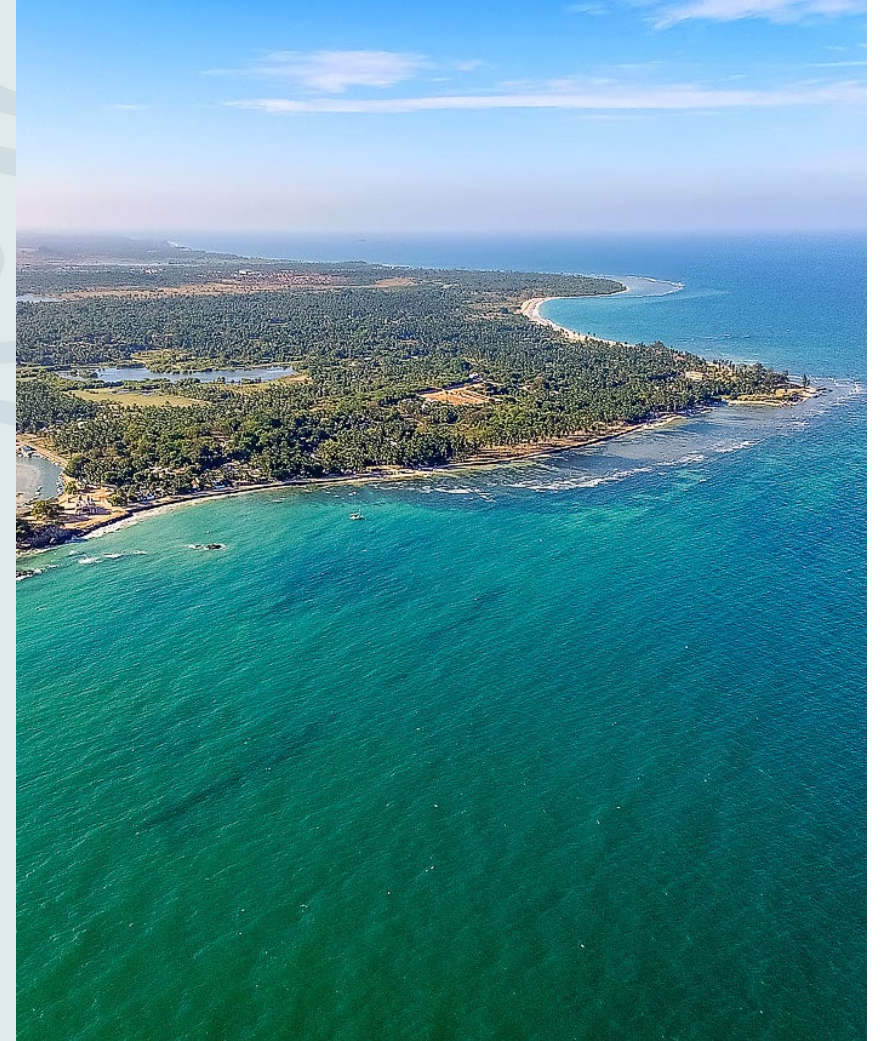


TRINCOMALEE CORE AREA DEVELOPMENT PLAN (2025-2035)



URBAN DEVELOPMENT AUTHORITY



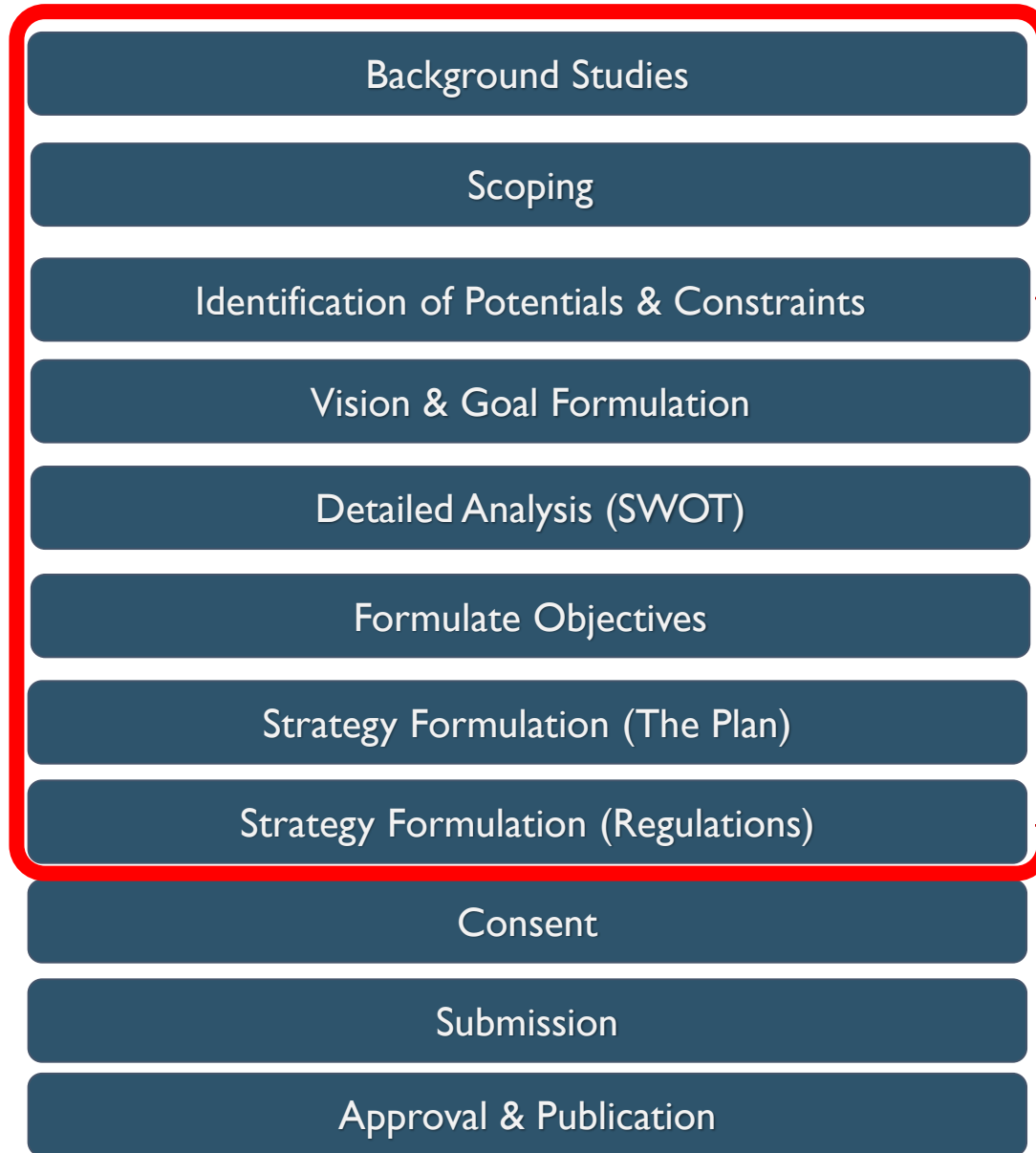
Progress Meeting on 11th March, 2025 at 9.00 am

AGENDA

1. PLANNING PROCEDURE
2. CITY PROFILE
3. VISION, GOALS & OBJECTIVES
4. STRATEGY FORMULATION
(THE PLAN)
5. STRATEGY FORMULATION
(REGULATIONS)



PLANNING PROCEDURE



1st Stakeholder
meeting on 13th
December 2022

2nd Stakeholder
meeting on 25th
February 2025

UDA DECLARED AREAS

Trincomalee UC

38/16 & 01.06.1979

Kinniya UC & PS

Town & Gravets PS

Muthur PS

Kuchcheveli PS

Thambalagamuwa PS

Kanthale PS

Seruvila PS

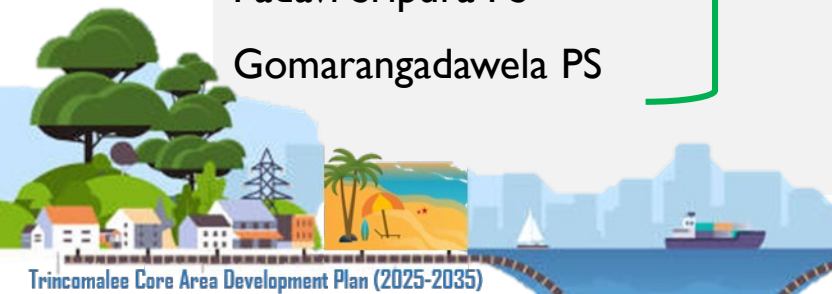
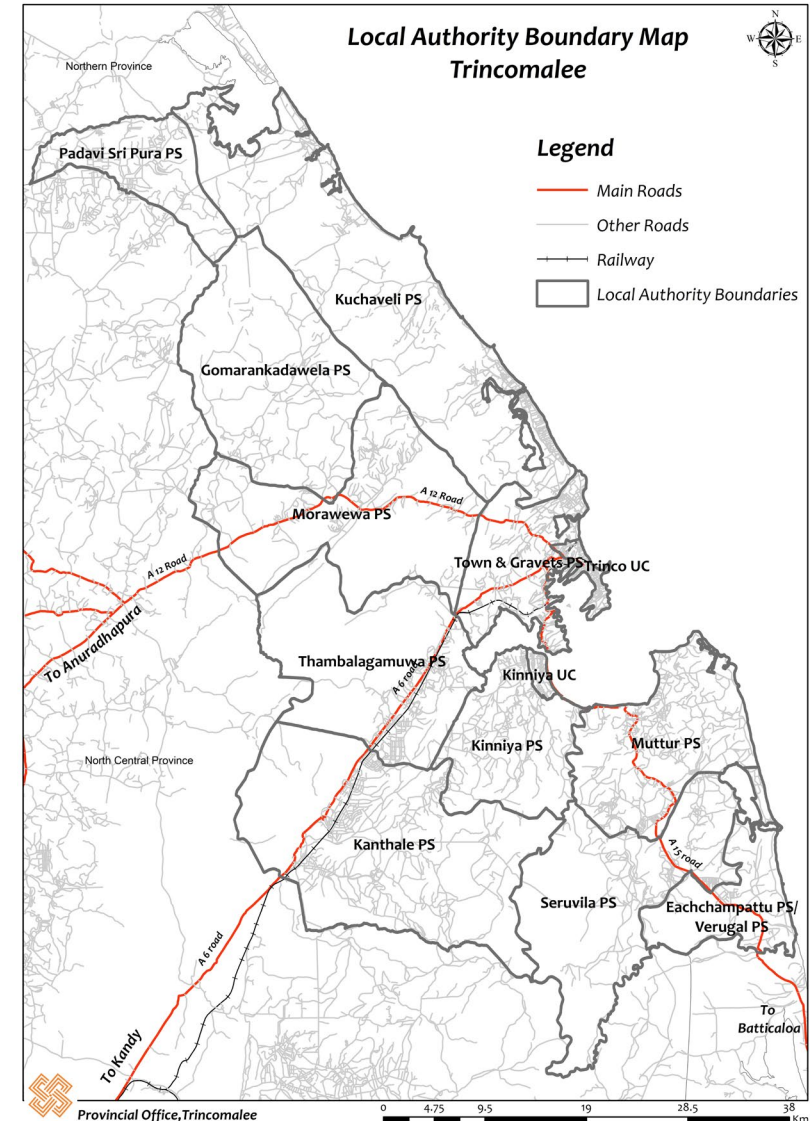
Verugal PS

Morawewa PS

Padavi Sripura PS

Gomarangadawela PS

690/3 & 26.11.1991



WHERE ARE WE NOW?

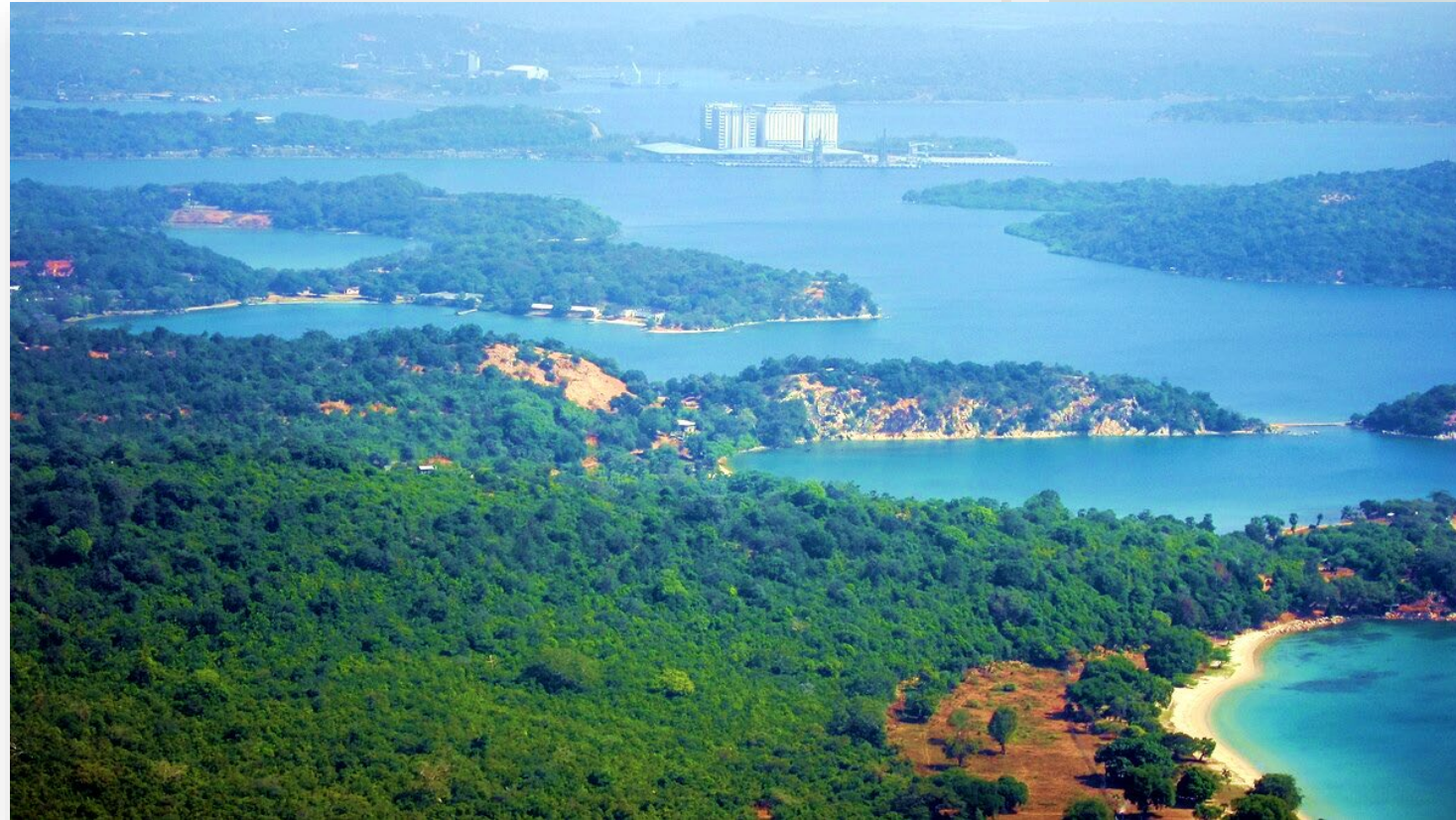
01. Study Area

02. Planning Context

**03. Boundary
Delineation**

**04. Situational
Context**

Need of the Plan



Study Area

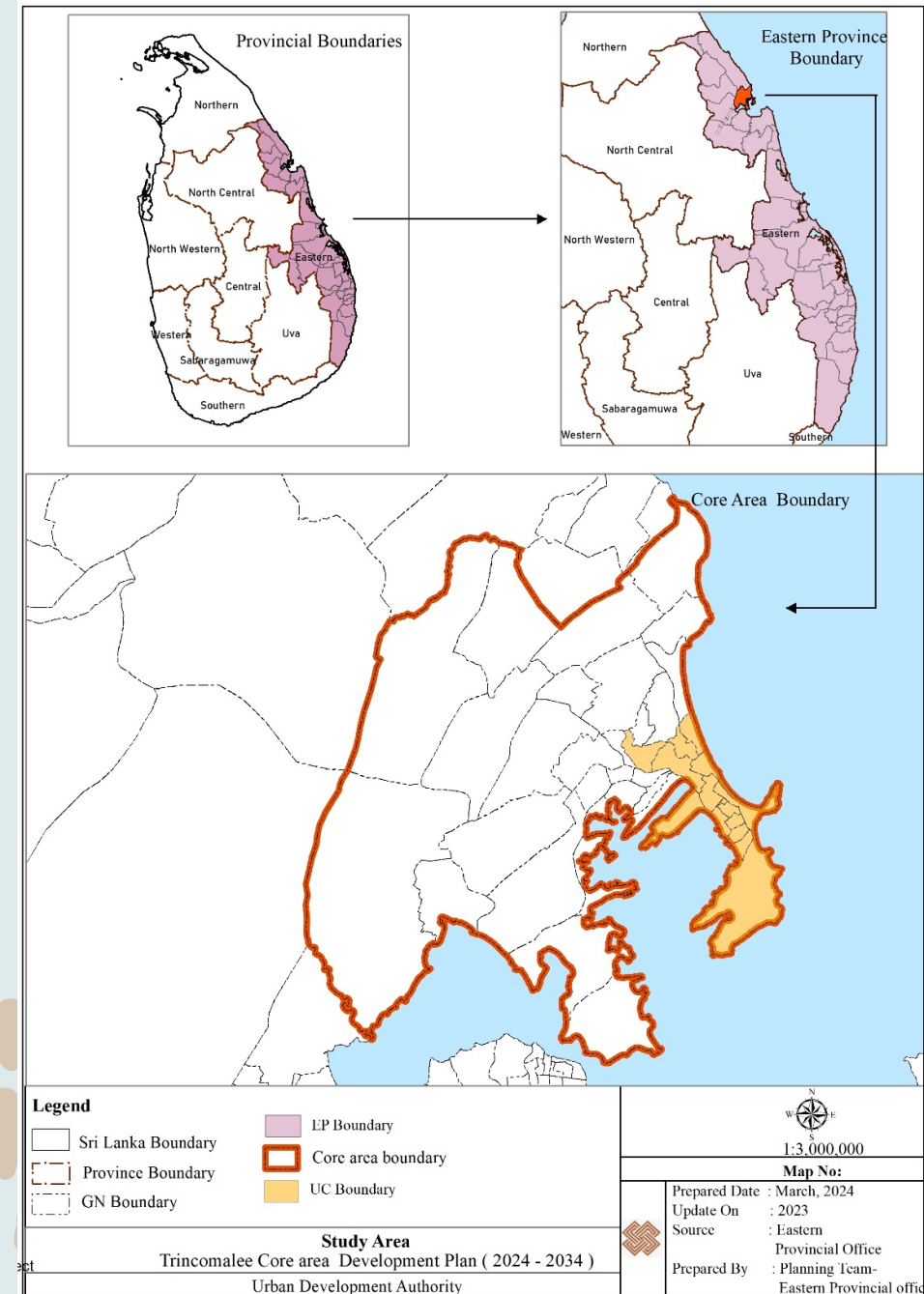
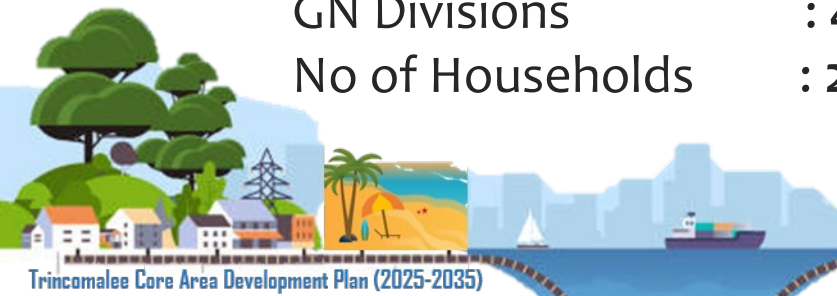
Land Extent : 148 Sq. Km

Total Population (2023) : 113,869

Local Authorities : Trincomalee UC
Town & Gravets PS

GN Divisions : 42

No of Households : 28,964



Existing Land Use

More than 50% of the Town & Gravets DSD covers with Forest Scrubs & Paddy Lands.

1st

Forests

- 43% **6,393.6 hect**

2nd

Residential+ Commercial+ Other uses - 13.9% **2,057.2 hect**

3rd

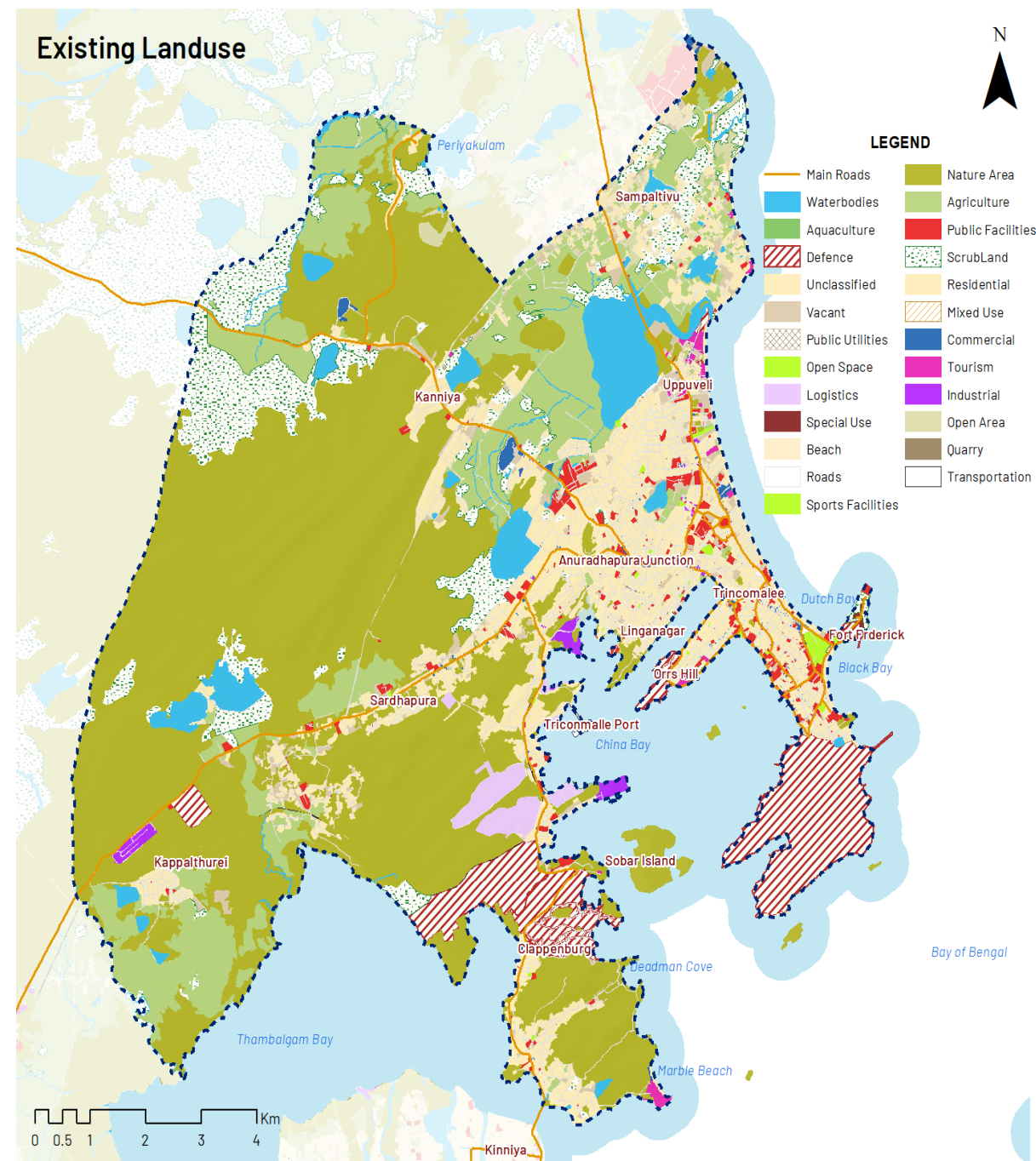
Paddy

- 8.5% **1,258 hect**

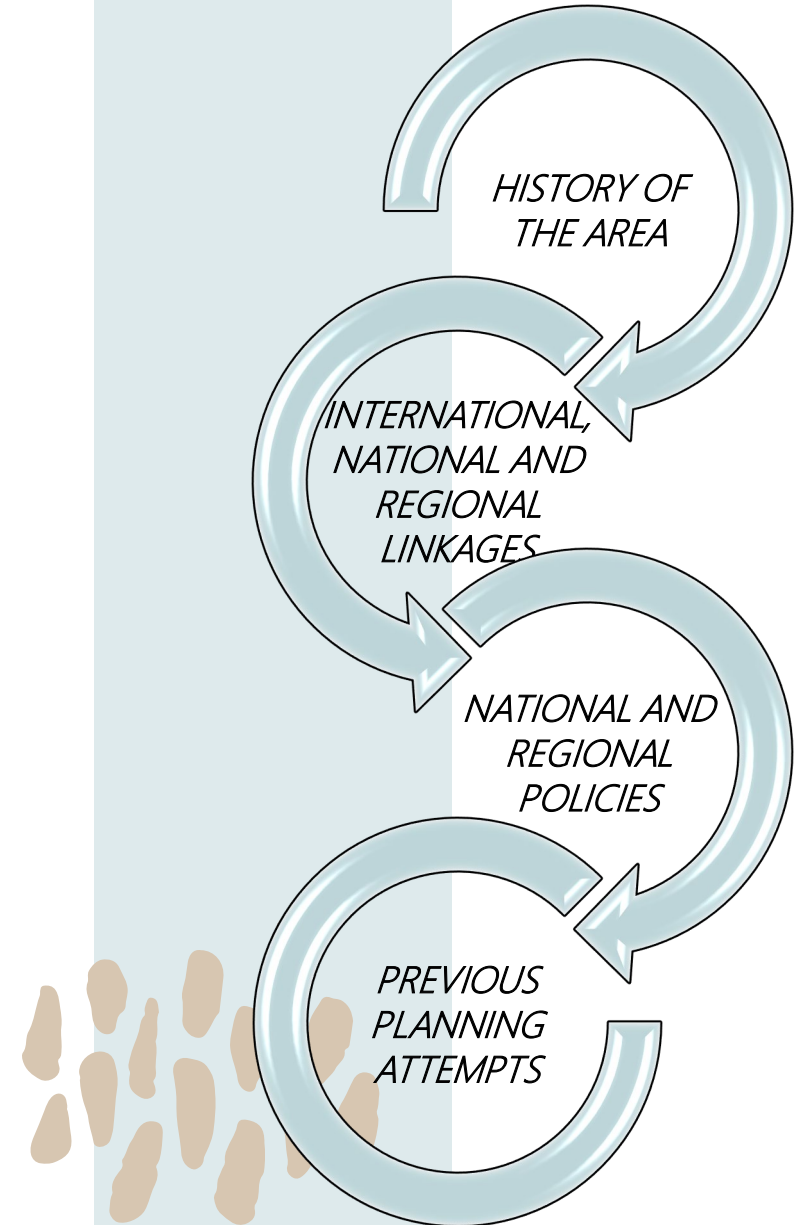
4th

Scrubs

- 8.1% **1,198.8 hect**

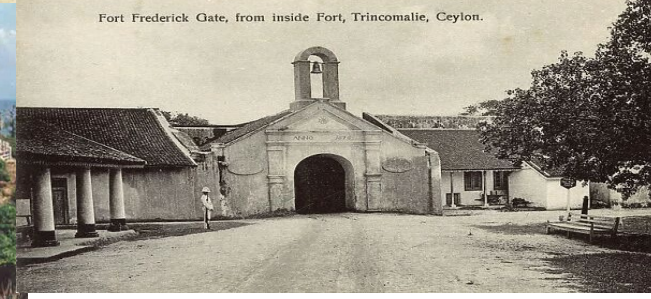


Planning Context



History of the Area

- ❖ Trincomalee was made as port related city area after Portuguese invasion of Trincomalee and Jaffna Kingdoms on 1505.
- ❖ The city's architecture shows some of the best examples of interaction between native and European styles.
- ❖ Attacked by the Japanese as part of the Indian Ocean raid during World War II in 1942, the city and district were affected
- ❖ After Sri Lanka gained independence in 1948, when the political relationship between Tamil and Sinhalese people deteriorated, erupting into civil war.
- ❖ It is home to major naval and air force bases at the Trincomalee.
- ❖ The city also has the largest Dutch fort in Sri Lanka.
- ❖ The city has developed from a village settlement on the promontory dedicated to the Hindu shrine.



Significance of the area

Historica



Religious



Environment



Economy



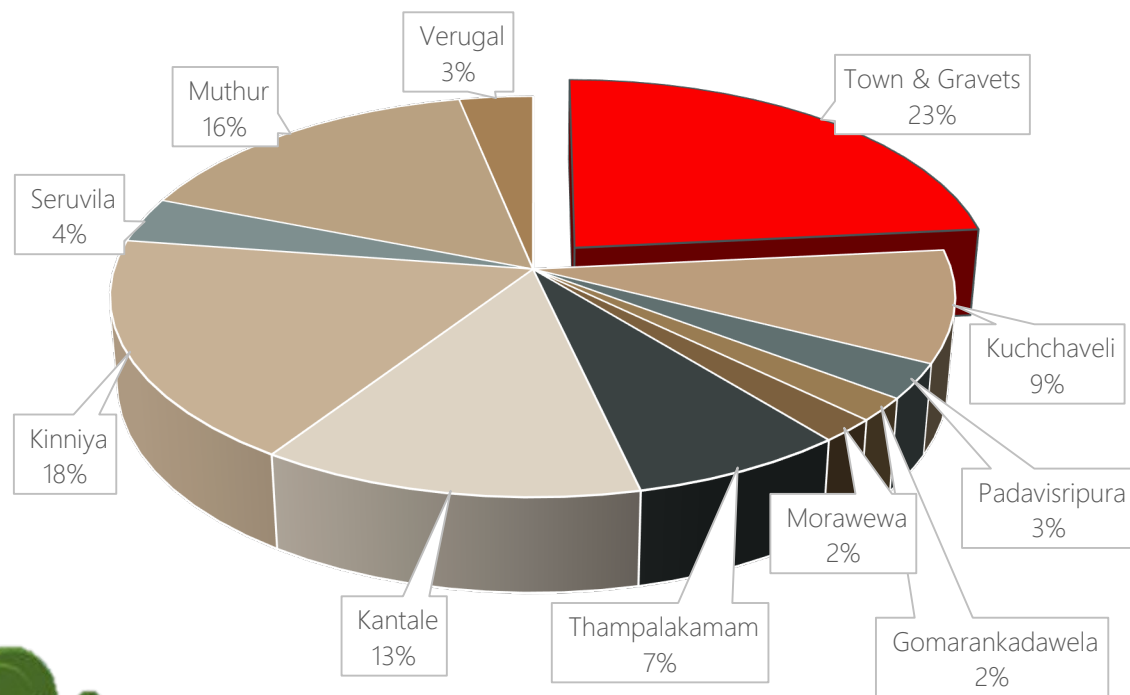
Administrative



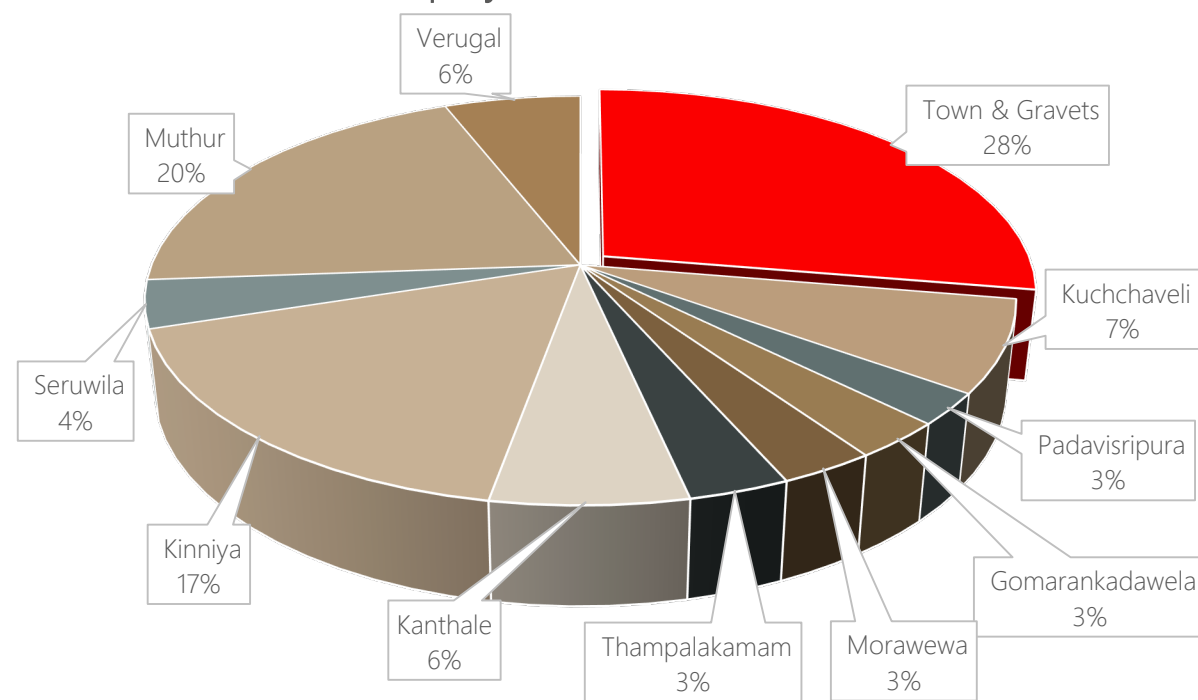
Significance of the area

Comparison of the Significance of the area within District Level

Population Comparison



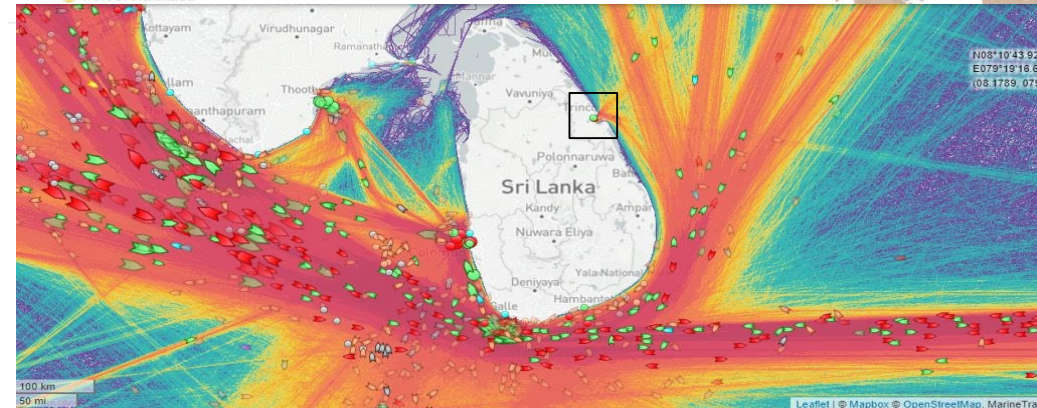
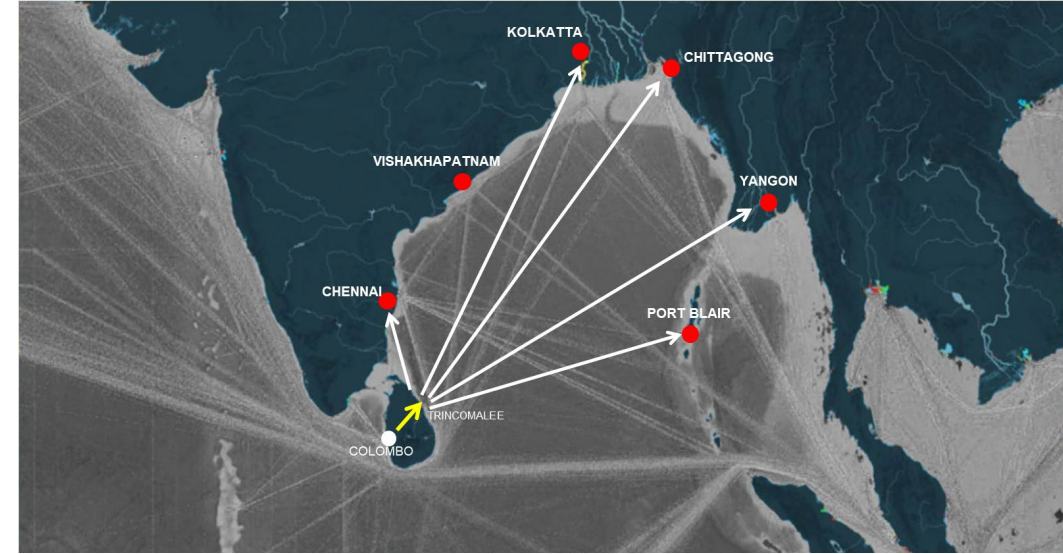
Employees' Distribution



International Linkages

- Trincomalee is strategically located next to the growing international sea route in the Bengal Bay.
- International linkages developed through Economic and tourism industry
- Trincomalee harbor has linkages with Indonesia, Japan, China, Malaysia, Arab, Qatar and Vietnam based on the existing industries (Tokyo cement, Prima, IOC).

- **MYANMAR**
- **BANGLADESH**
- **NEPAL**
- **INDIA**
- **BHUTAN**

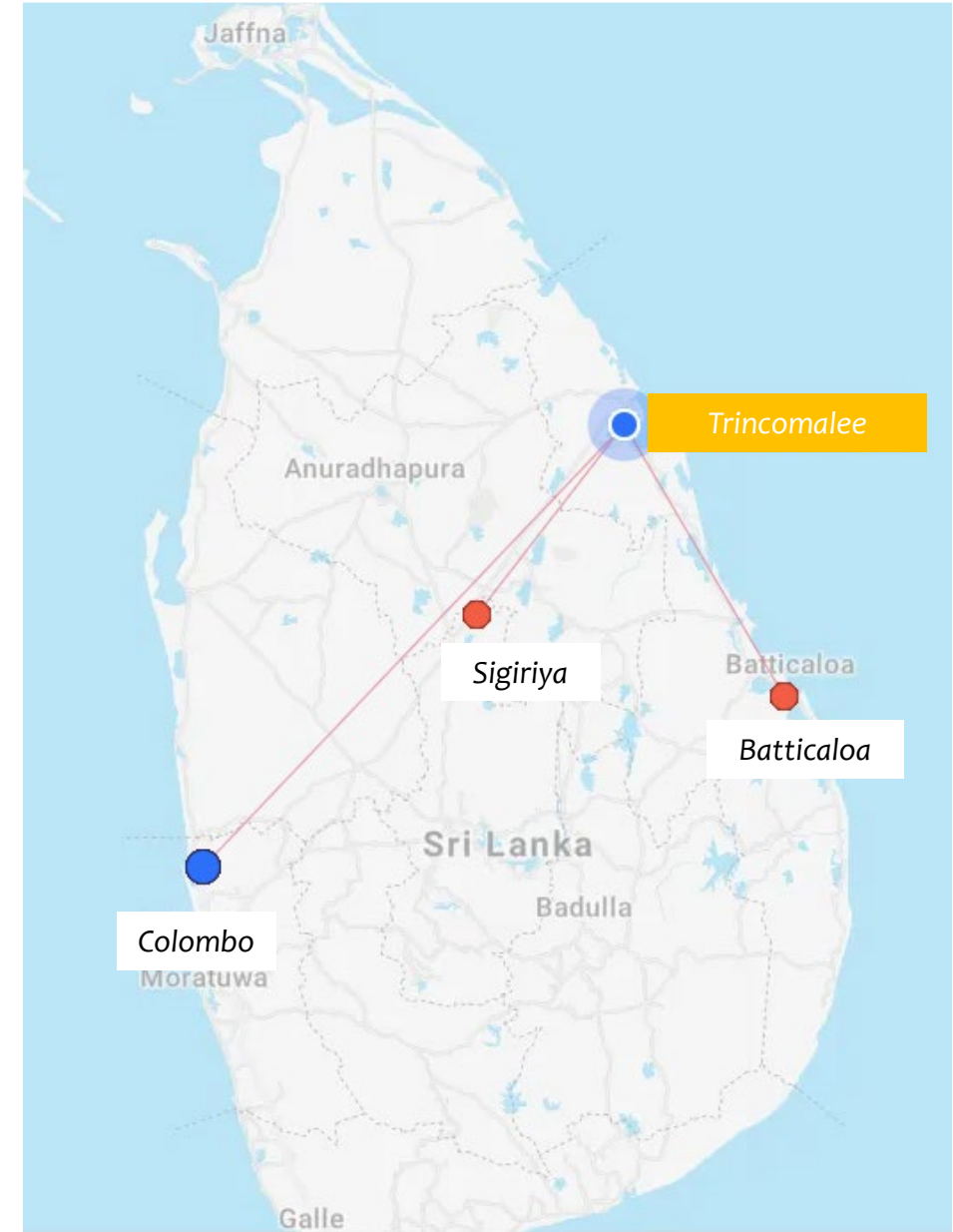


National Linkages

NATIONAL LINKAGES THROUGH EXISTING DOMESTIC AIR PORT

- All direct flights from Trincomalee to Batticaloa, Colombo and Sigiriya are operated by Cinnamon Air.

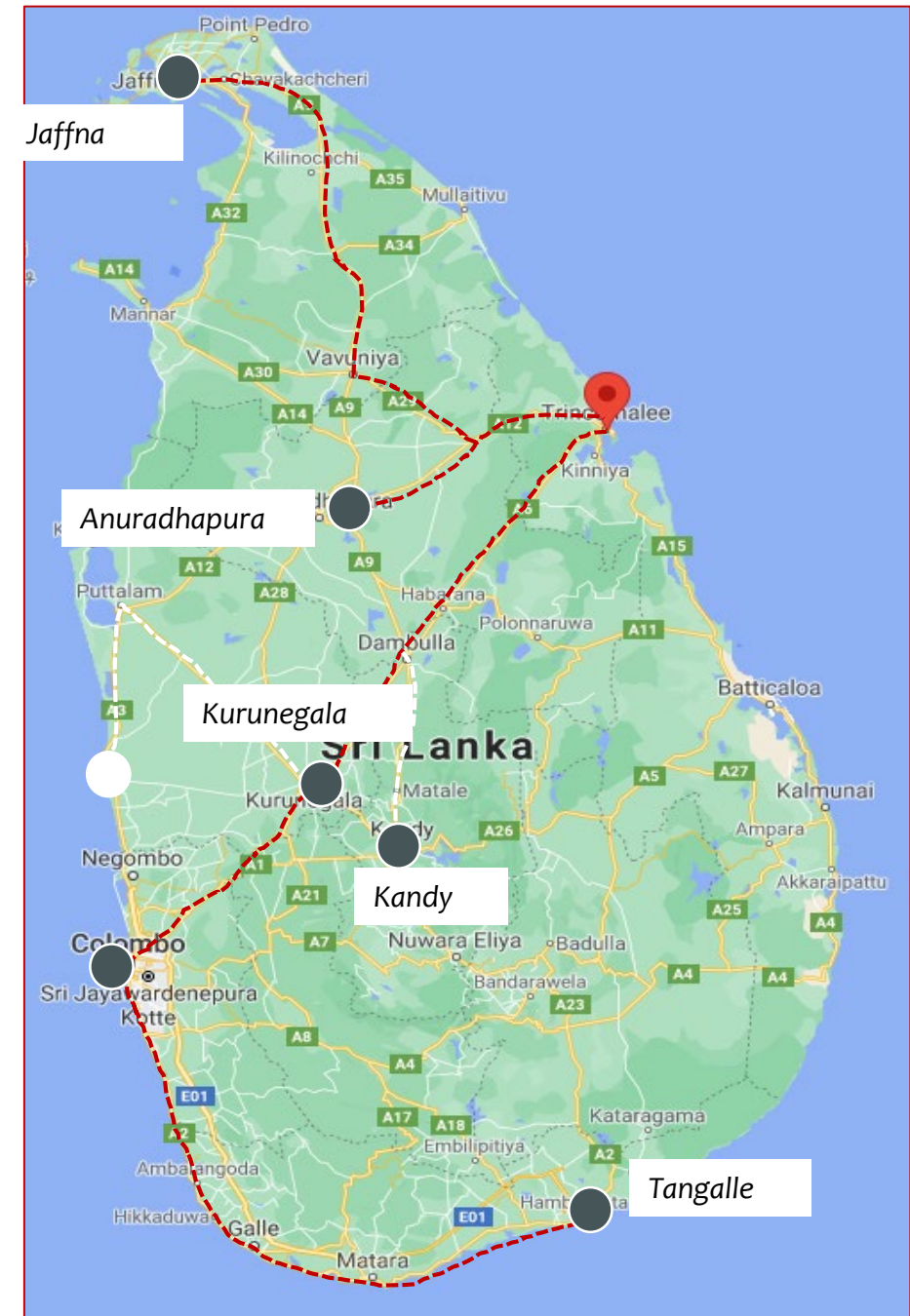
Trincomalee	Colombo	129 km	45 min
	Sigiriya	82 km	30 min
	Batticaloa	108 km	35 min



National Linkages

NATIONAL LINKAGES THROUGH ROAD NETWORK

Trincomalee	Colombo	261 km	5 h 48 min
	Kandy	178 km	4 h 6 min
	Tangalle	421 km	7 h 39 min
	Anuradhapura	108 km	2 h 5 min
	Jaffna	233 km	4 h 12 min
	Chilaw	235 km	4 h 38 min
	Kurunegala	163 km	3 h 18 min

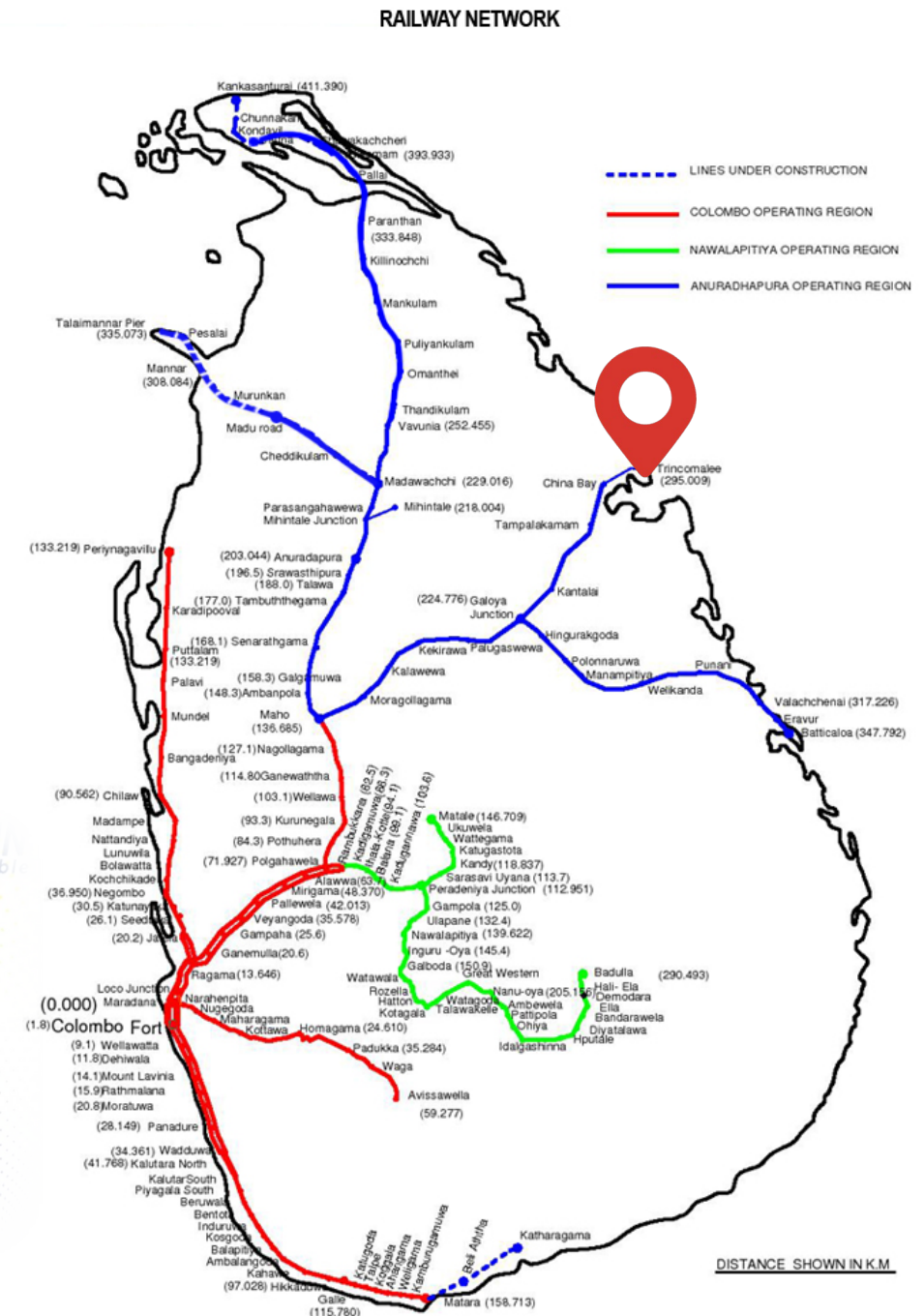


National Linkages

NATIONAL LINKAGES THROUGH RAILWAY NETWORK

Departure	Arrival	Duration
6.30 pm	3.19 am	8h 49min
9.30 pm	5.35 am	8h 5 min

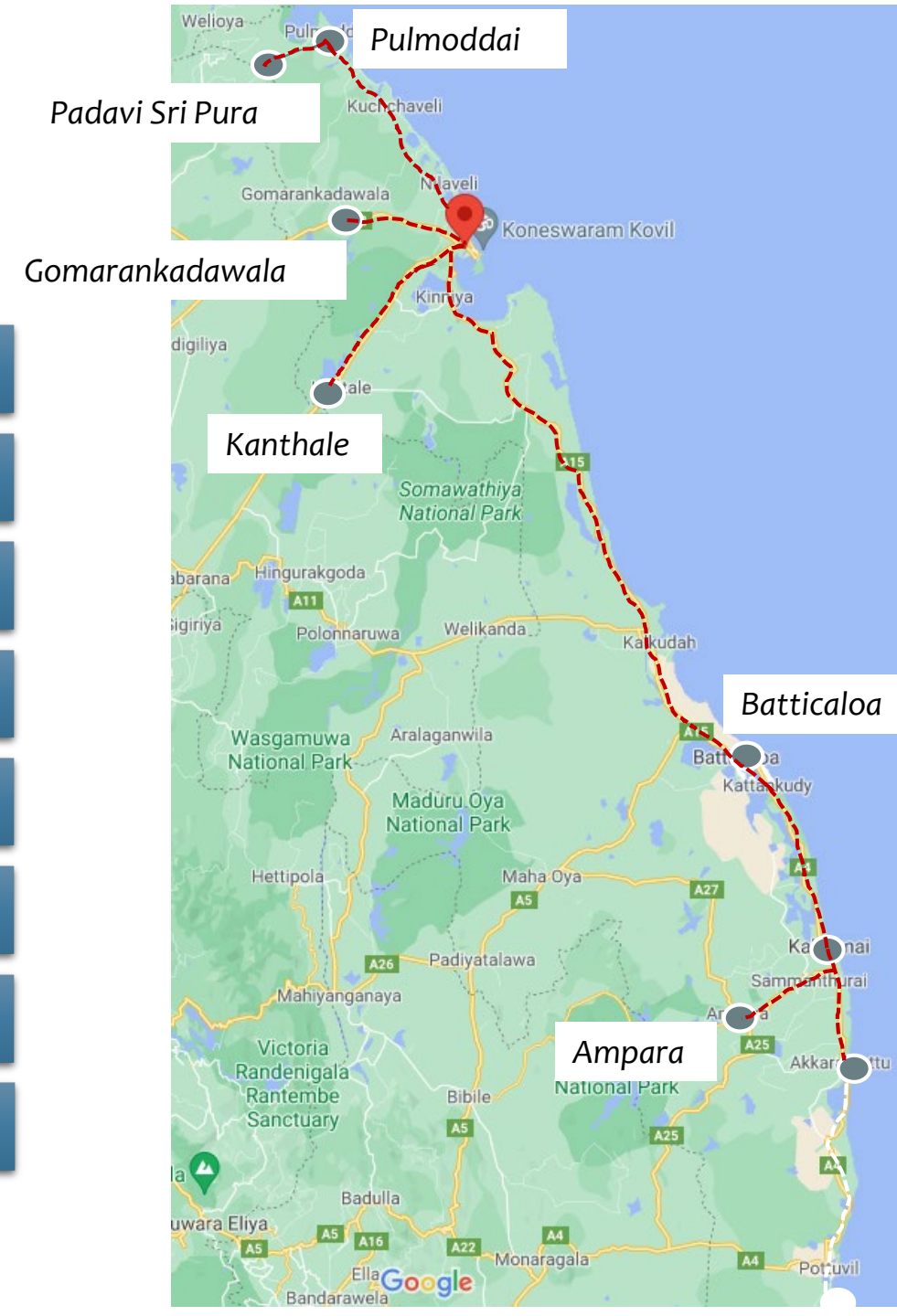
Source : Department of Railways



Regional Linkages

REGIONAL LINKAGES THROUGH ROAD NETWORK

Trincomalee	Kalmunai	175 km	4 h
	Batticaloa	131 km	2 h 54 min
	Ampara	200 km	4 h 33 min
	Akkaraipattu	197 km	4 h 33 min
	Pulmoddai	54 km	1 h 14 min
	Padavi Sri Pura	72 km	1 h 41 min
	Kanthale	39 km	46 min
	Gomarankadawala	33 km	36 min



International Policies

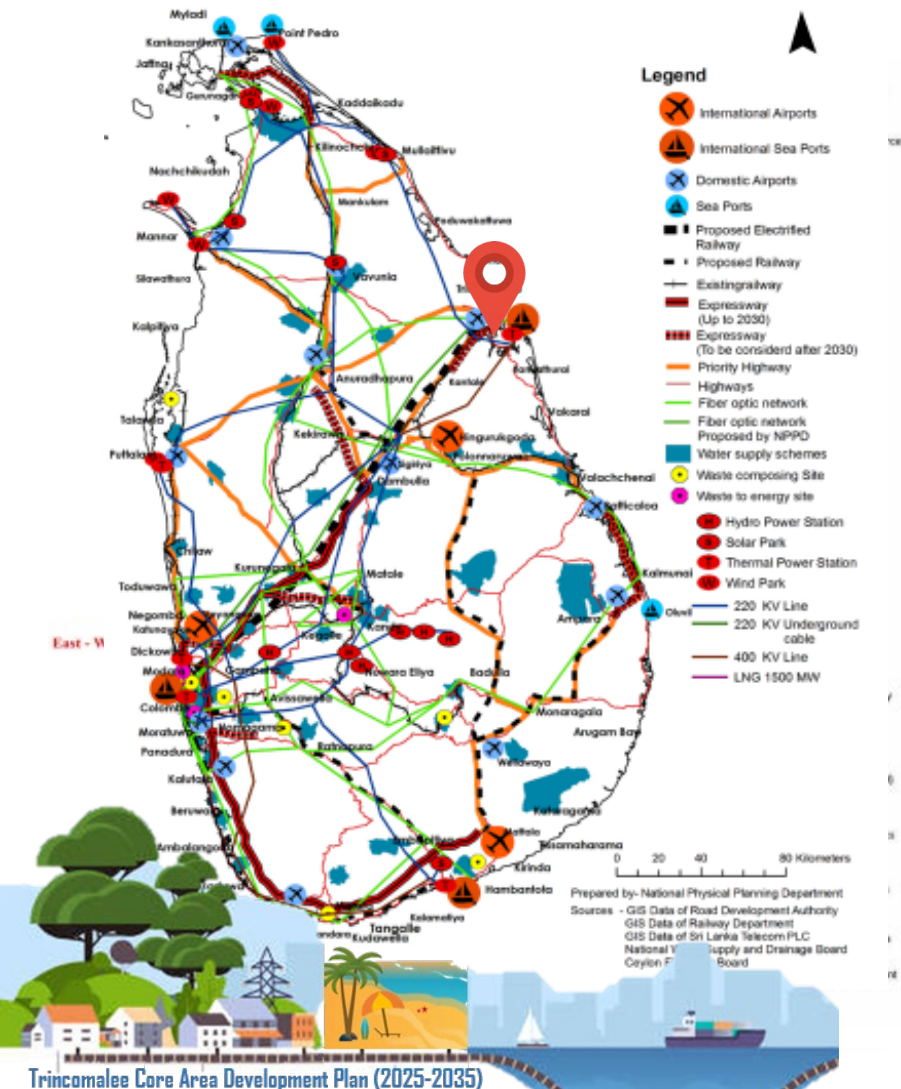
SUSTAINABLE DEVELOPMENT GOALS



National & Regional Policies

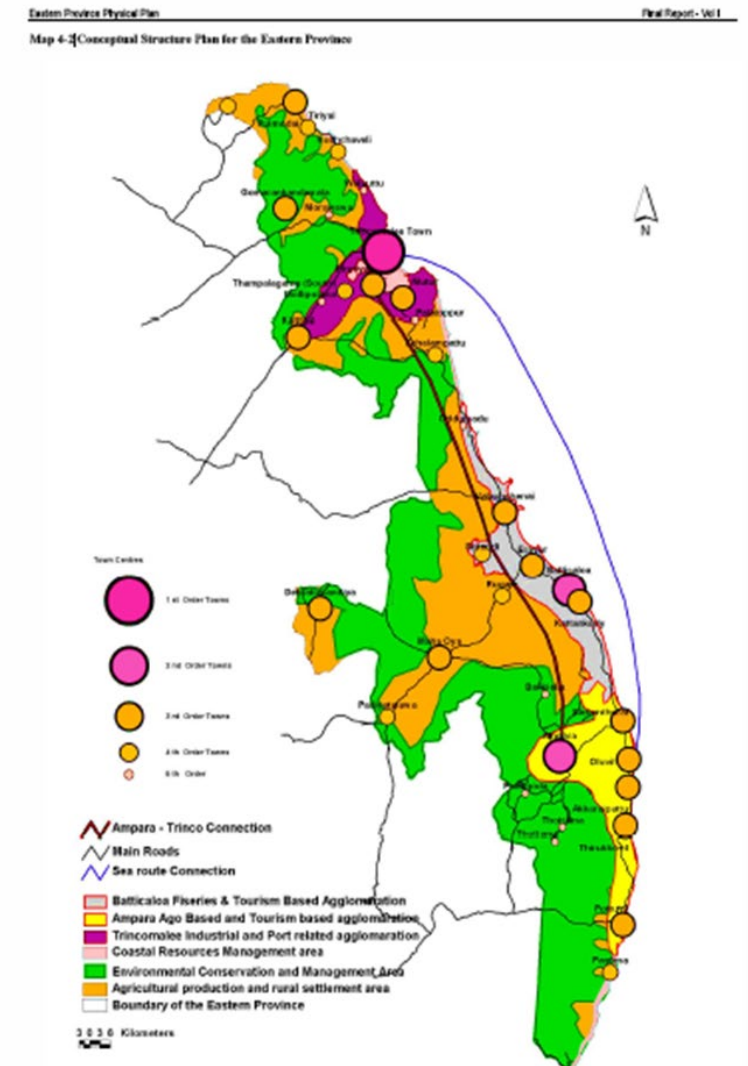
NATIONAL PHYSICAL PLANNING POLICY & THE PLAN — 2017-2050

EASTERN PROVINCE PHYSICAL STRUCTURE PLAN



Trincomalee – 1,000,000
Population (Major Service
Center)

Trincomalee – 01st order city
Industrial & Port Related
Agglomeration

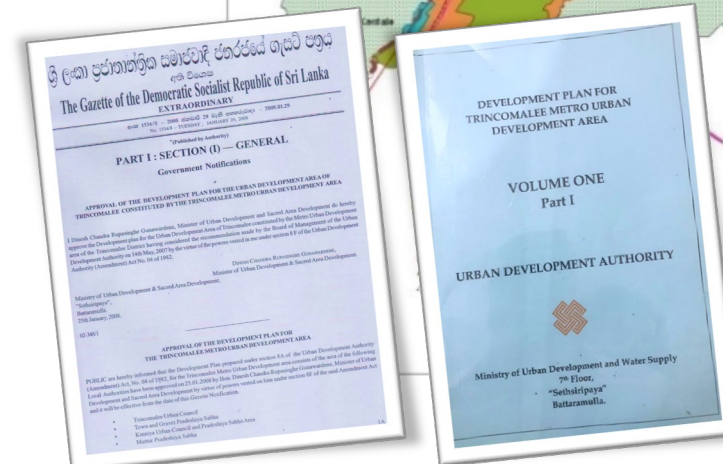
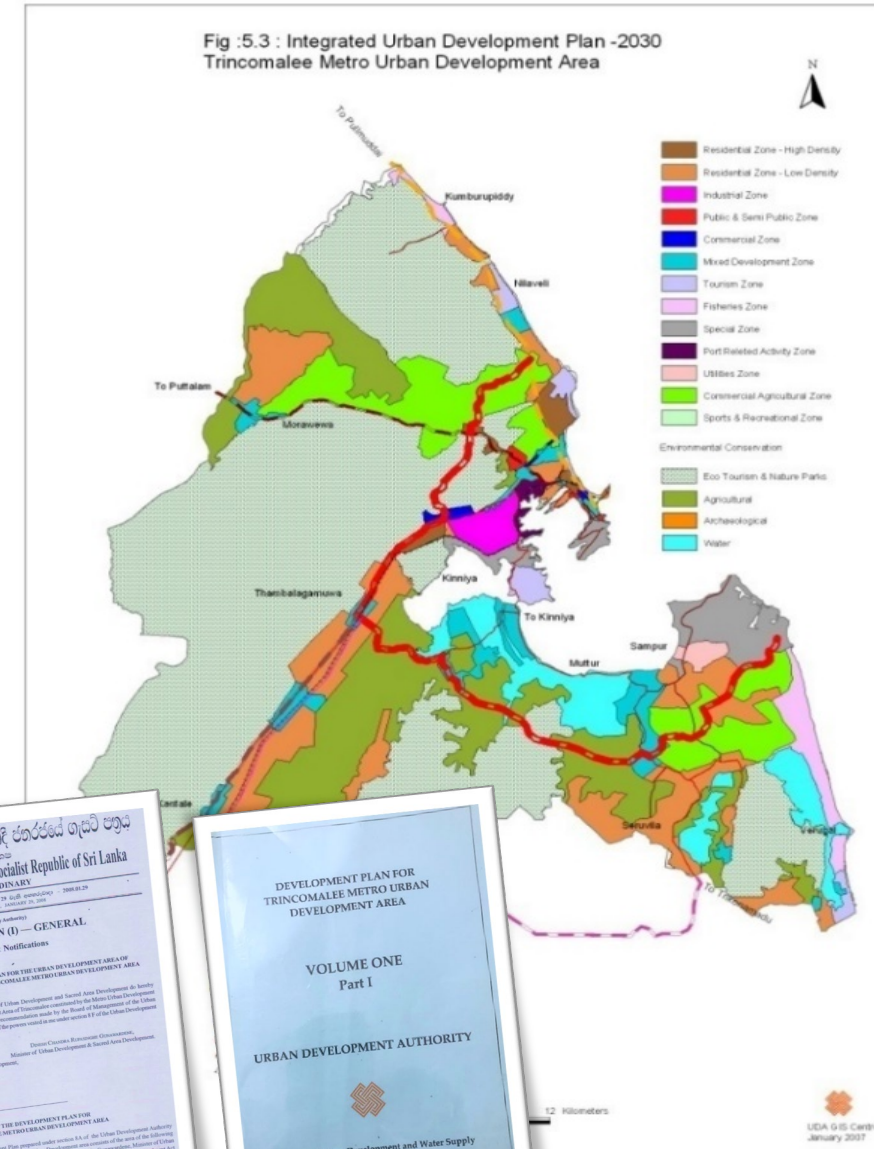


PREVIOUS PLANNING ATTEMPTS

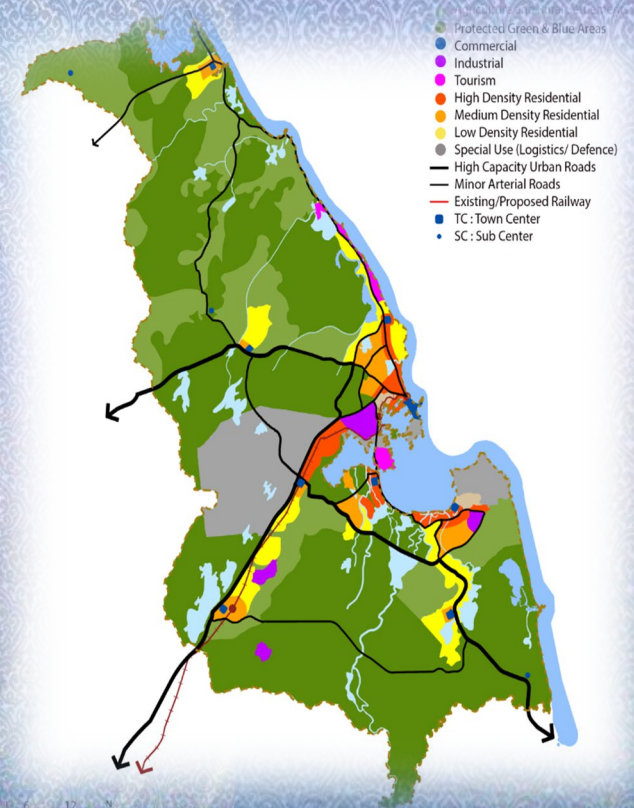
DEVELOPMENT PLAN FOR TRINCOMALEE METRO URBAN DEVELOPMENT AREA 2008-2030 – PREPARED BY UDA

- Presently practice the “Development Plan for Trincomalee Metro Urban Development Area (2008-2030)” gazetted in 2008.01.29 with the gazette No. 1534/8
- Plan is based on the concept of **Green Development** and provides 14 major zoning categories.
- Vision- “create peace, harmony and integrity through economic development in the Trincomalee Metro Urban Center, whilst retaining the environment and socio-cultural heritage of the district”

“There are many amendments to be done as Project proposals, Zoning Classification & Regulations”



EASTERN GATEWAY OF SRI LANKA TRINCO



GOALS

NATURALLY TRINCO

To become Environmentally
Responsive City

DIVERSELY TRINCO

To offer diverse choices for
Employment & Housing

SMARTLY TRINCO

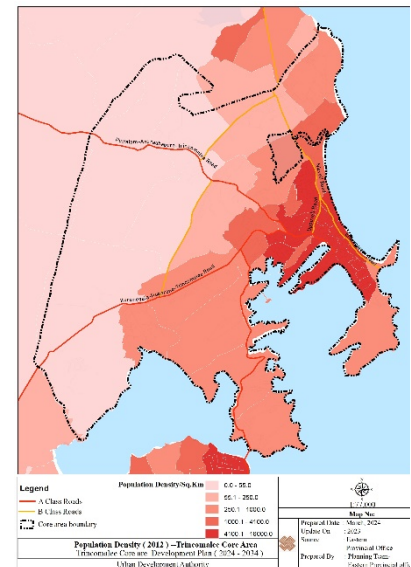
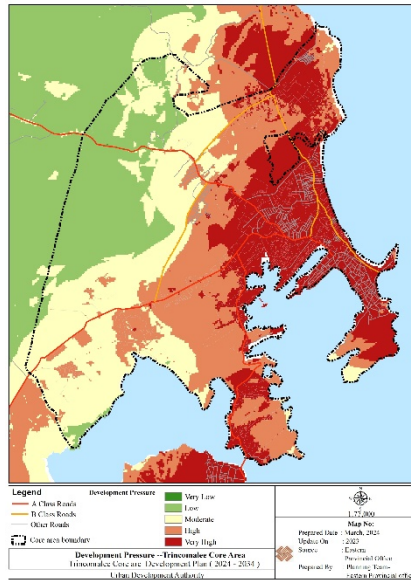
To be Connected by Reliable Transport
& Efficient Infrastructure System

UNIQUELY TRINCO

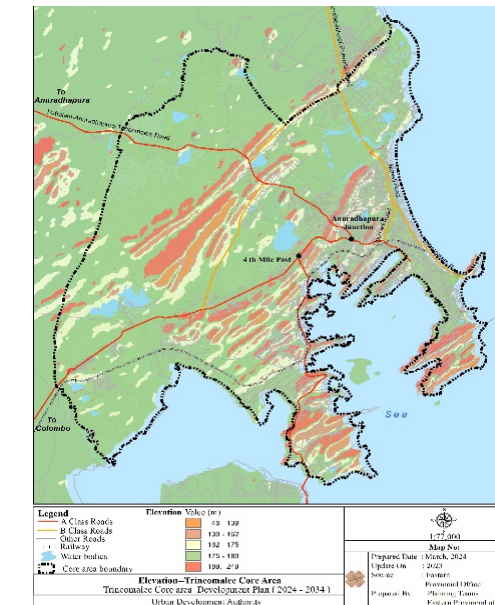
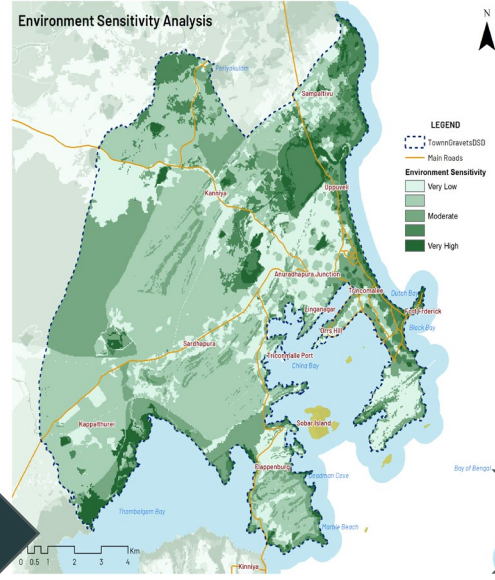
To become City of Distinctive
Image & Identity

BOUNDARY DELINEATION

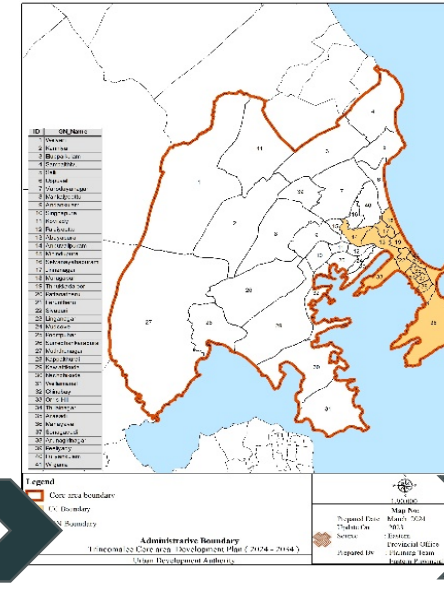
Functional Boundary



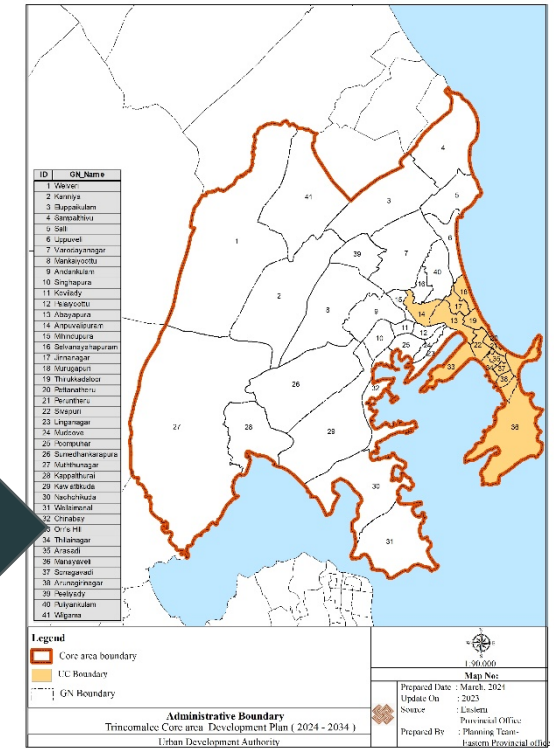
Geographical Boundary



Administrative Boundary

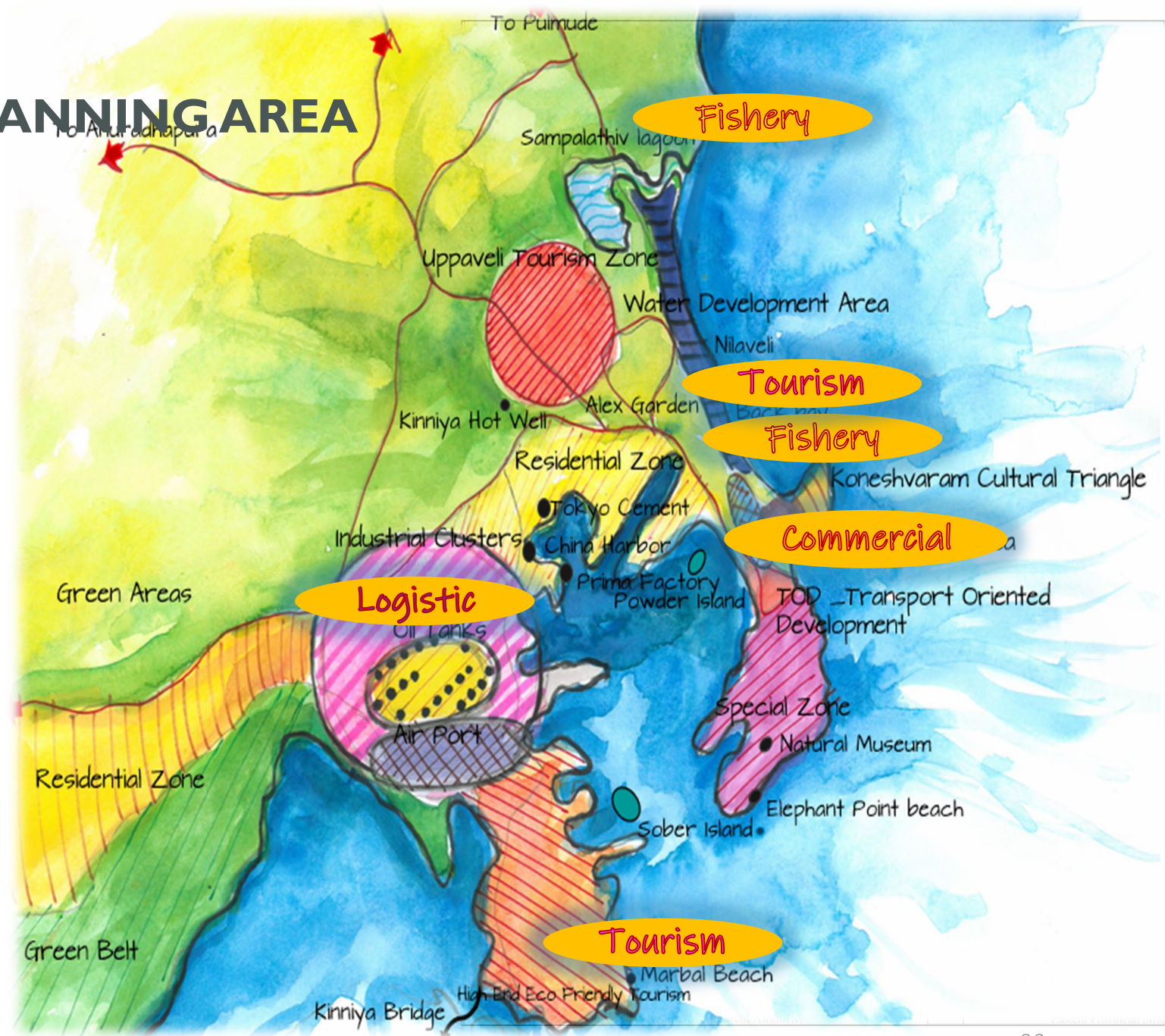


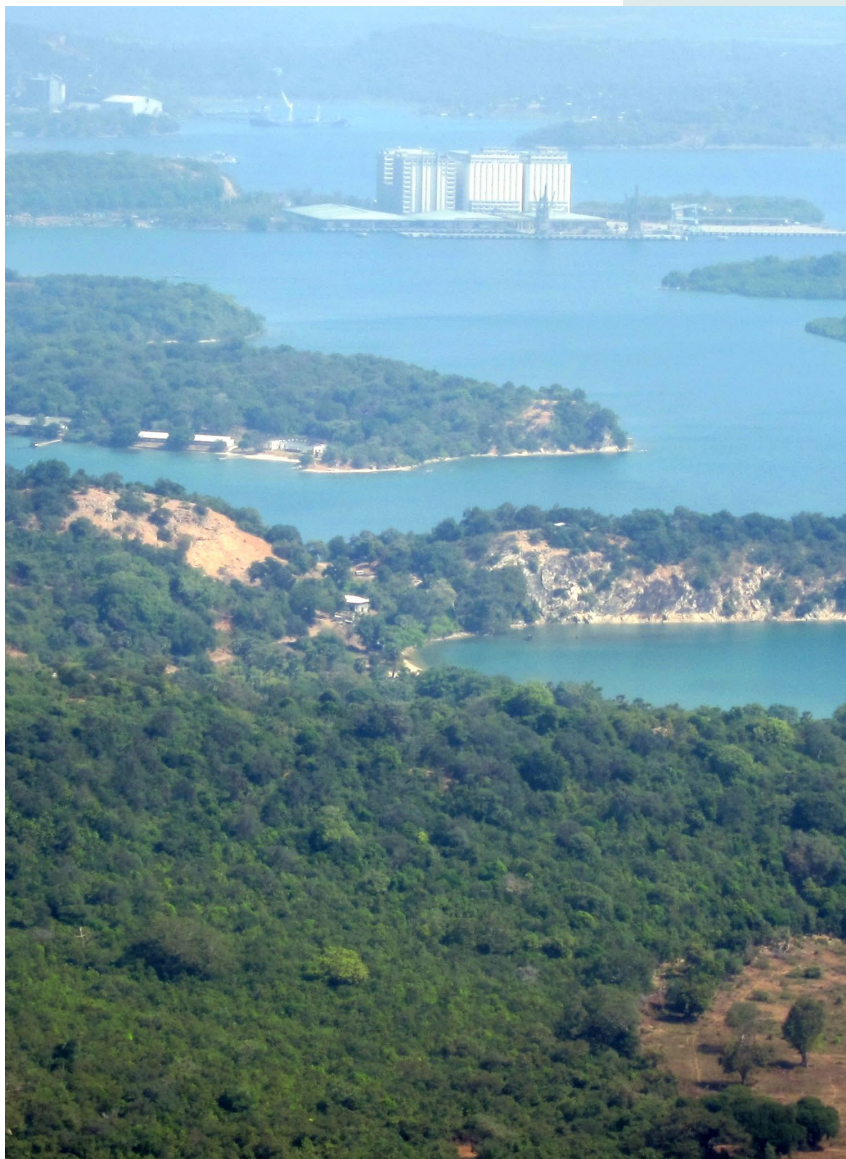
Planning Boundary



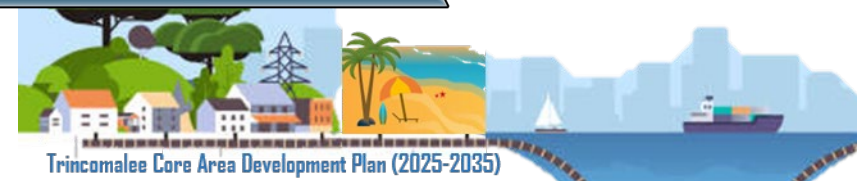
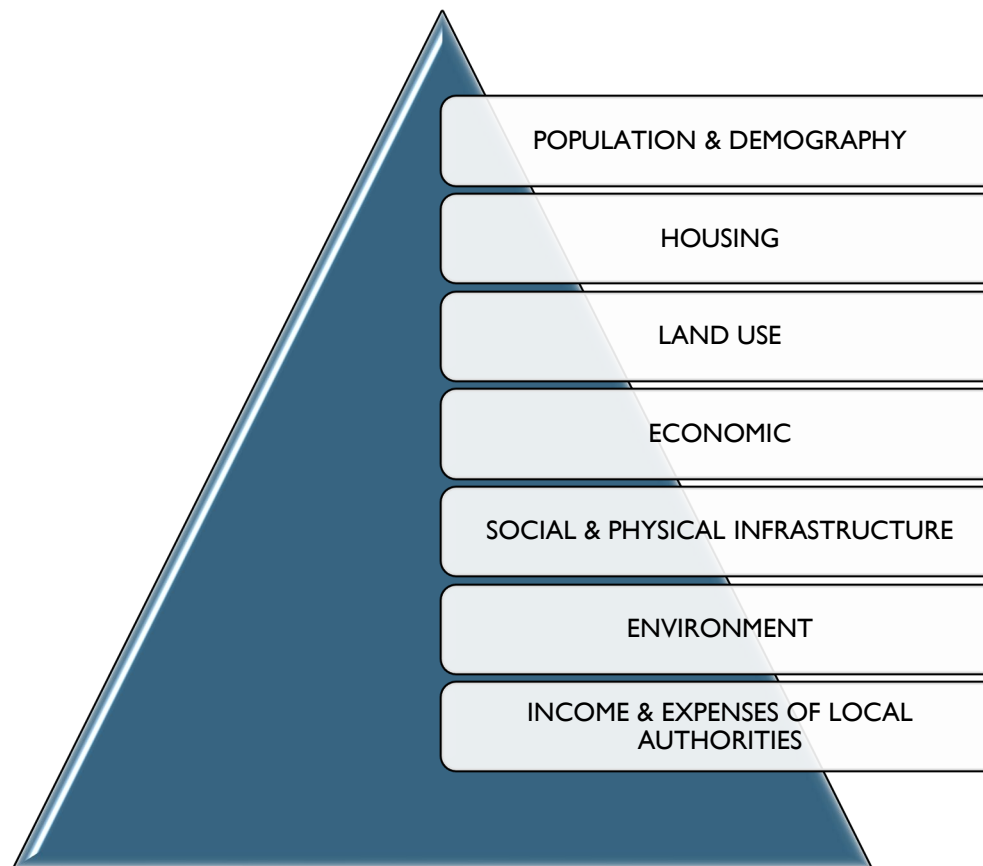
SIGNIFICANCE OF THE PLANNING AREA

- Land Extent : 148 Sq.Km
- Total Population (2023) : 113,869
- Local Authorities : Trincomalee UC
Town & Gravets PS
- GN Divisions : 42
- No of Households : 28,964
- » Tourism Cluster
- » Harbor and Airport
- » Industrial Cluster
- » Fishery
- » High urbanized commercial Area
- » Administrative capital of Eastern Province





SITUATIONAL CONTEXT

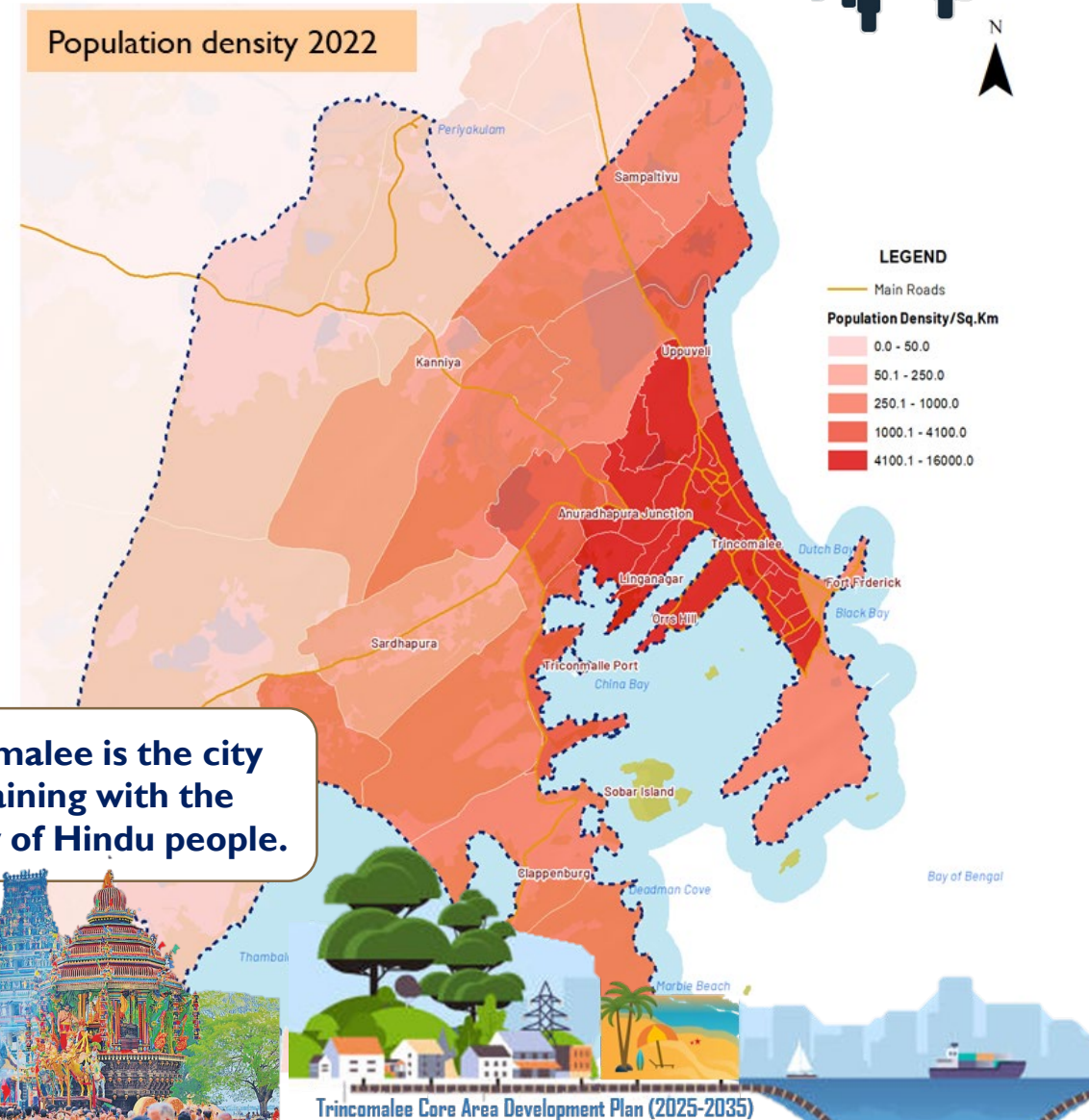
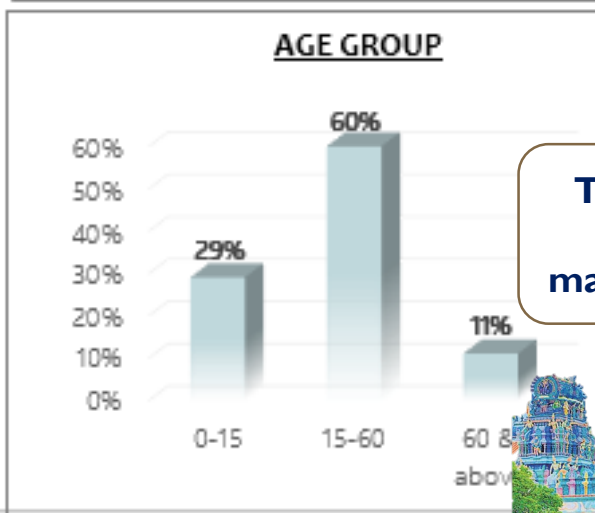
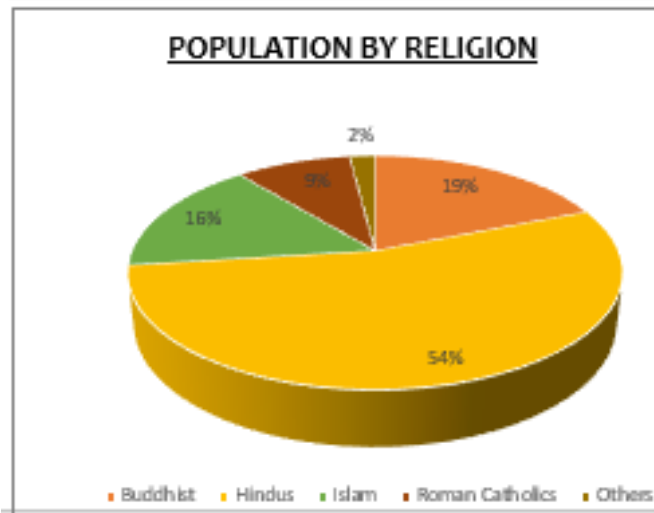
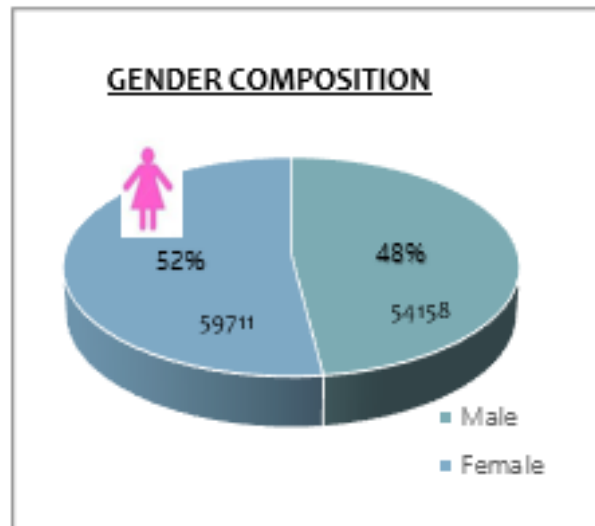
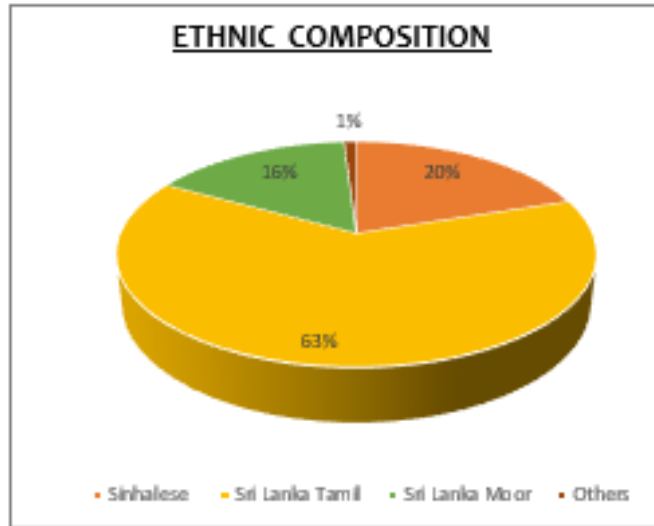


Situational Context- Demographic Profile

Population – 113,869 (2023)



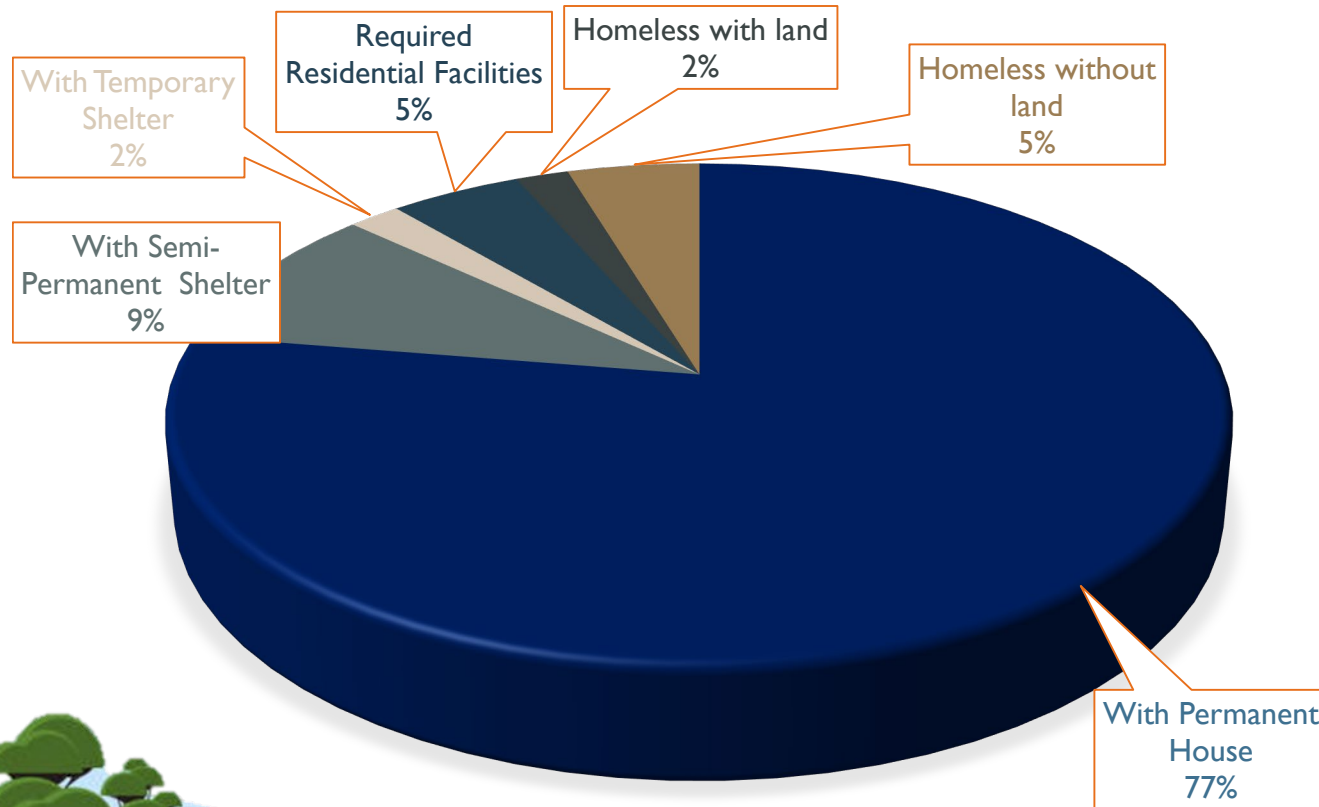
Population Density – **34 Persons Per 01 Hectare**



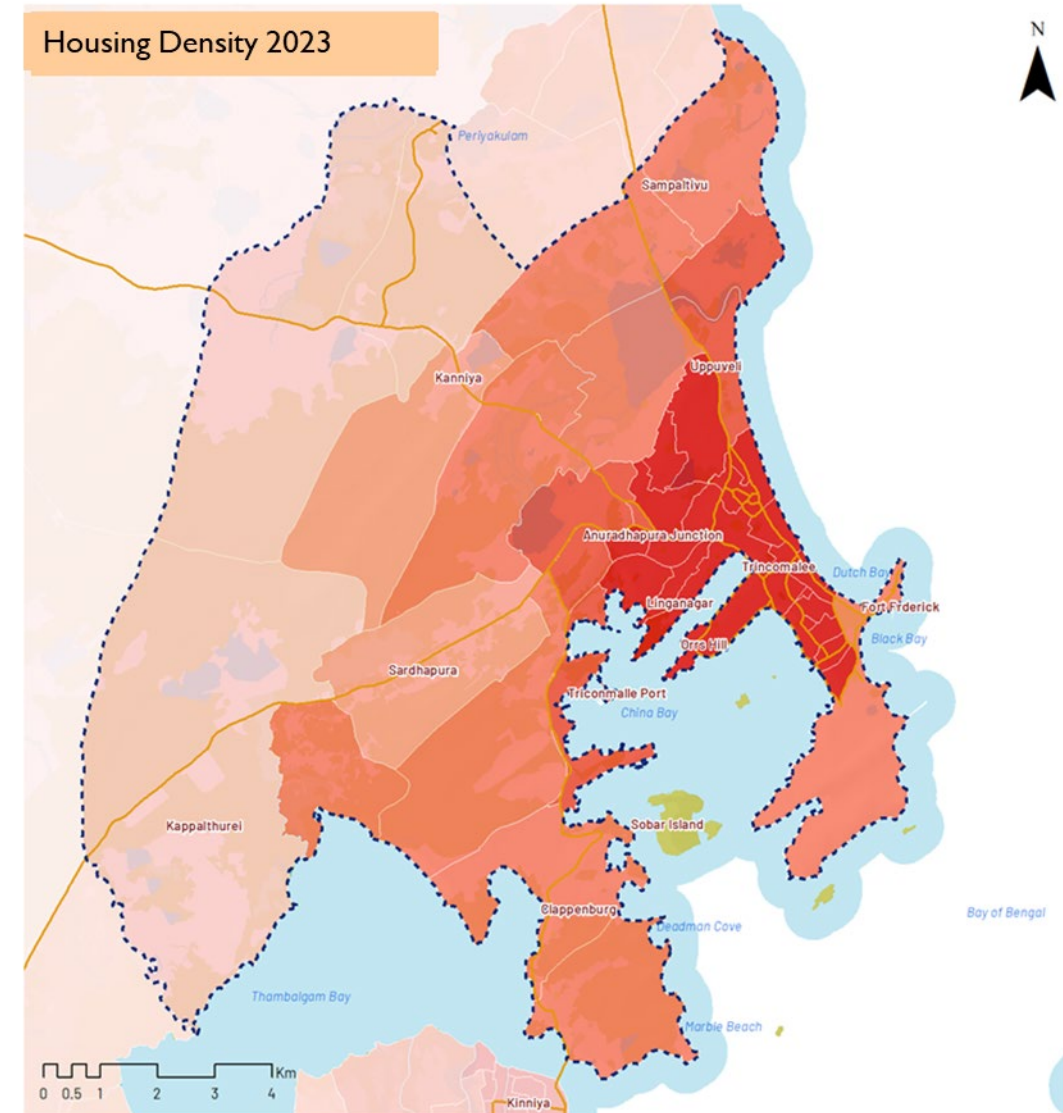
Situational Context- Housing Distribution



Housing Units – **28,964 (2023)**



Housing Density - **08 Housing units per Hectare**



Source : Resource Profile, 2023

Population Projection and Housing Requirement - 2035



Existing Population 2023
113,869



Existing Housing Units 2023
28,964

AAGR (2007-2022)
1%

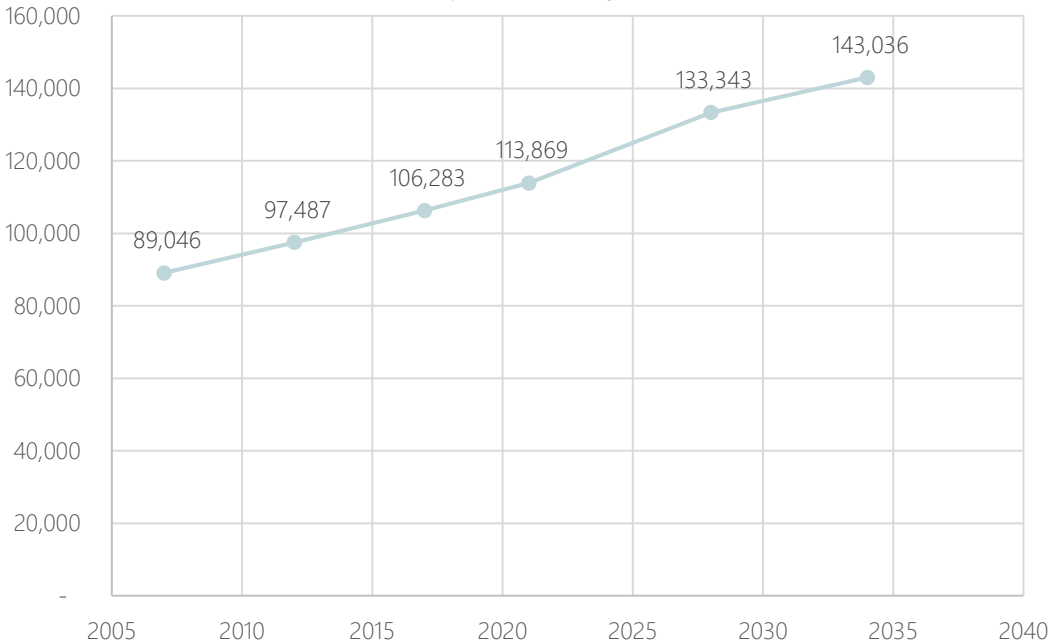


Projected Population - 2035
(Exponential Growth Scenario)
143,036



Projected Housing Units - 2035
(Exponential Growth Scenario)
35,759

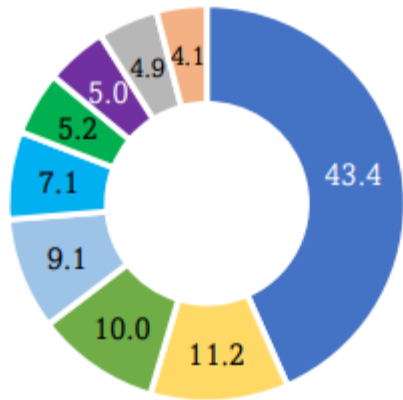
Population Projection



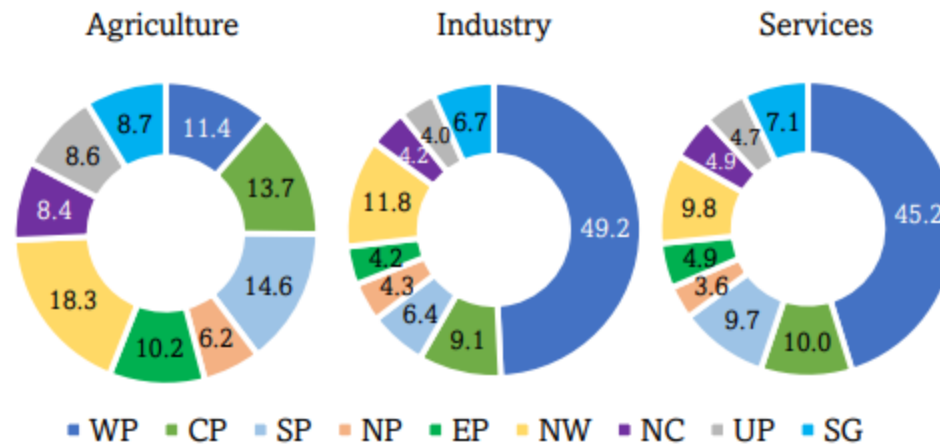
CITY ECONOMY

GDP Contribution

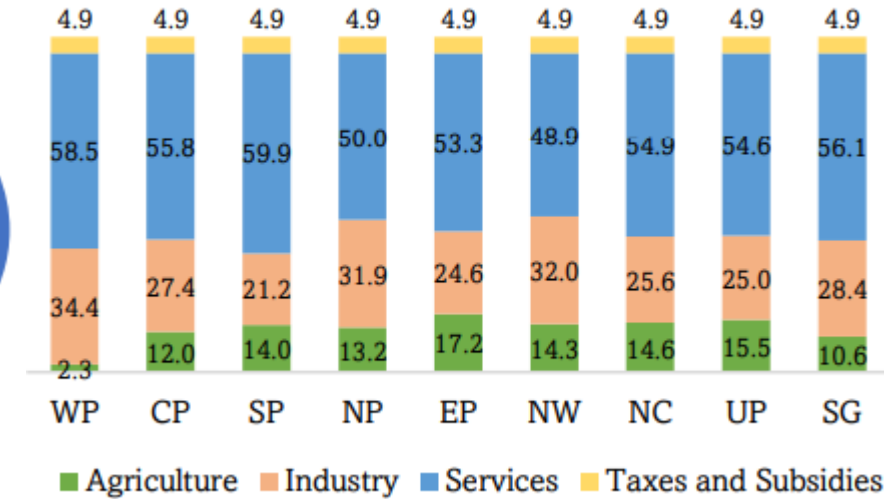
Provincial Shares of GDP - 2022



Activity-wise contribution from the Provinces (%) - 2022



Economic Activities within Provinces - 2022



GDP Contribution (2022)

Sri Lanka	Rs. 17,686 Bn
Eastern Province	Rs. 975 Bn
Trincomalee	Rs. 485 Bn

Source : Central Bank of Sri Lanka, 2022

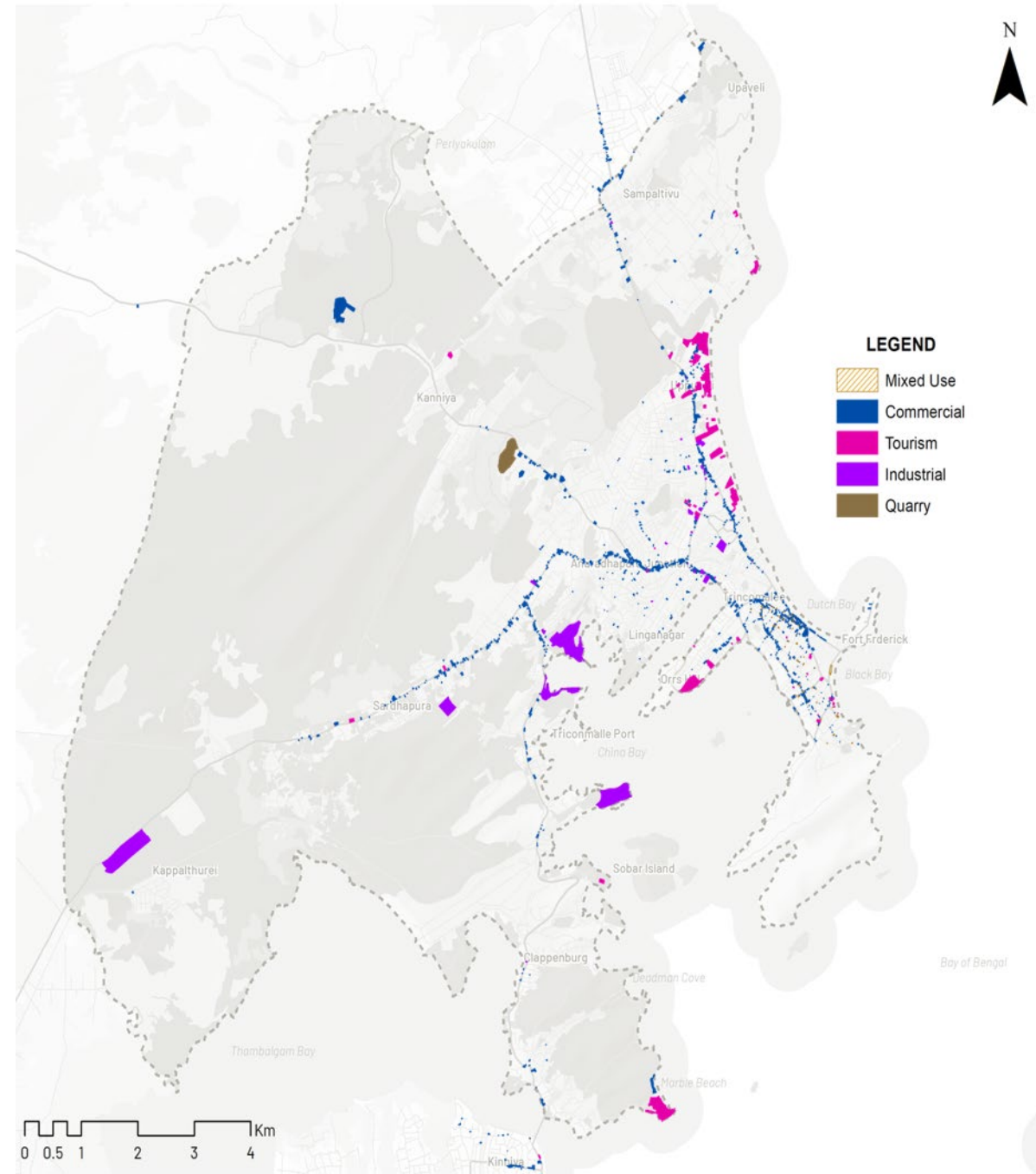
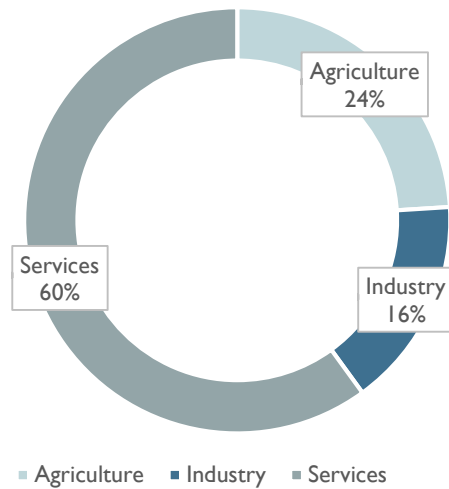


City Economy

Economic Status

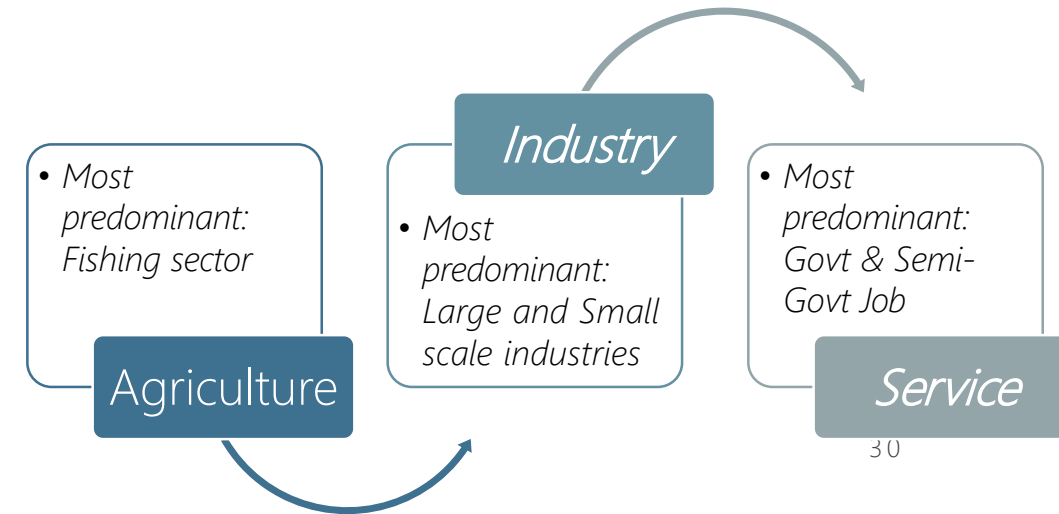
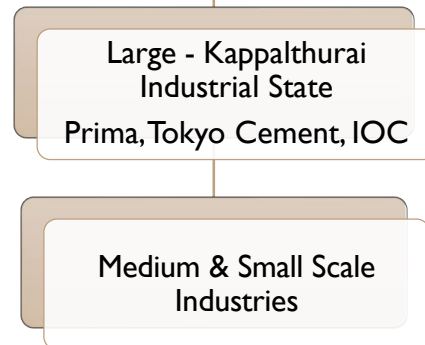
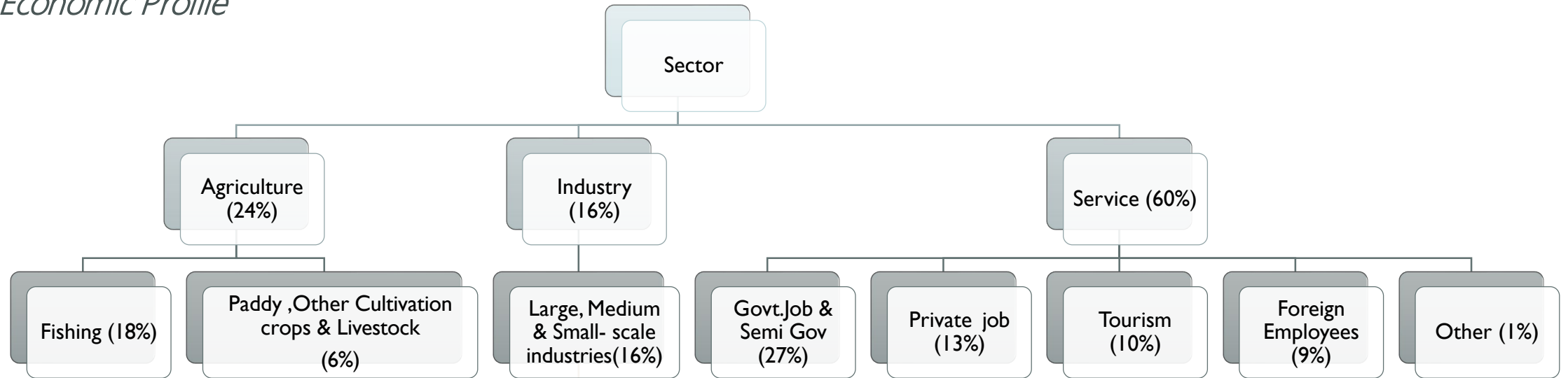
- Logistics, Tourism and Fisheries can provide initial trust.
- Manufacturing industries should be planned for processing of hinterland resources and linking with other economic sectors.

EMPLOYMENT DISTRIBUTION

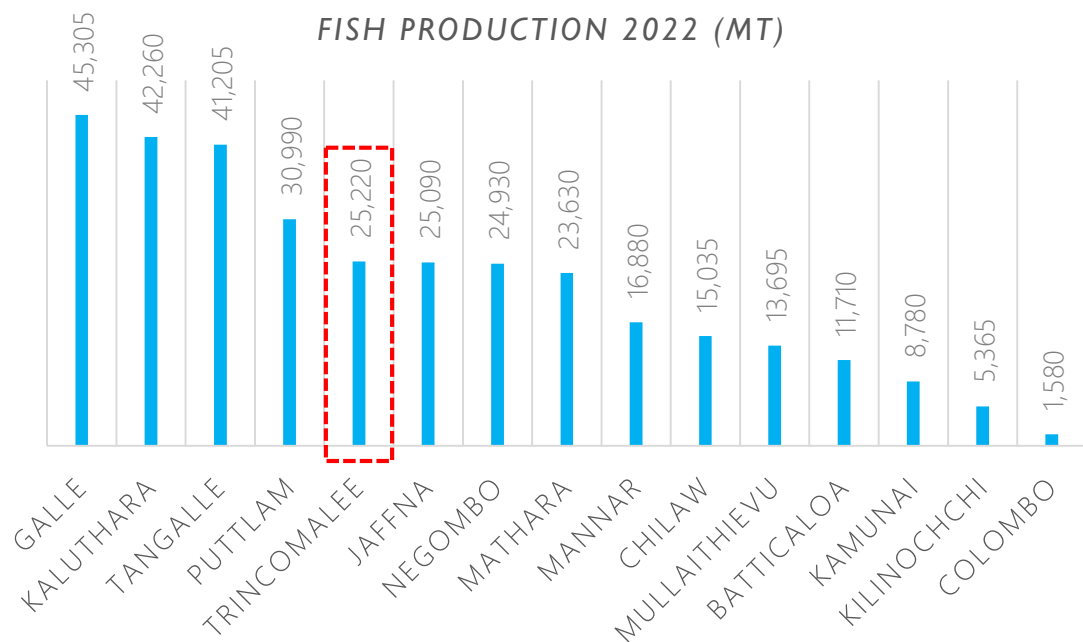


City Economy

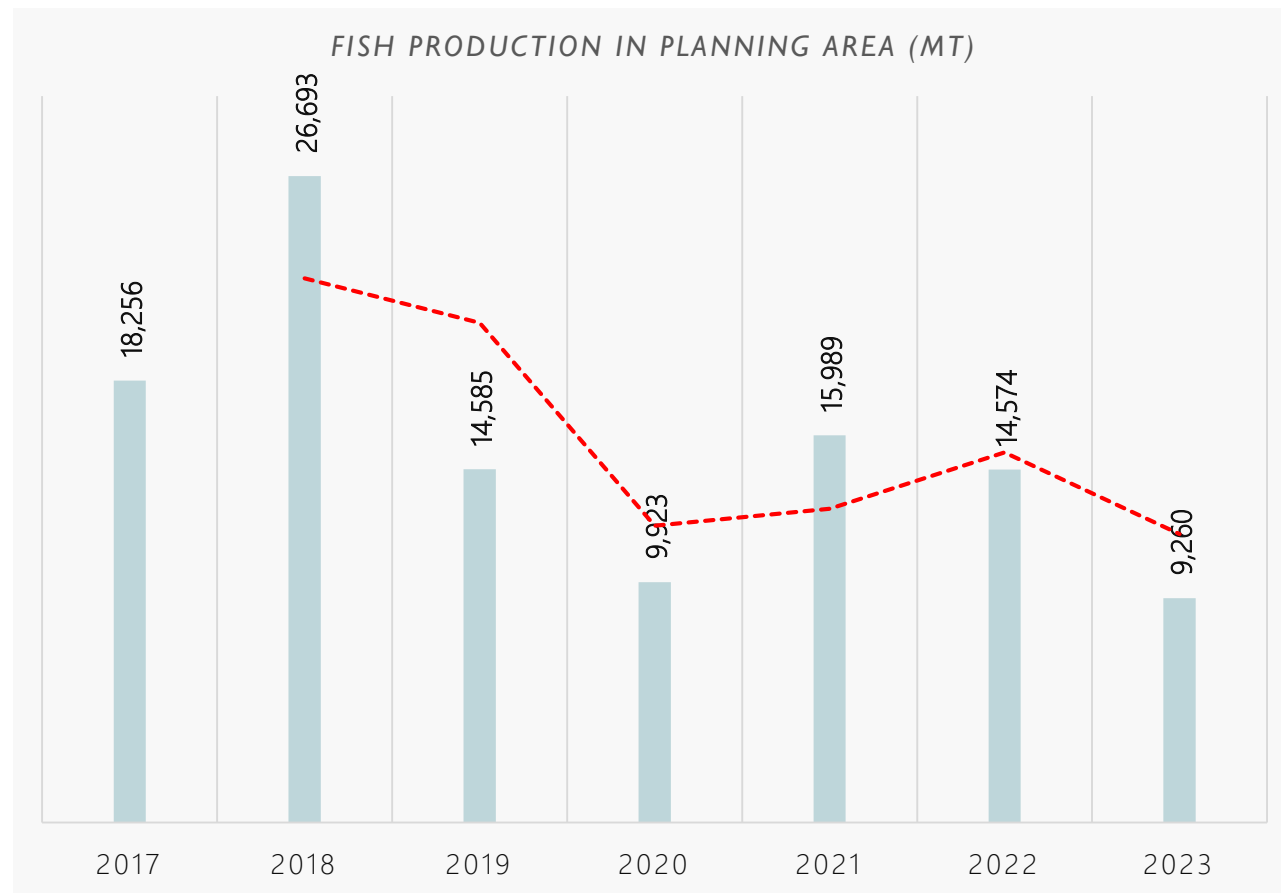
City Economic Profile



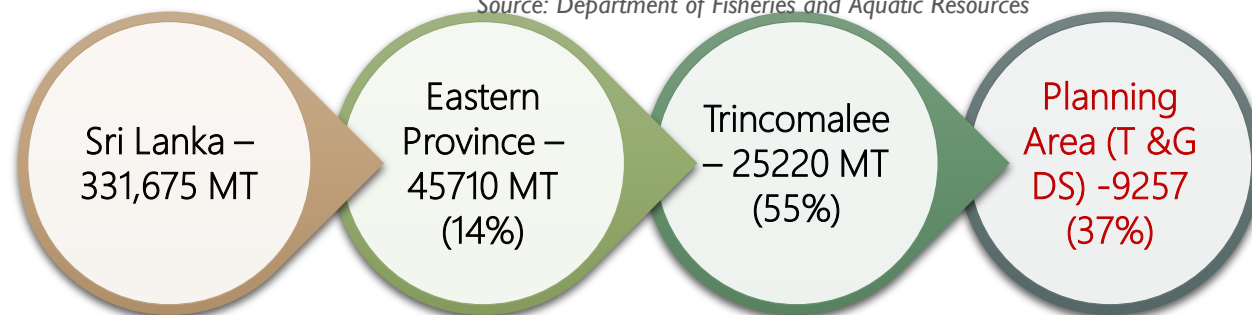
City Economy –Fishery Sector



Source: Department of Fisheries and Aquatic Resources

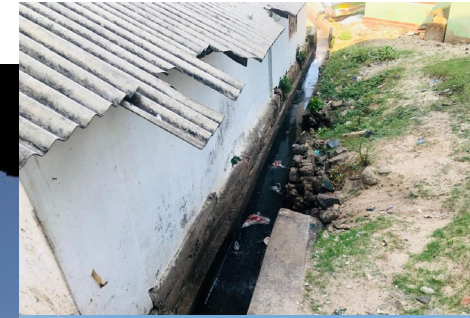


Source: Department of Fisheries and Aquatic Resources



City Economy –Fishery Sector

Existing Fish Market



Existing Cod Bay
Fishery Harbor



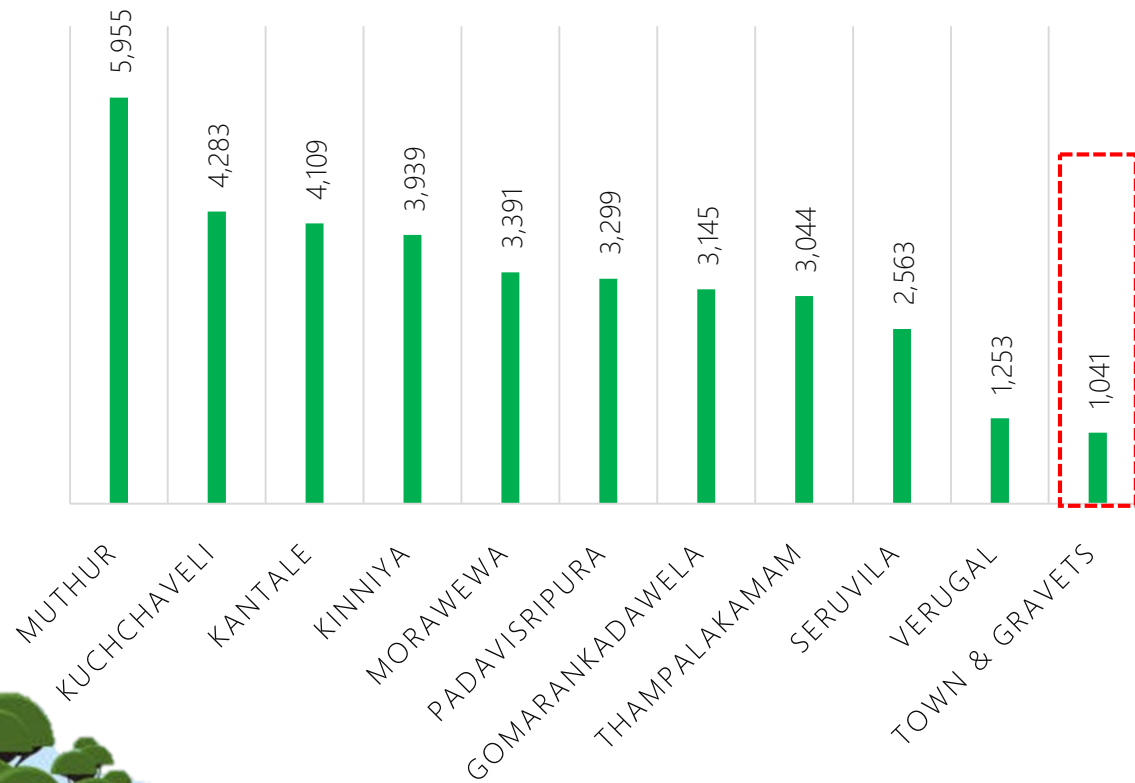
Requirements :

- Refrigeration facilities such as supply of ice, storage of ice, freezing, storage of frozen fish.
- Supply of fuel.
- General Facilities
- Quarters for officers.
- Bathing and toilet facilities.
- Store area
- Water storage .
- Fishermen rest.
- Slipway.
- Boat lifting.
- Shop.
- Canteen.

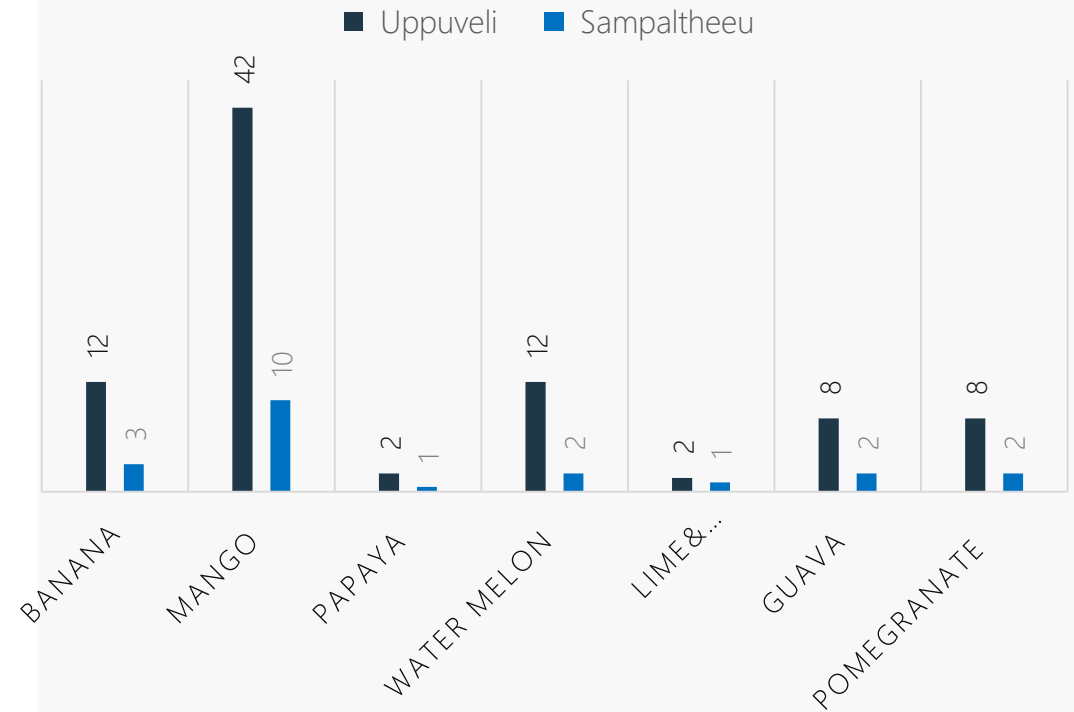


City Economy –Agricultural Sector

Harvested Paddy Land Areas (Hec.)



Extent Of Fruit Cultivation (Hec.)



Source: Resource Profile, 2023



City Economy

Current Trincomalee Port environment

Port Dimensions

Water	- 1630 hectares
Entrance channel	- 500 meters
Land Area	- 5261 hectares

Pier/(s)	Total Length (m)
Prima Jetty (inner)	122
Prima Jetty (outer)	227
Tokyo Cement Jetty	155
Oil Jetty (petroleum corp)	200
Ashroff Jetty	250

Source: National Port Master Plan

Rail Connections



Ashroff Jetty



Prima Jetty



Tokyo Cement Jetty



IOC Oil Jetty



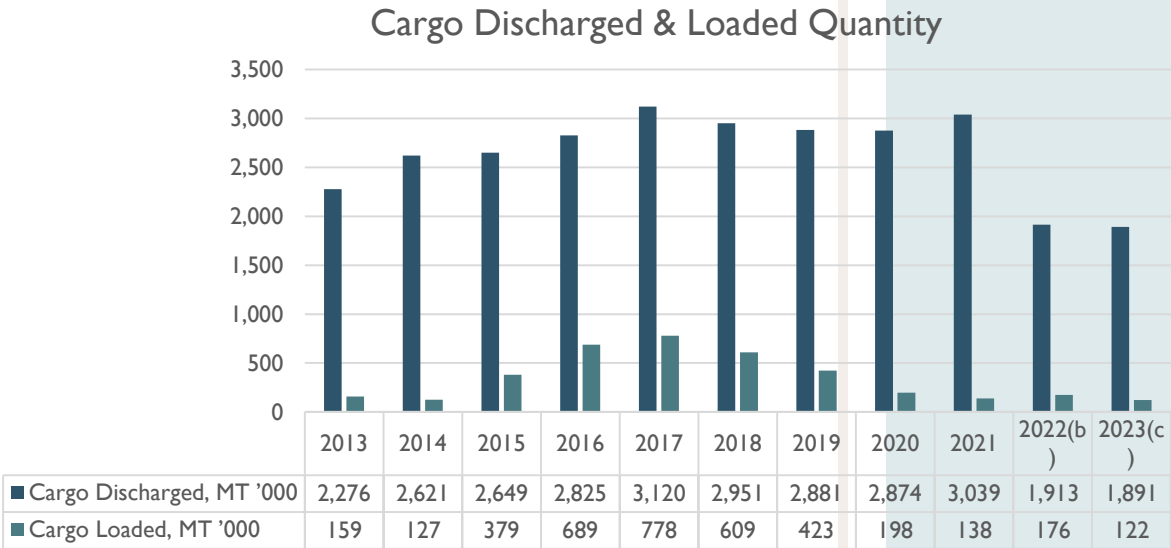
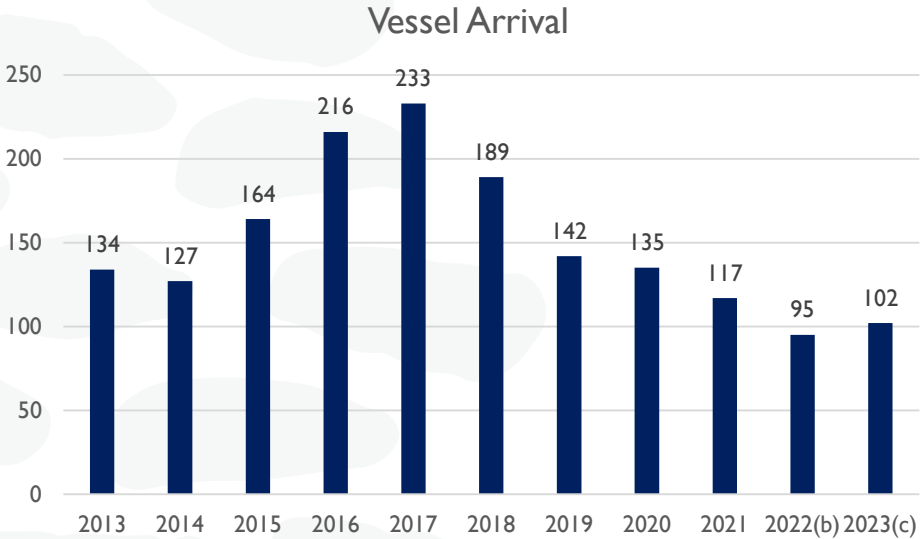
Mud cove Service Jetty



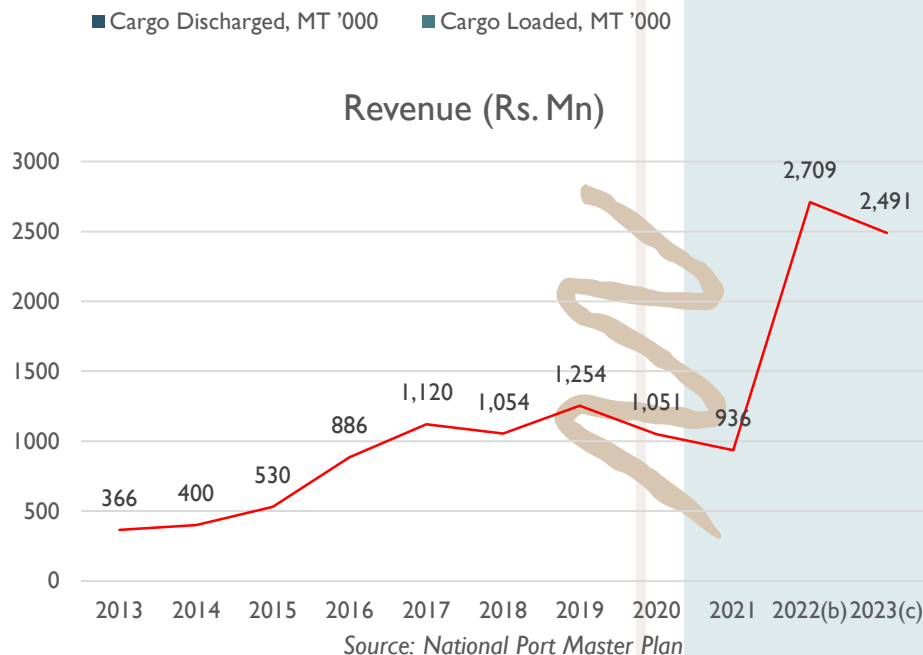
Source: National Port Master Plan

City Economy

- Current Trincomalee Port environment



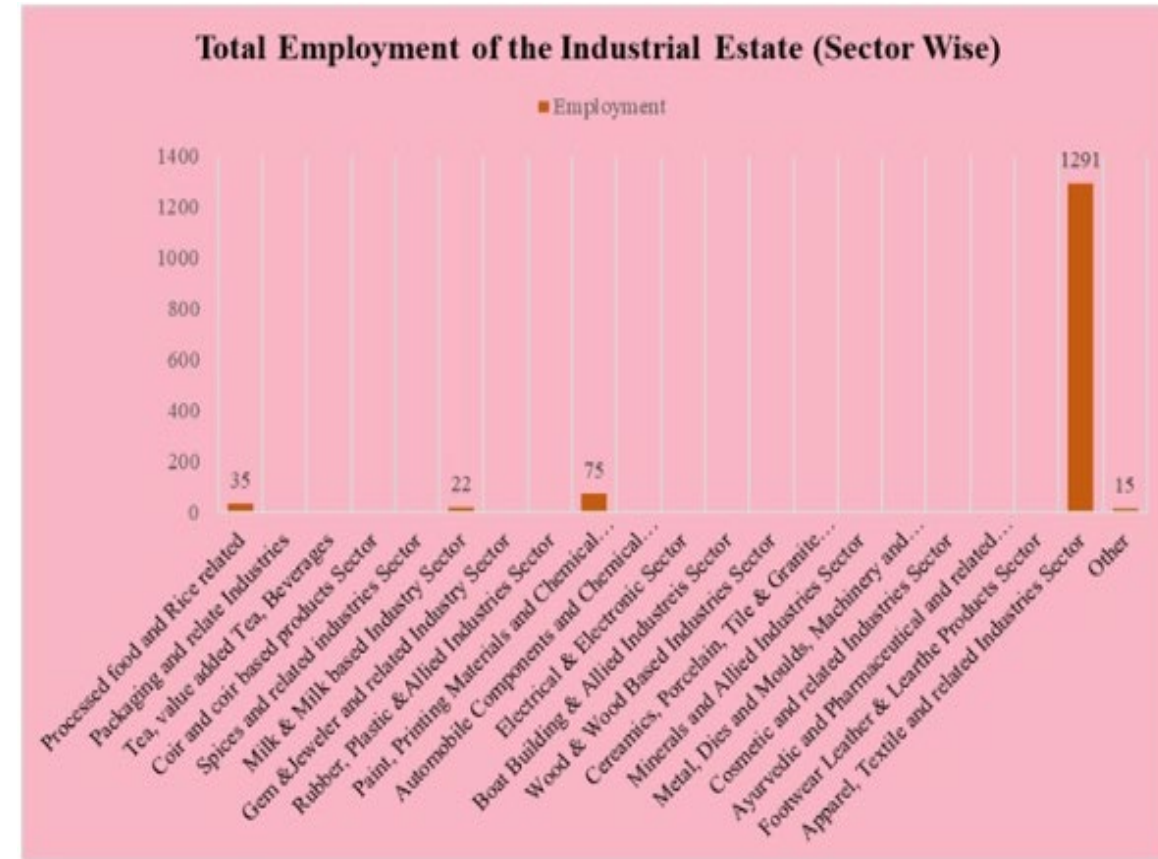
Opportunities arise for Trincomalee to play a role in the supply to and from small ports on the East coast of India with specific commodities.



City Economy –Industrial Sector

KAPPALTHURAI INDUSTRIAL ESTATE – 50 Acres Land

- The Regional Industry Service Center (RISC) in Kappalthurai operates under Sri Lanka's Ministry of Industry and Commerce, focusing on promoting industrial development in the Eastern Province.
- It serves as a hub for supporting local industries, offering services such as infrastructure development, technical assistance, and facilitation of industrial projects.
- The RISC is situated within the Trincomalee Industrial Estate, which hosts various companies across multiple sectors. Notable industries in this estate include
 - I. Jay Jay Mills Lanka (Pvt) Ltd: Specializing in apparel and textiles.
 - II. Lebaan Dairy (Pvt) Ltd: Operating in the milk and milk-based industry sector.
 - III. Dynamic Technologies (Pvt) Ltd: Focused on automobile components and chemical industries.
 - IV. Carlos Embellishers (Pvt) Ltd: Engaged in paint, printing materials, and chemical industries.



7

NUMBER OF COMPANIES



LKR 1,872.03 M

INVESTMENT - LOCAL



LKR 50 M

MONTHLY TURNOVER



1,440

WORKFORCE

Source: Regional Industry Service Centre, Kappalthurai

City Economy –Industrial Sector

Prima Ceylon (Pvt) Ltd

- Prima Ceylon (Private) Limited, established in 1977, operates a significant flour milling complex in Trincomalee, Sri Lanka.
- Completed in 1980, this facility was one of the world's largest flour mills under one roof at that time, with a daily milling capacity of 3,650 metric tons of wheat.
- PRIMA strategically located in the Trincomalee harbor, the factory features a fully automated milling process utilizing state-of-the-art equipment from Buhler of Switzerland, ensuring the production of premium quality flour.
- The facility also boasts an extended and upgraded jetty capable of berthing bulk carriers up to 100,000 metric tons, enhancing its logistical capabilities.
- The raw materials are exported from USA, Canada, Australia, Russia, Singapore, Romania & Ukraine.
- The production are exported to Japan, Korea, Singapore, Thailand, China, Malasia, India, Maldives, Hong Kong.



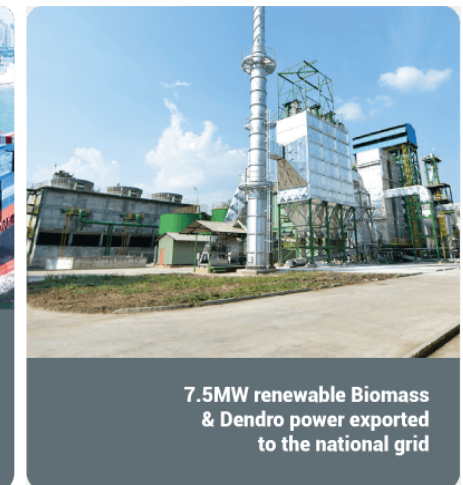
Completed flour mill in 1980 in Trincomalee



City Economy –Industrial Sector

Tokyo Eastern Cement Company (Pvt)ltd

- Tokyo Cement Company (Lanka) PLC, established in 1982, is a prominent cement manufacturing company in Sri Lanka.
- The company's primary manufacturing facility is located in Trincomalee.
- The Trincomalee factory has undergone significant expansions to meet the growing demands of the local construction industry.
- In 2016, Tokyo Cement commenced operations of a cutting-edge cement manufacturing plant in Trincomalee, which nearly doubled their production capacity.
- Further expansion plans were initiated in 2021 to increase the manufacturing capacity by an additional 1 million metric tons, aiming to bring the total installed capacity to 4 million metric tons.



Source: Tokyo Eastern Cement Company (Pvt)ltd



City Economy –Industrial Sector

Lanka IOC PLC

- Lanka IOC PLC, a subsidiary of Indian Oil Corporation, operates a significant petroleum storage facility in China Bay, Trincomalee, Sri Lanka.
- his strategic location leverages the natural deep-water harbor of Trincomalee, enhancing the company's import and distribution capabilities across the region.

PRODUCT ICONS



Automotive
Fuels



Lubricants



Bitumen



Bunkering

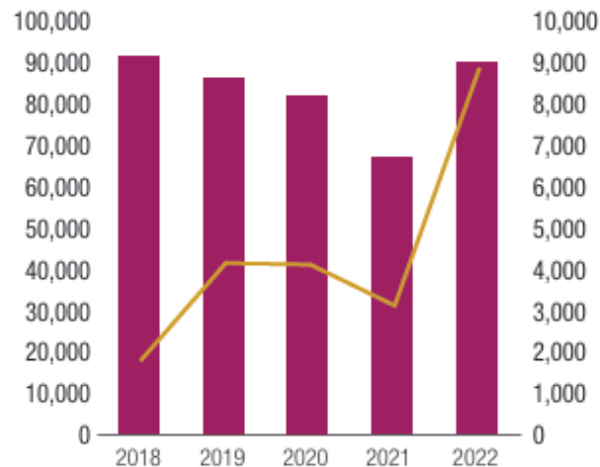


Petrochemicals



Grease

Revenue Vs Gross Profit (Rs.Mn)



• Revenue
Rs. 89,951 Mn
(2022)

— Gross Profit
Rs. 8,845 Mn
(2022)

A Partner in Sri Lanka's Economic Development



Supply **6,000 MT** of
Gasoil to CEPETCO/CEB



Rs. 24 Bn
Exports of Bunkering,
Bitumen and Lubricants



03
More Retail Outlets



Wet Brake oil
Servo MTRAC 30
for farmers



**First grease manufacturing
plant in Sri Lanka**

Serving 12%
of the Country's
Auto Fuel Requirement



Rs. 14.97 Bn
Contribution to the Nation
as taxes and levies



213
Retail Outlets in
the country

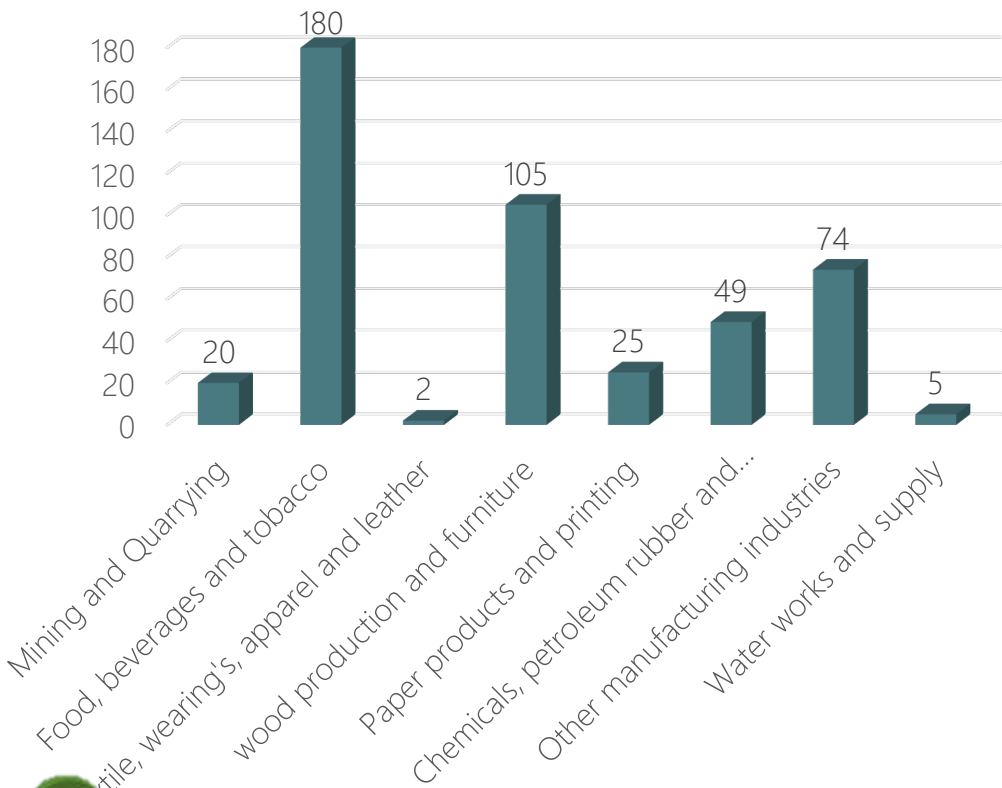


Rs. 265 Mn
Investment in Revenue
Generating Assets



City Economy –Industrial Sector

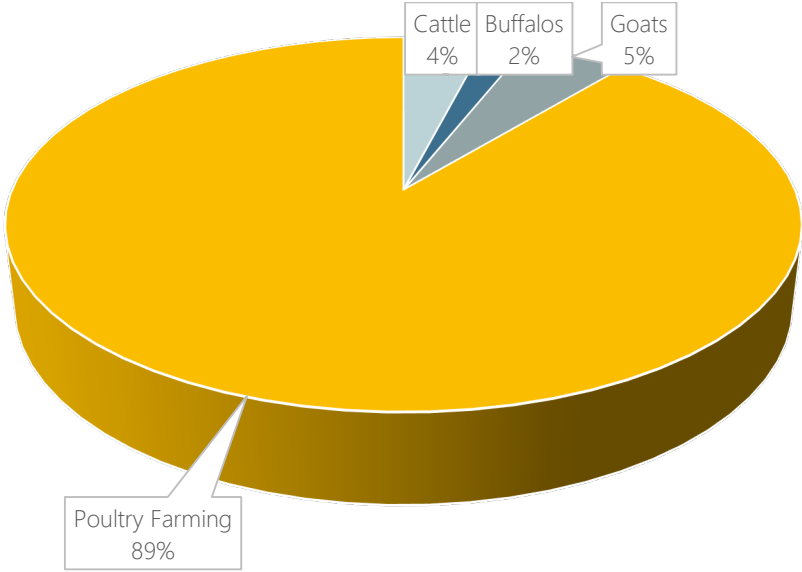
Small Scale Industries



Source: Resource profile, 2023



Animal Husbandry



Cow Milk		Buffalo Milk		Egg	
Mitch Cattles	Daily Production n(L)	Mitch Buffaloes	Daily Production (L)	Hen	Daily Production
3,840	1,920	1,135	1,690	54,700	6,900

Source: Resource profile, 2023



City Economy –Tourism Sector

Destination Profile



Main tourist season:
July and August



Arrivals:
80,000 visitors annually



Visitor perceptions:
A relaxing destination, with mostly natural attractions



Accommodation options:
A mix of budget and upmarket



Koneshwaram



Trincomalee Beach



Kanniya Hot Springs



Marble Beach



Fort Fedrick



Naval Museum



War Cemetery



Whale Watching



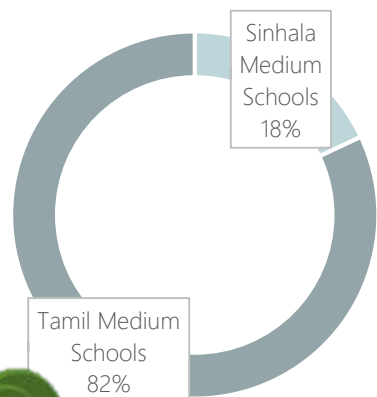
Snorkeling & Diving



Key Highlights : The adequate infrastructure facilities are not available for the Tourism Industry

SOCIAL INFRASTRUCTURE – *Education sector*

Classification of Schools					
National Schools	No of Schools				
	Other Schools				Total
	1AB Schools	Grade 1C Schools	Grade 2 Schools	Grade 3 Schools	
6	5	22	26	22	82

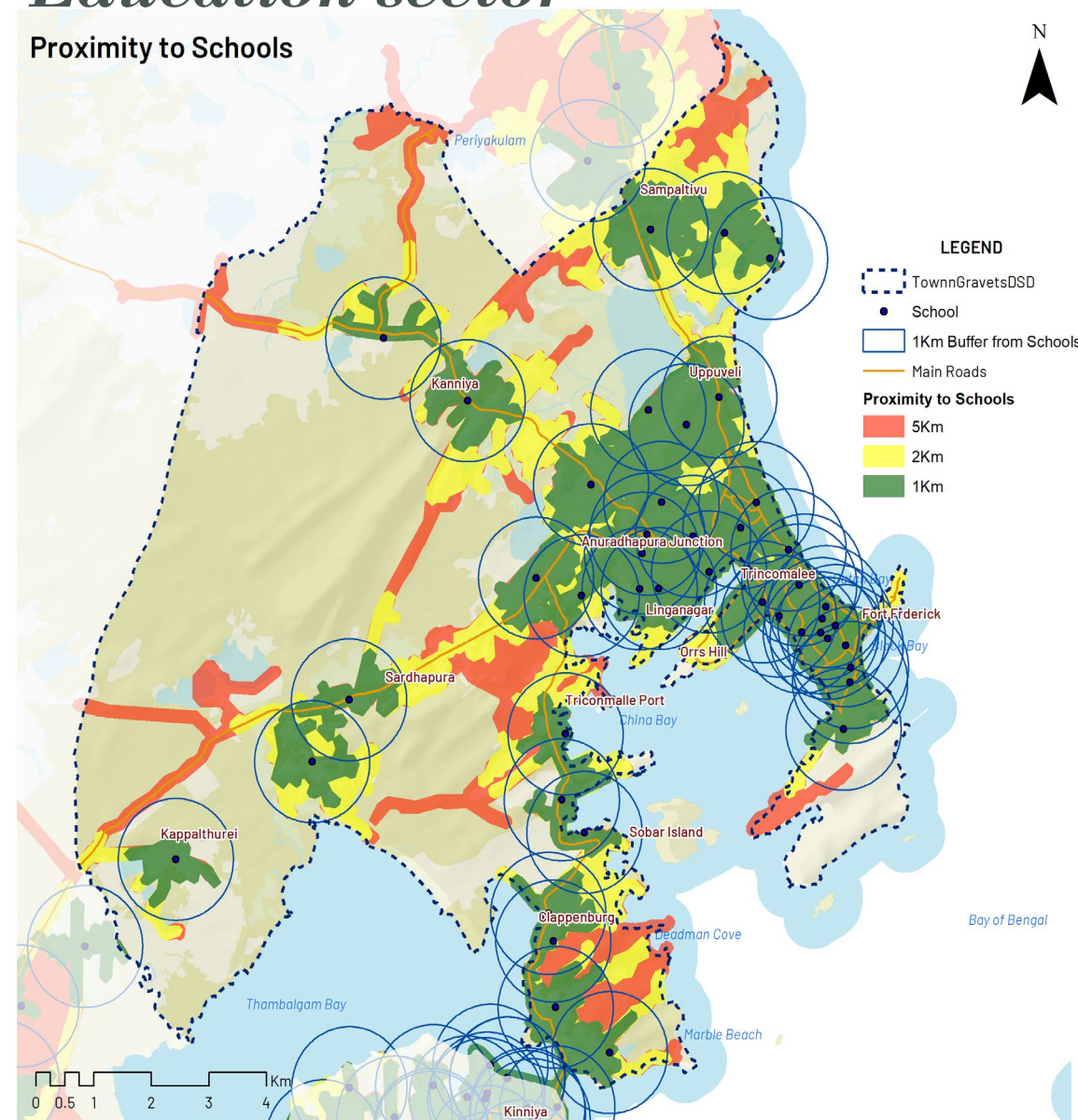


No of Students	No of Teachers	Students / Teachers ratio
33,265	1,760	1:19

Key Highlights : Infrastructure facilities of the schools should be developed.

Source: Resource profile, 2023

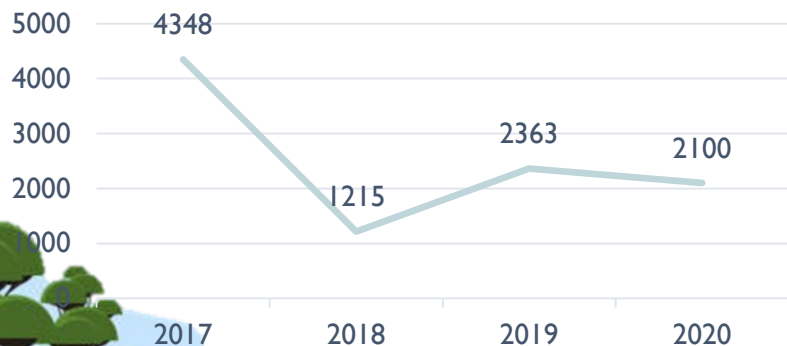
Proximity to Schools



SOCIAL INFRASTRUCTURE – Health Sector

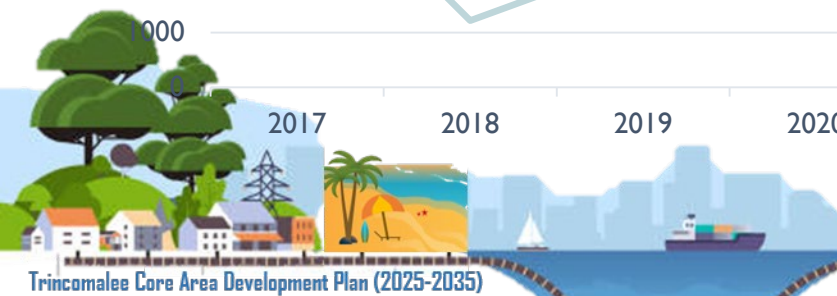
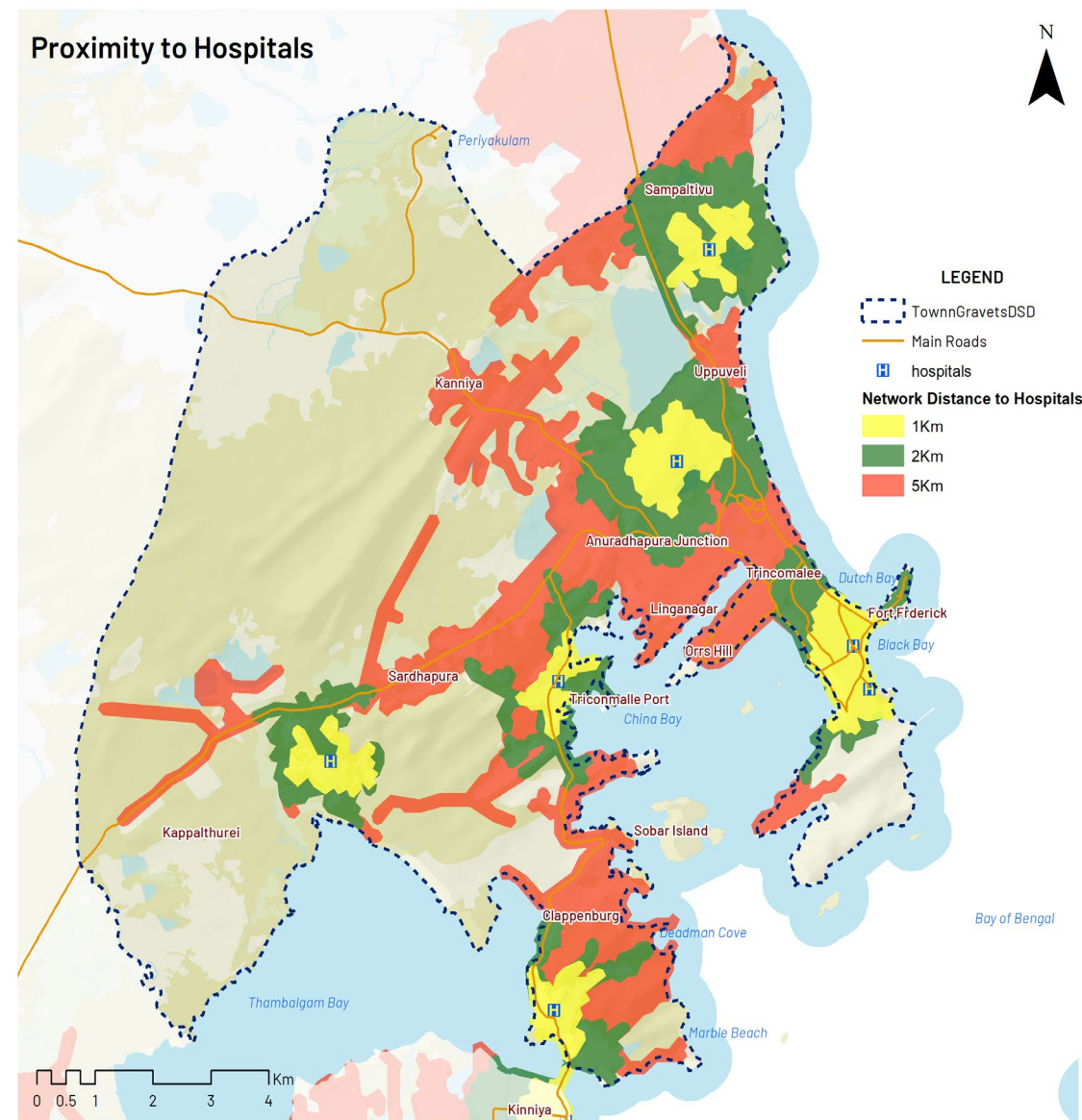
Type of Institution	No.of. wards	No.of Beds	No of indoor Patients	No.of outdoor patients
DGH Trincomalee	25	523	46,867	75,447
Private hospitals	04 Hospitals			
PMCU Selvanayagapuram		-	-	20,566
PMCU Chinabay		-	-	3,591
PMCU Sampalthivu		-	-	10,290
PMCU Kappalthurai		-	-	7,413

Dengue



Key Highlights : The facilities of Trincomalee General Hospital Should be developed further.

Source: Resource profile, 2023

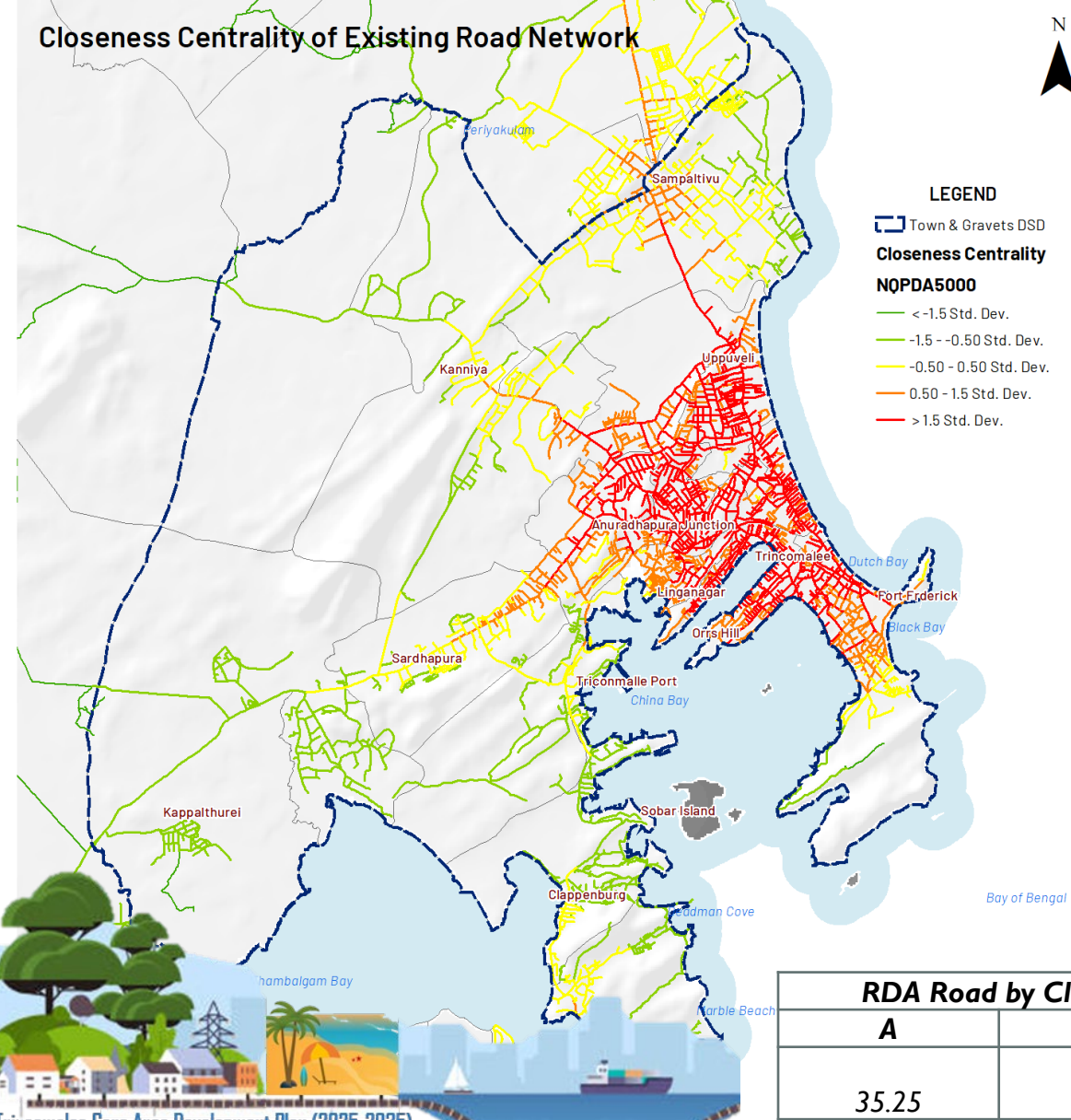


SOCIAL INFRASTRUCTURE – *Health Sector*

GENERAL HOSPITAL, TRINCOMALEE



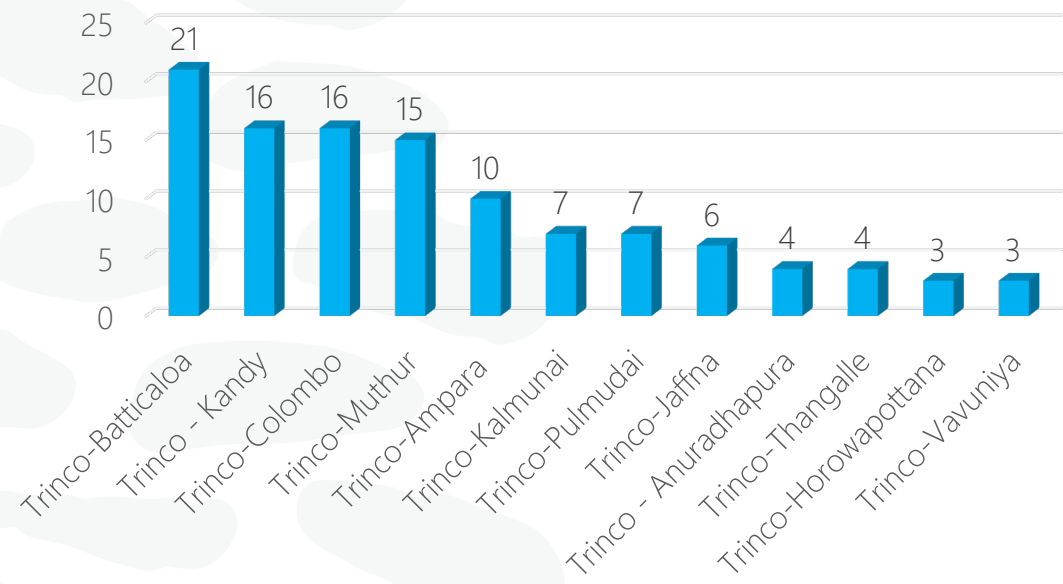
PHYSICAL INFRASTRUCTURE – *Road & Transportation*



RDA Road by Classes		RDD Roads by Classes	
A	B	C	D
35.25	57.80	38.50	9.98

PHYSICAL INFRASTRUCTURE – *Road & Transportation*

BUS FREQUENCY



Number of passengers (average carried) per day	5,000
Revenue in Rupees (per day)	450,000.00



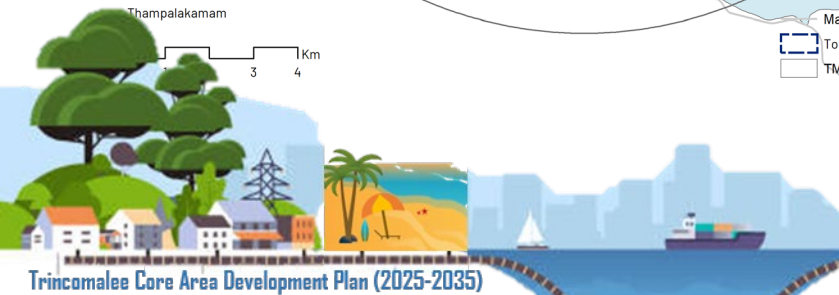
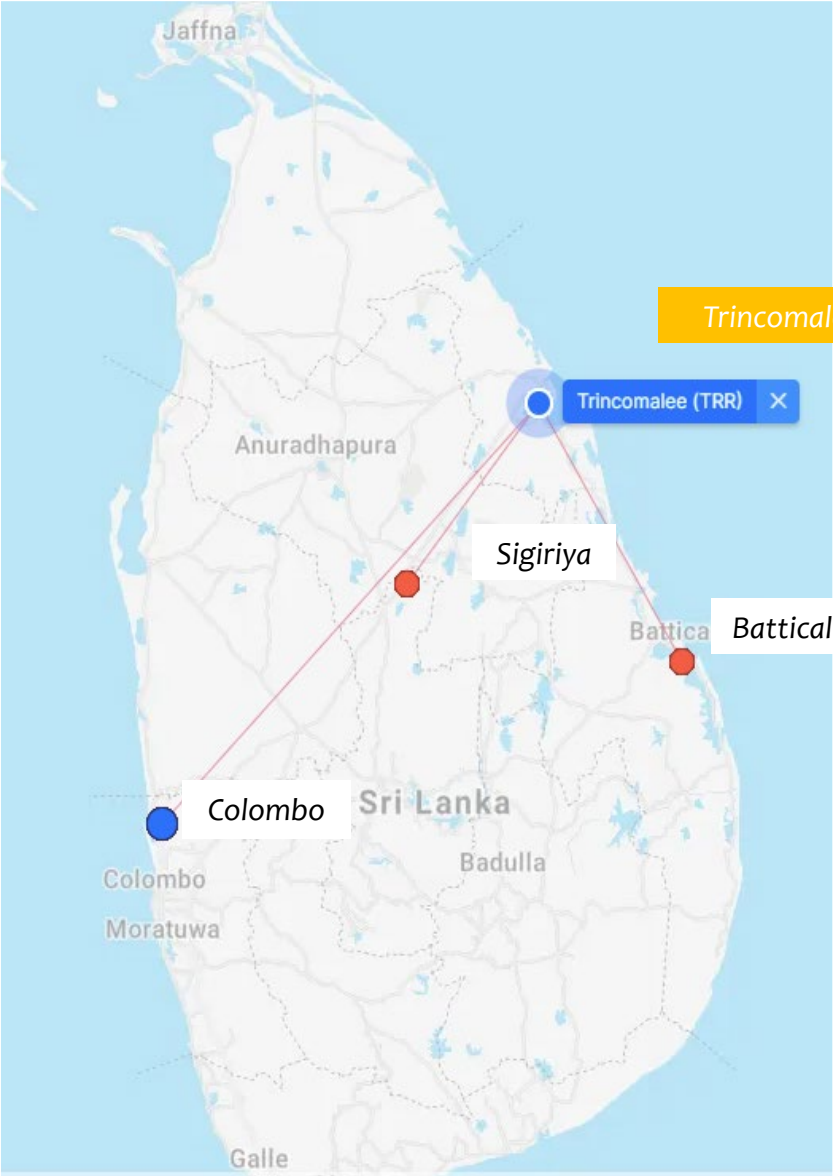
Source: Resource profile, 2023



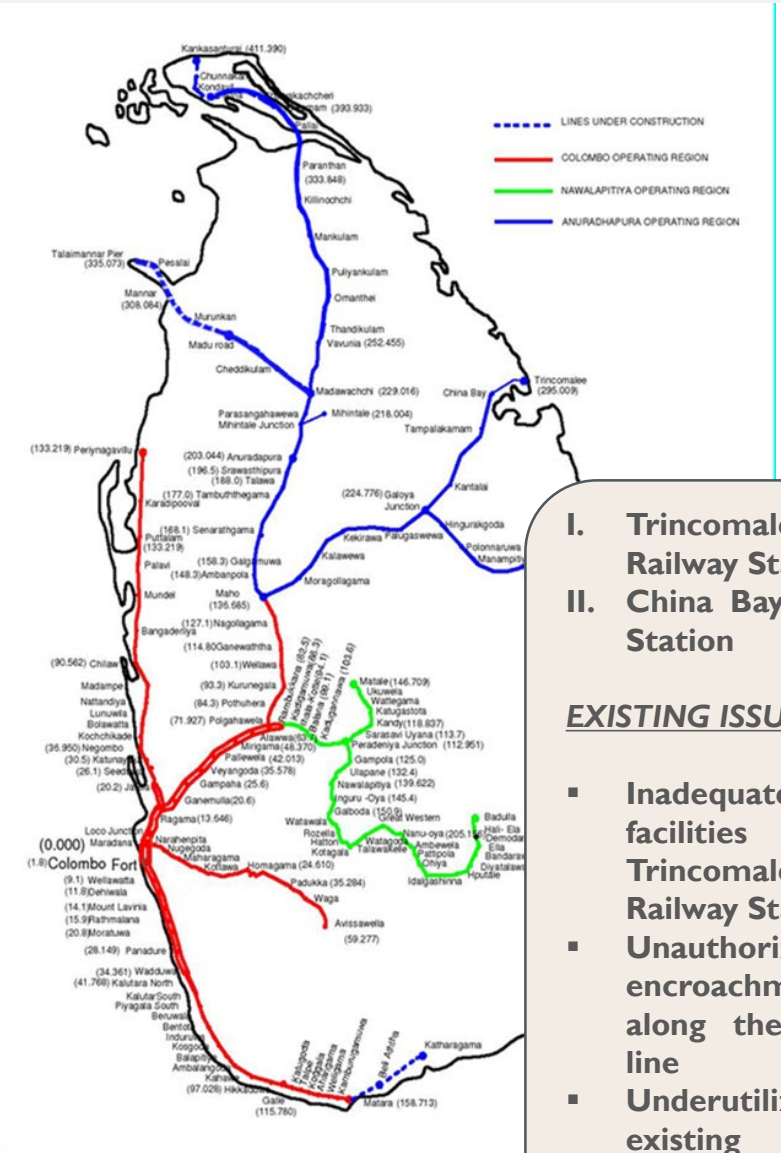
Key Highlights : The existing Bus Stand should be developed with adequate facilities.

PHYSICAL INFRASTRUCTURE – Road & Transportation

Airport Height Restriction Zones



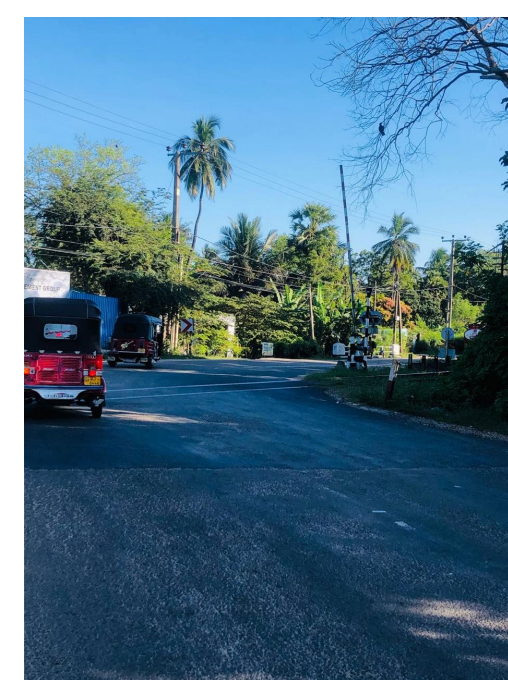
PHYSICAL INFRASTRUCTURE – *Road & Transportation*



- I. Trincomalee Railway Station
- II. China Bay Railway Station

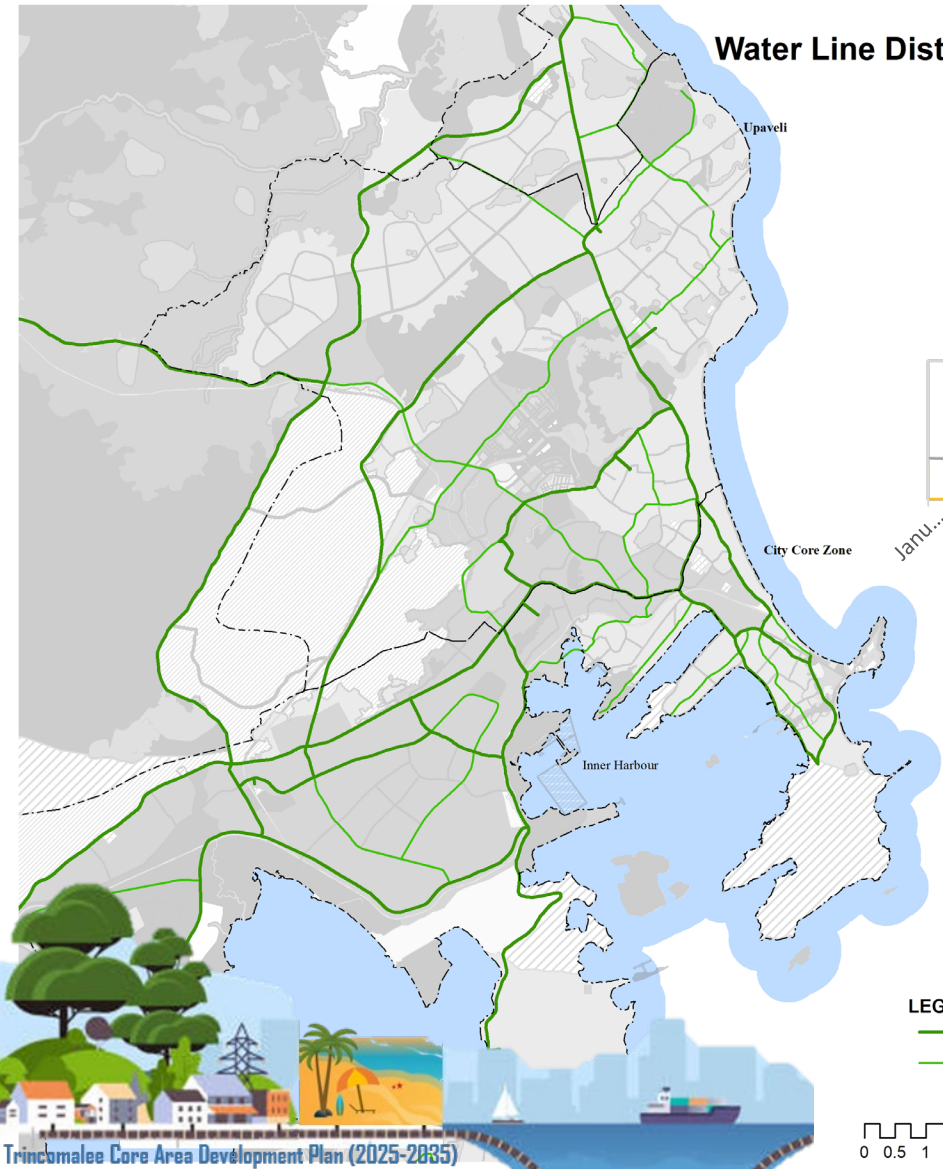
EXISTING ISSUES:

- Inadequate facilities of Trincomalee Railway Station
- Unauthorized encroachments along the railway line
- Underutilization of existing railway premises
- Unsafe railway crossings

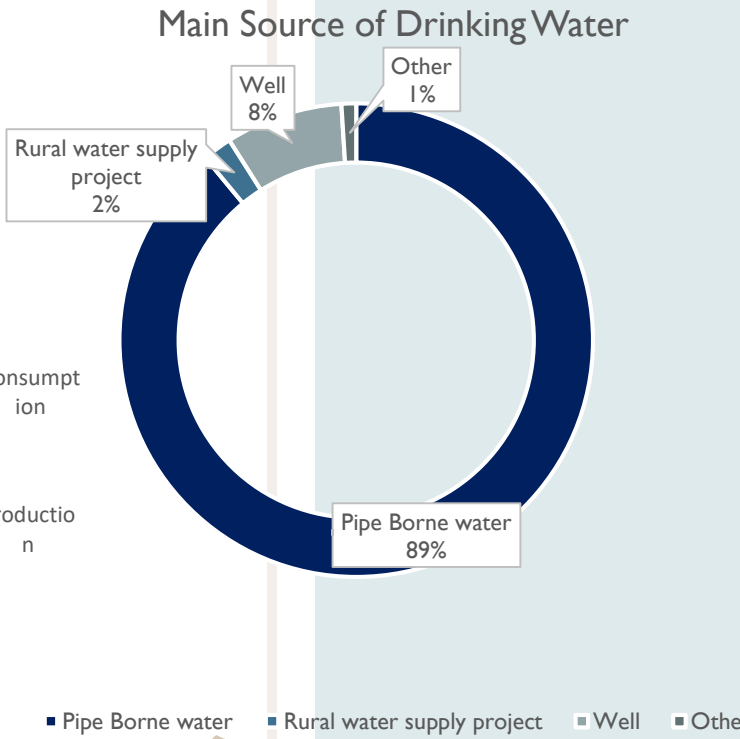
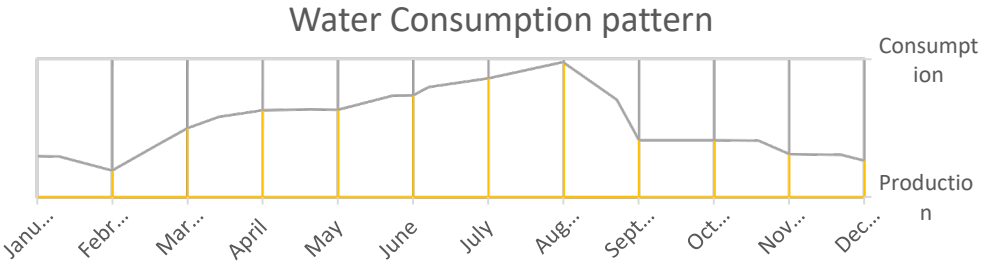


PHYSICAL INFRASTRUCTURE – *Water Supply*

Kanthale Tank is the main source of Drinking Water



Trincomalee city – 6 10 hr



Total population survived by Pipe Born Water	Water requirement per day (M3)	Current Water Supply per day (M3)	Water Deficit per day (M3)
113,869	13,664	10,000	4,000

Key Highlights : Water Scarcity

Source: National Water Supply & Drainage Board

PHYSICAL INFRASTRUCTURE – *Water Supply*

Issues to be addressed

- During the dry season Mahaweli river & Kanthale intake water level goes beyond the strainer level and unable to pump required quantity of Water



- Intermittent Water Supply due to integrated system of treated water transmission and higher elevated reservoirs.
- High NRW due to Intermittent supply and Higher-pressure zones-30%
- Water Treatment Plant capacity almost reached the current demand.
- Frequent breakdowns in town area due to more than 40years old PVC pipes.
- Defective meters are very high due to alternative days supply in sub urban areas.

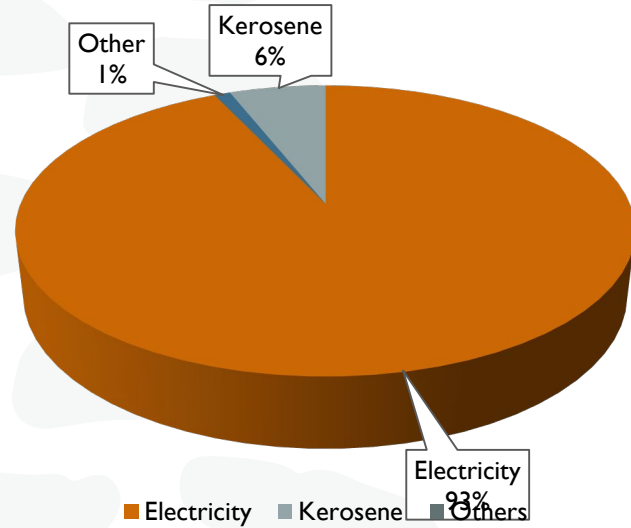
Source: National Water Supply & Drainage Board



PHYSICAL INFRASTRUCTURE – Electricity Supply

RENEWABLE ENERGY

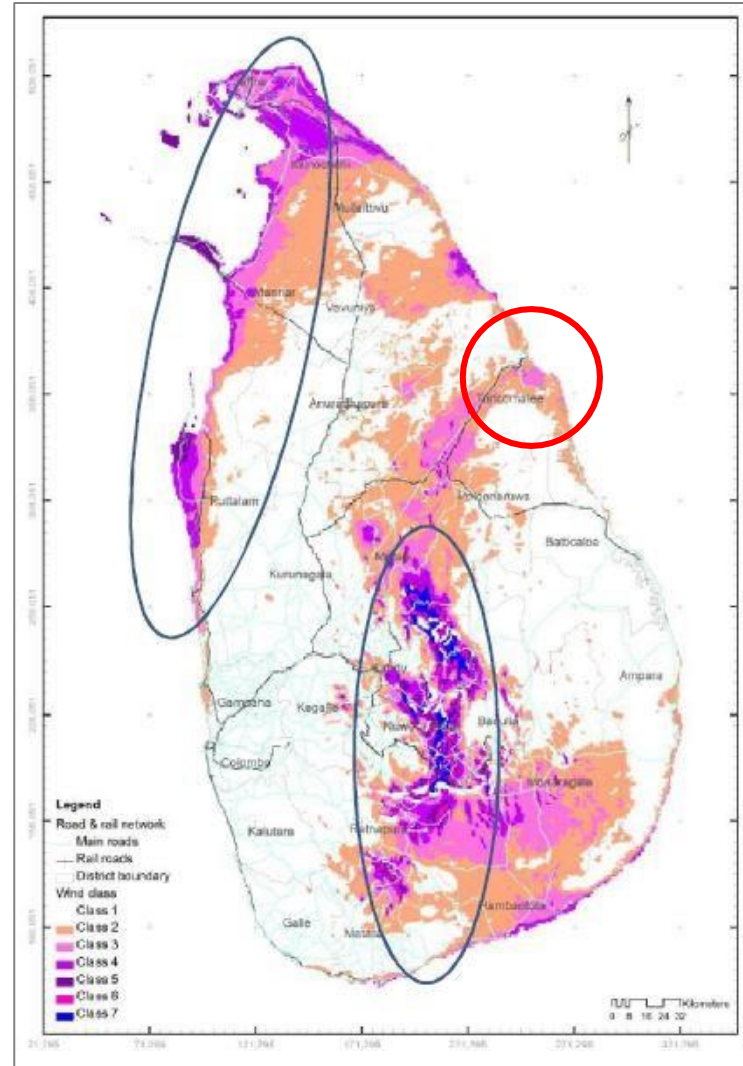
Electricity Sources



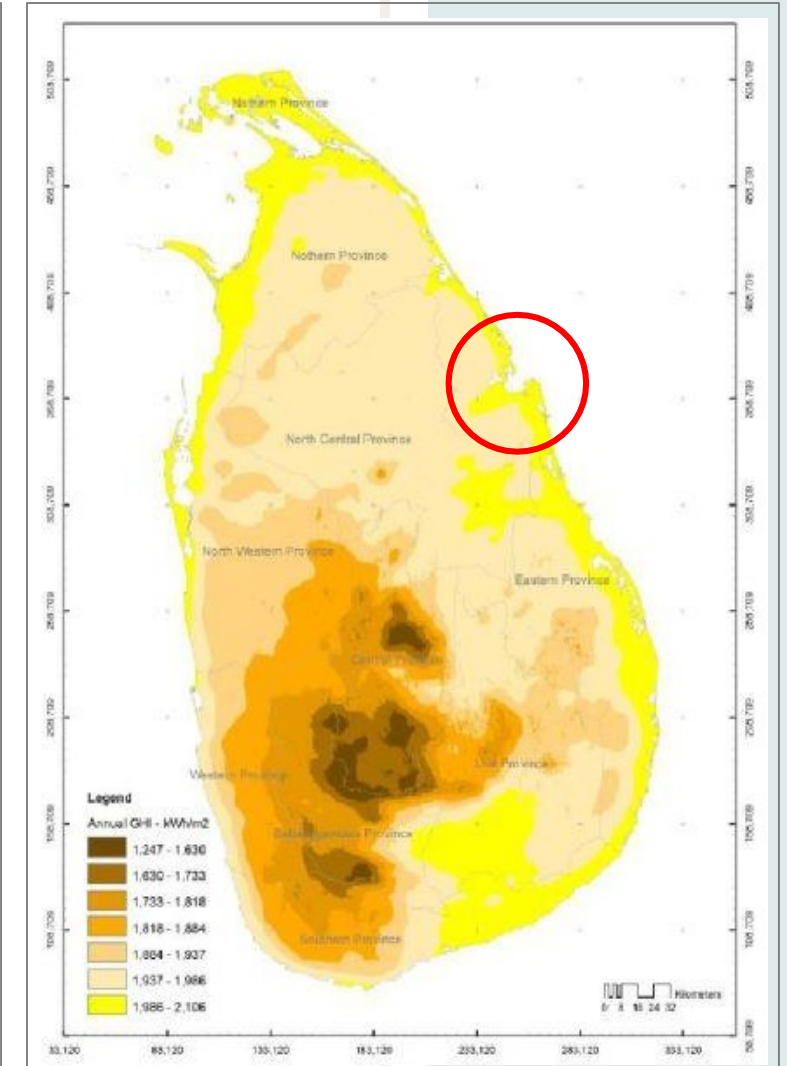
Existing Issue : Switching arrangement for the improvement of the outages due to the planned interruption works

Source: Ceylon Electricity Board

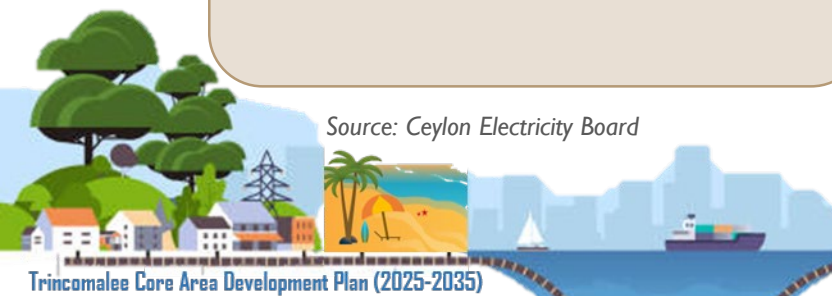
Wind Power Resource Map



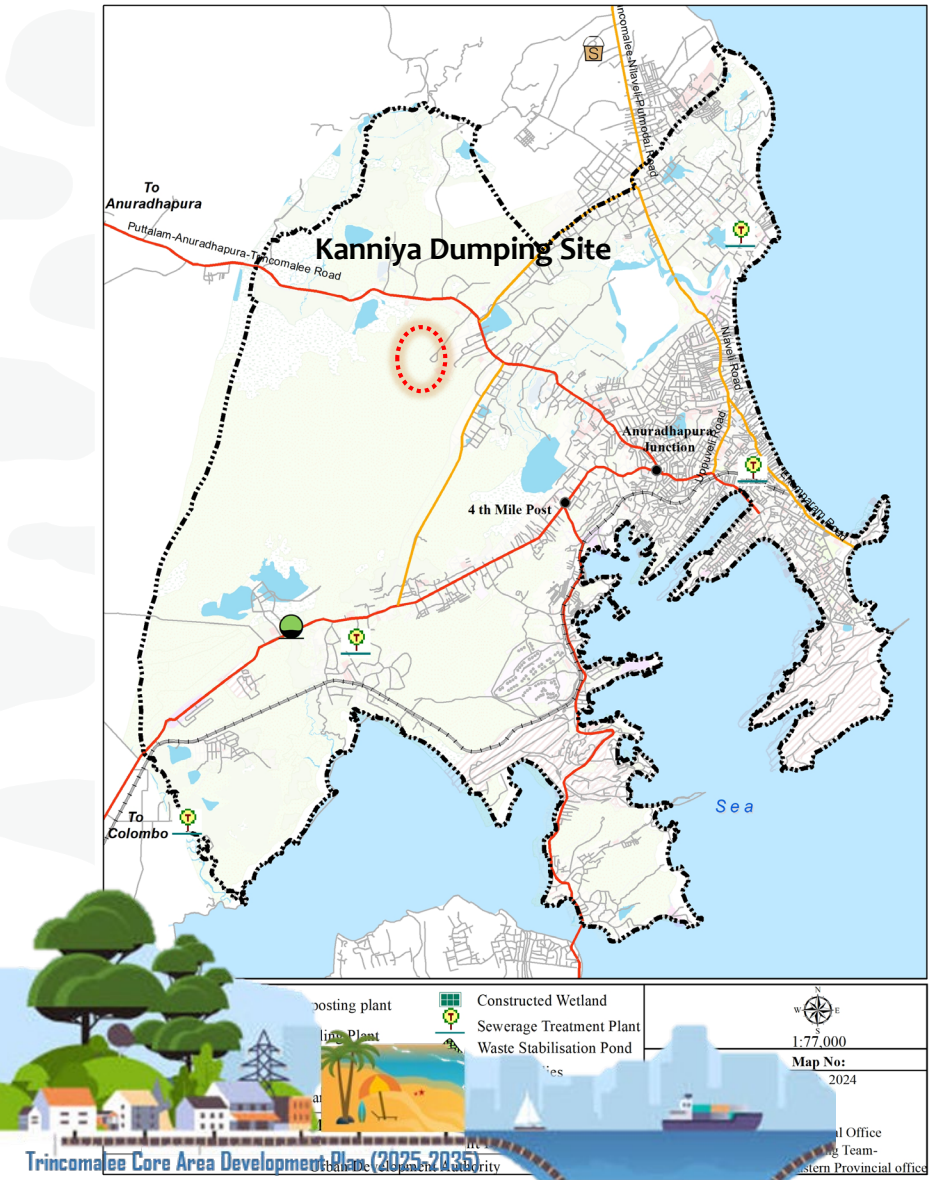
Solar Energy Resource Map



Source: Ministry of Power & Energy



PHYSICAL INFRASTRUCTURE – *Solid Waste Management*



Waste Collection Area	Kanniya Dumping Site (From Town 3.3km)
Collecting Agency	CGL International Eco Pvt Ltd
Ownership of the land	Divisional Secretary,T& G
Covered Area	Town & Gravets and UC area,Army, Navy, Prison, Tokyo Cement and Prima factory
Waste generation amount per day	110 Metric ton per day
Nature of the waste management	Open Dumping
Segregation	No
Collected Method	Door to Door
Extent of the area	A:17

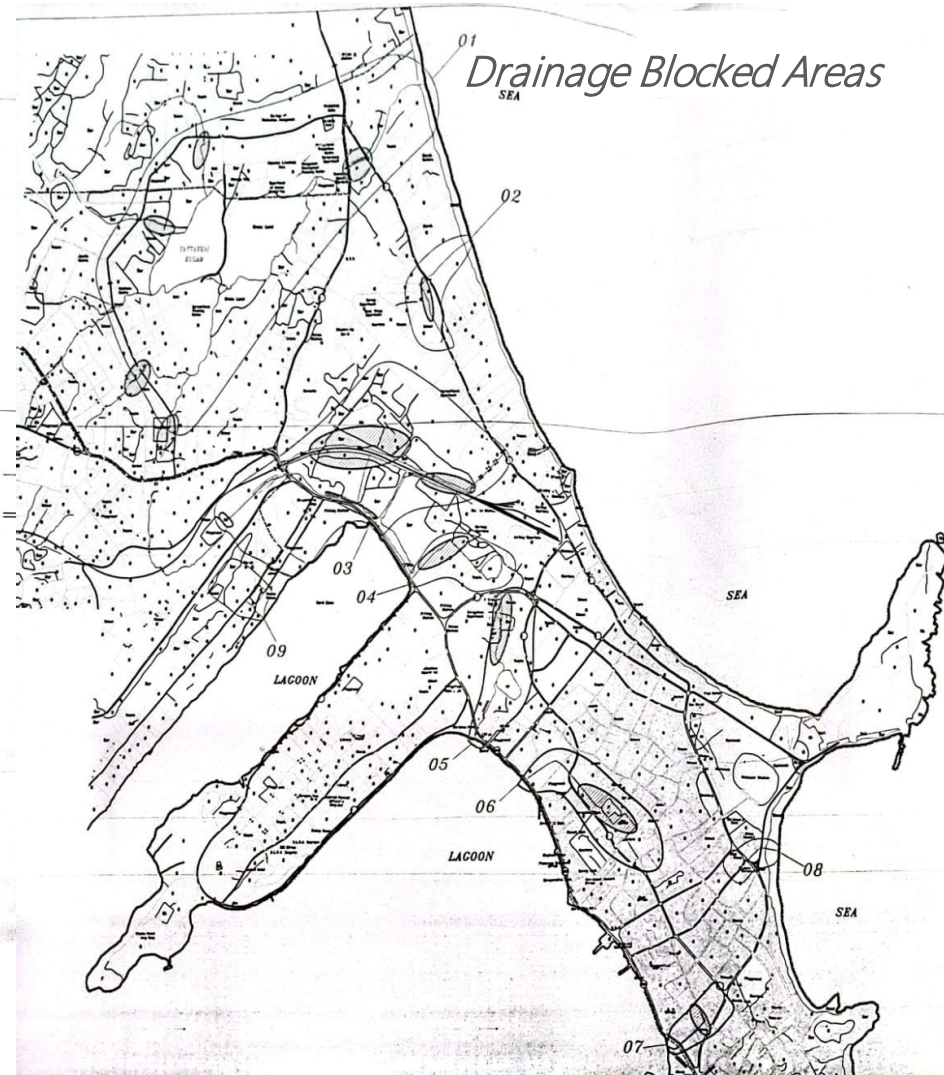
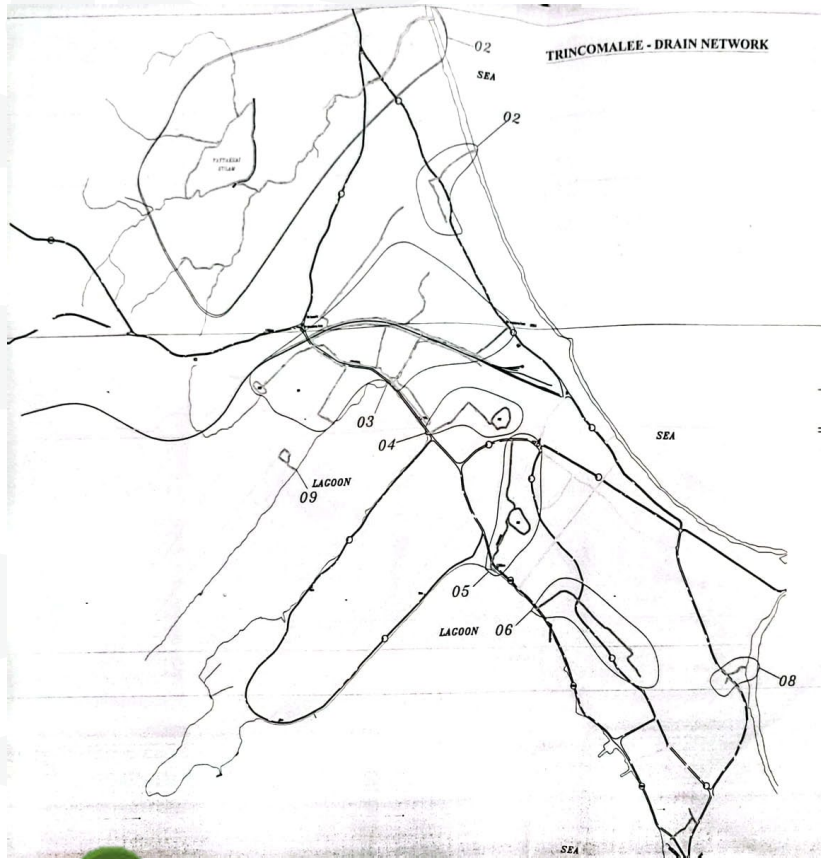
- Reasons to Failure of Current solid waste Management System :
- CGL International Eco Pvt Ltd proposed to use German technology for waste management. But they can not gain expected profit from this project due to high cost.

PHYSICAL INFRASTRUCTURE – *Solid Waste Management*



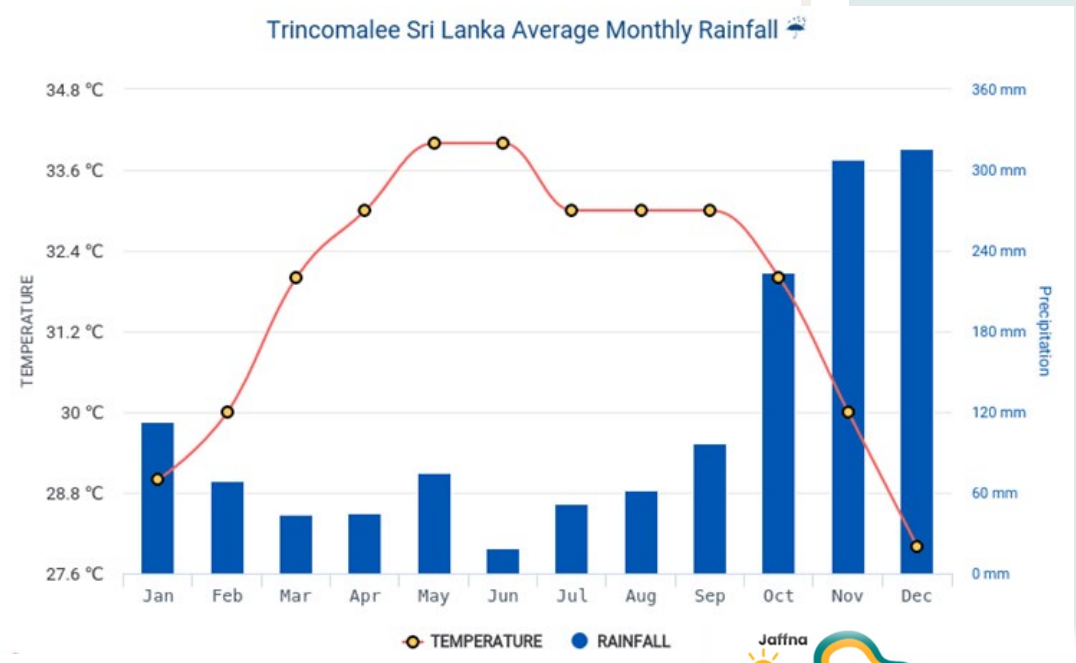
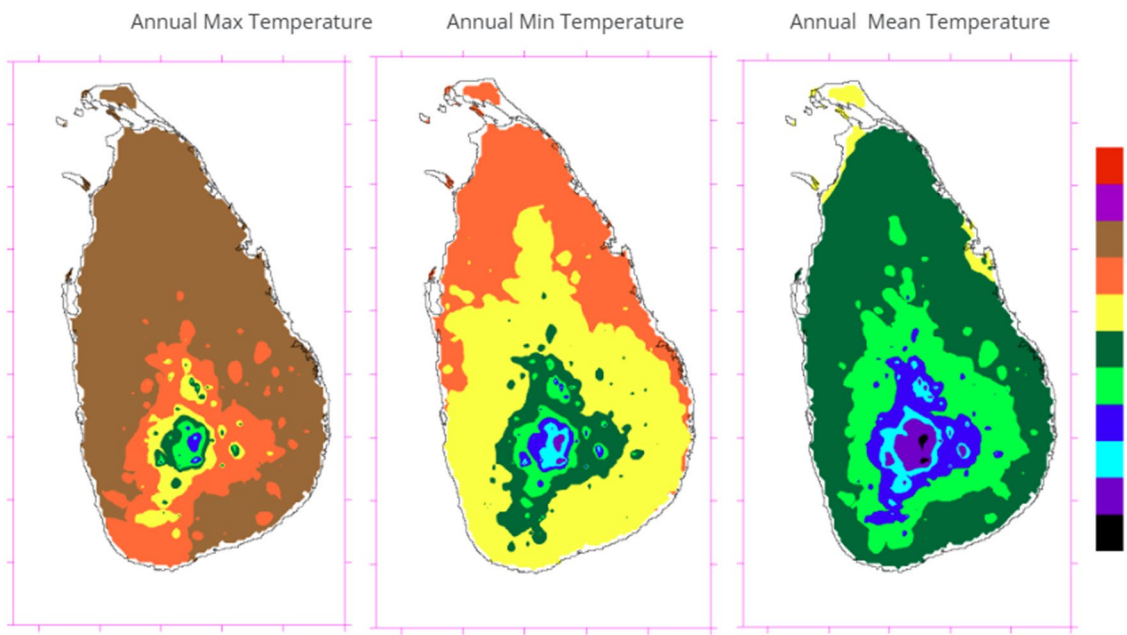
PHYSICAL INFRASTRUCTURE – *Drainage & Storm Water Management*

Existing Drainage Network



Source: Proposed surface drainage project for Trincomalee done by SLLDC

ENVIRONMENT – Climate condition

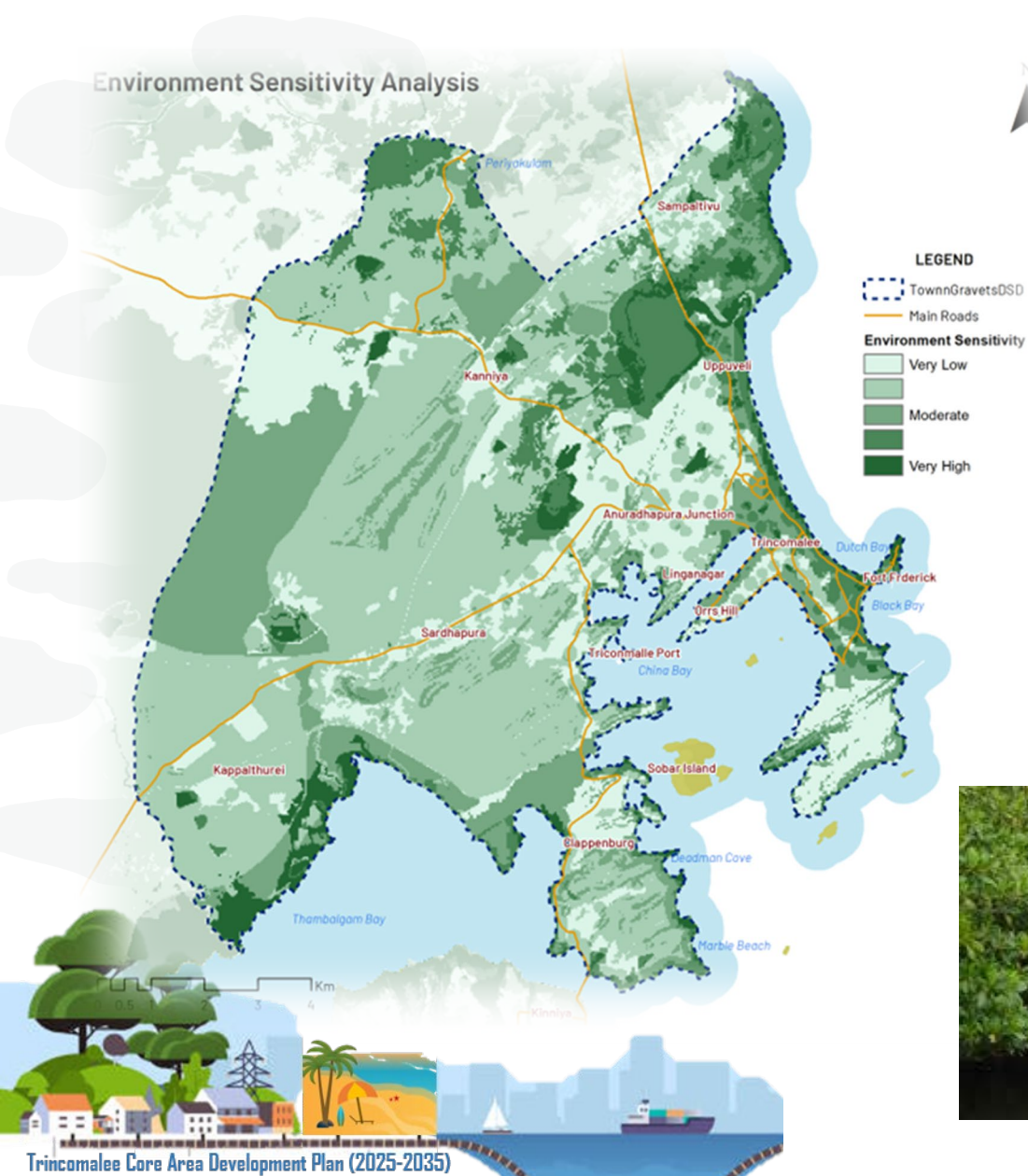


AVERAGE ANNUAL TEMPERATURES

Source: Metrological Department



ENVIRONMENT – Conservation Areas



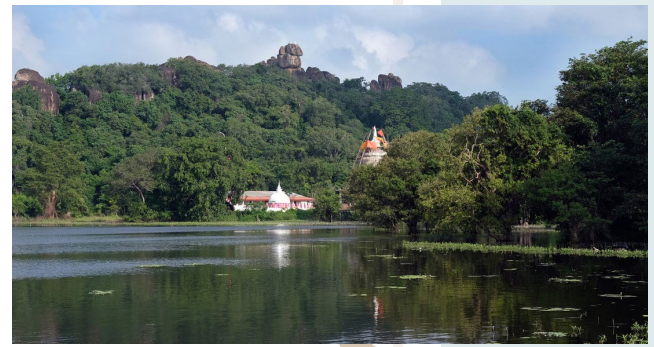
More than 50% of the Town & Gravets DSD covers with Environmental Sensitive Area

Forests
- 43% **6,393.6 hect**

Paddy
- 8.5% **1,258 hect**

Scrubs
- 8.1% **1,198.8 hect**

4th



ENVIRONMENT – *Public open Recreational Space*

No	Type of Parks	Extent (ha)
1.	Pocket Parks	0.87
2.	Mini Parks	18.12
3.	Local Parks	2.95
5	Beach Parks(including Beach Areas)	41.00
6	Nature Parks	1.69
7	Central Urban Parks	12.00
	Total	76.63

Standard for Public Outdoor Recreational Spaces: 1.4 Ha per 1000 Population

Total Population in 2022 – 113,869



Total Population in 2022 – Existing Parks and Play Grounds : 76.63 Ha

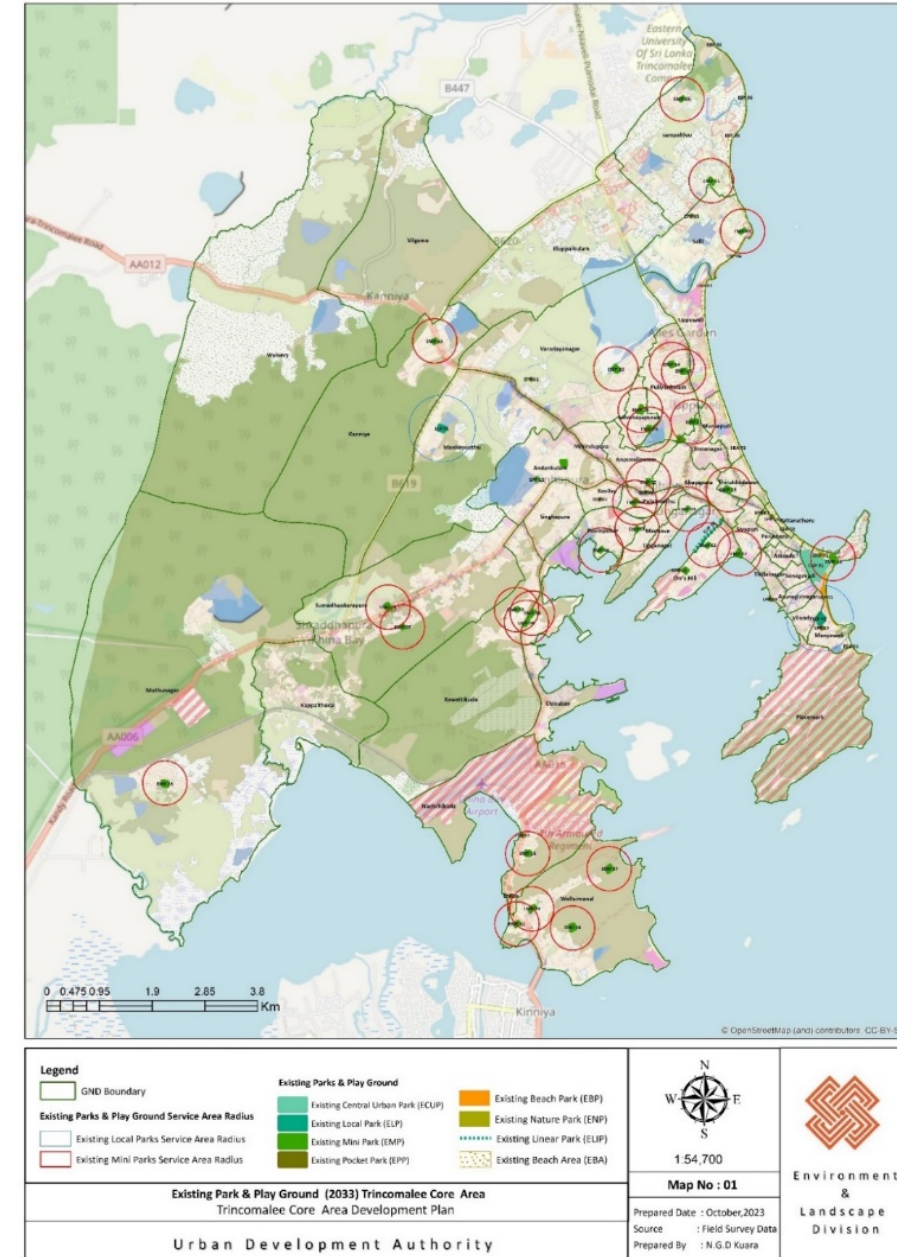


Forecasting population for 2034 : 122,300
Need parks and Play grounds for 2034 : 171 Ha



Requirement for Parks and Playgrounds in 2034 : 94 Ha

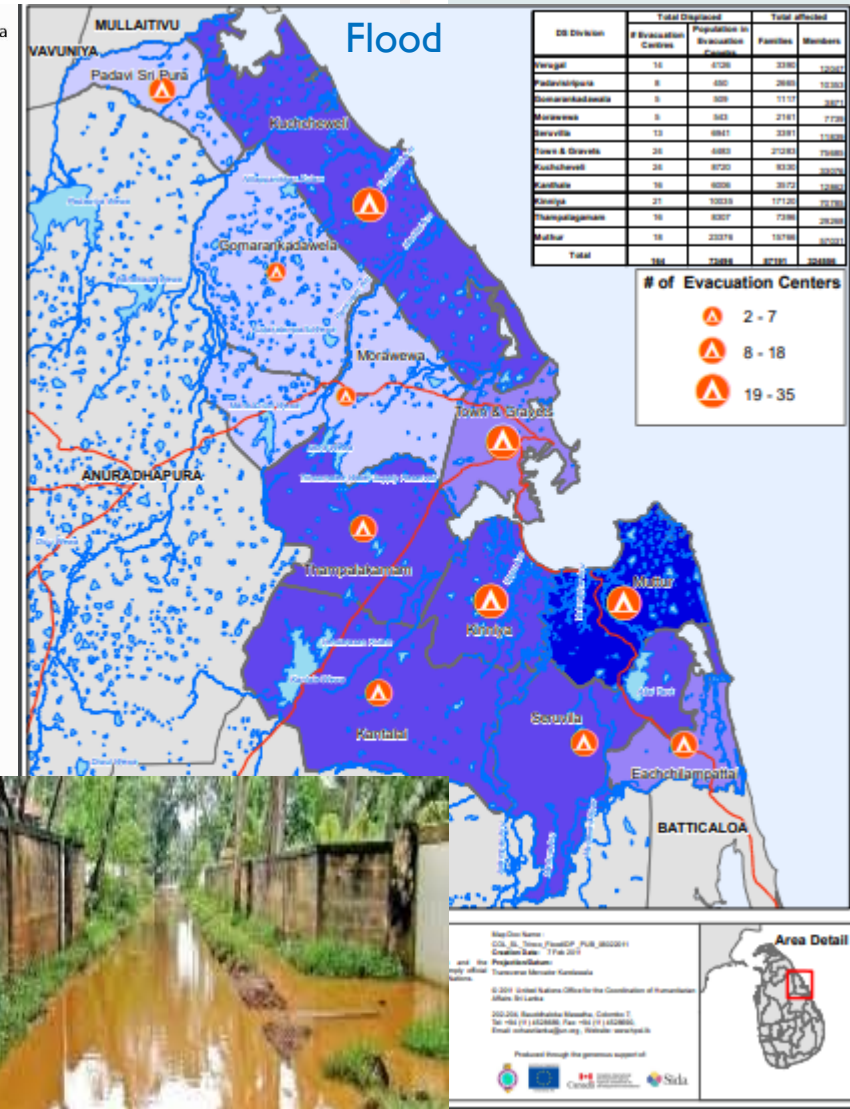
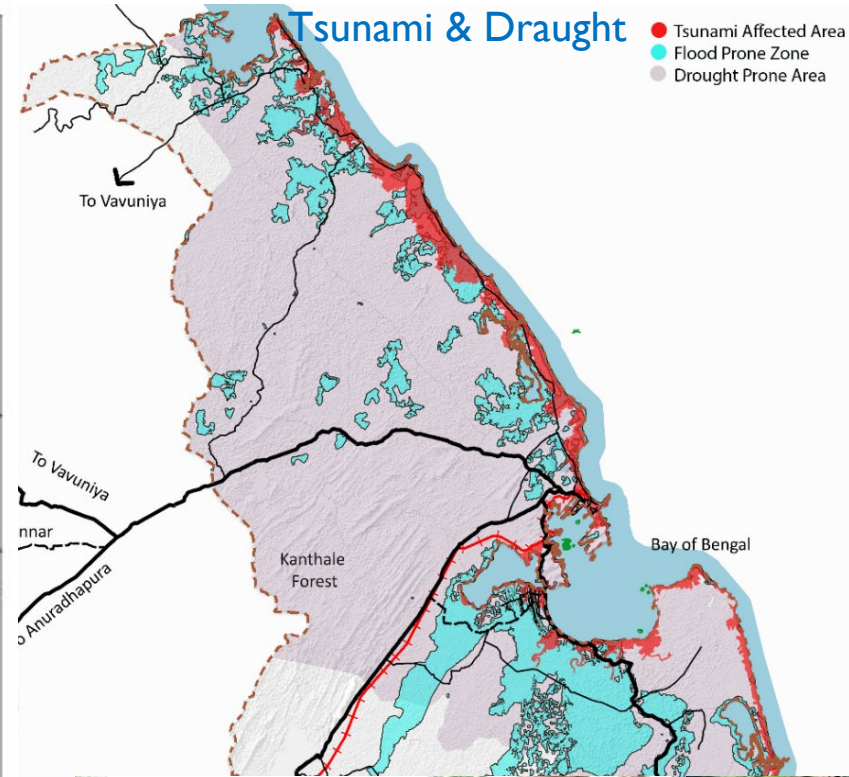
Need PORS Plan



[illegible]

Cyclone

The map displays the coastline of Odisha, India, with various towns labeled including JATIPUR, BANSKANE, PURI, KANTH, COLONGA, KALITINGA, GALLI, KANTH, RADULLA, and KANTH. A legend in the top right corner defines the symbols used: a solid line for 'Cyclone Track', a dashed line for 'Storm Track', a dark blue shaded area for 'High Intensity Zone', a grey shaded area for 'Intermediate Zone', and a white area for 'Low Intensity Zone'. A red circle highlights a specific area on the eastern coast near the town of KANTH. A scale bar at the bottom right indicates a scale of 1:200000.



Flood situation in Trincomalee

ENVIRONMENT – *Archeological Sites*

Fort Fedrick



War Cemetery



Koneswaran Temple



Naval Museum Temple



Velgam Viharaya



Lovers' Leap

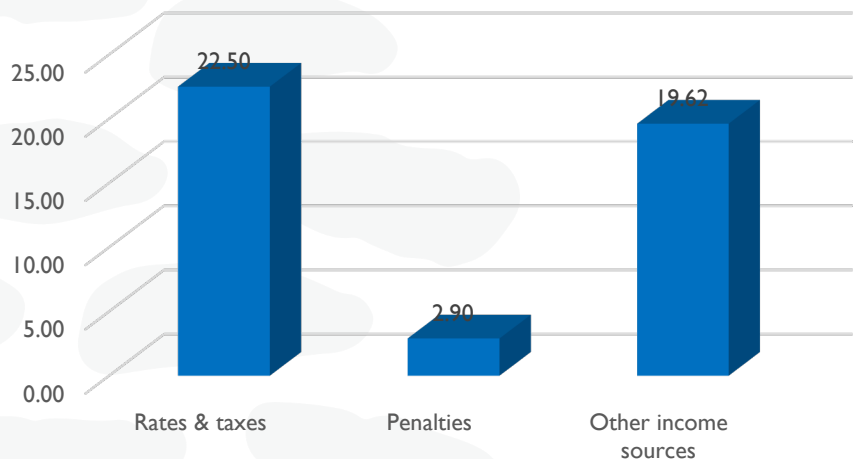


Income & Expenditures of Local Authorities

TRINCOMALEE UC

Income (Rs. 45.02 Mn)

Income- Rs. Mn (January, 2024)



Expenses (Rs. 26.60 Mn)

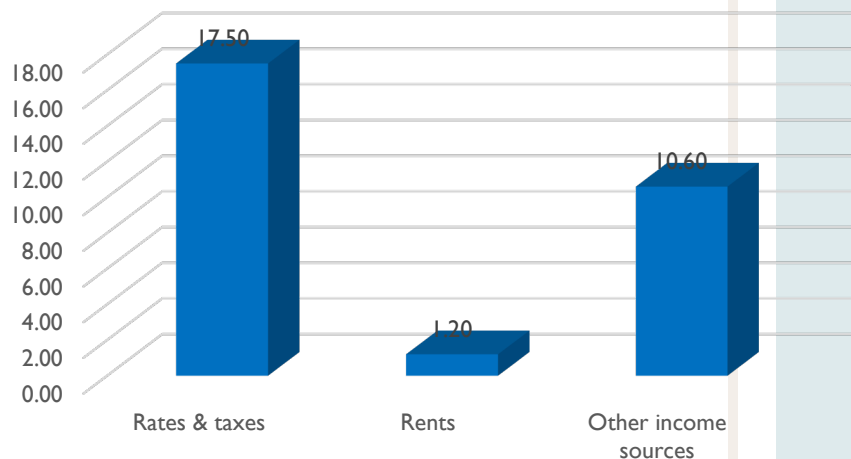
Expences – Rs..Mn (January, 2024)



TOWN & GRAVETS PS

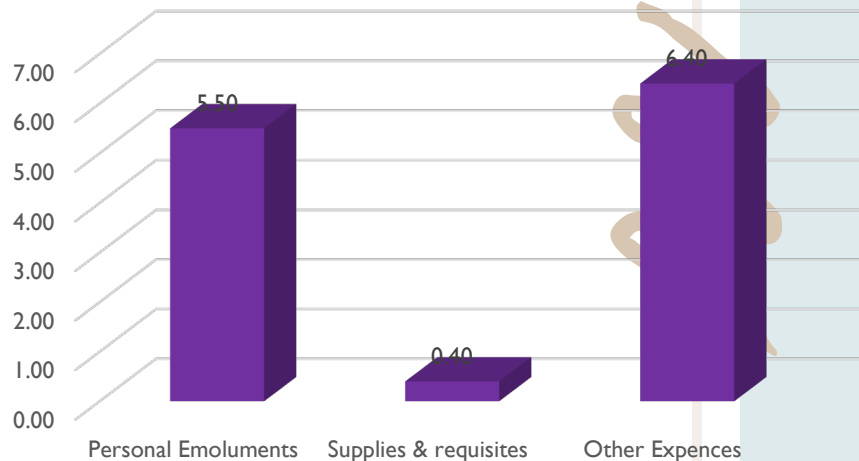
Income (Rs. 29.3 Mn)

Income – Rs.Mn (January, 2024)



Expenses (Rs. 12.3 Mn)

Expenses- Rs. Mn (January, 2024)





NEED OF THE DEVELOPMENT PLAN (Problems & Potentials Identification)



PROBLEMS & POTENTIALS

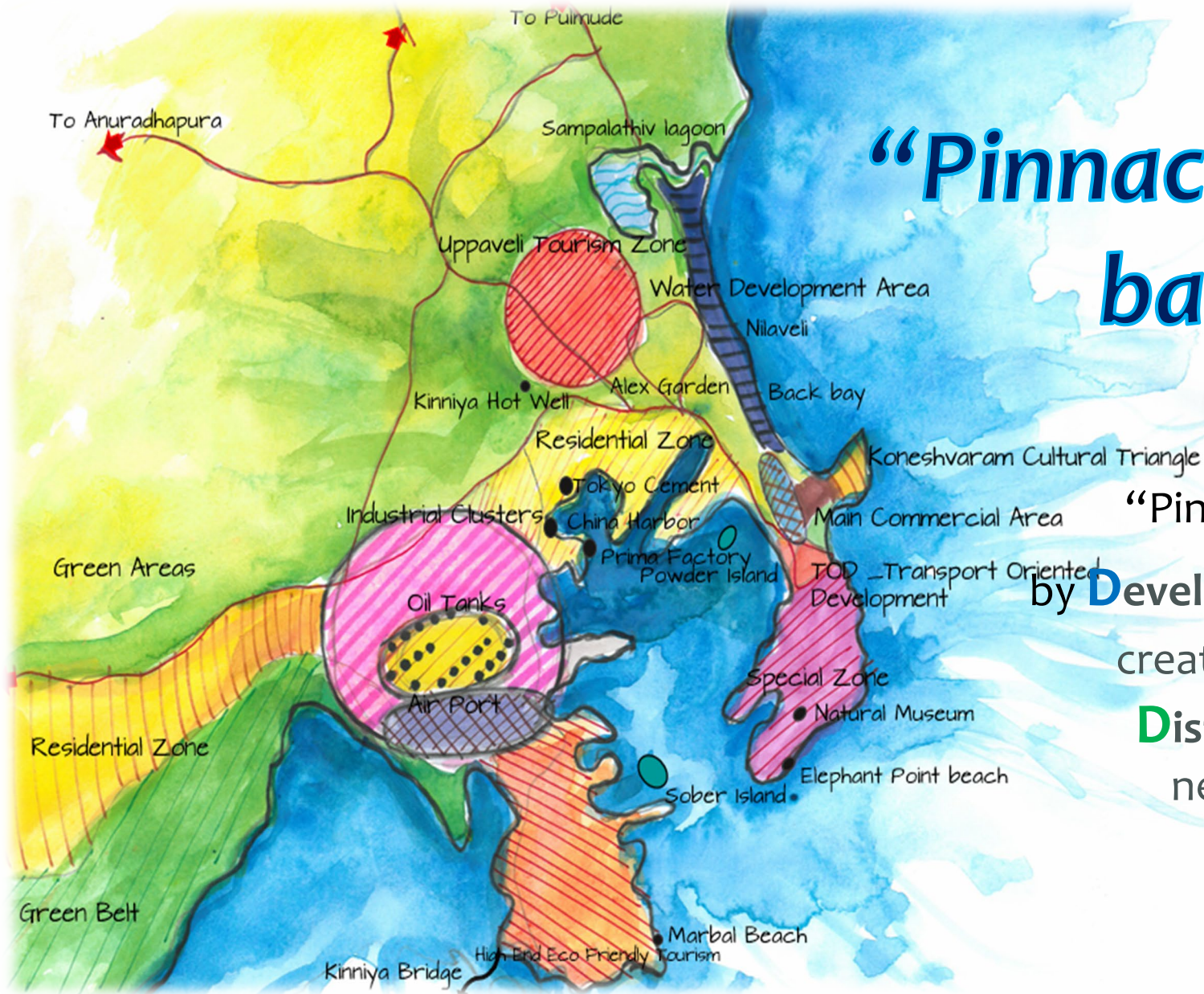
Potentials

- Economic development proposals for Port Development in an around Bay of Bengal.
- Economic development potential in the vicinity of the planning area. (E.g. Industries, Tourism, Fisheries, Agriculture)
- Trincomalee has been identified as the primary economic hub for development, in alignment with the objectives outlined in National Policies

Problems

- Lack of infrastructure. (Water, Road Network, Rail Network, Drainage & Sewerage etc.)
- Highly environmentally sensitive areas. (Forests, Waterbodies, Marshy Lands, Agricultural lands)
- Land ownership issues/ unauthorised constructions.
- Lack of access to harbour.
- Conflicting land uses.
- Policy changes from time to time.





“Pinnacle of Prosperity In bay of Bengal”

Trincomalee shall become -

“Pinnacle of Prosperity In Bay of Bengal”

by **D**eveloping as port-related service city through creating **D**iverse economy, enhancing the **D**istinctive identity & creating **D**ynamic neighborhoods in Trincomalee Area.



GOALS



- **D**evelop as the emerging port-related service city in Bay of Bengal through creating diverse economy by capitalizing on existing resources .
- Embrace green blue network as the spine for future development while enhancing the **D**istinctive identity of Trincomalee.
- Improve the livability of the area by creating **D**ynamic neighborhoods to facilitate live, work, play & learn



SWOT Analysis



Develop as the emerging port-related service city in Bay of Bengal through creating diverse economy by capitalizing on existing resources .

STRENGTHS

- Trincomalee Harbor is the second-largest natural harbor in the world.
- Around 328 ha. of vacant land available for developments
- Strategically situated adjacent to an expanding international maritime route.
- Availability of Oil Tanks
- Well-connected Railway Network to the Harbor and road network connected with Kappalturai EPZ to port and city



- The predominant use of land of 785 ha within the Inner Harbor is allocated for defense-related purposes.
- The proposed harbor expansion is hindered by height restrictions due to the presence of an airport flight path zone.
- 45m to 145m flight restriction zone
- Inadequate infrastructure facilities
- Dilapidated condition of existing roads
- Drinking water
- Inadequate skilled laborer.



- To become a transshipment hub of the Indian Ocean.
- Trincomalee has been identified as one of the multi-dimensional cities under the National Physical Plan.
- Established Major Industries in the planning area. ((IOC, Prima, Tokyo Cement)

- Major developed ports in the Bay of Bengal
- Trade policies between different countries
- International trade agreements Eg: (FTAs) with India, Pakistan, and Singapore
- Tariffs and import/export regulations
- Bilateral and multilateral trade agreements
- Trade barriers and restrictions
- Trade negotiations and diplomatic relations

OPPORTUNITIES

THREATS



SWOT Analysis

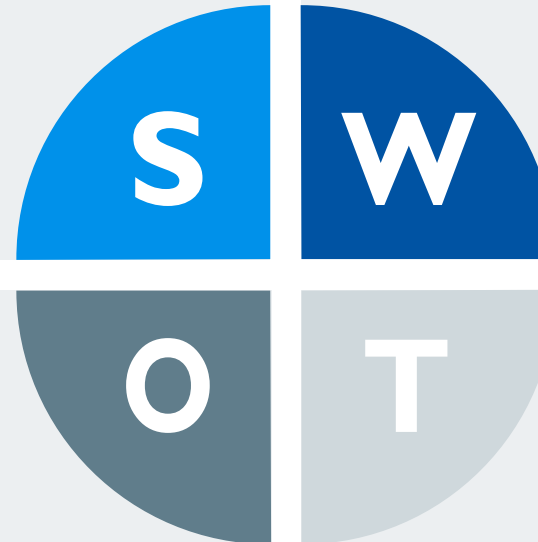


*Embrace green blue network as the spine for future development while enhancing the **Distinctive** identity of Trincomalee.*

STRENGTHS

- Naturally located as a waterfront city
- Diversified environmental characters. (Forest 47% (5781 ha.), Scrub 8.7% (1133 ha.), Water 3% (387 ha.)
- Availability of 73% forest cover & sensitive areas

- Unauthorized incursion of state lands
- Encroachments
- The employment of illegal fishing techniques
- Sewage discharge contributes to marine pollution. (Medical waste, sewer & sewerage)



- Designated as a primary hub for high-end tourism development under the Sabana Jourong Eastern Province Megapolis Plan

- ❑ Natural disasters (Cyclone, drought & Tsunami)

OPPORTUNITIES

THREATS



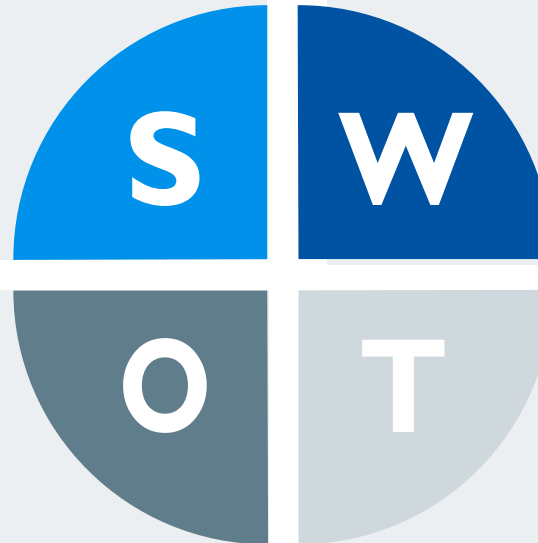
SWOT Analysis



*Improve the livability of the area by creating **Dynamic** neighborhoods to facilitate live, work, play & learn*

STRENGTHS

- Designated as the primary administrative city in the Eastern Province.
- 0.7% (90 ha.) of available open spaces in the city.
- Availability of a well-connected variety of transport modes



- In the urban area, a significant portion of land is designated for cemeteries and religious sites.
- Agglomeration of industries creates industrial pollution.
- Inadequate infrastructure facilities
- Non-availability of sewage management mechanism
- No drainage system, pedestrian paths & parking (On street)
- Poor inner road network connectivity & road condition

- In-migration to Trincomalee for Educational Facilities from outer Areas

OPPORTUNITIES

- ❑ Natural disasters (Cyclone, drought & Tsunami)

THREATS



Objectives

G 1

Develop as the emerging port-related service city in Bay of Bengal through creating diverse economy by capitalizing on existing resources.

- To increase the Cargo Handling capacity up to 75 % in 2035.
- To facilitate establishment of port related service industry establishments in city of Trincomalee (Logistics & Industries) by 2035.
- To create 75% job opportunities by local people within the port related services by 2035.
- To facilitate tourism industry growth by creating diversified tourism products for year-round operations in Trincomalee by 2035.
- To create export oriented value added agriculture & fisheries products from 50% from the total production by 2035

G 2

Embrace green blue network as the spine for future development while enhancing the Distinctive identity of Trincomalee.

- To preserve the identity of Trincomalee by creating a waterfront city by open up physical and visual access to pristine water resources by 2035.
- To protect 100% of green and blue network and passive use of those resources in the development process by 2035.
- To create a disaster resilience urban environment by 2035.

G 3

Improve the livability of the area by creating Dynamic neighborhoods to facilitate live, work, play & learn

- To ensure the provision of adequate physical and social infrastructure facilities that enhance quality of life, accessibility, and sustainability for 100% of residents by 2035.
- To uplift the public transport mode share to 75% by 2035 through a multimodal transport system integrating road, rail, air, and sea





STRATEGY FORMULATION



STRATEGY FORMULATION

01. Service Plan

- Settlement Plan
- Health Sector Development
- Education Sector Development Plan
- Administrative Cluster Development

02. Infrastructure Development Plan

- Transport Development Strategy
- Water supply Management strategy
- Electricity Supply Management Strategy
- Waste water, sewerage & drainage Improvement strategy
- Solid Waste Management Strategy

03. City Economic Development Plan

- Port-related logistics & Industrial Development plan
- Tourism Development & facilitation Plan
- Fishery Sector Development Plan

04. Sustainable Environmental Management Plan

- City Beautification Plan
- Environment Conservation Plan
- Public Outdoor Recreational Space (PORS) Plan
- Disaster Risk Reduction Plan
- Heritage Conservation Plan

05. Zoning Plan



01. SERVICE PLAN



STRATEGY FORMULATION – Settlement Plan

Strategy: Ensuring Adequate Housing for All Residents in City Limits

- Affordable Housing:**

- Implementing government-backed affordable housing schemes.
- Encouraging private sector investments in budget-friendly housing.
- Providing subsidies and financial assistance to low-income groups.

- Urban Planning & Infrastructure:**

- Developing well-planned residential zones with access to essential services.
- Ensuring connectivity through proper road networks and public transport.
- Allocating green spaces for a better living environment.

- Sustainable & Smart Housing:**

- Promoting eco-friendly building materials and energy-efficient designs.
- Integrating smart home technologies for better resource management.
- Encouraging vertical housing projects to optimize urban land use.

- Legal & Policy Support:**

- Implementing policies that prevent illegal land encroachments.
- Enforcing rent control laws and tenant protection rights.
- Regularizing informal settlements and upgrading slums.

- Inclusive Housing Initiatives:**

- Special provisions for senior citizens, differently-abled individuals, and vulnerable groups.
- Developing mixed-income housing projects to foster social integration.
- Ensuring gender-friendly and child-friendly housing spaces.



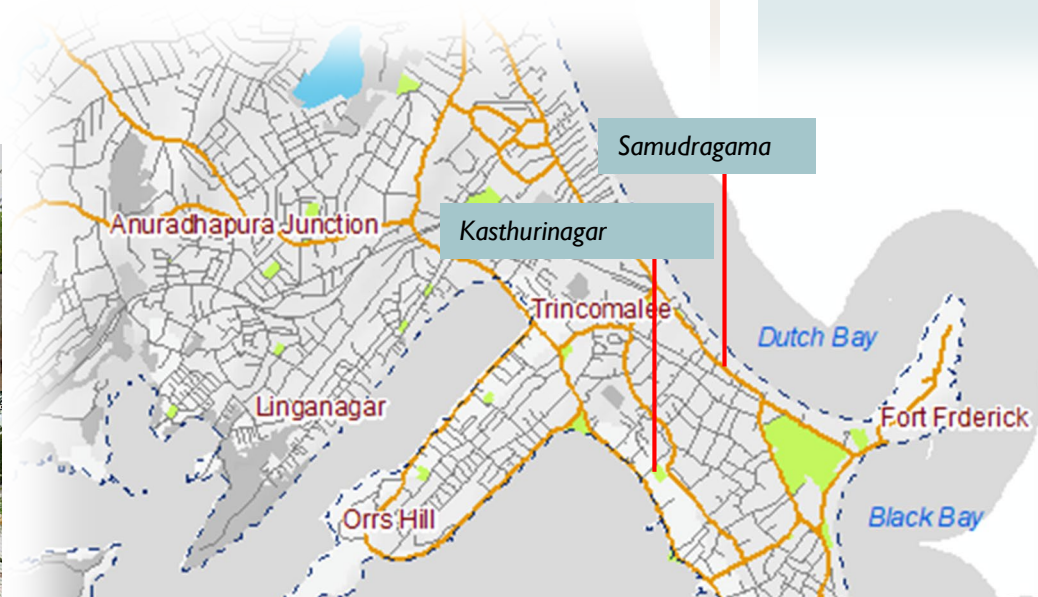
W

STRATEGY FORMULATION – Settlement Plan

Strategy: Provide adequate housing facilities for all the residence in city limit.

Action project : Housing Project at kashurinagar and Samudragama

Land Extent	Samudragama 02 Acres (120 Units) Kashurinagar : 1.5 Acres (100 Units)
Land ownership	DS,Town & Gravets
Existing condition	Unauthorized and unproper temporary residential units are located
Implementation Agency	NHDA, UDA

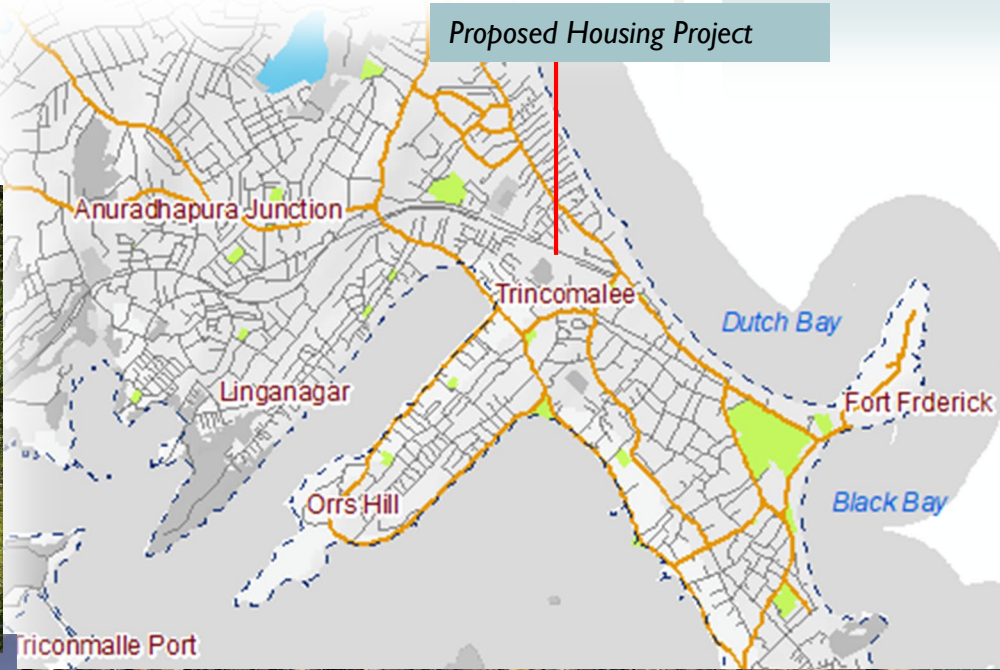


STRATEGY FORMULATION – Settlement Plan

Strategy: Provide adequate housing facilities for all the residence in city limit.

Action project : Housing Project at land owned by Railway Department

Land Extent	01 Acre
Land ownership	SL Railway Department
Existing condition	Abonded railway quarters are located
Implementation Agency	NHDA, UDA



A Apartment Type 2 Bedrooms

- Total Area 850 Sqft
- 2 Bedrooms with Balcony for Master Bedroom
- 2 Toilets
- Pantry Area with Utility Terrace
- Dining Area
- Living Area with Spacious Balcony

B Apartment Type 3 Bedrooms

- Total Area 1050 Sqft
- 3 Bedrooms with Balcony for Master Bedroom
- Pantry Area with Utility Terrace
- Dining Area
- Living Area with Spacious Balcony

C Apartment Type 3 Bedrooms

- Total Area 1250 Sqft
- 3 Bedrooms with Balcony for Master Bedroom
- 2 Toilets
- Pantry Area with Utility Terrace
- Separate Maid Room and a Toilet
- Dining Area
- Living Area with Spacious Balcony



STRATEGY FORMULATION – Health Plan

Strategy I: Develop most facilitated health zone for the patients & hospital's staff

Creating a highly facilitated health zone for patients and hospital staff requires a well-planned environment that prioritizes comfort, efficiency, hygiene, and well-being. Below is a detailed description of the ideal health zone:

1. Patient-Centric Facilities

A. Comfortable Inpatient Rooms

- **Spacious & Well-Ventilated:** Large rooms with proper ventilation and natural lighting.
- **Smart Beds:** Adjustable and automated beds with patient-controlled settings for comfort.
- **Entertainment & Connectivity:** TVs, Wi-Fi, and reading materials to enhance patient experience.
- **Hygiene & Safety:** Antimicrobial surfaces, air purifiers, and emergency call buttons.

B. Specialized Treatment Areas

- **Isolation Wards:** Designed for contagious diseases with HEPA filtration systems.
- **ICU & Emergency Units:** Equipped with advanced life-support machines, quick-access medications, and real-time patient monitoring.
- **Therapy & Rehabilitation Centers:** Dedicated areas for physical and psychological recovery, including hydrotherapy and sensory rooms.

C. Outpatient & Diagnostic Services

- **Quick-Access OPD:** Streamlined appointment systems and digital check-ins.
- **Advanced Imaging & Testing Labs:** MRI, CT scans, and pathology labs with AI diagnostics.

2. Staff-Centric Facilities

A. Comfortable Workspaces

- **Rest Zones:** Soundproof lounges with massage chairs and nap pods.
- **Cafeteria & Nutrition Hubs:** Healthy food options with 24/7 availability.
- **Dedicated Training & Learning Centers:** VR-based medical training and continuous education modules.

B. Efficient Workflow & Safety

- **Automated Medical Supply System:** AI-powered inventory for tracking and refilling supplies.
- **Smart Scheduling & AI Assistance:** AI tools to help manage shifts, patient records, and workload.



STRATEGY FORMULATION – Health Plan

Strategy I:: Develop most facilitated health zone for the patients & hospital's staff

Action project :Redevelopment the existing hospital premises including all facilities

Land Extent	08 Acres
Land ownership	State
Existing condition	Current hospital premises is located.
Implementation Agency	Health Ministry

Construction of Medical Ward Complex

Construction of Surgical Unit

Construction of Maternity & Paediatric Unit

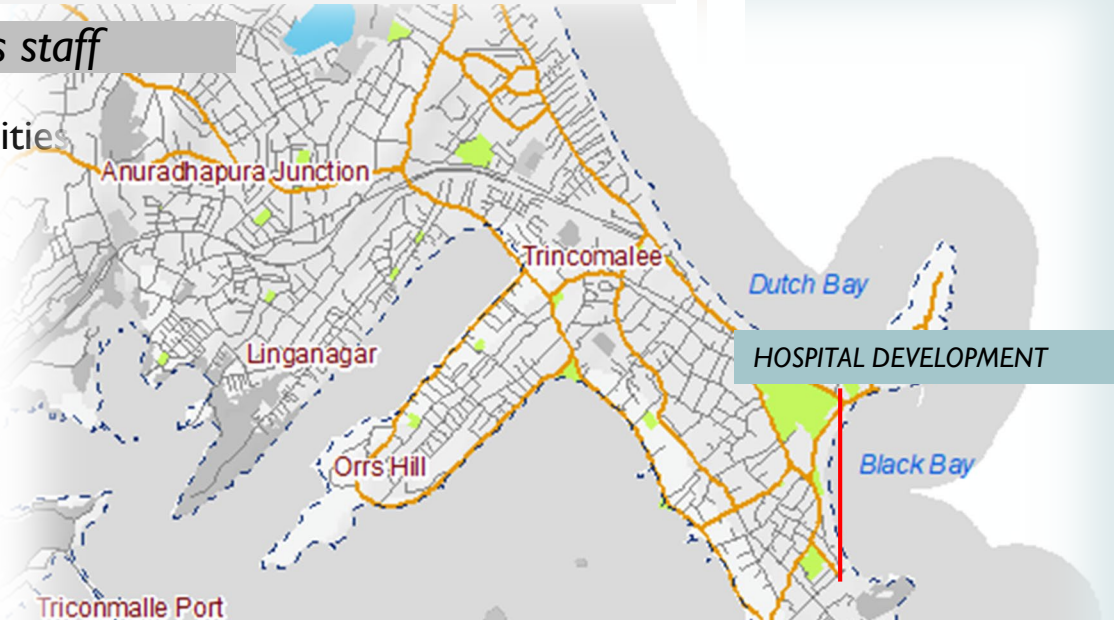
Construction of Radiology & Laboratory Complex

Construction of Neurology & Neurosurgical Unit

Construction of Nurses Quarters

Construction of Doctors Quarters

Construction of Iodine Therapy & Oncology unit

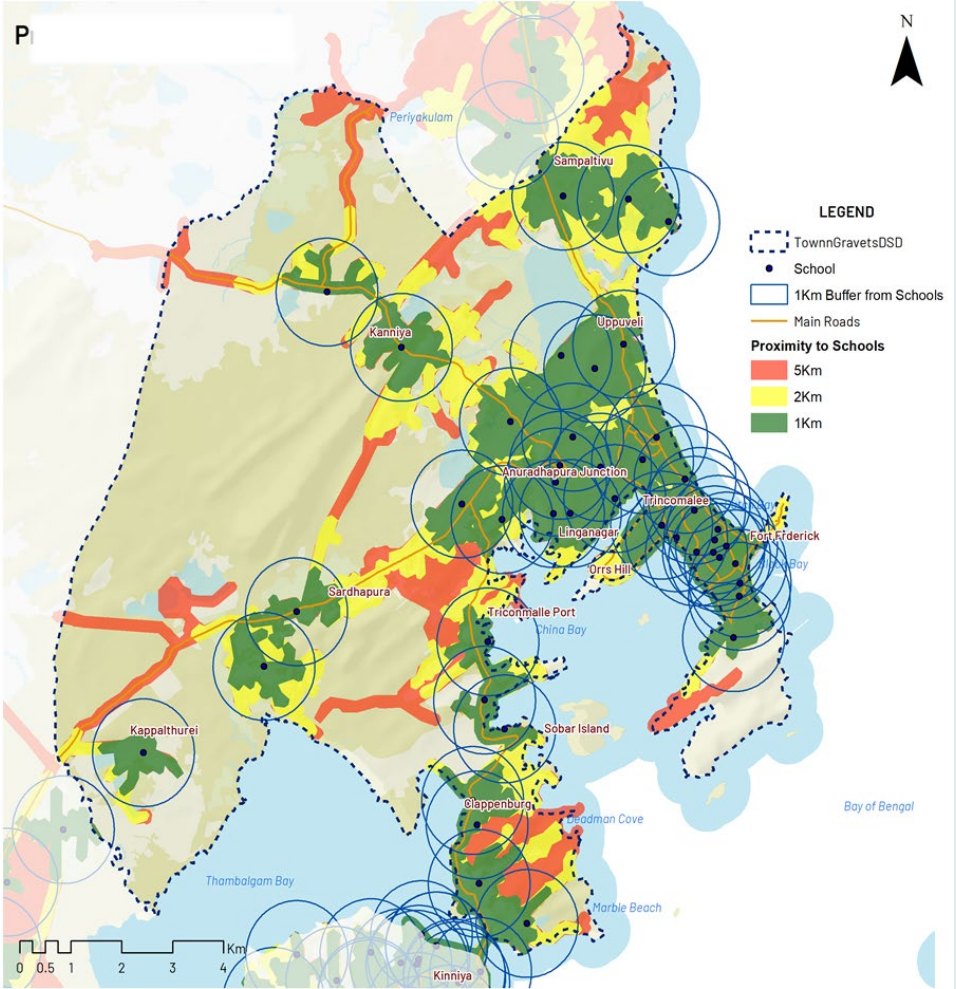


STRATEGY FORMULATION – Education Plan

Strategy I:: Develop most facilitated educational environment for the students

Action project : Upgrade the existing and needed infrastructure facilities for the schools.

Land ownership	State
Existing condition	The schools are functioning without improving infrastructure facilities such as sanitary facilities, Play grounds, labs, dilapidated buildings and other related facilities.
Implementation Agency	Ministry of Education

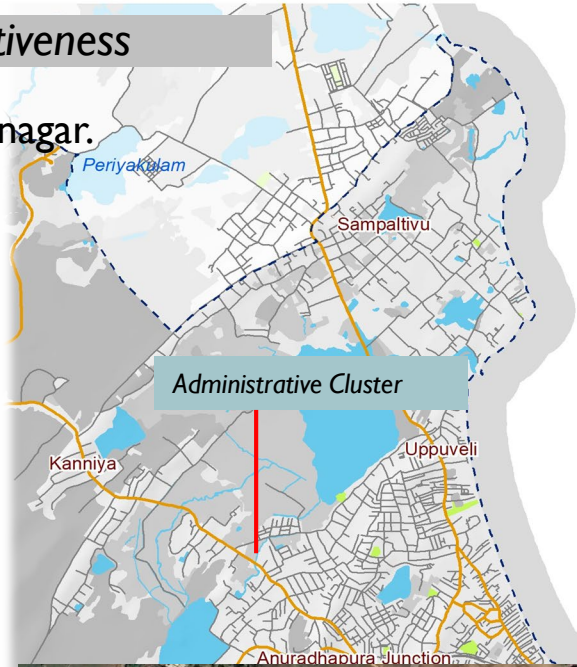


STRATEGY FORMULATION – Administrative Cluster Development Plan

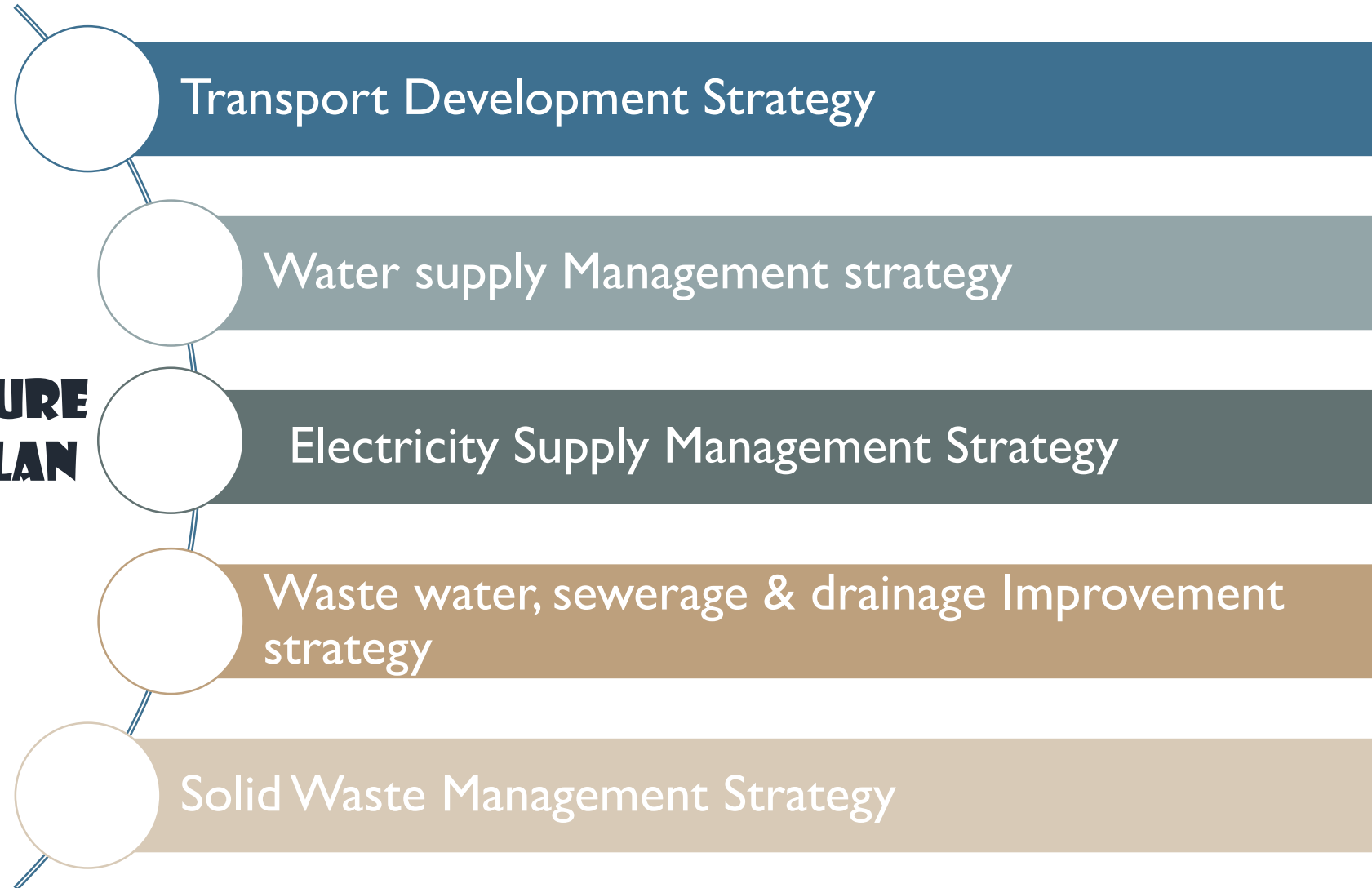
Strategy : Create an agglomerated administrative cluster to enhance the city's effectiveness

Action project : Continuation of the creating new Administrative Cluster at varothayanagar.

Land Extent	40 Acres
Land ownership	State
Existing condition	Some institutions are already shifted to there.
Implementation Agency	Ministry of Public Administration, Provincial Councils and Local Government.



02. INFRASTRUCTURE DEVELOPMENT PLAN

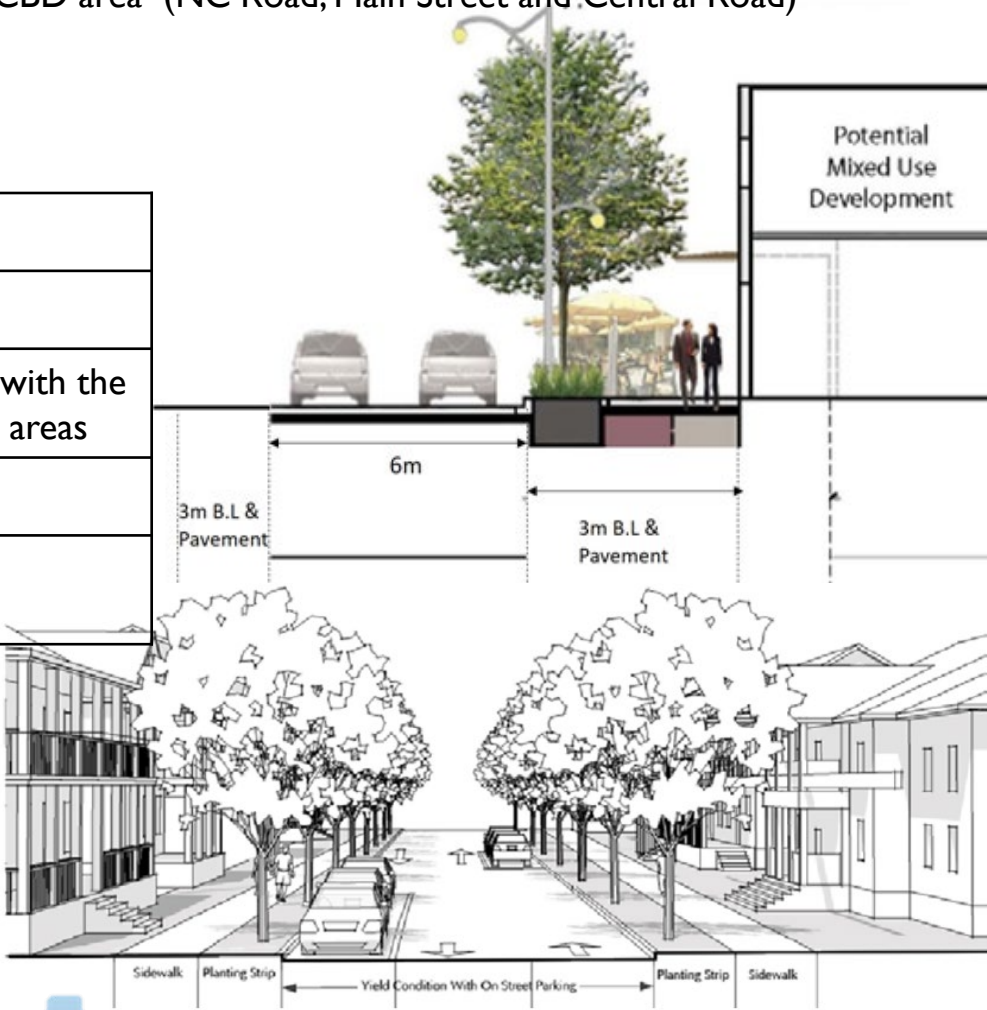


STRATEGY FORMULATION – Infrastructure Development Plan (Transportation)

Strategy : Develop multimodal transportation hubs connecting airports ,railway line, road network & Sea routes.

Action project : Road Widening within CBD area (NC Road, Main Street and Central Road)

Road Length	3 Km
Land ownership	RDA & UC
Existing condition	Narrow roads with the limited parking areas
Clearances	RDA & UC
Implementation Agency	RDA & UC

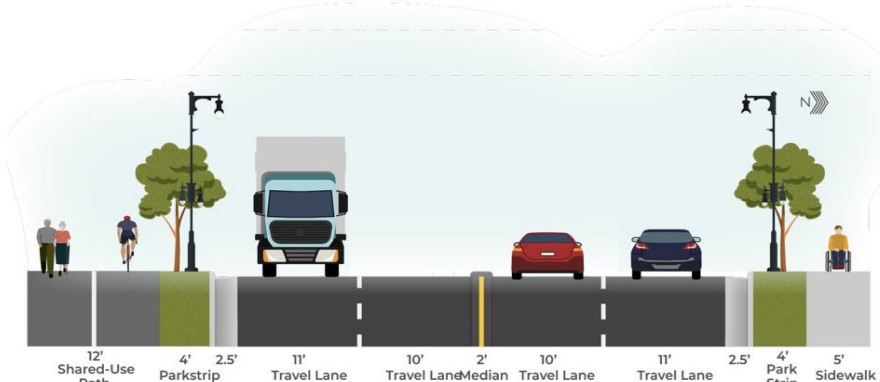
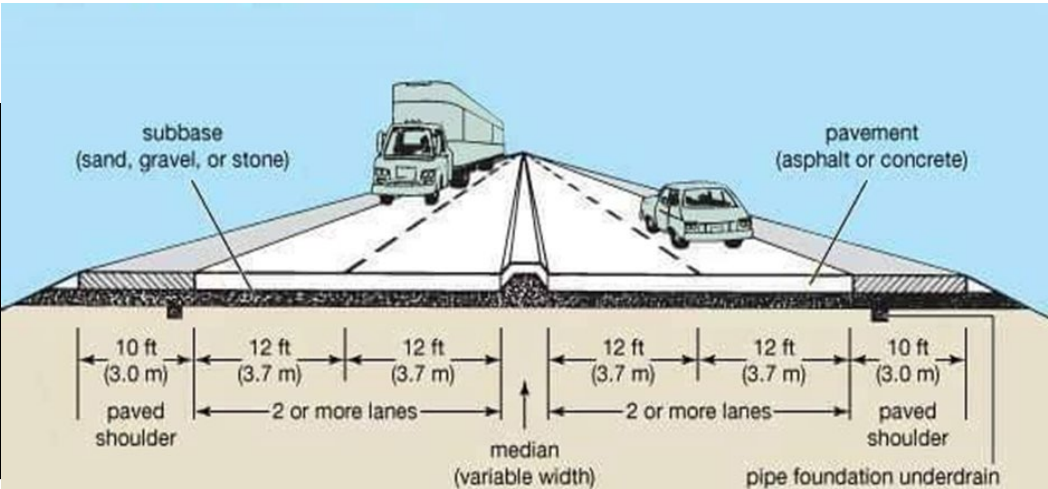


STRATEGY FORMULATION – Infrastructure Development Plan (Transportation)

Strategy : Develop multimodal transportation hubs connecting airports ,railway line, road network & Sea routes.

Action project : Road Widening up to 04 lane road (4th Mile Post to China Bay)

Road Length	5 Km
Land ownership	RDA
Existing condition	Not enough space for the heavy vehicles
Implementation Agency	RDA

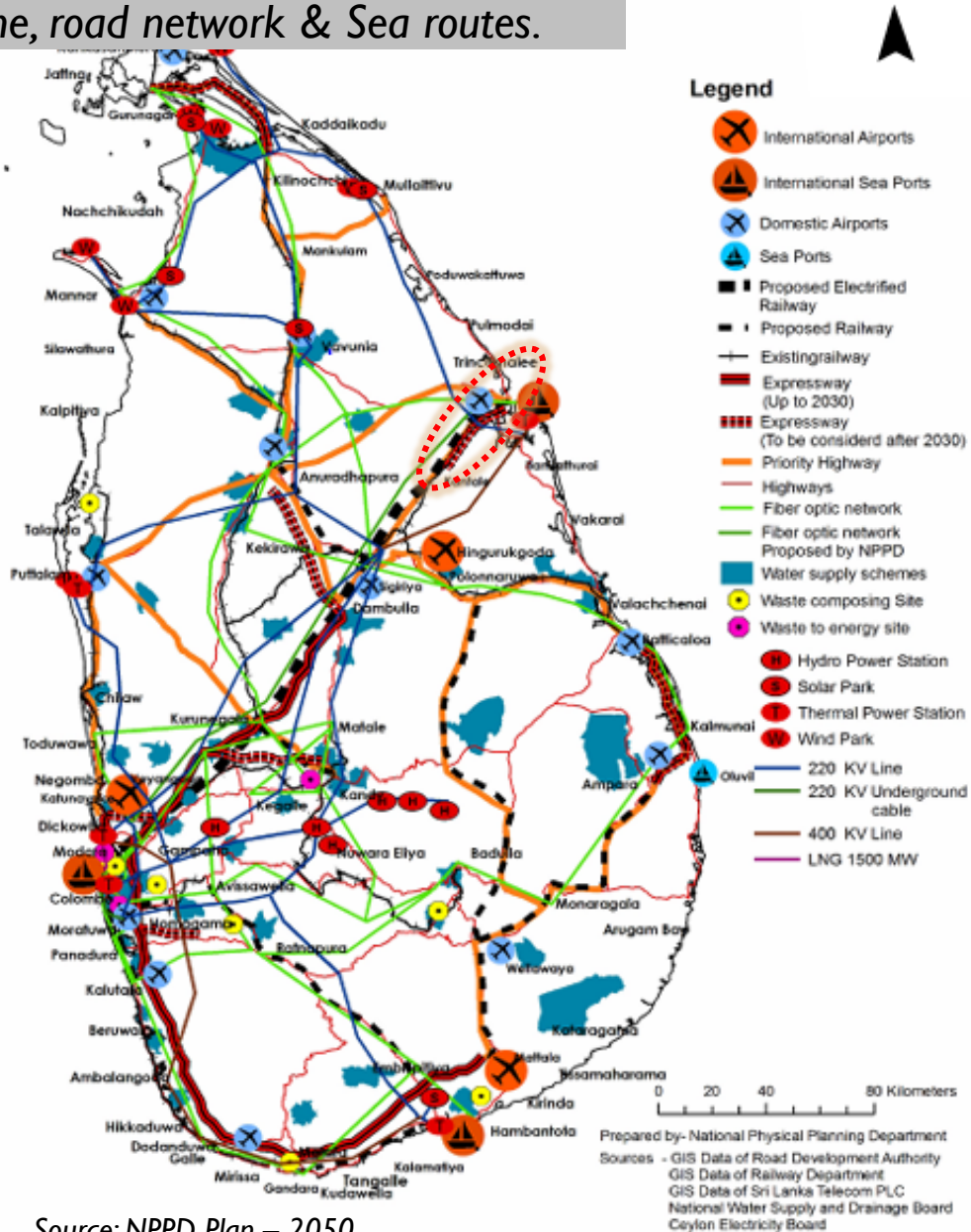


STRATEGY FORMULATION – Infrastructure Development Plan (Transportation)

Strategy : Develop multimodal transportation hubs connecting airports ,railway line, road network & Sea routes.

Action project : **Proposed expressway from Kanthale to Trincomalee by NPPD 2050 (To be considered after 2030)**

Road Length	42 Km
Land ownership	RDA
Existing condition	Trincomalee – Ambepussa main access road is located (RDA)
Implementation Agency	Ministry of Transport & High Ways



Source: NPPD Plan – 2050



Trincomalee Core Area Development Plan (2025-2035)

STRATEGY FORMULATION – Infrastructure Development Plan (Transportation)

Strategy : Develop multimodal transportation hubs connecting airports ,railway line, road network & Sea routes.

Action project : **RAILWAY DEVELOPMENT**

I.1 Redevelopment of existing railway station with adequate sanitary facilities, rest rooms, canteen and other related facilities

I.2 Development of accommodation facilities for Railway staff within one place.

Land Extent	40 Acres
Land ownership	Sri Lanka Railway
Existing condition	Railway Station and other related facilities are located
Implementation Agency	Sri Lanka Railway



STRATEGY FORMULATION – Infrastructure Development Plan (Transportation)

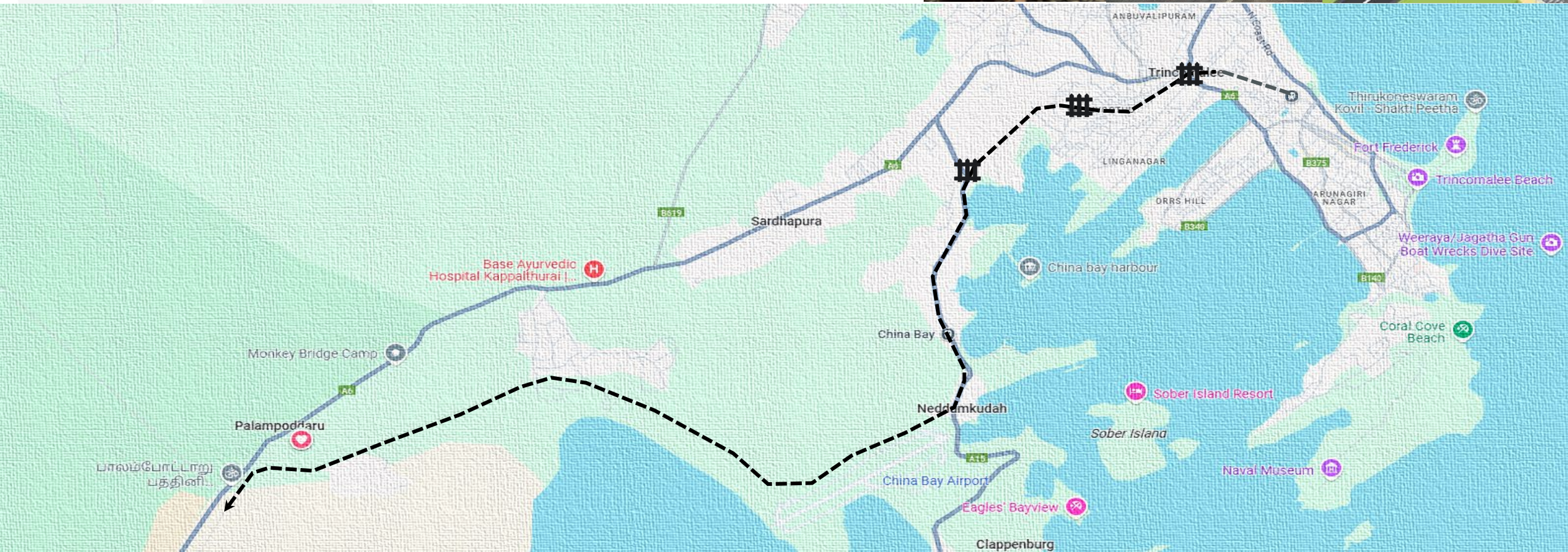
Strategy : Develop multimodal transportation hubs connecting airports ,railway line, road network & Sea routes.

1.3 Open up the Railway Reservation through the removing of unauthorized constructions along the railway line.

1.4 Preparation of Land readjustment program for the maximum utilization of the land

1.5 Propose to establish the safe railway crossings with including smart technologies

1.6 Introduce the special train for the tourists who arrive from Colombo to Trincomalee

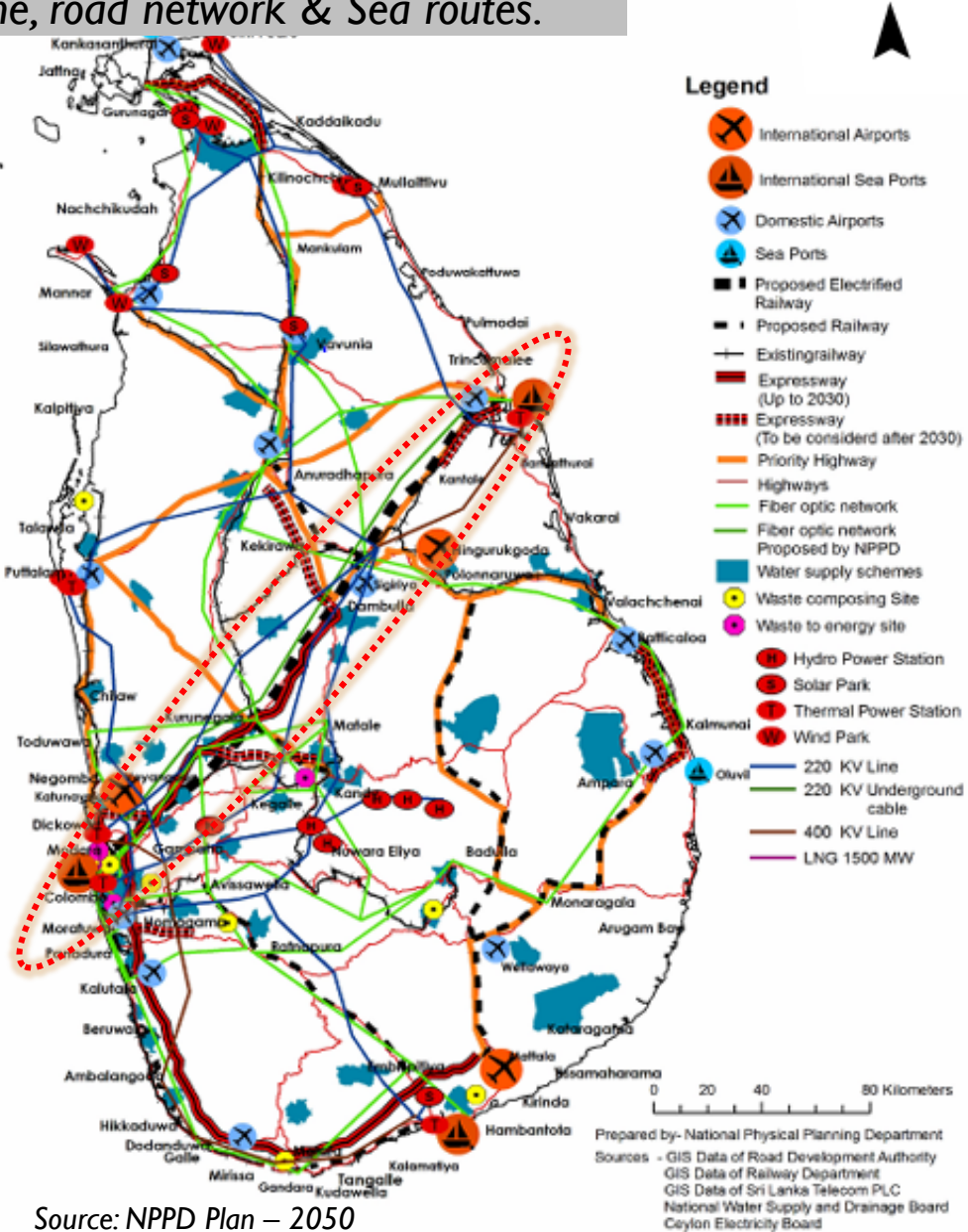


STRATEGY FORMULATION – Infrastructure Development Plan (Transportation)

Strategy : Develop multimodal transportation hubs connecting airports ,railway line, road network & Sea routes.

Action project : **Proposed Electrified railway from Colombo to Trincomalee**

Rail track	Colombo - Trincomalee
Land ownership	Sri Lanka Railway
Existing condition	Railway Station and other related facilities are located
Implementation Agency	Sri Lanka Railway



STRATEGY FORMULATION – Infrastructure Development Plan (Transportation)

Strategy : Develop multimodal transportation hubs connecting airports ,railway line, road network & Sea routes.

Action project : Upgrade the existing China bay Air Port as the Domestic Air Port

Land Extent	400 Acres
Land ownership	Sri Lanka Air Force
Existing condition	Air port is operated by Sri Lanka Railway
Clearances	SL Air force, Civil Aviation Authority, Ministry of Defense
Implementation Agency	SL Air Force, Civil Aviation Authority

National Physical Plan – 2050

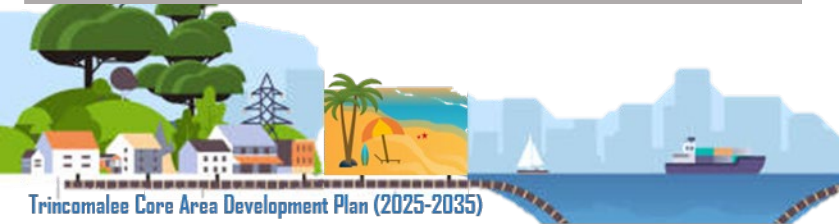
China Bay Airport identified as a domestic airport in Sri Lanka.



Figure 5.5: Proposed Physical Infrastructure Configuration 2050



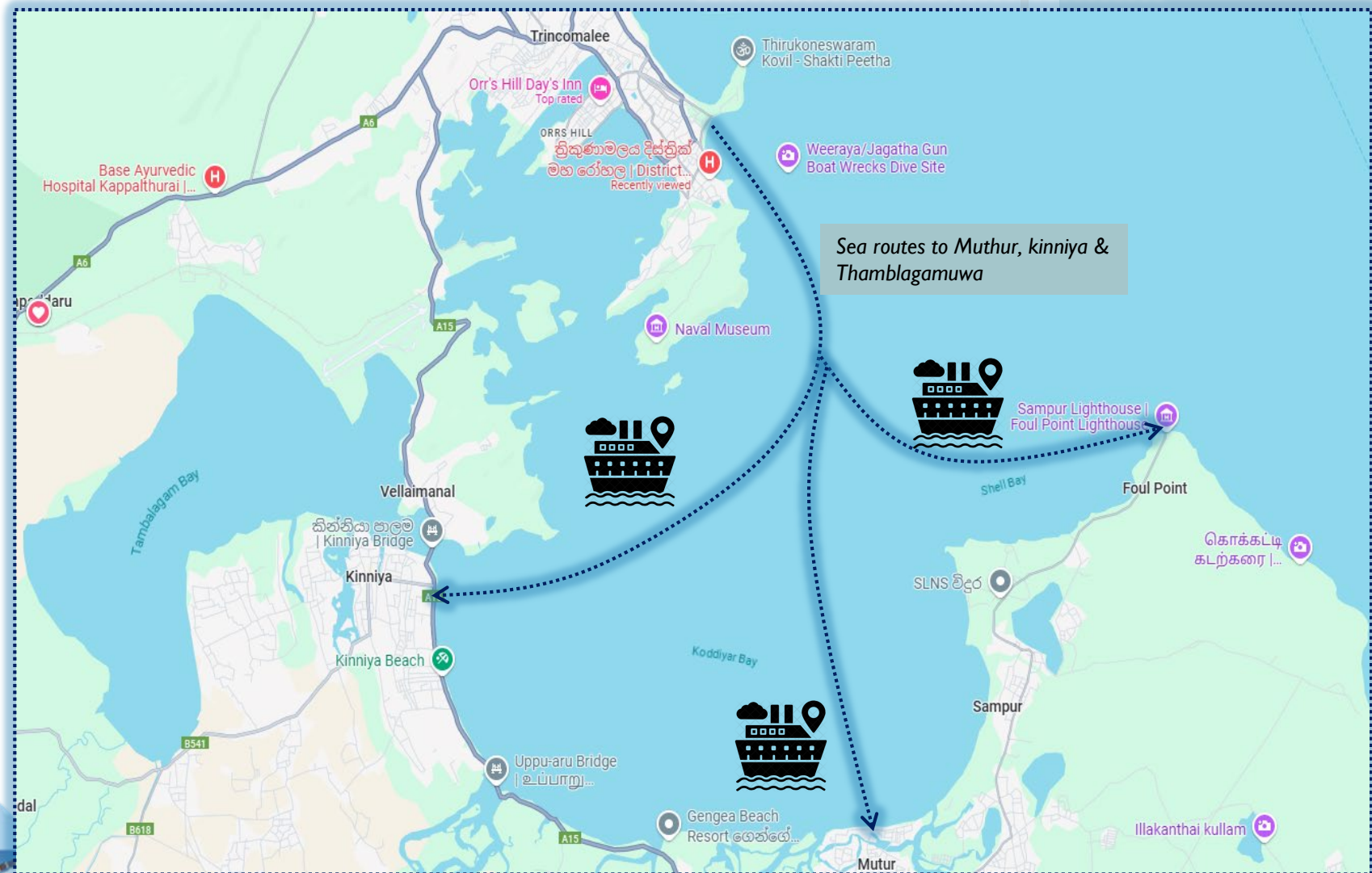
Source: NPPD Plan – 2050



STRATEGY FORMULATION – Infrastructure Development Plan (Transportation)

Strategy : Develop multimodal transportation hubs connecting airports ,railway line, road network & Sea routes.

Action project : Promote the sea route transport service to Muthur, Kinniya & Thambalagamuwa using developed boat system for Material & passenger Transportation

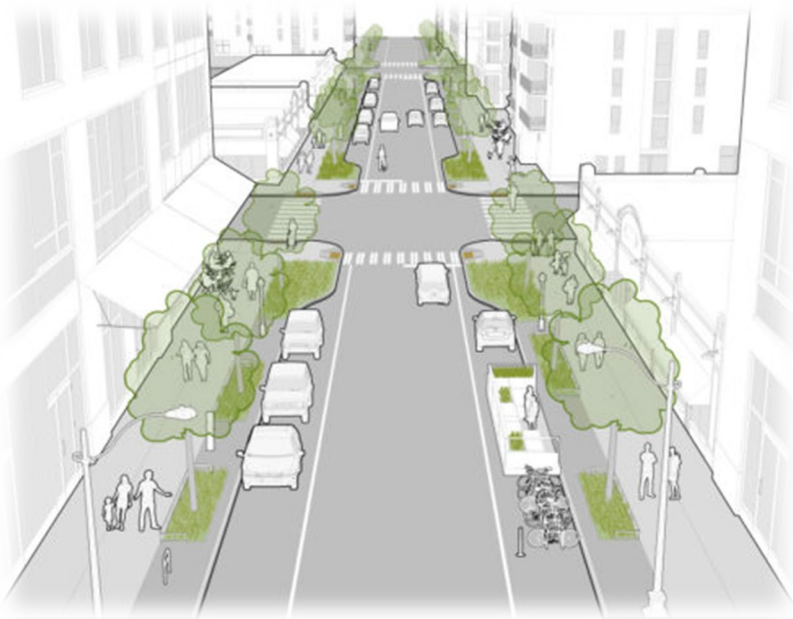


STRATEGY FORMULATION – Infrastructure Development Plan (Transportation)

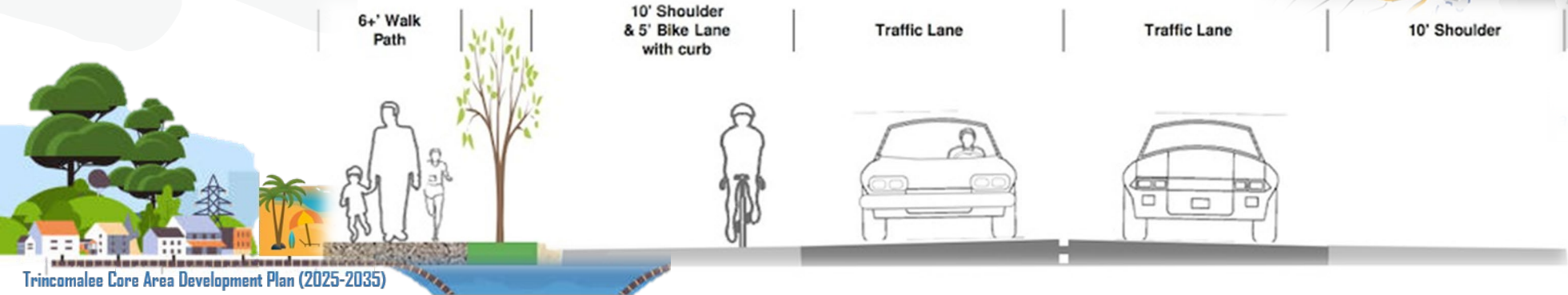
Strategy : Enabling Convenient & Fast Mobility within city Limit

Action project :Walkability Improvement of City Limit Area with including the improvement of Bicycle lanes, Pedestrians crossings and other relevant infrastructures (NC Road, Central Road, Main Street, Konesar road, Fort Fedrick road, Dockyard road & Inner harbor road

Road Length	8Km
Land ownership	RDA, RDD & UC
Existing condition	Existing pavements, Side drains are in a dilapidated condition
Clearances	RDA, RDD & UC
Implementation Agency	RDA, RDD & UC



WALKABILITY IMPROVEMENT



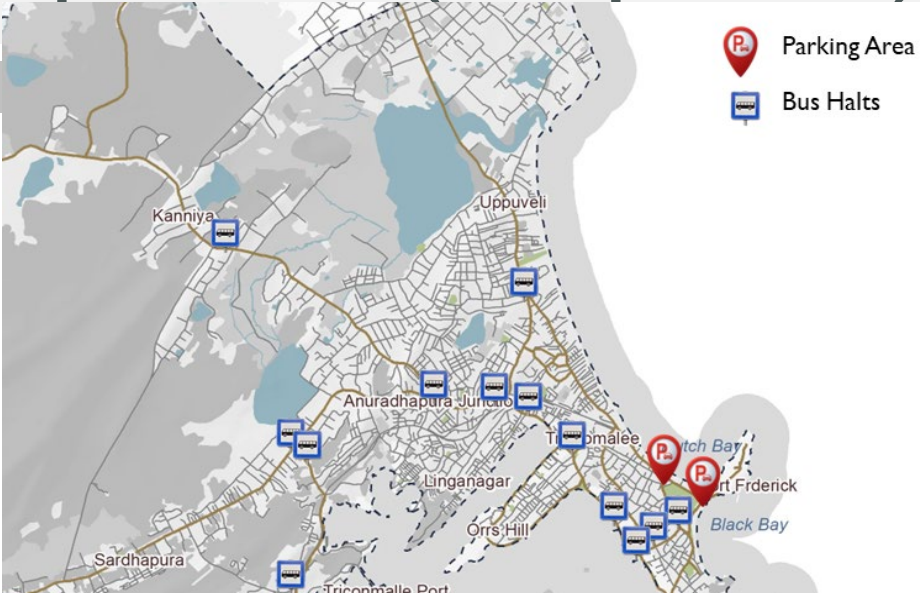
Bay of Bengal

STRATEGY FORMULATION – Infrastructure Development Plan (Transportation)

Strategy : Enabling Convenient & Fast Mobility within city Limit

- Action project :
- Proposed Public vehicle parking areas for commuters.

Land Extent for parking	02 R
Land ownership	UC
Existing condition	Vacant
Implementation Agency	UC

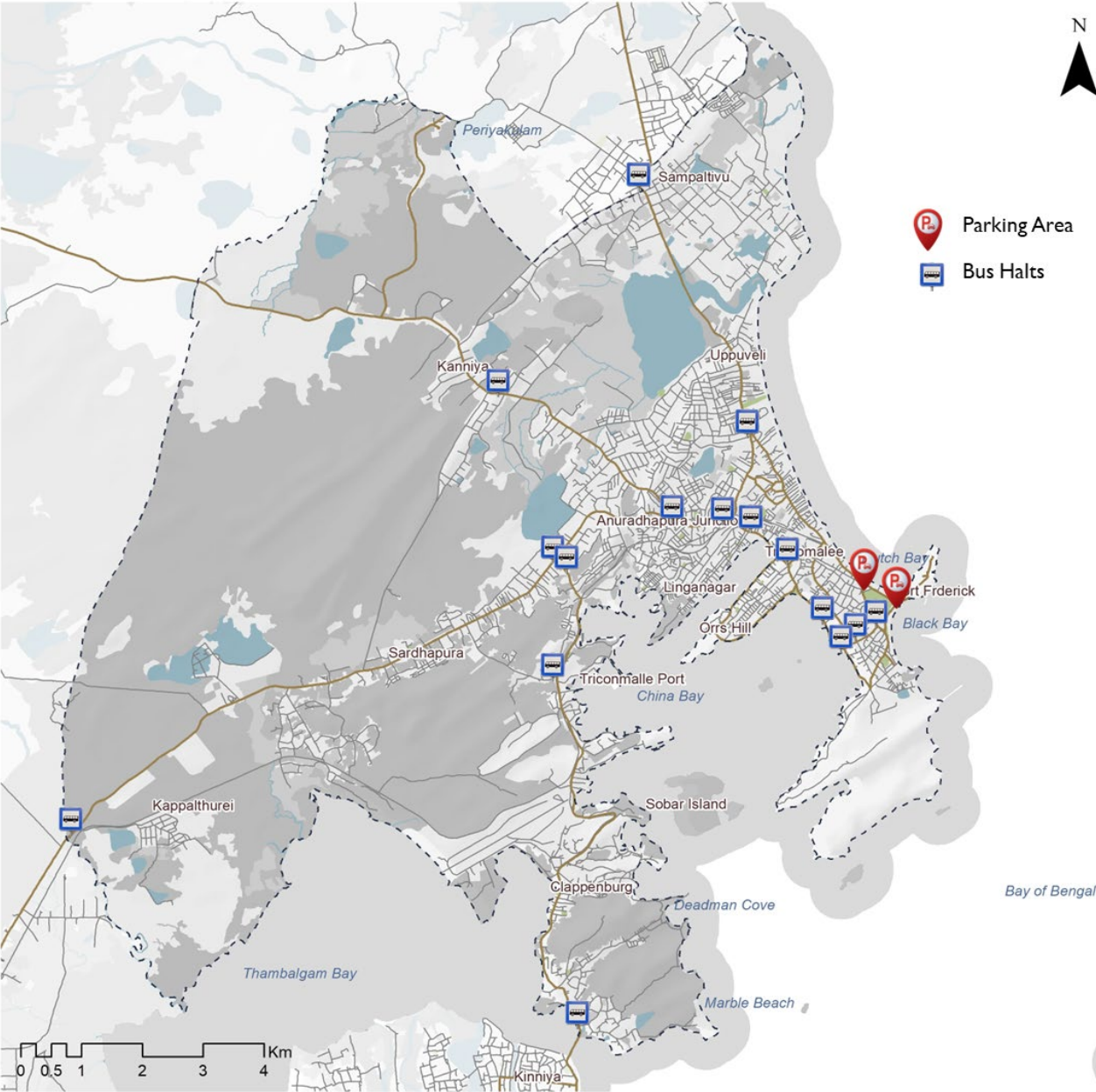


STRATEGY FORMULATION – Infrastructure Development Plan (Transportation)

Strategy : Enabling Convenient & Fast Mobility within city Limit

- Action project :
- Redevelopment of existing bus halts.

No. of Bus Halts	16
Existing condition	Most of the bus halts are in a dilapidated condition.
Implementation Agency	Road passenger Transport Authority



STRATEGY FORMULATION – Infrastructure Development Plan (Water Supply)

Strategy : Improved water supply service to meet the growing demand.

Action project : Proposed improvement of existing pipe line network and Increase the capacities of water treatment plants.

Improvement Plans	TEC (Million Rs)
Improvement and Augmentation of Intake at Mahavali River (Alle) for 65,000 m3/day	250
Augment Plant Capacity by Additional 6,000 m3/day by introducing DAF and Filter (Immediate Solution)	600
Supply and Installation of Pump in Kappalthurai Reservior	250
Supply and Laying of 315mm HDPE for Treated water feeder main – 3km	172
Replacement of Age pipes in frequent breakdown areas	400
Total	1,672.0

Proposed Long Term Improvement by NWSDB

Improvement Plan	TEC (Million Rs)
Construction of Water Treatment with the capacity of 20,000 cum/day	12,120.00



Source: National Water Supply & Drainage Board

STRATEGY FORMULATION – Infrastructure Development Plan (Electricity Supply)

Strategy : Improved Electricity supply service to meet the growing demand.

Action project : Proposed Switching Gantries AT Marathday Junction & Court Junction by CEB

Year	MVA(Megavolt amperes)
2022	5.72
2023	7.72
2024	8.04
2025	8.38
2026	8.73
2027	9.1
2028	9.48

Source: Ceylon Electricity Board

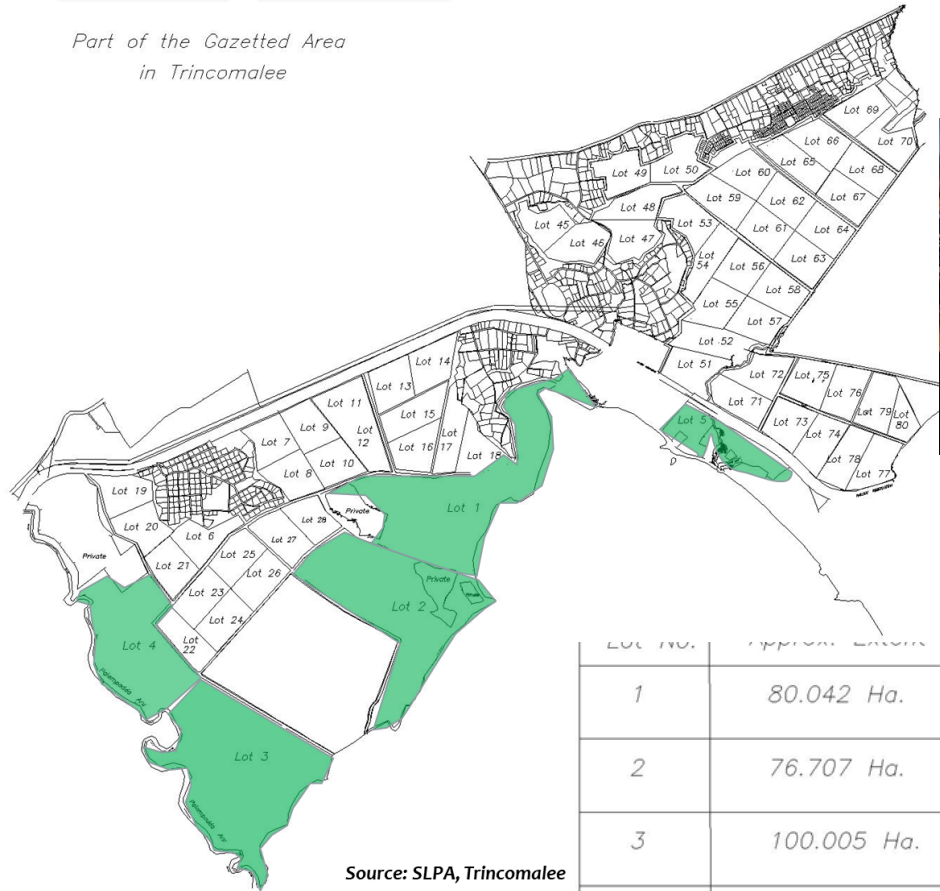


STRATEGY FORMULATION – Infrastructure Development Plan (Electricity Supply)

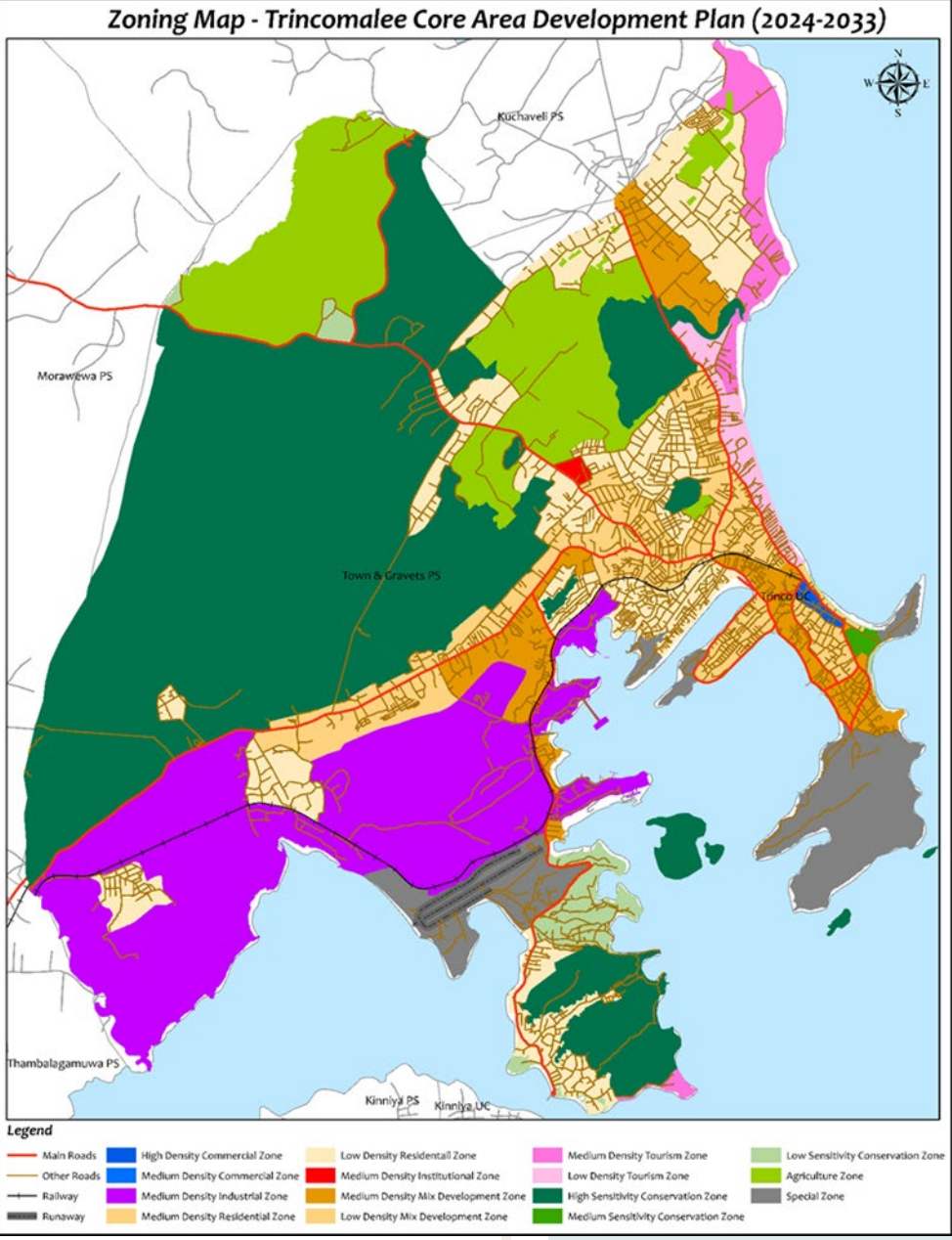
Strategy : Improved Electricity supply service to meet the growing demand.

Action project : Promote the projects relevant to the renewable energy sources.

Part of the Gazetted Area
in Trincomalee



Source: SLPA, Trincomalee



STRATEGY FORMULATION – Infrastructure Development Plan (Solid Waste Management)

Strategy : Establishment of efficient & effective management system for solid waste management

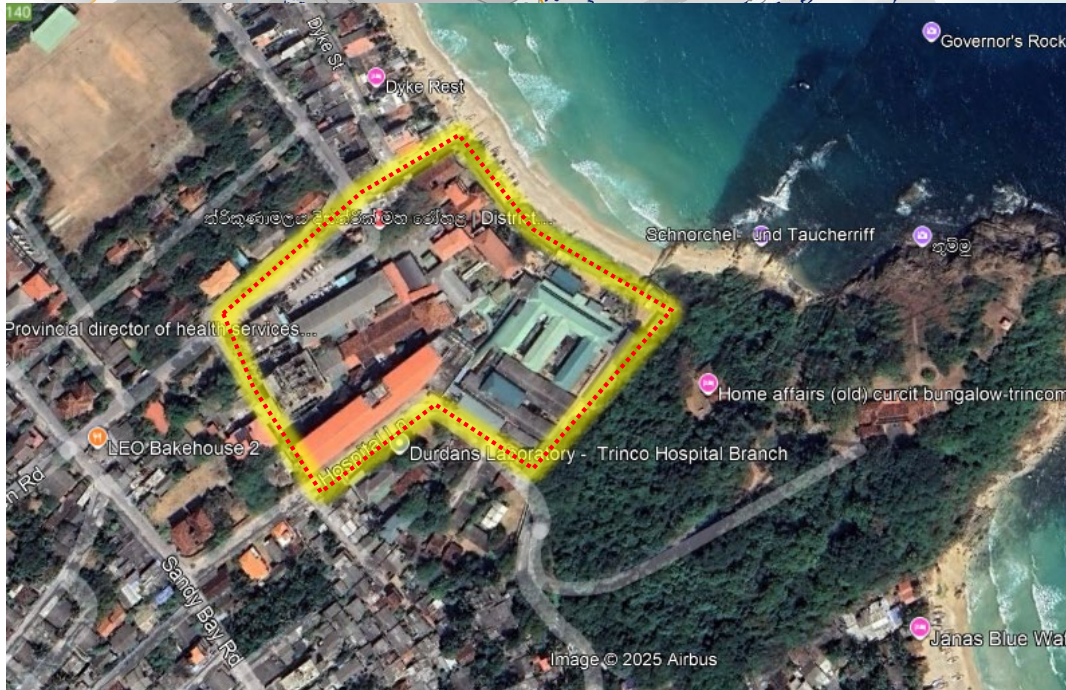
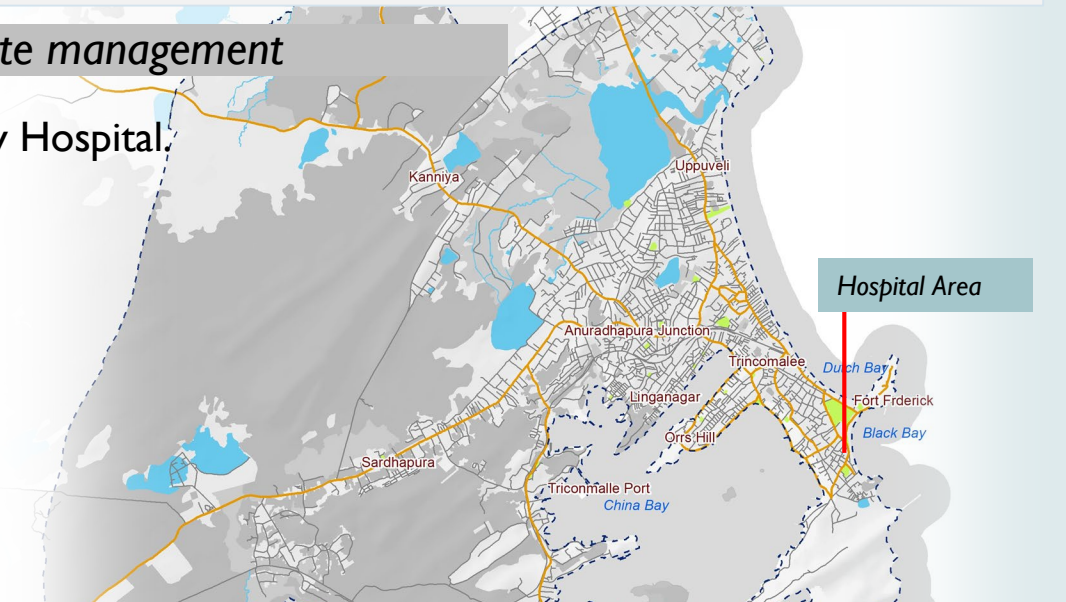
Action project : Introduce the mechanism to manage the clinical waste discharged by Hospital.

1. Clinical Waste Segregation

- Infectious waste:
- Sharps waste
- Pharmaceutical waste:
- Non-infectious waste
- Hazardous waste:

2.. Selecting and Installing Waste Bins

3. Insulators for Waste Management

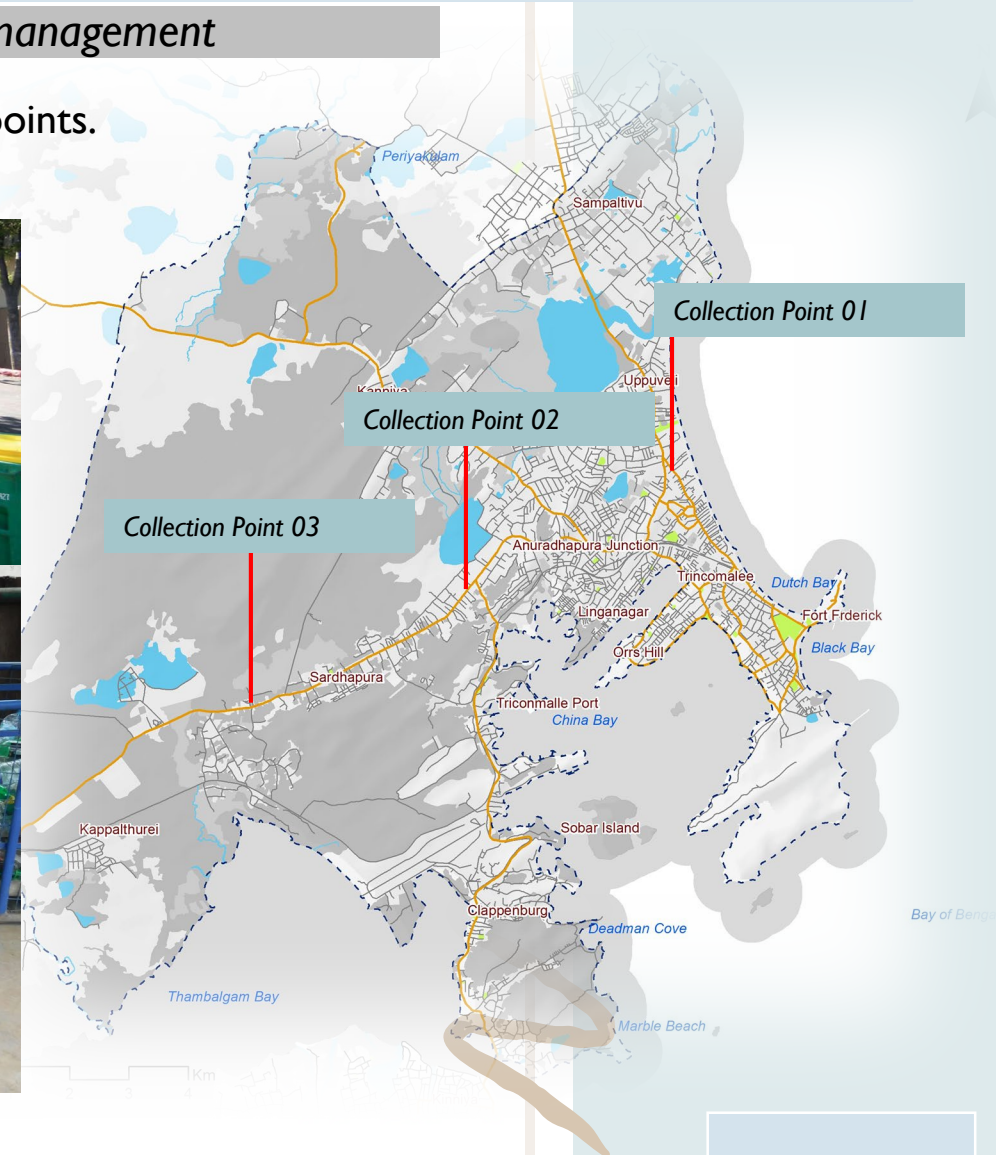


STRATEGY FORMULATION – Infrastructure Development Plan (Solid Waste Management)

Strategy : Establishment of efficient & effective management system for solid waste management

Action project : Introduce the mechanism to manage the solid waste at mini collection points.

1. Waste Segregation at Collection Points
2. Regular Collection Schedule
3. Centralized Sorting Facility
4. Waste Minimization and Awareness
5. Maintenance and Hygiene of Collection Points
6. Collaboration with Local Authorities and private parties



STRATEGY FORMULATION – Infrastructure Development Plan (Solid Waste Management)

Strategy : Establishment of efficient & effective management system for solid waste management

Action project : Introduce the mechanism to manage the solid waste at main dumping yard at Kanniya.

1. Waste Reduction and Segregation

- Encourage the use of reusable materials.
- Implement source segregation of waste into biodegradable, recyclable, and non-recyclable categories.
- Conduct awareness campaigns to educate citizens on waste management practices.

2. Recycling and Composting

- Establish recycling centers and encourage local participation.
- Promote composting of organic waste at household and community levels.
- Develop partnerships with industries to utilize recyclable materials.

3. Safe Disposal of Non-Recyclable Waste

- Develop sanitary landfills that comply with environmental regulations.
- Explore waste-to-energy technologies to minimize landfill usage.
- Implement strict regulations to prevent illegal dumping.

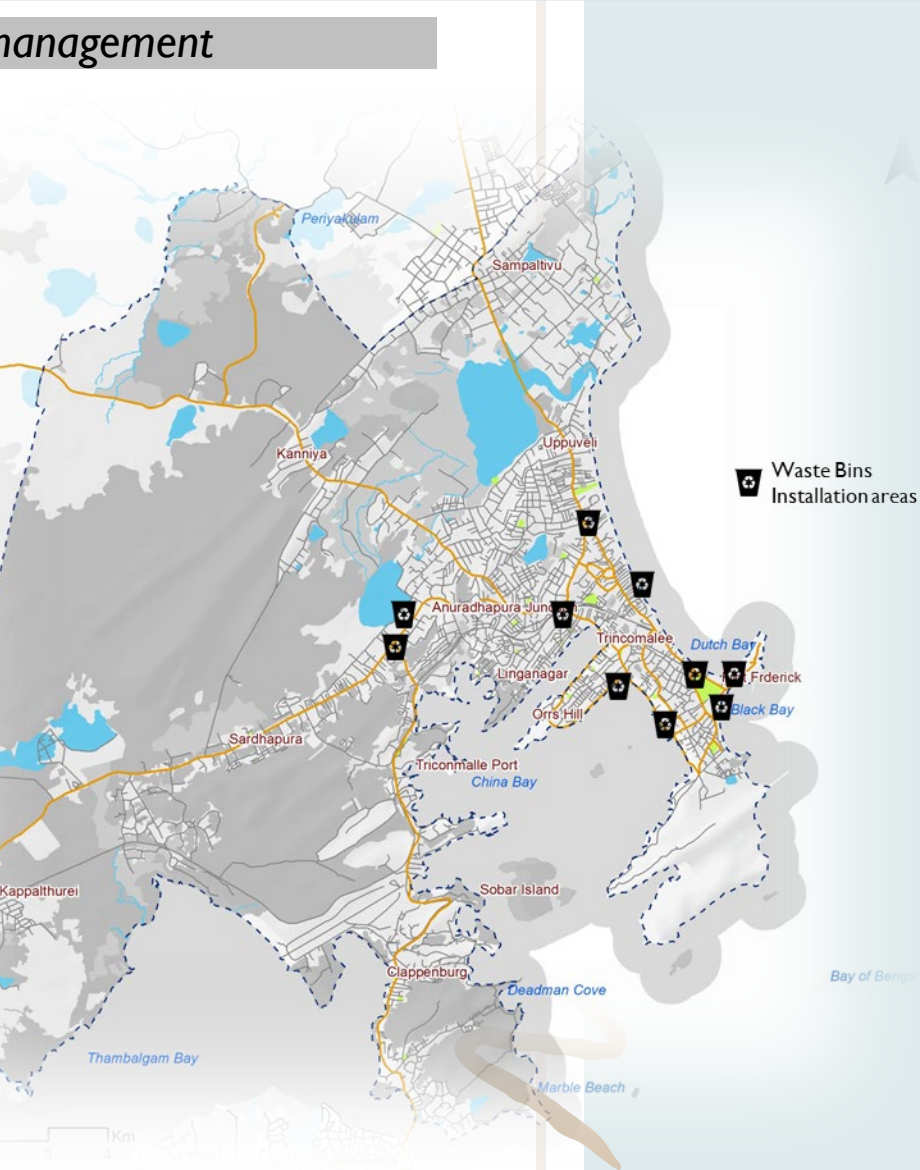


STRATEGY FORMULATION – Infrastructure Development Plan (Solid Waste Management)

Strategy : Establishment of efficient & effective management system for solid waste management

Action project : Install the waste bins in main public places at CBD Area.

Selected locations	Bus Stand Fish & Vegetable market Beach Area DS Office Inner Harbor Road Fort Fedrick Area Play Grounds District Secretariat Governors office 4 th Mile Post junction Anuradhapura Junction Abhayapura Junction 3 rd Mile post Junction
Existing condition	Not available waste bins at town center
Implementation Agency	Local Authorities



STRATEGY FORMULATION – Infrastructure Development Plan (Solid Waste Management)

Strategy : Establishment of efficient & effective management system for solid waste management

Action project : Using the smart waste collection system for Beach areas and star class hotels.

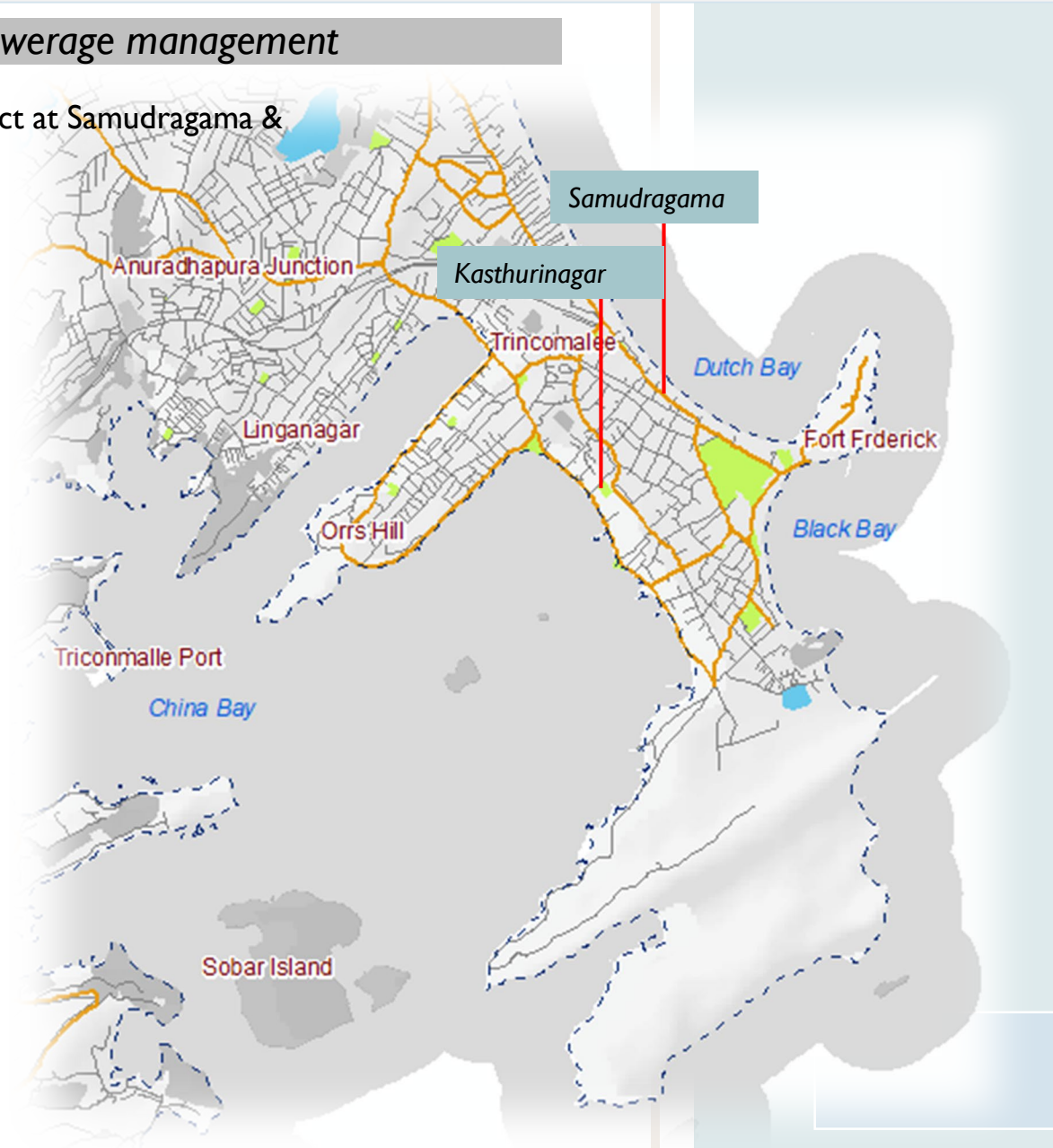
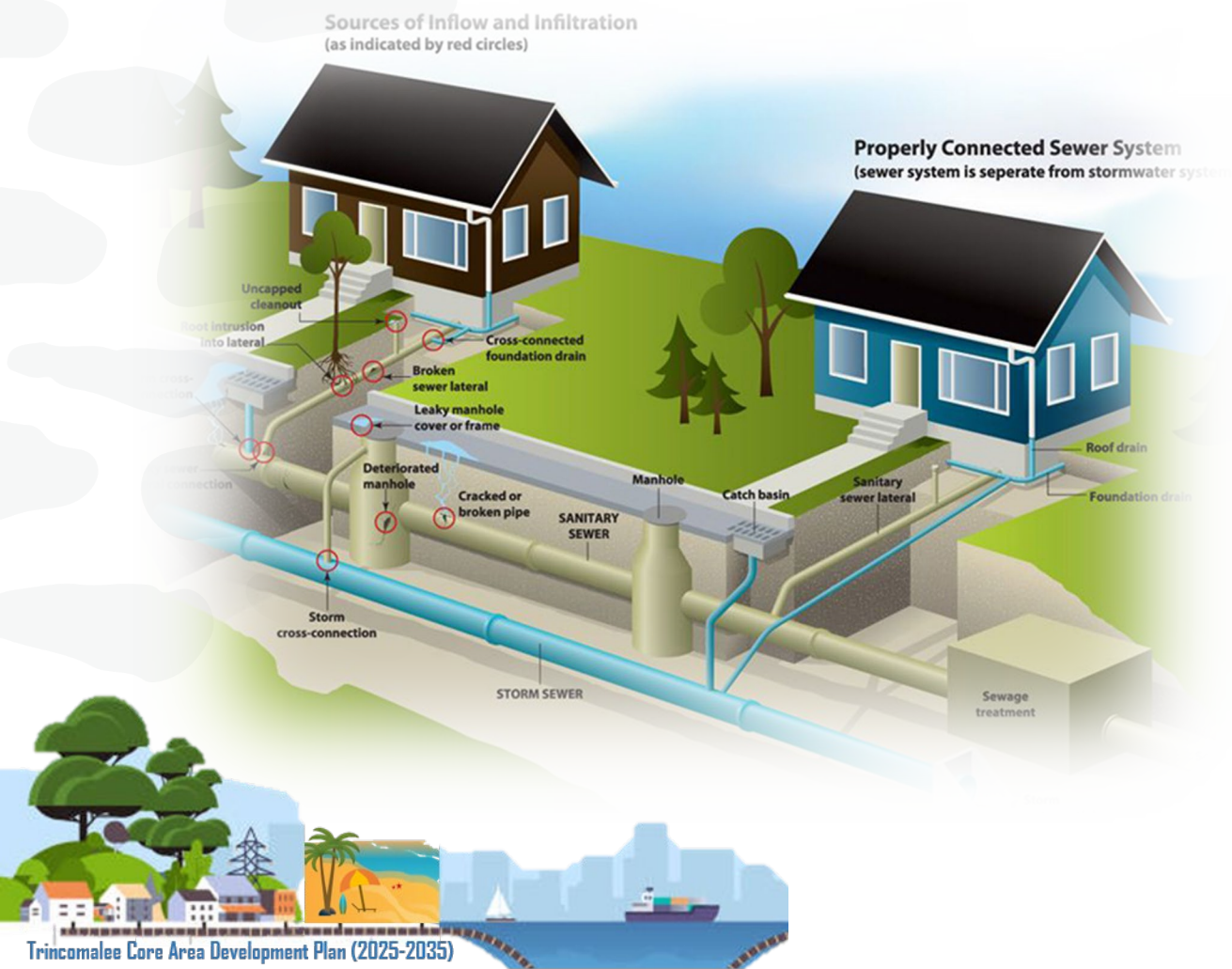
Selected areas	
Existing condition	Not available waste bins at town center
Implementation Agency	Local Authorities



STRATEGY FORMULATION – Infrastructure Development Plan (Sewerage Plan)

Strategy : Establishment of efficient & effective management system for Sewerage management

Action project : Mini Sewerage Treatment plant for proposed low-income housing project at Samudragama & kasthurinagar



STRATEGY FORMULATION – Infrastructure Development Plan (Sanitary Facilities Development Plan)

Strategy : Establishment of efficient & effective sanitary facilities covering entire planning area

Action project :

Proposed Sanitary facilities development at public gathering spaces.

1. Existing fish market
2. Vegetable market
3. Bus stand
4. 4th Mile post Junction
5. District secretariat Office
6. Divisional Secretariat office.

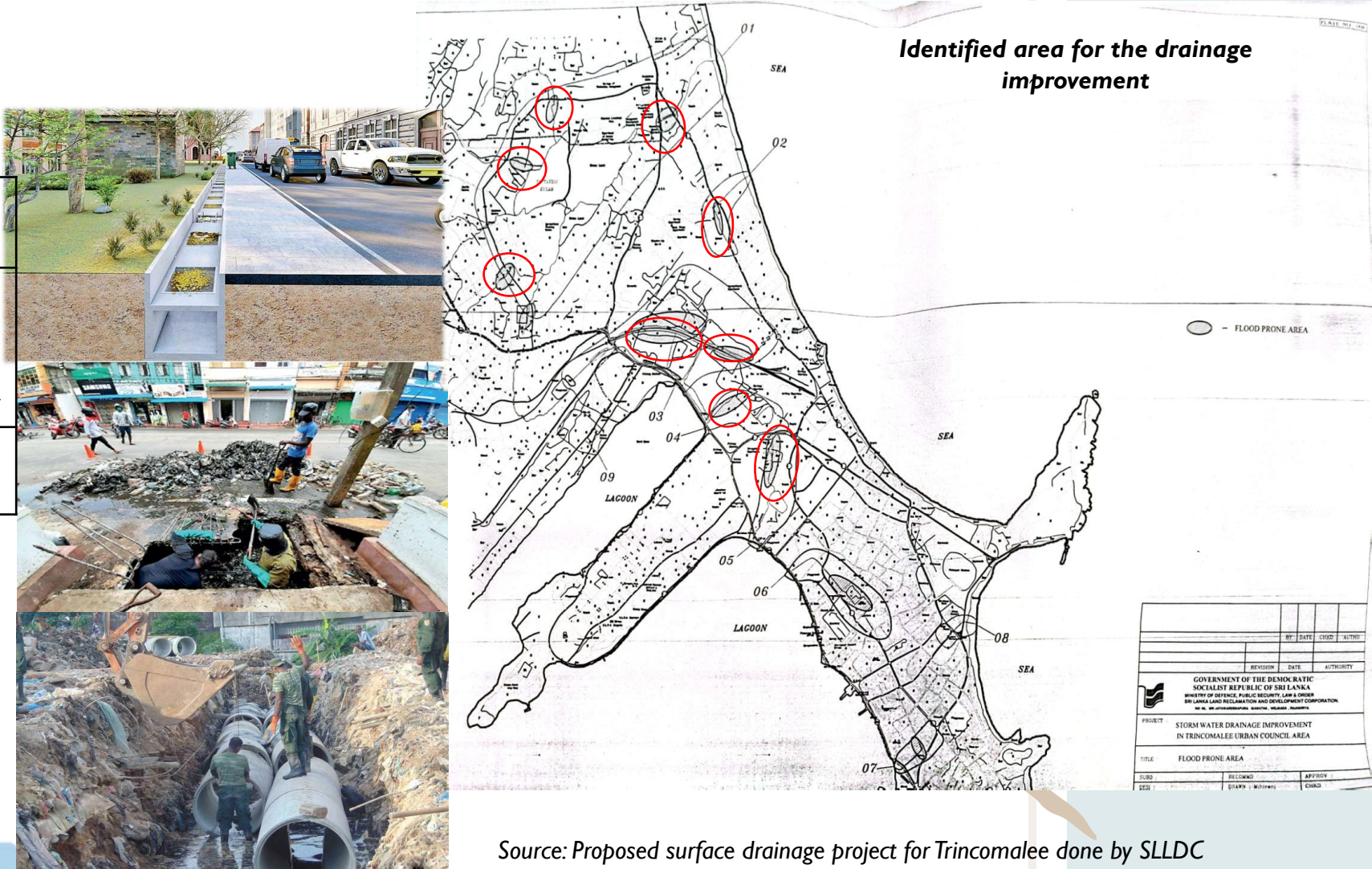


STRATEGY FORMULATION – Infrastructure Development Plan (Drainage Improvement)

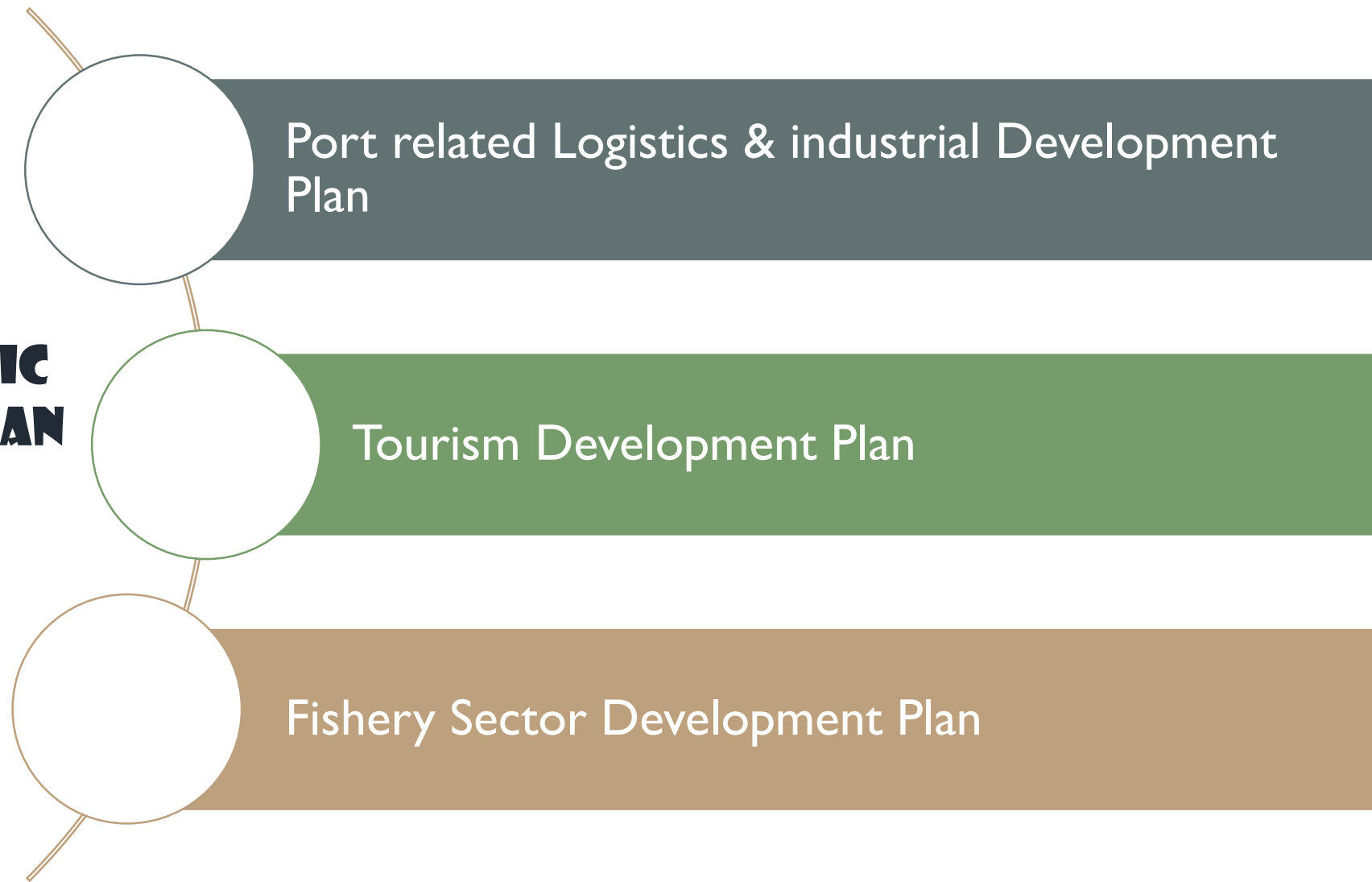
Strategy : Improved Electricity supply service to meet the growing demand.

Action project :
Prepare a comprehensive drainage plan

Covered area	Trincomalee CBD Area
Existing condition	Flash flood situation in rainy seasons due to the inadeqyate drainage capacities at town center
Implementation Agency	Local Authorities, SLLDC, UDA

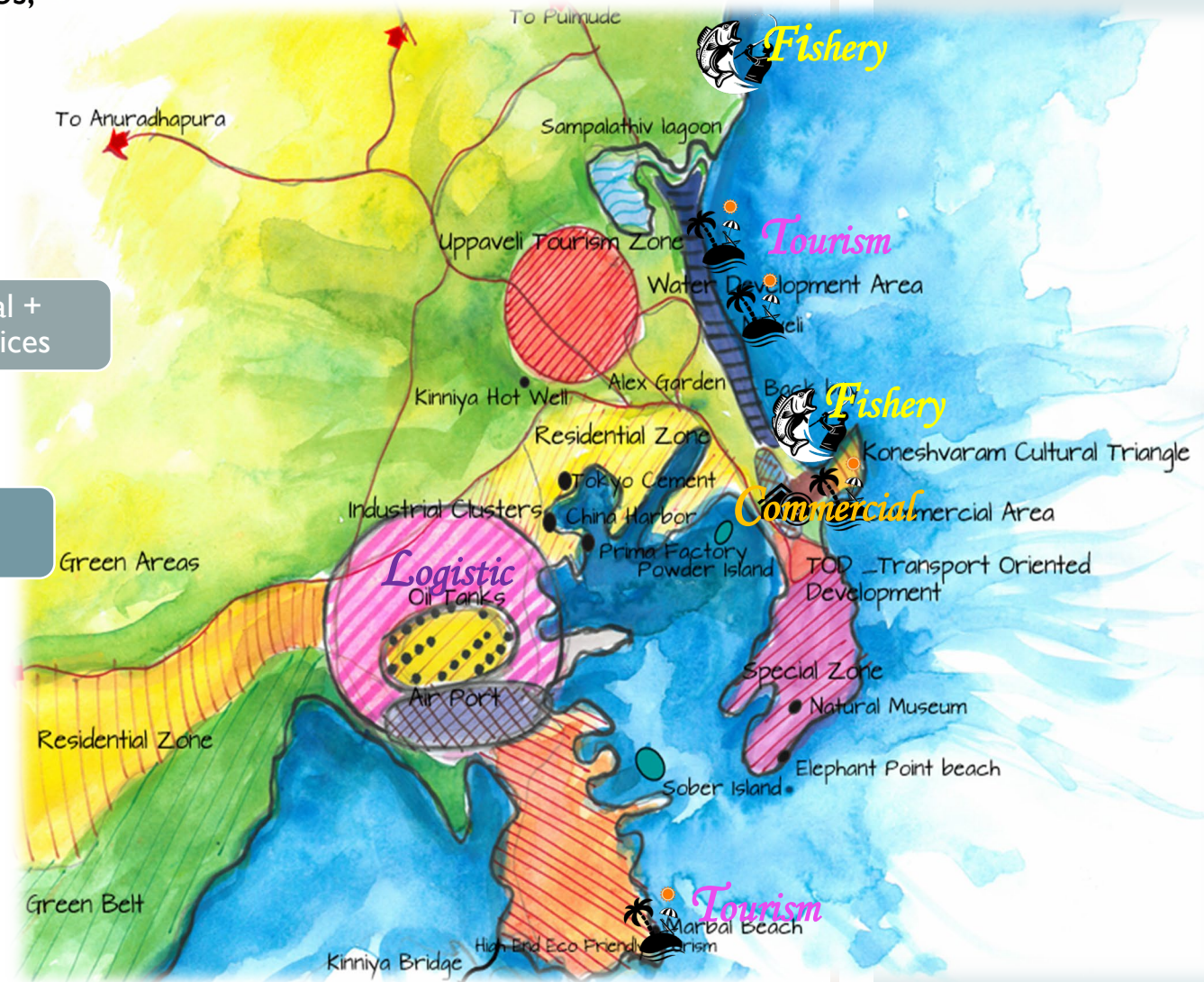


03. CITY ECONOMIC DEVELOPMENT PLAN



STRATEGY FORMULATION – City Economic Development Plan

The City Economic Development Plan outlines strategic initiatives to drive sustainable economic growth, attract investment, create jobs, and enhance the overall economic environment.



STRATEGY FORMULATION – City Economic Development Plan (Port related Logistic Service Development Plan)

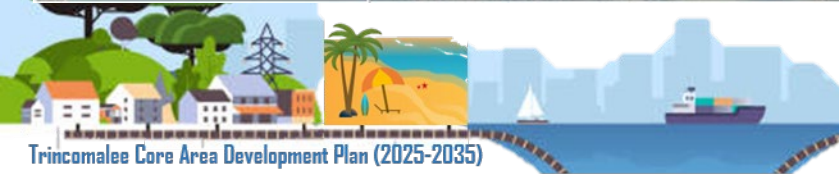
Strategy : Enhance port infrastructure & related services to drive economic growth.

ACTION PROJECTS PROPOSED BY SLPA

01. Dock yard expansion at Mud Cove



02. Proposed Container Terminal



Source : National Port Master Plan

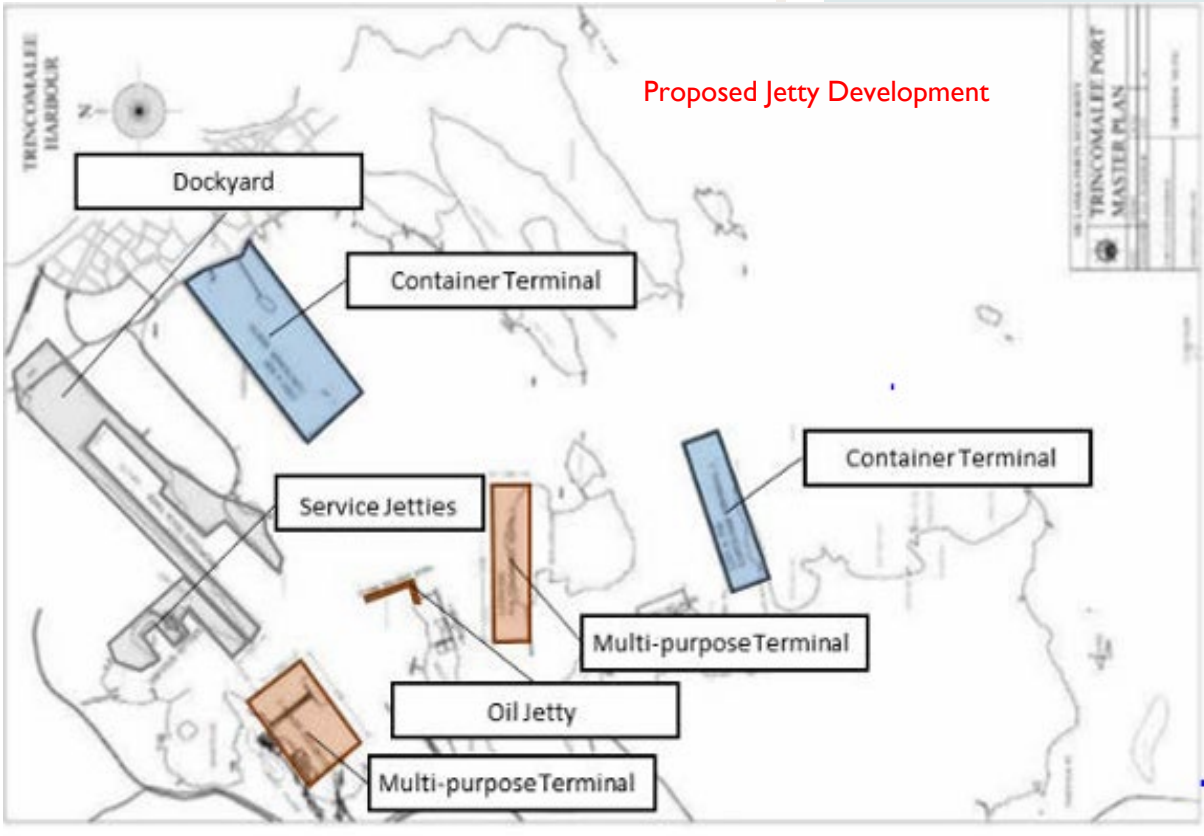
STRATEGY FORMULATION – City Economic Development Plan (Port related Logistic Service Development Plan)

Strategy : Enhance port infrastructure & related services to drive economic growth.

ACTION PROJECTS PROPOSED BY SLPA



- | | | | |
|---|----------------------------------|---|--------------------------------------------------|
| A | Phase 1 Ashroff Jetty expansion | F | Possible location coal stock pile |
| B | Phase 2 Ashroff Jetty expansion | G | SLPA land plot FVP 17 |
| C | 100m service iettv for tug boats | H | Rail expansion from China Bay station to Ashroff |
| D | Land reclamation | I | New road development |
| E | Service pier (CD -3m) | | |

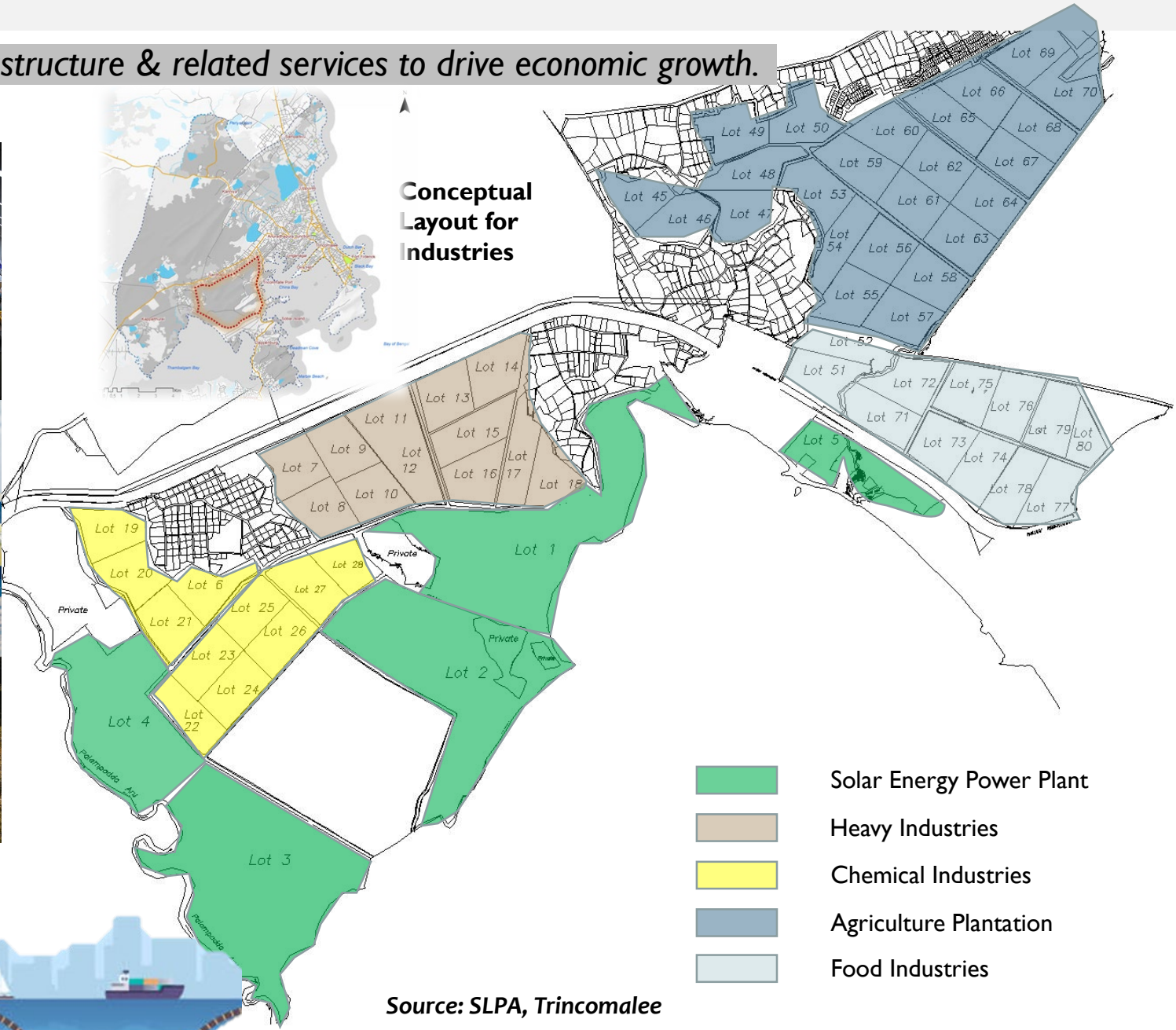


Source : National Port Master Plan



STRATEGY FORMULATION – City Economic Development Plan (Port related Logistic Service Development Plan)

Strategy : Enhance port infrastructure & related services to drive economic growth.



Lot No.	Approx. Extent
1	80.042 Ha.
2	76.707 Ha.
3	100.005 Ha.
4	50.008 Ha.
5	20.400 Ha.
6	10.045 Ha.
7 – 12	60.914 Ha.
13 – 18	61.556 Ha.
19– 21	30.480 Ha.
22 –28	69.732 Ha.
45 –50	60.099 Ha.
51 –58	81.062 Ha.
59 –70	123.332 Ha.
71 –80	96.846 Ha.
Total area	921.228 Ha.

Source: SLPA, Trincomalee

STRATEGY FORMULATION – City Economic Development Plan (Port related Logistic Service Development Plan)

Strategy : Enhance port infrastructure & related services to drive economic growth.

Action project :
Upgrade the existing China bay railway station up to logistic service provider & Transporter

Land extent	12 Acres
Existing condition	Currently,adequate facilities are not available and it is functioning as the local level railway station
Project Components	Track Upgrades Cargo Handling Facilities Warehousing and Storage Transport Links,Automated Tracking System, Digital Infrastructure, Dedicated Freight Trains
Implementation Agency	Railway Department, SL Ports Authority

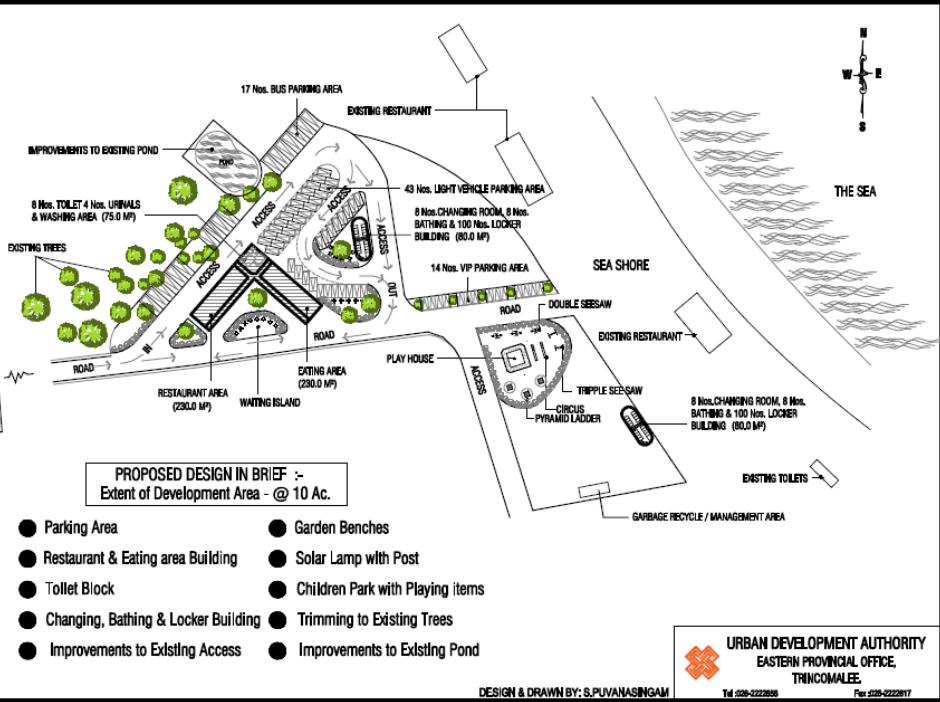
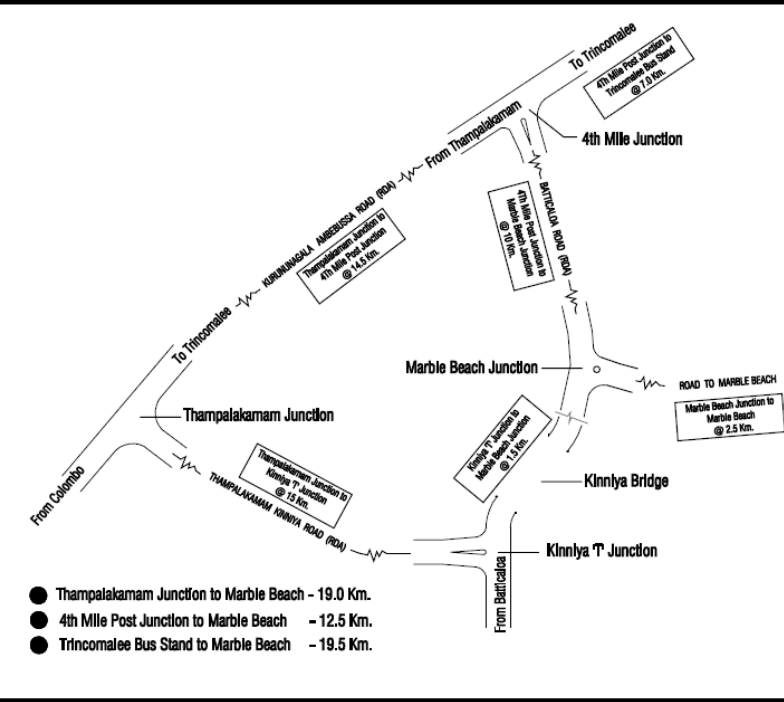
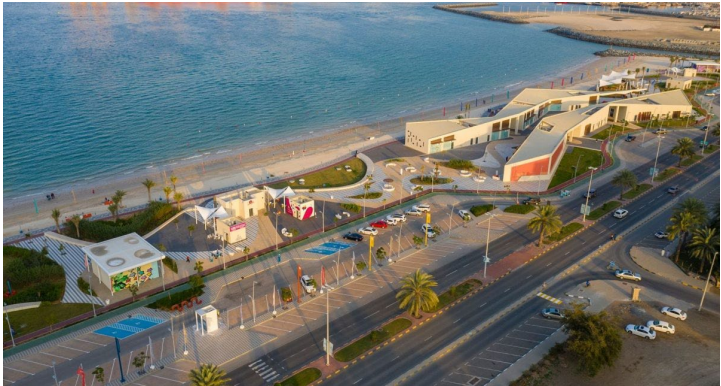


STRATEGY FORMULATION – City Economic Development Plan (Tourism Development Plan)

Strategy : Develop the unique tourism experience in Trincomalee Area including eco-tourism, adventure tourism, cultural tourism, wellness tourism.

Action project :Tourism Facility Improvement at Marble Beach

Land Extent	10 Acres
Land ownership	State Land (Sri Lanka Navy & Coast Conservation and Coastal Resource Management Department)
Existing condition	Unusable facilities for tourists
Project Components	Main Entrance, Restaurant, Vehicle Parking Area Toilet Block, Waste Bins, Children Park, Renovation of Existing Access Road, First Aid center, Information center, Adopt Disaster rescue method, Solar lights installation, Life saving unit, Information center
Clearances	CCD, DS, SL Air Force, Ministry of Defense, SLTDA



STRATEGY FORMULATION – City Economic Development Plan (Tourism Development Plan)

Strategy : Develop the unique tourism experience in Trincomalee Area including eco-tourism, adventure tourism, cultural tourism, wellness tourism.

Action project : Tourism Facility Improvement at Deer park, Trincomalee

Land Extent	80 Perch
Land ownership	State Land (Sri Lanka Navy & Coast Conservation and Coastal Resource Management Department
Existing condition	The area is popular as the feeding center for deers. It is properly functioning without any basic facilities.
Project Components	Wash room facilities, feeding facilities for Deer, Food stoles
Implementation Agency	Trincomalee UC

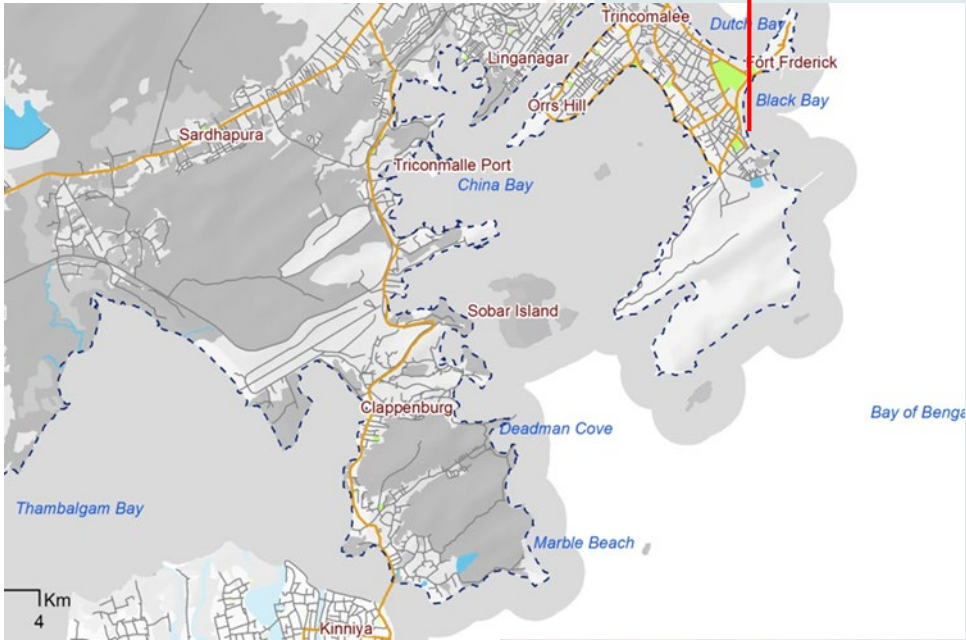


STRATEGY FORMULATION – City Economic Development Plan (Tourism Development Plan)

Strategy : Develop the unique tourism experience in Trincomalee Area including eco-tourism, adventure tourism, cultural tourism, wellness tourism.

Action project :Tourism Facility Improvement at Dutch Bay Beach Area

Land Extent	08 Acres
Land ownership	State Land (Coast Conservation and Coastal Resource Management Department
Existing condition	The area is the most popular beach area in the Trincomalee that is functioning without adequate infrastructure facilities.
Project Components	Main Entrance, Restaurant,Vehicle Parking Area Toilet Block,Waste Bins, Children Park, First Aid center, Information center, Adopt Disaster rescue method, Solar lights installation, Life saving unit, Information center
Implementation Agency	Trincomalee UC



Dutch Bay Beach



STRATEGY FORMULATION – City Economic Development Plan (Tourism Development Plan)

Strategy : Develop the unique tourism experience in Trincomalee Area including eco-tourism, adventure tourism, cultural tourism, wellness tourism.

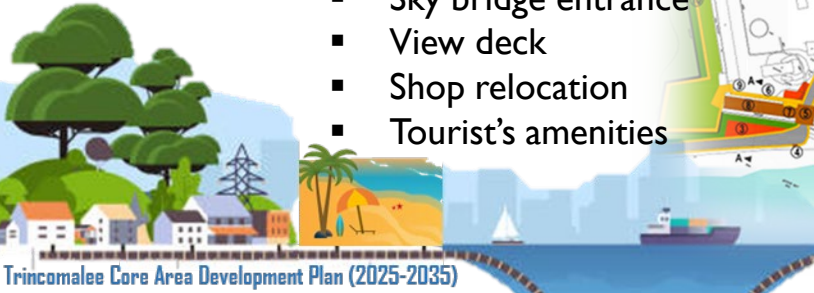
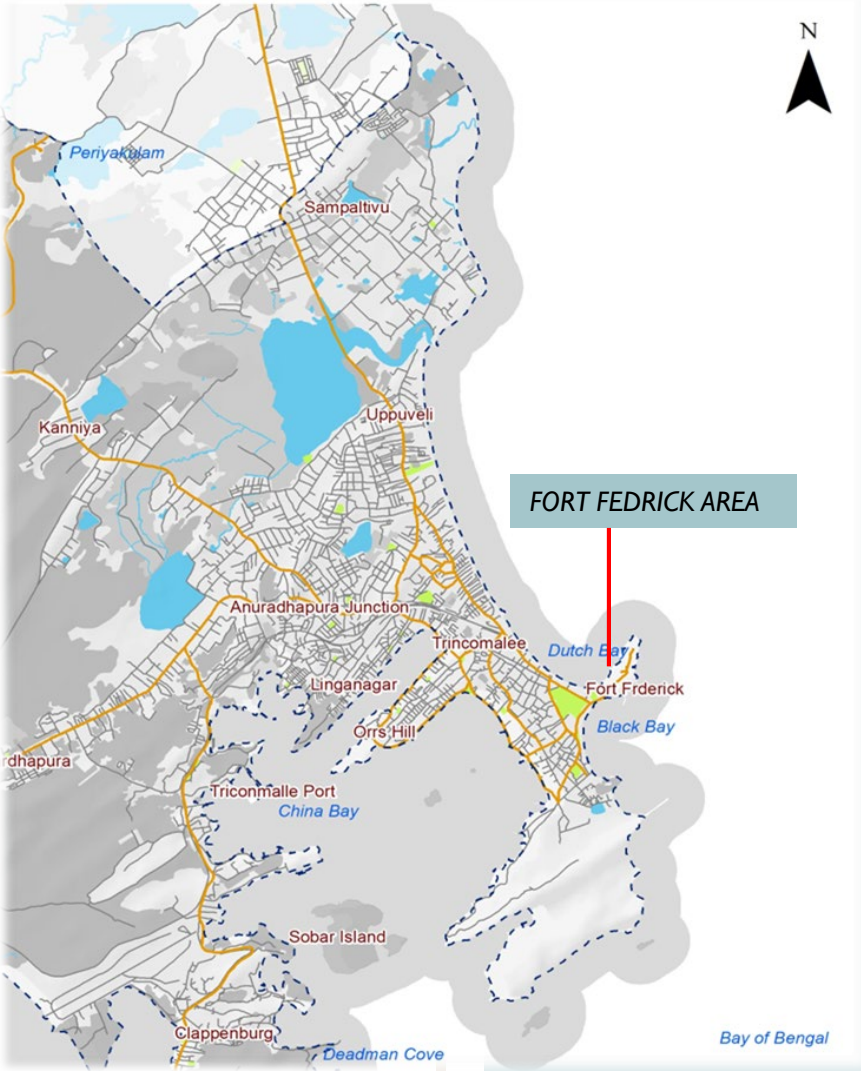
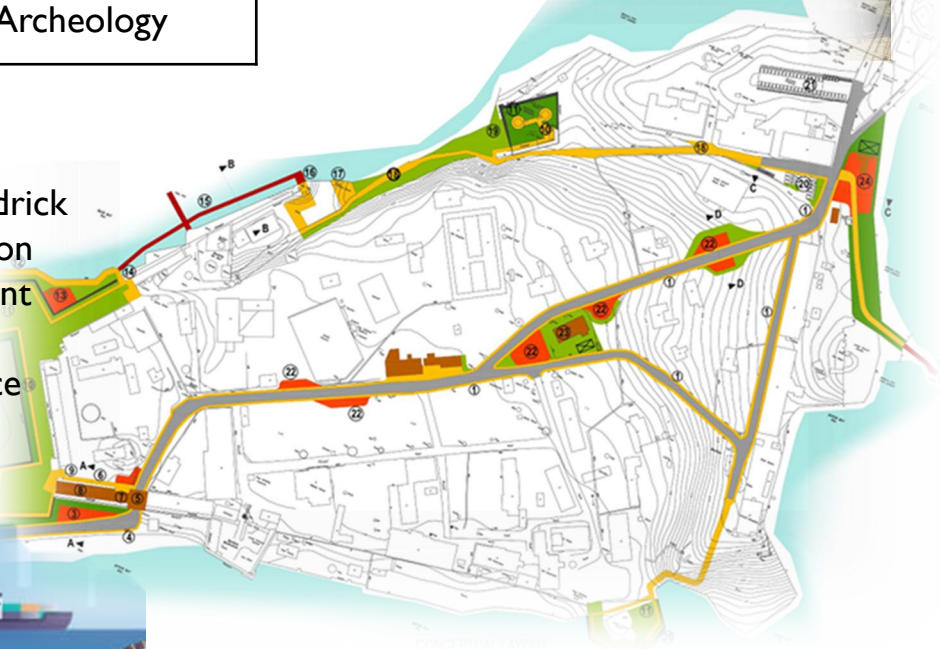
Action project : Fort Fredrick Heritage Development Project

Land Extent	70 Acres
Land ownership	Department of Archeology
Existing condition	The historical Dutch fort and Koneswaran Temple are located.
Clearances	DS, Trincomalee UC, CCD, Dept. of Archelogy
Implementation Agency	Department of Archeology



Project Components :

- Open up Fort Fredrick
- Heritage restoration
- Resort development
- Green path
- Sky bridge entrance
- View deck
- Shop relocation
- Tourist's amenities

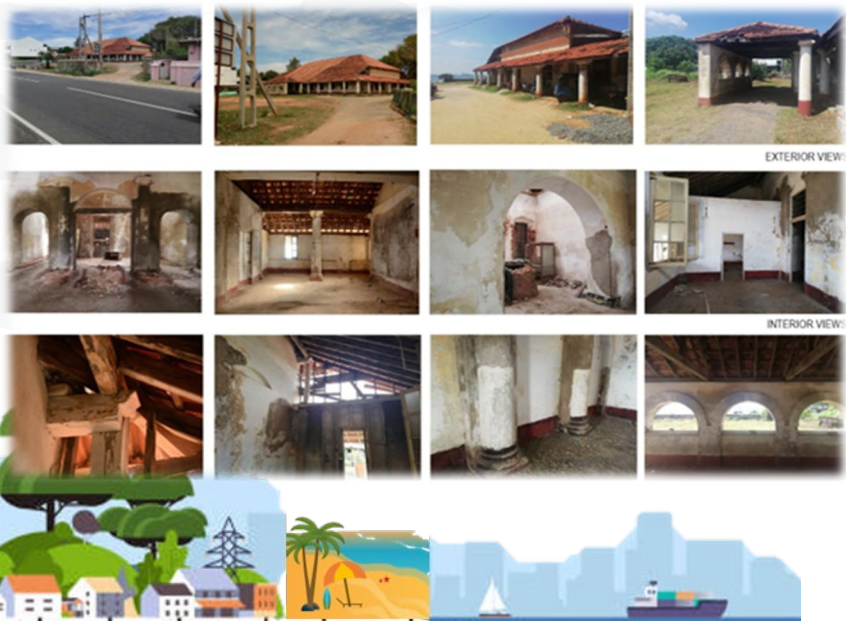


STRATEGY FORMULATION – City Economic Development Plan (Tourism Development Plan)

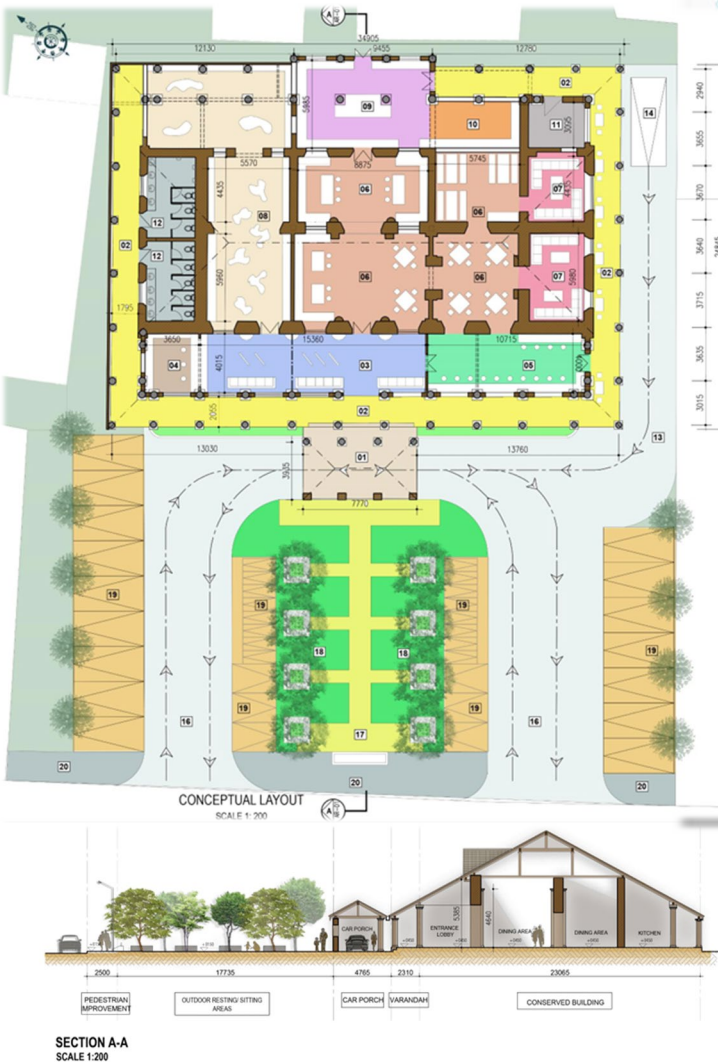
Strategy : Develop the unique tourism experience in Trincomalee Area including eco-tourism, adventure tourism, cultural tourism, wellness tourism.

Action project :Tourism Development Project at Old Dutch Building

Land Extent	50 Perches
Land ownership	State
Existing condition	The historical building is located and it is in a dilapidated condition.
Clearances	DS, Trincomalee UC, Dept. of Archelogy



Trincomalee Core Area Development Plan (2025-2035)

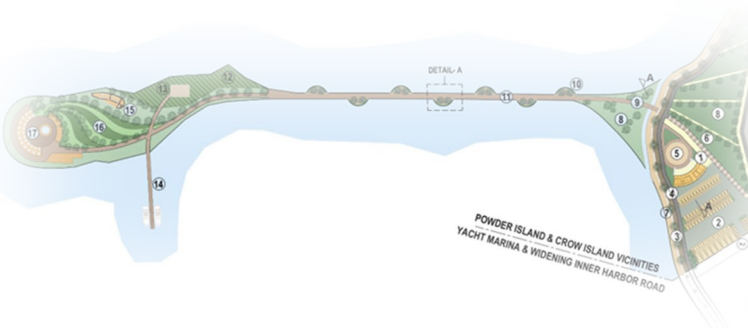
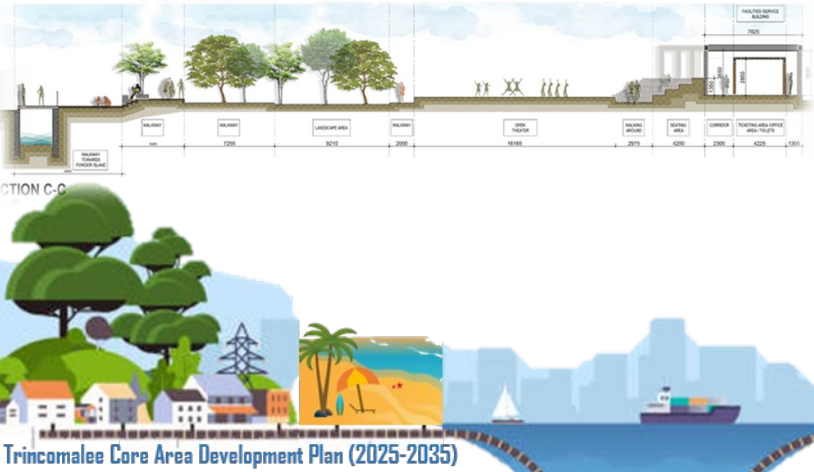
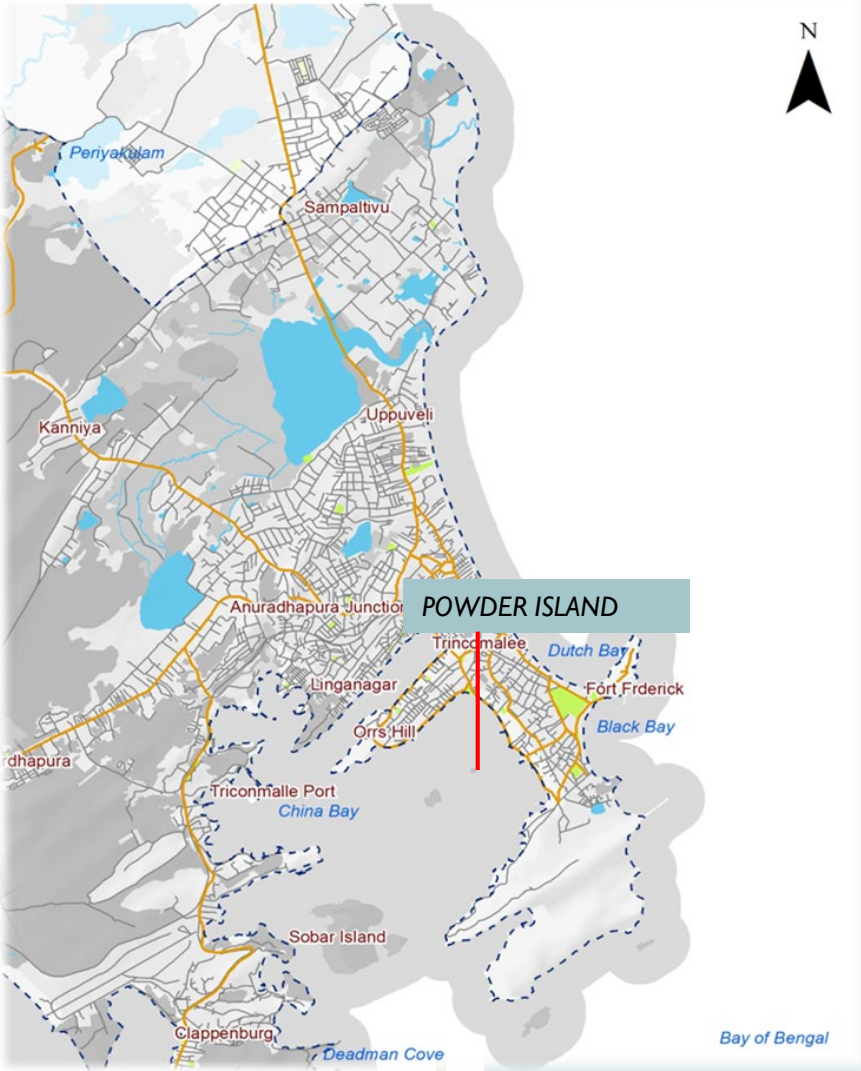


STRATEGY FORMULATION – City Economic Development Plan (Tourism Development Plan)

Strategy : Develop the unique tourism experience in Trincomalee Area including eco-tourism, adventure tourism, cultural tourism, wellness tourism.

Action project : Development of floating restaurant at Powder Island.

Land Extent	01 Acres
Land ownership	State (Sri Lanka Navy)
Existing condition	The area is consisted with greeneries.
Clearances	DS, Trincomalee UC, CCD, SL Navy

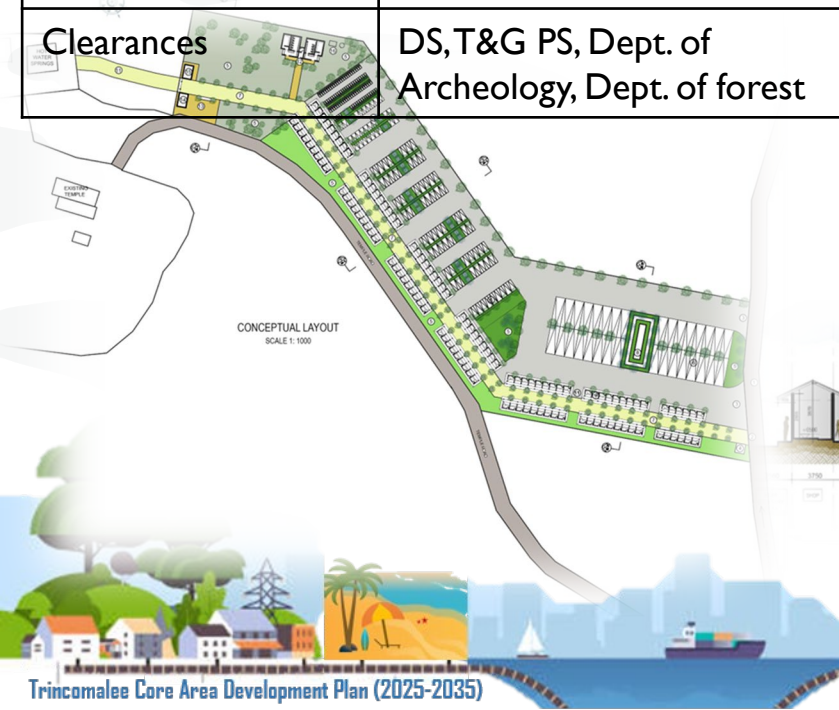


STRATEGY FORMULATION – City Economic Development Plan (Tourism Development Plan)

Strategy : Develop the unique tourism experience in Trincomalee Area including eco-tourism, adventure tourism, cultural tourism, wellness tourism.

Action project : Development of public facilities for kanniya Hot Wells.

Land Extent	07 Acres
Land ownership	State (Department of Archeology)
Existing condition	The area is consisted with most popular hot wells without having adequate facilities for tourists.
Clearances	DS, T&G PS, Dept. of Archeology, Dept. of forest

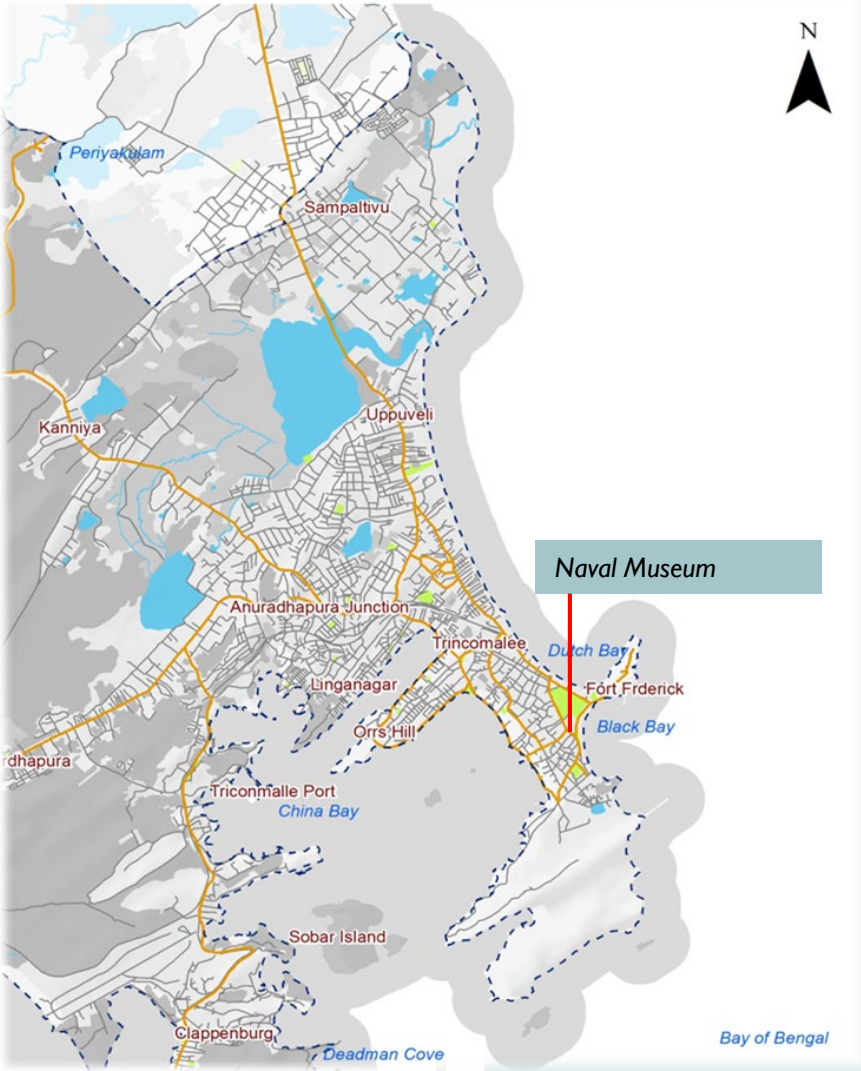


STRATEGY FORMULATION – City Economic Development Plan (Tourism Development Plan)

Strategy : Develop the unique tourism experience in Trincomalee Area including eco-tourism, adventure tourism, cultural tourism, wellness tourism.

Action project : Refurbishment of Existing Naval Museum

Land ownership	State (Department of Archeology)
Existing condition	The area is consisted with dilapidated & hidden museum building.
Clearances	Dept. of Archeology & SL Navy

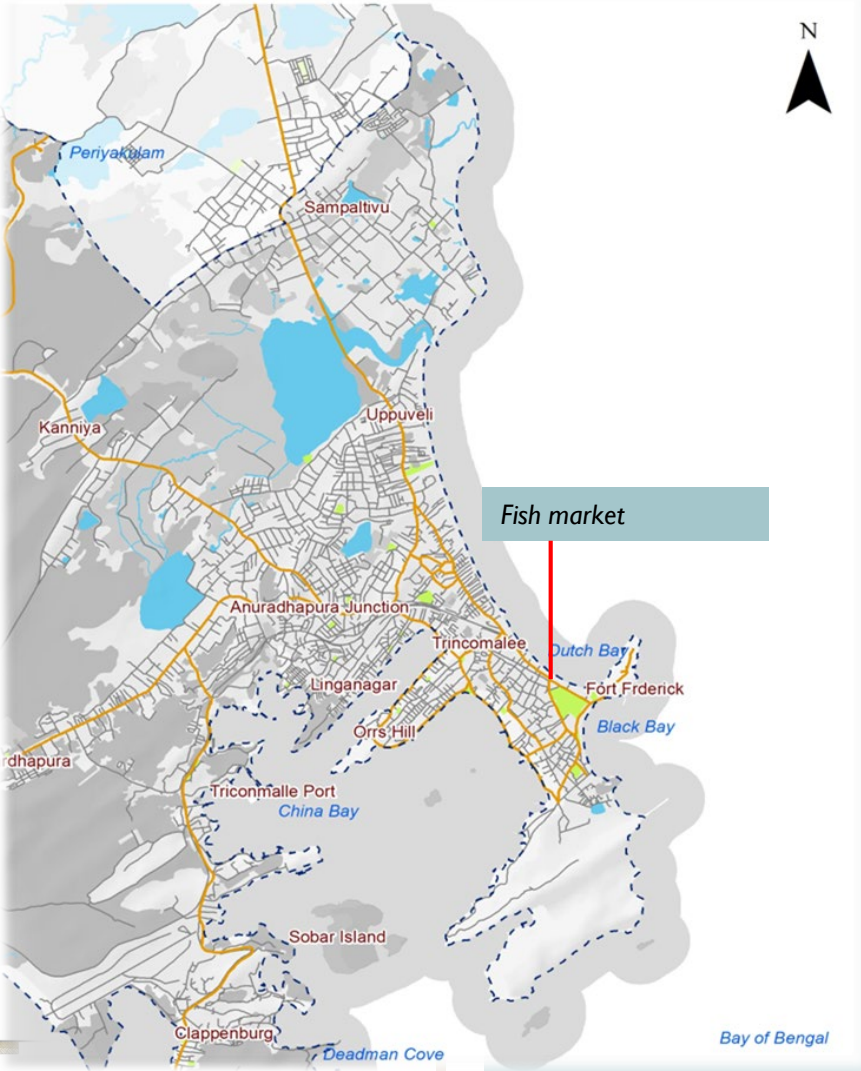
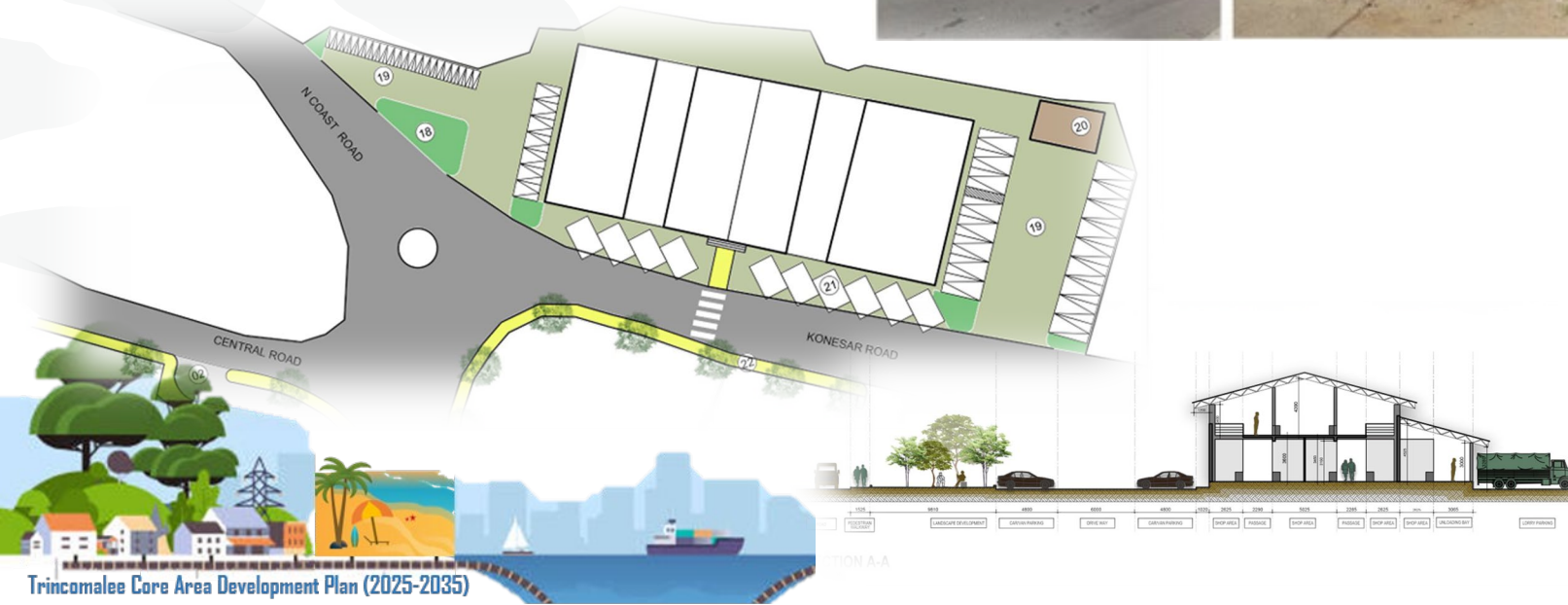


STRATEGY FORMULATION – City Economic Development Plan (Fishery Sector Development Plan)

Strategy : Increase productivity and efficiency in fishing industry

Action project : Redevelopment of the existing fish market with proper waste management system

Land Extent	07 Acres
Land ownership	Trincomalee UC
Existing condition	The fish market is functioning without having adequate facilities.
Clearances	DS, Trincomalee UC, Fisheries Department, CCD

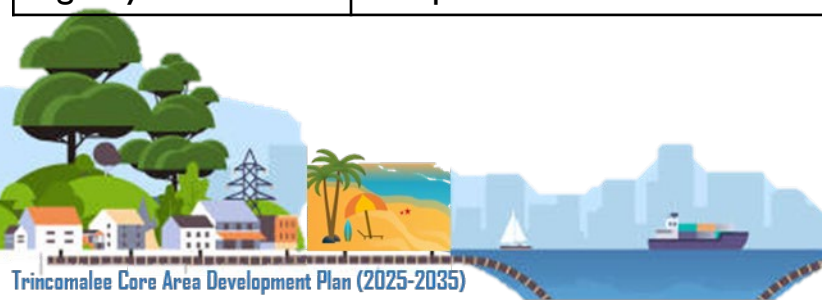


STRATEGY FORMULATION – City Economic Development Plan (Fishery Sector Development Plan)

Strategy : Increase productivity and efficiency in fishing industry

Action project : Redevelopment of the existing Cod bay Fishery Harbor

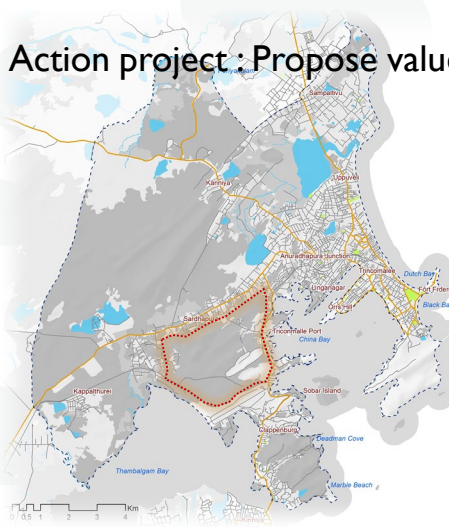
Land Extent	28 Acres
Land ownership	Ceylon Fishery Harbor Corporation
Existing condition	Harbor is operating without adequate facilities
Project Components	Refrigeration facilities such as supply of ice, storage of ice, freezing, storage of frozen fish, Supply of fuel, Quarters for officers, Bathing and toilet facilities. Store area, Water storage , Fishermen rest, Slipway, Boat lifting, Shop, Canteen.
Implementing Agency	Ceylon Fishery Harbor Corporation



STRATEGY FORMULATION – City Economic Development Plan (Fishery Sector Development Plan)

Strategy : Increase productivity and efficiency in fishing industry

Action project : Propose value added fishing industry within the land allocated for industries by SLPA



Lot No.	Approx. Extent
1	80.042 Ha.
2	76.707 Ha.
3	100.005 Ha.
4	50.008 Ha.
5	20.400 Ha.
6	10.045 Ha.
7 – 12	60.914 Ha.
13 – 18	61.556 Ha.
19– 21	30.480 Ha.
22 –28	69.732 Ha.
45 –50	60.099 Ha.
51 –58	81.062 Ha.
59 –70	123.332 Ha.
71 –80	96.846 Ha.
Total area	921.228 Ha.



Source: SLPA, Trincomalee

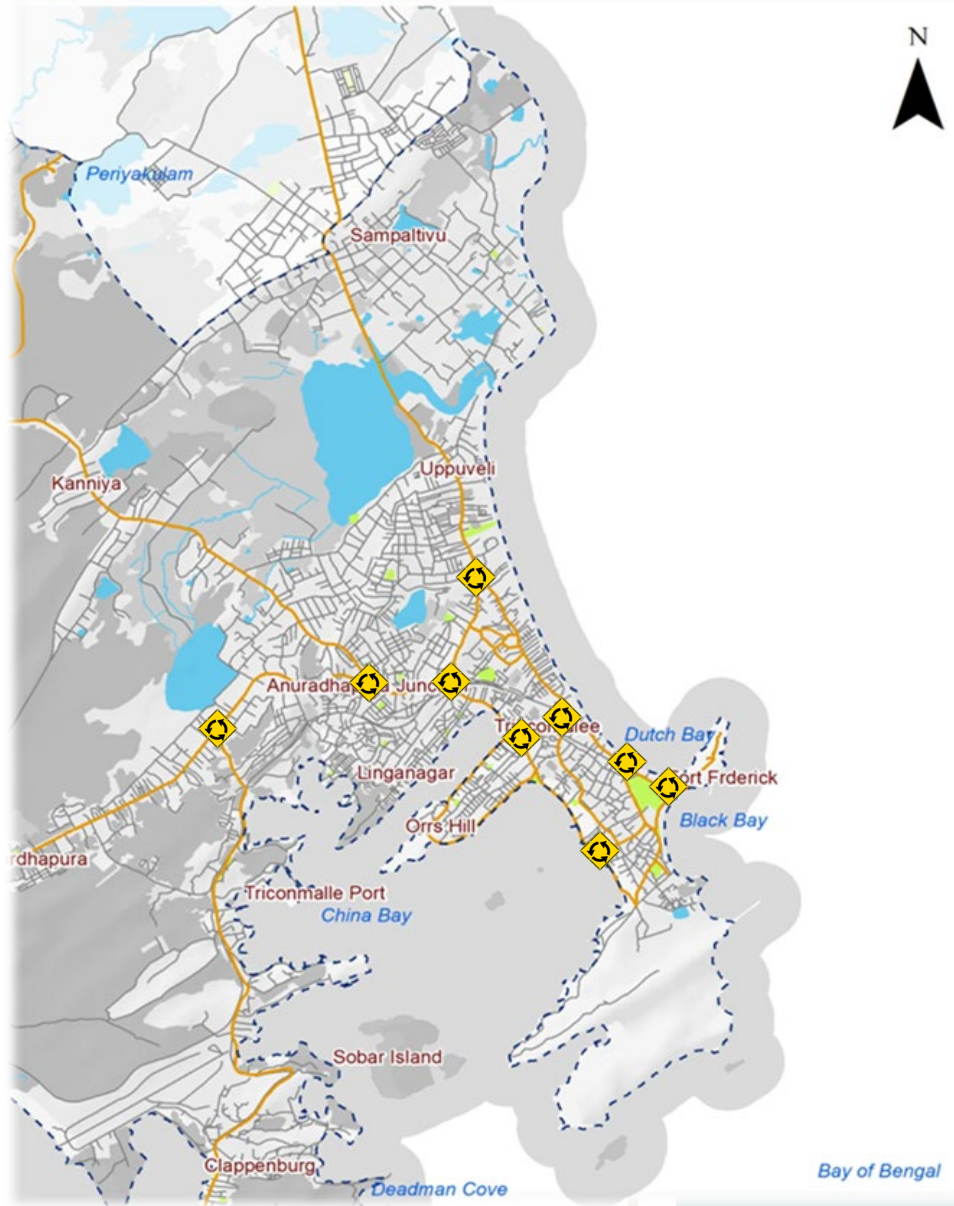
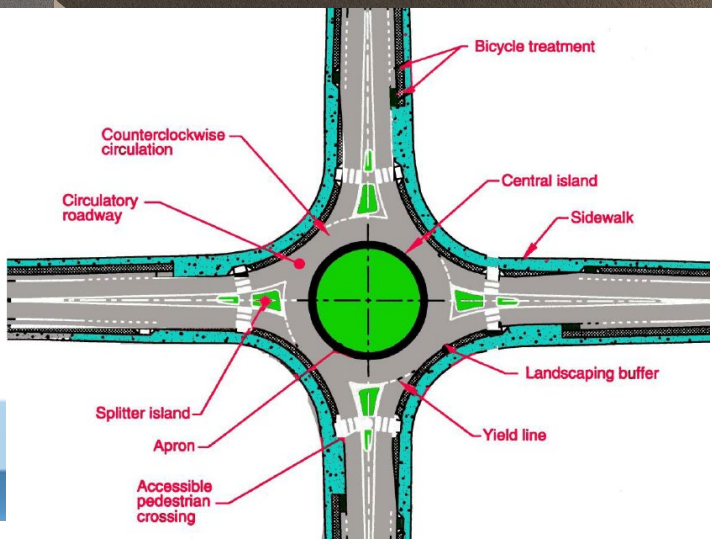
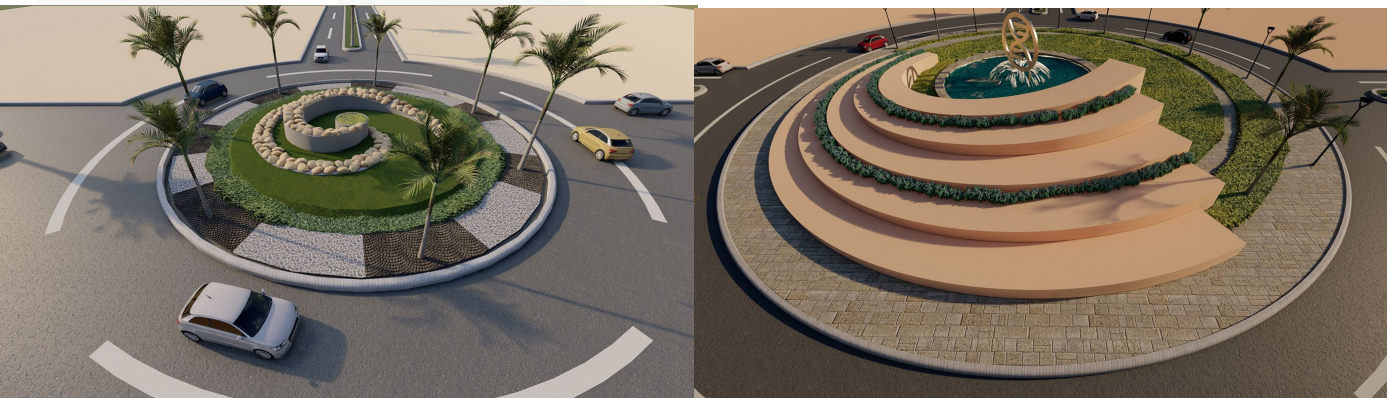
04. SUSTAINABLE ENVIRONMENTAL MANAGEMENT PLAN



STRATEGY FORMULATION – Sustainable Environmental Management Plan (City Beautification Plan)

Action project :

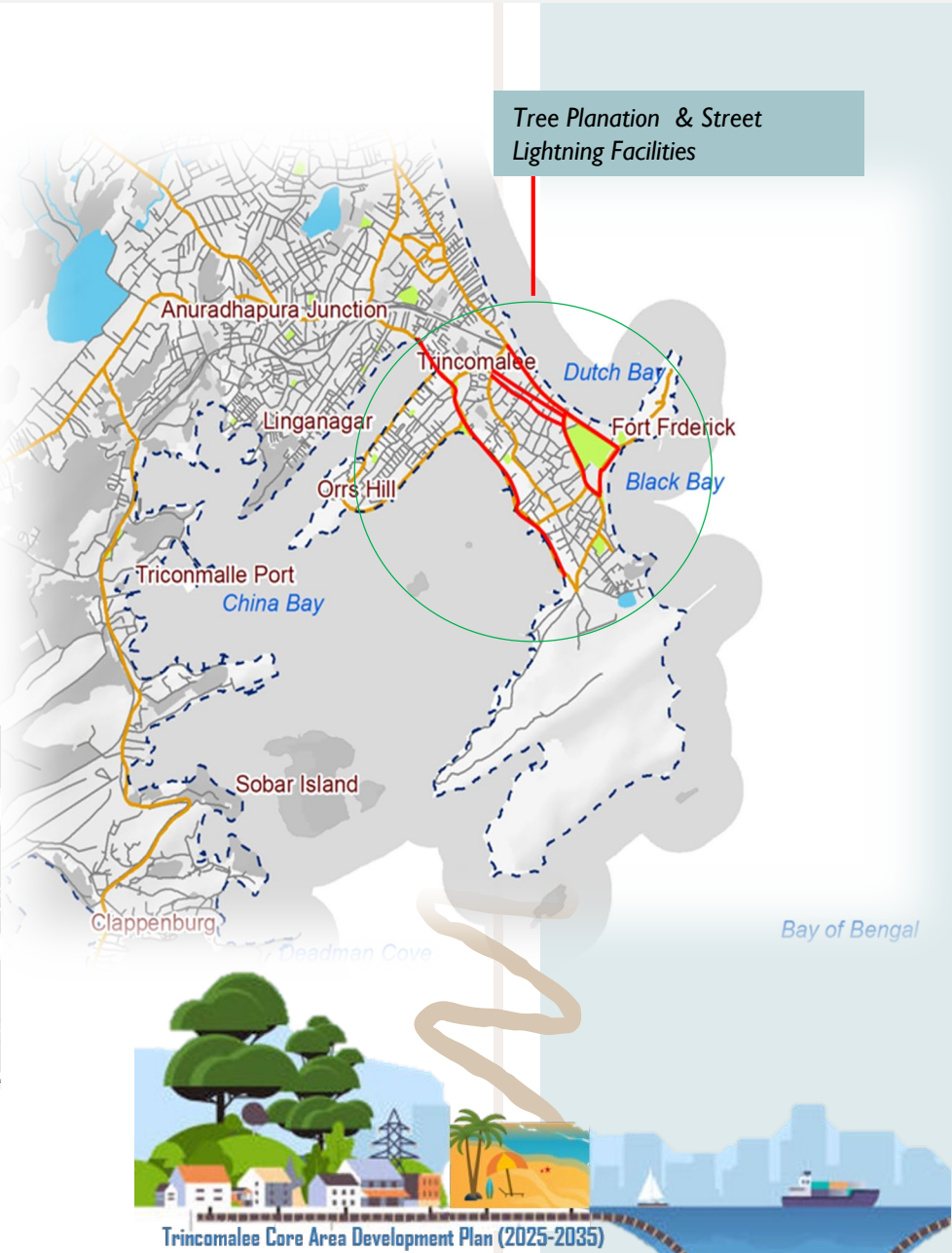
- ❑ Roundabout Development at , 4th Mile post,Anuradhapura junction, 3rd mile Post Juunction,Abhyapura Junction, Police Head Quarters Junction, Marathady Junction, Clock Tower Junction,Junction near to Railway Station,Junction infront of Harbor Police, Junction infront of Trincomalee UC & Junction near to Koneshwaran Temple.



STRATEGY FORMULATION – Sustainable Environmental Management Plan (City Beautification Plan)

Action project :

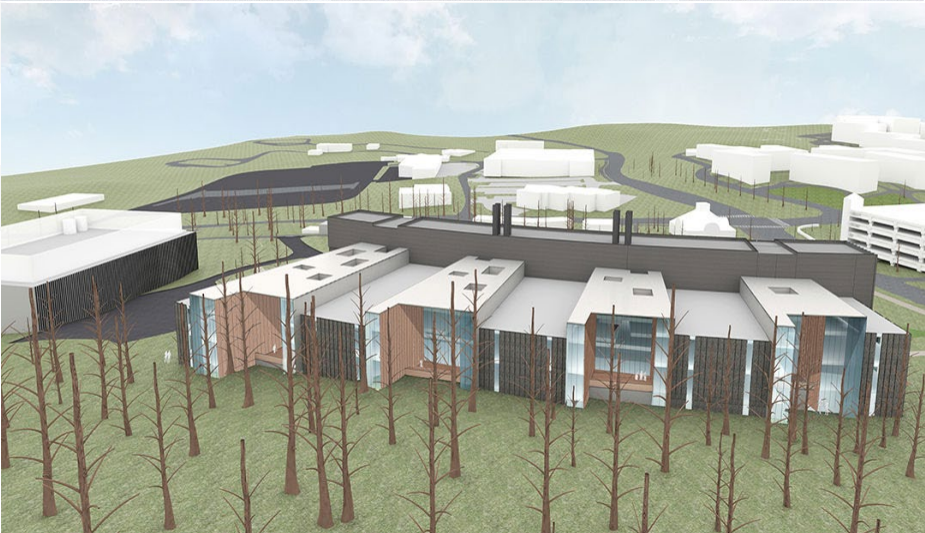
- ❑ Tree plantation program to reduce urban heat effect.
- ❑ Providing Street Lightning Facilities
- ❑ Display the name board for all roads owned by RDA, RDD & Local Authorities



STRATEGY FORMULATION – Sustainable Environmental Management Plan (City Beautification Plan)

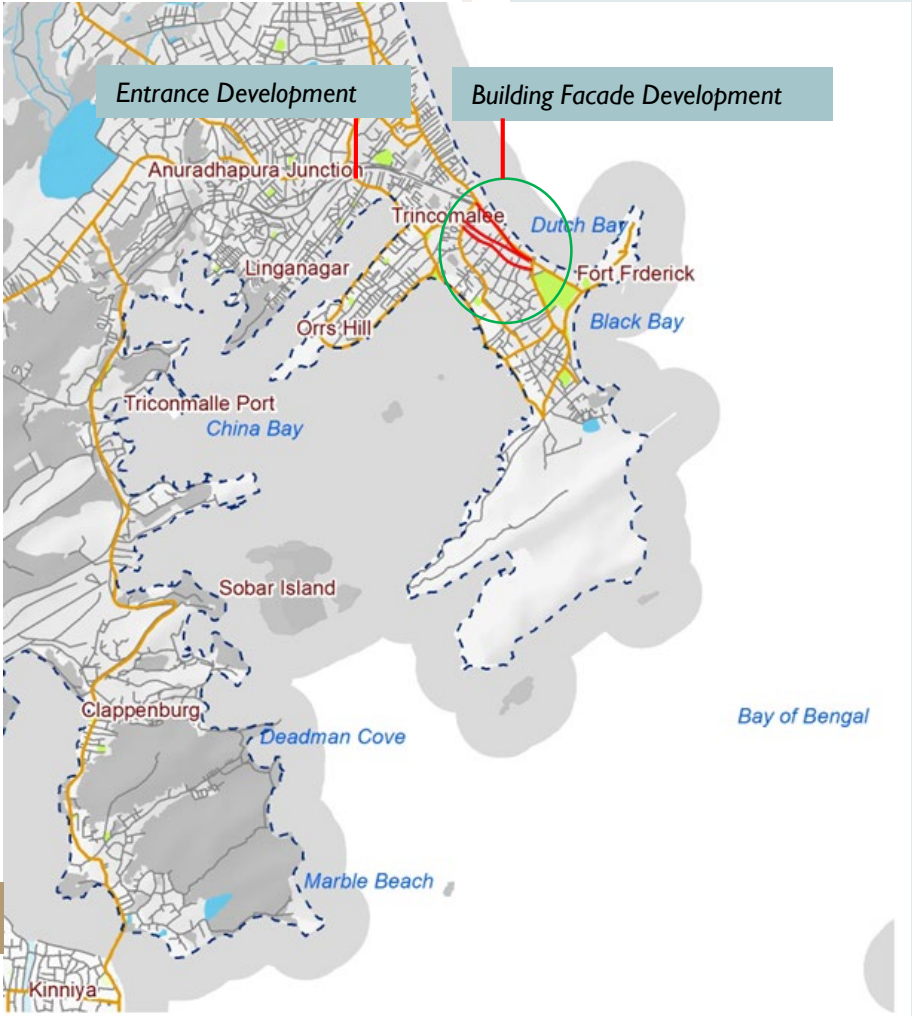
Action project :

- ❑ Entrance development at Abhayapura Junction.
- ❑ Building facade development at NC road, Central road, main Street & Inner Harbor Road



Entrance Development

Building Façade Development

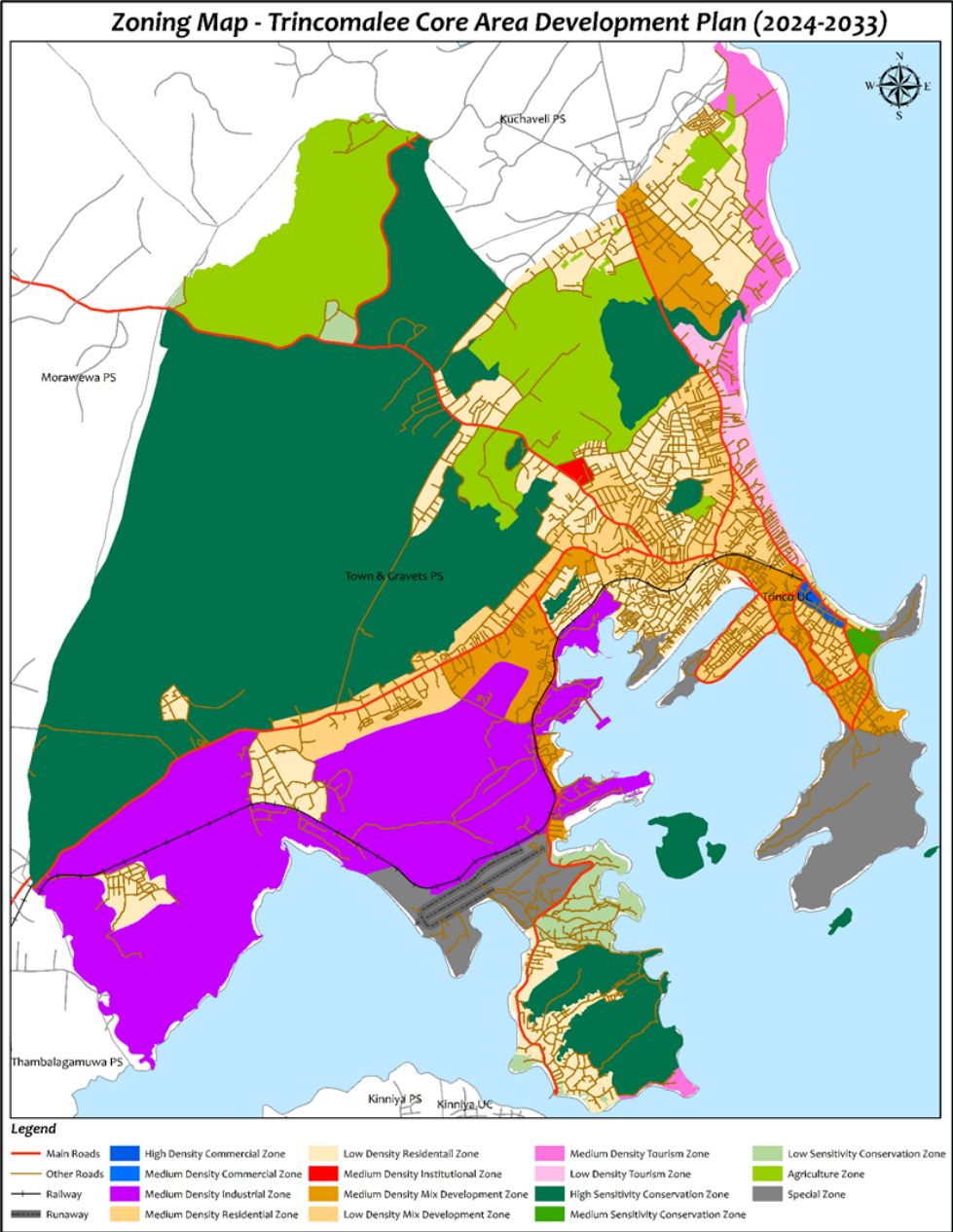


Trincomalee Core Area Development Plan (2025-2035)

STRATEGY FORMULATION – Sustainable Environmental Management Plan (Environment Conservation Plan)

STRATEGIES

- ☐ Protected Areas and Habitat Conservation
- ☐ Biodiversity Monitoring
- ☐ Sustainable Land Use Planning
- ☐ Marine Conservation
- ☐ Conservation Education and Awareness
- ☐ Sustainable Tourism
- ☐ Cultural Heritage Preservation
- ☐ Community Engagement and Livelihood Support
- ☐ Policy and Legal Framework
- ☐ International Collaboration
- ☐ Monitoring and Evaluation
- ☒ **DEMARCATe PV LINE THROUGH CCD & TAKING ACTIONS TO REMOVE THE UNAUTHORIZED CONSTRUCTIONS AT CCD RESERVATION AREA**



STRATEGY FORMULATION – Sustainable Environmental Management Plan (Public Open Recreational Space Development Plan)

Standard for Public Outdoor Recreational Spaces: 1.4 Ha per 1000 Population

Total Population in 2022 – 113,869



Total Population in 2022 – Existing Parks and Play Grounds : 76.63 Ha



Forecasting population for 2034 : 122,300
Need parks and Play grounds for 2034 : 171 Ha



Requirement for Parks and Playgrounds in 2034 : 94 Ha



Need PORS Plan



STRATEGY FORMULATION – Sustainable Environmental Management Plan (Public Open Recreational Space Development Plan)

No	Type of Parks	Extent (ha)
1	Proposed Wetland Park	0.75
2.	Proposed Linear Parks	0.41
Total		1.16
6.	Existing PORS	76.63
Grand Total		77.79

Proposed Wetland Park

PWP 01	0.75	Mattikali Wetland Park	Abayapura
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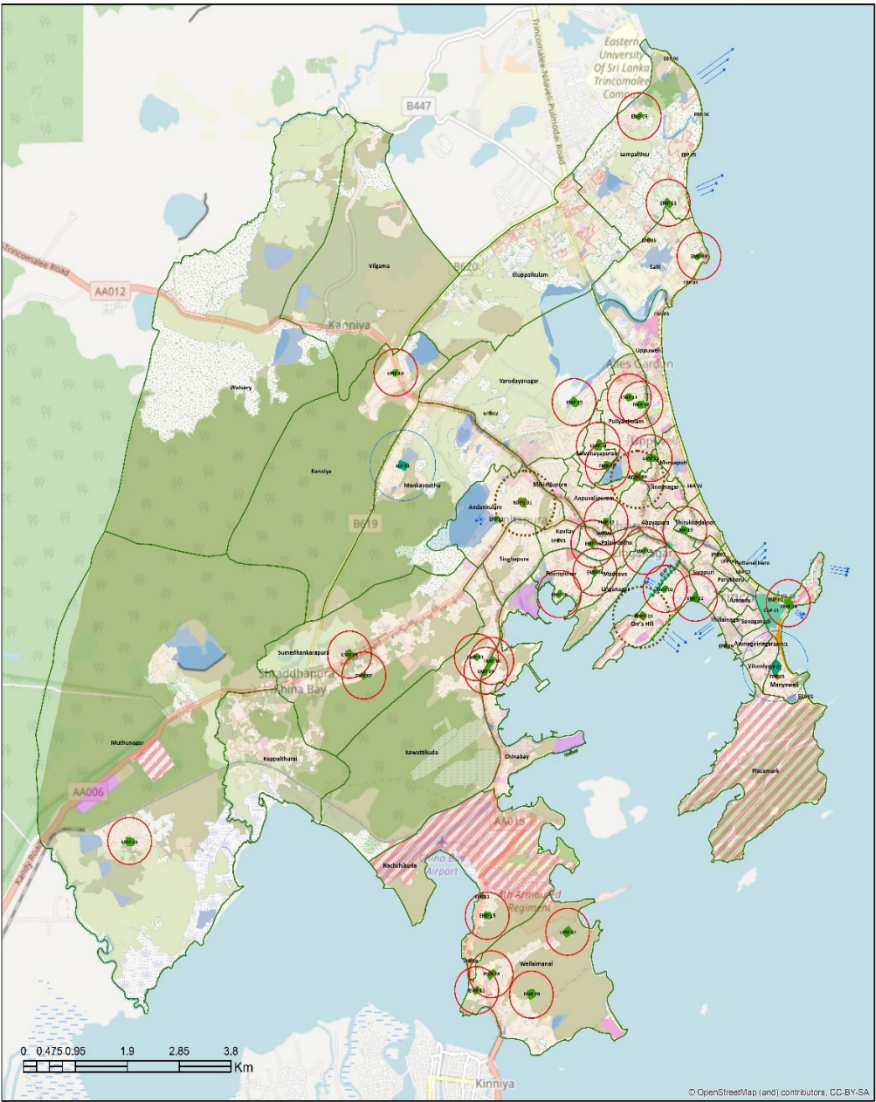
Redevelopable playgrounds

RDPG 01	0.89	Champa Lane Play Ground	Andankulam
RDPG 02	0.79	Puliyankulam Public Ground	Puliyankulam

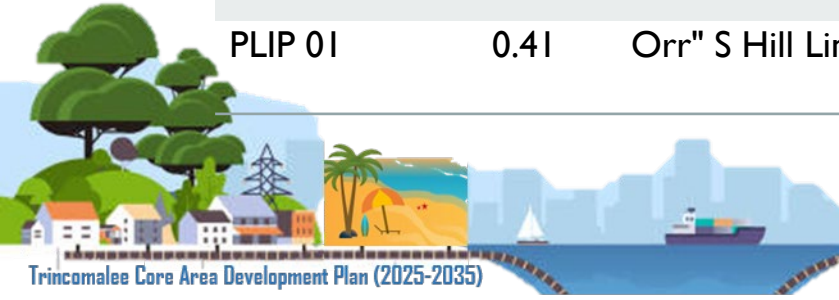
RDPG 03	0.41	Orr" S Hill Ground	Orr" S Hill
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Proposed Linear park

PLIP 01	0.41	Orr" S Hill Linear Park	Orr" S Hill
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Legend GND Boundary Proposed Park & Play Ground Service Area Radius Redevelopable Play Ground Service Area Radius Proposed Park & Play Ground Proposed Wetland Park (PWP) Redevelopable Play Ground Proposed Linear Park (PLIP) Scenic View Point Existing Parks & Play Ground Existing Beach Park (EBP) Existing Nature Park (ENP) Existing Linear Park (ELIP) Existing Beach Area (EBA) Existing Central Urban Park (ECUP) Existing Local Park (ELP) Existing Mini Park (FMP) Existing Pocket Park (EPP)	 1:54,700 Map No : 01 Prepared Date : October, 2023 Source : Field Survey Data Prepared By : N.G.D Kuara	 Environment & Landscape Division
Proposed Public Outdoor Recreation Space (PORS) Plan (2033) Trincomalee Core Area Trincomalee Core Area Development Plan Urban Development Authority		



STRATEGY FORMULATION – Sustainable Environmental Management Plan (Public Open Recreational Space Development Plan)

EXISTING PUBLIC OUTDOOR RECREATIONAL SPACES (PORS) TO BE DEVELOPED

- Uppaveli Beach
- Marble Beach
- Koneswaram Temple Area
- Kanniya Hot Springs
- Trincomalee War Cemetery
- Dutch Bay & Back bay beach

Strategies for PORS plan

1. Device a mechanism to regular public support and active & passive participation for regular upkeep and maintenance of public parks and open areas.
2. 10% land allocation of sub division should be used only for Public Outdoor Recreation Space Activities only.
3. Use Cinema halls, theaters, community halls, libraries etc to fulfill the Public Outdoor Recreation Space requirement of the area.
4. Both active & Passive Recreation facilities should be introduced to fulfill the PORS requirement in suitable locations
5. Design outdoor spaces to serve multiple purposes. For example, incorporate open areas that can be used for community events, cultural activities, sports, and relaxation. Flexibility in design encourages diverse usage.
6. Integrate playgrounds and recreational facilities suitable for different age groups. Include sports courts, fitness stations, and play structures to cater to the varied recreational interests of residents.



STRATEGY FORMULATION – Sustainable Environmental Management Plan (Disaster Risk Reduction Plan)

TEMPERATURE REDUCING STRATEGIES:

- Reforestation
- Green Urban Planning
- Cool Roofs and Reflective Surfaces
- Energy Efficiency
- Renewable Energy
- Water Management
- Climate-Resilient Agriculture
- Urban Heat Mitigation Programs
- Transportation Strategies
- Waste Management
- Education and Awareness
- Collaboration and International Agreements
- Policy and Regulation

TSUNAMI PREVENTION STRATEGIES:

- Early Warning Systems
- Education and Awareness
- Evacuation Planning
- Community Training
- Land Use Planning
- Building Codes and Infrastructure Resilience
- International Cooperation
- Public Communication and Media Engagement
- Natural Barrier Conservation
- Continuous Monitoring and Evaluation

FLOOD PREVENTION STRATEGIES:

- Early Warning Systems
- Infrastructure Development
- Land Use Planning and Zoning
- Green Infrastructure
- Erosion Control



STRATEGY FORMULATION – Sustainable Environmental Management Plan (Heritage Conservation Plan)

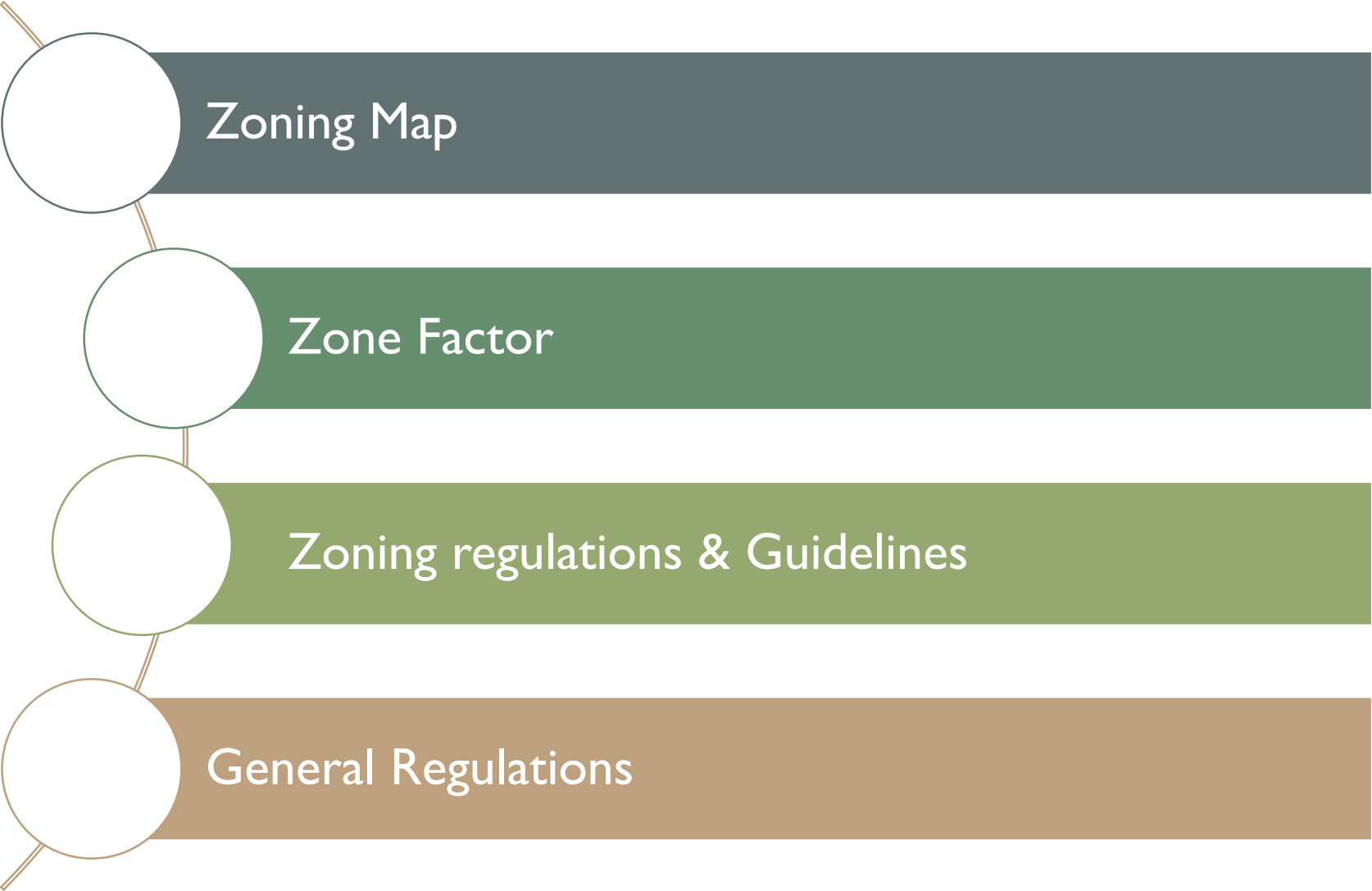
- Kanniya Rajamaha Viharaya
- Thirukoneswam Kovil
- Fort Fedrick
- Gokanna Rajamaha Viharaya
- Four historic Boo trees in Trincomalee
- Sri Tissa Rajamaha Viharaya
- Salli Muththumari Amman kovil
- Lovers leap
- Kanniya hot water wells
- War cemetery Trincomalee

STRATEGIES

- Already conserved by department of archaeology such as Fort Fedrick , Bo trees and hot water springs should be maintained according to the scientific methods.
- Thirukoneswaram kovil is most important Hindu kovil in Trincomalee , then it should be promoted as historical place.
- Kanniya hot water wells, war cemetery and round Island light house should be integrated to the tourism guide plan as tourist destination.
- Student's awareness programs should be promoted by the publications, lectures and work shops using internet and all mass media methods about archaeological sites of the area.
- All conserved existing buildings by department of archaeology should be gained with proper maintaining of archaeological and historical according to the social needs.
- An archaeological protected trees which are boo trees in Trinco special eco facts (environmental factor) should be protected biological methods.



05. ZONING PLAN



DEVELOPMENT ZONES & ZONING GUIDELINES

Base for Zoning

1 **Vision**

3

6 **Urban Characteristics**

- 1) Existing Land use 2025
- 2) Zoning Plan 2008- 2030
- 3) Development Pressure
- 4) Population Density 2025
- 5) Environmental Sensitivity
- 6) Building Density 2025

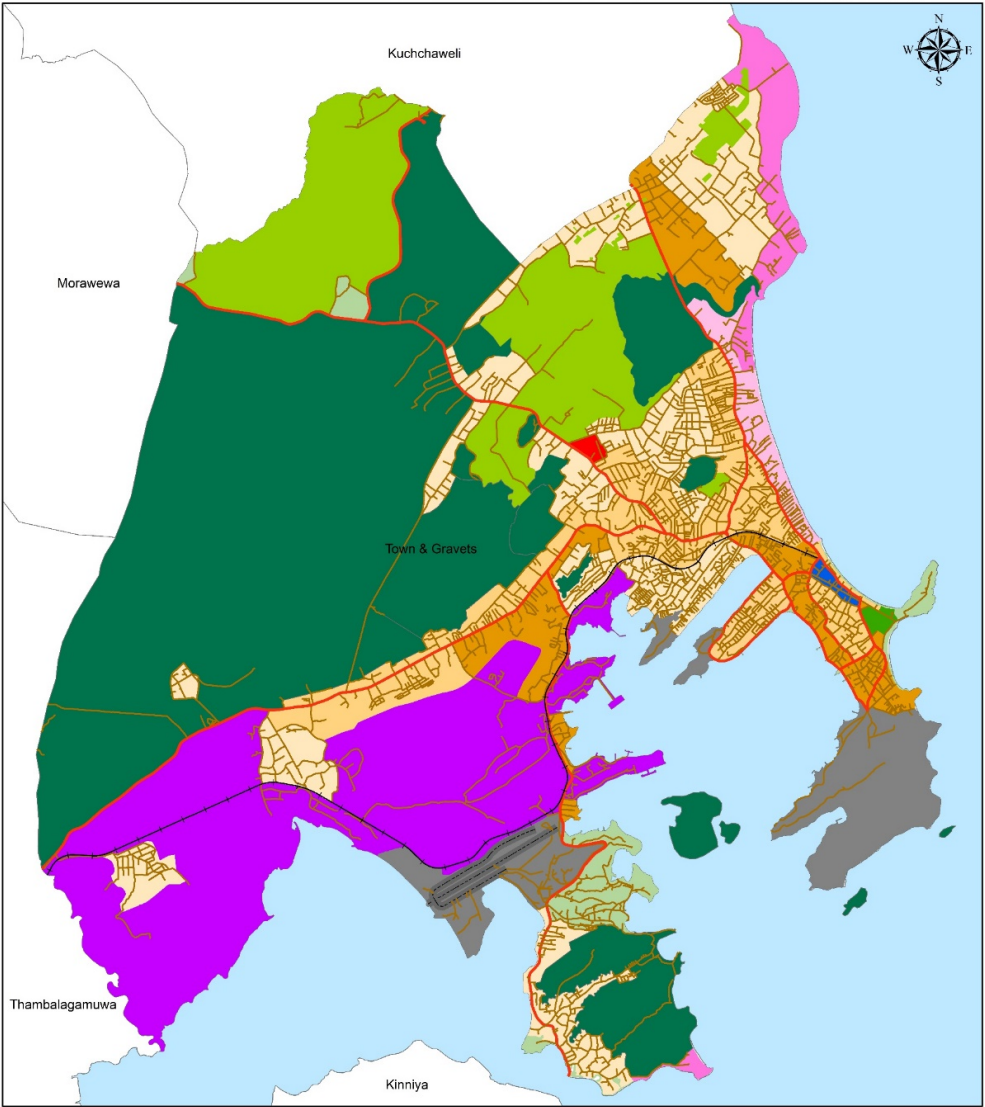
2 **Goals & Objectives**

Zoning 2025-2035



DEVELOPMENT ZONES & ZONING GUIDELINES

Zoning Map - Trincomalee Core Area Development Plan (2024-2034)



Legend

- Main Roads
- Other Roads
- Railway
- Runaway
- High Density Commercial Zone
- Medium Density Industrial Zone
- Medium Density Mix Development Zone
- Low Density Mix Development Zone
- Medium Density Residential Zone
- Low Density Residential Zone; Low Density Residential Zone
- Medium Density Tourism Zone
- Low Density Tourism Zone
- Medium Density Institutional Zone
- High Sensitivity Conservation Zone
- Medium Sensitivity Conservation Zone
- Low Sensitivity Conservation Zone
- Agriculture Zone
- Special Zone

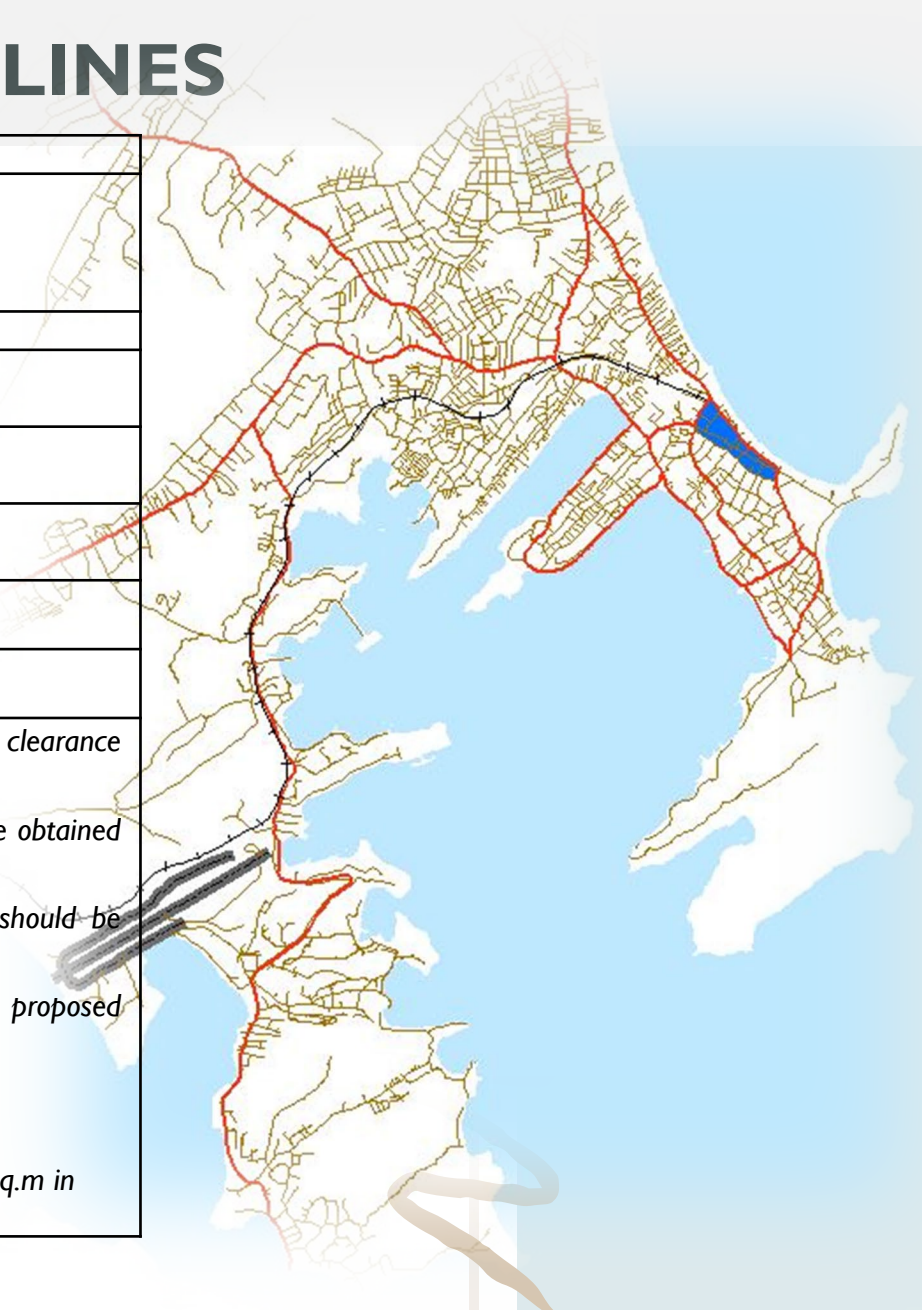
Zoning Factor = $\frac{\text{Total allowable Floor Area in the zone}}{\text{Developable land in the zone}}$

Main Zone	Sub Zones	Zone Factor
Commercial Zone	1. Medium Density Commercial Zone	2.7
Mix Development Zone	2. Medium Density Mix Development Zone	2.8
	3. Low Density Mix Development Zone	1.4
Residential Zone	4. Medium Density Residential Zone	1.6
	5. Low Density Residential Zone	1.4
Institutional Zone	6. Medium Density Institutional Zone	2.0
Industrial Zone	7. Medium Density Industrial Zone	2.3
Tourism Zone	8. Medium Density Tourism Zone	2.7
	9. Low Density Tourism Zone	1.9
Special Zone	10. Special Zone	N/A
Conservation Zone	11. High Sensitivity Conservation Zone	N/A
	12. Low Sensitivity Conservation Zone	N/A
Agriculture Zone	13. Agriculture Zone	N/A



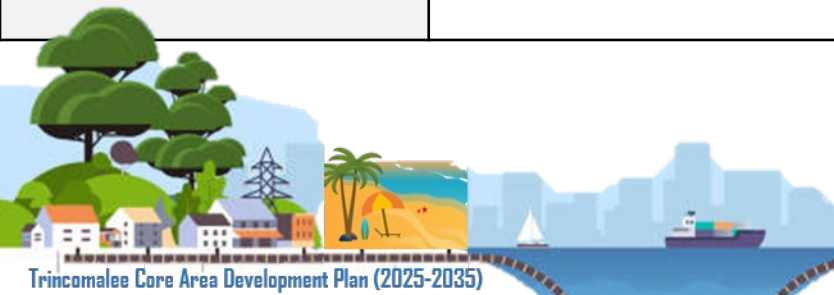
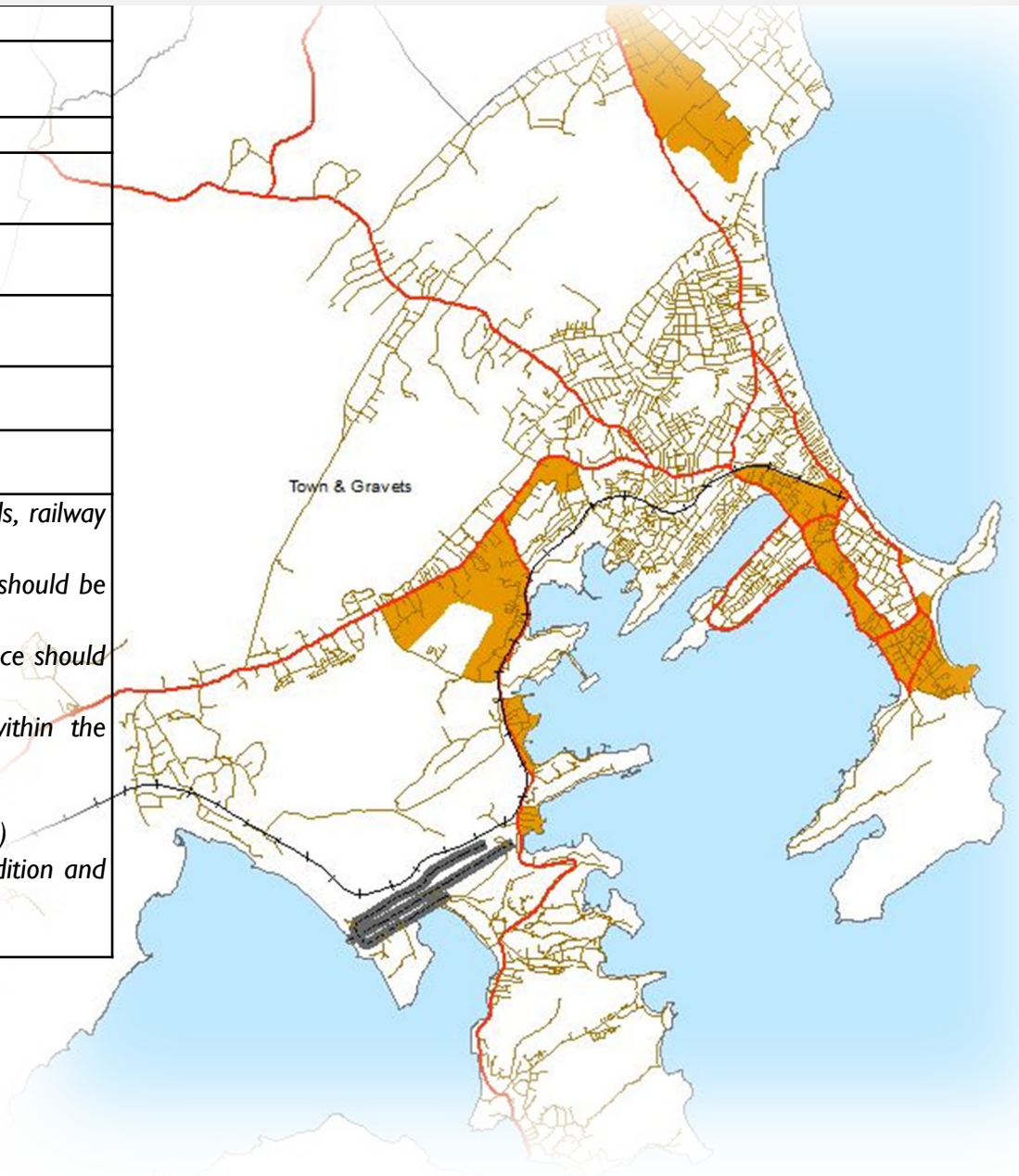
DEVELOPMENT ZONES & ZONING GUIDELINES

➤ Zone	<i>Medium Density Commercial Zone</i>
➤ Zone Definition	<i>Proposed to develop as Moderate Density Commercialized area.</i>
➤ Zone Factor	<i>2.7</i>
➤ Permissible Maximum FAR/ Number of floors	<i>As per the form “A” in Schedule I & “B” in Schedule II</i>
➤ Permissible Maximum Plot Coverage	<i>As per the form “B” in Schedule II and form “E” in Schedule III</i>
➤ Setbacks & maximum height	<i>As per the form “E” in Schedule III</i>
➤ Minimum Land Extent	<i>150 Sq.m</i>
➤ Permissible uses	<i>As per the form “F” in Schedule IV & “G” in Schedule V</i>
➤ Common zoning regulations	<ol style="list-style-type: none"> <i>If any development comes within the reservation areas of the tank, channels, Railway, clearance from relevant department should be obtained</i> <i>If any development comes adjoin the environmental sensitive area, clearance should be obtained from CEA</i> <i>If the development is listed within the prescribed activities of the CEA, clearance should be obtained from CEA</i> <i>Parking Provision for all the development activities should be provided within the proposed premises itself</i> <i>Relevant department clearances should be obtained if needed</i> <i>Minimum Extent of the development premises should be 6 perches (150 Sq.m)</i> <i>Green Building Certification should be obtained for all developments exceeding 1000 sq.m in Floor area</i>



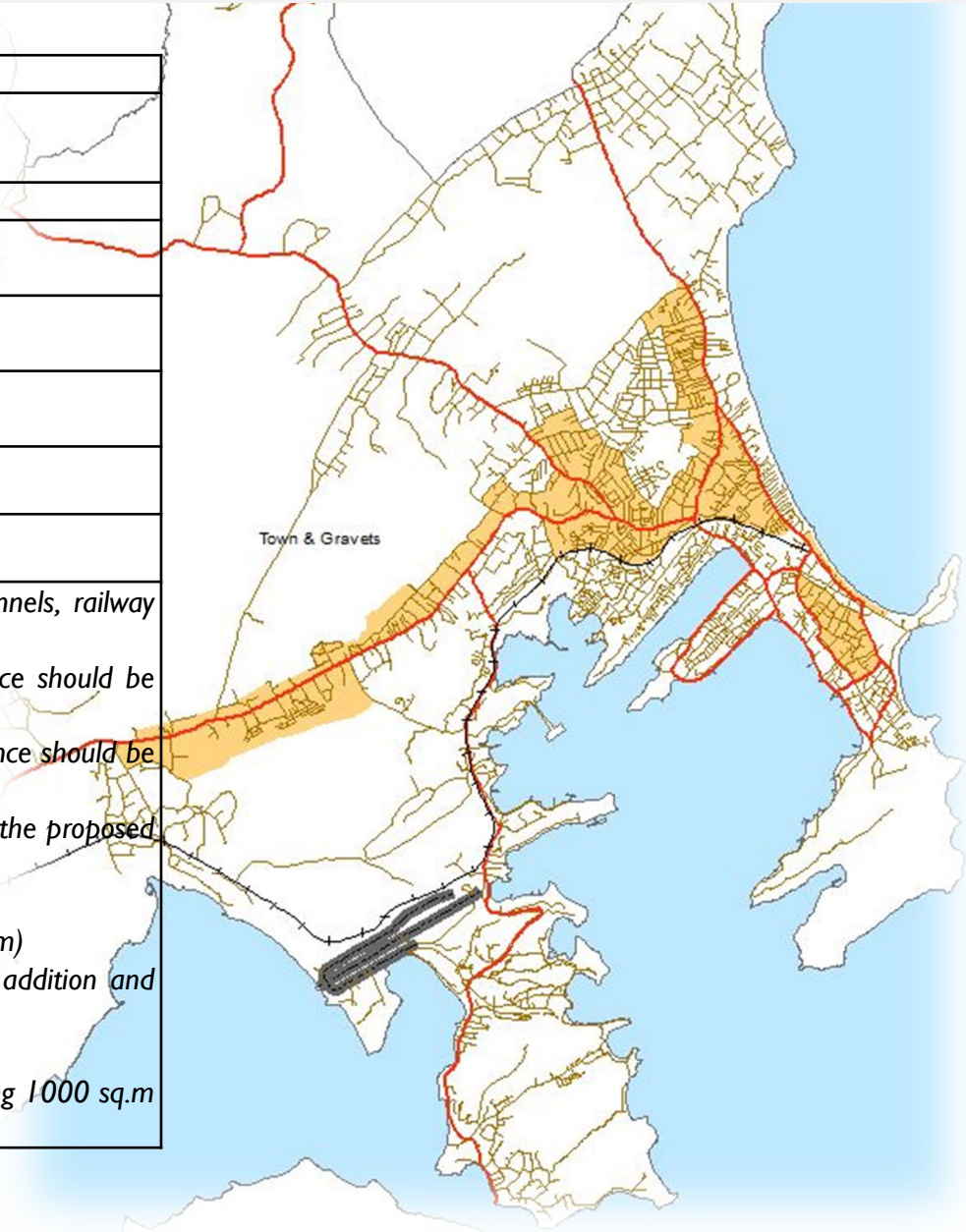
DEVELOPMENT ZONES & ZONING GUIDELINES

➤ Zone	Medium Density Mix Development Zone
➤ Zone Definition	Proposed to develop as moderate density mixed character zone
➤ Zone Factor	2.8
➤ Permissible Maximum FAR/ Number of floors	As per the form “A” in Schedule I & “B” in Schedule II
➤ Permissible Maximum Plot Coverage	As per the form “B” in Schedule II and form “E” in Schedule III
➤ Setbacks & maximum height	As per the form “E” in Schedule III
➤ Minimum Land Extent	150 Sq.m
➤ Permissible uses	As per the form “F” in Schedule IV & “G” in Schedule V
➤ Common zoning regulations	<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 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.Parking Provision for all the development activities should be provided within the proposed premises itself</p> <p>5.Relevant department clearances should be obtained if needed</p> <p>6.Minimum Extent of the development premises should be 6 perches (150 Sq.m)</p> <p>7.For existing large & medium scale industrial buildings permission for new addition and alterations can be considered</p>



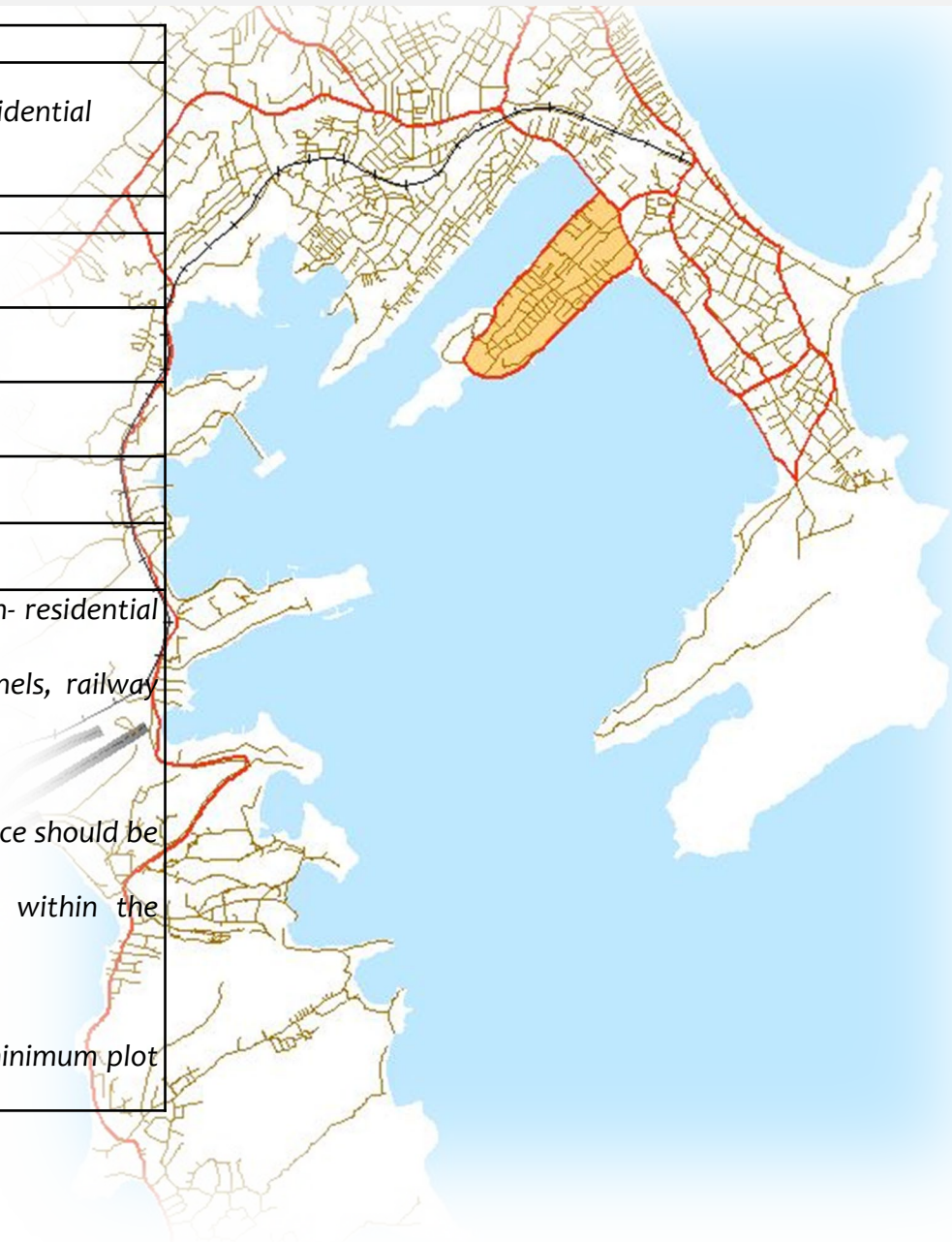
DEVELOPMENT ZONES & ZONING GUIDELINES

➤ Zone	<i>Low Density Mix Development Zone</i>
➤ Zone Definition	<i>Proposed to develop as Low density mixed character zone</i>
➤ Zone Factor	<i>1.4</i>
➤ Permissible Maximum FAR/ Number of floors	<i>As per the form “A” in Schedule I & “B” in Schedule II</i>
➤ Permissible Maximum Plot Coverage	<i>As per the form “B” in Schedule II and form “E” in Schedule III</i>
➤ Setbacks & maximum height	<i>As per the form “E” in Schedule III</i>
➤ Minimum Land Extent	<i>150 Sq.m</i>
➤ Permissible uses	<i>As per the form “F” in Schedule IV & “G” in Schedule V</i>
➤ Common zoning regulations	<i>1.If any development comes within the reservation areas of the tank, channels, railway clearance from relevant department should be obtained 2.If any development comes Adjoin the environmental sensitive area, clearance should be obtained from CEA 3.If the development is listed within the prescribed activities of the CEA, clearance should be obtained from CEA 4.Parking Provision for all the development activities should be provided within the proposed premises itself 5.Relevant department clearances should be obtained if needed 6.Minimum Extent of the development premises should be 6 perches (150 Sq.m) 7.For existing large & medium scale industrial buildings permission for new addition and alterations can be considered 8.Agrarian clearance to be obtained if needed 9.Green Building Certification should be obtained for all developments exceeding 1000 sq.m in Floor area</i>



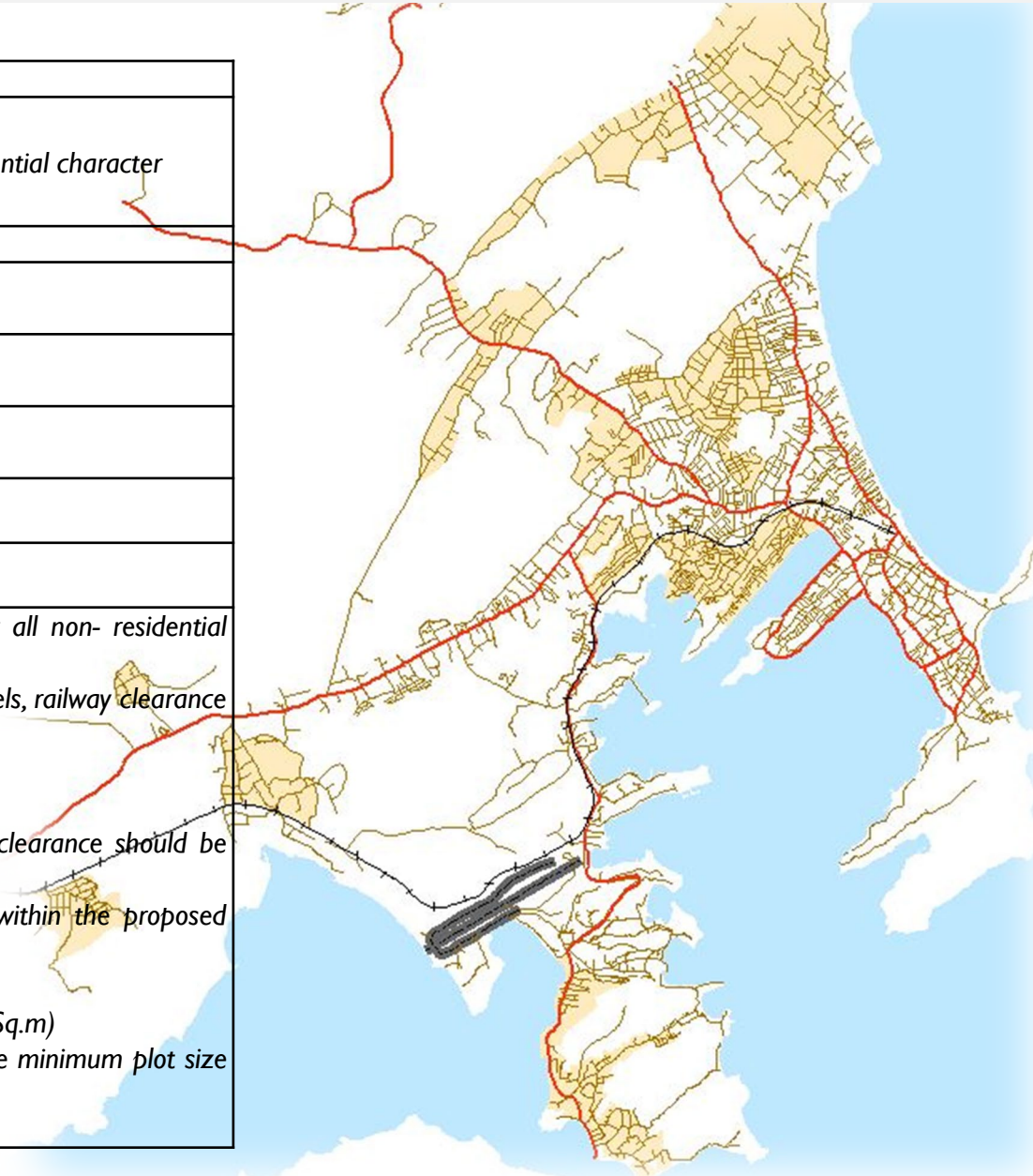
DEVELOPMENT ZONES & ZONING GUIDELINES

➤ Zone	Medium Density Residential Zone
➤ Zone Definition	Proposed to develop as moderate density residential zone with predominant residential character
➤ Zone Factor	1.6
➤ Permissible Maximum FAR/ Number of floors	As per the form “A” in Schedule I & “B” inSchedule II
➤ Permissible Maximum Plot Coverage	As per the form “B” in Schedule II and form “E” inSchedule III
➤ Setbacks & maximum height	As per the form “E” in Schedule III
➤ Minimum Land Extent	150 Sq.m
➤ Permissible uses	As per the form “F” in Schedule IV & “G” in Schedule V
➤ Common zoning regulations	<ol style="list-style-type: none">1. Internal service roads should maintain the minimum width of 6m for all non- residential activities2.If any development comes within the reservation areas of the tank, channels, railway clearance from relevant department should be obtained3.If any development comes Adjoining the environmental sensitive area, clearance should be obtained from CEA4.If the development is listed within the prescribed activities of the CEA, clearance should be obtained from CEA5.Parking Provision for all the development activities should be provided within the proposed premises itself6.Relevant department clearances should be obtained if needed7.Minimum Extent of the development premises should be 6 perches (150 Sq.m)8.In Areas where there is no pipe borne water supply system is installed, the minimum plot size shall be 250 Sq.m



DEVELOPMENT ZONES & ZONING GUIDELINES

➤ Zone	Low Density Residential Zone
➤ Zone Definition	Proposed to develop as Low density residential zone with predominant residential character
➤ Zone Factor	1.4
➤ Permissible Maximum FAR/ Number of floors	As per the form "A" in Schedule I & "B" in Schedule II
➤ Permissible Maximum Plot Coverage	As per the form "B" in Schedule II and form "E" in Schedule III
➤ Setbacks & maximum height	As per the form "E" in Schedule III
➤ Minimum Land Extent	150 Sq.m
➤ Permissible uses	As per the form "F" in Schedule IV & "G" in Schedule V
➤ Common zoning regulations	<ol style="list-style-type: none"> 1. Internal service roads should maintain the minimum width of 6m for all non- residential activities 2.If any development comes within the reservation areas of the tank, channels, railway clearance from relevant department should be obtained 3.If any development comes Adjoining the environmental sensitive area, clearance should be obtained from CEA 4.If the development is listed within the prescribed activities of the CEA, clearance should be obtained from CEA 5.Parking Provision for all the development activities should be provided within the proposed premises itself 6.Relevant department clearances should be obtained if needed 7.Minimum Extent of the development premises should be 6 perches (150 Sq.m) 8.In Areas where there is no pipe borne water supply system is installed, the minimum plot size shall be 250 Sq.m



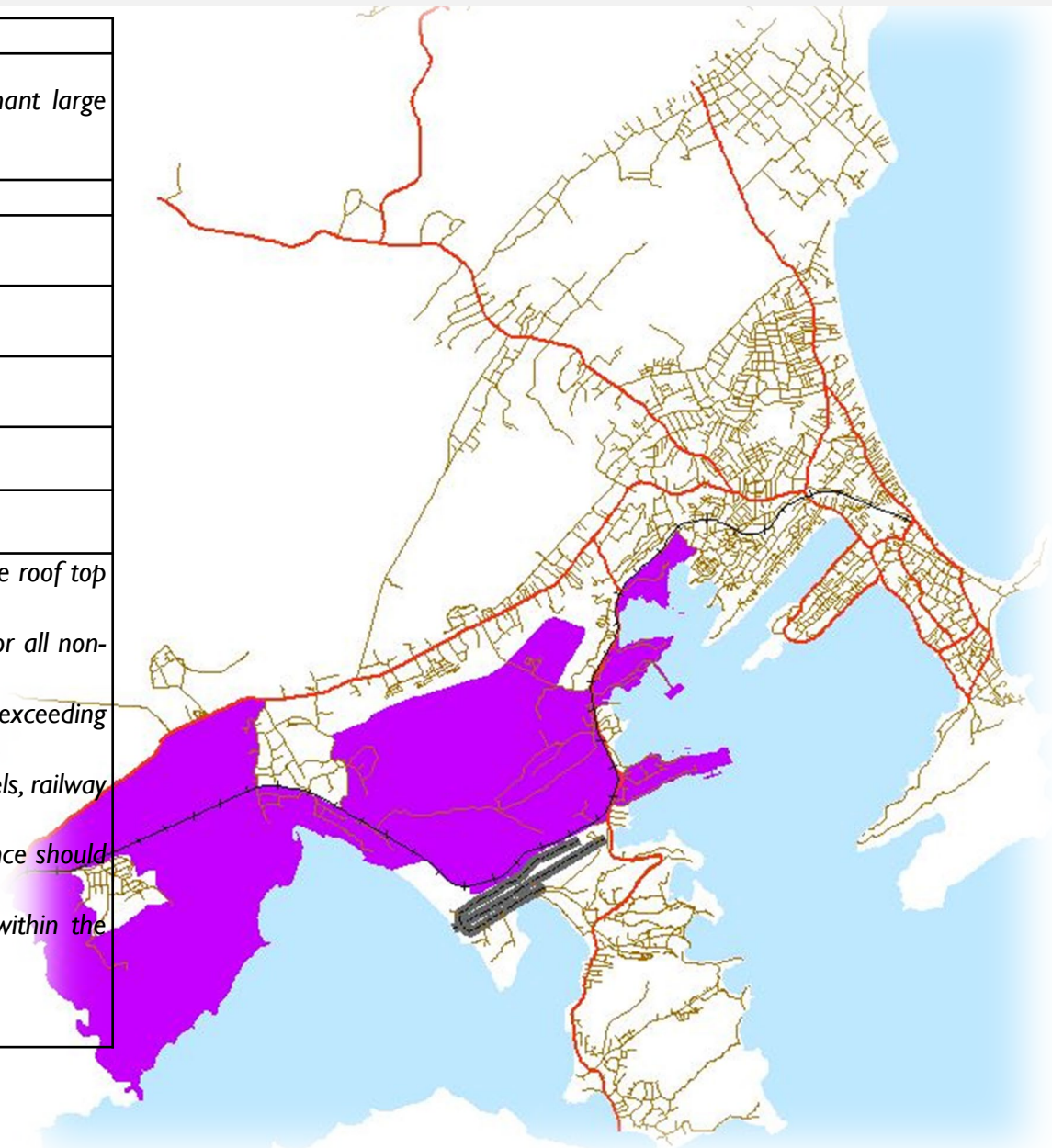
DEVELOPMENT ZONES & ZONING GUIDELINES

➤ Zone	<i>Medium Density Institutional Zone</i>
➤ Zone Definition	<i>Proposed to develop as Medium Density Institutional area with predominant Administrative agencies.</i>
➤ Zone Factor	<i>2.0</i>
➤ Permissible Maximum FAR/ Number of floors	<i>As per the form “A” in Schedule I & “B” inSchedule II</i>
➤ Permissible Maximum Plot Coverage	<i>As per the form “B” in Schedule II and form “E” inSchedule III</i>
➤ Setbacks & maximum height	<i>As per the form “E” in Schedule III</i>
➤ Minimum Land Extent	<i>150 Sq.m</i>
➤ Permissible uses	<i>As per the form “F” in Schedule IV & “G” in Schedule V</i>
➤ Common zoning regulations	<i>1.If any development comes within the reservation areas of the tank, channels, railway clearance from relevant department should be obtained 2.If any development comes Adjoining the environmental sensitive area, clearance should be obtained from CEA 3.If the development is listed within the prescribed activities of the CEA, clearance should be obtained from CEA 4.Parking Provision for all the development activities should be provided within the proposed premises itself 5.Relevant department clearances should be obtained if needed 6.Minimum Extent of the development premises should be 6 perches (150 Sq.m) 7.Green Building Certification should be obtained for all developments exceeding 1000 sq.m in Floor area</i>



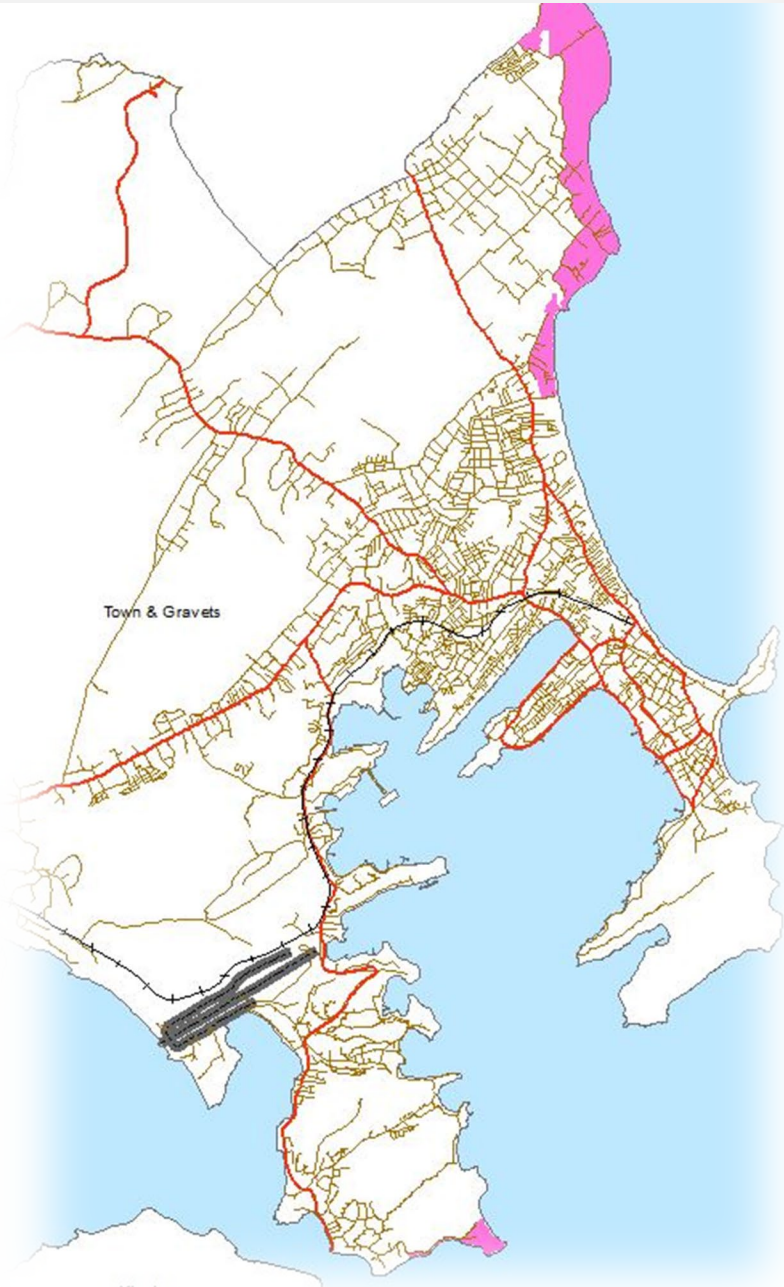
DEVELOPMENT ZONES & ZONING GUIDELINES

➤ Zone	Medium Density Industrial Zone
➤ Zone Definition	Proposed to develop as Moderate Density Industrial area with predominant large and medium scale industries.
➤ Zone Factor	2.3
➤ Permissible Maximum FAR/ Number of floors	As per the form “A” in Schedule I & “B” in Schedule II
➤ Permissible Maximum Plot Coverage	As per the form “B” in Schedule II and form “E” in Schedule III
➤ Setbacks & maximum height	As per the form “E” in Schedule III
➤ Minimum Land Extent	150 Sq.m
➤ Permissible uses	As per the form “F” in Schedule IV & “G” in Schedule V
➤ Common zoning regulations	<p>1.No development shall be permitted without solar panel installations on the roof top area for all kind of industries and warehouses</p> <p>2.Internal service roads should be maintaining the minimum width of 6m for all non-residential activities</p> <p>3.Green building certification should be obtained for all developments exceeding 1000 Sq.m in floor area.</p> <p>4.If any development comes within the reservation areas of the tank, channels, railway clearance from relevant department should be obtained</p> <p>5.If any development comes Adjoin the environmental sensitive area, clearance should be obtained from CEA</p> <p>6.Parking Provision for all the development activities should be provided within the proposed premises itself</p> <p>7. Minimum Extent of the development premises should be 40 perches</p>



DEVELOPMENT ZONES & ZONING GUIDELINES

➤ Zone	Medium Density Tourism Zone
➤ Zone Definition	Proposed to develop as Medium Density Tourism zone with predominant star hotels.
➤ Zone Factor	2.7
➤ Permissible Maximum FAR/ Number of floors	As per the form “A” in Schedule I & “B” in Schedule II
➤ Permissible Maximum Plot Coverage	As per the form “B” in Schedule II and form “E” in Schedule III
➤ Setbacks & maximum height	As per the form “E” in Schedule III
➤ Minimum Land Extent	150 Sq.m
➤ Permissible uses	As per the form “F” in Schedule IV & “G” in Schedule V
➤ Common zoning regulations	<p>1.Internal service roads should be maintaining the minimum width of 6m for all non-residential activities</p> <p>2.Green building certification should be obtained for all developments exceeding 1000 Sq.m in floor area.</p> <p>3.If any development comes within the reservation areas of the tank, channels, railway clearance from relevant department should be obtained</p> <p>4.If any development comes Adjoin the environmental sensitive area, clearance should be obtained from CEA</p> <p>5.Parking Provision for all the development activities should be provided within the proposed premises itself</p>



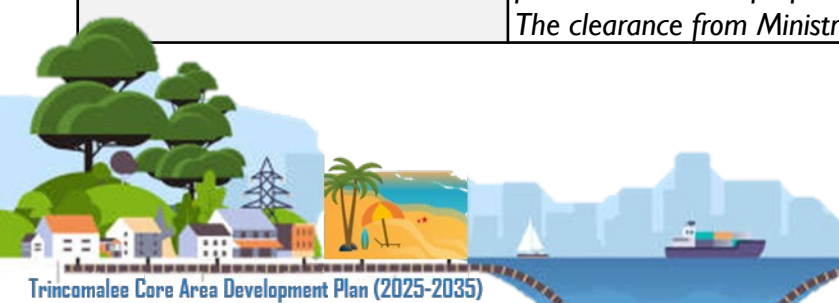
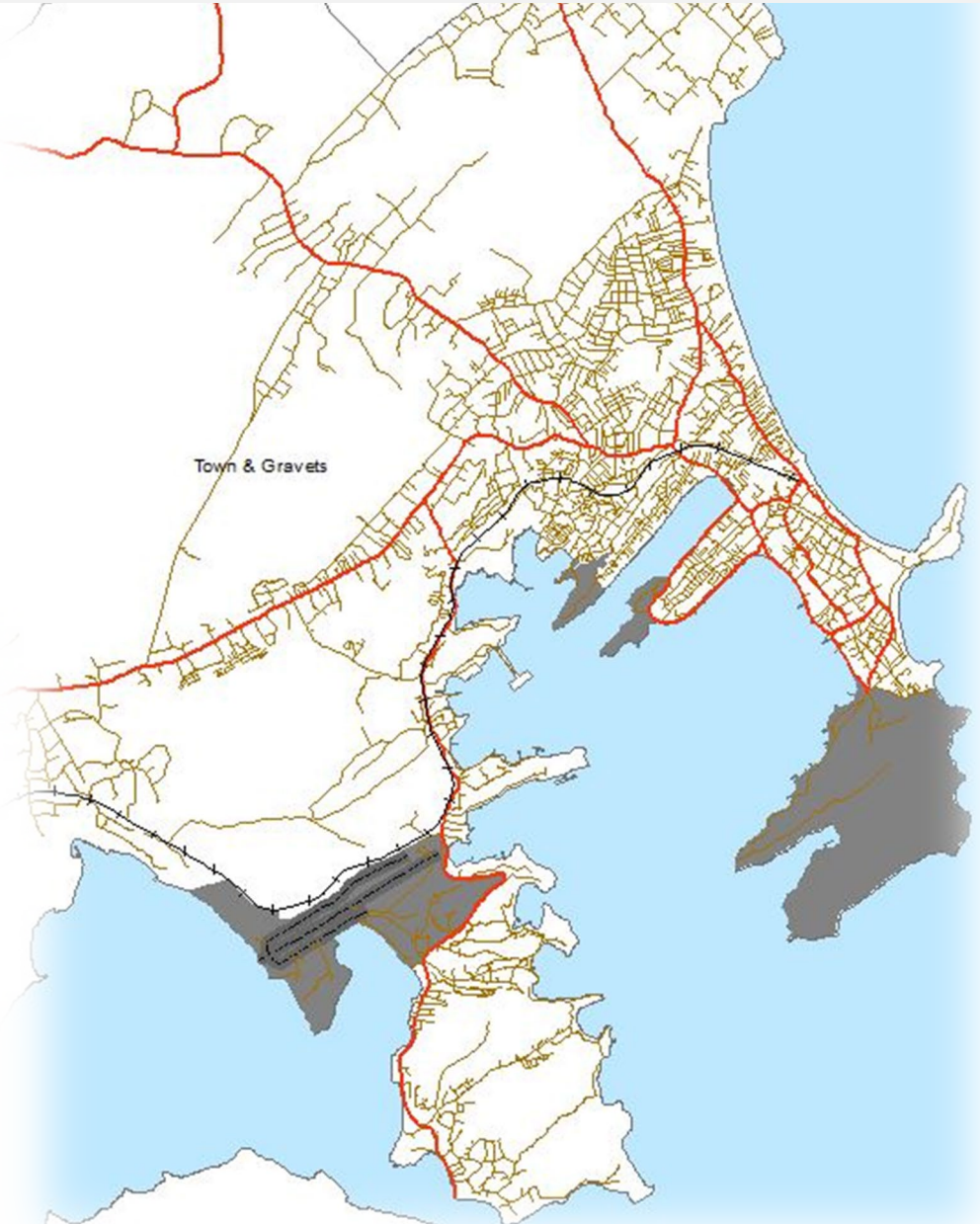
DEVELOPMENT ZONES & ZONING GUIDELINES

➤ Zone	Low Density Tourism Zone
➤ Zone Definition	Proposed to develop as Low density tourism zone with predominant homestays, Villas, Cabanas and other specialized tourism developments.
➤ Zone Factor	1.9
➤ Permissible Maximum FAR/ Number of floors	As per the form “A” in Schedule I & “B” in Schedule II
➤ Permissible Maximum Plot Coverage	As per the form “B” in Schedule II and form “E” in Schedule III
➤ Setbacks & maximum height	As per the form “E” in Schedule III
➤ Minimum Land Extent	150 Sq.m
➤ Permissible uses	As per the form “F” in Schedule IV & “G” in Schedule V
➤ Common zoning regulations	<p>1.Internal service roads should be maintaining the minimum width of 6m for all non-residential activities</p> <p>2.Green building certification should be obtained for all developments exceeding 1000 Sq.m in floor area.</p> <p>3.If any development comes within the reservation areas of the tank, channels, railway clearance from relevant department should be obtained</p> <p>4.If any development comes Adjoin the environmental sensitive area, clearance should be obtained from CEA</p> <p>5.Parking Provision for all the development activities should be provided within the proposed premises itself</p>



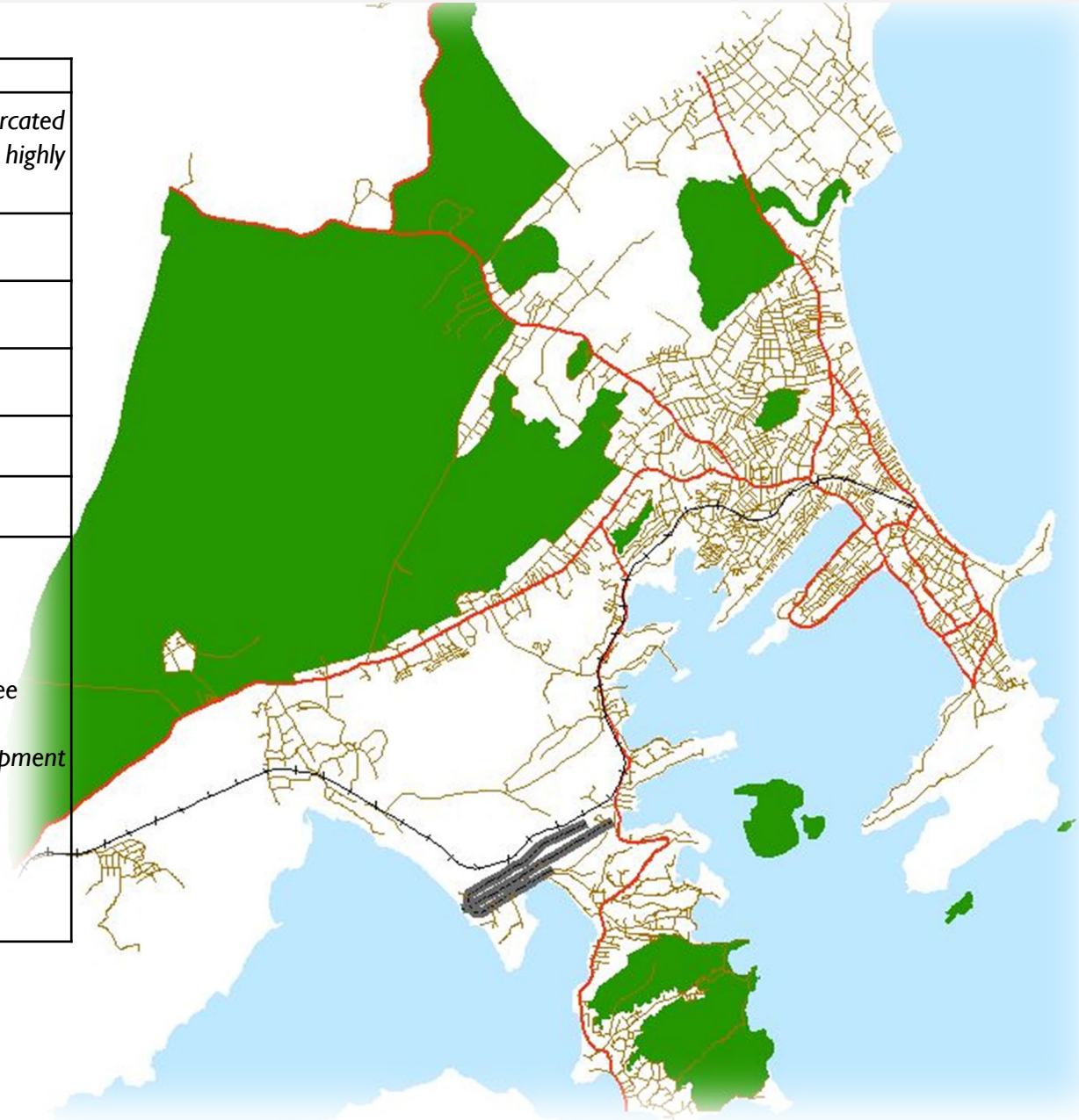
DEVELOPMENT ZONES & ZONING GUIDELINES

➤ Zone	<i>Special Zone</i>
➤ Zone Definition	<i>Proposed to demarcate as special zone with predominant defense uses of Tri Forces.</i>
➤ Zone Factor	-
➤ Permissible Maximum FAR/ Number of floors	Will be decided by the Planning Committee
➤ Permissible Maximum Plot Coverage	Will be decided by the Planning Committee
➤ Setbacks & maximum height	Will be decided by the Planning Committee
➤ Minimum Land Extent	150 Sq.m
➤ Permissible uses	Will be decided by the Planning Committee
➤ Common zoning regulations	<i>2.Green building certification should be obtained for all developments exceeding 1000 Sq.m in floor area. 3.If any development comes within the reservation areas of the tank, channels, railway clearance from relevant department should be obtained 4.If any development comes Adjoin the environmental sensitive area, clearance should be obtained from CEA 5.Parking Provision for all the development activities should be provided within the proposed premises itself The clearance from Ministry of Defense should be obtained.</i>



DEVELOPMENT ZONES & ZONING GUIDELINES

➤ Zone	High Sensitivity Conservation Zone
➤ Zone Definition	Undevelopable dense forest areas and water bodies are demarcated within the conservation zones. Here the urban development is highly prohibited rather than the eco-friendly nature developments.
➤ Permissible Maximum FAR/ Number of floors	Will be decided by the Planning Committee
➤ Permissible Maximum Plot Coverage	Will be decided by the Planning Committee
➤ Setbacks & maximum height	Will be decided by the Planning Committee
➤ Minimum Land Extent	Will be decided by the Planning Committee
➤ Permissible uses	As per the form “F” in Schedule IV & “G” in Schedule V
➤ Common zoning regulations	<p>Nature friendly development activities such as</p> <ul style="list-style-type: none">•Nature Parks•Field Lab for Nature studies•Tank Development•Any other Activities permitted by the Planning Committee <p>Following Clearances should be obtained for any type of development activities adjoining to the main RDA roads</p> <ol style="list-style-type: none">1.Forest department2. Dept. of Wild Life Conservation3. CEA



DEVELOPMENT ZONES & ZONING GUIDELINES

➤ Zone	<i>Low Sensitivity Conservation Zone</i>
➤ Zone Definition	<i>Scrub lands and some beach areas are demarcated within the conservation zones. Here the urban development is some extent acceptable with the guidance from relevant agencies as CCD</i>
➤ Zone Factor	
➤ Permissible Maximum FAR/ Number of floors	As per the form “A” in Schedule I & “B” inSchedule II
➤ Permissible Maximum Plot Coverage	As per the form “B” in Schedule II and form “E” inSchedule III
➤ Setbacks & maximum height	As per the form “E” in Schedule III
➤ Minimum Land Extent	150 Sq.m
➤ Permissible uses	As per the form “F” in Schedule IV & “G” in Schedule V
➤ Common zoning regulations	<div><div>1.</div><div>The clearance from relevant agencies should be obtained as CCD, Forest Dept. Dept. of Wild Life Conservation and Dept. of Agrarian Development.</div></div> <div><div>2.</div><div>The damage of the natural environment and ecological balance should be less.</div></div>



DEVELOPMENT ZONES & ZONING GUIDELINES

➤ Zone	Agriculture Zone
➤ Zone Definition	Zone gives high importance for the environmentally sensitive agricultural areas where the urban development sprawl needed a limitation in terms of spreading. Accordingly, all the paddy lands are demarcated within the controlled development zone with allowable limited development characters. This zone is intended to be developed as a low-density development zone.
➤ Zone Factor	-
➤ Permissible Maximum FAR/ Number of floors	As per the form “A” in Schedule I & “B” in Schedule II
➤ Permissible Maximum Plot Coverage	As per the form “B” in Schedule II and form “E” in Schedule III
➤ Setbacks & maximum height	As per the form “E” in Schedule III
➤ Minimum Land Extent	150 Sq.m
➤ Permissible uses	As per the form “F” in Schedule IV & “G” in Schedule V
➤ Common zoning regulations	<p>2.If any development comes within the reservation areas of the tank, channels, railway clearance from relevant department should be obtained</p> <p>3.If any development comes Adjoining the environmental sensitive area, clearance should be obtained from CEA</p> <p>5.Parking Provision for all the development activities should be provided within the proposed premises itself</p> <p>6.Relevant department clearances should be obtained if needed</p> <p>7.Agricultural oriented large-scale industrial developments are allowed within the zone with special approval from the Planning committee</p> <p>9.Maximum allowable height of any development within the zone should not exceed beyond 10 m.</p> <p>10.Planning Committee of the UDA will have the full right to decide any special development considerations within the Zone.</p>

Kuchchaweli

Town & Gravets



Common Regulations published in the Gazette Notification No. 54/2235 dated 08.07.2021 by the Urban Development Authority

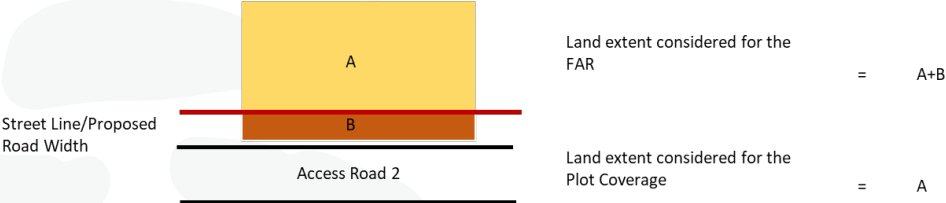
i. These Regulations and guidelines apply to the entire area within the administrative limits of the Name of the Local Authority area which has been declared as an Urban Development Area in the Extraordinary Gazette Notification No. 38/16 on 01st June 1979 & No. 690/3 on 26th November 1991 of Date under Section 3 (i) of the Urban Development Authority Act No. 41 of 1978.

ii. In addition to the provisions of this zoning plan, the Planning and Development guidelines applicable to any development work is regulated by the Regulations published in the Gazette Notification No. 2235/54 dated 08th July 2021 by the Urban Development Authority.

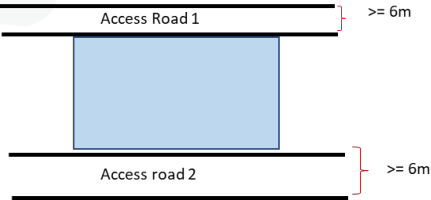
iii. For areas declared as urban areas prior to 10.03.1986, the lots sub-divided before 10.03.1986 and the minimum plot size is less than 150 sqm are considered as existing lots. And for areas declared as urban areas after 10.03.1986, the lots sub-divided before the date of declaration as an urban area and the minimum plot size is less than 150 sqm are considered as existing lots.

iv. The regulations introduced by the Development Guide Plan shall apply to the Development Guide Planning Areas. The zoning regulations in this plan shall also apply to above areas until the said regulations are introduced. However, Preliminary Planning Clearance from the Urban Development Authority shall be obtained for the development activities to be carried out in the above Development Guide Plan Areas and the Authority shall have power to decide the developments in accordance with the Draft Development Guide Plan prepared by the Authority.

v. 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.



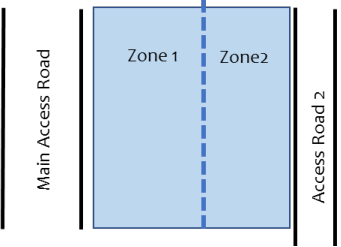
vi. In cases where the development premises face more than one road having right of way with a minimum width of 6 m or more than that and connected to main roads independently, the sum of the widths of all those roads may be considered as the access road width to calculate the permissible development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



x. 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.



xi. If a land portion falls between two Local Authority areas, the Authority shall determine the use of that land on the agreement of the relevant Local Authorities for the use of the zone which gets the main access.

If the plot is accessed by two or more roads of the same width, the zone of the larger extent of the plot shall be applied.

xiii. 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.

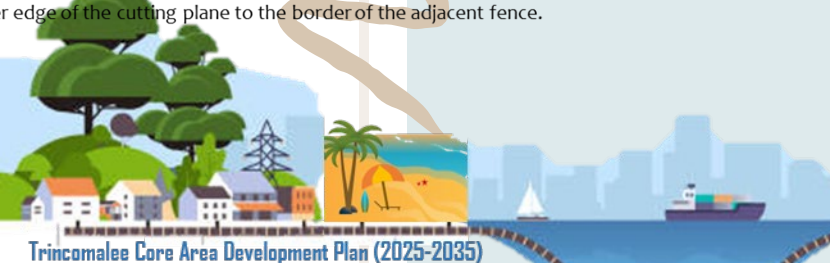
vii. In the construction of buildings, the Maximum Permissible Floor Area Ratio related to the Zone Factor given in "Form C" shall be determined in accordance with the specifications given in Table No. 7.2. by considering the slope of the proposed land.

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

viii. . In case of sub-division of a sloping land, the Minimum Land Extent shall be maintained as per the specifications given below

Slope of the land (degrees)	Minimum Permissible Land Extent (sq.m)	Minimum Permissible Width and Depth of Land
From 00 to 100	150	Must comply with planning and development regulations.
From 100 < to 200	250	
From 200 < to 300	500	
From 300 < to 450	750	
More than 450	Development works are permitted in accordance with the recommendation of the National Building Research Organizations	

ix. 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.



Schedule I – Form "A": Permissible Floor Area Ratio published in the Gazette Notification No. 54/2235 dated 08.07.2021 by the Urban Development Authority

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	15m and above	**6m	9m	12m	15m and above	**6m	9m	12m	15m and above	**6m	9m	12m	15m and 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	15m and above	**6m	9m	12m	15m and above	**6m	9m	12m	15m and above	**6m	9m	12m	15m and 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



Schedule II – Form “B”: Number of Floors

Schedule III – Form “E”: Setbacks & Open spaces

Schedule II – Form “B”: Permissible Number of Floors published in the Gazette Notification No. 54/2235 dated 08.07.2021 by the Urban Development Authority

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 1.50 - 3.49	Zone Factor 3.50 - 4.00
3.0m	6m	65%	3 (G+2)	3 (G+2)
4.5m	6m	65%	3 (G+2)	4 (G+3)

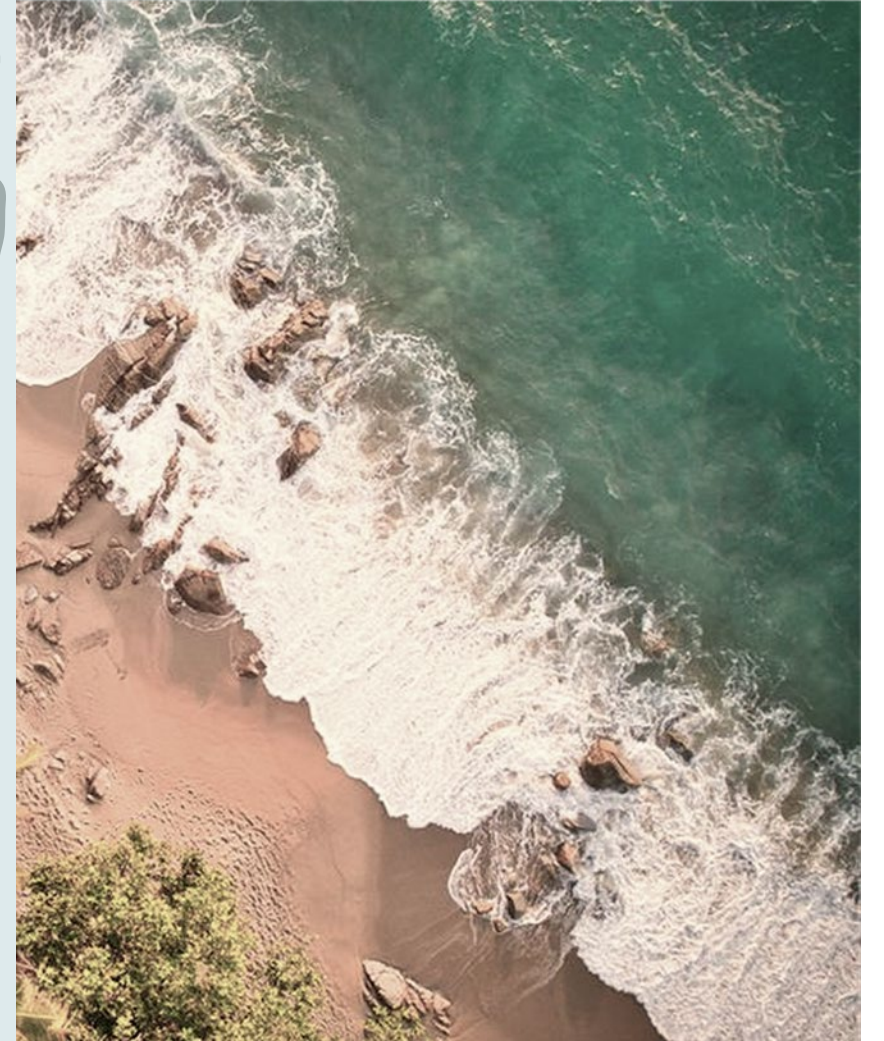
Number of floors are indicated including parking areas
 * Where no plot coverage specified under the zoning regulations

Schedule III – Form “E”: Open spaces published in the gazette notification No. 54/2235 dated 08.07.2021 by the Urban Development Authority

Form E - Setbacks & Open Spaces									
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 end	When NLV is taking this end	When no NLV is taking this end	When NLV is taking this end	Minimum width	Minimum Area
less than 7	6	80%**	65%	2.3m	2.3m	-	2.3m	2.3m	5Sq.m
7 less than 15	6	65%	65%	3.0m	3.0m	-	3.0m	3.0m	9 Sq.m
15 less than 30	12	65%	65%	4.0m	4.0m	1.0m and 3.0m	4.0m	4.0m	16 Sq.m
30 less than 50	20	65%	65%	4.0m	5.0m	3.0m both side	5.0m	5.0m	25 Sq.m
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 40	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 whichever is less
 **** Minimum area shall be increased by 1Sq.m for every additional 3m height





*"THANK YOU FOR YOUR VALUABLE TIME
AND INSIGHTS. YOUR CONTRIBUTIONS
MADE THIS MEETING PRODUCTIVE AND
MEANINGFUL!"*