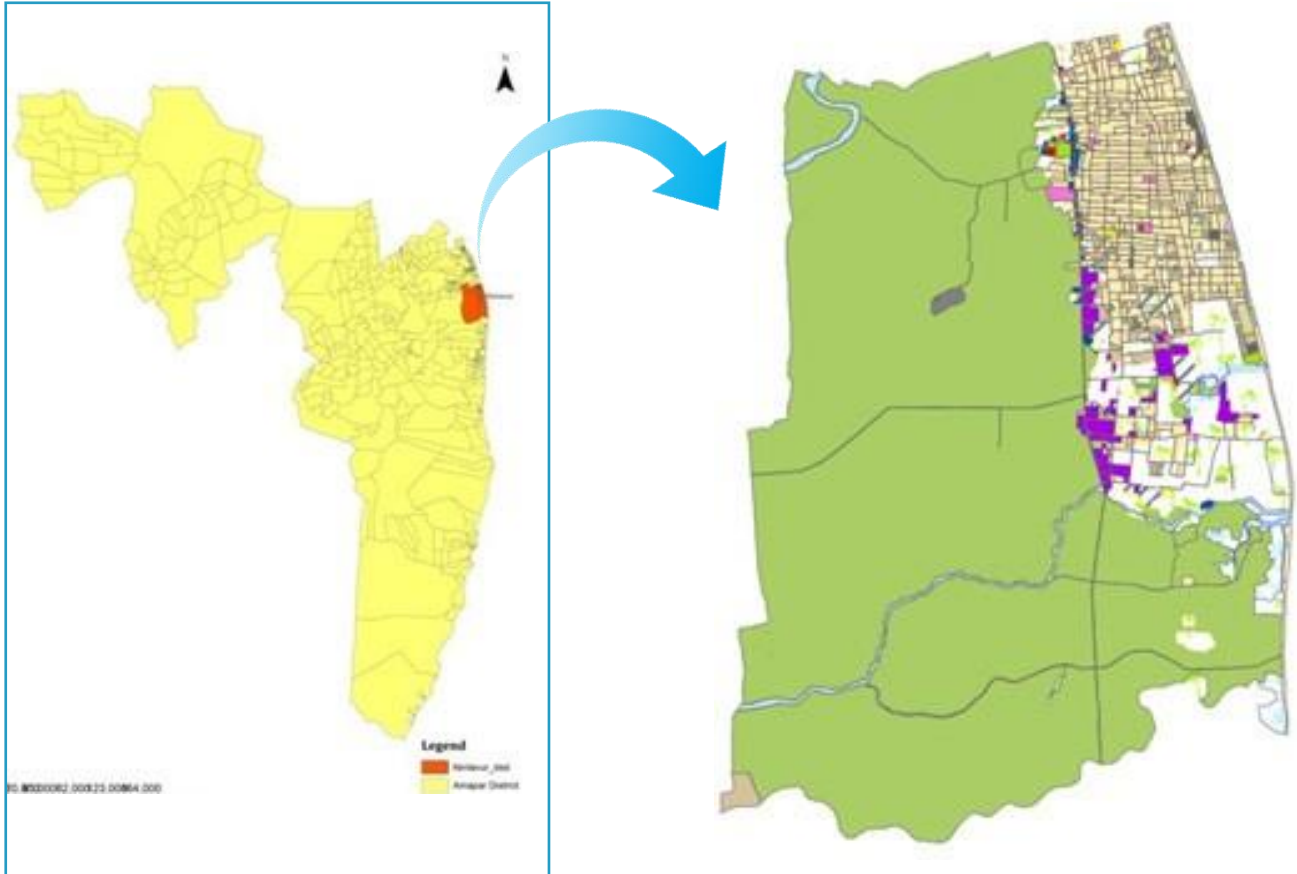
PRELIMINARY SURVEY **2**

The Study Area

Both the boundaries of Nintavur Divisional Secretary and Nintavur Pradeshiya Sabha areas same and has been clearly demarcated by natural features in all directions. It is bounded in North by Vettaru River, in East by Indian Ocean, South by Kaliodai River and the west by paddy fields adjoins to Sammanthurai town. The total land area is approximately 36Sq.Km(3,600 Hectares).

Figure 2.1.1 Location Map of Nintaur





The existing land use pattern of the Nintavur has recorded as 74 % is covered by the paddy fields and 9% of lands covered by residential, 7% of land coconut, 3% other buildup area and other portion of land covered by industries, waterbodies, vacant lands. Accordingly, in Nintavur we have 12% of developed land and 2% of developable private land are available for future development.

Planning context and Situational context

Nintavur has a strong link with colonial era in terms of human settlement of Sri Lanka. During the colonial period Muslims who were living in the Western coast of Sri Lanka were forced to migrate to the Kandyan Kingdom by the Dutch rulers. Then the Kandyan King Senarath gave them asylum by helping them to settle down in the eastern region of Sri Lanka, especially in the hamlets of Nintavur, Sammanthurai, Kalmunai, Potuvil and Akkaraipattu (Source: Mahawamsa). In that context the King Senarath donated several villages under the policy of 'Nindagama' and Nintavur was one of them. Later on, 'Nindagama' became Nintavur with the influence of their native language.

Nintavur town is well connected with the surrounding cities such as Kalmunai, Akkaraipattu, (through A4 Road which links Colombo and Batticaloa) and Sammanthurai, Ampara (through A31 Road Matara-Karaithivu) by road network as well as the Nintavur has strong linkages with its surrounding towns and other major cities in terms of importing and exporting paddy and rice.

The Eastern Provincial Physical Structure plan has been prepared by the National Physical Planning Department (NPPD) in 2030 (Refer Annexure Map1). In this plan Nintavur has been identified as a 3rd order town center of Ampara district and also Nintavur is falling within the proposed agricultural, industrial and tourism related development area.

Further, in National Physical Plan 2050 (Draft) prepared by the National Physical Planning Department (NPPD) (Refer Annexure Map.2) Nintavur is falling within proposed eastern economic corridor.

Nintavur has been included in the Master Plan on Integrate Township Greater Kalmunai, Sammanthurai Area which is being prepared under the Ministry of Water Supply and City Planning.

Framework preparation of Nintavur development plan mainly concentrate on national and regional linkages, the national physical planning policies and previous planning attempts.

Nintavur is a Pradeshiya Sabha in the east coast of Ampara district locates about 350 Kilometers away from Capital. And it is located close proximity to the major towns known as Kalmunai, Addalechchanai and Sammanthurai.

Considering the above-mentioned opportunities Nintavur has strong regional linkages and lie on a national level economic corridor and also planning agencies has identified that Nintavur is one of the major townships in the local context which need a necessary planning intervention.

Considering the physical, geographical and demography setting, Nintavur is well bounded by paddy fields in west side and other sides by water bodies and sea. The extent of the local area is 36 sq.km and the terrain is almost flat. Major portion of the land is covered by paddy field. Current population is recorded as 27,500 and ethnic wise 97% of population is Muslim and 3% is Tamil. Gross population density of Nintavur is 8 Per Hec and net population density is 70 per Hec. Present population growth rate is 0.68% and predicted population 30000 by 2030 (Refer Annexure Table No: .1&.2).

Economic of this area predominantly depend on the paddy cultivation and related industries. In addition, fishing and commercial activities contribute in certain extents to economic context (Refer Annexure Table No.2). Total average paddy production is about 33,200 Mt per annum and its economic value is Rs. 1,260 Million per annum (Refer Annexure table no:3&.4).

Especially rice mills significantly contribute to the economy of Nintavur. Due to the locational advantages about 81 rice mills have agglomerated as an industrial cluster. These industries collect large portion of paddy harvesting from Nintavur and its surrounding paddy cultivation areas and produce rice. They produce 65,500 Mt rice per annum and its economic value is approximately Rs. 5,240 million per annum.

This rice mill industrial cluster has attracted two different types of industries which are known as clay brick making yards and bio mass power plant to its surrounding due to the availability of raw materials [paddy husk]. Clay brick industry contribute to the economy by providing about 400 employment opportunities and supply the local brick demand. Bio mass power plant generates and adds 2.5 MW per day to the national electricity grid.

There is 7 km length of coastal belt which can be utilize to access to massive marine resource including fishing. But the coastal belt not utilize in satisfactory level in comparison to other coastal areas.

Existing urban form can be identified as linear. Basically, commercial establishment, financial institution, administrative institutions and educational institution are located beside the main road.

Eco-system of Nintavur consists with water bodies, marshy lands, paddy fields, coconut plantation and coastal belt. Nintavur Pradeshiya Shaba area which is located in dry zone of the country has a tropical climate and characterized by seasonal rainfall distribution.

However, the region frequently experiences intensive rainfall with relatively high temperature. Mean rainfall records 137mm and the temperature in the region records between 24 C and 34 C (Refer annexure Figure No: 1 &2). Soil type of Nintavur is commonly Reddish Brown and sandy.

Delineation of the Planning Boundary

Both the boundaries of Nintavur Divisional Secretary and Nintavur Pradeshiya Shaba areas same and has been clearly demarcated by natural features in all directions. It is bounded in North by Vettaru River, in East by Indian Ocean, South by Kaliodai River and the west by paddy fields adjoins to Sammanthurai town.

Administrative area of Nintavur Pradeshiya Shaba limits in North by Karaitheevu Pradeshiya Sabha, East by Indian Ocean, South by Addalachenai Pradeshiya Sabha and West by Sammanthurai Pradeshiya Shaba. In Nintavur divisional secretariat there are 25 GN division. The GN division named as GN 1, 2, 3, 4, up to GN no. 25.

When consider the functional boundary of this town with its other immediate town centers is limited in certain extent but the town has very close linkages in terms of getting raw materials, marketing and labour force. Perusal of the development trend, local context and urban pressure (Refer Annexure Map No;10) it's clear that the development is concentrating towards the existing built-up area (13% out of total land extent). By considering the above factors and limitation the planning boundary limited to administrative limits if Nintavur Pradeshiya Shaba.

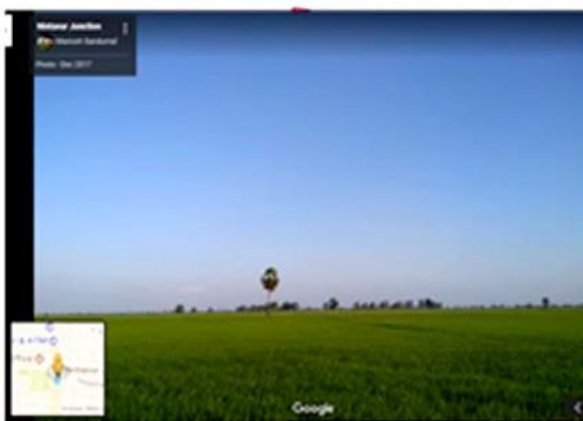
Figure 2.3 1: Natural Boundary of Nintavur



North : Vettaru River



East : Indian Ocean



West: Samanthurai PS



South: kaliodai River

DEVELOPMENT PLAN

3

3. NEED OF THE DEVELOPMENT PLAN

With the rapid urbanization it creates many urban problems and issues in an urban area. But to experience the benefits of urbanization in sustainable manner a planning intervention is an unavoidable tool to challenge this common phenomenon. Thus, with the intention of develop the Physical, Environmental, Social and Economic level of the area an urban development plan should be prepared to solve the problems and issues while using the local potentials in optimal level.

Nintavur township is currently experiencing the impact of urbanization. Existing built up area is 13% out of the total land extent and people have settled down in a dense manner (Refer Annexure Map No: .3). The possibility of further expansion of settlement is restricted due to certain factors such as flat terrain and higher building density of the local area it is affected by seasonal flashflood.

Nintavur is enriched with a large paddy portion (74%) (Refer Annexure 5) and it is the main potential of local area. In present it has been severely threatened due to sea erosion and wild elephants.

Agro related industries mainly rice mills have been agglomerated in Addapalam area in Nintavur as a cluster. It is one the main potential of the area therefore; the Nintavur got its identity as a rice bowl of Ampara.

The 7 km length of coastal belt in the eastern wing of Nintavur is a potential to accelerate the local economy. But currently the coastal belt not utilize in satisfactory level in comparison to other coastal areas.

Accordingly, Nintavur area has its own potential as a paddy field and industrial cluster but those resources severely getting affect by sea erosion. By taking in to account the above explained context of Nintavur Pradeshiya Sabha area, an immediate planning attempt is required to develop the area in a sustainable manner. In the context of Nintavur few main potentials have been identified which highly contribute to develop the local area such as paddy lands, Industrial cluster, bio mass power plant and coastal belt.

Major portion of Nintavur is covered by Paddy fields (74 % - 2634 Ha) and it is one of the main potentials. Nintavur people dominantly engage with paddy cultivation and it is highly contributing their livelihood. Also, Nintavur is famous for high yield paddy lands in comparison to other paddy lands in Ampara district. In that case Nintavur paddy land has recorded an average of 135 Busals per acre while other paddy lands records as 120 busals per acre. Total average paddy production is about 33,200 Mt per annum (contributes 6.6% in district paddy production) and its economic value is Rs. 1,260 Million per annum.

As aforesaid Nintavur area is predominantly covered by paddy lands, as well as the adjoining villages. Due to this locational advantage many rice mills have agglomerated within the Addapalam area. Targeting the huge paddy husk which is discharging from rice mills bio mass-based power plant has established in the same location.

According to the Central Environmental Authority's categorization there are three types of rice mills.

"A" - Wet processing production capacity over 5000kg/day rice.

"B" - Category: Wet processing production capacity below 5000kg/day rice "C" - Category: Dry processing and small-scale rice mills. (Domestic purpose)

There are 68 number of "B" category rice mills in Ampara district and 30 (45%) of them are located in Nintavur alone. In concerning of "C" category rice mills there are 470 in Ampara district and 51 (11%) of them are in Nintavur (Refer Annexure Table No:6). Especially rice mills significantly contribute to the economy of Nintavur. Due to the locational advantages about 81 rice mills have agglomerated as an industrial cluster.

These industries collect large portion of paddy harvesting from Nintavur and its surrounding paddy cultivation areas and produce rice. They produce 65,500 Mt rice per annum and its economic value is approximately Rs. 5,240 million per annum (Refer Annexure table No.:7). Within last ten years (2010-2018) number of rice mills in Nintavur has increased gradually (Refer Annexure table No.:8).

Based on the field surveys, stakeholder meetings, brainstorming sessions and analysis methods few problems and issues have been identified in the local context. And the main problems have been prioritized as follows.

A bio mass power plant has been established based on the affordability of paddy husk in Nintavur. Currently the power plant is generating 2.5 MW per day and adding it to the national electrical grid. Earlier paddy husk was just burned or supplied to brick makers free of charge by the rice millers. But after the erection of power plant an economic has been created for the paddy husk (Rs. 2.5 per Kg). There is a 7Km coastal belt which stretching from Vettaru in the North to Kaliodaaru in the South. It is a very resourceful coastal belt in terms of scenic beauty, recreation, local tourism and gate way to enter the sea.

Unlike the beaches in the surrounding coastal areas Nintavur has a beautiful and clean beach with shady lush green line of coconuts stretch. People of outskirts area are usually visited and enjoy the beach. There is a current tendency of developing hotels and restaurants along the coastal stretch especially from Wawvalodai to Nochchiyady estuary.

Apart from this fishing plays a vital role in the livelihood of the local community in Nintavur. There are 553 fishing families and 818 marine fishermen depend on the marine fishing in Nintavur where 30 numbers of Traditional – mechanized and 170 numbers of non-mechanized boats being use by the fisherman and the annual fish production is 1,492 Mt in Nintavur.

Accordingly, Nintavur has some its own potential but presently those potential has threatened due to some uncertainty. If this threat continues further the local potential will be lose in near future. Those are following.

Loss of Paddy Lands

Sea Erosion and Sand Accumulation

Nintavur, being bounded by the Indian Ocean in the east, it is stretching from Vettaru in the North to Kaliodaaru in the South has a coastline of 7 km, therefore Nintavur is severely affected by the seasonal variations of the sea. In terms of Sea erosion and Stagnation of Sea Water around 125 acres of high fertile paddy lands have abandoned in Palankaddu, Nochiyaddi, Kurinchapitty and Pulpitty (Refer Annexure Map No.4).

As well as around 150 acres of coconut estates abandoned due to the above problems. Apart from this it creates loss of soil fertility in certain paddy lands (around Kurinchapity and Pulpitty areas) when the sea is rough or during the period of high tides the sea water intrude and mixes with irrigated water and enters into paddy fields easily. (Refer Annexure Map No:6).

Nochchiyady estuary is the Segnapadai river mouth which releases the excess irrigated water in to the sea. This Estuary is blocked with sand bar formation due the change of sea wave's pattern. As a result, around 5000 acres of paddy lands are more vulnerable to flood. If this scenario continues as it is, this will be affecting the paddy production and affect the farmer's livelihood.

Paddy Land Encroachment

The Nintavur area's main potential is paddy field and majority of the land covered by paddy field as mentioned above. The total area of Nintavur is around 36 Sq. Km and out of this 75% (2634 hectares) of the land use is covered by paddy fields. Therefore, the developable area is very limited (built up area 13%).

Due to the scarcity of developable land people tended to reclaim the paddy land gradually for development purposes. Land is a major problem in Nintavur Pradeshiya Saba. According to that the Nintavur has been lost 130 Hectares paddy land from 1981 to 2011.

Wild Life elephant attack

Then, Elephant damaging the paddy cultivation is another main problem in Nintavur. Especially in harvesting season elephants' encroachment the paddy land for their foods and destroy the paddy cultivation frequently. According to the Department of Wildlife Conservation records paddy cultivation has been damaged in 20 times and 04 people has injured during 2012-. Due to this uncertainty local farmers have to spend additional money (Rs. 3 Million per annum) to protect their paddy land as the wage of the paddy field guards for the whole area. Apart from that the threat has been extended beyond paddy fields to the peoples' habitats.

Deficiencies in Infrastructure Facilities

Apart from certain sectors there are no significant deficiencies in basic infrastructure facilities in Nintavur. Some deficiencies can be identified in the areas like drainage system, solid waste management, local authority roads, open space and recreational facilities, public market. Accordingly, the above-mentioned deficiencies are discussed as follows.

Improper Drainage System

The existing drainage system has not been constructed considering the terrain and water flow. Further, for a long period it has been not properly maintained. As results it has been damaged and causes flood during the rainy season. (Refer annexure Map No:7, Map No: 8 and Table No: 5).

No proper waste management system

Daily collection of solid waste of Nintavur Pradeshiya Saba is recorded as 5 Mt. Collected solid waste openly dumped at Pravatipity area which is located in the middle of the paddy fields. Because of this the immediate surrounding area is affected by mixing of leachate with irrigation water, bad odor and light weight waste spreading throughout the paddy fields.

Poor Condition Local Authority Roads

There are number of gravel roads which are in poor conditions and not connected with other main roads, especially in Addapalam rice mill industrial area and Thombokandam area. (Refer Annexure Map No:9)

Lack of Open Space and Recreational facilities.

Nintavur people have limited open recreational space (5.2 Ha) while they have lived in dense. Therefore, they need to be provided sufficient open and recreational space (PORS analysis 1000 People – 1.4 Ha). According to the PORS analysis Nintavur area need to provide 37 Hectares of open space in addition.

Malfunctioning Public Market

Nintavur town emerged based on the Grand Mosque which is located in main road and the commercial stretch has been developed in a linear manner besides the main road by targeting local residents and commuters. But the newly built-up public market is located away from the business area and isolated. Therefore, the public market is not functioning and vendors have willingly moved back their businesses to Grand Mosque junction where they carried out their businesses earlier. At present the public market premises is used for Pola (once a week).

THE PLANNING FRAMEWORK

4

4. THE PLANNING FRAMEWORK

The Vision

“Brimming Agro Hub” in Ampara

Vision Statement

In earlier Nintavur was just an agricultural village. Gradually Nintavur has attracted agricultural related industries such as rice mills, clay brick making yards, bio mass power plant and food manufacturing centers.

Being centrally located rice mills in Nintavur has a vast feeding area of collecting paddy from Ampara district. Nintavur has indicated that there are arrivals of number of new rice mills in the industry. The excess production of rice is distributed to many districts in the country. As a result, Nintavur's rice has got its own identity by producing and marketing the rice. Keeping the rice mills as the core industry there are directly depending various industries like bio mass power plant, clay brick making yards and etc. have boomed in Nintavur. In addition, the coastal belt also (marine resource) a one of the potentials that can be harness to achieve the vision of “Brimming Agro Hub” in Ampara.

By Protecting, optimizing and harnessing the use of local resources and improving the disaster resiliency of Nintavur, it will be the emerging agriculture and agricultural based industrial center in Ampara by 2030.

The Goals

Goal 1 Uplift the industries of the locality.

1. To Promote Value addition industries in 15 % by 2030.
2. To Increase the rice production in 6% by 2030.

Goal 2 Create Disaster resilient locality.

1. To mitigate the sea erosion and sand accumulation in 100 % by 2030.
2. To Mitigate elephant attack in 100% by 2030.
3. To Mitigate the Flood threat in 100% by 2030.

Goal 3 Make Comfortable Convenient and livable town center.

1. To improve the greenery of town center to distance to 15Km by 2025.
2. To Increase the recreational facilities by 5 hectares by 2025.
3. To mitigate the paddy encroachment in 100% by 2030.

PART 2

SWOT AND DETAIL ANALYSIS

5

5. SWOT AND DETAIL ANALYSIS

SWOT Analysis (Strength, Weakness, Opportunities and Threat)

To achieve the vision “Brimming Agro Hub” in Ampara the SWOT analysis has been used based on the goals.

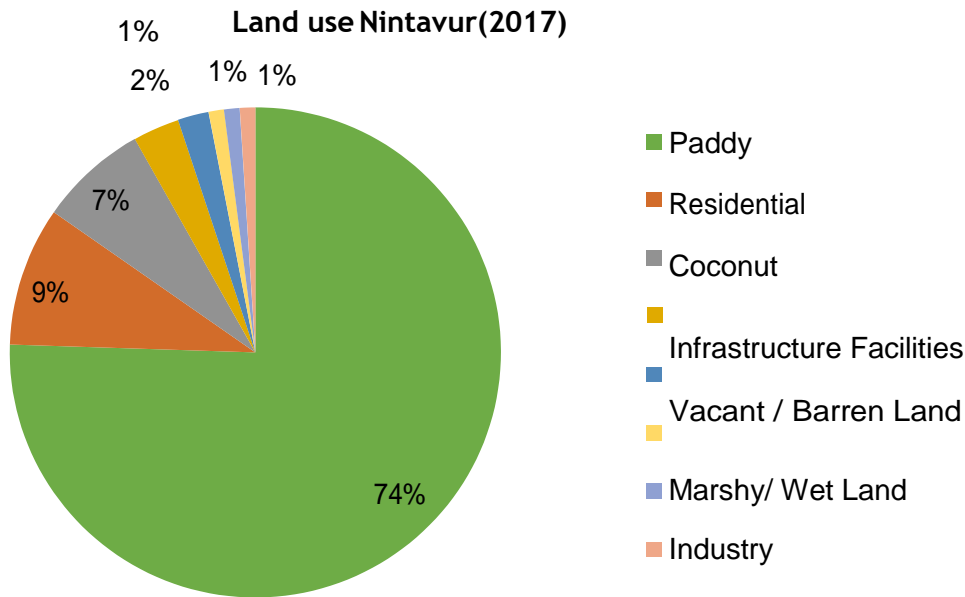
Goal 01 : Uplift the industries of the locality

Strength	<ul style="list-style-type: none"> • Availability of 74% paddy land of total land extent. • High yield (135 Busals per acre) • Availability of Irrigation water for two seasons. • Agglomeration of 81 Rice mill Industries as a cluster. • Land availability for future expansion for industries. • Well established Market for the Rice. (Kandy, Badulla, Kahawaththa Galle, Colombo). • Availability of paddy husk-based industries located within the industrial cluster (brick making centers - 86, Bio mass power plant - Capacity - 2.5 MW per day). • Initiation of value addition industry. • Planning area located in coastal belt. • Industrial area fall in developable area. 	Weakness	<ul style="list-style-type: none"> • No high-quality rice production. • Lack of value-addition industries. • Limited paddy stores (only two stores are available). • Isolated and Null functioning public market. • Poor infrastructure facilities in the industrial area. • Industrial area located close to sensitivity area.
Opportunity	<ul style="list-style-type: none"> • Availability of paddy land in the surrounding area. • Irrigated water by Senanayake Samudraya at Inginiyagala. • Oluvil fishing harbor located close proximity to Nintavur. • Availability of local and regional market. • National Physical Planning Policy and the Plan 2050. 	Threat	<ul style="list-style-type: none"> • Natural Disasters • Paddy land Encroachment.

STRENGTHS

√ Availability of 74% (2635 Hectares) paddy land of total land extent.

Nintavur land use major portion covered by the paddy field and local people dominantly engaged with paddy cultivation and it is highly contributing their lively hood. When look at the Nintavur locality paddy field is the main potential which is highly contribute the local economy and also paddy field is the main strengths because of this paddy field many rice mill industries and brick making yards have agglomerated and accelerated the local economy.

Land use Nintavur (2017)

√ **Fertile soil type (Reddish Brown):**

According to the department of Agrarian service and the local farmers Nintavur paddy field soil has high fertile which is one of the unique potentials accordingly, Nintavur has a reddish-brown soil type which has high fertile soil with clay. Due to this advantage the local farmers harvesting 135 Busals per acre hence other paddy field harvesting 120 Busals per acre.

» **High yield:**

Nintavur paddy field yields always more than other paddy field yield comparatively. According to the Agrarian service Center and the local farmers of Nintavur, Nintavur paddy field can produce 135 Busals (2767 kg) per acre while other area paddy field can harvest only 120 Busals per acre which is one of the main potentials of this locality.

√ **Availability of Irrigation water for two seasons:**

Irrigated water for Nintavur comes from Senanayake Samudraya through Gal Oya. All the water canals start from Senanayake Samudraya cross the Nintavur before connect to the sea. Accordingly, Nintavur paddy fields receiving irrigated water from Senanayake Samudraya for two season which is one of the key strengths to the locality.

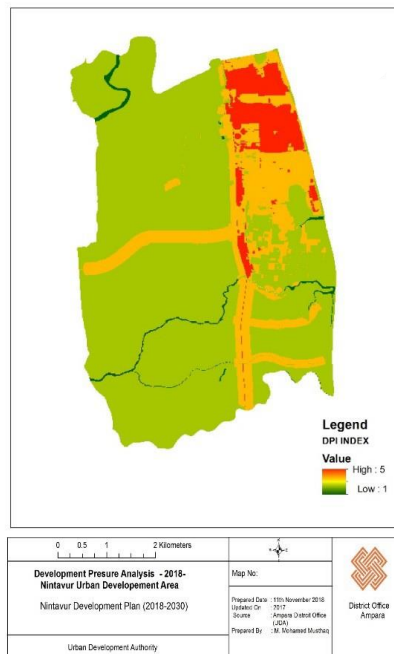


- **81 Rice mill industries have agglomerated as a cluster.**

According to Central Environmental Authority and Pradeshiyashaba statistics 81 number of rice mills have registered in Nintavur (30 numbers of B category rice mills and 51 number of C category rice mills). It consists 45% and 11 % respectively out of all the rice mills in Ampara district which is one of the back bones of the locality.

When consider he urban pressure of the locality the trend of development moves to Addapalam industrial area by developing industries and this trend has proved according to the development pressure analysis.

Industrial Cluster Development Pressure Analysis



- **Well established Market for the Rice.**

Nintavur well famous for rice mills and rice production in the local region where more than 81 numbers of rice mills located. Accordingly, Nintavur alone producing 65,500 MT rice per annum and marketing this product in to different part of Sri Lanka like Galle, Badulla, Kandy, Kahawaththa, Colombo and Vavniya and they have their own demand for rice.

- **Land Availability for future expansion:**

In the Addapalam industrial area there are enough vacant lands to expand the industries. Accordingly, additionally, 45 hectares of land has been allocated for future industrial expansion by declaring an industrial zone to uplift the existing industries and promote value added industries in the locality in near future.

Land Allocation for industries



- **Paddy husk-based industries located within the industrial cluster (brick making centers, bio mass power plant - Capacity - 2.5 MW perday).**
 - Strong Connectivity among the industries.
Bio- mass power plant and brick making centers have established near to the rice mill industries for gaining benefits of raw materials (paddy husk).
 - Proper waste management system Practice by industries.
Waste of the rice mill (paddy husk) use by brick making centers and power plant again the waste of brick making centers and power plant (burned husk) use as the fertilizer for paddy cultivation. Therefore, all the industries are inter-connected and waste is managing properly Initiation of value addition industry:
- **Initiation of value addition industry:**
In the planning area there are three types of industries like rice mill, brick yards and bio mass power plant. Apart from these industries there are more than two numbers of food manufacturing (biscuit) industries running in locality by using rice as a raw material (25%). This value addition industry is a mile stone and beginning of future Nintavur value addition revolution.
- **Planning area located in costal belt:**

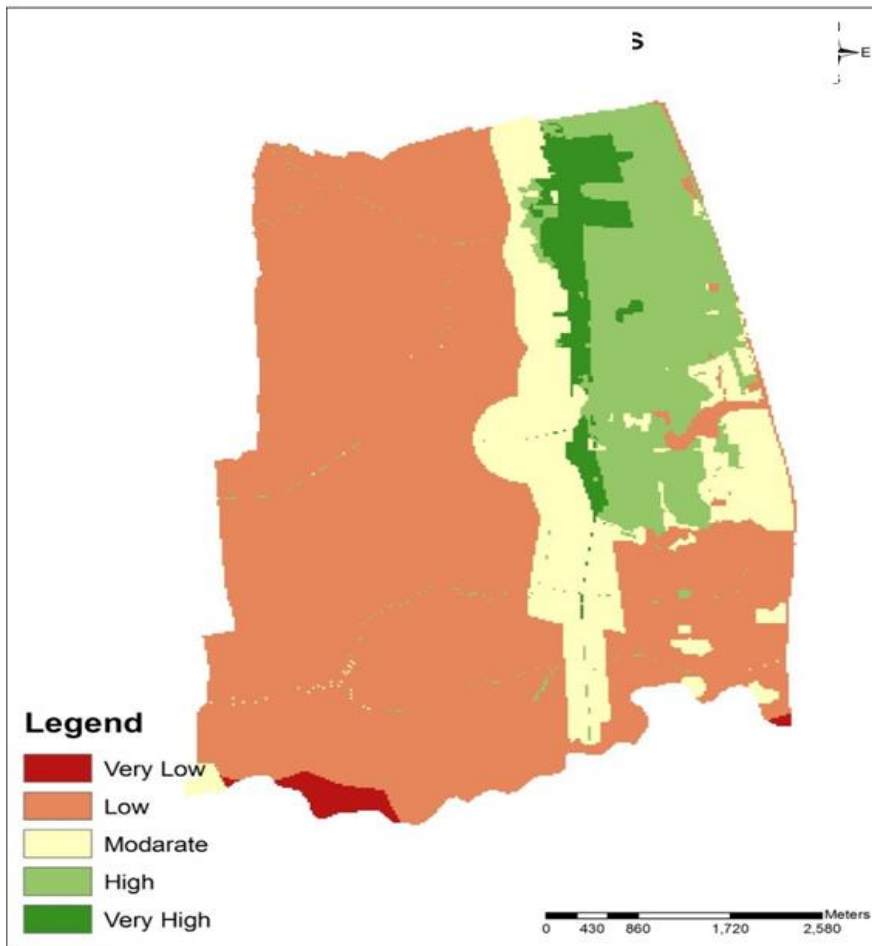
Nintavur east bounded by the Indian ocean which is one of the resource full for fishing and transportation. Local people depend on fishing and they produce 1,492 Mt which is one of the potentials of the locality and contribute the local economy.



Figure: Nintavur Beach



- **Industrial area falls in developable area:**

Existing industrial area falls in developable land area according to the live- ability analysis which is one of strength to develop this area in future.



0 0.5 1 2 Kilometers		
Live -Ability Analysis - 2018- Nintavur Urban Development Area	Map No:	District Office Ampara
Nintavur Development Plan (2018-2030)	Prepared Date : 11th November 2016 Updated On : 2017 Source : Ampara District Office (UDA) Prepared By : M. Mohamed Musthaq	
Urban Development Authority		

WEAKNESS

- **No high-quality rice production:**

Nintavur has more than 80 numbers of rice mills hence there is no any single export quality rice mill and production has producing to export to foreign market which is one of the key weakness of this industries to uplift into the next level.

- **Traditional method of manufacturing process (technology and machinery) in Rice Mills.**

In Nintavur there are more than 81 rice mills but those rice mills area still function as a small scale and there is no any large scale ('A') category rice mills in Nintavur and many of the mills are still using traditional machineries which is not have enough efficiency.

Traditional Machinery



- No enough value-added products in Rice.**
 Nintavur has large number of rice mills but there is no value-added products. But very recently only three biscuits manufacturing centers has introduced which use 25% of Rice flow. There is a potential to introduce by products such as Noodles, Rice bran oil etc.
- Limited large paddy stores (only two stores available).**
 Nintavur has limited paddy stores to stores the additional paddy in for the future needs. Nintavur alone has more than 80 numbers of rice mills but they have only two common paddy stores. And also, the individual rice mill has very limited paddy store capacity. If any adverse situation or paddy shortage occurred, they need to bring paddy form outside. Then it will make cost and time to product. This is one of the weakness of the locality to uplift the industry in the next stage.
- Isolated public market:**
 Market play a key role to sell the products but Nintavur public market not function properly due the locational disadvantage. The existing market located just away from the main town center. Therefore, local people not willing to go there due to this the market not function properly which seems as abandoned.

Figure: Existing Public Market building



- Poor road facilities in the industrial area:**
 In existing situation some roads are paved by gravel and some roads are narrow roads in the Addapalam industrial area. According to the space syntax analysis there are some roads which are not well connected with other roads which is affect the efficiency of the transport of goods.

Figure: Local Authority Roads at Nintavur



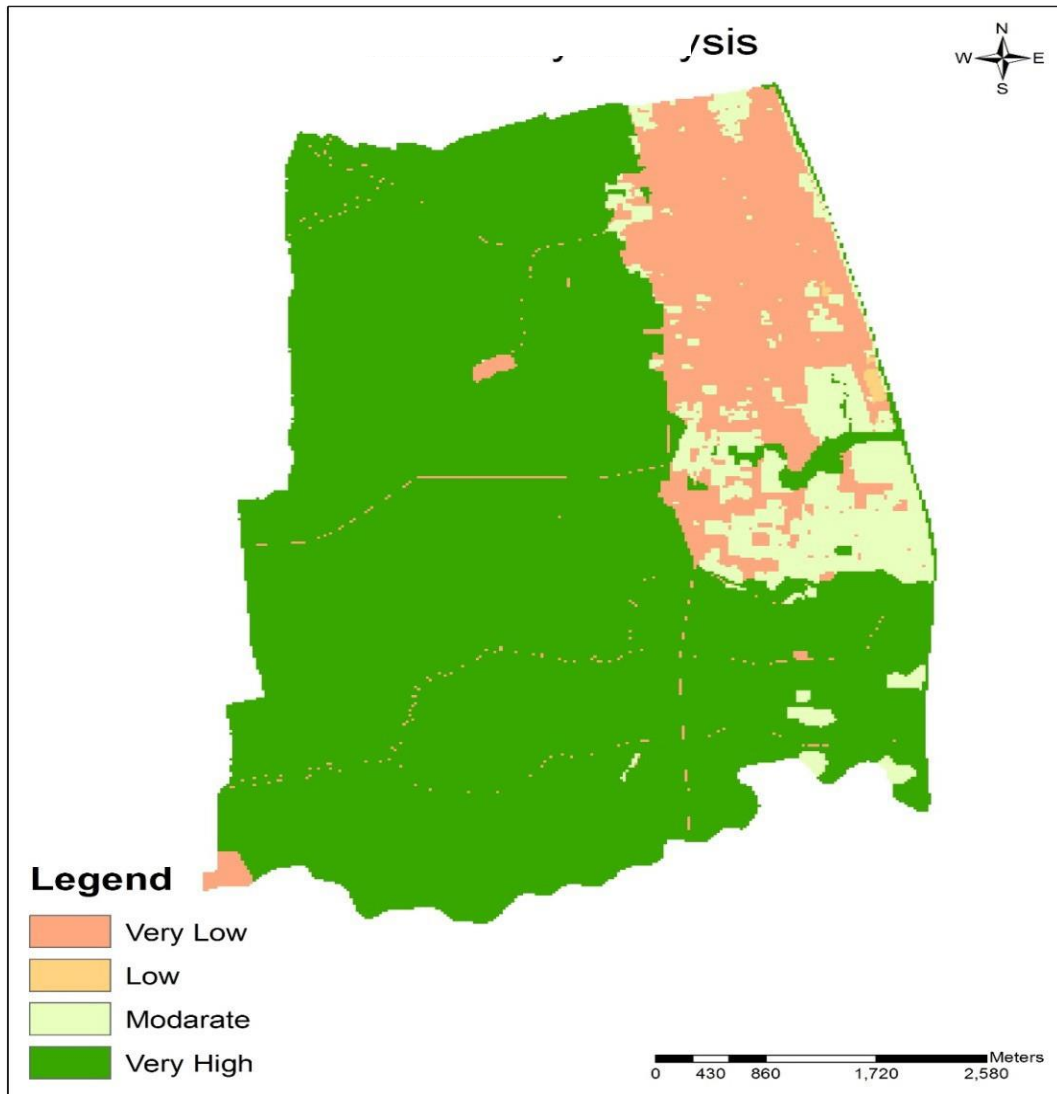
Space Syntax Analysis



<p>0 0.5 1 2 Kilometers</p>		
<p>Space Syntex Analysis - 2018- Nintavur Urban Development Area Nintavur Development Plan (2018-2030)</p>	<p>Map No:</p> <p>Prepared Date : 11th November 2018 Updated On : 2017 Source : Ampara District Office (UDA) Prepared By : M. Mohamed Musthaq</p>	<p>District Office Ampara</p>
<p>Urban Development Authority</p>		

Nintavur Development Plan 2019-2030

Existing industrial area and industrial development consecrating towards close to the sensitivity especially in south boundary according to the sensitivity analysis which is one barrier for future industrial development.

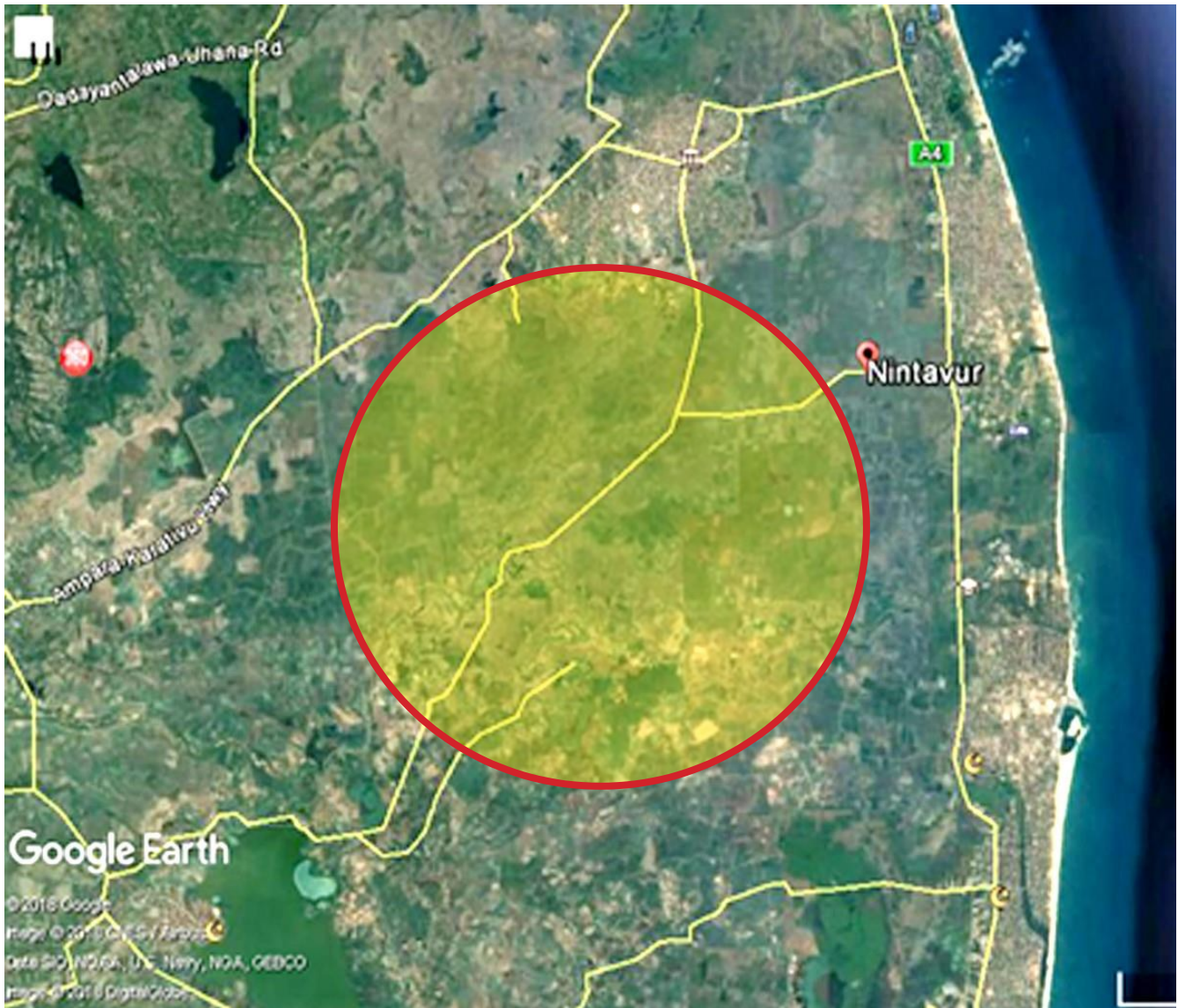


		<p>District Office Ampara</p>
<p>Sensitivity Analysis - 2018- Nintavur Urban Development Area</p> <p>Nintavur Development Plan (2018-2030)</p>	<p>Map No:</p>	
<p>Urban Development Authority</p>	<p>Prepared Date : 11th November 2018 Updated On : 2017 Source : Ampara District Office (UDA) Prepared By : M. Mohamed Musthaq</p>	

OPPORTUNITIES

- Availability of paddy land in the surrounding area:**
 Ampara district predominately covered by the paddy lands. Accordingly, Nintavur bounded by many agricultural towns which are have large portion of paddy lands such as Addalaichennai (7,321 Hect), Akkaraipattu (10,567 Hect), Pottuvil (6157 Hect) and Sammanthurai (22, 479). This is one of the main oppotunities to collect the paddy which is actually need to products annually.

Surrounding Paddy Land



- Irrigated water by Senanayake Samudraya at Inginiyagal:**
 Senanayaka Samudraya located in Ampara district which is providing water for entire agricultural lands in Ampara district for Yala, Maha Season. Accordingly, Nintavur agricultural lands receive water supply from Senanayaka Samudraya for two seasons continuously which is one of the main potentials of planning area.



SWOT Analysis

- **Oluvil harbor located close proximity to Nintavur:**

Oluvil harbor located 4 km away from Nintavur which is one of the opportunities to transport the goods to one place to another especially market the output to Colombo and other foreign countries and presently Oluvil harbor play a big role in the region to supply the goods and services.

Figure: Oluvil Harbour



- **Availability of local and regional market:**

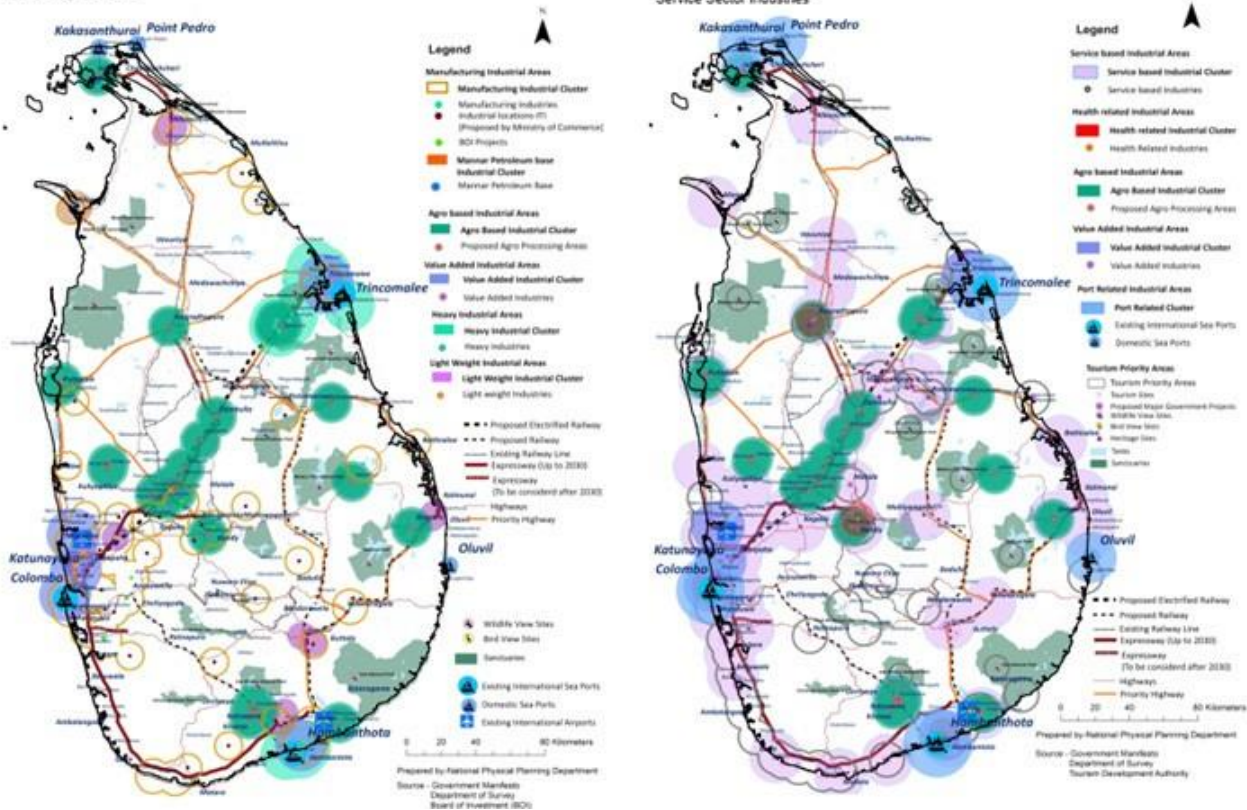
Nintavur one of the famous places for rice production in the region and Nintavur alone 81 numbers of rice mills agglomerated Nintavur alone where producing 65,500 Mt rice per annum and market the rice production in several varieties in different part of the country. And also, they have established well market to sell their rice production such as Kalmunai, Kandy, Badulla, Kahawaththa Galle, Colombo.

- **National Physical Planning Policy and the Plan 2050:**

Ampara district has identified as a light weight and agro based industrial cluster in National Physical Planning Policy and the Plan 2050 which one of the key opportunities in future to make the town as an Agro Hub.

Figure: Proposed Industrial Development Areas 2050 Manufacturing Industries

Figure 5.7 : Proposed Industrial Development Areas 2050
Manufacturing Industries



THREATS

Disasters:

Sea Erosion sand accumulation (GN1- GN 9: 52m and GN 10: 128m from 2008- 2016) especially, in Nochchiyadi estuary the statistic shows that 20m annually in land errored by sea. And the sea sand accumulated and fill the paddy lands which are located close to seashore.

Also, there are some other direct impact occurring due to this sea erosion like Flood, Siltation, Salinization. The Nochchiyadi estuary is situated nearly 4 Km away from the Oluvil Harbour in the North. This Estuary is blocked with sand due to high tides when the sea is rough waves. This sand block is usually removed or cut opened by few farmers (2-5) frequently. For the last 08-10 years, it is very severe for both seasons (Maha & Yala). The drainage water of around 5000 acres and the excess water through Segnapadai River is blocked at the Nochchiyadi estuary.

When the sea is rough or during the period of high tides the sea water over flows and mixes with drained water and enters into paddy fields easily. Because of the stagnation of sea water, the fertility of paddy lands is affected. The soil becomes loose so that the farmers face a lot of difficulties in plugging, harrowing and sowing. At present it is worse and as a result around 150 acres of high fertile lands have been affected.

There are nearly 125 acres of high fertile paddy lands that have been abandoned because of broken bunds by the last Tsunami. Because of above Problems around 492 Mt paddy products would be lost per year. The harvest of 150 acres of coconut estates around this area amounting Rs. 13,500,000.00 would be lost when these areas are abandoned due to the above problems.

Figure: Sea Erosion and Stagnation of Sea water in paddy lands

WILD ELEPHANTS ENCROACH AMPARAI VILLAGE

Wildlife officer critically injured in elephant attack....

Three persons including a Wildlife official were hospitalized after they were attacked by a wild elephant in Nintavur Allimul area at Samanthurai in Amparai.

Police said that they had attempted to chase away a herd of wild elephants that had entered the village.

Then the wild elephants had attacked the injured persons, who were admitted to Amparai General Hospital.

However, as the condition of the wildlife official was serious, he was transferred to Kandy General Hospital.

Later, steps were taken to provide shelter to the villagers at a safe location.

Police said the wild elephants have been chased away to the jungle.

Apart from all aforesaid disasters there is wild life elephant attack is another threat in Nintavur area. Especially in the cultivation and harvesting time wild life elephants come and destroy the paddy fields and injured the people. Due to this uncertainty the local farmers facing many problems. Therefore, the local farmers decided to protect their paddy fields. To look after the paddy land, they spend 3m per annum by hiring the watchers and it will cost and reduce the profit.

Paddy land Encroachment:

The Nintavur area's main potential is paddy field and majority of the land covered by paddy field as mentioned above. The total area of Nintavur is around 36 Sq. Km and out of this 75% (2634 hectares) of the land use is covered by paddy fields. Therefore, the developable area is very limited (built up area 13%). Due to the scarcity of developable land people tended to reclaim the paddy land gradually for development purposes. Land is a major problem in Nintavur Pradeshiya Saba. According to that the Nintavur has been lost 130 Hectares paddy land from 1981 to 2011.

Sunday Observer: Dated 16/04/2018

Goal 02: Create disaster resilient locality:

Strength	<ul style="list-style-type: none"> • 65m Buffer zone declared by Coast Conservation Department • Precautionary measures taken by the local farmers to mitigate elephant attack. • Paddy land function as a water retention area. • Availability of natural water bodies to discharge the flood water. 	Weakness	<ul style="list-style-type: none"> • Improper drainage System, • Illegal Sandmining • Lowland filling in Ad hoc Manner
Opportunity	<ul style="list-style-type: none"> • Proposed project to mitigate elephant attack by Disaster Management Centre, Ampara. • Ongoing hydrological study carrying out by Ministry of Water Supply and City Planning. 	Threat	<ul style="list-style-type: none"> • Oluvil fishing harbor located close proximity to Nintavur (4 Km). • Natural Disasters.

STRENGTH

- **65m Buffer zone declared by Coast Conservation Department.**

Sea erosion one of the burning issue in the locality and this issue need an immediate attempt. Accordingly, presently the Coast Conservation Department is maintaining 65 m Tsunami buffer zone in Eastern coastal belt apart from that 300 m buffer zone is also applicable in Nintavur coastal belt which will avoid the harmful and unnecessary activities in the coastal belt which is helpful to make the Nintavur disaster resilient town center.

- **Precautionary measures taken by the local farmers to mitigate elephant attack:**

Wild elephant attacks another issue of the locality but there is no any mitigation measured have taken by the relevant agencies. Hence the local people has been taken some precaution by them self to solve the problem which is more strengthen in the locality. In that case local farmers decided to build the watcher hut in the paddy field with watcher and they spend 3m Rs per annum to watchers. This shows the local people how face the issues with using their own local knowledge and the capability which is one of the strengths of the locality to face the challenge.

- **Paddy lands function as a water retention area:**

Flood is another issue in the planning area especially in the rainy season many area getting flood which disturbed the people day to day activities. As Nintavur land use major portion covered by the paddy field where some part of paddy field act as a water retention area in the rainy season. Due to this potential the impact of flood less considerably.

- **Availability of natural water bodies:**

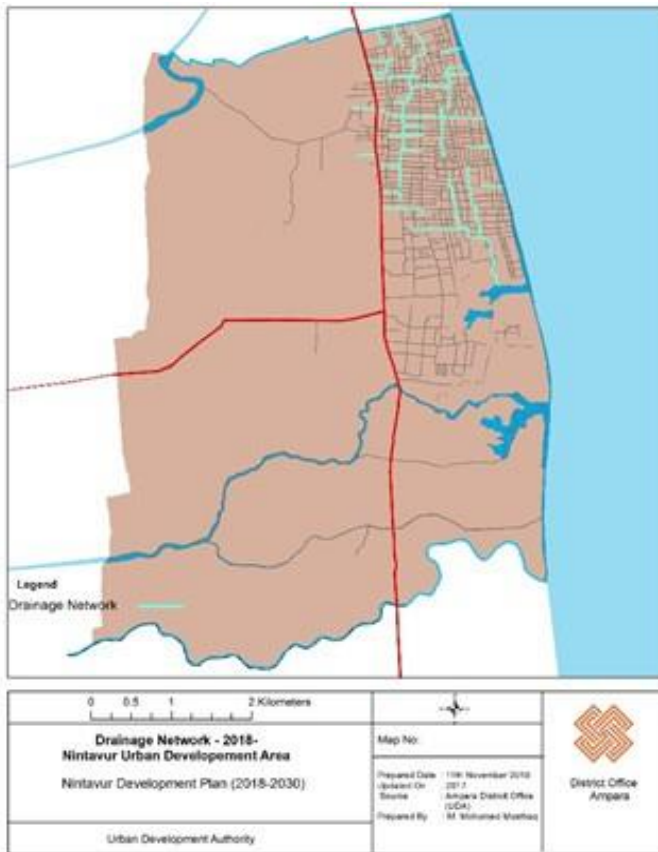
Some channels which started through Senanayake Samudraya crossing Nintavur and connect to the sea which is one of the potentials specially to mitigate the flood which are contribute to discharge the storm water to sea. Accordingly, North of Nintavur bounded by Vettaru River and South bounded by Kaliodei River apart from this water bodies there are some irrigation channels.



WEAKNESS

- Damaged Drainage System:**
 Existing drainage systems has fully damaged and storm water not properly discharged. After the Tsunami some drainage network was disconnected and also the drainage system not technically constructed due to these reasons residential area gets flash flood. Due this local people daily activities disturbed and people gets inconvenience which is one of the weakness of the local area to make disaster resilient.

Figure: Drainage Network and Damaged drainage system



- **Illegal Sand Mining:**

Illegal sea sand mining is one of the main reasons to increase the impact of sea erosion in the coastal belt along the Nintavur. Second highest illegal sea sand mining occurring place is Nintavur in Ampara district according to the coastal conservation department. The local people getting sea sand for their building construction illegally especially in the Nochchiyaddi area.

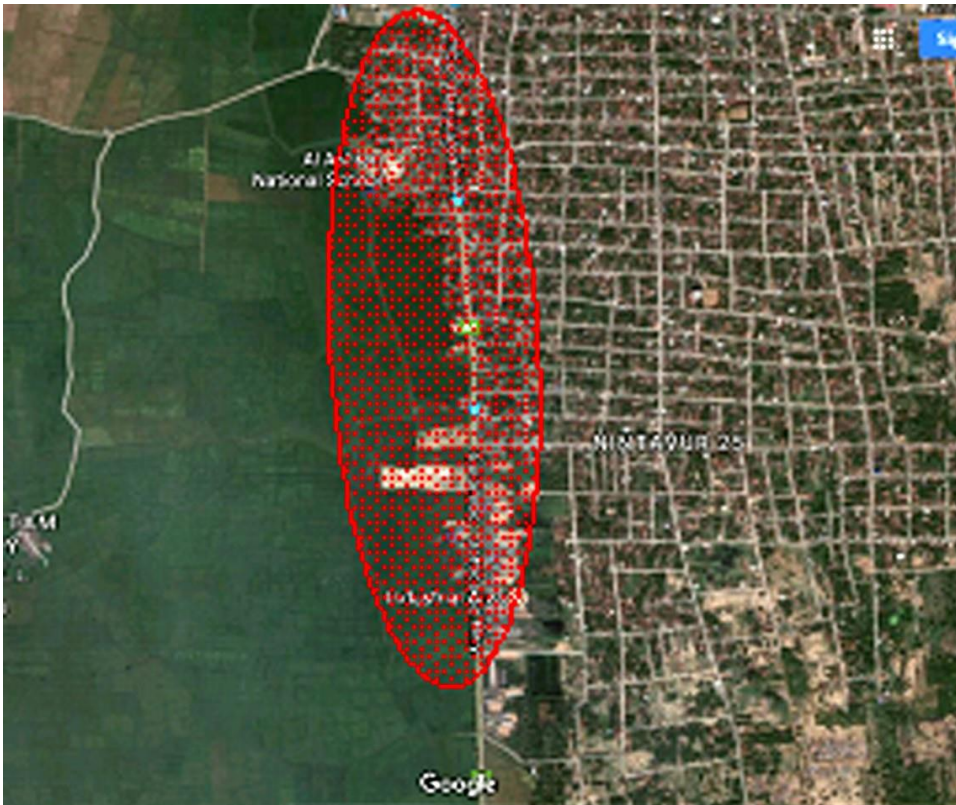
Sand Mining Location



- **Lowland filling in ad hoc manner:**

Lowland filing especially paddy land is one of the serious issues in the locality. As the land use major portion covered by the paddy land people don't have developable land. Therefore, local people have filling some land as an abandoned paddy land in ad hoc manner especially in the west wing of main road. It leads to flash flood in the surrounding area as paddy field act as water retention. Accordingly, the statistics Nintavur has been lost 130 Hectare paddy land from 1981 to 2011.

Figure: Land filling Area



OPPORTUNITY

- Proposed project to mitigate elephant attack by Disaster Management Centre, Ampara.**
In Nintavur wild elephant attack is one of the headaches for farmers and to protect their paddy field harvesting the local farmers spend more than 3Million per annum. Hence the Disaster Management Center, Ampara has proposed 10Km elephant fence erection in Nintavur via Kaliodai Bridge to Vajirawattai area to mitigate the elephant attack which will support to mitigate the wild elephant attack in Nintavur. It is one of the opportunities for Nintavur farmers.
- Ongoing Hydrological study has been carrying out by Ministry of Water Supply and City Planning.**
Hydrological study has been carrying out in Kalmunia, Sammanthurai and Nintavur area Under the Ministry of Water supply and City Planning to mitigate flood and identified the land reclamation in future development in those cities which will more helpful to create sustainable cities.

THREATS

- Oluvil harbor construction activities.**
Sea erosion is one of the burning issues in the planning area which is lead to many impacts in the locality. There are some studies clearly emphasis that after the construction of Oluvil harbor specially constructing of break water in to sea increase the consequence of sea erosion and sand accumulation in Nintavur.
- Natural Disasters.**
There are few disasters disturbed and rapidly damaged the Nintavur area which are identified as Sea Erosion and sand accumulation especially in Nochchiyadi estuary due to this 20m land eroded annually. Also flood and wild elephant attacks are another disaster in local area.

Sea Erosion sand accumulation (GN1- GN 9: 52m and GN 10: 128m from 2008- 2016) especially, in Nochchiyadi estuary the statistic shows that 20m annually in land errored by sea. And the sea sand accumulated and fill the paddy lands which are located close to seashore.

Also there are some other direct impact occurring due to this sea erosion like Flood, Siltation, Salinization. The Nochiyadi estuary is situated nearly 4 Km away from the Oluvil Harbor in the North. This Estuary is blocked with sand due to high tides when the sea is rough waves. This sand block is usually removed or cut opened by few farmers (2-5) frequently. For the last 08- 10 years, it is very severe for both seasons (Maha&Yala). The drainage water of around 5000 acres and the excess water through Segnapadai River is blocked at the Nochchiyadi estuary.

When the sea is rough or during the period of high tides the sea water over flows and mixes with drained water and enters into paddy fields easily. Because of the stagnation of sea water, the fertility of paddy lands is affected. The soil becomes loose so that the farmers face a lot of difficulties in plugging, harrowing and sowing. At present it is worse and as a result around 150 acres of high fertile lands have been affected.

There are nearly 125 acres of high fertile paddy lands that have been abandoned because of broken bunds by the last Tsunami. Because of above Problems around 492 Mt paddy products would be lost per year. The harvest of 150 acres of coconut estates around this area amounting Rs. 13,500,000.00 would be lost when these areas are abandoned due to the above problems.

Apart from all aforesaid disasters there is wild life elephant attack is another threat in Nintavur area. Especially in the cultivation and harvesting time wild life elephants come and destroy the paddy fields and injured the people. Due to this uncertainty the local farmers facing many problems. Therefore, the local farmers decided to protect their paddy fields. To look after the paddy land, they spend 3m per annum by hiring the watchers and it will cost and reduce the profit.

Goal 03: Make Comfortable Convenient and livable town center.

Strength	<ul style="list-style-type: none"> • High aesthetic Quality. • Ongoing recreational development projects (Wawwalodai Play Ground). • Availability of abandon paddy lands in town center. • Higher accessibility and RegionalLink-ages. 	Weakness	<ul style="list-style-type: none"> • Lack of public resting places. • Scattered establishment of administrative buildings. • High temperature and lack of shady trees. • Damaged drainagenetwork.
Opportunity	<ul style="list-style-type: none"> • Ongoing Projects- Hospital Expansion Project, Town hall Development project, Play grounds. • Projects implementation through Ministry of Water Supply and City Planning. 	Threat	<ul style="list-style-type: none"> • Disaster (flood)

STRENGTH

• **High esthetic Quality (Paddy field, river, canals, Sea and Beach)**

Nintavur has naturally enrich and covered by more vegetation cover and natural features such as paddy lands, Coconut lands, water bodies, wetlands and beach. So those natural amenities and feature emphasis and increase of the local esthetic quality. Those natural amenities one of the strengths to create the city as a comfortable and convenient city in near future.



- **Ongoing recreational development projects (WawwalodaiPlayGround):**

In Nintavur there is an identified project especially recreational Wawwalodai play ground projects activities have been carrying out which will be help to create the planning area more comfortable place for the people.

Wawwalodai Proposed Play Ground



- **Availability of abandon paddy lands in town center.**

There are some one seasonal and abundant paddy lands has been identified in the west wing of main road in the town center (28 Hectares). Those lands are more suitable land to develop in the future and expand the town center. According the land use of Nintavur, it has very limited developable land which is one of the barriers to develop and expand the town. So aforesaid abandon paddy lands will be use to expand the town center.

- **Higher accessibility and Regional Linkage:**

Nintavur is a township which has higher accessibility in its settlement area. Further, Nintavur town is well connected with the surrounding cities such as Kalmunai, Akkaraipattu, (through A4 Road which links Colombo and Batticaloa) and Sammanthurai; Ampara (through A31 Road Matara-Karaithivu) by road network as well as the Nintavur has strong linkages with its surrounding towns and other major cities in terms of importing and exporting paddy and rice.

WEAKNESS

- **Lack of public resting places.**

Nintavur is a small and emerging township in the Ampara district and thousands of numbers of people commuted for full fill their daily needs to Nintavur but there is no public resting place in the town center since Nintavur falling under dry zone. As a town center people need resting places until full fill their needs.

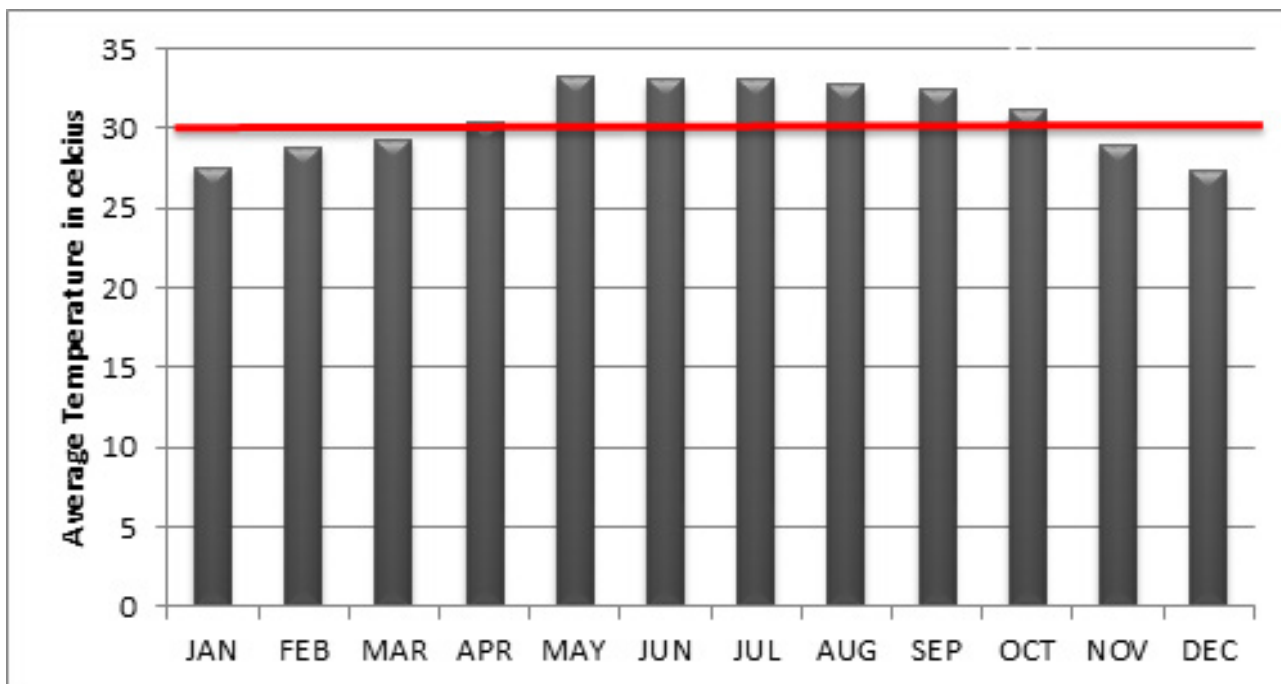


- **Scattered establishment of administrative building:**

Land scarcity is another issue in Nintavur town center to expand the township and improve the town quality since the major portion covered by the paddy land. Accordingly, 74% of land covered by the paddy field and they have very limited portion of developable land. Therefore, many administrative buildings have been scatterly located which lead to inconvenience to the local people.

- **High temperature and lack of shady trees.**

Especially in town center there is no shady trees to get some relaxation where people come for their daily needs since Nintavur falls under dry zone area. According to the statistic average temperature has recorded as more than 30 degrees Celsius. It is one of the weakness in the planning area to make the town as a Comfortable Convenient and livable town center.



OPPORTUNITY

- **Ongoing Projects**

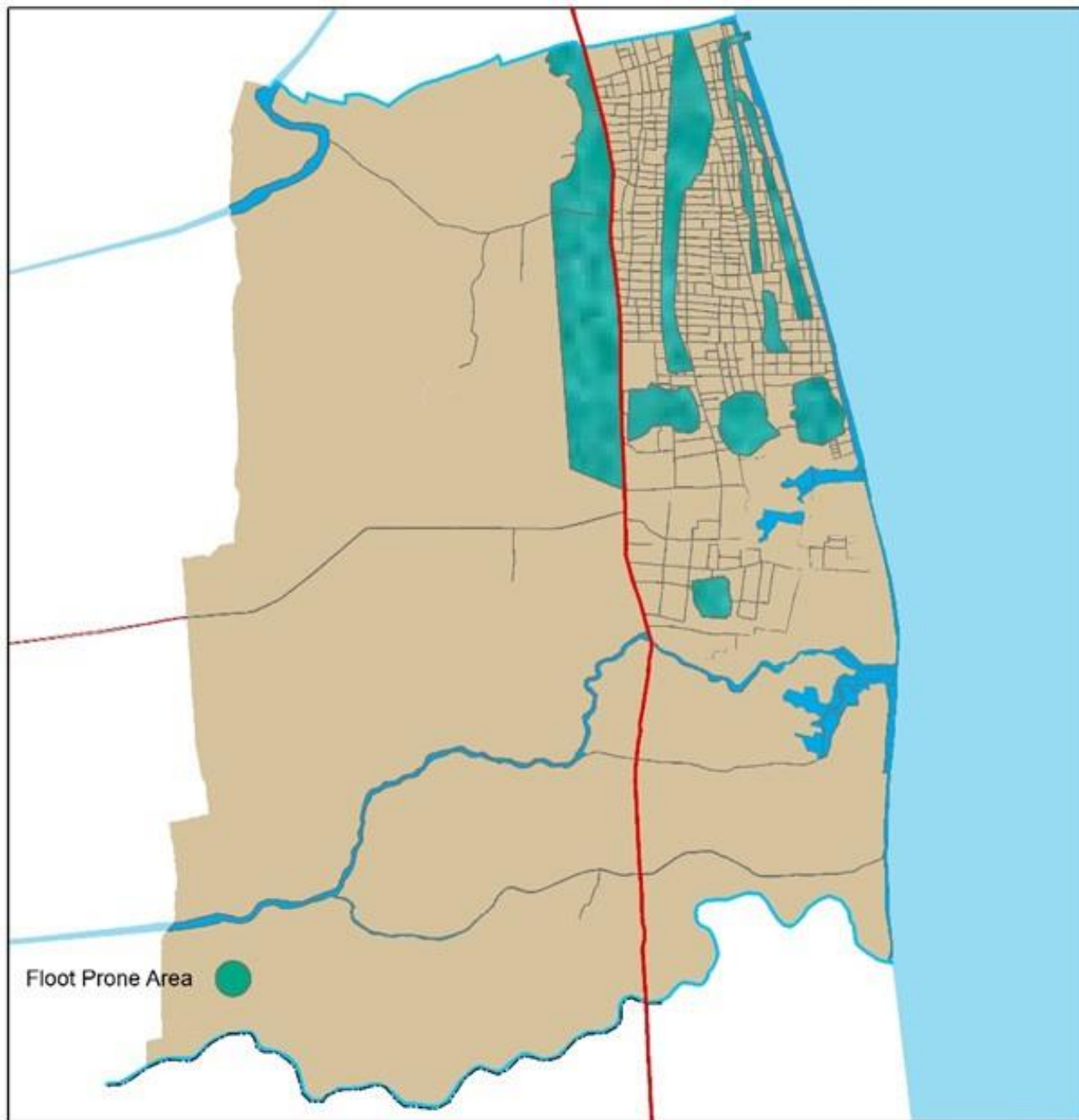
At present there are numbers of town improvement projects has been carrying out within the Nintavur locality such as Hospital Expansion Project, Town hall development project, Wawaloda playground projects. Above mentioned projects will be support to create the township as a comfortable town center.


- **Projects implementation through Ministry of Water Supply and City Planning.**

Under the Ministry of Water Supply and City Planning Master plan has been preparing for the Kalmunai and Sammanthurai area which is one of the opportunities for Nintavur and Nintavur also has been identified as a planning area through the integrated township development in the greater Kalmunai and Sammanthurai area. Through this master plan they have proposed many projects for Nintavur such as Environmental Conservation projects, Physical infrastructure development projects, Township improvement projects, Residential development projects, transport improvement projects and tourism development.

THREATS

Flooding is one of the threats in the planning area to make the township more comfortable and convenient especially in the rainy season. It creates inconvenient to commuters and local people and it will lead to destroy the quality of the town and residential area.



<p>0 0.5 1 2 Kilometers</p>		 <p>District Office Ampara</p>
<p>Flood Map - 2018- Nintavur Urban Development Area Nintavur Development Plan (2018-2030)</p>	<p>Map No:</p> <p>Prepared Date : 11th November 2018 Updated On : 2017 Source : Ampara District Office (UDA) Prepared By : M. Mohamed Musthaq</p>	
<p>Urban Development Authority</p>		

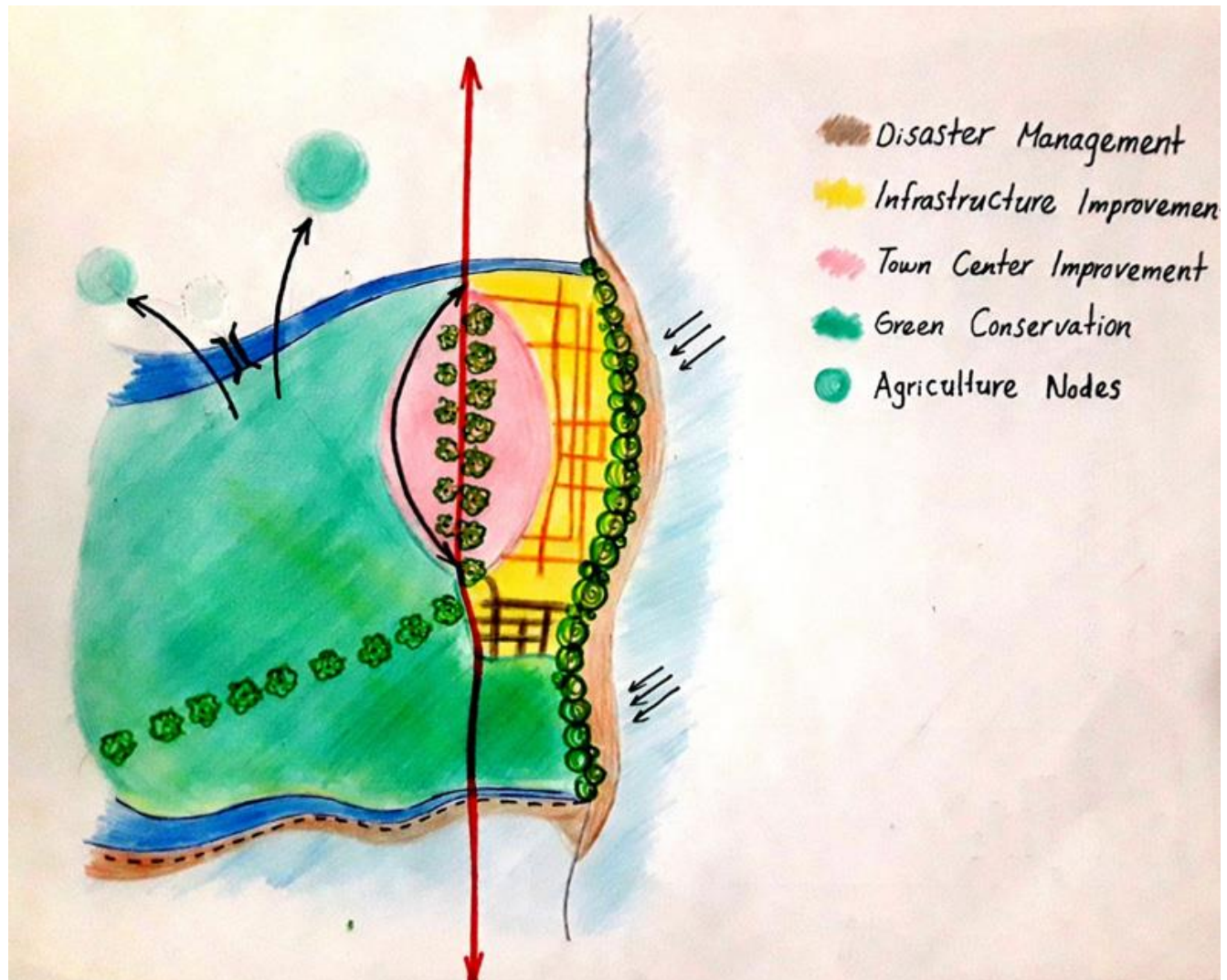
THE PLAN 6

6. THE PLAN

Concept Plan

Introduction

Futuristic development of Nintavur local area will be demonstrated by the Concept plan and locality to be developed under four major components namely Green conservation, Disaster management, Town center improvement and Infrastructure improvement.



Paddy fields are the key components of local area in terms of contributing the local economy. With conservation and protection, the green area the local paddy harvesting will be increased in significant amount and it will boost the local agro base industrial sector. This attempt will support for keeping Nintavur as uninterrupted agro base industrial destination in Ampara district.

Also, with the development of new agro base industries Nintavur will be act as magnet for collecting the paddy harvesting in the surrounding agricultural towns. As a result, in future the local economy will be accelerated.

Eastern part of Nintavur will be protected from sea erosion and sand accumulation by various mitigation measures and drainage network will be improved, elephant fence will be erected as a consequence Nintavur will be a disaster resilient township in future.

Existing town center will be improved and expanded to create a livable, convenient town for local people and commuters. Therefore, the township will be developed and shaped by enhancing greenery and providing administrative services at the edge of the town in the future. Infrastructure facilities such as roads, drains, and bridges will be developed and improved, especially in the industrial area and Samamthurai and Mavadipalli agricultural nodes connected to urban and residential areas in the future. The proposed Addapalam industrial area will be highly attractive to more industries due to infrastructure development and will uplift industries in the future.

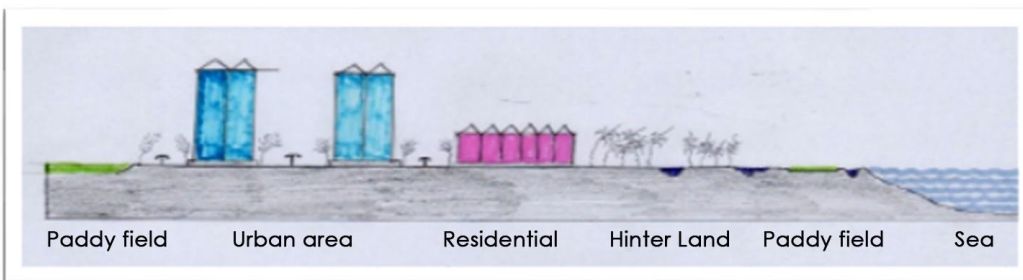
Proposed Land Use Plan

6.2.1 Proposed Land Use Map and Description

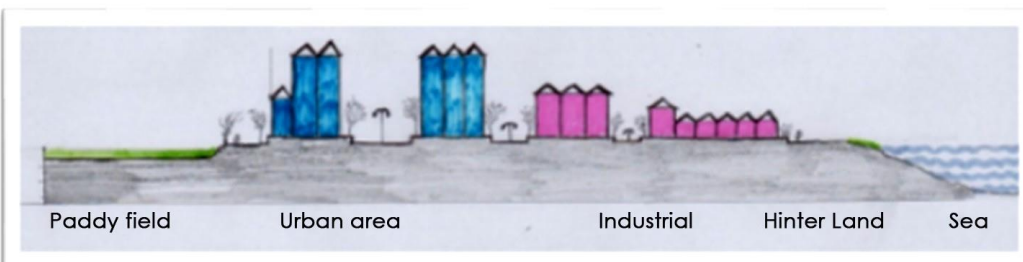
Nintavur is one of the linear spatial form town centers in the east coast of Ampara district in Sri Lanka. The planning area is a main pathway interchange between Kalmunai town and Akkaraipattu town center along the main road, and Nintavur is famous for agro-based activities. Therefore, the local area needs to be protected from haphazard development and natural disasters in the future to protect its uniqueness and identity.

The future urban form of the Nintavur local area will give the image of the town and give different characters with various activities when moving from one patch to another. The main business area begins from the North, Vettaru river in the South, up to Allimulai junction and East up to the first cross, West expand up to the existing Pradeshiya Shaba building block. This zone is dominated by commercial activities and administrative activities, and then this zone can be seen as a high-density and high-rise building. Also, this area will be the edge of the Nintavur and function as a CBD.

Future urban form and cross section



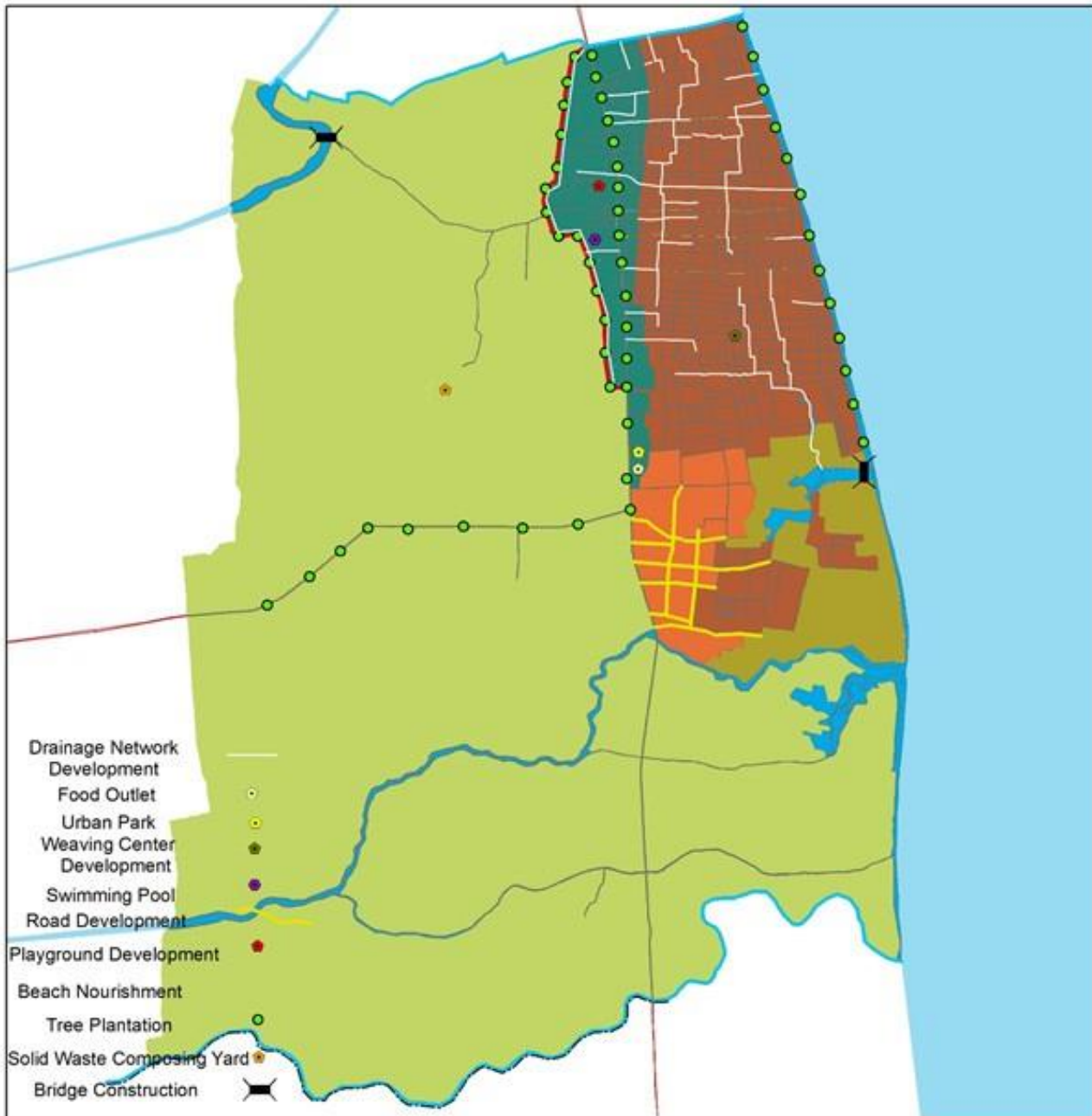
Cross section from North to South Direction



Cross Section from North to East down south direction



Cross section of North to East direction



		<p>District Office Ampara</p>
<p>Proposed Land Use Plan - 2018- Nintavur Urban Development Area</p> <p>Nintavur Development Plan (2018-2030)</p>	<p>Map No:</p>	
<p>Urban Development Authority</p>	<p>Prepared Date : 11th November 2018 Updated On : 2017 Source : Ampara District Office (UDA) Prepared By : M. Mohamed Musthaq</p>	

Next to this business area in the East direction the residential activities dominated area can be seen and the density of this area gradually decreasing towards to the sea side from first cross road to beach road.

The paddy field cover the major portion of the area of Nintavur which can be seen precious natural beauty with lush green and its physical setting that provides different livelihood options for the local people. Within such context, the future development of the locality must conserve its assets and uniqueness without interrupting the natural assets.

In the down south area can be seen as "Green and blue" hinter land which is located on the outskirts of Nintavur CBD where the local people enjoy and experiencing the nature with green and blue environment while access the eco-friendly hotel facilities. Also, this area can be seen as a low-density zone of the Nintavur area.

Industrial area located in the bottom part of the area in the east wards from the main arteries where presently small-scale rice mills located as a cluster and it can be seen and emerged with new, varies type agro base industries where low rise and low-density building can be seen in future with the efficient infrastructure facilities. This area prominent with industrial activities with having residential activity covering a small portion of the area.

This chapter bring the brief idea about future development and the image, dominant character of Nintavur for next ten years to build a "Brimming Agro Hub" in Ampara district.

6.3 Social and Physical Infrastructure Development Strategies

Development plan for Nintavur looking forward to achieve the vision "Agro-Hub" through the goals and objectives. To achieve main target of the development plan there is a need of having a proper infrastructure plan should be fulfilled by 2030 to achieve the vision. Ninavur area currently has basic infrastructure facilities but it need to be develop in certain level to uplift the special industrial development in the region. Accordingly, there are certain physical development have been identified to develop Such as proper accessibility, drainage network and solid waste management system.

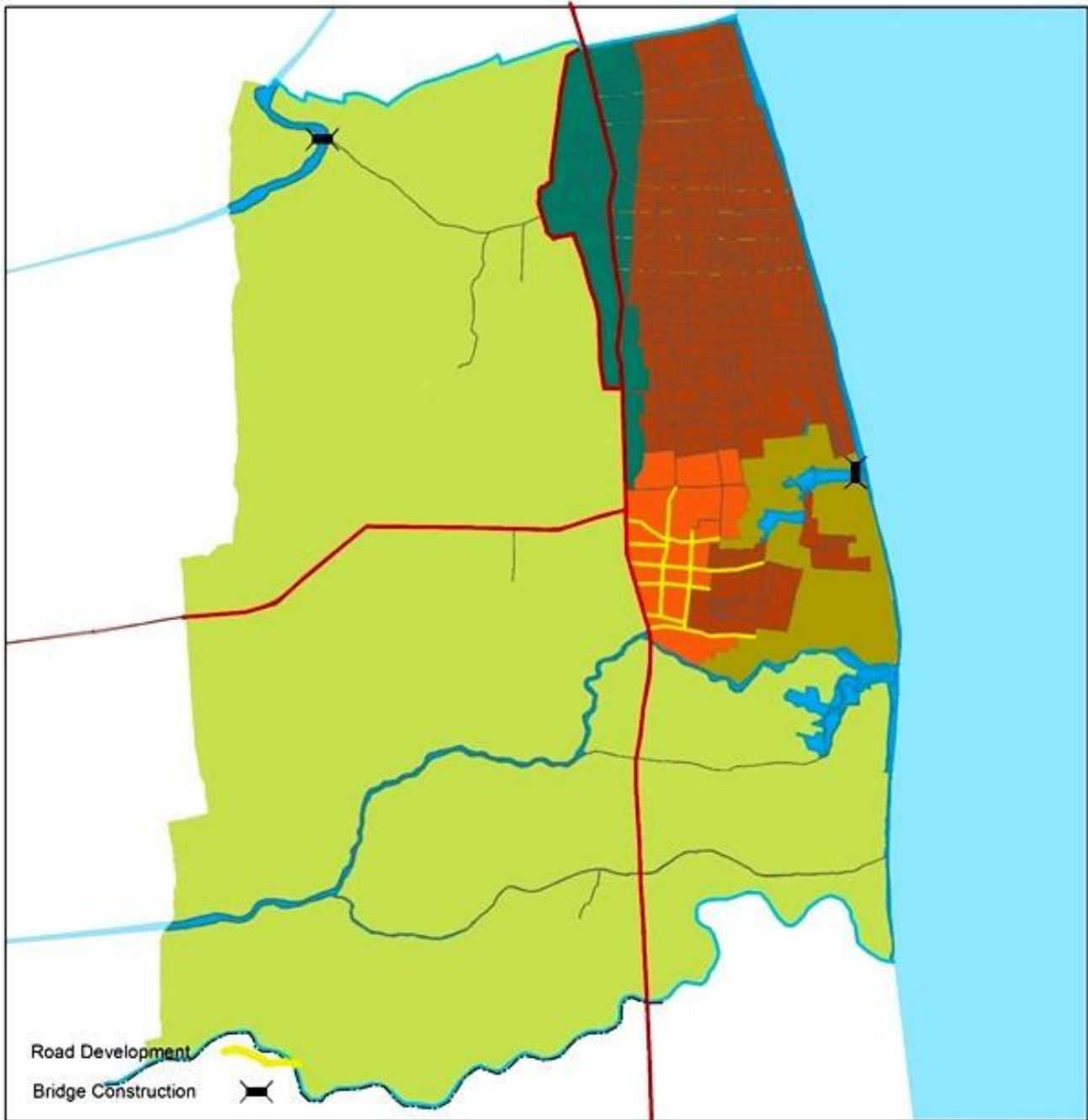
6.3.1 Transportation Plan



When considering the requirement of serving the current socio economic activities of the town transport is not a significant issue in Nintavur area in comparison to other sectors. Predicted population for year 2030 is about 30,000 and commuter population is about 5000-6000. Main commuting time to Nintavur area is from 6 am to 8 pm daily. They make the visit to the town in order to obtain some services like agriculture, business, and industrial, health, administrative and other purposes.

A more urbanized and vibrant township will emerge due to the new development initiatives such as improvement of infrastructure facilities and town center development. In order to provide access for the residential population and commuter population a proper Transportation Plan is needed.

Transport plan prepared to get maximum utilization from available resources while creating safe, convenient and well linked road network. This will improve accessibility to all parts of the area and ease the travelling. In addition to above controlling of paddy field encroachment in future also expected by the Transportation Plan.

Map 01: Transportation Plan for Nintavur area – 2030



<p>0 0.5 1 2 Kilometers</p>		 <p>District Office Ampara</p>
<p>Transport Plan - 2018- Nintavur Urban Development Area</p> <p>Nintavur Development Plan (2018-2030)</p>	<p>Map No:</p>	
<p>Urban Development Authority</p>	<p>Prepared Date : 11th November 2018 Updated On : 2017 Source : Ampara District Office (UDA) Prepared By : M. Mohamed Musthaq</p>	

Akkaraipaththu-Kalmunai A 4 road considered as the main transport way to and from Nintavur area. In addition, there are many internal roads which circulate the people of Nintavur. It's necessary to make a meticulous attention for transportation in the area since many projects and different activities are to be coming with this development plan. Therefore, several projects have been identified for the smooth functioning of the area.

Main project of the transport plan is development of an outer circular road. This road will start from in front of Divisional Secretariat office at main road and provide access to proposed administrative area which is located west wing of the A4 road, ongoing divisional hospital area and which connect to main road. One of the main objectives of the outer circular road is to restrict the paddy land encroachment in future around 43 Hectares while using abandoned paddy lands for town center development. Outer circular road will be connected with the main road at certain points by byroads. It will improve the accessibility within the proposed urban zone.

One of the other main projects is road network improvement in Addapalam industrial area where Agro related industries are to be agglomerated. It includes road expansions, road improvements, side drain development, and connectivity improvement. Road network improvement expects to improve the accessibility and uplift the industrial activities in future. This transportation plan aims to attract more investors to industrial area where ample infrastructure facilities have been provided. In future there are 55 additional hectares of land allocated for industrial purposes.

Construction of a bridge over the west river to connect the Sammanthurai P.S. area with Nintavur town and improve the Wellaskattu road is another project. It will enhance the local business between the two major agro based towns. This proposal ensures easy access to both areas and will cut down the cost of transport the raw material and final products and will avoid the unnecessary traveling time and wasting of energy.

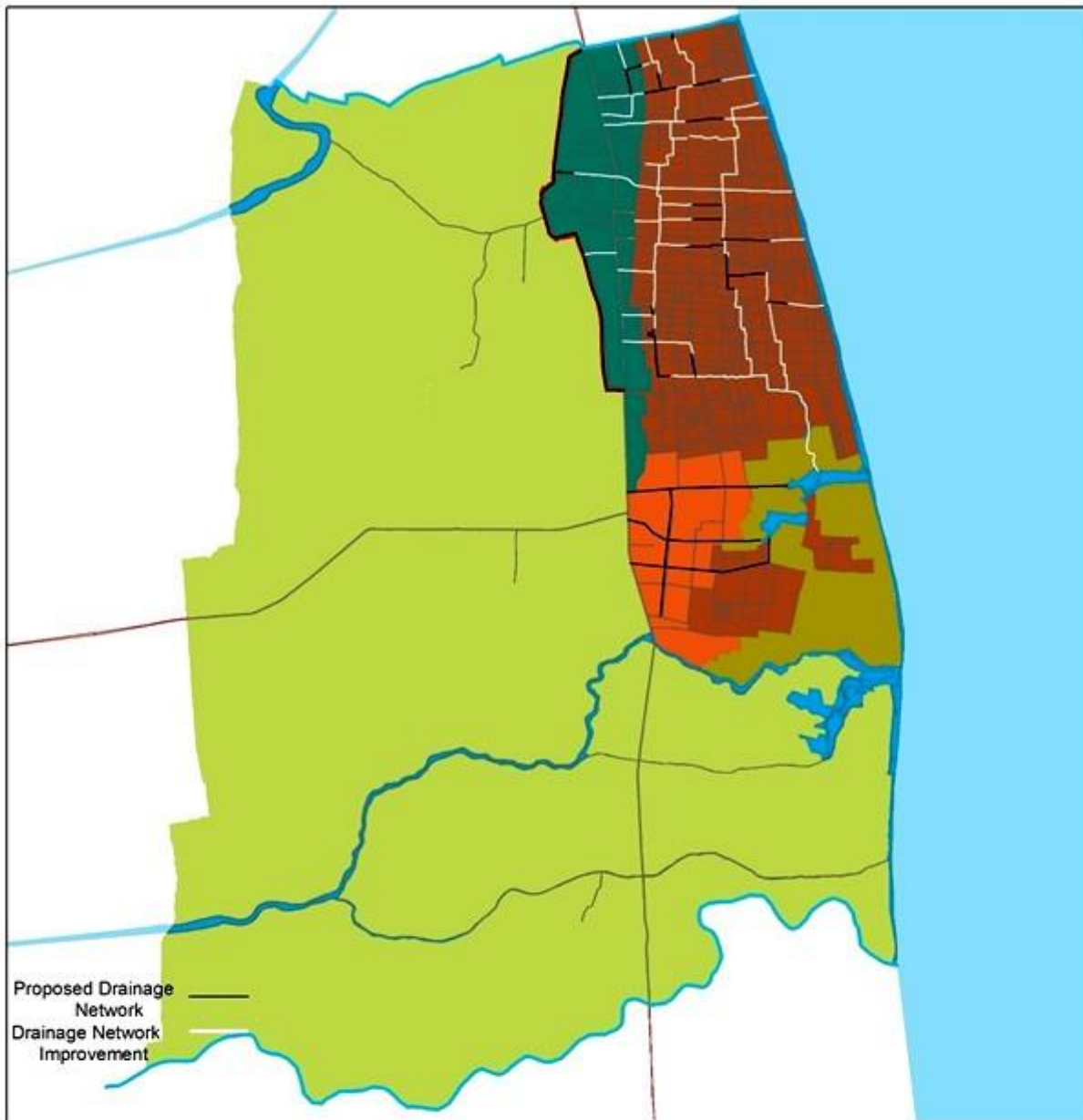
Beach road which runs parallel to the beach towards southern part of Nintavur is disconnected at Wawwalodai river mouth. Southern part [Hinter land zone] of the Nintavur area rich with natural features has no connection with Northern part - Wawwalodai area. A playground is under construction close to Wawwalodai river mouth. People have to travel about 2.5 to 3 Km. to reach each area due to the river mouth. Therefore, the connection between this two area need to be addressed and a bridge is proposed for that.

Drainage Plan

According to the recent records subject locality is highly vulnerable to flash flood due to improper drainage network. Specially the residential area is affected in the rainy season and creates inconvenient for the local people. Monthly mean rainfall is 137 mm in the area, but during north - east monsoon [November to February] it brings heavy rain to Nintavur and average monthly rainfall during the period about 330 mm. Existing central drainage will be improved since it acts as main drainage network of this area which discharge the storm water from Addapalam down south area to Wedduwaikkal canal. And apart from this other existing sub drainage network will be rehabilitated which are Veddaru Canal, Aliyar Moulavi road Drainage, Vanniyar Drainage, Abrar mosque drainage, Mavadi drainage, Manthoda Drainage, Vanniyar east drainage, Manikudu parisari drainage, Ahsraf square drainage, Hospital road drainage, Buhari road drainage, Mirza lane drainage, Firoos lane drainage, Al ashraq school drainage, South drainage, Kiddanki drainage, Al Maslam North drainage, Theatre drainage, APC road drainage, Kanniyar drainage, Rahmaniya drainage, Pandiyan Mason drainage, and new drainage network will be developed in the west wing of the area to mitigate flood. Also some part of paddy fields especially in the west wing function as a water retention area. And proposed and rehabilitated drainage network existing will be connected to in land water bodies and finally storm water discharge to the sea.

This consequence, create flood free town and also support for people to engage daily routine without any interruption in future. Especially the people in the urban and residential zones will be benefited.

Map 02: Drainage plan for Nintavur area – 2030



		 District Office Ampara
Drainage Plan - 2019- Nintavur Urban Development Area Nintavur Development Plan (2018-2030)	Map No:	
Urban Development Authority	Prepared Date : 11th November 2018 Updated On : 2017 Source : Ampara District Office (UDA) Prepared By : M. Mohamed Musthaq	

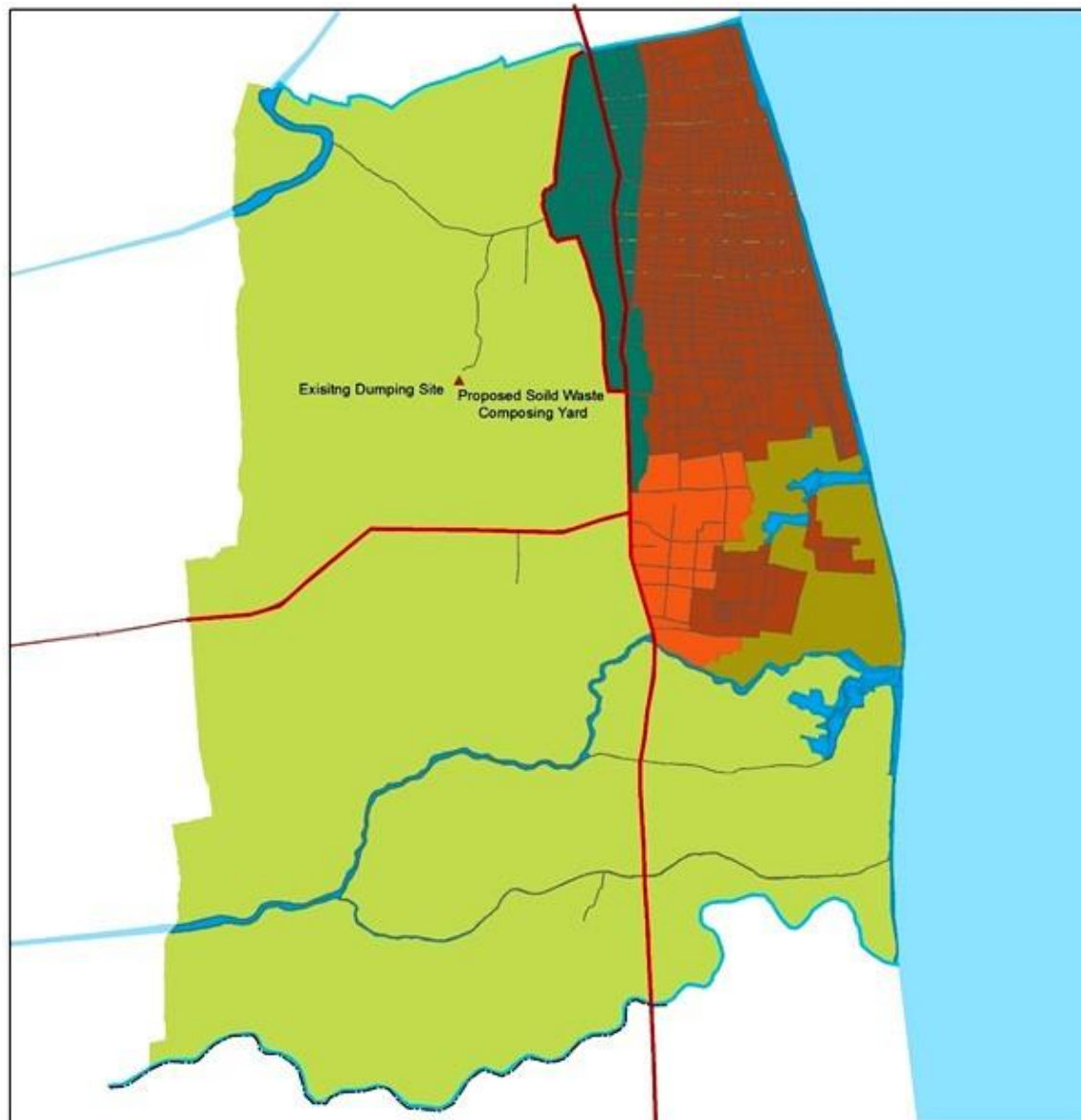
Waste Management Plan

Solid waste is a considerable environmental problem in Nintavur area. Presently open dumping method is being followed and it will be a serious environmental problem in near future since the present dumping site Paravattipity is located in a sensitive area where paddy lands are existing is surrounding.

Present approximate daily solid waste collection is 05 tons from residential [3.3 metric tons] and commercial [1.7 metric tons].

Predicted solid waste generation is about 5.4. tons per day by 2030. Solid waste management should be initiated from the source of origin and Local Authority should encourage public to adhere to 3R system. Apart from this existing Paravattypitty open dumping yard will be converted into a composing yard to manage the solid waste of Nintavur. There solid waste will be segregated and degradable waste process as organic fertile in future which can be used for agricultural purpose since the Nintavur being agriculture based town. According to the reliable source by using 1000 Kg can be produced fertile 200Kg within three months. Non-biodegradable waste will be transferred to land fill site as Addalaichchennai and this attempts will be created the clean and convenient Nintavur town in the future. In addition, the role of Central Environmental Authority is compulsory for the success of solid waste management.

Map 03: Location of proposed Solid Waste Composing Yards & Waste Collection Centers



<p>0 0.5 1 2 Kilometers</p>		
<p>Solid Waste Management Plan - 2018- Nintavur Urban Development Area</p> <p>Nintavur Development Plan (2018-2030)</p>	<p>Map No:</p>	<p>District Office Ampara</p>
<p>Urban Development Authority</p>	<p>Prepared Date : 11th November 2018 Updated On : 2017 Source : Ampara District Office (UDA) Prepared By : M. Mohamed Musthaq</p>	

Economic Development Strategies

6.4.1. Industrial Plan

In town industries plays a vital role in terms of economic development. To attract industries to a town at least one of the following factors should be consisted. They are raw materials, labor and market. In concern of Nintavur there are large extents of paddy lands and material based industries (paddy) have been agglomerated. Having that potential, the local industrial sector will be improved by providing infrastructure facilities. This industrial plan will be helped to make the Nintavur area to as an agro base industrial cluster in future.

The rice mill industries have significant demand and it will be increased by 81 to 120 by 2030 according to the current market trend. Therefore, the industrial area should be facilitated with infrastructure to cater the future demands.

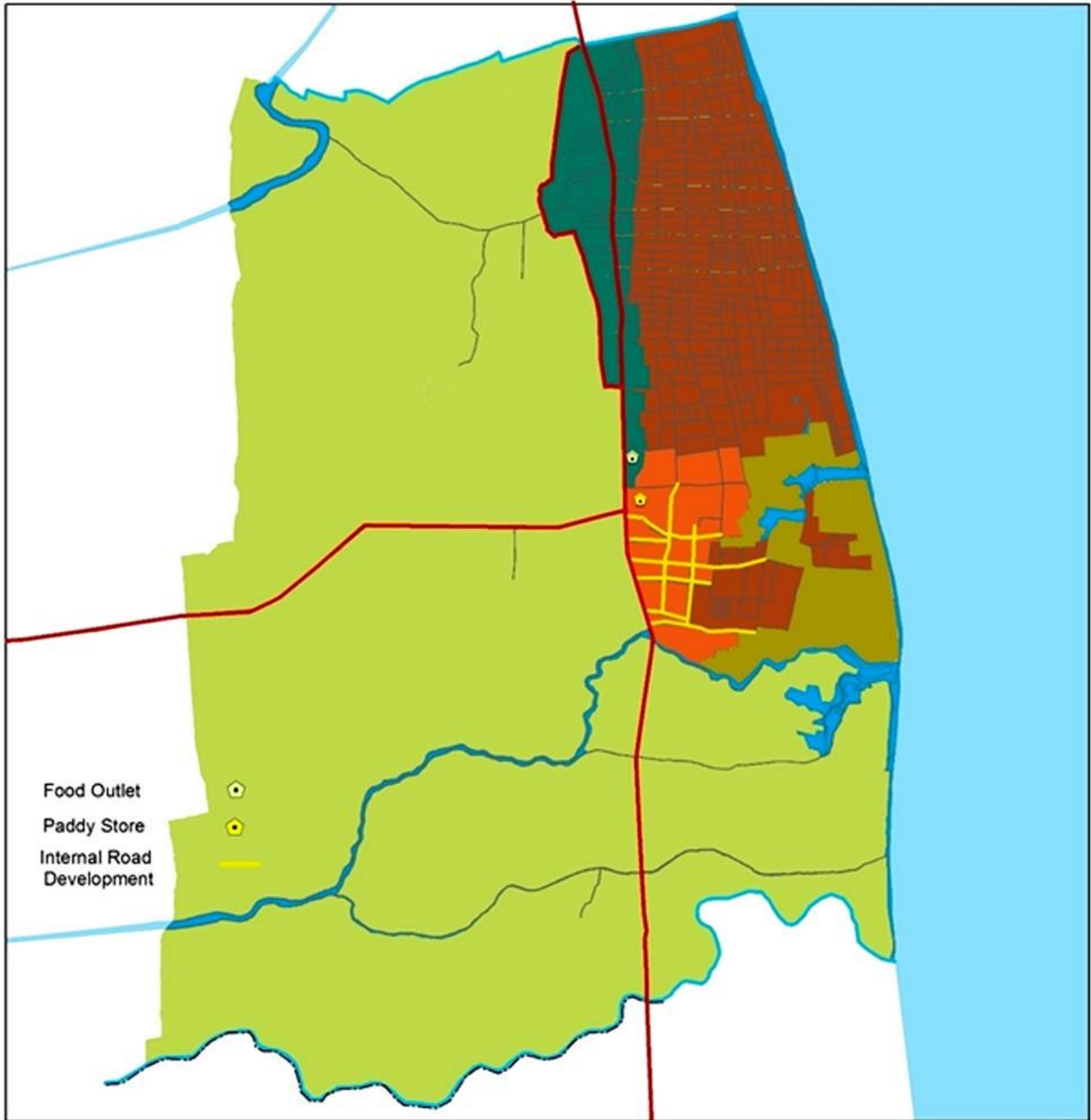
Initially agro base industrial zone will be declared to promote the agro base value addition activities in the local area. It's expected to allocate around 100 Hectares' land for industrial use for future industrial requirement and it will be will be support to produce around 32,750 MT paddy additionally.


Infrastructure facilities such as road improvement, road widening, side drain development and road development will be carried out within the proposed industrial zone to meet the future expansion of industrial demand. As per the records per day around 5000Kg paddy requires for one rice mill to process the product providing paddy storage is one of the main strategy to meet the future paddy requirement to process the rice mills. Therefore, paddy storage will be provided within the industrial zone for interrupted business.

Also, paddy base local food stall or outlet will be provided to market and promote the local food products such as Hoppers, Sting Hoppers, Local Sweets in the immediate boundary of the industrial zone. It will be providing employment around 50 numbers in the local people which will support economically some extent.

In existing there is stable demand and market for the Nintavur paddy production in serval parts of Sir Lanka such as Colombo, Kandy, Ratnapura, Badulla, Kurungal and Galle as well locality. In future Nintavur can be increased the quantity of the rice production and export top the aforesaid market continuously.

Map 04: Industrial Development plan for Nintavur area – 2030



<p>0 0.5 1 2 Kilometers</p>		 District Office Ampara
<p>Industrial Plan - 2019- Nintavur Urban Development Area</p> <p>Nintavur Development Plan (2018-2030)</p>	<p>Map No:</p> <p>Prepared Date : 11th November 2018 Updated On : 2017 Source : Ampara District Office (UDA) Prepared By : M. Mohamed Musthaq</p>	
<p>Urban Development Authority</p>		

Environmental Sustainable Strategies

The vision for "Agro Hub" is to facilities environmentally & economically sustainable use of paddy, abandoned paddy fields, Other agriculture areas such as reed/rush fields, low-lying grasslands (often used as grazing grounds) "Keera-Kola" fields & certain "Ovita" areas and considering their intrinsic potential, their ecology and the needs of the surrounding population, while maintaining essential flood storage capacity and other environmental benefits.

Apart from this creating a comfortable convenient and liveable town center is one of the main goals of future Nintavur. Therefore, environment plan will be increased the paddy productivity, enhancing our natural scenic beauty and maintain the local character.

Conservation Plan

Nintavur major portion covered by the natural amenities like Paddy land, Water bodies, Coconut patches and Beaches which are highly contributes to alive the local area along. Therefore, those natural features will be conserved and protected for continuation of locality without disturbing the function and make the "Agro Hub" in future in terms ensure the environmental and economic sustainability. In that line around 6000 acres of paddy area, 240 acres of Coconut patched water bodies will be declared as an Agricultural zone. It will be monitor by imposing the regulation and strictly control the development within the limited zone.

Landscape Management Plan

In the proposed urban zone west wing of the area, along the Beach road and main road will be landscaped by planting trees, roundabout landscape in the mosque junction and providing walk ways to enhance the beauty of the town and create comfortable and convenient town for the local people and commuters. According to the future population forecasting 30,000 of local people and around 4500 – 6000 commuters will be access to service to the town.

There are many identified project has proposed to the entire town to manage the landscape of the township to enhance the town in future such as tree plantation of either side of the main road, provide side walk along the main road, Develop Linear park, Flood Detention & Retention, Beach Park Development.

Develop Linear Parks

- Reservations of A & B category roads are proposed to build as linear parks to improve walk ability facilities & enhance the natural beauty of the area.
- Reservation of Wawalodai lagoon proposes to develop as linear park to mitigate flood hazard in the area & improve the natural beauty of the area.
- Roundabout landscaping in the Grand Mosque junction.

Proposed Tree Planting Areas

- Arasady - Malkampiddy Rd **(from Malkampiddy junction to Arasadi junction)**
- Colombo - Batticaloa Hwy **(From South Eastern University to Nintavur border Bridge)**
- Beach road **(Wedduwaikkal to Wawvaloddai)**
-

Flood Detention & Retention

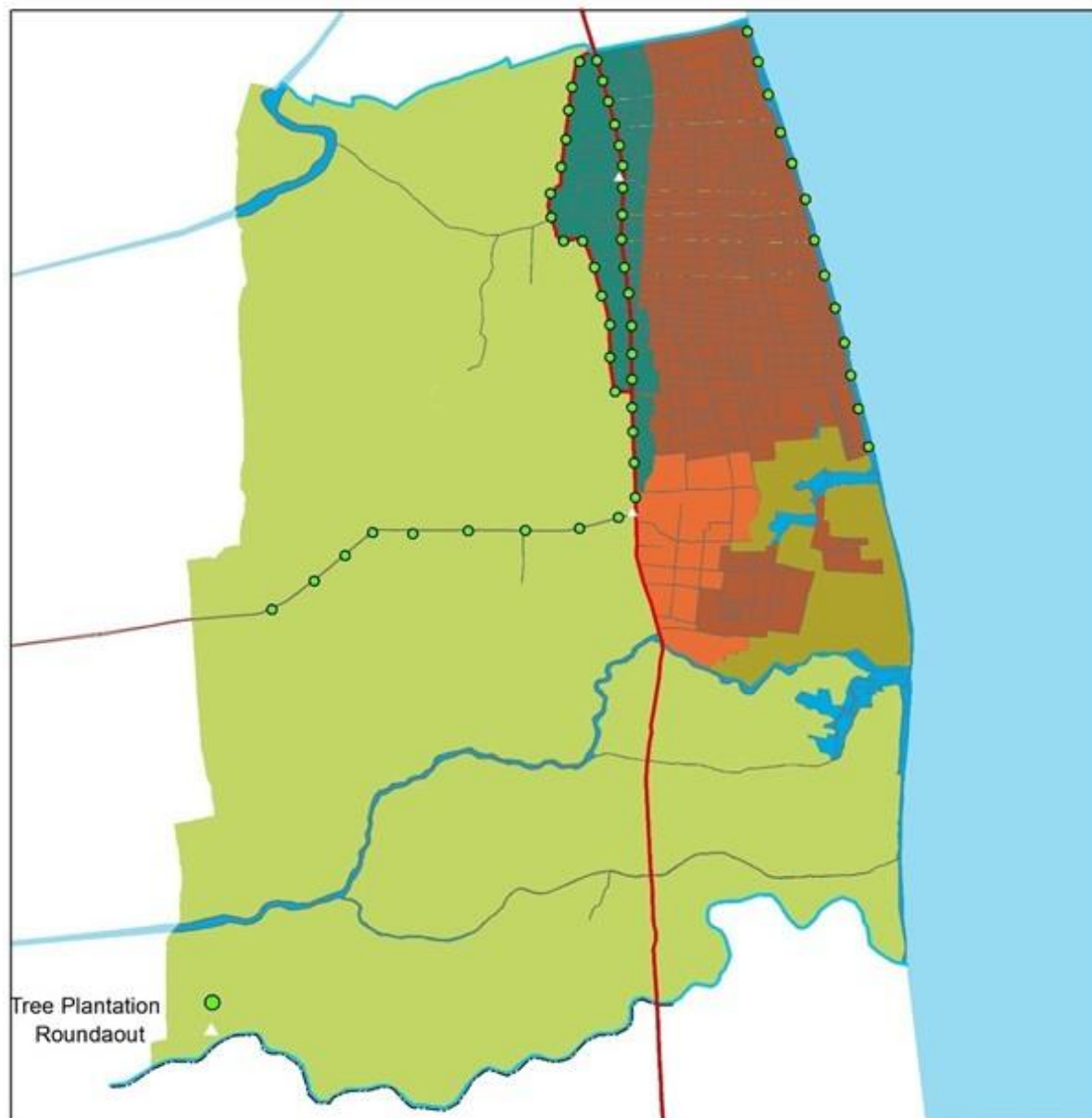
This plan suggested reserving the existing paddy fields, abounded paddy fields as flood retention & detention areas and development activities of the adjacent areas must be done in compliance to the relevant laws & regulations under the recommendations of relevant institutes.

Beach Park Development

Existing beach area of the Nintavur Pradeshiya Sabha should be design with a proper landscape plan.

1. Create proper access & facilitate direct scenic views for the public to enhance the beach activity.
2. Create a shady green belt in front of the demarcated (by CCD) beach line.
3. Provide public facilities such as,

- seating
 - litter bins
 - drinking fountains
 - beach lighting
4. Small kiosks, souvenir shops, changing cubicles with showers along major pathways to generate more jobs for the local community while enhancing the beach setting.
 5. Children's park.
 6. Hotels, restaurants and cabanas in harmony with the coastal environment.
 7. (View of the beach and sea will not be obstructed by the constructions).
 8. Proper drainage system & garbage disposal mechanism to maintain a cleaner beach park.



0 0.475 0.95 1.9 Kilometers 		 District Office Ampara
Landscape Plan - 2018- Nintavur Urban Development Area Nintavur Development Plan (2018-2030)	Map No: Prepared Date : 11th November 2018 Updated On : 2017 Source : Ampara District Office (UDA) Prepared By : M. Mohamed Musthaq	
Urban Development Authority		

Disaster Risk Management Plan

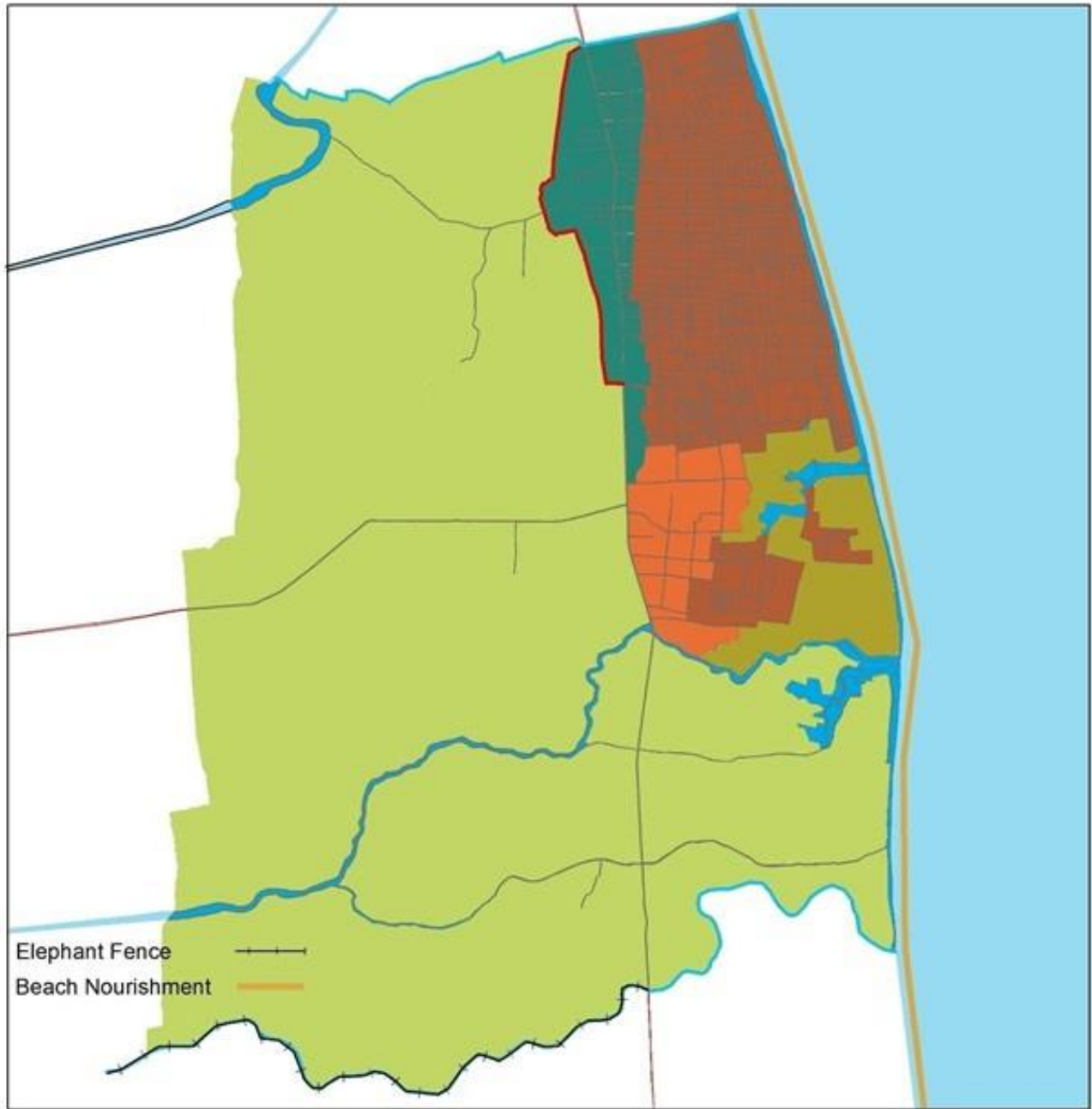
Planning area currently severely affected by Sea erosion, elephant attack and flood. This consequence continues without any planning attempts the local area will be lost its own potential like paddy field and scenic beaches.

The coastal erosion is the one of major physical impact, identified in Oluvil area along the beach. There is a severe threat for more than 30 meters' area of Nintavur coastal belt have gone in to the sea. Department of Coast Conservation and Coastal Resource Management study suggested that suitable mitigation method for sea Erosion is beach nourishment. Beach nourishment is a mitigation technology which is primarily used in response to sea erosion by supply of sand to the shore to mitigate the impact of immediate coastal belt and secure the beach against sea erosion by feeding sand on the beach which is a soft engineering approach to coastal protection which involves the artificial addition of sediment of suitable quality to a beach area that has a sediment deficit. Beach nourishment technique will be applied the North Wawvaloddai to Kalliodai in the South. As a result of this around 250 acres of abundant paddy land and 60 meters of beach area will be protected from the sea erosion which will increase the productivity and profit of the local farmers in the future. This planning intervention will be highly support to create the Nintavur as an Agro Hub in 2030.

Elephant attack is another threat in the local area which disturbed and cost the paddy cultivation. Presently local farmers spend around 3m per annum to mitigate and protect the paddy field and harvesting. Therefore, elephant fence erection will be erected Kaliiodai Bridge to Theekawavi area. This action accepted to reduce the impact of paddy field and helped to save the additional cost 30m in the coming years which also, increased the local farmers profit.

Nintavur area receives intensive rainfall during the northeast monsoon period of October to January as well as some rain in the inter-monsoon period. Average annual rainfall of is 1,592mm. The dry season occurs between the months of January to July where average monthly rainfall is less than 40mm due to this natural phenomenon gets the flood in Nintavur low-lying area. Therefore, to mitigate the flood existing drainage network will be rehabilitated and this plan has incorporated with drainage plan.

Map 06: Disaster management Plan for Nintavur area – 2030



<p>0 0.5 1 2 Kilometers</p>		
<p>Disaster Management Plan - 2019- Nintavur Urban Development Area</p> <p>Nintavur Development Plan (2018-2030)</p>	<p>Map No:</p> <p>Prepared Date : 11th November 2018 Updated On : 2017 Source : Ampara District Office (UDA) Prepared By : M. Mohamed Musthaq</p>	<p>District Office Ampara</p>
<p>Urban Development Authority</p>		

Public Open Spaces plan

Public Outdoor Recreational Space (PORS) Plan for Nintavur Pradeshiya Sabha Area 2019 – 2030

According to the accepted standards of Urban Development Authority, open spaces has to be provided at the rate of 1.4 hectares per 1000 persons. It has estimated that the population is 27,500 in the year 2017. According to the data analysis of the development plan it has forecasted that the population would be 30,000 by the year 2030. According to that it should be reserved 42 ha as Public Outdoor Recreation areas in 2030.

Details of the Existing Public Parks & Playgrounds in Nintavur PS Area

There are 4.7 ha of existing Parks & Playgrounds of the whole Nintavur PS Area. They have been categorized in table 01 & Annexure 03 accordance with UDA Public Outdoor Recreational Space concepts as follows,

Table 01 - Existing PORS – 2018(Nintavur PS Area)

No	Type of Parks	Extent (ha)
1.	Existing Pocket Parks (EPP)	0.2
2.	Existing Mini Parks (EMP)	0.5
3.	Existing Local Parks (ELP)	4.0
	Total	4.7

Passive Recreational Places Nintavur PS Area

01. Public Library – 01. Colombo - Batticaloa Hwy, Nintavur (registered members - 4900)
02. Cultural Hall – 01. near the PS building (seating capacity - 1500)

Forecasting population for year 2030 is 30,000 and PORS land requirement for the total population for the Nintavur PS area for year 2030 is approximately 42ha. (Table 02 & Annexure 04) Existing and Proposed Public Outdoor Recreation Space Plan indicated in Map No:04.

Table 02 - Proposed Public Outdoor Recreation Space Plan for Nintavur PS Area 2018 – 2030

No	Type of Parks	Extent (ha)
1.	Proposed Pocket Parks	3.1
2.	Proposed Mini Parks	13.2
3.	Proposed Local Parks	12.5
4.	Proposed Community Parks	5.0
5.	Proposed Linear Park	3.8
5.	Proposed Beach Park	2.0
	Total	39.6
6.	Existing PORS	4.7
	Grand Total	43.3

PUBLIC OUTDOOR RECREATION SPACE (PORS) PLAN - PERMITTED ACTIVITIES

No.	Park Category	Extent	Permitted Uses	
1	Pocket Park	Less than 0.2 ha (0.5 acres)	a.	Scattered play spaces
			b.	Rest areas
			c.	Garden patches

2	Mini Park	0.2 –1.0ha (0.5- 2.5 acres)	a.	Children’s play area
			b.	Small grassed playground
			c.	Linear woodland park
			d.	Rest garden
3	Local Park	1.0-3.0 ha (2.5 – 7.5 acres)	a.	Football pitch combined with Children Play area and informal relaxation space
			b.	Large informal grassed area with Children play area
			c.	Small woodland park and an informal running practice area
4	Community Park	3.0 to 6.0 ha (7.5 to 15 acres)	a.	2 ha - Football/ Hockey + practice running track and athletics
			b.	1.0 to 1.5 ha - small cricket pitch
			c.	0.25 - 0.5 ha - Netball and/or Basket Ball and /or Volley Ball
			d.	0.25 ha - Children’s special play area
			e.	0.25 ha - Ornamental Garden.
			f.	0.5 ha - Naturalistic area for Relaxation & study
5	Beach Park	Depend on the	a.	Restaurants and cabanas
			b.	Small kiosks
			c.	Souvenir shops
			d.	Changing cubicles with showers
			e.	Children’s park
			f.	Police post
			g.	Seating
			h.	litter bins
			i.	water fountains
			j.	play features
			k.	beach lighting
6	Linear Park	Depend on the existing Oya/ Ela/Road/ lagoonreservations Walking	b.	Jogging
			c.	Cycling
			d.	Nature trails

Strategies

i. Develop Linear Parks

- Reservations of A& B category roads are proposing to build as linear parks to improve walkability facilities & enhance the natural beauty of the area.
- Reservation of Wawalodai lagoon propose to develop as linear park to mitigate flood hazard in the area & improve the natural beauty of the area.

ii. Proposed Tree Planting Areas

- Arasady-Malkampiddy Rd (B31)
(from Malkampiddy junction to Arasadi junction)
- Colombo - Batticaloa Hwy (A4)
(from South Eastern University to Nintavur border Bridge)

iii. Flood Detention & Retention

This plan suggested to reserve the existing paddy fields, abounded paddy fields as flood retention & detention areas and development activities of the adjacent areas must be done in compliance to the relevant laws & regulations under the recommendations of relevant institutes.

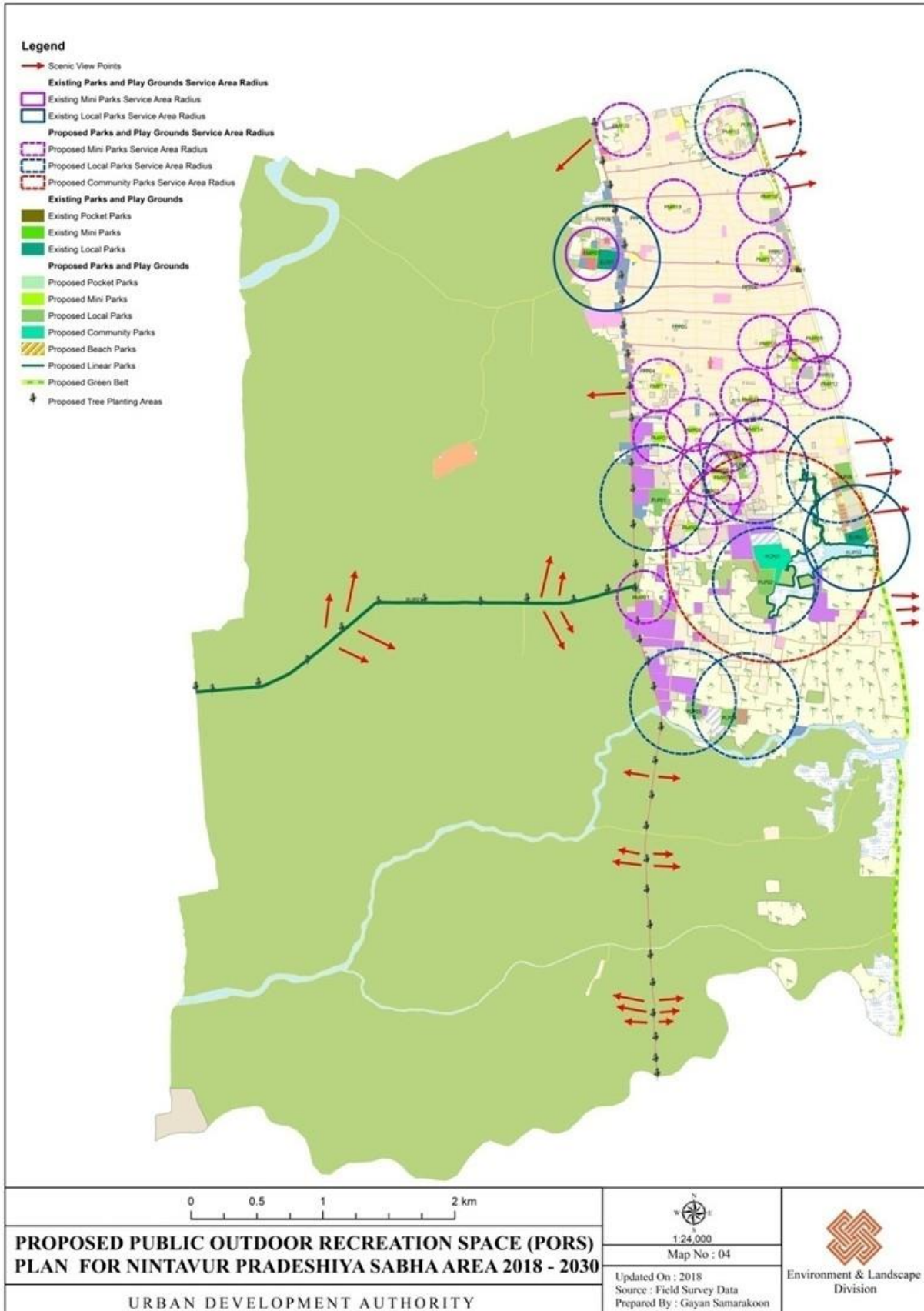
Beach Park Development

Existing beach area of the Nintavur Pradeshiya Sabha should be design with a proper landscape plan.

1. Create proper access & facilitate direct scenic views for the public to enhance the beach activity.
2. Create a shady green belt in front of the demarcated (by CCD) beach line.
3. Provide public facilities such as,
 - e) seating
 - f) litter bins
 - g) drinking fountains
 - h) beach lighting
4. Small kiosks, souvenir shops, changing cubicles with showers along major pathways to generate more jobs for the local community while enhancing the beach setting.
5. Children's park.
6. Hotels, restaurants and cabanas in harmony with the coastal environment. (View of the beach and sea will not be obstructed by the constructions).
7. Proper drainage system & garbage disposal mechanism to maintain a cleaner beach park.

6.5.4.1. Proposed Public Outdoor Recreation Space Plan for Nintavur PS Area – 2030

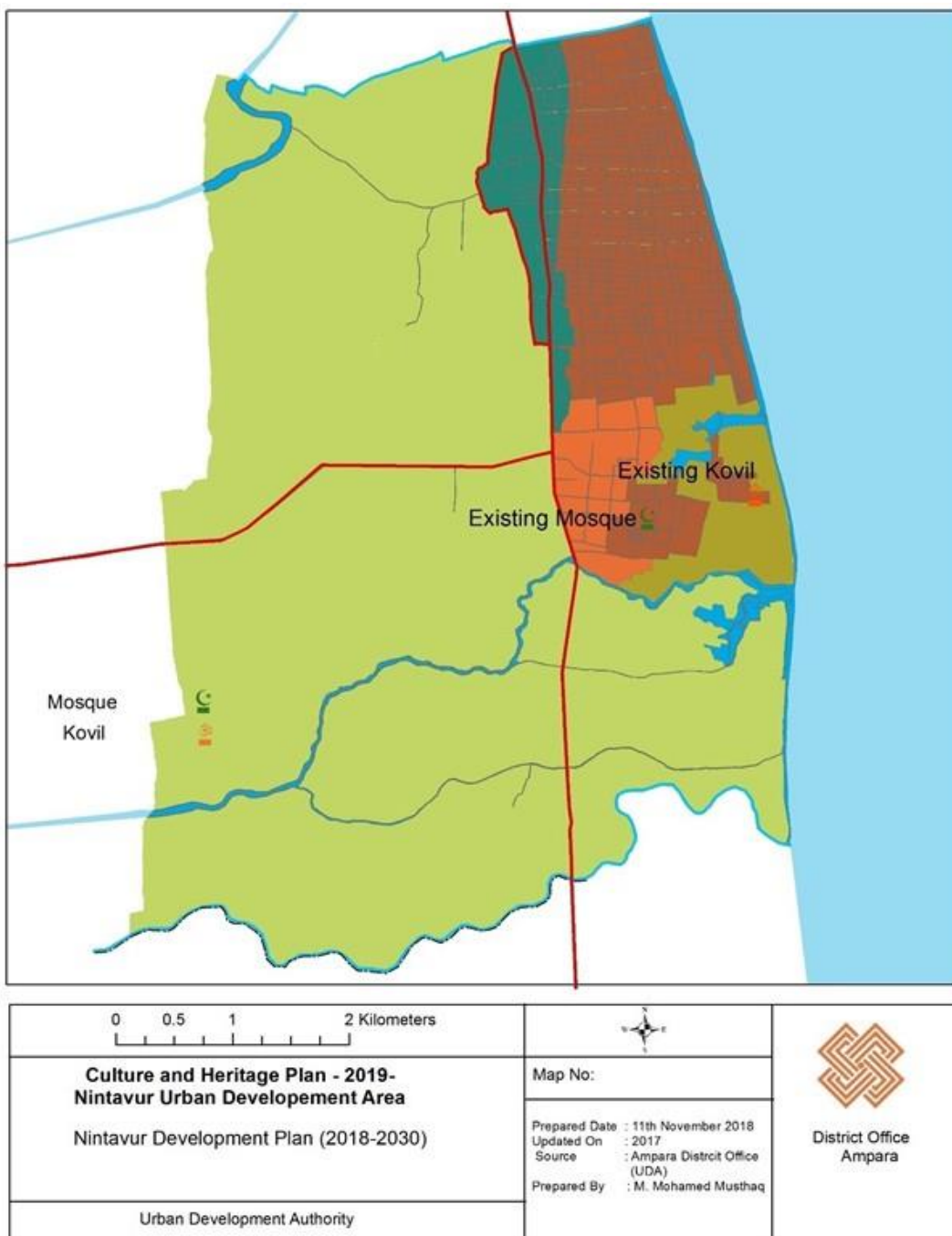
Apart from above PORS plans the existing public playground located in Pradeshiya Shaba area will be facilitated and proposed public Swimming pool behind the Al Ashar School also fulfill the local people recreational activities.



Culture and Heritage Management

Nintavur has possesses some tangible cultural and religious heritage properties. Presently the Addapalam historical mosque (Addapalam 40' Awliya mosque) and the MeenachchiammanKovil in Oluvilare coming under the archeological, cultural and historical sites. Those Culture Heritage asset are should be conserved. The Mosque is located in Addapalam, Thompukondom area. It has more than 150 year's history. People believethis place as a religious and historical landmark and they strongly believethis is the place which Saint of god had been lived and died. Other heritage properties is MeenachchiammanKovil in Oluvil which is located 4km away from Addapalam area and 500m away from Oluvil University. The Kovil located under the Banyan tree. The Hindu worshipers compare that canopy of Banyan tree in to the head of Meenachchiamman god. People believe that this Oluvil was built during the period of King Vanniya Irajasinghe. People come to worship this place on Fridays. Therefore, these two sites need to be conserve to maintain the local people faiths, beliefs and the local character.

Map 07: Culture and Heritage Plan for Nintavur area – 2030



Implementation Strategy

IDENTIFIED PROJECT UNDER THE NINTHAVUR DEVELOPMENT PLAN -2030				
No	Project Name	Duration of the project	TEC (Mn)	Funding source
1	Provide Beach Nourishment Mitigation System (Along the coastal belt)	Long term		CCD
2	Provide Erection of elephant fence.(Edge of the paddy land in south area)	Medium term		LA, Department of Wildlife conservation, Farmers Society
3	Redevelopment of existing drainage system.	Medium term	50	LA, , Irrigation Dept.,RDA,PRDA
4	Construction of New drainage system (Construct ditches and culverts).	Long term	100	LA, , Irrigation Dept.,RDA,PRDA
5	Preservation with Demarcation of reservation of all natural Drainage in Ninthavur area.	Medium term	50	LA,Irrigation-Dept.,RDA,PRDA
6	Establishment of outer circular road (Western wing of A4 Colombo- Batticaloa Road)	Long term	180	LA , Irrigation Dept., CEA, Agrarian Service Dept. , SLLRDC, UDA
7	Land Development of Construct Value added product industries (Flour, Noodles, Biscuits, Bran oil etc	Long term		Ministry Of agricultural Ministry of Industry , Public Private Partnership & BOI
8	Create and Improve accessibility within the agro based industrial Development zone	Medium term		RDA,PRDA, LAS
9	Develop urban park and industrial production outlet (Near the malkampitty junction)	Medium term	200	Ministry Of agricultural Ministry of Industry , Public Private Partnership ,RDA,UDA & BOI
10	Reclamation of identified abundant paddy land.(28 Hectares of Western wing of A4 parallel road Colombo- Batticaloa - CRWB Road)	Long term		LA , Irrigation Dept., CEA, Agrarian Service Dept, Agricultural Dept SLLRDC, UDA
11	Construction of bridge Wavvalodai Aru.	Long term		LA , Irrigation Dept.
12	Construction of bridge Kudamuruddi Aru.	Long term		LA , Irrigation Dept.
13	Construction of Paddy store, (Proposed Industrial zone)	Short term		LA, , Dept of Agriculture, Dept of Industry
14	City beautification Projects -Tree Plantation besides the identified roads walking path (Main road and Beach road, Urban zone)	Short term	50	LA, Public private partnership, RDA,UDA
15	Existing Public Market redevelopment	Short term		LA,

16	Vettaru Development-Improvement of Vettaru South Road. Construction of Gabion wall, Culverts	Long term		LA, Irrigation Dept.,RDA,PRDA
17	Protection bund to avoid soil erosion along (Kaliyodai river)	Long term		LA, Irrigation Dept.,
18	Construction of gabion wall for "Kaliyodaiaru and Senkkappadaiaru	Long term		LA, Irrigation Dept.,RDA,PRDA
19	City beautification Projects-Roundabout Development (Palli Junction, alimulai junction)	Medium term		LA, Public Private Partnership, RDA,UDA
20	Construction secretion center with composting yards at Paravattiyipitty	Medium term	60	LA, Public private partnership
21	Beach Park Development(Ninthavur-09,01,02)	Medium term		LA,CCD
22	Redevelopment of Ashraff memorial public play ground with all basic facilities	Medium term		LA/PPP/Sport Ministry
23	Construction of public Swimming pool (behind of the Al Ashraq Muslim Mahavidyalayam)	Medium term		LA /PPP/UDA
24	Improving of Existing weaving center with modern facilities.	Short term		LA/Industrial development Board
25	New Road construction at by linking German School housing at Addappallam.	Medium term		LA
26	New Road construction at Division-09 between 3rd cross and E.Ahamed Master coconut estate.	Medium term		LA
27	New Road construction at beside of engineer estate and linking to German school road	Medium term		LA
28	New road construction from 'Eelaiyanpalam' to beside the "Wavvalodai" river (north boundary)	Medium term		LA
29	Widening of Pullupiddi, Nochchiyadi, Maadupplai and Thombukkandam.	Medium term		Irrigation Dept., Agrarian Service Dept, LA,

PROJECT IDENTIFICATION


Strategic Action Projects

1. REDEVELOPMENT OF ASHRAFF MEMORIAL PUBLIC PLAY GROUND WITH ALL FACILITIES

PROJECT IDENTIFICATION

Project Title	Re Development of Ashraff memorial public play ground with all facilities
Project	Public Outdoor Recreational Space improvement development projects.
Project Proposal	Enhance the related basic Social infrastructure facilities for the general public

PROJECT LOCATION

Location	Province	Eastern	District	Ampara
	DS Division	Ninthavur	LA	Ninthavur PS
Boundary	North	East	South	West
	Pradeshiya Sabha Road	Main access RDA road	Existing resident	Pradeshiya Sabha ,Nintavur
Access	RDA Road Akkaraipatthukalmunai, and LA Road			
Location Map				
Adjacent Land Uses (explain with map)	<p>Ashraff memorial public play ground is the major Sports Playground located in the Ninthavur area. Land Belongs to Ps Ninthavur. It is maintained by the Ps Adjacent land is mostly owned by Ninthavur UC and consisted with children park and Market. The west part of this land consists with small pavilion which are going to be remove and proposed to construct a sport complex in that land Ninthavur PS was located closer to the proposed project area.</p>			

PROJECT JUSTIFICATION

Project Type	New		Improve- ment		Exten- sion		Land Devel- opment only	√
Project Category	Conserva- tion	Com- mercial	Landscape	Heritage	Hous- ing	Relocation	Infrastructure	
Project Aspect	Economic			√	Social		√	
Project Objective	<ul style="list-style-type: none"> To provide Better Social Infrastructure facilities for Local communities for their living environment and commuting population. To provide leisure and recreational facilities to the public. Open spacious appearance, landscaping and quiet environment of can contribute to the amenity of the open space and the surrounding area. 							
Rational of project	Ashraff memorial public play ground has identified and develop as a recreational area up graded one up to regional level sport complex with all sports Facilities. Apart from certain sectors there are no significant deficiencies in basic recreational facilities in Nintavur. According to the data analysis of the development plan it has forecasted that the population would be 30,000 by the year 2030. According to that it should be reserved 42 ha as Public Outdoor Recreation areas in 2030 therefore we need develop this area as a public playground.							

PROPERTY DESCRIPTION

Present Land Ownership	UDA			Private		State	√
Free Encumbrances	Yes		No		If No give details		
Details of the Ownership	NinthavurPS						
Survey Plan Detail	Survey Plan No.	Name of the Sur- veyor		Date	Land Extent		
	On preparation	-		-	5 Acre		

PROJECT DESCRIPTION

Project Period	Short term (1> year)		Mid Term (1-3 year)	ü	Long term (3< year)		Total Estimated Cost	150Million
Financing Method	Ministry of Sports, Public private partnership (PPP), PS							
Description of the Project (with map)	The Sport complexed development consists with 200m Rack, 100 seat with modern pavilion building, indoor stadium with all indoor game netball, volleyball court, football court, maintenance room, toilet and rest room.							

Infrastructure Availability	Water	Re-quired Ca-pacity Avail-able Ca-pacity		Electricity	Re-quired Ca-pacity Avail-able Ca-pacity	
	Solid waste Man-agement t system	Yes		No	If No give suitable SWM proposal	
Zone	Zone 1 (Urban Zone)			Zon-ing com-pati-bility	Yes	√ No

Project Description

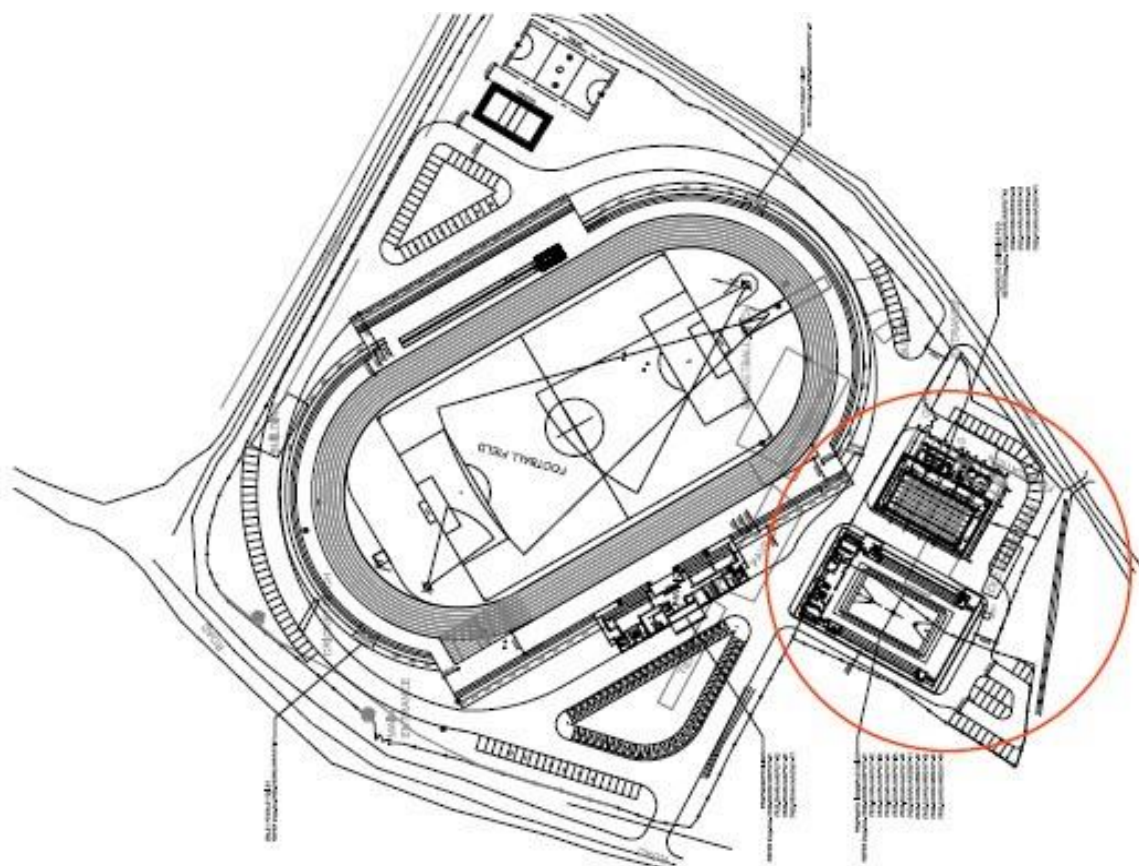
The site is already developed and people are using without any proper sport facilities. The site needs to be developed.

UDA has identified this project.

Existing Situation

Description	No. of units	length	width

Layout map (conceptual design)



PHOTOGRAPHS**Proposed Plan & Building Design Requirements (IF AVAILABLE)**

Project Budget	
Activity	Cost (Mn)
Preliminaries	10
Site preparation	10
Construction of buildings	100
Finishing works	18
Total	150.0 Mn

Approval Agencies		
Activity	Relevant Authority	Authorized person
	Urban Development Authority	Director General
	Ninthavur PS	Chairman
	Ninthavur Divisional Secretariat	Divisional Secretary
	Ministry of Sports	Director General

	Regulations	Guidelines
Regulations and Guidelines	Please refer guide plan, zone 1 (urban zone) and general regulations and guidelines	
Details of Attachments		


SOLID WASTE COMPOSING YARD IN PARAVADDAI PIDDI PROJECT

PROJECT IDENTIFICATION

Project Title	Solid waste composing yard in paravaddaipiddi
Project	Construction Secretion center with composing yards as paravaddaipoddi
Project Proposal	To mitigating impacts on the environment pollution, to enhance the social envi-ronmental status of the area

PROJECT LOCATION

Location	Province	Eastern	District	Ampara
	DS Division	Ninthavur	LA	Ninthavur PS
Boundary	North	East	South	West
	Adjoining land is paddy field	Adjoining land is paddy field	Adjoining land is paddy field	Adjoining land is paddy field
Access	Irrigation Bund Road			

Location Map	
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Adjacent Land Uses (explain with map)	PradavaddaiPiddi located western part of the nitavurPradeshiya Sabha. The Boundary of this land are one seasonal paddy cultivation lands. This land 5msl high land, the main access to the irrigation department bound road.
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PROJECT JUSTIFICATION

Project Type	New		Improve- ment	√	Exten- sion		Land Devel- opment only	√
Project Category	Conser- vation	Com- mercial	Landscape	Heritage	Hous- ing	Relocation	Infrastructure	
Project Aspect	Economic			√	Social		√	
Project Objective	<ul style="list-style-type: none"> • It is a clear, practical, efficient and cost-effective approach. • To mitigating impacts on the environment pollution, • Environmental sustainability. • To ensure long term safety and quality of life of people 							
Rational of project	<p>Nintavur local authority practicing open dumping waste disposal method in Paravattipitty highland which is located in the middle of paddy field, at present the PS practices to open dump the collected waste and the rest is subjected to open burning causing serious environmental damage hence the location is more sensitive area, so the essential of considering a new proposal. In addition, that, the Lack of sanitary landfill dumping sites are the main issue faced by the Nintavur area. In that line Paravattipitty vacant land has been selected as composing yards and construction of proper composing yard system and using as temporary collecting center for establishing a new waste management procedure.</p>							

PROPERTY DESCRIPTION

Present Land Ownership	UDA			Private		State	√
Free Encumbrances	Yes		No		If No give details		
Details of the Ownership	NintavurPS						
Survey Plan Detail	Survey Plan No.	Name of the Surveyor		Date	Land Extent		
	On preparation	-		-	4 Acre		

PROJECT DESCRIPTION

Project Period	Short term (1 > year)		Mid Term (1-3 year)	√	Long term (3 < year)		Total Estimated Cost	150Mil- lion
Financing Method	RDHS, Public private partnership (PPP), PS							
Description of the Project (with map)	Construction Secretion center Building with composing yards ,using modern technologies with. Basic infrastructure facilities.							

Infrastructure Availability	Water	Required Capacity		Electricity	Required Capacity		
		Available Capacity			Available Capacity		
	Solid waste Management system	Yes		No		If No give suitable SWM proposal	
Zone	Zone 5 (Agricultural Zone)			Zoning compatibility	Yes	√	No
History (if it relevant)							
Present Status (Explain details with measurements)							

At present stage the land is using open waste dumping. Without any basic technologies.

Existing Situation

Description	No. of units	length	width

Project Budget	
Activity	Cost (Mn)
Preliminaries	10
Site preparation	10
Construction of buildings	100
Finishing works	18
Total	150.0 Mn

Approval Agencies		
Activity	Relevant Authority	Authorized person
	Urban Development Authority	Director General
	Ninthavur PS	Chairman
	Ninthavur Divisional Secretariat	Divisional Secretary
	Ministry of Sports	Director General

PHOTOGRAPHS



Proposed Plan & Building Design Requirements (IF AVAILABLE)

Project Budget	
Activity	Cost (Mn)
Preliminaries	10
Site preparation	10
Construction of buildings	100
Finishing works	18
Total	150.0 Mn

Approval Agencies		
Activity	Relevant Authority	Authorized person
	Urban Development Authority	Director General
	Environmental Development Authority	Director General
	Pradeshiyasabha	Chairman
	Ministry of Health (RDHS)	Director

	Regulations	Guidelines
Regulations and Guidelines	Please refer guide plan, zone 1 (urban zone) and general regulations and guidelines	
Details of Attachments		

PROPOSED OUTER CIRCULAR ROAD PROJECT

PROJECT IDENTIFICATION

Project Title	Proposed Outer circular road project
Project	Proposed of Outer circular road (Parallel road Kalmunai-Akkaraipatthu road (CRWB))
Project Proposal	The proposed road starting from Vettaru canal to west wing Road is Parallele to irrigation canals. The proposed road width 12 meters and length of the road is 3.5 Km will be developed with 2 Lane and sidewalk ways, etc.

PROJECT LOCATION

Location	Province	Eastern	District	Ampara
	DS Division	Ninthavur	LA	Ninthavur PS
Boundary	North	East	South	West
	Vettaru Canal	A4 Main Road (CRWB road)	hospital expansion area	Vettaru Canal
Access	RDA Road Akkaraipattukalmunai, RDD Addappalam Road			
Location Map				
Adjacent Land Uses (explain with map)	Adjacent Land use (Explain with map):- Adjacent land is consisted with one seasonal paddy land and the main access to the Agro Base Industrial Park is RDA road (CRWB Highway road).			

PROJECT JUSTIFICATION

Project Type	New		Improvement		Extension		Land Development only	√
Project Category	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Infrastructure	
Project Aspect	Environment			Economic	√	Social		√
Project Objective	<ul style="list-style-type: none"> To provide Better Social Infrastructure facilities for Local communities for their living environment and commuting population. To provide leisure and recreational facilities to the public. Open spacious appearance, landscaping and quiet environment of can contribute to the amenity of the open space and the surrounding area. 							
Rational of project	Ashraff memorial public play ground has identified and develop as a recreational area up graded one up to regional level sport complex with all sports Facilities. Apart from certain sectors there are no significant deficiencies in basic recreational facilities in Nintavur. According to the data analysis of the development plan it has forecasted that the population would be 30,000 by the year 2030. According to that it should be reserved 42 ha as Public Outdoor Recreation areas in 2030 therefore we need develop this area as a public playground.							

PROPERTY DESCRIPTION

Present Land Ownership	Private	√	State	Other	State	ADB
Free Encumbrances	Yes	No	√	If No give details		
Details of the Ownership	NinthavurPS					
Survey Plan Detail	Survey Plan No.	Name of the Surveyor		Date	Land Extent	
	On preparation	-		-		

PROJECT DESCRIPTION

Project Period	Short term (1 > year)		Mid Term (1-3 year)		Long term (3 < year)	√	Total Estimated Cost	150 Million
Financing Method	Road Development Authority, Irrigation Department, Agriculture Department,							
Description of the Project (with map)	<p>Outer Circular ROAD (OCR) to the nintavur is one of the parallel road in the ampara district proposed. On completion, this parallel will provide access to existing "A4" class roads and proposed parallel road at the interchanges, and as such will serve as the basis for the network of Highways in the country.</p> <p>Outer Circular Road details are as given below.</p> <p>Length: 3.5 Km</p> <p>Width: 12 M</p> <p>Design speed :</p> <p>Lanes: Initially 2, Ultimate stage</p> <p>Proposed for parallel road at the following locations.</p>							

Infrastructure Availability	Water	Required Capacity		Electricity	Required Capacity		
		Available Capacity			Available Capacity		
	Solid waste Management system	Yes		No	If No give suitable SWM proposal		
Zone	Zone 1 (Urban Zone)			Zoning compatibility	Yes	√	No
History (if it relevant)							
Present Status (Explain details with measurements)							

HISTORY (IF IT RELEVANT)

Existing Situation

The proposed project's land is one seasonal paddy land. In the present situation abandoned paddy land

PHOTOGRAPHS



Project Budget		
Activity	Cost (Mn)	
Land clearance		
Preliminaries work		
Site preparing		
Approval Agencies		
Activity	Relevant Authority	Authorized person
1.Site Preparation.	CEA//UDA/ Irrigation Department	
2.Desinge.	Ninthavur PS	
3.Infrastructure Development	SLLRDA.	
4.Implementation.	RDA	

	Regulations	Guidelines
Regulations and Guidelines	Please refer guide plan, zone 1 (urban zone) and general regulations and guidelines	
Details of Attachments		

RE DEVELOPMENT OF PUBLIC MARKET WITH ALL FACILITIES

PROJECT IDENTIFICATION

Project Title	Re Development of Public Market with all Facilities.
Project	opment of public amenities
Project Proposal	Enhance Social related infrastructure facilities

PROJECT LOCATION

Location	Province	Eastern	District	Ampara
	DS Division	Ninthavur	LA	Ninthavur PS
Boundary	North	East	South	West
	Pradeshiya Sabha Road	access RDA road	Existing resident	Pradeshiya Sabha ,Nintavur
Access	RDA Road Akkaraipatthukalmunai, LA Road			

Location Map	
Adjacent Land Uses (explain with map)	<p>Ashraff memorial public play ground is the major Sports Playground located in the Ninthavur area. Land Belongs to Ps Ninthavur. It is maintained by the Ps Adjacent land is mostly owned by Ninthavur UC and consisted with children park and Market. The west part of this land consists with small pavilion which are going to be remove and proposed to construct a sport complex in that land Ninthavur PS was located closer to the proposed project area.</p>

PROJECT JUSTIFICATION

Project Type	New		Improve- ment		Exten- sion		Land Devel- opment only	√
Project Category	Conserva- tion	Com- mercial	Landscape	Heritage	Hous- ing	Relocation	Infrastructure	
Project Aspect	Economic			√	Social		√	
Project Objective	<p>Nintavur town emerged based on the Grand Mosque which is located in main road and the commercial stretch has been developed in a linear manner besides the main road by targeting local residents and commuters.</p> <p>Located at the newly built-up public market is located away from the business area and isolated. Therefore, the public market is not functioning and vendors have willingly moved back their businesses to Grand Mosque junction where they carried out their businesses earlier. At present the public market premises is used for Pola (once a week).</p> <p>This location can be regarded as the 'Pinnacle on future' of the Nintavur town. developed as the central attraction of Nintavur for a variety of commercial + entertainment activities .</p>							
Rational of project	<p>Nintavur is located in the Ampara District in Eastern province and which is function as an Administrative Capital and main service centre in Ampara District. There are many economic activities has Consecrated in CBD area.</p> <p>which is currently function weekly pola which is highly contribute to accelerate the local economic hence there are some problem has been identified which are affect the local people and the sellers.</p> <p>There are 27500 numbers of people living in Nintavur Pradesshiya Sabha and three thousand of people daily commutes to full fill their day to day activities to Nintavur. And also there are many people comes to industrial purpose in different part of the area therefore need to upgraded the existing marker.</p> <p>Hence there are some problem has been identified in the market which are need to addressed. Those are following.</p> <ul style="list-style-type: none"> • Lack of space to accommodate the sellers • Lack of the building complex. • Not using new techniques • Provide space for keep and sell the goods in a safety shelter. • Smoothing the movement of public (buyers). • Sorting the scattered goods selling places. • Improve the scenic beauty of the town. • Develop public facilities. 							

PROPERTY DESCRIPTION

Present Land Ownership	Private Land			State	√	DWL	
Free Encumbrances	Yes		No	√	If No give details		
Details of the Ownership	government						
Survey Plan Detail	Survey Plan No.	Name of the Surveyor		Date	Land Extent		
	Not Available	-		101 Acre			

PROJECT DESCRIPTION

Project Period	Short term (1> year)		Mid Term (1-3 year)	ü	Long term (3< year)		Total Estimated Cost	150Mil-lion
Financing Method	Ministry of Sports, Public private partnership (PPP), PS							
Description of the Project (with map)	The Sport complex development consists with 200m Rack, 100 seat with modern pavilion building, indoor stadium with all indoor game netball, volleyball court, football court, maintenance room, toilet and rest room.							
Infrastructure Availability	Water	Required Capacity		Electricity	Required Capacity			
		Available Capacity			Available Capacity			
	Solid waste Management system	Yes		No			If No give suitable SWM proposal	
Zone	Zone 1 (Urban Zone)			Zoning compatibility	Yes	√	No	
History (if it relevant)								

Existing Situation

The newly built-up public market is located away from the business area and isolated. Therefore, In the present situation public market is not functioning

Description	No. of units	length	width

PHOTOGRAPHS

Project Budget		
Activity	Cost (Mn)	
Preliminaries	10	
Site preparation	10	
Construction of buildings	100	
Finishing works	18	
Total	150.0 Mn	
Approval Agencies		
Activity	Relevant Authority	Authorized person
	Urban Development Authority	Director General
	Ninthavur PS	Chairman
	Ninthavur Divisional Secretariat	Divisional Secretary
	Ministry of Sports	Director General

	Regulations	Guidelines
Regulations and Guidelines	Please refer guide plan, zone 1 (urban zone) and general regulations and guidelines	
Details of Attachments		

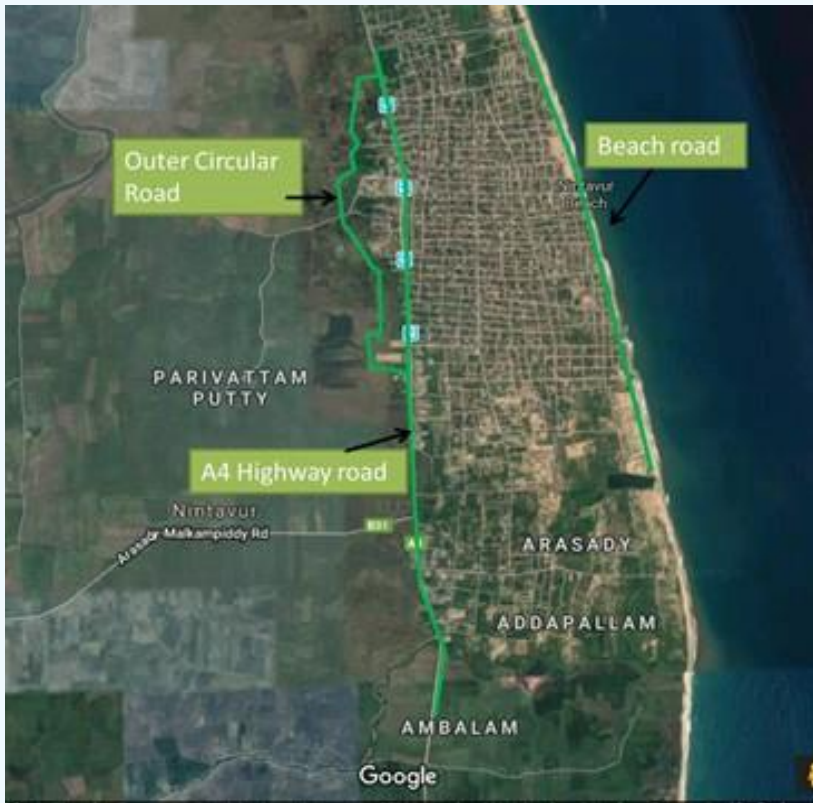
TREE PLANTATION BESIDES THE IDENTIFIED ROADS WALKING PATH

PROJECT IDENTIFICATION

Project Title	Tree Plantation besides the identified roads and walking path.
Project	Enrich the scenic view of landscape with environmental sustainability.
Project Proposal	Tree planning of public road and walk ways to Enhancement of Landscape Development of the area.

PROJECT LOCATION

Location	Province	Eastern	District	Ampara
	DS Division	Ninthavur	LA	Ninthavur PS
Boundary	North	East	South	West
	Vettaru channel	access RDA road	Kaliyodai River	Paddy field
Access	RDA Road Akkaraipatthukalmunai, LA Road			

Location Map	
Adjacent Land Uses (explain with map)	Adjacent Land use (Explain with map):- Adjacent land is consisted with bounded by eastern coast and west site is paddy field, southern ward of the site is kaliyodai river main access is RDA road (CRWB Highway road).

PROJECT JUSTIFICATION

Project Type	New	√	Improvement		Extension		Land Development only	√
Project Category	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Infrastructure	
			√				√	
Project Aspect	Environment	√	Economic		Social		√	
Project Objective	<ul style="list-style-type: none"> To improve greenery of town center to distance to 15KM by 2025. To promote development while ensuring the sustainable balanced between green filed & brown fields. Improve walkability facilities & enhance the dramatically natural beauty of the area. To provide better impression with fresh air circulation & cooling effect towards city of Nintavur area. To avoid road reservation encroachment for incompatible activities. 							
Rational of project	<p>In the present situation there is a need to enhance to develop greeneries of the areas. There are 4.7 ha of existing Open space of the whole Nintavur PS Area. Therefore, PORS land requirement for the total population for the Nintavur PS area for year 2030 is approximately 42 ha. Further this project has proposed under the Environment Plan of 2030 for Nintavur Development Plan. And also there are some road encroachment is happening and also to mitigated to this situation.</p>							

PROPERTY DESCRIPTION

Present Land Ownership	Private Land		State	√	DWLC	
Free Encumbrances	Yes	No	√	If No give details		
Details of the Ownership	LA, RDA, UDA, PRDD					
Survey Plan Detail	Survey Plan No.	Name of the Surveyor	Date	Land Extent		
		-	7Km			

PROJECT DESCRIPTION

Project Period	Short term (1> year)		Mid Term (1-3 year)	ü	Long term (3< year)		Total Estimated Cost	150Million
Financing Method	Local Authority, RDA, UDA, PRDD							
Description of the Project (with map)	Beach belt tree plantation like Casuarina tree, Coconut trees will be planted 6Km. Outer Circular road Kumuk Trees will be Planted to 4Km. Mara and Karantha trees will be planted in the Main road.							
Infrastructure Availability	Water	Required Capacity		Electricity	Required Capacity	1000kw		
		Available Capacity			Available Capacity			
	Solid waste Management t system	Yes		No		If No give suitable SWM proposal		
Zone	Zone 1 (Urban Zone)			Zoning compatibility	Yes	√	No	
History (if it relevant)								
Present Status (Explain details with measurements)								

HISTORY (IF IT RELEVANT)**PRESENT STATUS (EXPLAIN DETAILS WITH MEASUREMENTS)****EXISTING SITUATION**

Nintavur has strong regional linkages there are some roads has identified as in a poor condition which are gravel roads and narrow roads Nintavur is a township which has higher accessibility in its settlement area. there are no greeneries on these roads. Further, Nintavur town is well connected with the surrounding cities such as Kalmunai, Akkaraipattu, (through A4 Road which links Colombo and Batticaloa) and Sammanthurai; Ampara (through A31 Road Matara- Karaithivu) by road network as well as the Ninatvur has strong linkages with its surrounding towns and other major cities.

PHOTOGRAPHS

Project Budget		
Activity	Cost (Mn)	
Preliminaries		
Site preparation		
Construction of building s		
Finishing works		
Total		
Approval Agencies		
Activity	Relevant Authority	Authorized person
1. Site Preparation.		
2. Design.		
3. Infrastructure Development		
4. Implementation.		

	Regulations	Guidelines
Regulations and Guidelines	Please refer guide plan, zone 1 (urban zone) and general regulations and guidelines	
Details of Attachments		

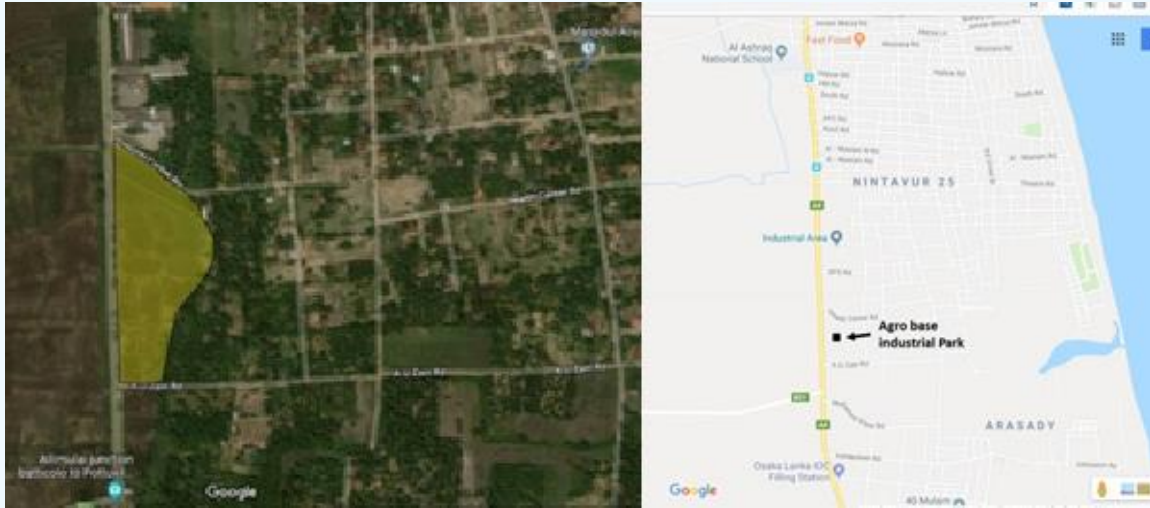
PROPOSED TRADITIONAL INDUSTRIAL FOOD COURT

PROJECT IDENTIFICATION

Project Title	Proposed Traditional Industrial Food court.
Project	Increasing the self-employment opportunity.
Project Proposal	Ensure the market for the Local Traditional food.

PROJECT LOCATION

Location	Province	Eastern	District	Ampara
	DS Division	Ninthavur	LA	Ninthavur PS
Boundary	North	East	South	West
	Health Centre Road	Coconut Garden	A.U.Zain Road	Akkaraipatthukalmunai RDA Road
Access	RDA Road Akkaraipatthukalmunai, RDD addappalam Road			

Location Map	
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Adjacent Land Uses (explain with map)	Adjacent Land use (Explain with map):- Adjacent land covered by many different land use pattern example coconut Garden, paddy, Rice mill.
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PROJECT JUSTIFICATION

Project Type	New	√	Improvement		Extension		Land Development only	√
Project Category	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Infrastructure	
		√						√
Project Aspect	Environment		Economic	√	Social			√
Project Objective	1. To be increase low income people income. 2. To provide for market place for traditional food. 3. To Increasing the self-employment opportunity.							
Rational of project	Are Samurdhi recipient 90 families are in this area, there are identified the low income population, and also there are no any woman employment opportunity on this area therefore this projects is provide ensure the market facility for above families inthe future .							

PROPERTY DESCRIPTION

Present Land Ownership	Private Land	√		State	√	DWLC	
Free Encumbrances	Yes		No	√	If No give details		
Details of the Ownership	Private ownership.						
Survey Plan Detail	Survey Plan No.	Name of the Surveyor		Date	Land Extent		
	Not Available	-					

PROJECT DESCRIPTION

Project Period	Short term (1> year)	√	Mid Term (1-3 year)		Long term (3< year)		Total Estimated Cost	150Million
Financing Method	Public private partnership (PPP)							
Description of the Project (with map)	Food courts with seating facilities. Landscaping parking areas. Sanitary facilities.							
Infrastructure Availability	Water	Required Capacity		Electricity	Required Capacity	1000kw		
		Available Capacity			Available Capacity			
	Solid waste Management system	Yes		No		If No give suitable SWM proposal		
Zone	Zone 1 (Urban Zone)			Zoning compatibility	Yes	√	No	
History (if it relevant)								
Present Status (Explain details with measurements)								

EXISTING SITUATION

PHOTOGRAPHS

PROPOSED PLAN & BUILDING DESIGN REQUIREMENTS

Project Budget	
Activity	Cost (Mn)
preliminary work	
Construction work	
Provide Infrastructural facilities	
Finishing work	
Total	

Approval Agencies		
Activity	Relevant Authority	Authorized person
1. Site Preparation.	PPP,	
2. Design.	Local authority.	
3. Infrastructure Development	UDA	
4. Implementation.		

	Regulations	Guidelines
Regulations and Guidelines	Please refer guide plan, zone 1 (urban zone) and general regulations and guidelines	
Details of Attachments		

SEA EROSION MITIGATION PROJECT

PROJECT IDENTIFICATION

Project Title	Sea Erosion Mitigation Project.
Project	Mitigate The Sea Erosion Along The Coastal Belt.
Project Proposal	Protect The Coastal Belt.

PROJECT LOCATION

Location	Province	Eastern	District	Ampara
	DS Division	Ninthavur	LA	Ninthavur PS
Boundary	North	East	South	West
	Vettaru channel	Coconut Garden	A.U.Zain Road	Akkaraipatthukalmunai RDA Road
Access	RDA Road Akkaraipatthukalmunai, RDD addappalam Road			
Location Map				
Adjacent Land Uses (explain with map)	Surrounding Area consist with the sea sand and coconut patches.			

PROJECT JUSTIFICATION

Project Type	New	√	Improvement		Extension		Land Development only	√
Project Category	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Infrastructure	
	√						√	
Project Aspect	Environment	√	Economic		Social		√	
Project Objective	<ul style="list-style-type: none"> To Protect the Coastal Belt. To Protect the Paddy Field, To Protect the Coconut To Ensure the Fishing Activity's. To Provide/Enhance the Reservation Activities 							
Rational of project	<p>Sea is one of main potential Natural amenities in the Nintavur. Due to this Sea erosion around 30m of beach belt eroded 125-acre paddy land, coconut garden also destroys since 2004 to up tonow . and this consequence continue without any control measure taken the local area will be lost another 30M Beach land and 200acre of paddy area and coconut rest of in 2030. The local fishing communities 700 families will be Lost. Presently the local people use the beach sand area as a recreational space this recreational space will be lost in the future. There for immediate planning intervention should be taking for this disaster.</p>							

PROPERTY DESCRIPTION

Present Land Ownership	Private Land		State	√	DWLC	
Free Encumbrances	Yes	No	√	If No give details		
Details of the Ownership	Ninthavur PS ,Divisional Secretariat					
Survey Plan Detail	Survey Plan No.	Name of the Surveyor	Date	Land Extent		
		-				

PROJECT DESCRIPTION

Project Period	Short term (1> year)		Mid Term (1-3 year)	ü	Long term (3< year)		Total Estimated Cost	150Million
Financing Method	Department of Coast Conservation and Coastal Resource Management, Marine Environmental Protection Authority							
Description of the Project (with map)	Beach nourishment mitigation system is for the most suitability's mitigation methods. is the supply of sand to the shore to increase the recreational value a to secure the beach against shore erosion by feeding sand on the beach in the most suitability's future.							
Infrastructure Availability	Water	Required Capacity		Electricity	Required Capacity	1000kw		
		Available Capacity			Available Capacity			
	Solid waste Management t system	Yes		No		If No give suitable SWM proposal		
Zone	Conservation Zone			Zoning compatibility	Yes	√	No	
History (if it relevant)								
Present Status (Explain details with measurements)								

The projects land belongs to the CCD. Presently fishing people enhance small fishing activities.

Existing Situation

Description	No. of units	length	width

PHOTOGRAPHS

Project Budget	
Activity	Cost (Mn)
Design and analysis.	
Site clearance.	
Construction work	
Finishing work	
Total	

Approval Agencies		
Activity	Relevant Authority	Authorized person
Land clearance and approval design	Department of Coast Conservation and Coastal Resource Management	Director General
	Marine Environmental Protection Authority	Director General

	Regulations	Guidelines
Regulations and Guidelines	UDA Planning And Building Regulation.	Clearance should be obtained from Urban Development Authority, City Environmental Authority, Department of Coast Conservation and Coastal Resource Management, Fisheries Department,
Details of Attachments		

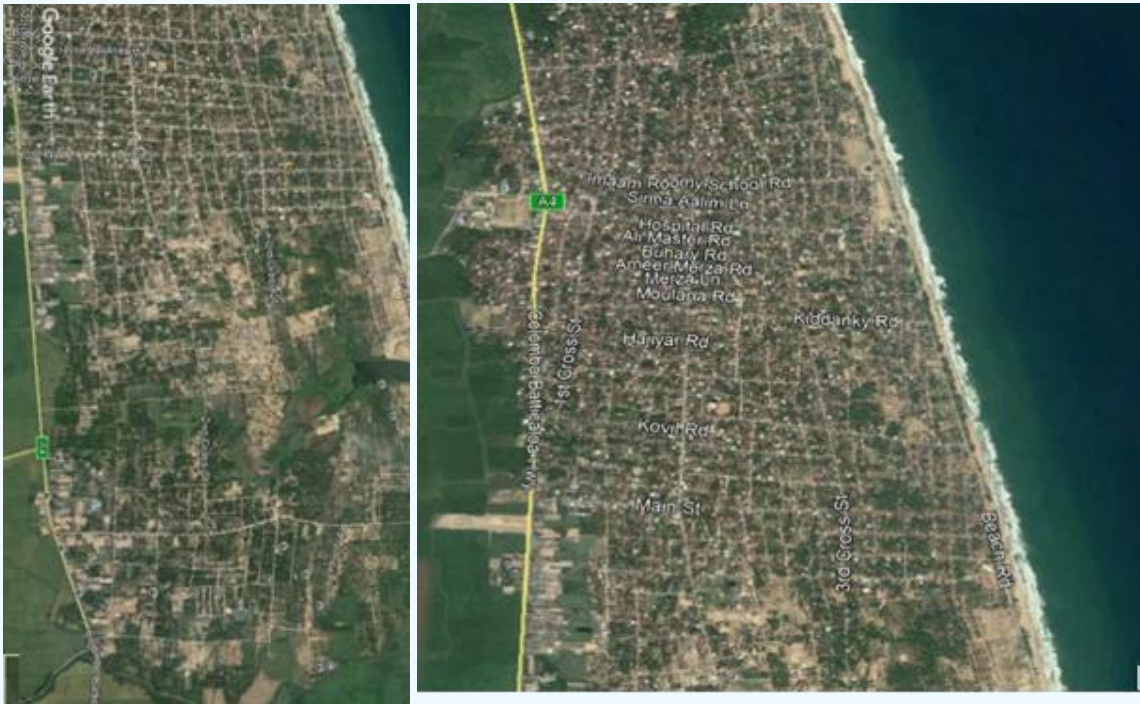
ROAD DEVELOPMENT PROJECT

PROJECT IDENTIFICATION

Project Title	Road Development Project.
Project	Create and Improve the accessibilities in the industrial area and surrounding areas
Project Proposal	Provide proper service in the industrial area.

PROJECT LOCATION

Location	Province	Eastern	District	Ampara
	DS Division	Ninthavur	LA	Ninthavur PS
Boundary	North	East	South	West
	Addappalam Road	Sea/Ocean	Nochchiyadi River	Kalmunai-Akkaripaththu road (RDA)
Access	RDA Road Akkaraipaththukalmunai, RDD addappalam Road			

Location Map	
Adjacent Land Uses (explain with map)	Adjacent lands area consists with industrial area and Coconut garden.

PROJECT JUSTIFICATION

Project Type	New	√	Improvement		Extension		Land Development only
Project Category	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Infrastructure
Project Aspect	Environment		Economic		Social		√
Project Objective	<ul style="list-style-type: none"> To increase the access of industrial area. To Improve the industrial activities.in the area, To Interconnectivities with internal road networks. To be provide the better infrastructure service of the public. 						
Rational of project	In the present situation Some roads are very narrows and poor condition and Some internal roads are no interconnectivities. which is reducing the efficient service in the industrial activities as well as the local residential people. these projects have proposed under the transportation plan improve the industrial activities which will be support the industrial area.						

PROPERTY DESCRIPTION

Present Land Ownership	Private Land		State	√	DWLC	
Free Encumbrances	Yes	No	√	If No give details		
Details of the Ownership	Local authority, irrigation Department. Agrarian Service Dept,					
Survey Plan Detail	Survey Plan No.	Name of the Surveyor	Date	Land Extent		
		-				

PROJECT DESCRIPTION

Project Period	Short term (1> year)	Mid Term (1-3 year)	√	Long term (3< year)	Total Estimated Cost	150Million
Financing Method	Provincial council, irrigation Department. Agrarian Service Dept,					
Description of the Project (with map)	<p>Create new roads and, improving roads Within the Industrial zone area and following surrounding areas,</p> <ul style="list-style-type: none"> New Road construction at by linking German School housing at addappallam. New Road construction at Division-09 between 3rd cross and E.ahamed Master coconut estate. New Road construction at beside of engineer estate and linking to German school road New road construction from 'Eelaiyanpalam' to beside the "Wavvalodai"river (north boundary). Widening of Pullupiddi, Nochchiyadi, Maaddupplai and Thombukkandam. 					

Infrastructure Availability	Water	Required Capacity		Electricity	Required Capacity	1000kw	
		Available Capacity			Available Capacity		
	Solid waste Management system	Yes		No		If No give suitable SWM proposal	
Zone	Conservation Zone			Zoning compatibility	Yes	√	No
History (if it relevant)							
Present Status (Explain details with measurements)							

Existing Situation

The projects land belongs to the CCD. Presently fishing people enhance small fishing activities.

Existing Situation

Description	No. of units	length	width

PHOTOGRAPHS



Project Budget	
Activity	Cost (Mn)
Design and analysis.	
Site clearance.	
Construction work	
Finishing work	
Total	

Approval Agencies		
Activity	Relevant Authority	Authorized person
Land clearance and approval design	RDA, PRDA, Irrigation department.	Chief Engineer
	PS Nintavur	Chairman

	Regulations	Guidelines
Regulations and Guidelines	Please refer guide plan, zone 1 (Industrial zone) and general regulations and guidelines	Please refer guide plan, zone 1 (Industrial zone) and general regulations and guidelines
Details of Attachments		

1.1.1 Institutional Setting

Sub Plans	Sub Plans And Action Projects	Relevant Institution (Refer Annexure 01)	Responsibilities of the instate for implementing the project.
Physical/Social Infrastructure development plan			
Transport Plan	Action Project 01- Establishment of outer circular road (Western wing of A4 Colombo- Batticaloa Road)	1. Local authority. 2. Irrigation Department. 3. CEA//UDA. 4. SLLRDA. 5.RDA	Consultation/approving/ Financial. Consultation/site clearances. Consultation/site clearances. Conducting Land filling clearance/recommendation. Designing /Financial/Maintains.
	Action Project 02- Create and Improve accessibility within the agro based industrial Development zone.	1. RDA 2. PRDA	Designing /Maintains Designing /Maintains
	Action Project 03- Construction of bridges Wavvalodai Aru/ Kudamuruddi Aru	1. Local authority 2.Irrigation Dept.	Consultation/approving. Conducting feasibilities analysis
	Action Project 04- New Road construction at Division-09 between 3rd cross and E.Ahamed Master coconut estate	1.Local authority. 2. Provincial council.	Design /implementation /Maintains Financial implementation.
	Action Project 05- New Road construction at by linking German School housing at addappallam.	1. Local authority. 2. Provincial council.	Design /implementation /Maintains Financial implementation.
	Action Project 06- New Road construction at beside of engineer estate and linking to German school road.	1.Local authority 2. Provincial council.	Design /implementation /Maintains Financial implementation.
	Action Project 07- New road construction from 'Eelaiyanpal-am' to beside the "Wavvalodai" river (north boundary).	1. Local authority 2. Provincial council.	Design /implementation /Maintains Financial allocation.
	Action Project 08- Widening of Pullupiddi, Nochchiyadi, Maad-dupplai and Thombukkandam.	1.Irrigation Department 2.Agrarian Service Department, 3. Local authority. 4. Provincial council.	Conducting feasibilities analysis Conducting feasibilities analysis Design /implementation /Maintains Financial implementation.
	Action Project 01- Existing Public Market redevelopment.	1. Local authority 2.Provincial council.	Design /implementation /Maintains Financial implementation.
	Action Project 02- Improving of Existing weaving center with modern facilities.	1. Local authority. 2. Industrial development Board.	Design /implementation /Maintains Conducting feasibilities analysis / Financial allocation.
	Action Project 01-	1. Local authority.	Land identification/Design /implementation /Maintains.

	Reclamation of identified abundant paddyland. (28 Hectares of Western wing of A4 parallel road Colombo- Batticaloa - CRWB Road)	2. Irrigation Department.. 3. Agrarian Service Department. 4. Agricultural Department. 5. SLLRDC. 6. UDA. 7. CEA. 8 .PPP	Conducting feasibilities analysis. Conducting feasibilities analysis. Conducting feasibilities analysis. Conducting Land filling clearance/ recommendation Consultation/site clearances. Consultation/site clearances. Land Development/finical implementation./ Maintains.	
Drainage plan	Action Project 01- Redevelopment of existing drainage system.	1. Local authority. 2.Irrigation Department. 3. RDA. 4. PRDA.	Design /implementation /Maintains Conducting feasibilities analysis. Design/finical implementation. / Maintains. Design /finical implementation / Maintains.	
	Action Project 02- Construction of New drainage system (Construct ditches and culverts).	1. Local authority. 2. Irrigation Department. 3. RDA. 4. PRDA.	Design /implementation /Maintains Conducting feasibilities analysis. Design/finical implementation. / Maintains. Design /finical implementation / Maintains.	
	Action Project 03- Preservation with Demarcation of reservation of all natural Drainage in Nintavur area.	1. Local authority. 2. Irrigation Department. 3. RDA. 4. PRDA.	Design /implementation /Maintains Conducting feasibilities analysis. Design/financial implementation./ Maintains. Design/financial implementation./ Maintains.	
	Action Project 03- Vettaru Development-Improvement of Vettaru South Road. Construction of Gabion wall, Culverts	1. Local authority. 2. Irrigation Department. 3. RDA. 4. PRDA.	Design /implementation /Maintains Conducting feasibilities analysis. Design/financial implementation./ Maintains. Design/financial implementation./ Maintains.	
	Action Project 04- Construction of gabion wall for "Kaliodaiaru and Senkappadaiaru	1. Local authority. 2. Irrigation Department. 3. RDA. 4. PRDA.	Design /implementation /Maintains Conducting feasibilities analysis. Design/financial implementation./ Maintains. Design/financial implementation./ Maintains.	
	Waste Management Plan	Action Project 01- Construction secretion center with composting yards at ParavattiyPitty.	1.LA, 2.Public private partnership 3.CEA	Design/financial implementation./ Maintains. Financial technical implementation. Consultation/site clearances
		Action Project 02- Redevelopment of Modern slaughter House at Paravaddaipiddi.	1.LA . 2. Regional Development Health services 3.CEA	Design /finical implementation / Maintains. Conducting feasibilities analysis/ approving. Consultation/site clearances

Industrial Plan	Action Project 01-	1.Ministry Of agricultural	Conducting feasibilities analysis/site clearance /approving
	Land Development for Construct Value added product industries (Flour, Noodles, Biscuits, Bran oil etc)	2.Ministry of Industry ,	Conducting feasibilities analysis/site clearance/ approving
		3.Public Private Partnership	Financial investment/Processing.
		4.BOI	Conducting feasibilities analysis/ site clearance/ approving/Financial investment.
		5.LA	Land identification /Consultation/ implementation/advertising.
		Action Project 02-	1.Ministry Of agricultural
	Develop urban park and industrial production outlet (Near the malkampitty junction)	2.Ministry of Industry ,	Conducting feasibilities analysis/ site clearance/ approving/Financial investment./advertising agencies
		3.Public Private Partnership	Financial investment/Processing.
		4.BOI	Conducting feasibilities analysis/ site clearance/ approving/Financial investment.
		5.RDA	Conducting feasibilities analysis.
		6.UDA	Consultation/site clearances.
		7.LA	Land identification/advertising.
		Action Project 03-	1.LA, ,
Construction of Paddy store, (Proposed Industrial zone)	2.Department of Agriculture,	Conducting feasibilities analysis/ site clearance/ approving/Financial investment.	
	3.Department of Industry.	Conducting feasibilities analysis/ site clearance/ approving/Financial investment.	
Land-scape Management Plan	Action Project 01-	1.LA.	Design/financial implementation./ Maintains.
	City beautification Projects -Tree Plantation besides the identified roads walking path(- Main road and Beach road, Urban zone).	2.Public private partnership.	Financial investment/Processing.
		3.RDA.	Design/financial implementation./ Maintains.
		4.UDA	Consultation/site clearances.
		Action Project 02-	1.LA.
	City beautification Projects-Round aboard Development (PalliJunction,alimulajunction).	2.Public private partnership.	Financial investment/Processing.
		3.RDA.	Design/financial implementation./ Maintains.
		4.UDA	Consultation/site clearances.

Disaster Risk Management Plan	Action Project 01-	1. LA.	Design/financial implementation./ Maintains.
	Provide Beach Nourishment Mitigation System (Along the coastal belt)	2. Department of Coast Conservation and Coastal Resource Management	Conducting feasibilities analysis/ site clearance/ approving/Financial investment.
		3. Marine Environment Protection Authority.	Consultation/site clearances.
		4. CEA	Consultation/site clearances.
		Action Project 02-	1. LA.
	Provide Erection of elephant fence.(Edge of the paddy land in south area)	2. Wildlife conservation.	Conducting feasibilities analysis/ site clearance/ approving/Financial investment.
		3. Farmers Society.	Consultation
	Action Project 03-	1. LA.	Design/financial implementation./ Maintains.
	Protection bund to avoid soil erosion along (Kaliyodai river).	2. Irrigation Dept.	Conducting feasibilities analysis/ site clearance/ approving/Financial investment.
PORSPlan	Action Project 01-	1. LA.	Design/financial implementation./ Maintains.
	Beach Park Development (Ninthavur-09,01,02)	2. Department of Coast Conservation and Coastal Resource Management	Conducting feasibilities analysis/ site clearance/ approving/Financial investment.
		3. Marine Environment Protection Authority.	Consultation/site clearances
		4. UDA	Consultation/site clearances.
		Action Project 02-	1. LA.
	Redevelopment of Ashraff Memorial public play ground with all basic facilities	2. Public private partnership.	Financial investment/Processing
		3. Sport Ministry	Conducting feasibilities analysis/ site clearance/ approving/Financial investment.
	Action Project 03-	1. LA.	Land identification
	Construction of public Swimming pool (behind of the Al Ashraq Muslim Mahavidyalayam)	2. Public private partnership.	Design/financial implementation./
		3. UDA	Consultation/site clearances.

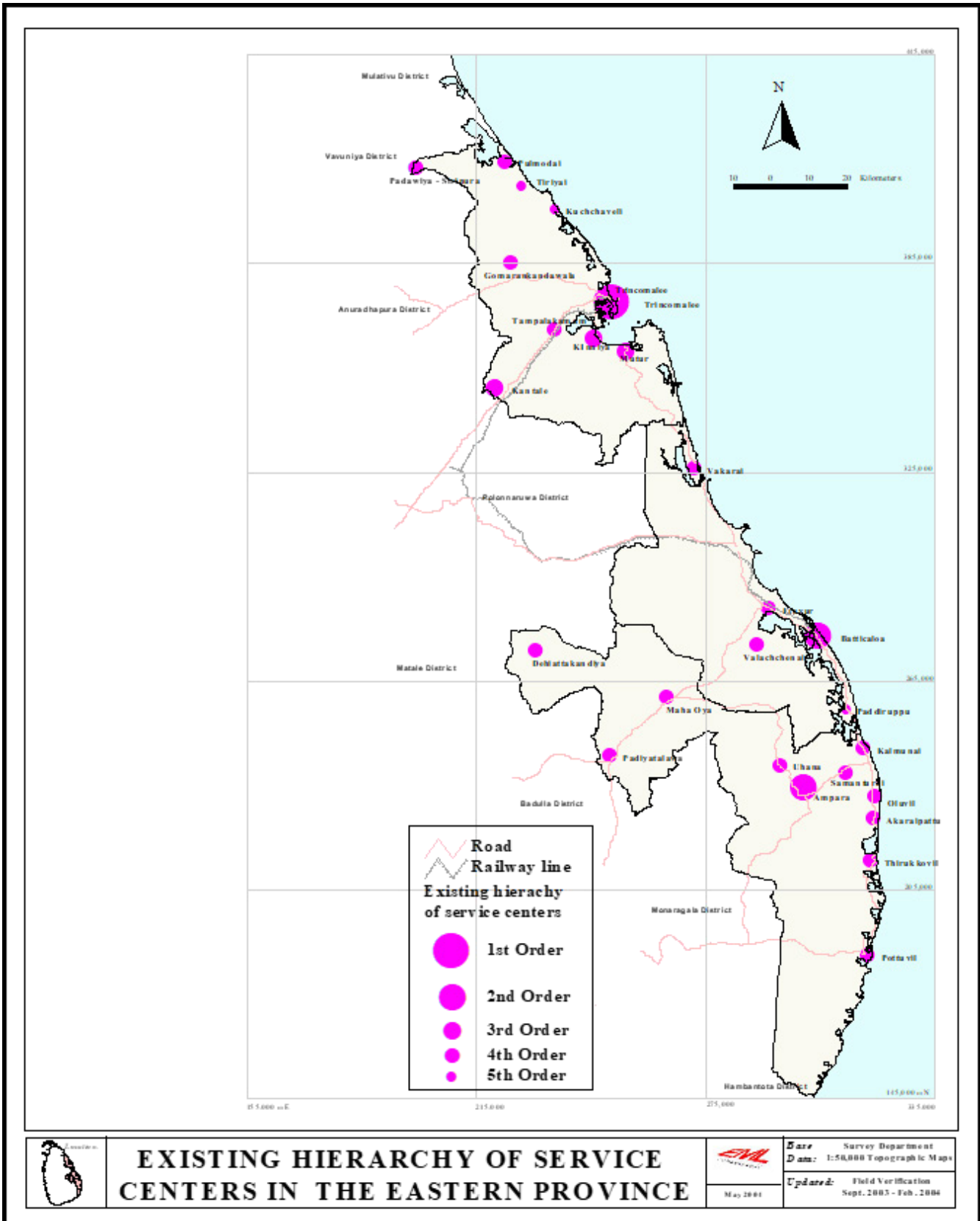
Guidelines for obtaining approvals and permits from the relevant Institutions

Review, updating and amendment process (refer Annexure 02)

Description regarding the Provisions under 8 H of UDA Amendment Act No. 04 of 1982
Time Period for review, updating and amend the development Plan

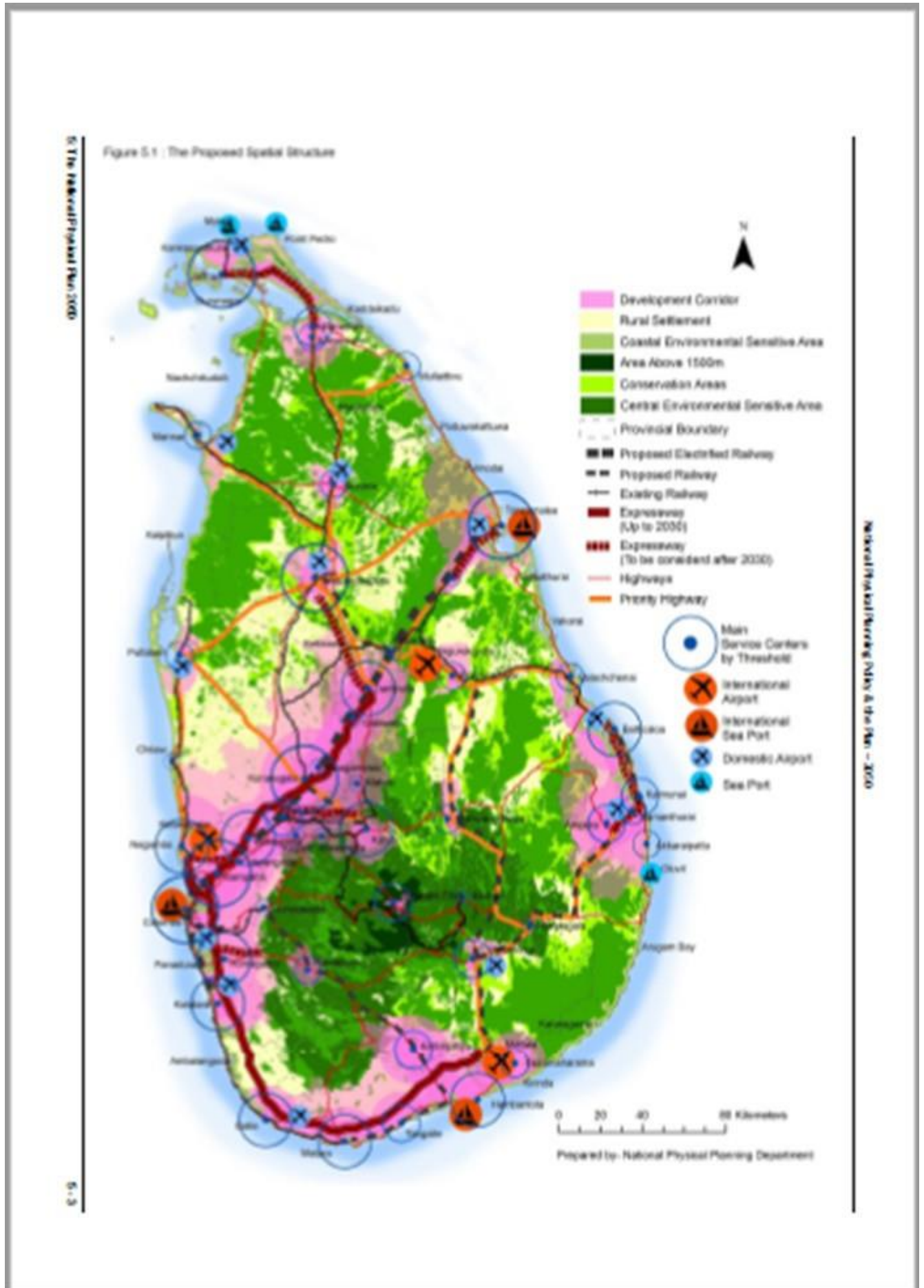
ANNEXURES - Maps

Eastern Provincial Physical Structure plan.



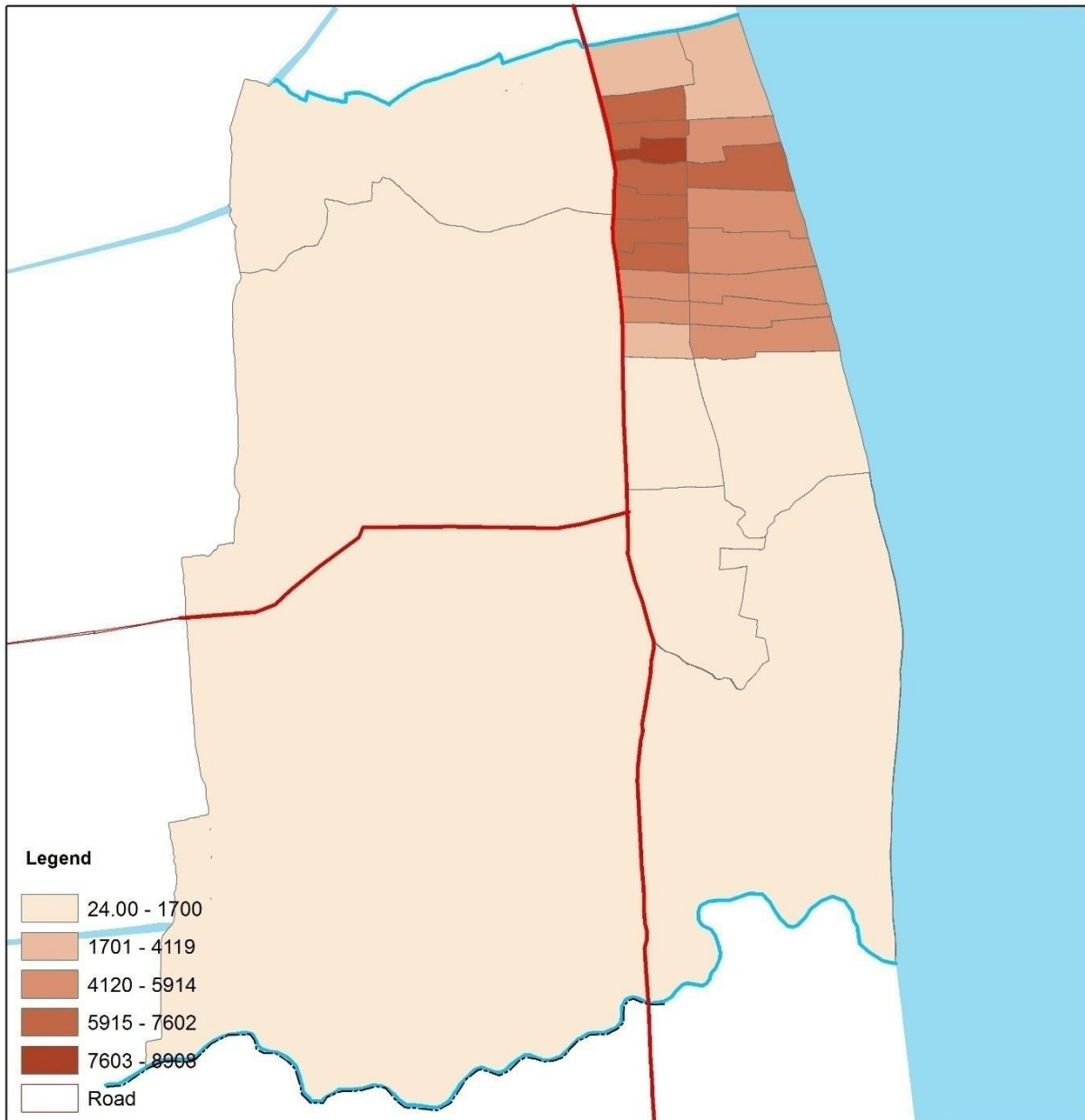
Source: National Physical Planning Department

National Physical Plan 2050



Source: National Physical Planning Department

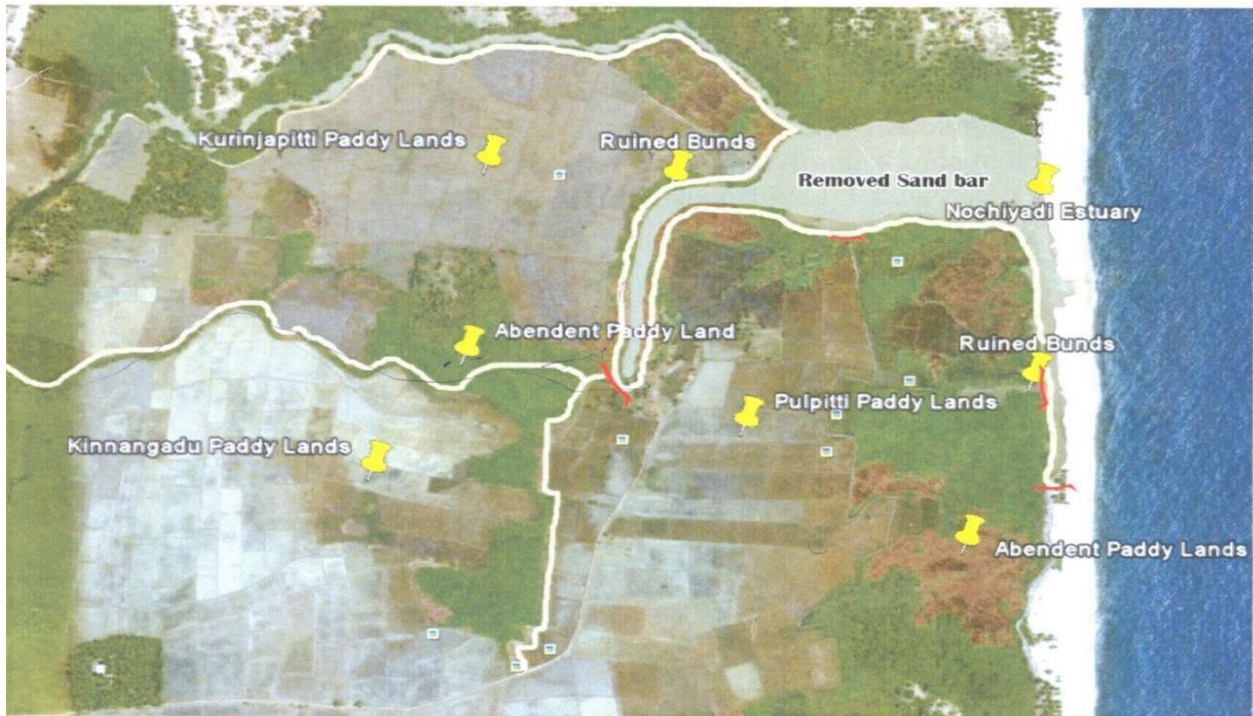
Population Density map of Nintavur



		<p>District Office Ampara</p>
<p>Population Density - 2018- Nintavur Urban Development Area</p> <p>Nintavur Development Plan (2018-2030)</p>	<p>Map No:</p>	
<p>Urban Development Authority</p>	<p>Prepared Date : 11th November 2018 Updated On : 2017 Source : Ampara District Office (UDA) Prepared By : M. Mohamed Musthaq</p>	

Source: Census and Statistics Department (2011)

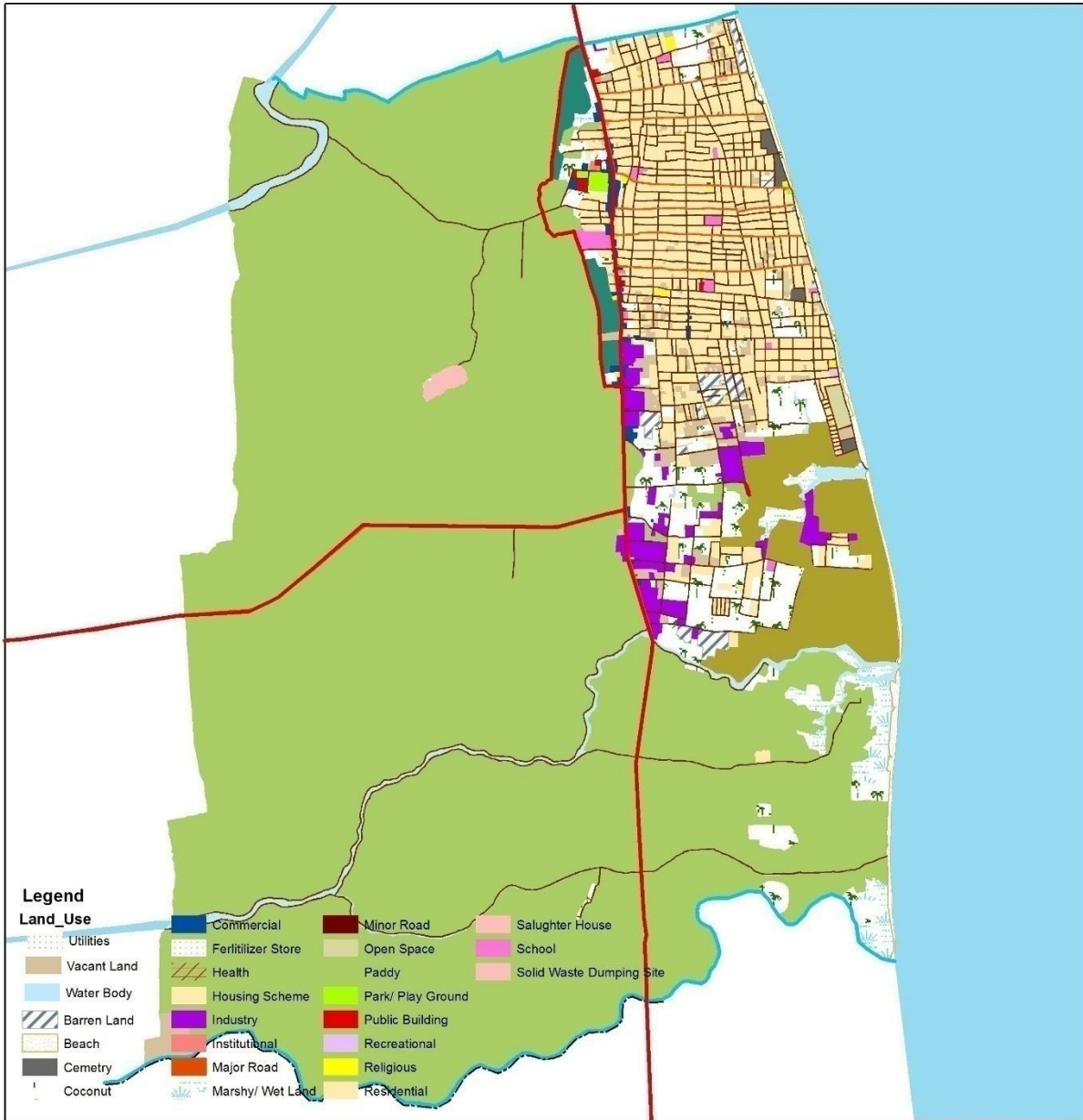
Abandoned Paddy Lands

Abandoned Paddy Lands

 : Sluices
 : Bund

Source:

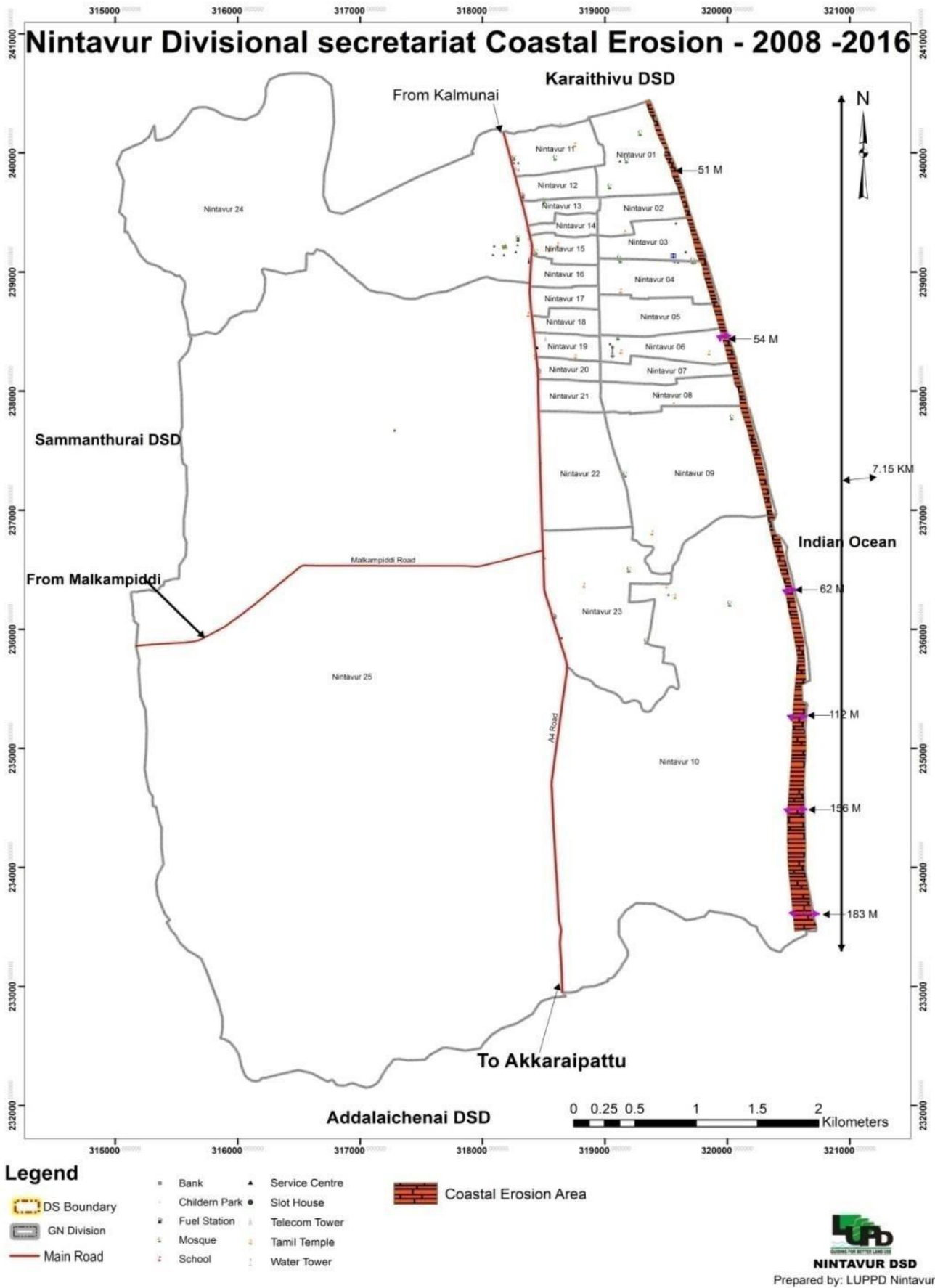
Land Use Map



<p>0 0.5 1 2 Kilometers</p>		<p>District Office Ampara</p>
<p>Land Use - 2018- Nintavur Urban Development Area</p> <p>Nintavur Development Plan (2018-2030)</p>	<p>Map No:</p>	
<p>Urban Development Authority</p>	<p>Prepared Date : 11th November 2018 Updated On : 2017 Source : Ampara District Office (UDA) Prepared By : M. Mohamed Musthaq</p>	

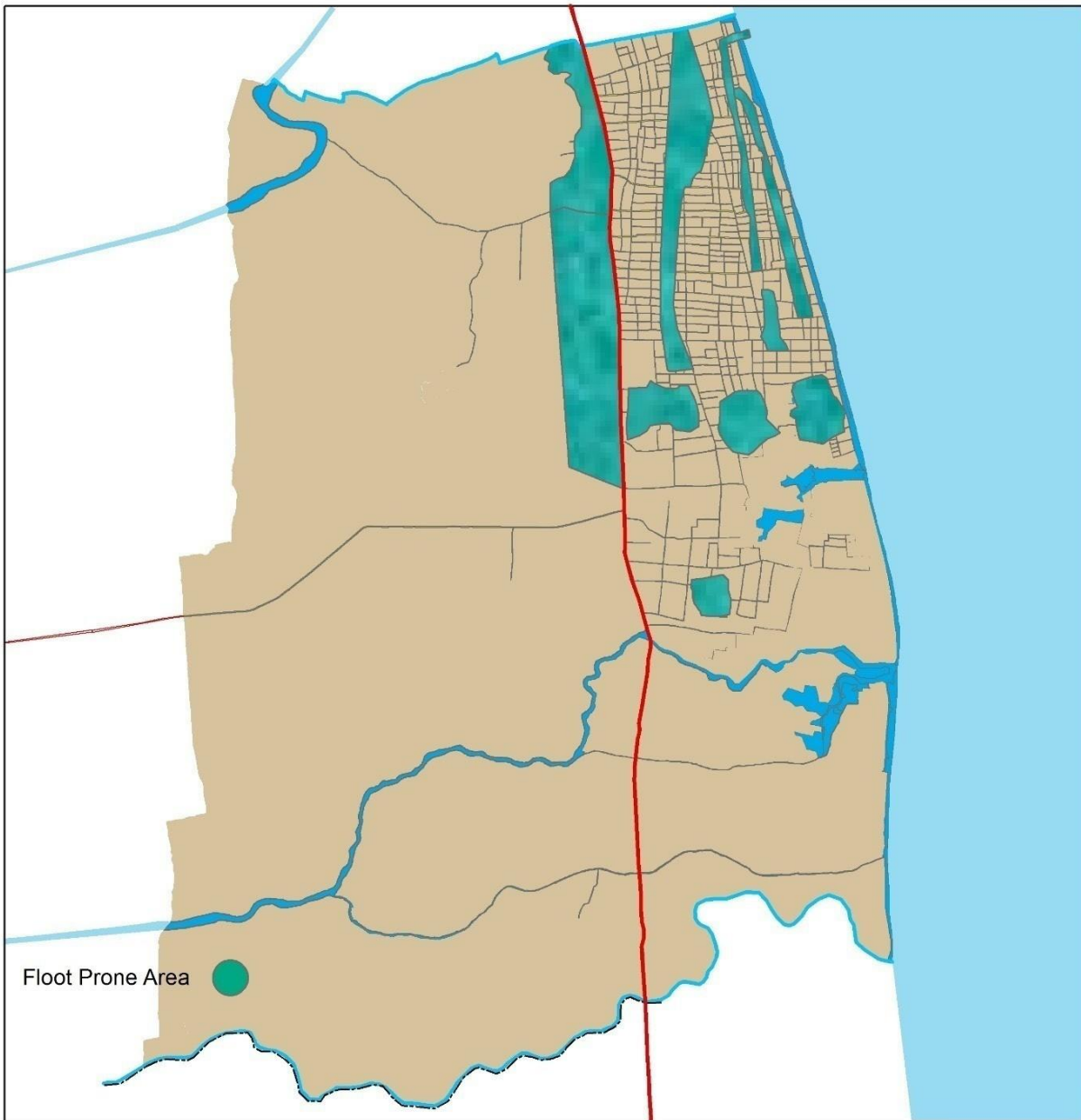
Source: Urban Development Authority, Ampara

Sea Erosion of Nintavur



Source: Nintavur District Secretarial Division

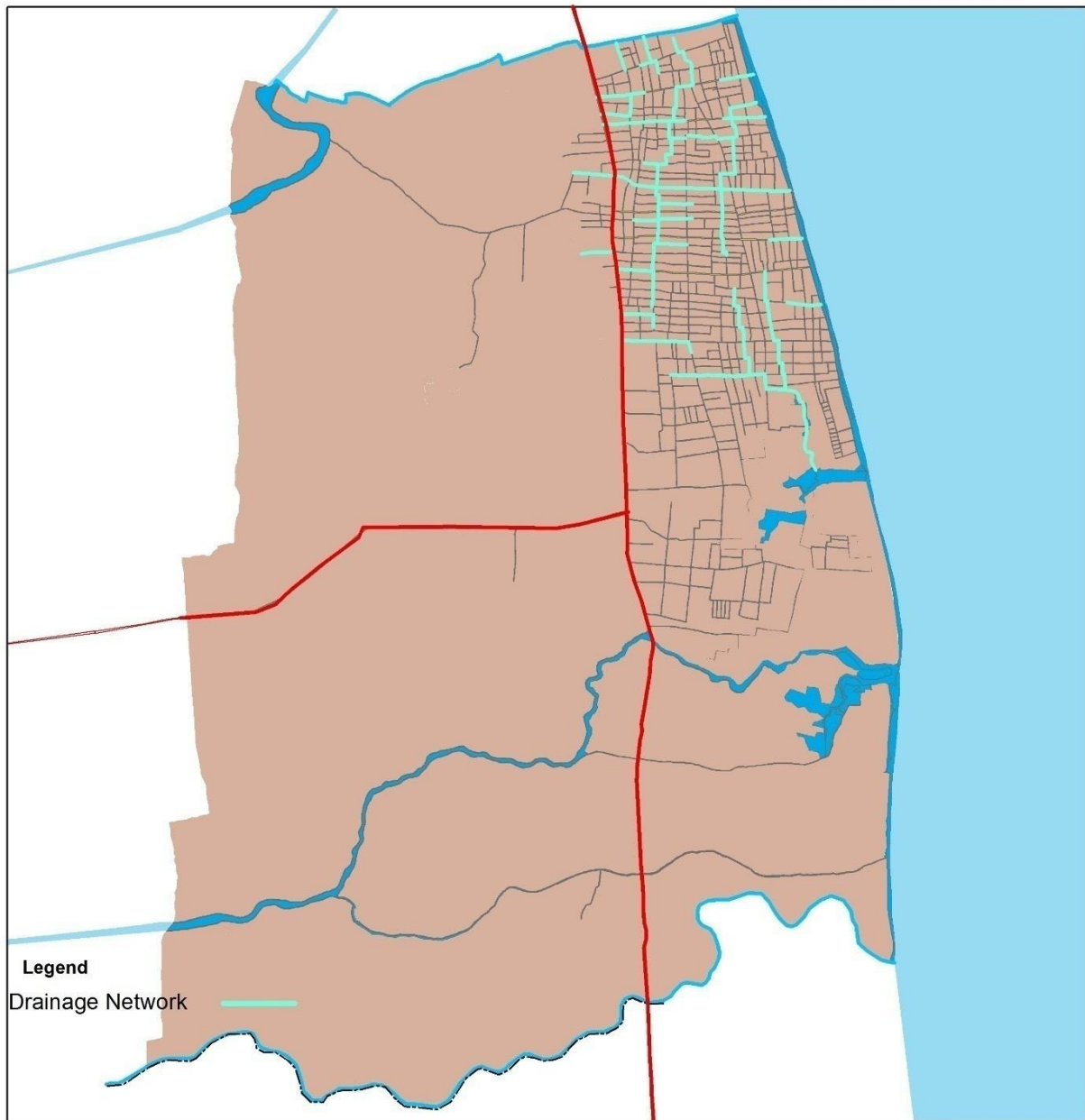
Flood Map of Nintavur



<p>0 0.5 1 2 Kilometers</p>		<p>District Office Ampara</p>
<p>Flood Map - 2018- Nintavur Urban Development Area Nintavur Development Plan (2018-2030)</p>	<p>Map No:</p> <p>Prepared Date : 11th November 2018 Updated On : 2017 Source : Ampara District Office (UDA) Prepared By : M. Mohamed Musthaq</p>	
<p>Urban Development Authority</p>		

Source: Nintavur Pradeshiya Saba

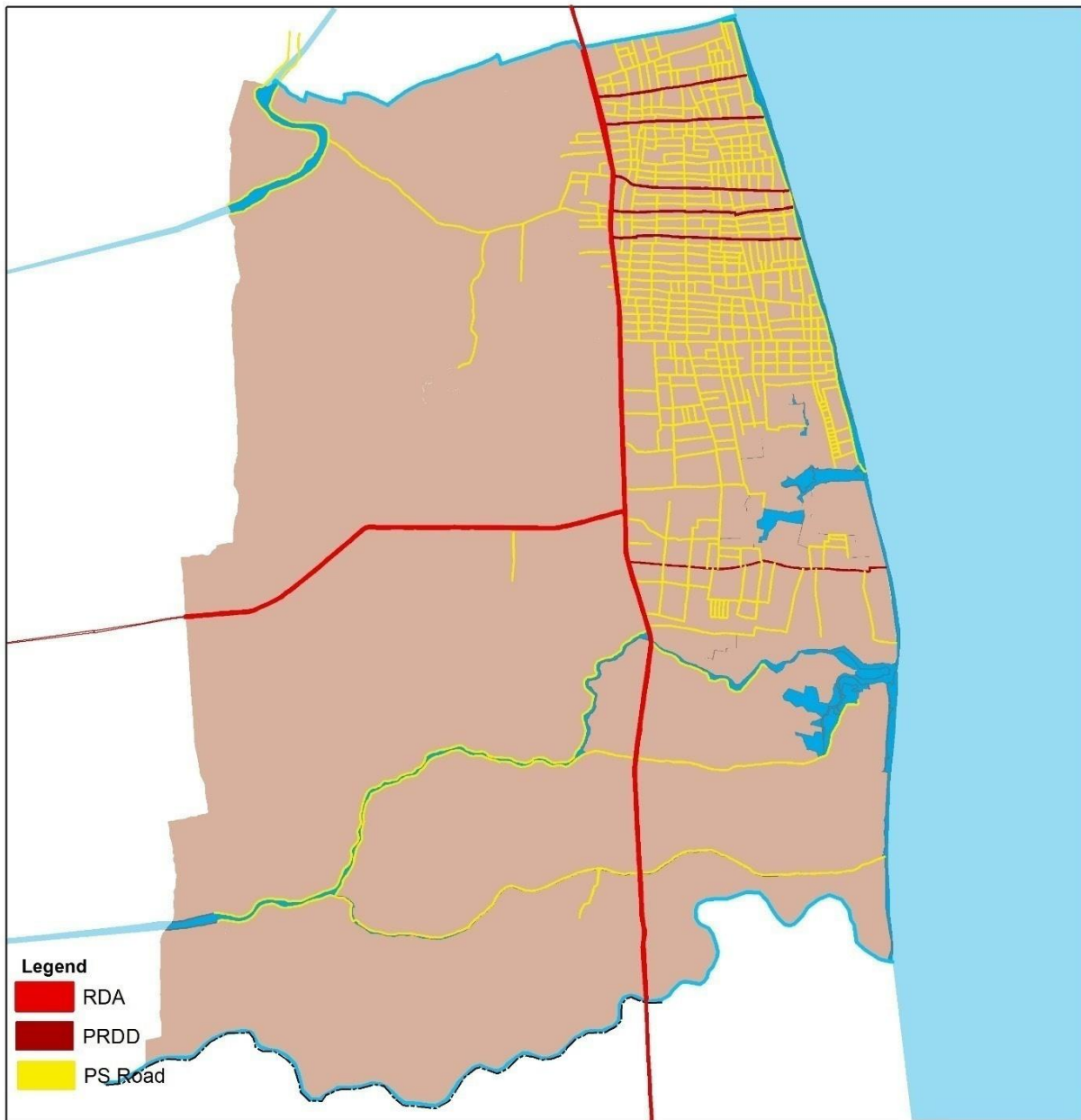
Existing Drainage Network of Nintavur



<p>0 0.5 1 2 Kilometers</p>		
<p>Road Network - 2018- Nintavur Urban Development Area Nintavur Development Plan (2018-2030)</p>	<p>Map No:</p>	<p>District Office Ampara</p>
<p>Urban Development Authority</p>	<p>Prepared Date : 11th November 2018 Updated On : 2017 Source : Ampara District Office (UDA) Prepared By : M. Mohamed Musthaq</p>	

Source: Nintavur Paraseshiya Saba

Existing Road Network of Nintavur



<p>0 0.5 1 2 Kilometers</p>		
<p>Road Network - 2018- Nintavur Urban Development Area Nintavur Development Plan (2018-2030)</p>	<p>Map No:</p>	<p>District Office Ampara</p>
<p>Urban Development Authority</p>	<p>Prepared Date : 11th November 2018 Updated On : 2017 Source : Ampara District Office (UDA) Prepared By : M. Mohamed Musthaq</p>	

Source: Nintavur Pradeshiya Saba

Development Pressure Analysis



		 District Office Ampara
Development Pressure Analysis - 2018- Nintavur Urban Development Area Nintavur Development Plan (2018-2030)	Map No:	
Urban Development Authority	Prepared Date : 11th November 2018 Updated On : 2017 Source : Ampara District Office (JDA) Prepared By : M. Mohamed Musthaq	

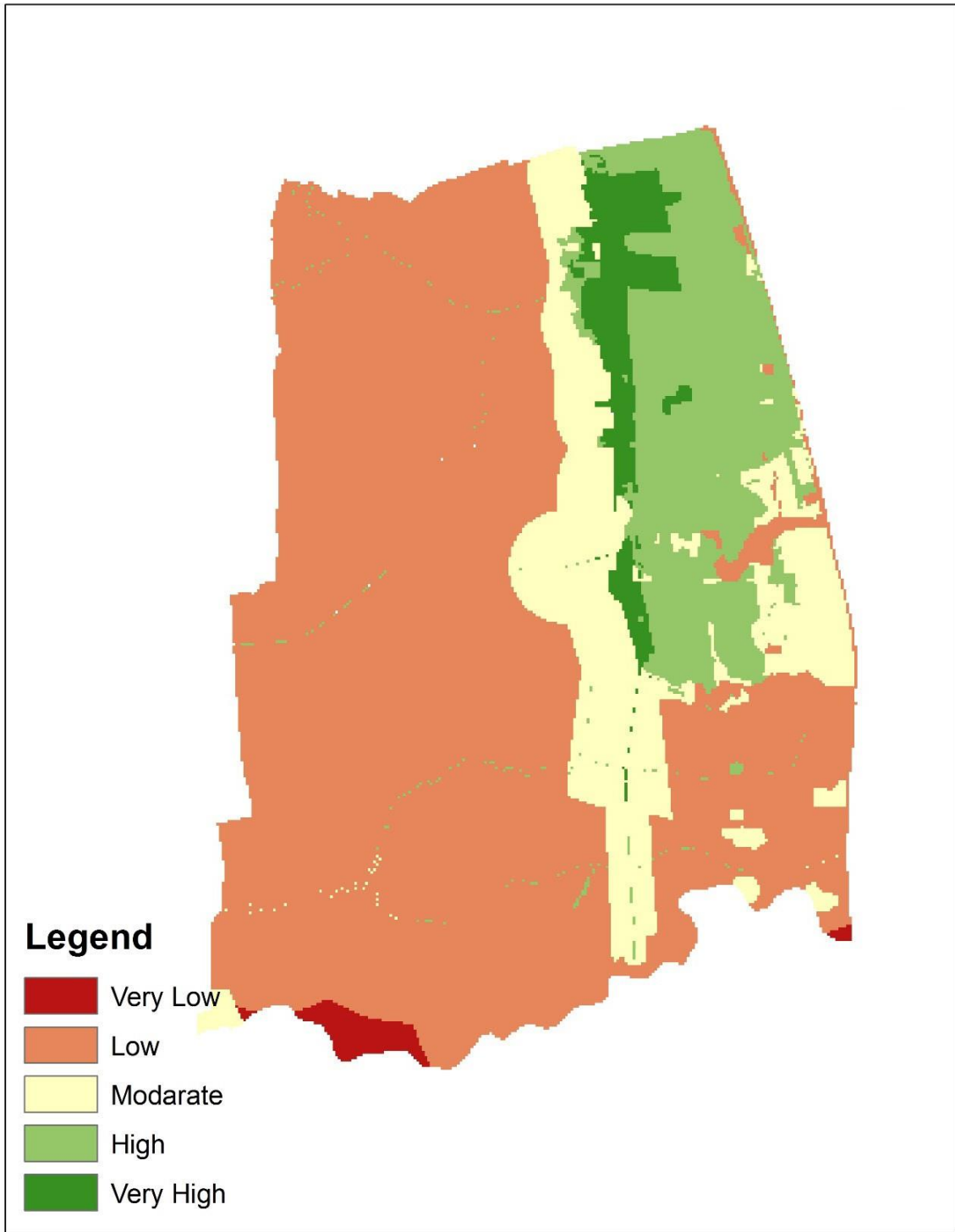
Space Syntax Analysis



<p>0 0.5 1 2 Kilometers</p>		
<p>Space Syntex Analysis - 2018- Nintavur Urban Development Area</p> <p>Nintavur Development Plan (2018-2030)</p>	<p>Map No:</p> <p>Prepared Date : 11th November 2018 Updated On : 2017 Source : Ampara District Office (UDA) Prepared By : M. Mohamed Musthaq</p>	<p>District Office Ampara</p>
<p>Urban Development Authority</p>		

Source: UDA Ampara

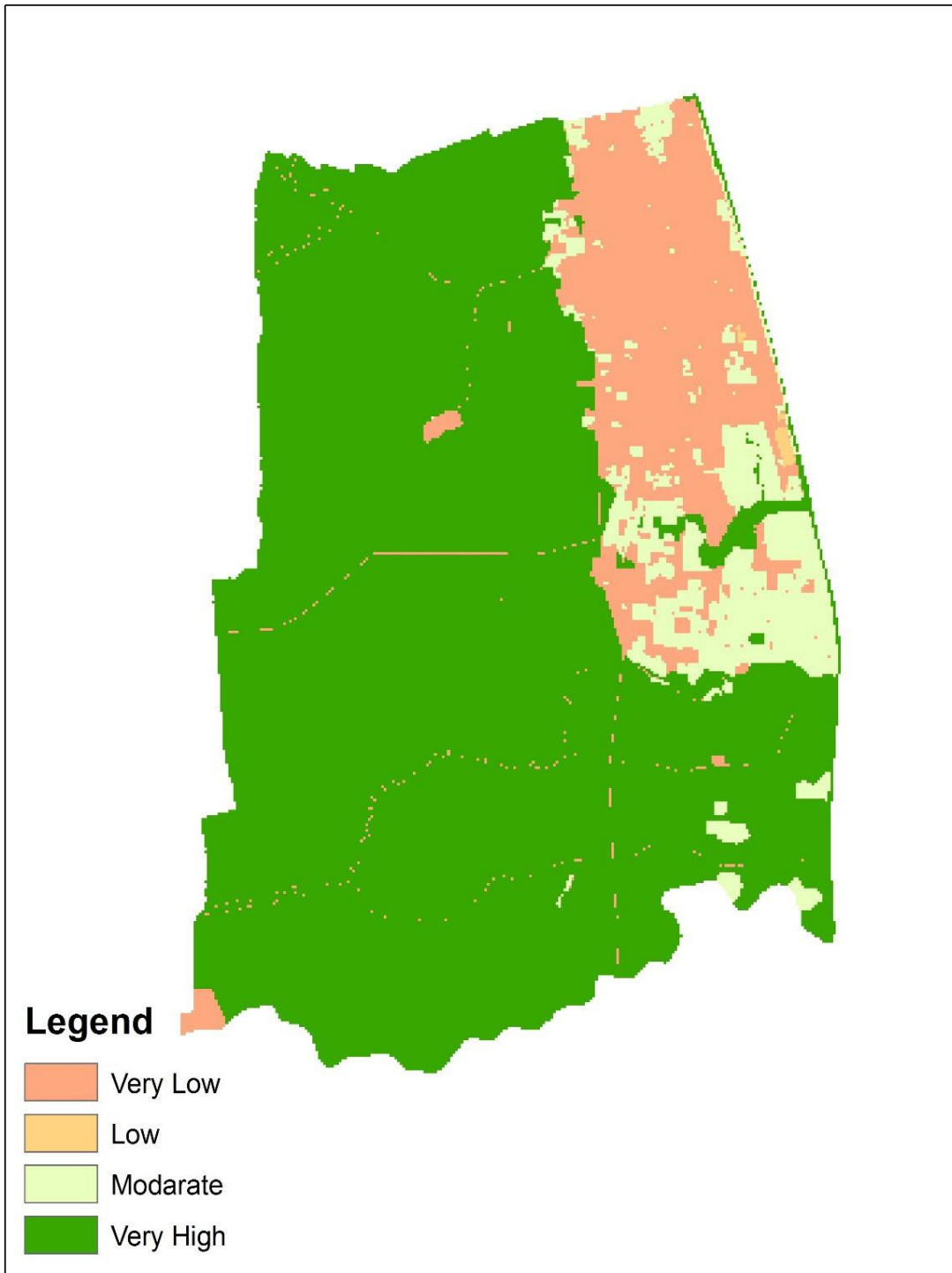
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<p>0 0.5 1 2 Kilometers</p>		<p>District Office Ampara</p>
<p>Live -Ability Analysis - 2018- Nintavur Urban Development Area</p> <p>Nintavur Development Plan (2018-2030)</p>	<p>Map No:</p> <p>Prepared Date : 11th November 2018 Updated On : 2017 Source : Ampara District Office (UDA) Prepared By : M. Mohamed Musthaq</p>	
<p>Urban Development Authority</p>		

Source: UDA Ampara

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<p>0 0.5 1 2 Kilometers</p>		
<p>Sensitivity Analysis - 2018- Nintavur Urban Development Area</p> <p>Nintavur Development Plan (2018-2030)</p>	<p>Map No:</p>	<p>District Office Ampara</p>
<p>Urban Development Authority</p>	<p>Prepared Date : 11th November 2018 Updated On : 2017 Source : Ampara District Office (UDA)</p>	
	<p>Prepared By : M. Mohamed Musthaq</p>	

Source: UDA Ampara

Tables

Population & Demography

Year	Total Population	Population Increase	Population growth %
2001	24,625	-	
2007	25,652	1027	0.66%
2011	26,361	709	0.67%
2016	27,500	1,139	0.68%

Population Prediction

	Growth Rate	Predicted Population (Year)	
		2021	2030
Min. Growth rate	0.5%	27712	28987
Medium Growth rate	0.68%	28216	29996
Max. Growth rate	0.9%	28844	30000

Source:

Present Economic Base of Nintavur

Agriculture Sector	Agriculture: Paddy, vegetable cultivations, coconut plantations Livestock production: Livestock, milk production Fishing: Coastal fishing, lagoon fishing,
Industry Sector	Rice mills and Saw mills, Brick Making
Service Sector	Whole sale and retail trade: Domestic trade Banking and insurance: Financial transaction. Administration and Institutions: public service.

Source: Resource Profile Nintavur (2014)

Paddy Production Nintavur Pradeshiya Saba

Extent	Major	Minor	To- tal (Ha)				
	Yala	Maha		Yala	Maha	Yala	Maha
Target Extent (Ha)	2796	2594	--	-	2796	2594	
Gross Extent Sown (Ha)	2796	2594	-	-	2796	2594	
Gross Extent Harvested (Ha)	2796	2594	-	-	2796	2594	
Extent Damaged (Ha)	-	-	-	-	-	0	
Net Extent Harvested (Ha)	2796	2594	-	-	2796	2594	
Average Yield (Ha)	109	109	-	-	109	109	
Average Yield (Mt)	6.5	6.5	-	-	6.5	6.5	
Production (Excluding) (Ha)	-	-	-	-	-	0	
Production (Excluding) Mt	16541	16550	-	-	16541	16550	

Source: Resource Profile Nintavur (2014)

Average Flood Height in Nintavur PradeshiyaSaba

Area	Flood (Height)
Nellu Theewu	0.5' - 2.5'
Tharawai	0.5' - 2.5'
Centarl Drainage	3.0' - 5.0'
Thakwada Cause way	1.5' - 3.0'
Matheena Drainage	1.5' - 3.0'
Koonanda Tharawu	1.5 - 2.5
Arasadi Thoddam	2.5- 3.5
Keni Area	2.0' - 5.0'
Arasadi Thoddam 2	2.0' - 5.0'
Sakkath Kiramam	2.0 ' - 3.5'

Source: Disaster Management Center, Ampara

Details of Rice Mills in Ampara District

No	Local Authority	Categories and Number of Industries		
		A	B	C
1	Akkaraipattu MC		01	09
2	Kalmunai MC		13	33
3	Ampara UC	01		03
4	Alayadiwembu PS	02	07	09
5	Akkaraipattu PS		02	13
6	Addalachchenai PS			49
7	Karathivu PS		03	35
8	Lahugala PS			13
9	Nintavur PS		29	51
10	Pottuvil PS		06	
11	Sammanthurai PS	01	01	40
12	Thirukkivil PS		01	
13	Damana			38
14	Mahaoya			20
15	Uhana			103
16	Namaloya			07
17	Dehiattakandiya	03	02	13
18	Padiyathalawa			08
19	Irakkamam	01		
20	Navithanveli		03	26

Source: Central Environmental Authority, Ampara

Sample Survey of Rice Mills in Nintavur

No	Extent		Production Capacity (per day)	paddy collection per month	Market place	monthly	labor	
	Building	Total						
1	4500 sq ft	1 acre	6500 kg*10	Batticaloa	65,000 kg	Kalmunai	48750 kg	6
				Kokkadicholai		sainthamaruthu		
						Nintavur		
						Sammanthurai		
2	9000 sq ft	2.5 acre	13000 kg*15	Nintavur	195,000 kg	Colombo	210,000 kg	12
				Sammanthurai		Matara		
				Potuvil		Badulla		
				Ampara				
				Akkaraipattu				
3	3200 sqft	0.7 acre	6500 kg*25	Nintavur	162,500 kg	Badulla	100,000 kg	4
				Samanthura		Bandarawela		
				Akkaraipattu		Galle		
						Matara		
4			9750 kg*15	Nintavur	146,250 kg	Kalmunai	109688 kg	3
				Akkaraipattu		sainthamaruthu		
				Potuvil		Nintavur		
				Kokkadicholai		Sammanthurai		
				Mannar				
				Warupathanchenai				
5			9750 kg*15	Nintavur	146,250 kg	Kalmunai	109688 kg	2
				Sammanthurai				
				Potuvil				
				Akkaraipattu				
6	13,140 sqft		6500 kg*15	Nintavur	97,500 kg	Colombo	73125 kg	7
				Sammanthurai		Ratnapura		
				Potuvil		Badulla		
				Akkaraipattu		Galle		
7	4500 sq ft	1 acre	3500 kg*20	Kokkadicholai	130,000 kg	Kalmunai	97,500	10_12
				Uhana		sainthamaruthu		
8	9000 sqft	1 acre	22750 kg*25	Nintavur	568,750 kg	Bandarawela		
				Sammanthurai		Passara		
				Potuvil		Ratnapura	426,562	12
				Polonnaruwa				
				Kinniya				
9	7500 sqft	1 acre	6500 kg*20	Nintavur	130,000 kg	Kalmunai		
				Akkaraipattu		Matara		
				Potuvil		Embilipitiya		
						Thangalle	97,500	12_13
								2_3
	7500 sqft	1.25 acre	20,000kg*20	Nintavur	390,000 kg	Colombo		
				Akkaraipattu		Balangoda		

			Potuvil		Kahawatta		1	2
			Mannar		Galle	292,500	7	off
			Kanthale		Ehaliyagoda			
					Avissawella			
5000 sqft	1 acre	6500 kg*20	Nintavur	130,000 kg	Colombo	97,500 kg	12	
			Akkaraipattu		Kandy			
			Potuvil		Badulla			
			Sammanthurai		Bandarawela			
			Kokkadicholai		Maruthamunai			
13,140 sqft	1 acre	55000 kg*15	Nintavur	97,500kg	Colombo	73,125kg	7	
			Sammanthurai		Ratnapura			
			Akkaraipattu		Badulla			
			Potuvil		Galle			

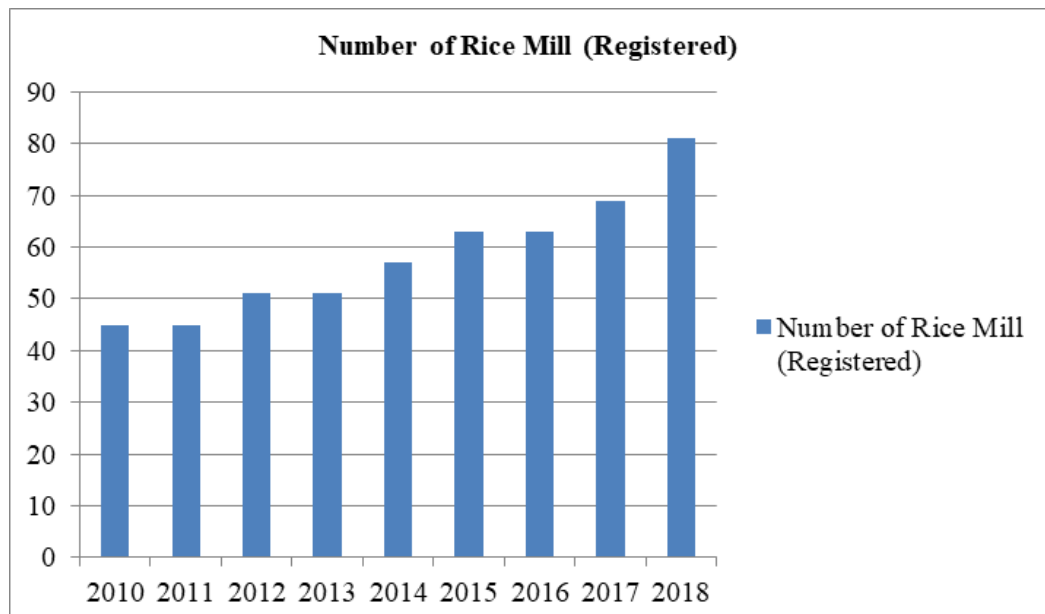
Number of Rice Mills (2010-2018)

Year	Number of Rice Mill (Registered)
2010	45
2011	45
2012	51
2013	51
2014	57
2015	63
2016	63
2017	69
2018	81

Source: Central Environmental Authority and Nintavur Pradeshiya Saba

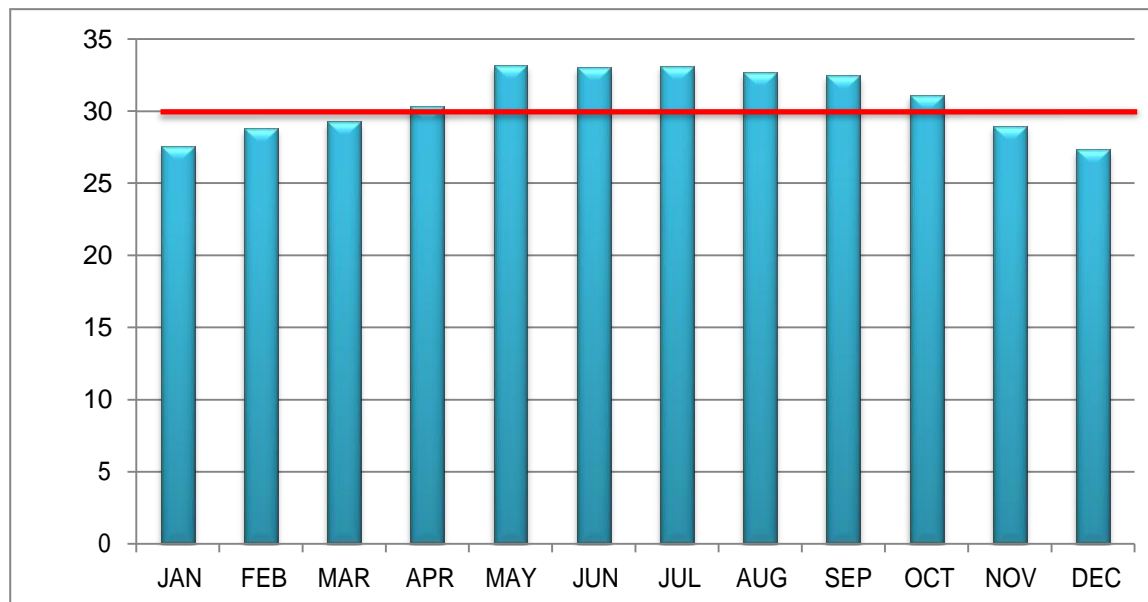
Figures

Figure No 1: Mean Temperature (maximum –monthly)



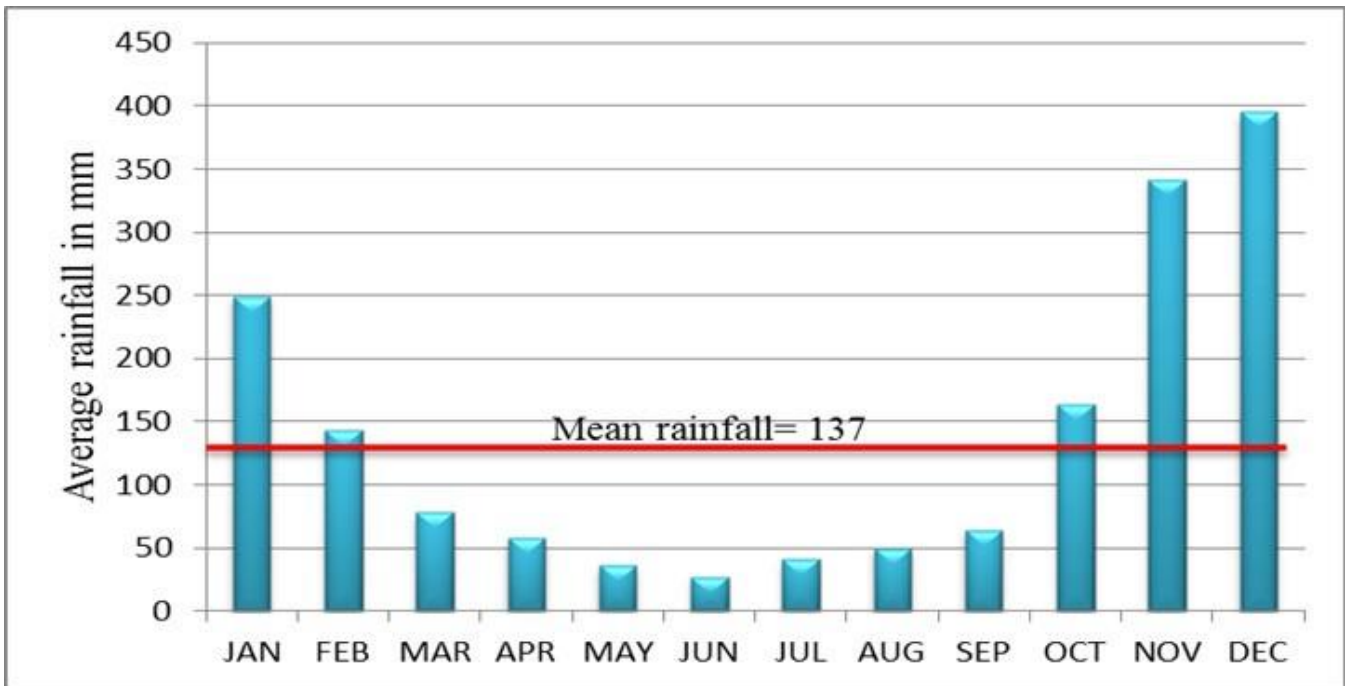
Source: Department of Meteorology

Figure No 2: Average Monthly Rainfall (mm) – 1950 to 2016



Source: Department of Meteorology

Figure No 2: Average Monthly Rainfall (mm) – 1950 to 2016



Source: Department of Meteorology

Figure No.3: Inter Connection of Industries

Internal Network

