

# ERAVUR URBAN COUNCIL AREA

## DEVELOPMENT PLAN

### (2024-2033)

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*"Glorious Urban Arcade In The East Corridor"*



Urban Development Authority

Ministry of Urban Development, Construction & Housing

# **Eravur Urban Council Area**

## **Development Plan**

**(2024-2033)**



**Urban Development Authority**  
**Ministry of Urban Development, Construction & Housing**

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Web Site - [www.uda.gov.lk](http://www.uda.gov.lk)

Email - [info@uda.gov.lk](mailto:info@uda.gov.lk)

Telephone - +94112873637

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Development Plan for the Eravur Urban Council Area 2024-2033 mainly consists of two parts as part I, part II and part III. The part I consists of the background study, preliminary studies, the need of the plan, the planning framework and the SWOT Analysis and the part II consists of Planning and Building guidelines and Zoning guidelines, proposed roads width, building lines and reservations and the part III consists with the zoning boundaries, coordinates and with all the annexures.

Development Plan for the Eravur Urban Council Area 2024-2033 has been prepared by the Batticaloa District Office, Urban Development Authority. This has been done with the advice and guidance of various Divisions and the resource persons of the Urban Development Authority.

**Supervision**

Eng. L.B. Kumudu Lal, Chairman, Urban Development Authority, Archt. Plnr.  
Mahinda Withanaarachchi, Director General Urban Development Authority, Plnr.  
Lalith Wijarathna, Deputy Director General (Planning, Zone II) UDA, Plnr. W.A. Rupa  
Ranjani Director (Strategic Planning) – UDA, Plnr. Priyani Nawarathne, Former  
Director (Strategic Planning) – UDA.

### Planning Team

Plnr. Samanatha Kumara (Director Eastern Province), Plnr.Jagath Liyanage Former Director (Eastern Province), A.M. Nasar Acting. Deputy Director (Planning) /OIC- Batticaloa District Office, Plnr.M.M. Murshidha Shireen, Assistant Director (Town Planning) , Mr.M.Selvakumar , Enforcement Planner- Batticaloa District Office, Plnr. M. Mohamed Mushtaq, Town Planner- Ampara District, Plnr.W.M. Milan Anjana, Town Planner- Trincomalee Provincial Office, Miss. S. Aksaya, Town Planner- Batticaloa District Office, Mrs.R. Thushanthini, Town Planner- Batticaloa District Office.

### Supportive Divisions of the UDA

Strategic Planning Division – (Supervision, Monitoring and Gazetting)

Environment and Landscape Division - (Preparation of the PORS, DRR, Conservation, Cultural & Heritage Plans)

GIS Division – (Providing Arc GIS Spatial data layer)

Research and Development Division – (Conduct awareness programs to introduce new techniques)



### **Acknowledgement**

The formulation of Eravur Development Plan 2024 - 2033 has been done under the initial supervision of the Batticaloa District Office of the Urban Development Authority. The purpose of this plan is to develop the city of Eravur as a Glorious Urban Arcade in the East corridor.

First, our sincere gratitude is extended to the Hon. Minister of Urban Development Construction and Housing Anura Karunathilaka who approved the Eravur Urban Council Area Development Plan 2024-2033 under the provisions of the Urban Development Authority Law No. 41 of 1978 as amended by Act No. 04 of 1982. Further, our special gratitude is extended to the Mr. Ranjith Ariyaratna Secretary of the Ministry, who provided the necessary guidance and support to make this task a success.

And, our special thanks are extended to Secretary of Eravur Urban Council and all government officers, and all other public and private institutions officials for their valuable contribution and support.

Special thanks are also extended to Eng. L.B. Kumudu Lal, Chairman Urban Development Authority, Archt. Plnr. Mahinda Withanaarachchi, Director General Urban Development Authority, Plnr. Lalith Wijarathna, Deputy Director General (Planning, Zone II), Urban Development Authority, Plnr. Samanatha Kumara (Director Eastern Province), Plnr. Jagath Liyanage Former Director (Eastern Province), Plnr. Rupa Ranjani, Director (Strategic planning), Plnr. Priyani Nawarathne, Former Director (Strategic Planning) A.M.Nasar Acting. Deputy Director (Planning), Plnr. M.M. Murshidha Shireen, Assistant Director (Town Planning) for their direct guidance and encouragement to complete this plan.

Finally, we would like to thank landscape Architect C.K.E. Kalupahana Director (environment and landscape), and staff of the division, Plnr. M.P.S. Somasekara Director (Geographic information System) and staff, and all staff of the Tricomalee Provincial Office and the Batticaloa District office, for their continuous support to complete this plan successfully.

## **Honorable Ministers Foreword**

### **Towards realization of “Development Plan for the Eravur Urban Council area”**



Urban development is a key priority in realizing the vision of a “**Prosperous Country and A Beautiful Life**”, as outlined in the policies of His Excellency President Anura Kumara Dissanayake. To achieve this goal and steer the nation towards the right direction, it is essential to prepare and implement a comprehensive development plan. This process plays a crucial role in bringing about a new dimension of development in the country.

The Urban Development Authority (UDA) is entrusted with the responsibility of preparing, implementing and enforcing the Development Plans that are both practical and effective way by addressing the disparities and challenges in the urbanization process across different regions, considering various social, economic, physical, and environmental factors. As part of this initiative, the UDA has already prepared and published 68 Development Plans based on identified needs, and is currently working on 22 Development Plans for this year. **Eravur Urban Council Area Development Plan** is also one of these efforts, which is also in progress. By 2025, it is expected that a significant number of Development Plans will be completed to help the country to achieve its sustainable development goals.

The focus of this development plan is to transform the city into a service delivery hub, leveraging its unique potential for providing essential services to its residents. Another key objective is to identify and develop the natural ecosystems and economically valuable areas within the city, ensuring that these resources are utilized in a manner that benefits the urban population. The comments and suggestions of professionals, experts, stakeholders and community were obtained during the preparation of this plan and the planning approach adopted included utilization of modern analysis methods and technical tools.

I would like to express my appreciation to the Chairman, Director General, planning team, and all officers of the Urban Development Authority who have contributed to complete this task successfully. I also hope that the continued support and collaboration of local government institutions, public and private sector organizations, and the general public will ensure the successful implementation of the **Eravur Development Plan (2024-2033)**.

**Anura Kurunathilaka**

**Ministry of Urban Development, Construction and Housing**

## **Hon. Chairman's Foreword**



The main function of the Urban Development Authority, established under the powers of Act No. 41 of 1978, is to prepare and implement development plans for areas declared as an urban development area.

The Authority is empowered to prepare development plans for the urban areas declared by the Minister in charge, in accordance with Section 8(a)(1) of the Urban Development Authority (Amendment) Act No. 4 of 1982 (Part II). Accordingly, development plan for the **Eravur Urban Council** area has been prepared with a special focus on strategically developing specific sectors of the area, by considering the existing socio-economic, physical, and environmental factors.

The Urban Development Authority, has prepared the development plan for the **Eravur Urban Council** area to be effective upto the year 2033 by identifying the current needs, utilizing appropriate planning methodologies. Strategic approaches have been adopted to identify the problems and potentials in the planning area and to optimally utilize the potentials to effectively address these challenges. The development plan introduces development zones and zoning regulations. Therefore, I request all stakeholders and the public to contribute to the realization of the objectives of this development plan, which is being implemented to better and meet the needs of the public.

**Eng. L.B. Kumudu Lal**

**Chairman**

**Urban Development Authority**

### **Local Authority Secretary 's Foreword**



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

There is no hesitation that Eravur urban council areas will be converted into a beautiful, fertile, resourceful area by year 2033, when the implementation of all the identified projects in the plan. Particularly, it gives great pleasure that Eravur urban areas had been fully incorporated in this plan. Further, the prepared project proposals for the Eravur urban council areas to be implemented efficiently and arrangements had to be undertaken to administrator the urban development in the future. I wish state the all should join hands beyond all projects, for this plan to be implemented properly and to undertake development and express -my best wishes for the plan to succeed. I congratulate the Urban Development Authority who had prepared this plan in proper manner

Hence, we declare it as our plan and ensure our future collaboration and support in the implementation of Eravur Development Plan - within the next nine years. Also, we request all public and stakeholders of Eravur Urban Council to act at individual and corporate levels to lead the Town towards the shared vision as envisaged by the Eravur Development Plan – 2033.

**Secretary**

**Eravur Urban Council**

## **Preface**

Eravur Urban Council Area Development Plan has been prepared for the time period of 2024 -2033 and that has consisted with three parts. Part I includes Background of the development plan, Preliminary study & Need of the plan, The Planning Framework, Detail SWOT Analysis & The Plan. The Part II consists of the Planning and Building Regulations and zoning guidelines pertaining to the planning boundary for the period of 2024 – 2033. The Part III consist of the zoning boundaries with the coordinates and all the annexures. Chapter 01, Background of the development plan describes the introduction, stakeholders of the plan, scope of the development plan and the planning process. Chapter 02 of preliminary study includes the study area, planning and situational context and the delineating the planning boundary. Chapter 03 describes the two main planning needs that proven scientific studies and logical base. Chapter 04 describes the planning framework which giving the sustainable development direction through the vision, goals & objectives while promoting industrial development and protecting sensitive wetland environmental system to achieve the vision of '*Glorious Urban Arcade in the East Corridor*'. Chapter 05 includes the summarized & detailed SWOT analysis done based on the two main goals of the development plan. Chapter 06 consist with the plan that strengthen the proposed future vision of the area and describes the concept plan, proposed land use plan and the strategic plans. In here social and physical infrastructure development, industrial economic and environmental management and conservation plans are three major strategic plans of the development plan and under that describes the proposed strategic projects and institutional setting. Similarly, Part Two - Chapter 07 of the Eravur Urban Council Area Development Plan has been dedicated to describe planning & building regulations and in chapter 8 described the identified zones and zoning guidelines and Chapter 9 included proposed road width, building line and reservations.

Thus, the intention of this Authority and the Government of Sri Lanka is to implement the Eravur Urban Council Area Development Plan 2024-2033 in near future.

**APPROVAL OF THE DEVELOPMENT PLAN FOR ERAVUR URBAN COUNCIL  
LIMIT**

I, Anura Karunathilaka, Minister of Urban Development, Construction and Housing do hereby approve the Development Plan for the enactment of development plan for Eravur Urban Council limit after consideration of recommendation made by the Board of Management of the Urban Development Authority on 15<sup>th</sup> August 2024 by virtue of the powers vested in me under Section 8 “F” of the Urban Development Authority (Amendment) Act No. 4 of 1982.



**Anura Karunathilaka (M.P)**

**Minister of Urban Development, Construction and Housing**

Ministry of Urban Development, Construction and Housing,  
12<sup>th</sup> Floor,  
Sethsiripaya Stage II  
Battaramulla.

**Date:** .....26/12/2024



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The Gazette of the Democratic Socialist Republic of Sri Lanka

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## PART I : SECTION (I) — GENERAL

### Government Notifications

#### APPROVAL OF THE DEVELOPMENT PLAN FOR ERAVUR URBAN COUNCIL LIMIT

I, Anura Karunathilaka, Minister of Urban Development, Construction and Housing do hereby approve the Development Plan for the enactment of development plan for Eravur Urban Council limit after consideration of recommendation made by the Board of Management of the Urban Development Authority on 15th August 2024 by virtue of the powers vested in me under Section 8"F" of the Urban Development Authority (Amendment) Act, No. 1982.

ANURA KARUNATHILAKA (M.P.),  
Minister of Urban Development, Construction and Housing.

Ministry of Urban Development, Construction and Housing,  
12th Floor,  
"Sethsiripaya" Stage II,  
Battaramulla,  
16th December, 2024.

EOG 01 - 0004/1



**Eravur Development Plan 2024 – 2033**  
**Urban Development Authority**

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PART I : SEC. (I) - GAZETTE EXTRAORDINARY OF THE DEMOCRATIC SOCIALIST REPUBLIC OF SRI LANKA - 01.01.2025

**APPROVAL OF THE DEVELOPMENT PLAN FOR ERAVUR URBAN COUNCIL LIMIT**

NOTICE is hereby given to the General Public of the Democratic Socialist Republic of Sri Lanka under Section 8 (G) of the Urban Development Authority Law No. 41 of 1978 as amended by the Act No. 4 of 1982 that I. Anura Karunathilaka, the Minister in charge of the subject of Urban Development, Construction and Housing, by virtue of the powers vested in me under Section 8 (F) of the said Act No. 4 of 1982 have approved the Development Plan for Eravur Urban Council Limit prepared under Section 8 (A) of the said Act on the day of 26th December 2024.

**ANURA KARUNATHILAKA (M.P.),**  
Minister of Urban Development, Construction and Housing.

Ministry of Urban Development, Construction and Housing.  
12th Floor,  
"Sethsiripaya" Stage II,  
Battaramulla,  
30th December, 2024.

EOG 01 - 0004/2

**APPROVAL OF THE DEVELOPMENT PLAN FOR ERAVUR URBAN COUNCIL LIMIT**

PUBLIC are hereby informed that the Development Plan prepared for Eravur Urban Council Limit under Section 8 (A) of the Urban Development Authority Law, No. 41 of 1978 as amended by the Act No. 4 of 1982, has been approved on 26th December 2024, by Hon. Anura Karunathilaka, Minister of Urban Development, Construction and Housing, by virtue of powers vested on him under Section 8 (F) of the said Act.

**Eng. L. B. KUMUDU LAL,**  
Chairman,  
Urban Development Authority.

30th December, 2024.

EOG 01 - 0004/3



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# PART I



# CHAPTER - I

## *BACKGROUND OF THE DEVELOPMENT PLAN*

# **Chapter 01**

## **Background of the Development Plan**

### **1.1 Introduction**

Urban development happens with integration planning of considering social, economic, environmental and physical aspects which leads to the sustainable development of the cities. This is vital to balance people's desire to develop the areas where people can live and work with ensuring the surrounding environment better place for everyone considering the sustainable needs of future communities.

A Development Plan is a legitimate document, which sets out how an area should look in the future by deciding the type and scale of development, which is prepared adhering physical, social, economic and environmental forces for a certain locality. The magnitude of each force and the reliance on one on the other will figure out what would be the most appropriate type of development need to be considered. The development plan is generally prepared to improve the long-standing conditions and an ideal urban development plan explains how the entire development of the particular town will be developed in sustainable in future.

Urban Development Authority Law No: 41 of 1978 provided the legal provision for the establishment of an Urban Development Authority, to promote integrated planning and implementation of economic, social, environmental and physical development plans of certain areas declared by the Minister to be develop as urban development areas and for matters connected therewith or incidental thereto.

In addition to the Section No.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, Eravur Urban Council was declared under UDA Law legal provision on 2013.03.25 under the Gazette Notification No - 1803/03. This particular Eravur UC area comprises with 15 G.N Divisions which includes 12GN Divisions of Eravur town DSD and 03GN Divisions of Eravur Pattu.

The Development Plan is prepared according to the legal provisions of Section 8 A of Urban Development Authority Act No. 4 of 1982 as amended the Law 41 of 1978. The



Section No. 1 explains that the Authority shall have regard to the amenities to be provided to the community, prepare development plan for such development area. Accordingly, Eravur UC area development plan and guidelines are going to be introduced a local level plan for the next 10 years.

## **1.2 Planning Team**

As a key of the planning process for the preparation of this Development plan, the following key stakeholders representing a wide range of areas of interest have been consulted.

### **1. Key stakeholder**

- Eravur Urban Council

### **2. Administration Related Consultancy Agencies**

- Divisional Secretariat, Eravur Town
- Divisional Secretariat, Eravur Pattu (Chenkalady)
- Grama Niladhari officers of Eravur Town and Chenkalady Divisional secretariat areas.

### **3. Economy Related Consultancy Agencies**

- Agrarian Service Department, Batticaloa
- Department of Fisheries, Batticaloa
- Board of Investment, Trincomalee
- Department of Rural Industries, Batticaloa
- Cashew Nut Association, Eravur.
- Rice Mills Association, Eravur.
- Department of Agriculture, Batticaloa

### **4. Environmental Related Consultancy Agencies**

- Disaster Management Centre, Batticaloa.
- Land use Policy Planning Department, Batticaloa
- Department of Irrigation, Batticaloa
- Central Environmental Authority, Batticaloa

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- Department of Metrology, Batticaloa
- Department of Building, Batticaloa.

**5. Infrastructure related consultancy Agencies**

- Road Development Authority, Batticaloa.
- Water Supply and Drainage Board, Eravur
- Engineering Association, Eravur
- Department of Census and Statistics, Batticaloa.
- Road Development Department, Batticaloa.
- Ceylon Electricity Board, Eravur.
- Sri Lanka Telecom, Batticaloa.
- National Housing Development Authority, Batticaloa
- Base Hospital, Eravur
- Ceylon Electricity Board, Eravur.
- Sri Lanka Transport Board, Eravur
- Zonal Director of Education, Batticaloa (Central), Eravur.
- Railway Station, Eravur.
- National Physical Planning Department, Colombo
- OIC, Police station, Eravur
- Three-wheeler's Associations

**6. Social Related Stakeholders**

- Religious leaders of the area
- Community based organizations
- Experts in identified sectors
- General public (Randomly and purposely picked)

### 1.3 Scope of the Development Plan.

The framework of preparation of the Eravur UC Development plan was done based on considering the National and Regional Linkages, the National Physical Planning Policies and previous planning attempts which was taken in the study area. The Development Plan is limited only into Eravur Urban Council administrative area. Eravur Urban Council comprises with 15 G.N Divisions which includes 12GN Divisions of Eravur town DSD and 03GN Divisions of Eravur Pattu DSD.

An Eravur UC area has high connectivity with surrounding cities due to its location. Eravur and has higher connectivity with the major parts of the city centers which is located along Batticaloa -Trincomalee Road (A-15), Chenkalady – Badulla Road (A5), and Batticaloa –Ratnapura –Wellawaya Road (A4) of the road network as well as railway transit network. Especially Eravur is the ideal locations having local and regional linkages which are located 14 km away from Batticaloa district and in the present context it is functioning as one of the main service town centers which is included in NPPD 2030 Plan as well.

According to the draft National Physical Plan (2017-2050) Batticaloa district has identified within the ‘Economic Corridor’ of the Eastern Province and also some service towns like Eravur also come under the economic corridor of the Eastern Province.

In the Eastern Province Regional Structure Plan for sun rise region prepared by NPPD, Eravur and Chenkalady PS areas have identified as **3<sup>rd</sup> Order** main service center and considered as Focal **Point of the Town** is the main street linking with **main node** towards the railway station on one side and with the new **ferry point** on the other side. A highway **by pass diverts** through traffic from the town centre.

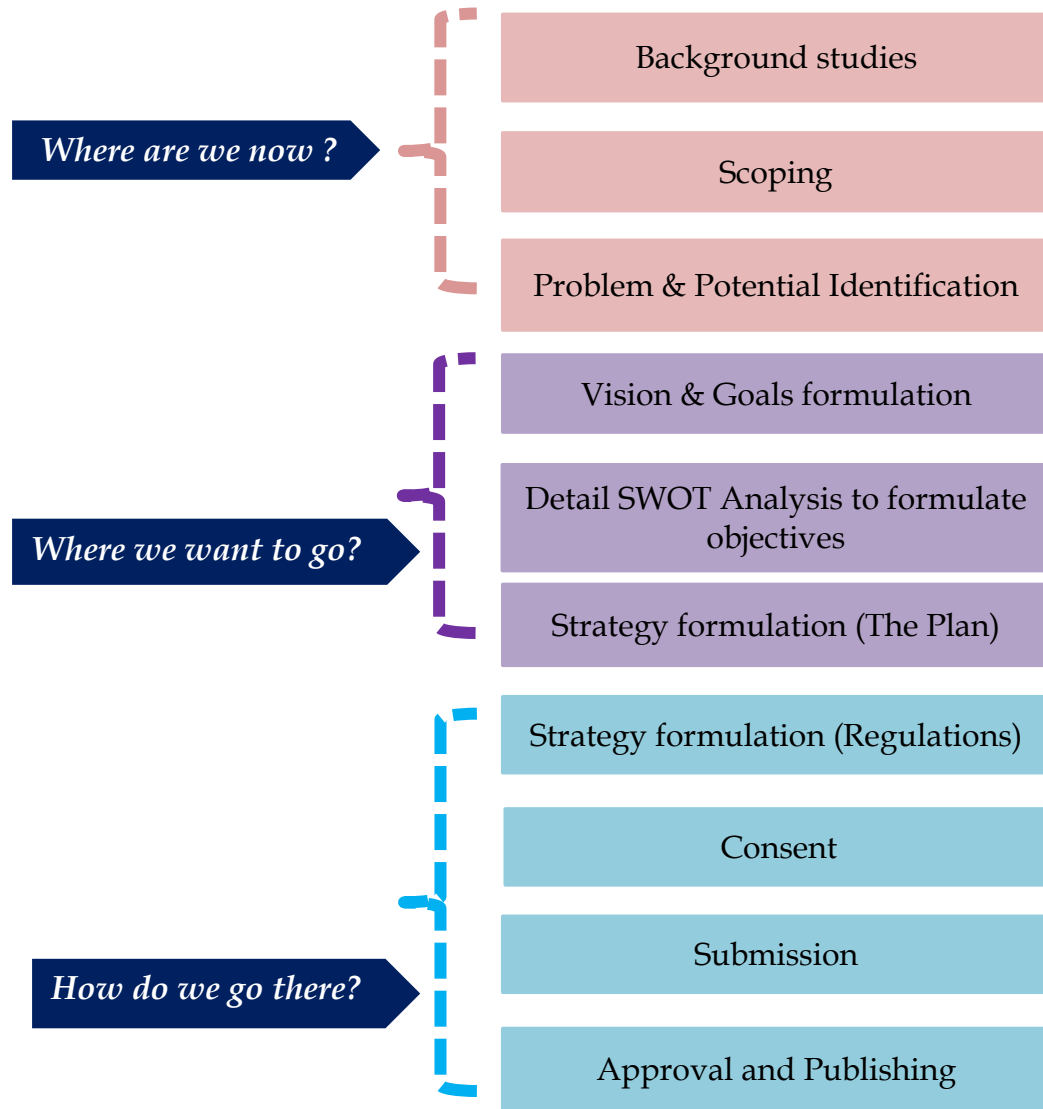
While considering the connectivity and linkages of Eravur UC has many potentials in terms of infrastructure development; but in the current situation there are number of key issues identified in the areas which requires considerable attention to consider the untapped potential of the area which is need to be utilized, covering spatial or land use planning elements.

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**Urban Development Authority**

So this Eravur UC development plan and the derived strategies which lead to the plan seeks to address the key issues and potentials to provide range of possible outcomes through the strategic planning process and utilize available local resources of Eravur UC area. The Eravur UC development plan for 2033 aims to create sustainable growth in business, physical, social and inclusive, environmental concept through long-term and short-term development projects under the Roads and Transport Development Strategy, Sustainable Environmental Development Strategy and Infrastructure, economic development strategy, project implementation strategy and planning and building development regulations. And through the development plan expected to create this town as sustainable town center in 2033.

## 1.4 The Planning Process

Figure No: 1 Planning Process



Source – Urban Development Authority

Eravur UC Development Plan has been prepared by following the 10 steps in the planning process as shown by Figure 1 above.

#### **1.4.1 Background Studies**

Background studies primarily involved the establishment of a Geo database to

- Explore the base data with regard to the study area.
- Identify data gaps
- Update the base data by field survey or other data collection methods
- Collect other necessary data required for analysis

Subsequently, all data and information have been stored in the Geo Data base under defined features classes.

#### **1.4.2 Project scoping**

involved understanding the order of Eravur Urban area in relation to its context. Accordingly, a review on the relevant development policies at national and regional level policies and regulations have been undertaken, along with surveys on vehicular and pedestrian traffic, land values etc. And an evaluation on going and proposed projects and their impacts.

#### **1.4.3. Problems & Potentials**

A set of prioritized key issues, both in terms of constraints and potentials for development, were identified under step three.

Based on the knowledge and experience of the planning officers, stakeholders' views, pocket meetings with relevant institutions, and the results of the detailed analysis. Furthermore, information gathered from the consultation of Stakeholders at the stakeholder meeting held on 23.10.2023 about the planning area analyzed by NVIVO confirmed the identified problems and potentials of the area.

#### **1.4.4. Vision, Goal, Objective Formulation**

Under this context, the necessary vision and goals have been made to pursue the town for progress through balanced development of environmental, economic, social, and physical sectors by tapping development potentials and avoiding problems in the region.

The Vision is detailed, based on Economic, Social, Physical, and Environmental factors to achieve specific milestones of the development of the planning area. Accordingly, goals and objectives are formulated to achieve the expected vision of the area prepared through the identified problems and potentials.

Under the subsequent step Four the public along with the before mentioned stakeholder were invited to provide ideas and comments for the preparation of a development plan for Eravur Urban Council area. The fifth, sixth, and eight steps involved the formulation of a vision, Goals, Objectives and strategies, which provide an outline of the envisaged spatial form for the study area, along with its physical environment, economic and social roles. Step seven included a detailed analysis of the study area.i.e. Sensitivity Analysis, Connectivity Analysis and development pressure Analysis etc.

#### **1.4.5 Detail Analysis.**

Based on the analysis, A number of priority projects were Identified and evaluated against the key constraints and potentials. This were identified and evaluated against the key constraints and potentials. This provided the opportunity to test and poetize these ideas and understand their influence in terms of physical, social, economic and Environmental impacts. The prioritized projects were then supported by Urban Design Schemes, Form Based Analysis, Simulations, Building and planning regulations and Guidelines with Legal implications and social /Political sensitivities.

#### **1.4.6 Strategy Formulation (The Plan)**

Under this context, a detailed analysis of economic, social, physical & environmental factors transforms into to urban development process to achieve the expected vision in the town area. The Land Use Zoning Plan, Infrastructure Facilities (Transport Plan, Service Plan), Economic Development Plan, Sustainable Environmental Plan, and Implementation of Strategic Plan and Projects are prepared according to the identified vision, mission, and objectives.

#### **1.4.7 Strategy Formulation (Regulations)**

Formulated Planning and Building Regulations have been incorporated into the second part of this development plan. This section puts forward the preparation of the zoning regulations, planning and building regulations, and General and Special regulations.

#### **1.4.8 Consent**

This stage aims to obtain the approval of the general public and the local authority. The draft development plan will be kept open for public review for 60 days at the local authority. In addition, to educate the public and other stakeholders and incorporate their views and comments further information sessions are to be organized appropriately. This will expect to obtain ideas and proposals from local authorities as well.

#### **1.4.9 Submission**

At this stage, the comments and suggestions of the local authority, as well as the comments of the other stakeholders in conjunction with the draft development plan are to be presented to the Main Planning Committee. Then a final draft of the development plan will be made based on the comments and suggestions of the Main Planning Committee.

#### **1.4.10 Approval and Publishing**

The following steps were taken during this phase:

1. Obtain approval of the Main Planning Committee
2. Translation of the development plan into the three languages
3. Obtain approval of the management board
4. Obtain approval of the subject minister
5. Publication of the gazette
6. Public notification through newspapers



## CHAPTER -2

### PRELIMINARY SURVEY

## **Chapter 02**

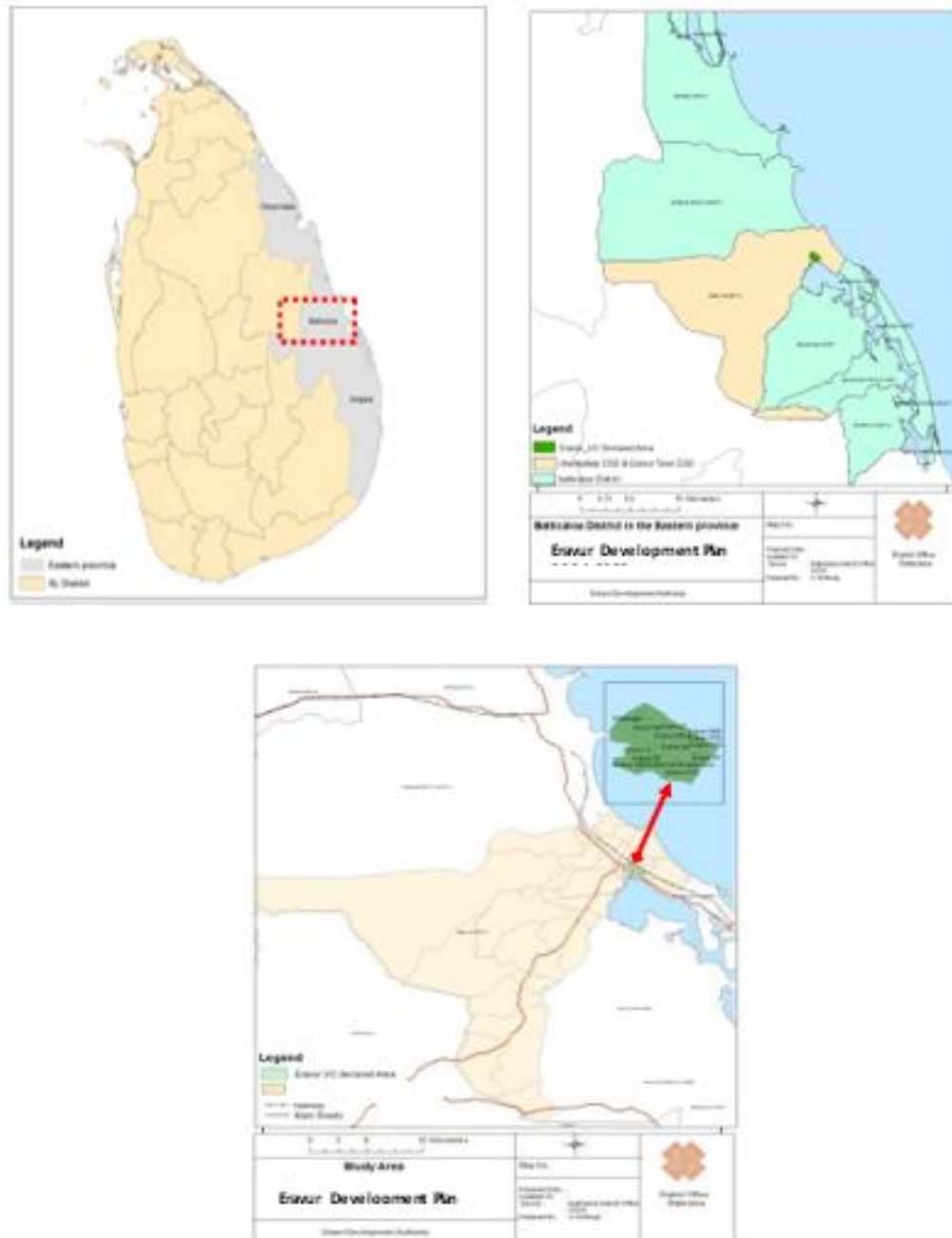
### **Preliminary Study**

#### **2.1 The Study area**

The Eravur UC and Eravurpattu PS are the historical towns, which is situated 14km, in the North Western direction, away from Batticaloa Town of the Eastern Sri Lanka. The National Railway and A15 Highway are connecting the Eravur UC and Eravurpattu PS with other parts of the Island. Geographic boundary of Eravur Urban Council area and the Eravurpattu PS area have been clearly demarcated by existing roads and natural features. Accordingly, it is bounded on the North by Koralai Pattu South (Vaalaichenai PS), on the east by Indian Ocean on the South by lagoon, and the West by Mahaoya, with an area of 91 sq.km (9100 Ha). The total population is around 100,027 (2021) and average population growth rate is 1.3% based on census data 2021. The gross population density is 26.08 persons per hectare.

According to the existing local context of Eravur Urban Council (UC) and Eravurpattu PS which locate within the Batticaloa district consists with 42 Grama Niladhari Divisions and combines with two Divisional Secretariat areas. The Eravur UC and the eravurpattu PS area have so importance and significances such as, these areas have identified as a 3rd order town center in Batticaloa district, and Eravur UC and the eravurpattu PS are located in A5 & A15 Roads, The area comprises with the Eastern University, Sri Lanka, agglomeration of industries, agriculture hub for variety of crops, cultural & Historical places (Ex: Kudumpi malai, Siththandy temple) and the important tanks and ponds such as, Rugam tank, Kiththul tank and scenic beautiful area (lagoon).

**Map No 1: Location of the study Area**



*Source: Urban Development Authority, District Office, Batticaloa*

The entire study area land use pattern of the area has recorded as 637sqkm. the existing land use pattern of the area has recorded as Eravur UC area 75 % of land is Already Developed & More Urbanized characteristics. But, Eravurpattu PS area have 2% of area have urbanized along the A15 road and other remained land use pattern covered by 23% of area covered by paddy land ,52% land area ,11% area covered by forest ,7% of area covered by water bodies and 7% covered by bare land.

Based on the analysis of land use pattern, total land extent of the UC area is about 3.0 Sq.km and out of this total land extent nearly 74.62 % of land covered by built up area which used for residential, commercial and administrative purpose, percentage of developable land is nearly (15%) which belongs to private ownership, protected areas, and conservative areas which are having extent of 10.38 Sq.km.

The existing land use pattern of the area has recorded as 3.94 % is covered by the paddy fields and 56.33% of lands covered by residential, 0.31% of land coconut, 19.61% other buildup area and other portion of land covered by industries, water bodies, and vacant lands. Accordingly, in our Planning area we have (75 % should be calculated) of developed land and (15 % should be calculated) of developable private land are available for future development

## **2.2 Delineation of the Planning Boundary**

The delineation of planning boundary is based on the following aspects

### **2.2.1 Functional Boundary**

The functional boundary of Eravur development area boundary incorporates space syntax analysis, population density analysis, housing density analysis and development pressure analysis those developments are mainly considered the development trends, activity pattern, developable land, availability, transport network and environmental sensitive area.

As already mentioned, Eravur UC and Eravurpattu PS is home to a variety of economically important activities that include business activities, industrial activities, agriculture, fishing activities which spread spatially all over the entire study Area.

When, considering the functional boundary; Eravur town has very close linkages in terms of getting raw materials, marketing and access to the labour force. Particularly the small-scale industries are playing an important role in the local economy. Mainly cashew processing, curd processing are famous in this area, but raw materials are

getting from outside of the Eravur UC area. Presently the development is concentrated towards the existing built-up area and the spread of development activities from the center into the rural areas. Therefore, there is an impact on the surrounding environment of Eravur Pattu. However, since the location is surrounded by forest lands, agriculture land and water reservations which are more sensitive to the area. The commercial functions can be seen especially along the main road.

Accessibility, Population Density, Building Density, Developable lands, Infrastructure Availability is the core attributes consider for the development pressure analysis. Through the development pressure analysis, (Map No 2) The study observed that the recent developments, along with the A15 road and mainly in the Eravur UC Areas. Evidently, there is a positive correlation between development pressure and the ongoing trends of urban development.

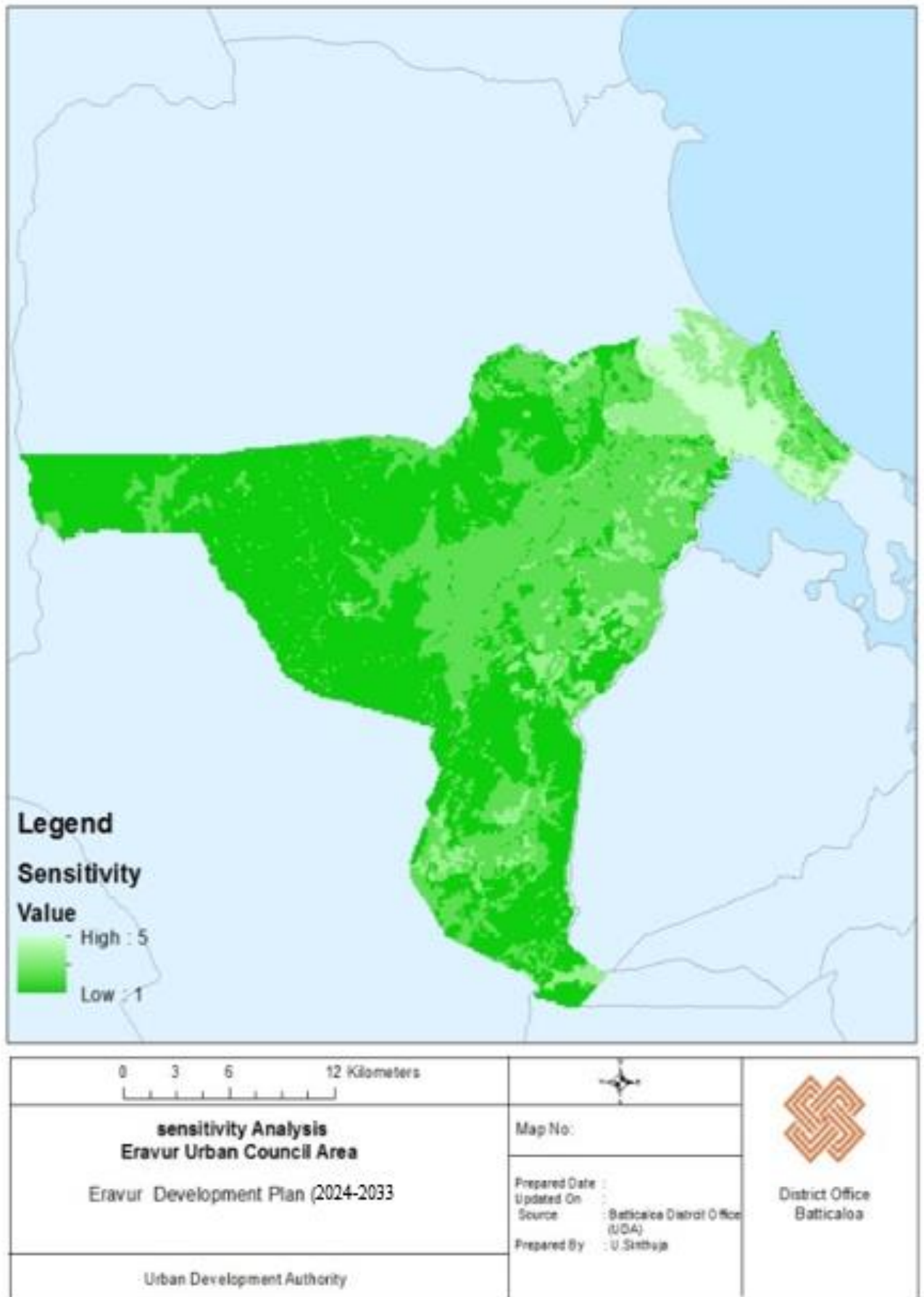
Particularly the fishing activities are taking place in lagoon and coastal belt of this area. similarly, agriculture which play an important role in the local economy. Most of Hence, it's obvious that the economic functions of the area go well beyond the town of Eravur and its immediate surrounding but equally spread all over the entire UC area.



### **2.2.2 The Geographical Boundary**

The Geographic Boundary mainly consider the land use pattern and environmental sensitive analysis (Map No:3). These elements are mainly considering the transformation of land use activity patten in Eravur UC and Eravurpattu PS area has been clearly demarcated by existing roads and natural features. Accordingly, it is bounded on the North by (Koralaipattu south DSD), on the east by (Indian Ocean) on the South by Batticaloa Mc & Manmunai west DSD, and the West by (Mahaoya & paddy), with an area of 637 sq.km.

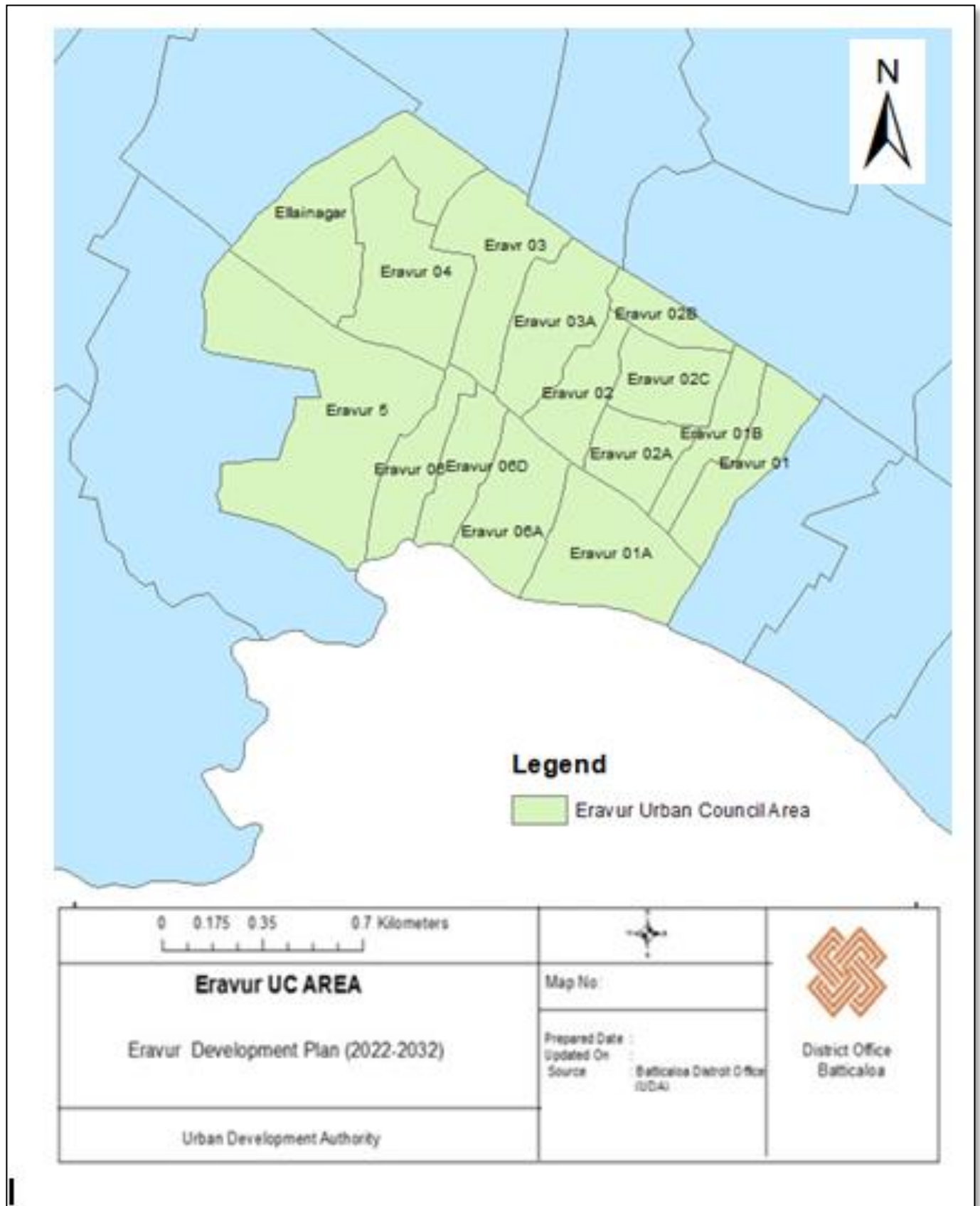
Map No: 3 Environmental Sensitive Analysis



Source: Urban Development Authority, District Office Batticaloa.



Map No 4 The Administrative Boundary



Source: Source: Urban Development Authority, District Office, Batticaloa

The Eravur Urban Council (UDA declared) Area comprising 290 Ha and 15 GN divisions and Eravurpattu PS area 6300 Ha comprised with 39 GN divisions has been selected as the administrative boundary for preparation of Urban development plan.

Though the initial action of the plan preparation was confined to build- up an Eravur town, Administrative area of Eravur UC limits and Eravurpattu PS area has been taken as administrative boundary of the planning region.

### **2.2.3 The planning Boundary**

According to the boundary delineation process consider three aspects such as functional boundary, Geographical Boundary and Administrative boundary. Base for that analysis finally we derived 89 sqm for the planning area. Nevertheless, our planning boundary limited to Eravur UC Area only because the Eravurpattu PS area not declared and Eravur UC area is highly dense populated area. So, in order to provide proper planning intervention, we have limited our planning boundary only Eravur UC Area.

### **2.3 Planning and Situational Context.**

In the ancient period Eravur had identified as a commercial town center in the Eastern Province. The ancient population was settled down in colonial formation which was surrounded by agricultural land. Mostly they engaged in paddy cultivation for their living purpose. Accordingly, Mutkuhar were known as the first people migrated to this land and formed their early settlements in this area. When Mutkuhar settled down along the lagoon side there were fishing settlements formed. During that period, frequently there was a conflict between Mutkuhar and Thimilar and both groups always fought to bring the area under their control. The records say that it was Muslims (Paddaniyar) who helped Mutkuhar to defeat Thimilar and established settlements in Eravur, and they engaged in seven types of occupations. Mutkuhar supposed to pay their gratitude to the Paddaniyar, so they selected most beautiful girls in their caste and got married with 'Paddaniyar'. Those people were settled down near to the Oddupalli, Attankaraipalli and Veerapathra Swami Temple along the lagoon side. Then expansion of Muslim settlement the first village was formed, which called as "Iyankeni" and based on that several villages were formed. Followed that Thamaraikeni, Meerakeni, Sathamhushain, Michnagar and Aarumugathankudiyiruppu. This was the past records which explain about the early settlements of the Eravur UC .

**Figure No 2: History of Eravur UC Area**



*Source: Book - 'Eravur Varalaru'*

Since Ancient period Eravur Area had been influenced by trade activities. “Panikkar” who engaged in elephant selling merchant activities and “Raja Elephant” was donated on 1937 to Dalada Malihawa and this handover is clearly shown in the thousand rupees note in Srilankan’s currency especially started to function as a trade area.

Subsequently, Better road structure has been introduced with the Eravur rail way Station development. In 2012, Eravur Developed as a major service center with the improvement of A15 road and also the Regional plan has been prepared and identified it as 3<sup>rd</sup> order service center. At presently, the Eravur town centers have been developed and function as service town center with the agglomeration of business activities and adequate infrastructure facilities.

When considering the Local Authority level, compared to the local authorities in the Batticaloa district, Eravur UC area recorded as a high population density within small land extent. First smallest and high population density local Authority area in Batticaloa District. Eravur town is well- connected with the surrounding cities such as Batticaloa town center, Paasikudah (through (A-15) Batticaloa -Trincomalee Road, Chenkaldy - Badulla (through A5 Road), & to Batticaloa –Ratnapura –Wellawaya

(through A4) by road network and it has strong linkages with the surrounding towns and other major cities in terms of importing and exporting products. According to the existing urban form, it has been identified as linear form development.

Especially most of the financial, administrative and commercial institutions are located beside the main road of the Eravur town. When the analysis of the geographic & climatic condition of the area, UC area is consisting with sensitive eco-system create with lagoon, marshy lands and small paddy field. It is located in Dry zone of the country. Climatic condition of the area is tropical and characterized by seasonal monsoon rainfall distribution and continued dry season. However, the region frequently experiences intensive rainfall with relatively high temperature. Temperature in the region records between 24°C and 32 °C. Temperature is very high on April, May, June, July, and August. When the analysis of disaster of the area, flash flood this the experience in that areas in each year during the monsoon period accordingly flood disaster details.

According to the National Physical Planning Policy (2011-2050) and the physical planning policy of the Eastern province (2011-2030), Eravur has well connected National and Regional linkages with the other cities, such Batticaloa, Chenkalady, Trincomalee, Badulla, Ratnapura, Wellawaya and Colombo. This chapter mainly focuses on the scope of the Eravur area development considering the national linkages and previous planning.

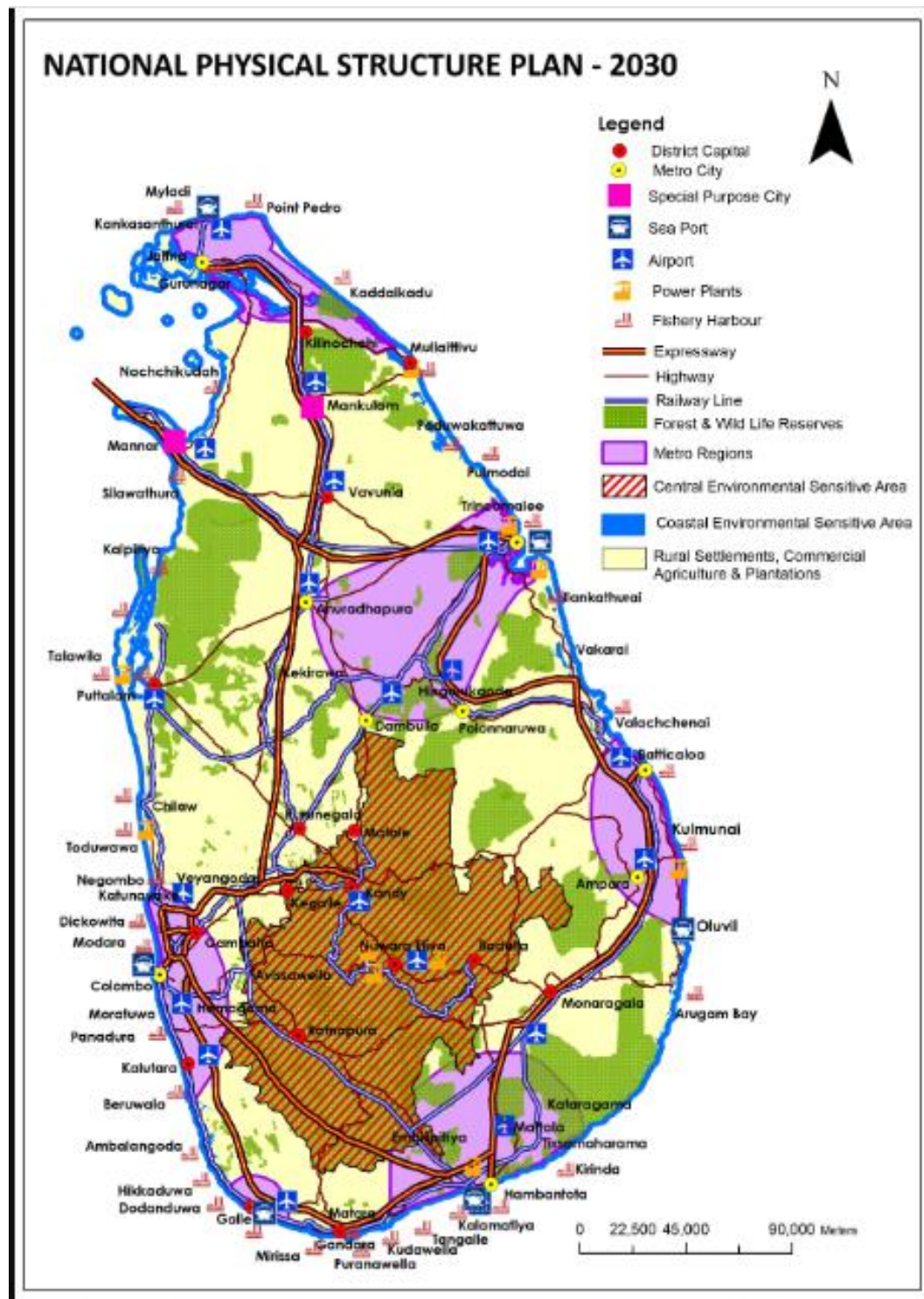
Eravur town is located along the A15 main road and mostly this area is busy with concentration of the activities. There is a need to release the pressure which is happening along the A15 road in terms of functioning activities of commerce and movement pattern of vehicles. More over there is a locational potential of having railway station which can be useful to release the pressure towards and along the railway station area and route. In the present situation most of the local and commuters visit to this Eravur area to fulfill the shopping and other need. The Eastern Provincial Physical Structure plan has been prepared by the National Physical Planning Department (NPPD) in 2030 (map No-6). This map shows the land use activity and the infrastructure development proposals. Specially proposed physical infrastructure development in Eravur area denoted as concentrated urban development area.

Eravur area is basically commercial town center. Presently according to the Eastern province urban hierarchy, Eravur is the 3rd order town centre. Town centre has been

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declared as UDA declared area on 2013. At present according to the National Physical Planning Policy (NPPP) 2017-2030/2050 the role of the town altered. The National Physical Policy and plan has been formulated in 2006 and revised for the time of 2017-2050

**Map No. 5: National Physical Structure plan**







National Physical Planning Department. Eravur Town UC area was considered as a service town centre in Batticaloa District with the agglomeration of business activities and adequate infrastructure facilities.

According to the NPPP & plan, the physical development of the country is expected to be concentrated into four ‘development corridors ’two ‘Metro Regions and the nine ‘main cities’. Batticaloa is a one from main city. Further, in National Physical Plan 2050 (Draft) prepared by the National Physical Planning Department (NPPD) (Map No-5 ) Eravur fall within proposed eastern economic corridor and Eravur UC area falls under service based Industrial cluster.

Considering the demographical feature of the planning area (Eravur UC), the population study reveals that, total population of the total study area was 30155 in 2021. which decreased up to 28260 in 2016 and gradually decreased up to 24643 in 2012(Table No-1). Respectively in 2018 to 2020 the population growth rate is 0.26%. Moreover the projected growth rate and predicted population for the period from year 2021 to 2033 in the study area is 0.26 %.

**Table No 1 : Distribution of population in Eravur UC Area**

<b>Year</b>	<b>2003</b>	<b>2007</b>	<b>2012</b>	<b>2016</b>	<b>2018</b>	<b>2021</b>	<b>2025</b>	<b>2030</b>	<b>2033</b>
Population	27373	25024	24643	28260	28390	30155	30468	30860	31095

*Source: Resource Profile (Eravur Town DSD & Eravur Pattu DSD, 2021)*

Accordingly, population growth rate was calculated as average growth rate 0.26% for Study area. In 2033 the study area will be more urbanized with new development initiatives including improvement of infrastructure facilities and provision of services. With this development trend it is assume that the population growth rate for area will be 0.26 % hence the population year 2033 will be 31095. In order to cater the well-being of this projected population particularly basic services and infrastructure facilities should be planned in 2033.

When considered about the population distribution in 2010, Highest Population Distribution was recorded in Eravur 3A GN Division. Lowest Population Distribution was recorded in Ellainager GN Division. In 2021 Highest Population concentration

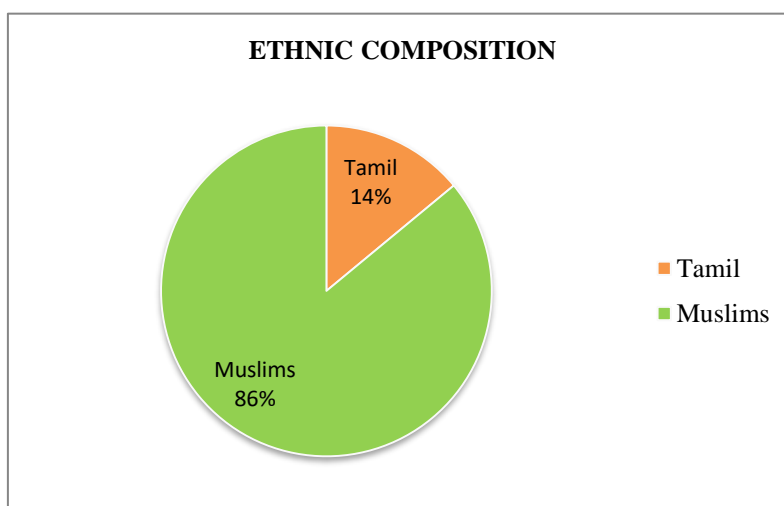
can be seen in Eravur 3A. Lowest Population Distribution recorded in Eravur 5 Division.

The highest population density is recorded in the year 2020 is Eravur -3A, Eravur 2A, Eravur -2C, Eravur-2. The population density is 144 to 260 people per Hec. The main reason for recording such a high density is due to existence of major commercial activities and has great accessibility to main town Centre.

According to survey conduct By UDA District Office of Urban Development Authority in 2021, daily commuting people to the town is around 2,500. Daily commuters to the city, residents and the outsiders come to the city for the main reasons .(Commercial, health & employment in industries, Transportation –Railway ).

As per the resource profile of Eravur Town DSD &Chenkalady DSD, 2021 the population by race in The Eravur Urban Council area, nearly 86% of population is Muslims and 14% is Tamils. (Chart -1). According to the data of resource profile of Eravur Town DSD & Chenkalady DSD, reveal that the labour force in the age range of force of 20 -60 is recorded as 54% (16324).

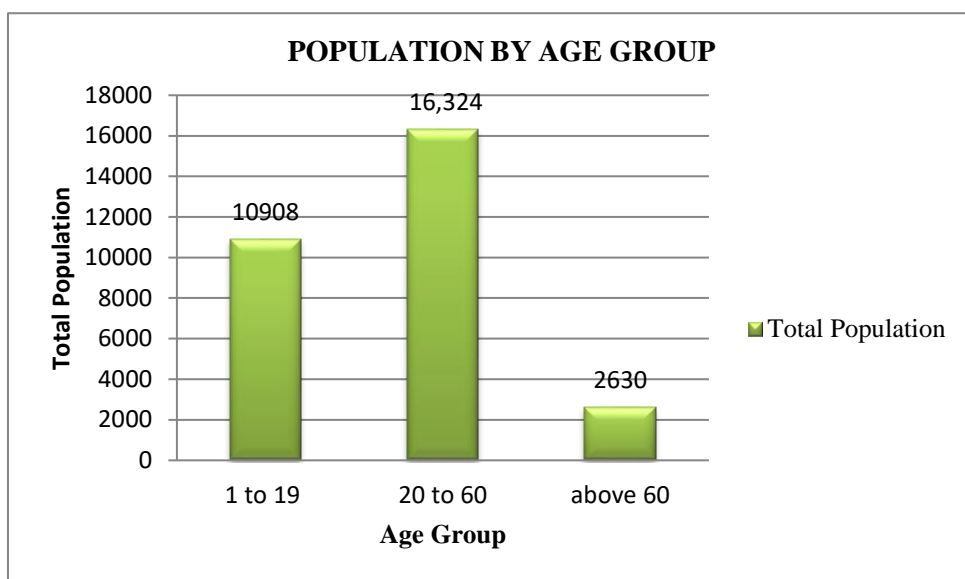
**Chart No. 1: Ethnic Composition in Eravur Urban Council Area**



*Source: Resource profile Eravur Town DSD & Chenkalady DSD (2021)*



Chart No. 2: Population by Age group



Source: Resource profile Eravur Town DSD & Eravurpattu DSD (2021)

10051 per sq km<sup>2</sup> (including vegetation cover) and net population density is 10398/Sqm, 103/Ha per km<sup>2</sup> (except vegetation cover). Significantly population density is very high in Eravur UC which is having average land plot size for one family is 2.87 perches & Eravur -5, Ellainager area, which are the Tamil community's GN division, average land plot size for one family is 24.6 perches. Particularly 26179 population of Muslim community is living in 12 G.N divisions in the land area of 1.8 sq.km, and Tamil community about population living in 3G.N. divisions in the land area of 1.1 sq km. And the Lowest population density in Eravur -6D, Eravur 4, Eravur -5 GNs.

According to the housing stock available in this planning area, it can be classified as Permanent, Semi permanent and temporary houses. According to the Housing status of the planning area, in 2021 total number of families in the area was 9006. But, the total houses are recorded as 7769. The average House hold size of the planning area is 3.1. So, to solve the housing issue of the communities there were Housing projects are being planned and proposed. Such as, 30 housing scheme in Eravur UC area. According to the projected population in 2033, there will be 87839 houses required. And Eravur UC GN divisions Area have high housing density. The Eravur town has identified as the 2nd highest Housing density area in Batticaloa District.

The highest housing density is recorded in the GN divisions of Eravur 2A, Eravur 3A, Eravur-2, Eravur-2C in the year of 2010. Meanwhile, in 2021 the highest housing density is recorded in Eravur-3, Eravur -2C, Eravur-2A, Eravur-01A, Eravur-6A. Based on the road, Linear development has taken place and the main reason which is found to be the availability of infrastructure, developable lands and less flood vulnerability.

According to the resource profile of Eravur Town DSD & Chenkalady DSD, 2021 there are 1011 houses are combined houses which are belong to Muslim communities in Eravur UC GN. Highest combined houses are could be seen in Eravur 3, Eravur 3A, Eravur 2C which GN divisions are high density recorded area.

When considering the physical and social infrastructure conditions, Eravur Urban development area is well connected by A and B class roads networks with national and regional centers which located in eastern, Western and central parts of the country. Batticaloa – Trincomalee (A15) road is the major accessibility for Eravur Urban council. And Badulla and Chenkalady road (A05) road also connected with this chenkalady and Eravur main functioning towns. In addition, Punnakuda road also one of the main functional roads in Eravur.

The road network of the Eravur Urban Development area is maintained by the institutions of Road Development Authority, Road Development Department, Local Authority (urban Council). Especially A and B roads are maintained by RDA and RDD and other roads are maintained by Eravur Urban Council respectively.

When considering the physical and social infrastructure conditions, Eravur area has many narrow roads accordingly to the road data about 140 numbers of roads width are range from 3m - 4m, nearly 103 numbers of roads width are range from 4m – 5m width Due to these condition narrow roads difficult to develop the roads with drainage and other provision of utility services. By considering the drainage of the area, poor maintenance of drainage and lack of drainage system are very crucial for the flood vulnerability of this area. Drainage covered by (4349 m) of the area. In Eravur UC area where Natural canal are dispersion feature of this area.

At the same time Eravur urban Council area has railway stations and connected with other national regional linkages. Especially railway station located in the strategic

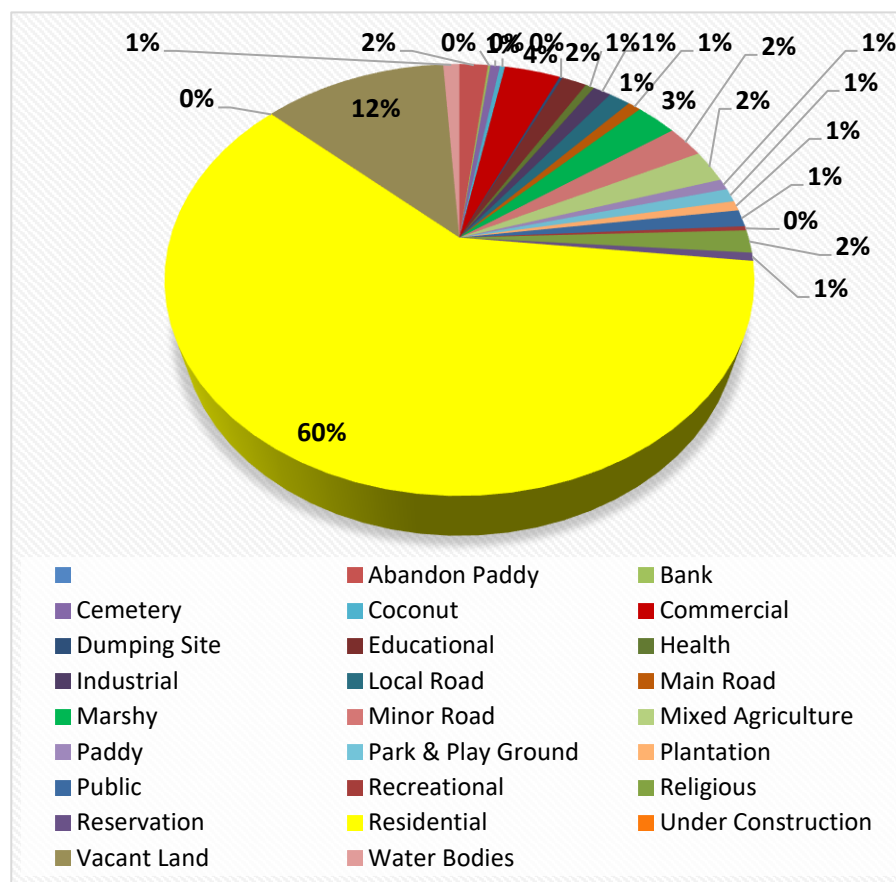
location and functioning as service hub and pro motion of business activities in Eravur UC Area.

Presently Eravur act as one of the major commercial and transport Centre. There is significantly identifiable well established high way road and railway network which contribute to create the order of the city.

The chart shows the existing land use activity pattern of Eravur urban Council area. The total land extend is 2.9 sqkm. nearly 30155 people are accommodating within this limited land.

But now day's commercial and residential activities are concentrated in the entire Eravur UC Area. Along the A15 Road and Punnakuda road, both side of the road are concentrated commercial, institutional, health and education sectors. According to this land use different type of land use activities are there. The following chart express that land type category.

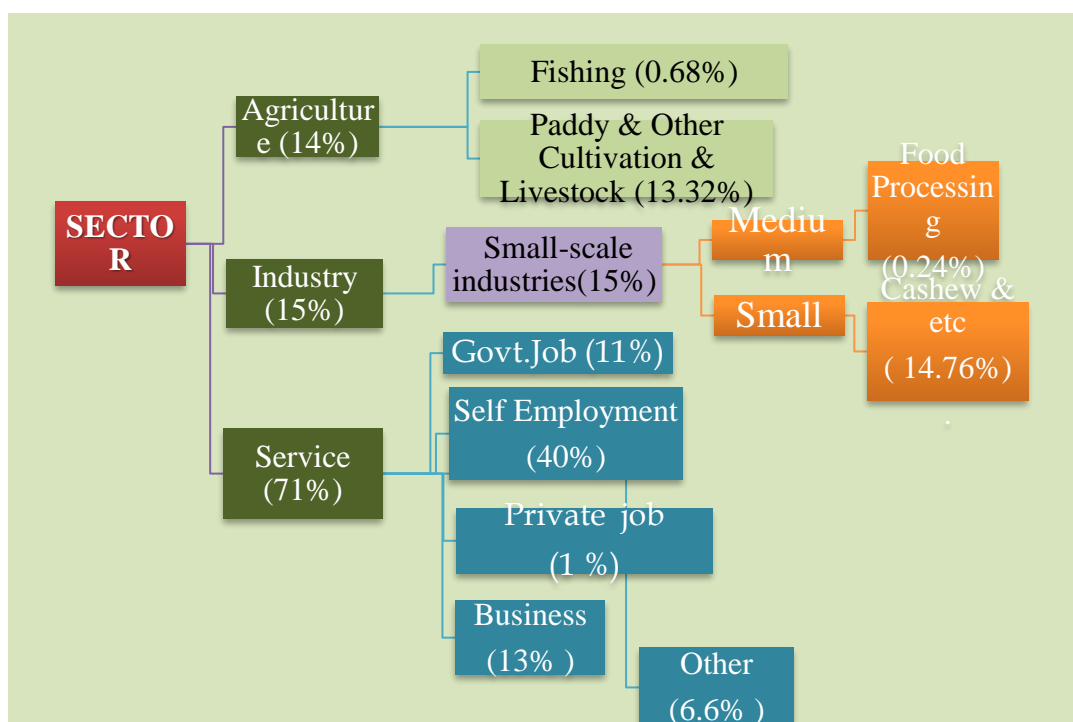
**Chart No. 3: land use classification of Eravur UC Area**



Source: Urban Development Authority, District Office, Batticaloa

According to that information, over the years Eravur UC area became highly populated area. It showed that a total land extent of the UC area is very small only 2.9 SqKm. Out of total land extent 75 % of land is developed area, developable land percentage is very small one (13 %). It also belongs to private & protected, Undevelopable land is 10%. Sensitive land area extent is 5%. Chart No-4. In total developed land, out of total developed land 60% land been used for residential purpose, (3%) had been used for commercial purpose. The increased in demand for residential land has been met by the development of largely agriculture land plots.

**Figure No 3: Category of Economy**



*Source: Eravur Town DSD & Chenkalady DSD resource Profile -2021*

The special feature that can be seen in Eravur urban Council area is the economic diversity in Eravur UC area is mainly based on three activities. Commercial, small scale industry, fishing activities and agriculture activities. The above chart covered the Eravur demographic economic structure. According to the demographic structure population, 51% of female and 49% male population. In total population 55 % of people are working age category and 45% of people are non –working age category. In addition, in working age category 72 % employed and 28% un employed.

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Even the distribution of employment among the different sectors of the area shows that a majority of people are working in the public and private sectors 62%, whereas only 14% of the people within this area are employed in agriculture and 15% of the people are employed in small scale industries. The large number of people who are low to medium income earners in this area.



## CHAPTER -3

### Need of the Development Plan

## **Chapter 03**

### **Need of the Plan**

Eravur Urban Development plan has been prepared to address the identified issues within the study area, as well as, too optimize the potentials. Development plans are being prepared for areas which experience significant development pressures or negative effects of growth of development. The objective is therefore, to find strategic solutions to these problems and to manage the future growth through the alignment of local area planning. The identified issues for the study area have been compiled through the coordinated inputs from the UDA planning team, detailed analysis and stakeholders. subsequently, these issues have been prioritized according to the context, magnitude and significance. As such, the need for Eravur Urban Development plan can be identified as follows;

The increasing urbanization and the population density of the area has been effect on the natural environment and the available potentials are untapped in efficient way. Few identical issues related to Eravur town has been identified.

#### **3.1 Problems of the planning Area.**

The potentials and constrains in the Eravur UC area was studied and found that the necessity has arisen to prepare a development plan to achieve a sustainable development through utilization of resources available in the area.

The main issues determined to this area have been identified as follows.

##### **3.1.1 Key Concern -01**

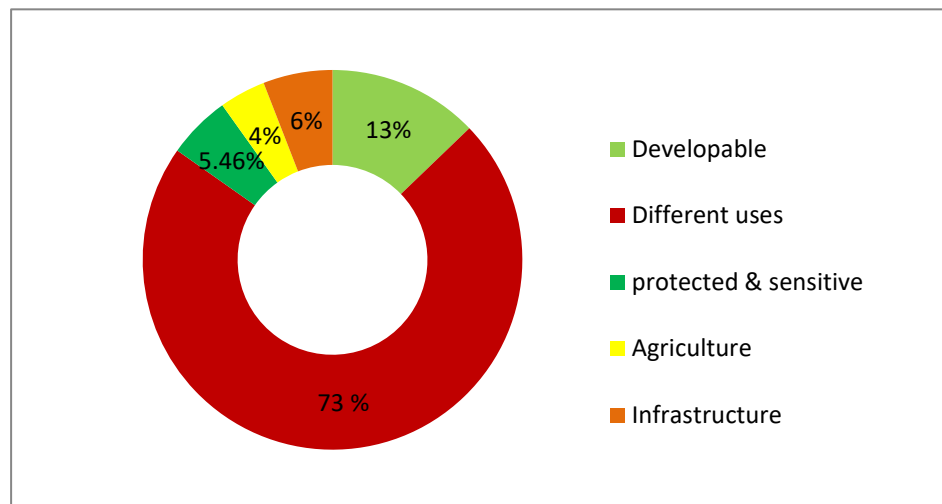
- Lack of Developable Lands

Eravur Urban Council Area is smallest local authority with high dense population and already developed in compact manner. The main problem for the Eravur development area is obligating land scarcity. Land is an essential natural resource and it is most important part for the human settlement. Increased demand or pressure on land resources in this area has huge impact on the surrounding. The land extent of this particular development area is 2.9 sq.km, and already it has been identified as built up area. Percentage of developable land is only about 13% (Chart No 4) and it has been noticed that, in Muslim community G.N divisions average land plot size for one family



is about 2.87 Perches, in Tamil community G.N divisions average land plot size for one family is about 24.6 Perches.

**Chart No 4: Land use classification of Eravur UC Area**



*Source: Urban Development Authority, District Office, Batticaloa*

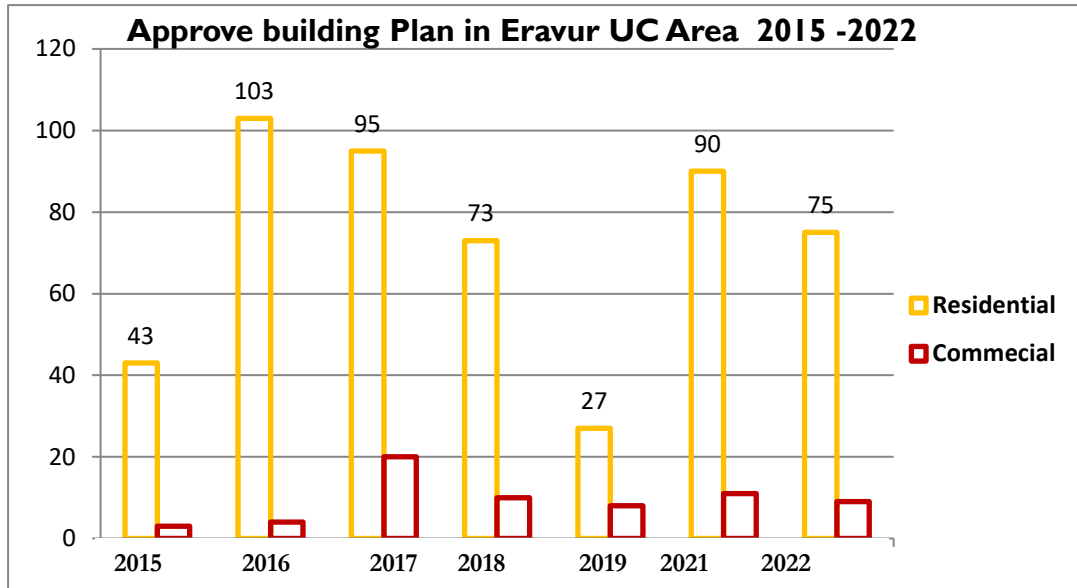
Significantly the total land extent of Muslim community's G.N. Division is 1.8 sq.km and 1.2 sq.km in Tamil community's G.N. Divisions. It has been recognized through the analysis that 100% plot coverage without allocating any open space and constructing the building more than G+1 within the less than 6 Perches of land, especially in town area along the A15 Main Road and Punnakuda Road about 80 shops with land plot size between 2-4 Perches can be grasped, and there is not any provision of parking facilities within those premises and most of the vehicles are parked on the road side, due to the land scarcity. Through this situation could be realized that violation of UDA regulation happening in this area.

**Figure No 4: Shops with small plot size**



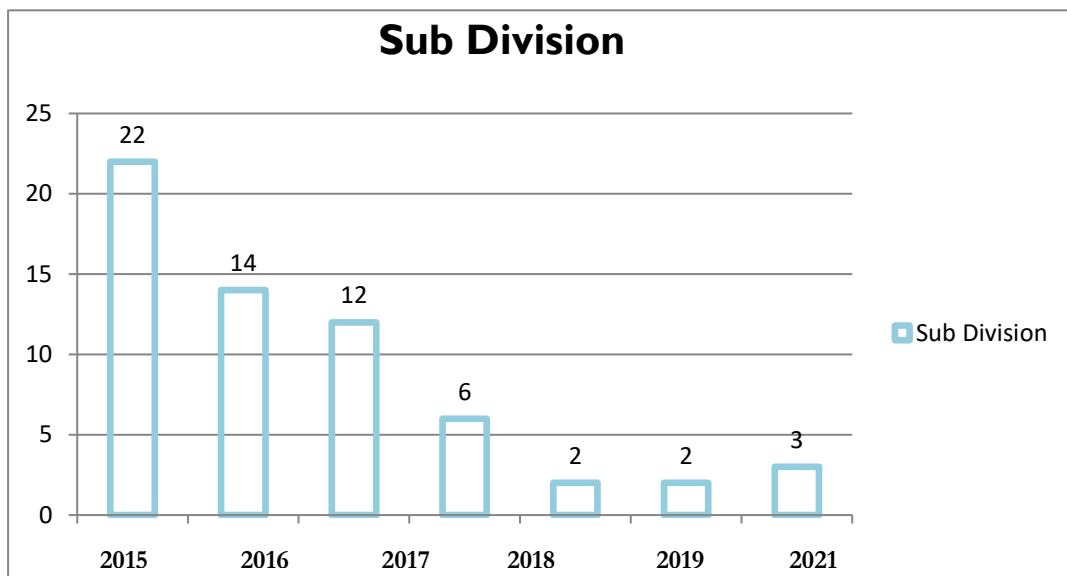
*Source: Field Visit*

Chart No 5: Approved building Plan in Eravur UC Area



Source: Eravur Urban Council

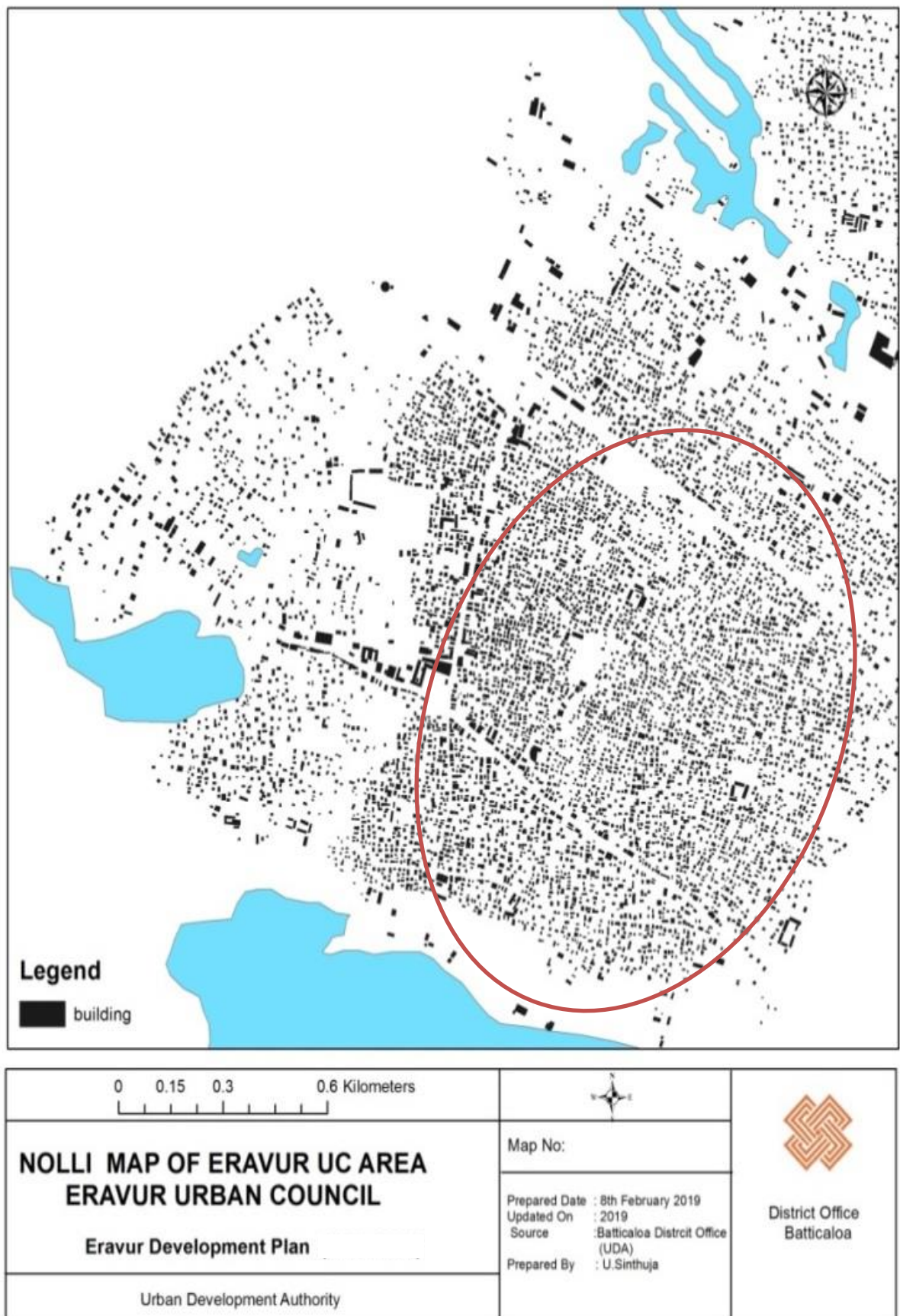
Chart No 6 : Approved subdivision plan



Source: Eravur Urban Council

As per the analysis of Eravur UC area development, we can identify that Eravur UC area don't have enough land for commercial development at the same residential development also has been declined due to the scarcity of land within the Eravur UC area.

Map No 7: Nolli Map of Eravur Urban Council Area



Source: Urban Development Authority, District Office, Batticaloa

When considering the spatial pattern of Eravur UC Area shows that high dense pattern of building specifically in Eravur UC area. And also, the condition of road there are many narrow roads and most of the roads connected with each road. Even most of the local authority's roads widths are not sufficient for movement and accessibility, accordingly nearly 140 roads width are range between 3m - 4m, and nearly 103 roads width are range between 4m – 5 m. There is a big challenge to develop the roads by facilitating with drainage other utility services. In addition, lack of open spaces within the Eravur UC area due to the lack of developable land.

Further this area has been identified for vulnerable for the flash flood due to the high residential building in small plot of land. Due to the increasing trend of permeability the high chance for the flood occurrence in this area.

If the development activities continuously spread in the area in haphazard manner in the same spirit, that may cause a severe threat to the highly sensitive areas. Because of this situation, it can be concluded that the developable land in the area as present and also in future may be subjected to vulnerability while orienting the development scenario of the area continuously without proper guidelines and development plan. So, these problems need to be addressed through the development plan.

### **3.1.2 Key Concern -02**

- Not being optimally use of the potentials of the planning Area

Although there is a potential for social and economic development, these resources are not being utilized optimally. this problem could be considered in three main sectors

#### **a) Lagoon**

Eravur area is bounded with panoramic view of lagoon area which is having potential of recreational parks and resource of fishing. But currently the lagoon used as backyard and solid waste dumping area. There is a lagoon resource stretch is 2.63 km. It is being as a resourceful and scenic beauty of this area. Lagoon Park was constructed near to the lagoon area, in present context lagoon resources and river banks are used for as solid dumping site.



Presence of Lagoon Resource is one of another potential features to Promote Recreational Activities of Eravur Area. Especially there are 3 lagoon parks located along the lagoon strip including Moulana Lagoon Park, Zeinulabudeen Lagoon Park and Children Park. These particular parks provide facilities for local people.

When considering the solid waste management of the area, there is no proper place to dump the solid waste in the Eravur UC area and presently practicing of the open dumping and burning of solid waste can be seen along the Lagoon site without following any segregation method for dump the waste.

**Figure No 5: Eravur Lagoon Area**



*Source: Field Visit*

**Figure No 6: Lagoon strip utilized for solid waste dumping**



*Source: Google Earth*

**Figure No 7: Eravur Lagoon Bank**



*Source: Google Earth*

Statistical record says that nearly 0.56 Ha used as dumping site nearly 20 MT waste generating per day and bad smell create the inconvenience for the people. In Eravur 80 % degradable and 20% non-degradable waste are generated and the biodegradable solid waste generated per day in the Eravur UC Area. At present Eravur lagoon strip area has been identified some issues,

- Environmental pollution
- Difficult to access the parks due to the smell
- No point of having large recreational spaces next to this garbage dumping place
- Danger to the lagoon resources

as a result of that lot of environmental issues has arisen. When considering the Lagoon Area, that area seems to be polluted. Hence, environmental degradation along the sensitive and scenic beauty areas should be addressed through development plan to conserve the valuable resource of that area.

**b) Underutilization of valuable land in town center.**

It is a problem that the lands with higher commercial demand remain as underutilized lands within the city limits of Eravur Urban Council area. Eravur UC area spanning a land area of 2.9 sq km has been restricted by conservation areas surrounding it, limiting the land available for developments. In this context, the particular, the UC and state – owned lands (nearly 2.69 acres) in the town center with potential for high –return commercial, or financial developments and for public leisure activity developments are not appropriately managed. This misuse of valuable lands in the town center has been identified as one of the major issues in the physical developments. Following are some of the glaring examples that prove the state of valuable land misuse.

- Abandoned market land (Old Market)
- Land occupied for police quarters
- Proposed Cultural hall land (abandoned)
- New market land (Abandoned)
- Old Cultureal Hall

Abandon Eravur New Market-underutilized market (80 perch)

Police quarters land (currently occupied by police-nearly 145 perch)

**Figure No 8 : Land belong to UC ( New Abandon market building) and Old Market**



*Source: Field Visit*



**Figure No 9 : Old Cultural Hall**



*Source: Field Visit*

**Figure No 10 : Police quarters**



*Source: Field Visit*

### **C) Low Production Income**

Small scale industrial sector is one of the main sectors of employment in Eravur and nearly 11% of the total employed population is engaged in agriculture sector. But due to the inefficiency in the marketing system and inadequate storage capacities. Due to lack of this storage and processing facilities, the raw materials, especially cashew, milk, paddy transported from out of planning boundary. The production is taken place in Eravur area. Due to the lack of value-added knowledge and marketing facilities agriculture products are carried to outer district (Colombo, polonarruwa, Anuradhapura for value added. Thus, the net profit of the area is lost due to the outflow of value added to all agricultural products. The net profit lost due to the out flow of value added to all agricultural based products. This has a major impact on the economic situation of the



area and there is a strategic need for outflows with added value from agricultural product to minimize the impact.

### 3.1.3 Key concern- 3

- Flood Historically, Eravur UC area has been affected by the major and minor flood hazards, due to the North -East monsoon rainfall pattern and flash flood (Table No 2). Due to the Monsoon rain fall pattern, Eravur is prone to annual flooding between Decembers through to February.

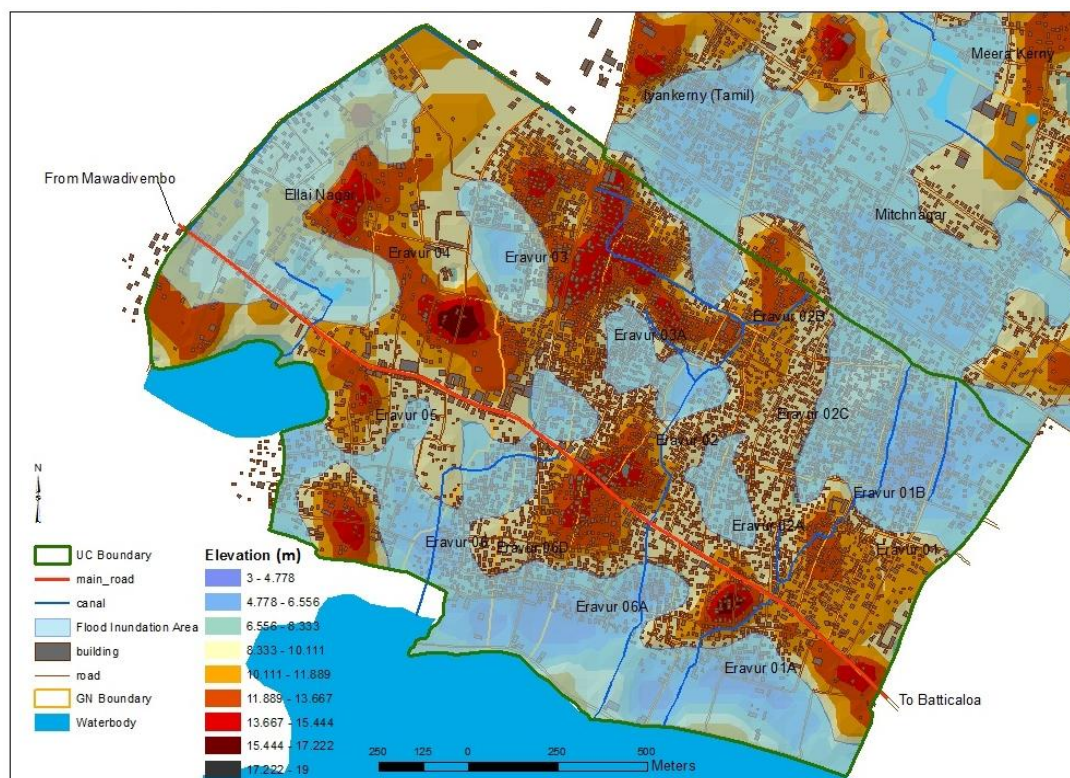
**Table No 2: Flood disaster history in Eravur UC Area**

Hazard	Period of Occurrence	Locations	Year & Month
Flood	<u>Flash floods</u> North – East Monsoon period (December – April)	50-75 m surrounding area of lagoon, Full GN of Ellainagar, Eravur 2C, Eravur 1A,Eravur 05. Part of GN Eravur-04, Eravur-03, Eravur-03A, Eravur-02, Eravur-01, Eravur-01B, Eravur-06, Eravur-06A, Eravur-06D.	During the monsoon period
	<u>Minor floods</u> (100 – 150mm)		2007
			2008
			2009
			2010
			2016
			2018
<u>Major floods</u> (150 – 250mm)	2019		
	2020		
	2021		
	2010 / 2011		
	2012/2013/2014		

*Source: Disaster Management Centre, Batticaloa.*

Mostly Eravur located elevation (0m-50m), and experiencing continuous flooding in Eravur 12 GN divisions. Additionally, major flood event, that causes significant destruction on lives and property.

### Map No 8: Flood inundation map of Eravur UC Area



*Source: Urban Development Authority, District Office, Batticaloa.*

Moreover, Eravur town is currently experiencing the impact of urbanization. Existing built up area is 21.13% out of the total land extent and people have settled down in a dense manner. The possibility of further expansion of settlement is restricted due to certain factors such as higher building density of the local area it is affected by seasonal flashflood. Flash flood is one of the problems in the Eravur UC area. There are many reasons for the cause of the flood. Mostly low-lying areas have been filled, and natural water ways (Thona) have been encroached, lagoon overflowed happened during the rainy season, poor maintenance of drainage and due to some human interventions, the flood occurred. Especially during the rainy season, the low land area heavily affected and the livelihood, day to day life of the people all get troubled. Even the school's children of the particular Eravur area and the pedestrian, vehicles were unable to use the road during the flood time because of improper drainage network. Area is flooded and water remains at least 1 day even small rainy days / due to the continuous flooding.

**Figure No 11: Eravur area affected by flood**



*Source: Field Visit*

As per the past, records in the period of 2010 and 2012 there were huge damage and losses happened. During the flood period, Divisional Secretariat Office was gone under water and Office couldn't function in that particular location, because DS Offices located at lagoon site and shops along the Main Road (A15) also were flooded. As per the records nearly 305 houses were damaged fully and nearly 1195 houses were damaged partially in 2014 flood in this area. During this flood event, approximately the continuous flooding, 20% of the cultivated crops damaged, 305 houses fully damaged and 1195 houses partially damaged when compare with year 2014. According to the statistical information provided by the Disaster management Center, A total Number of 9503 families affected by flood in 2014. (Table No:3.)

**Table No 3: Flood affected families**

Year	Affected People	Affected Families
2011	36367	9343
2013	65429	17204
2014	33292	9503
2016	21	5

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**Urban Development Authority**

2018	1669	486
2019	8948	2667
2020	120	34

*Source: Resource Profile (Eravur Town DSD & Eravur Pattu DSD, 2021)*

Further during this rainy season, spreading mosquitos, hygienic problems were created and have to face water- borne diseases. The other reason for Eravur area is frequently exposed to flooding due to the lack of drainage system and other man-made activities. At present context, the length of the Local Authority area of Urban Council is about 12.47 km and availability of drainage network is 4174 M area. Even though only some parts have covered with regular drainages and nearly 31 drainages of the area is partially damaged. As a result of the running water blocked; the surrounding area always getting affected by hygienic problem,

Moreover, Natural disaster should be mitigated and controlled by imposed regulation and guidelines. In this context development plan need to be implemented for this particular area.

#### **3.1.4 Key Concern - 4**

a). Encroachment of environmental sensitive areas

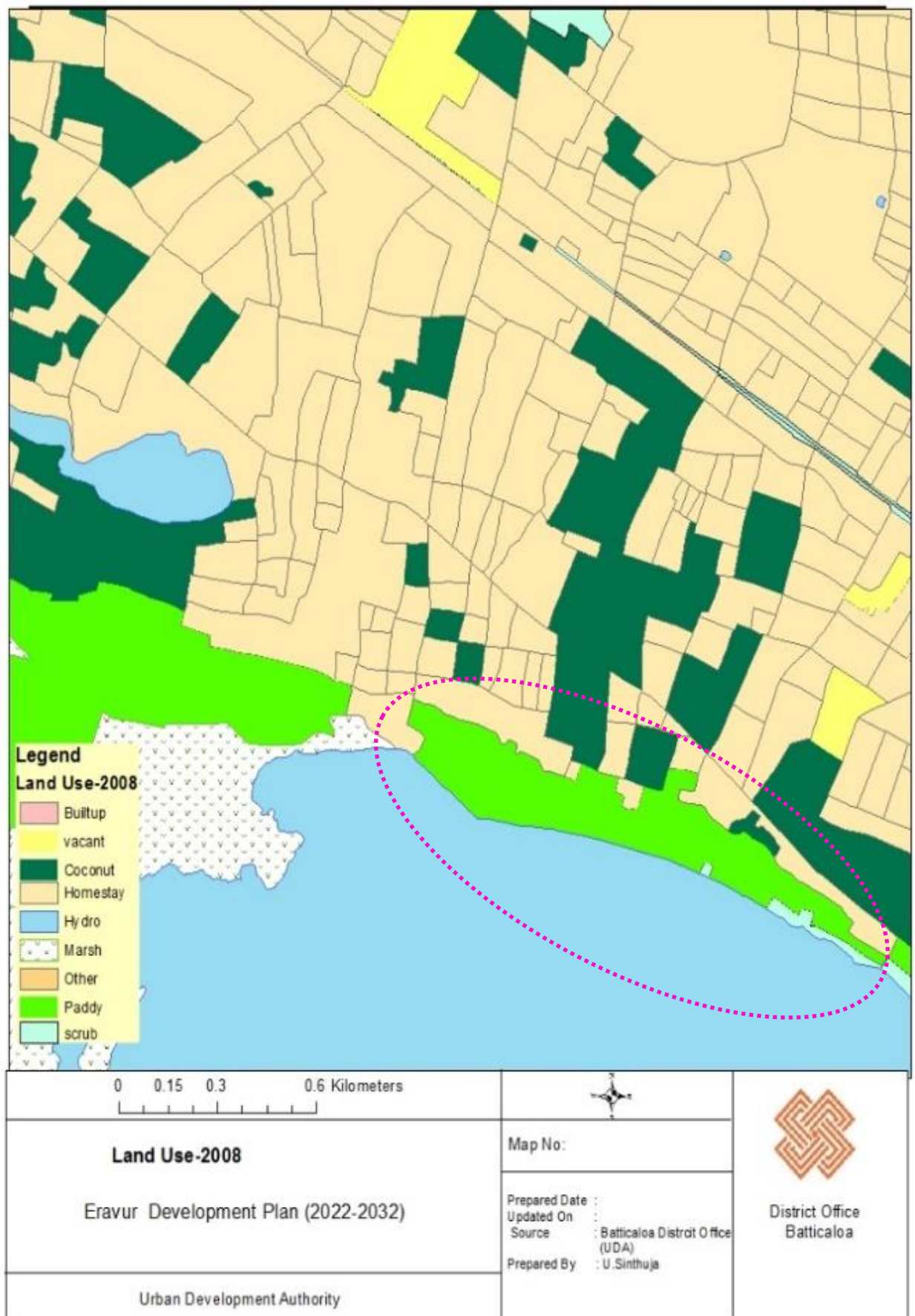
The tendency of spreading the development intensity into the environmental sensitive areas. As per the evaluation carried out regarding the land use pattern lagoon area covered by high environmental sensitive areas. Around 18 ha (5.11%) of environmental sensitive areas make significant contribution to maintain environmental balance in the planning area.

The paddy lands and marshy lands which are important to control the storm water during the rainy seasons are also subject to threat due to unauthorized filling because of the increase demand for the land for development. According to the land use pattern stated that paddy lands (in 2008-24 Acre and in 2022 -06 Acre) Map no 9 & 10. The paddy land cultivated area has diminished over the year. The main reason for which is the reclamation of those lands for various other uses. In addition, Thamaraikerni pond reservation area also has been encroached by the dwellers and blocked natural water retention area.



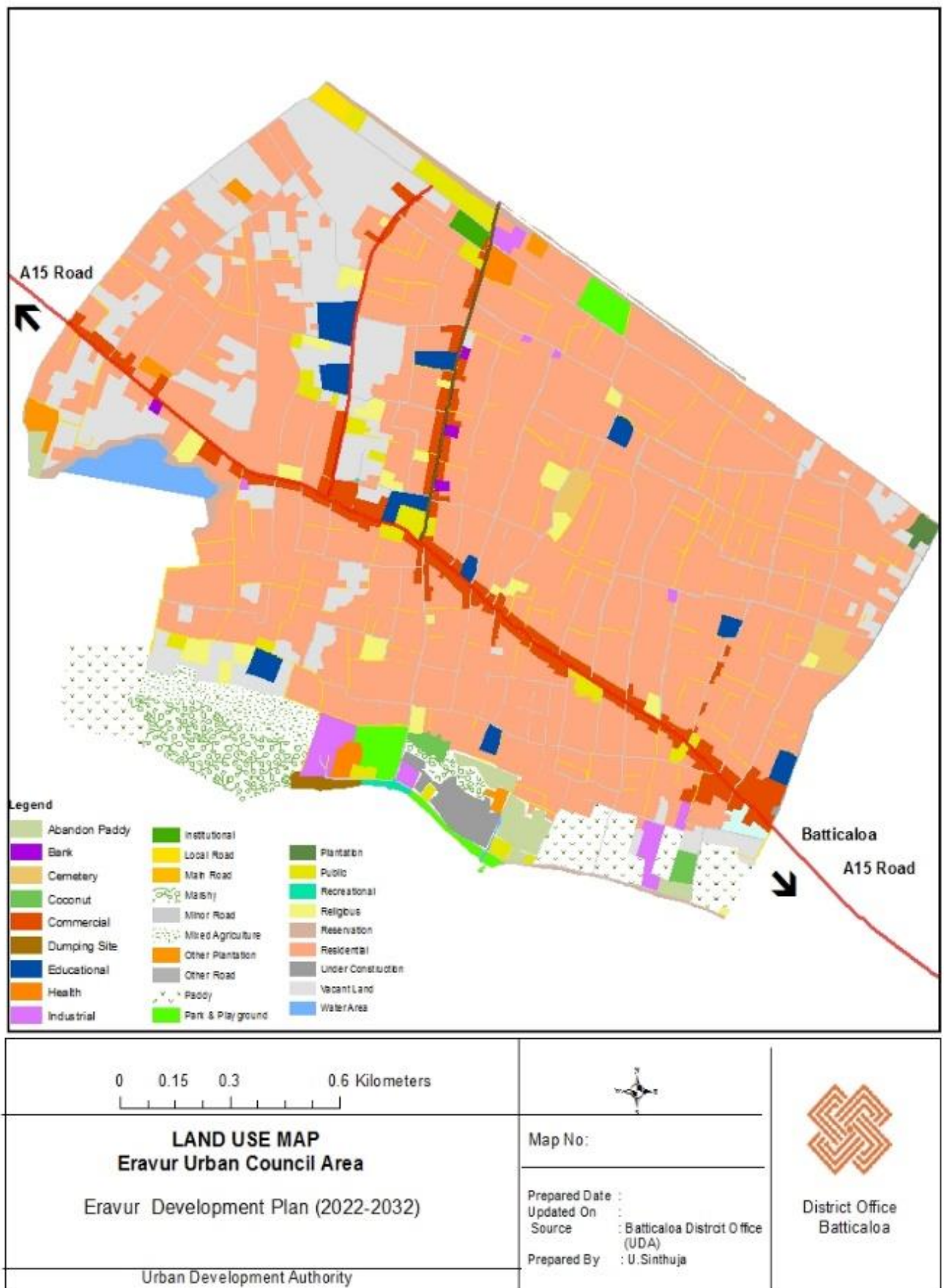
**Eravur Development Plan 2024 – 2033**  
**Urban Development Authority**

**Map No 9: Land use map of Eravur UC in 2008**



Source: Urban Development Authority, District Office, Batticaloa

Map No 10: Land use map in 2022



Source: Urban Development Authority, District Office, Batticaloa

More over abandon paddy lands and agricultural lands areas available in Eravur, Eravur 6A, Eravur 6D and Eravur -1. Natural canal also spread throughout the planning area and connected with lagoon. Due to the unauthorized construction and landfilling natural water flow is blocked and most of the area inundation for even in small shower of rain. According to the disaster profile data, Mainly Eravur 06 A (DS office area) highly inundation for the flood.

At the same time when we consider the development pressure following along the main roads and spread out of planning boundary area. And as per the evaluation done regarding environmental sensitivity the development is following towards the environmentally sensitive areas. (Lagoon side) Since the Eravur Urban council area is small limited land with high dense population, it is future development need to be done in sustainable manner and such the need of preparing a development plan for this area.





## CHAPTER -4

### Frame of the Development Plan

## Chapter 04

### The Planning Framework

#### 4.1 Vision

Vision for 2033 “*Glorious Urban Arcade in the East Corridor*”

#### 4.2 Statement of Vision

Eravur town contained with full of physical, economic and environmental resources. The backbone of the city’s economy is the service sector which is sustained by the residential and commuter population. The reason for attracting commuter population is due to existence of commercial, industrial, administrative, educational, health and transport facilities concentrated in the town. Since these settings have become a reason for its sustainability and self-sufficiency and is depicted by the term “Arcade”.

The Eravur town is located with the short distance (15 km) of district capital of Batticaloa. It is uplift Eravur is a self - sufficient economic entity in the region by the year of 2033 by making use of multiple potentials in all sectors such as business activities, small scale industries, agriculture, and fishing. This plan will also focus towards the direction of achieving balance development conserving the existing natural environment.

The Eravur town to be grown up with such environment is to be defined as ‘Arcade’ for entering to Eravur town. A person travelling via Eravur town could first witness the big chain of shops in both side of the A15 road. Accordingly, the main goal of this plan is to create town with a full of facilities for the public by eliminating the disaster threat to make it as the **Glorious arcade** by utilizing the physical, social, economic and environmental resources in a fruitful manner.

This vision was formed through the analytical study of the information relating to development potentials and their application in the development process with a view of addressing the issues of the area reach the vision. Accordingly, the Eravur has been identified as a center for economic, environment conservation and physical development.

It is the goal of this plan to undertake the development of commercial, small scale industries, fishery sector development for planned development by providing physical and social infrastructure networks while conserving the unique environmental features Of the locality. In future Eravur entire area will act as an urban Arcade while being as commercial & service hub with the spatial configuration in the East.

#### **4.3 The Development Goals**

In order to achieve the vision, the three major goals were formulated.

01

- A sustainable economy within a compacted space in the Eastern corridor by 2033

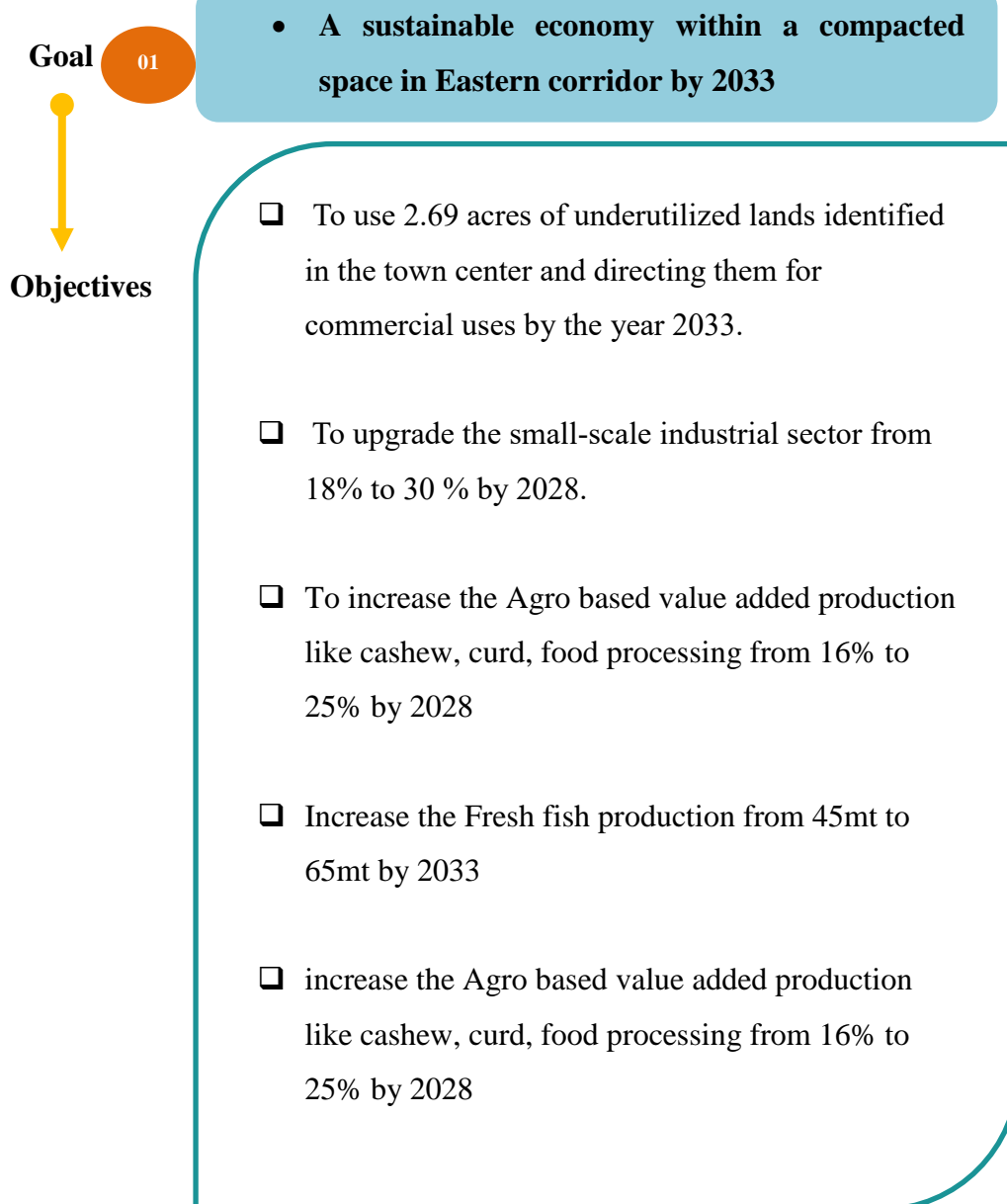
02

- Infrastructure facilitated service town in Batticaloa district for its users by 2033.

03

- Ensure Disaster Resilient & Livable Greenery Environment.

#### 4.3.1 The Objectives



Goal

02

- **Infrastructure facilitated service town in the Batticaloa district for its users by 2033.**

Objectives

- Enhance the quality of existing Road Network (35Km) by 2027.
- To Optimize the 09 Acres of Abandon paddy land for service development by 2028.
- To Facilitate the Town center by providing Urban Amenities for 30400 Targeted populations by 2028. (Sewerage system, drainage - 3744m, solid waste management).

Goal

03

- **Ensure disaster resilient livable greenery environment**

Objectives

- To conserve the sensitive areas 13 hectares of Green and Blue network to mitigate the flood by 2025.
- To create Linear Green Corridor for the length of 3.8km by 2025.
- To open up the 2.63km lagoon stretch to the recreational development by 2026.



## CHAPTER -5

# SWOT ANALYSIS

## Chapter 5

### SWOT Analysis

#### 5.1 SWOT Analysis summery

Goal

01

A sustainable economy within a compacted space in the Eastern corridor by 2033

#### S

- 1865 registered business activities.
- Availability to find labor to the industries from the locality itself.
- 2584 women head entrepreneurs.
- Service sector 40% of labor force engaging in self-employment.
- 792 registered small-scale industries.
- Curd, cashew branded item - 100 families processing cashew.
- Availability of Underutilized land in the town center (Abandon new market, Police quarters area).

#### W

- Inadequate processing & marketing centers.
- Lack of modern appropriate technologies
- Nearly 80% of Production is distributed to other Districts for Value Addition. (Rice & cashew, Curd).
- Less integration between small scale industries.
- Inefficient road with of internal road network slows down the efficiency of the economic activities.
- Underutilization of Eravur new market



- Lagoon resource (2.5km Stretch) promote fishing activities.
- Commercial & retails development along the secondary Road.
- Being a entry point to main district capital and tourist destinations.

- Absence of proper guidance for value added products
- Lack of fishing related infrastructure facilities.
- Compact and congested nature of the town center minimize the business opportunities (lack space for demand).

O



- Location of Eastern Vanthrumoolai university- 5km distance.
- This area has been identified under the fisheries and tourism development by National Physical Plan 2030.
- Market development proposal

T

- Surrounded competitive town center

Goal

02

- **Infrastructure facilitated service town in the Batticaloa district for its users by 2033.**

**S**

- Smallest local authority area within Batticaloa district.
- Availability of both Railway & Highway Road Transportation.
- High Demand of Middle-income residential Population.
- Functioning as the service town providing health, Administrative, transport & commercial.
- At present, all those who live within the Eravur area have sufficient access to utility

**W**



- Land scarcity for future expansion.
- Deficiencies in available Infrastructure facilities (Improper management of solid wastes, Sewerage, Narrow road width, lack of pedestrian path & solid waste system ) .
- Lack of shady areas within the town center.
- Absence of bus terminal.
- Spread of roadside parking along main roads due to Inadequate parking spaces.
- Degraded visual quality of the city due to ad-hoc developments.
- Building lines are not maintained properly and unauthorized pavement vending.
- No adequate resting place & parks in the town area.

## O



- Availability of drainage master plan at UC.
  - Road development projects identified by the RDA & local authority .
  - Proposal for common sewerage system by water and drainage board.
  - Combined solid waste management system in Koduwamadu dumping site
- 

## T



- Disturbance to city functions due to flash flood (15 GN s are vulnerable for flood).

## S

- Availability of lagoon.
- Natural water way availability.
- Availability of recreational development along the lagoon.
- Availability of lagoon resource with island.
- Availability of sanitary land filling

## W

- Residential expansion towards environmentally sensitive areas due to land scarcity.
- Shortage of public outdoor recreational spaces. Only 2.5 ha available
- Less green cover (only 5%).  
Reducing vegetation cover
- The trend of rapid Reclamation of Paddy lands and low-lying areas
- Water source pollution  
Industries emitting waste in inappropriate manner. (Rice mill)
- Encroachment of reservation area & low land filling
- 15 GN areas vulnerability for flood.

## O

- Availability of drainage master plan at UC.
- Proposal for common sewerage system by water and drainage board.
- City beautification program by local Authority.

## T

- Flash flood
- Climate change

## 5.2 Details SWOT for Goals.

### 5.2.1 Goal - 01

- **Infrastructure facilitated service town in the Batticaloa district for its users by 2033.**

#### Strengths Goal 01

##### **a. Highly connected main road network Railway station (A15 Road, A5 road & Railway Station).**

National regional Linkages with certain town center play a vital role for the development and generation of income, employment etc. Eravur is ideal locations which is connected with adjoining districts by major roads and facilitate the transportation. In present context, there are administrative, financial institutions, and other social infrastructure facilities are located. So local, commuter population is high because of the agglomeration of commercial activities and easy access to the town.

Further Eravur Railway station is one of the substations to this area and which serving adjoining area people also (Chenkalady, Vantharumoolai and Batticaloa). Due to the linkages of highway road and railway line has influenced to include this area in NPPD 2030 development plan and proposals. High connectivity of road network can be considered as a one of the main strengths for this town center to be developed as the major service center in 2033.

##### **b. High Demand of Middle-income residential Population.**

Eravur Area is considered unique residential service town center. When considering the Local Authority level, compared to the local authorities in the Batticaloa district, Eravur UC area recorded as a high population density within small land extent. First smallest and high population density local Authority area in Batticaloa District. Threshold population of this Eravur area has been increased due to the rapid urbanization process and development trend of infrastructure facilities. According to the statistical data of Eravur resource profile population incensement pattern has indicate that there is a positive trend in population growth pattern. This development trend might be a huge potential for this town center to be a service town and achieve the vision of urban arcade vision.

**c. At present, all those who live within the Eravur area have sufficient access to utility services such as pipe-borne water, Electricity and social infrastructure.**

The resource profile, as well as other surveys carried out, have indicate that the population in Eravur Area is close up on to 29819 in 2020. The records also show how the pipe –borne water networks, electricity and other infrastructure facilities have been extended throught the area. Eravur UC area have 98% coverage of pipe born water supply connection and majority of people using pipe born water for their drinking purpose due to the contamination of ground water in this area.

**Table No 4 : Number of Water Supply connection in Eravur UC**

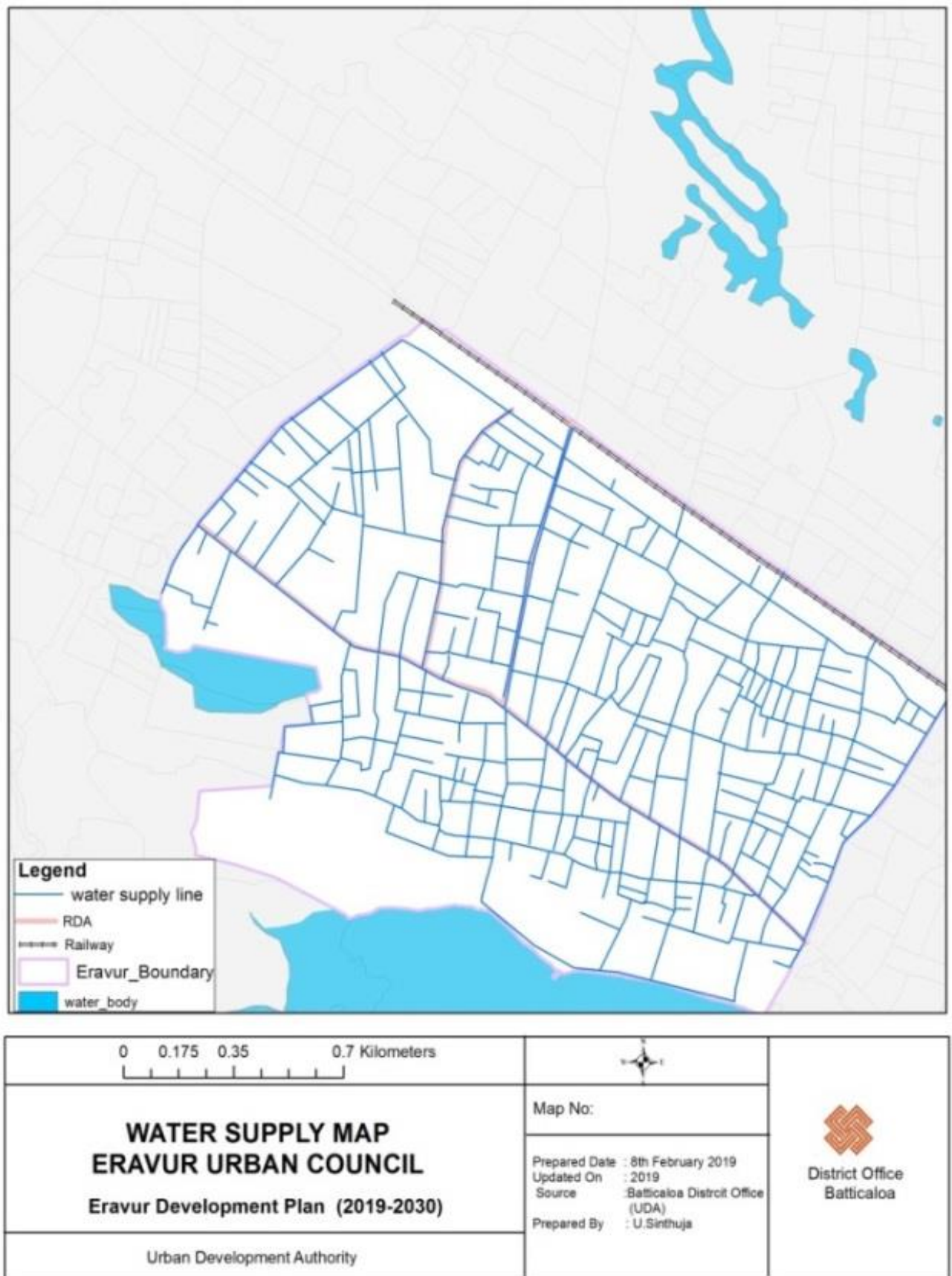
Type	No. of Connection
Domestic	3800
School	17
Samurthy beneficiary	3501
Government	9
Police	1
Commercial	80
Religious	19
Hospital	1

*Source: NWSDB, Batticaloa.*

According to the data provided by CEB 99% of the population has access to electricity. In terms of health, there is a good network of health facilities including Eravur Base hospital. AS far as educational facilities are concerned Eravur Alighar Nationa school, vocational training center and other primary, secondary education centers are available in this area. This is a good indication of the availability of Infrastructure facilities for the population, which is expected to be increased to around 31095 by the year 2033. The New development intends to establish Eravur urban Arcade and a comfortable residency Area. Therefore, the present level of infrastructure availability is a strong strength.

The present distribution of water supply, health care & electricity facilities are shown in the Map No11,12 & 13.

**Map No 11: Water Supply Network in Eravur UC Area**

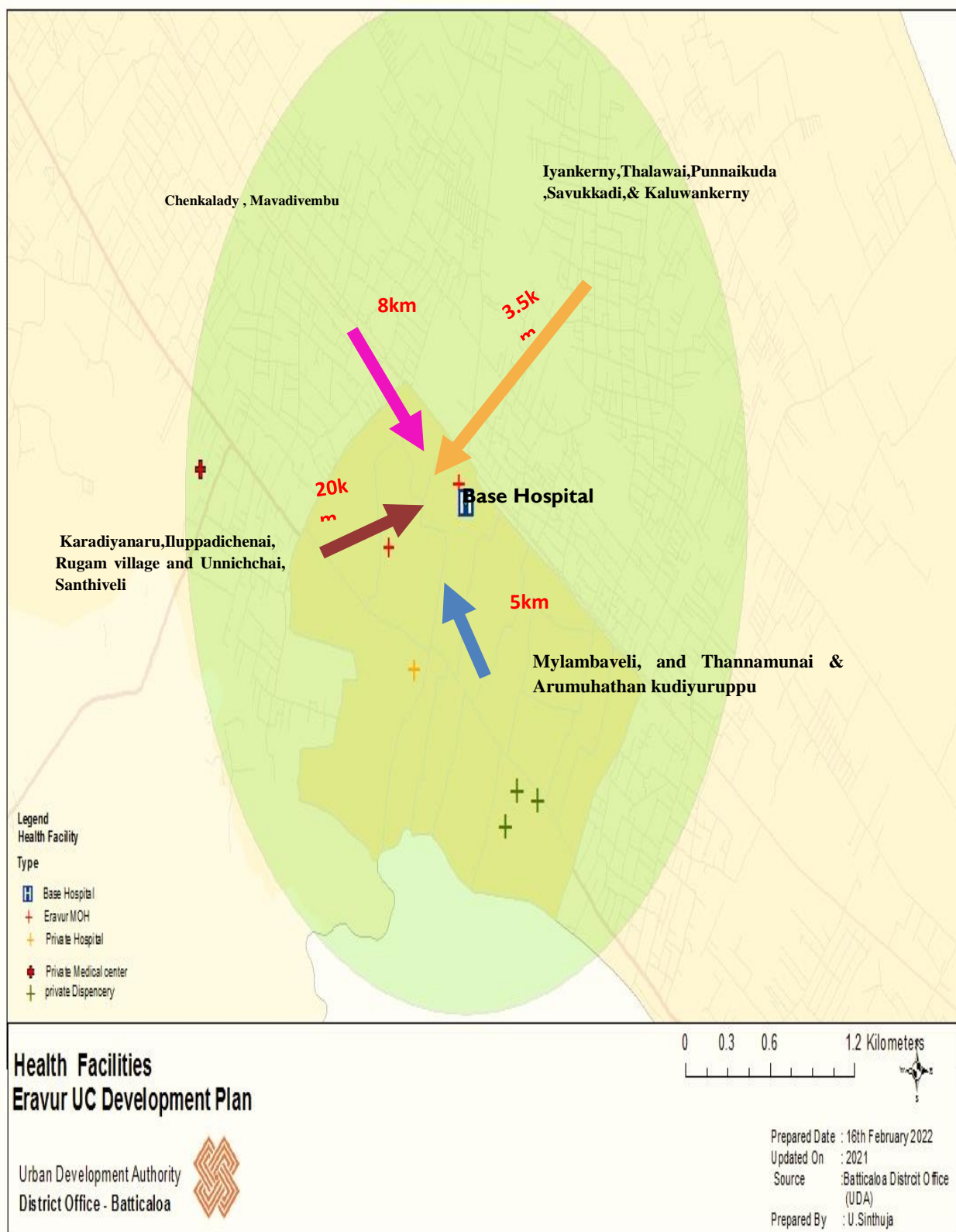


Source: Urban Development Authority, District Office, Batticaloa



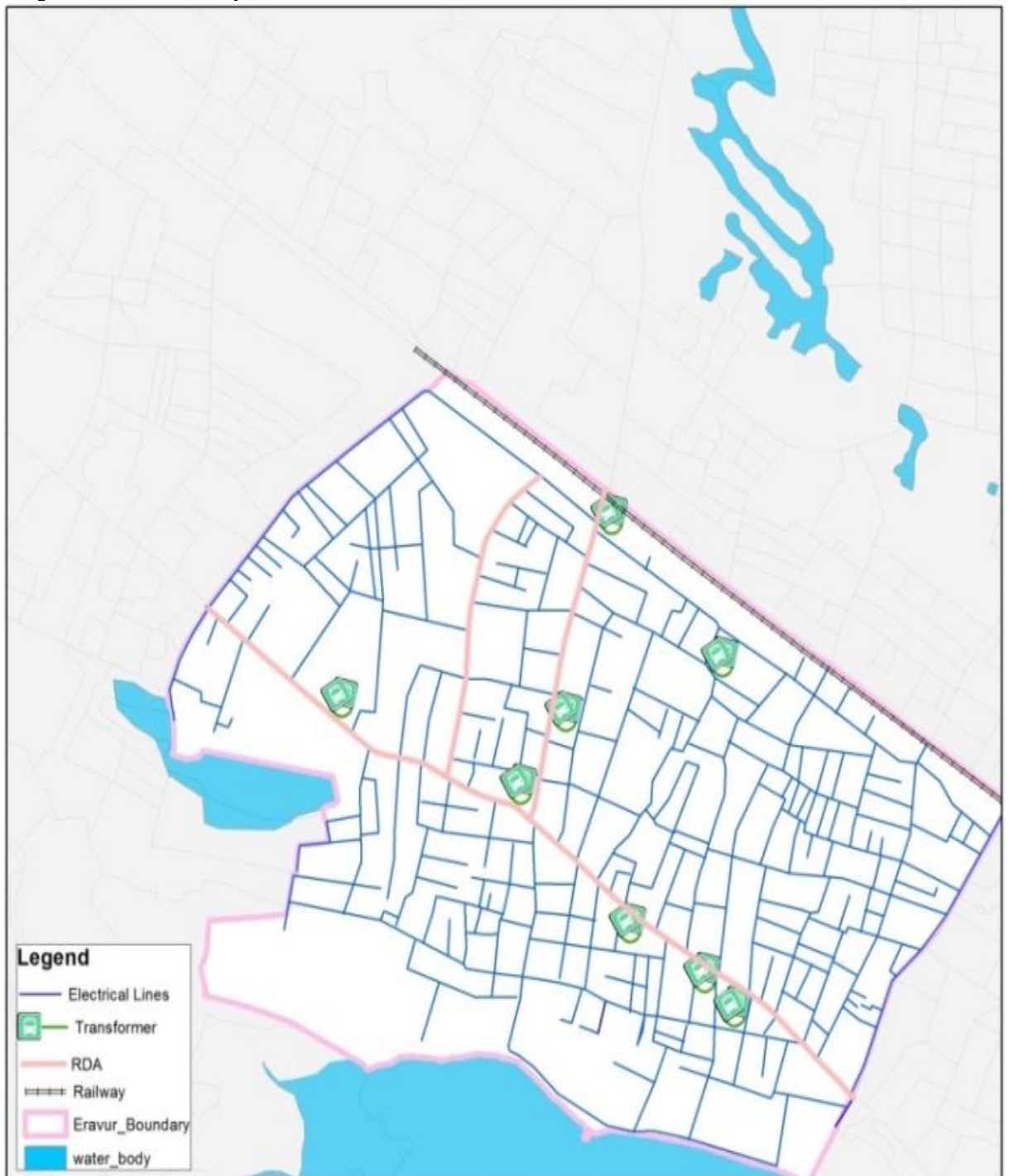
**Eravur Development Plan 2024 – 2033**  
**Urban Development Authority**


**Map No 12 : Health facilities in Eravur UC Area**



*Source: Urban Development Authority, District Office, Batticaloa*

**Map No 13 : Electricity connection in Eravur UC Area**



<p>0 0.175 0.35 0.7 Kilometers</p>	<p>Map No:</p>	 District Office Batticaloa
<p><b>ELECTRICITY SUPPLY</b>  <b>ERAVUR URBAN COUNCIL</b>                      Eravur Development Plan</p>	<p>Prepared Date : 8th February 2019                      Updated On : 2019</p>	
	<p>Source : Batticaloa District Office (UDA)                      Prepared By : U.Sinhuja</p>	
<p>Urban Development Auth</p>		

Source: Urban Development Authority, District Office, Batticaloa

**d. Functioning as the service town providing health, administrative & commercial.**

From the history this area influenced by merchant activities and today also this area has been identified as service town center with the agglomerated business, administrative service activities. Eravur UC area has been identified as a one of urbanized town center in the batticaloa district with adequate local population. Within the Eravur area we could see that some specific nodes which are highly formed based on the availability of function and services these identified nodes area has been shaped by the functional activities with the population. Clock Tower area which is the focal point area in the town, where there are administrative, educational, commercial activities are agglomerated. (A15 road, Punnakuda road). According to the Resource profile in 2020, most of the people engaging in service activities .62% of people are employed in service sector out of in total employment. Hence to provide efficient services to the residents and commuter population in 2033; these are being considered as huge strength to this area.

**Weakness - Goal 01**

**a. Inadequate land for future development.**

The main problem for the Eravur development area is obligating land scarcity. Land is an essential natural resource and it is most important part for the human settlement. Increased demand or pressure on land resources in this area has huge impact on the surrounding. The land extent of this particular development area is 2.9 sq.km, and already it has been identified as built up area. Percentage of developable land is only about 13% and it has been noticed that, in Muslim community G.N divisions average land plot size for one family is about 2.87 Perches, in Tamil community G.N divisions average land plot size for one family is about 24.6 Perches. Residential expansion towards environmentally sensitive areas due to land scarcity. Through this situation could be realized that violation of UDA regulation happening in this area.in addition to that Eravur base hospital also located in limited space (1.23 acre )land .And there are no any land for further development of health facilities.Eravur Base hospital promoted as type B hospital .but the land is being considered as a crucial factor for this development .There for with the current development scenario, Eravur UC area does not have adequate land for the future development of 2033.

**Figure No 12 : Unauthorized land filling**



*Source: Field Visit*

**Figure No 13 : Residential development within 3-4 perches**



*Source: Field Visit*

**b. Deficiencies in available Infrastructure facilities (Improper management of solid wastes, Narrow road width, lack of pedestrian path & parking facilities)**

The study of solid waste management reveals that, Eravur UC area managing their solid waste in Koduwmadu dumping site with the collaboration of other local authorities. Dumping site which is located 5km away from the Eravur UC area. However, the collection taken place only week days and other days collected solid waste stored and segregation process in Eravur Lagoon yard area. There is no any proper method used for the solid waste management. It has been recorded that nearly 20 MT waste generating per day which is nearly 80 % of waste is degradable and nearly 40% of waste is non-degradable. At present it has been noticed that in the lagoon site waste dumping area is full of odder and deteriorating the lagoon surrounding environment.



Hence, deficiency in solid waste system can make impact on to produce the combatable living space for the inhabitants and commuters in the year 2033.

**Figure No 14: Solid waste problem dumping in Eravur Lagoon bank**



*Source: Field Visit*

**Chart No 7: Classification of Solid Waste in Eravur UC Area**



*Source: Eravur UC*

**c. More than 70% of the roads are narrow gravel road.**

The present condition of the roads within the main town center and the network of internal rods is not a mater to be contended with considering Eravur area being a residential area. Special attention is to be paid to the quality of internal road network. Town When considering the road infrastructure, Eravur area has many narrow roads accordingly to the road data about 140 numbers of roads width are range from 3m - 4m, nearly 103 numbers of roads width are range from 4m – 5m width. Due to this condition narrow road difficult to develop the roads with drainage and other provision of utility services. By considering the future population and demand this deficiency will be a crucial element for the other utility service development.

**d. Spread of roadside parking along main roads and lack of pedestrian path facility.**

Due to the high population density and strong public mobility in the primary and secondary areas of the town center. People are having several issues in terms of lack of parking and pedestrian facilities. There is no any conducive environment for the walkability. To be a urban arcade in 2033 this area should ensure that adequate pedestrian facilities in 2033. Roads that were identified are given in the figure.15,16 &17.

Though the vehicular congestion not hugely effect for the functions of the area currently, there is a possibility for largely effecting vehicular congestion in the near future. It is due to the space limitation of the town. Presently Punnakuda road functioning as a bazar character .And the smooth pedestrian and traffic flow is very important to maintain the character of this area accordance with the goals.

**Figure No 15: Narrow road width 3-4m**



*Source: Field Visit*

**Figure No 16: No any parking facilities for parking in Punnakuda Road**



**Figure No 17 : A15 Main Road –No any parking pedestrian Path**



*Source: Field Visit*

#### **e. Absence of bus terminal**

Eravur is located in strategic location and have high integration level with other regions through the road and railway lines. Since it is a service town center with high integration, there are numbers of commuter population commuting this area to access variety of services. In addition, small scale industrial producers marketing their goods to other areas by using public transport. And also, there are 09 places of busses. Starting from Eravur and different parts of buses also passing via this area. Further there are some commuter populations also visiting to this area to get variety of services. So, in this context absence of Bus terminal is being one of the main weaknesses to ensure the comfortable services to this area.

#### **f. Lack of shady areas within the town centers**

The town center seems to be developed over the years in a haphazard manner without proper planning guidelines ,which led to haphazard physical development preventing the greenery area city character.In the construction of building there are no more space to maintain the greenery area .The lack of attention towards planning the city to meet the need of the people moving in the city today it has resulted in a high temperature atmoshphere,lack of shady areas in the town environment .Under the circumstances have visitors have to undergo a harsh environmental conditions and that discourages visitor to reach town center and try to avoid the town center as much as possible .

### Opportunity Goal 01

#### a. Availability of drainage master plan at UC .and sewerage plan also prepared by NWSDB.

Eravur urban council is the responsible local authority for this Eravur UC area and also, they have prepared Drainage master plan for this area to full file the requirement of physical infrastructure facility and reduce the flood vulnerability. Hence, this is a great opportunity to develop as residential town with the comfortable environment. In this plan they expected to develop 3744 m length of drainage proposed to be developed. And Proposal for common sewerage system by water and drainage board also prepared.

**Table No 5: Draft drainage Master plan covered area in UC**

Se.No	Name of the Drainage	Existing Drainage ( M )
Dr-01	Rafeek store Drainage	770
Dr-02	Palliyadi Road Drainage	1400
Dr-03	Mavady Road Drainage	640
Dr-04	Ooddupalli grand mosque	145
Dr-05	kattupalli drainage	2004
Total		4159

*Source: Eravur UC*

#### b. Combined solid waste management system in Koduwamadu dumping site

This project has established in Koduwamadu dumping site area, where far 5km away from Eravur town. This project carried out by the combined local authorities' system. This project, support to reduce the solid waste management issues within the local authority level. In Eravur UC Area, 20MT solid waste are produced per day and spending 3 lakhs per month for this dumping site. so this project one of the opportunities to eliminate the problem regarding the solid waste in Eravur UC Area.



### 5.2.2 SWOT- Goal 02

#### **A Sustainable economy within a compacted space in the Eastern corridor by 2033**

##### **Strengths Goal 02**

##### **a. Availability of high business activities (1865 registered business activities).**

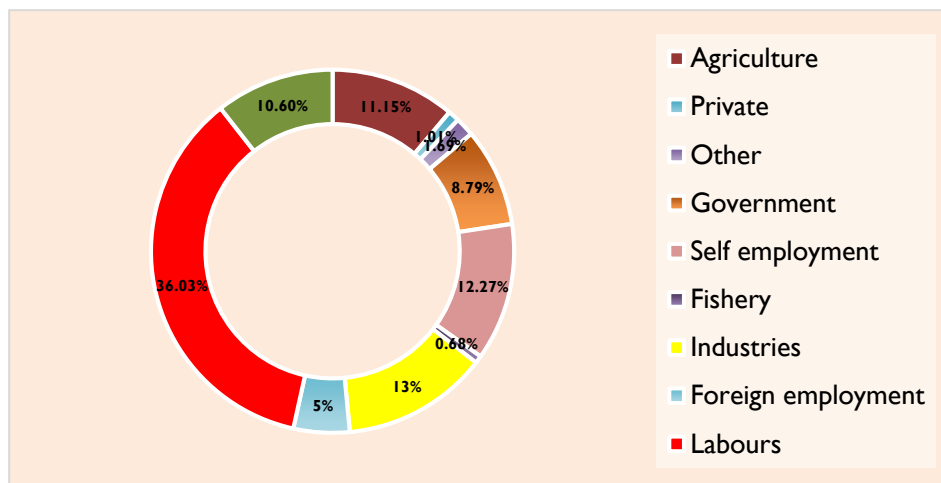
Eravur town consists with high dense population within the limited space, while have a diversified economic structure. There are number of commercial service places, agglomerated along the A15 Road and Punnakuda Road and 1865 business activities are registered under Eravur urban Council. And some secondary road also we can see that commercial activities which serve the residential needs of that area. Especially Railway station Road, Ladies market Road, RC Road, Kaddupalli cemetery road). This local Authority has recorded highest business activities in district level. Examine of the commercial uses within the Eravur UC town center shows that the many of the commercial services are clustered along the A15 Road and that they are distributed along the either side of road. It can be seen that, Eravur Town, Punnakuda Area functioning as a bazar area. When we consider the Occupation type of this area there are 71% of people engaging in service sector activities and 13 % of people are engaging in Business activities. So, Availability of business activities and labor population is one of the main strengths for this area to be developed as urban Arcade in 2033.

##### **b. Eravur being endowed with strong economic sectors fisheries, agriculture, and other small scale industrial productions.**

The eravur UC area being considered as a self-sufficient town center. Particularly the agriculture, fisheries and small-scale industries are playing an important role in the local economy. In District level this area was record as 2<sup>nd</sup> level industrial area. When we consider the employment statistics 11% of people engage in Agriculture sector, 1.69 % fishing and 13% of people engaged in small scale industries.

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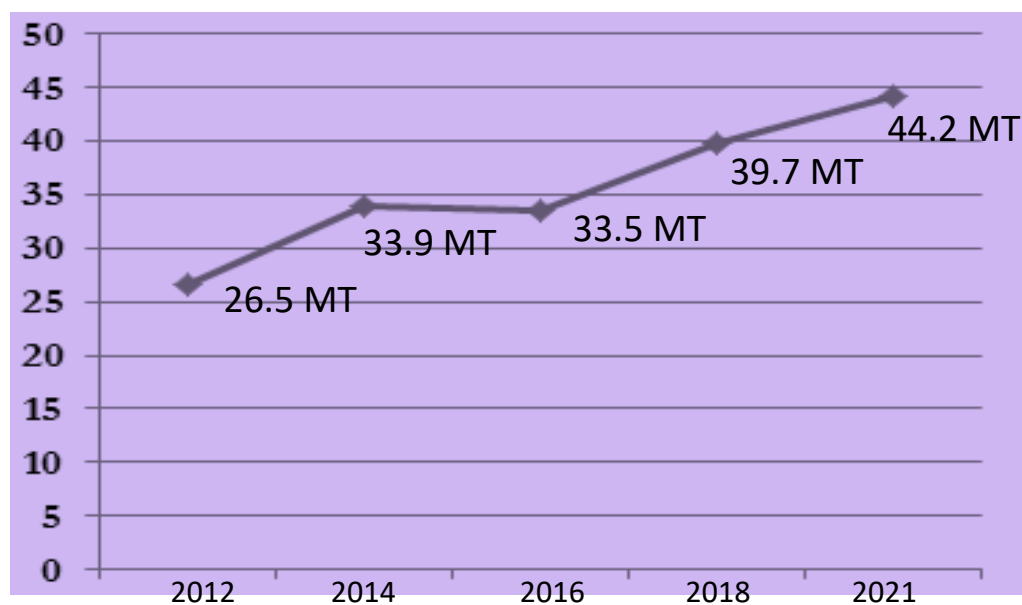
**Chart No 8: Economic sectors of Eravur UC Area**



*Source: Urban Development Authority, District Office, Batticaloa*

Fishing activities are taking place in an area of about 5 km lagoon stretch promote fishing activities. Fish production was recorded 44.2 MT produced annually. There are 168 active fishermen are engaging in fishing activities. But they are facing some issues such as lack of boat landing area, storing facility and market facilities.

**Chart No 9: Inland fish production in Eravur UC Area**



*Source: Urban Development Authority, District Office, Batticaloa*

Similarly, agriculture which play an important role in the local economy. 1922 registered small scale industries and 2584 women headed entrepreneurs engaging in small scale industries and contributing in the local economy of that area.

**Table No 6: Small scale industries in Eravur UC area**

INDUSTRIAL SECTOR		
S.NO	G.S.DIVISION	NO.OF SMALL SCALE INDUSTRIES
1	ERAVUR-01	100
2	ERAVUR-01A	165
3	ERAVUR-01B	162
4	ERAVUR-02	180
5	ERAVUR-02A	230
6	ERAVUR-02B	166
7	ERAVUR-02C	130
8	ERAVUR-03	148
9	ERAVUR-03A	184
10	ERAVUR-06	104
11	ERAVUR-06A	120
12	ERAVUR-06D	176
	<ul style="list-style-type: none"> <li>• Eravur -4</li> <li>• Eravur-5</li> <li>• Ellainager</li> </ul>	57
TOTAL		1922

*Source: Eravur UC*

The Eravur area can be recognized as an area with a self –sufficient economy as it possesses strong economic sectors that can support the development.

### **c.Availability to find labor to the industries from the locality itself**

The employment structure of the Eravur Area revealed that the economic sectors of small-scale industries, cashew processing, food processing, garments, fisheries, Handicraft, Agriculture product can employ the local labor for their further expansion and developments. Out of the service sector employment 40% of people are self-employed and 4437 employees engaging as a daily wages basis.

**Figure No 18: Cashew processing in Eravur**



**Figure No 19 Potteries making in Eravur**



**Figure No 20: Sewing in Eravur**



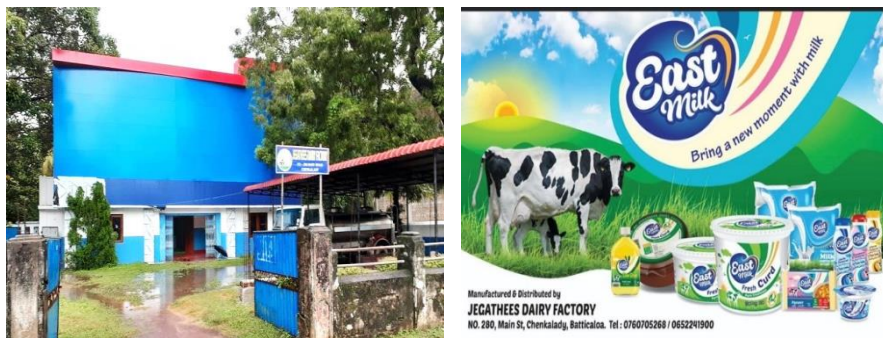
*Source: Field Visit*

This flexible supply of labor in the local market offers the labor -based industries a better opportunity to absorb labor from the local market as and when needed. This attribute the labor market is considered as strength in the planning process.

**d. Prevalent of higher demand and popularity for the cashew, curd being produces in Eravur.**

The cashew and curd produced in Eravur has established a brand name in the region and it has attracted a higher demand from the local as well. The roasted cashew processing recorded during the year 2021 was averaged to 2000kg per day (60350Kg /month) and 36 centers have registered in this employment. Further, in curd processing was recorded in 2021, there are 14 curd processing center and producing 15,325 liter per month.

**Figure No 21: branded curd product in Eravur UC Area**



*Source: Field Visit*

**Weakness Goal 02**

**a. Underutilization of Public market**

Particularly Public market building located in the heart of the town, was remaining in deteriorated and unpleasant condition, there are two public markets are in abandon condition. Such as, Eravur new market and Eravur Old market. At the same time temporary market functions with temporary huts in railway department land. However, in this context, presently, approximately 31000 population accommodates in Eravur UC area, according to the economic contribution in terms of employment, Agriculture (14%) people has been engaged and producing agriculture products. Moreover, surrounding village people (Commuters per day –more than 500) visited as a vendor /consumer. Indeed, there are a potential producers and customers but the market facilities are not adequate with the current population demands (temporary market

arrangements only available). Addition to that, existing public market facilities are just not enough to cater the present and future population demand. Whereas the vendors facing enormous difficulties during rainy season. Owing to the lack of such facilities at the temporary market the income that have been decreased and lead to impact on local economy as well. In this context, proper market development as there is a felt need for it. So, this underutilization of market has identified as a weakness.

**b. Compact and congested nature of the town Centre minimize the business opportunities (lack space for demand)**

**Figure No 22: Abandon new market**



*Source: Field Visit*

**Figure No 23: Public market project stage – I completed (Underutilized)**



Eravur Town is functioning as the ‘commercial Service town center, which is facilitating all basic amenities within a short walking distance. With accelerated urbanization process, each city needs to ensure the adequate infrastructure facilities availability within their territory in sustainable manner, Availability of efficient, reliable and affordable infrastructure is essential for economic growth and development which implies enhancing access to basic service and improving the quality of life. According to that Eravur town is growing fast itself almost without proper planning intervention. Therefore, a necessity has arisen to guide the physical developments in urban centers to avoid haphazard developments of Eravur town area.

The commercial activities are functioning with many shortcomings, such as lack of space for expansion (mostly located within 2-3 perches), most of the shops don’t have parking facilities, narrow access roads to create better business environment and also there is a necessity to provide platform opportunities to obligate income generation for local people and commuters.

**c. Low level of Technical knowledge and skill among the people**

The lack of skills and relevant knowledge among the unemployed people in the locality has been one of the main reason to why the small scale industries local product incur low income .This situation has been aggravated by lack of vocational training institutes provide necessary skills labors is not there meet to them.as a result 80% of production distributed to other districts for value addition (cashew, paddy ,fish, milk ).This is another reason that causes sluggishness in the local economy.

**d. Less integration between small scale industries.**

It has been observed that the small-scale industries don't have enough integration to sell their product because of the absence of common market. The major issue is that lack of storing facilities for the agriculture products and as discussed above product are distributed to other district for value added products. So, the small-scale industrial employers are incurring low income for their products where as there are different layers of traders are linked to sell particular product. Specifically, pottery products, handicrafts items are exported to polannaruwa, Dambulla site. Hence, the local economy of that area has been faced enormous challenges in terms of transportation facilities.

**e. Inefficient road with of internal road network slows down the efficiency of the economic activities.**

The obvious shortcoming in the internal road network is the existence of narrow road network which are link to the residential neighborhood areas. Eravur area has been functioned as commercial and service town. most of the small-scale industries are home based (cottage) industries. Mainly 80% of road network are narrow road with are less than 3m. The weakness in the road network cause longer time duration for transport of small-scale industrial products whereas those products facing difficulties to display and access the products to their customers. This may be one of the reasons as to why Eravur area small scale industries are distributed to other area.

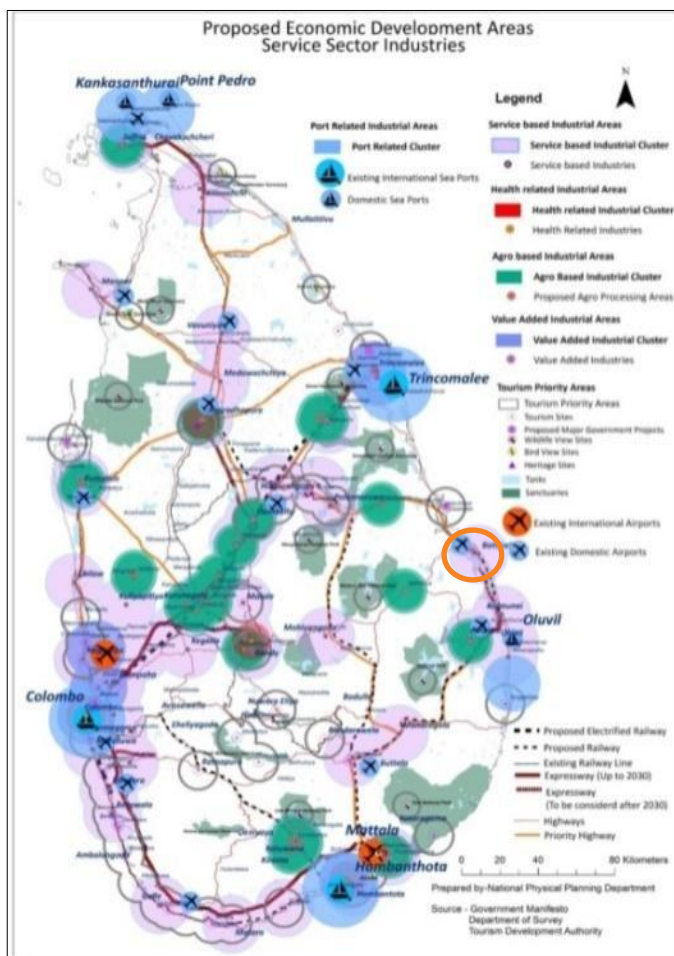
## Opportunity Goal 02

a. The National Physical plan of Srilanka -2030 identified the Eravur area as a service town center and in 2050 national physical plan identifies as service based industrial cluster area.

The Department of national physical planning, in its plan prepared for 2030, designated the Eravur area identified as a service center development promotion area (2030) due to its high potential availability of service centers, small scale industries and labor availability. Addition to that identified as a service based industrial cluster map-14 in NPPD plan (2050) also.

This opportunity will support to develop this area, which can be treated as a compelling opportunity that will sustainably inspire the Eravur area to reach the development plan.

**Map No 14: Service sector industries development**



Source: NPPD



Tourism attraction places are locating near to this town .There are number of tourist attraction places surrounding the town like Batticaloa fort, passikuda beach are locating near to this town center. Though they are not belongs to the town area most of the tourists who visit places are travelling via the Eravur Town and the restaurants and shops at town area also adding economic value for the development.

**b. Location of Eastern Vanthrumoolai University**

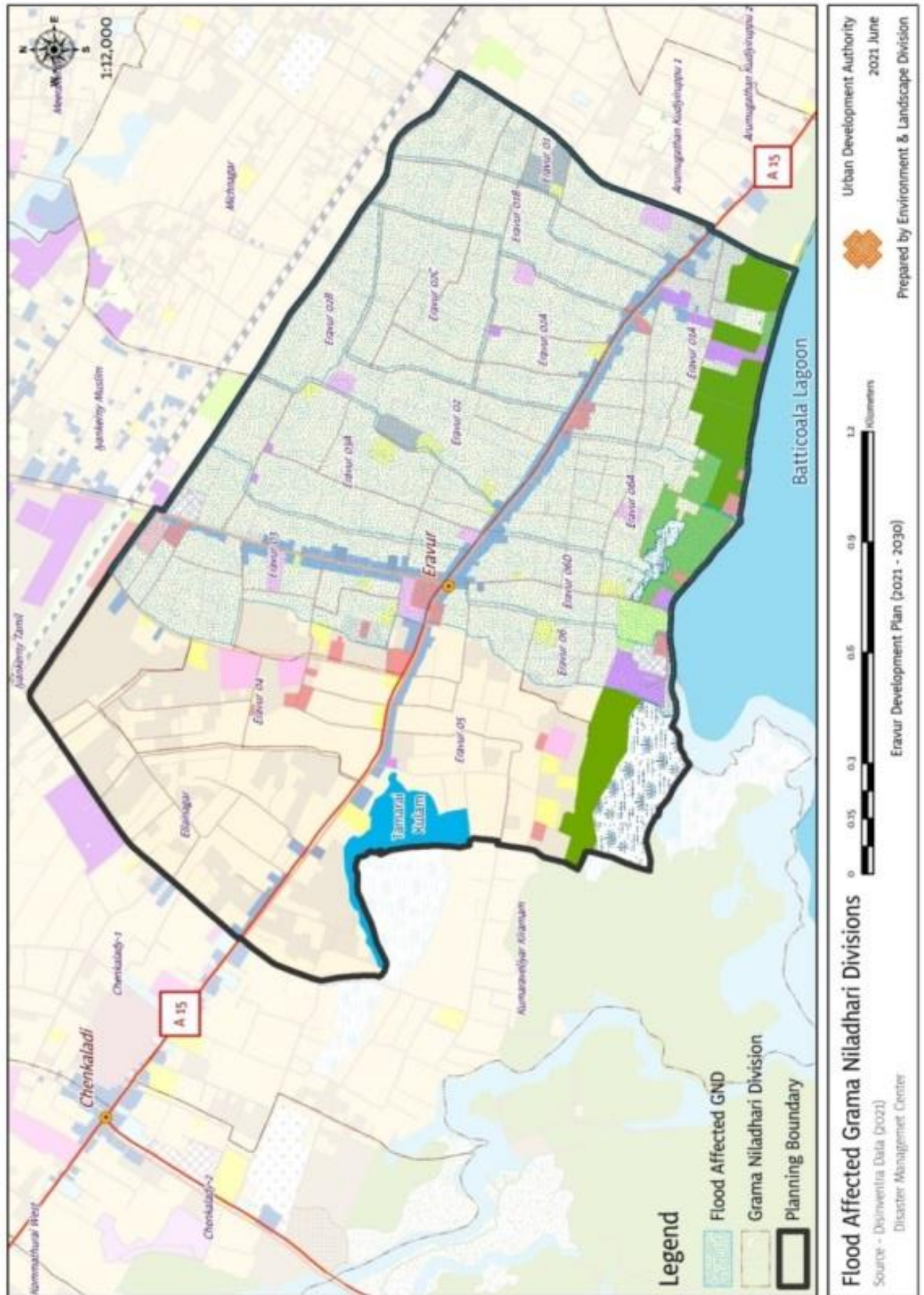
The University of Vanthrumoolai is a good opportunity for the town area though it is locating far from 3.5km after the establishment of this university the development has been accelerated towards this A15 road to vanthrumoolai and there are number of private accommodation places emerged in Eravur Town for the students. There are some private education agencies also developed due to the impact of university.

**Threat Goal 02**

As explained in under chapter -3 ,Eravur is impacted by flood hazards which causes significant destruction to life and property and cause interruptions to the functions of the area. Recovering from these disaster events require allocation of additional resources. Moreover, this situation damage for the connectivity, accessibility, physical infrastructure and city beautification which is closely connected with commercial activities



**Map No 15: Flood Affected GNDs in Eravur UC area**



Source: Urban Development Authority, District Office, Batticaloa.

### **5.2.3 Goal- 03**

- **Ensure disaster resilient livable greenery environment**

#### **Strength Goal 02**

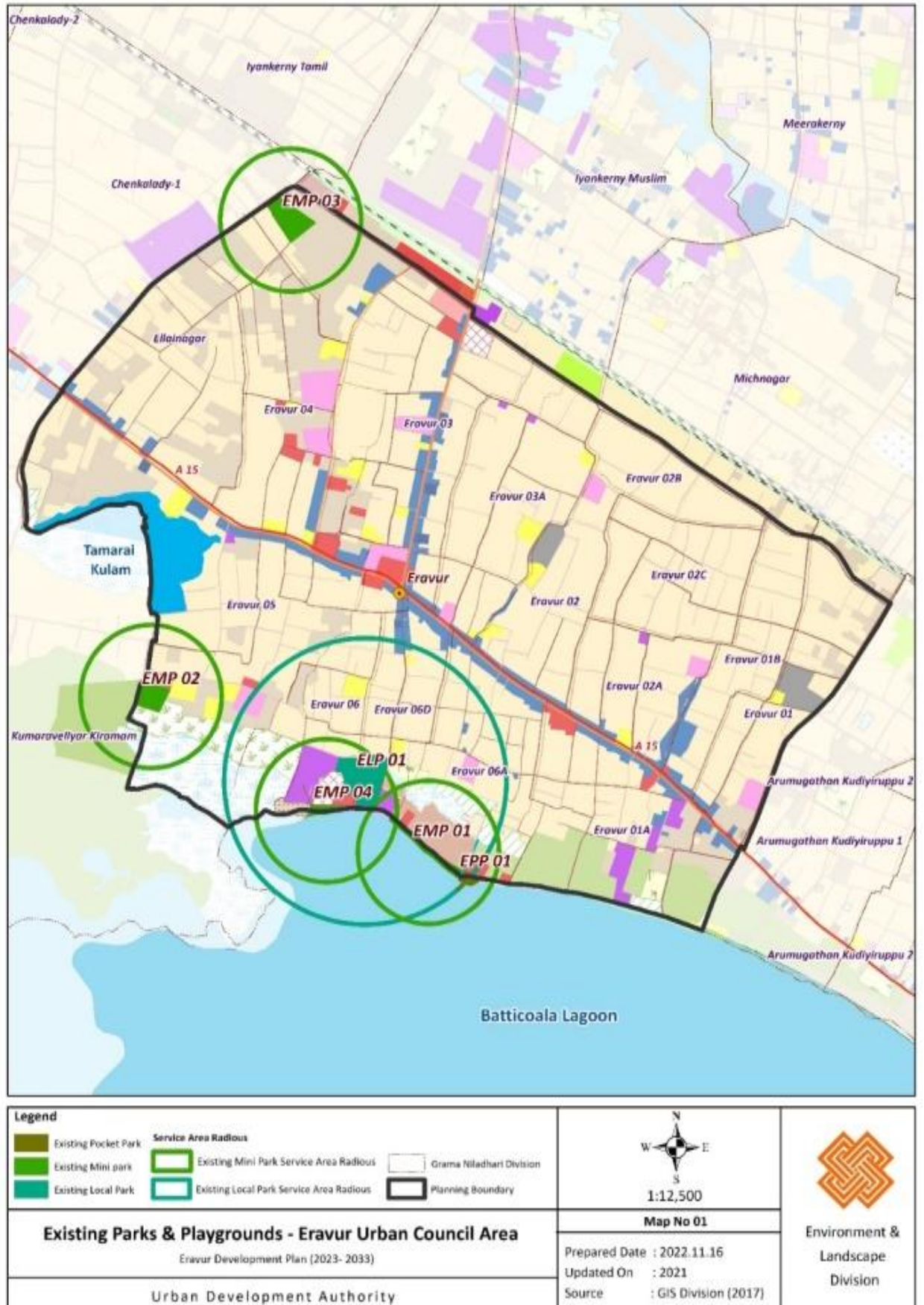
##### **a. Being enriched with a unique environment formed by the lagoon resource and scenic view**

The Eravur UC area is primarily a residential town and the physical environment of the Eravur UC area has been formed by the lagoon, island and recreational park in the southern part of this area. When planning and designing cities, provision of public space in the form of public parks and recreational areas is an essential feature. The Lagoon resource of (5km boundary) is very resourceful and potential for this area.

The scenic beauty of this area enriched by the natural blue and green network along the lagoon area. Lagoon island is located away from 600m distance from town center (06 Acres island land). The availability of unique environment along the lagoon area (Linear parks Lagoon park availability (Moulana Lagoon park, Zeinulabudeen lagoon park and Children park) accelerating the local tourism in this area. Normally local dwellers and commuters are visiting to this area and experience the beauty of this setting. Along the Lagoon area there is high potential to develop local tourism and support to achieve the goal to maintain the character of greenery environment.

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**Map No 16 : Recreational spaces In Eravur UC Area**



Source: Urban Development Authority, District Office, Batticaloa.



**Figure No 24: Play ground in Eravur UC Area**



*Source: Field Visit*

**Figure No 25: Public Park & Play grounds in Eravur UC Area**



**b. Nearly 5% of natural water bodies & marshy area availability are enhancing the natural beauty of this area.(Sensitive areas) .**

Obviously Eravur UC Area was recorded as highest population density local authority in Batticaloa District. According to the data, the population growth rate is 0.26 % and relatively to the densely populated area in our country. When developing this area as disaster free and greenery Area, the analysis of the geographic and climatic condition of the area, UC area is consisted with sensitive eco-system with lagoon, and small paddy fields and it is essential that environmentally protected ecosystem such as pond (Thamaraikerni pond) and marshy land, Abandon paddy lands.

**Legend**

- Marshy
- Paddy
- Abandon Paddy
- Water Bodies
- Grama Niladhari Division
- Planning Boundary

**Existing Environmental Sensitive Area**

Scale: 1:12,000

Urban Development Authority 2021 June

Prepared by Environment & Landscape Division

Eravur Development Plan (2021 - 2030)

Source: Landuse Layer (GIS Division 2017)

81

**Table No 7: Environmental Sensitive Areas in Eravur**

Category	Ha
Paddy	2.45
Marshes	7.8
Water Bodies	3.13
Abandon paddy	5.61
Total	18.99

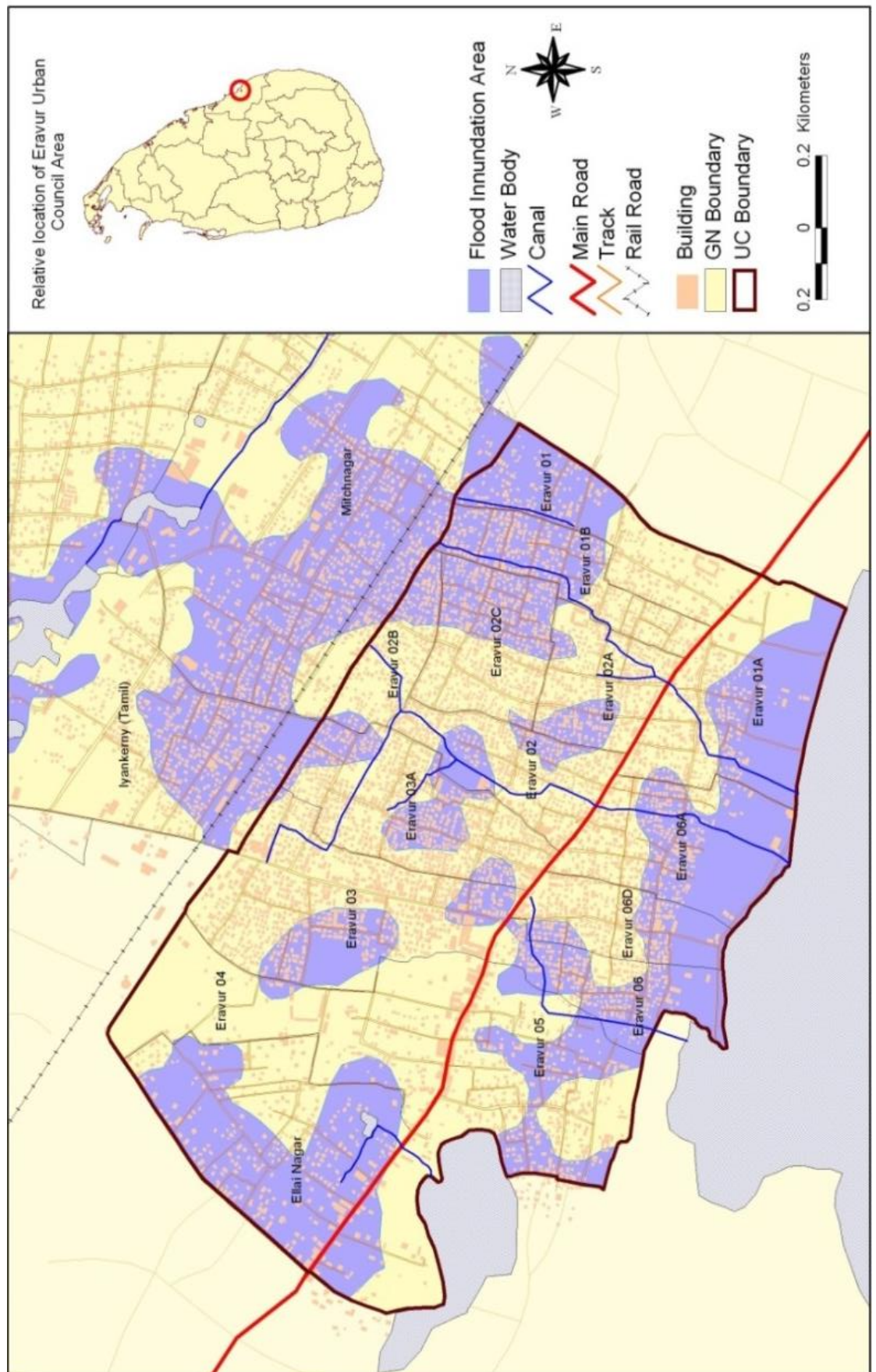
*Source: Resource Profile (Eravur Town DSD & Eravur Pattu DSD, 2021)*

**c.Availability of Natural water ways**

According to the land use of Eravur UC area 2.5% is considered marshy while 1% is considered as water body, and another special feature in this area is the dispersion natural water ways, canal which are connected with lagoon and functioning as a natural drain during flooding season.



Map No 18: Natural Canal in Eravur Area.



Source: Urban Development Authority, District Office, Batticaloa

### **Weakness Goal 03**

#### **a. The trend of rapid Reclamation of Paddy lands and low lying areas.**

The natural water ways and reservation areas are continuously encroached by the people. Normally paddy lands and abandon paddy lands are we can see along the lagoon area and now those paddy lands have been converted for the residential purposes. Particularly Eravur -6A, Eravur,1A, Eravur 6 GN divisions are normally having low lying areas and exposed to flood. Dispersion of sensitive feature also could see in this area, which are functioning as a water retention area during the rainy season. But now this rapid reclamation of paddy lands leads to increase the flood vulnerability of this area.

The economic productivity of Eravur paddy lands is decreasing with the urbanization trend and increasing population density and land scarcity of Eravur UC area. So, this is identified as a weakness to achieve the goal of disaster free and greenery environment. At the same time Thamarai kerni pond is underutilized and also encroached by the people. These natural ecosystems are affected by these unauthorized settlement activities.

Due to these reasons the paddy lands are reclaiming and converting to residential and commercial uses. The paddy land extent is currently 2.45 Hec and 5.61Ha Abandon Paddy lands are available in Eravur UC Area.

**Figure No 26: Thamaraikerni pond reservation area encroachment.**



*Source: Google Earth*



**Figure No 27: Low land area filling in Eravur**



*Source: Field Visit*

**b. Shortage of public outdoor recreational spaces. Only 3.5 Ha available**

In given urban center, public space is designed proportionate to the size and density of its population. The general rule is that there should be 1.4 Ha of public space for 1000 population. In keeping with this rule, With the current population for the PORS 41 Ha of land is required for the existing population. Eravur UC area has 3.5ha of public space for its population of 29000 in the year 2020. This can be identified as weakness. But with the land scarcity to full fill the recreational requirement for the recreational space is identified as a weakness.

**c. Water source pollution**

Water pollution is another challenge in Eravur UC Area. Water pollution occurs, such as the ground water pollution and natural water body pollution. The dispose of waste water continuously increasing due to increasing the residents and commuters to the area. Particularly, due to the high density the ground water is already contaminated and small scale industries and restaurants are discharging their waste water into the drainage in appropriate manner. Whereas rice mills in Eravur area which are emitting waste without following any environmental guidelines .So, these are some weakness identified. The urban development activities the water resource is affected in various ways

- This area have high population density and don't have sewerage system
- Industrial waste water mixed with ground water (oil mixed water come from vehicles Washing )
- Wastage and garbage dispose near to the lagoon.

- The increment of habitation scarcity of land resources of land reduces the nutrition of weeds and polluted it.
- Flooding

Urbanization trend and population density has been increased within the limited space. As a result ground water level contaminated. Most of the well ground water seem to yellow color and lead to face hygienic problem 97 % of people accessing the pipe borne water for their drinking purposes. Particularly there are some service shops in the settlement area ( jumma Thaikiya and near to railway station road where vehicle are washing and discharging those waste water into land ).

Further, in Eravur UC Area there are some small scale industries located in sensitive areas (Especially rice mills) located in the sensitive areas.

**Figure No 28: Natural drain blocked in Eravur**



**Figure No 29 : Garbage thrown in Drainage**



*Source: Field Visit*

#### **d. Reducing vegetation cover**

In Eravur Area, with the population increment and urbanization process vegetation cover had been decreased dramatically, in 1990 vegetation covered with 70% but now gradually destroyed up to 20%. the following the following are the reasons for the ruinous of the vegetation cover.

- Population growth and development of habitation
- Increment on the demand or needs
- Road expansion
- The peoples attitude of living in urban

- The construction of public building

Since early time, this area has been identified as a vast greenery area with the forest plantation, cultivated crops, bushes and grass land .Specifically ,cashew ,coconut and Palmyra are ,paddy land are economic wise income earning crops for this area. But currently, the green patches had been gradually decreased with the expansion of settlement.

**Table No 8 : Vegetation covers degradation in Eravur Area**

Year	Agriculture land	
	Homesteads (Ha)	Paddy(Ha)
2009	940.35	9.71
2021	310	2.42

*Source: Resource Profile (Eravur Town DSD & Eravur Pattu DSD, 2021)*

### **Opportunity Goal 03**

#### **a. City beautification program by local authority**

In Eravur UC area there are some beautifications programs are undertaken to beautify the cities. Especially there are some streets selected by local authority and planting some selected trees in order to increase the greenery area of this area.

#### **b. Availability of drainage master plan**

### **Threat Goal 03**

#### **a. Flood**

Mostly Eravur located elevation (0m-50m) , and experiencing continuous flooding in Eravur 12 GN divisions. Additionally, major flood event that causes significant destruction on lives and property. Eravur 's high vulnerability to various level of flood hazard has direct impacts on the city's attractiveness.

Moreover, Eravur town is currently experiencing the impact of urbanization. Existing built up area is 64 % out of the total land extent and people have settled down in a dense manner. The possibility of further expansion of settlement is restricted due to certain

**Figure No 29: children parks affected by flood**



*Source: Field Visit*

factors such as higher building density of the local area it is affected by seasonal flashflood. During the rainy season sensitive areas and recreational places are highly affected due to the lagoon overflowing during the flood. (Linear parks, paddy lands & low land ecosystems are affected).

## CHAPTER -6

### THE PLAN

## **Chapter 06**

### **The Plan**

#### **6.1 Concept plan**

Under the conceptual plan, a basic figurative analysis done with a view to determine the future development scenario of the planning area. Accordingly, a planning concept was developing to achieve a sustainable development in the planning area by resolving the problems identified through the analysis done for the plan prepared year in 2033.

Based on the conceptual plan, it is expected to develop the area by developing commercial corridor, service centre, and sub commercial node to reach the vision of the plan.

In addition, it is proposed to develop 2 neighborhood nodes with different densities making the environment comfortable and save living by minimizing the disasters through protection of environmental sensitive areas. Low density residential zone has been planned in the conceptual plan in 2024-2033 with a view of protecting environmentally sensitive areas.

To provide service to these local & commuter people, it has been proposed to developing a main commercial corridor along the A15 Road. Punnakuda road junction is proposing to be as Service node. RC road junction and boundary road junctions are proposed to be as Sub commercial node, Rahumaniya school road Junction, Kaddupalli cemetery road which are proposed to be neighborhood nodes. Ultimately, all these nodes are to be connected into the city center through the road system.

By taking into account the diverse of activities in the middle of the town closer to clock tower junction, that area is to be developed as city center. These diverse of administrative, religious, commercial.

Also, sub commercial nodes such as RC road junction and boundary road junctions are connected to the city center through the A15 road.

Creation of environmentally friendly recreational zone by making use of potential of facing southern part of the planning area to the Eravur lagoon area. Natural settings of the lagoon and linear parks, island, Thamaraikeni pond are expected to develop to be conservation zone.

In addition, strategic location of Punnakuda road junction expected to develop as service center, the diverse of activities that include health, transport and other financial and commercial services are to be developed.

Moreover, the roads and other infrastructure development is also proposed under this conceptual plan for facilitate for inhabitants and local commuters. The conceptual plan for thus prepared based on all the above-mentioned factors which include the corridor development and service center development

**Figure No :30 Concept Plan**



*Source: Urban Development Authority, District office, Batticaloa*

The sole purpose therefor of the development plan (2024-2033) is to make the maximum use of the opportunities to make the city success full and the future economic development scenario of Eravur UC Area is expected to be associated with commercial and small scale industrial based serviced town center within a residential background. The Eravur UC Area.

The Main access A5 badulla -Chenkalady road would link to A15 Batticaloa to Trincomalee Road through the lagoon areas which serve as a gate way for southern part of Eravur UC Area and ultimately there is a constraint to make the optimum use and make the best value of adjacent land and lagoon scenic area would gain exposure.It is expected to improve the regional linkages through the linked bypass road .The development concept reiterate the transport network of this area should be further integrated with regional linkages.

In summary, the Eravur UC development plan attempts to realize the long –term vision of developing an attractive residential zone which with greenery and d disaster free combined with the economic based serviced town center.

## **6.2 Proposed Land Use Plan**

The Eravur Urban Development area is a strategically located along the A15 High way Road and 2.6km length of linear town .The main A15 road connectivity passing through the planning area is the one of the main trunk road to connect the Batticaloa and other parts of the country which gives more importance to the Eravur area and currently Eravur act as the one of major commercial , service & transportation facilitator that is function with the both rail & trunk road which contributes to create the order of the city. The orientation of commercial & retails activity along the main arterial road which is another identity to Eravur. Therefore, higher importance is given to protect and preserve its existing character while encouraging the future developments.

Similarly, the existing environmental system of the planning area plays a major role by creating an environmental balance and visual quality.

The entire urban form of Eravur will exhibit a sense of more interesting variations through different activities and transitions of different height limits which give visual coherence to build environment along the proposed streets and space that make up the future urban environment of Eravur urban Development area. The basic physical



character of Eravur development area has been classified into four different zoning categories where each zone has given higher importance for their predominant character to build up the area. Accordingly, the identified zones are High Density Commercial Zone, Medium Density Mixed Development zone, Low Density Residential Zone, Low Sensitive Conservation zone.

Higher restrictions of development activities are applied for the controlled and conservation zone in order to preserve the environmental character of the area. A residential zone has been identified to maintain the character and peace full residential environment for the local community where the people desire to live without any disturbances form other activity. Simultaneously, the other two zones have been classified based on the density of urban agglomeration where the height and density of the development will be decided on the value given to each of its zones.

So, through this zoning classification and regulations, an orderly developed urban environment while preserving natural character can be experienced through the entire development area. These physically arranged spatial environments will be interconnected with a well-developed Road and Railway connectivity which is gradually passing through this area. Similarly, variations of the activities agglomerations can be observed through distribution of development densities throughout the development area. Natural drainage system available within the development area is the key acting body of flood.

So higher importance for the simulation and maintenance of the drainage is also identified through strategic plans. There are multipurpose buildings, commercial square & redevelopment of public market have been identified at the town Centre area which will attract more economical activity and contribute to the economic development for this area. Similarly, small scale industrial orientation also been identified and proposed terminal market also to improve income level of the local community .The proposed Road widening will act as economic corridor to promote the commercial and small scale industrial developments. Similar to the economic aspects, Environmental aspects are also given equal importance in the proposed land use plan. People are encouraged more to walk around the development area through the walkway and cycle way provision identified throughout the entire development area. Sensitive

areas are even protected from any of the encroachment activities through the zoning classifications.

Building heights are decided based on the identified zone factor for each zone in order to boost the urban structure. Noticeable activity variations start the transition point with mixed use activities and it's differentiated through floor area ratio, plot coverage and mixed urban activities.

The main functioning town center in the main artery road have been classified and road have been classified and intended to be emerged into commercial corridor and service town Centre. Here the commercial corridors are prominent with commercial activity. Service Centre to be developed comprised with mixed use development to enhance the service to the entire planning area.

This chapter explore the entire futuristic land use patterns, urban form of Eravur development area which collaborate create a strength and support for the local and provincial area to form the “Glorious urban Arcade in the east corridor”.

### **6.3 Proposed land use pattern**

This chapter explore the entire futuristic land use patterns ,urban form of Eravur development area which collaboratively create a strength and support for the local and district area to form the “Glorious Urban Arcade”.It is the expectation of the plan to develop the planning area as the It is the expectation of the plan to develop the planning area as the “Glorious urban Arcade in the east corridor” by achieving the vision, goals and objectives of the plan through the zoning plan for Eravur Urban Council area. The identical character of the area will have to be preserved as it is when implementation of this plan. Moreover, facilitate to clustering services like health, commercial is proposed through the zoning plan. It is expected that providing necessary facilities for those cluster is easier when those scattered in particular boundary A15 Batticaloa-Trincomalee highway

The urban form of the Eravur UC area is expected to be is maintained with different perspectives with different densities to maintain its attractiveness. In addition, it is proposed to create a scenic and diverse of urban design perspectives through development of open spaces, roads and other all identified sectors. What is stressed here

is to ensure the compatibility of building and shape with the natural environment in introducing proposed land use plan in the spatial setting of the area.

The Eravur town which is located at the A15 high way road (Trincomalee to Batticaloa) and in this plan identified as a special nodal town along the A15 road. In addition, in the central area contained with various activities such as religious, administrative and commercial activities. Eravur town area is famous for small scale industrial product and being as a commercial town center. Therefore, the local area needs to be protected from haphazard development and natural disaster in future to protect the uniqueness and identity of it.

When considered about the land use of Eravur UC Are, 75% of area is buildup area and 10 % land only identified as sensitive greenery areas. Southern part of a lagoon area natural beauty with scenic areas which is bounded by blue –greenery network.

Despite all these potentials, there are some constrains for extracting those potentials to town development. Although, the commercial, religious, administrative, educational activities are concentrated in the commercial area in the middle of the town and health zone at the entry point of Punnakuda road. Those activities are not properly planned out making a way to get maximum to the city economy. To reduce the commercial pressure along the A15 road, the Northern part of the (Railway area) proposed to attract the future commercial development.

Due to existence of low flat terrain and lower elevation, the area is subject to inundation in all almost in every year. The population density in those areas is increased as predicted for 2033. There for the proposed land use strategy was identified to create an environment conducive for the inhabitants, commuters by resolving all the constraints to achieve the vision of the plan. Proposed land use plan is focused on achieving its goals and objectives through zoning and special projects in order to pursue the vision of the plan. Thus, it has expected to facilitate the Eravur UC to become a commercial service town center with recreational spaces, to gather with smooth transportation system. Accordingly, while protecting the natural environment, the proposed land use pattern was identified as follows.

Eravur is basically developed as four major zones High Density Commercial Zone, Medium Density Mixed Development zone, Low Density Residential Zone, Low Sensitive Conservation zone.

As the southern part of the planning area is bounded to the lagoon, Liner park, island, environmental sensitive greenery areas are identical features to attract local tourists and enhance the scenic beauty of the area. By protecting and enhance the beauty of the area and developing linkages with main town area, it was proposed to be developed conservation zone. As per the cross section shown, figure No 31 ,if a traveler start his journey, along the A 15 highway road, could experience the big chain of commercial shops along the both side of A15 road .Future urban form of Eravur UC area will be giving the image of the town and giving different characters with various activities when moving one patch other .The main business area begins from North Punnakuda Road, East Thaika Road, South RC Road and West up to Boundary road junction .This zone 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 middle of the Eravur UC area .

#### **6.4 Urban form of Eravur Area**

- **Low Sensitive Conservation Zone**

Creating a recreational cluster along the lagoon and park area to maintain the visual character is another purpose of this land use plan Low Sensitive Conservation zone will be promoted in the identified island area and lagoon linear park area with the intension of controlling the development pressure and conservation of the lagoon area. Further the area is expected to promote the walking and cycling path along the lagoon in order to terminate the encroachment activities and open up lagoon fronts as a recreational point with the aesthetic quality.

- **The High-Density Commercial Zone**

The high-density commercial zone will be promoted in the central business area of Eravur, commercial capital and road widening node improvements of, Punnakuda road junction, Boundary road junction are proposed in the plan. Shopping complexes, super markets in this zone to promote dominant commercial character of this Eravur area.

▪ **Medium Density Mixed Development Zone**

Railway station (East Boundry) road area. This area will be served as a service area for this town. The Punnakuda road and railway station area has high potential with connectivity. To reduce the pressure along the A15 road, the development activities are proposed along the Punnakuda Area.

▪ **Low Density Residential Zone**

The Low-Density residential zone will be promoted in the Eravur Urban Council Area with the high concentration of service area. Prominent character of resident should be maintained. In the north side of the area accommodated high population with high number of service centers and small-scale cottage industrial activities. The southern part of Eravur area and Tamil GN DSD area of residential character of Eravur will be upgraded in Low Density residential zone and it will be promoted in area with the dominant residents.

**6.5 Social and physical Infrastructure Development Strategies.**

The service plan emphasizes the provision of social and basic infrastructural services in terms of settlement, health, Education, recreation etc for each of the identified population groups in order to achieve the goal of ensure to afford adequate comfort and safety of infrastructure. So, in order to ensure the adequate services, the entire development area have been divided into 4 density based population cluster which have been decided based on the existing population and future forecasted population in collaboration with the development proposals of the area .Accordingly ,services are provided considering the future development trend and thus the overall service plan will express how the service will be facilitated through development plan and how these services will be transforming the image of entire Eravur Urban Council development area.

According to the data records, about 31095 residential populations will be there in 2033 to get the services since Eravur UC area is 3<sup>rd</sup> order service town center in Batticaloa district. There for social, physical infrastructure facilities should be developed considered when preparing land use plan.

### **6.5.1 Proposed settlement Area**

Enforcement of land use zoning and regulations, based on the planned building densities, in order to achieve the planned physical settlement. Enforcement of land use zoning and regulations, drafted based on the planned building densities, in order to achieve the planned physical settlement.

The settlement analysis Eravur Urban Council Development area emphasize a very low housing deficit of nearly 14% (in Tamil community living area housing back lock - 13% and in Muslim settlement housing back lock -86%).

The numbers of housing units for 2033 in four zones have been calculated considering the demand for zones. Existing total population of Eravur UC is 30155 and 9006 families approximately in 2022 which is occupied in 7769. The predicted population of 31095 in 2033 to be facilitated with the 8839 housing units which illustrated in the housing units which illustrated in Table 9.

**Table No:9 Housing details of Eravur UC**

<b>Description</b>	2008	2012	2016	2018	2022
Total Housing	5934	6563	6971	7174	7769
Housing Density	1978	2187	2239	2391	2589
Total Families	7053	7470	7891	8088	9006
Housing Deficit	1119	907	920	914	1237

*Source: Resource Profile (Eravur Town DSD & Eravur Pattu DSD, 2021)*

The futuristic housing density has been calculated in accordance with the main three planning basis of Natural growth rate and median growth rate of Eravur and the same planning basis has been applied for the calculation of housing density for 2033. The analyze has been proved that Eravur 2C, Eravur -3 ,Eravur -3A, Eravur -2A & Eravur -2B are the GN divisions which represent the high dense residential distribution with 20-45 houses per Ha and 15-19 houses per Ha Eravur -6, ,Eravur -1B ,Eravur -6A. Eravur -4,Eravur -5 & Ellainager 3-5 houses per Ha .At the same time, temporary houses highly recorded in Ellainager .

### **Strategy -01**

- **Allocation of the expected residential population as per the future land potential**

Eravur development plan identified into four different zoning categories where each zone has given higher importance for their predominant character to build up the area. Accordingly, the identified zones are high density Commercial Zone, Medium Density Mixed Development zone, Low Density Residential Zone, Low Sensitive Conservation zone. A residential zone has been identified to maintain the character and peace full residential environment for the local community where the people desire to live without any disturbances form other activity prominent residential zone in the Eravur area where low residential development.

Simultaneously, the other two zones have been classified based on the density of urban agglomeration where the height and density of the development will be decided on the value given to each of its zones. Accordingly, mixed zone allowed to residential development in considerable amount. Settlement areas are identified considering the future development trends areas while excluding environmental sensitive and special conservation areas. the residential development will not be encouraged within the A15 (Batticaloa –Trincomalee road). But such area more encouraged for commercial developments as commercial zone.

#### **6.5.2 Service Management plan**

The service management plan of Eravur Development plan interprets futuristic perspective of the health, housing, education and recreational sectors of Eravur. The entire service plan identifies the gaps of the services and they are identified through the analysis with proper accepted service of each sector.

The main purpose of service management plan is to provide necessary infrastructure services to the population that would be predicated to be served in the year of 2033 in the Eravur UC area .The infrastructure facilities required for the future population were assessed quantitatively following the examination of the current level of services available for the current level of services available for the current population and determination of the backlog prevails currently .under the examination of currently

available services ,health facilities ,education and other social infrastructure services were considered.

➤ **Health services**

**Table No 10 : Eravur Base Hospital Details**

	<b>Health Institution</b>	<b>Type of Hospital</b>	<b>No of Beds</b>	<b>Bed strength</b>	<b>Annual OPD</b>	<b>Doctor patient Ratio</b>
1.	Eravur Base Hospital	Base hospital	115	95	97556	1:73

*Source: Base Hospital, Eravur*

The Eravur UC development plan has been used to analyses for the health facilities through the diverse standards of the distances as mentioned follows. Eravur development area already comprise with a Base Hospital in addition private clinics and dispensaries within declared area. The analysis helps to identify gaps of the health sector and providing a planning basis for each sector.

Eravur consist with the existing resident population 30155 and Eravur base hospital is a major service provider and promoted as B grade hospital. The available facilities in the base hospital may not be adequate when we consider about the present and future population. In present Hospital functioning in less than 1 Hectare land and the facilities need to be upgrade and promoted. Therefore, it is proposed under this plan to upgrade Eravur Base Hospital to a main hospital and also to improve the facilities in the hospital.

In addition to the above, Eravur base Hospital has been upgraded as a B grade hospital in 2011, Also services are provided within limited land. So, in order to be B grade hospital this hospital should require to full fill some requirements in terms of facilities. But due to the land limitation (Existing hospital land

– (0.4995 ha ) unable to expand the facilities.In present catchment population 160000 per year.So, by considering existing and future demand for health facilities we planned to accommodate some facilities in MOH land area.



### **Strategy -01**

- **improving adequate health facilities for healthy living.**

Base hospital expansion in the MOH office area.

MOH is functioning in adjoining land and there is MOH Office, Quarters, Clinic center are functioning within that premises. Simultaneously, that land not utilized in proper manner. Base hospital expansion proposed in MOH area premises. Such as Units development (Dermatology unit, Eye surgical unit, Planning unit & Department of physical medicine), Laboratory, Doctors quarters, MOH office & parking.

#### **➤ Educational services**

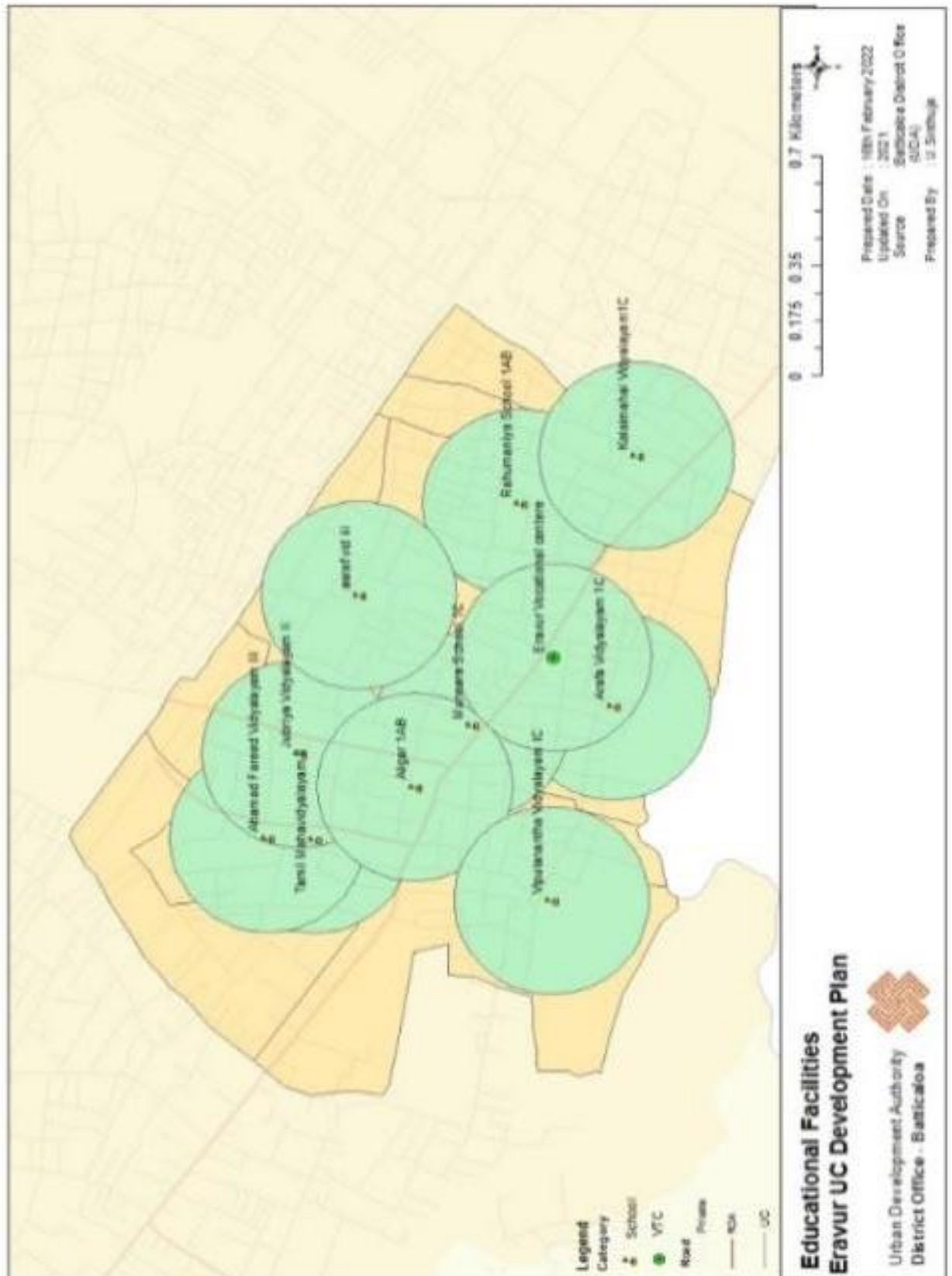
Education sector is being one of the leading and emerging sectors in the Eravur Development area which comprise of nearly one National school, Provincial school -9, Preschool -22, Tertiary Education Centre - 1, private education Centre – 18 in the study area. This exhibits that at the existing situation, there are enough number of schools and tertiary educational facilities are located within the identified each settlement zone and these educational services are more sufficient to cater the educational demand of the community in present and future years. Eravur consist with 18 schools facilitating around 10452 students and 491 teachers. Accordingly, the student ratio is -1.25.

**Table No :11 School classifications in Eravur Area.**

<b>Type of Schools</b>	<b>No of Schools</b>		<b>No of Schools</b>
1AB	2	National School	01
1C	4	Provincial School	09
Type 2	2		
Type 3	1		
<b>Total</b>	<b>9</b>		

*Source: Zonal Education Office, Batticaloa Central*

**Map No 19: School distribution in Eravur**



Source: Urban Development Authority, District Office, Batticaloa

Simultaneously, analysis proves that there are some schools are required facilities improvement for the existing and future demand. The 500 m radius distance for the Primary and secondary schools respectfully applied in the educational services catchment analysis shown in Map No:19. It provides there is no shortage of primary and secondary schools for the area.

### Strategy -01

- Facility improvement for identified selected schools in Eravur

**Table No. 12: schools identified to be developed in Eravur**

Schools Name	Sanitary facilities	Classroom facilities	ICT facilities	Science Laboratories	Library Facilities	Kids play Instrument
Bt/Bc/Al Azhar Girls High School		√	√			√
Bt/Bc/Al Juffriya Vidyalayam		√	√	√		√
Bt/Bc/Al Muneera Balika Maha Vidyalayam			√	√		√
Bt/Bc/Alighar Central College						√
Bt/Bc/Arafa Vidyalayam	√	√	√	√		√
Bt/Bc/Dr.Ahamed Fareed Vidyalayam					√	√
Bt/Bc/Eravur Ameer Ali Vidyalayam					√	√

*Source: Zonal Educational Office, Batticaloa Central*

The main objective of this plan is to provide the educational facilities required by the residential population by improving the quality and adequacy of schools in the city. That goal is expected to be achieved by 2033.

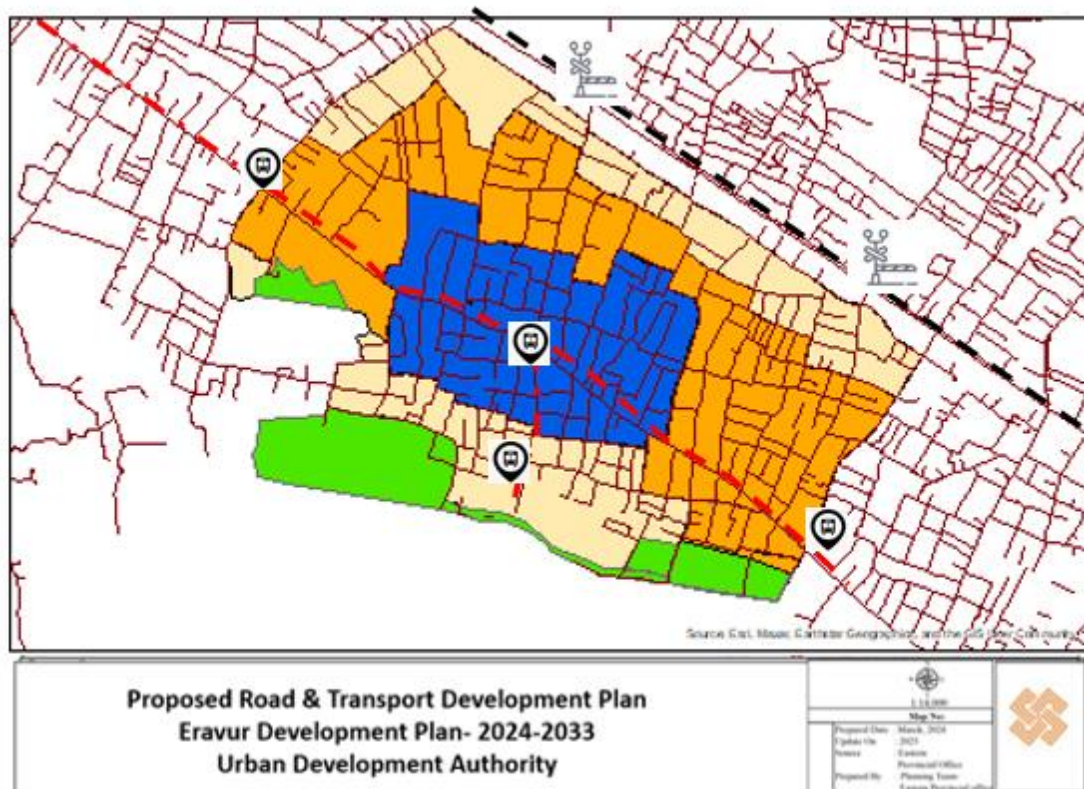
### **Strategy -02:**

- **Introduce complimentary courses by focusing relevant sectors: Agriculture & small-scale industries**

Establishment of a vocational training center with a view of providing training facilities not only to the small-scale industrial people but also for the fishermen other unemployed people. Introducing agro based value added industries and vocational education. At presently NAITA training center functioned in rented building and expected to relocate into Mixed Development Zone.

### **➤ Transportation Roads and transportation Plan**

**Map No 20: Proposed Transport Plan -2033**



Source: Urban Development Authority, District Office, Batticaloa.

Transportation is the main veins that creates the interactions of the community with the different forms of the environment. As the vision for the Eravur Development area emphasize to promote the Eravur as the Urban arcade in the Batticaloa district, the functions of the arcade that ensure the high integration and mobility to be the vibrant urban arcade. As per the problem analysis, the Eravur development area has high connectivity but the development area has poor quality of internal roads and less comfort in the transportation for the local community. Eravur have Railway station facility and the passenger usage has been increased due to the tourism development in the eastern province.

Rehabilitation of existing road system in the area has become an important requirement in the development process in the area which is also directly useful in the regional development. It is also a fundamental base for expected development in Eravur UC area as all other strategic projects have been identified connected to road development.

Although there is a proper road network available covering the Eravur urban Council area, the width of those roads, physical conditions accessibility, not sufficient parking areas and capacity are not even sufficient to cater to existing settlements. Therefore, it is expected to develop some identified road network with view to cater to the requirement of increasing population in future including the population moving into the proposed zone. In this regard, it will be essential to develop infrastructure that can ease the road traffic with the focus on improving public transport system and provide improved roads and related infrastructure for the pedestrians. The roads that are existing in the Eravur Area are not adequately wide enough. The width of the road or the types of the roads decide the building line limits for building construction. Therefore, it is necessary to have proper road standard systems which will suit for the future vision and dignity

### **Existing Road Network**

When considered about the existing road system, that can be categorized based on its ownerships as follows. First priority roads belong to the Road Development Authority, second priority roads belong to Road Development Department and third priority roads belong to provincial road local authorities.

## **Proposed Road Network**

When considered about the proposed road network for the year 2023, that can be categorized based on its ownerships as given in table 13 & 14.

### **Proposed strategies**

Under this road development plan, Improving the connectivity of Arterial and secondary roads by connected with main functioning nodes. Selected roads are proposed to develop with pedestrian lanes to facilitate local people and commuter people with a comfort and safety environment.

A15 is the major base transportation mode which passes through Eravur Development area which connects Batticaloa –Trincomalee regions. So, this A15 road passing through the Eravur development area is being relatively congested during peak hours due to agglomeration of the commercial, administrative and financial institutions along the main roads. This creates less safety and comfort for the commuters to pass through the town area specially the school students to pass through. One of the major projects in the transport plan is the development is proposed to widen the Road network between Chenkalady and Kudiyiruppu in the A15 road into two lanes. This will help to ease the traffic congestion in the area as well as provide solution to the problems caused by parking on both sides of the road, through this, the commercial activities based on that road will be enhanced and this will further enhance the effectiveness of the trade. Along with road development the beautification of the city will also be improved. In order to connect the area with the developed cities in the vicinity.

Punnakuda junction –Boundary road is another road identified to be developed in order to provide easy access that is visited to railway and health facilities. This road especially connected with service node. Road to be developed to overcome the problem it was aimed to afford adequate comfort and safety of infrastructure network through the transportation strategic projects.simulataneously this road connected with hinterland area such as Punnakuda,meerakerni (out of planning boundary ) where lot of industrial activities are taken place.so the heavy vehicle can use this road as alternative road for their transportation rather than reach to town center.

**Table No 13 : Roads owned by RDA, RDD & Eravur UC**

<b>Road proposed to be widened</b>	<b>Existing width (m)</b>	<b>Proposed</b>
between Chenkalady and Kudiyiruppu in the A15 road	17	22m
Punnakuda junction –Boundary road	7m	12m
Railway station Road	5m	15m
Kathiyar Road	7m	7m

*Source: RDA, RDD & Eravur UC*

As per the problem analysis, the Eravur development area has poor quality of internal roads and less comfort in transportation for the local community. So, to overcome the problem it was aimed to afford adequate comfort and safety of Infrastructure network through the transportation strategic projects. Accordingly, initially to increase the local interaction, the internal roads which have higher accessibility level have been identified for road improvement. Nearly 05 numbers of roads have been selected for improvement through which the interaction and mobility level of the community will increase.

A system of internal road development should be identified based on the existing building density within the city to meet the expected vehicle capacity in the existing road network by 2033. And also, to develop the internal roads connecting to A15 (trincomalee – Batticaloa highway) towards the neighborhood node. (Local Authority owned).

### **Special Access Road**

**Table No. 14 : Roads owned by Urban Council**

<b>Road proposed to be widened</b>	<b>Existing width (m)</b>	<b>Proposed</b>
Rahmaniya Road	5m	6m
Palliyadi Road	5.1m	6m
Liberary Road	3.7m	6m
DS office road	3.6m	6m

*Source: Eravur UC*

Initially to increase the local interaction, the internal roads which have higher accessibility level have been identified for road improvement. Nearly 6 Numbers of roads have been selected for improvement through which the interaction and mobility level of the community will increase.

Another category road, which are to be the most accessible of the dense settlement created in the Eravur urban development plan. These roads are owned by the Urban council and it is hoped that increasing the development, it is also proposed to work out in residential areas through which the vision of the plan is expected to be full filled.

The development of the internal road networks a major project in the transport plan create a better connection between the city and the residential areas. This is expected to solve the problem of lack proper connectivity between Eravur town limits due to the narrowness and dilapidated condition of the internal road network, facilitate interconnection between zones and facilitate access, the table below contains the proposed internal roads belong to Urban council.

Road system proposed to be developed

a. A15 Tincomalee –Batticaloa Highway widening into two lanes. It is proposed to widen the existing with of 17m in the A15 road network between Chenkalady and Kudiyiruppu road up to 22m with facilities proposed as follows.

Motorable lane -14m

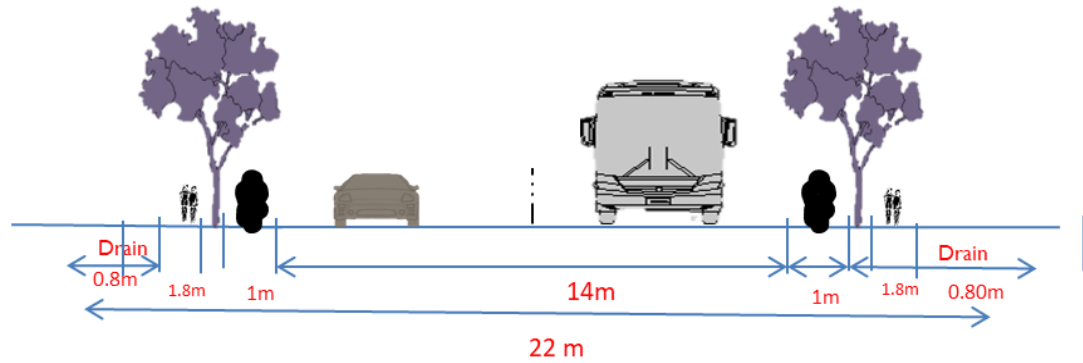
Pedestrian ways -1.8

Drain -0.8

A cross section of the road to be developed is shown in Figure 31.



**Figure No 31 : Proposed section for between Chenkalady and Kudiyiruppu in the A15 road**



*Source: Urban Development Authority, District Office, Batticaloa.*

b.RDA roads proposed to be developed (as two –lane roads)

Walkway and cycle way are proposed along the main arterial and selected internal roads endured to promote the walkability and polluted free environment for the users and also to adopt low cost transportation modes. (section for the road is attached in figure No 31) In addition to these provisions, some of the basic transportation elements such as signal lights, are proposed to be developed at certain selected location in order to ensure the safe movement of users.

Eravur town is being function as the main transit town center in the batticaloa district through the A15 Road. Large number of commuter population is passing through the town daily for their services. So, Eravur town area accumulates the both passing through commuters and park and ride commuters.so here proper parking facilities at major functioning nodes is high essential to manage the traffic flow. Therefor parking facilities at Eravur facilities with mixed development. Especially common parking facility proposed in hospital, new market and Lagoon area.

### **6.5.3 Waste management Plan**

The solid waste (SW) collection from domestic, commercial units and restaurants in the city is carried out on a daily basis by the Urban Council (UC). Daily SW collection from households and institutions is estimated as 42 Tons.The collection method Approximately there are 20 MT Degradable Waste and 18 MT Non-Degradable Waste collected in daily

basis. Therefore 600 MT Degradable Waste and 540MT Non-Degradable Waste collects for a month.

Moreover, SW collected from the Eravur UC area and carried out in a land which have the extent of 10 acre that belong to the Chankalady PS in Koduwamadu Non-Degradable wastes are routed to Koduwamadu Solid Waste Management Center which is located 5km away from the planning area and practicing sanitary land filling. Local authority has to pay for their waste and which made huge expenditure to them. Due to the fuel crisis all the degradable waste which collect and dumping taken place along the lagoon. This pollutes the water and decrease the scenic beauty of the lagoon area. More over 80% of waste are degradable waste and doesn't have any compost facilities. Therefore, now Non-degradable waste is decided to carryout to Koduwmadu solidwaste management center and degradable waste are to be composed in identified compost management center which is proposed in Punnakuda (land extent is 4Acre)

Additionally, SW generated in Eravur waste hospital from the hospital is estimated as 3 lakhs per month. normal waste is collected by Eravur UC and other clinical waste are transported to Valachenai hospital for the incineration.

#### **Strategy: 01**

- **Strengthen the solid waste management system.**

Waste Segregation awareness programme among the community & ensure the collection of separated waste.

Introduction of methods to encourage reducing and solid waste generation in the domestic, commercial and industrial sectors. organising awareness and educational programs in public places and schools and introducing the concepts of waste management to the public through it and minimizing the generation of solid waste through it.

#### **Strategy: 02**

- **Separation of solid waste at the point of solid waste generation**

Ex. keep separately identifiable bins sorted by house hold, institutional, commercial, industrial and nature of the waste. that is;

- a) Organic –Green colour
- b) Paper –Blue Colour
- c) Plastic- orange colour
- d) Metal –brown colour
- e) Glass –Red Colour

Implementation of waste management awareness programme for housing and commercial establishments by local authorities.

-Do not mix bio degradable solid waste with recycle waste.

-organize regularly educational and awareness programs and to make the public aware of the “No separation-No collection ‘methodology and to act accordingly.

### **Strategy -03**

- **Introducing biodegradable solid waste management system.**

Promoting the bio-degradable solid waste management system through identified place for composting in 4-acre land identified for proposed solid waste management center – Punnakuda Area.

Promoting the conversation of all short term biodegradable solid waste into organic manure (Compost), directing people to it and introducing affordable markets for organic fertilizers.

- Converting biodegradable solid waste generated in homes and establishments into organic manure at the point of generation.

Ex: Introduction of compost bins, pit system, live cells. etc

- Places where large amounts of biodegradable solid waste are generated.

Ex: Composting using simple techniques in a place controlled by Local Authorities for restaurants, hospitals, etc.and non-composting houses etc.

#### **Strategy -04**

- **Promote sanitary land filling site at Koduwamadu**

Promote the sanitary land filling in Koduwamadu through the appropriate facilities and system.

#### **Strategy -05**

- **Use of appropriate technologies for disposal of non-biodegradable (recycle) solid waste.**

Organizing workshops to change the attitudes to promote concepts such as reuse of goods among the people at all levels (At school and institutional level)

Establishment of purchasing points for recycle solid waste (glass, paper, metal, promotion and encouragement, market and entrepreneurship development.

Registration of buyers for purchasing recyclable solid waste by the local Authorities, maintain regular contact with them and provide information to the public.

#### **Strategy -06**

- **Efficient collection and transportation**
- Implementation of door to door collection system.
- Providing houses with schedules of solid waste collection dates and types of solid waste (plastic, coconut shells, glass, etc). collected on those days (by local Authorities).
- Ring a “bell” when a solid waste collection vehicle arrive
- Provisions of necessary equipment and facilities for the compost Yard to the local authorities.
- Placement of segregated parts in the vehicle for collection of solid waste types.
- Ring a “Bell” when a solid waste collection vehicle arrives.
- Provision of necessary equipment and facilities for the compost yard to the Local Authorities.
- Collection of solid waste by hand carts in places where heavy vehicles cannot reach.

#### 6.5.4 Waste water and sewerage disposal plan

The Eravur UC area has side drains to discharge the storm water. Specially 4159 m only drainage covered (770 m ,Palliyadi Road drainage -1400m ,mavady road drainage -640 m , Oodupalli grand mosque -145m, kattupalli drainage -2004m ) .Rest of the road is in the road network don't have side drains to discharge the storm water. The street network within the town is not provided with side drain facilities, which allow the storm water to follow through the open street creating difficult environment during the rainy periods.

As such this development plan proposes to rehabilitate environment the selected roads with side drains being provided in accordance with an overall drainage plan prepared on the basis of Master plan for the Storm Water Drainage System has been prepared under the SLRS of Puraneguma Project – 2014.

The master plan for the storm Water Drainage

**Table No. 15 : proposed drainage master plan for Eravur UC Area**

Se.No	Name of the Drainage	Proposed Drainage ( M )
Dr-01	Boundary Road Drainage	1750
Dr-02	Kudirupu Road Drainage	640
Dr-03	Kudirupu Road Drainage	444
Dr-04	Kudirupu Road Drainage	160
Dr-05	Police station main road	630
Dr-06	Karumariyamman Kovil Drainage	120
	Total	3744

*Source: Eravur UC*

central sewerage disposal system is necessary to be developed within the core area of the town, where plot sizes are comparatively small and do not allow localized sewerage disposal. There is a high demand for septage collection and disposal in the area, particularly due to the larger number of public sanitation facilities maintained in the city. The ground water table is very shallow and highly dense is making on –site sanitation not sustainable. Therefore, it has been identified that one of the urgent needs is a suitable sewerage system to address the health and well –being of the population and to reduce contaminated waters discharging directly to the ground which leads to the contamination of the lagoon.

To maintain this city as healthy city The National Water Supply & Drainage Board has proposed Sewerage management treatment plant with the capacity of 6000<sup>3</sup>/day for two DS divisions (Eravur town DS & EravurPattu DS). Wastewater treatment plant is proposed at Chenkalady ps costal area (savukady area). This treatment plant will cater the future demand too.

## **6.6 Economic Development Strategies**

The aim of the plan is to achieve the development through utilizing the resources of the area sustainably, developing infrastructure facilities, supporting the integration of commercial, and financial and small-scale industrial sectors for development. Economic development generally refers to promote the standard of living and economic of a specific area. When considering the economy of Eravur Urban Council area, the basic economic sector of this area, namely commercial, fishing infrastructure and small-scale industries will be brought under this plan. The view held by the economic development plan of Eravur urban Council area need the current basic economic sectors development in order to generate more employment opportunities to the employable people in the planning area and thereby to address the issues relating to increase the per capita income and the physical development. This plan also envisages to bring more resources to the area from the outside and thereby to increase the investment in service sectors and infrastructure networks of the area.

The eastern province contributed to the provincial GDP with main sectors ,such as agriculture ( 16 % ) ,industry (24% ) ,service (60%) much contributed to the provincial economy .As far as the contribution made by the Eravur UC area towards the economic

contribution is concerned , Eravur Urban Council economic profile is comprised with service sector employed 71 % ,Agriculture sector employed 14% and small scale industrial sector employed 15% and this area has been identified as service town Centre for the development. This information highlights the fact that the service sector is a main role player in the Eravur economy. Followed that small scale industry and Agriculture sector has been contributed for the economic development of this city.

### **6.6.1 Proposed commercial development strategy**

The economic development of Eravur Urban Council is depending on the location of the town development and located along the A15 highway main road, gate way city to Batticaloa district. According to the analysis, this town will cater 5000 daily commuters by 2033. Eravur town will be the third order service town Centre by providing with commercial, financial, health, and educational services. It is expected to advance the urban economy of the Eravur Urban Council area with the help of the accelerated the development of the commercial sector. In order to accelerate the development of the commercial sector it will be provided with necessary services. The Eravur Urban council 2024-2033 forecast the population of Eravur urban Council population would be 31095. In order to facilitate such a population a developed commercial centre will be requires for the purpose a number of catalyst projects have been identified as an appended below.

Strategy regarding to Utilize the commercial space for the local economic development the area along the A15 Road and the town centre where the areas commercial activities and financial institutions are concentrated have been identified as high-density commercial zone and along the Punnakuda Road where high concentration of public social infrastructure facilities, commercial and retail activities are taken place have been identified as mixed development zone. Enhance the commerce sector of the economy and contains the major commercial space development along the A15 road and Punnakuda road .Creating an active and visual urban commercial space in economic development strategy is achieved through the four main actions of promoting main street and existing situational analysis proved that Eravur Urban Council area has high demand for commercial development but the available land is not adequate for existing and future commercial



development, by considering this fact we would like to provide enough space through the demarcation of commercial and mixed zone .

### **Strategy -01**

- **Utilize the commercial space for the local economic development**

#### **1. ECP02 – Redevelopment of Public market**

The Eravur Old public market building is located in the heart of town, along the Punnakudah Road. And which was remaining in deteriorated and unpleasant condition, this market was functioned from 1922 in very old building. There are 93 numbers of retail shops were operating under those conditions. With more than 170 traders were insisted in the business of vegetables, fishes, meats dry fish, groceries, tea boutiques without any basic facilities in damaged building & temporary huts. In 2016 by the request of the traders of this market & Eravur UC, the Ministry of City planning Water supply was allocated for 100Mn (stage –I) to Eastern Provincial council proposed develop market with facilities for G+2 building and the traders were relocated to temporary location with temporary huts in railway department land at nearby railway station Quarts.

This building is standing on 90 perch in extent of accommodating G+2 building (development consists of 179 stalls). At present Market building, ground floor about 91% had been completed with 65 shops in stage-I. Therefore, this premise has been proposed for redevelopment in integration with the future commercial development of the town.

#### **2. ECP01 –Multipurpose building**

This proposed land is situated in the core area of Eravur Town and the extent of this area is approximately 145 perch and fronting to the A15 highway road and Punnakuda Road which has high accessibility towards Punnakuda and A15 Road .this land currently being used for temporary police quarters, but part of this land claiming by BT/BC/Aligar National School which is functioning adjoining land for their school expansion development. Any how this balance part of land not enough for the development of police station with

quartres. So, the balance part of this land suitable for the develop of multi purpose building by relocating the temporary police qauratres in the suitable location as it is locational advantages are concerned.it has been examined under this Development plan that lack of space for commercial development, so expected to develop multipurpose building in the part of this land.

### 3. ECP03 –Commercial complex with Small scale industrial

The Eravur urban Council new public market is owned by Eravur UC which is currently in dilapidated and abandoned condition. This is located fronting to the A15 road and the land extend is approximately 80 perch land would be used for Establish a commercial complex building with small scale industrial whole sale trade centre .Along A15 road ( Eravur -4 and Ellainager GN divisions) mainly we can see this area functioning as a small sale industrial product selling point and high potential for the economic development therefore ,proposed to develop as commercial and industrial development .

## **6.6.2 Agriculture and agro based small scale industry**

### **Strategy -01 :**

- **Promote marketing strategies to achieve quality service.**

Agro based Small scale Industrial sector is one of the emerging sectors in Eravur.the small scale industries are one of the main stream sectors in the Economic development of Eravur. Accordingly, small scale service node introduces at the edge of the development area .to achieve the Goal of economic development. especially ago based product and small-scale industrial product. especially cashew and curd processing centre, store and market facilities. The major aim will be providing quality marketing system and better employment opportunities and boost small scale industrial activities of the development area.

Especially engaged to produce Cashew nut, dairy products, food items (flour & sweets) and small-scale industrial product (mat, pot, tailoring) production. Due to the lack of sale center on the are for local product we would expected to develop the new market abandon

building to create a trade market for small scale industrial product .under this proposal local producer can get their maximum benefit for their product .home level local production has been identified and directly to the trade market without any intermediate body.so this will create more value for the local producers and also this will control the production scattering to outer district without proper production collecting and transporting center. Expected to proposed

- Agro finished good sale center
- Cashew and curd local product collection and store
- Information distributing center
- Storages
- Regional Service Unit

In addition to these two major industrial promotions dairy products center and their collection center are promoted within the development area in order to encourage the local economic activates.

#### **Strategy 02 :**

- **Promote local economic opportunities through recreational facility improvement in lagoon Area .**

Promote the economic condition and upgrade the livelihood of low-income people who are engage in fishing and small-scale industries by linking with recreational facility service especially fishermen are encourage to boating and traditional food preparation. Simultaneously small scale industrial engaged people encourage to sale their products in recreational places by establishing of trading stalls for the handy crafts and other agro based products.

#### **Strategy -03**

- **strengthen the fishing sector by providing adequate facilities.**

Inland fishery is considered as one of the considerable economic activities and there are 168 families involved in fishing activities and 67 boats are available. approximately 2km river stretch used for fishing activities. Presently in terms of fishery sector the potentials

are not utilized because of lack of infrastructure facilities. Nowadays, there is a demand for fishery products and transported to outer region there is no proper mechanism for improved market opportunities and related products, by providing proper facilities which will eventually generate income and as well as employment opportunities.

- Redevelopment of existing fishery market stalls
- Redevelopment Boat landing site
- Provide suitable places for store room for fishermen

## **6.7 Sustainable Environmental strategies**

### **6.7.1 Conservation Plan**

A natural eco system is a factor that determines the existence of life.the survival and progress of the human and animal communities determined by the balance of bio-diversity in plants ,animals ,water bodies ,human and other living and non –living natural reaources.when consider the land use of the Eravur UC area to confirm the above facts ,it could be identified as an area with eco system consisting marshy land ,pady ,water body ,abandoned paddy covering 4% of land use.it also help to preserve bio-diversity of Eravur and the lives of people.The vision of plan “glorious urban arcade in the Eastern corridor” with the primary objective of protecting the existing natural ecosystem and achieving the goal without harming it,inorder to acieve the goals of residential city growth and commercial service economic growth .although Eravur being high dense populated residential town ,the proper environmental management and DDR plan can help to be sustainable city in future.

Eravur urban Council area comprised with many natural based Agricultural paddy lands, water bodies, naturally discovered drains, marshes. the specialist of the Eravur UC area is the naturally created and sustained environmental features within the urban structure. Lagoon is one of the most productive and sensitive ecosystems, simultaneously the lagoon and adjacent greenery areas functioning as resourceful potential and scenic beauty for this area. The environmental plan for the Eravur area will add more importance and elegance

for the existing environmental setting of the area through the identified sets of environmental supported strategies. Accordingly, to segregate the urban environment from the high preservative natural features.

**Strategy 01:**

- **Protection of existing sensitive areas**

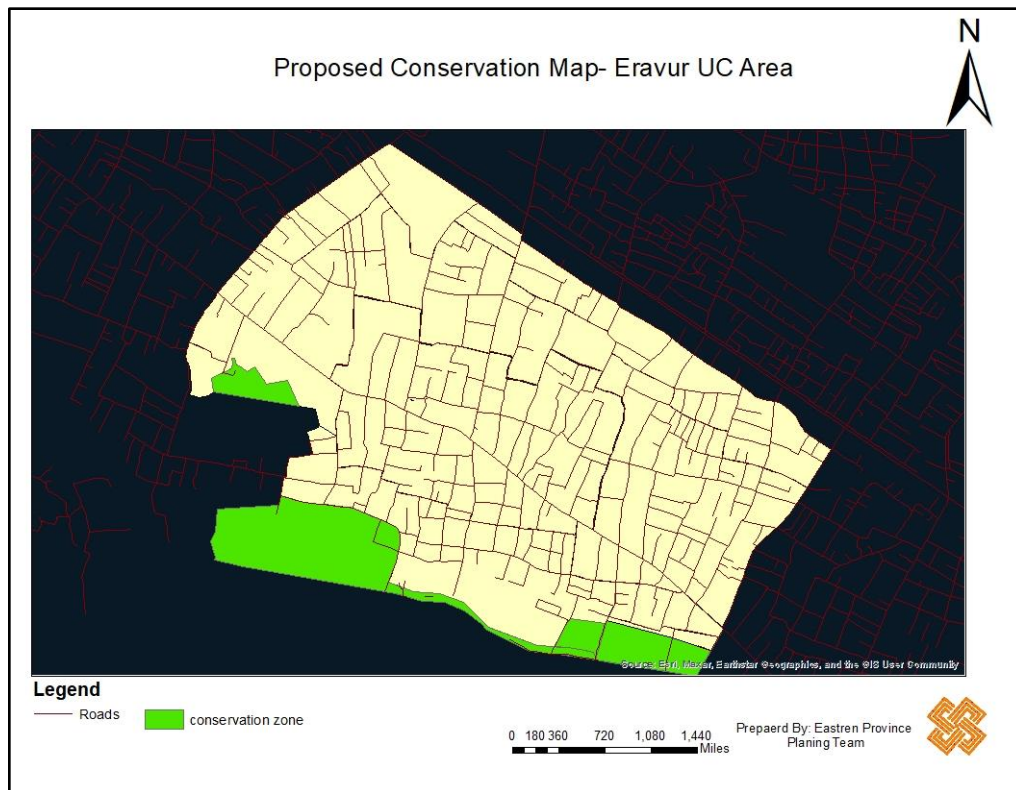
Protection of existing sensitive areas through demarcation of Conservation Zones based on existing natural features and their sensitivity level. Abandoned paddy, Wetlands Water conservation areas. Zone demarcation -In order to enhance the environmental sustainability while encouraging the suitable development. Accordingly, to segregate the urban environment from the high preservative natural features, the conservation zone has been identified. Here the conservation zone demarcated in the southern side of the Eravur UC Area especially in the lagoon and adjacent area which include marshy, recreational areas, water bodies are included in this zone. There are no any developments activities are allowed within this zone.

**Table No. 16: classification of Sensitive areas in Eravur**

<b>Category</b>	<b>Ha</b>
Paddy	2.45
Marshes	7.8
Water Bodies	3.13
Abandon paddy	5.61
Total	18.99

*Source: Resource Profile (Eravur Town DSD & Eravur Pattu DSD, 2021)*

**Map No 21: proposed conservation plan Eravur area**



*Source: Urban Development Authority, District office, Batticaloa*

### **Strategy 02:**

- **Re Habitation of existing natural canals**

Demarcate reservation areas for water bodies. Enforce strict reservations regulations in collaboration with the Irrigation and Agrarian departments to control the encroachments on river banks

Ex : Thamaraikerni pond

Lagoon

The natural drains available within the development area are the major veins for the circulation of rainwater within the development area. This drainage covers moreover the entire development area for the proper discharge of rain water. however, due to improper maintenance and sedimentation of this natural drainages, rain water seasonally overflows

within the entire development area and cause flash floods in deed damages to lives and properties .so an immediate proposal is introduced through the environmental plan to rehabilitate these natural drainages in order to control flooding situation within the development area.

### **6.7.2 Public Out Door Recreational Plan**

According to the existing criteria for creating a planned city, one of its main requirements is to maintain adequate open spaces and public spaces in relation to the existing population.it is essential to maintain adequate space for people’s mental, physical and recreational activities.

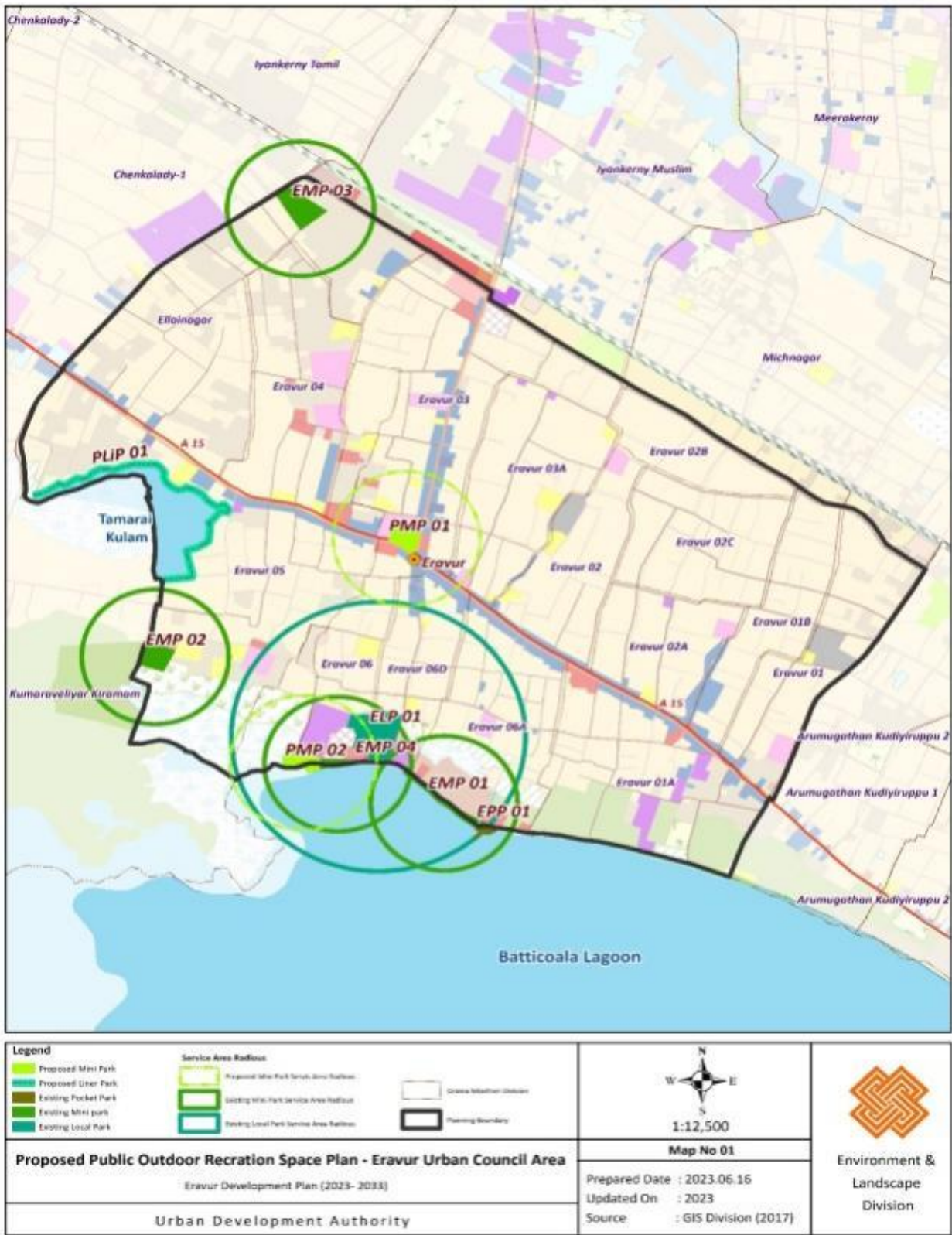
According to the current population in 2022, the required open land area is 42 Ha and the existing open land area is 3.5 Ha. This is not enough to meet the existing demand and the population of the planning area is projected to be 31095 by the year 2033.Accordingly, by 2033, at least 43 Ha of land should be reserved for public outdoor recreation. Based on the above, the details of the proposed Outdoor Recreational space plan for the year 2024-2033 for the Eravur Urban Council area are given in the map no 22.

#### **Strategy 01:**

- **improving the existing recreational facilities**
  - a. Proposed ecofriendly leisure parks –Thamaraikerni  
Thamaraikerni Pond beautification in Eravur -05 is one of the recreational development projects identified to increase the recreational facilities in this area.
  - b. Children park development at Ellainager
  - c. Redevelopment of Existing playground.  
EX: maniyam Ground
  - d. Walkway development along the linear park development with seating arrangements.



Map No.22: PORS plan for Eravur Area



Source: Urban Development Authority, District office, Batticaloa

### **Strategy: 02**

- **Promoting River bank as passive recreational spaces**

Promote river bank (current solid waste dumping site) as passive recreational place.

Encourage the people in traditional fishing, sight-seeing etc.

### **6.7.3 Disaster Management Plan**

Floods are among disasters that cause widespread destruction to human lives, properties and the environment every year and occur at different places with varied scales across the country. Flood disasters are caused by natural phenomena, but their occurrence and impacts have been intensified through human actions. Floods like other disasters have the ability to cause widespread disturbances in communities and alter the way of life of people in the affected area. The main natural disaster in Eravur UC Area is the flash flood. Most of the area is prone to flood due to seasonal rain.

Among the other these Grama Niladhari Divisions can be considered as more vulnerable to floods of the area. Eravur 01, Eravur 01 A, Eravur 01 B, Eravur 02, Eravur 02 A, Eravur 02 B, Eravur 02 C, Eravur 03, Eravur 03 A, Eravur 06, Eravur 06 A, Eravur 06 D. (Map 15 Flood Affected GNDs in Eravur UC area)

As most of the other cities in the country, urbanization is the major cause of flooding in the Eravur UC area. Other than this inadequate drainage, lack of proper management of existing drainage system, unplanned urban development can be identified as a significant contributor for flooding in the area. Flood cause community disruption, displacement, economic loss, property damage, deaths, injury as well as emotional suffering of the affected people. Infrastructure and property, agricultural lands as well as historical and cultural sites may also be affected due to flood disasters. Table No 03 shows the Nos. of affected people & families in respective years from 2011 to 2021.

### **Strategies**

- Formulation of master plan combining with surface drainage and storm water management at catchment area and promotion of these through planning guidelines.

- Reservation of substantial unpaved area in detailed design for roads, building complexes etc where population densities are relatively high, allowing room for drainage and infiltration.
- Allocation of sufficient resources for regular maintenance and repair of canal network.
- Restrict filling and building on paddy lands except for nationally important public infra-structure development.
- Detailed layout design for storm water drainage to be incorporated in land sub division plans, also indicating the linkage with drainage network of the area.

## **6.8 Project implementation strategy**

The Eravur Development Plan 2024- 2033 set out strategies for implementation of project proposals. The project proposals identified under each strategy will be implemented in a manner selected through comparative analysis of methodology and the analysis of the social and environmental impact of such project proposals.

### **6.8.1. Prioritizing the projects**

#### **First Priority the projects**

1. Redevelopment of Eravur Public market at Punakudah Road, Eravur.
2. Base Hospital Expansion at Boundry Road, Eravur.
3. Development of Drainage system at Eravur.
4. Development of Sewerage system at Eravur.
5. Redevelopment of cultural Hall & Library development at Main Road. (A15) Eravur.
6. Widening Boundary Road Punnakudah junction – Boundary road junction as standard 02 lane road Eravur.
7. Improvement of A15 Highway- \_Eravur main road as standard 02 lane road.
8. Development of Signal light at Clock tower junction & Development of Signal light at Punnakuda junction, Eravur.
9. Improvement of transport related facilities and infrastructure facilities in Eravur Railway station at Eravur.

10. Promote Mix development site with public parking at New Market, Lagoon area & MOH Area at Eravur.
11. Promote Existing sanitary land filling activities at Koduwamadu.
12. Introducing biodegradable solid waste management system at Punakkudah.
13. Commercial complex with small scale industrial terminal market at Main Road (A15) New Market Eraur.
14. Eco Friendly leisure Park development Thamaraikerni Pond Eravur .
15. Walkway development along the linear park development with seating arrangements at Lagoon Area., Eravur.
16. Proposed Landscape Development at Clock tower junction –Statue at Punakudah Road, Eravur.
17. Children park development at Ellainager., Eravur.

### **Second Priority projects**

1. Proposed Pedestrian walkway improvement at kathiyar Road and Railway Station Road at Eravur.
2. Upgrade the road conditions of internal roads at Eravur.
  - ❖ Construction of Concrete Road at Railway Station Cross Road, Eravur – 03.
  - ❖ Concrete Surfacing to Kayar Cross Road, Eravur – 02A.
  - ❖ Concrete Surfacing to Rifai Palli Cross Road, Eravur – 02.
  - ❖ Concrete Surfacing to Kayar Road, Eravur – 02.
  - ❖ Concrete Surfacing to Ladies Market 8<sup>th</sup> & 9<sup>th</sup> Cross Road, Eravur – 01
  - ❖ Concrete Surfacing to Valiyappa Thaikka Road, Eravur – 01.
  - ❖ Concrete Surfacing to Munayavalavu Cross Road.
  - ❖ Concrete Surfacing Hamza Cross Road,
  - ❖ Construction of Concrete Road at Railway Station Cross Road, Eravur – 04.
  - ❖ Construction of Concrete Road at Punnakkuda Cross Road, Eravur – 03.
  - ❖ Construction of Concrete Road at Moulana Cross Road, Eravur – 03.
  - ❖ Construction of Concrete Road at Ganthi Cross Road, Eravur – 03.

- ❖ Construction of Concrete Road at Hospital Cross Road, Eravur – 03.
  - ❖ Concrete Surfacing to Puliyadi Road, Eravur.
3. Rearrangement of building line and road widths to achieve smooth urban functions in planning area.
  4. Construction and development of sidewalks/foot walks for the convenience of pedestrians at Eravur.
    - ❖ A15 Road, Eravur
    - ❖ Punnakuda - (Boundary Road), Eravur
    - ❖ Railway station Road, Eravur
    - ❖ Along Kathiyar Road, Eravur
    - ❖ Along Lagoon Road, Eravur.
  5. Renovate Office quarters building & Road improvement near to DS Office, Eravur.
  6. Improving science lab, computer lab, library playgrounds & sanitary for selected schools at Eravur.
    - ❖ Bt/Bc/Al Azhar Girls High School, Eravur
    - ❖ Bt/Bc/Al Juffriya Vidyalayam, Eravur
    - ❖ Bt/Bc/Al Muneera Balika Maha Vidyalayam, Eravur
    - ❖ Bt/Bc/Alighar Central College, Eravur
    - ❖ Bt/Bc/Arafa Vidyalayam, Eravur
    - ❖ Bt/Bc/Dr.Ahamed Fareed Vidyalayam, Eravur
    - ❖ Bt/Bc/Eravur Ameer Ali Vidyalayam, Eravur
  7. NAITA training center establishment at Old Cultural Hall at Eravur- introduce complimentary courses by focusing relevant sectors Agriculture & small-scale industries at Main Road (A15), Eravur.
  8. Establish a value-added cashew & curd market for cashew collection and promote cashew related products. Establishing a cashew market in Eravur new market by promoting the name of “home for pure Eravur cashew “ at Main Road (A15),Eravur.
  9. Allocate space for ferry point, Renovate Existing fish stalls & Provide store room & sanitary facilities at Lagoon area, Eravur.


10. Promote local economic opportunities through recreational facility improvement in lagoon Area, Eravur.
11. Playground improvement at Eravur.
  - ❖ Maniyam Ground at Eravur -05
  - ❖ Eravur United Sports Club Ground at Boundry Road, Eravur.
12. Provide recreational facilities for local people at near Eravur UC Yard at Lagoon Road.
  - ❖ Restaurant –Eco friendly.
  - ❖ Coffee shop /milk bar development
  - ❖ Handicraft stalls
  - ❖ Landscaping
13. Removal of the existing open waste disposal site and promoting river bank as leisure place at existing Dumping site, Eravur.
  - ❖ Traditional fishing Activities
  - ❖ Food containers shops
  - ❖ Parking
15. Recreational activities at Lagoon Island at Eravur (Boating, Traditional fishing, Watching tower and internal board walks.)
16. Improvement of identified existing small bridges for the smooth mobility at Eravur.
17. Establish Administrative complex at Eravur. (Behind the DS Office)
18. Encourage solar panel usage rate for all street lights, gov. buildings, Schools & Parks at Eravur UC area.

## Project 01

### Identification of Projects

Project Title	Redevelopment of Eravur Public market at Punakudah Road, Eravur
Project	Improvement of infrastructure facilities in Eravur Area
Project Proposal	Utilize the commercial space for the local economic development.

### Project Location

Location	Province	East	District	Batticaloa
	Divisional Secretaries Division	Eravur Town	Local Authority	Eravur Urban Council
Limit	North	East	West	South
	Commercial	Resident	Commercial	Punnakuda Road
Access	Punakudah Road			
Location				
Land use of the adjacent land	Mixed			



## Project Justification


Project Category	Conservation			Nature of the Project.	New		
	Landscape				To be elaborated		√
	Heritage				Land development		
	Replacement			Project Goals Nature of the Project	Economic		√
	Housing				Social		
	Road Development				Environment		
	Commercial		√		Physical		
	Other						
Project Objectives		Utilize the commercial space for the local economic development.					
Present ownership of the Land							
Present ownership of the Land	Government			Land Extent	Survey Plan	NO	
	other	Mosque land Lease Out to – Eravur UC	90 perch	Date			
	UDA						
Implementation of the Project							
Project Implementation Methodology		Institution to be implemented					
		Fund raising Methodology	Eravur UC & Treasury	Other clearances needed			

## Project 02

### Identification of Projects

Project Title	Base Hospital Expansion at Boundry Road, Eravur
Project	Improvement of infrastructure facilities in Eravur Area
Project Proposal	Improvement of facilities in Eravur base hospital to provide better health facility for existing and predicted population for 2023.

### Project Location

Location	Province	East	District	Batticaloa
	Divisional Secretaries Division	Eravur Town	Local Authority	Eravur Urban Council
Limit	North	East	West	South
	Boundary Road	Shops	Residential	Bakiyathus Saalinath Arabic College.
Access	Boundary Road			
Location Map				
Land use of the adjacent land	Mixed			

## Project Justification

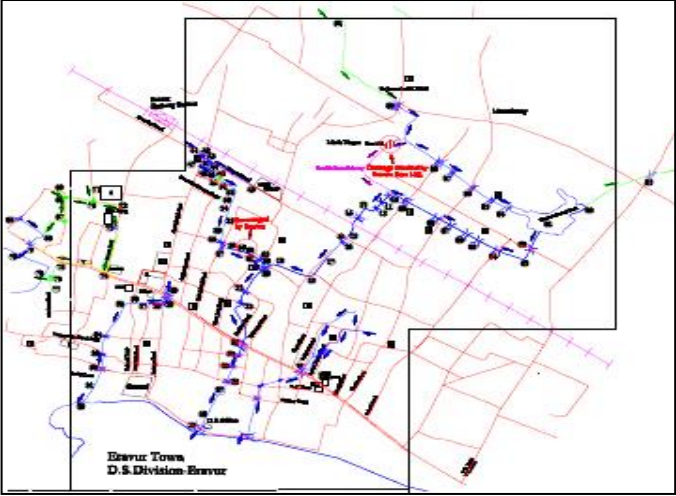
Project Category	Conservation		Nature of the Project.	New		
	Landscape			To be elaborated	√	
	Heritage			Land development only		
	Replacement		Project Goals	Economic		
	Housing			Social	√	
	Road Development			Environment		
	Commercial			Physical		
	Other	√				
Project Objectives	Improvement of facilities in Eravur base hospital to provide better health facility for existing and predicted population for 2023.					
Present ownership of the Land						
Present ownership of the Land	Government	√	Land Extent	Survey Plan	NO	
	other				Date	
	UDA					
	Implementation of the Project					
Project Implementation Methodology	Institution to be implemented					
	Fund raising Methodology	Ministry Of Health	Other clearances needed			

## Project 03

### Identification of Projects

Project Title	Development of Drainage system at Eravur.
Project	Improvement of infrastructure facilities in Eravur Area
Project Proposal	Maintain smooth water flow in the Drainage Network

### Project Location

Location	Province	East	District	Batticaloa
	Divisional Secretaries Division	Eravur Town & Eravur pattu (Chenkalady PS)	Local Authority	Eravur Urban Council
Limit	North	East	West	South
	Chenkalady PS	Chenkalady PS	Chenkalady PS	Chenkalady PS
Acess	Internal Roads			
Location Map				
Land use of the adjacent land		Mixed		

## Project Justification

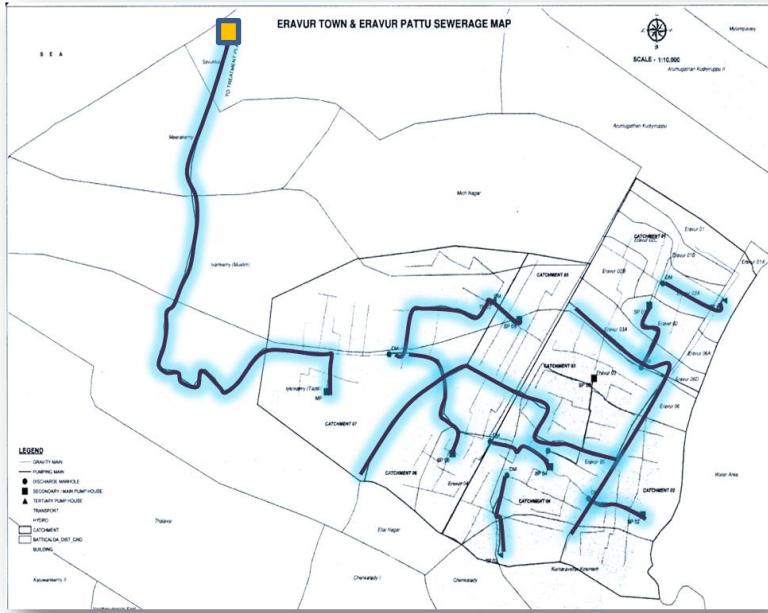
Project Category	Conservation		Nature of the Project.	New		
	Landscape			To be elaborated	√	
	Heritage			Land development		
	Replacement		Project Goals	Economic		
	Housing			Social		
	Road Development			Environment		
	Commercial			Physical	√	
	Other	√				
Project Objectives	Renovate the existing damage drainage network & Proposed new drainage system					
Present ownership of the Land						
Present ownership of the Land	Government		Length of Drainage system	Survey Plan	NO	
	other	Road Reservation	8289m		Date	
	UDA					
Implementation of the Project						
Project Implementation Methodology	Institution to be implemented					
	Fund raising Methodology	Eravur UC/ RDA/RDD	Other clearances needed			

## Project 04

### Identification of Projects

Project Title	Development of Sewerage system at Eravur
Project	Improvement of infrastructure facilities in Eravur Area
Project Proposal	Establishment of Treatment Plant at Savukady

### Project Location

Location	Province	East	District	Batticaloa
	Divisional Secretariat Division	Eravur pattu & Eravur Town	Local Authority	Eravur Urban Council & Eravur Pattu PS
Access	Savukady Road			
Location Map				
Land use of the adjacent land				

### Project Justification


Project Category	Conservation		Nature of the Project.	New		
	Landscape			To be elaborated	√	
	Heritage			Land development only		
	Replacement		Project Goals	Economic		
	Housing			Social		
	Road Development			Environment		
	Commercial			Physical	√	
	Other	✓				
Project Objectives	Maintain smooth water flow in the Drainage Network					
Present ownership of the Land						
Present ownership of the Land	Government		Length 30km	Survey Plan	NO	
	other	State			Date	
	UDA					
Implementation of the Project						
Project Implementation Methodology	Institution to be implemented					
	Fund raising Methodology	NWSDB & Eravur UC	Other clearances needed			

## Project 05

### Identification of Projects

Project Title	Redevelopment of cultural Hall & Library development at Main Road. (A15) Eravur.
Project	Improvement of infrastructure facilities in Eravur Area
Project Proposal	Redevelopment of underutilized land for social infrastructure facilities

### Project Location

Location	Province	East	District	Batticaloa
	Divisional Secretaries Division	Eravur Town	Local Authority	Eravur Urban Council
Limit	North	East	West	South
	A15	Road	Eravur UC	Residential
Access	A15 Road			
Location Map				
Land use of the adjacent land	Mixed			



## Project Justification


Project Category	Conservation		Nature of the Project.	New		
	Landscape			To be elaborated	√	
	Heritage			Land development		
	Replacement		Project Goals Nature of the Project	Economic		
	Housing			Social	√	
	Road Development			Environment		
	Commercial			Physical		
	Other	√				
Project Objectives	To Attract important Cultural events towards the future arts and culture of the area					
Present ownership of the Land						
Present ownership of the Land	Government	√ (Eravur UC Land)	Land Extent	Survey Plan	NO	
	other		0.0775 Hectares (30.64P )		Date	
	UDA					
	Implementation of the Project					
Project Implementation Methodology	Institution to be implemented					
	Fund raising Methodology	Treasury	Other clearances needed			

## Project 06

### Identification of Projects

Project Title	Widening Boundary Road Punnakudah junction – Boundary road junction as standard 02 lane road Eravur
Project	Improvement of infrastructure facilities in Eravur Area
Project Proposal	Widening Boundary Road Punnakudah junction – Boundary road junction as standard 02 lane road Eravur

### Project Location

Location	Province	East	District	Batticaloa
	Divisional Secretaries Division	Eravur Town & Eravur pattu	Local Authority	Eravur Urban Council
Limit	North	East	West	South
	-	-	-	-
Access	Boundary Road			
Location Map				
Land use of the adjacent land	Mixed			

## Project Justification


Project Category	Conservation		Nature of the Project.	New		
	Landscape			To be elaborated	√	
	Heritage			Land development		
	Replacement		Project Goals Nature of the Project	Economic		
	Housing			Social	√	
	Road Development	√		Environment		
	Commercial			Physical		
	Other					
Project Objectives	Develop pedestrian friendly road network and improvement of road connectivity.					
Present ownership of the Land						
Present ownership of the Land	Government	√ (RDD)	Land Extent	Survey Plan	NO	
	other		1.4km		Date	
	UDA					
Implementation of the Project						
Project Implementation Methodology	Institution to be implemented					
	Fund raising Methodology	Treasury/RDD	Other clearances needed			

## Project 07

### Identification of Projects

Project Title	Improvement of A15 Highway- _Eravur main road as standard 02 lane road
Project	Improvement of infrastructure facilities in Eravur Area
Project Proposal	Improvement of A15 Highway- _Eravur main road as standard 02 lane road

### Project Location

Location	Province	East	District	Batticaloa
	Divisional Secretaries Division	Eravur Town	Local Authority	Eravur Urban Council
Limit	North	East	West	South
	-	-	-	-
Access	A15 Road			
Location Map				
Land use of the adjacent land	Mixed			

## Project Justification


Project Category	Conservation		Nature of the Project.	New		
	Landscape			To be elaborated	√	
	Heritage			Land development only		
	Replacement		Project Goals Nature of the Project	Economic		
	Housing			Social		
	Road Development	√		Environment		
	Commercial			Physical	√	
	Other					
Project Objectives						
Present ownership of the Land						
Present ownership of the Land	Government	RDA	Land Extent	Survey Plan	NO	
	other				Date	
	UDA					
Implementation of the Project						
Project Implementation Methodology	Institution to be implemented					
	Fund raising Methodology	Treasury/RDA	Other clearances needed			

## Project 08

### Identification of Projects

Project Title	Development of Signal light at Clock tower junction & Development of Signal light at Punnakuda junction, Eravur.
Project	Improvement of infrastructure facilities in Eravur Area
Project Proposal	Development of Signal light at Clock tower junction & Development of Signal light at Punnakuda junction, Eravur.

### Project Location

Location	Province	East	District	Batticaloa
	Divisional Secretaries Division	Eravur Town	Local Authority	Eravur Urban Council
Limit	North	East	West	South
	-	-	-	-
Access	A15 Road & Punakkudha Road			
Location Map				
Land use of the adjacent land	Commercial			

## Project Justification

Project Category	Conservation		Nature of the Project.	New		
	Landscape			To be elaborated	√	
	Heritage			Land development		
	Replacement		Project Goals Nature of the Project	Economic		
	Housing			Social		
	Road Development	√		Environment		
	Commercial			Physical	√	
	Other					
Project Objectives						
Present ownership of the Land						
Present ownership of the Land	Government	√	Land Extent	Survey Plan	NO	
	other				Date	
	UDA					
Implementation of the Project						
Project Implementation Methodology	Institution to be implemented					
	Fund raising Methodology	RDA /RDD	Other clearances needed			




## Project 09

### Identification of Projects

Project Title	Improvement of transport related facilities and infrastructure facilities in Eravur Railway station at Eravur.
Project	Improvement of infrastructure facilities in Eravur Area
Project Proposal	Improvement of transport related facilities and infrastructure facilities in Eravur Railway station at Eravur.

### Project Location

Location	Province	East	District	Batticaloa
	Divisional Secretaries Division	Eravur Town & Eravur pattu	Local Authority	Eravur Urban Council
Limit	North	East	West	South
	Railway reservation Land	Railway reservation Land	Railway reservation Land	Railway reservation Land
Access	Railway Station Road			
Location Map				
Land use of the adjacent land	Mixed			



## Project Justification

Project Category	Conservation		Nature of the Project.	New		
	Landscape			To be elaborated	√	
	Heritage			Land development		
	Replacement		Project Goals Nature of the Project	Economic		
	Housing			Social		
	Road Development			Environment		
	Commercial			Physical	√	
	Other	√				
Project Objectives						
Present ownership of the Land						
Present ownership of the Land	Government	√	Land Extent	Survey Plan	NO	
	other					Date
	UDA					
Implementation of the Project						
Project Implementation Methodology	Institution to be implemented					
	Fund raising Methodology	Department of Railway	Other clearances needed			

## Project 10

### Identification of Projects

Project Title	Promote Mix development site with public parking at New Market, Lagoon area & MOH Area at Eravur.
Project	Improvement of infrastructure facilities in Eravur Area
Project Proposal	Promote Common parking lot at Eravur.

### Project Location

Location	Province	East	District	Batticaloa
	Divisional Secretaries Division	Eravur Town	Local Authority	Eravur Urban Council
Location Map	<p><b>on street parking facilities in front of MOH – 7P</b></p> <p><b>Proposed Public Vehicle Park Developments in Lagoon Area -20P</b></p> <p><b>Proposed vehicle parking building at abandon new market premise- 11P</b></p>			
Land use of the adjacent land	Recreational			



## Project Justification


Project Category	Conservation		Nature of the Project.	New		
	Landscape			To be elaborated	√	
	Heritage			Land development		
	Replacement		Project Goals Nature of the Project	Economic		
	Housing			Social	√	
	Road Development			Environment		
	Commercial	√		Physical		
	Other					
Project Objectives						
Present ownership of the Land						
Present ownership of the Land	Government	√	Land Extent	Survey Plan	NO	
	other		38P		Date	
	UDA					
Implementation of the Project						
Project Implementation Methodology	Institution to be implemented					
	Fund raising Methodology	Eravur UC	Other clearances needed			

## Project 11

### Identification of Projects

Project Title	Promote Existing sanitary land filling activities at Koduwamadu
Project	Strengthen the solid waste management system
Project Proposal	Promote existing sanitary land filling activities at Koduwamadu

### Project Location

Location	Province	East	District	Batticaloa
	Divisional Secretaries Division	Eravur pattu	Local Authority	Chenkalady PS
Limit	North	East	West	South
	Road	Vacant Land	Road	Vacant Road
Acess	Koduwamadu Road			
Location Map				
Land use of the adjacent land	Mixed			

## Project Justification


Project Category	Conservation		Nature of the Project.	New		
	Landscape			To be elaborated		
	Heritage			Land development only		
	Replacement		Project Goals	Economic		
	Housing			Social	√	
	Road Development		Nature of the Project	Environment		
	Commercial			Physical		
	Other	√				
Project Objectives						
Present ownership of the Land						
Present ownership of the Land	Government	√	Land Extent	Survey Plan	NO	
	other		10Acre		Date	
	UDA					
Implementation of the Project						
Project Implementation Methodology	Institution to be implemented					
	Fund raising Methodology	Eravur UC	Other clearances needed			

## Project 12

### Identification of Projects

Project Title	Introducing biodegradable solid waste management system at Punakkudah.
Project	Strengthen the solid waste management system
Project Proposal	Introducing biodegradable solid waste management system

### Project Location

Location	Province	East	District	Batticaloa
	Divisional Secretaries Division	Eravur pattu	Local Authority	Chengalady PS
Limit	North	East	West	South
	Vacant Land	Vacant Land	Vacant Land	Vacant Road
Acess	Punnakudah Beach Road			
Location Map				
Land use of the adjacent land	Mixed			

## Project Justification


Project Category	Conservation		Nature of the Project.	New		
	Landscape			To be elaborated		
	Heritage			Land development only		
	Replacement		Project Goals	Economic		
	Housing			Social	√	
	Road Development		Nature of the Project	Environment		
	Commercial			Physical		
	Other	√				
Project Objectives						
Present ownership of the Land						
Present ownership of the Land	Government	√	Land Extent	Survey Plan	NO	
	other		4 Acre		Date	
	UDA					
Implementation of the Project						
Project Implementation Methodology	Institution to be implemented					
	Fund raising Methodology	Eravur UC	Other clearances needed			

## Project 13

### Identification of Projects

Project Title	Commercial complex with small scale industrial terminal market at Main Road (A15) Eraur.
Project	Improvement of infrastructure facilities in Eravur Area
Project Proposal	Commercial complex with small scale industrial terminal market at Main Road (A15) Eraur.

### Project Location

Location	Province	East	District	Batticaloa
	Divisional Secretaries Division	Eravur Town	Local Authority	Eravur Urban Council
Limit	North	East	West	South
	Shop	Road	Shop	Road
Access	A15 Road			
Location Map				
Land use of the adjacent land	Mixed			



## Project Justification


Project Category	Conservation		Nature of the Project.	New		
	Landscape			To be elaborated		
	Heritage			Land development only		
	Replacement		Project Goals Nature of the Project	Economic	√	
	Housing			Social		
	Road Development			Environment		
	Commercial	√		Physical		
	Other					
Project Objectives						
Present ownership of the Land						
Present ownership of the Land	Government		Land Extent	Survey Plan	NO	
	other		60P		Date	
	UDA					
Implementation of the Project						
Project Implementation Methodology	Institution to be implemented					
	Fund raising Methodology	Treasury	Other clearances needed			

## Project 14

### Identification of Projects

Project Title	Eco Friendly leisure Park development Thamaraikerni Pond Eravur
Project	Improving the existing recreational facilities
Project Proposal	Eco Friendly leisure Park development Thamaraikerni Pond Eravur

### Project Location

Location	Province	East	District	Batticaloa
	Divisional Secretaries Division	Eravur Town	Local Authority	Eravur Urban Council
Limit	North	East	West	South
	Residential	Residential	Residential	Coconut Cultivation
Access				
Location Map				<b>Components</b> <ul style="list-style-type: none"> <li>• Dredging of water Pond</li> <li>• Construct retaining wall</li> <li>• Seating arrangement</li> <li>• Lightning &amp; Landscaping</li> </ul> Length - 1.3 km
Land use of the adjacent land	Conservation			

## Project Justification


Project Category	Conservation	√	Nature of the Project.	New	√	
	Landscape			To be elaborated		
	Heritage			Land development only		
	Replacement		Project Goals Nature of the Project	Economic		
	Housing			Social	√	
	Road Development			Environment		
	Commercial			Physical		
	Other					
Project Objectives						
Present ownership of the Land						
Present ownership of the Land	Government	√	Length	Survey Plan	NO	
	other		1.3km		Date	
	UDA					
Implementation of the Project						
Project Implementation Methodology	Institution to be implemented					
	Fund raising Methodology	Eravur UC & Treasury	Other clearances needed			

## Project 15

### Identification of Projects

Project Title	Walkway development along the linear park development with seating arrangements at Lagoon Area, Eravur
Project	Improving the existing recreational facilities
Project Proposal	Walkway development along the linear park development with seating arrangements at Lagoon Area, Eravur

### Project Location

Location	Province	East	District	Batticaloa
	Divisional Secretaries Division	Eravur Town	Local Authority	Eravur Urban Council
Limit	North	East	West	South
	Road	Lagoon	Dumping site	Lagoon
Access	DS Office Road			
Location Map	 <p>Length -600 m Linear park type - walkway Width – 6.5 m Length- 2.5km Walkway ,Tree Planting &amp; Landscaping ,Seating ,Lighting Arrangement.</p>			
Land use of the adjacent land	Conservation			

## Project Justification


Project Category	Conservation		Nature of the Project.	New	√	
	Landscape			To be elaborated		
	Heritage			Land development only		
	Replacement		Project Goals Nature of the Project	Economic		
	Housing			Social	√	
	Road Development			Environment		
	Commercial			Physical		
	Other	√				
Project Objectives						
Present ownership of the Land						
Present ownership of the Land	Government	√	Length	Survey Plan	NO	
	other		600m		Date	
	UDA					
Implementation of the Project						
Project Implementation Methodology	Institution to be implemented					
	Fund raising Methodology	Eravur UC & Treasury	Other clearances needed			

## Project 16

### Identification of Projects

Project Title	Proposed Landscape Development at Clock tower junction –Statue at Punakudah Road, Eravur.
Project	Improving the existing recreational facilities
Project Proposal	Proposed Landscape Development at Clock tower junction –Statue at Punakudah Road, Eravur.

### Project Location

Location	Province	East	District	Batticaloa
	Divisional Secretaries Division	Eravur Town	Local Authority	Eravur Urban Council
Limit	North	East	West	South
	School	Road	Vacant Land	Road
Access	A15 Road			
Location Map				
Land use of the adjacent land	Mixed			

## Project Justification


Project Category	Conservation		Nature of the Project.	New	√	
	Landscape	√		To be elaborated		
	Heritage			Land development only		
	Replacement		Project Goals Nature of the Project	Economic		
	Housing			Social	√	
	Road Development			Environment		
	Commercial			Physical		
	Other					
Project Objectives						
Present ownership of the Land						
Present ownership of the Land	Government	√	Land Extent	Survey Plan	NO	
	other		470Sqm		Date	
	UDA					
Implementation of the Project						
Project Implementation Methodology	Institution to be implemented					
	Fund raising Methodology	Eravur UC & Treasury	Other clearances needed			

## Project 17

### Identification of Projects

Project Title	Children park development at Ellainager, Eravur
Project	improving the existing recreational facilities
Project Proposal	Children park development at Ellainager, Eravur

### Project Location

Location	Province	East	District	Batticaloa
	Divisional Secretaries Division	Eravur Pattu	Local Authority	Eravur Urban Council
Limit	North	East	West	South
	Road	Vacant land	Road	Vacant land
Access	Boundry Road			
Location Map	 <div> Playing equipment's  Stone benches  Solar lights  Tree planting </div>			
Land use of the adjacent land	Mixed			



## Project Justification


Project Category	Conservation		Nature of the Project.	New	√	
	Landscape			To be elaborated		
	Heritage			Land development only		
	Replacement		Project Goals Nature of the Project	Economic		
	Housing			Social	√	
	Road Development			Environment		
	Commercial			Physical		
	Other	√				
Project Objectives						
Present ownership of the Land						
Present ownership of the Land	Government	√	Land Extent	Survey Plan	NO	
	other		1 Acres		Date	
	UDA					
Implementation of the Project						
Project Implementation Methodology	Institution to be implemented					
	Fund raising Methodology	Eravur UC & Treasury	Other clearances needed			

## Project 18

### Identification of Projects

Project Title	Establish Administrative complex at Eravur. (Behind the DS Office)
Project	Improvement of infrastructure facilities in Eravur Area
Project Proposal	Allocate the adequate land for to facilitate the administrative functions

### Project Location

Location	Province	East	District	Batticaloa
	Divisional Secretaries Division	Eravur Town	Local Authority	Eravur Urban Council
Limit	North	East	West	South
	Vacant land	Vacant land	Vacant land	DS office
Access	DS Office Road			
Location Map				
Land use of the adjacent land	Administrative			

## Project Justification

Project Category	Conservation		Nature of the Project.	New	√	
	Landscape			To be elaborated		
	Heritage			Land development		
	Replacement		Project Goals Nature of the Project	Economic		
	Housing			Social	√	
	Road Development			Environment		
	Commercial			Physical		
	Other	√				
Project Objectives						
Present ownership of the Land						
Present ownership of the Land	Government	√	Land Extent	Survey Plan	NO	
	other		9 Acres		Date	
	UDA					
	Implementation of the Project					
Project Implementation Methodology	Institution to be implemented					
	Fund raising Methodology	Treasury & Ministry of Public Administration	Other clearances needed			

# PART II



# CHAPTER -7

## Development Zones and Zoning Guild lines

## **Development Zones & Zoning Guidelines**

### **7.1. Introduction**

Zoning is one of the strategic planning controlling tool used to regulated the development environment and enhance the functioning entity of the area.it does so by dividing land that comprises into sections or zones, permitting particular land uses on specific sites to shape the layout and densification of towns and cities and enable various types of development.

Accordingly, the Eravur Urban Area development plan (2024-2033) have identified four strategically plans through which the developable area of the catchment will be controlled and regulate on certain development trend basis while enhancing the value of the Environmental and Agricultural features. This zone factor –based zoning plan will give high importance for the lands with economically high value and will enhance optimum utilization of the available developable lands. Meanwhile parallel importance is given to the sensitivity lands to protect and enhance the environmental value of those entities.

Accordingly, the Eravur Urban area have identified seven different zones with the notion of promoting the density –based development and preserving the environmental sensitive areas. Here, the developable scope of each identified zone has been finalized based on the available developable floor area which is compared with future development trend of the particular the space needed to cater future development catchment capacity of the zones. So, based on the derived zone factors for each zone, the density distribution of each zone is obvious and the future development trend of the Urban development area is also can be observed.

## 7.2 Development Zones:

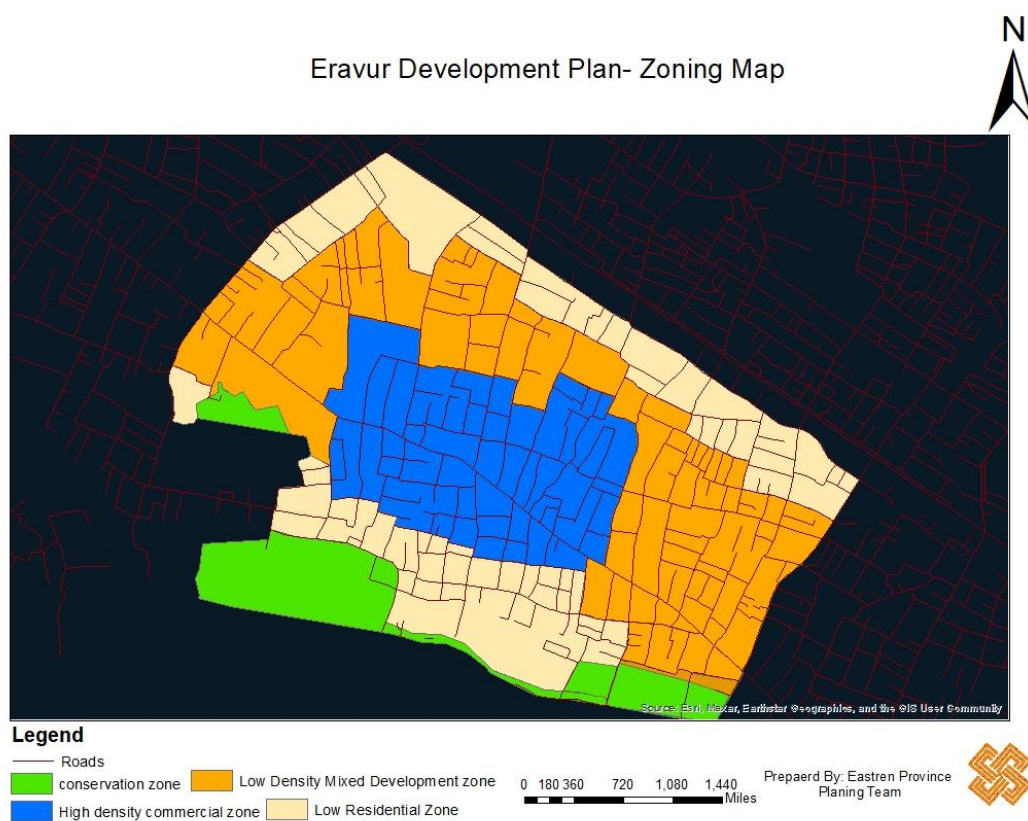
**Table 17 Proposed development zones**

No	No. of the zone	Name of the zone
01	Zone 1	High density Commercial
02	Zone 2	Medium Density Mixed Development
03	Zone 3	Low Density Residential
04	Zone 4	Low sensitive Conservation

*Source: Urban Development Authority, District Office, Batticaloa.*

### 7.2.1 Proposed Zoning Plan 2021 -2030

**Map No 23: Zoning plan Eravur area**



*Source: Urban Development Authority, District Office, Batticaloa.*



### **7.3 Zoning factor**

#### **The basis of develop for the zone factor**

Zone factor is a tool to guide the development to optimize the utility of the developable lands and infrastructure and to regulate the form of the physical environment and distribution of the development density intended to be promoted through the development plan.

In the density –based zoning, zone factor is the key determiner of the scale of development within each zone. the development in the specified zone depends on,

- Infrastructure availability such as roads, water supply, drainage, sewerage and etc to cater to the development.
- Carrying capacity in terms of geographic condition, population density and etc.

Therefore, the zone factor was calculated by considering the expected development intensity items of demand for space and availability of infrastructure facilities. In order to calculate the demand for space in 2033 based on the proposed densification the total expected residential population and commuter population was estimated. Accordingly, in the futuristic view expected, to accommodate the population is around 31095 to the vision by 2033. The above forecast population was distributed among the proposed four zones based on the land suitability analysis for the human habitation which was considered the aspects for the residential development such as way from sensitive areas ,distance to roads ,availability of public transport facilities, urban centers and social infrastructure facilities.

The above forecasted population was distributed among the proposed four zones based on the land suitability analysis for the human habitation which was considered the aspects for the residential development such as away from sensitive areas, distance to roads, availability of public transport facilities, urban centers and social infrastructure facilities.

In addition to the residence population, the expected commuter population was estimated around 15000 in order to get the services according to the development proposals based on the vision. The expected commuter population was distributed among the proposed four zones based on the character and the available services by

2033. To accommodate estimated population, the future space generation was calculated while considering the urban form, special concern areas, environmental sensitivity areas and proposed development activities.

Accordingly, the zone factor for each specified zone have been calculated as follows:

**Zone Factor = Total Expected Floor Area/ Available Developable Land Area**

The total expected floor area was calculated with the sum of residential floor space and service floor space (such commercial, finance, recreational, health, education, administration and industry) within each proposed four zones to accommodate estimated population. And, available developable land area was calculated by deducting the conservative areas from total available land area.

On above basis, the zone factor derived for every zone are as follows.

**Table No 18: Zone Factor**

<i>Zone</i>	<i>Zone Factor</i>
1. High Density Commercial Zone	2.92
2. Medium Density Mixed Development Zone	1.86
3. Low Density Residential zone	1.76
4. Low sensitive conservation zone	0.0

*Source: Urban Development Authority, District Office, Batticaloa*

#### **7.4 General zoning regulations in effect for the planing area.**

This chapter describes the general regulations for all declared zones in addition to the permissible uses and zoning regulations that have been introduced in each zone of the proposed zoning plan as outlined in Chapter 8.

**7.4.1).** These regulations apply to the entire area within the administrative limits of the Eravur Urban Council area on March 25 the of 2013 in the gazette Notification No. - 1803 / 03.

**7.4.2).** In addition to provisions of the zoning plan, the planning and development regulations applicable to any development work is regulated by the gazette Notification No 2235/54 dated 08<sup>th</sup> July 2021 also can be applicable to the Eravur Development Area.

**7.4.3).** Allowable Floor area of every zone will be decided based on the Zone Factor calculations in form A, B & C.

**7.4.4).** The lot that is sub-divided before 25<sup>th</sup> march, 2013 the date of declaration of Eravur Urban Development area as an urban area is considered as existing lots.

**7.4.5).** In cases where any land belongs to two or more zones, the designated zone of the land is determined as the zone which provides the main access to the respective lot. when such plot of land, is accessed by two or more roads of the same width the zone in which higher portion of land is fallen shall be considered as the designated zone.

\*This regulation is not applicable for conservation zones.

**7.4.6).** If a land is situated at boundary of two different zone with the different characters, then the first lot of the boundary of the zone can exercise the character of the next zone.

**7.4.7).** if the owner of a certain land gifts the portion of land, falling within the street line/ proposed road width without compensation for the road, the entire plot will be considered for the allowable floor Area ratio for the proposed development. But while calculating the plot coverage percentage, the rest of the plot, excluding the portion belonging to the street line / proposed road width should be considered.

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

**7.4.9).** In the construction of buildings, the Maximum Permissible Floor Area Ratio related to the Zone factor given in “Form A’ shall be determined in accordance with the specifications given in Table No 17 By considering the slope of the proposed land.

**Table No. 19 Permissible Plot Coverage and Floor Area Ratio**

<b>Slope of the land (degrees)</b>	<b>Maximum Permissible Plot Coverage</b>	<b>The Percentage of Maximum Permissible Floor Area Ratio</b>
From 0 <sup>0</sup> to 10 <sup>0</sup>	According to the zoning regulations.	100%
From 10 <sup>0</sup> < to 20 <sup>0</sup>	According to the zoning regulations.	75%
From 20 <sup>0</sup> < to 30 <sup>0</sup>	50%	50%
From 30 <sup>0</sup> < to 45 <sup>0</sup>	40%	35%
More than 45 <sup>0</sup>	Development works are permitted in accordance with the recommendation of the National Building Research Organizations	

**Source: General Regulations Gazette Notification No. 2235/54 dated 08<sup>th</sup> July 2021 of Urban Development Authority**

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

**7.4.11).** When a zone is demarcated as the first block facing an access road as the zone boundary, the entire plot shall include in that zone. When the plots in the back is somehow amalgamated with the first lot and approved as a single plot of land, the last boundary of that total land shall be considered as the zonal boundary.

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

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

**7.4.14).** Existing uses which are not permissible within particular zone can be considered only for continuing under prevailing status. Approval for any extension of those existing uses shall not be considered and if the continuation of that use is deemed unfavorable, such uses may be ordered to cease.

**7.4.15).** Construction of boundary walls within the Building Line may be considered for approval subject to the signing of non-compensation agreement with the agency to which the road belongs.

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

**7.4.17).** A Preliminary Planning Clearance from the Urban Development Authority should be obtained for the approval of low lands, swamp lands, paddy fields, wetlands or other such lands which are not identified in the development plan.

**7.4.18).** 50% of the land should be kept open as open space when constructing buildings for schools and children's homes.

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

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

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

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

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

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



## CHAPTER -8

# Zoning Regulations



## Chapter 08

### Zoning Guidelines

#### 8.1 Zoning regulations

The zoning plan of Eravur Urban Council area comprises of four different zones which are classified based on the existing land use distribution, development trend and expected development intensity for the zones. Accordingly, the zoning regulations for each zone have been defined as follows.

**Table No. 20 Regulations and permissible uses for Commercial zone**

<b>i. Main Zone</b>	High Density Commercial Zone
<b>ii. zonal Definition</b>	These areas are dedicated to businesses and commerce. shopping centers, office buildings, restaurants, and entertainment. The bustling streets of a downtown area are a classic example of a commercial zone.
<b>iii. Zone boundaries</b>	<b>Annexure I</b>
<b>iv. Zone Code</b>	C1
<b>v. Zone Factor</b>	2.92
<b>vi. Permissible Maximum area FAR/Number of Floors</b>	As per the form " A " and " B " mentioned in <b>Schedule I and II</b>
<b>vii. Permissible Maximum plot coverage</b>	As per Forms “ B ” and “ E ” mentioned in <b>Schedule II and III.</b>
<b>viii. Set back and maximum height</b>	As per Form “ E ” mentioned in <b>Schedule III</b>

<b>ix. Minimum land extent for Subdivision</b>	150sq.m.
<b>x. Permissible uses</b>	As per Form “ F ” and “ G” mentioned in <b>Schedule V</b>
<b>xi. Common Zoning Regulations</b>	<p>1) If any development comes within the reservation areas of the tank, channels, Railway, clearance from relevant department should be obtained.</p> <p>2) If any development comes adjoin to the the environmental sensitive area, clearance should be obtained from CEA.</p> <p>3) If the development is listed within the prescribed activities of the CEA, clearance should be obtained from CEA.</p> <p>4) Clearances from the relevant department should be obtained if needed.</p> <p>5) In Areas where there are no pipe borne water supply system is installed, the minimum plot size shall be 250 Sq.m.</p> <p>6) No development shall be permitted without solar panel installations on the roof top area for all kind of industries and warehouses.</p> <p>7) Green Building Certification should be obtained for all developments exceeding 1000 sq.m in Floor area</p> <ul style="list-style-type: none"> <li>Any other related uses which are compatible with the zone permitted and non-permitted and it will be decided by the UDA.</li> </ul>

**Table No. 21 Regulations and permissible uses for Residential zone**

<b>I. Main Zone</b>	Low Density Residential Zone
<b>II. zonal Definition</b>	This is the special zone located in Eravur UC area. Apart from major mixed development zone, this zone can be identified as one of the areas which have residential character in the region.
<b>III. Zone boundaries</b>	Annexure II
<b>IV. Zone Code</b>	R3
<b>V. Zone Factor</b>	1.76
<b>VI. Permissible Maximum area FAR/Number of Floors</b>	As per the form " A " and " B " mentioned in <b>Schedule I and II</b>
<b>VII. Permissible Maximum plot coverage</b>	As per forms “ B ” and “ E ” mentioned in <b>Schedule II and III.</b>
<b>VIII. Set back and maximum height</b>	As per form “ E ” mentioned in <b>Schedule III</b>
<b>IX. Minimum land extent for Subdivision</b>	150sq.m.
<b>X. Permissible uses</b> <b>XI.</b>	As per the form “ F ” and “ G ” mentioned in <b>Schedule IV and V</b>
<b>XII. Common Zoning Regulations</b>	1) If any development comes within the reservation areas of the tank, channels, railway clearance from relevant department should be obtained.

	<p>2) If any development comes Adjoin the environmental sensitive area, clearance should be obtained from CEA.</p> <p>3) If the development is listed within the prescribed activities of the CEA, clearance should be obtained from CEA.</p> <p>4) clearances from relevant department should be obtained if needed.</p> <p>5) In Areas where there is no pipe borne water supply system is installed, the minimum plot size shall be 250 Sq.m</p> <ul style="list-style-type: none"> <li>Any other related uses which are compatible with the zone permitted and non-permitted and it will be decided by the UDA.</li> </ul>
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**Table No. 22 Regulations and permissible uses for Mixed Development zone**

<b>I. Main Zone</b>	Medium density Mixed Development Zone
<b>II. zonal Definition</b>	This priority area aimed for mixed development activities for maintain the Urban Form. This particular zone attracts and boost the developments by encouraging commercial and residential developments.
<b>III. Zone boundaries</b>	<b>Annexure III</b>
<b>IV. Zone Code</b>	MD2
<b>V. zonal factor</b>	1.86
<b>VI. Permissible Maximum area FAR/Number of Floors</b>	As per the form “A ” and “ B ” mentioned in <b>Schedule I and II</b>
<b>VII. Maximum plot coverage allowed</b>	As per forms “ B ” and “ E ” mentioned in <b>Schedule II and III.</b>
<b>VIII. Set back and maximum height</b>	As per form “ E ” mentioned in <b>Schedule III</b>
<b>IX. Minimum land extent of the Subdivision</b>	150sq.m.
<b>X. Permissible uses</b>	As per the form “ F ” and “ G” mentioned in <b>Schedule IV and V</b>

<p><b>XI. Common Zoning Regulations</b></p>	<ol style="list-style-type: none"> <li>1) If any development comes within the reservation areas of the tank, channels, railway clearance from relevant department should be obtained.</li> <li>2) If any development comes Adjoin the environmental sensitive area, clearance should be obtained from CEA.</li> <li>3) If the development is listed within the prescribed activities of the CEA, clearance should be obtained from CEA.</li> <li>4) clearances from relevant department should be obtained if needed.</li> <li>5) New addition and alterations can be considered for existing large &amp; medium scale industrial buildings.</li> <li>6) Agrarian clearance should be obtained if needed.</li> <li>7) Green Building Certification should be obtained for all developments exceeding 1000 sq.m in Floor area.</li> <li>8) In Areas where there is no pipe borne water supply system is installed, the minimum lot size shall be 250 Sq.m</li> <li>9) Any other related uses which are compatible with the zone permitted and non-permitted and it will be decided by the UDA.</li> </ol>
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**Table No. 23 Regulations and permissible uses for Conservation zone**

<b>I.Main Zone</b>	Low Sensitive Conservation Zone
<b>II.zonal Definition</b>	Area that should be separated as wetland, water retention and water catchment area that has a high levels of biodiversity, wetland and flood risk reduction area. This zone includes wetland area, scenic view with high biodiversity and area that should be subjected to flood hazard reduction and control, as well as areas with water retention and drainage.
<b>III.Zone boundaries</b>	<b>Anexture IV</b>
<b>IV.Zone Code</b>	<b>Cn3</b>
<b>V. Zone Factor</b>	<b>0.0</b>
<b>VI.Permissible Maximum FAR/Number of Floors</b>	As per the form " A " and " B " mentioned <b>in Schedule I and II</b>
<b>VII. Permissible Maximum plot coverage</b>	As per forms “ B ” and “ E ” mentioned <b>in Schedule II and III.</b>
<b>VIII. Set back and maximum height</b>	As per form “ E ” mentioned in <b>Schedule III</b>
<b>IX.Minimum land extent for Subdivision</b>	

<b>X. Permissible uses</b>	As per the form “ F ” and “ G” mentioned in Schedule IV and V
<b>XI. Common Zoning Regulations</b>	<p>Lagoon reservation should be maintained as 10m.</p> <ul style="list-style-type: none"> <li>• Land filling is prohibited.</li> <li>• In necessary circumstances, additional work of institutions such as the CEA, SLDC, UDA, Agrarian Services Development Department, and the Department of Irrigation Acts can be considered.</li> <li>• If the paddy lands have been identified the lands are not allowed to convert for other purposes.</li> <li>• Any other related uses which are compatible with the zone permitted and non-permitted and it will be decided by the UDA.</li> </ul>



## 8.2 Schedule

Schedules I – Form "A": Permissible Floor Area Ratio published by the Urban Development Authority under the Gazette No. 2235/54 dated 07/08/2021

Land extent (Sq.m)	Zone factor = 0.50 - 0.74				Zone factor = 0.75-0.99				Zone factor = 1.00-1.24				Zone factor = 1.25-1.49			
	Minimum Road Width				Minimum Road Width				Minimum Road Width				Minimum Road Width			
	**6m	9m	12m	15 m & above	**6m	9m	12m	15 m & above	**6m	9m	12m	15 m & above	**6m	9m	12m	15 m & above
150 less than 250	0.8	0.9	0.9	0.9	1.3	1.3	1.4	1.4	1.6	1.7	1.8	1.9	2.0	2.2	2.3	2.4
250 less than 375	0.9	1.0	1.2	1.3	1.3	1.6	1.8	2.0	1.8	2.2	2.4	2.7	2.2	2.7	3.0	3.3
375 less than 500	0.9	1.0	1.2	1.4	1.3	1.6	1.9	2.1	1.9	2.2	2.5	2.8	2.3	2.8	3.2	3.4
500 less than 750	1.0	1.1	1.3	1.5	1.4	1.7	2.0	2.2	2.0	2.3	2.7	3.0	2.4	3.0	3.4	3.5
750 less than 1000	1.0	1.2	1.4	1.7	1.5	1.8	2.2	2.5	2.1	2.4	2.9	3.3	2.6	3.0	3.6	4.0
1000 less than 1500	1.1	1.3	1.5	1.8	1.6	1.9	2.3	2.7	2.2	2.5	3.0	3.6	2.7	3.1	3.8	4.5
1500 less than 2000	1.1	1.4	1.7	2.0	1.7	2.1	2.5	3.0	2.3	2.7	3.4	4.0	2.9	3.4	4.2	5.0
2000 less than 2500	1.2	1.5	1.8	2.1	1.8	2.3	2.7	3.1	2.4	2.8	3.5	4.2	3.0	3.5	4.4	5.4
2500 less than 3000	1.2	1.6	2.0	2.4	1.9	2.4	3.0	3.6	2.5	3.2	4.0	4.7	3.1	3.8	4.7	5.8
3000 less than 3500	1.3	1.7	2.1	2.5	2.0	2.5	3.1	3.7	2.6	3.4	4.2	5.0	3.2	4.0	5.0	6.2
3500 less than 4000	1.4	1.8	2.2	2.6	2.2	2.6	3.3	3.9	2.8	3.6	4.3	5.3	3.3	4.3	5.5	6.6
More than 4000	1.5	1.9	2.3	2.8	2.5	2.8	3.5	4.0	3.0	3.8	4.5	5.5	3.5	4.5	6.0	7.0
Land extent (Sq.m)	Zone factor = 1.50-1.74				Zone factor = 1.75-1.99				Zone factor = 2.00-2.24				Zone factor = 2.25-2.49			
	Minimum Road Width				Minimum Road Width				Minimum Road Width				Minimum Road Width			
	**6m	9m	12m	15 m & above	**6m	9m	12m	15 m & above	**6m	9m	12m	15 m & above	**6m	9m	12m	15 m & above
150 less than 250	2.4	2.6	2.7	2.8	2.8	3.0	3.2	3.3	3.0	3.4	3.6	3.8	3.0	3.4	3.6	4.0
250 less than 375	2.6	3.2	3.6	4.0	3.0	3.4	4.3	4.7	3.2	3.6	4.5	4.5	3.5	3.8	4.5	5.0
375 less than 500	2.7	3.3	3.8	4.2	3.2	3.5	4.5	5.0	3.4	3.7	4.8	5.2	3.6	4.5	4.7	5.5
500 less than 750	2.8	3.4	4.0	4.5	3.4	3.6	4.7	5.5	3.5	4.0	5.0	6.0	3.7	5.0	5.0	6.0
750 less than 1000	3.1	3.6	4.3	5.0	3.5	3.8	5.1	6.0	3.6	4.5	5.7	6.5	3.8	5.1	6.0	6.5
1000 less than 1500	3.2	3.8	4.6	5.5	3.6	4.0	5.4	6.5	3.7	5.0	6.1	8.0	3.9	5.3	6.5	8.5
1500 less than 2000	3.4	4.0	5.0	6.0	3.7	4.2	5.8	7.0	3.8	5.1	6.7	9.0	4.0	5.4	7.0	*10
2000 less than 2500	3.5	4.2	5.2	6.5	3.8	4.4	6.2	7.5	3.9	5.2	7.1	*10	4.0	5.5	7.5	*10.5
2500 less than 3000	3.6	4.4	5.5	7.0	3.9	4.6	6.5	8.0	4.0	5.3	7.4	*10.5	4.0	5.6	7.5	*11
3000 less than 3500	3.7	4.6	6.0	7.5	4.0	4.8	6.9	8.5	4.0	5.4	7.6	*11	4.0	5.7	8.0	*11.5
3500 less than 4000	3.8	4.8	6.3	7.7	4.0	5.0	7.3	9.0	4.0	5.5	7.8	*11.5	4.0	5.8	8.0	*12
More than 4000	4.0	5.0	6.5	8.0	4.0	5.2	7.5	9.5	4.0	5.6	8.0	*12	4.0	5.9	8.0	*UL

UL - Unlimited

Floor area allocated for parking facilities are not calculated for FAR.

Above Floor Area Ratio shall not be applicable for the Zones where number of floors or FAR indicated under the zoning regulations.

Above Permissible FAR may be restricted under the development plan based on the slope of the land.

Clearance shall be taken from the National Building Research Organization for the lands having slope more than 11 degrees

\* FAR more or equal to 10.0 shall be permitted only for access roads having minimum 12 meters (from the center of the road). Building line, if not maximum FAR shall be limited to 9.0

\*\* Minimum road width of 7 meters shall be considered for the roads identified as 7 meters wide in the particular Development plans

**Schedule II** - Form "B" Permissible Number of Floors for 3.0m. and 4.5m. wide roads published by the Urban Development Authority under the Gazette No. 2235/54 dated 07/08/2021

Form B - Number of Floors for 3.0m & 4.5m wide Roads						
Minimum Road Width	Minimum Site Frontage	* Plot Coverage	Maximum Number of Floors			
			Zone Factor 0.5 - 0.74	Zone Factor 0.75 - 1.24	Zone Factor 1.25 - 3.49	Zone Factor 3.50 - 4.00
3.0m	6m	65%	1 (G)	2 (G+1)	3 (G+2)	3 (G+2)
4.5m	6m	65%	1 (G)	2 (G+1)	3 (G+2)	4 (G+3)
Number of floors are indicated including parking areas. Number of units allowed for each road shall not be change. * Where no plot coverage specified under the zoning regulations.						

**Schedule III** – Form "E": . Setbacks and Open Spaces published by the Urban Development Authority under the Gazette No. 2235/54 dated 07/08/2021

Form E - Setbacks & Open Spaces										
Building Category	Building Height (m)	Minimum Site Frontage (m)	* Plot Coverage		Rear Space (m)		Side Space (m)		Light Well for NLV	
			Non - Residential	Residential	When no NLV is taking this	When NLV is taking this	When no NLV is taking this end	When NLV is taking this	Minimum width	Minimum Area
Low Rise	less than 7	6	80%**	65%	2.3m	2.3m	-	2.3m	2.3m	5 Sq.m
	7 less than 15	6	65%	65%	3.0m	3.0m	-	3.0m	3.0m	9 Sq.m
Inter Mediate Rise	15 less than 30	12	65%	65%	4.0m	4.0m	1.0m and 3.0m	4.0m	4.0m	16 Sq.m
Middle Rise	30 less than 50	20	65%	65%	4.0m	5.0m	3.0m both side	5.0m	5.0m	25 Sq.m
High Rise	50 less than 75	30	50%***	50%***	5.0m	6.0m	4.0m both side	6.0m	6.0m	36 Sq.m
	75 and above	Above 40m	50%***	50%***	5.0m	6.0m	5.0m both side	6.0m	6.0m	****
NLV - Natural Light & Ventilation Building Height - Height between access road level to roof top or roof level (Including parking floors). * Where no Plot Coverage specified under the zoning regulations. ** The entire development is for non-residential activities. *** 65% plot coverage can be allowed only for the podium level not exceeding 20% of the tower height or 12 floors which ever is less. **** Minimum area shall be increased by 1 Sq.m for every additional 3m height.										

**Schedule IV – Form "F ": Permitted uses for Development Zones**

uses			High Density Commercial zone ©	Low Density Residential Zone (R)	Medium Density mixed Development Zone(MD)	Low Sensitivity Conservation Zone(Cn)
Main Activity	No.	Sub Activity	C1	R3	MD2	Cn3
Residential	1	Residential	✓	✓	✓	x
	2	Condominium housing complexes	✓	✓	✓	x
	3	Housing complexes	✓	✓	✓	x
	4	Housing projects	✓	✓	✓	x
	5	Quarters/	✓	✓	✓	x
	6	Service housing	✓	✓	✓	x
	7	Studio housing	✓	✓	✓	x
	8	Dormitory	✓	✓	✓	x
	9	Hostels	✓	✓	✓	x
	10	Day care centers	✓	✓	✓	x
	11	Ambulance Service Centers	✓	✓	✓	x
	12	Elderly homes	✓	✓	✓	x
	13	Children's homes	✓	✓	✓	x
	14	Disabled Rehabilitation Homes	✓	✓	✓	x
	15	Rehabilitation Homes/ Probation	✓	✓	✓	x
	16	Community halls	✓	✓	✓	x
	17	Resorts/Tourist Bungalows/Home stay		✓	✓	x

	18	Guest houses	✓	✓	✓	x
	19	Lodges	✓	✓	✓	x
	20	Rest houses	✓	✓	✓	x
	21	Pilgrims' hall	✓	✓	✓	x
Health	1	Hospitals	x	x	✓	x
	2	Medical centers (with only one doctor)	✓	✓	✓	x
	3	Medical centers (with two or more doctors)	✓	✓	✓	x
	4	Sample collection centers	✓	✓	✓	x
	5	Laboratories	✓	✓	✓	x
	6	Pharmacy	✓	✓	✓	x
	7	Veterinary clinics	✓	✓	✓	x
	8	Veterinary Hospitals	x	x	✓	x
	9	Quarantine centers	x	x	✓	x
	10	Pediatric and Maternal/Family Clinics	✓	✓	✓	x
	11	Other medical institutions not falling under 1 to 10	✓	✓	✓	x
	12	Medical Consultancy Service Centers	✓	✓	✓	x
	13	Animal Care Centre	✓	✓	✓	x
Office & Institution	1	Offices	✓	✓	✓	x
	2	Professional offices	✓	✓	✓	x
	3	Office Complex (over 5000 square meters)	✓	✓	✓	x
	4	Banks/Insurance Financial Institutions	✓	✓	✓	x
	5	Other office and institutes not covered 1 to 4	✓	✓	✓	x

Commercial and services	1	Shopping malls	✓	✓	✓	x
	2	Retail shops	✓	✓	✓	x
	3	Wholesale market	✓	✓	✓	x
	4	Department Stores Supermarkets	✓	✓	✓	x
	5	Open market	✓	✓	✓	x
	6	Showrooms	✓	✓	✓	x
	7	Restaurants/ Take Away	✓	✓	✓	x
	8	Restaurants	✓	✓	✓	x
	9	Reception halls	✓	✓	✓	x
	10	Star class hotels	✓	✓	✓	x
	11	Hotels	✓	✓	✓	x
	12	City hotels	✓	✓	✓	x
	13	Clubs	✓	✓	✓	x
	14	Motel	✓	✓	✓	x
	15	Cabana Hotels	✓	✓	✓	x
	16	Broadcasting stations	✓	✓	✓	x
	17	Studios (non-broadcasting)	✓	✓	✓	x
	18	Beauty Centers / Barber Shops	✓	✓	✓	x
	19	Customer Service Centers	✓	✓	✓	x
	20	SPA	✓	✓	✓	x
	21	Tailor shops	✓	✓	✓	x
	22	Funeral parlors	✓	x	✓	x
	23	Flower shops	✓	✓	✓	x
	24	Laundries/Clothes Cleaning Centers	✓	✓	✓	x

	25	Hardware/ Building Material Sales centers	✓	✓	✓	x
	26	Liquor stores	✓	✓	✓	x
	27	Auto parts centers	✓	✓	✓	x
	28	Taxi Service Centers	✓	✓	✓	x
	29	Auto Service Centers	✓	✓	✓	x
		Bicycle / Three-wheeler	✓	✓	✓	x
		Light vehicles	✓	✓	✓	x
		heavy vehicles	✓	✓	✓	x
	30	Garage	✓	✓	✓	x
	31	fuel stations	✓	✓	✓	x
	32	Smoke testing stations	✓	✓	✓	x
	33	Betting Centers	✓	✓	✓	x
	34	Bus terminals	✓	x	✓	x
Educational	1	Preschools / Early Childhood Development Centers /kindergarten	✓	✓	✓	x
	2	Primary schools	✓	✓	✓	x
	3	Secondary schools	✓	✓	✓	x
	4	Tertiary schools	✓	✓	✓	x
	5	Private Schools / International Schools	✓	✓	✓	x
	6	Higher Education Centers	✓	✓	✓	x
	7	Public / Private Universities	✓	✓	✓	x
	8	Technical Colleges / Vocational Training Centers /	✓	✓	✓	x
	9	Private tuition classes- less than 50 square meters	✓	✓	✓	x

	10	Private Tuition - Between 50 sq m and 500 sq m	x	x	✓	x
	11	More than 500 square meters of private tuition	x	x	✓	x
	12	Art Institutes/ Theater Institutes	✓	✓	✓	x
	13	Other educational institutions	✓	✓	✓	x
	14	Research and Development Centers	✓	✓	✓	x
Social & Religious	1	Religious places	*	*	*	x
	2	Religious Education Centers	✓	✓	*	x
	3	Museum	✓	✓	✓	x
	4	Social and cultural centers	✓	✓	✓	x
	5	Cemeteries / Crematoria	*	*	*	x
	6	Community Development Centers	✓	✓	✓	x
	7	Auditorium	✓	✓	✓	x
	8	Conference halls	✓	x	✓	x
Industrial	1	Vehicle Assembly/Repair Centers	▲	▲	✓	x
	2	Warehouses for distribution purposes	✓	▲	✓	x
	3	Stores/warehouses	x	✓	✓	x
	4	Service industries	✓	✓	✓	x
	5	Domestic industries	✓	✓	✓	x
	6	Packaging Industries	▲	▲	✓	x
	7	Recycling industries	x	▲	x	x
	8	Value-Adding Industries	x	▲	✓	x
	9	Scrap collection centers	✓	x	✓	x



	10	Bakery products wood fired ovens	✓	✓	✓	x
	11	Bakery Products Electric	✓	✓	✓	x
	12	Concrete related manufacturing industries	x	x	✓	x
	13	Tile and brick industries	x	x	✓	x
	14	Industries related to wood products	x	x	✓	x
	15	Mills	x	x	✓	x
	16	Lathes, welding shops	x	x	✓	x
	17	Other non-polluting industries (as defined by Central Environment Authority)	x	x	✓	x
	18	Polluting Other Industries (as defined by Central Environment Authority)	x	x	x	x
Leisure	1	Indoor Stadiums	✓	✓	✓	x
	2	Open theaters	✓	✓	✓	x
	3	Libraries	✓	✓	✓	x
	4	Gym	✓	✓	✓	x
	5	Children's parks	✓	✓	✓	x
	6	Open ground	✓	✓	✓	x
	7	Cinemas	✓	✓	✓	x
	8	Swimming pools	✓	✓	✓	x
	9	parks	✓	✓	✓	x
	10	Recreational parks	✓	✓	✓	✓
	11	Wetland Park	x	x	✓	✓
	12	Eco friendly Resturant	x	x	✓	x
	13	Kabana on pillars	x	x	x	x
	14	Wetland Museum	x	x	x	x
	15	Open gym	x	x	✓	x
	16	Water Transport	✓	✓	✓	✓

Agriculture and Fishery Industry	1	Boat jetty/ ferry accommodation	✓	✓	✓	x
	2	Anchorage	x	✓	✓	x
	3	Fishing piers	✓	✓	✓	x
	4	Madel with construction	✓	✓	✓	x
	5	Lellama	✓	✓	✓	x
	6	Animal and crop farms	x	x	✓	x
	7	Traditional Fishing	✓	✓	✓	x
	8	Agricultural products collection centers	✓	✓	✓	x
	9	Animal and Seed Breeding Centers	x	x	✓	x
	10	Greenhouse	✓	✓	✓	x
Other	1	Roof antenna towers	✓	✓	✓	x
	2	Antenna towers	✓	✓	✓	x
	3	Communication towers	✓	✓	✓	x
	4	Car parks	✓	✓	✓	x
	5	Electricity substations	✓	✓	✓	x
	6	Sand Mining/Mineral Mining/Washing	x	x	✓	x
	7	quarry	x	x	✓	x
	8	Soil cutting / clay cutting	x	x	✓	x
	9	Sanitary buildings	✓	✓	✓	x
	10	A.T.M centers	✓	✓	✓	x
	11	Electric charging stations	✓	✓	✓	x
	12	Compost facility/waste recycling centers	x	x	✓	x
	13	Conference hall on pillars	x	✓	✓	x
	14	Government approved projects	⬆	⬆	⬆	x
	15	New Irrigation canals/ flood protection barriers	x	x	x	x

\* - Only Amendments to existing buildings and new buildings for facilities for that are permitted.

⬆ - Decided by the Authority

**Schedule V – Form "G ": Minimum Land Extent for Permitted uses**

Form "G ": Minimum Land Extent for Permitted uses			
Main Activity	No.	Sub Activity	Minimum land extent (Sq.m.)
Residential	1	Dwelling Houses/ Dwelling Units	150
	2	Condominium apartment complexes	500
	3	Apartment Complexes	500
	4	Housing Projects	150
	5	Quarters/Staff accomadation	150
	6	Service apartments	150
	7	Studio apartments	150
	8	Dormitory	250
	9	Hostels	250
	10	Daycare centers	250
	11	Ambulance service center	500
	12	Elder's home	250
	13	Children's home	250
	14	Disabled rehabilitation center	250
	15	Rehabilitation centers/ Probation	1000
	16	Community hall	250
	17	Resorts/Tourist Bungalows /Home stay	250
	18	Guest houses	250
	19	Lodge	250
	20	Rest house	500
	21	Pilgrims hall	500

Health	1	Hospitals	1000
	2	Medical centers (with only one doctor)	150
	3	Medical centers (with two or more doctors)	250
	4	Sample collection centers	150
	5	Laboratories	150
	6	Pharmacy	150
	7	Veterinary clinics	150
	8	Veterinary Hospitals	500
	9	Quarantine centers	500
	10	Pediatric and Maternal/Family Clinics	250
	11	Other medical institutions	250
	12	Medical Consultancy Service Centers	500
	13	Animal care Centre	500
Office & Institution	1	Offices	150
	2	Professional offices	150
	3	Office Complex (over 5000 square meters)	1000
	4	Banks/Insurance Financial Institutions	150
	5	Other	150
Commercial and services	1	Shopping malls	500
	2	Retail shops	150
	3	Wholesale markets	500
	4	Department Stores/Super Markets	500
	5	Open Market	150
	6	Showrooms	500
	7	Restaurants/ Take Away	150

	8	Restaurants	250
	9	Reception halls	1000
	10	Star class hotels	2000
	11	Hotels	500
	12	City hotel	250
	13	Clubs	500
	14	Motel	250
	15	Cabana Hotels	500
	16	Broadcasting Studios	500
	17	Studios (non-broadcasting)	150
	18	Beauty Centers / Barber Shops	150
	19	Customer Service Centers	150
	20	SPA	150
	21	Tailor shops	150
	22	Funeral Parlor	500
	23	Flower shops	150
	24	Laundries/Clothes Cleaning Centers	150
	25	Hardware/ Building Material Sales Stores	250
	26	Liquor stores	150
	27	Auto parts stores	150
	28	Taxi Service Centers	250
	29	Auto Service Centers	
		Bicycle / Three-wheeler	375
		Light vehicles	500
		heavy vehicles	1000

	30	Garage	500
	31	Fuel stations	1000
	32	Smoke testing stations	1000
	33	Betting Centers	150
	34	Bus Terminal	1000
Educational	1	Preschools / Early Childhood Development Centers/kinder Garten	500
	2	Primary schools	2000
	3	Secondary schools	2000
	4	Tertiary schools	2000
	5	Private Schools / International Schools	2000
	6	Higher Education Centers (Campus)	3000
	7	Public / Private Universities	4000
	8	Technical Colleges / Vocational Training Centers / Training Centers	1000
	9	Private tuition classes- less than 50 square meters	150
	10	Private Tuition - Between 50 sq m and 500 sq m	500
	11	More than 500 square meters of private tuition	1000
	12	Art Institutes/ Theater Institutes	1000
	13	Other educational institutions	250
	14	Research and Development Centers	250
Social & Religious	1	Religious places	500
	2	Religious Education Centers	500
	3	Museum	250
	4	Social and cultural centers	500
	5	Cemeteries / Crematoria	

	6	Community Development Centers	150
	7	Auditorium	500
	8	Conference halls	1000
Industrial	1	Vehicle Assembly/Repair Centers	500
	2	Warehouses for distribution purposes	500
	3	Stores/warehouses	1000
	4	Service industries	1000
	5	Domestic industries	250
	6	Packaging Industries	500
	7	Recycling industries	1000
	8	Value-Adding Industries	1000
	9	Scrap collection centers	1000
	10	Bakery products wood fired ovens	500
	11	Bakery Products Electric	250
	12	Concrete related manufacturing industries	500
	13	Tile and brick industries	1000
	14	Industries related to wood products	500
	15	Mills	250
	16	Lathes, welding shops	500
	17	Other non-polluting industries (as defined by Central Environment Authority)	500
	18	Polluting Other Industries (as defined by Central Environment Authority)	1000
Leisure	1	Indoor Stadiums	1000
	2	Open theaters	1000
	3	Libraries	250
	4	Gym	150

	5	Children's parks	1000
	6	Open grounds	1000
	7	Cinemas	500
	8	Swimming pools	250
	9	Parks	-
	10	Amusement parks	-
Agriculture and Fishery	1	Boat jetty/ ferry accommodation	-
	2	Berths	-
	3	Fishing piers	-
	4	Madel with construction	-
	5	Lellama	-
	6	Animal and crop farms	2000
	7	Agricultural products collection centers	500
	8	Animal and Seed Breeding Centers	1000
	9	Greenhouse	150
Other	1	Roof antenna towers	-
	2	Antenna towers	250
	3	Communication towers	-
	4	Car parks	250
	5	Electricity substations	-
	6	Sand Mining/Mineral Mining/Washing	-
	7	quarries	-
	8	Soil cutting / clay cutting	-
	9	Sanitary buildings	150
	10	A.T.M centers	-
	11	Electric charging stations	-
	12	Compost / waste recycling centers	2000





# Chapter 09

Proposed Road width,  
Building Limits and  
Reservations

## Chapter 09

### Proposed Road Width, Building Line & Reservations

#### 9.1 Building Line and proposed Road width

Serial No	Name of the Road	Road ID	Width of th Road ID (M)	Proposed Road width (M)	Building line
1	Batticaloa-Trinco highway Road - A15		13	22	15
2	Railway station Road		5.5	15	15
3	Punnakuda Road		13	13	7.65
4	Boundary Road		5	12	9
6	Kathiyar Road	EB ET E515	7	6	6
7	Ladies market Road	EB ET E061	6	6	6
8	Kaddu palli Road	EB ET E234	6	6	6
9	Girls school Road	EB ET E292	5.	6	6
10	Thaika Road	EB ET E014	4	6	6
11	Library Road	EB ET E573	6	6	6
12	Aalayady Rd	EB ET E336	4.5	6	6
13	Thaikka Rd	EB ET E014	4	6	6
14	Kalaimahal Rd	EB ET E001	4	6	6
16	Kalaimahal 1st cross Rd	EB ET E002	3.7	4.5	4.5
17	Kalaimahal Rd 1st Rd 1st Lane	EB ET E003	1.4	3	3
18	Kalaimahal road 1st cross Lane	EB ET E004	2.5	4.5	4.5
19	Kalaimahal rd 2nd cross Lane	EB ET E005	2.7	4.5	4.5
20	Kalaimahal 2nd cross Rd	EB ET E006	3.6	6	6
21	Kalaimahal 2nd cross Rd 1st Lane	EB ET E007	3.5	6	6
22	Kalaimahal rd 3rd cross lane	EB ET E008	3	4.5	4.5
23	Kalaimahal 3rd cross Rd	EB ET E009	4	6	6
24	Kalaimahal 4th cross Rd	EB ET E010	4	6	6
25	Kalaimahal rd 4th cross Lane	EB ET E011	3.5	6	6
26	Kalaimahal rd 5th cross Lane	EB ET E012	2.3	4.5	4.5
27	Kalaimahal 5th cross Rd	EB ET E013	4	6	6
28	Thaika Rd	EB ET E014	4	6	6
29	Thaikka 1st cross Rd	EB ET E015	3	4.5	4.5
30	Thaikka 1st cross Lane	EB ET E016	1.7	3	3
31	Thaikka 2nd cross lane	EB ET E017	2.5	4.5	4.5
32	Thaikka 3rd cross lane	EB ET E018	1.5	3	3
33	Thaikka 2nd cross road	EB ET E019	3.5	4.5	4.5
34	Thaikka 4th cross lane	EB ET E020	2	4.5	4.5
35	Thaikka 5th cross lane	EB ET E021	1.8	3	3

35	Thaikka 3rd cross Rd	EB ET E022	3	4.5	4.5
36	Thaikka 3rd cross Rd 1st lane	EB ET E023	2.2	4.5	4.5
37	Thaikka 3rd cross Rd 1st Road	EB ET E024	3.8	6	6
38	Thaikka 4th cross Rd	EB ET E025	3.3	6	6
39	Thaikka 5th cross Rd	EB ET E026	3.4	6	6
40	Thaikka 5th cross Rd 1st Cross road	EB ET E027	2.2	4.5	4.5
41	Thaikka 6th cross Lane	EB ET E028	4	6	6
42	Thaikka 6th cross road	EB ET E029	3.8	6	6
43	Thaikka 6th cross road 1st Lane	EB ET E030	3.5	6	6
44	Thaikka 7th cross Lane	EB ET E031	2.2	4.5	4.5
45	Thaikka 7th cross road	EB ET E032	3.5	4.5	4.5
46	Thaikka 7th cross road 1st lane	EB ET E033	1.5	3	3
47	Thaikka 7th cross road 2nd lane	EB ET E034	1.5	3	3
48	Thaikka 7th cross road 3rd lane	EB ET E035	2	4.5	4.5
49	Thaikka 8th cross road	EB ET E036	3	4.5	4.5
50	Thaikka 8th cross road 1st lane	EB ET E037	2.4	4.5	4.5
51	Thaikka 8th cross lane	EB ET E038	1.8	3	3
52	Thaikka 9th cross lane	EB ET E039	2.3	4.5	4.5
53	Thaikka 10th cross lane	EB ET E040	2.6	4.5	4.5
54	Thaikka 11th cross lane	EB ET E041	4	6	6
55	Mavady road	EB ET E042	3.7	6	6
56	Mavady road 1st cross lane	EB ET E043	2.3	4.5	4.5
57	Mavady 1st cross Road	EB ET E044	3.3	4.5	4.5
58	Mavadi 1st cross road 1st lane	EB ET E045	2.	4.5	4.5
59	Mavadi 1st cross road 2nd lane	EB ET E046	3.7	6	6
60	Mavadi 1st cross road 1st road	EB ET E047	1.9	3	3
61	Mavadi 2nd cross lane	EB ET E048	1.8	3	3
62	Mavadi 3rd cross lane	EB ET E049	1.6	3	3
63	Mavadi 4th cross lane	EB ET E050	2.2	4.5	4.5
64	Mavadi 5th cross lane	EB ET E051	1.6	3	3
65	Mavadi 2nd cross road	EB ET E052	3	4.5	4.5
66	Mavadi 3rd cross road	EB ET E053	3.5	4.5	4.5
67	Mavadi 6th cross lane	EB ET E054	1.5	3	3
68	Mavadi 7th cross lane	EB ET E055	3.4	4.5	4.5
69	Mavadi 4th cross road	EB ET E056	3.3	4.5	4.5
70	Mavadi 4th cross road 1st road	EB ET E057	4	6	6
71	Mavadi 4th cross road 1st lane	EB ET E058	2	3	3
72	Mavadi 4th cross road 2nd lane	EB ET E059	1.5	3	3
73	Mavadi 4th cross road 3rd lane	EB ET E060	1.6	3	3
74	Rahumaniya school road	EB ET E061	4	6	6

75	Rahumaniya school road 1st lane	EB ET E062	2.5	4.5	4.5
76	Rahumaniya school road 2nd lane	EB ET E063	1.4	3	3
77	Rahumaniya school road 1st cross road	EB ET E064	3.6	6	6
78	Rahumaniya school 1st cross road 1st lane	EB ET E065	1.5	3	3
79	Rahumaniya school 1st cross road 2nd lane	EB ET E066	2.8	4.5	4.5
80	Rahumaniya school 2nd cross road	EB ET E067	3.9	6	6
81	Rahumaniya school 3rd cross road	EB ET E068	3.4	4.5	4.5
82	Rahumaniya school 3rd cross road 1st road	EB ET E069	3	4.5	4.5
83	Rahumaniya school 3rd cross 1st road 1st lane	EB ET E070	2	3	3
84	Rahumaniya school 3rd cross 1st lane	EB ET E071	2.8	4.5	4.5
85	Rahumaniya school 3rd cross 2nd lane	EB ET E072	1.5	3	3
86	Rahumaniya school 3rd cross lane	EB ET E073	2.4	4.5	4.5
87	Rahumaniya school 4th cross lane	EB ET E074	1.4	3	3
88	Rahumaniya school 4th cross Rd	EB ET E075	3.5	6	6
89	Rahumaniya 4th Cross Rd, 1st Rd	EB ET E076	3.5	6	6
90	Rahumaniya 4th Cross Rd, 1st Rd, 1st Lane	EB ET E077	1.4	3	3
91	Rahumaniya 4th Cross Rd, 1st Rd, 2nd Lane	EB ET E078	1.3	3	3

92	Rahumaniya 4th Cross Rd 2nd Rd	EB ET E079	3	4.5	4.5
93	Rahumaniya 4th Cross Rd 2nd Rd, 1st Lane	EB ET E080	1.6	3	3
94	Rahumaniya 4th Cross Rd 1st Lane	EB ET E081	2.8	4.5	4.5
95	Rahumaniya 4th Cross Rd 1st Lane 1st Lane	EB ET E082	2	4.5	4.5
96	Rahumaniya 4th Cross Rd 3rd Cross Rd	EB ET E083	25	4.5	4.5
97	Rahumaniya 4th Cross Rd 3rd Cross Rd 1st Lane	EB ET E084	2.2	4.5	4.5
98	Rahumaniya 4th Cross Rd 3rd Cross Rd 2nd Lane	EB ET E085	1.6	3	3
99	Rahumaniya 4th Cross Rd 3rd Cross Rd 3rd Lane	EB ET E086	2	4.5	4.5
100	Rahumaniya Rd 5th Lane	EB ET E087	2.5	4.5	4.5
101	Rahumaniya Rd 6th Lane	EB ET E088	3.2	6	6
102	Rahumaniya 5th Cross Rd	EB ET E089	3.7	6	6
103	Hassan Husain masjith road	EB ET E090	3	4.5	4.5
104	Rahumaniya 5th Cross Rd 2nd Rd	EB ET E091	2.8	4.5	4.5
105	Rahumaniya 5th Cross Rd 3rd Rd	EB ET E092	3.5	6	6
106	Rahumaniya 5th Cross Rd 4th Rd	EB ET E093	2	4.5	4.5
107	Rahumaniya 5th Cross Rd 5th Rd	EB ET E094	3	4.5	4.5
108	Rahumaniya 7th Lane	EB ET E095	1.2	3	3
109	Rahumaniya 8th Lane	EB ET E096	2.2	4.5	4.5
110	Rahumaniya 6th Cross Rd	EB ET E097	3.5	6	6
111	Rahumaniya 6th Cross Rd 1st Lane	EB ET E098	2.2	4.5	4.5
112	Rahumaniya 6th Cross Rd 1st Rd	EB ET E099	3	4.5	4.5
113	Rahumaniya 6th Cross Rd 1st Rd 1st Lane	EB ET E100	1	3	3
114	Rahumaniya 6th Cross Rd 1st Rd 2nd Lane	EB ET E101	2.8	4.5	4.5
115	Rahumaniya 6th Cross Rd 2nd Lane	EB ET E102	1.5	3	3
116	Rahumaniya 6th Cross Rd 2nd Road	EB ET E103	1.6	3	3

117	Rahumaniya 6th Cross Rd 2nd road 1st lane	EB ET E104	3.5	4.5	4.5
118	Rahumaniya 6th Cross Rd 2nd Rd 2nd Lane	EB ET E105	2	4.5	4.5
119	Rahumaniya 6th Cross Rd 3rd Rd	EB ET E106	2	4.5	4.5
120	Rahumaniya 9th cross lane	EB ET E107	3	4.5	4.5
121	Rahumaniya Rd 10th cross Lane	EB ET E108	2.6	4.5	4.5
122	Rahumaniya Rd 11th cross Lane	EB ET E109	2.5	4.5	4.5
123	Rahumaniya Rd 12th cross Lane	EB ET E110	1.6	3	3
124	Rahumaniya Rd 12th Lane	EB ET E111	2.4	4.5	4.5
125	Rahumaniya 7th Cross Rd	EB ET E112	3.7	6	6
126	Rahumaniya Rd 07th cross road 01st Lane	EB ET E113	2	4.5	4.5
127	Rahumaniya 7th Cross Rd 2nd cross Lane	EB ET E114	1.5	3	3
128	Rahumaniya 7th Cross Rd 3rd cross Lane	EB ET E115	2.3	4.5	4.5
129	Rahumaniya 7th Cross Rd 04th cross Lane	EB ET E116	3.5	6	6
130	Ice Factory Lane	EB ET E117	3.5	6	6
131	Ice Factory Lane 1st Road	EB ET E118	2.7	4.5	4.5
132	Palliyadi Rd	EB ET E119	7	9	9
133	Palliyadi Rd 1st Lane	EB ET E120	1.2	3	3
134	Palliyadi Rd 2nd Lane	EB ET E121	2	4.5	4.5
135	Palliyadi Rd 1st Rd	EB ET E122	2.4	4.5	4.5
136	Palliyadi Rd 3rd Lane	EB ET E123	1.7	3	3
137	Palliyadi Rd 4th Lane	EB ET E124	2.7	4.5	4.5
138	Palliyadi Rd 2nd Rd	EB ET E125	1.6	3	3
139	Palliyadi Rd 5th Lane	EB ET E126	1.2	3	3
140	Palliyadi Rd 6th Lane	EB ET E127	3	4.5	4.5
141	Palliyadi Rd 7th Lane	EB ET E128	2.9	4.5	4.5
142	Palliyadi Rd 3rd Cross Rd	EB ET E129	1.4	3	3
143	Palliyadi Rd 4th Cross Rd	EB ET E130	3.5	6	6
144	Palliyadi Rd 8th Lane	EB ET E131	2.2	4.5	4.5
145	Palliyadi Rd 9th Lane	EB ET E132	1.3	3	3
146	Palliyadi Rd 10th Lane	EB ET E133	3.5	6	6
147	Palliyadi Rd 11th Lane	EB ET E134	2.8	4.5	4.5
148	Palliyadi Rd 12th Lane	EB ET E135	1.9	3	3
149	Palliyadi Rd 13th Lane	EB ET E136	2.5	4.5	4.5
150	Kayar Rd	EB ET E137	4	6	6
151	Kayar Rd 1st Lane	EB ET E138	2.9	4.5	4.5
152	Kayar Rd 2nd Lane	EB ET E139	2.3	4.5	4.5
153	Kayar Rd 3rd Lane	EB ET E140	1.5	3	3
154	Kayar Rd 4th Lane	EB ET E141	2	4.5	4.5
155	Kayar Rd 5th Lane	EB ET E142	2.2	4.5	4.5

156	Kayar Rd 1st Cross Rd	EB ET E143	3.1	4.5	4.5
157	Kayar Rd 1st Cross Rd 1st Lane	EB ET E144	2	4.5	4.5
158	Kayar Rd 1st Cross Rd 1st Lane 1st Lane	EB ET E145	3	4.5	4.5
159	Kayar Rd 6th Lane	EB ET E146	1.5	3	3
160	Kayar Rd 7th Lane	EB ET E147	4	6	6
161	Kayar Rd 8th Lane	EB ET E148	1.5	3	3
162	Kayar Rd 2nd Cross Rd	EB ET E149	3.4	6	6
163	Kayar Rd 3rd Cross Rd	EB ET E150	4	6	6
164	Kayar Rd 3rd Cross Rd 1st Lane	EB ET E151	1.5	3	3
165	Kayar Rd 9th Lane	EB ET E152	2.5	4.5	4.5
166	Kayar Rd 10th Lane	EB ET E153	1.2	3	3
167	Kayar Rd 11th Lane	EB ET E154	2	4.5	4.5
168	Kayar Rd 12th Lane	EB ET E155	2.5	4.5	4.5
169	Kayar Rd 13th Lane	EB ET E156	1.5	3	3
170	Kayar Rd 14th Lane	EB ET E157	1.5	3	3
171	Kayar Rd 4th Cross Rd	EB ET E158	2	4.5	4.5
172	Kayar Rd 4th Cross Rd 1st Lane	EB ET E159	1.2	3	3
173	Kayar Rd 4th Cross Rd 2nd Lane	EB ET E160	1.2	3	3
174	Kayar Rd 4th Cross Rd 3rd Lane	EB ET E161	1.4	3	3
175	Kayar Rd 15th Lane	EB ET E162	2	4.5	4.5
176	Kayar Rd 16th Lane	EB ET E163	2	4.5	4.5
177	Kayar Rd 17th Lane	EB ET E164	1.6	3	3
178	Kayar Rd 18th Lane	EB ET E165	2	4.5	4.5
179	Kayar Rd 19th Lane	EB ET E166	1.5	3	3
180	Kayar Rd 20th Lane	EB ET E167	1.4	3	3
181	Kayar Rd 5th Cross Rd	EB ET E168	2.5	4.5	4.5
182	Kayar Rd 5th Cross Rd 1st Lane	EB ET E169	2.1	4.5	4.5
183	Kayar Rd 5th Cross Rd 2nd Lane	EB ET E170	1.2	3	3
184	Kayar Rd 21st Lane	EB ET E171	2.2	4.5	4.5
185	Kayar Rd 22nd Lane	EB ET E172	1.6	3	3
186	Kayar Rd 6th Cross Rd	EB ET E173	3.5	6	6
187	Kayar Rd 6th Cross Rd 1st Lane	EB ET E174	3.8	6	6
188	Kayar Rd 6th Cross Rd 1st Rd	EB ET E175	1.5	3	3
189	Kayar Rd 23rd Lane	EB ET E176	2	4.5	4.5
190	Kayar Rd 24th Lane	EB ET E177	2	4.5	4.5
191	Kayar Rd 7th Cross Road	EB ET E178	3.4	6	6
192	Kayar Rd 25th Lane	EB ET E179	2.3	4.5	4.5
193	Kayar Rd 26th Lane	EB ET E180	2.3	4.5	4.5
194	Harees mowlavi lane	EB ET E181	3.5	6	6



195	Odaviyar Rd	EB ET E182	3.6	6	6
196	Odaviyar Rd 1st Lane	EB ET E183	1.7	3	3
197	Odaviyar Rd 2nd Lane	EB ET E184	3	4.5	4.5
198	Odaviyar Rd 3rd Lane	EB ET E185	3.3	4.5	4.5
199	Odaviyar Rd 4th Lane	EB ET E186	1.3	3	3
200	Odaviyar Rd 5th Lane	EB ET E187	2	4.5	4.5
201	Odaviyar Rd 6th Lane	EB ET E188	2	4.5	4.5
202	Odaviyar Rd 7th Lane	EB ET E189	2.8	4.5	4.5
203	Odaviyar Rd 8th Lane	EB ET E190	1.6	3	3
204	Odaviyar Rd 9th Lane	EB ET E191	2.6	4.5	4.5
205	Odaviyar Rd 10th Lane	EB ET E192	3.2	6	6
206	Odaviyar Rd 11th Lane	EB ET E193	3	6	6
207	Odaviyar Rd 1st Cross Road	EB ET E194	3	6	6
208	New Ashraff Road	EB ET E195	3.5	6	6
209	Odaviyar Rd 2nd cross Road 1st Lane	EB ET E196	3.5	6	6
210	Odaviyar Rd 2nd cross Road 2nd Lane	EB ET E197	2	4.5	4.5
211	Odaviyar Rd 12nd Lane	EB ET E198	1.4	3	3
212	Odaviyar Rd 13th Lane	EB ET E199	3	4.5	4.5
213	Odaviyar Rd 14th Lane	EB ET E200	1	3	3
214	Odaviyar Rd 3rd Cross Rd	EB ET E201	2.2	4.5	4.5
215	Odaviyar Rd 15th Lane	EB ET E202	3	6	6
216	Odaviyar Rd 16th Lane	EB ET E203	1.8	3	3
217	Odaviyar Rd 17th Lane	EB ET E204	1.7	3	3
218	Odaviyar Rd 18th Lane	EB ET E205	1.8	3	3
219	Odaviyar Rd 19th Lane	EB ET E206	2	4.5	4.5
220	Odaviyar Rd 20th Lane	EB ET E207	2	4.5	4.5
221	Odaviyar Rd 21th Lane	EB ET E208	2.5	4.5	4.5
222	Odaviyar Rd 4th cross Road	EB ET E209	3	6	6
223	Odaviyar Rd 22nd Lane	EB ET E210	2.7	4.5	4.5
224	Odaviyar Rd 23rd Lane	EB ET E211	1.4	3	3
225	Odaviyar Rd 5th Cross Rd	EB ET E212	4.2	6	6
226	Vithanayar Road	EB ET E214	2.8	4.5	4.5
227	Vithanayar Road 1st Lane	EB ET E215	1.6	3	3
228	Vithanayar Road 2nd Lane	EB ET E216	1.4	3	3
229	Vithanayar Road 3rd Lane	EB ET E217	2.4	4.5	4.5
230	Panikkar Rd	EB ET E218	2.9	4.5	4.5
231	Panikkar Rd 1st Cross Rd	EB ET E219	2.8	4.5	4.5
232	New Ashraff cross Road	EB ET E220	2.7	4.5	4.5
233	New Ashraff cross Road 1st lane	EB ET E221	1.3	3	3
234	New Ashraff cross Road 2nd lane	EB ET E222	1.1	3	3
235	New Ashraff cross Road 3rd lane	EB ET E223	1.3	3	3
236	New Ashraff cross Road 4th lane	EB ET E224	2	4.5	4.5

237	New Ashraff cross Road 5th lane	EB ET E225	2.2	4.5	4.5
238	New Ashraff cross Road 6th lane	EB ET E226	2.4	4.5	4.5
239	New Ashraff cross Road 7th lane	EB ET E227	2.5	4.5	4.5
240	New Ashraff cross Road 8th lane	EB ET E228	1.6	3	3
241	New Ashraff cross Road 9th lane	EB ET E229	3.1	6	6
242	New Ashraff cross Road 10th lane	EB ET E230	2.2	4.5	4.5
243	Panikkar Rd 2nd Cross Rd	EB ET E231	1.1	3	3
244	Jamiul Akbar masjid road	EB ET E232	2.7	4.5	4.5
245	Kattup Palli Road	EB ET E234	3.8	6	6
246	Kattup Palli Road 1st Lane	EB ET E235	1.7	3	3
247	Kattup Palli Road 2nd Lane	EB ET E236	1.7	3	3
248	Kattup Palli Road 3rd Lane	EB ET E237	2.6	4.5	4.5
249	Kattup Palli Road 1st Cross Rd	EB ET E238	1.4	3	3
250	Kattup Palli Road 4th Lane	EB ET E239	3.7	4.5	4.5
251	Kattup Palli Road 2nd Cross Rd	EB ET E240	4.1	6	6
252	Kattup Palli Road 5th Lane	EB ET E247	1.6	3	3
253	Kattup Palli Road 3rd Cross road	EB ET E248	3.2	4.5	4.5
254	Palaththan Road	EB ET E249	3.5	4.5	4.5
255	Kattup Palli Road 6th Lane	EB ET E253	2.8	4.5	4.5
256	Kattup Palli Road 4th Cross Rd	EB ET E254	4.4	6	6
257	Kattup Palli 4th Cross Rd 1st Lane	EB ET E255	1.6	3	3
258	Kattup Palli Road 4th Cross Rd 2nd Lane	EB ET E256	3	6	6
259	Kattup Palli Road 4th Cross Rd 1st Road	EB ET E257	2.5	4.5	4.5
260	Kattup Palli Road 4th Cross Rd 1st Road 1st Lane	EB ET E258	1.3	3	3
261	Kattup Palli Road 4th Cross Rd 1st Road 2nd Lane	EB ET E259	1.3	3	3
262	Jamaldeen Hajiya Lane	EB ET E260	4.4	6	6
263	Kattup Palli Road 4th Cross Rd 1st Road 4th Lane	EB ET E261	1.9	3	3
264	Kattup Palli Road 7th Lane	EB ET E262	2.5	4.5	4.5
265	Kattup Palli Road 8th Lane	EB ET E263	1.5	3	3
266	Kattup Palli Road 9th Lane	EB ET E264	3.8	6	6
267	Aatham Lebbe Principal Lane	EB ET E265	3.2	6	6

268	Kattup Palli Road 9th Lane 1st Road	EB ET E266	2.7	4.5	4.5
269	Kattup Palli Road 10th Lane	EB ET E267	3	6	6
270	Maccamady Road	EB ET E268	4	6	6
271	Maccamady Road 1st Lane	EB ET E269	1.5	3	3
272	Maccamady Road 2nd Lane	EB ET E270	1.2	3	3
273	Maccamady Road 3rd Lane	EB ET E271	2.5	4.5	4.5
274	Maccamady Road 4th Lane	EB ET E276	2.7	4.5	4.5
275	Maccamady Road 5th Lane	EB ET E277	2.1	4.5	4.5
276	Maccamady Road 6th Lane	EB ET E278	2.9	6	6
277	Kattup Palli Road 11th Lane	EB ET E279	3.3	6	6
278	Kattup Palli Road 12th Lane	EB ET E280	3	6	6
279	Kattup Palli Road 13th Lane	EB ET E281	1.6	3	3
280	Jameel Teacher Road	EB ET E282	1.8	3	3
281	Hafeefa Alim Road	EB ET E286	1.9	3	3
282	Hospital Back Road	EB ET E287	2.3	4.5	4.5
283	Hospital Road	EB ET E288	2.7	4.5	4.5
284	Hospital Road 1st lane	EB ET E289	1.6	3	3
285	Hospital Road 02nd lane	EB ET E290	1.4	3	3
286	Bus Stand Road	EB ET E291	3.9	6	6
287	Girls School Road	EB ET E292	5	7.5	7.5
288	Girls School Road 1st Lane	EB ET E293	1.4	3	3
289	Girls School Road 2nd Lane	EB ET E294	2.4	4.5	4.5
290	AKM Road	EB ET E295	3.8	6	6
291	Girls School Road 3rd Lane	EB ET E296	1.1	3	3
292	Girls School Road 4th Lane	EB ET E297	2.8	4.5	4.5
293	Saheed Sir Lane	EB ET E298	2.7	4.5	4.5
294	Girls School Road 2nd Road	EB ET E299	3.2	6	6
295	Girls School Road 02nd Road	EB ET E300	1.6	3	3
296	Girls School Road 2nd Road 1st Lane	EB ET E301	3.3	6	6
297	Girls School Road 02nd Road 02nd Lane	EB ET E302	1.8	3	3
230	Girls School Road 6th Lane	EB ET E303	2.7	4.5	4.5
231	Girls School Road 7th Lane	EB ET E304	2.9	6	6
232	Girls School Road 8th Lane	EB ET E305	1.6	3	3
233	Major Anas Road	EB ET E306	1.9	4.5	4.5
234	Girls School Road 9th Lane	EB ET E307	1.9	4.5	4.5
235	Girls School Road 10th Lane	EB ET E308	2.2	4.5	4.5
236	Girls School Road 11th Lane	EB ET E309	2.2	4.5	4.5
237	Girls School Road 12th Lane	EB ET E310	2	4.5	4.5
238	Girls School Road 4th Cross Rd	EB ET E311	4	6	6
239	Old Market Road	EB ET E312	4.5	6	6
240	Old Market Rd 1st Lane	EB ET E313	1.5	3	3
241	Old Market Rd 2nd Lane	EB ET E314	2.5	4.5	4.5
242	Old Market Rd 3rd Lane	EB ET E315	3.4	6	6

243	Old Market Rd 4th Lane	EB ET E316	2.1	4.5	4.5
244	Old Market Rd 5th Lane	EB ET E317	2	4.5	4.5
245	Old Market Rd 6th Lane	EB ET E318	2	4.5	4.5
246	Old Market Rd 7th Lane	EB ET E319	2.6	4.5	4.5
247	Old Market Rd 1st Cross Road	EB ET E320	3.7	6	6
248	Old Market Rd 8th Lane	EB ET E321	1.8	3	3
249	Old Market Rd 9th Lane	EB ET E322	3.2	6	6
250	Old Market Rd 10th Lane	EB ET E323	2.2	4.5	4.5
251	Old Market Rd 2nd Cross Road	EB ET E324	3.5	6	6
252	Old Market Rd 11th Lane	EB ET E325	3.3	6	6
253	Old Market Rd 12th Lane	EB ET E326	1.8	3	3
254	Old Market Rd 13th Lane	EB ET E327	2.2	4.5	4.5
256	Old Market Rd 3rd Cross Rd	EB ET E328	2.2	4.5	4.5
257	Old Market Rd 3rd Cross Rd 1st Lane	EB ET E329	1.6	3	3
258	Old Market Rd 14th Lane	EB ET E330	2.0	4.5	4.5
259	Old Market Rd 15th Lane	EB ET E331	2.3	4.5	4.5
260	Old Market Rd 16th Lane	EB ET E332	2.9	6	6
261	Isha athul Islam Masjith Road	EB ET E334	3	6	6
262	Old Market Rd 18th Lane	EB ET E335	1.8	3	3
263	Alayadi Road	EB ET E336	4.5	7.5	7.5
264	Alayadi Road 1st Lane	EB ET E337	2	4.5	4.5
265	Alayadi Road 2nd Lane	EB ET E338	2	4.5	4.5
266	Alayadi Road 3rd Lane	EB ET E339	1.7	3	3
267	Alayadi Road 4th Lane	EB ET E340	1.8	3	3
268	Alayadi Road 5th Lane	EB ET E341	1.4	3	3
269	Alayadi Road 6th Lane	EB ET E342	2.5	4.5	4.5
270	Alayadi Road 7th Lane	EB ET E343	3.3	6	6
271	Alayadi Road 8th Lane	EB ET E344	1.4	3	3
272	Alayadi Road 9th Lane	EB ET E345	2.7	4.5	4.5
273	Alayadi Road 10th Lane	EB ET E346	1.7	3	3
274	Alayadi Road 11th Lane	EB ET E347	1	3	3
275	Punnakkuda Road	EB ET E349	8	12	12
276	Punnakkuda Road 1st Lane	EB ET E350	4.2	6	6
277	New Market Road	EB ET E351	3.9	6	6
278	Najmil Ulum Mathrasa Road	EB ET E357	3.5	6	6
279	Najmil Ulum Mathrasa Road 1st Lane	EB ET E358	2.4	4.5	4.5
280	Najmil Ulum Mathrasa Road 2nd Lane	EB ET E360	2.6	4.5	4.5
281	Punnakkuda Road 2nd Lane	EB ET E361	1.4	3	3
282	Punnakkuda Road 3rd Lane	EB ET E362	1	3	3
283	Abusaly Thaikka Road	EB ET E363	4	6	6
284	Punnakkuda Road 4th Lane	EB ET E364	2.8	4.5	4.5
285	Punnakkuda Road 5th Lane	EB ET E365	1.5	3	3

286	Jiffry Thaikka Road	EB ET E366	3.7	6	6
287	Jiffry Thaikka Road 2nd Lane	EB ET E371	2.7	4.5	4.5
288	Punnakkuda Road 6th Lane	EB ET E372	3.7	6	6
289	Punnakkuda Road 7th Lane	EB ET E373	3.2	6	6
290	Jiffriya School Road	EB ET E374	3.8	6	6
291	Punnakkuda Road 8th Lane	EB ET E375	4.1	6	6
292	Punnakkuda Road 9th Lane	EB ET E376	1.7	3	3
293	Punnakkuda Road 10th Lane	EB ET E377	1.8	3	3
294	Kanthiyar Road	EB ET E378	4.5	6	6
295	Kanthiyar Road 1st Lane	EB ET E379	2.5	4.5	4.5
296	Kanthiyar Road 02nd Lane	EB ET E380	1.3	3	3
297	Kanthiyar Road 03rd Lane	EB ET E381	2.5	4.5	4.5
298	Safi Masjith Road	EB ET E384	2.7	4.5	4.5
299	Safi Masjith Road 1st Road	EB ET E385	3.0	6	6
300	Safi Masjith Road 01st Cross Road 1st Lane	EB ET E386	2.6	4.5	4.5
301	Safi Masjith Road 1st Lane	EB ET E387	1.7	3	3
302	Safi Masjith Road 2nd Lane	EB ET E388	2.4	4.5	4.5
303	Moulana Road 1st Cross Road	EB ET E398	2.5	4.5	4.5
304	Alighar School Road	EB ET E399	4	6	6
305	Railway Station Road	EB ET E400	4.4	6	6
306	Railway Station Road 1st Cross Lane	EB ET E401	4.0	6	6
307	Railway Station Road 2nd Cross Lane	EB ET E402	1.1	3	3
308	Railway Station Road 1st Cross Road	EB ET E403	3.6	6	6
309	Kali Kovil Road	EB ET E404	3.2	6	6
310	Railway Station Road 2nd Cross Road 1st Lane	EB ET E405	2.9	4.5	4.5
311	Railway Station Road 2nd Cross Road 2nd Lane	EB ET E406	1.8	3	3
312	Tamil maha vidyalaya Road	EB ET E407	3.6	6	6
313	Kali kovil Thottam Road	EB ET E408	3	6	6
314	Kali kovil Thottam Road 1st Lane	EB ET E409	2.1	4.5	4.5
315	Kali kovil Thottam Road 2nt Lane	EB ET E410	3.5	6	6
316	Kali kovil Thottam Road 1st cross Road	EB ET E411	4.6	6	6
317	Railway Station Road d 8th Lane	EB ET E420	1.7	3	3
318	Railway Station Road 9th Lane	EB ET E421	2.3	4.5	4.5
319	Pillayar Kovil Road	EB ET E422	5.5	7.5	7.5
320	Kali Kovil Road	EB ET E423	3.6	6	6
321	Main Street 6th cross Lane	EB ET E424	2.3	4.5	4.5

322	Lakky Road	EB ET E425	3.8	6	6
323	Lakki Road 1st Cross Road	EB ET E426	3.5	6	6
324	Lakki Road 1st Cross Lane	EB ET E427	2.7	4.5	4.5
325	Lakki Road 2rd Cross Road	EB ET E430	3.6	6	6
326	Rasanayagam Road	EB ET E436	3.6	6	6
327	Boundary Road 1st Cross	EB ET E437	3.3	6	6
328	Boundary Road 2nd Cross Road	EB ET E438	3.6	6	6
329	Boundary Road 3rd Cross Road	EB ET E439	4.1	6	6
330	Boundary Road	EB ET E441	4.5	6	6
331	Boundary Road 1st Lane	EB ET E442	2.7	4.5	4.5
332	Boundary Road 2nd Lane	EB ET E443	2.4	4.5	4.5
333	Boundary Road 3rd Lane	EB ET E444	4.2	6	6
334	Boundary Road 4th Lane	EB ET E445	2.6	4.5	4.5
335	Boundary Road 5th Lane	EB ET E446	3.1	6	6
336	Boundary Road 6th Lane	EB ET E447	4.1	6	6
337	Kanthi Road	EB ET E449	3	6	6
338	South Boundry Road	EB ET E450	3.9	6	6
339	South Boundry Road 1st Lane	EB ET E451	4.3	6	6
340	South Boundry Road 2nd Lane	EB ET E452	3.5	6	6
341	South Boundry Road 3rd Lane	EB ET E453	3.9	6	6
342	South Boundry Road 4th Lane	EB ET E454	3.4	6	6
343	South Boundry Road 5th Lane	EB ET E455	5.6	7.5	7.5
344	South Boundry Road 5th Lane 1st Road	EB ET E456	4.3	6	6
345	Ambalavanar Road	EB ET E457	3.8	6	6
346	Ambalavanar Road 1st Cross Lane	EB ET E458	2.6	4.5	4.5
347	Ambalavanar Road 2nd Cross Lane	EB ET E459	3	6	6
348	Ambalavanar Road 3rd Cross Lane	EB ET E460	3.7	6	6
349	Ambalavanar Road 4th Cross Lane	EB ET E461	2.8	4.5	4.5
350	Veerapathran Kovil Road	EB ET E462	4.2	6	6
351	Vetrivel Road	EB ET E463	3.2	6	6
352	Veerapathran Kovil Road 1st Lane	EB ET E464	3.1	6	6
353	Veerapathran Kovil Road 2nd Road	EB ET E465	3	6	6
354	Veerapathran Kovil Road 2nd Lane	EB ET E466	3.3	6	6
355	Thamaraikerny Road	EB ET E467	3.8	6	6

356	Thamaraikerny Road 1st lane	EB ET E468	1.2	3	3
357	Thamaraikerny Road 2nd lane	EB ET E469	2	4.5	4.5
358	Thamaraikerny Road 4th lane	EB ET E470	4.1	6	6
359	Veerapathran Kovil Road 3rd Lane	EB ET E471	2.4	4.5	4.5
360	Veerapathran Kovil Road 4th Road	EB ET E472	5.0	7.5	7.5
361	Veerapathran Kovil Road 4th Lane	EB ET E473	3.5	6	6
362	Veerapathran Kovil Road 5th Road	EB ET E474	3.6	6	6
363	Veerapathran Kovil Road 5th Road 1st Lane	EB ET E475	1.4	3	3
364	Senaikudiyeruppu Road	EB ET E476	3.7	6	6
365	Senaikudiyeruppu Road 1st Lane	EB ET E477	4.4	6	6
366	Court Road	EB ET E478	5.4	7.7	7.7
367	Thombuther Road	EB ET E479	3.5	6	6
368	Thombuther Road 1st Road	EB ET E480	3	6	6
369	Nallathambi Road	EB ET E481	3.1	6	6
370	Nallathambi Road 1st Lane	EB ET E482	3.4	6	6
371	Thamotharam Road	EB ET E483	4.3	6	6
372	Thamotharam Road 1st Lane	EB ET E484	2.6	4.5	4.5
373	Thamotharam Road 2nd Lane	EB ET E485	1.6	3	3
374	Thamotharam Road 1st Road	EB ET E486	4.2	6	6
375	Puliyadi Road 1st Lane	EB ET E487	3.7	4.5	4.5
376	Thamotharam Road 3rd Lane	EB ET E488	1.9	3	3
377	Thamotharam Road 4th Lane	EB ET E489	2.1	4.5	4.5
378	Thamotharam Road 4th Lane 1st Lane	EB ET E490	1.8	3	3
379	Nallathamby Road	EB ET E491	3.6	6	6
380	Parikariyar Road	EB ET E492	3.4	6	6
381	RDS Road	EB ET E493	3.6	6	6
382	Ahamed Fareed Library Road	EB ET E496	3.5	6	6
383	RDS Road 2 <sup>nd</sup> Cross Lane	EB ET E500	1.3	3	3
384	RDS Road 1 <sup>nd</sup> Cross Lane	EB ET E502	3.1	6	6
385	Puliyadi Road	EB ET E503	4.4	7.5	7.5
386	Odduppalli Road	EB ET E505	3	6	6
387	Odduppalli Road 1st Lane	EB ET E506	3.4	6	6
388	Odduppalli Road 02nd Lane	EB ET E507	2	4.5	4.5
389	Odduppalli Road 01st Cross road	EB ET E508	2.2	4.5	4.5
390	Odduppalli Road 3rd Cross Road	EB ET E511	2.3	4.5	4.5

391	Odduppalli Road 3rd Cross Lane	EB ET E512	1.5	3	3
392	Odduppalli Road 04th Cross Lane	EB ET E513	3.6	6	6
393	Odduppalli Road 05th Cross Lane	EB ET E514	1.5	3	3
394	Kathiyar Road	EB ET E515	5.1	7.5	7.5
395	Kathiyar Road 1st Lane	EB ET E516	1.3	3	3
396	Kathiyar Road 2nd Lane	EB ET E517	1.5	3	3
397	Kathiyar Road 3rd Lane	EB ET E518	1.3	3	3
398	Saviya Masjith Road	EB ET E519	2.5	4.5	4.5
399	Seni Mohamed Vattavithana 1st Cross Road	EB ET E545	2.6	4.5	4.5
400	Muhanthiram Road 4th Lane	EB ET E548	2.5	4.5	4.5
401	Pokkar Road	EB ET E549	4	6	6
402	Munaya Valavu Road	EB ET E554	3.8	6	6
403	Munaya Valavu Road 1st Lane	EB ET E555	1.9	3	3
404	Munaya Valavu Road 2nd Lane	EB ET E556	4.2	6	6
405	Munaya Valavu Road 3rd Lane	EB ET E557	1.2	3	3
406	Mishba Masjith Lane	EB ET E559	2	4.5	4.5
407	Munaya Valavu Road 7th Lane	EB ET E561	2.8	4.5	4.5
408	Palaththar Road	EB ET E562	3	6	6
409	Huba Masjith Road	EB ET E563	3.1	6	6
410	Huba Masjith Road 1st Lane	EB ET E564	1.2	3	3
411	Huba Masjith Road 02nd Lane	EB ET E565	1.3	3	3
412	DS Office Quartes Road	EB ET E566	4.3	6	6
413	DS Office Road	EB ET E567	3.6	6	6
414	Periya Palathadi Road	EB ET E568	3.9	6	6
415	Periya Palathadi Road 4th Lane	EB ET E572	1.1	3	3
416	Library Road	EB ET E573	3.7	6	6
417	Library Road 1st Lane	EB ET E574	3.3	6	6
418	Library Road 2nd Lane	EB ET E575	4.3	6	6
419	Library Road 3rd Lane	EB ET E576	1.9	3	3
420	Library Road 4th Lane	EB ET E577	2.6	4.5	4.5
421	Library Road 5th Lane	EB ET E578	4.4	6	6
422	Library Road 6th Lane	EB ET E579	2	4.5	4.5
423	Library Road 7th Lane	EB ET E580	2.9	6	6
424	Library Road 8th Lane	EB ET E581	3.2	6	6
425	Mathembey	EB ET E582	4.4	6	6
426	Mathembey 1st Lane	EB ET E583	2.6	4.5	4.5
427	Mathembey 02nd Lane	EB ET E584	1.5	3	3
428	Ilayavan Podi Road	EB ET E585	2.5	4.5	4.5
429	Ilayavan Podi Road 1st Lane	EB ET E586	1.4	3	3



430	Ilayavan Podi Road 2nd Lane	EB ET E587	1.9	3	3
431	Ilayavan Podi Road 3rd Lane	EB ET E588	3	6	6
432	Ilayavan Podi Road 4th Lane	EB ET E589	1.8	3	3
433	Ilayavan Podi Road 5th Lane	EB ET E590	3.3	6	6
434	Rahuman Lane (EUC)	EB ET E591	1.4	3	3
435	Telecom Road	EB ET E592	3.1	6	6
436	RC Road	EB ET E593	4.9	7.5	7.5
437	Rice Mill Road	EB ET E594	3.6	6	6
438	Rice Mill Road 1st Lane	EB ET E595	2.2	4.5	4.5
439	RC Road 1st Lane	EB ET E596	2.6	4.5	4.5
440	RC Road 2nd Lane	EB ET E597	3.8	6	6
441	RC Road 3rd Lane	EB ET E598	2	4.5	4.5
442	RC Road 4th Lane	EB ET E599	1.5	3	3
443	RC Road 5th Lane	EB ET E600	2.7	4.5	4.5
444	RC Road 6th Lane	EB ET E601	2.2	4.5	4.5
445	RC Road 7th Lane	EB ET E602	2.3	4.5	4.5
446	RC Road 8th Lane	EB ET E603		6	6
447	RC Road 9th Lane	EB ET E604	1.8	3	3
448	Arafa School Road	EB ET E605	1.4	3	3
449	Arafa School Road 1st Lane	EB ET E606	2.9	6	6
450	Jamal Muthlali Road	EB ET E607	2.8	4.5	4.5
451	Jamal Muthlali 1st Lane	EB ET E608	3.0	6	6
452	Jamal Muthlali 02nd Lane	EB ET E609	1.7	3	3
453	RC Road 10th Lane	EB ET E610	3.1	6	6
454	RC Road 11th Lane	EB ET E611	1.7	3	3
455	RC Road 12th Lane	EB ET E612	1.3	3	3
456	RC Road 13th Lane	EB ET E613	1.5	3	3
457	RC Road 14th Lane	EB ET E614	2.2	4.5	4.5
458	Kaburadi Lane	EB ET E615	1	3	3
459	RC Road 16th Lane	EB ET E616	1.9	3	3
460	Moonkilady Road	EB ET E619	2	4.5	4.5
461	Parikariyar Road	EB ET E620	3.1	4.5	4.5
462	RC Road 17th Lane	EB ET E621	1.5	3	3
463	RC Road 18th Lane	EB ET E622	3.9	6	6
464	RC Road 19th Lane	EB ET E624	2	4.5	4.5
465	DS Office Road	EB ET E625	8	9	9
466	Periya Thampiran Kovil Road	EB ET E626	3	6	6
467	Periya Thampiran Kovil Road 1st Cross Road	EB ET E627	3.7	6	6
468	Main Street 9th Cross Lane	EB ET E628	3.4	6	6

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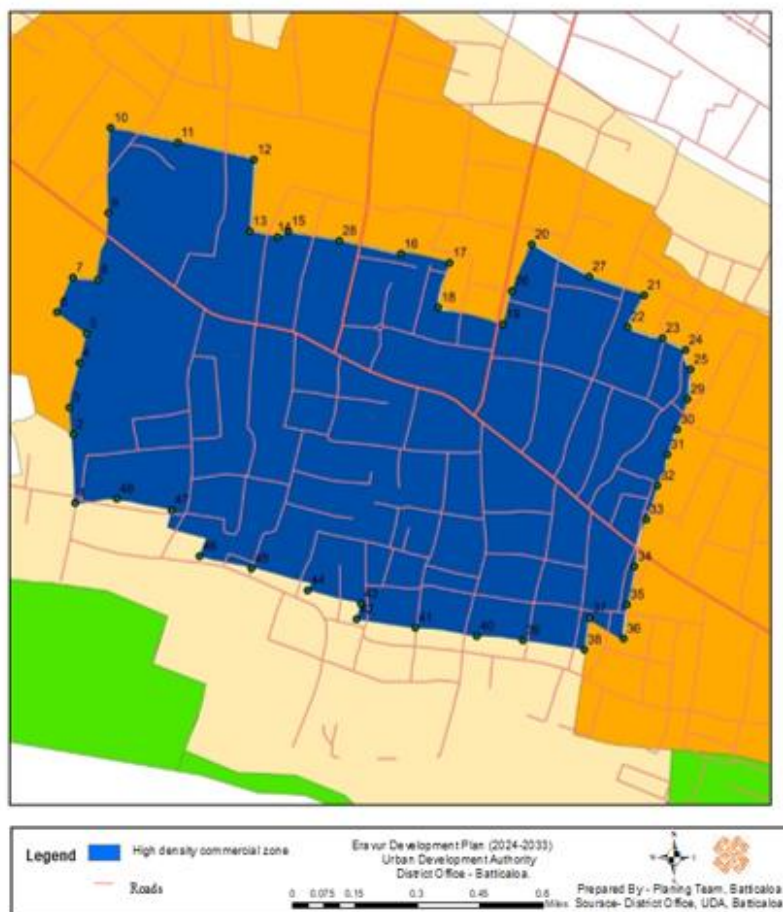
# **Annexures**



## Annexure I

### Zone 1- High Density Commercial Zone

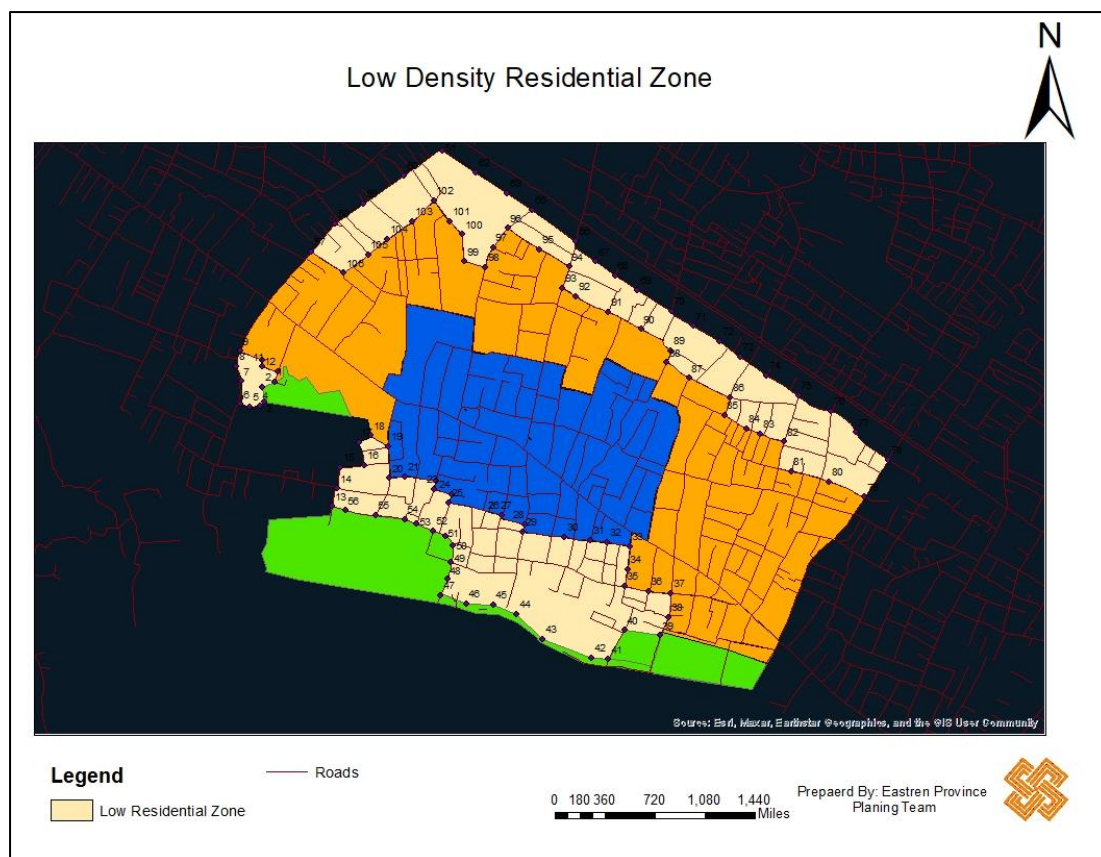
#### High Density Commercial Zone



Point NO	X (Longitude)	Y (Latitude)	Point NO	X (Longitude)	Y (Latitude)
1	81°35'58.31"E	7°46'37.36"N	9	81°36'0.45"E	7°46'48.56"N
2	81°35'58.30"E	7°46'38.58"N	10	81°36'0.57"E	7°46'54.48"N
3	81°35'58.49"E	7°46'39.81"N	11	81°36'4.92"E	7°46'53.57"N
4	81°35'59.27"E	7°46'42.57"N	12	81°36'8.97"E	7°46'52.64"N
5	81°35'57.43"E	7°46'43.93"N	13	81°36'8.65"E	7°46'48.52"N
6	81°35'58.17"E	7°46'45.72"N	14	81°36'10.40"E	7°46'48.20"N
7	81°35'59.86"E	7°46'45.74"N	15	81°36'10.89"E	7°46'48.47"N
8	81°36'0.10"E	7°46'47.45"N	16	81°36'13.96"E	7°46'47.95"N

17	81°36'17.37"E	7°46'47.15"N	33	81°36'34.06"E	7°46'38.88"N
18	81°36'17.41"E	7°46'47.59"N	34	81°36'32.35"E	7°46'33.91"N
19	81°36'19.26"E	7°46'47.01"N	35	81°36'31.28"E	7°46'31.01"N
20	81°36'20.40"E	7°46'46.59"N	36	81°36'30.22"E	7°46'25.32"N
21	81°36'19.53"E	7°46'44.07"N	37	81°36'28.30"E	7°46'26.21"N
22	81°36'21.64"E	7°46'43.71"N	38	81°36'28.10"E	7°46'24.54"N
23	81°36'23.37"E	7°46'43.16"N	39	81°36'21.06"E	7°46'25.46"N
24	81°36'24.56"E	7°46'46.52"N	40	81°36'18.27"E	7°46'25.77"N
25	81°36'25.14"E	7°46'47.74"N	41	81°36'14.87"E	7°46'26.25"N
26	81°36'28.42"E	7°46'45.95"N	42	81°36'15.51"E	7°46'28.52"N
27	81°36'31.52"E	7°46'44.75"N	43	81°36'15.51"E	7°46'30.57"N
28	81°36'30.51"E	7°46'42.95"N	44	81°36'10.56"E	7°46'31.29"N
29	81°36'33.92"E	7°46'41.76"N	45	81°36'10.67"E	7°46'34.58"N
30	81°36'33.87"E	7°46'41.12"N	46	81°36'6.40"E	7°46'35.22"N
31	81°36'34.23"E	7°46'40.54"N	47	81°36'6.32"E	7°46'35.44"N
32	81°36'34.18"E	7°46'40.06"N	48	81°36'1.74"E	7°46'36.58"N

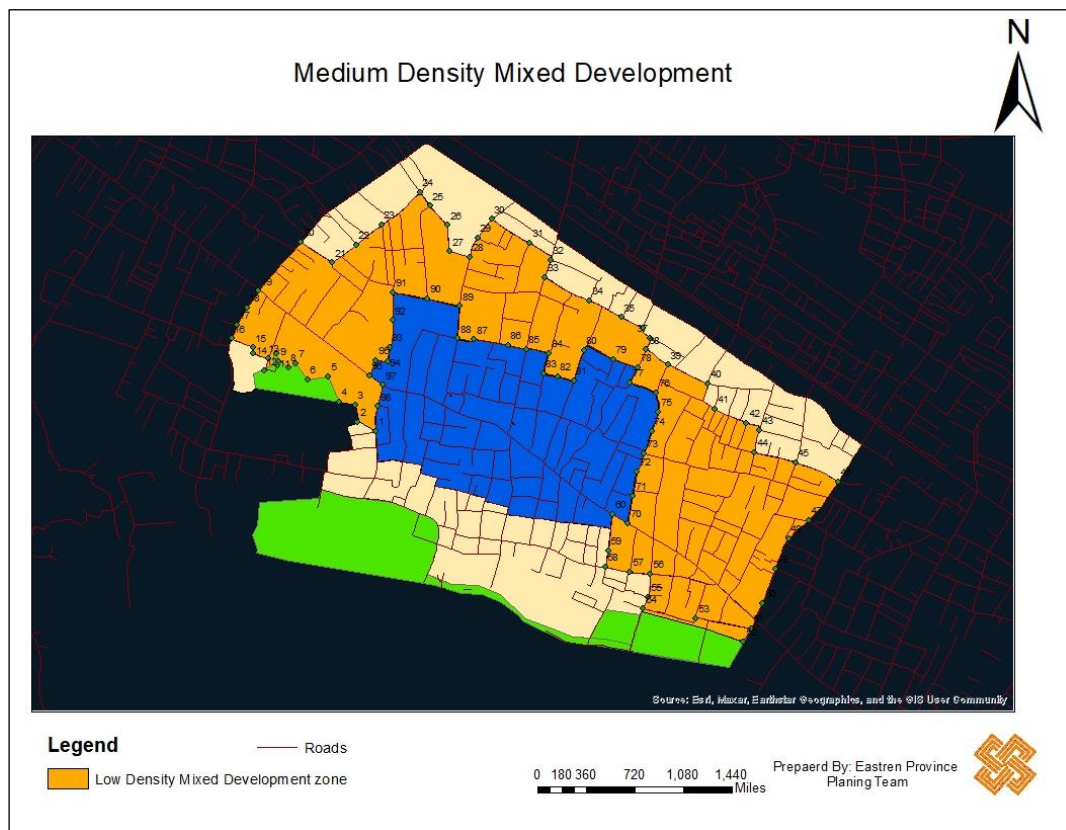
## Annexure II



11	81°35'55.27"E	7°46'34.63"N	47	81°36'10.15"E	7°46'58.86"N
12	81°35'52.36"E	7°46'34.19"N	48	81°36'11.37"E	7°47'1.45"N
13	81°35'51.42"E	7°46'29.44"N	49	81°36'13.09"E	7°47'3.63"N
14	81°35'56.83"E	7°46'28.34"N	50	81°36'20.60"E	7°46'58.91"N
15	81°36'0.61"E	7°46'27.78"N	51	81°36'19.77"E	7°46'56.15"N
16	81°36'3.83"E	7°46'26.42"N	52	81°36'26.30"E	7°46'52.90"N
17	81°36'2.97"E	7°46'23.71"N	53	81°36'32.14"E	7°46'49.80"N
18	81°36'9.59"E	7°46'21.25"N	54	81°36'32.14"E	7°46'49.36"N
19	81°36'10.26"E	7°46'21.14"N	55	81°36'38.92"E	7°46'44.98"N
20	81°36'11.16"E	7°46'21.23"N	56	81°36'38.30"E	7°46'43.73"N
21	81°36'13.96"E	7°46'21.21"N	57	81°36'40.48"E	7°46'42.80"N
22	81°36'12.76"E	7°46'16.74"N	58	81°36'39.75"E	7°46'40.63"N
23	81°36'16.21"E	7°46'14.39"N	59	81°36'42.95"E	7°46'38.72"N
24	81°36'17.95"E	7°46'12.82"N	60	81°36'47.11"E	7°46'37.30"N
25	81°36'20.96"E	7°46'10.95"N	61	81°36'46.29"E	7°46'34.11"N
26	81°36'22.30"E	7°46'10.22"N	62	81°36'51.53"E	7°46'32.77"N
27	81°36'30.52"E	7°46'9.09"N	63	81°36'57.13"E	7°46'30.33"N
28	81°36'32.77"E	7°46'15.69"N	64	81°37'0.14"E	7°46'34.91"N
29	81°36'33.08"E	7°46'18.65"N	65	81°36'57.19"E	7°46'36.90"N
30	81°36'27.41"E	7°46'19.58"N	66	81°36'53.74"E	7°46'40.74"N
31	81°36'28.30"E	7°46'26.21"N	67	81°36'48.78"E	7°46'42.94"N
32	81°36'28.10"E	7°46'24.54"N	68	81°36'29.00"E	7°46'56.05"N
33	81°36'21.06"E	7°46'25.46"N	69	81°36'21.47"E	7°47'1.14"N
34	81°36'18.27"E	7°46'25.77"N	70	81°36'21.65"E	7°47'1.81"N
35	81°36'14.87"E	7°46'26.25"N	71	81°36'5.28"E	7°47'12.91"N
36	81°36'15.51"E	7°46'28.52"N	72	81°35'52.25"E	7°47'4.45"N

## Annexure III

### Zone 3- Medium Density Mixed Development Zone



### Medium Density Mixed Development Zone

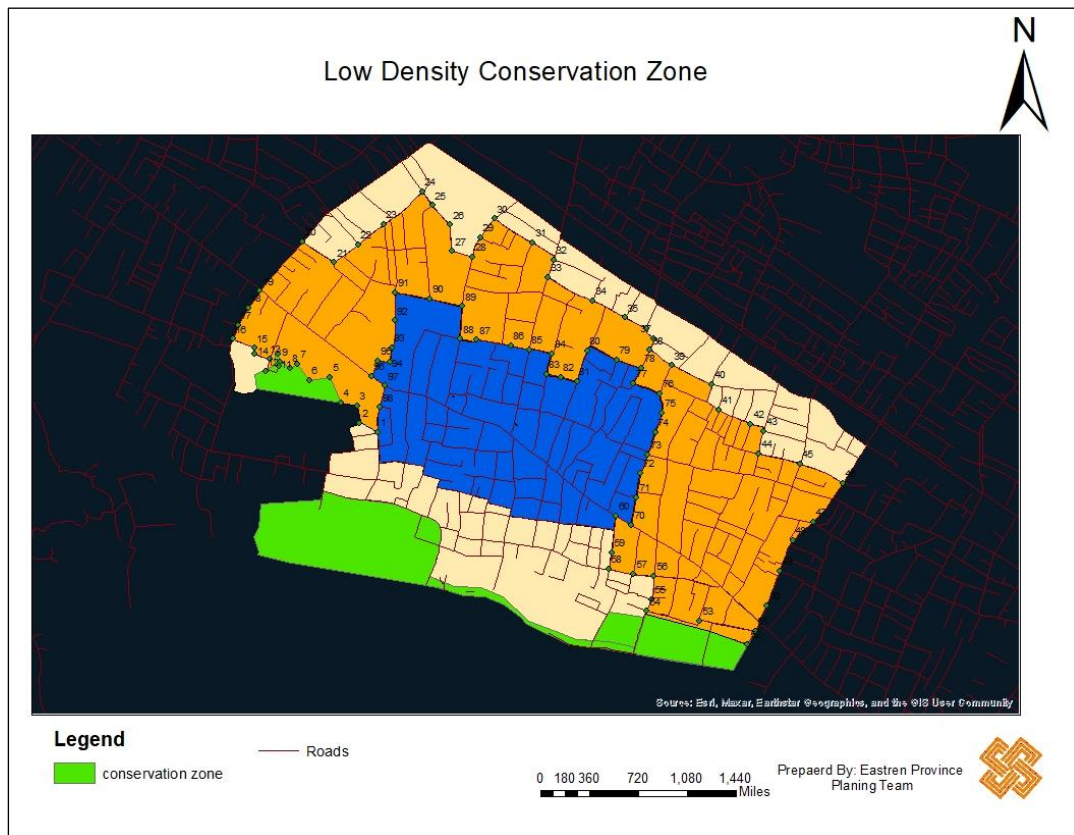
Point NO	X (Longitude)	Y (Latitude)	Point NO	X (Longitude)	Y (Latitude)
1	81°35'43.49"E	7°46'54.40"N	39	81°36'28.42"E	7°46'45.95"N
2	81°35'48.64"E	7°46'50.75"N	40	81°36'31.52"E	7°46'44.75"N
3	81°35'52.94"E	7°46'47.47"N	41	81°36'30.51"E	7°46'42.95"N
4	81°35'52.18"E	7°46'46.40"N	42	81°36'33.92"E	7°46'41.76"N
5	81°35'51.17"E	7°46'43.34"N	43	81°36'33.87"E	7°46'41.12"N
6	81°35'51.53"E	7°46'43.01"N	44	81°36'34.23"E	7°46'40.54"N
7	81°35'54.98"E	7°46'45.89"N	45	81°36'34.18"E	7°46'40.06"N
8	81°35'56.13"E	7°46'44.92"N	46	81°36'34.06"E	7°46'38.88"N
9	81°35'55.62"E	7°46'44.18"N	47	81°36'32.35"E	7°46'33.91"N
10	81°35'55.17"E	7°46'42.83"N	48	81°36'31.28"E	7°46'31.01"N
11	81°35'55.47"E	7°46'42.24"N	49	81°36'30.22"E	7°46'25.32"N

12	81°35'55.53"E	7°46'40.43"N	50	81°36'28.30"E	7°46'26.21"N
13	81°35'56.02"E	7°46'38.70"N	51	81°36'27.41"E	7°46'19.58"N
14	81°35'56.42"E	7°46'38.50"N	52	81°36'33.08"E	7°46'18.65"N
15	81°35'58.33"E	7°46'37.72"N	53	81°36'33.38"E	7°46'23.21"N
16	81°35'58.49"E	7°46'39.81"N	54	81°36'37.55"E	7°46'20.90"N
17	81°35'59.27"E	7°46'42.57"N	55	81°36'46.43"E	7°46'12.67"N
18	81°35'57.43"E	7°46'43.93"N	56	81°36'50.41"E	7°46'22.42"N
19	81°35'58.17"E	7°46'45.72"N	57	81°36'57.13"E	7°46'30.33"N
20	81°35'59.86"E	7°46'45.74"N	58	81°36'51.53"E	7°46'32.77"N
21	81°36'0.10"E	7°46'47.45"N	59	81°36'51.53"E	7°46'32.77"N
22	81°36'0.45"E	7°46'48.56"N	60	81°36'47.11"E	7°46'37.30"N
23	81°36'0.57"E	7°46'54.48"N	61	81°36'42.95"E	7°46'38.72"N
24	81°36'4.92"E	7°46'53.57"N	62	81°36'39.75"E	7°46'40.63"N
25	81°36'8.97"E	7°46'52.64"N	63	81°36'40.48"E	7°46'42.80"N
26	81°36'8.65"E	7°46'48.52"N	64	81°36'38.30"E	7°46'43.73"N
27	81°36'10.40"E	7°46'48.20"N	65	81°36'38.92"E	7°46'44.98"N
28	81°36'10.89"E	7°46'48.47"N	66	81°36'32.14"E	7°46'49.36"N
29	81°36'13.96"E	7°46'47.95"N	67	81°36'32.14"E	7°46'49.80"N
30	81°36'17.37"E	7°46'47.15"N	68	81°36'26.30"E	7°46'52.90"N
31	81°36'17.41"E	7°46'47.59"N	69	81°36'19.77"E	7°46'56.15"N
32	81°36'19.26"E	7°46'47.01"N	70	81°36'20.60"E	7°46'58.91"N
33	81°36'20.40"E	7°46'46.59"N	71	81°36'13.09"E	7°47'3.63"N
34	81°36'19.53"E	7°46'44.07"N	72	81°36'11.37"E	7°47'1.45"N
35	81°36'21.64"E	7°46'43.71"N	73	81°36'10.15"E	7°46'58.86"N
36	81°36'23.37"E	7°46'43.16"N	74	81°36'7.57"E	7°46'59.72"N
37	81°36'24.56"E	7°46'46.52"N	75	81°36'7.55"E	7°47'2.92"N
38	81°36'25.14"E	7°46'47.74"N	76	81°36'6.56"E	7°47'3.65"N



## Annexure IV

### Zone 4- Low Sensitive Conservation Zone



### Low Sensitive Conservation Zone

Point NO	X (Longitude)	Y (Latitude)	Point NO	X (Longitude)	Y (Latitude)
1	81°35'51.42"E	7°46'29.44"N	24	81°36'20.42"E	7°46'9.10"N
2	81°35'56.83"E	7°46'28.34"N	25	81°36'20.55"E	7°46'10.06"N
3	81°36'0.61"E	7°46'27.78"N	26	81°36'20.04"E	7°46'10.38"N
4	81°36'3.83"E	7°46'26.42"N	27	81°36'19.51"E	7°46'10.70"N
5	81°36'2.97"E	7°46'23.71"N	28	81°36'17.67"E	7°46'12.26"N
6	81°36'9.59"E	7°46'21.25"N	29	81°36'12.69"E	7°46'15.94"N
7	81°36'10.26"E	7°46'21.14"N	30	81°36'7.72"E	7°46'15.82"N
8	81°36'11.16"E	7°46'21.23"N	31	81°36'5.58"E	7°46'15.23"N
9	81°36'13.96"E	7°46'21.21"N	32	81°36'1.03"E	7°46'15.32"N

10	81°36'12.76"E	7°46'16.74"N	33	81°35'46.89"E	7°46'16.27"N
11	81°36'16.21"E	7°46'14.39"N	34	81°35'46.91"E	7°46'22.85"N
12	81°36'17.95"E	7°46'12.82"N	35	81°35'49.57"E	7°46'28.95"N
13	81°36'20.96"E	7°46'10.95"N	36	81°35'51.42"E	7°46'29.44"N
14	81°36'32.77"E	7°46'15.69"N	37	81°35'43.49"E	7°46'54.40"N
15	81°36'33.08"E	7°46'18.65"N	38	81°35'48.64"E	7°46'50.75"N
16	81°36'33.38"E	7°46'23.21"N	39	81°35'52.94"E	7°46'47.47"N
17	81°36'37.55"E	7°46'20.90"N	40	81°35'52.18"E	7°46'46.40"N
18	81°36'46.43"E	7°46'12.67"N	41	81°35'51.17"E	7°46'43.34"N
19	81°36'42.62"E	7°46'5.79"N	42	81°35'51.53"E	7°46'43.01"N
20	81°36'30.52"E	7°46'9.09"N	43	81°35'54.98"E	7°46'45.89"N
21	81°36'27.88"E	7°46'9.40"N	44	81°35'56.13"E	7°46'44.92"N
22	81°36'23.40"E	7°46'9.74"N	45	81°35'55.62"E	7°46'44.18"N
23	81°36'21.29"E	7°46'9.47"N	46	81°35'55.17"E	7°46'42.83"N