

LOCAL AREA DEVELOPMENT PLAN FOR VALIKAMAM EAST PRADESHIYA SABHA

VOLUME II



Urban Development Authority
Ministry of Urban Development & Housing

All Right Reserved

Acknowledgement Honorable

Minister's forward

Honorable State Minister's forward Honorable

UDA Chairman's forward

Honorable Local Authority Mayor / Chairman's forward

Preface

Approval of the Development Plan for the Area

Gazette Notification

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PART – I

Chapter 1 - Background of the Local Area Plan

1.1. Introduction:

Valikamam East Pradeshiya Sabha area is strategically located at the North most point of the Northern province, Sri Lanka. Which is included in the Valikmam Region and it is located at a distance of nearly 14.5 Km from the Capital Jaffna city. Administratively the Valikamam East PS is bordered to the North part is bounded by sea and East part is bounded by lagoon and Valikamam South West Pradeshiya Sabha and the South –part is bounded by Nallur Pradeshiya Sabha also West is bounded by Valikamam North Pradeshiya Sabha and Valikamam South Pradeshiya Sabha.

Valikamam East Pradeshiya Sabha area is identified as the second order town center. Similarly, the Valikamam East Pradeshiya Sabha area is connected with other towns through the Functional linkages in terms of Health, Educational and Institutional activities, Commercial activities, administrative activities and the transportation network of the region.

Chapter 2 – Study Area

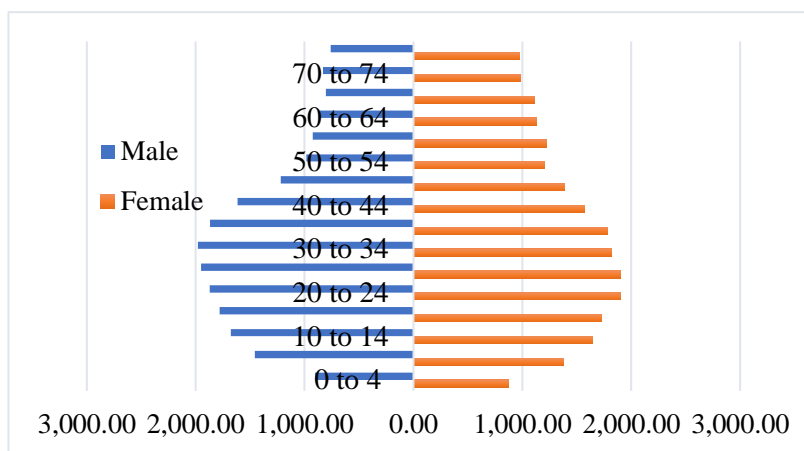
2.1. Introduction of the Area

Valikamam East is the Local Authority for the Valikamam East Divisional Secretariat in Northern Province Srilanka. It is totally cover 223 square kilometers area which is 9.73% of the total land area. Geographically, the whole area of the local authority bordered by the land. Within the total area, total land area and large inland water area are 86.18 square kilometer and 16.05 square kilometer respectively. There are 110 villages and 31 Grama Niladhari Divisions in it. All these G.N Division includes to the 22 wards among the 31 GN divisions. And agriculture is the predominant activity of this area and it has considerable amount of paddy and cultivated land within it.

2.3. Demographic profile

Total population of the Valikamam East PS area is 76,972 which is 12.25% of the total population of the Jaffna district in 2021 which includes 48.16% of male population and 51.83% of female population.

Accordingly, the population profile is known, Puttur west has the highest population which is 3875 and second highest population is in Urumpirai south which is 3820. Watharawathai Girama Niladhari Division which has the population of 1092, is the lowest area within the study area. The

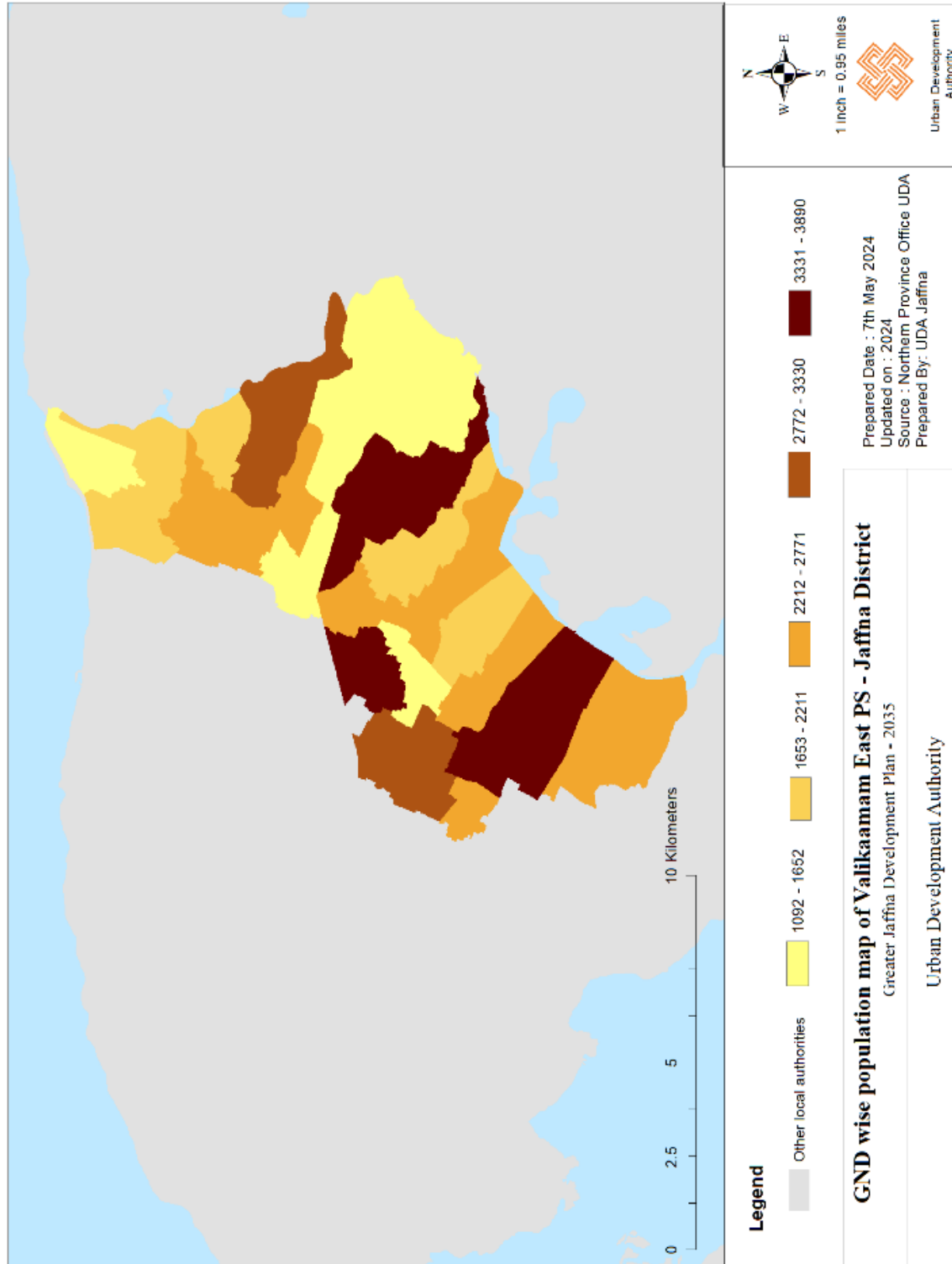


Source: Statistical handbook of Divisional Secretariat Valikamam East 2022

population density of Valikamam East Pradeshiya Sabha area was recorded as 334 people per square kilometer in year 2022. When considering the religious population of the planning area majority of the population (93.7%) is Hindu and Christianity is the next most prevalent religion, making up 6.16% of the total, followed by Islam (0.04%). The age composition of Valikamam East Pradeshiya Sabha Area which indicates 21.84% of schooling population, dependency population (Elders & Infant) is 11.15% and Labour force population is 69.01%. Daily commuting population around 1000 – 2000 persons per day is coming to the town center to fulfill their basic needs. specially, Majority of the people depending on the health service because of the Kopay divisional hospital hospital is located in the Kopay town and which is providing essential health service for the people in divisional level. Other than that, Kopay technical college also located in the Kopay town which is providing tertiary educational service students who arrived from all island level. Apart from these two essential services, the considerable demand of trade and commercial activities and administrative services also highly attracted the commuter population from the regional level to Valikamam East area. When considering the Population growth rate of

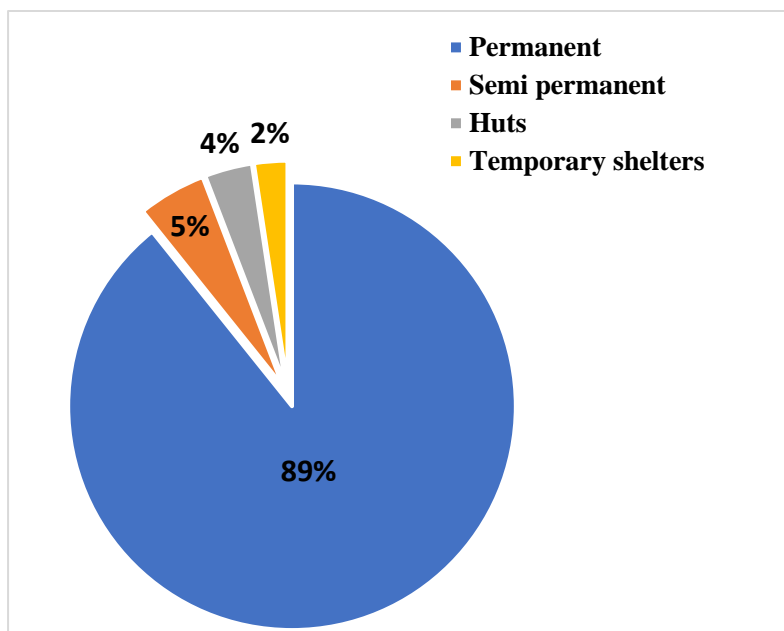
the in year 2022. It was verified as 0.2% per year. Accordingly, 77,333 population is predicted in the planning area by 2034.

Map 2: Population Density of Valikamam East Pradeshiya Sabha _2022



2.4. Housing

When considering the housing units of Valikamam East Pradeshiya Sabha Area, its nearly 19,350 housing units which are occupied by 24,313 families. When considering the housing type of the Planning area, the majority of the households (81%) belongs to permanent housing units, less number of households 9%) have semi-permanent houses and there are 6% and 4% of housing units having huts and temporary shelters respectively. Housing deficit of this area is identified as 4963 in the year 2022.

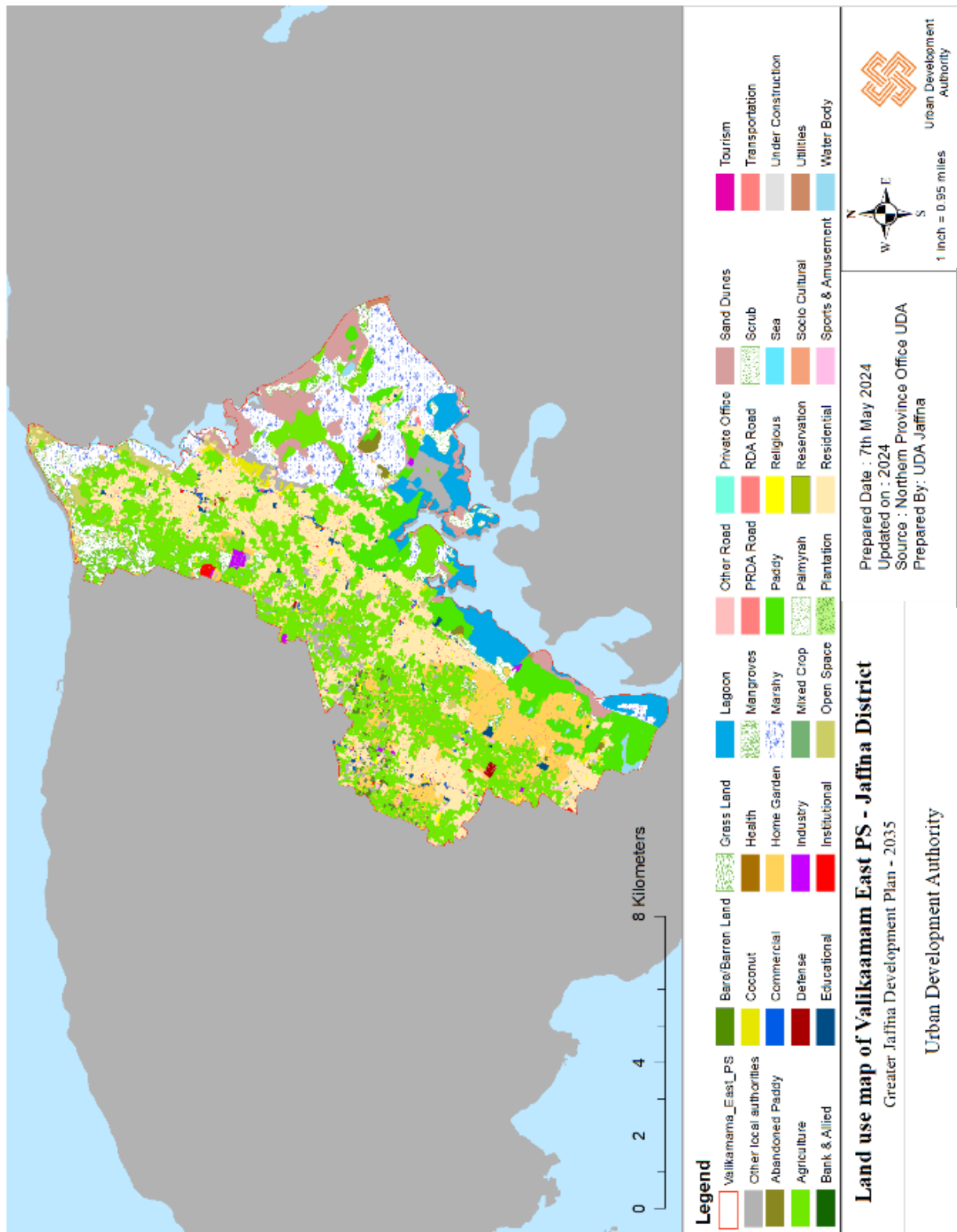


Source: Statistical handbook of Divisional Secretariat Valikamam East 2022

The Housing density within the Planning area is about 86 per square kilometer. In the Valikamam East Pradeshiya Sabha Area Puttur has the highest number of families meanwhile Vatharavattai Girama Niladhari Division in the Eastern side and the average house hold size is 4 in this area.

2.5. Land Use Pattern

The total land extent of the planning area is 223sq.km which covers 9.73% of the district land extent. In the existing land use pattern of the Pradeshiya Sabha area, the scrubs have a bigger composition, it is 43% and the second biggest land use composition is residential land it as 20%. Paddy land is 15%. Other than that, there are considerable number of other uses.

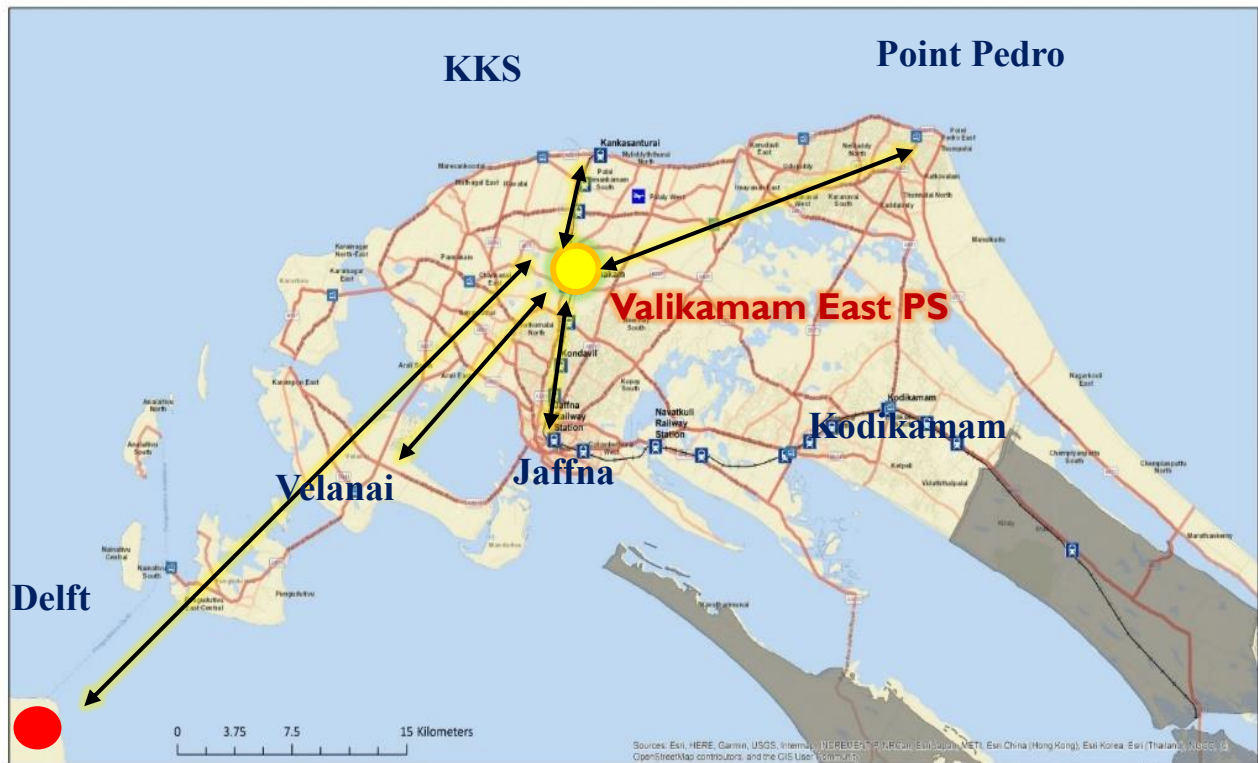
Map 3: Existing Land Use Pattern

2.6. Physical Infrastructure

2.6.1. Linkages

Valikamam East Pradeshiya Sabha area is strategically located at the North most point of the Northern province, Sri Lanka. Which is included in the Valikmam Region and it is located at a distance of nearly 14.5 Km from the Capital Jaffna city. Administratively the Valikamam East Pradeshiya Sabha is bordered to the North part is bounded by sea and East part is bounded by lagoon and Valikamam South West Pradeshiya Sabha and the South –part is bounded by Nallur Pradeshiya Sabha also West is bounded by Valikamam North Pradeshiya Sabha and Valikamam South Pradeshiya Sabha. Valikamam East Pradeshiya Sabha area is identified as the second order town center. Similarly, the Valikamam East Pradeshiya Sabha area is connected with other towns through the Functional linkages in terms of Health, Educational and Institutional activities, Commercial activities, administrative activities and the transportation network of the region.

Figure 1: connectivity with catchment town centers



VE PS – Jaffna Town	= 14.5 Km
VE PS – Atchuvely	= 3.6 Km
VE PS – KKS	= 11.6 Km

VE PS – Kodikaamam	= 17.1 Km
VE PS – Velanai	= 30.9 Km
VE PS - Chunnakam	= 10.1 Km

2.6.2. Roads and Transportation

Valikamam East Pradeshiya Sabha Area is served by a well-connected road network. The road network is maintained by the institutions of Road Development Authority, Road Development Department and the local Authority. The following table describe the Road list of Valikamam East Pradeshiya Sabha,

Table 1: Deatail Road Category of Valikamam East Pradeshiya Sabha

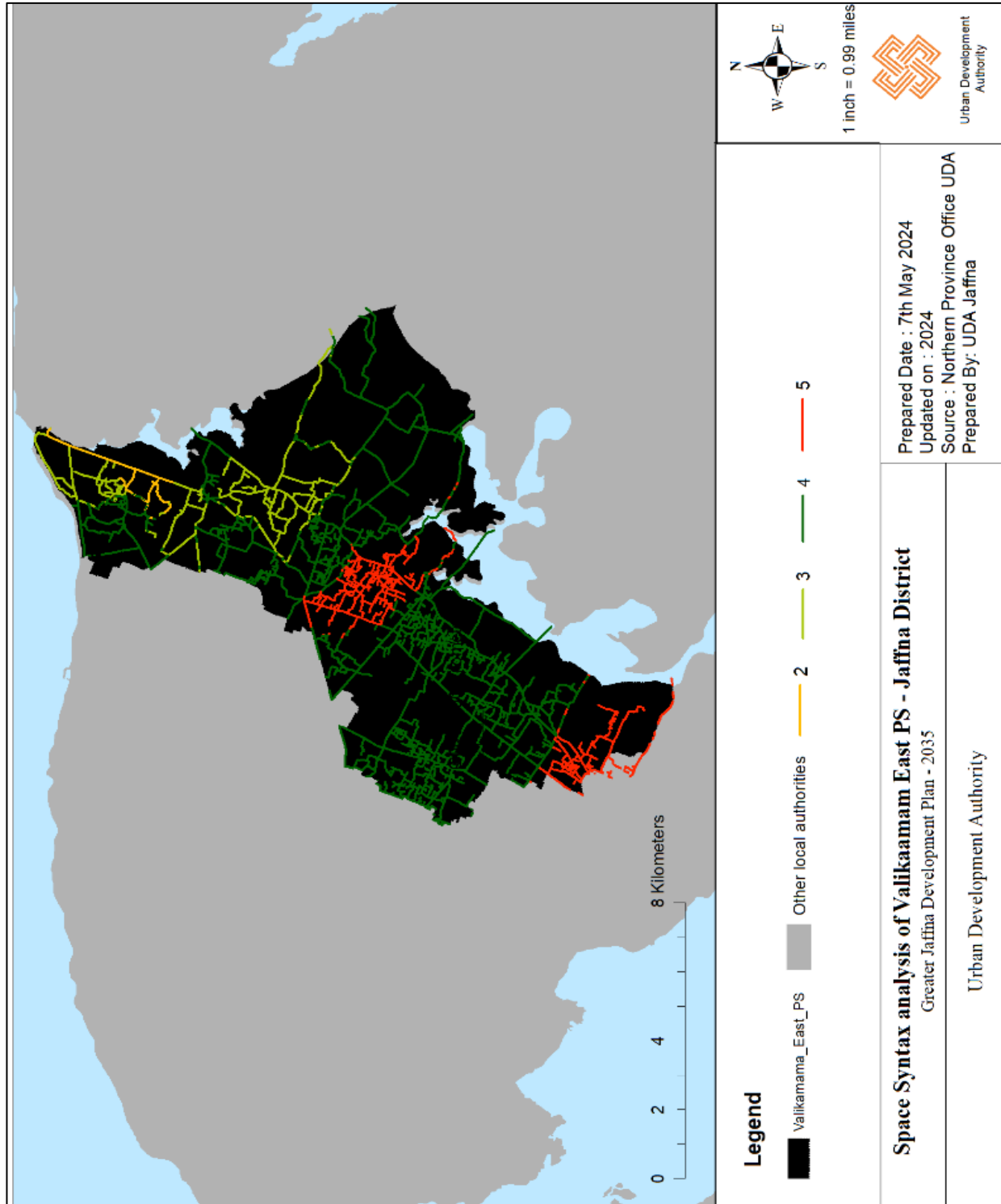
Institute	Type of road	Number of Road
Road Development Authority	A & B class	10
Road Development Department	C & D class	15
Local Authority Road& Private Road	-	1094

Source: Statistical handbook of Divisional Secretariat Valikamam East 2022

In the above road network contribute to local mobility and accessibility, facilitating intra-regional level transportation for all as efficiently. Space Syntax Analysis map reveals significant insights into connectivity within Valikamam East Pradeshiya Sabha. Notably, the central region encompassing Sirupiddy West, Sirupiddy East, Nervily North Grama Niladhari Divisions, along with the southern sectors including Kalviyankaadu, Irupalai East, and Irupalai South, demonstrates pronounced connectivity patterns.

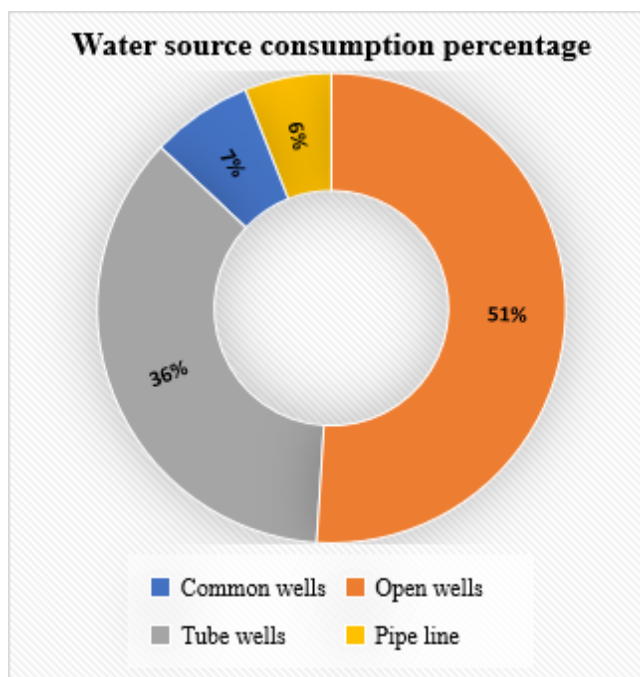
This connectivity is primarily attributed to the intersection of AB class roads within these areas. The AB class roads serve as critical arteries that facilitate efficient movement and accessibility across the Valikamam East Planning Area.

Map 4: Space syntax Analysis



2.6.3. Water Supply

The main source of water supply for entire Valikamam East Pradeshiya Sabha Area is depending on the ground water for their drinking and other uses. The National Water Supply and Drainage Board offers the district water supply schemes that are currently in operation and have covered the majority of the areas lying under the planning region. When analyze the water consumption of the area there are two types of water sources. Namely from Common Well (80%), Pipelines (20%). National Water Supply and Drainage Board currently in operation to supply the water and it is covering coastal areas like Urani and Puttur.



Source: Statistical handbook of Divisional Secretariat Valikamam East 2022

2.6.4. Electricity supply

Nearly 99% of the Valikamam East Pradeshiya Sabha Area area is electrified with supply from CEB and the rest 1 % is also being in progress of fulfilling stage. In Valikamam East PS area, the concept of green energy supply is now in progress. Therefore, able to get affordable electricity through this in the future.

2.6.5. Solid waste Management

There is 780 MT of degradable wastes and 720 MT of Non – degradable wastes collected per month in the Valikamam East Pradeshiya Sabha area. In the planning Area as there are 6660 MT waste generated for a month, but 1080MT wastes are collected by the authority which means only 16.21% wastes are collected by the authority properly. there is a dumping place located in Neervely area operating by the Authority and land owned by Valikamam East Pradehiya Sabha and they can manage their future waste in their own premises due to the large size of plot. The compost yard also available within it but that yard is not in function at present.

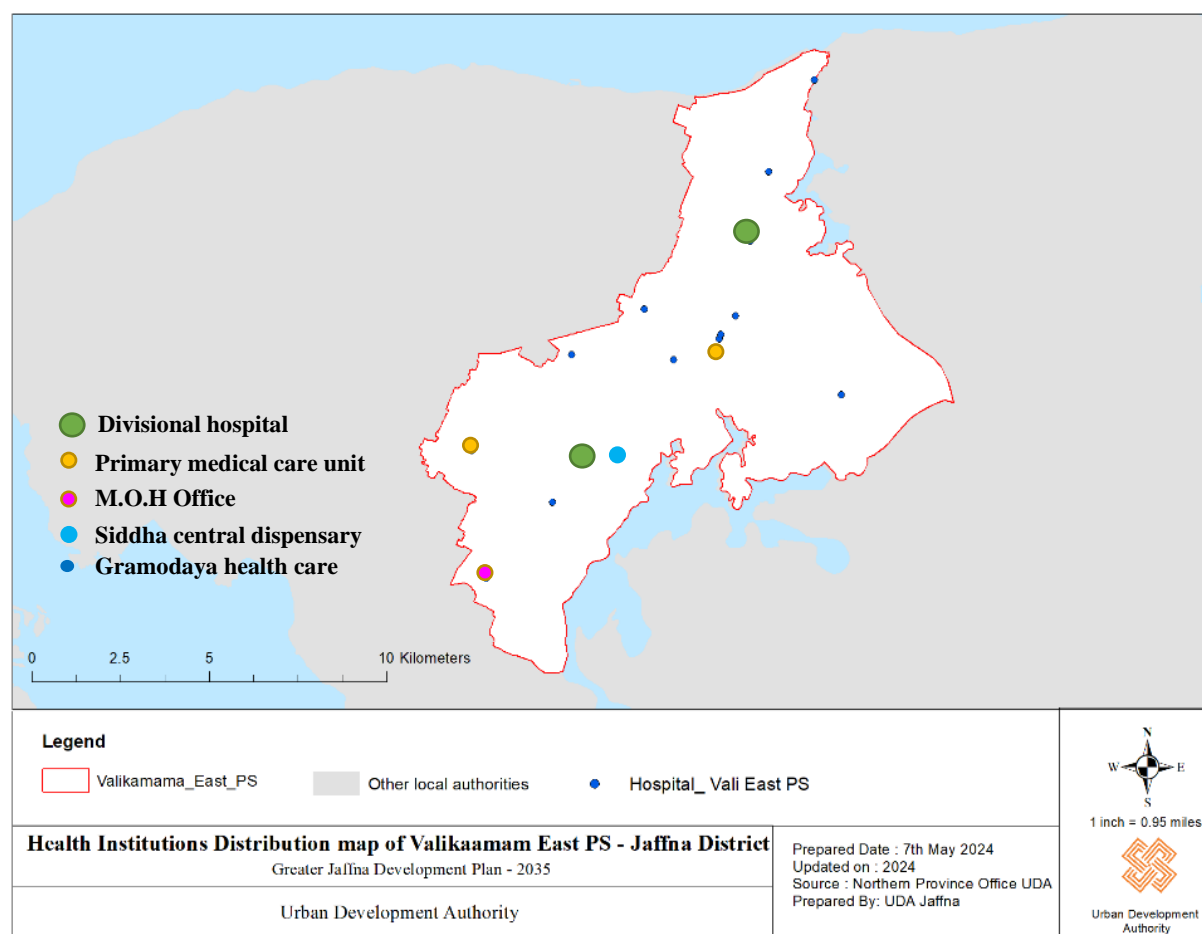
2.7. Social Infrastructure

2.7.1. Health

The Planning area of Valikamam East Pradeshiya Sabha limit has a significant number of health facilities within the region, including two divisional hospitals, one MOH office, two primary medical care units, one Siddha central dispensary, and seven Gramodaya health care. When taking into consideration, there are two divisional hospitals in Kopay and Atchuvvely.

Total outdoor patients are 82,782 and indoor patients are 8392. The number of admissions per day is roughly 5. The divisional hospitals in Kopay and Atchuvvely have 57 and 61 beds, respectively. The statistical data indicates that the region's annual crude birth rate per 1000 people is 12.9%, and the annual crude death rate is 6.1% for the Planning area.

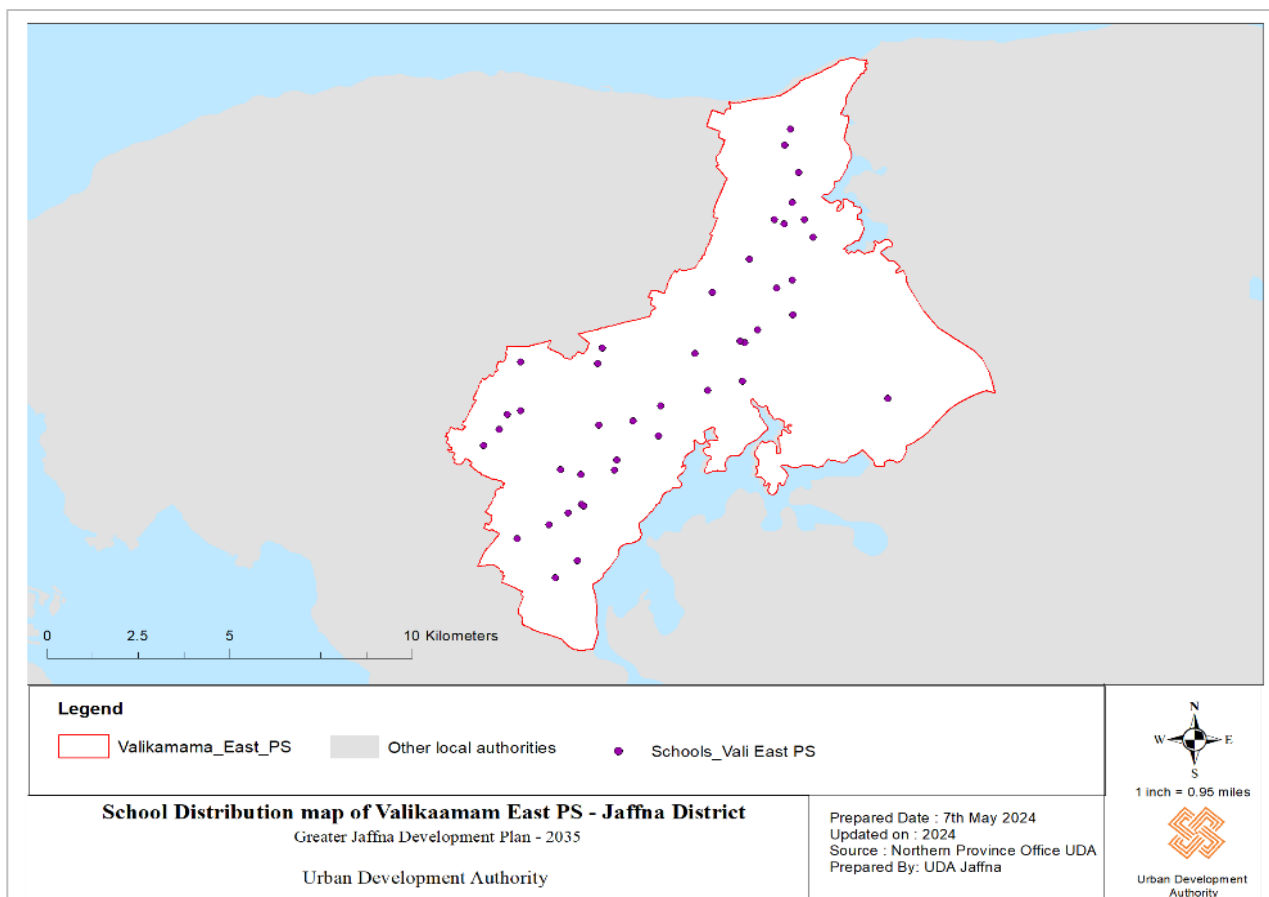
Map 5: Existing Health Institution Distribution Pattern



2.7.2. Education

There are 40 government schools in the planning area. Included in that are 02 National Schools, 03 1AC Schools, 051AB Schools, 15 Type II Schools, and 17 Type III Schools. Students can easily visit the schools because they are situated in locations with a high population density. In the planning area, the average teacher-to-student ratio is 1:12, meaning there is one teacher for every 12 students. The following diagram illustrates how educational institutions are distributed in Valikamam East Valikamam East Pradeshiya Sabha Area.

Map 6: Existing Schools Distribution Pattern



2.8. Economy Profile

2.8.1. Primary Sector

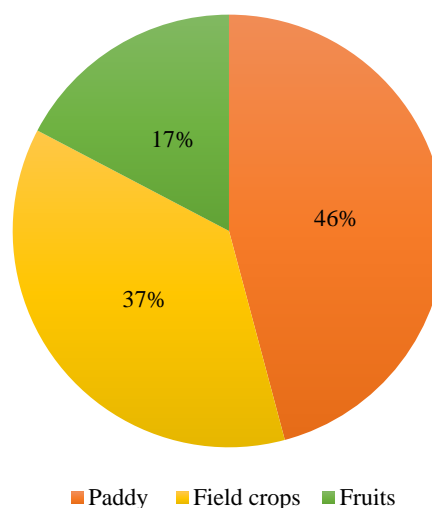
Agriculture

The agriculture sector within the planning area includes paddy production, Subsidiary food crops production, Fruits production, Vegetable productions and livestock production. The total numbers of families engaged in the Agricultural sector is nearly 9562. However, within the agricultural sector, paddy production holds the large contribution within the Planning area. The total area cultivated by paddy is 2148.54 Ha.

Vegetable and Subsidiary productions includes specially crops like red onion, chilies, large onion, potato, sweet potato, manioc, leafy vegetables, tobacco, ground nut, maize, Kurakkan, black gram, green gram and Cowpea. These crops and vegetable productions are carried out in a land extent of

about 1726.5 hectares. In agricultural sector fruits productions holds 10,190.078 MT/ha within 811.42ha land area which includes specially mango, jack, limes, orange, pawpaw, pomegranate, grapes and guava.

Cultivated land extent (Ha)



Source – Statistical handbook Divisional secretariat
Valikaamam East 2022

2.8.2. Secondary Sector

Industry

Industrial sector is identified as one of the rapidly emerging sectors within the planning boundary. It includes 729 small / micro scale industries, 143 medium scale industries and 8 large scale industries in the Industrial estate – Atchuvally West. In the micro scale



industries 1177 employees are worked there. Among those 950 skilled employees and 227 unskilled employees. Among those sewing is the major one and pappadam, cigar beedi and scripture are the minor one. There are 65 employees worked in the medium scale industries and among those wood and wood-based industries and food and beverages are the highest number of industries.



2.8.3. Tertiary Sector

Services

Service sector activities have been taken place as government and private sectors. But regional people show a great interest to self-employment efforts. Also, the town is potential for wholesale business and retail trade as well as having offices such as divisional secretariat, urban council and other government departments and other services such as schools, higher educational Institute, divisional hospitals, financial institutions, bus stand, market, and multi-purpose shops are found in the town center. In the working population of 25,741, there are 58.16% employed people and 8% unemployed people.

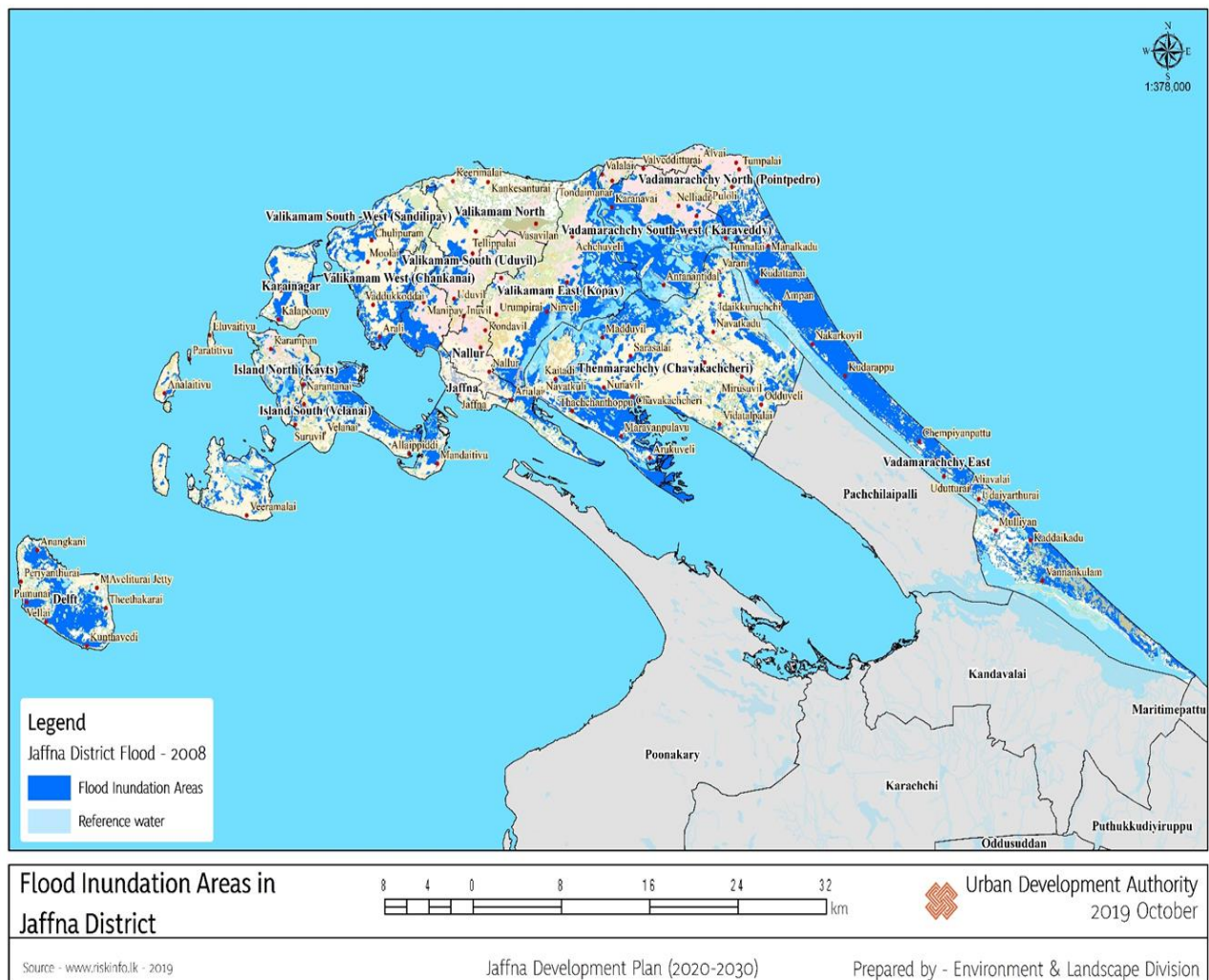
2.8.4. Tourism

Valikamam East PS limits accumulates a considerable amount of tourism related opportunities with ancient, elements (Nilavarai well) and environmental features like Thodamanaru bird park. Those places attract the local and foreign tourist and which is offering a habitat for migratory birds and local fauna but facilities should be needed. Such as tourism infrastructure and road networks.

2.9. Environmental Profile

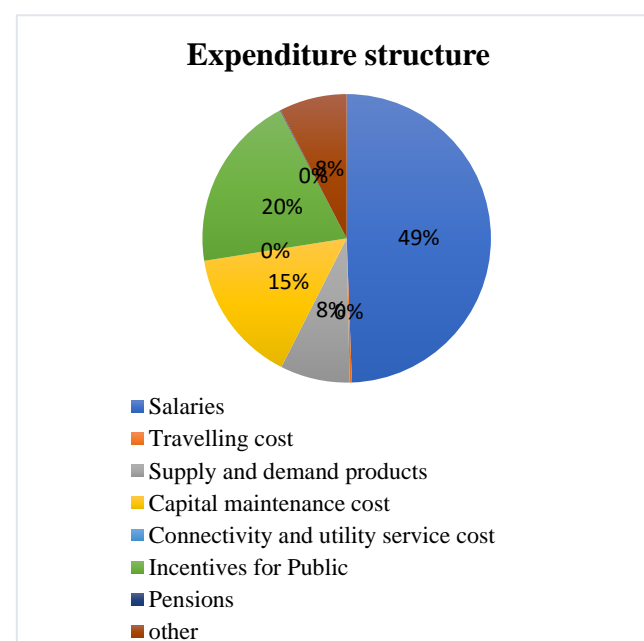
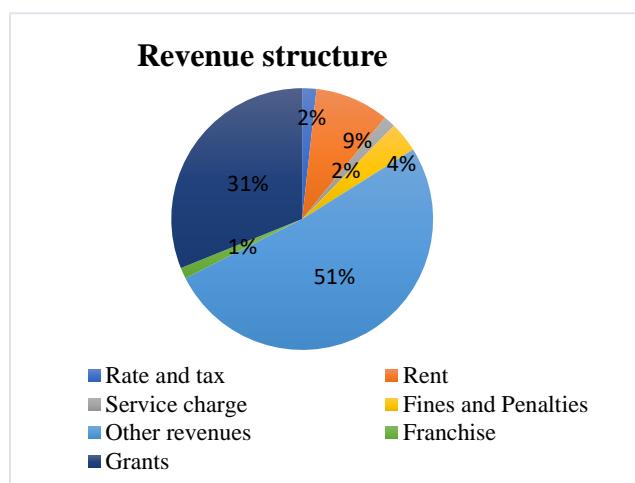
Valikamam East Pradeshiya Sabha is classified under Sri Lanka's arid zone and Temperature range from 28°C to 33°C and the highest temperatures are normally recorded during the month of April and May. Natural environment is the huge and unique potential of this area. There are lots of unique natural resources are covers in the PS area. Such as, Mangrove eco system, Sand dunes, lagoon and birds' sanctuary area even, less attention of such environmental sensitive areas like encroachment and pollution becoming the threats for these area at the existing situation. When considering the Disaster Risk of the area, which can be identified as an area natural disaster such as drought and floods. Very high flooding inundation area is seen in the Eastern site low lying area and the drought is mostly affected during April may season in all over the area.

Map 7: Flood Inundation area in Jaffna District



2.10. Local Authority Financial Capacity:

The total revenue generated by the Valikaamam East Local authority is Rs. 318,178,808.50. The revenue of Valikaamam East PS limit is generated majorly from Grants, Taxes, Rents, Ownerships, Services, Penalties, and other incentives from the Government. According to the budget report of the Valikaamam East Pradeshiya Sabha for the very recent year of 2023, apart from the Government Incentives, the major revenue generator is the Grants provided by the Local Authority with a shareholding of 31.1%, and the least contributor is the Fines and penalties with 1.16 %. The following chart explains about the Revenue structure of the Valikamam East Pradeshiya Sabha limit.



Source – Statistical handbook Divisional secretariat
Valikaamam East 2022

Similarly, the expenditure structure of the Valikamam East Pradeshiya Sabha limit covers the areas such as, Salaries, travelling costs, Supply and Demand products, Capital Maintenance cost, Connectivity and Utility services cost, Incentives for Public, Pensions and other settlements. The total expenditure was Rs. 234,825,616. In the expenditure structure, Salaries for the Staffs holds the major share (49.41%). The final surplus in this local author is Rs. 1,692.50.

income, aside from government incentives. Valikamam East Pradeshiya Sabha limit's revenue structure is explained in the accompanying chart

2.11. Identified Potentials & Problems:

Problems

- Poor condition of Local Roads and Inadequate Street elements within the town centers like Vehicle parking, walk way and cycling way.



Neary road Achchuvely Industrial Estate

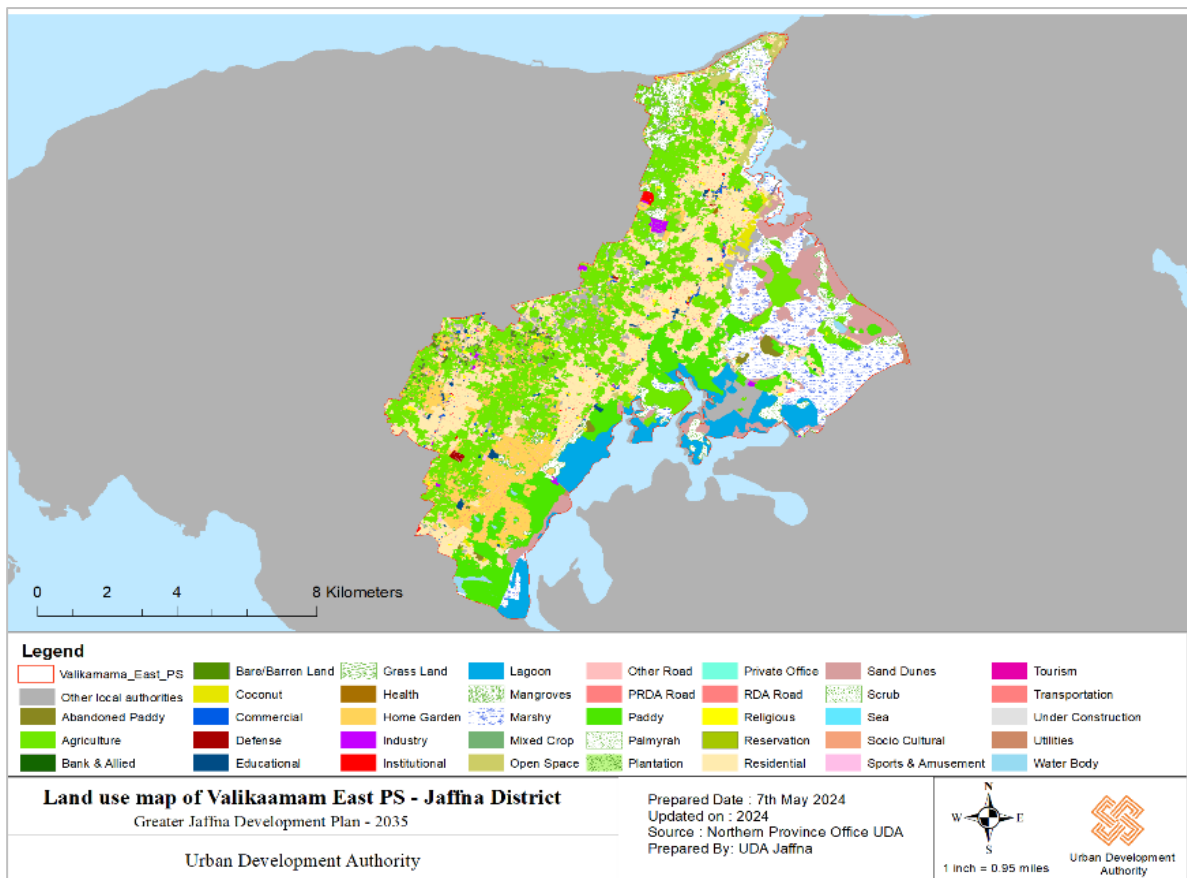
- Poor utilization of existing potentials
Achchuvely Industrial Estate - The extent of land in this location is specified as 65 acres, 0 roods 29 perches, while the developed extent covers only 25 acres.
- Improper Market facilities and supply network and innovated value-added industries for local product (Agriculture)
- Absences of Investment – land availability is in Achchuvely Industrial Estate
- Less attention for environmental sensitive areas
(Threats to mangrove ecosystems in Thondamanaru Lagoon area due to pollution and habitat loss)



- Less attention for tourist destination place (Nilawarai well still remain underdeveloped)

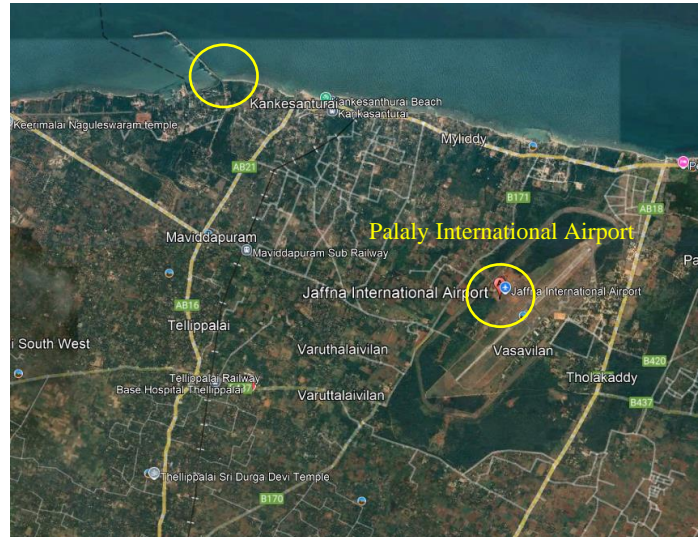


- Lack of institutional support
- Absence of proper development guidance (development plan)
- East part of the land is highly consisting the environmental sensitive areas (lagoon and mangroves)



Potentials

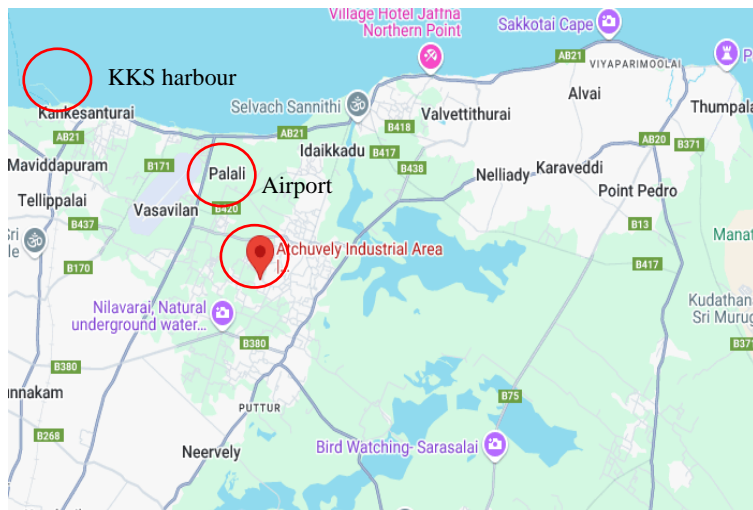
- Locational advance (strategic location)
Which is located nearby KKS Harbor and Palaly International Airport



- Well connectivity with Catchment town centers through road network



- Availability of land for the investment opportunities – Achchvely Industrial Estate



The Industrial Estate is expected to attract potential investors, from within and outside Sri Lanka. The targeted sectors for investment in the Industrial Estate include textiles, plastic and leather products, oil and fibre products, food processing units, and Agro-based industries.

- Famous Tourist destination places



Akkarai beach



Nilavarai Bottomless well



Thondamarau Lagoon

- Availability of adequate health services (Divisional Hospital)



Kopay



Achchuvely

- Availability of tertiary educational services



Kopay National College of Education



Kopay Teachers College

- Availability of water source & NWS& B proposal
- Labour force Population (67%)
- Proposed Agro and Coastal corridor in Greater Jaffna Development Plan
- Availability of Unique Natural resources like mangrove eco system and lagoon



Thondamarau Lagoon view

Chapter 3 – Frame work of the Local Area Plan

3.1. Sub Vision

“Smart Agro Granary”

Standard – in - Innovation

“Smart Agro Granary” is reflecting for the Valikamam East Pradeshiya Sabha as reveal the driving force to act as a Industrial Node for sustainable Agro industrial based economic development while considering the existing potentials. And which is envisions the Valikamam East area as a seamlessly integrated community where urban and rural elements are intricately connected. With extensive agricultural lands and a key agricultural corridor, Valikamam East serves as a vital service center, blending residential zones with productive farmlands.

The vision for Valikamam East Pradeshiya Sabha which is aligned with the greater Jaffna Development Plan goal 3: Ideal investment platform for green under that formulated objective focused “To hike up the indigenous crops as competitive crops in the global market in 2034”.

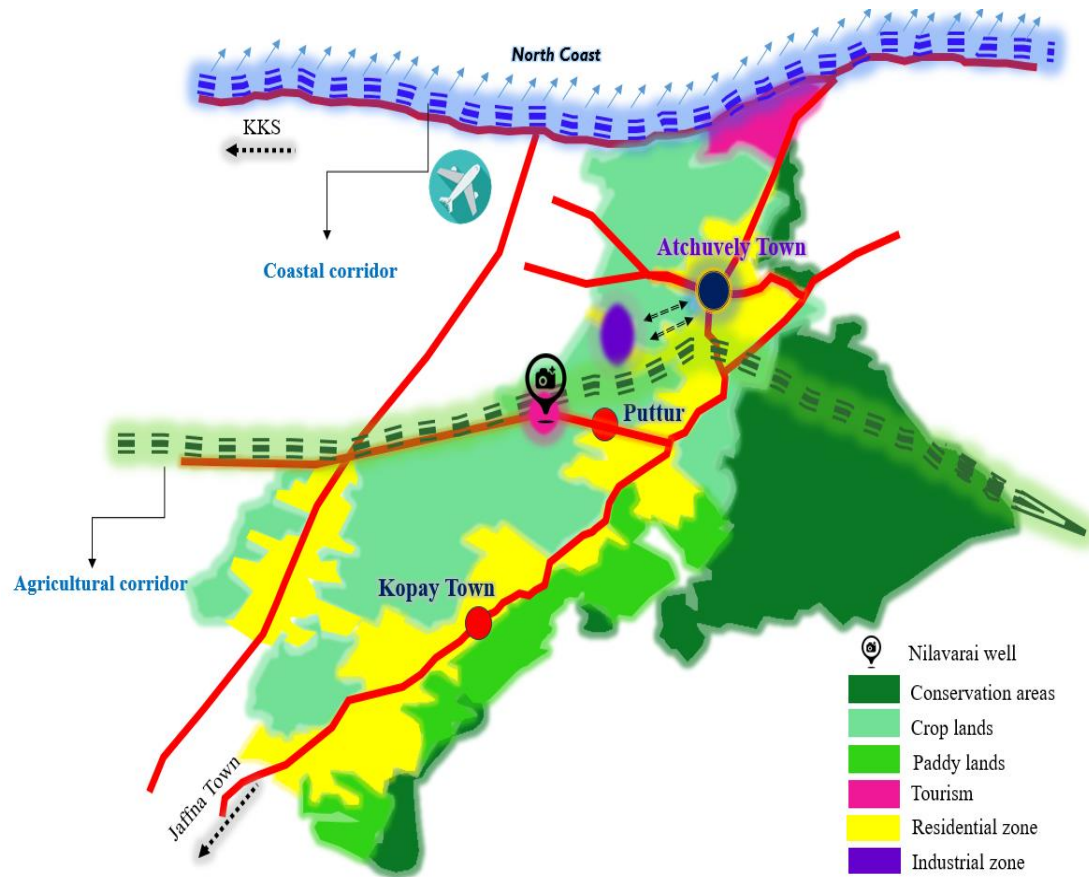
Which is emphasizes the harmonious coexistence and mutual support between urban living and agricultural activities, fostering a balanced development that enhances the quality of life for residents. The approach aims to create a sustainable, cohesive community where urban amenities and rural landscapes are interwoven, promoting agro and tourism economic growth, environmental stewardship, and social well-being within the Achchuvely town center.

By 2034, the Valikamam East Pradeshiya Sabha will be business hub with “**Standard - in - Innovation**” in the industrial sector while “**Ensure to stand up the quality of local production while increase the demand and supply**”.

3.2. SWOT Analysis

STRENGTH	WEAKNESSES
<ul style="list-style-type: none"> Existing physical connections (Palaly international airport and KKS harbour is nearby) Achchuvely Industrial zone Tourism destinations places– Nilavarai well Higher land extends for agriculture compare to the other local authorities Sufficient irrigation facilities Unique natural resources 	<ul style="list-style-type: none"> Threats to mangrove ecosystem Absence of institutional supports Poor condition of local roads Absence of sectoral investments
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> Proposed Agro corridors in Greater Jaffna Development Plan Proposal – 4th order city (Service center) in Greater Jaffna Development Plan Water supply project (NWS&DB) 	<ul style="list-style-type: none"> Immediate development of surrounded towns

3.3. Conceptual Plan



Source: Prepared by Urban Development Authority (NP)

The Valikamam East Pradeshiya Sabha area's conceptual plan emphasizes dual development:

“Enhancing Achchuvally act as a Business Hub while positioning Industrial oriented town center”

The concept plan for Valikamam East is predominantly centered around agriculture, reflecting its significant expanse of agricultural land relative to other local authorities. This agricultural focus is bolstered by the proposed agriculture corridor that traverses the Valikamam East local authority, further enhancing its agricultural potential.

In addition to agriculture, there is a notable presence of residential areas, contributing to a balanced land use plan. The industrial zone within this region serves as a pivotal complement to the agricultural sector. The proximity of Atchuvely town to this industrial zone facilitates the seamless integration of services between these two areas. Atchuvely, being the primary town, acts as a central hub for the distribution of agricultural products and industrial goods. Kopay town's proximity to Jaffna main city enhances its strategic importance, providing a direct link for service provision and the distribution of agricultural produce.

The distribution network is primarily concentrated in Atchuvely town, where agricultural products are collected and processed. From Atchuvely, these products, along with industrial goods, are distributed both domestically and internationally through sea and air transport modes.

The interconnectedness of services between Kopay and Atchuvely, coupled with the strategic location of the industrial zone, underscores the region's potential for economic growth and development. This integrated approach ensures that the agricultural and industrial sectors mutually reinforce each other, creating a robust economic framework for Valikamam East.

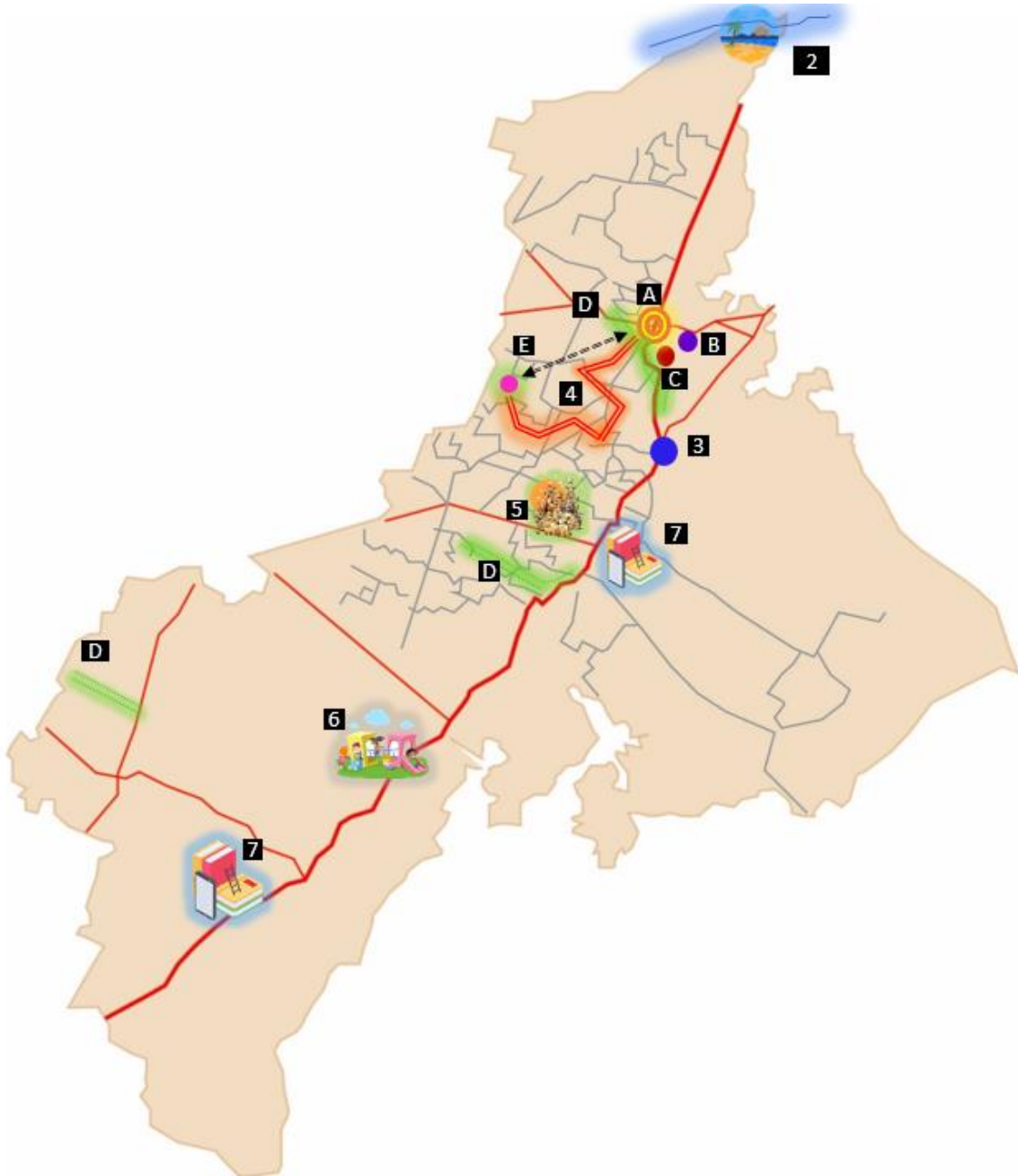
The concept plan thus envisions a synergistic relationship between agriculture, industry, residential and also tourism, fostering sustainable growth and enhancing the quality of life for its inhabitants.

Chapter 4 - Project Implementation Strategy

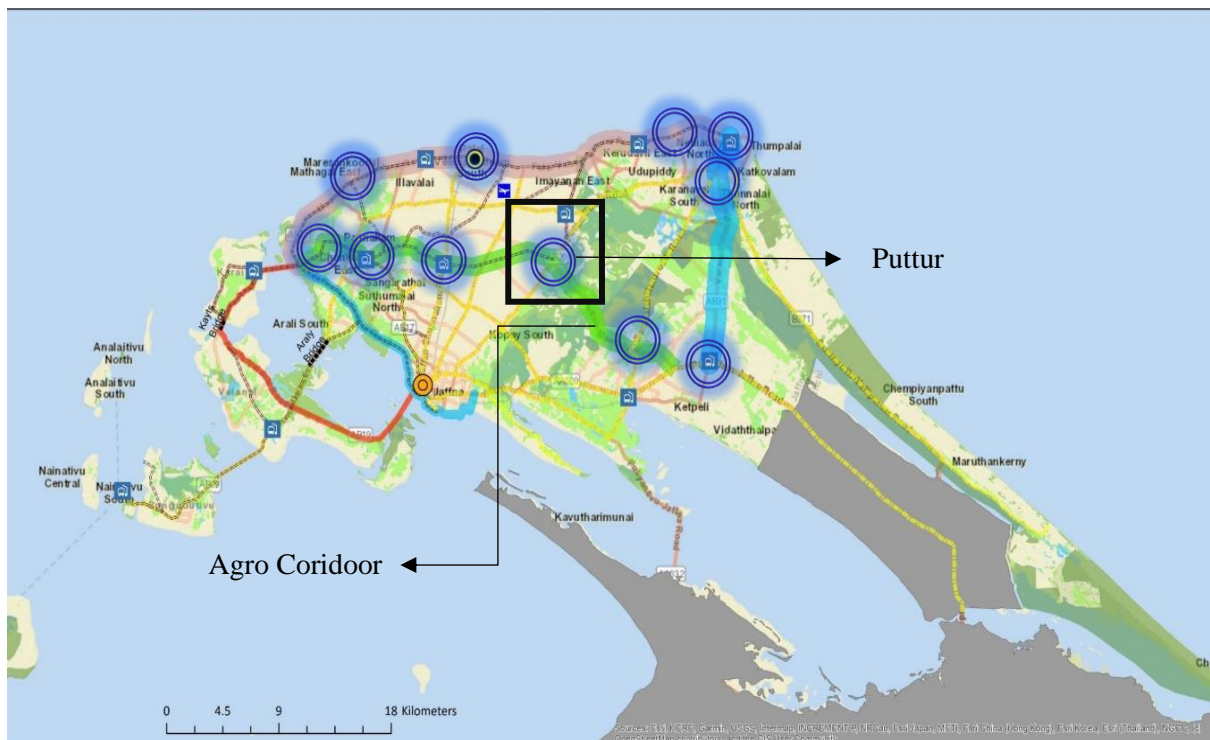
4.1 Identified Projects

No	Name of Project
1	Town center development of Achchuveli A - Roundabout development at Achchuveli – Valalai junction B - Redevelopment of Market at Achchuveli C - Improvement of existing bus stand at Achchuveli D -Walkway development nearby schools E -Introducing the Agro based manufacturing industries at Existing Achchuveli Industrial Estate
2	Akkarai Children Park and beach development at Thondamanaru
3	Construction of industrial, business and cultural hall at Avarankal
4	Road improvement (Rasa veethy)
5	Handicraft sales center development at Nilavarai
6	Children Park at Neervely
7	Construction of modern library at Puttur
8	Development of Bus terminal/bus station at Achchuvely
9	Improvement of Agro Corridor – Connecting Major Roads (Puttur Kantharodai Road and Puttur Mesalai Road) Connecting Major Towns -Puttur)
10	Model Village for Crops & Fruit Cultivation (Banana: Kopay & Neerveli, Onion: Achchuveli, Grapes: Achuveli, Pomegranate: Vasavilan)
11	Improve the Supply & Cold Chain Facilities through kopay, puttur, Achchuvely
12	Development of Recreational Leisure area based on the Bird watching points (Kopay, Thondamarau, Avarakal East)
13	Pock Park Development (Neervely Children Park Development, Nilavarai Park)

Project Location (1 to 7)

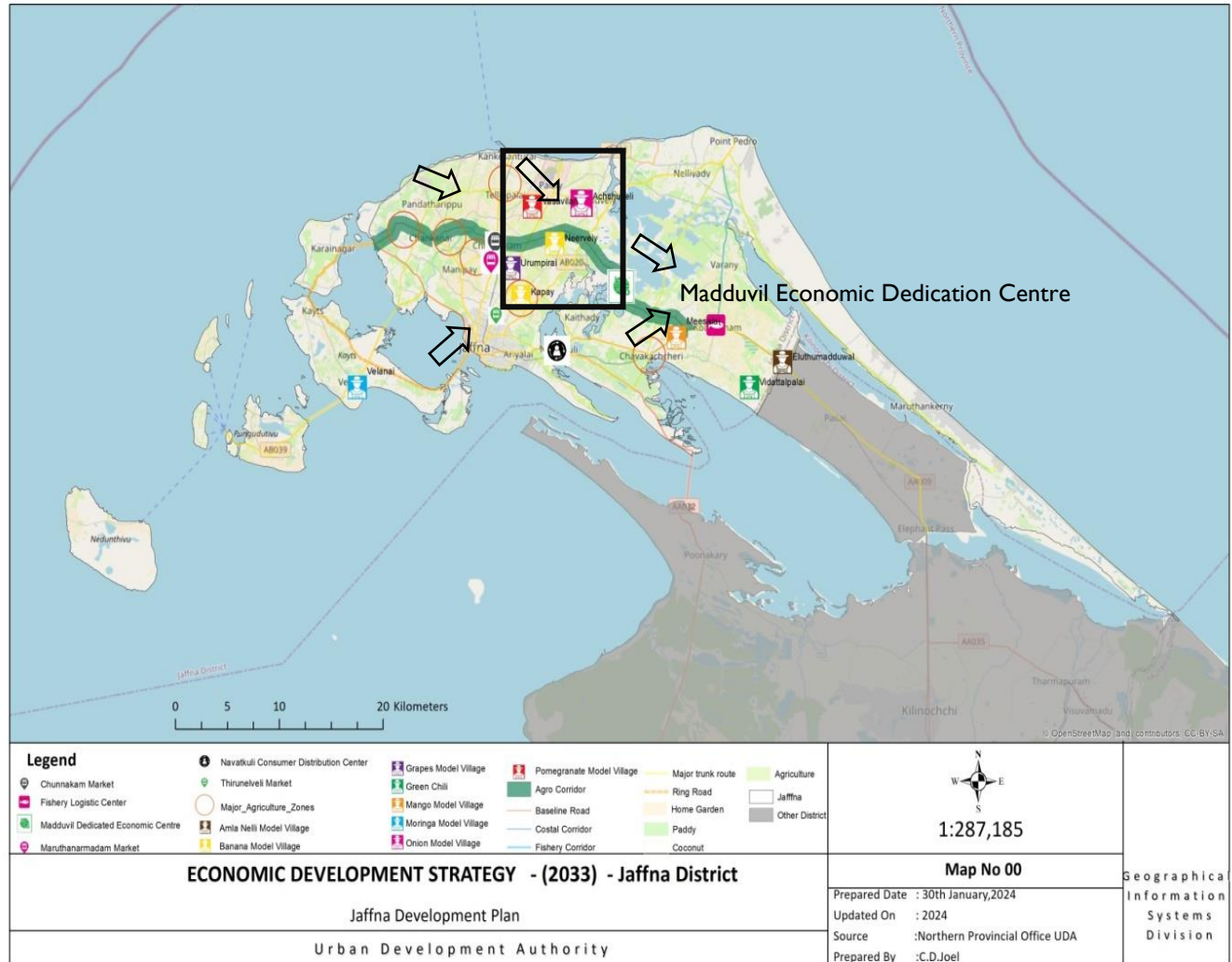


Prepared by: Urban Development Authority (NP)

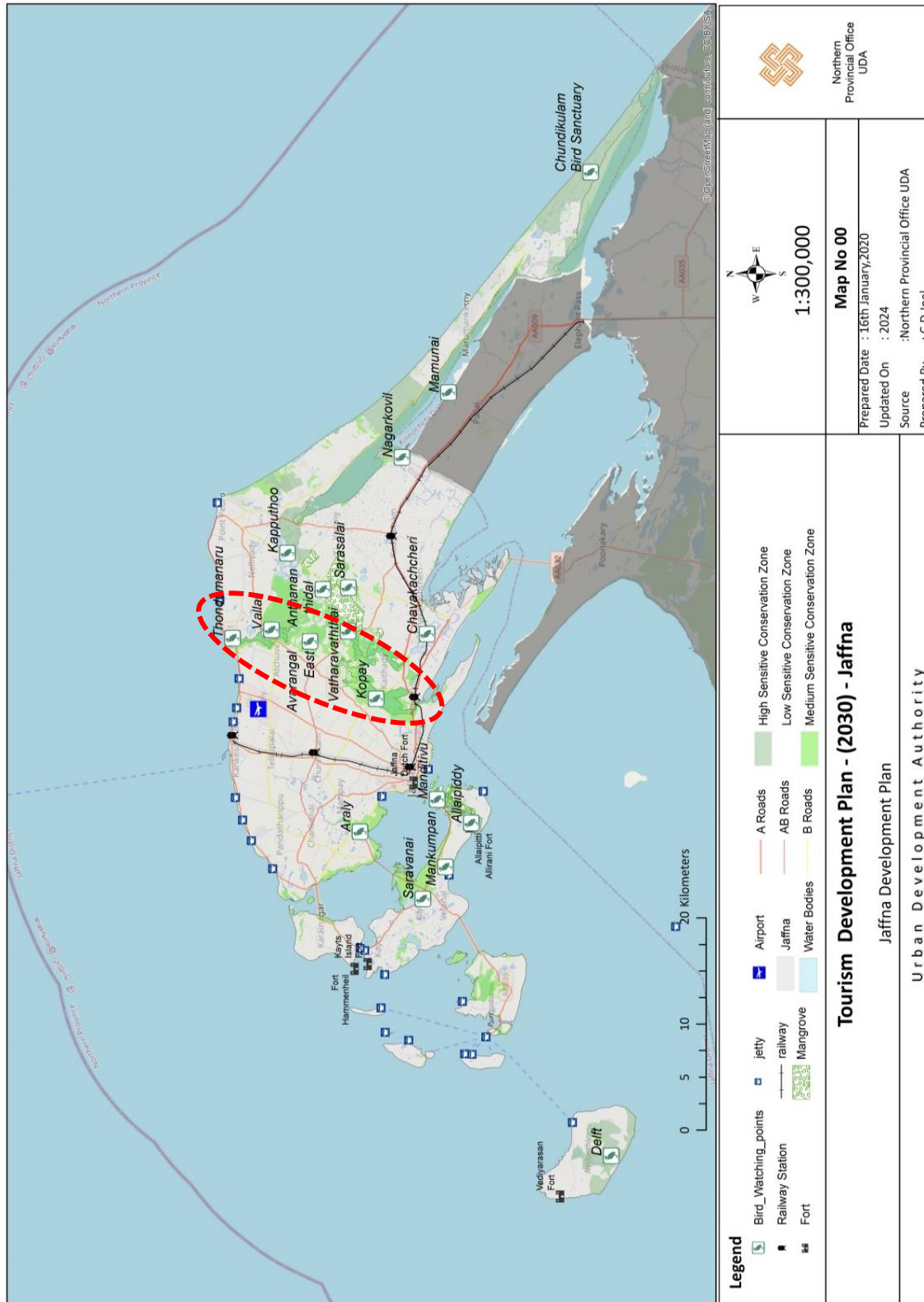


Project Location –(10) Model Village for Crops & Fruit Cultivation

(Banana: Kopay & Neerveli, Onion: Achchuveli, Grapes: Achuveli, Pomegranate: Vasavilan)

Project Location –(11) Improve the Supply & Cold Chain Facilities through kopay, puttur, Achchuvely

Project Location –(12) Development of Recreational Leisure area based on the Bird watching points (Kopay, Thondamarau, Avarakal East)



Project Location –(13) Pock Park Development (Neervely Children Park Development, Nilavarai Park)



Neervely Children Park Development



Detailed Town center development

Town center development is one of essential need for the community. In order to that, Considering the existing character, potential availability the Achchuvely town node is selected to develop under township development in the Valikamam East Pradeshiya Sabha Area in the sustainable manner. Agriculture is the predominant character of this area and high number of the people are engaged with this agriculture sector.

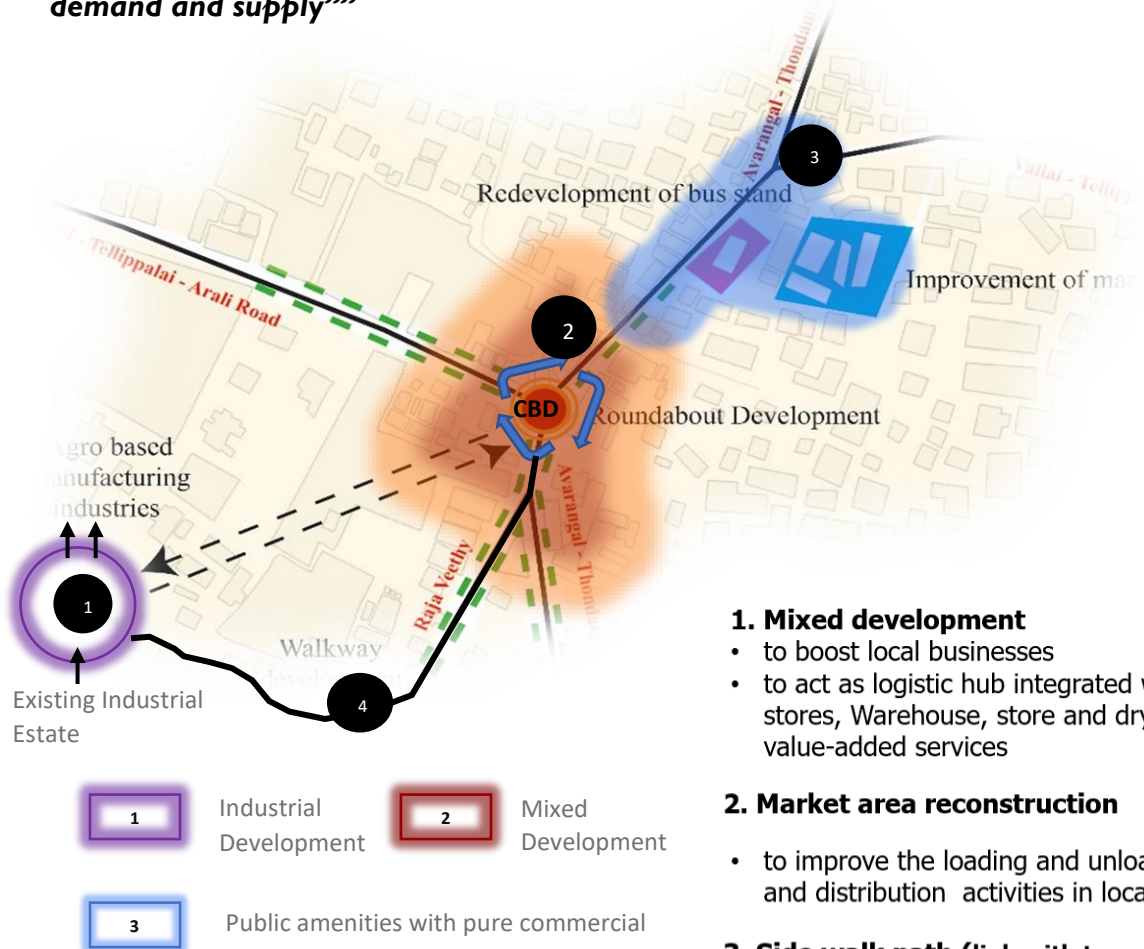
Even which having more Agro potentials, that sectoral development is not satisfactory level compare with other area. Hence, in this town center development highly focused Agro based economic growth development while utilizing the existing potentials around the town center. Further, Industrial Sector is one of the key factor to enhance the economic development. In that sence, Agro Industrial development gives a high priority to local resources to bring up the economic status of the local community within the town center.

Layout plan for Achchuvely Town center

Achchuvely functions as an **Iconic Industrial Business hub (Industrial oriented town)**



““Ensure to stand up the quality of local production while increase the demand and supply””



1. Mixed development

- to boost local businesses
- to act as logistic hub integrated with Terminal market, stores, Warehouse, store and dryer platform & other value-added services

2. Market area reconstruction

- to improve the loading and unloading and distribution activities in local level

3. Side walk path (link with two main road)

- Installation of sidewalks, to enhance pedestrian safety & convenient

4. Road Improvement (connected to industrial estate and town)

- to enhance loading and unloading and distribution activities

1. Introducing the Agro based manufacturing industries at Existing Achchuvely Industrial Estate

The present situation, there is a high demand for the agriculture native productions of Valikamam East area. However, till now the production obtained from the harvest is directly transported to outer areas. due to this, the farmers unable to get the worth profit from their production. Therefore, in order to overcome this problem, expecting to utilizing the existing Achchuvely industrial estate (lot 1) to produce sub-food products from the agricultural local resources and distribute them as alternative products to other areas at the same time local and national level market demand will be raise. Thus, due to this food base manufacturing industry, can be cater/full fill the future demand for medium and small-scale entrepreneurs as well. The proposed Agro corridor development also focusing to the supply network for the agriculture productions to easy transport to outer area. Apart from this development, mixed development activities can be permitted within the Achchuvely core area through the proposed zoning plan (lot 2). In order to that, able to maintain the sustainable link economy by connecting these two promotions within the town center.

In this background Achchuvely town become an industrial town in future and which will ensure the competitive industrial based marketing to support the local economy. Further, the following physical and functional attainments also targeted though the re development of Achchuvely industrial estate.

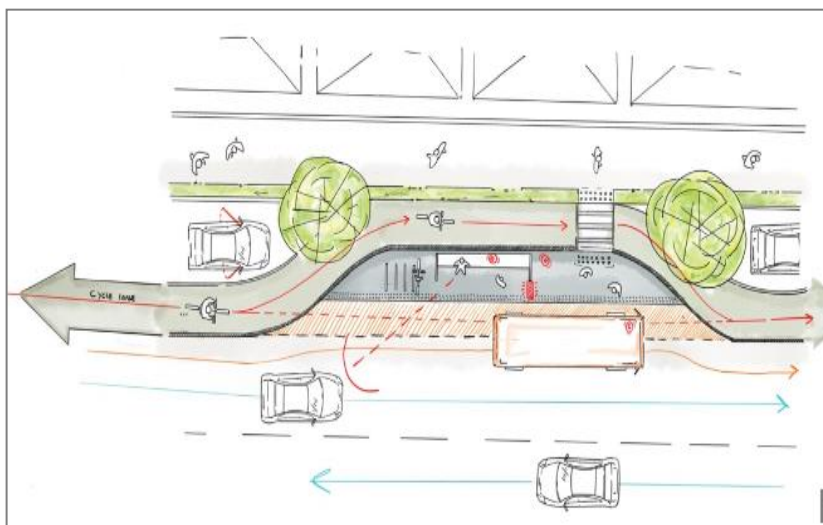
Physical, Social & Environmental Impacts

- Utilization of untapped resource
- Market the value-added products
- Livelihood enhancement
- Increase Employment opportunity
- Usage and enhance the city quality
- Enhance the demand for local product



2. Improvement of existing bus stand and the market development (lot 3)

The bus stand in Achchuvely has undergone significant improvements, enhancing the overall commuter experience. The renovation includes modernized shelters, better seating, improved lighting, and clear signage for easy navigation. The upgraded facilities ensure safety and comfort, accommodating increased passenger flow efficiently. Enhanced accessibility features have been added for the elderly and disabled. The refurbishment reflects a commitment to providing a reliable and user-friendly public transportation hub for the community.



In parlay existing market it should be improve to overcome many of the marketing problems faced by the community. Currently, the market is Positioned strategically behind the bus stand.in order to that, through the re development of market, which will act as logistic hub to loading and unloading activities, Whole and retail sale activities like all logistical operations can be done very efficiently. Farmers and enterprises can expand their business by localizing products/services according to these market improvements. Same time can boost the sale of products or services in the markets by focusing accessibility, affordability, availability, and awareness. Thus, market improvement is the initial and essential need in the town center by getting sustain profitable as well.

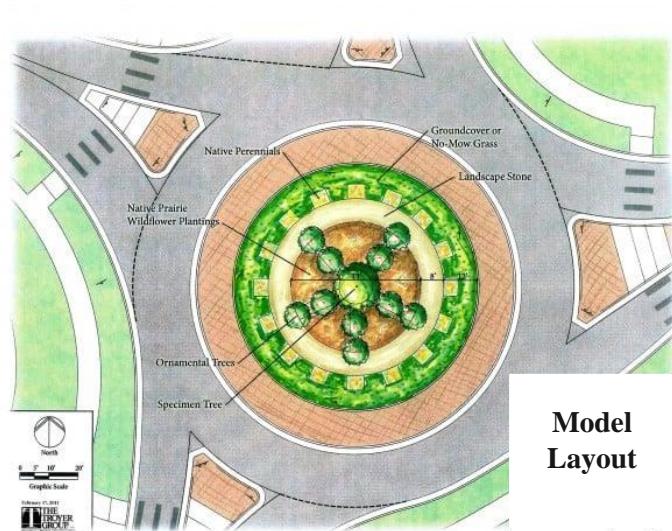


Physical, Social & Environmental Impacts

- Time and cost savings
- Livelihood enhancements
- Rent income
- Efficient good and service operation
- Attraction of economic activities
- Increased social opportunities and Improved the mobility
- Accessorily to Labour, customer and general public

3. Roundabout development

The development of a roundabout at the Atchuvally-Valalai junction has greatly improved traffic flow and safety in the area. The roundabout design facilitates smoother transitions between intersecting roads, reducing congestion and the risk of accidents. Enhanced signage, road markings, and landscaping around the roundabout contribute to a more organized and aesthetically pleasing environment. This infrastructure upgrade not only boosts local connectivity but also supports economic activities by improving access for residents and businesses.



Physical, Social & Environmental Impacts

- Increases overall road safety by providing a designated area for vehicle movements
- Decreased Accidents and maintain the traffic flow
- Aesthetic and pleasant Enhancement
- Usage and enhance the city quality and beautification
- Attract community by maintain the unique character

4. Side walkway development

A proposed sidewalk initiative aims to enhance safety around school areas. The plan includes constructing wide, well-lit sidewalks to facilitate safe pedestrian movement, especially for students. Features such as designated crossings and traffic calming measures will ensure a secure environment, encouraging more walking and reducing potential hazards near schools.

Physical, Social & Environmental Impacts

- Increases overall road safety by providing a designated area for pedestrians/students.
- Decreased Accidents
- Aesthetic Enhancement
- By creating a comfortable walking environment, this feature encourages a healthier lifestyle.
- Enhances the general quality of life by making walking more pleasurable and safer.
- Usage and enhance the city quality

Other than that, Sub vision is correlated with the vision of Greater Jaffna Development plan through goals and objectives, to proposing the physical, social, economic, Tourism and environmental developments into the Valikamam East Pradeshiya Sabha and identified each strategical action projects supported to providing the services to get the maximum utilization from the Valikamam East Pradeshiya Sabha.

Table 2: Correlation of Sub vision with the Main Vision

Vision	Sub Vision	Goal	Objective	Strategy	Plan	Action Project
“Ceaseless waves”	“Smart Agro Granary”	<p><u>Goal 2</u> A foremost Marine hub of Sri Lanka</p> <p><u>Goal 4</u> Rebrand the life style and real sense of Jaffna</p>	<p><u>Objective:</u> To achieve the fish production of the district by 25 % in 2034</p> <p><u>Objective:</u> To develop excursions opportunities through conserve Blue & Green Resources in 2034</p>	<p><i>Physical Infrastructure Development Strategies</i></p> <p>Strategy 01: Establishment of cities consist with modernized transport related infrastructure facilities to get maximum utilization</p> <p>Strategy 02: Proposed a hierarchical road network that will ensure an effective and safety transport of goods and people</p>	Road & Transport Plan	<p>1.Development of Bus terminal/bus station at Achchuvely</p> <p>2.Improvement of Agro Corridor (<u>Connecting Major Roads</u> Puttur Kantharodai Road Puttur Mesalai Road) (<u>Connecting Major Towns</u> Puttur)</p>

				<p><i>Economic Development Strategy</i></p> <p>Strategy 01: Introducing the Model Villages to specified indigenous crop cultivation with modern technologies</p>	Economic Plan	<p>1.Model Village for Crops & Fruit Cultivation (Banana : Kopay & Neerveli Onion : Achchuveli Grapes : Achuveli Pomegranate : Vasavilan)</p> <p>2.Introducing Value Added Industry (Jam Zones : Neerveli Banana Leaf Product : Kopay Wine Grapes Products : Achchuveli)</p> <p>3.Improve the Supply & Cold Chain Facilities</p>
				<p>Strategy 01: Identifying the strategic tourism locations based on the blue & green resources to marketing the leisure-based activities of the region</p>	Tourism Plan	<p>1.Development of Recreational Leisure area based on the Bird watching points of the district (Kopay, Thondamarau, Avarakal East)</p>

				<p><i>Environmental Development Strategy</i></p> <p>Strategy 01- To create the Space is distributed to establish and protect the network which enhances sense of place, ensures a balanced provision of the place, recreation and nature functions, retains significant environmental and cultural features.</p>	<p>PORS Plan</p>	<p>Pock Park Development</p> <ol style="list-style-type: none"> 1. Neervely Children Park Development 2. Nilavarai Park
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PART - II

Chapter 5 – Development Zones and Zoning Guidelines

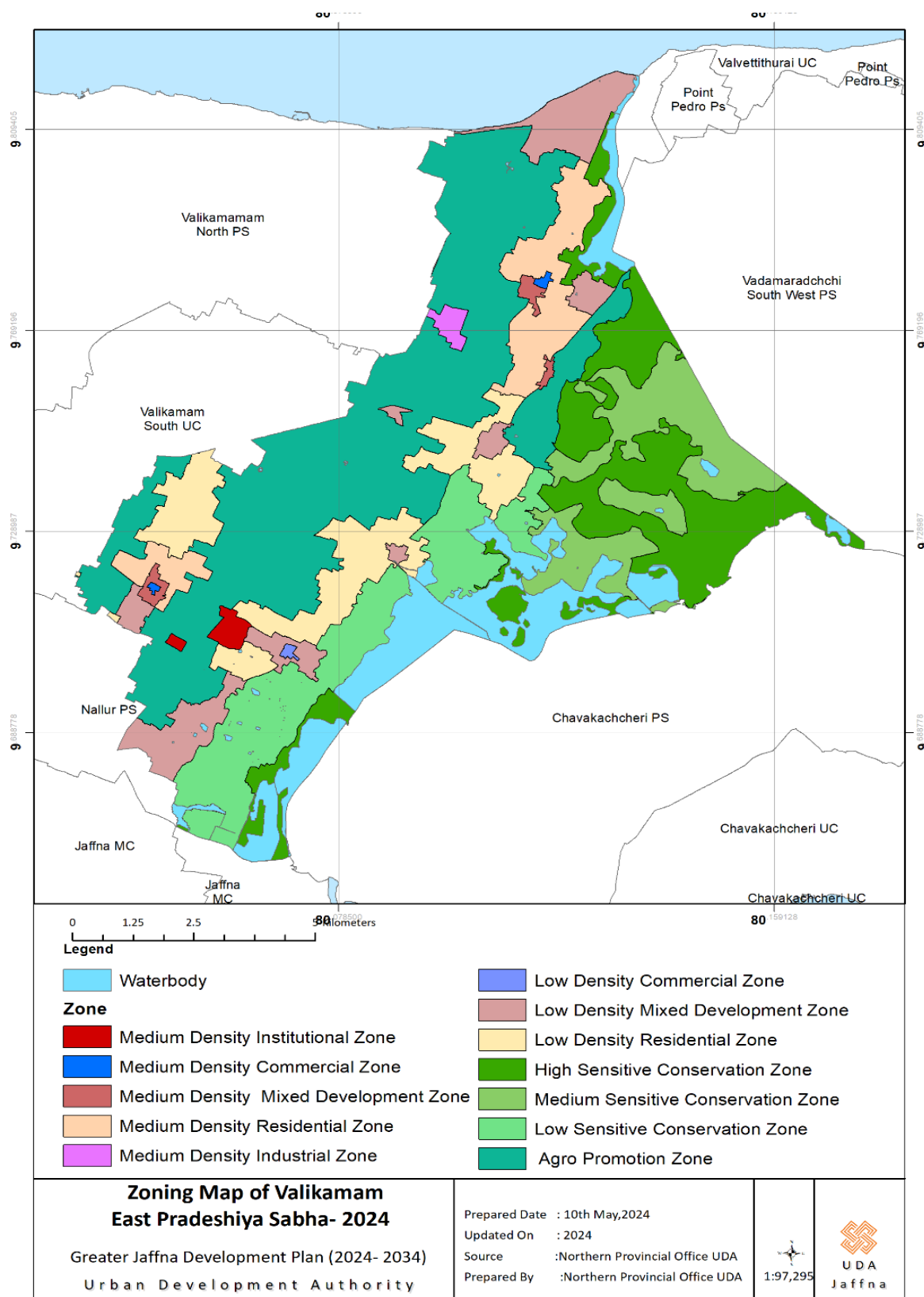
5.1 Introduction

By the Local Area Development Plan for Valikamam East Pradeshiya Sabha 2024-2034 the jurisdiction is divided into five main development zones and those main development zones are further divided into sub-zones based on the expected development density. Accordingly, the zone factor was determined based on the expected development density and the amount of developable land for that development zone.

5.2. Development Zones

No	Main Zone	Sub Zone	Zone Factor	Plot coverage
1.	Commercial Zone	Medium Density Commercial Zone	2.14	Commercial - 80 % Others - 65 %
		Low Density Commercial Zone	1.78	Commercial - 80 % Others - 65 %
2.	Mixed Development Zone	Medium Density Mixed Development Zone	1.92	80 % Residential - 65 %
		Low Density Mixed Development Zone	1.37	65 %
3.	Residential Zone	Medium Density Residential Zone	1.32	65 %
		Low Density Residential Zone	0.78	65 %
4.	Institutional Zone	Medium Density Institutional Zone	1.84	65 %
5.	Industrial Zone	Medium Density Industrial Zone	1.86	65 %
6.	Conservation Zone	High Density Residential Zone	0	≤ 5
		Medium Density Residential Zone	0	≤ 5
		Low Density Residential Zone	0.56	50 %
7.	Agro Promotion Zone	-	0.95	50 %

Map 8:Zoning Plan for Valikamam East Pradeshiya Sabha



5.3. Common Guidelines for Planning Area

- i. These Regulations and guidelines apply to the entire area within the administrative limits of the Valikamam East Pradeshiya Sabha area which has been declared as an Urban Development Area in the Extraordinary Gazette Notification No.2185/74 of 24.07.2020 under Section 3(i) of the Urban Development Authority Act No. 41 of 1978.
- ii. In addition to the provisions of this zoning plan, the Planning and Development guide lines applicable to any development work is regulated by the Planning and Building Regulations/Orders (General) published in the Gazette Notification No. 2235/54 dated 08th July 2021 by the Urban Development Authority.
- iii. For areas declared as urban areas prior to 24.07.2020, the lots sub-divided before 24.07.2020 are considered as existing lots.
- iv. If the owner of a certain land gifts the portion of land, falling within the 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.
- v. In cases where the development premises face more than one road having right of way with a minimum width of 6 m or more than that and connected to main roads independently, the sum of the widths of all those roads may be considered as the access road width to calculate the permissible development on a case-by-case basis
- vi. In cases of bank cutting for construction work on a sloped land, the recommendations of the relevant institutions should be obtained and a space of at least 1 meter should be allocated from the upper edge of the cutting plane to the border of the adjacent fence.
- vii. In cases where any land belongs to two or more zones, the designated zone of the land is determined as the zone which provides the main access to the respective lot.

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.)

- viii. 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.

- ix. When a zone is demarcated as the first block facing an access road as the zone boundary, the entire plot shall include in that zone. When the plots in the back is somehow amalgamated with the first plot and approved as a single plot of land, the last boundary of that total land shall be considered as the zonal boundary. (This regulation is not applicable for conservation zones.)
- x. 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.
- xi. The Authority has the power to decide on granting approval for uses similar to the permitted uses in the zone, although not specified in the category of permitted uses in the zoning plan.
- xii. Existing uses which are not permissible within particular zone can be considered only for continuing under prevailing status. Approval for any extension of those existing uses shall be considered within the same lot.
- xiii. Construction of boundary walls along the Street Line may be considered for approval subject to the signing of non-compensation agreement with the agency to which the road belongs.

- xiv. Various religious statues, religious symbols, signs or similar constructions are not allowed in the intersection, both sides of roads, building lines, road widening limits and reservations, and no compensation will be paid for the removal of such constructions.
- xv. If any land is earmarked for a cemetery/crematorium, recommendations should be obtained from the relevant local authority.
- xvi. If the tower cranes are being used for any development, an approval with the recommendation of qualified engineer and insurance cover shall be obtained from institution where relevant development approval was granted.
- xvii. 50% of the land should be kept open as open space when constructing buildings for schools and children's homes.
- xviii. If it is not possible to provide parking space within the development site itself, then a site at a maximum distance of 500 meters can be used for the purpose subject to a Preliminary Planning Clearance.
- xix. Architectural character and planning regulations may be imposed to preserve the identity of areas identified by the Authority.
- xx. In this planning area, for the lands or reservations belongs to the government institutions, departments or corporations such as Department of Archeology, Department of Forest Conservation, Irrigation Department, Coastal Conservation Department, Agrarian Services Development Department, Land Development Corporation, Geological Survey and Mines Bureau, etc. recommendations and development proposals from the relevant institutions should be obtained approval before carrying out the development work.
- xxi. All excavation work should be done according to the recommendations of the relevant institutions including the Geological Survey and Mines Bureau, and after the completion of the work, the excavated places should be restored or appropriate measures should be taken according to the recommendation of the said institution.

- xxii. In case a problem arises in relation to any statutory planning, development or building regulation or its interpretation or practical application, the Main Planning Committee of the Urban Development Authority has the final decision in the matter.
- xxiii. If a regulation related to the land is relaxed or removed for any reason during the granting of development approval and the amount of land belonging to that regulation is numerically calculated, the related value is assessed and an amount not exceeding 30% of that value should be charged to the authority.
- xxiv. If the proposed development area located adjacent to the edge of the zoning boundaries will get the benefits of prominent zone. (This regulation is not applicable for conservation zones.)
- xxv. If boundary wall construction proposed as center foundation, consent to be obtained from owner of the adjacent land and which should be certified by particular Grama Niladhari.
- xxvi. Location of water source should be located at least 18m away from waste water disposal site, Septic Tanks & Soakage pits.
- xxvii. If the distance between water source & pit is below 18m, design and certification for the sealed pit should be obtained from the Qualified Engineer.

5.4. Zoning Guidelines

Medium Density Commercial Zone

Main Zone	Commercial Zone
Characteristics of the Zone	Nonresidential activities with Medium Density
Zoning Boundaries	Annexures
Sub Zone	Medium Density Commercial Zone
Zone Code	C2
Zone Factor	2.14
Permissible Maximum FAR/ Number of floors	As per the form “A” in Schedule I & “B” in Schedule II
Permissible Maximum Plot Coverage	Commercial - 80 % Others - 65 %
Setbacks & maximum height	As per the form “E” in Schedule III
Minimum land extent for sub division	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. Clearances should be obtained from relevant agencies if needed. 2. Minimum land extent of development should be 150 Sq.m. 3. If an area where there is no pipe borne water supply system is installed, the minimum land extent shall be 250 sq.m 4. Access should be maintained as minimum 9m for the non-residential activities. 5. District planning committee of UDA will have the full rights to decide any special development considerations within the Zone.

Low Density Commercial Zone

Main Zone	Commercial Zone
Characteristics of the Zone	Non-residential activities with Low Density
Zoning Boundaries	Annexures
Sub Zone	Low Density Commercial Zone
Zone Code	C3
Zone Factor	1.78
Permissible Maximum FAR/ Number of floors	As per the form “A” in Schedule I & “B” in Schedule II
Permissible Maximum Plot Coverage	Commercial - 80 % Others - 65 %
Setbacks & maximum height	As per the form “E” in Schedule III
Minimum land extent for sub division	150 Sq.m
Permissible uses	As per the form “F” in Schedule IV & “G” in Schedule V
Common zoning regulations	<p>Clearances should be obtained from relevant agencies if needed.</p> <p>Minimum land extent of development should be 150 Sq.m.</p> <p>If an area where there is no pipe borne water supply system is installed, the minimum land extent shall be 250 sq.m.</p> <p>District planning committee of UDA will have the full rights to decide any special development considerations within the Zone.</p>

Medium Density Mixed Development Zone

Main Zone	Mixed Development Zone
Characteristics of the Zone	Medium Density Mixed Development Activities
Zoning Boundaries	Annexures
Sub Zone	Medium Density Mixed Development Zone
Zone Code	MD2
Zone Factor	1.92
Permissible Maximum FAR/ Number of floors	As per the form “A” in Schedule I & “B” in Schedule II
Permissible Maximum Plot Coverage	80 %
Setbacks & maximum height	As per the form “E” in Schedule III
Minimum land extent for sub division	150 Sq.m
Permissible Uses	As per the form “F” in Schedule IV & “G” in Schedule V
Common Zoning Regulations	<p>Clearances should be from relevant agencies if needed.</p> <p>Minimum extent of development premises should be 150 Sq.m.</p> <p>If an area where there is no pipe borne water supply system is installed, the minimum lot size shall be 250 sq.m.</p> <p>If development identified with institutional purpose (health and Education) maximum plot coverage is 65.</p> <p>Planning committee of UDA will have the full rights to decide any special development considerations within the Zone.</p>

Low Density Mixed Development Zone

Main Zone	Mixed Development Zone
Characteristics of the Zone	Low Density Mixed Development Activities
Zoning Boundaries	Annexures
Sub Zone	Low Density Mixed Development Zone
Zone Code	MD3
Zone Factor	1.37
Permissible Maximum FAR/ Number of floors	As per the form “A” in Schedule I & “B” in Schedule II
Permissible Maximum Plot Coverage	65 %
Setbacks & maximum height	As per the form “E” in Schedule III
Minimum land extent for sub division	150 Sq.m
Permissible Uses	As per the form “F” in Schedule IV & “G” in Schedule V
Common Zoning Regulations	<p>Clearances should be obtained from relevant agencies if needed.</p> <p>Minimum land extent of development should be 150 Sq.m.</p> <p>If an area where there is no pipe borne water supply system is installed, the minimum land extent shall be 250 sq.m.</p> <p>District planning committee of UDA will have the full rights to decide any special development considerations within the Zone.</p>

Medium Density Residential Zone

Main Zone	Residential Zone
Characteristics of the Zone	Residential activities with medium Density
Zoning Boundaries	Annexures
Sub Zone	Medium Density Residential Zone
Zone Code	R2
Zone Factor	1.32
Permissible Maximum FAR/ Number of floors	As per the form “A” in Schedule I & “B” in Schedule II
Permissible Maximum Plot Coverage	65 %
Setbacks & maximum height	As per the form “E” in Schedule III
Minimum land extent for sub division	150 Sq.m
Permissible uses	As per the form “F” in Schedule IV & “G” in Schedule V
Common zoning regulations	<p>Clearances should be obtained from relevant agencies if needed.</p> <p>Minimum land extent of development should be 150 Sq.m. If an area where there is no pipe borne water supply system is installed, the minimum land extent shall be 250 sq.m.</p> <p>District planning committee of UDA will have the full rights to decide any special development considerations within the Zone.</p>

Low Density Residential Zone

Main Zone	Residential Zone
Characteristics of the Zone	Residential activities with Low Density
Zoning Boundaries	Annexures
Sub Zone	Low Density Residential Zone
Zone Code	R3
Zone Factor	0.78
Permissible Maximum FAR/ Number of floors	As per the form “A” in Schedule I & “B” in Schedule II
Permissible Maximum Plot Coverage	65 %
Setbacks & maximum height	As per the form “E” in Schedule III
Minimum land extent for sub division	150 Sq.m
Permissible uses	As per the form “F” in Schedule IV & “G” in Schedule V
Common zoning regulations	<p>Clearances should be obtained from relevant agencies if needed.</p> <p>Minimum land extent of development should be 150 Sq.m. If an area where there is no pipe borne water supply system is installed, the minimum land extent shall be 250 sq.m.</p> <p>Maximum floor area is 300 sq.m for non-residential activities.</p> <p>District planning committee of UDA will have the full rights to decide any special development considerations within the Zone.</p>

Medium Density Institutional Zone

Main Zone	Institutional Zone
Characteristics of the Zone	Medium Density Institutional Related Activities
Zoning Boundaries	Annexures
Sub Zone	Medium Density Institutional
Zone Code	In 2
Zone Factor	1.84
Permissible Maximum FAR/ Number of floors	As per the form “A” in Schedule I & “B” in Schedule II
Permissible Maximum Plot Coverage	65 %
Setbacks & maximum height	As per the form “E” in Schedule III
Minimum land extent for sub division	150 Sq.m
Permissible uses	As per the form “F” in Schedule IV & “G” in Schedule V
Common zoning regulations	<p>Clearances should be obtained from relevant agencies if needed. Minimum land extent of development should be 150 Sq.m. If an area where there is no pipe borne water supply system is installed, the minimum land extent shall be 250 sq.m</p> <p>District planning committee of UDA will have the full rights to decide any special development considerations within the Zone.</p>

Medium Density Industrial Zone

Main Zone	Industrial Zone
Characteristics of the Zone	Medium Density Industrial Development Activities
Zoning Boundaries	Annexures
Sub Zone	Medium Density Industrial Development Zone
Zone Code	I 2
Zone Factor	1.86
Permissible Maximum FAR/ Number of floors	As per the form “A” in Schedule I & “B” in Schedule II
Permissible Maximum Plot Coverage	65 %
Setbacks & maximum height	As per the form “E” in Schedule III
Minimum land extent for sub division	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. Clearances should be obtained from relevant agencies if needed. 2. Minimum land extent of development should be 150 Sq.m. 3. If an area where there is no pipe borne water supply system is installed, the minimum land extent shall be 250 sq.m. 4. Access should be maintained as minimum 9m for the non-residential activities. 5. District planning committee of UDA will have the full rights to decide any special development considerations within the Zone.

High Sensitive Conservation Zone

Main Zone	Conservation Zone
Characteristics of the Zone	Already declared as an Environmental Protection Areas/Protected Areas or Special Conservation areas published by International Convention or National Act/gazette areas.
Zoning Boundaries	Annexures
Sub Zone	High Sensitive Conservation Zone
Zone Code	CN1
Zone Factor	-
Permissible Maximum FAR/ Number of floors	As per the form “A” in Schedule I & “B” in Schedule II
Permissible Maximum Plot Coverage	05 %
Setbacks & maximum height	As per the form “E” in Schedule III
Minimum land extent for sub division	-
Permissible uses	<p>Other than the form “F” in Schedule IV following Activities can be allowed.</p> <ol style="list-style-type: none"> 1. Nature Friendly Restaurant & Rooms Stay 2. Nature Parks which conserve the natural eco-system. 3. Field study/Information centers on stilts. 4. Raised boards walks, deck on stilts, shelters/rest huts on stilts. 5. Nature trails, hides, observation towers, canopy walkways, carefully located cycle paths, bridleways and the like. 6. Camping, picnicking, bird watching and the like, while ensuring that the natural habitat is not disturbed. 7. Security posts, tickets booths, site offices 8. Traditional fishing & Mari farming 9. Continuation of existing paddy fields.

	<ul style="list-style-type: none"> 10. Mobile Sanitary Facilities 11. “Lellama” 12. “Madel Paadu” built with constructions 13. Fishing piers 14. Berths & Boat jetty/ ferry accommodation 15. Recreational parks 16. Open theatre 17. Open Gymnasium 18. Research and Development Centers
Common zoning regulations	<ul style="list-style-type: none"> 1. Clearances should be obtained from relevant agencies if needed. 2. District planning committee of UDA will have the full rights to decide any special development considerations within the Zone 3. Sustainable Materials: Use environmentally friendly and locally sourced materials for construction. Consider timber from sustainable sources, recycled materials, or materials with low environmental impact. 4. Low-Impact Foundations: Ensure that the foundations or footings of the development have minimal impact on the forest floor to prevent soil compaction and disruption to the ecosystem. 5. Natural Aesthetics: Design development that blend with the natural surroundings. Use earthy and muted color schemes that harmonize with the forest environment. 6. Rustic Design: Incorporate rustic architectural elements, such as exposed timber beams, stone accents, or thatched roofs, to create a natural and cozy atmosphere.

	<p>7. Sustainability Features: Include green building features like rainwater harvesting, solar panels for lighting, and low-flow water fixtures to minimize environmental impact.</p> <p>8. Off-Grid Amenities: Provide off-grid amenities such as composting toilets, and limit the use of electricity to maintain a sustainable and eco-friendly experience.</p> <p>9. Natural Ventilation: Design the development with proper ventilation to minimize the need for air conditioning, allowing guests to enjoy the fresh forest air.</p> <p>10. Privacy and Scenic Views: Ensure that each Development offers privacy and scenic views of the forest. Incorporate large windows or open-air elements to connect guests with nature.</p> <p>11. Minimal Site Disturbance: Construct each development with minimal disruption to the natural terrain. Avoid cutting down trees or disturbing sensitive areas.</p> <p>12. Outdoor Spaces: Include private outdoor spaces like decks, patios, or balconies where guests can relax and enjoy the forest.</p> <p>13. Fire Safety: Implement fire-resistant building practices and provide safety equipment to mitigate the risk of forest fires.</p> <p>14. Accessibility: Design development to be accessible to people with disabilities, including wheelchair ramps and wider doorways.</p> <p>15. Multi-Season Use: Insulate cabanas for year-round use, and include heating options for colder seasons.</p>
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	<p>16. Waste Management: Establish a responsible waste management system for guests and staff to minimize the environmental impact.</p> <p>17. Local Workforce: Employ local labor and support local communities for construction and maintenance to benefit the local economy.</p> <p>18. Educational Signage: Install signage or materials in cabanas that educate guests about the forest ecosystem and encourage eco-friendly behavior.</p> <p>19. Wildlife-Friendly: Design features that minimize disturbance to wildlife, such as bird-friendly window treatments or designated wildlife viewing areas.</p> <p>20. Light Pollution Control: Use lighting fixtures that minimize light pollution and allow guests to enjoy stargazing.</p> <p>21. Signs and billboards should, where possible, incorporate colors and materials that are compatible with the existing character of an environmentally sensitive area.</p> <p>22. It is preferable that billboards and freestanding signs in sensitive environmental areas are used for interpretive, public safety or educational purposes.</p> <p>23. Dune Stabilization Planting native dune vegetation to stabilize sand dunes and prevent erosion, as well as providing habitat for wildlife. Promoting ecotourism, nature based coastal development.</p>
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Medium Sensitive Conservation Zone

Main Zone	Conservation Zone
Characteristics of the Zone	Wetland areas with high biological diversity, areas of water retention and detention which need to be kept for flood control and to reduce risk of floods; such as Marshes and Mangroves.
Zoning Boundaries	Annexures
Sub Zone	Medium Sensitive Conservation Zone
Zone Code	CN2
Zone Factor	-
Permissible Maximum FAR/ Number of floors	As per the form “A” in Schedule I & “B” in Schedule II
Permissible Maximum Plot Coverage	05 %
Setbacks & maximum height	As per the form “E” in Schedule III
Minimum land extent for sub division	-
Permissible uses	<p>Other than the form “F” in Schedule IV following Activities can be allowed.</p> <ol style="list-style-type: none"> 1. Nature Friendly Restaurant & Rooms stay 2. Nature Parks conserving the natural eco-system 3. Eco-friendly restaurants 4. Field study/Information centers 5. Mini conference centers 6. Raised boards walks, deck on stilts, shelters/rest huts. 7. Nature trails, hides, observation towers, canopy walkways, carefully located cycle paths, bridleways and the like. 8. Security posts, tickets booths, site offices 9. Camping, picnicking, bird watching and the like 10. Outdoor fitness/exercise facilities 11. Visitor centers

	<ol style="list-style-type: none"> 12. Wetland museum 13. Eco-tourism facilities (Small-scale, eco-friendly, tourist development such as cabanas on stilts) 14. Wetland Adventure/ Theme Parks, conserving/restoring the natural eco system. 15. Other nature-based recreation activities 16. Open grassed areas (as public parks/playgrounds) 17. Traditional fishing & Mari Farming 18. Flower Collection with Garden 19. Water transport if carefully integrated and operated 20. Dairies and grazing, but no other form of animal husbandry 21. Wetland forestry 22. Vitally important public infrastructure projects, under exceptional circumstances 23. Irrigation/flood protection structures 24. Wetland agriculture including reed cultivation 25. Mobile Sanitary Facilities 26. Greenhouse 27. “Lellama” 28. “Madel Paadu” built with constructions 29. Fishing piers 30. Berths & Boat jetty/ ferry accommodation 31. Recreational parks 32. Open grounds 33. Open theatre 34. Research and Development Centers 35. Cabana Hotels
Common zoning regulations	<ol style="list-style-type: none"> 1. Clearances should be obtained from relevant agencies if needed. 2. District planning committee of UDA will have the full rights to decide any special development considerations within the Zone 3. Expansion of existing development within the same lot can be permitted only 10m height.

	<ol style="list-style-type: none"> 4. Sustainable Materials: Use environmentally friendly and locally sourced materials for construction. Consider timber from sustainable sources, recycled materials, or materials with low environmental impact. 5. Low-Impact Foundations: Ensure that the foundations or footings of the development have minimal impact on the forest floor to prevent soil compaction and disruption to the ecosystem. 6. Natural Aesthetics: Design development that blend with the natural surroundings. Use earthy and muted color schemes that harmonize with the forest environment. 7. Rustic Design: Incorporate rustic architectural elements, such as exposed timber beams, stone accents, or thatched roofs, to create a natural and cozy atmosphere. 8. Sustainability Features: Include green building features like rainwater harvesting, solar panels for lighting, and low-flow water fixtures to minimize environmental impact. 9. Off-Grid Amenities: Provide off-grid amenities such as composting toilets, and limit the use of electricity to maintain a sustainable and eco-friendly experience. 10. Natural Ventilation: Design the development with proper ventilation to minimize the need for air conditioning, allowing guests to enjoy the fresh forest air. 11. Privacy and Scenic Views: Ensure that each Development offers privacy and scenic views of the forest. Incorporate large windows or open-air elements to connect guests with nature.
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	<p>12. Minimal Site Disturbance: Construct each development with minimal disruption to the natural terrain. Avoid cutting down trees or disturbing sensitive areas.</p> <p>13. Outdoor Spaces: Include private outdoor spaces like decks, patios, or balconies where guests can relax and enjoy the forest.</p> <p>14. Fire Safety: Implement fire-resistant building practices and provide safety equipment to mitigate the risk of forest fires.</p> <p>15. Accessibility: Design development to be accessible to people with disabilities, including wheelchair ramps and wider doorways.</p> <p>16. Multi-Season Use: Insulate cabanas for year-round use, and include heating options for colder seasons.</p> <p>17. Waste Management: Establish a responsible waste management system for guests and staff to minimize the environmental impact.</p> <p>18. Local Workforce: Employ local labor and support local communities for construction and maintenance to benefit the local economy.</p> <p>19. Educational Signage: Install signage or materials in cabanas that educate guests about the forest ecosystem and encourage eco-friendly behavior.</p> <p>20. Wildlife-Friendly: Design features that minimize disturbance to wildlife, such as bird-friendly window treatments or designated wildlife viewing areas.</p> <p>21. Light Pollution Control: Use lighting fixtures that minimize light pollution and allow guests to enjoy stargazing.</p>
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	<p>22. Signs and billboards should, where possible, incorporate colors and materials that are compatible with the existing character of an environmentally sensitive area.</p> <p>23. It is preferable that billboards and freestanding signs in sensitive environmental areas are used for interpretive, public safety or educational purposes.</p> <p>24. Dune Stabilization Planting native dune vegetation to stabilize sand dunes and prevent erosion, as well as providing habitat for wildlife. Promoting ecotourism, nature based coastal development.</p>
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Low Sensitive Conservation Zone

Main Zone	Conservation Zone
Characteristics of the Zone	This zone consists with existing cultivated paddy lands, abandoned paddy fields and sand dunes.
Zoning Boundaries	Annexures
Sub Zone	Low Sensitive Conservation Zone
Zone Code	CN1
Zone Factor	0.56
Permissible Maximum FAR/ Number of floors	As per the form “A” in Schedule I & “B” in Schedule II
Permissible Maximum Plot Coverage	50 %
Setbacks & maximum height	As per the form “E” in Schedule III
Minimum land extent for sub division	150 Sq.m
Permissible uses	As per the form “F” in Schedule IV & “G” in Schedule V
Common zoning regulations	<p>Clearance to be obtained from agrarian development department.</p> <p>Clearances should be obtained from relevant agencies if needed.</p> <p>25 percentage of the land to be allocated for the agriculture activities</p> <p>District planning committee of UDA will have the full rights to decide any special development considerations within the Zone</p>

Agro promotion Zone

Main Zone	Agro promotion Zone
Characteristics of the Zone	Predominantly crop cultivation and oriented activities
Zoning Boundaries	Annexures
Sub Zone	Agro promotion Zone
Zone Code	AG3
Zone Factor	0.95
Permissible Maximum FAR/ Number of floors	As per the form “A” in Schedule I & “B” in Schedule II
Permissible Maximum Plot Coverage	50 %
Setbacks & maximum height	As per the form “E” in Schedule III
Minimum land extent for sub division	250 Sq.m
Permissible uses	As per the form “F” in Schedule IV & “G” in Schedule V
Common zoning regulations	<p>Clearances should be obtained from relevant agencies if needed.</p> <p>25 percentage of the land to be allocated for the agriculture activities</p> <p>Proposed development should be done without land filling.</p> <p>District planning committee of UDA will have the full rights to decide any special development considerations within the Zone</p>

5.6 Schedules

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
2000 less than 2500	3.5	4.2	5.2	6.5	3.8	4.4	6.2	7.5	3.9	5.2	7.1	*10	4.0	5.5	7.5	*10.5
2500 less than 3000	3.6	4.4	5.5	7.0	3.9	4.6	6.5	8.0	4.0	5.3	7.4	*10.5	4.0	5.6	7.5	*11
3000 less than 3500	3.7	4.6	6.0	7.5	4.0	4.8	6.9	8.5	4.0	5.4	7.6	*11	4.0	5.7	8.0	*11.5
3500 less than 4000	3.8	4.8	6.3	7.7	4.0	5.0	7.3	9.0	4.0	5.5	7.8	*11.5	4.0	5.8	8.0	*12
More than 4000	4.0	5.0	6.5	8.0	4.0	5.2	7.5	9.5	4.0	5.6	8.0	*12	4.0	5.9	8.0	*UL

Land Extent (Sq.m)	Zone Factor = 2.50-2.74				Zone Factor = 2.75-2.99				Zone Factor = 3.00-3.24			
	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
150 less than 250	3.0	3.4	3.6	4.0	3.0	3.4	3.6	4.0	3.0	3.4	3.6	4.0
250 less than 375	3.5	4.0	5.0	5.5	3.5	4.2	5.0	5.5	3.5	4.4	5.0	5.5
375 less than 500	3.6	4.6	5.2	6.0	3.6	4.7	5.2	6.0	3.6	4.8	5.2	6.0
500 less than 750	3.7	5.1	5.5	6.5	3.7	5.2	5.5	6.5	3.7	5.3	5.5	6.5
750 less than 1000	3.8	5.2	6.5	7.0	3.8	5.3	7.0	7.5	3.8	5.4	7.0	7.5
1000 less than 1500	3.9	5.4	7.0	9.0	3.9	5.5	7.5	9.0	3.9	5.6	7.5	9.0
1500 less than 2000	4.0	5.5	7.5	*10.5	4.0	5.6	7.5	*10.5	4.0	5.7	8.0	*10.5
2000 less than 2500	4.0	5.6	7.5	*11	4.0	5.7	8.0	*11	4.0	5.8	8.0	*11
2500 less than 3000	4.0	5.7	8.0	*11.5	4.0	5.8	8.0	*11.5	4.0	5.9	8.0	*11.5
3000 less than 3500	4.0	5.8	8.0	*12	4.0	5.9	8.0	*12	4.0	6.0	8.0	*12
3500 less than 4000	4.0	5.9	8.0	*12	4.0	6.0	8.0	*12	4.0	6.0	8.0	*12
More than 4000	4.0	6.0	8.0	*UL	4.0	6.0	8.0	*UL	4.0	6.0	8.0	*UL

UL - Unlimited

Floor area allocated for parking facilities are not calculated for FAR

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

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

Clearance shall be taken from National Building Research Organization for the lands having slope more than 1:10

* FAR more than or equal to 10.0 shall be permitted only for the roads having minimum of 12m (from road center) Building Line, if not maximum FAR shall be limited to 9.0

**Minimum road width of 7m shall be considered for the roads identified as 7m wide road in the particular development Plan

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									

5.5. Permissible Uses for Development Zone

Schedule IV - Form "F ": Permissible Uses for Development Zones

No	Principle Use		Medium density Commercial Zone	Low density Commercial Zone	Medium density Mixed Development zone	Low density Mixed Development zone	Medium density Residential zone	Low density Residential zone	Agro promotion zone	High sensitivity conservation zone	Medium sensitivity conservation zone	Low Sensitives Conservation Zone	Medium density Institutional Zone	Medium density Industrial Zone
1	1. Residential	Houses		x	x	x	x	x	x	Refer the Zoning Guideline Table no 5.4	Refer the Zoning Guideline Table no 5.4	x	x	
2		Condominium Housing Complexes			x	x	x							
3		Housing Complexes			x	x	x	x						
4		Housing Projects			x	x	x	x						
5		Quarters/Labour Quatres	x	x	x	x	x	x					x	x
6		Service Apartments			x	x	x						x	
7		Studio Apartments	x	x	x	x	x						x	x
8		Dometry	x		x	x	x	x					x	x
9		Hostels	x	x	x	x	x	x					x	x
10		Day-care Centers	x	x	x	x	x	x	x				x	x
11		Patient Care Centers	x	x	x	x	x	x	x				x	x
12		Elders home		x	x	x	x	x	x			x	x	
13		Children's home		x	x	x	x	x	x			x	x	
14		Disability rehabilitation home		x	x	x	x	x	x			x	x	
15		Rehabilitation /Probation home						x	x					
16		Community centers			x	x	x	x	x			x	x	

17		Resorts/Tourism bungalow/Home stay	x	x	x	x	x	x						
18		Guest House	x	x	x	x	x	x	x					
19		Lodge	x	x	x	x	x	x						
20		Rest House	x	x	x	x	x	x	x					
21		Retirement halls			x	x	x	x	x					
1	2. Health	Hospital	x	x	x	x	x	x						
2		Medical centres(One doctors)	x	x	x	x	x	x	x			x	x	x
3		Medical centers (Two doctors or more)	x	x	x	x	x	x						
4		Sample collecting centers	x	x	x	x	x	x	x			x	x	x
5		Laboratory	x	x	x	x	x	x	x			x	x	x
6		Pharmacy	x	x	x	x	x	x	x			x	x	x
7		Veterinarian/ Animal clinics	x	x	x	x	x	x	x			x	x	x
8		Veterinarian/ Animal hospitals	x	x	x	x	x	x	x			x	x	x
9		Quarantine centers							x	x				
10		Child and maternal Clinic/ Family Clinic centers	x	x	x	x	x	x	x				x	x
11		Other medical institutions not falling under uses from 1 to 10	x	x	x	x	x	x	x				x	x
12		Medical Consultancy Service Centres	x	x	x	x	x	x	x			x	x	x
13		Animal Protection Centers							x	x		x		

1	3. Office & Institutions	Office	x	x	x	x	x	x	x			x	x	x
2		Professional Office	x	x	x	x	x	x	x			x	x	x
3		Office complex (Over 10,000Sq.m)	x	x	x	x							x	
4		Banks/ Insurance/ finance institutions	x	x	x	x	x	x	x	x			x	x
5		Other office and institutional uses not included under uses from 1 to 4	x	x	x	x	x	x	x				x	x
1		Shopping complex	x	x	x	x	x						x	
2		Retail shops	x	x	x	x	x	x	x			x	x	x
3		Wholesale Shops	x	x	x	x								
4		Department Stores/ Super Markets	x	x	x	x	x						x	
5		Open Markets	x	x	x	x	x	x	x	x	x			
6		Showrooms	x	x	x	x							x	
7		Restaurants (Take Away)	x	x	x	x	x	x	x	x	x		x	x
8		Restaurants	x	x	x	x	x	x	x	x	x		x	x
9		Reception Halls	x	x	x	x	x	x	x	x	x			
10		Star Class Hotels	x	x	x	x	x	x	x					
11		Hotels	x	x	x	x	x	x	x					
12		City Hotels	x	x	x	x								x
13		Club	x	x	x	x								
14		Motel	x	x	x	x	x	x	x					x
15		Cabana Hotels			x	x	x	x	x	x	x		x	
16		Broadcasting Centers	x	x	x	x	x	x	x				x	
17		Studio (Non Broadcasting)	x	x	x	x	x	x	x				x	
18		Beauty Parlour	x	x	x	x	x	x	x	x			x	

19	4. Commercial	Customer Service Centers	x	x	x	x	x	x	x			x	x	x
20		SPA	x	x	x	x								
21		Tailor Shops	x	x	x	x	x	x	x				x	x
22		Funeral Parlours	x	x	x	x								
23		Flouriest	x	x	x	x								
24		Laundry/ costume cleaning centers	x	x	x	x	x	x	x				x	x
25		Hardware/ building material selling shops	x	x	x	x	x	x	x					x
26		Liquor shops	x	x	x	x								
27		Vehicle spare parts shops	x	x	x	x	x	x	x					x
28		Vehicle renting centers	x	x	x	x	x	x	x			x	x	x
29		Vehicle service centers	x	x	x	x			x				x	x
30		Bicycle/three-wheeler s.c.	x	x	x	x	x	x	x				x	
31		Light vehicle s.c.	x	x	x	x	x	x	x				x	
32		Heavy vehicle s.c.			x	x			x					x
33		Garage	x	x	x	x	x	x	x					x
34		Vehicle fuel stations	x	x	x	x	x	x	x			x	x	x
35		Emission Testing Centers	x	x	x	x	x	x	x			x	x	x
36		Betting centers	x	x	x	x								
37		Bus terminals	x	x	x	x								
1	5. Educational	Pre School/ Early childhood development center	x	x	x	x	x	x	x				x	x
2		Primary school	x	x	x	x	x	x	x			x	x	
3		Secondary school	x	x	x	x	x	x	x			x	x	
4		Tertiary school	x	x	x	x	x	x	x			x	x	

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

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

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

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

5.6. Minimum Land Extent for Permissible uses

Schedule V - Form “G” – Minimum Land extent for Permissible Uses			
Main Uses	Number	Sub Uses	Minimum Land Extent (sqm)
1. Residential	1	Houses	150
	2	Condominium Housing Complexes	1000
	3	Housing Complexes	150
	4	Housing Projects	1000
	5	Quaters/Labor Quaters	150
	6	Service Apartments	150
	7	Studio Apartments	150
	8	Dometry	500
	9	Hostels	500
	10	Daycare Centers	350
	11	Patient Care Centers	250
	12	Elders home	500
	13	Children’s home	500
	14	Disability rehabilitation home	500
	15	Rehabilitation /Probation home	1000
	16	Community centers	150
	17	Resorts/Tourism bungalow/Home stay	250
	18	Guest House	250
	19	Lodge	250
	20	Rest House	250
	21	Retirement Halls	250
2. Health	1	Hospital	1000
	2	Medical centers(One doctors)	150
	3	Medical centers (Two doctors or more)	250
	4	Sample collecting centers	150

	5	Laboratory	150
	6	Pharmacy	150
	7	Veterinarian/ Animal clinics	150
	8	Veterinarian/ Animal hospitals	500
	9	Quarantine centers	500
	10	Child and maternal Clinic/ Family Clinic centers	250
	11	Other medical institutions not falling under uses from 1 to 10	250
	12	Medical Consultancy Service Centres	250
	13	Animal Protection Centers	500
3. (Office & Institution)	1	Office	250
	2	Professional Office	150
	3	Office complex (Over 10,000Sq.m)	1000
	4	Banks/ Insurance/ finance institutions	150
	5	Other office and institutional uses not included under uses from 1 to 4	150
4. Commercial	1	Shopping complex	500
	2	Retail shops	150
	3	Wholesale Shops	250
	4	Department Stores/ Super Markets	500
	5	Open Markets	150
	6	Showrooms	500
	7	Restaurants (Take Away)	150
	8	Restaurants	250
	9	Reception Halls	1000
	10	Star Class Hotels	2000
	11	Hotels	500
	12	City Hotels	250
	13	Club	500
	14	Motel	250
	15	Cabana Hotels	500
	16	Broadcasting Centers	500

	17	Studio (Non Broadcasting)	150
	18	Beauty Parlor / Barber Shops	150
	19	Customer Service Centers	150
	20	SPA	150
	21	Tailor Shops	150
	22	Funeral Parlors	500
	23	Flourist	150
	24	Laundry/ costume cleaning centers	150
	25	Hardware/ building material selling shops	150
	26	Liquor shops	150
	27	Vehicle spare parts shops	150
	28	Vehicle renting centers	500
	29	Vehicle service centers <ul style="list-style-type: none"> ▪ Bicycle/threewheeler ▪ Light vehicle ▪ Heavy vehicle 	500 500 1000
	30	Garage	500
	31	Vehicle fuel stations	1000
	32	Emission testing centers	500
5. (Educational)	1	Pre School/ Early childhood development center	500
	2	Primary school	2000
	3	Secondary school	4000
	4	Tertiary school	4000
	5	Private school/ International school	3000
	6	High education institutions(Campus)	1000
	7	Government/ Private university	4000
	8	Technical college/ Vocational training center/ Training center	1000
	9	Private Tution Clases-less than 50sqm	150
	10	Private Tution Clases- 50sqm to 500sqm	500
	11	Private Tution Clases-more than 500 sqm	1000
	12	Art institutions/ drama institution	1000
	13	Other educational institution	250

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

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