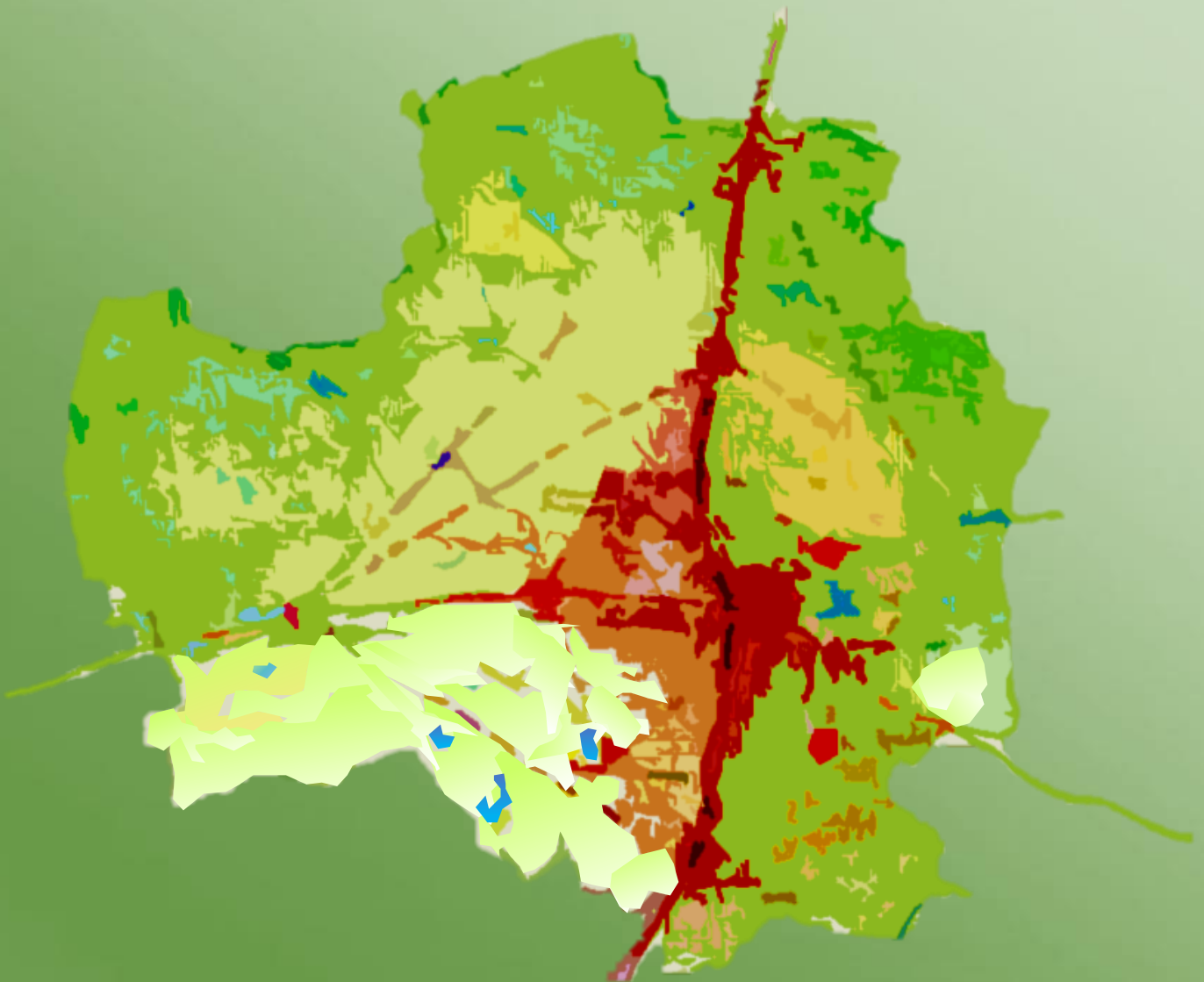


VAVUNIYA DEVELOPMENT PLAN (2023-2033)



Urban Development Authority
Ministry of Urban Development & Housing

Vavuniya Development Plan (2023 - 2033)

“The Spider Web”



Urban Development Authority
Ministry of Urban Development & Housing

Urban Development Authority- Sri Lanka 2023

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Vavuniya Development Plan 2023-2033 mainly consists of three parts as Part I, II, III. The Part - I consist of the background study, preliminary studies, need of the plan, planning framework, SWOT Analysis and the strategic plans. Part - II consists of development zones and zoning guidelines pertaining to the planning boundary for the period of 2023 – 2033 and Part III consists of the annexures. Vavuniya Development Plan 2023 – 2033 has been prepared by the Northern Provincial Office, Urban Development Authority. This has been done with the advice and guidance of various resource persons of the UDA.

Supervision

Mr. Nimesh Herath (Chairman-UDA), Plnr.N.P.K. Ranaweera (Director General-UDA), Plnr. M.P. Ranathunga (Deputy Director General [Planning] Zone -I UDA), Plnr.Priyani Nawarathne (Former Director of Strategic Planning-UDA), Plnr.W.A. Rupa Ranjani Director (Strategic Planning)-UDA. Plnr.D.B.S.K. Dissanayake (Director Northern Province- UDA).

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Strategic Planning Division – UDA (Supervision, Monitoring and Gazetting)
Geographical Information System Division – UDA (Providing Arc GIS Spatial data layers & Technical assistants) Environmental & Landscape Division – UDA (Preparation of the PORs, DRR, Conservation, Cultural & Heritage Plans)

Acknowledgement

Vavuniya development plan has been prepared by the Northern Provincial Office of the UDA with the consultation from the stakeholder agencies and the support from several individuals.

Our sincere gratitude is extended to the Minister of Urban Development and Housing, Hon. Prasanna Ranatunga for given priority to prepare the development plans with his guidance & encouragement. The grateful support given by the Secretary of the Ministry of Urban Development and Housing and other officials at the Ministry are also highly supported in numerous ways.

Our special thanks are extended to the Chairman, Council members, Secretary & Staff of the local authorities of the Vavuniya UC and Vavuniya South Tamil and Sinhala PS for their valuable contribution to prepare the plan.

Special thank is extended to all the Stakeholder agencies for sharing the data and information and given valuable suggestions and comments to prepare a successful plan and further grate ideas and comments given by the general public, focused group discussions & business forums.

Our special gratitude is extended to Chairman of the UDA, and special thank is extended to Director General of UDA, Additional director General, Deputy Director Generals & Directors of all the divisions of UDA for their valuable suggestions and supervision.

Special thank is extended to Strategic planning division, GIS division, Environmental & Landscape division and Enforcement division for their continuous support to complete this plan and all the staff of UDA is given their support in numerous ways.

Further, special thank is extended to every individual who were supported for the development plan preparation in numerous ways.

Hon. Minister’s Foreword



Towards realization of “Vavuniya” City Development.

In accordance with His Excellency Ranil Wickramasinghe’s Manifesto, in order to effectively realize the goals and objectives to build a fully developed Sri Lanka by 2048, it is vital to implement new development plans to steer the country towards the right direction. The Urban Development Authority implements and enforces Urban Development Plans taking into consideration the existing gaps and inconsistencies prevailing among the cities of same district as well as among the districts of same province as a result of the country’s urbanization process.

Accordingly, Development Plans have been published so far for 30 priority cities identified by the Urban Development Authority and another set of Development Plans targeting 50 cities are currently in the process of preparation and are planned to be legalized within this year. Vavuniya Development Plan is also one such plans and preparations are in place to formulate more plans in the year 2024.

Priority has been given in the Vavuniya Development Plan for the residential population and the threshold population obtaining services from the Vavuniya town and there is potential to further develop it as a service center. Also, the Development Plan has identified to utilize the existing environmental system as well as the places with economic value in a sustainable manner as it benefits the urban population. The comments and suggestions of professionals, experts, stakeholders and community were obtained during the preparation of this plan and the planning approach adopted included utilization of modern analysis methods and technical tools. The contribution made by the Chairman, Director General, Planning Team, and the relevant staff members of UDA who contributed to the Plan in numerous ways in order to successfully complete the plan is highly commendable. I believe that the Vavuniya Development Plan (2023-2033) will be successfully implemented through the cooperation and collective contribution of the relevant local authorities, state and private sector agencies and the general public.

Prasanna Ranathunga
Honourable Minister of Urban Development & Housing

Hon.Chairman’s Foreword - Urban Development Authority



The Urban Development Authority is the main agency which is responsible for the planning and implementation of urban area management in Sri Lanka. The primary objective of the establishment of the Urban Development Authority in 1978 has been to promote and regulate the development of these areas through integrated planning and implementation.

Accordingly, the Authority has been empowered to prepare development plans for urban areas as declared by the minister in charge under Section II A, Part 8 A (1) of the Urban Development Authority Amended Act No. 4 of 1982. Therefore, the Vavuniya Development Plan has been prepared, taking into account the physical, economic, social and environmental aspects of the area.

The Urban Development Authority has prepared **the Vavuniya Development Plan** using modern planning strategies to be effective from 2023-2033. The Vavuniya Development Plan, by identifying the existing problems in the planning area, uses potentials optimally to ensure the favourable development of the area through adopting a strategic approach and, further development zones and zoning guidelines are guided by the development plan. Therefore, I request all the stakeholders and the public to contribute to the realization of the vision of this plan through the implementation of the plan that serves the public interest.

I would like to express my heartfelt thanks to the planning team of the Urban Development Authority for their support in completing the Vavuniya Development Plan within the stipulated time. I am also grateful to all the stakeholders and the community who have supported and contributed to the successful completion of these tasks and I hope that you will continue to extend your utmost support to the successful implementation of the plan.

Nimesh Herath

Chairman

Urban Development Authority

Secretary’s Foreword – Vavuniya Urban Council



On behalf of our Urban community, I appreciate and wish the “Vavuniya Development Plan 2023-2033” for the Urban development area under the jurisdiction of Vavuniya Urban Council, which includes 11 Grama Niladhari Divisions under the authority of the Urban Council and which covered 22.5 Square Kilometers.

There is no doubt that the “Vavuniya Development Plan 2023-2033” centered on the city of Vavuniya will turn it into a city that attracts the attention of tourists from eight provinces and foreign tourists who come to the Northern Region and will become an exemplary city in Urban planning.

In addition, under the authority of Vavuniya Urban Council, unused resources will be put to use through the development plan that includes Zones created based on regional land use and it will become an attractive city that attracts the attention of tourists by contributing to the development of the regional Urban planning framework.

I am proud and happy to say that our district will contribute to the total national product of the country by contributing approximately 0.5% to the total national product of the country and we will provide full contribution in terms of our city council administration, Vavuniya district people and people’s representatives in the development planning process of the city.

P. Senthilnathan,
Secretary,
Vavuniya Urban Council,
Vavuniya.

Secretary's Foreword – Vavuniya South Tamil Pradeshiya Sabha



I am happy about 15 GN division Vavuniya South Tamil Pradeshiya Sabah declared as an urban development area under Act no 4 of 1982 of Urban Development Authority Act and included in the Urban Development Plan.

I am warmly welcomed the Vavuniya Development Plan 2023-2033 on behalf of public of our area. Our area consists with the large number of public. Building approval process and urban development services given to the public have not been carried out in satisfactory manner and received lot of negative comments regarding these processes.

The proposed development plan of UDA is a new strategy to address these issues in my view. Untapped resources within the area will be utilized with the urban development project in the year at 2033 and the efforts made to develop the area were welcomed.

It is with grate my pleasure to convey my best wishes for the proper implementation of this development plan and to inform you that I will extend the full strength of mine and my people's representatives to the success of the development plan.

There is no doubt that by the year 2033, Our territory will also become livable, beautiful and prosperous area.

T. Sugumar,
Secretary,
Vavuniya South Tamil Padeshiya Sabha,
Vavuniya.

Secretary's Foreword – Vavuniya South Sinhala Pradeshiya Sabha



For more than forty years, the Urban Development Authority, which has been the leader and the first in Sri Lankan city development, is engaged in a pioneering mission of transforming poor villages into rich cities by integrating well with local government bodies.

It is a matter of happiness that about five village officer domains (Madukanda, Irataperiyakulam, Nedunkulama, Pudhubulankulama, Agbopura) of Vavuniya South Sinhala Regional Council, which is the only Sinhalese local government body in the Northern Province, have been included in the process of turning them into urban development jurisdictions in the year 2023.

Accordingly, the northern provincial office of the Urban Development Authority, by putting the 2023-2033 formal ten-year urban development plan into a formal ten-year urban development plan and appreciating modern global green plans for the advancement of the local people, prioritizes the needs of the village people in a more flexible manner to the northern province, the district, the village officer division, and regional development. Programs are being implemented. Also, economic development strategies such as agriculture, agriculture, small industries, self-employment enterprises and tourism are being launched for the livelihood of the local people.

In order to fulfill such important objectives, we as public officials working in the regional local government sector, as well as our duties and responsibilities as fellow citizens, are united as one.

Mrs.V. Nissanka
Secretary,
Vavuniya South Sinhala Padeshiya Sabha,
Vavuniya.

Preface

The Development plan has been prepared for the implementation of identified development potentials within the Vavuniya urban area by 2033. Vavuniya town is the capital of Vavuniya District which has the population of approximately 100,149 with land extent of 235 km² (Planning Area). The Vavuniya district is strategically located in the gateway of the Northern Province which has better connectivity with other district of the Province. Also, the district is recognized as the emerging development town accumulated with many investment opportunities and it has high potential for Agricultural resources, industrial orientations and Educational resources which can act as the major economic booster of the District.

In order to tap the potentials, well established vision, goal & objectives has been formulated. And through the strategic plans, list of projects has been identified and prioritized based on the immediate intervention sectors such Agricultural sector, Industrial Sector and Educational sector. On this basis; the Vavuniya Urban Area Development Plan 2023-2033 is prepared consists with three main parts.

The part I consists of the background study. Preliminary studies, the need of the plan, the planning framework, the SWOT analysis and the plan. Part II consists of the Planning and Building Regulations and zoning regulations pertaining to the planning boundary for the period of 2023 – 2033. The Part III consist of the zoning boundaries with the coordinates and all the annexures.

Part I - Chapter 1 of the plan detailed out the meaning of the term development plan, its legal context, the stakeholders of the plan, its context and the planning process followed chapter 2 & Chapter 3 respectively include the planning area, history of the area, boundary delineation of the area and need of the plan in detail. Chapter 4 Vision, Goals and Objectives and Strategic Plans while Chapter 5 include the detailed description on the baseline SWOT analysis for each Goal. Further, Chapter 6 of the plan describe the conceptual plan and proposed land use development plan. Under that the main strategic plans of the Vavuniya Urban Development Plan such as Road and Transport Development strategy, Sustainable Environment development strategy, Economic development strategy, Industrial development strategy sets of implementation strategy has been detailed out as sub sections.

Vavuniya Development Plan (2023 – 2033)

Similarly, Part II - Chapter 7 has been dedicated to describe planning & Building regulations and in chapter 8 described the identified zones and zoning regulations and Chapter 9 included proposed road width, building line and reservations. Thus, the intention of this Authority and the Government of Sri Lanka is to implement the Vavuniya Urban Area Development Plan 2023-2033 in near future

Approval of the Development Plan

**APPROVAL OF THE DEVELOPMENT PLAN FOR THE
URBAN COUNCIL LIMIT OF VAVUNIYA, PART OF PRADESHIYA SABHA LIMIT
OF VAVUNIYA SOUTH TAMIL, PART OF PRADESHIYA SABHA LIMIT OF
VAVUNIYA SOUTH SINHALA**

I, Prasanna Ranathunga, Minister of Urban Development and Housing do hereby approve the Development Plan for the Urban Council limit of Vavuniya, Part of Pradeshiya Sabha limit of Vavuniya South Tamil, Part of Pradeshiya Sabha limit of Vavuniya South Sinhala after consideration of recommendation made by the Board of Management of the Urban Development Authority on 11th May 2023 by virtue of the powers vested in me under section 8(F) of the Urban Development Authority (Amendment) Act No. 4 of 1982.

Prasanna Ranatunga (M.P)
Minister of Urban Development and Housing
Ministry of Urban Development and Housing
2nd Floor, "Sethsiripaya"
Battaramulla

Prasanna Ranathunga (M.P)
Minister of Urban Development & Housing

Ministry of Urban Development & Housing,
17th and 18th Floors,
"Suhurupaya",
Subhuthipura Road,
Battaramulla.

01. 07. 2023

Gazette Notification



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The Gazette of the Democratic Socialist Republic of Sri Lanka

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No. 2363/76 - FRIDAY, DECEMBER 22, 2023

(Published by Authority)

PART I : SECTION (I) — GENERAL

Government Notifications

APPROVAL OF THE DEVELOPMENT PLAN FOR THE URBAN COUNCIL LIMIT OF VAVUNIYA,
PART OF PRADESHIYA SABHA LIMIT OF VAVUNIYA SOUTH TAMIL, PART OF PRADESHIYA
SABHA LIMIT OF VAVUNIYA SOUTH SINHALA

I, Prasanna Ranathunga, Minister of Urban Development and Housing do hereby approve the Development Plan for the Urban Council Limit of Vavuniya, Part of Pradeshiya Sabha Limit of Vavuniya South Tamil, Part of Pradeshiya Sabha Limit of Vavuniya South Sinhala after consideration of recommendation made by the Board of Management of the Urban Development Authority on 11th May 2023 by virtue of the powers vested in me under Section 8(F) of the Urban Development Authority (Amendment) Act, No. 4 of 1982.

PRASANNA RANATHUNGA (M. P.),
Minister of Urban Development & Housing.

Ministry of Urban Development & Housing,
17th and 18th Floors,
“Suhurupaya”
Subhuthipura Road,
Battaramulla
21st July, 2023.

EOG 12 - 0334/1



IA-PG 6381 - 21 (12/2023)

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Notice of Approval

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PART I : SEC. (I) - GAZETTE EXTRAORDINARY OF THE DEMOCRATIC SOCIALIST REPUBLIC OF SRI LANKA - 22.12.2023

NOTICE OF APPROVAL OF THE DEVELOPMENT PLAN FOR THE URBAN COUNCIL LIMIT OF VAVUNIYA, PART OF PRADESHIYA SABHA LIMIT OF VAVUNIYA SOUTH TAMIL, PART OF PRADESHIYA SABHA LIMIT OF VAVUNIYA SOUTH SINHALA

NOTICE is hereby given to the General Public of the Democratic Socialist Republic of Sri Lanka under Section 8(G) of the Urban Development Authority Law, No. 41 of 1978 as amended by the Act, No. 4 of 1982 that I, Prasanna Ranathunga, the Minister in charge of the subject of Urban Development & Housing, by virtue of the powers vested in me under Section 8(F) of the said Act, No. 4 of 1982 have approved the Development Plan for the Urban Council Limit of Vavuniya, Part of Pradeshiya Sabha Limit of Vavuniya South Tamil, Part of Pradeshiya Sabha Limit of Vavuniya South Sinhala prepared under Section 8(A) of the said Act on the day of 21st July, 2023.

PRASANNA RANATHUNGA (M. P.),
Minister of Urban Development & Housing.

Ministry of Urban Development & Housing,
12th Floor,
"Sethsiripaya" Stage II,
Battaramulla
15th December, 2023.

EOG 12 - 0334/2

APPROVAL OF THE DEVELOPMENT PLAN FOR THE URBAN COUNCIL LIMIT OF VAVUNIYA, PART OF PRADESHIYA SABHA LIMIT OF VAVUNIYA SOUTH TAMIL, PART OF PRADESHIYA SABHA LIMIT OF VAVUNIYA SOUTH SINHALA

PUBLIC are hereby informed that the Development Plan prepared for the Urban Council Limit of Vavuniya, Part of Pradeshiya Sabha Limit of Vavuniya South Tamil, Part of Pradeshiya Sabha Limit of Vavuniya South Sinhala under Section 8(A) of the Urban Development Authority Law, No. 41 of 1978 as amended by the Act, No. 4 of 1982, has been approved on 21st July 2023, by Hon. Prasanna Ranathunga, Minister of Urban Development & Housing, by virtue of powers vested on him under Section 8(F) of the said Act.

NIMESH HERATH,
Chairman,
Urban Development Authority.

15th December, 2023.

EOG 12 - 0334/3

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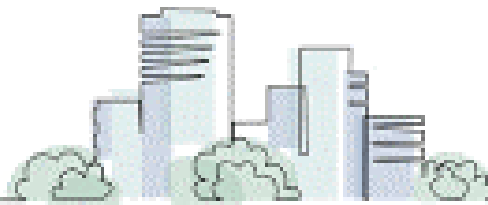
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PART - I



Chapter 01 - Background of the Development Plan

1.1 Introduction

Development plan is perspective and the Vision for the future development of the city or urban area which presents the existing situation of the urban area's development – Where are we now? And through the situational analysis, find out the direction change of the development- Where we want to go? Based on this, identify the immediate development needs for the city – What do we need to address on the priority basis? And finally produce the strategies, action projects and the interventions in order to guide and control the development activities – What interventions do we make in order to achieve the Vision.

And based on the legal mandate of the Sri Lankan context, Urban Development Authority is the Planning and Implementing agency. The authority has power to prepare the development plans under the amendment No: 04 of 1982, Part II, Section 8A (1) for the urban area which is declared by the Urban Development Authority under the Act No: 41 of 1978, Part I, Section 3 (1).

In the series of the urban area declaration, Vavuniya Urban Council area was declared as an urban area on 01.06.1979 under the Gazette Notification No: 38/16 and Vavuniya urban development area was declared on 26.11.2009 under the Gazette Notification No: 1629/18 covering local authorities such as Vavuniya Urban Council Area (fully), Vavuniya Tamil Prdeshiya sabha area (Part) and Vavuniya Sinhala Prdeshiya sabha area (Part). And Vavuniya Urban Development Plan was gazette in year 2009. The plan was evaluated. Accordingly, considering the above facts, study area defined a boundary has been delineated as expansion of the urban development limits which was declared as Urban Development Area on 03.10.2023 under the Gazette Notification No: 2352/09.

Accordingly, UDA planned to prepare the development plan for the Vavuniya urban development area by this year 2023 in order to guide and control the urban development activities as well as to achieve the sustainable development goals and to incorporate the Government policy and National physical planning plan 2048.

1.2 Stakeholders of the Plan

1.2.1 Main stakeholder's agencies

1. Vavuniya Urban Council
2. Vavuniya South Tamil Pradeshiya Sabha (Part)
3. Vavuniya South Sinhala Pradeshiya Sabha (Part)

1.2.2 Other stakeholder's agencies

1. Northern Provincial Council
2. Central Environmental Authority
3. Road Development Authority
4. Road Development Department
5. National Water Supply & Drainage Board
6. Department of Irrigation (Central)
7. Department of Irrigation (Provincial)
8. Department of Agriculture
9. Department of Agrarian Service
10. Board of Investment of Sri Lanka
11. Industrial Development Board
12. Department of Archaeology
13. Ceylon Electricity Board
14. Regional Director of Health Service
15. Land Use Policy Planning Department
16. Disaster Management Centre
17. Department of Wildlife Conservation
18. Department of Forest
19. Sri Lanka Telecom
20. Chamber of Commerce
21. Chambers of Industry

1.3 Scope of the Development Plan

The planning area is about 235 sq.km land extent covering the three local authorities are Vavuniya Urban Council Area, Vavuniya Tamil Pradeshiya Sabha Area (Part) and Vavuniya Sinhala Pradeshiya Sabha Area (Part). The planning area is highly developed potential areas in the Vavuniya district with available physical and social infrastructure developments compared with other areas in the district. Also, the Vavuniya is functioning as Gateway to the Northern Province and the town will function as Service oriented city for the immediate catchment areas of Mullaitivu, Mannar, Trincomalee, Puttalam and Anuradhapura by 2033.

Therefore, this development plan touch the main and immediate development needs of the areas in order to tap the potentials of the area by 2033 such as physical infrastructure developments (road and transport, pond and drainage, water supply, solid waste, electricity), social infrastructure developments (education, health, religious and recreational spaces), economic developments (industrial establishments in terms of agricultural products and the textiles) and environmental developments (conserve and preserve the environmentally sensitive areas, archeological sites) of the area. Through this Development Plan it is emphasized to tap the untapped resources of Vavuniya declared area and create a path to make the Vavuniya as the main service-oriented city for Northern and attain the resource based Sustainable Development by the year of 2033.

Moreover, this development plan will guide and control the physical developments of the area in order to achieve the vision in a sustainable manner.

1.4. Planning Progress



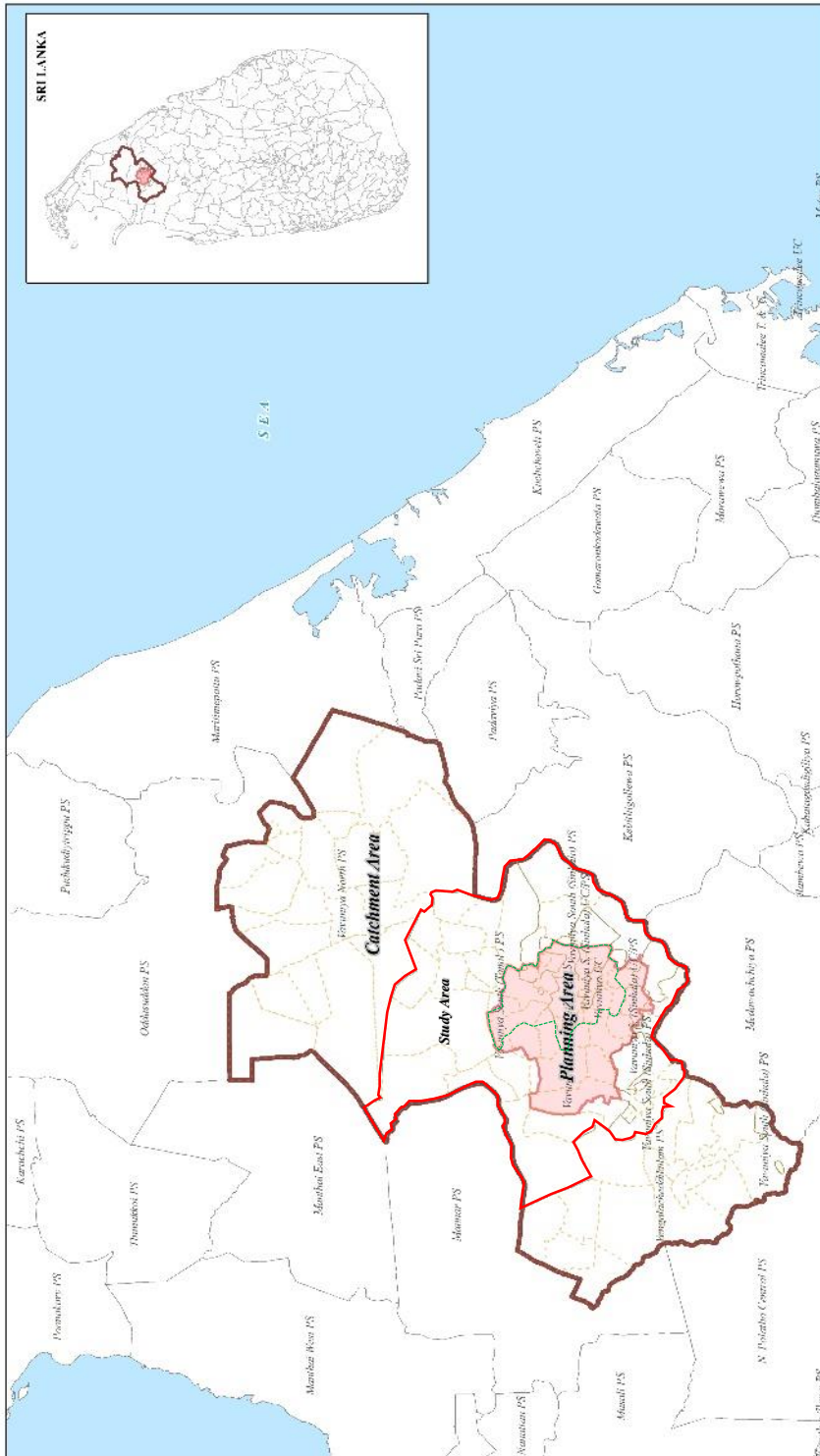
Chapter 02 - Preliminary study

2.1 Study Area

Already in 2009, a development plan was prepared and gazetted for Vavuniya Urban Development Area. The planning area, it was covered 25 Grama Niladhari Divisions with 169 sqkm land area. A zoning plan has been proposed considering the land use pattern for the year 2009. Considerable amount of land use changes has been observed in the planning area during the last 10 year periods due to various reasons.

In order to that, vast area was selected for the detailed study to observe the changes. Accordingly, some specific analysis was carried out within two DS divisions such Vavuniya and Vavuniya South Divisional Secretary area. Through this analytical outcome was indicate that, there is a requirement to delineate the new planning boundary for Vavuniya Urban Development.

Map 1: Location of Study Area



	Scale: 1:417,770
	Map No
Prepared Date: June 2024 Updated On: 2021 Source: Northern Provincial Office Prepared By: GIS Division	
Legend	
Planning Area	District (Catchment)
Study Area	Previous Planning Boundary
CND Boundaries	Local Authority Boundary
Location of Study Area - Vavuniya Urban Development Area Vavuniya Development Plan (2023 - 2033) Urban Development Authority	

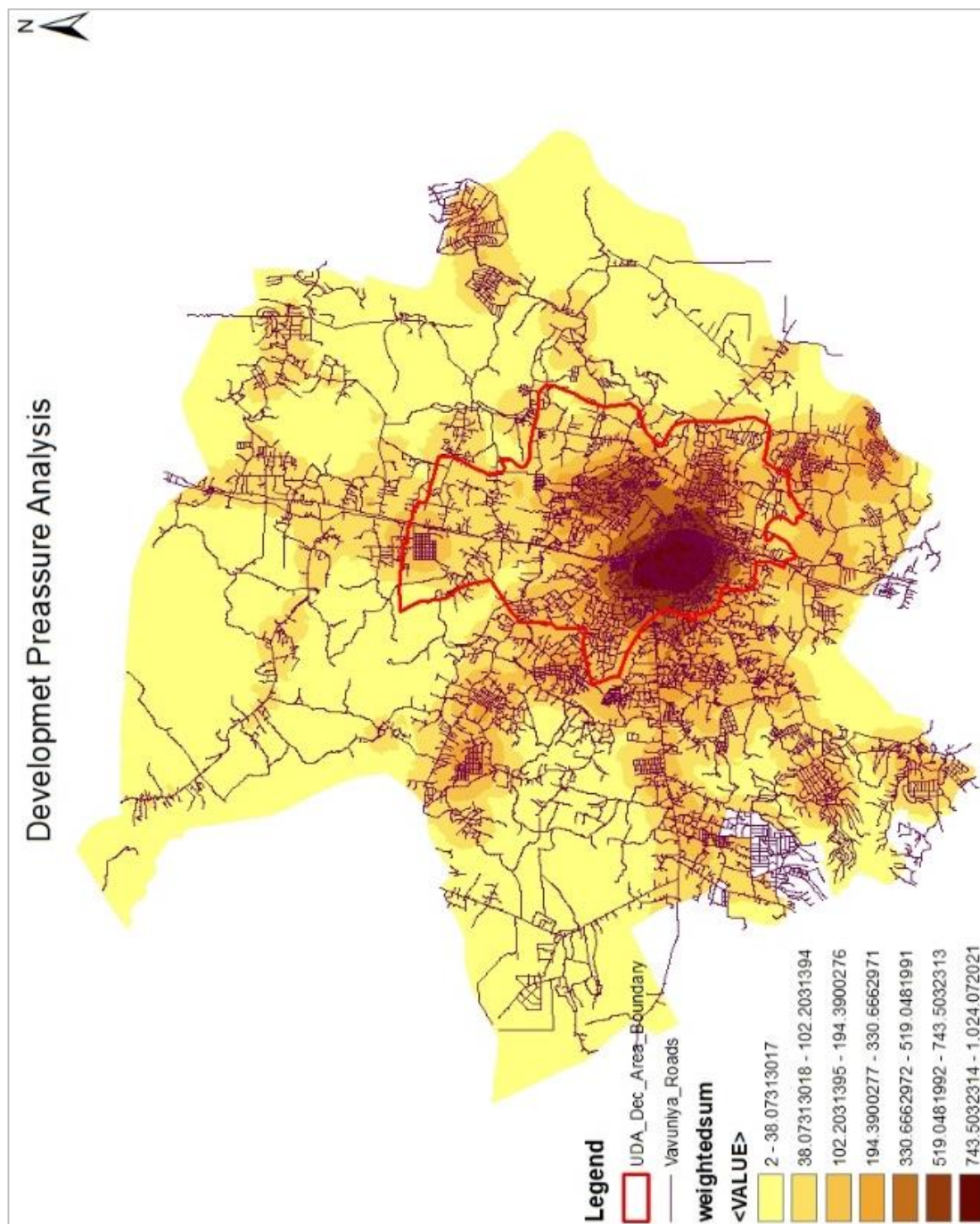
2.2. Delineation of the Planning Boundary

The Delineation of Planning boundary includes various analytical procedures in order to define the planning boundary of the development plan. Accordingly, the analytical procedures comprise of set of analysis such as Development pressure analysis, Sensitivity Analysis, Land use, Population distribution, connectivity and Space Syntax Analysis. On the basis of that, the planning boundary was delineated based on the following three aspects such as functional boundary, geographic boundary and administrative boundary.

2.2.1. The Functional Boundary

Considering the character of the area, Vavuniya town is functioning as a main town center with essential services for both local and regional area. According to the perception survey, various functional activities observed in the main urban centers such as administrative services, retail commercial and other services such transport, health, education etc. In this background, the functional boundary has been define incorporated with functionality distribution of the area and which is mainly considering the development trends, activity pattern, developable land availability, transport network through the space syntax analysis, population density analysis, housing density analysis, and development pressure analysis.

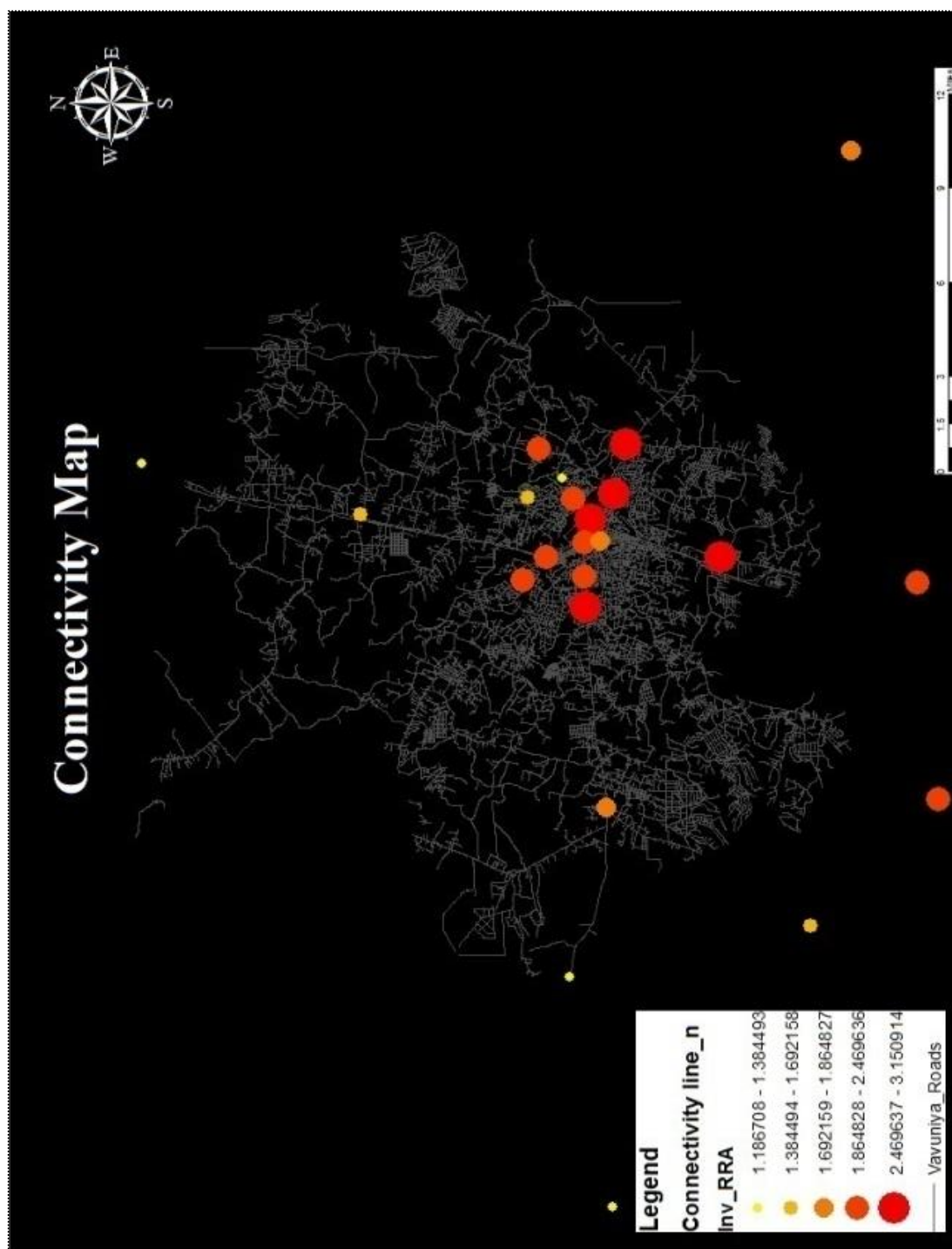
Map 2: Development Pressure Analysis



Source: Prepared by Urban Development Authority (NP)

The analysis shows that development pressure extends along the major arterial roads, which spread toward the southern and western sides. Evidently, there is a positive correlation between development pressure and the ongoing trends of urban development and due to this development trend, functional boundary is demarcated where the area having high development pressure.

Map 3: Space Syntax Analysis



Source: Prepared by Urban Development Authority (NP)

Space syntax is another kind of analysis to delineate the boundary of Vavuniya urban development area and it is similarly explaining the connectivity of road network. Through this, where the road integration is highly agglomerated and those areas demarcated as a functional area than the other area.

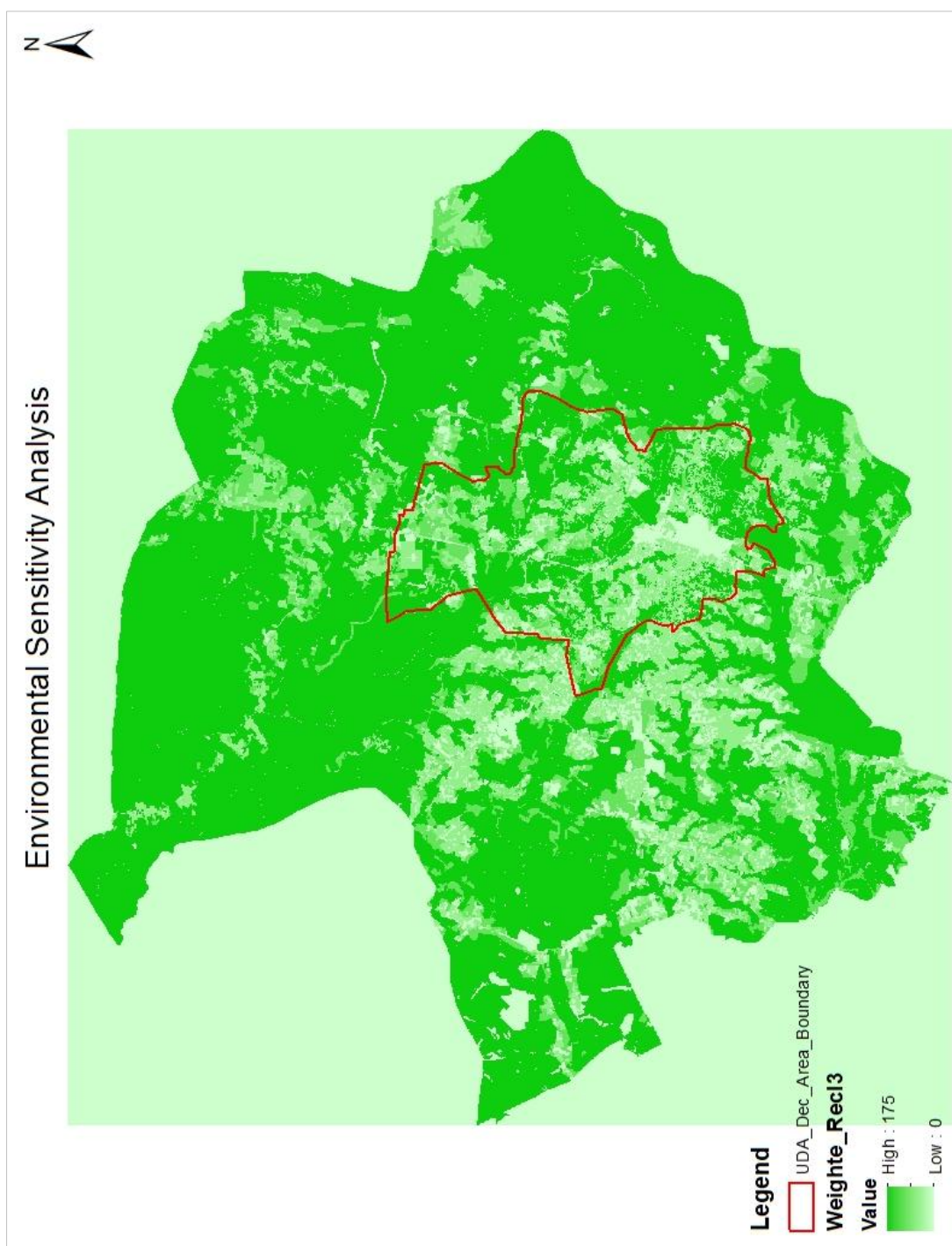
Finally, the functional boundary for the Vavuniya urban development area is demarcated and bounded as follows western side upto Pampaimadu area, Southern side upto Erataperiyakulam area, Northern side along the A9 road upto Nochchimoddi area and eastern side along the Hotowapathana road upto Rambaikulam, Madukanda area.

2.2.2. The Geographic Boundary

The Geographical boundary has been defined through the set of land use pattern of the area. which is mainly considering the transformation of land use activity pattern in the planning boundary. For that the environmental sensitivity analysis used to delineate the geographical boundary and which is covering the environmental sensitive elements such forest, paddy, marshy and water bodies. Especially Western and Upper Northern part covered by forest such as Pambaimadu, Salambaikulam, Agbopura, Paranaddakal, Nochchimoddi and Madukanda area. In 2009, those areas were covered by forest and scrub with higher percentage, but in 2020 drastically it has been changed to residential and commercial uses. Out of the total land majority of the land covering with paddy and waterbodies.

In this background, developable land is determined to except these sensitive areas. On the other hand, some development activity can be allowed with the limitation in such area.

Map 4: Environmental sensitivity Analysis



Source: Prepared by Urban Development Authority (NP)

2.2.3. The Administrative Boundary

The administrative boundary that was derived considering the functional and geographical character of the area and the administrative boundaries consists with Vavuniya Urban Council, Vavuniya South Sinhala Pradeshiya Sabha (Part) and Vavuniya South Tamil Pradeshiya Sabha (Part), its bounded as to North: Paranaddakal

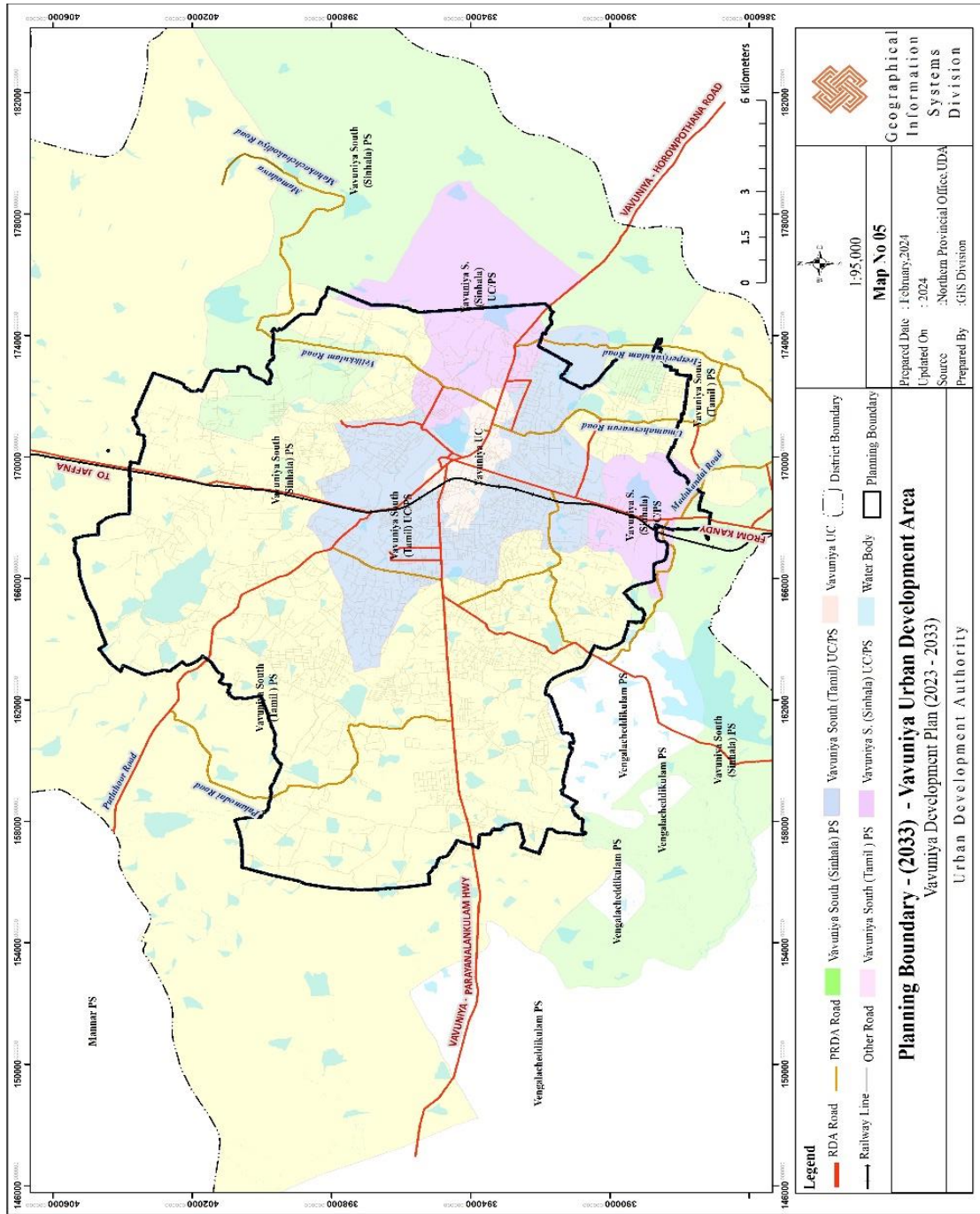
Vavuniya Development Plan (2023 – 2033)

and Nochchimoddai GND boundary, East: Puthuvilankulam, Kaththarsinnakulam, Nedunkulam and Madukanda GND boundary, South: Irataperiyakulam and Samalankulam GND boundary and West: Salambaikulam GND boundary.

2.2.4. The Planning boundary

Planning boundary has been demarcated to optimize the potential benefits envisaged by the Vavuniya urban development plan. Based on the analysis, new planning boundary is demarcated and bounded as to North: Paranaddakal and Nochchimoddai GND boundary. East: North East as to geographical boundary and it is covering forest patch and Middle East, which is covering to Katharsinnakulam and Nedunkulam GN boundary and South East boundary as to geographical boundary and it is covering forest patch. West: South West as to Salambaikulam GN boundary and Middle West & North East boundary as to geographical boundary and it is covering forest patch in the salampaikulam, pampaimadu area. South: Irataperiyakulam and Samalankulam GND boundary and West: Salambaikulam GND boundary. New Planning boundary, which is covering 31 GND and the total land extent of the area as 235 sq.km.

Map 5: Planning Boundary



2.3. Planning and Situational Context

2.3.1. Planning Context

2.3.1.1 Policy Intervention

National Physical Planning Policy (2048)

The National Physical Planning Department has been Prepared the National Physical Plan for the year 2048 which cover the development proposals of the entire Srilanka has given a vital importance for the Northern Province in specially to the Vavuniya District. As per the Policy, Vavuniya town was proposed as a ‘concentrated Urban Development Area, such relatively high concentration of economic activities, urban facilities and residential population, and serves as the higher order service center to a reasonably larger land area. Moreover, town was proposed as a District Capital and Main City. Though this, the Vavuniya district is expected to accommodate a residential population of more than a million terms of also through which many development proposals.

In order to achieve the Urban development concept, following proposal or opportunities was suggested in the plan.

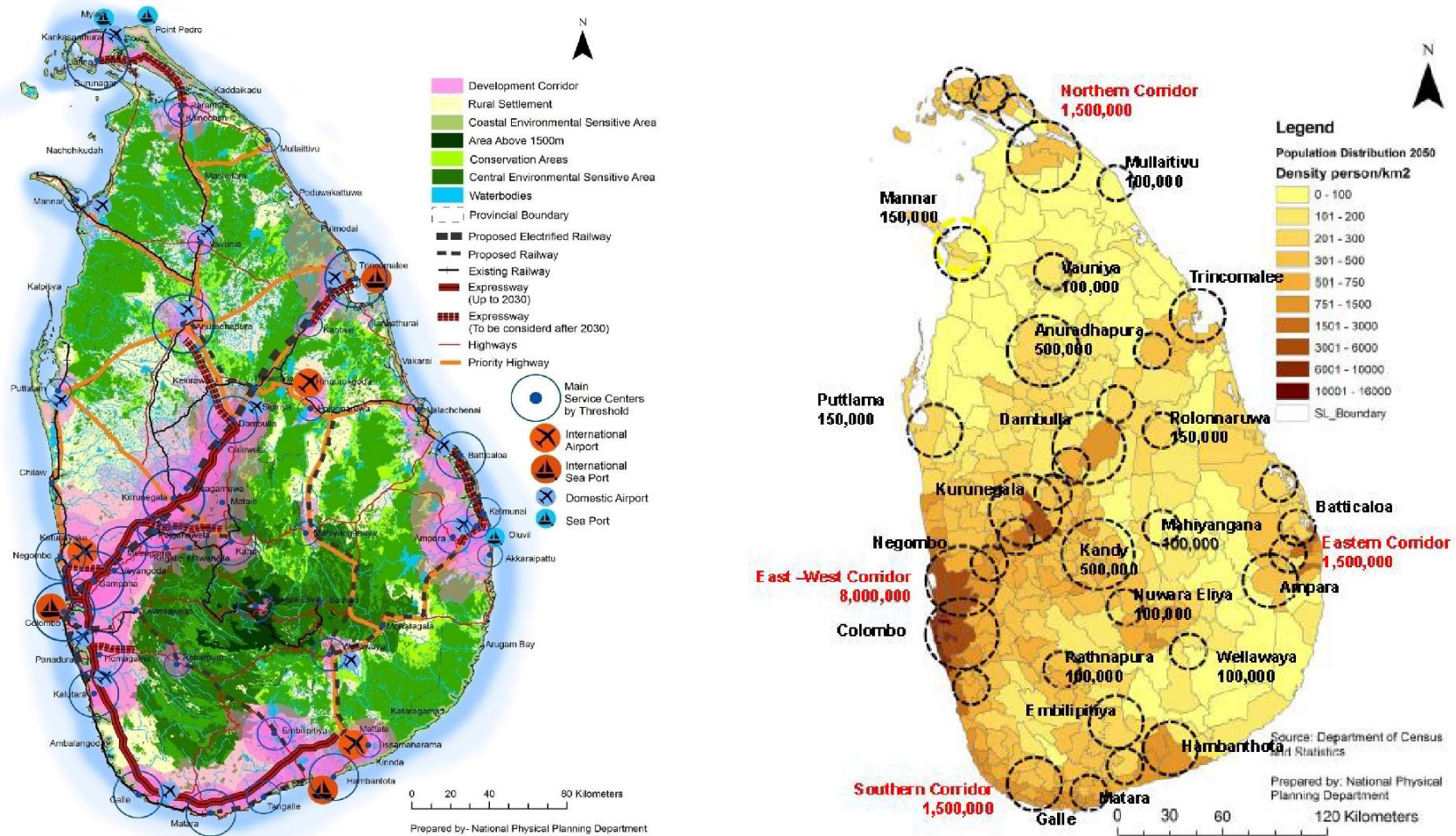
- Minerals & mining based industrial cluster
- Service based industrial cluster
- Farm land based industrial cluster
- Knowledge/ Innovation based industrial cluster
- Domestic airport
- Solar park and Water supply scheme.

Further, proposed to conserve the environmental sensitive areas such as,

- Agro Conservation Zone
- Water Conservation Zone
- Forest Conservation zone

Through this proposals vavuniya is expected to have a higher growth than the other areas with the available restrictive environmental conditions and the potential resources by 2048.

Figure 1: National Physical Planning Policy Proposals - 2048



Source: National Physical Planning Department, National Physical Planning Policy Proposals 2048

2.3.1.2. Disaster Risk Reduction and Preparedness Plan

The Drainage Master plan was prepared by UN HABITAT in 2014. This preparedness plan, themed as “Towards a Sustainable and Resilient City”, was completed through the Disaster Resilient City Development Strategies for Sri Lanka Project. This plan proposed to reduce and minimize the impacts of flooding because of that, Vavuniya is regularly affected by floods seasonally as flash floods. Initially the drainage master plan was focused on the Vavuniya UDA area (previously declared area) considering the records of effect. also, this plan consists of several strategic plans with the development projects. Most of the projects do not implement in past ten years periods due to various reasons and those projects recommended to be resolved by 2033 through the updated development plan.

2.3.1.3. Tourism Expanded Route Development Proposal

Vavuniya district is strategically located at the gateway to the Northern Province and the Planning boundary is the centric point of the district. This is connected physically with other district of the entire country through the Road Network and Railway Network. A9 road promoted as Expanded Tourist Routes by Srilanka tourism development authority. Vavuniya town is directly connected with other part of the popular tourist route as well. Specially, in the northern province, which is located at a distance of nearly 64.5 Km from the Capital Jaffna city on the North and at a distance of nearly 100 Km from kilinochchi district on the South and at a distance of 62.7 km from Mullaitivu district on the East and at a distance of 130.7 Km from Mannar District on the West. Locational advantage of this, Vavuniya will we act as “Gate way” to the North SriLanka for the tourism.

2.3.2. Situational Analysis

2.3.2.1. Demographic Features

The total population of the Vavuniya district comprises of about 189,080 persons in the 2020 and the Vavuniya is identified as the 2nd highest populated district in the Northern Province and out of this nearly an amount of 100,479 persons is falling within the identified Planning boundary of the Vavuniya District. 52% of the district population are agglomerated within the planning boundary. It covers about 235 Sq.km land extent which includes three local authorities.

The gender ratio of the district and the planning area population is 49:51 respectively as male: female in 2022. When considering the ethnicity of the planning area the Tamils, Muslims and Sinhala respectively as 86%, 9% and 5%. The religious composition of the planning area is Hindus, Roman Catholic, Muslims and Buddhists respectively as 70%, 17%, 8% and 5%. Further, the daily commuting population around 23,315 persons per day is coming to the city to fulfill their basic needs. Most of the people are coming for the trade and commercial purposes and to get the administrative service also. The scattered activities of education, trade, Industrial & institutional, health in the town area is the other main use of attracting the daily commuting population.

When considering the night time population within the Vavuniya, there is a high amount of night time population arrived due to availability of transport service to regional catchment area.

Table 1:Commuter Population _2020

Activity	Total
Trade & Commerce	6380
Education	7450
Health	2330
Admin	3540
Industry	2680
Tourism	310
Recreation	625
	23315

Source: Field Survey_2022_UDA (NP)

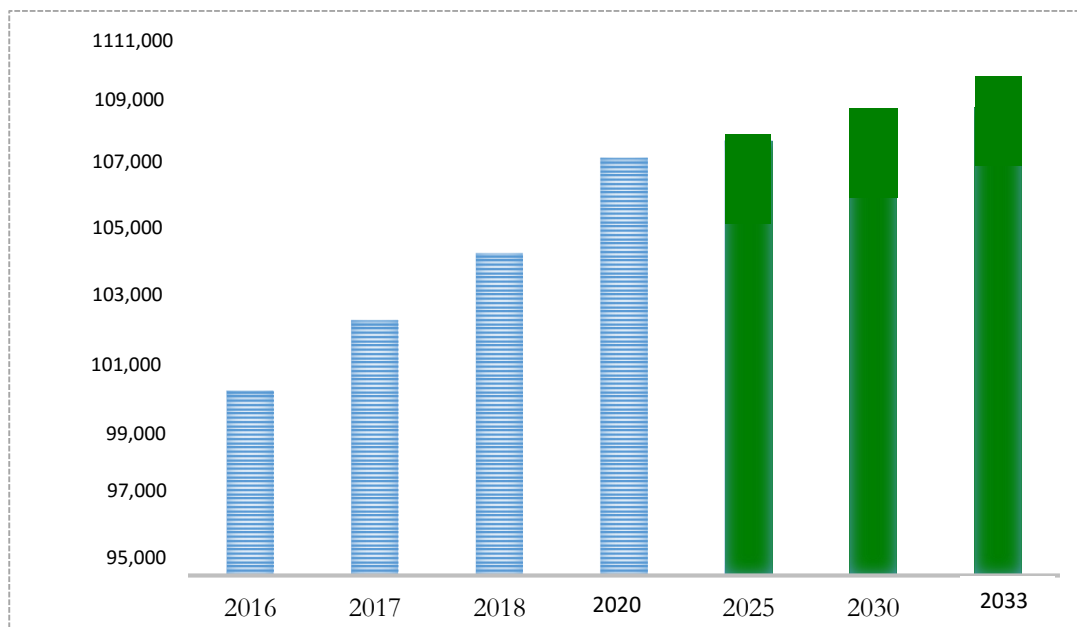
The Population Density of the planning area is around 427 per square kilometer (Refer Annexure) High density area records in Vavuniya Town, Pandarikulam and Thonikal GNDs where the commercial and the residential developments are highly agglomerated in the same area and the low population density distributed in the Puthukulam, Nochchimoddai and Paranadakal GNDs due to forest and paddy area compare with other areas in the planning area in 2022.

The Average Population growth rate is recorded for the Development area is around 0.07 % per year and the forecasted population within the planning area for the year

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2033 is around 110, 185 persons. For the population forecasting, the growth rate assumed as 0.1 %. Which is targeting to cater future threshold population into settlement areas based on natural growth rate and the commuter population.

Chart 1: Population Trend & Forecasted Population



Source: Prepared by UDA (NP)

2.3.2.2. Housing Features

Total number of families available within the Planning area is around 26,863 and the housing units agglomerated as 24,911. This clearly express that there is considerable amount of housing deficit available within the planning area. On that basis nearly, 1952 numbers of housing deficit which in percentage is about 7% is observed within the area.

The Housing density within the Planning area is about 106 per square kilometer. Pandarikulam, Thonikal, Vairavapuliyankulam GN divisions has the higher housing density while paranadakal. Nochchimodai, salambaikulam, Agbhopura GN divisions has the lower housing densified areas.



Source: Captured by UDA(NP)

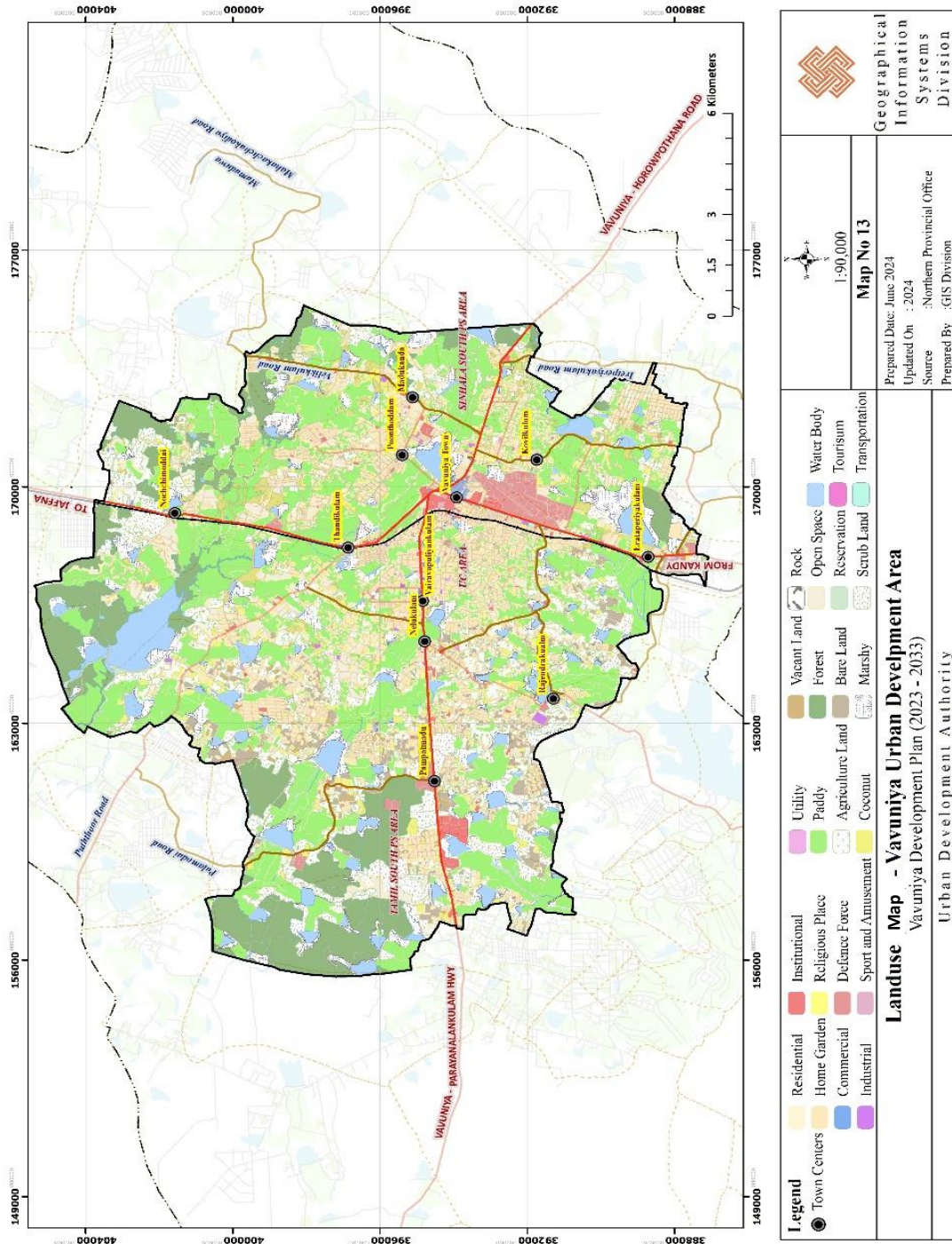
When considering the housing condition of the Planning area, about 77 % of houses have permanent structure, 16 % of houses have semi- permanent structure and nearly 7 % are temporary shelters within the Planning area. In Specially, sekaddipilavu, pampaimadu and Erataperiyakulam areas have high amount of Semi-permanent and Temporary housing structures within it. In detail, Nochchimodai and Parnadakal areas have the higher amount of temporary structures which needs higher concentrations for a housing development within these areas.

2.3.2.3. Land Use Pattern

The total extent of the planning area is 235 sq.km which covers 11% of the district land extent and the land use pattern of the planning area covers nearly 29 % of area by paddy, residence as 15%, forest as 8%, Vacant as 9%, water body as 8%, commercial 1% as and other as 21%. Accordingly, Prominent Land use is defined as Cultivation 40%, Environmental features 25% and Residential 15%.

Vavuniya Development Plan (2023 – 2033)

Map 6: Existing Land Use Pattern



2.3.2.4. Social Infrastructure

2.3.2.4.1. Health

When considering the social infrastructure aspect, health and education take place a predominant role. Under the health sector, The Planning area has a strong Health facility within the region. The General hospital Vavuniya is the principal medical institution functioning in the Planning Area. which is the 2nd larger hospital in the northern region and it caters to a large number of populations from Vavuniya, Mankulam, Mannar and Mullaitivu district for the health service. Bed strength of this general hospital it as nearly 607. Total indoor patients (bed) days recorded as around 63, 000 also outdoor patients as 33,000 year in 2022. At present, in this base hospital is provides maximum health service coverage for the entire planning area and catchment area as well. Not only that, Divisional hospital and Ayurveda Hospitals are located within the planning area which is one of the major potentials. In addition to this, most of the clinics and health care centers are located within the service densified Planning area. The MOH Office, which is also located in the area. Based on that, the health service requirement for the planning area is almost fulfilled. Even though, problems have been identified with this existing Health sector,

- Existing District hospital compacted with the single storey dilapidated buildings
- Unavailability of space for further expansion

Considering the existing services and future demand there is an immediate need to full above identified issue under this sector.

Table 2: Distribution of Medical Institutions & Beds strength

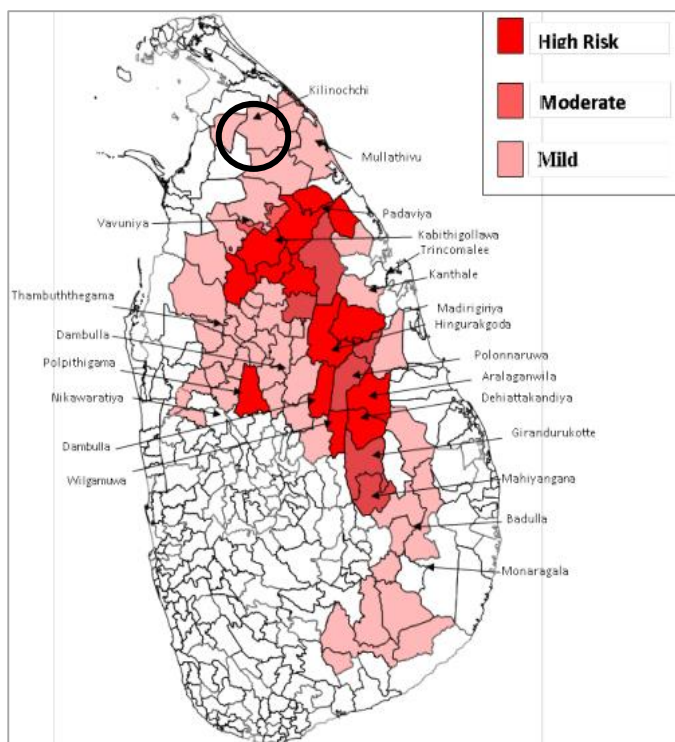
No	Name of the Hospital	Nos	Beds strength
1	General Hospital, Vavuniya	01	540
2	Divisional Hospital, Madukanda	01	-
3	Base Siddha Hospital, Pampaimadu	01	65
4	Central Ayurveda dispensary, Madukanda	01	-
5	Central Ayurveda Center Vavuniya	01	-
	Total	05	605

Source: Statistical Handbook, 2022

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Based on the statistics 2022, Dengue and CKD disease has been identified within the planning area. Among those two diseases, CKD is the severely affected disease among the local community over the years.

Figure 2: CKD risk area in Sri Lanka



Source: Statistical Handbook, 2022

Specially the CKD disease is widely spread in Vavuniya and Vavuniya South DS divisional area. This is caused due to hardness level of the water and people who are used that water for drinking purpose their affecting to the CKD problem. Compare with this affected CKD patients within the Island, nearly 18 % of the patients recorded in the Vavuniya district. This is next position to the polanaruwa district.

Table 3: CKD Risk areas in Sri Lanka

District	Risk Area	2014	2015
Ampara	Maha Oya	493	468
Anuradhapura	All divisions	8903	8412
Polonnaruwa	All divisions	3483	5018
Badulla	Mahiyanganaya	1010	943
Kurunagala	Polpithigama	561	1660
Matale	Wilgamuwa	803	1107
Monaragala	Wellawaya, Buttala	246	794
Mullaithivu	Welioya	333	486
Vavuniya	Vavuniya South, Ceddikulam	163	1933
Trincomalee	Padavi siripura, Gomarankaduwala	484	426
Hambanthotta	Tissamaharama, Lunugamvehera	0	205
Total		16479	21,452

Source: Ministry of health, Nutrition & Indigenous medicine, 2016

2.3.2.4.2. Education

Education is another important sector within the planning area which is also needed to be given higher concern for development because of district capital is providing massive educational service to student population inner and outer area. The Planning area is facilitated with 31 Government schools with a student population of 26,238 students as of 2022. Out of 31 schools, three number of schools as national school balance 28 as Provincial schools.

Table 4: Type of school located in planning area

Type of School						
Zone	DSD	Type				Total
		1AB	1 C	Type II	Type III	
Vavuniya South	Vavuniya	8	4	5	7	26
	Vavuniya South	3	1	1	1	05
Sub Total		11	5	6	8	31

Source: Statistical Handbook, 2022

The commuter literacy rate of the Vavuniya district is nearly 25.7 % and school drop out is only 0.2 %. The Teachers Students ratio found within the Planning area is 01 teachers for every 15 students (1:15) in average and total no of teachers recorded as 1500 in the planning area. Beside these schools, there are higher education facilities also available within the district and which is identified as an emerging educational hub facilitated with numbers of tertiary educational orientations within the district specially the tertiary educational facilities are accumulated within the selected planning boundary which is one of the major potentials in terms of educational sector. Specifically, Vavuniya Campus and Open University, National college of education, technical college, Vocational training centers, NAITA are located within the area. Nearly 7000 numbers of students are getting educated from these tertiary educational centres and these tertiary educational institutes gives higher importance for their future career.

Even though, following problems have been identified with these existing educational services in the planning area,

- Inadequate compatible developments in the university and technical college area (commercial outlets, banking, open space, entertaining space)
- Inadequate street elements (cycling and walking way)

- Inadequate space for the walking and cycling way in the CBD area where schools located
- Lack of parking space within the CBD

2.3.2.5. Physical Infrastructure

2.3.2.5.1. Transportation (Road Network)

Vavuniya Planning area is served by a well-connected road network. The road network is maintained by the institutions of Road Development Authority, Road Development Department, Provincial Council and Local Authority. Specially A and B class roads are maintained by RDA, C&D class roads are under control by RDD and D & E class roads are maintained by Provincial Council and Local Authority respectively. The table below gives a detail explanation about the road network.

Table 5: Details of Road Category

Type of Roads	Road Name	Length (km) within Planning boundary	Condition
A Class	A9 – Kandy Jaffna Road A29 – Horrawapothana Road A30 – Vavuniya Mannar Road	37 Km	Good and inadequate street elements
B Class	Madawachchi_Cheddikulam Road	14 Km	Good and inadequate street elements
	Bazaar street		
	Nelukulam Neriyakulam Road		
	Velikulam Mamaduwa Road		
C Class		59 Km	
Local Roads		1150 Km	40% of Roads are in Poor Condition

Source: District Statistic Handbook, 2022

Jaffna – Kandy A9 road which passes through the Vavuniya planning area is the main trunk accessibility of the region and other district of the country which is one of the major potentials for the region. Roads under control of RDA and RDD were managed

with well-connected drainages and culverts and those roads are carpet paved with good condition. Major issues have identified within this sector as,

- Nearly 40% of local roads are poor condition
- Inadequate street elements
- Lack of accessibility to urban periphery



Source: Captured by UDA(NP)

When considering the local passenger service within the study area 13 no of buses covering 10 routes about 1632 Km 118 trip 124 buses also Passengers per day recorded as 3126 year in 2022. On the other hand; out district (Long Trips) 159 no of buses with service per day 227 covering 16 routes. Passengers per day 17,742. Commuters by Bus recorded as 20,868 within the area. lack of proper public transportation facilities for the local communities of internal areas also another issue identified in the planning area.

2.3.2.5.2. Railway Network Airport Services

Railway and Airport service is another mode of transport available in the planning area. In this railway service also well connected with intra and inter region such 8 no of trains covering up and down trains for Matara, Mount levaniya, Colombo Fort, Anurathapura, Vavuniya, Jaffna, Chunnakam, KKS. Around 950 -1000 Passengers getting the service from this railway network per day. There are three numbers of Railway stations are available within the Planning area at Vavuniya Town, Thandikulam and the Eratapeiyakulam area.

The Railway line passing through the main urban center provides transportation service in terms goods and passengers. Even though, no inter linkages between the road and railway network and inadequate railway service elements are the key issues within this sector. Beside the service Airport also available within the area with limited service because now a day which is use for Military Purpose only. Which is located in the Erataperiyakulam area.

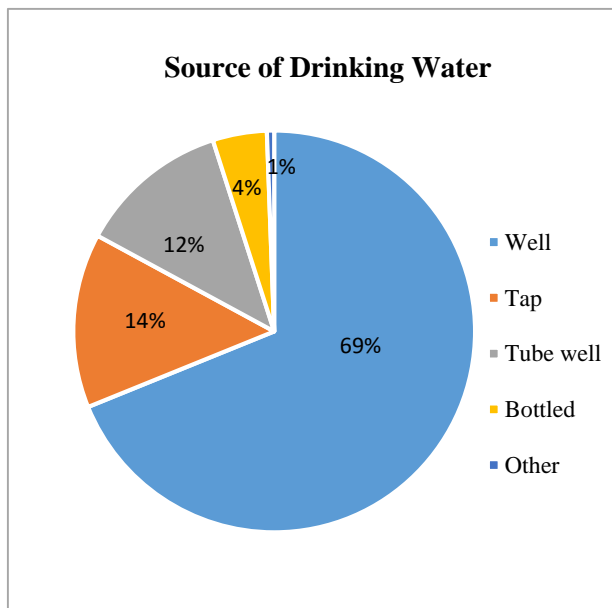
2.3.2.5.3. Electricity

In electricity supply, according to the Ceylon electricity board report, people who are in Vavuniya division they had enough connection by means 100% of the area gained electricity from the CEB.

2.3.2.5.4. Water Supply

The main source of water supply for entire Vavuniya district is depending predominantly on the surface water and ground water. The surface water mainly used for the agriculture purpose and ground water used for the drinking purpose. When considering the water consumption, which is determined from four types of water sources such as Well, Tube well, Pipelines and other open sources. Accordingly, the consumption percentage from each source are described in detail in the chart.

Chart 2: Source of drinking water



Source: District Statistic Handbook, 2022

The current capacity of water supply in the District is 6,000m³/day, Pipe born water is the main source of drinking water in town area which supply by National Water Supply & Drainage Board from the Per Aru water source. Even though, the urban area has limited availability of ground water and hardness of the ground water is another challenge to get a good quality of drinking water.

Therefore, there is a necessity of suitable water supply scheme to cater the drinking water demand. Accordingly, NWS&DB has proposed Greater Vavuniya Water Supply Project, source as the surface water at Lower Malwaththu Oya reservoir which will meet the entire District demand except the Nedunkerny area (Vavuniya South DS Division).

But, the water for will be supplied from Greater Mankulam Water Supply Project. For agricultural purpose, Pavatkulam is fed by Boo oya that originates from Anuradhapura

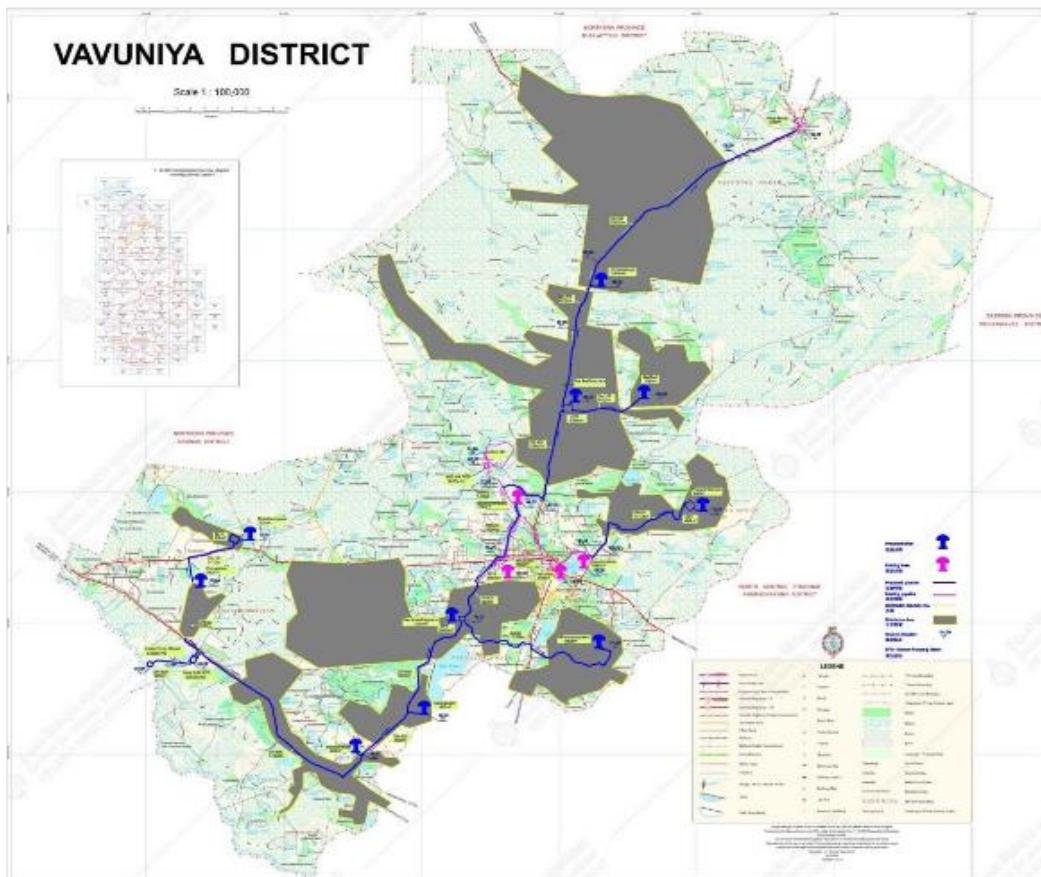
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District and falls under Aruvi Aru Basin. This tank is situated in Ulukkulam area in Vengalcheddikulam & Vavuniya South (Sinhala) Divisional Secretary Divisions in Vavuniya District. This tank delivers irrigation water to 4134 acres of paddy and other field crop cultivation. The gross catchment area is 115.0 sq.miles and the capacity are 27000 Ac.ft Pavatkulam Colonization scheme established in 1952 and 1,700 Farm Families from all three communities were settled with 4,134 Acres.

The water distribution facilities of project include 4 elevated water towers and water distribution network that is planned to be built.

- No. 1 tower (Nelukkulam-with effective volume of 1,500 m³)
- No. 2 tower (Poonthoddam-with effective volume of 1,500 m³)
- No. 3 tower (Marakkarampallai-with effective volume of 1,000 m³)
- No: 04 is the existing, operating water tower with effective volume of 675m³in Vavuniya town.

Figure 3: Proposed Greater Vavuniya project coverage



Source: Water Supply & Drainage Board, 2022

2.3.2.5.5. Solid waste Management

Solid waste is a leading environment problem in the district. Currently 17-25 ton solid waste generated per day from the Urban council area. Waste collected from Town area, All markets, private and government institutions and commercial. Out of the total waste 13 -15 ton of solid waste produced by residential area and 1-3 ton of industrial sector and 6-10 ton of Commercial sector. In the Vavuniya South Tamil Pradeshiya Sabha per day Solid waste collection is around 1.5 to 2.5 tons and Waste collection from Market and public places. At the same time Vavuniya South Sinhala Pradeshiya Sabha, they manage their waste in their own premises due to the large size of plot. Every day, within the CBD area covered for garbage collection at the same time other area collection happened only two days. At the present large area practiced for open dumping purpose where locate at Pampaimadhu area covering 10 Acre of land owned by Forest department. The following Issues have been identified with open dumping (Pambaimadu GN) area.

- Improper waste management
- Inadequate facilities to manage the waste
- Odder and visual pollution due to polythene
- Elephant conflict
- Reuse Mechanism is not available

2.3.2.6. Economic Sector

The economy of the Vavuniya Planning area is highly depending on the agriculture sector where majority of the population is engaged in agricultural related activities. In addition to the agricultural sector, the Industrial and service sectors are newly emerging economic sectors of the area. According, out of total population distribution nearly 62 % of the population defined as Laboure force category age group and within this working age group category nearly 20 % of the population engaged with Agriculture sector and 76.5 % of the population engaged with service sector and only 3.5% of the people engaged with Industrial sector. comparatively, service sector is higher than the other two sectors even though, Agriculture is prominent economic source of the planning area at the same time industrial contribution is in the least level.

Further, out of the total population dependency population is records as 38 % and unemployment is only 5%.

2.3.2.6.1. Agricultural Sector

Agriculture sector within the planning area includes paddy production, Subsidiary food crops production, Fruits production, Vegetable productions and other crop cultivation. The total numbers of families engaged in the Agricultural sector is nearly 15,300 and cultivated with 40% (64687 Ha) of the land extent. However, within the agricultural sector, paddy production holds the large contribution within the Planning area.

Paddy is the major field crop that is cultivated by farmers in Vavuniya district. The Vavuniya district has the largest amount of paddy land comparing with other district of the Province next to Mannar and Kilinochchi districts. In Vavuniya district, farmers practice the paddy cultivation in two seasons such Maha and Yala seasons. In addition to that paddy production in Maha season is depend on rainfall as well in Yala season is depend on tank irrigation. Accordingly, in provincial level Vavuniya district is in 3rd position, out of the four districts in northern province.

Table 6:Paddy Production in Maha & Yala Seasons_2022

Maha &Yala (Ha)	Jaffna	Kilinochchi	Mannar	Mullaithivu	Vavuniya
Paddy cultivated extent (Ha)	10,372 (08%)	33,609 (29%)	2,975 (21%)	23,454 (22%)	21,283 (20%)
addy Production (Mt)	25,532 (08%)	97,490 (29%)	78,556 (23%)	73,669 (21%)	63,074 (19%)

Source: Northern provincial council, Vital Statistics, 2020

Based on the Paddy statistics 2022, The estimated paddy production for 2020/2022 Maha season was 3,196,752 metric tons. The highest production of 530,356 metric tons of paddy was estimated from Anuradhapura District. Paddy production in Anuradhapura District was accounted for 17% of paddy production of the country. The contribution to the total paddy production of the country from Kurunegala, Ampara, Polonnaruwa, Batticaloa and Hambantota Districts were estimated 12%, 11%, 10%, 6% and 6% respectively during the 2020/2022 Maha season. Accordingly, in national level Vavuniya district is in 11 position, out of the total districts of Island.

When considering the water source for the cultivation, natural rainfall and the tank irrigation are the main source of all type of cultivation. Specially, people who are engaged with the paddy cultivation in the yala season, they fully dependent with tank irrigation. More than 700 of tanks available in the entire district, out of these tanks only 184 tanks located in the UDA declared areas. Major, Medium and Minor Irrigation schemes and rain fed paddy cultivation which is around 21,000 ha practiced in the planning area. The following table clearly shows the water availability of planning area for the agriculture purpose.

Table 7: Water availability of the Vavuniya district

Major Source	Jaffna	Kilinochchi	Mannar	Mullaithivu	Vavuniya
Major Tanks	-	04	03	03	01
Medium Tanks	-	10	15	08	21
Minor Tanks	-	216	178	344	690
Agro Wells	19261	14880	1890	10499	733
Tube Wells	-	16	-	50	25
Functional Minor Tanks	-	293	112	144	500
Open dug Well	110000	12500	-	-	5621
Abundant Tanks	-	-	60	50	53
Rehabilitated tanks	-	25	25	26	40
ponds	722	-	35	No	No

Source: Mater Plan for crop sector development, Provincial Department of Agriculture, 2020

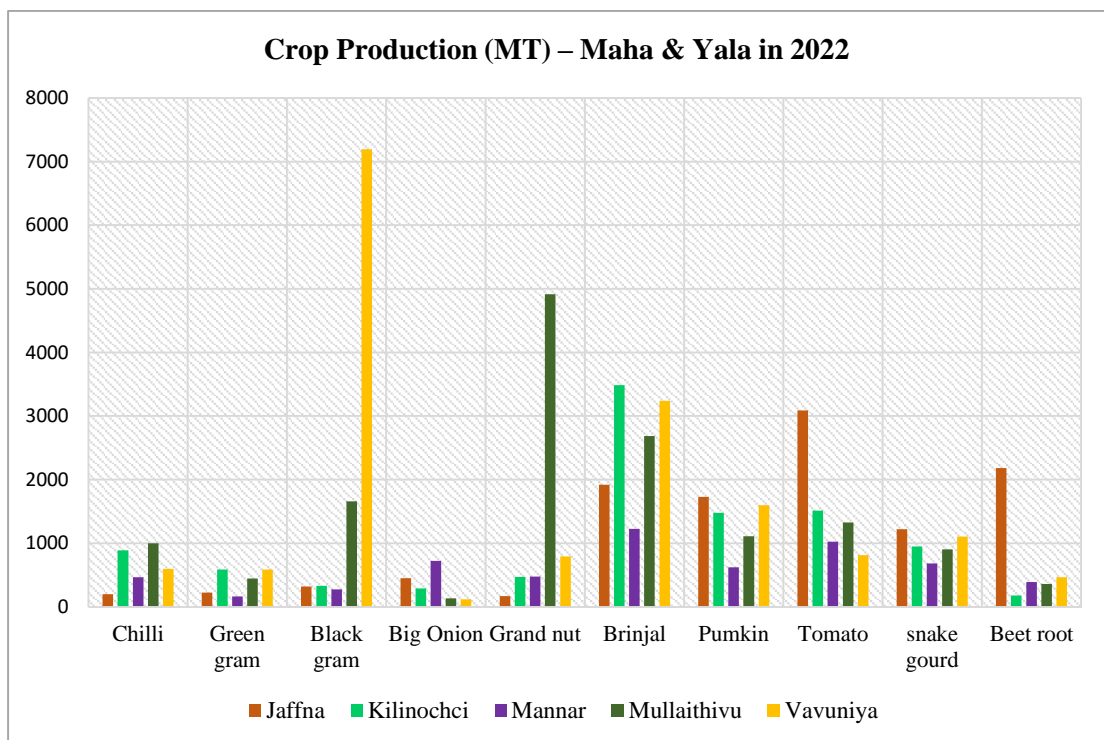
Even though, at present, many of tanks performance had been declining with a reduction in tank capacity due to tank siltation and improper maintenance, encroachment of tanks. In this condition automatically affect to the entire cascade system of water bodies and which is creates less dead storage of tank. Behind this situation, water scarcity issue has to manage in the agriculture sector specially in the Yala season. Thus, this has identified as a main issue in the agriculture sector.

Not only that, the paddy productivity is comparatively low with other district due to lack of proper production technology and awareness among the farmers, lack of quality production seeds, less fertilizers and subsidies for the farmers, marketing, storage and economic status to adopt advanced methodology are some of the identified familiar problems among the farmers under paddy cultivation and due to this, the local community is facing lots of economic related issues such as unable to get their maximum prices for their production and low income, low percentage of demand and

market supply for their production. Thus, there is an immediate need to full fill these each requirement in future to enhance their productivity and their livelihood as well.

When considering the other crop production in the planning area, which area includes Chilly, Black Gram, ground nut, Green gram, Cowpea, Kurakkan, Gingely, tomato, brinjal, pumkin etc out of these cultivation, the black gram production is in the higher level in Northern region and also this black gram and cowpea, red onion, papaw and groundnut are highly harvested in three GN division in the planning area respectively as kovilkulam, Pampaimadu and Madukanda.

Chart 3: Crop Production of NP _ 2022



Source: Northern Provincial Statistical Handbook, 2022

Fruit production also practices in the planning area, which includes specially Banana, Lime, Orange, Mango, Guava, Papaw, Pomegranate and Jack fruits etc. other than that, cashew nuts and the Palmyra, coconut cultivation also very practices in the Paranaddakal, Rajendrakulam, Nochchimoddai GN area. Nearly 450- 500 families engaged with this cultivation with 50 acres of land.

2.3.2.6.2. Industrial Sector

Industrial sector is identified as one of the economic contributors within the Planning boundary. comparatively, which is least level than other northern provincial districts.

Industrial Estate was promoted in the Poonthoddam area under the Minister of rural economic affairs with the 10 acres of land in the year 1993.

Table 8:Details of the Industrial Estate

Description	Total no.of plots	No. of units plots allocated	No. of units plots vacant	No. of Industries	In operation		Not operation			
					Industries	plots	New allocation	closed	residential	Units/ plots
Developed plots	64	58	6	25	18	40	4	2	1	18

Source: Industrial Development Board, Vavuniya

Since the poonthodam Industrial Estate had been not functioning properly due to poor condition of infrastructure facilities and functioning with few industries. therefore, Underutilization of existing industrial estate is major weakness of planning area. In this background, there is a requirement to modernizing and upgrading of existing infrastructure facilities and it will be contributing to operate several industries in future by utilizing the available resource and in this physical development will be boost to the growth of small-scale industries in the area.

Based on the situational analysis, one of the major issues has been identified related to the industrial sector, the former government has developed an Economic Dedication Centre in Erataiperiyakulam area under the Minister of Industry and Commerce with the cost Rs.60 million.

In this Economic dedicated Centre targeted to provide an opportunity to farmers in Kabithigollewa, Padaviya, Horowpathana, Medawachchiya, Welioya and all areas of the North to sell their produce. Even though currently the well-developed economic dedicated centre is not functioning for various reasons. This is also major considerable issues in the industrial sector.

2.3.2.7. Environmental Sector

Vavuniya 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. Considering the unique character of climate and wind, it has greater potential for renewable energy such as solar energy.

The environmental sensitive areas within the planning boundary covers the 1/3 portion of the land areas. Under the environmental features water bodies is at 6.17 %, Paddy is at 29.28 %, marshy is at 5.84% and forest areas is at 19.68 %. Very high environmental sensitivity is seen in the western site and the northern site. Which area is partially covering with dense forest and these forest are identified in the Paranadakkal, Nochchimoddai and Agbopura GN area and almost all the area contains with flat terrain. Since vavuniya has own unique context with geographical character. higher amount of land utilized within the urban area at the same time paddy lands and the natural waterbodies are spread over the planning area. Paddy cultivation areas can be identified as the main eco-sensitive areas in the Planning Area and abandoned paddy lands also included to the ecologically sensitive areas in this area.

The water-based environment (tanks), natural forest and paddy lands provides attractive viewpoints which enhance the scenic beauty of the city at present. The Tank reservoirs represents one of the important scenic assets of the planning area such Vavuniya tank, sampalthoddam tank, thandikulam tank etc. Apart from these natural environments, Vavuniya district has special unique character with built environment such archeological and religious site. Archeological sites and places of cultural value are not so much found within the planning area. Paranatakkal ruins, Madukanda Viharaya, Periyakattu ruin, Madukanda Sri Dalada Viharaya, Pompemadu ruins and Atambagaskada ruins has identified as Archeological sites in the planning area. Even though, due to lack of publicity and awareness about them, which are unable to attract tourists.

When considering the Disaster Risk of the area, which can be identified as an area natural disaster such as drought and floods. Many of tank's performance had been declining with a reduction in tank capacity due to tank siltation, improper maintenance and encroachment of tanks. In this condition automatically affect to the entire cascade system and which is creates less dead storage of tank. Behind this situation, water scarcity (drought) and flooding issue are created in the summer and the rainy seasons.

Public open space is an important part of the urban environment that is under severe pressure due to urban development. Public open spaces provide a pleasant and natural environment as well as improve the quality of life in urban areas by performing essential environmental activities. Increasing attractiveness in urban areas also has potential economic benefits. Even though, absence of the recreation space within the town center is major issue identified in the background analysis. There are only two recreational parks available within the Planning area. Similarly, the total recreational land area available in the current situation within the planning boundary is nearly 34 hectares and based on the future forecasted population, the demand for future recreational facilities is expected to be 150 hectares. So possible efforts should be provided to increase the recreational facilities for the Planning boundary area.

Chapter 03 – Need of the Development Plan

3.1 Introduction

Vavuniya town is the second order town in the Northern Province and it has the higher connectivity level at the national level. Therefore, higher priority given in the government policy such as, in the National Physical Planning Policy, Vavuniya has been proposed to develop as Main city with the development corridor. Therefore, there is a requirement to prepare the development plan for the Vavuniya town.

Further, Vavuniya development plan was Gazetted in 2009 but, when enforce the planning and building regulation specified in the plan, practically facing more problem. Because, there are rapid physical developments activities are taking place. Hence, land use pattern also has been changed specifically as forest and scrub land converted into settlement development with other compatible development activities such as commercial, road and transport developments. Thus, there are difficulties in implementing the zoning plan guidelines according to the gazetted Vavuniya Development plan in 2009.

Based on the land use pattern of the planning area, 54% of the lands are developable which land area to be guide to achieve the planned town as well as 46% of the lands are undevelopable which is covering vegetation cover such as paddy, agriculture, forest, scrub and water bodies those are highly sensitive areas. Therefore, those are to be conserve and develop while without making the negative impact to the natural environment.

Further, there are some problems and potentials identified based on the situational analysis, stakeholder's perspectives and Town Planner's perspectives.

3.2. Identified Issues

3.2.1 Poor Water Quality

There is an inadequate drinking water supply which is evidence from that, 14% of the people only have the access to the tap water, supply by the National Water Supply & Drainage Board but, 86% of the people use the ground water for the drinking purpose. When considering the water quality as per the water quality standards of WHO and SLS 614:2013, Vavuniya has been identified as a high-risk area in Sri Lanka. Because, the

hardness level and electrical conductivity of the drinking water is higher than the water quality standard in the Vavuniya (Refer Table). Specially, hardness of the drinking water well is higher than the desirable levels in Northern Province.

Table 9: Water Quality Standard in Vavuniya

Water Quality Standard in Vavuniya				
Parameter	Unit	WHO standards	SLS Standards (SLS 614:2013)	Planning area
Hardness level	Mg/L	250	250	250-600 & > 600
PH		6.5-8.5	6.5-8.5	N/A
Fluoride	Mg/L	1.5	0.6	N/A
Electrical Conductivity (EC)	Us/cm	-	750	750-1000 & > 1000

Source: Water Supply and Drainage Board, 2022

Therefore, Chronic Kidney Diseases (CKD) reported due to the poor water quality which is evidence from that, in case of Vavuniya, where the water quality is low such as Vavuniya Divisional Secretariat Division and Vavuniya South Divisional Secretariat Division, Chronic Kidney Disease has been recorded. And, level of the Chronic Kidney Disease (CKD) effects was comparatively high in Vavuniya considering the other regions in the Northern Province.

Table 10: CKD Patients in Vavuniya District (2022)

CKD Patients in Vavuniya District (2018)	Total		CKD Patients	%
	D.S. Division	Family		
Vavuniya	34,864	127,565	681	36%
Vavuniya North	4,367	14,595	128	7%
Vavuniya South	7,695	23,075	731	37%
Vengalacheddikulam	7,455	27,537	393	20%
Total	54,381	192,772	1,933	100%

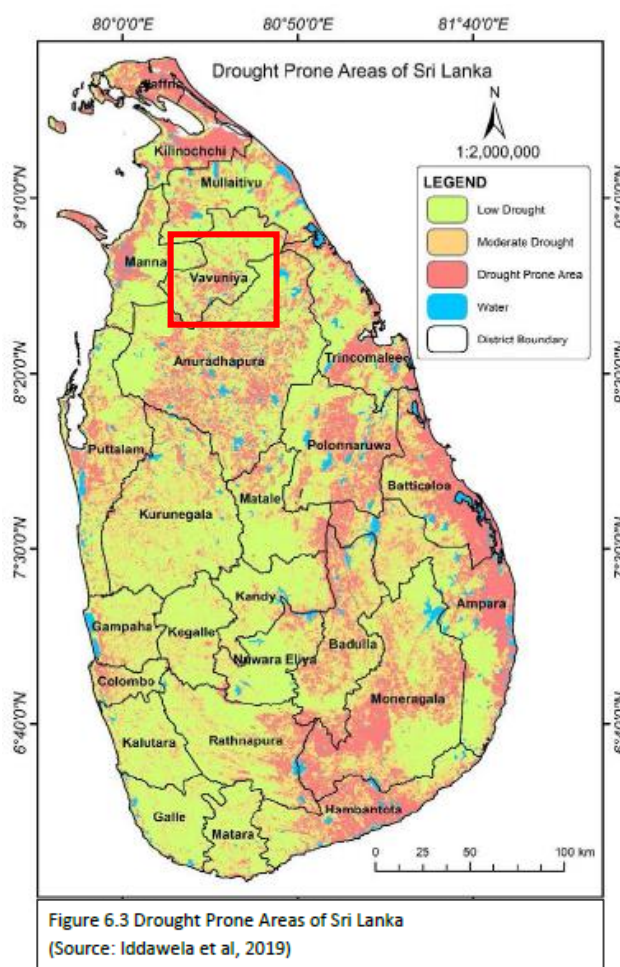
Source: Resource Profile, Regional Director of Health Service, Vavuniya (2022)

Further, 16.67% of the households reported at least one member diagnosed with CKD who resided in the household in 2022. The belowing image expresses that, Vavuniya district was badly affected next to Anuradhapura district at national level. Therefore, if the water quality is good, Vavuniya town will be a livable and independent town near future.

3.2.2 Drought

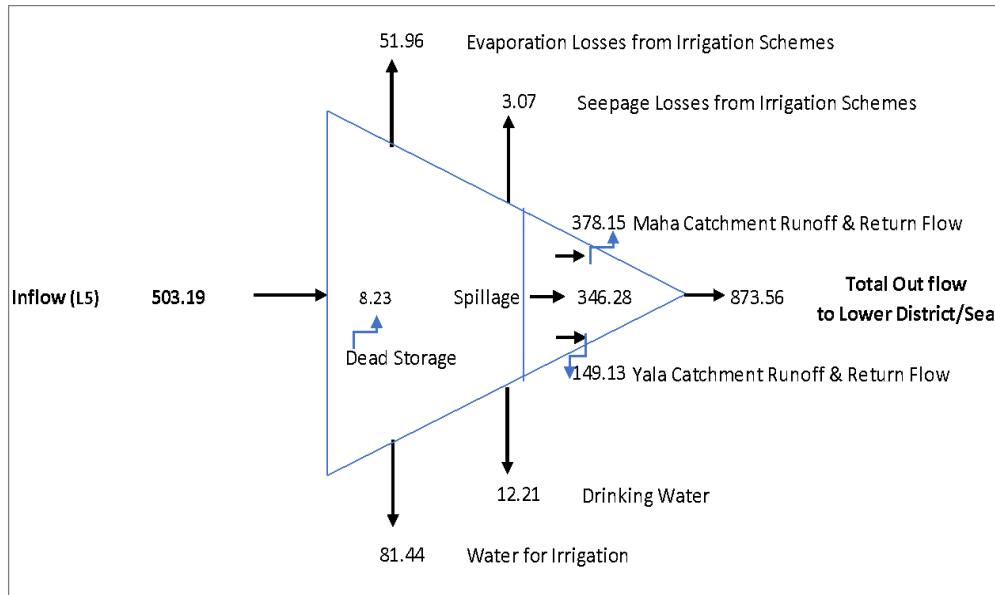
In the planning area of Vavuniya, 09 Grama Niladhari Divisions affected by the droughts such as Vavuniya Town, Vairavapuliyankulam, Thonikkal, Paddanichchipuliyankulam, Pandarikulam, Paranaddakal, Velikulam, Samalankulam and Moonrumurippu. The drought effects reported annually during the period of March to August and the problems were occurred due to that following reasons,

- Higher temperature:** The Vavuniya district is fallen within dry zone of Sri Lanka with low annual rainfall and average temperature recorded as 28.5°C but relatively higher temperature recorded is 30°C to 35°C from March to June. Therefore, High evaporation of surface water is also recorded during this season due to the higher temperate.
- Water Losses:** Rain water stored in the existing major, medium and minor tanks are used for the irrigation requirement. But, part of this stored water is lost due to percolation and evaporation (See: figure No:5). Meantime, out flow water also recorded as significant water losses in the rainy season due to lower



capacity level of the tanks. The following diagram shows the water balance and the losses of the water such as evaporation losses from the irrigation schemes is 51,96MCM out flow to the lower district and sea id 873.56MCM.

Figure 4: Water Balance for the Vavuniya District (in MCM)



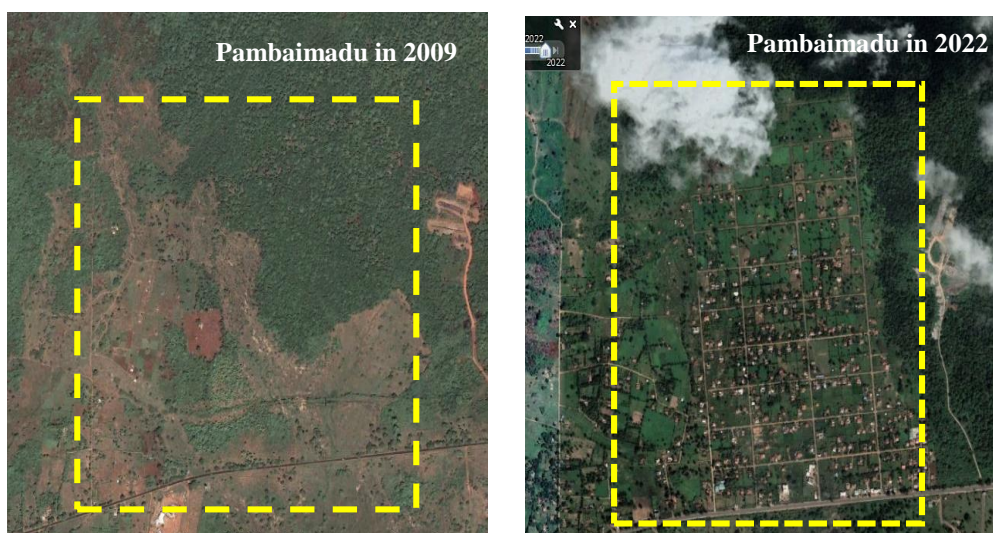
Source: International Conference on Northern Waters, 2019

Water requirement for the cultivation is 481 MCM but 81.44 MCM water used for the irrigation.

- Abandoned cascade system:** The cascade system has been abandoned due to the following reasons such as,
 - Encroachment of ponds:** 23 number of ponds are encroached by the general public about 744 families for the residential establishments in which some of the ponds are fully encroached and some are partially encroached namely such as, Rambaikulam, Kirubai ellavethy Kovitkulam, Mathavuvaithakulam, Kayankulam, Aththimoddaikulam, Navatkulam, Rajendrakulam, Kirubai ellavethy Kovitkulam, Pechchanthikulam, Katharasinakkulam, Pandarikulam, Srinagar, Kanthapuram, Malikai, Naochchikulam, Vairavappuliyankulam, Paththiniyarmakilankulam, Vinayakapuram, Semamadu, Parasankulam, Periyamadu, Arumugaththan Puthukkukalm, Periyapuliyankulam, Maraijadeththakulam. (Source: Land division, Divisional Secretariat, Vavuniya (2023)).

2. Improper maintenance of the storm water drainage network: Drainage network of the above said ponds area encroached and improper maintenance of those ponds and storm water drainage networks as filled with silt and sediments, create significant problems are flooding and droughts.

- **Deforestation:** In case of Vavuniya, when compare the land use changes between 2009 to 2020, forest land in the total land has been reduced from 14% to 8% and residential use has been increased as 4% to 24% which reflects that, forest area converted to the residential development which is evidence from that, new resettlement program has been conducted in Pambaimadu, Nochchimoddai, Madukanda, Agbopura and Paranaddakal area which falls under the forest area. Therefore, the deforestation lead to the lower rainfall in the Vavuniya.



Source: Google Earth

- **Less attention for the environmentally sensitive areas:** Environmentally sensitive areas such as forest and water bodies has been encroached and destroyed and improper maintenance of them as disposal of the solid waste in to the ponds and natural environment and disposal of waste water into ponds without proper management.

Those rootcause issues lead to the low productivity of the agricultural products because, In Yala season, water use from the irrigation tanks which are inadequate for the agriculture purpose.

3.2.3 Seasonal Flood

Flooding issue occurred annually during the rainy season from October to December and affected areas were identified such as Thandikulam, Pandarikulam, Rajandrankulam, Maharambaikulam, Vavuniya Town, Kovilkulam and Velikulam. The problem emerged due to those following reasons,

- Abandoned cascade system
- Encroachment of ponds and storm water drainage network
- Improper maintenance of the storm water and waste water drainages (filled with silt and sediments)
- Less attention for the environmentally sensitive areas



Source: Captured by UDA

3.2.4 Underutilized urban lands

In general, the character of the urban area is specially with the mixed developments such as commercial, institutional and the infrastructure developments. In case of Vavuniya, has the historical evidence that, town was established based on the irrigation scheme and administrative establishment, resettled the people for that purpose. Therefore, early government provided the government quarters due to attract them, effect of that, consists with incompatible development activities specially such as existing department's quarters which were more than 50 years and it's about more than 40% of the lands occupied by them are dilapidated and poor condition.



Source: Captured by UDA

Considering the higher land value, which is not used for maximum utilization of the land. At the same time, there are huge demand for the commercial and the mixed developments.

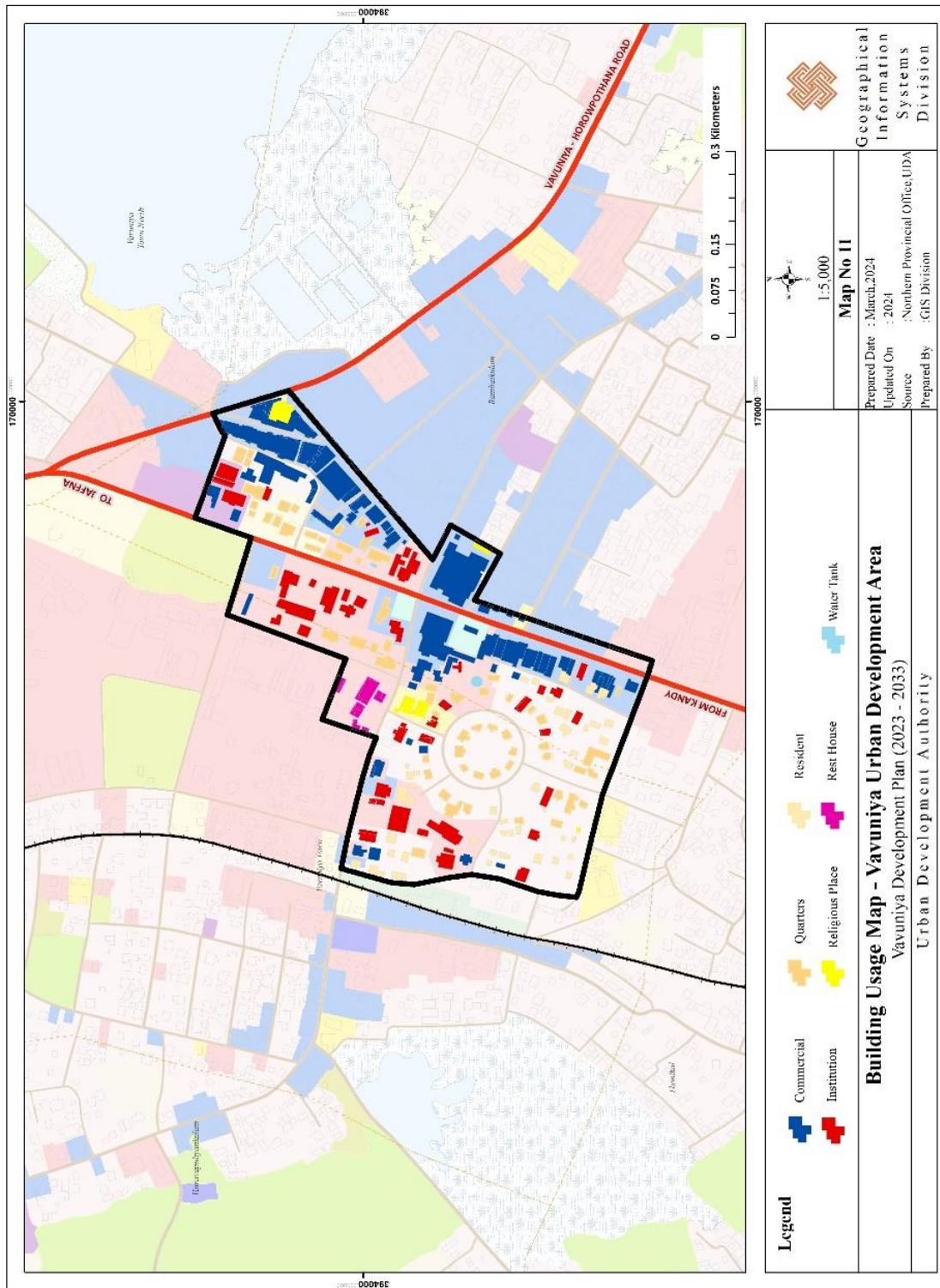
Vavuniya Development Plan (2023 – 2033)

Further, railway reservation areas also encroached and develop with residential establishments by the general public about 271 families which create the visual pollution to the town area and barrier to the future developments on the railway reservation by Railway Department.



Source: Captured by UDA

Map 7: Building Usage Map of CBD



3.2.5 Housing deficit

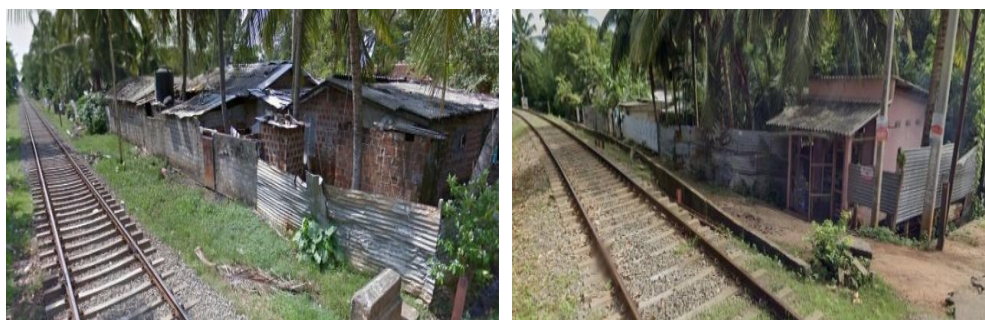
In the planning area, 23% of the families has the housing problem which is consisting of,

- **2106 families are land less:** Families have no land for the residential, those who are registered under the Divisional Secretary of Vavuniya Divisional Secretariat as land less people.
- **1952 families are house less:** This category includes the house less people as well as people are having poor condition of the houses, those houses are located in the Rajenthirankulam, Sasthirikoolankulam, Nochchimoddai, Salambaikulam, Agbopura, Puthuvilankulam, Thandikulam, Kovilkulam and Paranddakal.



Source: Captured by UDA

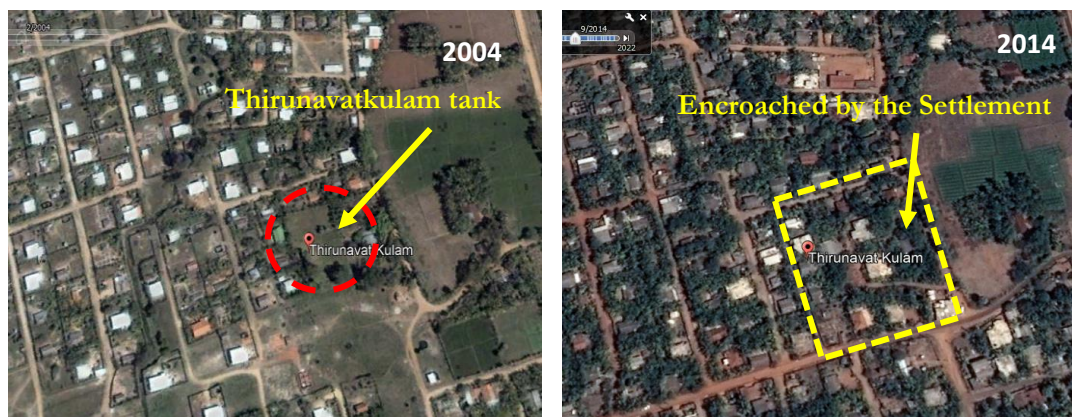
- **Railway reservation area encroached by the 271 families:** People who are encroached along 8km distance and both side of the Railway reservation area about from the Thandikulam to Errattaperiyakulam.



Source: Captured by UDA

- **Pond reservation area encroached by the 744 families:** 23 number of the ponds are encroached by the general public for the residential establishments in which some of the ponds are fully encroached and some are partially encroached.

The google image says that, Thirunavartkulam exists in 2004, but after that it has been fully encroached during the period of 2004 to 2014.



Source: Google Earth

Therefore, housing deficit is the basic major problem in Vavuniya, leads to the living standard of the people as well as impact on economic contribution to the country.

3.2.6 Improper waste management

In the Vavuniya town, collect the waste from town area, all markets, private and government institutions and commercial, those are very low amount of waste generation compare to the other towns in Sri Lanka, but the problems are inadequate facilities to manage the waste and improper waste management mechanism practiced by the Local Authorities. At present, waste is managing as open dumping in the Pambaimadu area which caused to odour, visual pollution and elephant conflict.



Source: Captured by UDA

3.2.7 Inadequate recreational space

In planning area, there is 136 ha of open space required for the population of 100,479 as per the public open space requirement, but at present, 34 ha of open space available which includes the parks



Source: Captured by UDA

and playgrounds. And existing open spaces also not in good condition to use because of the improper maintenance and inadequate facilities.

And, there is less attention on the tourism potential sites such as, Paranatakkal ruins, Madukanda Viharaya, Periyakattu ruins, Agbopura megalithic burial site, Madukanda Sri Dalada Viharaya, Pompemadu ruins, Atambagaskada ruins should be integrated into the tourism guide plan as tourist destination.

Therefore, there is a huge demand and requirement also available for public open space developments in the planning area.



Source: Captured by UDA

3.2.8. Poor infrastructure facilities

Physical infrastructure facilities are the key indicator for the urban development as well as economic development.

The road and transport are the important sector to be considered in the planning stage. Accordingly, the A, AB, C and local roads categories are available with the total length of 1,260km in which the following problems have been identified such as,

40% of local roads are poor condition

- Inadequate street elements to cater the traffic flow such as walking and cycling way, street lights, drainages, tree planting, seating facilities and vehicle parking.
- Lack of accessibility to urban periphery, therefore urban periphery has inadequate compatible urban development activities.



Source: Captured by UDA

Vavuniya Development Plan (2023 – 2033)

In addition, there are no interlinkages between the three mode of transport such as railway, air port and the bus stand because of minimum 2Km distance between them, therefore, passengers are facing more problem to travel and convey the goods.



Source: Google Earth

The Airport is functioning as military purpose only. The Railway has inadequate services to the general public such as absence of cafeteria, sanitary facilities, banking service, resting place and parking. The new bus stand is located far away (2km distance) from the town center and the railway station and there are no any shuttle services to make the comfortable traveling experience to the general public. Therefore, the public faces more issue in the transport sector.



Source: Captured by UDA

3.3. Identified Potentials

Vavuniya located in the Strategic location as gate way to Northern province and have high connectivity to the major towns of Sri Lanka nationally and regionally via three modes of transport (A9 road and railway connectivity & airport). And positioning as 2nd level town as per the connectivity.

As per the NPPD plan Vavuniya was identified as one of the development corridors, Farm land based center, Knowledge based innovative industrial center and Service based Industrial Cluster. At the same time, SLTDA identified Vavuniya is located in

Vavuniya Development Plan (2023 – 2033)

the main tourist route and act as gate way to the Northern Province for the purpose of tourism and A9 road promoted as expanded tourist routes by SLTDA.

40% of Lands identified as productive land in the planning area consisting with the paddy and Agricultural lands. At the same time agriculture related Institutional support is available within the area while 12% families engaged with Agriculture sector. The availability of water is high for the purpose of agriculture. There are 184 tanks available within the area. Also, Larger amount of green cover within the study area consisting with forest, agriculture & paddy land. Other than this, production of black gram is High which is contributing economically.

Other than this, there is a water supply project by NWSDB for Vavuniya district which will be ensure the water source for planning area. And, Land availability for open space recreational development.

Chapter 04 -Framework of the Development Plan

4.1. Vision

“The Spider Web”

4.2. Vision Statement

The vision has defined as ‘spider web’ which is for whole Vavuniya district and immediate catchment town centers to achieve in 2030. Vavuniya Urban Development Area to be developed as the Service Oriented City.

Spider web concept, which explains the nature and functions of this spider and its wave/web. In that sense, how this concept will adopt into the planning area.

“**Spider**” is arthropods, like insects and which create silk from spinneret glands in their abdomen. Spider silk is extremely strong, and has a number of different uses. One of the ways spiders use silk is to create webs. Spider is focused on its "target ". In that sense, the spider exposes as a monitor with the character of Agility and Adaptability.

The word "**web**" is used to describe interconnectivity by means deeper connections which is created by spider through each of wave or webs. The effectiveness of a web is centered around tension, or distribution of forces. If one component of the web is damaged, the overall force distribution is unchanged, it can continue to operate. Hence, its web grid is sustainable and lower in maintenance. Spider webs are highly efficient structures (lightweight, high speed). Even if destroyed, another web would be spun in no time.

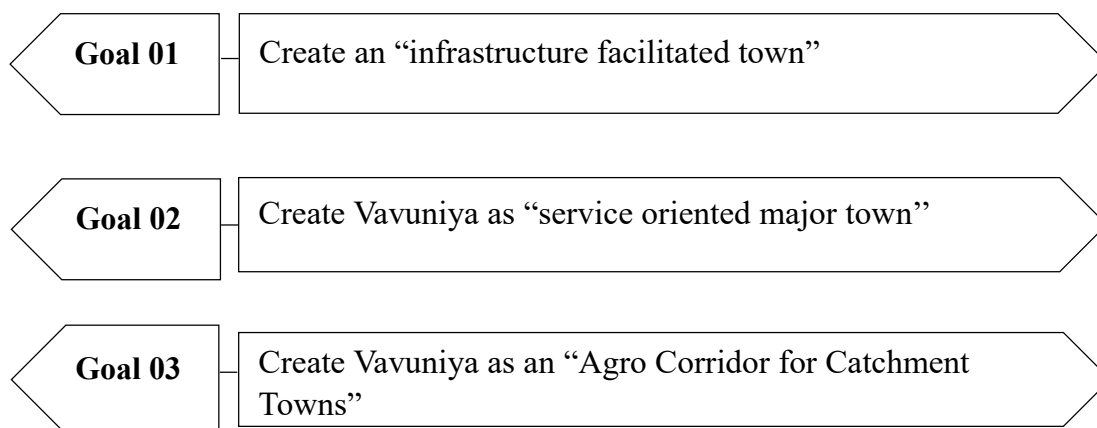
Spider webs have also been an enduring source of artistic inspiration. through this particular sense of that concept can be adopt into the planning area. In order to that, vision statement created as;

“The spider web will create intra – inter linkages and well connected via water body and road network while enhance the pleasant environment to live, work and entertain to boost economy”

Vavuniya is a place which consisting with more natural and artificial resources such forest, water body, road network, feeding canals and drainage like etc. Also, it has high potential for tourism, agriculture sector depended on the sustainability. Not only that;

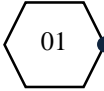
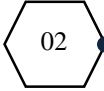

but also, preservation and conservation of the environmental resources is need. Here vision focus to utilize the potentials of Vavuniya in proper way. In that sense, It is planned to develop Vavuniya as a service oriented hub with a various service such education, health, tourism, commercial and financial, administrative sectors and is expected to attract local and foreign investors to the city through the connectivity (road network) by taking advantage of the strategic location of the city. Since Vavuniya is being the entry point to passing the northern region. So, ultimately the vision of the Spider Web will be achieved by “Delight the environmental richness emerges with the historical value (cascade system), by attracting investments platform through the connectivity”

4.3. Goals of the Development Plan






4.4. Objectives of the Development Plan





Goal 01: Create an “Infrastructure Facilitated Town”

-  To enhance the efficiency of road and railway transport facilities to create inter linkages between the two mode of transport sector by 2033
-  To facilitate to access portable water for all by 2033
-  To facilitate to upgrade Health and tertiary educational sector by 2033

Goal 02: Create Vavuniya as “Service Oriented Major Town”

-  To get the maximum utilization of land as 100% (15 Acers) within CBD area by 2033
-  To facilitate to attract and accommodate 50,000 of the Northern tourist to Vavuniya by 2033
-  To facilitate to diversify the 09 Number of immediate catchments townships by 2033

Goal 03: Create Vavuniya as an “Agro Corridor for Catchment Towns”

-  To rehabilitate the 25 number of abandoned tanks within urban development area by 2033
-  To facilitate to increase by 50% of value-added agricultural Production by 2033
-  To increase the 3,500-job opportunity in primary and tertiary sector by 2033
-  To preserve and conserve the 100% of environmental sensitive areas by 2033

Chapter 05 - SWOT Analysis

5.1 Summarized SWOT Analysis

5.1.1. Goal No.1

“To facilitate the infrastructure Network”

S

- 2nd level connectivity at National level
- Availability of three mode of transport (road, railway and air)
- Regional Catchment for services (education, health and admin structure)
- Vavuniya campus upgraded as university
- Availability of land for solid waste management at Pampaimadu (10 acres)

W

- Low inter connection between the mode of transport and the service sectors
- 50 % of the roads are in poor condition
- Improper management of solid waste management
- Inadequate Transport service for educational

O

- National Physical Plan (2050) Proposal (development corridor, main city with 100,000 pop, 3rd order city)
- Ongoing and proposed projects (drinking water supply project- NWS&DB)
- Proposed to develop Domestic airport, Northern Highway, overtaking lane at bottlenecks, develop internal and rural access road (NPPD 2050)
- DRR plan by UNHABITAT - 2014

T

- Natural Disaster (unconditional climate changes- seasonal drought)
- Covid 19 pandemic situation

5.1.2. Goal No.2

“To enhance the service-oriented city”

S

- District Capital
- 2nd order town in the Northern Region
- Gateway to Northern Region
- 2nd level connectivity at National level
- Regional Catchment for services (education, health and administrative)
- Night time function is high
- Available 54% of Developable land area
- Exists Multi cultural society in the Northern
- Development trend towards Northern and Western part of town
- Availability of potential recreational space with tin town

W

- Underutilized of Lands within the CBD area
- Improper land use pattern
- Poor condition of physical infrastructure (road and drainage)
- Underutilization of existing industrial estate
- Lack of modern technologies
- Abandoned the cascade system

O

- Proposed as development corridor, main city with 100,000 pop, 3rd order city by NPPD (2050)
- Ongoing project by UDA (street scape project_100 cities Development Programme)
- Proposal of core area guide plan by UDA
- Proposed to expand tourism route by SLTA

T

- Natural Disaster (unconditional climate changes- seasonal drought)
- Covid 19 pandemic situation

5.1.3. Goal No.3

“To create an Agro Corridor in the Northern Region”

S

- 38 % of lands covers agricultural uses in the total land use of study area (Paddy 30% & other Cultivation 10%)
- Vavuniya district has large number of tanks as 712. (More than 50 within planning boundary)
- Availability of Agro based institutional support (Agriculture farm and research center)
- Black gram production is in the higher level out of other crop cultivation in Northern region.
- 12% of labour force population contributes to Agriculture.
- Regional Catchment for services (education, health and administrative)
- Availability of cascade system
- Availability of developed economic dedicated center

W

- Encroachment and Poor maintenance of ponds
- Absences of marketing & Storage facilities
- Well-developed economic dedicated centre not is functioning
- Underutilization of existing industrial estate
- Lack of modern technologies
- Abandoned the cascade system (partly)

O

- Economic Development Proposals (farm base industry) of National Physical Plan 2017-2050

T

- Natural Disaster (unconditional climate changes-seasonal drought)
- Covid 19 pandemic situation

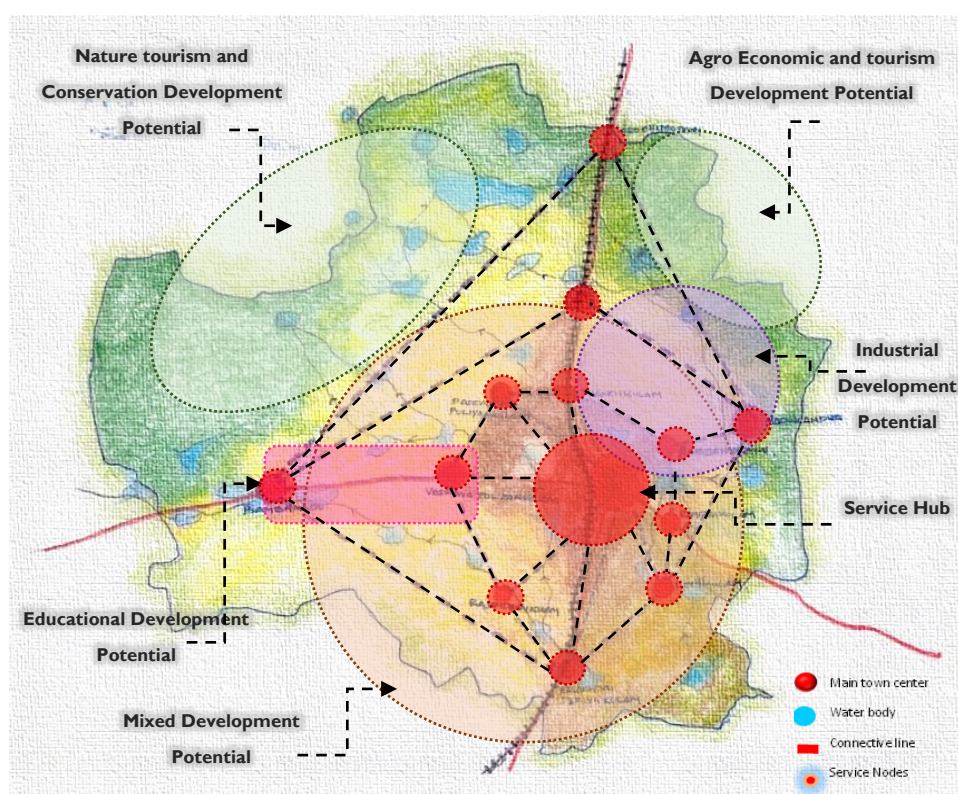
Chapter 06 – The Plan

6.1 Concept Plan

The basic theme of the concept plan connects through green and blue platform. In order to connect and create the link between the green and blue platform, derived three main approaches such as,

- Decentralization
- Intra and inter linkages
- Functional Efficiency

Figure 5: Conceptual Plan



Source: Prepared by UDA (NP)

Accordingly, through the decentralization approach, promote the scattered urban developments towards urban periphery due to distribute the equal services by proposing the townships development at local level such as Thandikulam, Poonthoddam, Erttaperiyakulam, Madukanda, Rajenthirankulam, Nelukulam and Pambaimadu.

Vavuniya Development Plan (2023 – 2033)

Through the intra and inter linkage approach, strengthen the linkages between the catchment town centers by proposing the physical, social, economic and environmental developments such as Road and transport development, waterbody network and drainage development, educational hub, Industrial hub and service hub developments. And, through the functional efficient approach, setup the citizen participation while providing the services to get the maximum utilization from the potential resources such as agriculture, forest, waterbodies and underutilized lands.

Accordingly, a sustained and planned town will be created and which will be a pleasant environment to live, work and entertain to boost local and national economy.

6.2 Proposed Land Use Plan (2023 -2033)

The proposed land use plan is a significant component in the preparation of the development plan. This plan will be a guide for the urban areas to protect, conserve and enhance the maximum utilization of available resources while accommodate the future development activities without create the land use conflicts in future.

Therefore, proposed land use plan derived based on the density and the physical, economic, environmental and social aspects and which was used to do the analysis of Development pressure analysis, environmentally sensitive analysis, Space syntax, Connectivity analysis and Livability analysis with future development trends.

Accordingly, the proposed land use plan derived and which includes the strategic plans of Road and Transport plan, Water Supply plan, Waste Management plan, Service plan, Economic and Industrial plan, Environment plan, Disaster Risk Reduction plan, Public Outdoor Recreational Space plan.

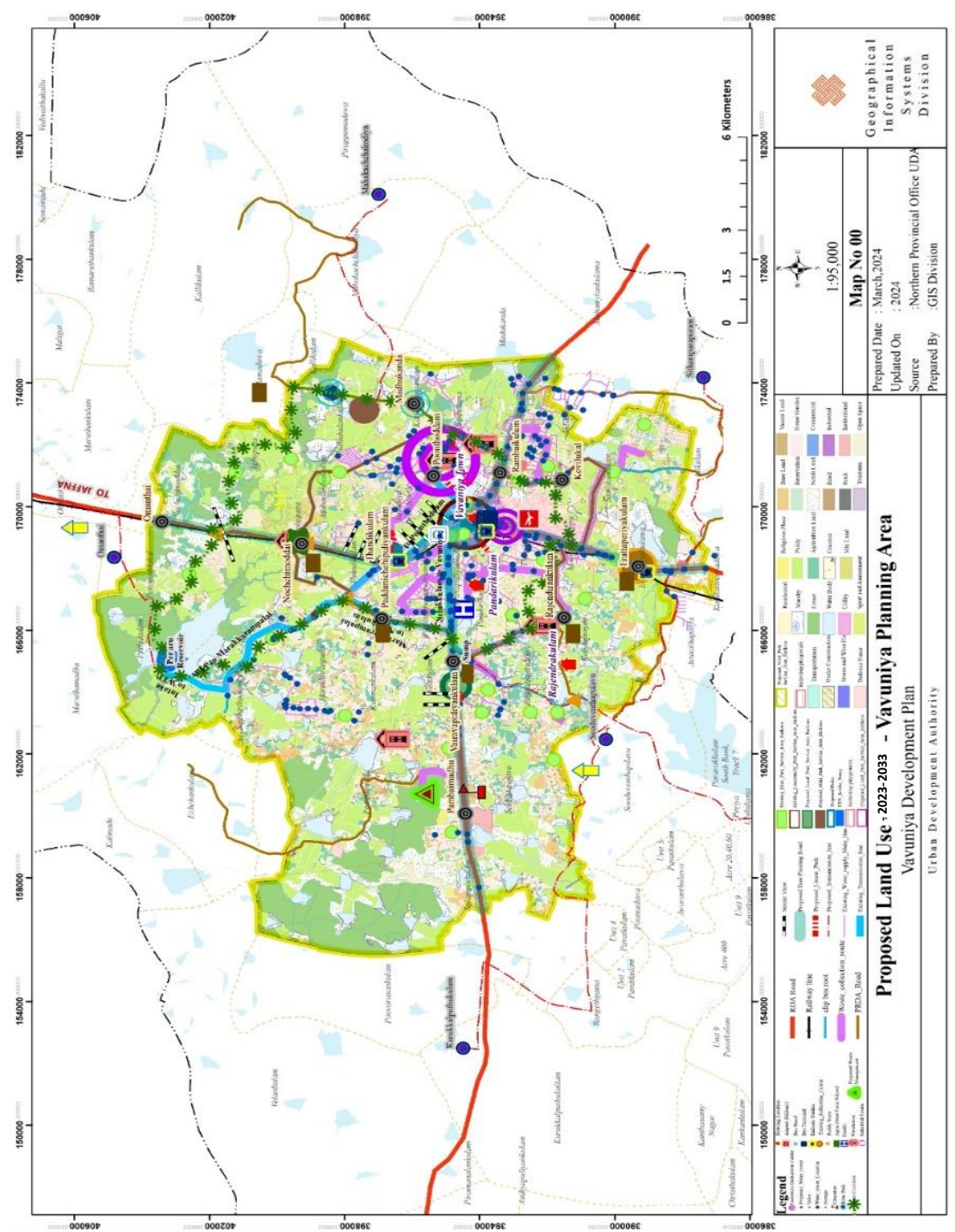
In addition to those plans, considering the future development intensity, proposed to implement the development zones under the zoning plan such as,

- Residential Zone proposed as low and medium density developments
- Commercial Zone proposed as low- and high-density developments
- Mixed Development Zone proposed as medium and high-density developments
- Conservation Zone proposed as highly sensitive areas and
- Agriculture Zone proposed as low intensity developments.

Vavuniya Development Plan (2023 – 2033)

Accordingly, proposed each project under the sectoral plan and planning and building regulations will be a tool for the guide and control the future development activities in order to achieve the vision, goals and the objectives. Therefore, implementation of the proposed land use plan is important to forestall land use conflicts, to preserve natural assets, open space or historic resources while implement the well-planned town.

Map 8: Proposed Land Use Plan (2023 -2033)



6.3 Social and Physical Infrastructure Development Strategies

6.3.1. Social Infrastructure Development Strategic Plan

The service plan is set out the method of facilitation of the service sectors development such as service centres (Town Centres) Education, Health, Housing sector also which is targeting to achieve an inter and Intra development of the planning area and the outer area. Planning for infrastructure development is an integral component and which is mainly considering the land use patterns of the area also that would be experiencing the city development.

The purpose of infrastructure development planning is to ensure that areas for growth are sufficiently supplied with physical and social infrastructure, that infrastructure is distributed in a various way. Such as the proposed town center is an enduring, walkable and liveable and integrated environment with multiuse commercial development in equitable manner. So that above service providers can respond to changing local community and it is creating strong connections to its surroundings also. Accordingly, services are provided considering the future development trend and thus the overall spatial plan is express how the services is facilitated through development plan and how these services are transforming the image of entire planning area. The service plan is recommended that the “encourage development of land uses (density) that create a service town atmosphere with all fundamental facilities for community”

6.3.1.1. Service plan_Town Center Development

The Planning area expected to cater nearly 108,100 floating population and 23,000 commuter population based on the future developments accumulated by 2033, in terms of Agriculture, Industry, Education and Recreational development under Environment aspect.

Simultaneously, in order to provide urban services for these segmented settlement groups, service town centers have been identified in various hierarchical levels such as Industrial Town Center, Educational Town center, Recreation Town Center, and Service Town centers respectively.

In this background, through the strategical approach focus here is to get the optimum services which made it possible to move away from the Town center also providing a better service to sub urban nodes in equity manner.

Strategies 01: Decentralization of town centers to create sense of uniqueness while creating the inter linkages between the community

The concept of decentralisation is usually referred to as the transfer of powers or services from main town centre to other sub urban. At present, the Vavuniya town is the center part (core area) of the entire district and its playing important role to all over the district even though based on the analysis, development pressure or trend identified along with other part of the area such major routs like western and the southern part of the planning area. Therefore, considering this character, through the strategical approach focused to get the services which made it possible to move away from the highly centralized area (CBD) in mean time the services distributing to sub urban nodes in suitable and equal mannar. Accordingly, the characters of each identified towns can be described as follows,

Table 11: Identified Town

No	Category	Name of the Town
01	Service town	Vavuniya Town. Ajendrakulam, Nelukulam, Madukanda, Erataperiyakulam
02	Industrial Town	Poonthodam
03	Recreation Town	Thandikulam
04	Educational Town	Pampaimadu

Service Oriented Town

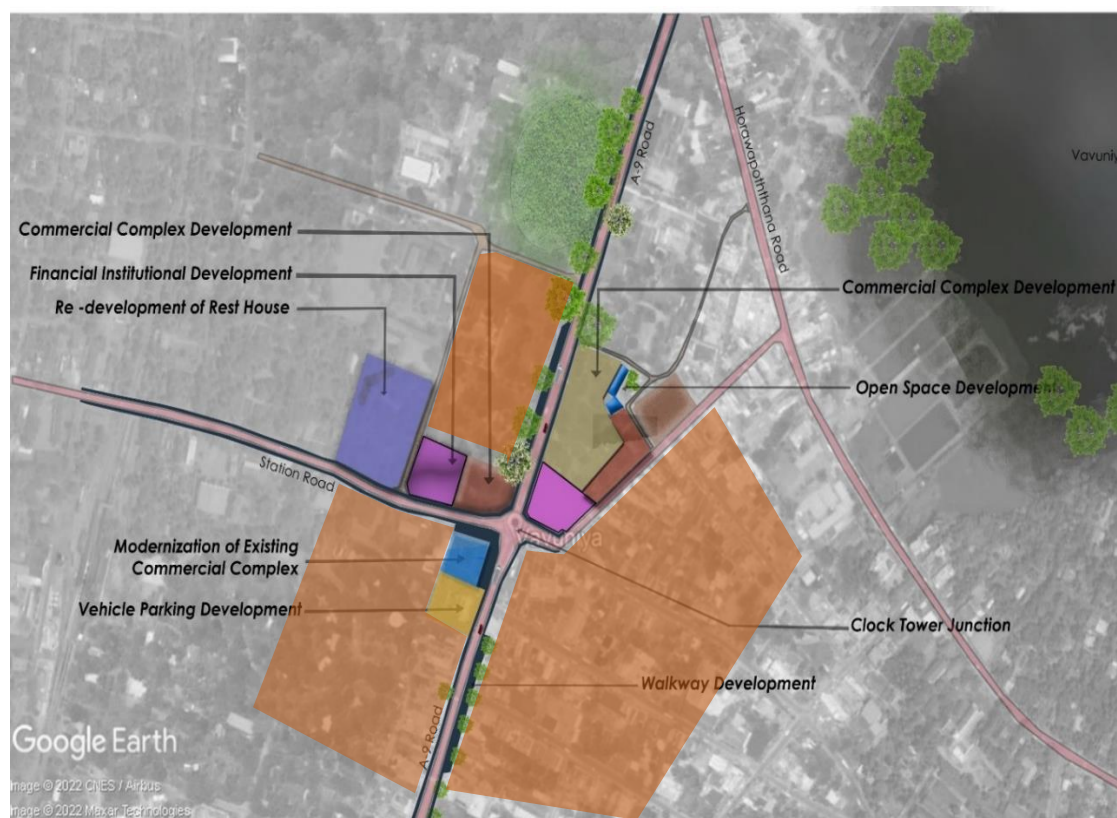
Service is one of the most important quality defining a town center. Accordingly, the proposed service town center development will be secure the development of attractive, vibrant, and safe town and city centers that meet a wide range of housing, transportation, commercial, and environment like all aspects. larger portion of the Urbanization will be developed in a proper manner. Accordingly, Vavuniya Town, Madukanda, Nelukulam, Rajenrakulam and Erataperiyalulam town centers are proposed to be develop as the main Service town centers of the planning area.

1. Vavuniya Town

Vavuniya town is the capital of Vavuniya district and presently it's functioning as 2nd order service centre of the Northern Province. Vavuniya City is well connected by road and railway network and strongly linkage with national and regional level town centers. Vavuniya town is provides the services as a market place for the agriculture commodities produced in surrounding hinterlands and also function as administrative and commercial centre for entire district and regional catchment area like Mankulam, Mannar. Mullaithivu.

Therefore, through the town center development, in this town will be act as major service provider which agglomerate all integrated service such health, education, administrative and commercial. Not only that, the town will be emerged as the center for public transportation services hub and public gathering places like parks, playground, vehicle parking and other open space development to fulfil the immediate gap of the city.

Figure 6: Proposed Town center development @ Vavuniya Town



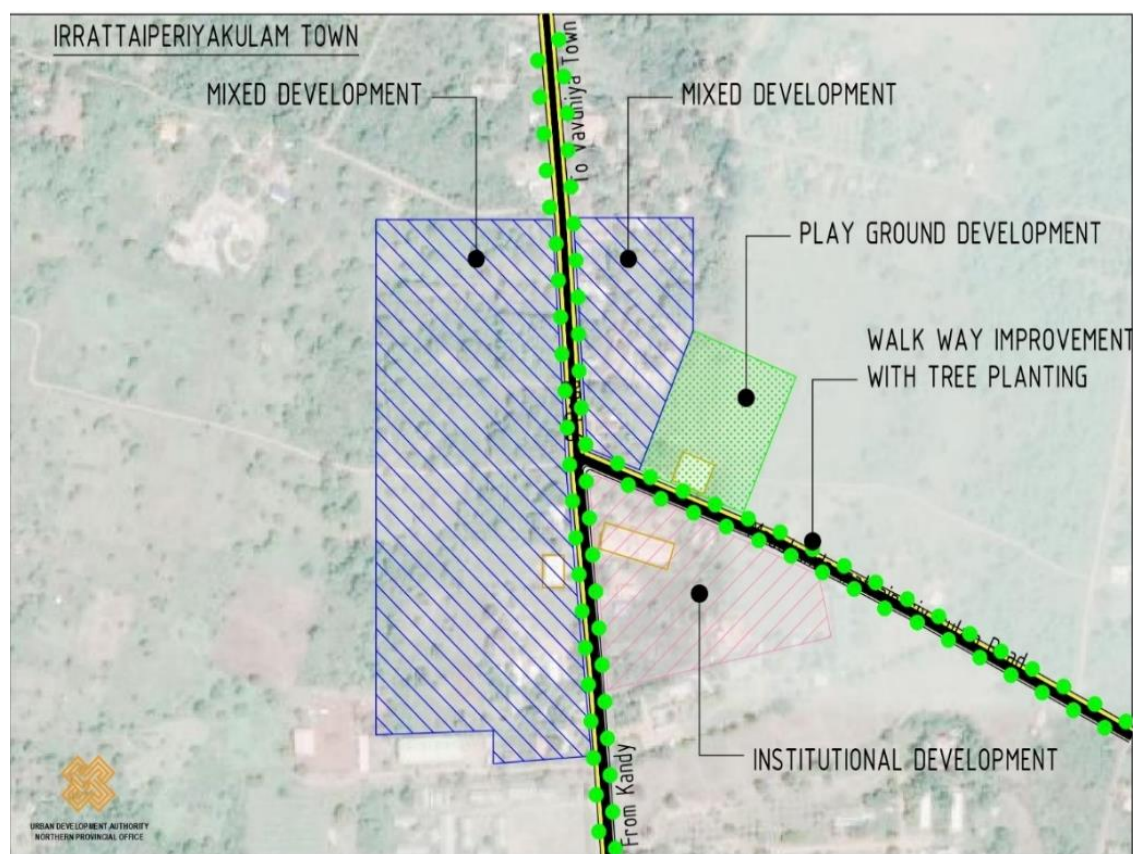
Source: Prepared by UDA (NP)

2. Irataperiyakulam Town

Irataperiyakulam Town is small pocket town center in the Vavuniya South Sinhala Pradeshiya Sabha area. which accumulates very small portion of the Urban area. At the present situation this town center is providing the services like commercial oriented trade activities. Considering the immediate need and the density of the area Irataperiyakulam Town center will be promoted as mixed use commercial oriented and trade activities in order to cater the demands and future proposal of the area.

On other hand, this town centre located along the A9 road, so in this locational advance also supported to facilitate the town center also distributing the service to the area.

Figure 7: Proposed Town center development @ Iratteperiyakulam



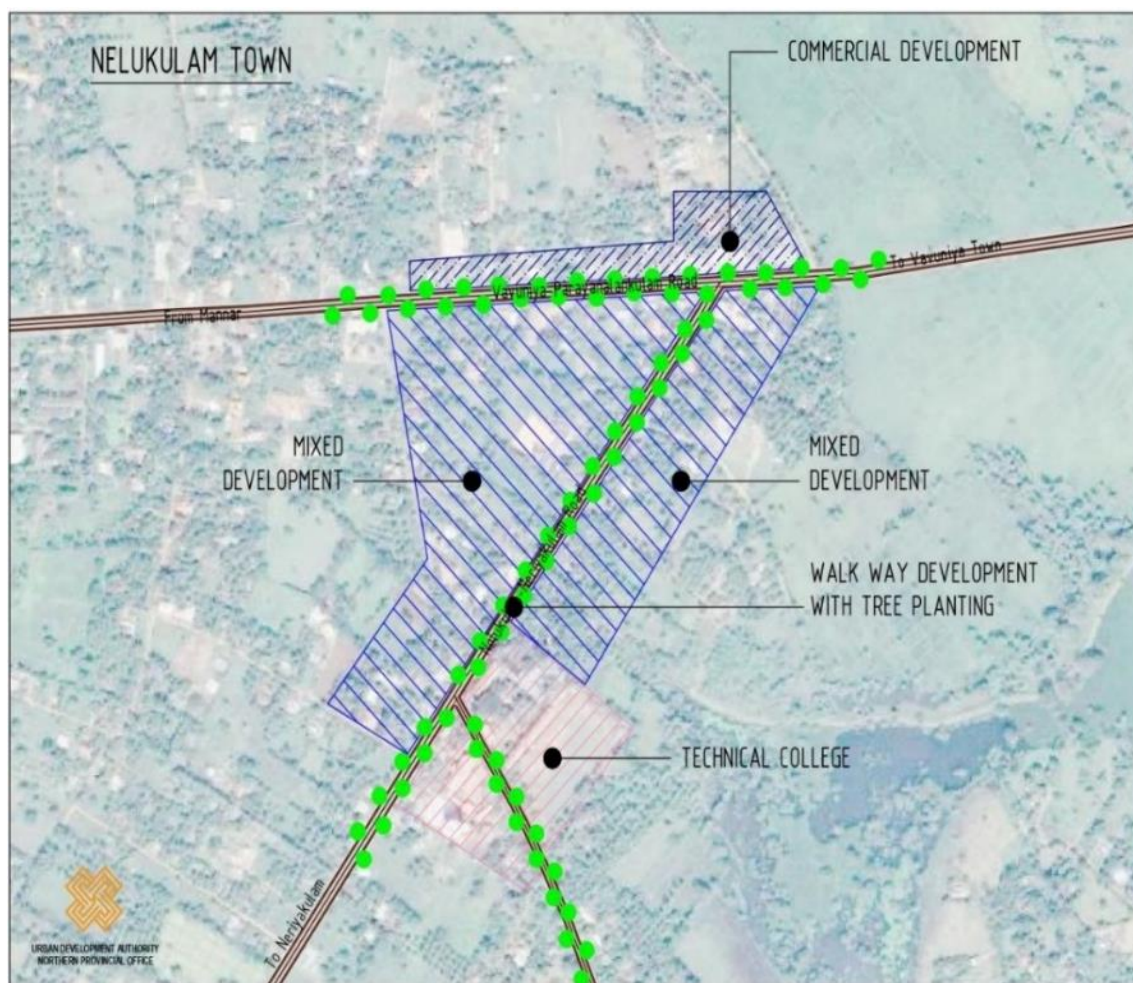
Source: Prepared by UDA (NP)

3. Madukanda Town

Madukanda Town is another pocket town center in the Vavuniya South Sinhala Pradeshiya Sabha area.

Considering the character of the site, Town center will be promoted with general commercial, trade and mixed services where all the commercial oriented services can be accumulated within the town with commercial activities associated with shopping and retail. Other than that green infrastructure development also proposed to develop beside of the road.

Figure 8:Proposed Town center development @ Madukanda



Source: Prepared by UDA (NP)

4. Nelukulam and Rajendrakulam Town

service centers are promoted at Nelukulam and Rajendrakulam areas in Vavuniya South Tamil Pradeshiya Sabha.

These identified town centers will act as service providers for the local community of the area and it is expected to promote with general commercial, trade and mixed development service with walkway development beside of the road.

Figure 9: Proposed Town center development @ Nelukulam

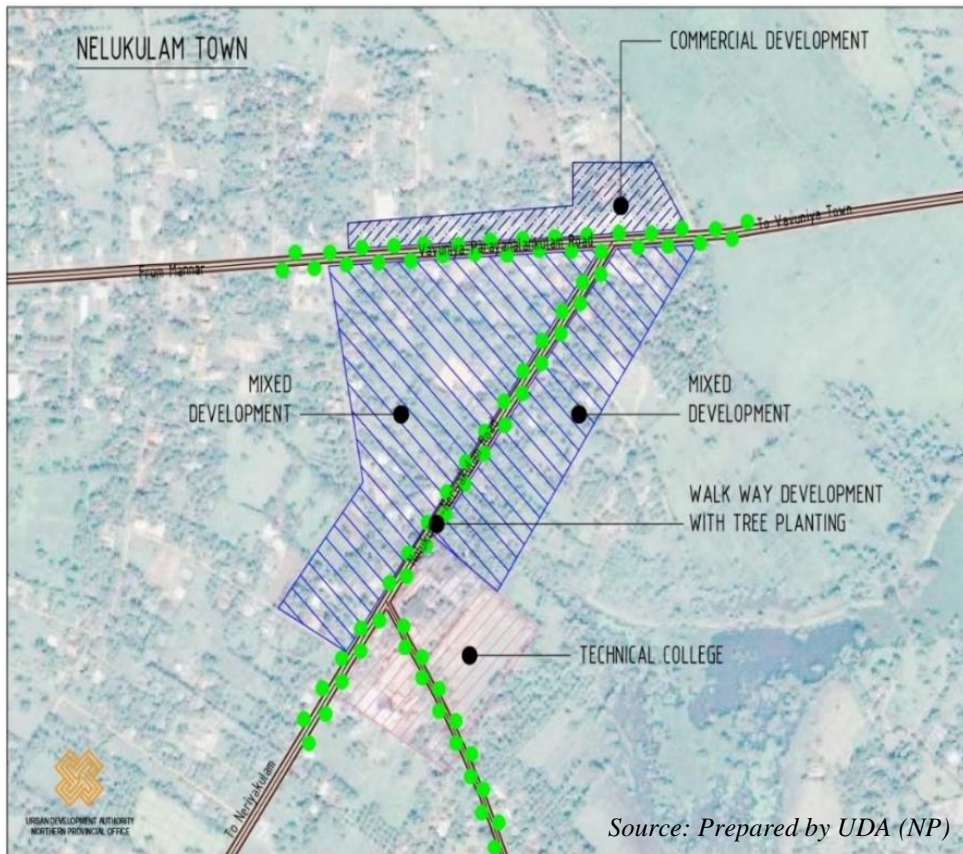
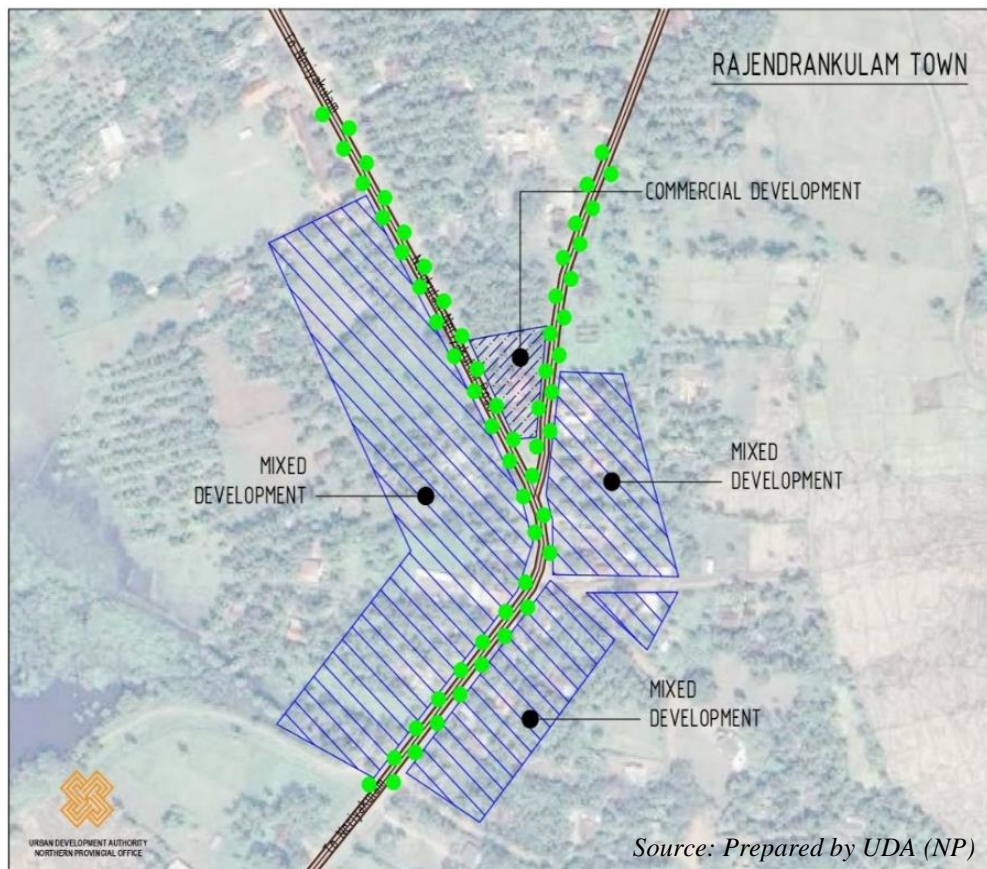


Figure 10: Proposed Town center development @ Rajendrakulam



Hence the Town center Hierarchical plan is targeted in providing adequate services to cater the future demand of the planning area.

Based on the situational analysis, Lands in city centre has high development potential also economically valuable land plots have been identified within the town centers limit of the Planning area. Nearly 40 % of the covering to residential uses (quarters) in this particular area with dilapidated and poor condition. Accordingly, there are adequate developable lands identified to cater future demand of the area. In this background, urban regeneration by means of redevelopment of core area is planned through the guide plan also which identified immediate requirements of commercial utilities are promoted within the core area. Through this approach, able to get optimum usage from the unutilized lands.

6.3.1.2. Service plan_Housing Development

The Settlement analysis of planning area emphasize a very low housing deficit of nearly 7%. At the same time people living in semi-permanent and temporary houses accumulates nearly 23 % of total housing distribution. many housing programmes implemented by the different Government and Non-Government organizations for the low-income communities. Certain area has been covered by this refilling programme in the cplanning area and the outer area.

However, the areas such as Rajenrakulam, Nochchimoddai, paranaddkal, salamapaikulam, sasthirikoolankulam still have semi structured and temporary structured houses which are needed to be given high importance in the settlement plan. On other hand the urban settlement plan is focus to develop and provide adequate housing facilities for government staff (quarters land) where the land identified as underutiliz land located in the CBD area.

Strategies 1: To contribute to well-functioning efficient, comfortable, equitable and durable housing while get the maximum utilization of CBD area

Middle income housing developments are proposed to develop in Pandarikulam and Vavuniya Town. Those areas have been identified in the CBD area. Through this housing proposal, can be control the high dense residential development in that area also can be get optimum usage from the high land value area.

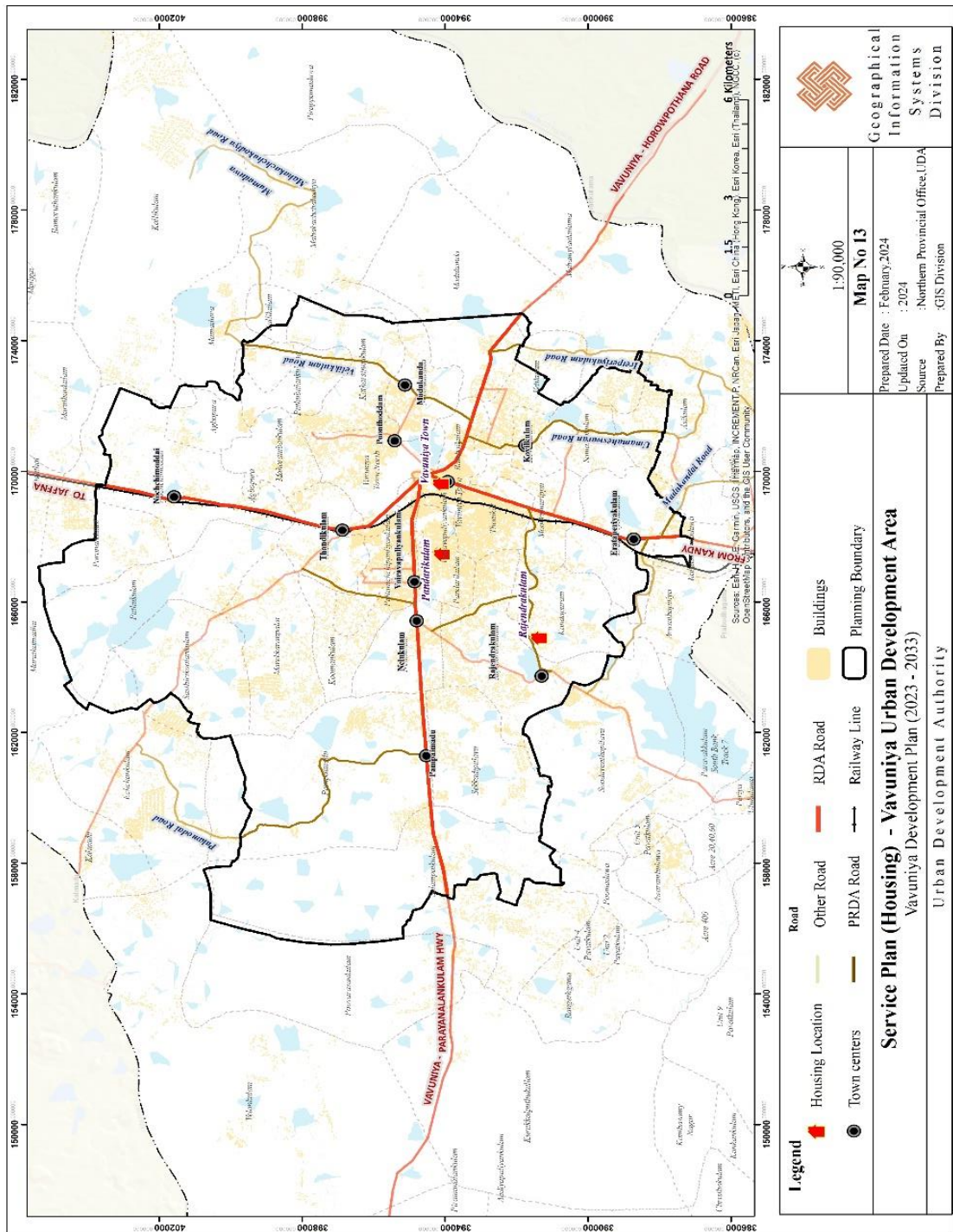
Table 12: Site details of Middle-Income Housing Development

Site 01: Pandarikulam	
Land extent	40 Perch
Land ownership	Urban Council
Project Components	Apartment, Parking facility, Gardening, Resting place, Soft landscaping, Playing area
Site 02: Vavuniya Town	
Land extent	10 Acre
Land ownership	State
Project Components	Apartment, Parking facility, Gardening, Resting place, Soft landscaping, Playing area

Strategies 2: Provision of comfortable, affordable and independent housing for housing deficit

Low- and Middle-income housing developments are proposed to develop in Rajenrakulam with the 50 Acre of land extent belongs to state. In this housing development proposed to develop including unite house, open area, resting area, soft landscaping and playing area.

Map 9: Proposed Service Plan_ Housing (2033)



6.3.1.3. Service Plan_Health Development

The main objective of this health service is to provide better quality health services to resident population and commuter population by 2033. Currently, there is a district base hospital in the town area which is providing huge services to local resident and outer regional catchment area. Within that, medical facilities have already been sufficient to cater the existing patients. Since the Vavuniya Hospital is located within the city centre and no further development cannot be allowed due to the land availability. Moreover, there is an immediate need to expand the hospital development while considering the development trend, service demand and also the upgradation of the hospital in future.

Strategies 1: Provide efficient service and pleasant environment to enhance the satisfactory level of the health service

Through the strategical approach, Hospital Square development is proposed to develop in the Kurumankadu area in order to promote hospital services in future. activities like Research laboratory, Doctor's offices, medical training and research facilities, Mental health clinics, Rehabilitation clinics, Meditation centers, Pharmacies, Parking for medical officers, Pharmaceutical Storages can be suggested within the Hospital Square Area.

6.3.1.4. Service Plan_Educational Development

Education sector is being one of the leading and emerging sectors in the planning area. which comprises of nearly 31 government schools and 10 numbers of tertiary education centres including a University and National College of education. At the existing situation, there are enough number of schools located in the planning area and also it is providing the service to the students and moreover, these educational services are more sufficient to cater the educational demand of the community in present and future years. Based on the situational analysis, development pressure has spread towards the western and the southern side and there are number of educational Institutes, government departments, general commercial activities were developed in that particular area. Even though inadequate compatible developments like commercial outlets, banking, open space, entertaining spaces and street elements such as cycling and walking way are not in the university and technical college area. Thus, considering this educational evaluation in this strategic plan is expected to create a university township development

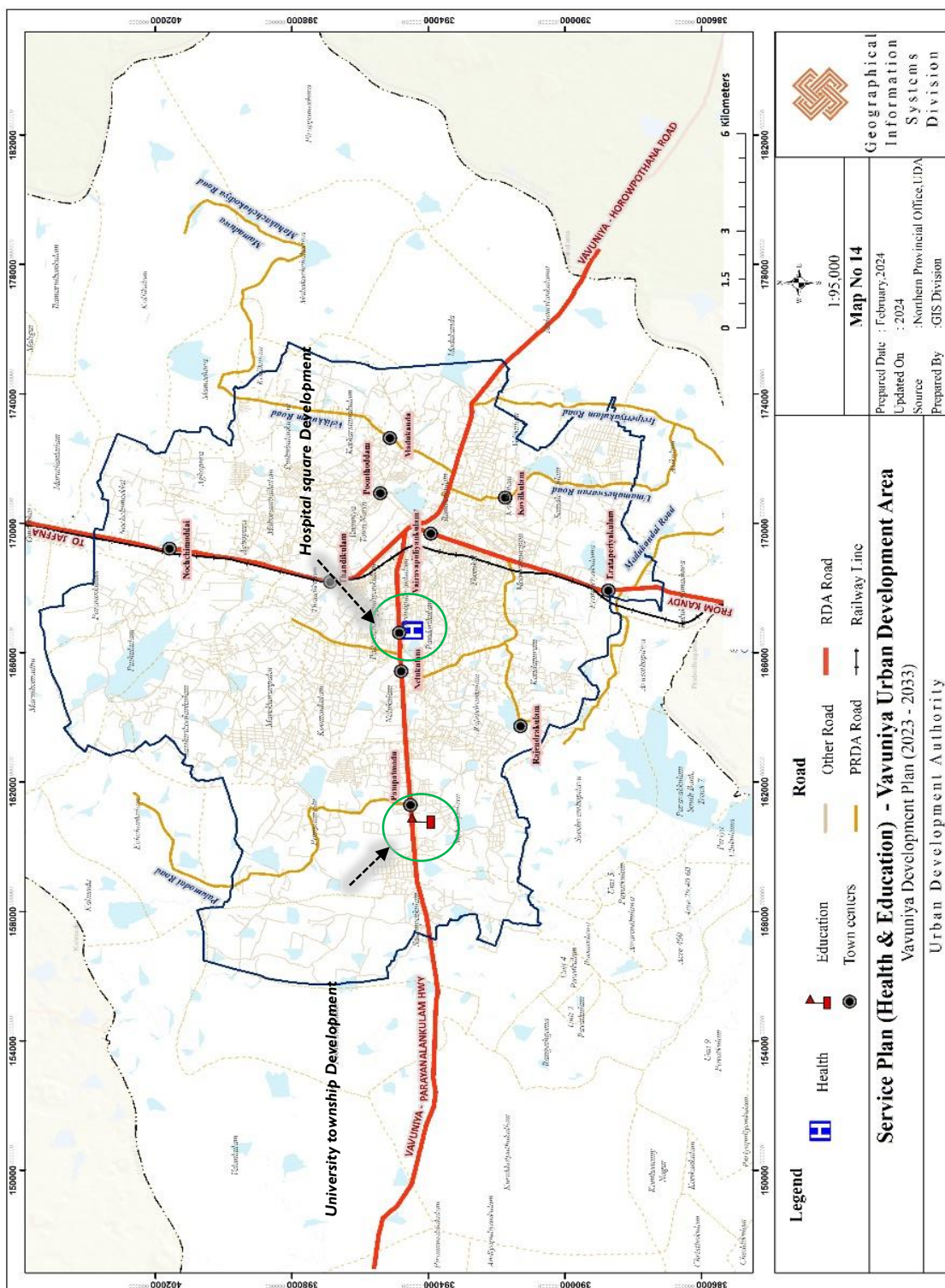
around the University Premises around 1.5km radius from the university to cater the future demand.

Strategies 1: Provision of compatible services to enhance the quality of tertiary education

Therefore, the following development projects has been identified to promoting the higher education in future.

- Land allocation for accommodation facilities for university students
- Promote the green infrastructure along the road (walk way, cycling and jogging track)
- promoting commercial development around the university premises under the university township (shopping complex, theater or cinema hall, mall with parlor & saloon, restaurants)
- facilitating the recreational space (open park near to the tank)

Map 10: Proposed Service Plan Health & Education (2033)



6.3.2 Physical Infrastructure Development Strategic Plan

6.3.2.1 Road and Transport Network plan (Road Network)

The proposed road and transport plan will be created the inter and intra linkages between the proposed town centers, urban periphery and the immediate catchment town centers and support to achieve the vision also. And, the road and transport plan proposed due to deliver the better transport services to the public in order to cater future development trends as well as to uplift the socio-economic condition of the town while overcome the identified issues in the transport sector.

Accordingly, formulated the strategies under the road development such as;

Strategy 1: Introduce the Outer circular road to create the interlinkages between the proposed towns and diversify the services to community

Strategy 2: Create the integration of the internal roads by connecting the outer mode to deliver the service for community

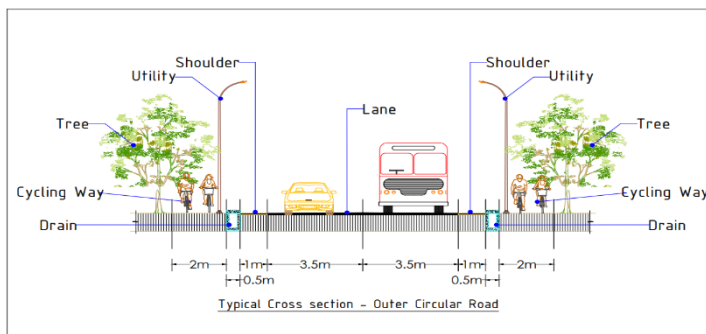
Strategy 3: Improve the quality of identified internal roads due to enhance the efficiency, safety and comfortable traveling experience to the public

Under the strategy 1, introduced the Outer circular road to create the interlinkages between the proposed town centers and diversify the services to the outer mode area, which cover 12km length and connecting the major roads are;

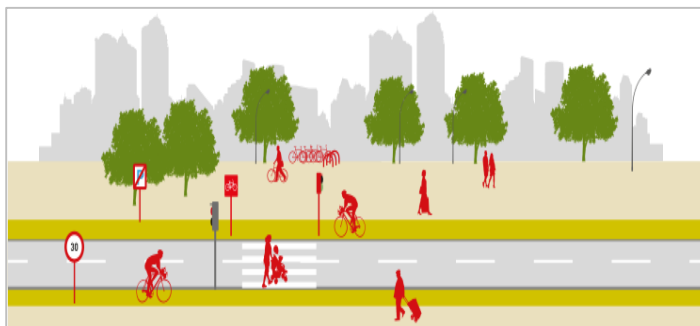
- Thekkawatta _ Nalukulam Road
- Nelukulam _ Neriyakulam Road
- Mannar Road
- Marakaranpalai Road
- Thachchankulam Road
- Palampiddi _ Thandikulam Road
- Umamaheswaran Road
- Horrawoothana Road and
- Velikulam _ Mamaduwa Road.

Vavuniya Development Plan (2023 – 2033)

The proposed outer circular road width is 12.2m, which consists of provision for the drains, cycling way, tree line and utility for the either side of the road differed.



Under the strategy 2, proposed to improve the local roads, to create the integration of the internal roads by connecting the outer mode area due to deliver the efficient services at village



level. Proposed road width is 9m which consists of provision for the drains, tree line and utility for the either side of the road There are 23 number of roads identified for the improvement namely as;

S.No	Road Name
1	Pandarikulam 1st lane
2	Ukkulankulam Road
3	Model tenement road
4	Model tenement road 2 nd lane
5	Mannar road 7 th lane
6	Hospital circular road
7	Poonthodam Periyarkulam road
8	Thachanathankulam Road
9	Thachchanathankulam cemetery road
10	Sankarapillai road
11	Kovilputhukulam 2 nd lane
12	Kovilputhukulam 4 th lane
13	Kovilputhukulam 7 th lane
14	Kovilputhukulam 8 th lane
15	Alady road
16	Kovilkulam 8 th lane
17	Pandarikulam Globe Mill Road
18	Viyasar Road
19	Laxapana Road
20	Nelukulam Cemetery road
21	Farm Sinnakulam Road
22	Thiruchenthoor Mill Road
23	Muniyappar Kovil road

Under the strategy 3, **proposed green infrastructure developments** are walking way, cycling way, tree planting, parking and landscape development with seating facilities and **facilitate the important transport elements** are bus halts development into the major bus route covering area, modernize the Thandikulam and Erattaperiyakulam sub railway station



Source: Google Image

development to providing efficient passenger facilities with commercial activities due to improve the quality of identified internal roads due to enhance the efficiency, safety and comfortable traveling experience to the general public (See: Transport Plan Map).

6.3.2.2. Road and Transport Network plan (Transport sector)

Under the transport sector, strategy has been formulated as,

Strategy 1: Create the interlinkages between the Transport Sector (Railway and Bus) in order to make the convenient for the passengers

Accordingly, proposed development activities such as,

- Modernization of the Existing Vavuniya Railway station with banking service, parking and cafeteria.
- Bus terminal point at old bus stand
- Parking developments with public sanitary facilities



Source: Google Image

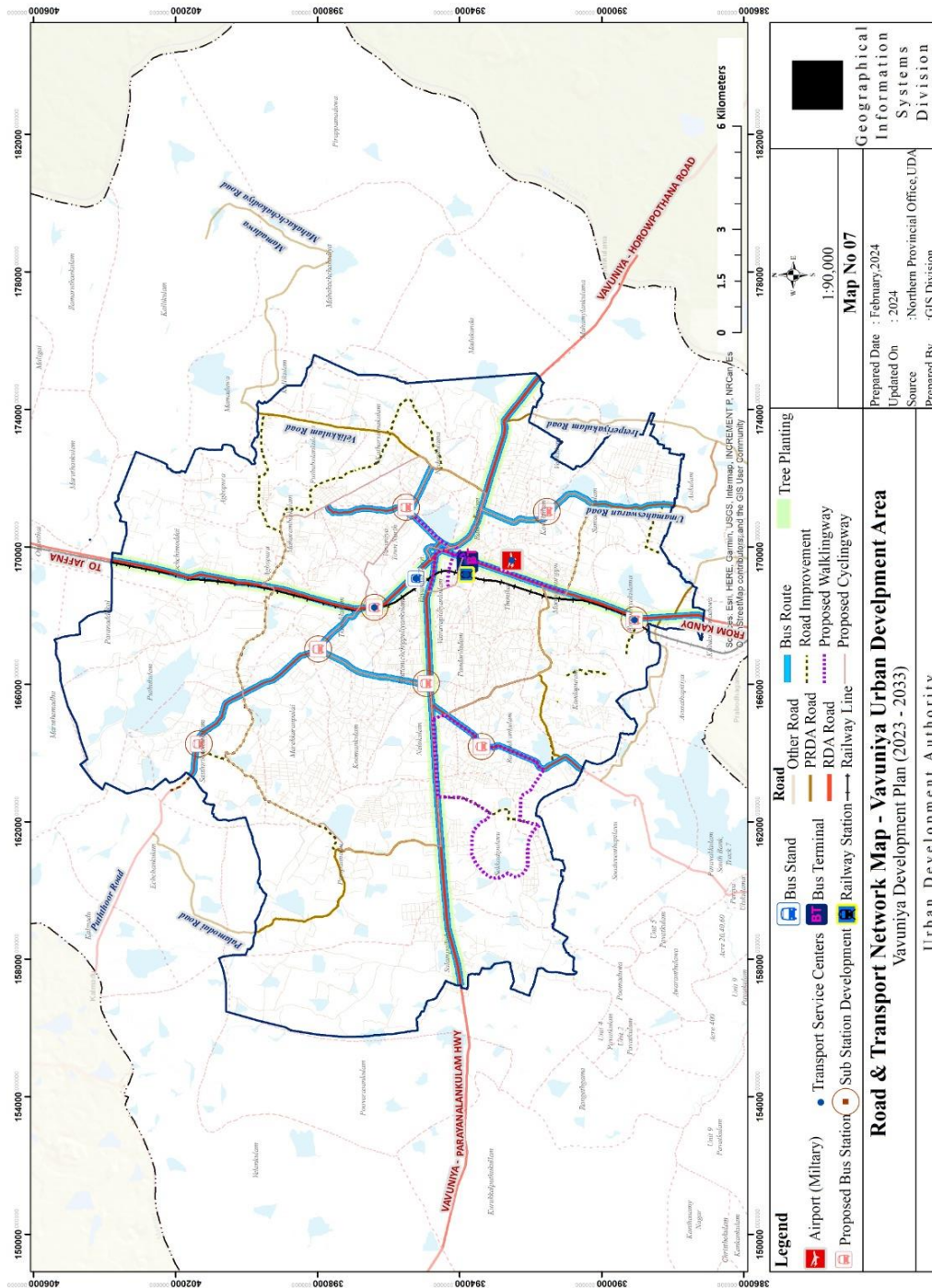
Vavuniya Development Plan (2023 – 2033)

- Proposed link road: It is proposed to create the inter linkages between the transport sectors and proposed road will function as walking path from Vavuniya Railway station to old bus stand with the provision of tree planting and seating facilities in order to ensure the safety and comfortable travelling experience.

Therefore, successful implementation of the proposed projects under the road and transport sector, there will be a well-established infrastructure facilitated town and well interconnected town in the Northern Province by 2033 and this plan will support to the rapid regularized urban development activities in future.

Vavuniya Development Plan (2023 – 2033)

Map 11: Transport Plan (2023– 2033)



6.3.2.3 Water Supply plan

In Vavuniya, water quality is the sever problem. Therefore, there is an immediate requirement to prepare the water supply plan due to supply water for all by 2033. Accordingly, the strategy has been formulated as,

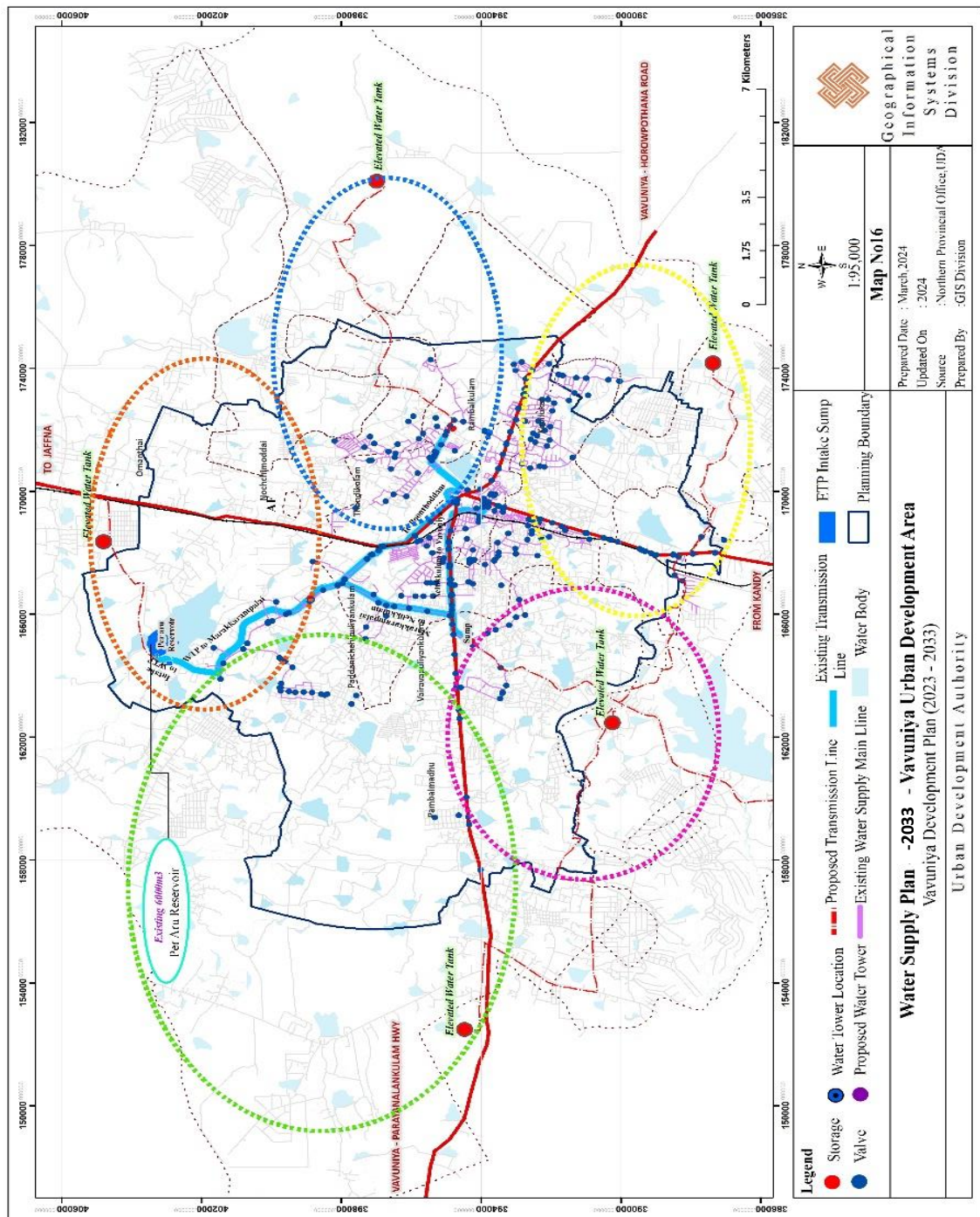
Strategy 1: Create access to the clean water for all by incorporating the proposed water supply plan by the National Water Supply & Drainage Board

The National Water Supply & Drainage Board has been proposed to implement the Vavuniya Water Supply scheme for the entire district. The estimated water demand is about 38,114 m³/day but existing water supply capacity is 6000 m³/day taking from the Per Aru reservoir. Accordingly, water supply capacity of the proposed project is about 32,114 m³/day, its planned to take the water from the Lower Malwathu Oya reservoir. Under this project, following development activities are proposed to implement.

- Lower Malwathu Oya reservoir development
- Development of 11 numbers of elevated water tank
- Develop main distribution line

Vavuniya Development Plan (2023 – 2033)

Map 12: Water supply Plan (2023 – 2033)



6.3.2.4 Solid Waste and Waste Water Management Plan

In the planning area, there are three local authorities handling the waste management namely Vavuniya Urban Council, Vavuniya South Tamil Pradeshiya Sabha and Vavuniya South Sinhala Pradeshiya Sabha. Accordingly, expected solid waste is about 123 tons/ day and waste water about 23,178 m³/day. Therefore, considering national level policies and the demand forecasted, strategies formulated as follow,

Strategy 1: Facilitate to establish the efficiency of waste management system at District Level

Under the strategy 1, proposed waste management at existing waste management site which is located in Pambaimadu. And, following project activities are proposed to enhance the efficiency of waste management system,

- Introduce proper mechanism to separate the waste at community level is that, waste collection from the industrial, commercial, residential, administrative & other uses will be separated at village level through the proposed service or town centers such as, (See table)

Table 12: Proposed waste collection points at Village level

Proposed Service Center/ Town Center	Separation points at village level
Vavuniya town	Soosaipillaiyarkulam, Katkuli
Thandikulam	Pathiniyarmahilankulam, Thirunavtkulam
Nelukulam	Sampalthodam, palamaikal
Rambaikulam	Sinnaputhukulam, Sakayamathapuram
Kovilkulam	Kovilputhukulam
Erattaperiyakulam	Navagama, Kurundankulam
Pampaimadu	Katpakapuram
Pandarikulam	Ukkulankulam

- Proposed waste collection route, which covers the service centers and highly density residential areas (see: map).

And, proposed to implement the waste management project with the KOICA funds by developing the following projects (See: Map),



Source: Google Image

Vavuniya Development Plan (2023 – 2033)

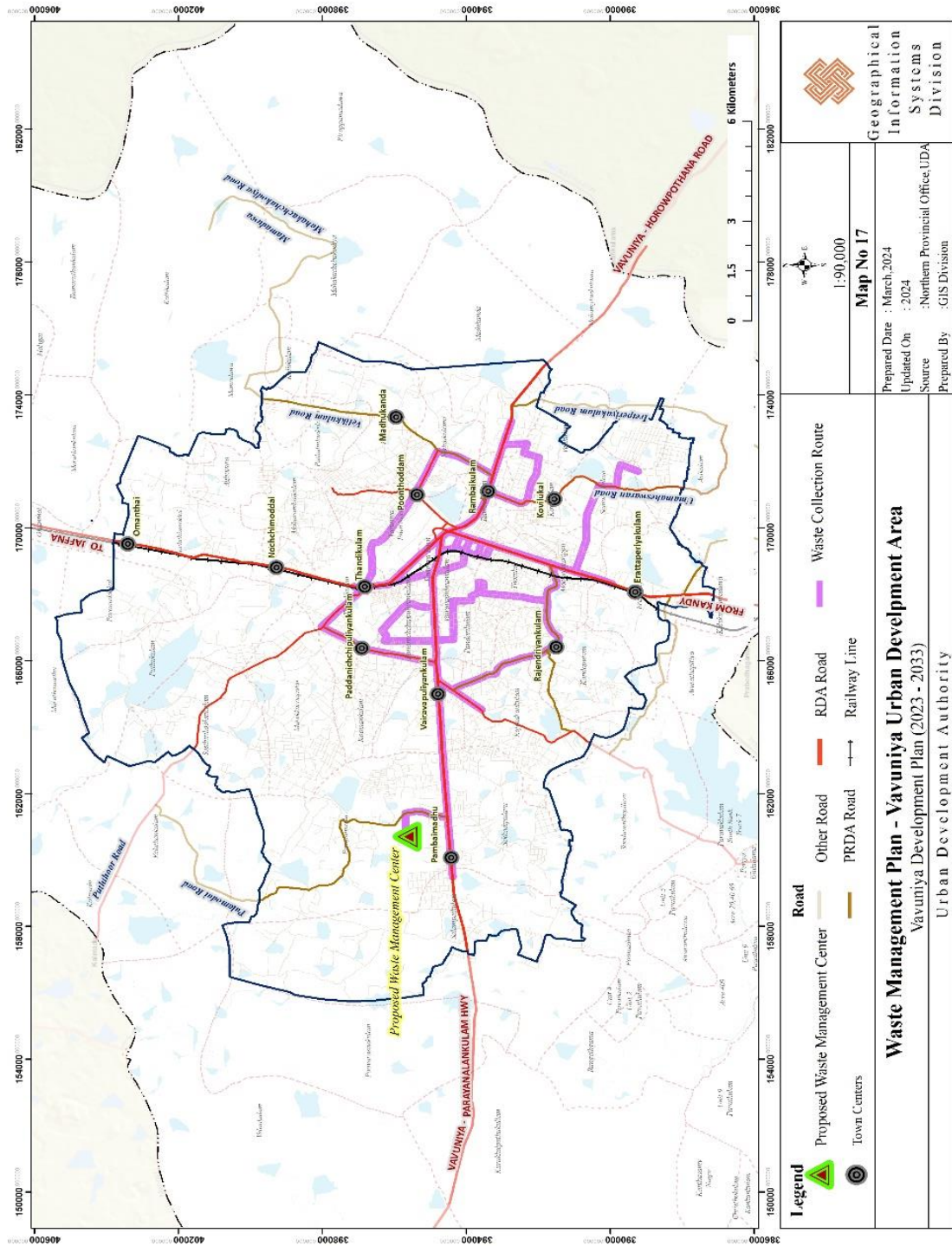
- Development of dumping and composting yard for the solid waste
- Development of waste water treatment plant for waste water
- Introduce advance technology for the waste managem ent
- Produce the fertilizer for agriculture purpose
- Solar Park development
- Introduce income generation system to Local authorities



Source: Google Image

Vavuniya Development Plan (2023 – 2033)

Map 13: Waste Management Plan (2023 – 2033)



6.4. Economic development Strategy

Agriculture is predominant base economy in the planning area. Availability of resources such land, water and man power those are the major potential for economic development. Therefore, development plan is highly focussing on the emerging sectors of economy such as Agriculture, Industrial and Tourism base Recreation activity in the planning area. Accordingly, Economic enhancement Strategies defined under three aspects such as,

- Township Economic development
- Agro Economic Industrial development
- Agro Economic Tourism development

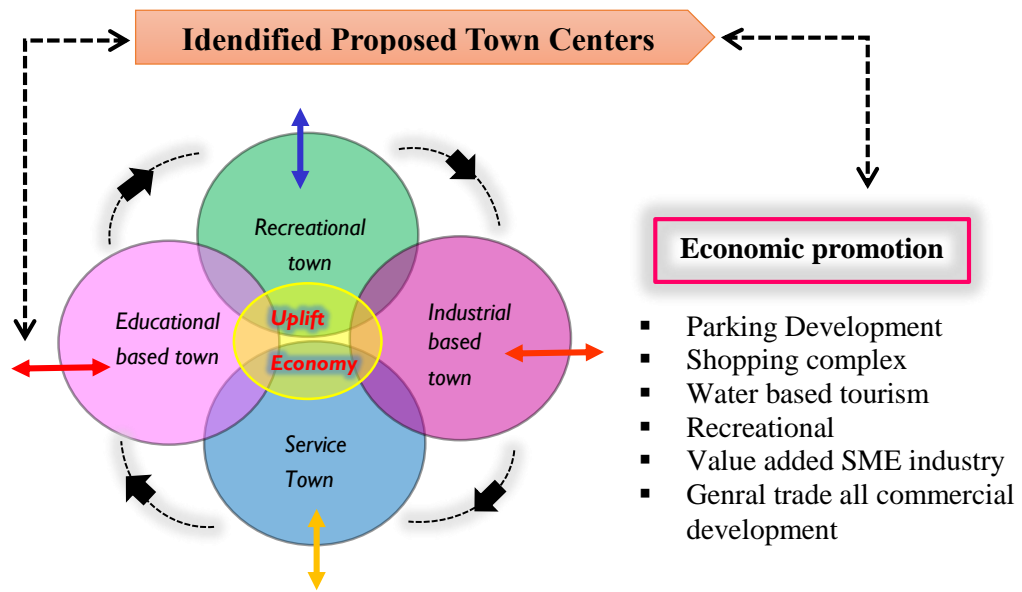
Through the strategical approach, the economy development is well organized in a systematic way and also can be encourage economic diversification and strengthen the business environment to ensure long-term economic prosperity in quality and quantity manner in the planning area.

6.4.1. Township Economic Development

Economic viable promotions are recommended to develop under town center development that was mentioned under the spatial strategic plan. Each and every town centers will be emerging with sustainable economic growth development incorporate with economic related activity such as parking development, general trade and other commercial development and etc. (Refer the section 6.3.1.1. Town Center Development under service Plan).

The following diagraph/figure simply explained as how the township development promotes the economic development in the planning area.

Figure 11: Concept of Township Economic Development



6.4.2. Agro Economic Industrial Development

Industrial Sector also one of the key activities to enhance the economic sector in the planning area. The agro Industrial development gives a high priority to local resources to bring up the economic status of the local community and put an effort to increase the income of local and national level. Accordingly, various industrial development strategies are proposed within the planning area with the base of available factors of productions such as Land, Labour and Raw materials and other spatial arrangement like infrastructure.

Strategies 1: Create Agro corridor to enhance the efficient marketing System

Absence of marketing is a major issue identified under the economic sector. For the efficient functions of this marketing, an Agro corridor has been introduced in the planning area. In this corridor development is organized in an efficient way also the location of this corridor is directly connected to main arterial roads

and railway network; not only that which is covered by paddy lands also. Main target of this corridor development is facilitating the services in effective



Source: Google Image

manner like efficient collection and distribution mechanism of agricultural products from village level.

In parallelly, which will provide an efficient integration of transportation, Terminal market, stores, Warehouse (Paddy store and dryer platform) and other value-added services at the same time, such facilities help in shortening the supply chain for the producers who had to traverse a long marketing channel to reach the market due to unavailability of the necessary infrastructure.

The Proposed **Outer circular road** will act as collection route for raw material which made drive short convenient transportation for the local entrepreneurs also.



Source: Google Image

Strategies 2: Establishment of marketing supply chain for agricultural products to convert as value added products and proper marketing system – link economy

The following area to be consider through above strategy,

- Redevelopment of Industrial Estate at Poonthoddam
- Facilitation to functioning efficiency of Economic dedication center

Industrial Estate at Poonthodam has already developed even though, considering the existing condition of the Estate and the unutilized local resource, land availability it is recommended to redevelop by 2033. Through this development approach able to get the maximum usage from the estate and can be cater the future demand also medium and small-scale entrepreneurs within the planning area will be promoted through this industrial strategical intervention.

Accordingly, coconut, palmyrah and cashew-oriented productions, vegetables, fruits and other crops productions are given higher importance since majority of the local

community survive through this small-scale orientation by utilize the local resource in the planning area. Though this industrial redevelopment which is targeted to upgrade the existing industries to achieve more profitability and to uplift the economic status and the employment opportunities for the local community.



Source: Google Image

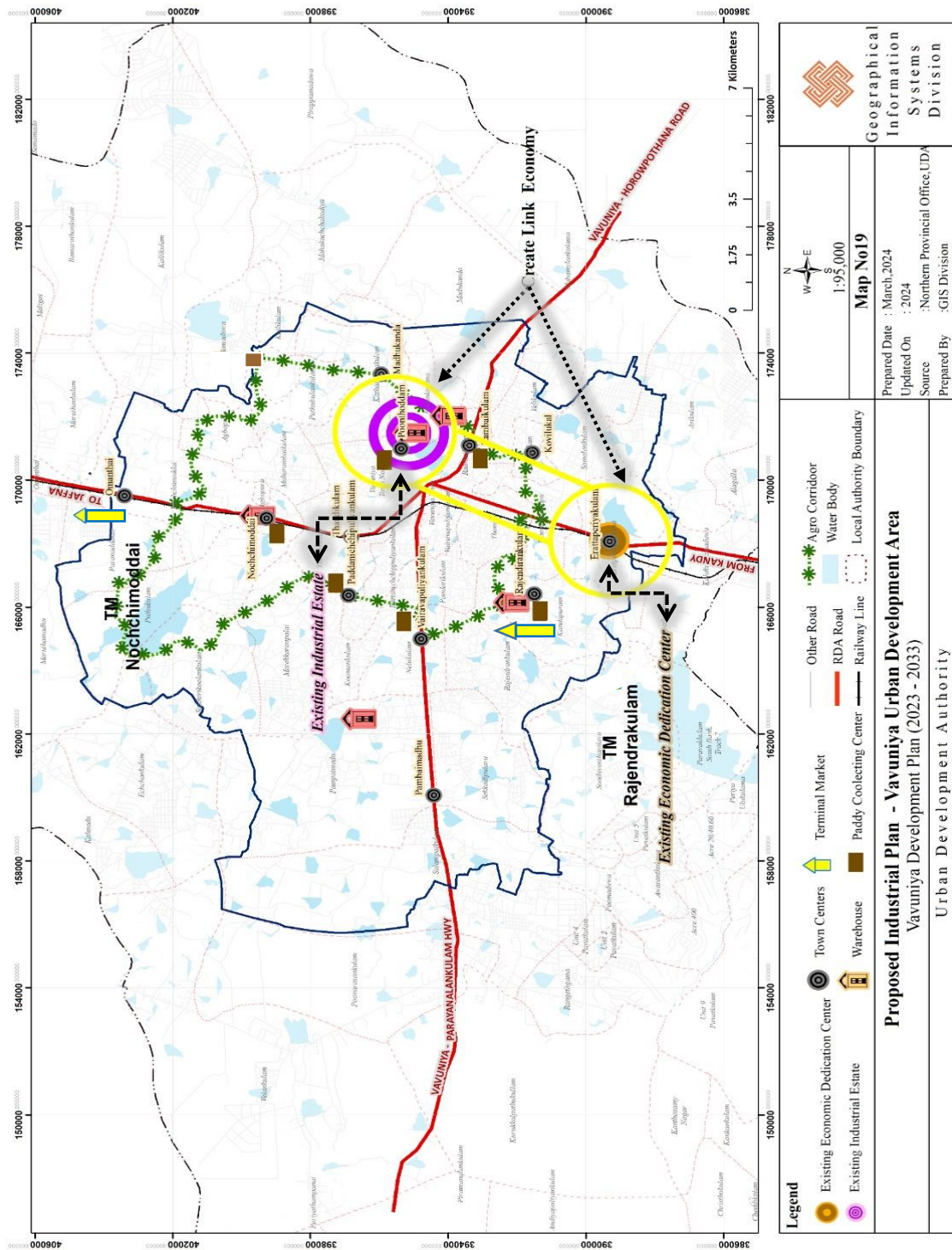
Further, the following physical and functional attainments also targeted though the re development of industrial sector.

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

Economic dedication center also very recently developed in the ErattaperiyakulamGN division. Even though, which is not functioning as properly at the moment. Therefore, through the economic strategic plan try to facilitate to the Economic dedication in order to cater future demand. To achieve that, in this dedication center will be act as Terminal Market as because of that, the local producers will get their relevant information regarding the market expectations (demand and supply of the products) and they can increase their income level of their products. In parallel, it will Ensure proper marketing services for agriculture products due to attract the competitive regional business group to establish the stability of proper marketing system for local products to immediate regional towns.

Through this strategic approach, can create a sustainable linked economy co-relation between **Industrial Estate** and **Economic dedication center** for regular production and supply. For this co-relation that Agro Corridor will provide the support to ensure long-term economic prosperity in quality and quantity manner in the planning area.

Map 13: Proposed Agro Economic Industrial Plan






6.4.3. Agro Economic Tourism Development

Tourism is another sub sector to enhance the economic in the planning area. Accordingly, Tourism potential area has identified in the area as Forest, Paddy land & Water bodies. Through these major sectors, targeting to contribute the economic growth by 2033.

Strategies 1: Protecting control all productive agriculture lands, forest and water body through a proper zoning plan & regulation (permitted activity)

Forest, water bodies and Agricultural lands have been identified as natural factors to be conserved, at the same time each of them are also seen as a potential resource for tourism development. Through this strategical approach, those areas will be promoted as tourist destination places in the planning area also it is proposed to allow only eco-friendly Permitted activities on other hand without affecting their character of those resources income generate mechanism is considered. Moreover, development will be control though the special guidelines. (Refer the Zoning Plan)

Table 13: Permitted activity allow in the Forest, water bodies and Agricultural lands

Potential Area	Permitted Activity
Forest	Wildlife animals watching, Safari, Champing tent, Forest therapy, Eco adventure tourism activity 
water bodies	Water park (seating & landscaping), Water related sport activity (boating), Event tourism 
Agricultural lands	Event tourism, Food tourism 

6.5 Sustainable Environment Development Strategies

6.5.1 Environment Conservation Plan

In the planning area, 65% of the lands cover the environmentally sensitive areas, problems also have been identified in terms of the degradation of the natural assets. Therefore, there is an immediate requirement to take planning intervention on such assets. This environment conservation plan consists of natural environment (forest, paddy and wet lands) and built environment (historical and archeological buildings). Therefore, considering the national level policies and the identified issues, strategies formulated as follow due to conserve and preserve the natural and built environment.

Strategy 1: Conservation of Environmental sensitive areas by enforcing the zoning plan & regulation

Strategy 2: Conservation and preservation of Archaeological Sites to enhance the archaeological value of the property

Under the strategy 1, proposed zoning plan in order to regulate the environmentally sensitive areas such as (Refer map),

- Conservation /Preservation of ecologically valuable wetlands
- Conservation of forest area
- Conservation of paddy lands

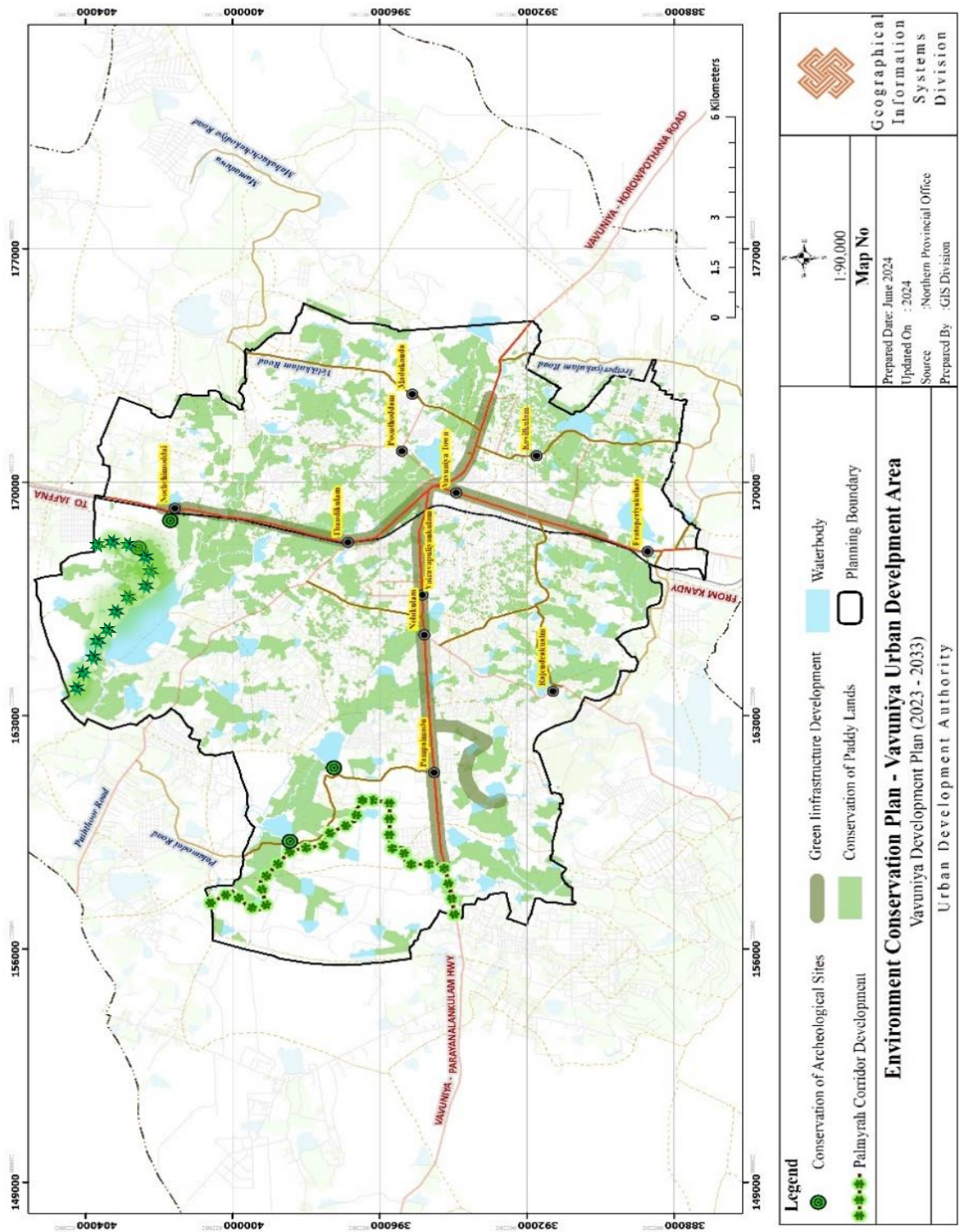
And proposed palmyrah corridor development along the forest conservation zone in order to control the deforestation and the encroachment of forest lands by the public for future physical development activities and control the elephant movement to the solid waste management site and the residential areas.

Under the strategy 2, proposed to conserve and preserve the archeological valuable sites in order to enhance the archeological value of the properties in an economical way as facilitate to open up the archeological site as tourism potential areas namely Madukanda Sri Dalada Viharaya, Pampaimadu runis and Atambagaskada Ruins.



Source: Google Image

Map 14: Environment Conservation Plan



6.5.2 Disaster Risk Reduction Plan

In order to overcome the flooding and droughts issue, proposed Disaster Risk Reduction Plan and strategy formulated as,

Strategy 1: Create the interlinkages between the waterbodies while redevelopment of storm water drainage system to mitigate the flooding and enhance the underground water stability

Under this strategy, proposed to rehabilitate the cascade system and regulate the enforcement activities through the action projects such as,

- Rehabilitation of major tanks in terms of the recreation and irrigation-based development as follows,

Recreational based tank development	Irrigation based tank development
Vavuniya Tank	Vavuniya Tank
Thandikulam	Maharambaikulam
Vairavapuliyakulam	Moonayamdu tank
Paddanichipuliyakulam	Madukanda tank
Sampalthoddam kulam	Pambaimadu tank
	Karaiyankulam
	Paddanichipuliyakulam
	Pandarikulam
	Pathiniyarmakilankulam

- Rehabilitation of Drainage, Feeding channel and spillway development
- Rehabilitation of ponds with proper drainage network in the identified flood prone areas
- Incorporate DRR plan proposed by the UNHABITAT

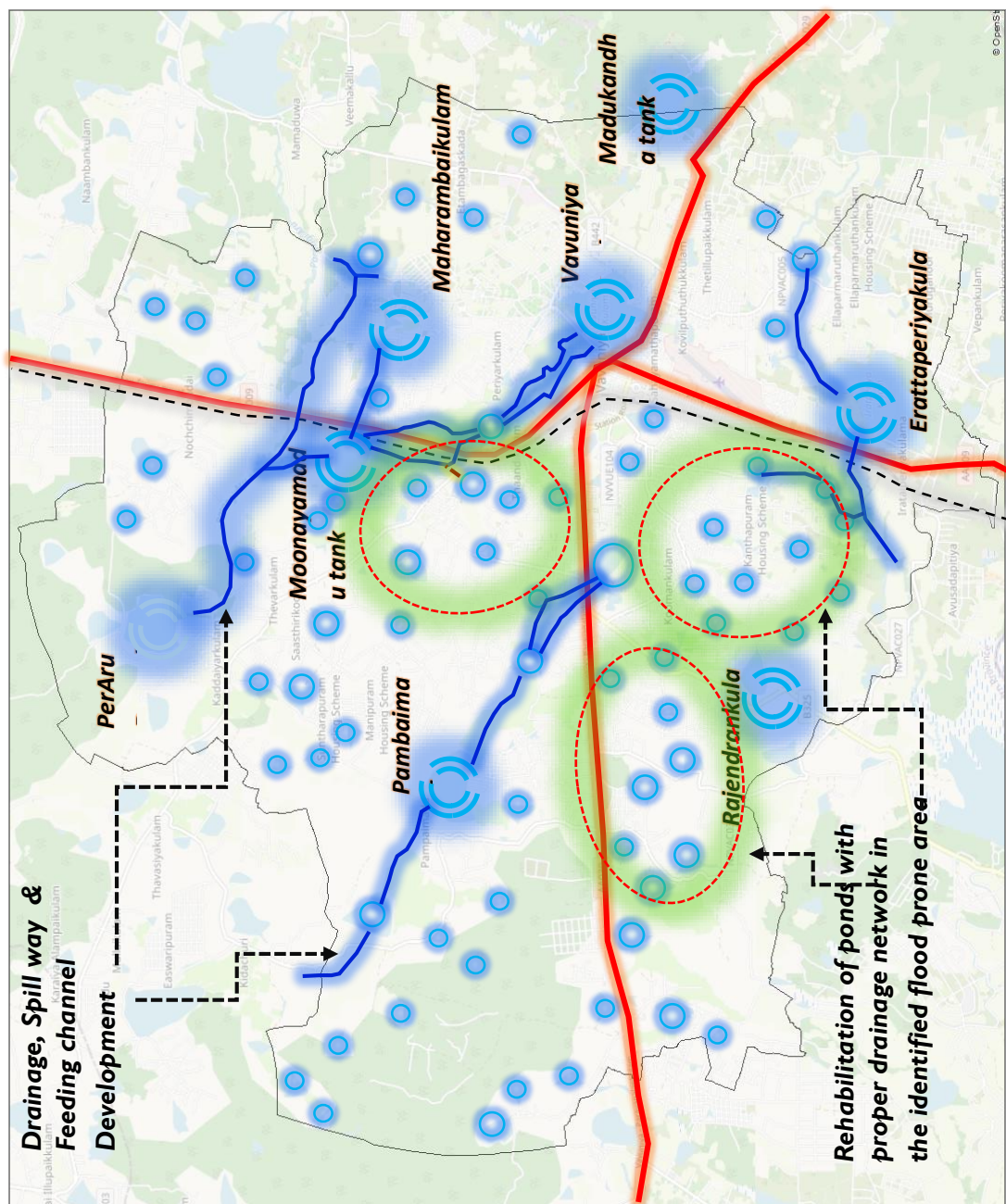
In addition, proposed to guide and control the development activities in the flood prone areas such as,

- Enforce the reservations as per the relevant department's rules and regulations
- Regulate to construct the flood-proof buildings in flood prone area based on the recommendation of the Disaster Management Center and Structural Engineers
- Enforcing the Rainwater harvesting system when grant the development permits

- Every road development should have the drainage provision based on the recommendation of the Disaster Management Center and Structural Engineers
- Restrictions on reclamation of marshes, tanks and abandoned paddy lands.

By implementing proposed projects and enforcing the regulation, Vavuniya town will be a livable town with flood free zone, retain the ground water stability and contribute to the GDP by agriculture sector by 2033.

Figure 12: Disaster Risk Reduction Plan



Source: Prepared by UDA

6.5.3 Public Outdoor Recreational Space Plan

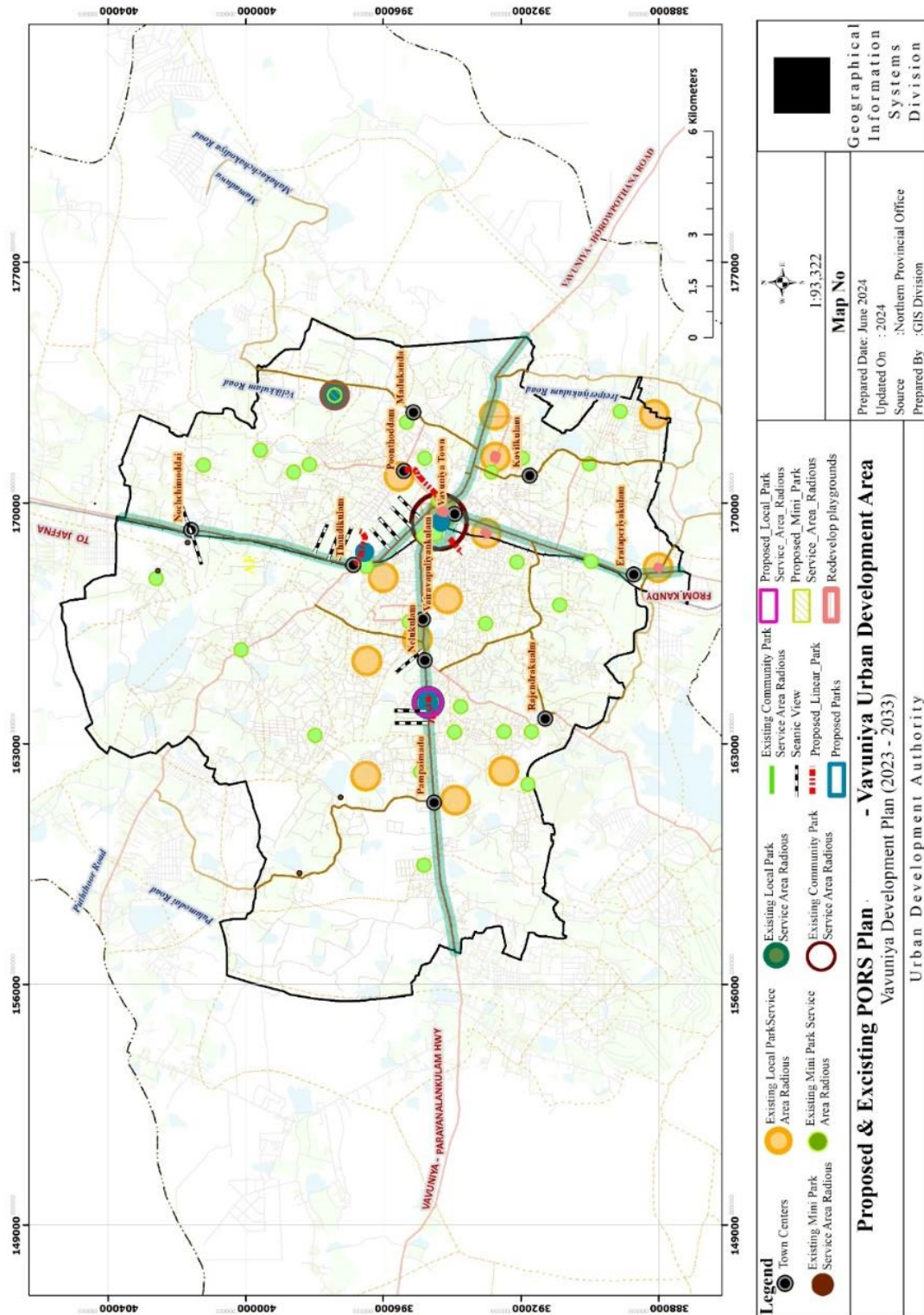
In order to cater the future demands on the open space requirement and create the environmentally friendly town as well as to reduce the urban heat and to enhance the healthy life of the people, strategy has been formulated as follow,

Strategy 1: Create the livable urban space while connecting the blue and green network to entertain and promote ecofriendly environment

Under this strategy, following projects have been proposed to enhance active recreational spaces through proposed local park, community park & mini parks with the landscape developments such as,

- Proposed recreational development at Vavuniya Tank
- Development of walkway along Park Road
- Proposed recreational development at Thandikulam reservation
- Development of linear park by connecting the Vavuniya tank and Thandikulam
- Proposed recreational development at Vairavapuliyankulam
- Proposed to develop tree planting avenue at Vairavapuliyankulam
- Proposed Mini Park (children park) at Agbopura
- Redevelopment of children park at Puthuvilankulam
- Proposed recreational development at Sampalthottam tank reservation
- Redevelopment of Vavuniya Urban Council playground
- Development of green infrastructure (tree planning) along the major trunk routes

Map 14: Proposed & Existing PORS Plan



6.6 Project Implementation Strategy

6.6.1 Prioritizing the Projects

No	Project	To achieve the Vision	Socio Economic Impact	Environmental Impact	Normalized Value	Rank
1	Regeneration of Vavuniya CBD area	9	9	7	25	1
2	Shopping complex development @ Wholesale market land, Vavuniya	9	9	7	25	2
3	Proposed Mini Park (children park) at Agbopura	9	9	7	25	3
4	Proposed link road (walking away from railway to old bus stand with Tree Planting & Seating facilities)	9	9	7	25	4
5	Proposed outer circular Road (Thekkawatta_Nelukulam Road, Nelukulam_Neriyakulam Road, Mannar Road, Marakaranpalai Road, Thachchankulam Road, Palampiddi Thandikulam Road, Umamaheswaran Road, Horrawapothana Road, Velikulam mamaduwa Road)	9	8	7	24	5
6	Proposed industrial land development at Poonthoddam	9	8	7	24	6
7	Watersupply project by NWS&DB	8	8	8	24	7
8	Commercial complex development next to new bus stand					8
9	Housing development for middle income group at Pandarikulam	8	7	8	23	9
10	University township development at Pampaimadu	9	7	7	23	10
11	Proposed drainage development phase out	8	8	7	23	11
12	Proposed Town center development at Erattapriyakulam	9	7	7	23	12
13	Development of linear park by connecting the Vavuniya tank and Thandikulam tank	7	7	9	23	13
14	Walkway development (A9 road, Bazaar street, Station road, UC Road, Park Road)	6	8	9	23	14
15	Cycling way development (Thekkaewatta Rd, Thekkawatta_Nelukulam Rd, Nelukulam_Neriyakulam Rd, Marakaranpalai Rd, Mannar rd, Thachchankulam Rd, Palampiddi Thandikulam Rd, Umamaheswaran Rd, Horrawapothana Rd, Velikulam mamaduwa Rd, Puthoor-Palamoddai rd, Puthukulam Rd, Nochchimoddai Rd)	6	8	9	23	15

Vavuniya Development Plan (2023 – 2033)

16	Proposed recreational based Town center development at Thandikulam	8	8	7	23	16
17	Development of Green infrastructure (tree planting) at proposed town center development	7	8	8	23	17
18	Proposed recreational development at Vavuniya Tank	6	9	7	22	18
19	Development of walkway along Park Road	7	8	7	22	19
20	Industrial based township development at Poonthoddam	8	8	6	22	20
21	Rehabilitation of Drainage, Feeding channel and spillway development at Vavuniya tank	8	7	7	22	21
22	Rehabilitation of Moonayamadu tank development	7	7	8	22	22
23	Proposed Town center development at Rajendrakulam	8	7	7	22	23
24	Proposed new road for waste management site	7	7	8	22	24
25	Development of waste management site at Pambaimadu	7	7	7	21	25
26	Rehabilitation of Drainage, Feeding channel and spillway development at Moonayamadu tank	7	7	7	21	26
27	Rehabilitation of Madukanda tank development	7	7	7	21	27
28	Improvement of local roads	8	7	6	21	28
29	Modernization of the Railway Station with banking, Parking and cafeteria	7	7	7	21	29
30	Proposed recreational development at Sampalthottam tank reservation	7	7	7	21	30
31	Proposed Town center development at Madukanda	7	7	7	21	31
32	Proposed Town center development at Nelukulam	8	7	6	21	32
33	Establishment of Palmyrah Corridor development along the forest conservation zone	6	6	9	21	33
34	Rehabilitation of Drainage, Feeding channel and spillway development at Pambaimadu tank	7	7	7	21	34
35	Establishment of Warehouse (paddy store & paddy dryer plat form) at Poonthoddam	7	7	6	20	35
36	Improvement of local roads (Mamaduwa_Noichimoddai Road, Kokeliya _ Agbopura Road, Kallikulam road, Puthoor_Palamaoddai road, Paranaddakal Road, Rajendrankulam_Nelukulam Road)	7	6	7	20	36
37	Warehouse (Paddy store and dryer platform) at Rajendrankulam	6	7	7	20	37
38	Rehabilitation of Drainage, Feeding channel and spillway development at Rajendrankulam	6	7	7	20	38
39	Warehouse (Paddy store and dryer platform) at Noichimoddai	6	7	7	20	39
40	Housing development for middle income group at Pambaimadu	6	6	7	19	40

Vavuniya Development Plan (2023 – 2033)

41	Rehabilitation of Pambaimadu tank	5	7	7	19	41
42	Rehabilitation of Drainage, Feeding channel and spillway development at Erattaperiyakulam	7	5	7	19	42
43	Development of Green infrastructure (tree planning) along major roads (A9 road, Horrawapothana Road, mannar Road, Station Road)	5	6	8	19	43
44	Redevelopment of the Existing Hospital	6	6	7	19	44
45	Proposed recreational development at Vairavapuliyankulam	5	7	7	19	45
46	Redevelopment of Children Park at Puthuvilankulam	4	7	7	18	46
47	Rehabilitation of Drainage, Feeding channel and spillway development at Madukanda tank	6	5	7	18	47
48	Development of Green infrastructure (tree planning) at proposed town center development	5	6	7	18	48
49	Hospital square development at Kurumankadu	5	5	7	17	49
50	Develop Vavuniya Archaeological Museum as infrastructure facilities provider for visitors	4	5	7	16	50
51	Preservation & Conservation of Archeological sites	6	5	5	16	51
52	Modernize the substation development to providing efficient passenger facilities with commercial activities at Erataperiyakulam	5	6	5	16	52
53	Redevelopment of Vavuniya urban Council playground	5	5	5	15	53
54	Modernize the substation development to providing efficient passenger facilities with commercial activities at Thandikulam	4	5	5	14	54
55	Proposed to develop tree planting avenue at Vairavapuliyankulam	4	3	7	14	55

6.6.2 Detail of Projects

1. Proposed Development of linear park by connecting the Vavuniya tank and Thandikulam tank

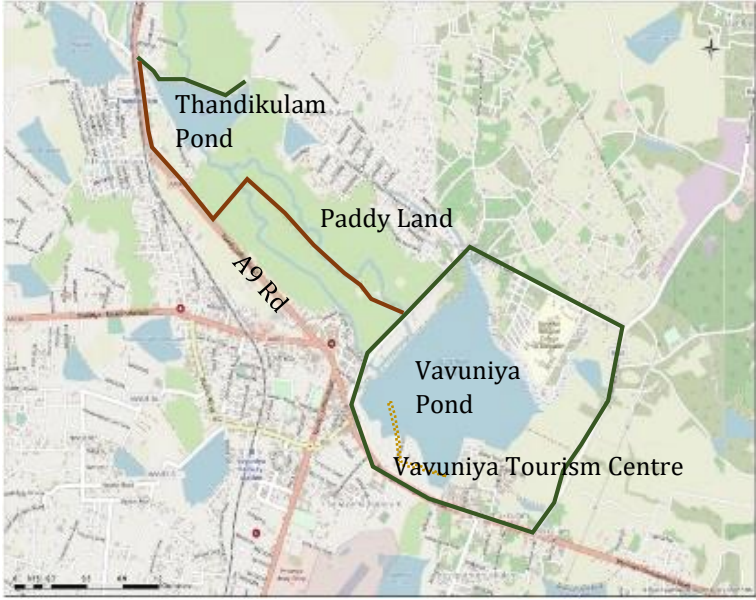
Project identification

Project Title	Proposed Development of linear park by connecting the Vavuniya tank and Thandikulam tank
Project	Enhance the recreation and walkability along the pond and create the linear path to link the Vavuniya tank and Thandikulam tank to stop encroachment and experience the blue green concept within the city.
Project Proposal	Enhancement of Landscape & Promote the Recreational Activities along the walk path in the theme of Blue Green

Project location

Location	<u>Province</u>	<u>DS Division</u>	<u>District</u>	<u>LA</u>
	Northern	Vavuniya Town DSD	Vavuniya	Vavuniya UC
Boundary	<u>North</u>	<u>East</u>	<u>South</u>	<u>West</u>
	Paddy land bund Road	Paddy Land	Vellikulam mamaduwa Rd	Paddy Land
Access	Through A9 road, Horowapottana road and Ponthoddam road and velikkulam mamaduwa road			
Location Map				

Adjacent Land Uses (explain with map)



Adjacent to the Project area most land is Paddy land, West side of the Thandikulam pond have encroach residentials and other surrounded lands are paddy land and connecting pathway goes along the paddy land and Vavuniya Pond East and south side have residentials and other side have the marshy land and Vavuniya tourism canter adventure park. Can review in the Location Map clearly.

Project justification

Project Type	New	✓	Improvement		Extension		Land Development only
Project Category	Conservation	Commercial	Landscape & Recreation	Heritage	Housing	Relocation	Infrastructure
			✓				
Project Aspect	Environment	✓	Economic	✓	Social	✓	
Project Objective	<ul style="list-style-type: none"> • To stop the Encroachment • To connect and create the easy assessible to Vavuniya tank and Thandikulam Tank • To enhance the Blue Green walkability within the Urban area • To provide a better easy access by connecting main roads • To upgrade the livelihood of the local people by enhance them with tourism related activities • To provide better impression through better landscape walkability, who are visiting to Vavuniya 						

Vavuniya Development Plan (2023 – 2033)

Rational of project	<p>In the present situation there is a need to enhance the experience of green infrastructure within the Urban area. Also, it is very much need to give good and healthy environment for the visitors those who enter to the Vavuniya. The proposed Blue Green Development of linear park by connecting the Vavuniya tank and Thandikulam tank started from A9 road access for thandikulam tank and Horawapottana road access to the Vavuniya tank. And project is adjacent to the paddy land. So, in order to enhance the green infrastructure of Vavuniya and to facilitate the locals and tourists this proposal has proposed by UDA.</p> <p>Further this project has proposed under the Environment Plan of 2023/2033 for Vavuniya Development Plan to set out the approach to enhance the Vavuniya environment and future proofing Vavuniya economy for generations to come. They are complementary approaches that reinforce one another given the relationship between the environment and the economy. So, liner park Development along the paddy land will showcase by enhancing Vavuniya as an environmentally viable for the local community within the urban area that supports to upgrade the livelihood of the local people while stop development along the pond encroachment as well.</p>
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Property description

Present Land Ownership	State/ Irrigation Private		Sta te	Vavu niya Urban Coun cil	Other	vccvb
Free Encumbrances	Yes	No		If No give details		
Details of the Ownership	Vavuniya Urban Council					
Survey Plan Detail	Survey Plan No.	Name of the Surveyor	Date	Land Extent		

Project description

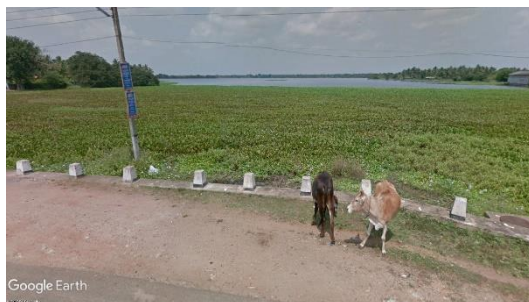
Project Period	Short term (1 > year)		Mid Term (1-3 year)		Long term (3 < year)	✓	Total Estimated Cost	140 Mn
Financing Method	Treasury Fund							

Description of the Project (with map)	<p>Development of linear park by connecting the Vavuniya tank and Thandikulam tank by including relevant facilities including walk path, Seating & resting space, Lighting, tree planting, Restaurant, Parking for vehicle and the Kiosk for selling local products, Children play area that will contribute environmentally, economically viable to the local community and to promote the tourist attracted towards green with local products of Vavuniya.</p> <p><i>Map: Refer the Annexure</i></p>				
Infrastructure Availability	Water	<p>Required Capacity Total: 6400 l per day</p>		Electricity	Required Capacity
		<p>Drinking Purpose: Average Person x Required Litres 100 x 2 Litres = 200 l</p>			
		<p>Restaurant purpose: 1500 l</p>			
		<p>Watering Plants: 3000 l</p>			
		Available Capacity	-		Available Capacity
	Solid waste Management system	Yes	✓	No	If No give suitable SWM proposal
Zone	Moderate Density Zone (Residential)		Zoning compatibility	Yes	✓
History (if it relevant)					
Present status (explain details with measurements)					

Existing situation

The existing situation the both tanks getting encroached by the local community and due to that storm water collective capacity getting reduced and flooding happen.

Photographs



Proposed plan & building design requirements

1. Proposed Design Layout Plan
2. Seating and Resting space
3. Proposed Walk path
4. Proposed Lighting
5. Proposed Restaurant design
6. Proposed kiosk design
7. Proposed children Play space

Refer the Annexures

Project budget

Activity	Cost (rs. Mn)
1. Site Preparation	
2. Proposed Culvert	
3. Paved pathway	
4. Landscaping	
5. Lighting	
6. Outdoor Furniture	
7. Restaurant Building with Furniture	

8. Kiosk	
9. Children Play Space	
Subtotal i	
10. 10% Contingencies	
11. Project Cost	
12. Consultancy Fee (3%)	
Subtotal ii	
13. NBT (2%)	
14. Sub Total III	
15. VAT (15%)	
GRAND TOTAL	

Approval agencies

Activity	Relevant authority	Authorized person
1. Land Clearance	Vavuniya - Urban Council Irrigation fept	Chairman, Director
2. Maintenance & Management (UDA will be signed Memorandum of Understanding with Local Authority)		

Regulations and Guidelines	Regulations	Guidelines	
	UDA Planning & Building Regulation	Main Zone	Residential Zone
	Characteristics of the Zone	Predominantly Residential moderate dense development activities	
	Sub Zone	Medium Density Residential Zone	
	Zone Code	R2	
	Zone Factor	0.75-1.00	
	Minimum land extent for sub division	150 sq.m	
	Common zoning regulations	Relevant department clearances should be obtained if needed	
Details of Attachments	i. Proposed Design Layout Plan ii. Seating and Resting space iii. Proposed Walk path iv. Proposed Lighting v. Proposed Restaurant design		

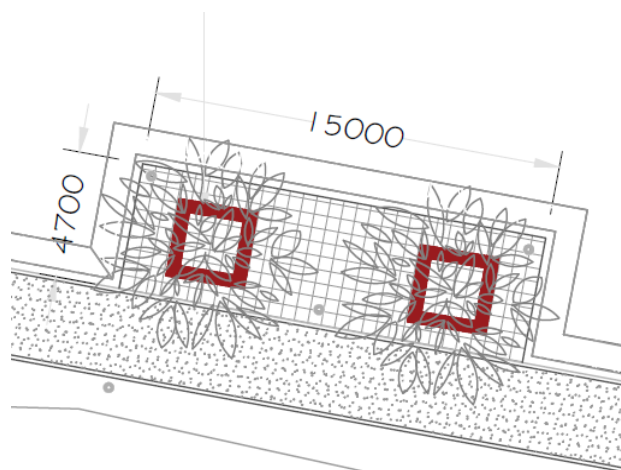
	vi. Proposed kiosk design vii. Proposed children Play space
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Annexure

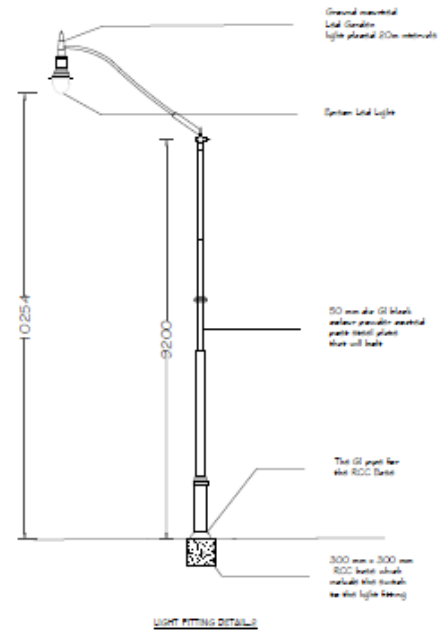
1. Proposed Design Area



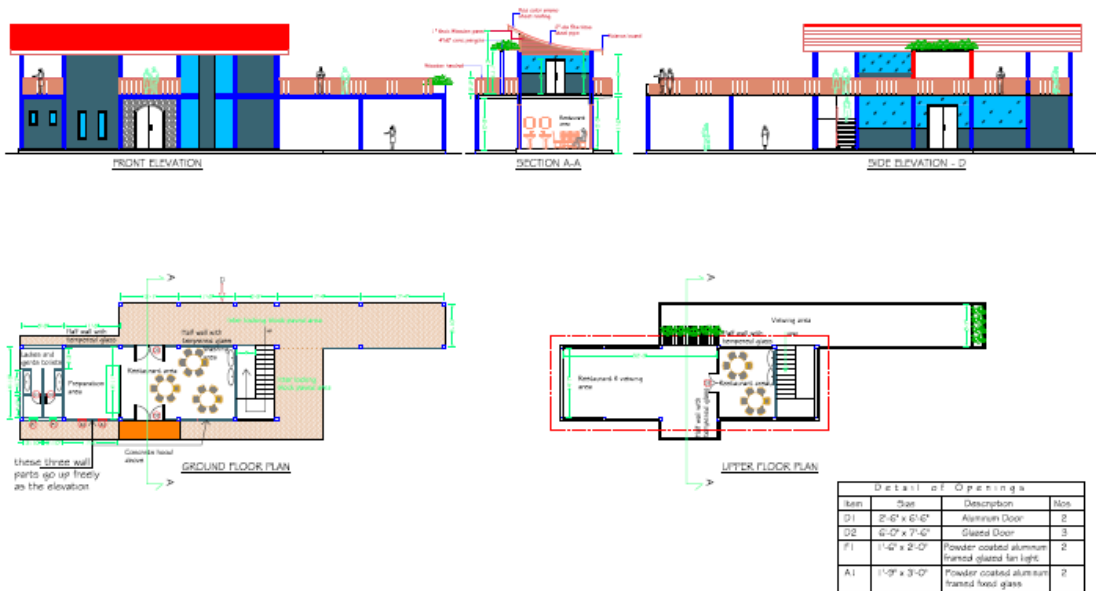
2. Seating and Resting space



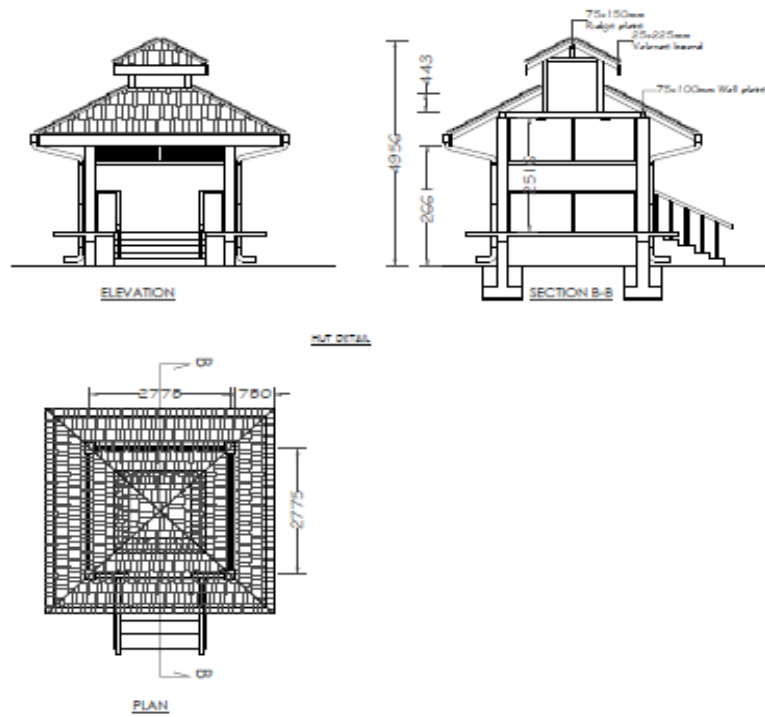
3. Proposed Lighting



4. Proposed Restaurant design



5. Proposed kiosk design



2. Proposed Walkway Development along the Park Road and Children Park

Project Title	Proposed Walkway Development along the Park Road and Children Park, Vavuniya
Project	Enhance the walkability and create the connectivity path to link the A9 road and Mannar Road
Project Proposal	Enhancement of Landscape & Promote the economic based activities along the walkway


Project location

Location	<u>Province</u>	<u>DS Division</u>	<u>District</u>	<u>LA</u>
	Northern	Vavuniya Town DSD	Vavuniya	Vavuniya UC
Boundary	<u>North</u>	<u>East</u>	<u>South</u>	<u>West</u>
	Vavuniya Urban Council and UC Play ground	A9 Road	Saivapiragasa Ladies College	Residentials
Access	One access through Vavuniya Mannar Road and other access through the A9 Road			

Location Map



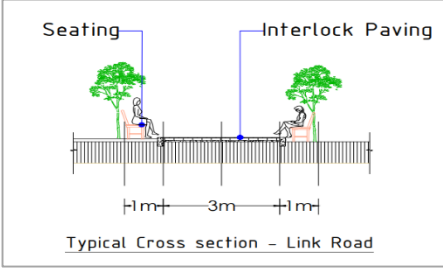
Adjacent Land Uses (explain with map)



The Proposed walkway development starts from the A9 Road where UC playground situated and go through the Vavuniya Park & ends in the Vavuniya Mannar Road through the Park road. And the Adjacent land uses comprises of UC Play Ground, Vavuniya Urban Council premises, Vavuniya park and along the Park road both sides of the walkway development having the government and institutions lands are available.

Project justification

Project Type	New	✓	Improve ment		Exte nsion		Land Developm ent only
Project Category	Conserv ation	Com merci al	Landscap e & Recreatio n	Heritage	Hous ing	Relocat ion	Infrastru cture
			✓				
Project Aspect	Environ ment	✓	Economi c	✓	Social		✓
Project Objective	<ul style="list-style-type: none"> • To connect to create the short distance walkway from the A9 Main road with the Vavuniya Mannar Road. • To enhance the walkability within the Urban area • To provide a better easy access by connecting main roads • To upgrade the livelihood of the local people by enhance them with tourism related activities • To provide better impression through better landscape walkability. 						

	<ul style="list-style-type: none"> • Create better walkable environment to promote the healthiest environment along the development.  <p style="text-align: center;">Typical Cross section - Link Road</p>
<p>Rational of project</p>	<p>In the present situation there is a need to enhance the experience of green infrastructure within the Urban area. Also, it is very much need to give good and healthy environment for the visitors those who enter to the Vavuniya. The proposed walkway Development along the Park road and children Park started from the Vavuniya Urban council’s playground and which is adjoining to the hundred city streetscape development project and ended up in the Vavuniya Parayanalankulam Road.</p> <p>The Vavuniya town is act as a service-oriented town and the 50% of the entire district population is within the Urban council area and also have high concentrate of commuter population of this town. So, in order to enhance the above scenario, the green infrastructure development and cater to facilitate the mobility enhancement of locals and tourists, this proposal has proposed by UDA.</p> <p>Further this project has proposed under the Environment Plan of 2023/2033 for Vavuniya Development Plan to set out the approach to enhance the Vavuniya’s economy. They are complementary approaches that reinforce one another given the relationship between the environment and the economy. So, walkway Development along the park road and children park will help to boost the productivity by enhancing Vavuniya as an economically viable for the local products that supports to upgrade the livelihood of the local people and ease the mobility within the core of Vavuniya.</p>

Property Description

Present Land Ownership	Private		State	Vavuniya Urban Council	Other	
Free Encumbrances	Yes		No	✓	If No give details	

Vavuniya Development Plan (2023 – 2033)

Details of the Ownership	Vavuniya Urban Council				
Survey Plan Detail	Survey Plan No.	Name of the Surveyor	Date	Land Extent	

Project description

Project Period	Short term (1> year)	✓	Mid Term (1-3 year)		Long term (3< year)		
Financing Method	Treasury Fund						
Description of the Project (with map)	<p>Development of Walkway along the Park road and children park by including relevant facilities of walk path, Seating & resting space, Open gym, Lighting, Restaurant, Parking for vehicle and the Kiosk for selling local products that will contribute economically viable to the local community and to promote the tourist attracted towards green with local products of Vavuniya.</p> <ul style="list-style-type: none"> - Walk path goes along the Park road and in the middle, it adjoins the Children Park boundary. - Seating and resting spaces allocated as per the space availability along the walkway. - Open Gym is proposed in the corner of the children park with adjacent to the Park road. - Lighting poles proposed along the Park road with the 10 m interval and pollard light proposed in the walk path that goes within the children Park. - Restaurant is proposed with the open gym area and access to the restaurant from the road side and through the Children park. - Parking for the vehicles given inside the children park area adjacent to the Urban council library to cater the user for the People come for the walking and children park - Kiosk will be constructed along the access road for the children park <p><i>Map: Refer the Annexure I</i></p>						
Infrastructure Availability	Water	Required Capacity Total: 1700 l per day			Electricity	Required Capacity	10000 kw
		Drinking Purpose: Average Person x Required Litres					

		100 x 2 Litres = 200 l				
		Restaurant purpose: 1500 l				
	Avail able Capa city	-			Availabl e Capacit y	Main Electric grid
	Solid waste Manage ment system	Yes	✓ No		If No give suitable SWM proposal	-
Zone	Commercial zone	Zoning compatibility		Yes	✓	No

History (if it relevant)

Present status (explain details with measurements)

Existing situation

The proposed project's road and the Park area is belonging to the Vavuniya Urban Council.

Photographs



Proposed plan & building design requirements

- 8. Proposed Design Layout Plan
- 9. Seating and Resting space
- 10. Proposed Open Gym
- 11. Proposed Lighting
- 12. Proposed Restaurant design
- 13. Proposed kiosk design

Refer the Annexures (1-6)

Project budget

Activity	Cost (rs. Mn)
16. Site Preparation	

Vavuniya Development Plan (2023 – 2033)

17. Proposed Culvert	
18. Paved pathway	
19. Landscaping	
20. Lighting	
21. Outdoor Furniture	
22. Restaurant Building with Furniture	
23. Kiosk	
24. Open Gym	
Subtotal i	
25. 10% Contingencies	
26. Project Cost	
27. Consultancy Fee (3%)	
Subtotal ii	
28. NBT (2%)	
29. Sub Total III	
30. VAT (15%)	
GRAND TOTAL	

Approval agencies -

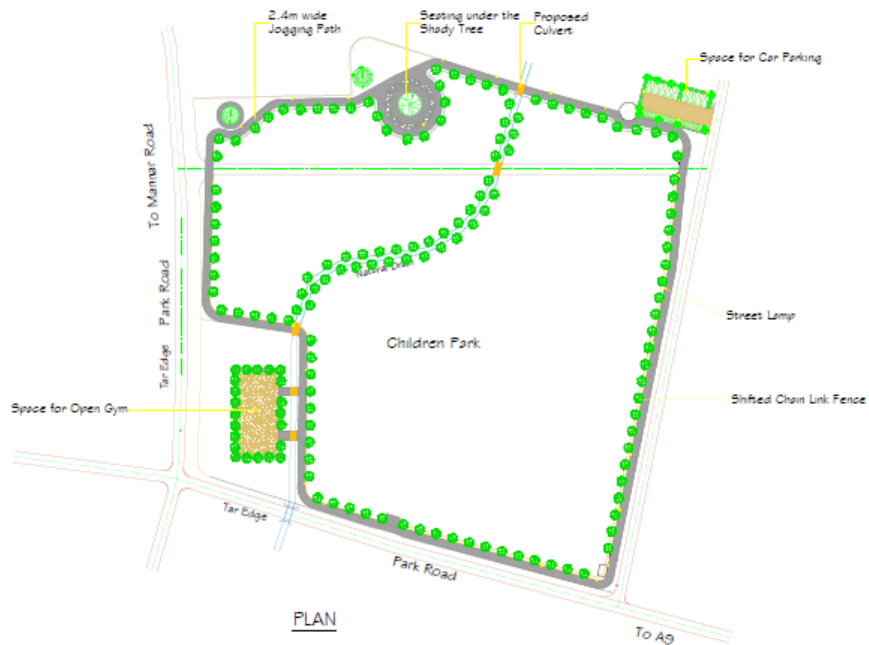
Activity	Relevant authority	Authorized person
3. Land Clearance	Vavuniya - Urban Council	Chairman
4. Maintenance & Management (UDA will be signed Memorandum of Understanding with Local Authority)		

Regulations and Guidelines	Regulations	Guidelines	
	UDA Planning & Building Regulation	Main Zone	Commercial Zone
	Characteristics of the Zone	Predominantly commercial establishment with the high dense development activities	
	Sub Zone	High Density Commercial Zone	
	Zone Code	C1	
	Zone Factor	1.75 -2.00	
	Minimum land extent for sub division	150 sq.m	

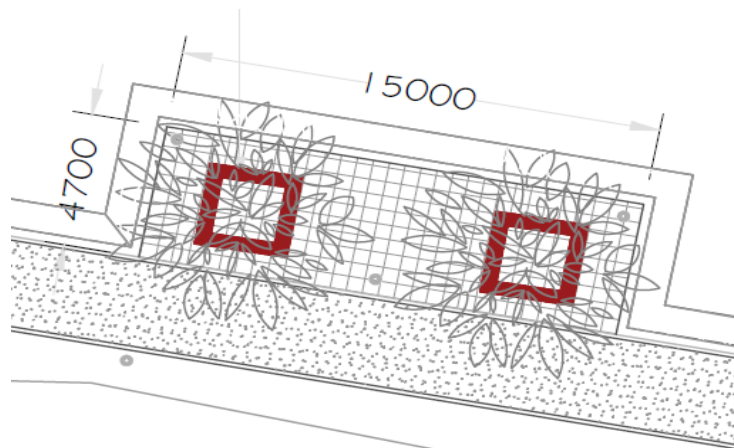
		Common zoning regulations	Relevant department clearances should be obtained if needed Plot Coverage 80%
Details of Attachments	viii.	Proposed Design Layout Plan	
	ix.	Seating and Resting space	
	x.	Proposed Open Gym	
	xi.	Proposed Lighting	
	xii.	Proposed Restaurant design	
	xiii.	Proposed kiosk design	

Annexure

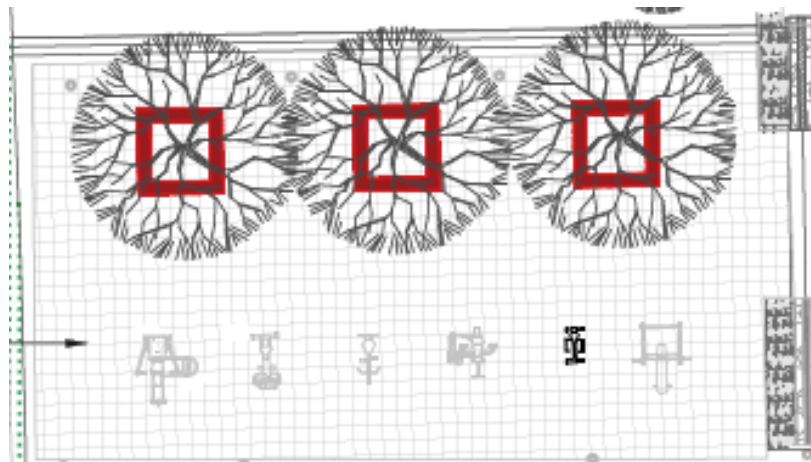
1. Proposed Design Layout Plan



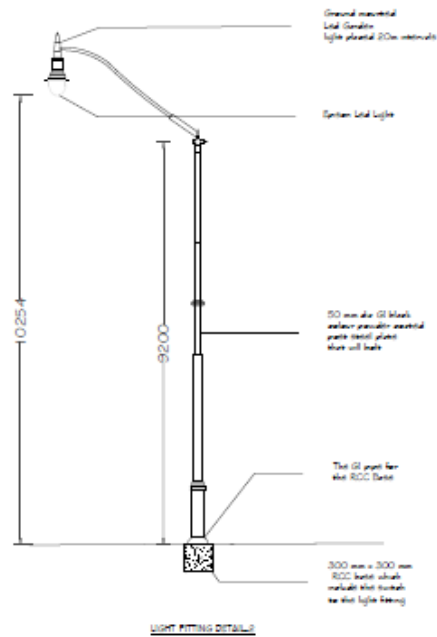
2. Seating and Resting space



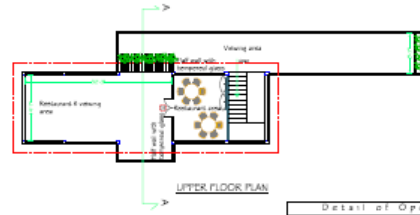
3. Proposed Open Gym



4. Proposed Lighting

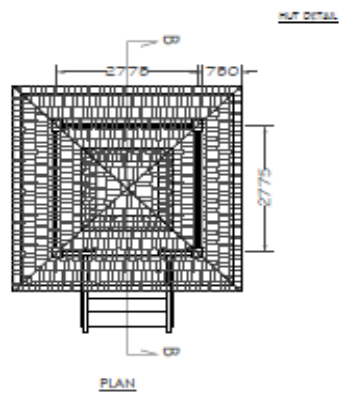
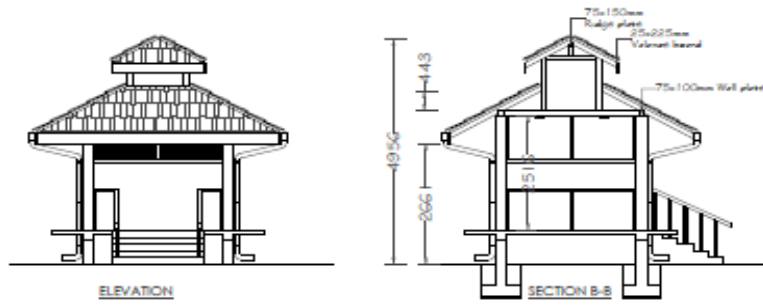


5. Proposed Restaurant design



Details of Openings			
Item	Size	Description	No.
D1	2'-6" x 6'-6"	Aluminum Door	2
D2	6'-0" x 7'-6"	Slated Door	3
F1	1'-6" x 2'-0"	Powder coated aluminum framed glassed fan light	2
A1	1'-0" x 3'-0"	Powder coated aluminum framed fixed glass	2

6. Proposed kiosk design




3. Proposed Commercial Complex development at existing wholesale market land, Horrawapothana Road.

Project identification

Project Title	Proposed Commercial Complex Development at existing wholesale market land, Horrawapothana Road, Vavuniya.
Project	Urban Development
Project Proposal	Enhance the better business environment

Project location

Location	<u>Province</u>	<u>DS Division</u>	<u>Distri ct</u>	<u>LA</u>
	Northern	Vavuniya DSD	Vavu niya	Vavuniya UC
Boundary	<u>North</u>	<u>East</u>	<u>South</u>	<u>West</u>
	Lane	Lane	Shops	Horrawapothana Road
Access	Horrawapothana Road (RDA)			
Location Map				
Adjacent Land Uses (explain with map)	Proposed site is surrounded by North part is by administrative use, East by water body (Vavuniya Tank) South and West by the commercial development activities.			

Project justification

Project Type	New	✓	Improvement		Exte nsion		Land Develo pment only
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Vavuniya Development Plan (2023 – 2033)

Project Category	Conser vation	Comm ercial	Landscape & Recreation	Herita ge	Hous ing	Relocatio n	Infrastr ucture
		✓					
Project Aspect	Enviro nment	✓	Economic	✓	Social	✓	
Project Objective	<ul style="list-style-type: none"> • To create the better business environment to the business group and customers • To get the maximum utilization of the land • To enhance the traffic control mechanism • To enhance the city beautification 						
Rational of project	<p>The Vavuniya town, is the second level major town in the Northern Province as well as which is functioning as Gateway to the Northern Province, it has the direct connection with the regional catchment towns such as Mannar, Trincomalee, Anuradhapura, Kilinochchi and Mullaitivu via A9 road, Mannar road and Horawapothana road. And, town has approximately 70,000 populations (2018) and commuter population is around 30,000 per day. Multi ethnic groups also are available. Those are the high potential for the urban development in Vavuniya.</p> <p>Considering the existing land use pattern of the town area, there are more than 50% of buildings in a dilapidated condition and under-utilized uses. Therefore, it was unable to get the maximum utilization of the property and least contribution to the economic as well as urban development. Even though, commercial developments are agglomerated along the major trunk routes which are not compatible and doesn't have the capacity to cater the future demand as well as.</p> <p>Further, proposed site is located facing to the Horrawapothana road and surrounded by the high dense commercial development activities. The proposed project site is occupied by the wholesale market building consisting of 32 shop units which is the dilapidated condition and this activity leads more traffic jam in the surrounding area and disturb the whole surroundings due to heavy vehicles movement.</p> <p>Therefore, there is a requirement of immediate intervention on the urban development by government or any interest parties to redevelop the town in a successful and sustainable manner.</p>						

Property Description

Present Land Ownership	Private		State	Vavu niya Distri ct Secret ariat	Other	
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Vavuniya Development Plan (2023 – 2033)

Free Encumbrances	Yes		No	✓	If No give details	
Details of the Ownership	Vavuniya District Secretariat has taken action to vest the land with Urban Council, Vavuniya.					
Survey Plan Detail	Survey Plan No.	Name of the Surveyor		Date	Land Extent	
	5259A	J.T.Galagedera		04.12.2020	00A	02R 02P

Project description

Project Period	Short term (1> year)		Mid Term (1-3 year)		Long term (3< year)	✓	Total Estimated Cost	250 Mn
Financing Method	Public Private Partnership							
Description of the Project (with map)	<p>Proposed to develop the shopping complex consisting the total floor area of 3688 sq.m (Basement with G + 2 storey building) and proposed development activities are as follows,</p> <ul style="list-style-type: none"> • Construction of 75 no of shops (G+2) • Develop 32 No of parking lots at basement • Develop the restaurant area is about 400 sq.m • Develop the additional cafeteria space and resting space in roof terrace • Develop the 6 number of Sanitary facilities including disable facilities • Provision of common services such as lift, staircase, disable ramp, washroom and fire exit <p><i>Map: Refer the Annexure I</i></p>							
Infrastructure Availability	Water	Required Capacity Total: 450m³ per day			Electricity		Required Capacity	
		Drinking Purpose: Average Person x Required Litres 100 x 2 Litres = 200 l					Available Capacity	
		Restaurant purpose: 1500 l					Available Capacity	
		Available Capacity	-				Available Capacity	
	Solid waste Manag	Yes	✓	No			If No give suitable	

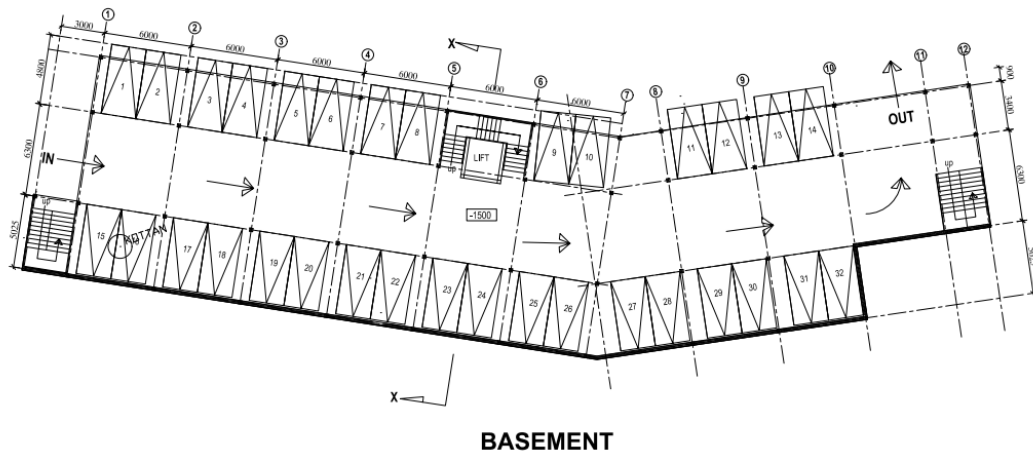
	ement system				SWM proposal
Zone	Commercial zone	Zoning compatibility	Yes	✓	
History (if it relevant)					
Present status (explain details with measurements)					
<u>Existing situation</u>					
<p>The proposed project site is consisting of 35 number of shops with the floor area of 100 sq.ft per shop which is carried out the whole sale market business activities during the morning time and grocery sale activities during the evening time. During the business time, all the vehicles are parking as on street parking which create the traffic jam in the surrounding areas. And there is improper basic facility available such as water and electricity. And, the existing buildings are very poor condition as dilapidated which is over 50 years building.</p>					
<u>Photographs</u>					
  					
Proposed plan & building design requirements					
<p>14. Proposed Design Layout Plan <i>Refer the Annexures (1)</i></p>					
Project budget					
	Activity			Cost (Rs. Mn)	
	31. Initial project preparation			05	
	32. Construction			416.6	
	33. Consultancy @ 6%			25.3	
	34. Tax and Duties @ 15%			67	

Vavuniya Development Plan (2023 – 2033)

	35. Other (contingencies) @ 10%	15.5		
	36. Maintenance cost 1% @ total income	4.8		
	GRAND TOTAL	534.37		
Approval agencies -				
	Activity	Relevant authority	Authorized person	
	5. Land Clearance	Vavuniya Divisional Secretariat	Divisional Secretary	
	6. Maintenance & Management (UDA will be signed Memorandum of Understanding with Local Authority)	Vavuniya - Urban Council	Chairman	
Regulations and Guidelines	Regulations		Guidelines	
	UDA Planning & Building Regulation		Main Zone	Commercial Zone
			Characteristics of the Zone	Predominantly commercial establishment with the high dense development activities
			Sub Zone	High Density Commercial Zone
			Zone Code	C1
			Zone Factor	1.75 -2.00
			Minimum land extent for sub division	150 sq.m
			Common zoning regulations	<i>Relevant department clearances should be obtained if needed</i> <i>Plot Coverage 80%</i>
Details of Attachments	xiv. Proposed Layout Plan			

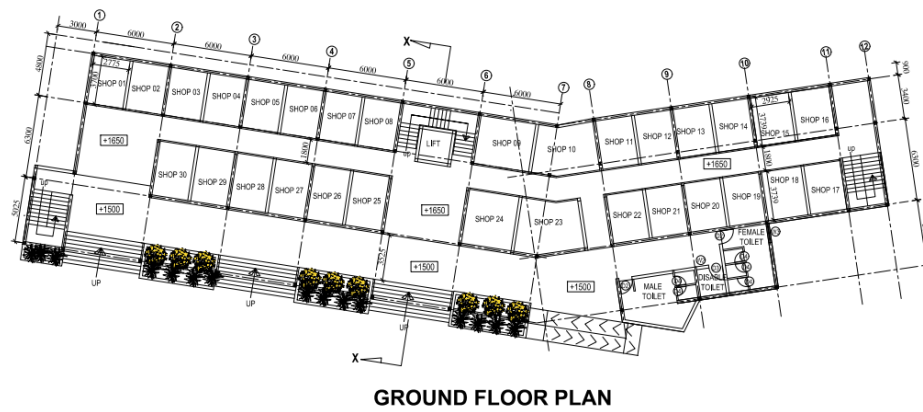
Annexure

1. Proposed Layout Plan – Basement



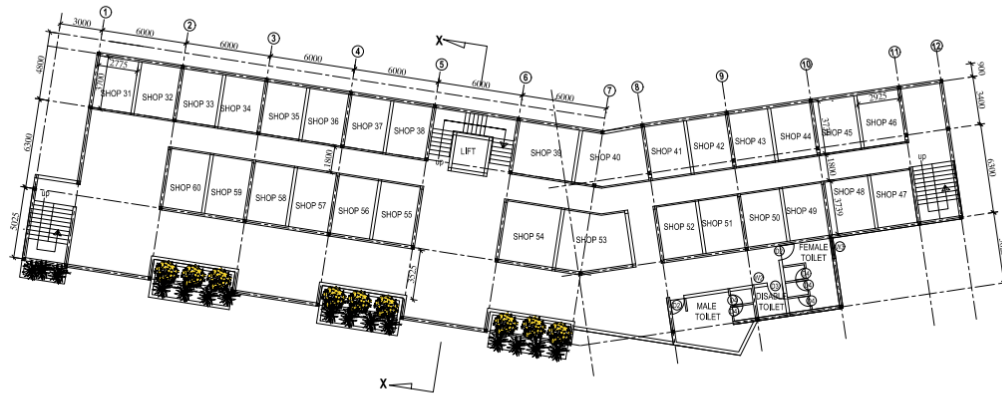
Area : 919 sq.m

2. Proposed Layout Plan – Ground floor



Area : 923 sq.m

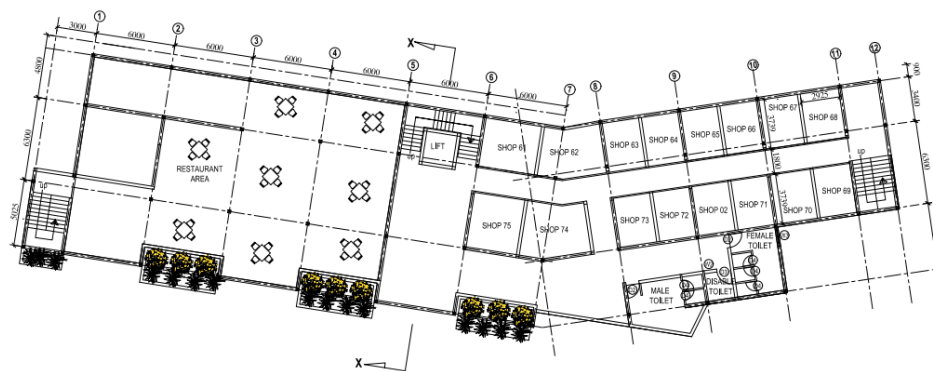
3. Proposed Layout Plan – First floor



FIRST FLOOR PLAN

Area : 923 sq.m

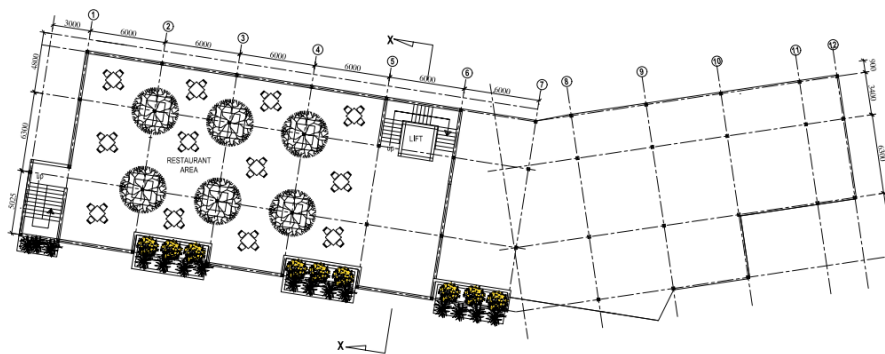
4. Proposed Layout Plan – Second floor



SECOND FLOOR PLAN

Area : 923 sq.m

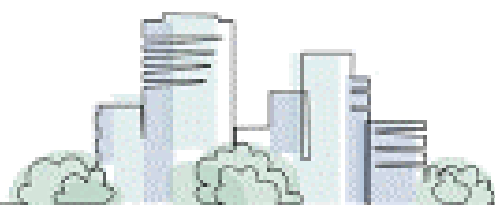
5. Proposed Layout Plan – Roof terrace



ROOF TERRACE

Area : 482 sq.m

PART - II



Chapter 07 - Development Zones and Zoning Regulations

7.1. Introduction

In general, the development plan prepared for the urban area is to guide and control the future development activities within the urban area in a sustainable manner in order to get the maximum utilization the land considering the scaracity of the natural resources. Accordingly, the proposed development zones and the zoning regulations will support to achieve the vision, goals and the objectives of the plan by 2033.

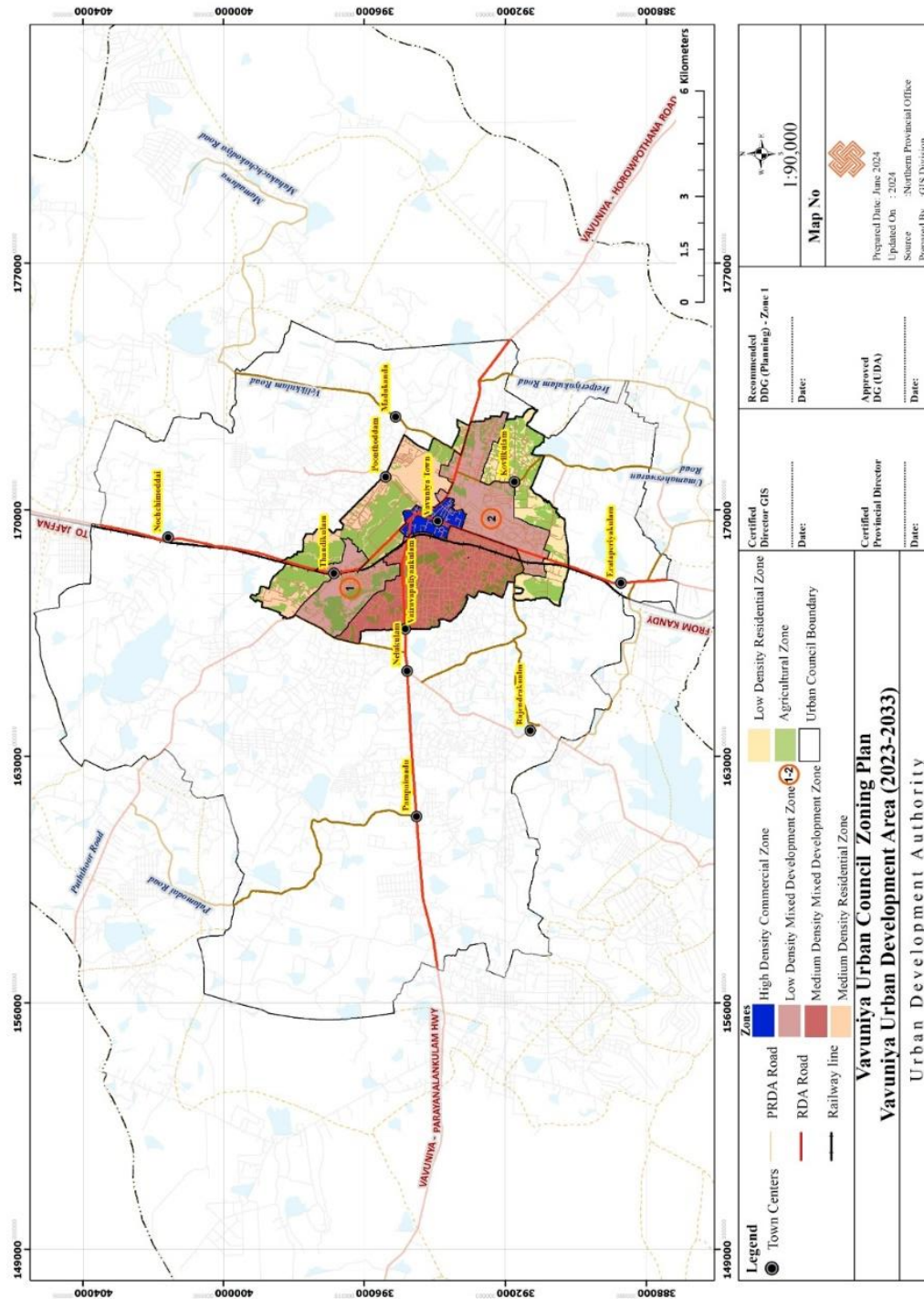
The development zones have been demarcated based on the density which was derived from the Development pressure analysis, Environmentally sensitive analysis, Space syntax, connectivity analysis and livability analysis with future development trends.

The Vavuniya Development Plan prepared for the three local authorities such as Vavuniya Urban Council, Vavuniya South Tamil Pradeshiya Sabha (Part) and Vavuniya South Sinhala Pradeshiya Sabha (Part).

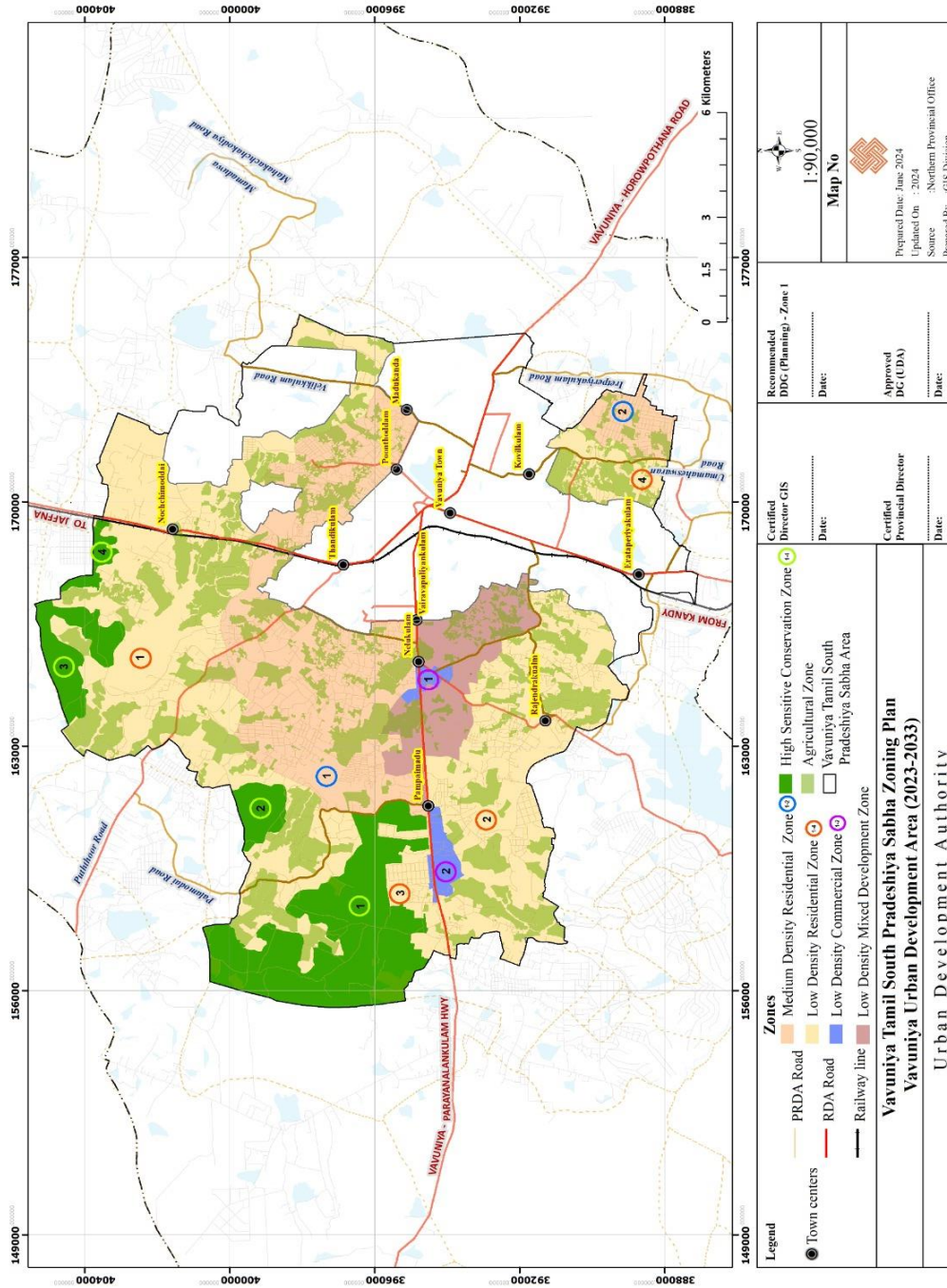
Vavuniya Development Plan (2023 – 2033)

7.2. Zonning Plan (2023-2033)

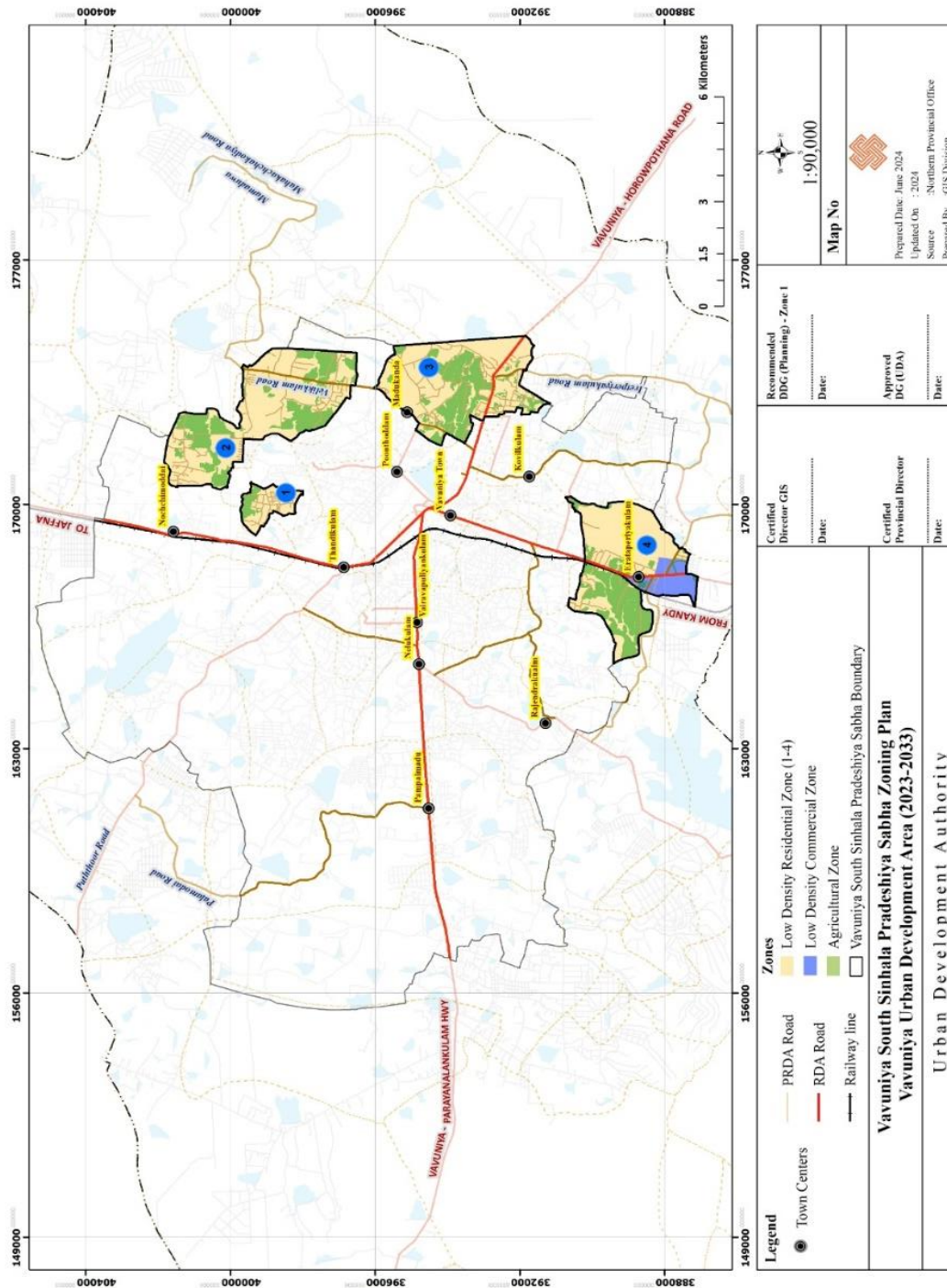
Map 15: Vavuniya Urban Council, Zonning Plan (2023-2033)



Map No 17: Vavuniya South Tamil Pradeshiya Sabha (Part), Zonning Plan (2023-2033)



Map No 18: Vavuniya South Sinhala Pradeshiya Sabha (Part), Zonning Plan (2023-2033)



7.3. Development Zones and Zone Factors

VAVUNIYA UC

By the Vavuniya development plan 2023-2033, the jurisdiction is divided into four main development zones and those main development zones are further divided into sub-zones based on the expected development density shown in the Table No. 14. Accordingly, the zone factor was determined based on the expected development density and the amount of developable land for that development zone.

Table No 14: Development Zones and Zone Factor_Vavuniya UC

Development Zone	Sub Development Zone	Zone Code	Zone Factor
Residential Zone	Medium Density Residential Zone	R2	1.00
	Low Density Residential Zone	R3	0.75
Commercial Zone	High Density Commercial Zone	C1	2.50
Mix Development Zone	Medium Density Mixed Development Zone	MD2	2.00
	Low Density Mixed Development Zone	MD3	1.25
Agriculture Zone	Agricultural Zone	A	0.50

Source: Urban Development Authority,2023.

VAVUNIYA SOUTH TAMIL PS

By the Vavuniya development plan 2023-2033, 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 shown in the Table No. 15. Accordingly, the zone factor was determined based on the expected development density and the amount of developable land for that development zone.

Table No 15: Development Zones and Zone Factor_Vavuniya South Tamil PS

Development Zone	Sub Development Zone	Zone Code	Zone Factor
Residential Zone	Medium Density Residential Zone	R2	1.00
	Low Density Residential Zone	R3	0.75
Commercial Zone	Low Density Commercial Zone	C3	1.50
Mix Development Zone	Low Density Mix Development Zone	MD3	1.25
Conservation Zone	High Sensitive Conservation Zone	Cn1	0.50
Agriculture Zone	Agricultural Zone	A	0.50

Source: Urban Development Authority,2023.

VAVUNIYA SOUTH SINHALA PS

By the Vavuniya development plan 2023-2033, the jurisdiction is divided into three main development zones and those main development zones are further divided into sub-zones based on the expected development density shown in the Table No.16 Accordingly, the zone factor was determined based on the expected development density and the amount of developable land for that development zone.

Table No 16: Development Zones and Zone Factor_Vavuniya South Sinhala PS

Development Zone	Sub Development Zone	Zone Code	Zone Factor
Residential Zone	Low Density Residential Zone	R3	0.75
Commercial Zone	Low Density Commercial Zone	C3	1.50
Agriculture Zone	Agricultural Zone	A	0.50

Source: Urban Development Authority,2023.

7.4. Common Zonning Guideliness in effect for the Planning Area

i. These Regulations and guidelines apply to the entire area within the administrative limits of the Vavuniya Urban Council area, Vavuniya South Tamil Pradeshiya Sabha (Part) area, Vavuniya South Sinhala Pradeshiya Sabha (Part) area which has been declared as an Urban Development Area in the Extraordinary Gazette Notification No. 2352/09 – dated 03.10.2023 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 Planning and Building Regulations/Orders (General) published in the Gazette Notification No. 2235/54 dated 08th July 2021 by the Urban Development Authority.

iii. existing lots

VAVUNIYA UC

The lots that are sub-divided before 01.01.2009 are considered as existing lots.

VAVUNIYA SOUTH TAMIL PS & VAVUNIYA SOUTH SINHALA PS

The lots that are sub-divided before the date of declaration (03.10.2023) 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

vii. In the construction of buildings, the Maximum Permissible Floor Area Ratio related to the Zone Factor given in "Form C" shall be determined by considering the slope of the proposed land and in accordance with the specifications shown below:

Permissible Maximum Plot Coverage Percentage and FAR percentage depending on the slope of the land

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

Vavuniya Development Plan (2023 – 2033)

Source: Urban Development Authority, 2023.

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

The Minimum Land Extent and width & depth of the land in accordance with the slope of the land

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	

Source: Urban Development Authority, 2023.

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. (to be adopted as per the NBRO clearance)

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.

- xii. 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.
- 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.
- xiv. 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.
- xv. Existing uses which are not permissible within particular zone can be considered only for continuing under prevailing status. Approval for any extension of those existing uses shall not be considered and if the continuation of that use is deemed unfavorable, such misuse may be ordered to cease.
- xvi. Construction of boundary walls within the Building Line may be considered for approval subject to the signing of non-compensation agreement with the agency to which the road belongs.
- xvii. 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.
- xviii. If any land is earmarked for a cemetery/crematorium, recommendations should be obtained from the relevant local authority.
- xix. A Preliminary Planning Clearance from the Urban Development Authority should be obtained for the approval of low lands, swamp lands, paddy fields, wetlands or Owita or other such land which are not identified in the development plan.
- xx. 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.

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

xxii. If it is not possible to provide parking space within the development site itself, then a site at a maximum distance of 250 meters can be used for the purpose subject to a Preliminary Planning Clearance.

xxiii. Architectural or planning regulations may be imposed to preserve the identity of areas identified by the Authority.

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

xxv. 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.

xxvi. 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.

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

CHAPTER 08 - Zoning Guidelines

8.2. Zoning Guidelines

8.2.1. Vavuniya Urban Council

The zoning guidelines in effect of three main Development Zones in the Vavuniya Development Plan for the Vavuniya Urban Council area are given below.

Table No 17: Residential Zone

i. Main Zone	Residential Zone	
ii. Characteristics of the Zone	Predominantly residential activities with compatible development activities such as small scale commercial, institutions with moderate and low-density development.	
iii. Zoning Boundaries	Annexure	
iv. Sub Zone	Medium Density Residential Zone	Low Density Residential Zone
v. Zone Code	R2	R3
vi. Zone Factor	01.00	00.75
vii. Permissible Maximum FAR/ Number of floors	As per the form “A” in Schedule I & “B” in Schedule II	
viii. Permissible Maximum Plot Coverage	As per the form “B” in Schedule II and form “E” in Schedule III	
ix. Setbacks & maximum height	As per the form “E” in Schedule III	
x. Minimum land extent for sub division	250 Sq.m	
xi. Permissible uses	As per the form “F” in Schedule IV & “G” in Schedule V	
xii. Common zoning regulations	<ul style="list-style-type: none"> • Plot Coverage 65% should be maintained • Degradable waste should be managed within the premises • Environmentally harmful industries not allowed 	

Source: Urban Development Authority, 2023

Table No 18: Commercial Zone

i. Main Zone	Commercial Zone
ii. Characteristics of the Zone	Especially commercial activities consisting of trade and commerce and compatible development activities such as services and utilities with high dense development and which includes the Guide plan area.
iii. Zoning Boundaries	Annexure
iv. Sub Zone	High Density Commercial Zone
v. Zone Code	C1
vi. Zone Factor	02.50
vii. Permissible Maximum FAR/ Number of floors	As per the form “A” in Schedule I & “B” in Schedule II
viii. Permissible Maximum Plot Coverage	As per the form “B” in Schedule II and form “E” in Schedule III
ix. Setbacks & maximum height	As per the form “E” in Schedule III
x. Minimum land extent for sub division	150 Sq.m
xi. Permissible uses	As per the form “F” in Schedule IV & “G” in Schedule V
xii. Common zoning regulations	<ul style="list-style-type: none"> • Solar panel should be installed for building more than 15m height • Green space should be maintained for building more than 15m height • Drainages should be constructed in order to runoff the overflow of storm water into main storm water drainage channel in every development

Source: Urban Development Authority, 2023

Table No 19: Mix Development Zone

i. Main Zone	Mixed Development Zone	
ii. Characteristics of the Zone	Specially all type of development with high dense development and which includes the Guide plan area.	
iii. Zoning Boundaries	Annexure	
iv. Sub Zone	Medium Density Mixed Development Zone	Low Density Mixed Development Zone
v. Zone Code	MD2	MD3 (1,2)
vi. Zone Factor	02.00	01.25
vii. Permissible Maximum FAR/ Number of floors	As per the form “A” in Schedule I & “B” in Schedule II	
viii. Permissible Maximum Plot Coverage	As per the form “B” in Schedule II and form “E” in Schedule III	
ix. Setbacks & maximum height	As per the form “E” in Schedule III	
x. Minimum land extent for sub division	150 Sq.m	
xi. Permissible uses	As per the form “F” in Schedule IV & “G” in Schedule V	
xii. Common zoning regulations	<ul style="list-style-type: none"> • Solar panel should be installed for building more than 15m height • Green space should be maintained for building more than 15m height • Drainages should be constructed in order to runoff the overflow of storm water into main storm water drainage channel in every development 	

Source: Urban Development Authority, 2023

Table No 20: Agriculture Zone

i. Main Zone	Agriculture Zone
ii. Characteristics of the Zone	Paddy and the agricultural area with low density development
iii. Zoning Boundaries	Annexure
iv. Sub Zone	Agriculture Zone
v. Zone Code	A
vi. Zone Factor	00.50
vii. Permissible Maximum FAR/ Number of floors	As per the form “A” in Schedule I & “B” in Schedule II
viii. Permissible Maximum Plot Coverage	As per the form “B” in Schedule II and form “E” in Schedule III
ix. Setbacks & maximum height	As per the form “E” in Schedule III
x. Minimum land extent for sub division	150 Sq.m
xi. Permissible uses	As per the form “F” in Schedule IV & “G” in Schedule V
xii. Common zoning regulations	<ul style="list-style-type: none"> • Nature friendly tourism related development (Ex: huts, watching area) • Irrigation based development activity • Development activity for the Flood mitigation • Any other activities permitted by the Planning Committee

Source: Urban Development Authority, 2023

8.2.2. Vavuniya South Tamil Pradeshiya Sabha

The zoning guideliness in effect of three main Development Zones in the Vavuniya Development Plan for the Vavuniya South Tamil Pradeshiya Sabha (Part), are given below.

Table No 21: Residential Zone

i. Main Zone	Residential Zone	
ii. Characteristics of the Zone	Predominantly residential activities with compatible development activities such as small scale commercial, institutions with moderate and low-density development.	
iii. Zoning Boundaries	Annexure	
iv. Sub Zone	Medium Density Residential Zone	Low Density Residential Zone
v. Zone Code	R2 (1,2)	R3(1,2,3,4)
vi. Zone Factor	01.00	00.75
vii. Permissible Maximum FAR/ Number of floors	As per the form “A” in Schedule I & “B” in Schedule II	
viii. Permissible Maximum Plot Coverage	As per the form “B” in Schedule II and form “E” in Schedule III	
ix. Setbacks & maximum height	As per the form “E” in Schedule III	
x. Minimum land extent for sub division	250 Sq.m	
xi. Permissible uses	As per the form “F” in Schedule IV & “G” in Schedule V	
xii. Common zoning regulations	<ul style="list-style-type: none"> • Plot Coverage 65% should be maintained • Degrable waste should be managed within the premises • Environmentally harmful industries not allowed 	

Source: Urban Development Authority, 2023

Table No 22: Commercial Zone

i. Main Zone	Commercial Zone
ii. Characteristics of the Zone	Specially commercial activities consisting of trade and commerce and compatible development activities such as services and utilities with low dense development.
iii. Zoning Boundaries	Annexure
iv. Sub Zone	Low Density Commercial Zone
v. Zone Code	C3 (1,2)
vi. Zone Factor	1.50
vii. Permissible Maximum FAR/ Number of floors	As per the form “A” in Schedule I & “B” in Schedule II
viii. Permissible Maximum Plot Coverage	As per the form “B” in Schedule II and form “E” in Schedule III
ix. Setbacks & maximum height	As per the form “E” in Schedule III
x. Minimum land extent for sub division	150 Sq.m
xi. Permissible uses	As per the form “F” in Schedule IV & “G” in Schedule V
xii. Common zoning regulations	<ul style="list-style-type: none"> • Plot Coverage should be maintained as 75% • Drainages should be constructed in order to runoff the overflow of strom water into main strom water drainage channel in every development

Source: Urban Development Authority, 2023

Table No 23: Mixed Development Zone

i. Main Zone	Mixed Development Zone
ii. Characteristics of the Zone	Specially all type of development with low dense development
iii. Zoning Boundaries	Annexure
iv. Sub Zone	Low Density Mixed Development Zone
v. Zone Code	MD3
vi. Zone Factor	01.25
vii. Permissible Maximum FAR/ Number of floors	As per the form “A” in Schedule I & “B” in Schedule II
viii. Permissible Maximum Plot Coverage	As per the form “B” in Schedule II and form “E” in Schedule III
ix. Setbacks & maximum height	As per the form “E” in Schedule III
x. Minimum land extent for sub division	150 Sq.m
xi. Permissible uses	As per the form “F” in Schedule IV & “G” in Schedule V
xii. Common zoning regulations	<ul style="list-style-type: none"> • Solar panel should be installed for building more than 15m height • Green space should be maintained for building more than 15m height • Drainages should be constructed in order to runoff the overflow of storm water into main storm water drainage channel in every development

Source: Urban Development Authority, 2023.

Table No 24: Agriculture Zone

i. Main Zone	Agriculture Zone
ii. Characteristics of the Zone	Paddy and the agricultural area with low density development
iii. Zoning Boundaries	Annexure
iv. Sub Zone	Agriculture Zone
v. Zone Code	A
vi. Zone Factor	00.50
vii. Permissible Maximum FAR/ Number of floors	As per the form “A” in Schedule I & “B” in Schedule II
viii. Permissible Maximum Plot Coverage	As per the form “B” in Schedule II and form “E” in Schedule III
ix. Setbacks & maximum height	As per the form “E” in Schedule III
x. Minimum land extent for sub division	150 Sq.m
xi. Permissible uses	As per the form “F” in Schedule IV & “G” in Schedule V
xii. Common zoning regulations	<ul style="list-style-type: none"> • Nature friendly tourism related development (Ex: huts, watching area) • Irrigation based development activity • Development activity for the Flood mitigation • Any other activities permitted by the Planning Committee

Source: Urban Development Authority, 2023.

Table No 25: High Sensitive Conservation Zone

xiii. Main Zone	Conservation Zone
xiv. Characteristics of the Zone	Perdominantly conserve the forest areas
xv. Zoning Boundaries	Annexure
xvi. Sub Zone	High Sensitive Conservation Zone
xvii. Zone Code	Cn1 (1,2,3,4)
xviii. Zone Factor	00.50
xix. Permissible Maximum FAR/ Number of floors	As per the form “A” in Schedule I & “B” in Schedule II
xx. Permissible Maximum Plot Coverage	As per the form “B” in Schedule II and form “E” in Schedule III
xxi. Setbacks & maximum height	As per the form “E” in Schedule III
xxii. Minimum land extent for sub division	150 Sq.m
xxiii. Permissible uses xxiv.	As per the form “F” in Schedule IV & “G” in Schedule V
xxv. Common zoning regulations	No any permanent structure development allowed Nature friendly tourism related development (Ex: huts, watching area) Any other Activities permitted by the Planning Committee Plot coverage should be maintained as 10%

Source: Urban Development Authority, 2023.

8.2.3. Vavuniya South Sinhala Pradeshiya Sabha

The zoning guideliness in effect of three main Development Zones in the Vavuniya Development Plan for the Vavuniya South Sinhala Pradeshiya Sabha (Part), are given below.

Table No 26: Residential Zone

i. Main Zone	Residential Zone
ii. Characteristics of the Zone	Perdominantly residetial activities with compatible development activities such as small scale commercial, institutions with low density development.
iii. Zoning Boundaries	Annexure
iv. Sub Zone	Low Density Residential Development Zone
v. Zone Code	R3 (1,2,3,4)
vi. Zone Factor	0.75
vii. Permissible Maximum FAR/ Number of floors	As per the form “A” in Schedule I & “B” in Schedule II
viii. Permissible Maximum Plot Coverage	As per the form “B” in Schedule II and form “E” in Schedule III
ix. Setbacks & maximum height	As per the form “E” in Schedule III
x. Minimum land extent for sub division	250 Sq.m
xi. Permissible uses	As per the form “F” in Schedule IV & “G” in Schedule V
xii. Common zoning regulations	<ul style="list-style-type: none"> • Plot Coverage 65% should be maintained • Degrable waste should be managed within the premises • Environmentally harmful industries not allowed

Source: Urban Development Authority, 2023

Table No 27: Commercial Zone

i. Main Zone	Commercial Zone
ii. Characteristics of the Zone	Specially commercial activities consisting of trade and commerce and compatible development activities such as services and utilities with low dense development.
iii. Zoning Boundaries	Annexure
iv. Sub Zone	Low Density Commercial Zone
v. Zone Code	C3
vi. Zone Factor	1.50
vii. Permissible Maximum FAR/ Number of floors	As per the form “A” in Schedule I & “B” in Schedule II
viii. Permissible Maximum Plot Coverage	As per the form “B” in Schedule II and form “E” in Schedule III
ix. Setbacks & maximum height	As per the form “E” in Schedule III
x. Minimum land extent for sub division	150 Sq.m
xi. Permissible uses	As per the form “F” in Schedule IV & “G” in Schedule V
xii. Common zoning regulations	<ul style="list-style-type: none"> • Plot Coverage should be maintained as 75% • Drainages should be constructed in order to runoff the overflow of storm water into main storm water drainage channel in every development

Source: Urban Development Authority, 2023

Table No 28: Agriculture Zone

xiii. Main Zone	Agriculture Zone
xiv. Characteristics of the Zone	Paddy and the agricultural area with low density development
xv. Zoning Boundaries	Annexure
xvi. Sub Zone	Agriculture Zone
xvii. Zone Code	A
xviii. Zone Factor	00.50
xix. Permissible Maximum FAR/ Number of floors	As per the form “A” in Schedule I & “B” in Schedule II
xx. Permissible Maximum Plot Coverage	As per the form “B” in Schedule II and form “E” in Schedule III
xxi. Setbacks & maximum height	As per the form “E” in Schedule III
xxii. Minimum land extent for sub division	150 Sq.m
xxiii. Permissible uses xxiv.	As per the form “F” in Schedule IV & “G” in Schedule V
xxv. Common zoning regulations	Nature friendly tourism related development (Ex: huts, watching area) Irrigation based development activity Development activity for the Flood mitigation Any other activities permitted by the Planning Committee

Source: Urban Development Authority, 2023

8.3. 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			
	**6 m	9m	12m	15m and above	**6 m	9m	12m	15m and above	**6 m	9m	12m	15m and above	**6 m	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			
	Minimum Road Width			
	6m	9m	12m	15m and above
150 less than 250	3.0	3.4	3.6	4.0
250 less than 375	3.5	4.0	5.0	5.5
375 less than 500	3.6	4.6	5.2	6.0
500 less than 750	3.7	5.1	5.5	6.5
750 less than 1000	3.8	5.2	6.5	7.0
1000 less than 1500	3.9	5.4	7.0	9.0
1500 less than 2000	4.0	5.5	7.5	*10.5
2000 less than 2500	4.0	5.6	7.5	*11
2500 less than 3000	4.0	5.7	8.0	*11.5
3000 less than 3500	4.0	5.8	8.0	*12
3500 less than 4000	4.0	5.9	8.0	*12
More than 4000	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 110
- 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 Width of the roads that do not have a specified Street line / Building line will be decided by the planning committee based on the development trend of the area.

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

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

VAVUNIYA UC

Table No. 29: Permissible Uses for Development Zones_Vavuniya UC

Principal Use	No	Sub Use	Residential Zone(R)		Commercial Zone(C)	Mix Development Zone(MD)		Agriculture Zone(A)
			R2	R3	C1	MD2	MD3	AI
1. Residential	1	Houses	✓	✓	✓	✓	✓	✓
	2	Condominium Housing Complexes	✓		✓	✓	✓	
	3	Housing Complexes	✓	✓	✓	✓	✓	
	4	Housing Projects	✓		✓	✓	✓	
	5	Quaters/Labor Quaters	✓	✓	✓	✓	✓	
	6	Service Apartments	✓		✓	✓	✓	
	7	Studio Apartments			✓	✓	✓	
	8	Dometry	✓	✓	✓	✓	✓	
	9	Hostels	✓	✓		✓	✓	
	10	Daycare Centers	✓	✓		✓	✓	
	11	Patient Care Centers				✓	✓	
	12	Elders home	✓	✓		✓	✓	
	13	Children's home	✓	✓		✓	✓	
	14	Disability rehabilitation home	✓	✓		✓	✓	
	15	Rehabilitation /Probation home				✓	✓	
	16	Community centers	✓	✓		✓	✓	
	17	Resorts/Tourism bungalow/Home stay	✓	✓		✓	✓	✓
	18	Guest House	✓	✓	✓	✓	✓	
	19	Lodge			✓	✓	✓	

	20	Rest House			✓	✓	✓	
	21	Retirement halls	✓	✓		✓	✓	
2. Health	1	Hospital	✓	✓	✓	✓	✓	
	2	Medical centers)One doctors(✓	✓	✓	✓	✓	
	3	Medical centers)Two doctors or more)	✓	✓	✓	✓	✓	
	4	Sample collecting centers	✓	✓	✓	✓	✓	
	5	Laboratory	✓	✓	✓	✓	✓	
	6	Pharmacy	✓	✓	✓	✓	✓	
	7	Veterinarian/ Animal clinics	✓	✓		✓	✓	
	8	Veterinarian/ Animal hospitals	✓	✓	✓	✓	✓	
	9	Quarantine centers	✓	✓				✓
	10	Child and maternal Clinic/ Family Clinic centers	✓	✓		✓	✓	
	11	Other medical institutions not falling under uses from 1 to 10	✓	✓		✓	✓	
	12	Medical Consultancy Service Centres	✓	✓		✓	✓	
	13	Animal Protection Centers	✓	✓	✓	✓	✓	
3. Office & Institution	1	Office	✓	✓	✓	✓	✓	
	2	Professional Office	✓	✓	✓	✓	✓	
	3	Office complex (Over 10,000Sq.m)			✓	✓	✓	
	4	Banks/ Insurance/ finance institutions	✓	✓	✓	✓	✓	
	5	Other office and institutional uses not included under uses from1 to 4	✓	✓	✓	✓	✓	

4. Commercial	1	Shopping complex			✓	✓	✓	
	2	Retail shops	✓	✓	✓	✓	✓	
	3	Wholesale Shops			✓	✓	✓	
	4	Department Stores/ Super Markets			✓	✓	✓	
	5	Open Markets	✓	✓	✓	✓	✓	
	6	Showrooms			✓	✓	✓	
	7	Restaurants (Take Away)	✓	✓	✓	✓	✓	
	8	Restaurants	✓	✓	✓	✓	✓	
	9	Reception Halls	✓	✓	✓	✓	✓	
	10	Star Class Hotels			✓	✓	✓	
	11	Hotels			✓	✓	✓	
	12	City Hotels			✓	✓	✓	
	13	Club			✓	✓	✓	
	14	Motel			✓	✓	✓	
	15	Cabana Hotels	✓	✓		✓		✓
	16	Broadcasting Centers	✓	✓	✓	✓	✓	
	17	Studio) Non Broadcasting)	✓	✓	✓	✓	✓	
	18	Beauty Parlor / බාබර් සාල්නු	✓	✓	✓	✓	✓	
	19	Customer Service Centers	✓	✓	✓	✓	✓	
	20	SPA	✓	✓	✓	✓	✓	
	21	Tailor Shops	✓	✓	✓	✓	✓	
	22	Funeral Parlors	✓	✓	✓	✓	✓	
	23	Flourist			✓	✓	✓	
	24	Londery/ costume cleaning centers	✓	✓	✓	✓	✓	
	25	Hardware/ building material selling shops	✓	✓	✓	✓	✓	
	26	Liquor shops			✓	✓	✓	

5. Educational	27	Vehicle spare parts shops			✓	✓	✓	
	28	Vehicle renting centers	✓	✓	✓	✓	✓	
	29	Vehicle service centers	✓	✓	✓	✓	✓	
		Bicycle/threewheeler		✓	✓	✓	✓	
		Light vehicle		✓	✓	✓	✓	
		Heavy vehicle			✓	✓	✓	
	30	Garage				✓	✓	
	31	Vehicle fuel stations	✓	✓	✓	✓	✓	
	32	Emmision Testing Centers	✓	✓	✓	✓	✓	
	33	Betting centers				✓	✓	
	34	Bus terminals	✓	✓	✓	✓	✓	
	1	Pre School/ Early childhood development center	✓	✓	✓	✓	✓	
	2	Primary school	✓	✓		✓	✓	
	3	Secondary school	✓	✓		✓	✓	
	4	Tertiary school	✓	✓		✓	✓	
	5	Private school/ International school	✓	✓		✓	✓	
	6	High education institutions(Campus)		✓		✓	✓	
	7	Government/ Private university				✓	✓	
	8	Technical college/ Vocational training center/ Training center				✓	✓	
	9	Private Tution Clases- less than 50sqm	✓	✓		✓	✓	
10	Private Tution Clases- 50m to 500sqm	✓	✓		✓	✓		
11	Private Tution Clases- more than 500 sqm	✓	✓		✓	✓		
12	Art institutions/ drama institution	✓	✓		✓	✓		

	13	Other educational institution	✓	✓		✓	✓	
	14	Research and Development Centers	✓	✓	✓	✓	✓	
6. Social & Religious	1	Religious center	✓	✓		✓	✓	
	2	Religious education center	✓	✓		✓	✓	
	3	Museum			✓	✓	✓	
	4	Social & Cultural center	✓	✓		✓	✓	
	5	Cemetery/ Crematoriums	✓	✓		✓	✓	
	6	Community Development Centers	✓	✓		✓	✓	
	7	Auditorium		✓		✓	✓	
	8	Conferrance Centers		✓		✓	✓	
7. Industrial and Stores	1	Vehicle assembling/ repairing center		✓		✓	✓	
	2	Stores for distribution activitie		✓		✓	✓	
	3	Stores/ warehouse	✓	✓	✓	✓	✓	
	4	Service industries				✓	✓	
	5	Domestic industries	✓	✓		✓	✓	
	6	Packing industry	✓	✓	✓	✓	✓	
	7	Recycling industry	✓		✓	✓	✓	
	8	Value addition industry	✓	✓	✓	✓	✓	
	9	Defective material collection center				✓	✓	
	10	Bakery productions- Wood kilns	✓	✓	✓	✓	✓	
	11	Bakery productions- electric	✓	✓	✓	✓	✓	
	12	Concrete related production industry	✓	✓		✓	✓	
	13	Tile and brick industries				✓	✓	

	14	Furniture related industry	✓			✓	✓	
	15	Mills	✓	✓	✓	✓	✓	
	16	Lathes, welding shops				✓	✓	
	17	Other non-polluting industries (as defined by CEA)				✓	✓	
	18	Other polluting industries (as defined by Central Environment Authority)				✓	✓	
8.Leisure	1	Indoor stadium	✓	✓	✓	✓	✓	
	2	Open theater	✓	✓	✓	✓	✓	
	3	Library	✓	✓	✓	✓	✓	
	4	Gymnasium	✓	✓	✓	✓	✓	
	5	Children parks	✓	✓	✓	✓	✓	
	6	Open grounds	✓	✓	✓	✓	✓	
	7	Cinema theater/ open cinema theater			✓	✓	✓	
	8	Swimming pool	✓	✓	✓	✓	✓	
	9	Parks	✓	✓	✓	✓	✓	
	10	Recreational parks	✓	✓	✓	✓	✓	
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	✓	✓		✓	✓	
	7	Agricultural products collection centres	✓	✓	✓	✓	✓	✓
	8	Animal and Seed Breeding Centres	✓	✓		✓	✓	✓
	9	Greenhouse	✓	✓		✓	✓	✓

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

	Non- permissible uses
✓	Permissible uses

VAVUNIYA SOUTH TAMIL PS

Table No. 30: Permissible Uses for Development Zones_Vavuniya South Tamil PS

Principal Use	No	Sub Use	Residential Zone(R)		Commercial Zone(C)	Mix Development Zone(MD)	Agriculture Zone(A)	Conservation Zone (Cn)
			R2	R3				
1. Residential	1	Houses	✓	✓	✓	✓	✓	
	2	Condominium Housing Complexes	✓	✓	✓	✓		
	3	Housing Complexes	✓	✓	✓	✓		
	4	Housing Projects	✓		✓	✓		
	5	Quaters/Labor Quaters	✓	✓	✓	✓		
	6	Service Apartments	✓		✓	✓		
	7	Studio Apartments			✓	✓		
	8	Dometry	✓	✓	✓	✓		
	9	Hostels	✓	✓		✓		
	10	Daycare Centers	✓	✓	✓	✓		
	11	Patient Care Centers			✓	✓		
	12	Elders home	✓	✓		✓		
	13	Children's home	✓	✓		✓		
	14	Disability rehabilitation home	✓	✓		✓		
	15	Rehabilitation /Probation home				✓		
	16	Community centers	✓	✓	✓	✓		
	17	Resorts/Tourism bungalow/Home stay	✓	✓	✓	✓	✓	
	18	Guest House	✓	✓	✓	✓		
	19	Lodge			✓	✓		

	20	Rest House			✓	✓		
	21	Retirement halls	✓	✓		✓		
2. Health	1	Hospital	✓	✓	✓	✓		
	2	Medical centers)One doctors(✓	✓	✓	✓		
	3	Medical centers)Two doctors or more)	✓	✓	✓	✓		
	4	Sample collecting centers	✓	✓	✓	✓		
	5	Laboratory	✓	✓	✓	✓		
	6	Pharmacy	✓	✓	✓	✓		
	7	Veterinarian/ Animal clinics	✓	✓		✓		
	8	Veterinarian/ Animal hospitals	✓	✓	✓	✓		
	9	Quarantine centers	✓	✓			✓	
	10	Child and maternal Clinic/ Family Clinic centers	✓	✓		✓		
	11	Other medical institutions not falling under uses from 1 to 10	✓	✓	✓	✓		
	12	Medical Consultancy Service Centres	✓	✓	✓	✓		
	13	Animal Protection Centers	✓	✓	✓	✓		
3. Office & Institution	1	Office	✓	✓	✓	✓		
	2	Professional Office	✓	✓	✓	✓		
	3	Office complex (Over 10,000Sq.m)			✓	✓		
	4	Banks/ Insurance/ finance institutions	✓	✓	✓	✓		

	5	Other office and institutional uses not included under uses from 1 to 4	✓	✓	✓	✓		
4. Commercial	1	Shopping complex			✓	✓		
	2	Retail shops	✓	✓	✓	✓		
	3	Wholesale Shops			✓	✓		
	4	Department Stores/ Super Markets			✓	✓		
	5	Open Markets	✓	✓	✓	✓		
	6	Showrooms			✓	✓		
	7	Restaurants (Take Away)	✓	✓	✓	✓		
	8	Restaurants	✓	✓	✓	✓		
	9	Reception Halls	✓	✓	✓	✓		
	10	Star Class Hotels			✓	✓		
	11	Hotels			✓	✓		
	12	City Hotels			✓	✓		
	13	Club			✓	✓		
	14	Motel			✓	✓		
	15	Cabana Hotels	✓	✓			✓	
	16	Broadcasting Centers	✓	✓	✓	✓		
	17	Studio) Non Broadcasting)	✓	✓	✓	✓		
	18	Beauty Parlor / බාබර් සාදන	✓	✓	✓	✓		
	19	Customer Service Centers	✓	✓	✓	✓		
	20	SPA	✓	✓	✓	✓		
	21	Tailor Shops	✓	✓	✓	✓		
	22	Funeral Parlors	✓	✓	✓	✓		
	23	Flourist			✓	✓		
	24	Londery/ costume cleaning centers	✓	✓	✓	✓		

	25	Hardware/ building material selling shops	✓	✓	✓	✓		
	26	Liquor shops			✓	✓		
	27	Vehicle spare parts shops			✓	✓		
	28	Vehicle renting centers	✓	✓	✓	✓		
	29	Vehicle service centers	✓	✓	✓	✓		
		Bicycle/threewheeler	✓	✓	✓	✓		
		Light vehicle		✓	✓	✓		
		Heavy vehicle			✓	✓		
	30	Garage				✓		
	31	Vehicle fuel stations	✓	✓	✓	✓		
	32	Emmision Testing Centers	✓	✓	✓	✓		
33	Betting centers				✓			
34	Bus terminals	✓	✓	✓	✓			
5. Educational	1	Pre School/ Early childhood development center	✓	✓	✓	✓		
	2	Primary school	✓	✓		✓		
	3	Secondary school	✓	✓		✓		
	4	Tertiary school	✓	✓		✓		
	5	Private school/ International school	✓	✓		✓		
	6	High education institutions(Campus)		✓		✓		
	7	Government/ Private university				✓		
	8	Technical college/ Vocational training				✓		
	9	Private Tution Clases-less than 50sqm	✓	✓		✓		

	10	Private Tutition Clases- 50m to 500sqm	✓	✓		✓		
	11	Private Tutition Clases-more than 500 sqm	✓	✓		✓		
	12	Art institutions/ drama institution	✓	✓		✓		
	13	Other educational institution	✓	✓	✓	✓		
	14	Research and Development Centers	✓	✓	✓	✓		
6.	Social & Religious	1	Religious center	✓	✓		✓	
		2	Religious education center	✓	✓		✓	
		3	Museum			✓	✓	
		4	Social & Cultural center	✓	✓		✓	
		5	Cemetery/ Crematoriums	✓	✓		✓	
		6	Community Development Centers	✓	✓		✓	
		7	Auditorium		✓	✓	✓	
		8	Conferrance Centers		✓	✓	✓	
7.	Industrial and Stores	1	Vehicle assembling/ repairing center		✓	✓	✓	
		2	Stores for distribution activitie		✓	✓	✓	
		3	Stores/ warehouse	✓	✓	✓	✓	
		4	Service industries				✓	
		5	Domestic industries	✓	✓		✓	
		6	Packing industry	✓	✓	✓	✓	
		7	Recycling industry	✓		✓	✓	
		8	Value addition industry	✓	✓	✓	✓	

	9	Defective material collection center				✓		
	10	Bakery productions- Wood kilns	✓	✓	✓	✓		
	11	Bakery productions- electric	✓	✓	✓	✓		
	12	Concrete related production industry	✓	✓		✓		
	13	Tile and brick industries				✓		
	14	Furniture related industry	✓			✓		
	15	Mills	✓	✓	✓	✓		
	16	Lathes, welding shops				✓		
	17	Other non-polluting industries (as defined by Central Environment Authority)				✓		
	18	Other polluting industries (as defined by Central Environment Authority)				✓		
8.	Leisure	1	Indoor stadium	✓	✓	✓	✓	
		2	Open theater	✓	✓	✓	✓	
		3	Library	✓	✓	✓	✓	
		4	Gymnasium	✓	✓	✓	✓	
		5	Children parks	✓	✓	✓	✓	
		6	Open grounds	✓	✓	✓	✓	
		7	Cinema theater/ open cinema theater			✓	✓	

	8	Swimming pool	✓	✓	✓	✓		
	9	Parks	✓	✓	✓	✓		
	10	Recreational parks	✓	✓	✓	✓		
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	✓	✓		✓	
		7	Agricultural products collection centres	✓	✓	✓	✓	✓
		8	Animal and Seed Breeding Centres	✓	✓		✓	✓
		9	Greenhouse	✓	✓		✓	✓
10.	Other	1	Roof antenna towers	✓	✓	✓	✓	
		2	antena towers	✓	✓	✓	✓	
		3	communication Towers	✓	✓	✓	✓	
		4	vehicle parkings	✓	✓	✓	✓	
		5	electricity sub stations				✓	
		6	Sand Mining/Mineral Mining/Washing	✓	✓		✓	
		7	quarrying	✓	✓		✓	
		8	Soil Excavation / clay Excavation	✓	✓		✓	
		9	Sanitary buildings	✓	✓	✓	✓	
		10	A.T.M	✓	✓	✓	✓	

	11	Electric charging stations	✓	✓	✓	✓		
	12	Compost facility/waste recycling centres	✓			✓		

	Non- permissible uses
✓	Permissible uses

VAVUNIYA SOUTH SINHALA PS

Table No. 31: Permissible Uses for Development Zones_Vavuniya South Sinhala PS

Principal Use	No	Sub Use	Residential Zone(R)	Commercial Zone(C)	Agriculture Zone (A)
1. Residential	1	Houses	✓	✓	✓
	2	Condominium Housing Complexes	✓	✓	
	3	Housing Complexes	✓	✓	
	4	Housing Projects		✓	
	5	Quaters/Labor Quaters	✓	✓	
	6	Service Apartments		✓	
	7	Studio Apartments		✓	
	8	Dometry	✓	✓	
	9	Hostels	✓		
	10	Daycare Centers	✓	✓	
	11	Patient Care Centers		✓	
	12	Elders home	✓		
	13	Children's home	✓		
	14	Disability rehabilitation home	✓		
	15	Rehabilitation /Probation home			
	16	Community centers	✓	✓	
	17	Resorts/Tourism bungalow/Home stay	✓	✓	✓
	18	Guest House	✓	✓	
	19	Lodge		✓	

	20	Rest House		✓	
	21	Retirement halls	✓		
2. Health	1	Hospital	✓	✓	
	2	Medical centers)One doctors(✓	✓	
	3	Medical centers)Two doctors or more)	✓	✓	
	4	Sample collecting centers	✓	✓	
	5	Laboratory	✓	✓	
	6	Pharmacy	✓	✓	
	7	Veterinarian/ Animal clinics	✓		
	8	Veterinarian/ Animal hospitals	✓	✓	
	9	Quarantine centers	✓		✓
	10	Child and maternal Clinic/ Family Clinic centers	✓		
	11	Other medical institutions not falling under uses from 1 to 10	✓	✓	
	12	Medical Consultancy Service Centres	✓	✓	
	13	Animal Protection Centers	✓	✓	
3. Office & Institution	1	Office	✓	✓	
	2	Professional Office	✓	✓	
	3	Office complex (Over 10,000Sq.m)		✓	
	4	Banks/ Insurance/ finance institutions	✓	✓	
	5	Other office and institutional uses not included under uses from 1 to 4	✓	✓	

4. Commercial	1	Shopping complex		✓	
	2	Retail shops	✓	✓	
	3	Wholesale Shops		✓	
	4	Department Stores/ Super Markets		✓	
	5	Open Markets	✓	✓	
	6	Showrooms		✓	
	7	Restaurants (Take Away)	✓	✓	
	8	Restaurants	✓	✓	
	9	Reception Halls	✓	✓	
	10	Star Class Hotels		✓	
	11	Hotels		✓	
	12	City Hotels		✓	
	13	Club		✓	
	14	Motel		✓	
	15	Cabana Hotels	✓		✓
	16	Broadcasting Centers	✓	✓	
	17	Studio) Non Broadcasting)	✓	✓	
	18	Beauty Parlor / බාබර් සාප්පු	✓	✓	
	19	Customer Service Centers	✓	✓	
	20	SPA	✓	✓	
	21	Tailor Shops	✓	✓	
	22	Funeral Parlors	✓	✓	
	23	Flourist		✓	
	24	Londery/ costume cleaning centers	✓	✓	
	25	Hardware/ building material selling shops	✓	✓	
	26	Liquor shops		✓	

	27	Vehicle spare parts shops		✓	
	28	Vehicle renting centers	✓	✓	
	29	Vehicle service centers	✓	✓	
		Bicycle/threewheeler	✓	✓	
		Light vehicle	✓	✓	
		Heavy vehicle		✓	
	30	Garage			
	31	Vehicle fuel stations	✓	✓	
	32	Emmision Testing Centers	✓	✓	
	33	Betting centers			
	34	Bus terminals	✓	✓	
5. Educational	1	Pre School/ Early childhood development center	✓	✓	
	2	Primary school	✓		
	3	Secondary school	✓		
	4	Tertiary school	✓		
	5	Private school/ International school	✓		
	6	High education institutions(Campus)	✓		
	7	Government/ Private university			
	8	Technical college/ Vocational training center/ Training center			
	9	Private Tution Clases-less than 50sqm	✓		
	10	Private Tution Clases-50m to 500sqm	✓		
	11	Private Tution Clases-more than 500 sqm	✓		
	12	Art institutions/ drama institution	✓		

	13	Other educational institution	✓	✓	
	14	Research and Development Centers	✓	✓	
6. Social & Religious	1	Religious center	✓		
	2	Religious education center	✓		
	3	Museum		✓	
	4	Social & Cultural center	✓		
	5	Cemetery/ Crematoriums	✓		
	6	Community Development Centers	✓		
	7	Auditorium	✓	✓	
	8	Conferrance Centers	✓	✓	
7. Industrial and Stores	1	Vehicle assembling/ repairing center	✓	✓	
	2	Stores for distribution activitie	✓	✓	
	3	Stores/ warehouse	✓	✓	
	4	Service industries			
	5	Domestic industries	✓		
	6	Packing industry	✓	✓	
	7	Recycling industry		✓	
	8	Value addition industry	✓	✓	
	9	Defective material collection center			
	10	Bakery productions- Wood kilns	✓	✓	
	11	Bakery productions- electric	✓	✓	
	12	Concrete related production industry	✓		
	13	Tile and brick industries			

	14	Furniture related industry				
	15	Mills	✓	✓		
	16	Lathes, welding shops				
	17	Other non-polluting industries (as defined by Central Environment Authority)				
	18	Other polluting industries (as defined by Central Environment Authority)				
8.	Leisure	1	Indoor stadium	✓	✓	
		2	Open theater	✓	✓	
		3	Library	✓	✓	
		4	Gymnasium	✓	✓	
		5	Children parks	✓	✓	
		6	Open grounds	✓	✓	
		7	Cinema theater/ open cinema theater		✓	
		8	Swimming pool	✓	✓	
		9	Parks	✓	✓	
		10	Recreational parks	✓	✓	
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	✓		
		7	Agricultural products collection centres	✓	✓	✓
		8	Animal and Seed Breeding Centres	✓		✓
		9	Greenhous	✓		✓

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

	Non- permissible uses
✓	Permissible uses

Schedule V- Form “G”: Minimum Land extent for Permissible Uses

Form “G” – Minimum Land extent for Permissible Uses			
Main Uses	Number	Sub Uses	Minimum Land Extent (sqm)
1. Residential	1	Houses	150
	2	Condominium Housing Complexes	1011
	3	Housing Complexes	1011
	4	Housing Projects	1011
	5	Quaters/Labor Quaters	150
	6	Service Apartments	150
	7	Studio Apartments	150
	8	Dometry	500
	9	Hostels	500
	10	Daycare Centers	250
	11	Patient Care Centers	500
	12	Elders home	500
	13	Children’s home	500
	14	Disability rehabilitation home	500
	15	Rehabilitation /Probation home	1000
	16	Community centers	500
	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	500
	13	Animal Protection Centers	500
3. (Office & Institution)	1	Office	150
	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	Flourist	150
	25	Landery/ costume cleaning centers	250
	26	Hardware/ building material selling shops	150
	27	Liquor shops	150
	28	Vehicle spare parts shops	250
	29	Vehicle renting centers	1000
	30	Vehicle service centers Bicycle/threewheeler Light vehicle Heavy vehicle	375 500 1000
	31		
	32		
	33		
	34	Garage	1000
	35	Vehicle fuel stations	1000
	36	Emission testing centers	1000
5. (Educational)	1	Pre School/ Early childhood development center	500
	2	Primary school	-
	3	Secondary school	-
	4	Tertiary school	-
	5	Private school/ International school	-
	6	High education institutions (Campus)	3000
	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- 50m 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	1000
	5	Domestic Industry	250
	6	Packing industry	500
	7	Recycling industry	1000
	8	Value addition industry	1000
	9	Defective material collection center	1000
	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	500
	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	150
	5	Children parks	500
	6	Open grounds	1000
	7	Cinema theater/ open cinema theater	500
	8	Swimming pool	250
	9	Parks	-
	10	Recreational parks	-
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	2000

	7	Agricultural products collection centres	500
	8	Animal and Seed Breeding Centres	1000
	9	Greenhouse	150
10. Other	1	Roof antenna towers	-
	2	antena towers	250
	3	communication Towers	
	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	Not Applicable
	11	Electric charging stations	Not Applicable
	12	Compost facility/waste recycling centres	2000

- ❖ The Authority can decide the permitted uses and the scale of development within a specified zone rather than mentioned above.

Chapter 09 - Proposed Road Width, Building Lines and Reservations

9.1. Proposed Roads width, Building Lines and Street Lines

9.1.1.Vavuniya Urban Council

Table No. 32: Proposed Roads width, Building Lines and Street Lines _ Vavuniya UC

Serial No	Road Name	Road ID	Width of the road (m)	Proposed Road width (m)	Street line (m)	Building line(m)
1	Marakkarampalai Road	NVVUE001	13.50	15	7.5	8.5
2	Paththiniyarmakilankulam 1st Lane	NVVUE002	8.00	9	4.5	5.5
3	Paththiniyarmakilankulam 2nd Lane	NVVUE003	6.80	7	3.5	4.5
4	Paththiniyarmakilankulam 3rd Lane	NVVUE004	7.90	9	4.5	5.5
5	Marakkarampalai 1st Lane	NVVUE005	8.20	9	4.5	5.5
6	Thirunavatkulam 1st Lane	NVVUE006	8.20	9	4.5	5.5
7	Thirunavatkulam 2nd Lane	NVVUE007	6.90	7	3.5	4.5
8	Thirunavatkulam Nakathampiran Road	NVVUE008	7.40	9	4.5	5.5
9	Thirunavatkulam 4th Lane	NVVUE009	4.40	6	3	4
10	Thirunavatkulam 5th Lane	NVVUE010	6.30	7	3.5	4.5
11	Thirunavatkulam 1st & 2nd Lane joint Road	NVVUE011	6.10	7	3.5	4.5
12	Nakathampiran Road 1st Lane	NVVUE012	7.00	7	3.5	4.5
13	Nakathampiran Road 2nd Lane	NVVUE013	6.90	7	3.5	4.5
14	Nakathampiran Road 3rd Lane	NVVUE014	7.50	9	4.5	5.5
15	Nakathampiran Road 4th Lane	NVVUE015	6.90	7	3.5	4.5
16	Nakathampiran Road 5th Lane	NVVUE016	7.00	7	3.5	4.5
17	Nakathampiran Road 6th Lane	NVVUE017	6.90	7	3.5	4.5

18	Nakathampiran Road 7th Lane	NVVUE018	7.00	7	3.5	4.5
19	Thirunavatkulam Sivan Kovil Lane	NVVUE019	6.70	7	3.5	4.5
20	Thirunavatkulam Sivan Kovil 1st Lane	NVVUE020	6.70	7	3.5	4.5
21	Thirunavatkulam Sivan Kovil 2nd Lane	NVVUE021	6.90	7	3.5	4.5
22	Thirunavarkulam Sivan Kovil 3rd Lane	NVVUE022	6.90	7	3.5	4.5
23	Thirunavatkulam Vayal Road	NVVUE023	5.10	6	3	4
24	Thirunavatkulam Iyanar kovil Road	NVVUE024	5.50	6	3	4
25	Thiruanavatkulam Rural development front Lane	NVVUE025	5.60	6	3	4
26	Singala DS Office Lane	NVVUE026	6.30	7	3.5	4.5
27	Mathiri uraivida Road	NVVUE027	10.15	12	6	7
28	Mathiri uraivida Road 2nd Lane	NVVUE028	12.10	15	7.5	8.5
29	Mathiri uraivida Road 4th Lane	NVVUE029	13.70	15	7.5	8.5
30	Kurumankadu post office Lane	NVVUE030	8.70	9	4.5	5.5
31	Kovil Road	NVVUE031	15.0	15	7.5	8.5
32	Kovil Road 1st Lane	NVVUE032	6.80	7	3.5	4.5
33	Kovil Road 2nd Lane	NVVUE033	5.80	6	3	4
34	Kovil Road 3rd Lane	NVVUE034	7.00	7	3.5	4.5
35	Kovil Road 4th Lane	NVVUE035	6.10	7	3.5	4.5
36	Kurumankadu ullaka Road	NVVUE036	5.70	6	3	4
37	Mannar Road 1st Lane	NVVUE037	6.90	7	3.5	4.5
38	Mannar Road 2nd Lane	NVVUE038	8.00	9	4.5	5.5
39	Paddanichoor Paddakkadu Road	NVVUE039	9.10	9	4.5	5.5
40	Mannar Road 4th Lane	NVVUE040	7.00	7	3.5	4.5
41	Mannar Road 5th Lane	NVVUE041	6.50	7	3.5	4.5

42	Veppamkula Road	NVVUE042	6.00	7	3.5	4.5
43	Mannar Road 6th Lane	NVVUE043	9.60	12	6	7
44	Mannar Road 7th Lane	NVVUE044	10.2	12	6	7
45	Paddakaadu 1st Lane	NVVUE045	9.00	9	4.5	5.5
46	Paddakaadu 2nd Lane	NVVUE046	5.50	6	3	4
47	Paddakaadu 3rd Lane	NVVUE047	5.80	6	3	4
48	Paddakaadu 4th Lane	NVVUE048	7.30	9	4.5	5.5
49	Paddakaadu 5th Lane	NVVUE049	6.90	7	3.5	4.5
50	Paddakaadu 1st Cross Street	NVVUE050	6.90	7	3.5	4.5
51	Paddakaadu 2nd Cross Street	NVVUE051	5.50	6	3	4
52	Paddakaadu 3rd Cross Street	NVVUE052	5.60	6	3	4
53	Hospital Circular Road	NVVUE053	14.00	15	7.5	8.5
54	Madaththady Road	NVVUE054	7.30	9	4.5	5.5
55	Kiththul Road	NVVUE055	7.00	7	3.5	4.5
56	Tank Road	NVVUE056	15.50	15	7.5	8.5
57	Hospital Circular Road 1st Lane	NVVUE057	4.70	6	3	4
58	Poonthoddam Periyarkula Road	NVVUE058	9.10	12	6	7
59	Poonthoddam Kudiyiruppu lane	NVVUE059	7.00	7	3.5	4.5
60	Poonthoddam Kudiyiruppu sub lane	NVVUE060	7.50	9	4.5	5.5
61	Santhasolai Road	NVVUE061	9.10	12	6	7
62	Santhasolai - Sub Road	NVVUE062	7.00	7	3.5	4.5
63	Narasingar Kovil Lane	NVVUE063	7.10	9	4.5	5.5
64	Poonthoddam Periyarkulam 1st Lane	NVVUE064	7.00	7	3.5	4.5
65	Poonthoddam Periyarkulam 2nd Lane	NVVUE065	7.30	9	4.5	5.5
66	Poonthoddam Periyarkulam 3rd Lane	NVVUE066	7.60	9	4.5	5.5

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67	Poonthoddam Periyarkulam 4th Lane	NVVUE067	7.60	9	4.5	5.5
68	Poonthoddam Periyarkulam 5th Lane	NVVUE068	6.60	7	3.5	4.5
69	Poonthoddam Periyarkulam 6th Lane	NVVUE069	8.20	9	4.5	5.5
70	Poonthoddam Periyarkulam 7th Lane	NVVUE070	6.80	7	3.5	4.5
71	Aarumuganavalur Road	NVVUE071	9.70	12	6	7
72	Poonthoddam periyarkulam 8th Lane	NVVUE072	9.80	12	6	7
73	Periyarkulam Thandikkulam Road	NVVUE073	9.90	12	6	7
74	Periyarkulam Thandikkulam Road 1st Lane	NVVUE074	7.30	9	4.5	5.5
75	Periyarkulam Thandikkulam Road 2nd Lane	NVVUE075	8.60	9	4.5	5.5
76	Periyarkulam Thandikkulam Road 3rd Lane	NVVUE076	9.30	12	6	7
77	Periyarkulam Thandikkulam Road 4th Lane	NVVUE077	5.20	6	3	4
78	Periyarkulam Thandikkulam Road 5th Lane	NVVUE078	5.10	6	3	4
79	Soya Veethy	NVVUE079	6.10	7	3.5	4.5
80	Thandikkulam 1st Lane	NVVUE080	4.70	6	3	4
81	Thandikkulam 2nd Lane	NVVUE081	7.00	7	3.5	4.5
82	Thandikkulam 3rd Lane	NVVUE082	5.70	6	3	4
83	Thandikkulam 2nd & 3rd Joint Lane	NVVUE083	5.90	6	3	4
84	Thandikkulam 2nd & Vayal Joint Lane	NVVUE084	6.00	7	3.5	4.5
85	Thandikkulam Vayal Lane	NVVUE085	8.00	9	4.5	5.5
86	Satin Garden Road	NVVUE086	10.70	12	6	7
87	Urban Council Road	NVVUE087	11.30	12	6	7
88	Park Road	NVVUE088	12.30	15	7.5	8.5

89	Sri Lanka Red cross Road	NVVUE089	9.00	9	4.5	5.5
90	Kathiresu Road	NVVUE090	11.20	12	6	7
91	Vairavarkovil 1st Lane	NVVUE091	9.70	12	6	7
92	Vairavarkovil 2nd Lane	NVVUE092	9.50	12	6	7
93	Vairavarkovil 3rd Lane	NVVUE093	9.20	12	6	7
94	Vairavarkovil 5th Lane	NVVUE094	11.30	12	6	7
95	Vairavarkovil 6th Lane	NVVUE095	10.00	12	6	7
96	Vairavarkovil 7th Lane	NVVUE096	8.00	9	4.5	5.5
97	Vairavarkovil 8th Lane	NVVUE097	9.50	12	6	7
98	Vairavar kovil 9th Lane	NVVUE098	9.30	12	6	7
99	Vairavarkovil 10th Lane	NVVUE099	9.90	12	6	7
100	Rasathurai Road	NVVUE100	9.80	12	6	7
101	Karappankadu 1st Lane	NVVUE101	6.30	7	3.5	4.5
102	Karappankadu 2nd Lane	NVVUE102	5.30	6	3	4
103	Karappankadu ullaka Road	NVVUE103	5.30	6	3	4
104	Pandarikkulam 1st Lane	NVVUE104	11.50	12	6	7
105	Pandarikkulam Amman Temple Road	NVVUE105	8.90	9	4.5	5.5
106	Thachchanathan kula Road	NVVUE106	8.90	9	4.5	5.5
107	Ukkilankulam road	NVVUE107	9.30	12	6	7
108	Pandarikkulam Globe mill Road	NVVUE108	10.90	12	6	7
109	Pandarikkulam 2nd Lane	NVVUE109	10.00	12	6	7
110	Pandarikkulam 3rd Lane	NVVUE110	7.00	7	3.5	4.5
111	Pandarikkulam 4th Lane	NVVUE111	6.20	7	3.5	4.5
112	Pandarikkulam 5th Lane	NVVUE112	6.40	7	3.5	4.5
113	Navalar Road	NVVUE113	8.20	9	4.5	5.5
114	Thadchanathan kulam Cemetery Road	NVVUE114	5.00	6	3	4

115	F.S.D Road	NVVUE115	6.10	7	3.5	4.5
116	Vepamkulam 60 acer Road	NVVUE116	7.10	9	4.5	5.5
117	Uthaya Mill Road	NVVUE117	8.00	9	4.5	5.5
118	Vepamkulam Kooderu Road	NVVUE118	7.00	7	3.5	4.5
119	Vepamkulam 60 acer Road 1st Lane	NVVUE119	6.10	7	3.5	4.5
120	Aathi Vinayagar Road	NVVUE120	7.30	9	4.5	5.5
121	Good shed Road	NVVUE121	10.80	12	6	7
122	Y.M.C.M Lane	NVVUE122	9.80	12	6	7
123	Market circular Road	NVVUE123	9.70	12	6	7
124	Tharmalingam Road	NVVUE124	12.0	12	6	7
125	Mill Road	NVVUE125	17	18	9	9
126	Kanthasamy Kovil Road	NVVUE126	18.0	18	9	9
127	1st cross street	NVVUE127	19.0	19	9.5	9.5
128	2nd cross street	NVVUE128	17.20	18	9	9
129	3rd cross street	NVVUE129	9.10	12	6	7
130	Gnanavairavar Road	NVVUE130	12	12	6	7
131	Soosaippilaiyar kulam Road	NVVUE131	17.60	18	9	9
132	Sagayamathapuram road	NVVUE132	5.80	6	3	4
133	Sagayamathapuram 1st lane	NVVUE133	4.30	6	3	4
134	Sagayamathapuram 2nd Lane	NVVUE134	4.50	6	3	4
135	Sagayamathapuram 3rd Lane	NVVUE135	4.80	6	3	4
136	Sagayamathapuram RDCS Lane	NVVUE136	4.60	6	3	4
137	Convent Road	NVVUE137	5.00	6	3	4
138	Convent 1st Lane	NVVUE138	5.00	6	3	4
139	Mother Theresa Road	NVVUE139	4.80	6	3	4
140	Mother Theresa Road 1st Lane	NVVUE140	4.80	6	3	4

141	Mother Theresa 2nd Lane	NVVUE141	4.80	6	3	4
142	Joseph vaas Road	NVVUE142	6.50	7	3.5	4.5
143	Joseph vaas Road 1st Lane	NVVUE143	5.20	6	3	4
144	Joseph vaas Road 2nd Lane	NVVUE144	7.0	9	3.5	4.5
145	Joseph vaas Road 3rd lane	NVVUE145	4.90	6	3	4
146	Joseph vaas Road 4th Lane	NVVUE146	6.20	7	3.5	4.5
147	Rani Mill Road	NVVUE147	9.20	12	6	7
148	Alagar Road	NVVUE148	9.60	12	6	7
149	Alagar Road 1st Lane	NVVUE149	6.50	7	3.5	4.5
150	Alagar road 2nd Lane	NVVUE150	5.20	6	3	4
151	Sangarappilai Road	NVVUE151	8.50	9	4.5	5.5
152	Sinnaputhukulam Lane	NVVUE152	6.60	7	3.5	4.5
153	Kulappalam Road	NVVUE153	9.40	12	6	7
154	Owaiyar Road	NVVUE154	5.70	6	3	4
155	Vellikulam Pillaiyar Kovil Road	NVVUE155	6.10	7	3.5	4.5
156	Vellikulam Pillaiyar kovil road 1st Lane	NVVUE156	5.50	6	3	4
157	Velikulam 1st Lane	NVVUE157	7.10	9	4.5	5.5
158	Velikulam 1st sub Lane	NVVUE158	6.20	7	3.5	4.5
159	Velikulam 2nd Lane	NVVUE159	5.90	6	3	4
160	Velikulam 3rd Lane	NVVUE160	9.30	12	6	7
161	Velikulam 4th Lane	NVVUE161	6.30	7	3.5	4.5
162	Velikulam 5th Lane	NVVUE162	8.40	9	4.5	5.5
163	Velikulam 3rd & 5th Lane connection Lane	NVVUE163	6.60	7	3.5	4.5
164	Velikulam 2nd & 3rd Lane connection Lane	NVVUE164	6.80	7	3.5	4.5
165	Maruthan kulam 1st Lane	NVVUE165	7.60	9	4.5	5.5
166	Maruthan kulam 2nd Lane	NVVUE166	6.10	7	3.5	4.5

167	Thetkilupaikulam Velikulam Road	NVVUE167	8.20	9	4.5	5.5
168	Kovilputhukulam 2nd Lane	NVVUE168	6.1	7	3.5	4.5
169	Kovilputhukulam 3rd Lane	NVVUE169	5.70	6	3	4
170	Kovilputhukulam 4th Lane	NVVUE170	5.30	6	3	4
171	Kovil Puthukulam 5th lane	NVVUE171	6.90	7	3.5	4.5
172	Kovil Puthukulam 6th Lane	NVVUE172	6.10	7	3.5	4.5
173	Kovil Puthukulam 7th Lane	NVVUE173	10.60	12	6	7
174	Kovil Puthukulam 8th Lane	NVVUE174	6.10	7	3.5	4.5
175	Kovil Puthukulam 9th Lane	NVVUE175	6.90	7	3.5	4.5
176	Kovil Puthukulam 10th lane	NVVUE176	6.70	7	3.5	4.5
177	Kovilputhukulam Sudalai road	NVVUE177	8.10	9	4.5	5.5
178	Kovil puthukulam 3rd & 4th lane connecting lane	NVVUE178	6.60	7	3.5	4.5
179	Kovil puthukulam 2nd & 3rd lane connecting lane	NVVUE179	5.50	6	3	4
180	Thetkilupaikulam Velikulam 1st lane	NVVUE180	5.80	6	3	4
181	Thetkilupaikulam Velikulam 2nd lane	NVVUE181	6.60	7	3.5	4.5
182	Thetkilupaikulam Velikulam 3rd lane	NVVUE182	6.70	7	3.5	4.5
183	Rambaikulam Lane	NVVUE183	6.10	7	3.5	4.5
184	Kovilkulam 2nd Lane	NVVUE184	6.70	7	3.5	4.5
185	Kovilkulam 3rd Lane	NVVUE185	6.40	7	3.5	4.5
186	Kovilkulam 4th Lane	NVVUE186	6.10	7	3.5	4.5
187	Kovilkulam 5th Lane	NVVUE187	5.80	6	3	4
188	Kovilkulam 6th Lane	NVVUE188	5.80	6	3	4
189	Kovilkulam 7th Lane	NVVUE189	8.70	9	4.5	5.5
190	Aaladi road	NVVUE190	9.0	9	4.5	5.5
191	Kovilkulam 8th Lane	NVVUE191	7.30	9	4.5	5.5

192	Kovilkulam 9th Lane	NVVUE192	6.40	7	3.5	4.5
193	Kovilkulam 10th Lane	NVVUE193	7.30	9	4.5	5.5
194	Katkuli Road	NVVUE194	12.0	12	6	7
195	Katkuli Road 1st Lane	NVVUE195	9.0	9	4.5	5.5
196	Katkuli Road 2nd Lane	NVVUE196	7.32	9	4.5	5.5
197	Katkuli Road 3rd Lane	NVVUE197	7.60	9	4.5	5.5
198	Katkuli Road 4th Lane	NVVUE198	7.30	9	4.5	5.5
199	Katkuli Road 5th Lane	NVVUE199	7.20	9	4.5	5.5
200	Kandy Road 1st Lane	NVVUE200	8.00	9	4.5	5.5
201	Kandy Road 2nd Lane	NVVUE201	8.10	9	4.5	5.5
202	Thekkavatha ullaka Road	NVVUE202	8.70	9	4.5	5.5
203	Kandy Road 3rd Lane	NVVUE203	8.60	9	4.5	5.5
204	Kandy Road 4th Lane	NVVUE204	9.50	12	6	7
205	Kandy Road 5th Lane	NVVUE205	9.60	12	6	7
206	Kandy Road 6th Lane	NVVUE206	7.80	9	4.5	5.5
207	Kandy Road 7th Lane	NVVUE207	7.00	9	4.5	5.5
208	Thonikkal 4th Lane	NVVUE208	9.50	9	4.5	5.5
209	Kandy Road 8th Lane	NVVUE209	9.40	9	4.5	5.5
210	Thonikkal 3rd Lane	NVVUE210	8.90	9	4.5	5.5
211	Kandy Road 9th Lane	NVVUE211	8.90	9	4.5	5.5
212	Thonikkal 2nd Lane	NVVUE212	9.10	9	4.5	5.5
213	Kandy road 10th Lane	NVVUE213	9.20	9	4.5	5.5
214	Thonikkal 1st Lane	NVVUE214	10.10	12	6	7
215	Kandy road 11th Lane	NVVUE215	10.20	12	6	7
216	Kandy road 12th Lane	NVVUE216	9.60	12	6	7
217	Kandy road 13th lane	NVVUE217	8.90	9	4.5	5.5
218	Kandy Road 14th Lane	NVVUE218	9.70	12	6	7
219	Kandy Road 15th Lane	NVVUE219	8.80	9	4.5	5.5

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220	Kandy road 16th Lane	NVVUE220	8.90	9	4.5	5.5
221	Kandy road 17th Lane	NVVUE221	9.0	9	4.5	5.5
222	Kandy road 18th Lane	NVVUE222	8.40	9	4.5	5.5
223	Kandy road 18th Lane sub Road	NVVUE223	8.30	9	4.5	5.5
224	Kandy Road 19th Lane	NVVUE224	10.0	12	6	7
225	Kandy Road 20th Lane	NVVUE225	9.50	12	6	7
226	Kandy road 21st Lane	NVVUE226	8.50	9	4.5	5.5
227	Moonru murippu School Road	NVVUE227	8.30	9	4.5	5.5
228	Kandy road 23rd Lane	NVVUE228	6.20	7	3.5	4.5
229	Moonru murippu School Road 1st Lane	NVVUE229	6.10	7	3.5	4.5
230	Thachchnkulam Samlankam Road	NVVUE230	11.0	12	6	7
231	Kandy Road 24th Lane	NVVUE231	10.00	12	6	7
232	Kandy Road 25th Lane	NVVUE232	9.00	9	4.5	5.5
233	Kandy Road 26th Lane	NVVUE233	12.5	15	7.5	8.5
234	Parathi Community Centre Road	NVVUE234	6.2	7	3.5	4.5
235	Veppankulam Rural Development Lane	NVVUE235	6.3	7	3.5	4.5
236	Church Road	NVVUE236	9.1	12	6	7
237	Veppankula Road	NVVUE237	6.0	7	3.5	4.5
238	Paththiniyarkulam Sub Road 1	NVVUE238	5.5	6	3	4
239	Paththiniyarkulam Sub Road 2	NVVUE239	4.5	6	3	4
240	Vavuniyakulam Kulakkarai Road	NVVUE240	2.7	6	3	4
241	Market circle Road 1st Lane	NVVUE241	3.0	6	3	4
242	Market circle Road 2nd Lane	NVVUE242	2.4	6	3	4
243	Gananavairavar Kovil Road	NVVUE243	6.0	7	3.5	4.5
244	Periyarkulam Rural Development Association Road	NVVUE244	6.0	7	3.5	4.5
245	Yarl Road 1st Lane	NVVUE245	6.0	7	3.5	4.5

9.1.2. Vavuniya South Tamil Pradeshiya Sabha

Table No. 33: Proposed Roads width, Building Lines and Street Lines _Vavuniya South Tamil PS

S.No	Road ID	Name of the Road	Width of the Road (m)	Proposed Road width (m)	Street line (m)	Building Line (m)
01	NVSTE013	Salampaikkulam 08th post Road	6.5	7	3.5	4.5
02	NVSTE014	Salampaikkulam Moonrumurippu Road	8.0	9	4.5	5.5
03	NVSTE015	Salampaikkulam Ullaka Veethi	6.0	7	3.5	4.5
04	NVSTE016	Sopalapuliyankulam Road	8.0	9	4.5	5.5
05	NVSTE017	Pampaimadu Kuppaikkuli Road	10.0	12	6	7
06	NVSTE018	Army camp Road	10.0	12	6	7
07	NVSTE019	Vaikali koolankulam Main Road	5.0	6	3	4
08	NVSTE020	Vaikali koolankulam Road	5.0	6	3	4
09	NVSTE021	Pampaimadu Vayal Road	5.0	6	3	4
10	NVSTE022	Pampaimadu 01st Lane	8.0	9	4.5	5.5
11	NVSTE023	Katpakapuram 05th Lane	8.0	9	4.5	5.5
12	NVSTE024	Katpakapuram 04th Lane	8.0	9	4.5	5.5
13	NVSTE025	01st by lane of Katpakapuram 04th lane to 03rd lane (link road)	9.0	9	4.5	5.5
14	NVSTE026	02nd by lane of Katpakapuram 04th lane to 03rd lane (link road)	9.0	9	4.5	5.5
15	NVSTE027	03rd by lane of Katpakapuram 04th lane to 03rd lane (link road)	9.0	9	4.5	5.5
16	NVSTE028	03rd by lane of Katpakapuram 04th lane to 03rd lane (link road)	9.0	9	4.5	5.5
17	NVSTE029	Katpakapuram 03rd lane	9.0	9	4.5	5.5

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18	NVSTE030	01st by lane of Katpakapuram 03rd lane to 04th lane (link road)	8.0	9	4.5	5.5
19	NVSTE031	02nd by lane of Katpakapuram 03rd lane to 04th lane (link road)	8.0	9	4.5	5.5
20	NVSTE032	03rd by lane of Katpakapuram 03rd lane to 04th lane (link road)	8.0	9	4.5	5.5
21	NVSTE033	Katpakapuram 02nd lane	9.0	9	4.5	5.5
22	NVSTE034	01st by lane of Katpakapuram 03rd lane to 02nd lane (link road)	6.0	7	3.5	4.5
23	NVSTE035	02nd by lane of Katpakapuram 03rd lane to 02nd lane (link road)	6.0	7	3.5	4.5
24	NVSTE036	03rd by lane of Katpakapuram 03rd lane to 02nd lane (link road)	6.0	7	3.5	4.5
25	NVSTE037	04th by lane of Katpakapuram 03rd lane to 02nd lane (link road)	6.0	7	3.5	4.5
26	NVSTE038	05th by lane of Katpakapuram 03rd lane to 02nd lane (link road)	6.0	7	3.5	4.5
27	NVSTE039	06th by lane of Katpakapuram 03rd lane to 02nd lane (link road)	6.0	7	3.5	4.5
28	NVSTE040	07th by lane of Katpakapuram 03rd lane to 02nd lane (link road)	6.0	7	3.5	4.5
29	NVSTE041	Sampalthodda Paddy lane	9.0	9	4.5	5.5
30	NVSTE042	Palamaikkal Circular Road	7.0	7	3.5	4.5
31	NVSTE043	Palamaikkal Road	8.0	9	4.5	5.5
32	NVSTE044	Palamaikkal Road By lane	5.0	6	3	4
33	NVSTE045	Technical College Road	9.0	9	4.5	5.5
34	NVSTE046	Mullippulavu Road	5.0	6	3	4

35	NVSTE047	Naakamma Road	4.0	6	3	4
36	NVSTE048	Raja Road	5.0	6	3	4
37	NVSTE049	Nellukkulam 03rd lane	9.0	9	4.5	5.5
38	NVSTE050	Ganesh Lane	4.0	6	3	4
39	NVSTE051	Nellukkulam 01st lane	4.0	6	3	4
40	NVSTE052	Thampanaikkulam Road	8.0	9	4.5	5.5
41	NVSTE053	Thampanaikkulam Road 01st By Lane	4.0	6	3	4
42	NVSTE054	Esan Kudiyiruppu Road	4.0	6	3	4
43	NVSTE055	Esan Kudiyiruppu 02nd Lane	4.0	6	3	4
44	NVSTE056	Puruddy Parm Road	3.0	6	3	4
45	NVSTE057	Kaththankooddam Road	8.0	9	4.5	5.5
46	NVSTE058	Kaththankooddam Road 01st Lane	3.0	6	3	4
47	NVSTE059	Kaththankooddam 02nd Lane	6.0	7	3.5	4.5
48	NVSTE060	22nd current post Lane	3.0	6	3	4
49	NVSTE061	Kanesapuram 01st By lane	4.5	6	3	4
50	NVSTE062	Kanesapuram Main Road	7.5	9	4.5	5.5
51	NVSTE063	Kanesapuram 05th lane	4.5	6	3	4
52	NVSTE064	Kanesapuram 04th lane	4.8	6	3	4
53	NVSTE065	Kanesapuram 03rd lane	4.0	6	3	4
54	NVSTE066	Kanesapuram 02nd lane	4.0	6	3	4
55	NVSTE067	Kanesapuram 01st lane	4.0	6	3	4
56	NVSTE068	Kanesapuram Right side 01st lane	8.0	9	4.5	5.5
57	NVSTE069	Kanesapuram Right side 02nd lane	8.0	9	4.5	5.5
58	NVSTE070	Kanesapuram Right side 03rd lane	8.0	9	4.5	5.5
59	NVSTE071	Kanesapuram Right side 01st by lane from 03rd lane	6.4	7	3.5	4.5

60	NVSTE072	Kanesapuram 02nd by lane from 03rd lane	6.7	7	3.5	4.5
61	NVSTE073	Kanesapuram Right side 03rd by lane from 03rd lane	6.0	7	3.5	4.5
62	NVSTE074	Kanesapuram 06th lane	8.0	9	4.5	5.5
63	NVSTE075	Kanesapuram Right side 07th lane	8.0	9	4.5	5.5
64	NVSTE076	Kanesapuram Right side 08th lane	6.0	7	3.5	4.5
65	NVSTE077	Kanesapuram Right side 09th lane	8.5	9	4.5	5.5
66	NVSTE078	Kanesapuram Right side 01st lane from 09th lane	8.5	9	4.5	5.5
67	NVSTE079	Kanesapuram Right side 02nd lane from 09th lane	7.5	9	4.5	5.5
68	NVSTE080	Kanesapuram Right side 10th lane	7.6	9	4.5	5.5
69	NVSTE081	Kanesapuram Right side 01st lane from 10th lane	7.5	9	4.5	5.5
70	NVSTE139	Mannar Road 08th lane	9.0	9	4.5	5.5
71	NVSTE140	Mannar Road 08th lane Cross lane	9.0	9	4.5	5.5
72	NVSTE141	Thaandikkulam Kalmadu Road Oyarsinnakkulam 01st lane	5.4	6	3	4
73	NVSTE142	Thaandikkulam kalmadu Road Oyarsinnakkulam 02nd lane	8.5	9	4.5	5.5
74	NVSTE143	Thaandikkulam kalmadu Road Oyarsinnakkulam 03rd lane	6.0	7	3.5	4.5
75	NVSTE144	Thaandikkulam kalmadu Road Oyarsinnakkulam 04th lane	8.5	9	4.5	5.5
76	NVSTE145	Marukkarampalai 01st Lane	7.3	9	4.5	5.5

77	NVSTE146	Marukkarampalai School Side Road	6.0	7	3.5	4.5
78	NVSTE147	Marukkarampalai 03rd Lane	4.5	6	3	4
79	NVSTE148	Temple Road	7.3	9	4.5	5.5
80	NVSTE149	Veppankulam Road	6.0	7	3.5	4.5
81	NVSTE150	Puthukkulam 01st Lane	4.8	6	3	4
82	NVSTE151	Puthukkulam Mill Road	7.3	9	4.5	5.5
83	NVSTE152	Puthukkulam Kokkuvvely Road	6.0	7	3.5	4.5
84	NVSTE153	Puthukkulam RDS Road	6.0	7	3.5	4.5
85	NVSTE154	School Road By Lane	6.0	7	3.5	4.5
86	NVSTE155	Puthukkulam Smarty Road	6.0	7	3.5	4.5
87	NVSTE233	Paranaaddakal School Road	8.5	9	4.5	5.5
88	NVSTE234	Paranaaddakal 01st Lane	7.3	9	4.5	5.5
89	NVSTE235	Paranaaddakal Puthukkulam Road	7.3	9	4.5	5.5
90	NVSTE236	Periyavillaththikkulam Road	8.5	9	4.5	5.5
91	NVSTE237	Vilakkuvaitthakulam Road	8.5	9	4.5	5.5
92	NVSTE238	Panikkaneravi Road	8.5	9	4.5	5.5
93	NVSTE239	Periyamadu Road	8.5	9	4.5	5.5
94	NVSTE240	Periyamadu Maatharpanikkar Makilankulam Road	8	9	4.5	5.5
95	NVSTE259	Thalikulam School lane	6	7	3.5	4.5
96	NVSTE260	Thalikulam Church Road	7.0	9	4.5	5.5
97	NVSTE261	Thalikulam Church Road 1st Cross	7.0	7	3.5	4.5
98	NVSTE262	Thalikulam Church Road 1st Cross 1st lane	4.0	6	3	4
99	NVSTE263	Thalikulam Church Road 2nd Cross	7.0	7	3.5	4.5

100	NVSTE264	Thalikulam Church Road 3rd Cross	7.0	7	3.5	4.5
101	NVSTE265	Thalikulam Church Road 4th Cross				
102	NVSTE266	Thalikulam Church Road 5th Cross	7.0	7	3.5	4.5
103	NVSTE267	Thalikulam Church Road 6th Cross	7.0	7	3.5	4.5
104	NVSTE268	Thalikulam Church Road 7th Cross	7.0	7	3.5	4.5
105	NVSTE269	Thalikulam Church Road 8th Cross	7.0	7	3.5	4.5
106	NVSTE270	Church Road 1st Cross 1st lane	7.0	7	3.5	4.5
107	NVSTE271	Thalikulam Church Road 6th Cross 2nd lane	7.0	7	3.5	4.5
108	NVSTE272	Thalikulam Church Road 1st Cross 3rd lane	7.0	7	3.5	4.5
109	NVSTE273	Thalikulam Church Road 1st Cross 3rd lane	7.0	7	3.5	4.5
110	NVSTE274	Thalikulam 3rd Lane Link Road 1st lane				
111	NVSTE275	Thalikulam Training center road	7.0	7	3.5	4.5
112	NVSTE276	Thalikulam Training center 1st road	7.0	7	3.5	4.5
113	NVSTE277	Thalikulam Training center road 2nd cross street	7.0	7	3.5	4.5
114	NVSTE278	Thalikulam Training center road 3rd cross street	7.0	7	3.5	4.5
115	NVSTE279	Thalikulam Road left 1st lane	5.0	6	3	4
116	NVSTE280	Thalikulam Road left 2nd lane	7.0	7	3.5	4.5
117	NVSTE281	Thalikulam Road left 3rd lane	6.0	7	3.5	4.5
118	NVSTE282	Thalikulam Road left 3rd lane	7.0	7	3.5	4.5

119	NVSTE283	Thalikulam road left 3rd lane	7.0	7	3.5	4.5
120	NVSTE284	Thalikulam road left 4th lane	7.0	7	3.5	4.5
121	NVSTE285	Thalikulam School road	5.5	6	3	4
122	NVSTE286	Thalikulam School road				
123	NVSTE287	Thalikulam School road 1st cross	6.0	7	3.5	4.5
124	NVSTE288	Eachankulam road				
125	NVSTE289	Salambaikulam Settlement road	7.0	7	3.5	4.5
126	NVSTE290	Salambaikulam Settlement road	7.0	7	3.5	4.5
127	NVSTE291	Salambaikulam Settlement 1st Cross Street	5.5	6	3	4
128	NVSTE292	Salambaikulam Settlement 1st Cross 1st lane	5.5	6	3	4
129	NVSTE293	Jangaravoor Main road	7.0			
130	NVSTE294	Jangaravoor Main road 1st Cross Street				
131	NVSTE295	Jangaravoor Main road 2nd lane	5.5	6	3	4
132	NVSTE296	Jangaravoor Selvanagar link road	7.3	9	4.5	5.5
133	NVSTE297	Jangaravoor Selvanagar link road 1st Cross Street	5.5	6	3	4
134	NVSTE298	Chekkadipulavu Main Road	7.0	7	3.5	4.5
135	NVSTE299	Chekkadipulavu Road Puthukovilkula Road	4.0	6	3	4
136	NVSTE300	Chekkadipulavu Road 1st Cross Street	4.5	6	3	4
137	NVSTE301	Chekkadipulavu Road 2nd Cross Road	4.5	6	3	4
138	NVSTE302	Chekkadipulavu Road 3rd Cross Road	4.5	6	3	4

139	NVSTE303	Chekadipulavu 1st Internal Road	4.5	6	3	4
140	NVSTE304	Chekadipulavu 2nd Internal Road	4.5	6	3	4
141	NVSTE305	Chekadipulavu 3rd Internal Road	4.5	6	3	4
142	NVSTE306	Chekadipulavu Main Road 4th Cross Road				
143	NVSTE307	Chekadipulavu Main Road 5th Cross Road	4.5	6	3	4
144	NVSTE308	Perumal Veethi	5.5	6	3	4
145	NVSTE309	Aayalkulam Road 1st Cross	5.5	6	3	4
146	NVSTE310	Neivlikulam Road				
147	NVSTE311	Neivlikulam Road Paddy field Road	5.5	6	3	4
148	NVSTE312	Velankulam Road	7.0	7	3.5	4.5
149	NVSTE313	Chekadipulavu Main Road 6th Cross				
150	NVSTE314	Selvanagar Road	4.5	6	3	4
151	NVSTE315	Selvanagar Road 1st by Lane	4.5	6	3	4
152	NVSTE316	Selvanagar Road 1st Cross Lane	4.5	6	3	4
153	NVSTE317	Selvanagar Road 2nd Lane	4.5	6	3	4
154	NVSTE318	Selvanagar Road Right Side 1st Lane	4.5	6	3	4
155	NVSTE319	Selvanagar Road Right Side 2nd Lane	4.5	6	3	4
156	NVSTE320	Selvanagar Road Right Side 3rd Lane	4.5	6	3	4
157	NVSTE321	Selvanagar Road Right Side 4th Lane	4.5	6	3	4
158	NVSTE322	Selvanagar Road Left Side 1st Lane	4.5	6	3	4
159	NVSTE323	Selvanagar Road Left Side 2nd Lane	4.5	6	3	4

160	NVSTE324	Selvanagar Road Left Side 3rd Lane	4.5	6	3	4
161	NVSTE325	Selvanagar 1st Cross Road 1st Lane	4.5	6	3	4
162	NVSTE326	Selvanagar Road 1st Cross 1st Lane by Road	4.5	6	3	4
163	NVSTE327	Selvanagar Pulithariththa Puliyankulam Jung Road	4.0	6	3	4
164	NVSTE328	Chekadipulavu Main Road 6th Cross Road	4.0	6	3	4
165	NVSTE329	Chekadipulavu Main Road 7th Cross Road	4.0	6	3	4
166	NVSTE330	Chekadipulavu Main Road 8th Cross Road	4.0	6	3	4
167	NVSTE331	Chekadipulavu Main Road 9th Cross Road	4.0	6	3	4
168	NVSTE332	Chekadipulavu Main Road 10th Cross Road	4.0	6	3	4
169	NVSTE333	Chekadipulavu Main Road 11th Cross Road	4.0	6	3	4
170	NVSTE334	Chekadipulavu Main Road 12th Cross Road				
171	NVSTE335	Chekadipulavu Main Road 10th Cross Road Internal Road	4.0	6	3	4
172	NVSTE336	Chekadipulavu Main Road 11th Cross Road Internal Road	4.0	6	3	4
173	NVSTE337	Pulithariththa Puliyankulam Main Road 1st Cross Road				
174	NVSTE339	Parathipuram Main Road	6.0	7	3.5	4.5
175	NVSTE340	Parathipuram 01st lane	4.0	6	3	4
176	NVSTE341	Parathipuram 02nd lane	4.0	6	3	4
177	NVSTE342	Vicskaadu Road	4.0	6	3	4
178	NVSTE343	Pillayar Kovil Raod	4.0	6	3	4
179	NVSTE344	Pillayar Kovil Raod 01st lane	4.0	6	3	4

180	NVSTE345	Pillayar Kovil Raod 02nd lane	4.0	6	3	4
181	NVSTE346	Puliyankulam Road	7.0	7	3.5	4.5
182	NVSTE347	Puliyankulam 01st Lane	4.0	6	3	4
183	NVSTE348	Puliyankulam Road 02nd Lane	4.0	6	3	4
184	NVSTE349	Parathipuram Pillayar Kovil Road 01st cross	4.0	6	3	4
185	NVSTE350	Parathipuram Pillayar Kovil Road 02nd cross	4.0	6	3	4
186	NVSTE351	Puliyankulam 04th Lane	5.0	6	3	4
187	NVSTE352	Parathipuram Government Housing Scheme Road	4.0	6	3	4
188	NVSTE353	Sampalthtooddam Road	5.5	6	3	4
189	NVSTE354	Sampalthtooddam Road 01st lane	4.5	6	3	4
190	NVSTE355	Sampalthtooddam Road 02nd lane				
191	NVSTE356	Sampalthtooddam Road 01st lane 01st Cross	4.0	6	3	4
192	NVSTE357	Nellukkulam GS road				
193	NVSTE358	Parathipuram Sampalthtooddam road	5.5	6	3	4
194	NVSTE359	Parathipuram Right Side 03rd lane	6.0	7	3.5	4.5
195	NVSTE360	Rajenthirankulam internal Road	6.0	7	3.5	4.5
196	NVSTE361	Ponnavarsankulam Palayakudiyiruppu road				
197	NVSTE362	Ponnavarsankulam 50 Housing scheme road	4.0	6	3	4
198	NVSTE363	Nagarilluppaikkulam Main Road	7.0	7	3.5	4.5
199	NVSTE364	Nagarilluppaikkulam 01st lane	4.5	6	3	4
200	NVSTE365	Nagarilluppaikkulam Tank Road				

201	NVSTE366	Nagarilluppaikkulam Kanthapuram Road	4.5	6	3	4
202	NVSTE367	Nagarilluppaikkulam 02nd lane	4.0	6	3	4
203	NVSTE368	Nagarilluppaikkulam 03rd lane	4.0	6	3	4
204	NVSTE369	Nagarilluppaikkulam 04th lane	4.0	6	3	4
205	NVSTE370	Nagarilluppaikkulam Main Road 01st Cross	4.0	6	3	4
206	NVSTE371	Thavasikulam 01st Lane	4.0	6	3	4
207	NVSTE372	Thavasikulam Pillayar Road				
208	NVSTE373	Thavasikulam church Road				
209	NVSTE374	Mathavuvaiththakulam Temple Road	5.0	6	3	4
210	NVSTE375	Santhasolai Main road	7.0	7	3.5	4.5
211	NVSTE376	Santhasolai Ratha lane				
212	NVSTE377	Santhasolai Ratha lane 01st lane	4.5	6	3	4
213	NVSTE378	Santhasolai Ratha lane 01st lane 01st cross	4.5	6	3	4
214	NVSTE379	Akaththiyar road	4.5	6	3	4
215	NVSTE380	Santhasolai 04th lane	4.5	6	3	4
216	NVSTE381	Santhasolai 05th lane	4.5	6	3	4
217	NVSTE382	Santhasolai 06th lane	4.5	6	3	4
218	NVSTE383	Santhasolai 07th lane	4.5	6	3	4
219	NVSTE384	Santhasolai 08th lane	4.5	6	3	4
220	NVSTE385	Santhasolai 09th lane				
221	NVSTE386	Santhasolai 10th lane				
222	NVSTE387	Mathenanagar School Road	7.0	7	3.5	4.5
223	NVSTE388	Mathuraiveeran Road	7.0	7	3.5	4.5
224	NVSTE389	Kaththarsinnakkulam Main Road		7	3.5	4.5
225	NVSTE390	Annanagar Main road	4.5	6	3	4

226	NVSTE391	Annanagar road	4.0	6	3	4
227	NVSTE392	Srimuththumari Amman Temple road	4.5	6	3	4
228	NVSTE393	Kaththarsinnakkulam Road	6.0	7	3.5	4.5
229	NVSTE394	Kaththarsinnakkulam 01st lane				
230	NVSTE395	Kaththarsinnakkulam 02nd lane	4.5	6	3	4
231	NVSTE396	Kaththarsinnakkulam Pillayarkovil road	4.0	6	3	4
232	NVSTE397	Poonthooddam Srimuththumariyamman Road	7.2	9	4.5	5.5
233	NVSTE398	Poonthooddam Srimuththumariyamman 01st Lane	7	3.5	4.5	7
234	NVSTE399	Poonthooddam Srimuththumariyamman 02nd Lane	4.0	6	3	4
235	NVSTE400	Poonthooddam Srimuththumariyamman 03rd Lane	4.0	6	3	4
236	NVSTE401	Poonthooddam Srimuththumariyamman 04th Lane	4.0	6	3	4
237	NVSTE402	Poonthooddam Srimuththumariyamman 05th Lane				
238	NVSTE403	Near College of Education	4.0	6	3	4
239	NVSTE404	Kanthankulam Main Road		6	3	4
240	NVSTE415	Kanthankulam Settlement Road	10	12	6	7
241	NVSTE416	Annanagar Main road		12	6	7
242	NVSTE417	Annanagar road	9.1	12	6	7
243	NVSTE418	Srimuththumari amman Temple road	9.3	12	6	7
244	NVSTE419	Kaththarsinnakkulam Road	9.5	12	6	7

245	NVSTE420	Kaththarsinnakkulam 01st lane				
246	NVSTE421	Paranaddakal 5th Lane				
247	NVSTE422	Paranaddakal 6th Lane	8	9	4.5	5.5
248	NVSTE423	Paranaddakal 7th Lane Internal Rd				
249	NVSTE424	Paranaddakal 8th Lane	7	7	3.5	4.5
250	NVSTE425	Paranaddakal Rd 9th lane	7	7	3.5	4.5
251	NVSTE426	9th lane Kalmalai Road				
252	NVSTE427	Paranaddakal10th Lane				
253	NVSTE428	Paranaddakal 09th Lane1st by Lane				
254	NVSTE429	Paranaddakal 10th Lane1st by Lane	7	7	3.5	4.5
255	NVSTE430	Paranaddakal 09th Lane 2nd by Lane	7	7	3.5	4.5
256	NVSTE431	Paranaddakal 09th Lane 3rd by Lane	7	7	3.5	4.5
257	NVSTE432	Paranaddakal11th Lane	7	7	3.5	4.5
258	NVSTE433	Paranaddakal 11th Lane by Lane	7	7	3.5	4.5
259	NVSTE434	Paranaddakal12th Lane	7	7	3.5	4.5
260	NVSTE435	Arasankulam 1st Lane	6	7	3.5	4.5
261	NVSTE436	Arasankulam 3rd Lane				
262	NVSTE437	Arasankulam 1st ,3rd Lane				
263	NVSTE438	Arasankulam 2nd Lane	6	7	3.5	4.5
264	NVSTE439	Arasankulam 2nd Lane 1st by Lane	6	7	3.5	4.5
265	NVSTE440	Arasankulam 1st Lane				
266	NVSTE441	Arasamurippu Periyavilaththikkulam Pulmoddai Paddy field Road	7	7	3.5	4.5
267	NVSTE442	Railway1st Lane	12	12	6	7

268	NVSTE443	Arasamurippu tank Road - 01	7	7	3.5	4.5
269	NVSTE444	Arasamurippu Vayal Road -01	5	6	3	4
270	NVSTE445	Arasamurippu Vayal Road -02	5	6	3	4
271	NVSTE446	Arasamurippu 2nd Lane	8	9	4.5	5.5
272	NVSTE447	Arasamurippu 3rd Lane	8	9	4.5	5.5
273	NVSTE448	Arasamurippu 3rd Lane by Lane	8	9	4.5	5.5
274	NVSTE449	Arasamurippu 4th Lane				
275	NVSTE450	Muthaliyarkulam Paddy field Road	6	7	3.5	4.5
276	NVSTE451	Public Hall Road	11	12	6	7
277	NVSTE452	Thonikkal 1st Lane	8	9	4.5	5.5
278	NVSTE453	Thonikkal 2nd Lane				
279	NVSTE454	1st Lane, 2nd Lane Link Road	6	7	3.5	4.5
280	NVSTE455	Thonikkal Aladi Sivan kovil Road	10	12	6	7
281	NVSTE456	Aladi Road Public Hall Road 1st Lane link Road	6	7	3.5	4.5
282	NVSTE457	Aladi Road Public Hall Road 1st Lane				
283	NVSTE458	Thonikkal Parkkuly Road				
284	NVSTE459	Thonikkal Naaga poosani Amman Road	6	7	3.5	4.5
285	NVSTE460	Thonikkal Akaththiyar Road				
286	NVSTE461	Thavasikulam Thonikkal End Border Road	8	9	4.5	5.5
287	NVSTE462	Thavasikulam Thonikkal End Border Road & Joint the Moonrumurippu Kanthapuram Rd	8	9	4.5	5.5
288	NVSTE463	Thonikkal Annai Velankanny Road	8	9	4.5	5.5

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289	NVSTE464	Thonikkal Laxabana Road	9	9	4.5	5.5
290	NVSTE465	Thonikkal Anna Road	10	12	6	7
291	NVSTE466	Thonikkal Sivan kovil Road	7	7	3.5	4.5
292	NVSTE467	Iya Vasikasalai Rd	6	7	3.5	4.5
293	NVSTE468	Tube well Road	4	6	3	4
294	NVSTE469	Kuddippilaiyaar (Anna Rd) Opposite Road	9	9	4.5	5.5
295	NVSTE470	Weaving Center Near the Road	5	6	3	4
296	NVSTE471	Thonikkal Kanthi Road				
297	NVSTE472	Thonikkal Laxabana Road 1st Lane				
298	NVSTE473	Thonikkal Laxabana Road 2nd Lane	7	7	3.5	4.5
299	NVSTE474	Viyasar Road	9	9	4.5	5.5
300	NVSTE475	Laxmy Road	8	9	4.5	5.5
301	NVSTE476	Laxmy Road by Lane	7	7	3.5	4.5
302	NVSTE477	Amman Rd & Community Opposite Road				
303	NVSTE529	Thavasikulam Transformer Road	7	7	3.5	4.5
304	NVSTE530	Koomankulam Main Road	7	7	3.5	4.5
305	NVSTE531	Kuddippilaiyaar Lane	6	7	3.5	4.5
306	NVSTE532	Kayathhiri Lane				
307	NVSTE533	Thaninajagam Road	6	7	3.5	4.5
308	NVSTE534	Kayathhiri Lane & Joint Road Thaninajagam Road - 1	6	7	3.5	4.5
309	NVSTE535	Kayathhiri Lane & Joint Road Thaninajagam Road - 2	6	7	3.5	4.5
310	NVSTE536	Thirunaavalalar Road	7	7	3.5	4.5
311	NVSTE537	Thavasikulam Road	7	7	3.5	4.5
312	NVSTE538	Barathy Road	6	7	3.5	4.5

313	NVSTE539	Thirunaavalur Road & Thavasikulam Joint Road	6	7	3.5	4.5
314	NVSTE540	Kaali kovil Road	6	7	3.5	4.5
315	NVSTE541	Thiruchchenthoooran Mill Road	8	9	4.5	5.5
316	NVSTE542	Kanra Lane	7	7	3.5	4.5
317	NVSTE543	Mill Road 2nd Lane	7	7	3.5	4.5
318	NVSTE544	Mill Road 3rd Lane	7	7	3.5	4.5
319	NVSTE545	Mill Road 4th Lane	7	7	3.5	4.5
320	NVSTE546	Mill Road 5th Lane	7	7	3.5	4.5
321	NVSTE547	Ukkulankulam Bus Transport Road	7	7	3.5	4.5
322	NVSTE548	Velankanny Road	3	6	3	4
323	NVSTE549	Pandijan Valavu Road	6	7	3.5	4.5
324	NVSTE550	Koomankulam Main Road & Ukkulankulam 3rd Cross Lane Link Road	6	7	3.5	4.5
325	NVSTE551	Ukkulankulam 3rd Cross Lane	6	7	3.5	4.5
326	NVSTE552	Transformer Road 2nd cross Joint Road	6	7	3.5	4.5
327	NVSTE553	Ukkulankulam 1st Lane				
328	NVSTE554	Ukkulankulam 2nd Lane	7	7	3.5	4.5
329	NVSTE555	Ukkulankulam 3rd Lane				
330	NVSTE556	Ukkulankulam 2nd & 3rd Lane Joint Road	3.5	6	3	4
331	NVSTE557	Ukkulankulam 4th Lane	7	7	3.5	4.5
332	NVSTE558	Mill Road 6th Lane	6	7	3.5	4.5
333	NVSTE559	Mill Road 7th Lane	6	7	3.5	4.5
334	NVSTE560	Kalviyankalloory Road	8	9	4.5	5.5
335	NVSTE561	Maharampaikkulam Main Road	9	9	4.5	5.5
336	NVSTE562	P.S.C. Road	7	7	3.5	4.5
337	NVSTE563	Mathuraiveeran Kovil Road	8	9	4.5	5.5

338	NVSTE564	School Road	8	9	4.5	5.5
339	NVSTE565	Kuddinagar Road	8	9	4.5	5.5
340	NVSTE566	Thaanagar Road	8	9	4.5	5.5
341	NVSTE567	Amman Kovil Road	8	9	4.5	5.5
342	NVSTE568	Kannan Koddam Road	7	7	3.5	4.5
343	NVSTE569	Katuppanichchakulam Road				
344	NVSTE579	Maharampaikkulam 1st Lane		7	3.5	4.5
345	NVSTE580	Matheenanagar Main Road	9	9	4.5	5.5
346	NVSTE581	Maharampaikkulam 3rd Lane	8	9	4.5	5.5
347	NVSTE582	Maharampaikkulam 4th Lane	8	9	4.5	5.5
348	NVSTE583	Maharampaikkulam 4th Lane Joint the Matheenanagar Main Road	7	7	3.5	4.5
349	NVSTE584	Pillaiyaar Kovil Road	8	9	4.5	5.5
350	NVSTE585	Shaaji Road	7	7	3.5	4.5
351	NVSTE586	Shaaji Road by Road - 01	7	7	3.5	4.5
352	NVSTE587	Shaaji Road by Road -02	7	7	3.5	4.5
353	NVSTE588	Shaaji Road Next Lane	7	7	3.5	4.5
354	NVSTE589	Maharampaikkulam 5th Lane	8	7	3.5	4.5
355	NVSTE590	Maharampaikkulam 5th Lane Joint Road	7	7	3.5	4.5
356	NVSTE598	Nelukkulam Cemetery Road	9	9	4.5	5.5
357	NVSTE599	Nelukkulam Cemetery Road by Lane - 01	6	7	3.5	4.5
358	NVSTE600	Nelukkulam Cemetery Road by Lane - 02	6	7	3.5	4.5
359	NVSTE601	Nelukkulam Cemetery Road 01st Lane	6	7	3.5	4.5

360	NVSTE602	Paarththankoddam Road	8	9	4.5	5.5
361	NVSTE603	Paarththankoddam by Lane	8	9	4.5	5.5
362	NVSTE604	Mahajana Road		9	4.5	5.5
363	NVSTE605	Amma kovil Lane	8	9	4.5	5.5
364	NVSTE606	Munijappar kovil Road		9	4.5	5.5
365	NVSTE607	Paancinnakkulam Road	8	9	4.5	5.5
366	NVSTE608	Play Ground Road	8	9	4.5	5.5
367	NVSTE609	Pillaiyaar Kovil Road	8	9	4.5	5.5
368	NVSTE610	Pillaiyaar Kovil Lane	8	9	4.5	5.5
369	NVSTE611	Library Road	8	9	4.5	5.5
370	NVSTE612	2nd Cross Street	8	9	4.5	5.5
371	NVSTE613	Alakarai Road	8	9	4.5	5.5
372	NVSTE614	Alakarai by Lane	7	7	3.5	4.5
373	NVSTE615	Neriyakulam 1st Lane	5	6	3	4
374	NVSTE616	Neriyakulam Murukan kovil Road	6	7	3.5	4.5
375	NVSTE617	Neriyakulam 2nd Lane	6	7	3.5	4.5
376	NVSTE618	Neriyakulam 3rd Lane	6	7	3.5	4.5
377	NVSTE619	Mannar 3rd Road	6	7	3.5	4.5
378	NVSTE620	Mannar 2nd Road	6	7	3.5	4.5
379	NVSTE621	Mannar 1st Road	6	7	3.5	4.5
380	NVSTE622	Thekkuillupai 1st Lane	8	9	4.5	5.5
381	NVSTE623	Thekkuillupai 2nd Lane	7.5	9	4.5	5.5
382	NVSTE624	Thekkuillupai 3rd Lane	6.5	7	3.5	4.5
383	NVSTE625	Thekkuillupai 4th Lane	7	7	3.5	4.5
384	NVSTE626	Thekkuillupai 5th Lane	7	7	3.5	4.5
385	NVSTE627	Thekkuillupai 6th Lane	8	9	4.5	5.5
386	NVSTE628	Thekkuillupai 7th Lane	8	9	4.5	5.5
387	NVSTE629	Thekkuillupai 8th Lane	7	7	3.5	4.5
388	NVSTE630	Thekkuillupai 9th Lane	6.5	7	3.5	4.5
389	NVSTE631	Thekkuillupai 1st Cross	7	7	3.5	4.5

390	NVSTE632	Thekkuillupai 2nd Cross	7	7	3.5	4.5
391	NVSTE633	Nochchimoddai Internal Road	6	7	3.5	4.5
392	NVSTE634	Nochchimoddai 1st cross	7	7	3.5	4.5
393	NVSTE635	Nochchimoddai 2nd cross	7	7	3.5	4.5
394	NVSTE636	Nochchimoddai thuvaram Kulam Road	7	7	3.5	4.5
395	NVSTE637	Nochchimoddai 3rd Cross	7.5	9	4.5	5.5
396	NVSTE638	Nochchimoddai 4th Cross	6.5	7	3.5	4.5
397	NVSTE639	Nochchimoddai 5th Cross	7	7	3.5	4.5
398	NVSTE640	Nochchimoddai 6th Cross	6	7	3.5	4.5
399	NVSTE641	Nochchimoddai 7th Cross	7	7	3.5	4.5
400	NVSTE642	Nochchimoddai 7th Cross	8	9	4.5	5.5

9.1.3.Vavuniya South Sinhala Pradeshiya Sabha

Table No. 34: Proposed Roads width, Building Lines and Street Lines _Vavuniya South Sinhala PS

Serial No	Name of the Road	Road ID	Width of road	Proposed Road width	Street line (m)	Building line (m)
1	Irattapperiyakulam Railway Station Road	NVSSE049	7	7	3.5	4.5
2	Irrapperiyakulam 1st Cross Road	NVSSE050	7	7	3.5	4.5
3	Irrapperiyakulam 2nd Cross Road	NVSSE051	7	7	3.5	4.5
4	Irrapperiyakulam Pansala Road	NVSSE052	5	6	3	4
5	Irrapperiyakulam MOH Office Road	NVSSE053	8	9	4.5	5.5
6	Irrapperiyakulam Metal Quarry Road	NVSSE054	7.5	9	4.5	5.5
7	Irrapperiyakulam 3rd Cross Road	NVSSE055	6	7	3.5	4.5
8	Irrapperiyakulam Railway Track Side Road	NVSSE056	7.5	9	4.5	5.5
9	Nawagamuwa Round Road	NVSSE057	8	9	4.5	5.5
10	Nawagamuwa 1st Cross Road	NVSSE058	8	9	4.5	5.5
11	Nawagamuwa Lt.Col. Hermapala Mawatha	NVSSE059	8	9	4.5	5.5
12	Nawagamuwa Hiriwegara Road	NVSSE060	8	9	4.5	5.5
13	Nawagamuwa Paddy Field Road	NVSSE061	6	7	3.5	4.5
14	Ambalankoddalla Paddy Field Road	NVSSE224	5.5	6	3	4
15	Ambalankoddalla 1st Cross Road	NVSSE225	5.5	6	3	4
16	Ambalankoddalla 2nd Cross Road	NVSSE226	5.5	6	3	4
17	Ambalankoddalla Sri Ratnasara Mawatha	NVSSE227	5.5	6	3	4
18	Ambalankoddalla Nidhas Mawatha	NVSSE228	5.5	6	3	4
19	Ambalankoddalla Paragum Mawatha	NVSSE229	5.5	6	3	4

20	Ambanakoddalla Wewawing Centre Round Road	NVSSE230	5.5	6	3	4
21	Ambalankoddalla Pansalla Back Side Paddy Field Road	NVSSE231	5.5	6	3	4
22	Ambalankoddalla Sri Dharmaratna Mawatha	NVSSE232	5.5	6	3	4
23	Ambalankoddalla Sri Ratnasara 1st By Lane	NVSSE233	5.5	6	3	4
24	Ambalankoddalla Sri Ratnasara 2nd By Lane	NVSSE234	5.5	6	3	4
25	Ambalankoddalla Sri Ratnasara 3rd By Lane	NVSSE235	5.5	6	3	4
26	Ambalankoddalla Sri Ratnasara 4th By Lane	NVSSE236	5.5	6	3	4
27	Ambalankoddalla 2nd Cross 1st By Lane	NVSSE237	5.5	6	3	4
28	Ambalankoddalla Paragum 1st By Lane	NVSSE238	5.5	6	3	4
29	Ambalankoddalla Paragum 2nd By Lane	NVSSE239	5.5	6	3	4
30	Ambalankoddalla Paragum 3rd By Lane	NVSSE240	5.5	6	3	4
31	Ambalankoddalla Paragum 4th By Lane	NVSSE241	5.5	6	3	4
32	Ambalankoddalla Paragum 5th By Lane	NVSSE242	5.5	6	3	4
33	Ambalankoddalla Hinihathena Main Road	NVSSE243	5.5	6	3	4
34	Ambalankoddalla Sri Dharmaratna 1st By Lane	NVSSE244	5.5	6	3	4
35	Ambalankoddalla Sri Dharmaratna 2nd By Lane	NVSSE245	5.5	6	3	4
36	Ambalankoddalla Hinihathena 1st By Lane	NVSSE246	5.5	6	3	4
37	Hinihathena - Mahamylankulam Transformer Road	NVSSE247	5.5	6	3	4
38	Madhukandha Cultural Centre Road	NVSSE248	5.5	6	3	4

39	Madhukandha Cultural Centre Cross Road	NVSSE249	5.5	6	3	4
40	Madhukandha Tank Road	NVSSE250	5.5	6	3	4
41	Madhukandha Tank Circular Road	NVSSE251	5.5	6	3	4
42	Madhukandha 1st Cross Road	NVSSE252	5.5	6	3	4
43	Madhukandha 2nd Cross Road	NVSSE253	5.5	6	3	4
44	Madhukandha 3rd Cross Road	NVSSE254	5.5	6	3	4
45	Madhukandha Gravel Quarry Road	NVSSE255	5.5	9	4.5	5.5
46	Madhukandha 4th Cross Road	NVSSE256	5.5	6	3	4
47	Kalwetikulam Circular Road	NVSSE257	5.5	6	3	4
48	Madhukandha 5th Cross Road	NVSSE258	5.5	6	3	4
49	Kalwetikulam - Ambalankoddalla Road	NVSSE259	5.5	6	3	4
50	Madhukandha Cultural Centre 1st By Lane	NVSSE260	5.5	6	3	4
51	Madhukandha Cultural Centre 2nd By Lane	NVSSE261	5.5	6	3	4
52	Madhukandha Cultural Centre 3rd By Lane	NVSSE262	5.5	6	3	4
53	Madhukandha Cultural Centre 4th By Lane	NVSSE263	5.5	6	3	4
54	Madhukandha Cultural Centre 5th By Lane	NVSSE264	5.5	6	3	4
55	Nedunkulam 1st Cross Road	NVSSE332	7	7	3.5	4.5
56	Nedunkulam 2nd Cross Road	NVSSE333	6.5	7	3.5	4.5
57	Nedunkulam 1st By Lane	NVSSE334	6	7	3.5	4.5
58	Nedunkulam 2nd By Lane	NVSSE335	6	7	3.5	4.5
59	Nedunkulam - Malayarparuthikulam Main Road	NVSSE336	9	9	4.5	5.5
60	Nedunkulam Laxsapana Road	NVSSE337	6.5	7	3.5	4.5

61	Laxsapana by Lane	NVSSE338	6.5	7	3.5	4.5
62	Nedunkulam 3rd Cross Road	NVSSE339	7	7	3.5	4.5
63	Nedunkulam 4th Cross Road	NVSSE340	7	7	3.5	4.5
64	Nedunkulam 5th Cross Road	NVSSE341	7	7	3.5	4.5
65	Nedunkulam 6th Cross Road	NVSSE342	7	7	3.5	4.5
66	Nedunkulam 7th Cross Road	NVSSE343	7	7	3.5	4.5
67	Malayarparuthikulam Round Road	NVSSE344	7	7	3.5	4.5
68	Malayarparuthikulam Telecom Tower Road	NVSSE345	7	7	3.5	4.5
69	Puthuvillankulam Main Road	NVSSE346	9	9	4.5	5.5
70	Puthuvillankullam 1st Cross Road	NVSSE347	7.5	9	4.5	5.5
71	Puthuvillankullam 2nd Cross Road	NVSSE348	7.5	9	4.5	5.5
72	Puthuvillankullam 3rd Cross Road	NVSSE349	7.5	9	4.5	5.5
73	Puthuvillankullam 4th Cross Road	NVSSE350	7.5	9	4.5	5.5
74	Puthuvillankullam 1st By Lane	NVSSE351	7	7	3.5	4.5
75	Puthuvillankullam 5th Cross Road	NVSSE352	7.5	9	4.5	5.5
76	Puthuvillankullam 6th Cross Road	NVSSE353	7.5	9	4.5	5.5
77	Puthuvillankullam 7th Cross Road	NVSSE354	7.5	9	4.5	5.5
78	Puthuvillankullam 8th Cross Road	NVSSE355	7.5	9	4.5	5.5
79	Puthuvillankullam 9th Cross Road	NVSSE356	7.5	9	4.5	5.5
80	Puthuvillankullam 10th Cross Road	NVSSE357	7.5	9	4.5	5.5
81	Puthuvillankullam 2nd By Lane	NVSSE358	7	7	3.5	4.5
82	Puthuvillankullam 3rd By Lane	NVSSE359	7	7	3.5	4.5
83	Puthuvillankullam 4th By Lane	NVSSE360	7	7	3.5	4.5
84	Dickwewa Main Road	NVSSE361	9	9	4.5	5.5
85	Dickwewa 1st Cross Road	NVSSE362	7	7	3.5	4.5
86	Dickwewa 2nd Cross Road	NVSSE363	9	9	4.5	5.5

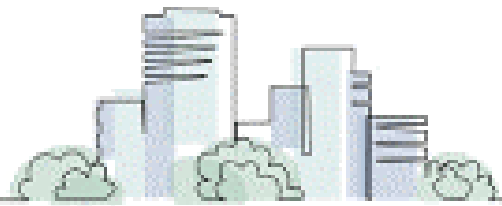
87	Dickwewa 3rd Cross Road	NVSSE364	9	9	4.5	5.5
88	Dickwewa 4th Cross Road	NVSSE365	7.5	9	4.5	5.5
89	Agbopura - Kokkeliya Main Road	NVSSE366	9	9	4.5	5.5
90	Agbopura 1st Cross Road	NVSSE367	6	7	3.5	4.5
91	Agbopura 1st By Lane	NVSSE368	6	7	3.5	4.5
92	Agbopura 2nd Cross Road	NVSSE369	6	7	3.5	4.5
93	Agbopura 2nd By Lane	NVSSE370	6	7	3.5	4.5
94	Agbopura 3rd By Lane	NVSSE371	6	7	3.5	4.5
95	Kokkeliya School Road	NVSSE393	8	9	4.5	5.5
96	Kokkeliya Circular Road	NVSSE394	8	9	4.5	5.5
97	Kokkeliya School Side Road	NVSSE395	8	9	4.5	5.5
98	Kokkeliya Pansala Road	NVSSE396	8	9	4.5	5.5
99	Kokkeliya Bund Side Road	NVSSE397	8	9	4.5	5.5
100	Puthiyasinnakulam Main Road	NVSSE398	8	9	4.5	5.5
101	Puthiyasinnakulam 1st Cross Road	NVSSE399	7	7	3.5	4.5
102	Puthiyasinnakulam 2nd Cross Road	NVSSE400	7	7	3.5	4.5
103	Puthiyasinnakulam 3rd Cross Road	NVSSE401	7	7	3.5	4.5
104	Puthiyasinnakulam 4th Cross Road	NVSSE402	7	7	3.5	4.5
105	Puthiyasinnakulam 5th Cross Road	NVSSE403	7	7	3.5	4.5
106	Puthiyasinnakulam 6th Cross Road	NVSSE404	7	7	3.5	4.5
107	Puthiyasinnakulam 7th Cross Road	NVSSE405	7	7	3.5	4.5
108	Puthiyasinnakulam Church Front Road	NVSSE406	7	7	3.5	4.5
109	Puthiyasinnakulam Church Side Road	NVSSE407	7	7	3.5	4.5
110	Puthiyasinnakulam 1st By Lane	NVSSE408	7	7	3.5	4.5
111	Puthiyasinnakulam 8th Cross Road	NVSSE409	7	7	3.5	4.5
112	Puthiyasinnakulam 9th Cross Road	NVSSE410	7	7	3.5	4.5

113	Puthiyasinnakulam Cemetary Road	NVSSE411	7	7	3.5	4.5
114	Puthiyasinnakulam 10th Cross Road	NVSSE412	7	7	3.5	4.5
115	Puthiyasinnakulam 11th Cross Road	NVSSE413	7	7	3.5	4.5
116	Puthiyasinnakulam 2nd By Lane	NVSSE414	7	7	3.5	4.5
117	Puthiyasinnakulam 3rd By Lane	NVSSE415	7	7	3.5	4.5
118	Mahamaylankulam Hiriwegaraya Road	NVSSE416	7	7	3.5	4.5
119	Ambalankoddala Sri Ratnasar mawatha 5th By Lane	NVSSE417	5.5	6	3	4
120	Ambalankoddalla Paragum Mawatha 6th by Lane	NVSSE418	5.5	6	3	4
121	Eratperiyakulam Semi Circular Road	NVSSE419	7	7	3.5	4.5
122	Eratperiyakulam 1st By Lane	NVSSE420	5.5	6	3	4
123	Nedunkulam - Poonthodam Road	NVSSE435	7	7	3.5	4.5

❖ **Street line and the Building lines for the Public roads that are not mentioned in the list above will be maintained as follows**

Serial No	Width of the Road (m)	Proposed Road width (m)	Street line (m)	Building line (m)		
				Low Density	Moderate Density	High Density
01	3 – 4.9	6	3	4	5	5
02	5 – 6.9	7	3.5	4	5	5
03	7 -9	9	4.5	4	5	5
04	9 above	10	5	6	6	6

PART - III



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Annexure 01: Zoning Boundaries_Vavuniya UC

Medium Density Residential Zone – Zoning Boundaries

North:

A point which starts where meets “MR1” point at the Northern administrative boundary of the Urban Council, a line drawn along the Northern administrative boundary of the Urban Council until meets the “MR2” point at Eastern administrative boundary of the Urban Council.

East:

From the last-mentioned point, a line drawn along the Eastern administrative boundary of the Urban Council until meets the Horrawapothana main road.

South:

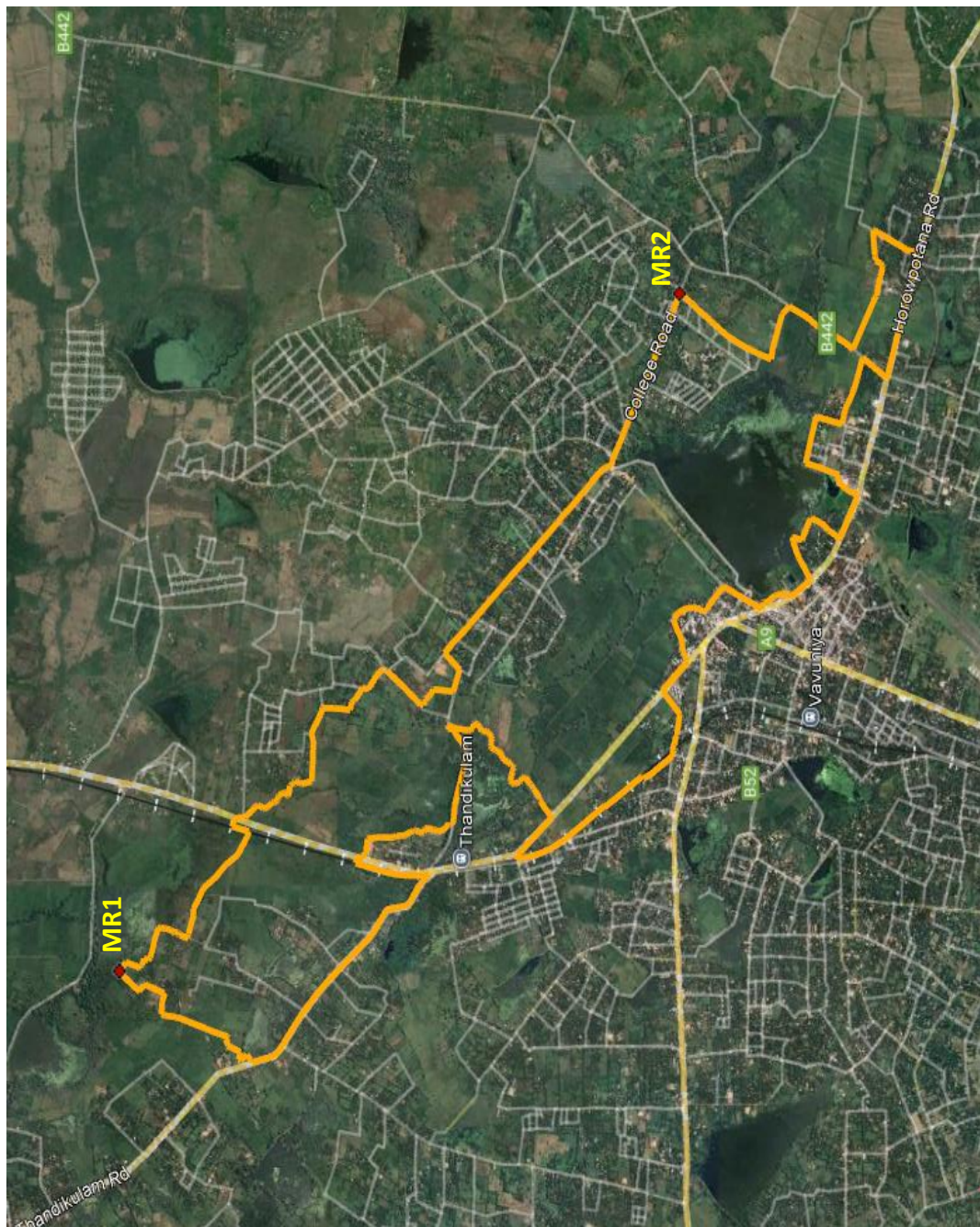
From the last-mentioned point, a line drawn along the Northern boundaries of the Low-Density Mixed Development Zone - 2 and High-Density Commercial Zone until meets the Eastern boundary of the Low-Density Mixed Development Zone – 1, thence a line drawn upward along the Eastern boundary of Low-Density Mixed Development Zone – 1 and Northern boundary of Low-Density Mixed Development Zone – 1 until meets the Western administrative boundary of the Urban Council.

West:

From the last-mentioned point, a line drawn along the Western administrative boundary of the Urban Council until meets the starting point of the North boundary.

No	Points	Coordinate
1.	MR1	8°48'9.06"N 80°28'42.51"E
2.	MR2	8°45'46.72"N 80°31'13.30"E

Figure 13: Medium Density Residential Zone – Zoning Boundaries



Source: Prepared by Urban Development Authority (NP)

Low Density Residential Zone – Zoning Boundaries

North:

A point which starts where meets the Western administrative boundary of the Urban Council and Thekkawaththa– Nelukulam Road, a line drawn Easternward along the Western administrative boundary of the Urban Council until meets the Southern boundary of Medium Density Mixed Development Zone, thence a line drawn Easternward along the Southern boundary of Medium Density Mixed Development Zone until meets the Western boundary of Low Density Mixed Development Zone -2, thence a line drawn Southernward vertically and horizontally along the Western and southern boundary of the Low Density Mixed Development Zone until meets the “U” point at Eastern administrative boundary of the Urban Council.

East:

From the last-mentioned point, a line drawn along the Eastern administrative boundary of the Urban Council until meets the ending point of Eastern administrative boundary of the Urban Council.

South:

From the last-mentioned point, a line drawn until meets the ending point of Southern administrative boundary of the Urban Council.

West:

From the last-mentioned point, a line drawn along the Western administrative boundary of the Urban Council until meets the Southern boundary of Moderate Density Mixed Development Zone.

No	Points	Coordinate
1	U	8°44'12.09"N 80°31'27.76"E

Figure 14: Low Density Residential Zone – Zoning Boundaries



Source: Prepared by Urban Development Authority (NP)

High Density Commercial Zone – Zoning Boundaries

North:

A point which starts where the meets the “A” point at the North -Western boundary of the Gamini Maha Vidyalayam school, thence a line drawn 0.25km North – Eastward and meets the Kandy Jaffna road, thence a line drawn 0.28km towards vavuniya town and meets the hospital circular road, thence a line drawn along the hospital circular road and Mathavady road and meets the Pandaravanniyan road.

East:

From the last-mentioned point, a line drawn along the Pandaravanniyan road, vavuniya tank road and Horrawapothana road and meets the Cementry road. Thence a line drawn along the Cementry road, Sahayamathapuram 1st lane, 2nd cross street, Soosaipillaiyarkulam road and meets the 3rd Cross street.

South:

From the last-mentioned point, a line drawn along the 3rd Cross street and meets the Kandy Jaffna road. Thence a line drawn Northward about 0.3km along the Outer circular road upto meets 0.4 km distance at “B” point.

West:

From the last-mentioned point, a line drawn along the Outer circular road and meets the Station road. Thence a line drawn Easternward along the station road upto meets 0.05km distance. Thence a line drawn Northernward along the Park road and meets Mannar Road. Thence a line drawn Westernward 0.05km and meets South – West point boundary of the Gamini Maha Vidyalayam School. Thence a line drawn Northernward along the Western boundary of the Gamini Maha Vidyalayam School and meets starting point of the North boundary.

No	Points	Coordinate
1.	A	8°45'45.26"N 80°29'39.01"E
2.	B	8°45'7.29"N 80°29'37.29"E

Figure 15: High Density commercial Zone – Zoning Boundaries



Source: Prepared by Urban Development Authority (NP)

Medium Density Mixed Development Zone – Zoning Boundaries

North:

A point which starts where meets the Marakampalai road and Paddanichchoor – Paddakadu Road, a line drawn along the Paddanichchoor – Paddakadu Road and meets the Mannar 2nd lane, thence a line drawn along Mannar 2nd lane and meets the Mannar 1st lane, thence a line drawn along Mannar 1st lane and meets the ‘C’ point, thence a line drawn 0.09km parallel to Mannar road upto 0.42km where meets the ‘D’ point, thence a line drawn 0.13km parallel to Kovil road upto 0.37km and meets Kovil road 1st lane, thence a line drawn 0.07km distance Easternward and meets Kovil road. thence a line drawn towards Northern side until meets the Kovil road 4th lane and meets the

Railway road, thence a line drawn along the Railway road until meets the Model tenement 2nd lane, thence a line drawn along the Model tenement road 2nd lane and meets the Model tenement road, thence a line drawn Easternward along the Model tenement road and meets the Sinhala Divisional Secretariat office road, thence a line drawn along the Sinhala Divisional Secretariat office road until meets the starting point of North boundary of the high density commercial zone.

East:

From the last-mentioned point, a line drawn along the Western boundary of the high-density commercial zone until meets the ending point of the Southern boundary of the high-density commercial zone, thence a line drawn along the outer circular road and meets the point 'E' at Kandy Jaffna Main road, thence a line drawn southernward 1.65km until meets the Mathvuvaitthakulam Kanthapuram main road.

South:

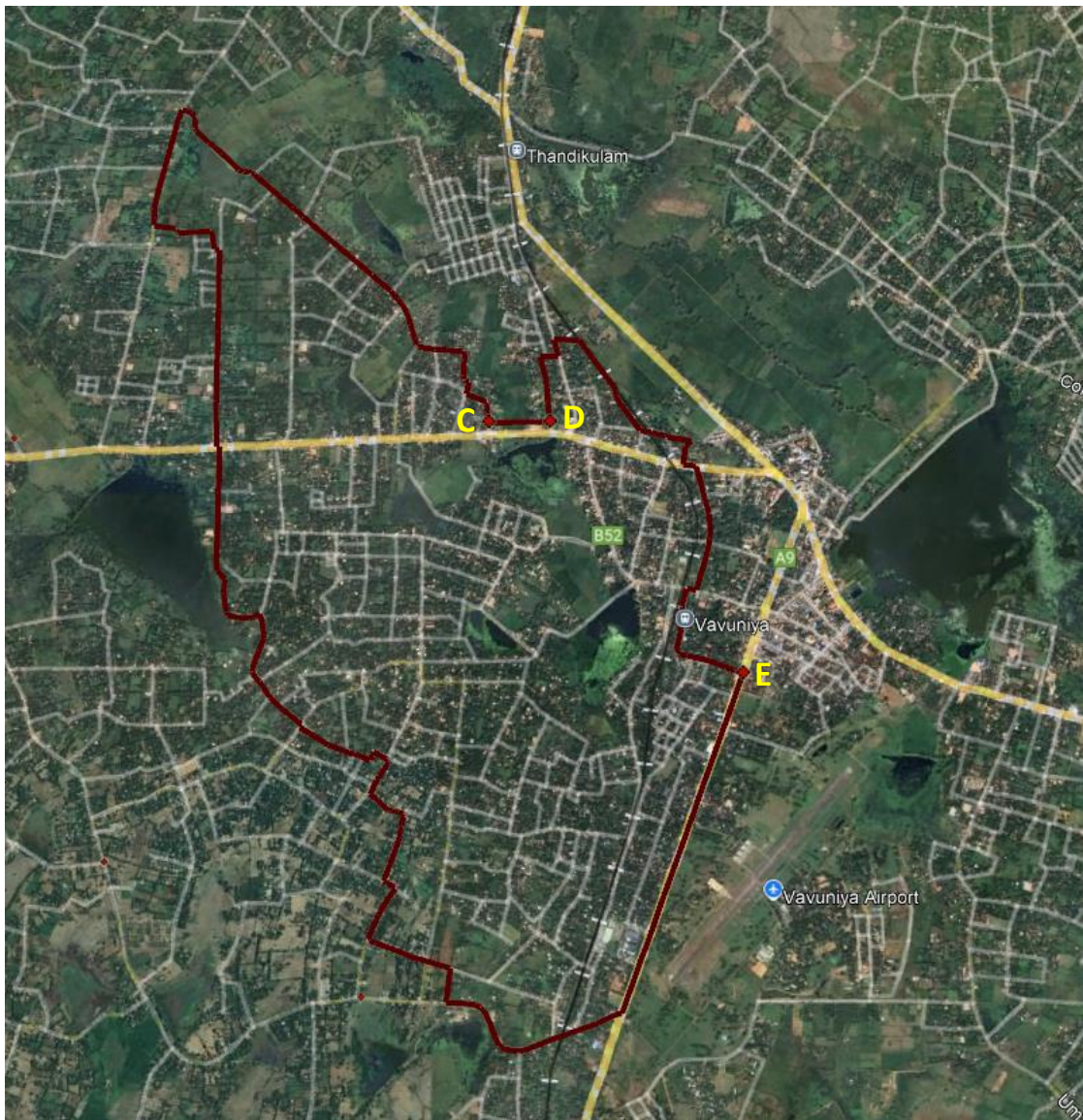
From the last-mentioned point, a line drawn Easternward along the Mathvuvaitthakulam _ Kanthapuram main road until meets the Laxabana road.

West:

From the last-mentioned point, a line drawn Northward along the Western administrative boundary of the Urban Council until meets the starting point of the North boundary.

No	Points	Coordinate
1.	C	8°45'50.08"N, 80°29'2.60"E
2.	D	8°45'50.14"N, 80°29'13.98"E
3.	E	8°45'3.49"N, 80°29'49.20"E

Figure 16: Medium Density Mixed development Zone – Zoning Boundaries



Source: Prepared by Urban Development Authority (NP)

Low Density Mixed Development Zone 1 – Zoning Boundaries

North:

A point which starts where meets the Marakarampalai road and Mahilankulam – Pallamadu Road, a line drawn along the Mahilankulam – Pallamadu Road until meets the Railway road, thence a line drawn Northward 0.6 km along the Railway road and meets the “F” point, thence a line drawn Easternward 0.04 km and meets the “G” point at Kandy Jaffna Road, thence a line drawn Southernward 0.05 km along the Kandy Jaffna Road and meets “H” point, thence a line drawn Easternward 0.06 km and meets the “I” point, thence a line drawn Southernward 0.02 km and meets the “J” point, thence a line drawn Easternward 0.10 km and meets the “K” point, thence a line drawn Southernward along the irrigation channel and meets the “L” point, thence a line drawn Southernward 0.03 km and meets the “M” point, thence a line drawn Easternward along the Thandukulm bund until meets the “N” point.

East:

From the last mentioned point, a line drawn along the boundary of the Thandikulam water catchment until meets the “O” point at Soya road, thence a line drawn along the Soya road until meets the Kandy Jaffna road, thence a line drawn North - Westernward along the Kandy Jaffna road until meets the Thirunavartkulam Nahathampiran Kovil road, thence a line drawn along the Thirunavartkulam Nahathampiran Kovil road until meets the Kovil road, thence a line drawn Southernward along the Kovil road and meets the Railway road, thence a line drawn along the road and meets the Kovil road 4th lane, thence a line drawn along that road and meets the Kovil road, thence a line drawn Southernward and meets the 1st lane, thence a line drawn 0.10 km along that road and meet the “P” point, thence a line drawn Southernward along dead end road until meets the “D” point at North boundary of Medium Density Mixed Development Zone.

South:

From the last-mentioned point, a line drawn Westernward along the North boundary of the Medium Density Mixed Development Zone until meets the Western administrative boundary of the Urban Council.

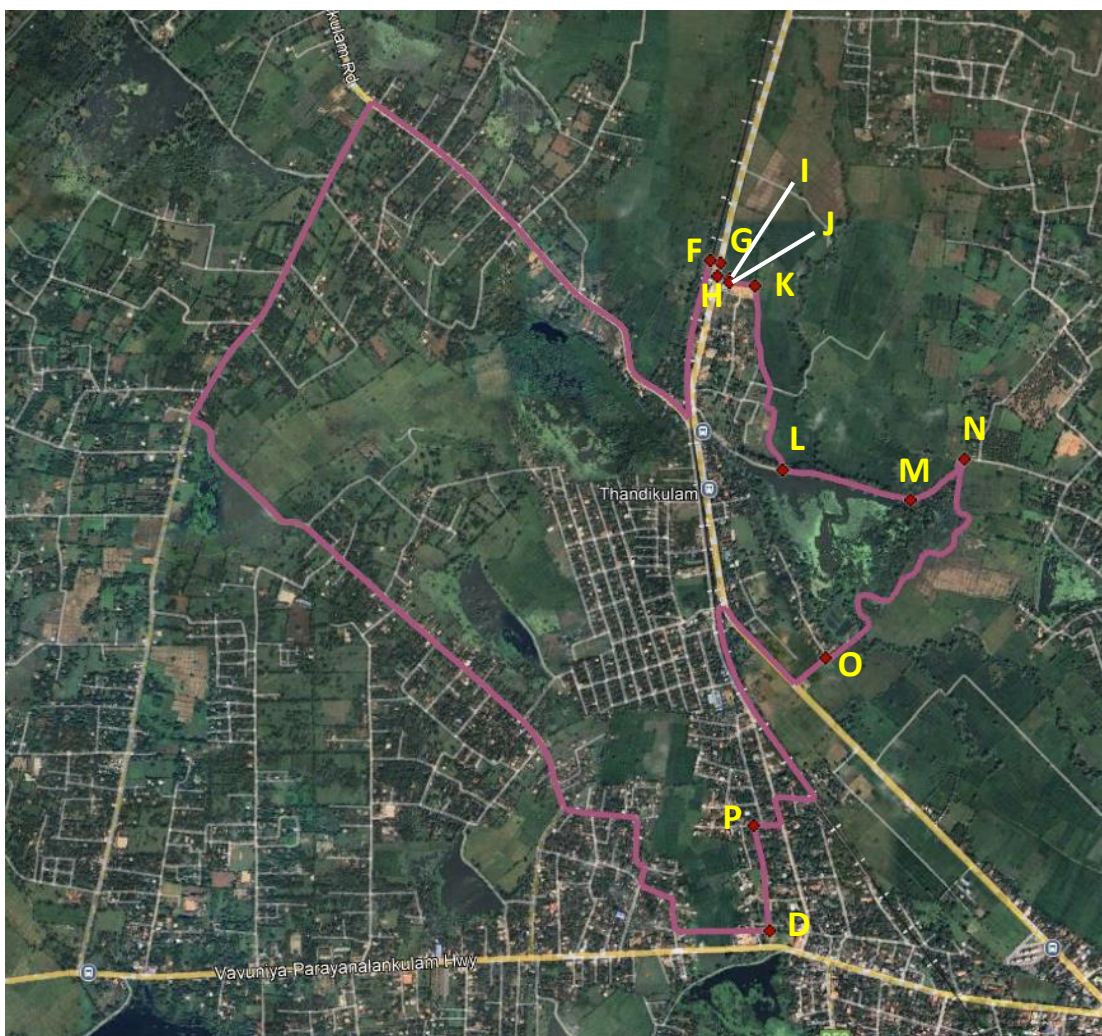
West:

From the last-mentioned point, a line drawn Northward along the Marakarampalai main road until meets the starting point of the North boundary.

No	Points	Coordinate
1.	D	8°45'50.14"N 80°29'13.98"E
2.	F	8°47'8.80"N 80°29'7.01"E
3.	G	8°47'8.52"N 80°29'7.99"E
4.	H	8°47'6.97"N 80°29'7.68"E
5.	I	8°47'6.62"N 80°29'9.21"E
6.	J	8°47'6.27"N 80°29'9.14"E

No	Points	Coordinate
7.	K	8°47'5.87"N 80°29'12.21"E
8.	L	8°46'44.06"N 80°29'15.50"E
9.	M	8°46'40.59"N 80°29'30.92"E
10.	N	8°46'45.42"N 80°29'37.31"E
11.	O	8°46'22.11"N 80°29'20.70"E
12.	P	8°46'2.51"N 80°29'12.12"E

Figure 17: Low Density Mixed Development Zone – Zoning Boundaries



Source: Prepared by Urban Development Authority (NP)

Low Density Mixed Development Zone 2 – Zoning Boundaries

North:

A point which starts where meets the Soosaipillaiyarkulam road and Horrawapothana road, a line drawn North- Easternward 0.32 km until meets the “Q” point at link road, thence a line drawn Southernward along the link road and Josepvas road 2nd lane until meets the Josepvas main road, thence a line drawn along the Josepvas road and meets the Horrawapothana road, thence a line drawn Easternward 0.34 km and meets the point “R”, thence a line drawn Northernward 0.05 km distance and meets the point “S” at Alakar Veethy, thence a line drawn along the Alakar Veethy until meets the “T” point, thence a line drawn Easternward along the dead end road and Sinnaputhukkulam bund road until meets the Velikulam- Mamaduwa main road, thence a line drawn Southernward along the Velikulam- Mamaduwa main road until meets the Horrawapothana main road, thence a line drawn Easternward along the Horrawapothana main road until meets the Velikulam 5th lane at Eastern administrative boundary of the Urban Council.

East:

From the last-mentioned point, a line drawn Southernward along the Eastern administrative boundary of the Urban Council and meets the point “U”, thence a line drawn Westernward 0.71km distance and meets the point “V”, thence a line drawn Northernward 0.14km distance and meets the point “W”, thence a line drawn Westernward and meets the point “X” at the Umamaheshwaran road, thence a line drawn Southernward along the Umamaheshwaran road until meets the Aalady lane, thence a line drawn along Aalady lane and meets the point “Y”, thence a line drawn Southernward until meets the Thachchankulam Samalankulam road.

South:

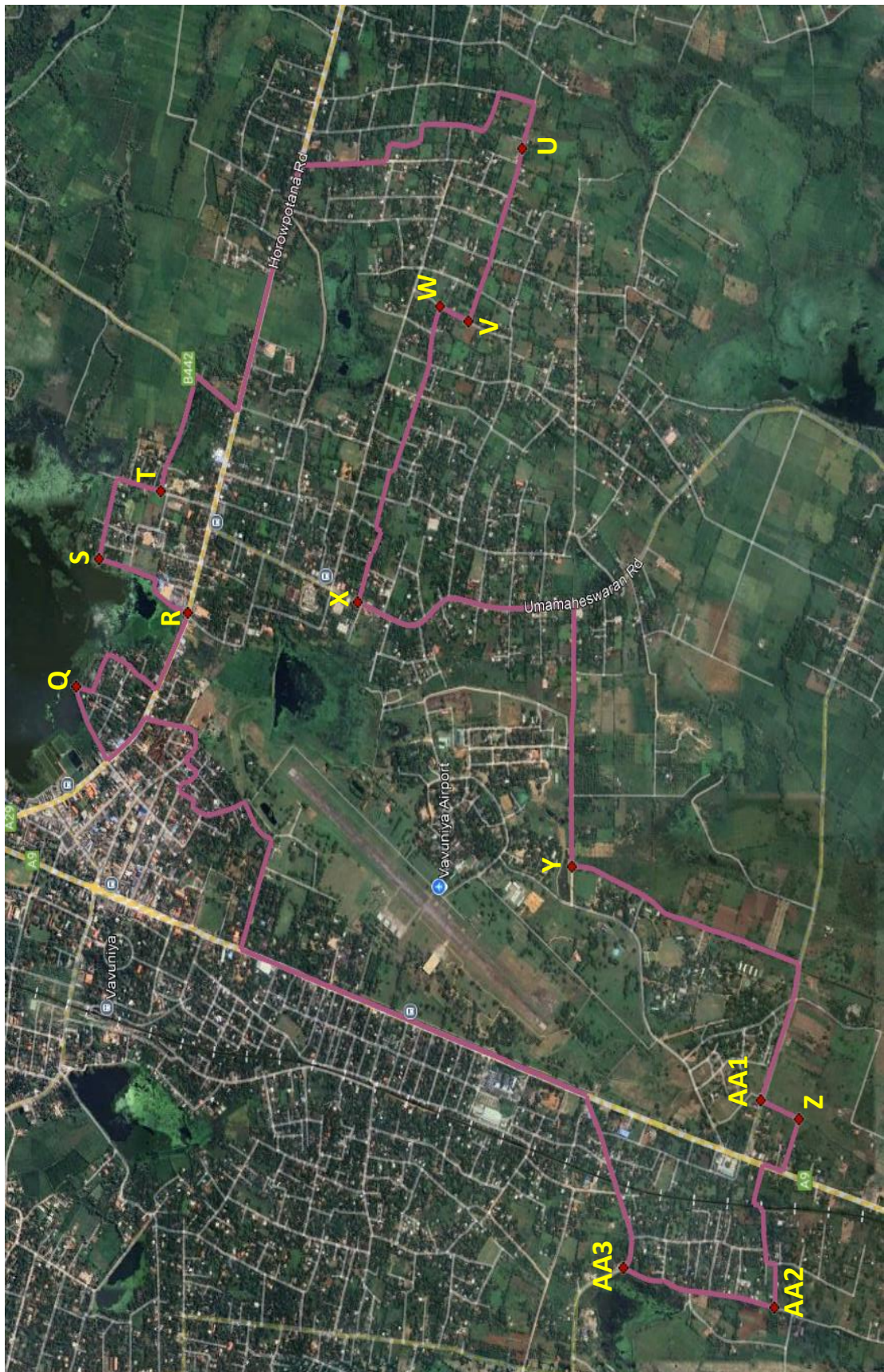
From the last-mentioned point, a line drawn 0.56 km distance until meets the point “Z”, thence a line drawn Southernward 0.18km distance and meets the “AA1” point, thence a line drawn Easternward 0.22 km distance until meets the Kandy Jaffna road, thence a line drawn Northernward 0.08km distance until meets the Kandy Jaffna road 23rd lane, thence a line drawn along the Kandy Jaffna road 23rd lane until meets the “AA2” point.

West:

From the last-mentioned point, a line drawn Northernward until meets the point “AA3” at the Southern boundary of the Medium Density Mixed Development Zone, thence a line drawn Easternward along the Southern and Eastern boundary of the Medium Density Mixed Development Zone until meets the Southern boundary of the High Density Commercial Zone, thence a line drawn Easternward along the Southern and Eastern boundary of the High Density Commercial Zone until meets the starting point of East boundary, thence a line drawn Westernward 0.25 km along the Horrawapothana road until meets the starting point of the North boundary.

No	Points	Coordinate
1	Q	8°45'17.76"N 80°30'19.20"E
2	R	8°45'1.27"N 80°30'28.77"E
3	S	8°45'14.65"N 80°30'35.86"E
4	T	8°45'5.55"N 80°30'44.38"E
5	U	8°44'12.09"N 80°31'27.76"E
6	V	8°44'20.04"N 80°31'5.68"E
7	W	8°44'24.27"N 80°31'7.60"E
8	X	8°44'36.22"N 80°30'30.08"E
9	Y	8°44'4.86"N 80°29'56.87"E
10	Z	8°43'37.43"N 80°29'26.86"E
11	AA1	8°43'31.91"N 80°29'24.77"E
12	AA2	8°43'35.46"N 80°29'0.95"E
13	AA3	8°43'57.34"N 80°29'5.79"E

Figure 18: Low Density Mixed Development Zon 2 – Zoning Boundaries



Source: Prepared by Urban Development Authority (NP)

Annexure 02: Zoning Boundaries_Vavuniya South Tamil Pradeshiya Sabha

Medium Density Residential Zone 1 – Zoning Boundaries

North:

A point which starts where meets Puthoor – Palamoddai main road and Pambaimadu G.T.M.School road, a line drawn along the Pambaimadu G.T.M.School road and passing through the points “A1, A2, A3, A4, A5, A6, A7, A8 and meets the A9” point at Palamaoddai – Thandikulam road, thence a line drawn South-Easternward 1.19km distance and meets the “A10” point, thence a line drawn Easternward along the unknown name road and passing through the Oya sinnakulam until meets the Railway track, thence a line drawn along the unknown name road and meets the point “A11” at Kandy Jaffna Road, thence a line drawn Northernward 0.30km until meets the Kokeliya - Agbopura main road at Kandy Jaffna Road, thence a line drawn along the Kokeliya - Agbopura main road and meets the “A12” point, thence a line drawn along the Western, Southern and Eastern administrative boundaries of the Agbopura Grama Niladhari Division until meets the Kokeliya - Agbopura main road, thence a line drawn passing through the points “A13, A14, A15, A16, A17” and meets “A18” at the Velikulam – Mamaduwa Main road.

East:

From the last-mentioned point, a line drawn South- Westernward along the Velikulam – Mamaduwa main road until meets the College Road.

South:

From the last-mentioned point, a line drawn along the College Road, North and West administrative boundaries of the Urban Council until meets the Vavuniya – Mannar road, thence a line drawn Westernward 1.06km along the Vavuniya – Mannar road, thence a line drawn North - Westernward along the unknown name road and meets the “A19” point, thence a line drawn 0.81 km Westernward 0.10km parallel to the Vavuniya – Mannar road until meets the point “A20” at the unknown name road, thence a line drawn along the unknown name roads and passing through the points “A21, A22, A23, A24, A25, A26, A27, A28, A29” and meets the “A30” point at the Puthoor – Palamoddai Main Road, thence a line drawn Southernward until meets the Vavuniya –

Mannar road, thence a line drawn Westernward 0.32 km along the Vavuniya – Mannar road until meets the “A31” point.

West:

From the last-mentioned point, a line drawn Northernward along the Puthoor – Palamoddai Main Road until meets the starting point of the North boundary.

No	Points	Coordinate
1.	A1	8°47'11.17"N 80°25'25.84"E
2.	A2	8°47'13.65"N 80°25'27.56"E
3.	A3	8°47'21.56"N 80°25'36.41"E
4	A4	8°47'29.90"N 80°25'39.48"E
5	A5	8°48'15.41"N 80°26'2.96"E
6	A6	8°48'29.49"N 80°26'25.63"E
7	A7	8°48'13.43"N 80°26'56.89"E
8	A8	8°48'29.42"N 80°27'12.04"E
9	A9	8°49'0.21"N 80°27'15.75"E
10	A10	8°48'36.40"N 80°27'43.64"E
11	A11	8°48'9.11"N 80°29'24.89"E
12	A12	8°48'10.70"N 80°29'34.67"E
13	A13	8°48'2.13"N 80°30'27.58"E
14	A14	8°47'55.14"N 80°30'40.94"E
15	A15	8°47'34.38"N 80°30'39.87"E

No	Points	Coordinate
16	A16	8°47'35.02"N 80°30'54.00"E
17	A17	8°46'34.11"N 80°31'23.98"E
18	A18	8°46'21.51"N 80°31'51.92"E
19	A19	8°45'46.94"N 80°27'35.51"E
20	A20	8°45'45.74"N 80°27'8.96"E
21	A21	8°45'52.39"N 80°27'8.42"E
22	A22	8°45'59.79"N 80°27'1.64"E
23	A23	8°46'11.53"N 80°26'46.10"E
24	A24	8°46'16.96"N 80°26'25.97"E
25	A25	8°46'0.21"N 80°26'25.94"E
26	A26	8°45'58.19"N 80°26'11.20"E
27	A27	8°46'16.62"N 80°26'7.90"E
28	A28	8°46'13.49"N 80°25'48.57"E
29	A29	8°45'44.65"N 80°25'50.48"E
30	A30	8°45'41.17"N 80°25'19.27"E
31	A31	8°45'33.99"N 80°25'7.79"E

Figure 19: Medium Density Residential Zone 1 – Zoning Boundaries



Source: Prepared by Urban Development Authority (NP)

Medium Density Residential Zone 2 – Zoning Boundaries

North:

A point which starts where meets the “A112” point at the Eastern administrative boundary of the urban development area, a line drawn Easternward along the Eastern administrative boundary of the urban development area until meets the “A113” point.

East:

From the last-mentioned point, a line drawn along the Eastern administrative boundaries of the Samalankulam Grama Niladhari Division and urban development area until meets ending point of the Eastern administrative boundary of the urban development area.

South:

From the last-mentioned point, a line drawn along the Southern administrative boundary of the urban development area until meets the Umamaheshwaran road.

West:

From the last-mentioned point, a line drawn Northernward along the Umamaheshwaran Road and meets the “A114” point, thence a line drawn Easternward along the unknown name road and meets the points “A115, A116 and A117”, thence a line drawn Northernward along the unknown name road until meets the “A112” point at the starting point of the North boundary.

No	Points	Coordinate
1.	A112	8°43'18.57"N 80°31'18.70"E
2.	A113	8°42'54.55"N 80°31'49.48"E
3.	A114	8°42'29.67"N 80°30'41.66"E
4	A115	8°42'34.78"N 80°30'55.92"E
5	A116	8°42'52.43"N 80°31'4.10"E
6	A117	8°42'55.44"N 80°30'55.06"E

Figure 20: Medium Density Residential Zone 2 – Zoning Boundaries



Source: Prepared by Urban Development Authority (NP)

Low Density Residential Zone 1 – Zoning Boundaries

North:

A point which starts where meets the “A137” point at the Northernward dence forest area of the Salambaikulam Grama Niladhari Division, a line drawn Easternward along the dence forest area boundary until meets the “A139” point, thence a line drawn Northerward until meets the “A140” point at the Northern administrative boundary of the urbna development area, thence a line drawn along the Northern administrative boundary of the urban development area until meets the “A141” point, thence a line drawn Southernward along the dence forest area boundary passing through the points

from “A142” to “A159” until meets the “A160” point at Northern administrative boundary of the urban development area, thence a line drawn Easternward along Northern administrative boundary of the urban development area until meets the “A161” point, thence a line drawn South – Easternward passing through the points from “A162” to “A203” until meets the “A204” point at Northern administrative boundary of the urban development area, thence a line drawn Southernward along Northern administrative boundary of the urban development area until meets the “A205” point, thence a line drawn Southernward passing through the points from “A206” to “A241” until meets the “A242” point at Northern administrative boundary of the urban development area, thence a line drawn Easternward along Northern administrative boundary of the urban development area until meets the Eastern administrative boundary of the urban development area, thence a line drawn along the Eastern administrative boundary of the urban development area until meets the Eastern administrative boundary of the Agbopura Grama Niladhari Division, thence a line drawn Westernward along the Northern and Western administrative boundary of the Agbopura Grama Niladhari Division and Western, Southern and Eastern administrative boundary of the Puthuvilankulam Grama Niladhari Division until meets the “A243” point at the Northern administrative boundary of the Kaththarsinnakulam Grama Niladhari Division, thence a line drawn Easternward along the Northern administrative boundary of the Kaththarsinnakulam Grama Niladhari Division until meets the “A244” point.

East:

From the last mentioned point, a line drawn along the Eastern administrative boundary of the urban development area until meets the “A245” point.

South:

From the last mentioned point, a line drawn along the Northern boundary of the Low Density Residential Zone – 3 until meets the “A18” point, thence a line drawn Westernward along the Medium Density Residential Zone – 1 until meets the “A109” point at the Eastern boundary of the Low Density Residential Zone – 1, thence a line drawn along the Eastern and Northern boundary of the Low Density Residential Zone – 1 until meets the “A12” point, thence a line drawn North – Westernward along the Northern boundary of the Medium Density Residential Zone – 1 until meets the “A246”

point at Puhoor – Palamodda Road, thence a line drawn South – Westernward passing through the points from “A247” to “A262” until meets the “A263” point.

West:

From the last mentioned point, a line drawn North – Westernward passing through the points from “A263” to “A282” until meets the “A263” point at the starting point of the North boundary.

Point	Coordinates	
	North	East
A12	8°48'10.70"N	80°29'34.67"E
A18	8°46'21.51"N	80°31'51.92"E
A109	8°48'1.62"N	80°30'18.82"E
A137	8°48'25.99"N	80°23'10.06"E
A138	8°48'26.92"N	80°23'17.80"E
A139	8°48'28.81"N	80°23'25.90"E
A140	8°48'32.93"N	80°23'28.38"E
A141	8°48'22.06"N	80°24'36.73"E
A142	8°48'16.54"N	80°24'35.92"E
A143	8°48'10.76"N	80°24'43.45"E
A144	8°48'3.97"N	80°24'43.83"E
A145	8°48'1.13"N	80°24'46.88"E
A146	8°47'58.97"N	80°24'54.50"E
A147	8°47'53.02"N	80°24'53.29"E
A148	8°47'49.02"N	80°24'54.58"E
A149	8°47'42.30"N	80°25'4.92"E
A150	8°47'44.14"N	80°25'7.07"E
A151	8°47'42.44"N	80°25'12.83"E
A152	8°47'42.13"N	80°25'23.13"E
A153	8°47'43.56"N	80°25'36.50"E
A154	8°47'46.03"N	80°25'38.95"E
A155	8°47'56.20"N	80°25'37.02"E
A156	8°48'8.36"N	80°25'40.74"E
A157	8°48'16.63"N	80°25'40.16"E
A158	8°48'23.87"N	80°25'36.96"E
A159	8°48'25.21"N	80°25'34.23"E
A160	8°48'31.42"N	80°25'32.98"E

Point	Coordinates	
	North	East
A161	8°50'58.10"N	80°26'34.26"E
A162	8°50'51.32"N	80°26'42.67"E
A163	8°50'49.16"N	80°26'40.45"E
A164	8°50'43.87"N	80°26'41.63"E
A165	8°50'42.31"N	80°26'45.39"E
A166	8°50'42.15"N	80°27'3.27"E
A167	8°50'40.47"N	80°27'6.83"E
A168	8°50'46.23"N	80°27'8.75"E
A169	8°50'46.03"N	80°27'11.88"E
A170	8°50'44.94"N	80°27'13.14"E
A171	8°50'44.79"N	80°27'15.59"E
A172	8°50'49.36"N	80°27'29.09"E
A173	8°50'45.12"N	80°27'32.28"E
A174	8°50'44.38"N	80°27'37.17"E
A175	8°50'49.41"N	80°27'44.25"E
A176	8°51'13.41"N	80°28'1.59"E
A177	8°51'15.14"N	80°28'12.87"E
A178	8°51'11.29"N	80°28'17.84"E
A179	8°51'2.47"N	80°28'13.68"E
A180	8°50'57.36"N	80°28'7.37"E
A181	8°50'46.08"N	80°28'5.65"E
A182	8°50'45.98"N	80°27'59.42"E
A183	8°50'43.01"N	80°27'55.61"E
A184	8°50'37.29"N	80°27'53.96"E
A185	8°50'39.15"N	80°27'47.81"E
A186	8°50'37.81"N	80°27'38.39"E
A187	8°50'22.39"N	80°27'28.39"E

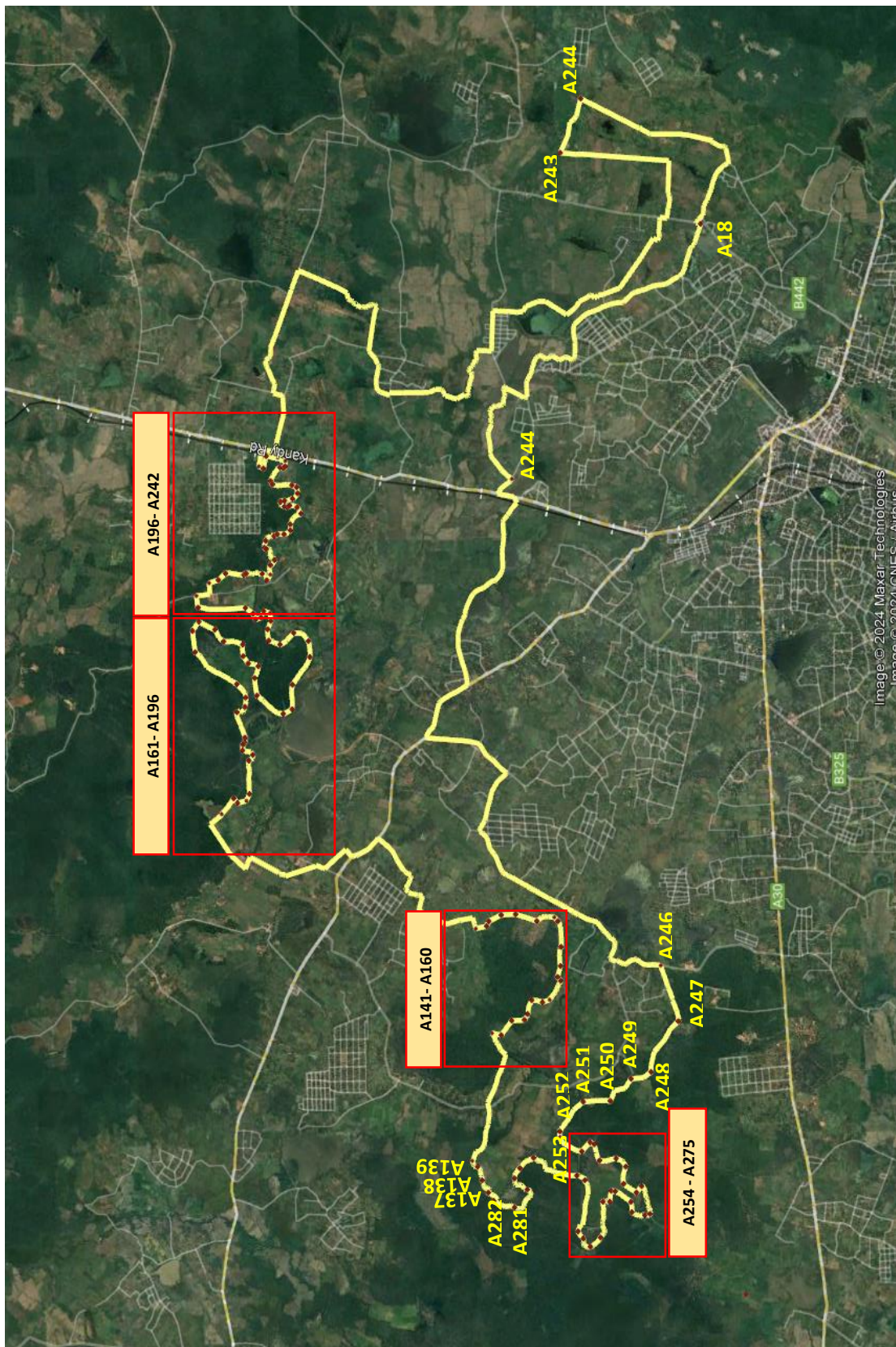
Point	Coordinates	
	North	East
A188	8°50'17.53"N	80°27'30.63"E
A189	8°50'17.51"N	80°27'43.86"E
A190	8°50'7.58"N	80°27'58.03"E
A191	8°50'8.16"N	80°28'6.32"E
A192	8°50'16.68"N	80°28'11.92"E
A193	8°50'24.74"N	80°28'5.75"E
A194	8°50'30.92"N	80°28'7.78"E
A195	8°50'31.61"N	80°28'13.87"E
A196	8°50'29.86"N	80°28'18.44"E
A197	8°50'30.47"N	80°28'22.52"E
A198	8°50'34.08"N	80°28'23.56"E
A199	8°50'35.78"N	80°28'20.12"E
A200	8°50'38.64"N	80°28'19.22"E
A201	8°50'40.09"N	80°28'22.31"E
A202	8°50'44.66"N	80°28'25.41"E
A203	8°51'12.07"N	80°28'25.57"E
A204	8°51'12.94"N	80°28'31.72"E
A205	8°51'5.49"N	80°28'38.79"E
A206	8°51'0.10"N	80°28'40.26"E
A207	8°50'55.75"N	80°28'44.05"E
A208	8°50'45.52"N	8°50'45.52"N
A209	8°50'44.17"N	80°28'43.99"E
A210	8°50'35.47"N	80°28'43.90"E
A211	8°50'31.48"N	80°28'42.58"E
A212	8°50'30.20"N	80°28'43.29"E
A213	8°50'30.39"N	80°28'48.11"E
A214	8°50'29.70"N	80°28'50.24"E
A215	8°50'32.09"N	80°28'56.58"E
A216	8°50'33.65"N	80°28'57.82"E
A217	8°50'33.33"N	80°29'4.90"E
A218	8°50'28.01"N	80°29'3.97"E
A219	8°50'26.18"N	80°29'4.90"E
A220	8°50'22.33"N	80°29'4.90"E
A221	8°50'18.68"N	80°29'7.14"E
A222	8°50'18.71"N	80°29'10.28"E
A223	8°50'12.57"N	80°29'16.05"E

Point	Coordinates	
	North	East
A224	8°50'14.70"N	80°29'19.41"E
A225	8°50'18.84"N	80°29'20.45"E
A226	8°50'19.63"N	80°29'19.05"E
A227	8°50'22.91"N	80°29'19.50"E
A228	8°50'24.38"N	80°29'22.16"E
A229	8°50'23.49"N	80°29'23.54"E
A230	8°50'16.47"N	80°29'24.15"E
A231	8°50'14.54"N	80°29'26.94"E
A232	8°50'15.03"N	80°29'30.24"E
A233	8°50'17.66"N	80°29'31.31"E
A234	8°50'28.88"N	80°29'31.77"E
A235	8°50'30.02"N	80°29'33.57"E
A236	8°50'24.65"N	80°29'40.88"E
A237	8°50'22.64"N	80°29'40.46"E
A238	8°50'21.68"N	80°29'41.67"E
A239	8°50'21.78"N	80°29'44.16"E
A240	8°50'32.74"N	80°29'46.74"E
A241	8°50'34.07"N	80°29'40.56"E
A242	8°50'36.84"N	80°29'41.55"E
A243	8°47'42.66"N	80°32'30.60"E
A244	8°47'30.81"N	80°32'59.30"E
A245	8°46'6.93"N	80°32'32.14"E
A246	8°46'44.73"N	80°25'13.06"E
A247	8°46'34.04"N	80°24'43.71"E
A248	8°46'50.16"N	80°24'15.99"E
A249	8°47'1.57"N	80°24'12.12"E
A250	8°47'13.71"N	80°24'0.33"E
A251	8°47'29.20"N	80°23'59.80"E
A252	8°47'42.79"N	80°23'43.58"E
A253	8°47'41.85"N	80°23'38.42"E
A254	8°47'30.06"N	80°23'33.17"E
A255	8°47'25.34"N	80°23'38.03"E
A256	8°47'23.24"N	80°23'37.00"E
A257	8°47'20.03"N	80°23'28.25"E
A258	8°47'10.23"N	80°23'29.29"E

Point	Coordinates	
	North	East
A259	8°47'4.84"N	80°23'24.82"E
A260	8°47'6.18"N	80°23'15.70"E
A261	8°46'58.57"N	80°23'11.09"E
A262	8°46'55.02"N	80°23'13.76"E
A263	8°46'51.31"N	80°22'59.86"E
A264	8°46'53.24"N	80°22'57.76"E
A265	8°47'1.34"N	80°23'0.42"E
A266	8°47'2.09"N	80°23'6.53"E
A267	8°47'9.95"N	80°23'11.58"E
A268	8°47'13.03"N	80°23'11.84"E
A269	8°47'14.33"N	80°23'6.60"E
A270	8°47'17.88"N	80°23'5.76"E

Point	Coordinates	
	North	East
A271	8°47'18.29"N	80°22'45.81"E
A272	8°47'21.52"N	80°22'41.08"E
A273	8°47'30.82"N	80°22'41.65"E
A274	8°47'33.07"N	80°22'47.99"E
A275	8°47'28.14"N	80°23'14.72"E
A276	8°47'31.44"N	80°23'18.33"E
A277	8°47'55.65"N	80°23'28.65"E
A278	8°48'6.24"N	80°23'24.28"E
A279	8°48'10.32"N	80°23'15.51"E
A280	8°48'1.72"N	80°23'11.79"E
A281	8°48'9.59"N	80°23'3.09"E
A282	8°48'19.93"N	80°23'5.23"E

Figure 21: Low Density Residential Zone 1 – Zoning Boundaries



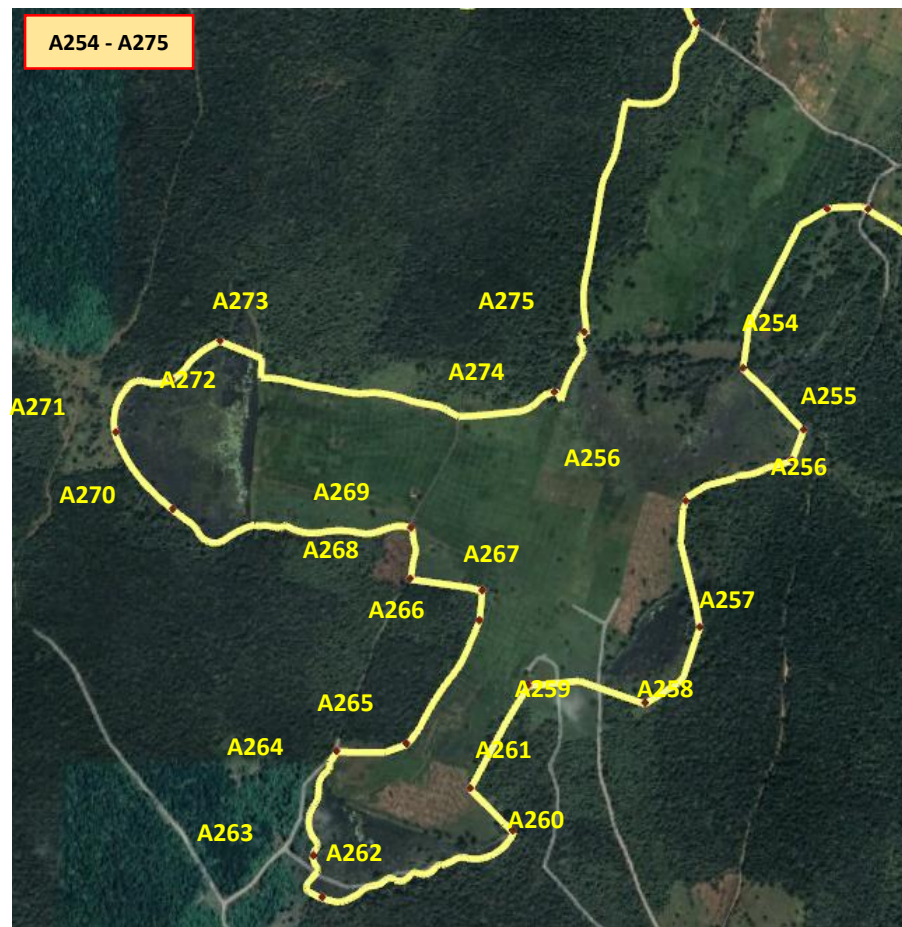
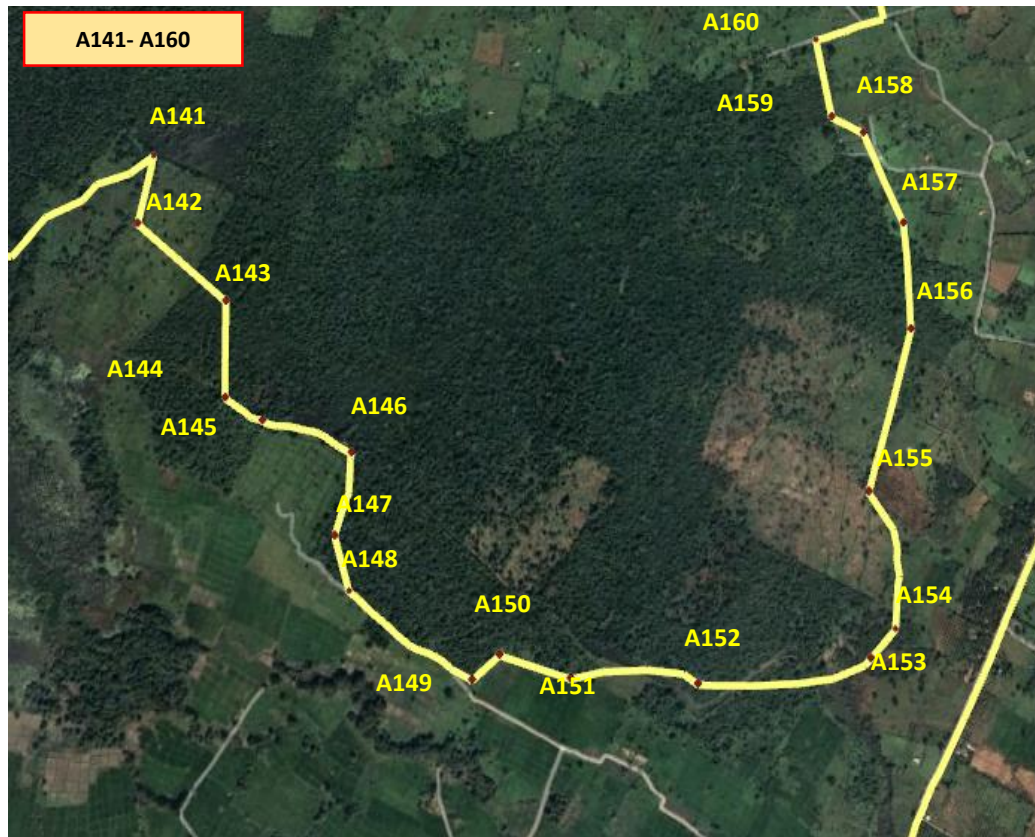
Source: Prepared by Urban Development Authority (NP)



Source: Prepared by Urban Development Authority (NP)



Source: Prepared by Urban Development Authority (NP)



Source: Prepared by Urban Development Authority (NP)

Low Density Residential Zone 2 – Zoning Boundaries

North:

A point which starts where meets the point “A106” at the Vavuniya - Mannar Main road, a line drawn Easternward along the Vavuniya - Mannar Main road until meets the western boundary of the Low Density Commercial Zone – 2, thence a line drawn along the Western, Southern and Eastern boundary of the Low Density Commercial Zone -2 until meets the Western boundary of the Low Density Commercial Zone -2 at the Vavuniya - Mannar Main road, thence a line drawn along the Western and Southern boundary of the Low Density Mixed development Zone -2 until meets the “A57” point at the Western administrative boundary of the Urban Council.

East:

From the last-mentioned point, a line drawn Southernward along the Western administrative boundary of the Urban Council until meets the “A107” point.

South:

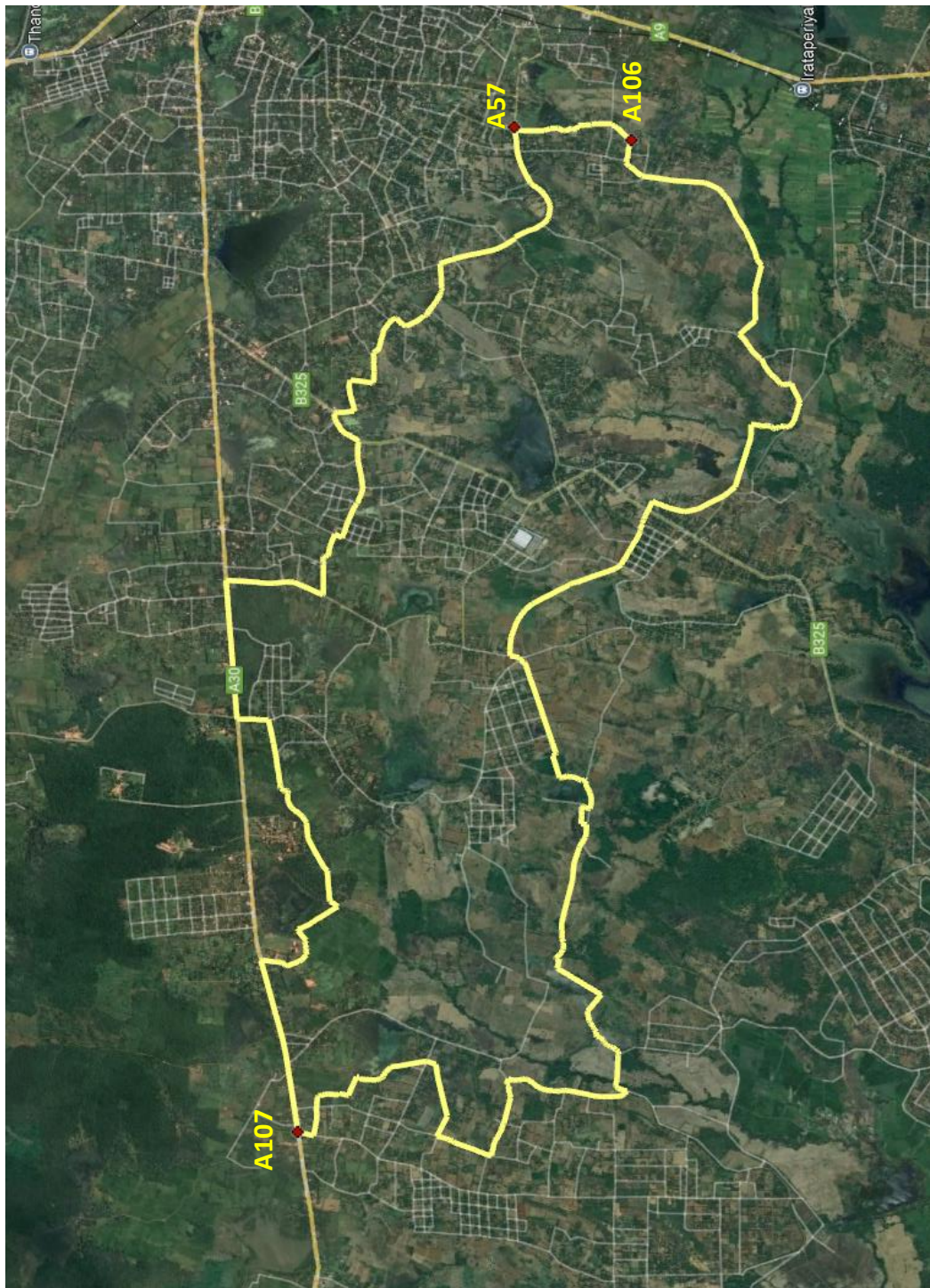
From the last-mentioned point, a line drawn along the Eastern and Southern administrative boundary of the Kanthapuram Grama Niladhari Division until meets the Southern administrative boundary of the urban development area, thence a line drawn Westernward along the Southern administrative boundary of the urban development area until meets the Western administrative boundary of the urban development area.

West:

From the last-mentioned point, a line drawn along the Western administrative boundary of the urban development area until meets the “A106” point at the Vavuniya - Mannar Main road and starting point of the North boundary.

Point	Coordinates	
	North	East
A57	8°44'4.93"N	80°28'40.84"E
A106	8°45'15.10"N	80°22'56.73"E
A107	8°43'27.93"N	80°28'36.21"E

Figure 22: Low Density Residential Zone 2 – Zoning Boundaries



Source: Prepared by Urban Development Authority (NP)

Low Density Residential Zone 3 _ Zoning Boundaries

North:

A point which starts where meets the point “A70” at the dense forest area of the Salambaikulam Grama Niladhari Division, a line drawn along that boundaries of the dense forest area passing through the points “ A71, A72, A73, A74” until meets the “A75” point at the unknown name road, thence a line drawn Southernward along the unknown name road until meets the “A76” point, thence a line drawn Easternward and passing through the points “ A77, A78, A79, A80, A81, A82, A83, A84, A85” and meets the “A86” point at the unknown name road, thence a line drawn Northernward along the unknown name road until meets “A87” point at the Eastern administrative boundary of the Salambaikulam Grama Niladhari Division, thence a line drawn Easternward along the Eastern administrative boundary of the Salambaikulam Grama Niladhari Division until meets the “A88” point, thence a line drawn Easternward passing through the points “A89, A90, A91, A92, A93, A94, A95, A96” and vertically a line drawn Southernward until meets the “A97” point, thence a line drawn Easternward until meets the “A98” point, thence a line drawn 0.02km parallel to Army camp access road until meets the “A99” point, thence a line drawn 0.02 km distance parallel to North boundary of the Army camp until meets the “A100” point.

East:

From the last mentioned point, a line drawn 0.02km distance parallel to Eastern and Southern boundary of the Army camp until meets the “A101” point, thence a line drawn vertically Southernward until meets the “A102” point, thence a line drawn 0.08 km distance parallel to Vavuniya - Mannar Main road until meets the “A103” point, thence a line drawn South – Westernward until meets the “A31” point at Vavuniya - Mannar Main road.

South:

From the last mentioned point, a line drawn Westernward along the Vavuniya - Mannar Main road and Northern and Western boundary of the Low Density Commercial Zone – 2 until meets Vavuniya - Mannar Main road, thence a line drawn Easternward along the Vavuniya - Mannar Main road until meets the “A104” point.

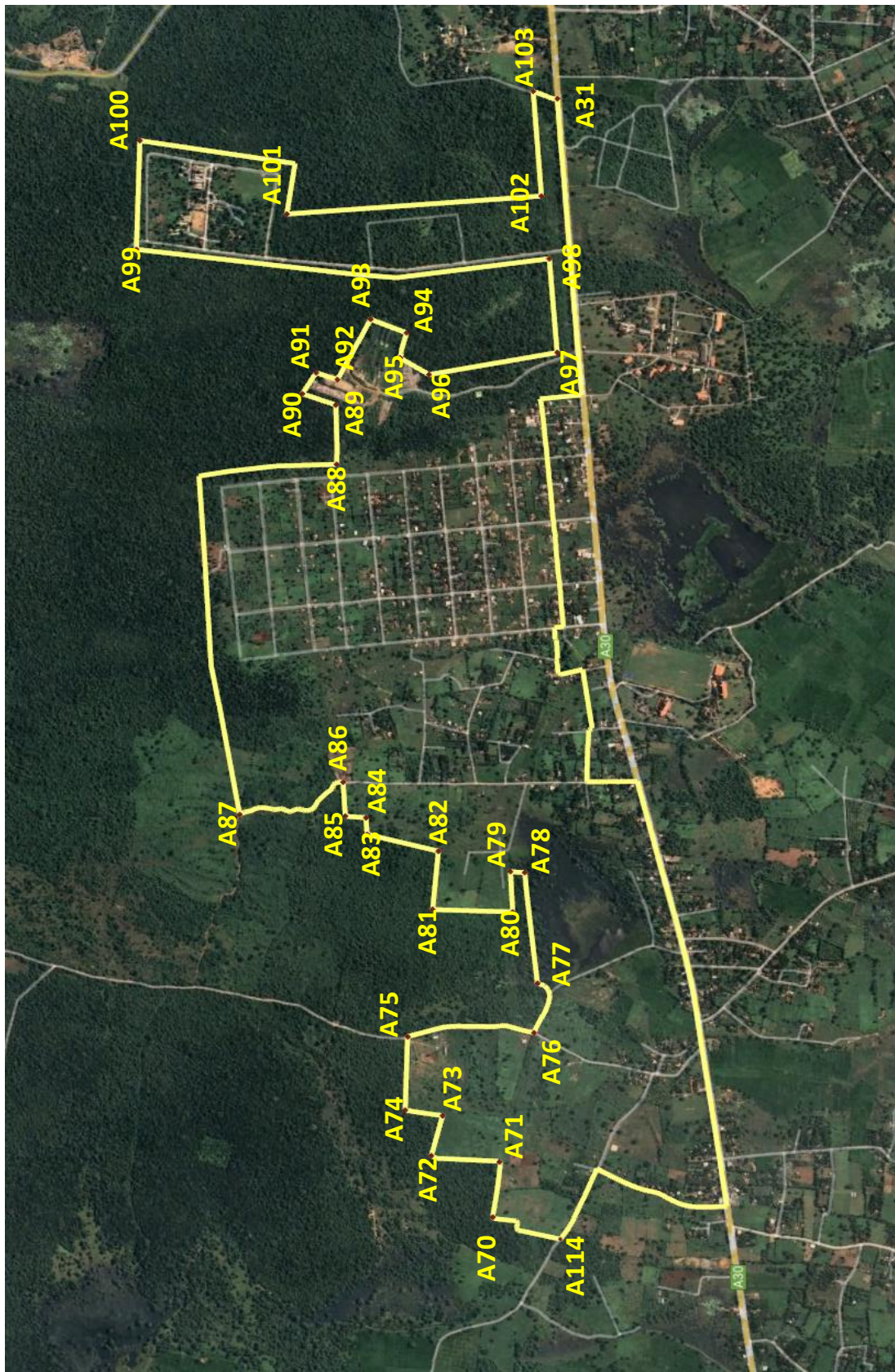
West:

From the last mentioned point, a line drawn Northernward along the Western administrative boundary of the urban development area until meets the “A105” point, thence a line drawn North – easternward along the dense forest area boundary until meets the “A70” point at starting point of the North boundary.

Point	Coordinates	
	North	East
A31	8°45'33.99"N	80°25'7.79"E
A70	8°45'41.21"N	80°22'57.64"E
A71	8°45'40.02"N	80°23'4.10"E
A72	8°45'47.84"N	80°23'4.93"E
A73	8°45'46.62"N	80°23'9.62"E
A74	8°45'50.43"N	80°23'10.13"E
A75	8°45'50.15"N	80°23'18.79"E
A76	8°45'36.48"N	80°23'19.21"E
A77	8°45'36.15"N	80°23'25.05"E
A78	8°45'37.61"N	80°23'37.88"E
A79	8°45'39.18"N	80°23'37.99"E
A80	8°45'38.93"N	80°23'33.32"E
A81	8°45'47.69"N	80°23'33.60"E
A82	8°45'47.07"N	80°23'40.36"E
A83	8°45'54.91"N	80°23'42.36"E
A84	8°45'55.05"N	80°23'44.28"E
A85	8°45'57.25"N	80°23'44.46"E
A86	8°45'57.49"N	80°23'48.32"E
A87	8°46'8.91"N	80°23'44.59"E

Point	Coordinates	
	North	East
A88	8°45'58.16"N	80°24'25.51"E
A89	8°45'58.33"N	80°24'32.30"E
A90	8°46'1.97"N	80°24'33.63"E
A91	8°46'0.39"N	80°24'36.06"E
A92	8°45'58.17"N	80°24'35.26"E
A93	8°45'54.47"N	80°24'42.31"E
A94	8°45'50.56"N	80°24'40.67"E
A95	8°45'51.29"N	80°24'37.81"E
A96	8°45'48.08"N	80°24'35.85"E
A97	8°45'33.97"N	80°24'38.43"E
A98	8°45'34.78"N	80°24'49.35"E
A99	8°46'19.96"N	80°24'50.41"E
A100	8°46'19.78"N	80°25'3.15"E
A101	8°46'3.74"N	80°24'54.53"E
A102	8°45'35.70"N	80°24'56.57"E
A103	8°45'36.65"N	80°25'8.66"E
A104	8°45'15.45"N	80°22'58.98"E
A105	8°45'33.67"N	80°22'55.22"E

Figure 23: Low Density Residential Zone 3 – Zoning Boundaries



Source: Prepared by Urban Development Authority (NP)

Low Density Residential Zone 4 – Zoning Boundaries

North:

A point which starts where meets the point “A118” at the Southern administrative boundary of the Urban Council, a line drawn Easternward along the Southern administrative boundary of the Urban Council until meets the “A119” point.

East:

From the last-mentioned point, a line drawn along the Eastern administrative boundary of the Samalankulam Grama Niladhari Division until meets the “A112” point, thence a line drawn along the Western boundary of the Moderate Density Residential Zone – 2 until meets the “A120” point at the Umamaheshwaran Road.

South:

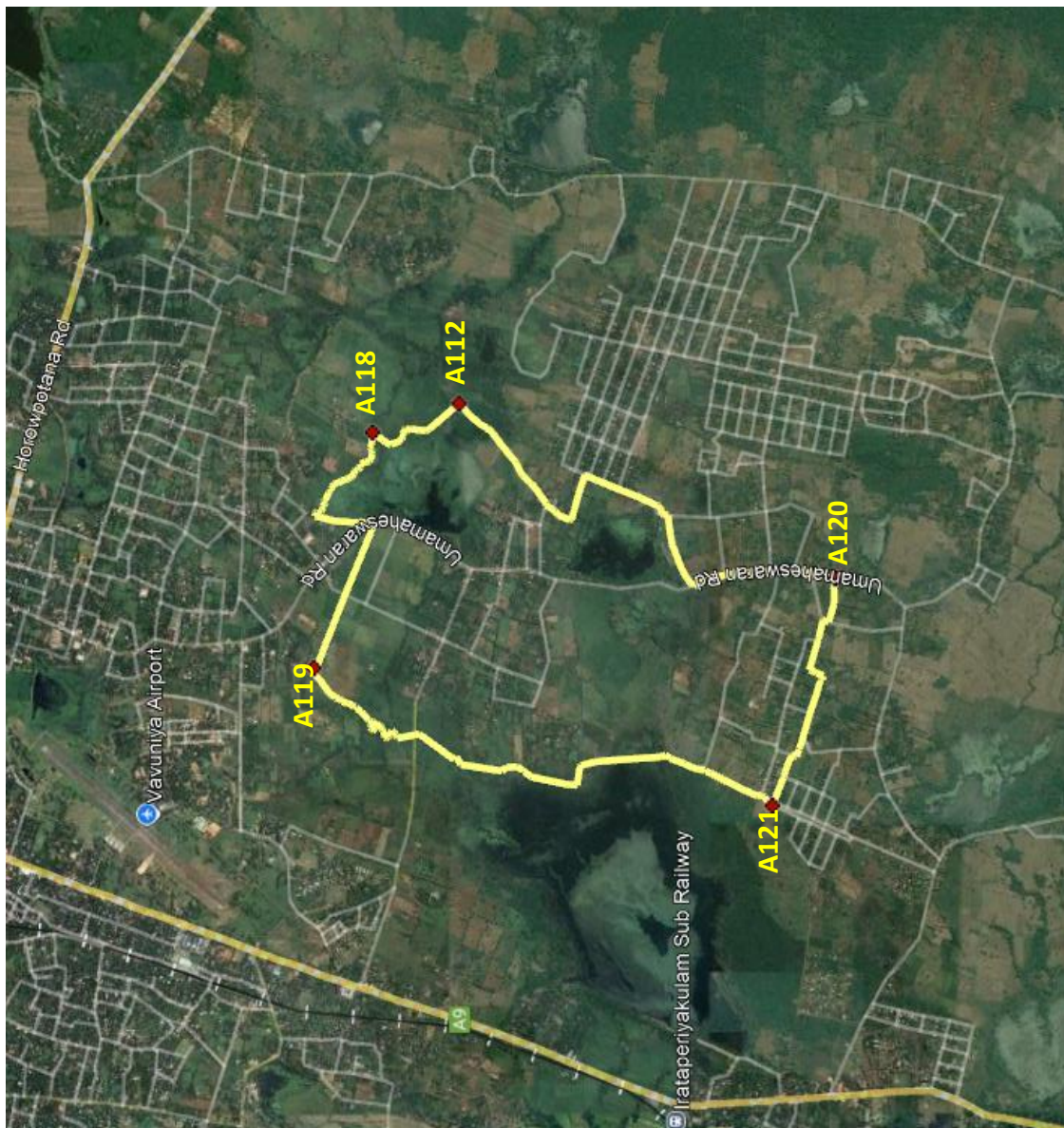
From the last-mentioned point, a line drawn Westernward along the Southern administrative boundary of the urban development area until meets the “A121” point at the Southern administrative boundary of the Samalankulam Grama Niladhari Division.

West:

From the last-mentioned point, a line drawn along the Western administrative boundary of the Samalankulam Grama Niladhari Division until meets the starting point of the North boundary.

Point	Coordinates	
	North	East
A112	8°43'18.57"N	80°31'18.70"E
A118	8°43'49.45"N	80°30'24.73"E
A119	8°43'37.27"N	80°31'12.71"E
A120	8°41'59.84"N	80°30'42.93"E
A121	8°42'13.26"N	80°29'56.51"E

Figure 24: Low Density Residential Zone 4 – Zoning Boundaries



Source: Prepared by Urban Development Authority (NP)

Low Density Commercial Zone 1 – Zoning Boundaries

North:

A point which starts where meets the point “A22” at the Medium Density Residential Zone - 1, a line drawn along the Southern boundary of the Medium Density Residential Zone – 1 passing through the points “A21, A20, and A19” until meets the Vavuniya – Mannar Main Road.

East:

From the last mentioned point, a line drawn Southernward along the unknown name dead end road, thence a line drawn 0.09 km distance 0.05 km parallel to the Vavuniya – Mannar Main Road, thence a line drawn 0.37 km distance 0.02km paraleel to the Nelukulam – Neriyaikulam Main Road and passing through the point “A32, A33 and A34” until meets the Thekkawaththa - Nelukulam main Road, thence a line drawn Southernward along the Thekkawaththa - Nelukulam main Road until meets the “A35” point.

South:

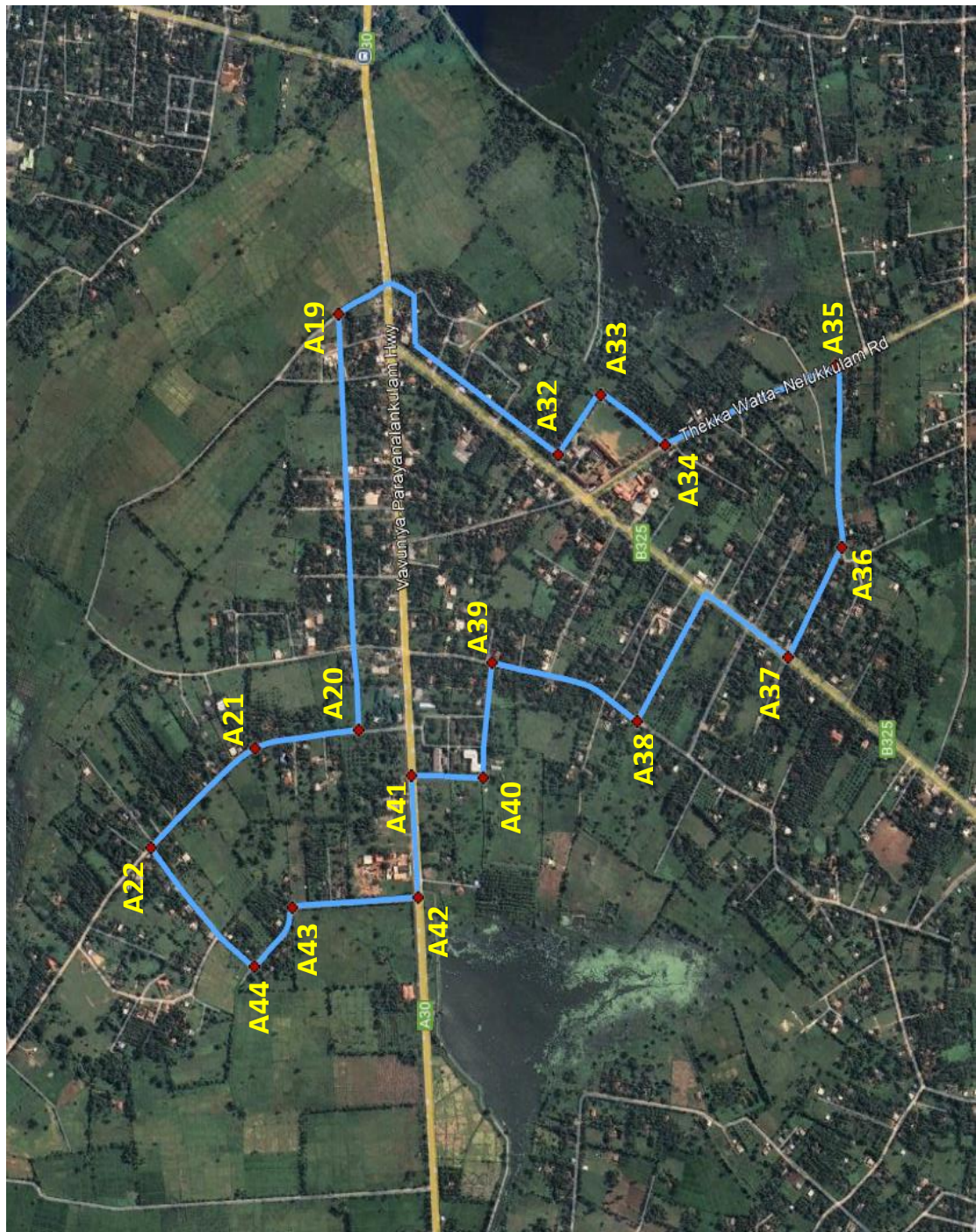
From the last mentioned point, a line drawn passing through the point “A36 and A37” until meets the Nelukulam – Neriyaikulam Main Road

West:

From the last mentioned point, a line drawn North-Easternward 0.21 km distance along the Nelukulam – Neriyaikulam Main Road and passing the points “A38, A39 and A40” until meets the point “A41” at the Vavuniya – Mannar Main Road, thence a line drawn Westernward 0.22km distance and meets the point “A42”, thence a line drawn passing the points “A43 and A44” until meets the starting oint of the North boundary.

No	Points	Coordinate
1.	A19	8°45'46.94"N 80°27'35.51"E
2.	A20	8°45'45.74"N 80°27'8.96"E
3.	A21	8°45'52.39"N 80°27'8.42"E
4	A22	8°45'59.79"N 80°27'1.64"E
5	A32	8°45'32.01"N 80°27'26.57"E
6	A33	8°45'29.15"N 80°27'30.53"E
7	A34	8°45'24.81"N 80°27'27.11"E
8	A35	8°45'13.00"N 80°27'32.19"E
9	A36	8°45'12.65"N 80°27'20.73"E
10	A37	8°45'16.16"N 80°27'13.73"E
11	A38	8°45'26.68"N 80°27'9.66"E
12	A39	8°45'36.54"N 80°27'13.24"E
13	A40	8°45'36.87"N 80°27'5.88"E
14	A41	8°45'41.88"N 80°27'5.73"E
15	A42	8°45'41.47"N 80°26'58.31"E
16	A43	8°45'50.15"N 80°26'57.96"E
17	A44	8°45'52.72"N 80°26'54.17"E

Figure 25: Low Density Commercial Zone 1 – Zoning Boundaries



Source: Prepared by Urban Development Authority (NP)

Low Density Commercial Zone 2 – Zoning Boundaries

North:

A point which starts where meets the 7th mile post road and RDS road, a line drawn along the RDS road and meets the point “A45”, thence a line drawn Easternward 0.22km distance 0.09km parallel to Vavuniya - Mannar Main road and meets the point “A46”, thence a line drawn along the unknown name roads and passing through the points “A47, A48 and A49” and meets the “A50” point at the Vavuniya - Mannar Main road, thence a line drawn Easternward along the Vavuniya - Mannar Main road until meets the Sooduventhapulavu – Mannar Road.

East:

From the last mentioned point, a line drawn 0.30 km distance along the Sooduventhapulavu – Mannar Road until meets the “A51” point.

South:

From the last mentioned point, a line drawn Westernward 0.70 km until meets the “A52” point at the Eastern administrative boundary of the Salambaikulam Grama Niladhari Division, thence a line drawn South – Weasternward along the Eastern administrative boundary of the Salambaikulam Grama Niladhari Division until meets the “A53” point, thence a line drawn Westernward 0.32km distance and meets the “A54” point, thence a line drawn South – Weasternward 0.09km distance until meets the “A55” point.

West:

From the last mentioned point, a line drawn along the Senakasalambaikula bund until meets the “A56” point, thence a line drawn along the Southern and Western boundary of the Vavuniya University premises until meets the Vavuniya - Mannar Main road, thence a line drawn Weasternward 0.23 km distance until meets the 7th mile post road, thence a line drawn Northernward 0.17 km along the 7th mile post road until meets the starting point of the North boundary.

No	Points	Coordinate
1.	A45	8°45'30.17"N 80°23'54.44"E
2.	A46	8°45'31.23"N 80°24'1.38"E
3.	A47	8°45'33.88"N 80°24'0.96"E
4.	A48	8°45'33.25"N 80°24'6.49"E
5.	A49	8°45'35.97"N 80°24'33.40"E
6.	A50	8°45'31.14"N 80°24'33.54"E
7.	A51	8°45'24.62"N 80°25'18.09"E
8.	A52	8°45'20.81"N 80°24'55.00"E
9.	A53	8°45'5.63"N 80°24'26.41"E
10.	A54	8°45'4.75"N 80°24'16.01"E
11.	A55	8°45'2.26"N 80°24'14.21"E
12.	A56	8°45'15.08"N 80°24'6.34"E

Figure 26: Low Density Comeercial Zone 2 – Zoning Boundaries



Source: Prepared by Urban Development Authority (NP)

Low Density Mixed Development Zone – Zoning Boundaries

North:

A point which starts where meets the Puthoor – Palamoddai Road and point “A30” at the Southern boundary of the Medium Density Residential Zone -1, a line drawn Easternward along the Southern boundary of the Medium Density Residential Zone -1 until meets the “A22” point, thence a line drawn along the Western, Southern and Eastern boundary of the Low Density Commercial Zone -1 until meets the Vavuniya - Mannar Main road, thence a line drawn Easternward along the Vavuniya - Mannar Main road until meets the Western administrative boundary of the Urban Council.

East:

From the last-mentioned point, a line drawn Southernward along the Western administrative boundary of the Urban Council until meets the Thekkawaththa – Nelukulam Road.

South:

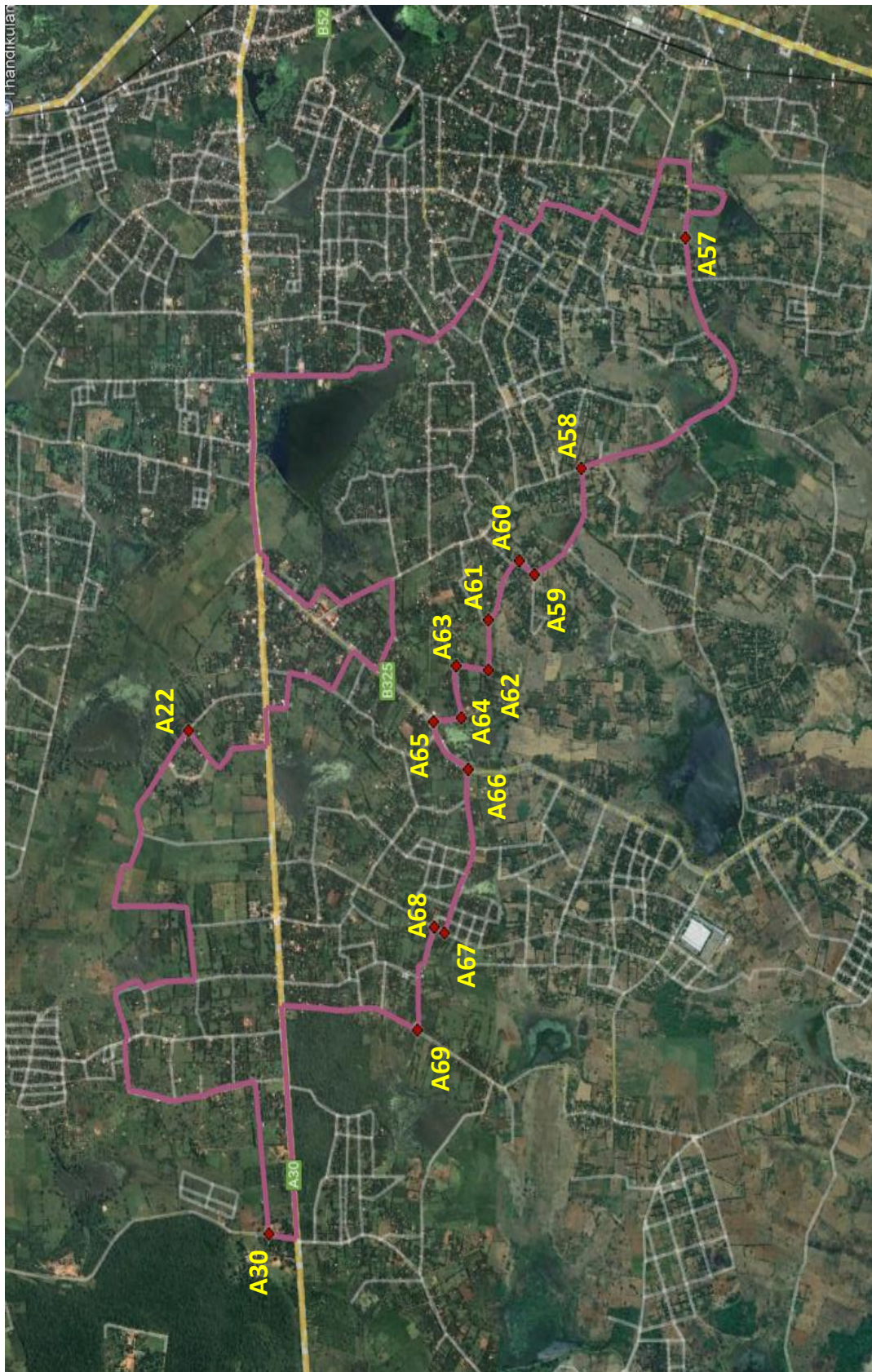
From the last mentioned point, a line drawn along the Western administrative boundary of the Urban Council until meets the “A57” point, thence a line drawn Westernward along Thekkawaththa – Nelukulam Road meets the “A58” point, thence a line drawn Westernward along the unknown name roads passing through the points “A59, A60, A61, A62, A63, A64” until meets the point “A65” at the Nelukulam – Neriyaikulam Road, thence a line drawn South - Westernward along the Nelukulam – Neriyaikulam Road until meets the “A66” point, thence a line drawn Westernward along unknown name roads until meets the “A67” point, thence a line drawn Northernward along unknown name roads until meets the “A68” point, thence a line drawn Westernward along unknown name roads until meets the “A69” point.

West:

From the last-mentioned point, a line drawn Northernward along the unknown name roads until meets the Vavuniya - Mannar Main road, thence a line drawn Westernward along the Vavuniya - Mannar Main road until meets the Puthoor – Palamoddai Road, thence a line drawn Northernward along the Puthoor – Palamoddai Road until meets the starting point of the North boundary.

No	Points	Coordinate
1.	A22	8°45'59.79"N 80°27'1.64"E
2.	A30	8°45'41.17"N 80°25'19.27"E
3.	A57	8°44'4.93"N 80°28'40.84"E
4	A58	8°44'29.28"N 80°27'54.72"E
5	A59	8°44'40.32"N 80°27'33.17"E
6	A60	8°44'43.62"N 80°27'35.90"E
7	A61	8°44'50.76"N 80°27'23.95"E
8	A62	8°44'50.50"N 80°27'14.01"E
9	A63	8°44'58.19"N 80°27'14.81"E
10	A64	8°44'56.68"N 80°27'4.30"E
11	A65	8°45'3.11"N 80°27'3.49"E
12	A66	8°44'55.41"N 80°26'53.78"E
13	A67	8°45'0.81"N 80°26'20.89"E
14	A68	8°45'3.07"N 80°26'21.96"E
15	A69	8°45'6.96"N 80°26'1.06"E

Figure 27: Low Density Mixed Development Zone – Zoning Boundaries



Source: Prepared by Urban Development Authority (NP)

High Sensitive Conservation Zone 1 – Zoning Boundaries

North:

A point which starts where meets the starting point of Northern administrative boundary of the urban development area, a line drawn along the Northern administrative boundary of the urban development area until meets the “A140” point at the Northern boundary of Low Density Residential Zone -1, thence a line drawn Westernward along the Northern, Western and Southern boundary of the Low Density Residential Zone -1 until meets the “A246” point at the Puthoor – Palamodai Main Road.

East:

From the last mentioned point, a line drawn Southernward along the Western administrative boundary of the Medium Density Residential Zone – 1 until meets the “A103” point.

South:

From the last mentioned point, a line drawn Westernward along the Northern administrative boundary of the Low Density Residential Zone – 3 until meets the “A105” point at Western administrative boundary of the urban development area, thence a line drawn North – Westernward along the Western administrative boundary of the urban development area until meets the “A283” point.

West:

From the last mentioned point, a line drawn Northernward along the Western administrative boundary of the urban development area until meets the starting point of the North boundary.

Point	Coordinates	
	North	East
A103	8°45'36.65"N	80°25'8.66"E
A105	8°45'33.67"N	80°22'55.22"E
A140	8°48'32.93"N	80°23'28.38"E
A246	8°46'44.73"N	80°25'13.06"E
A283	8°45'55.35"N	80°22'16.06"E

Figure 28: High Sensitive Conservation Zone 1 – Zoning Boundaries



Source: Prepared by Urban Development Authority (NP)

High Sensitive Conservation Zone 2 – Zoning Boundaries

North:

A point which starts where meets the “A141” point at the Northern administrative boundary of the urban development area, a line drawn Easternward along the Northern administrative boundary of the urban development area until meets the “A160” point.

East:

From the last mentioned point, a line drawn Southernward along the Northern boundary of the Low Density Residential Zone – 1 until meets the “A154” point.

South:

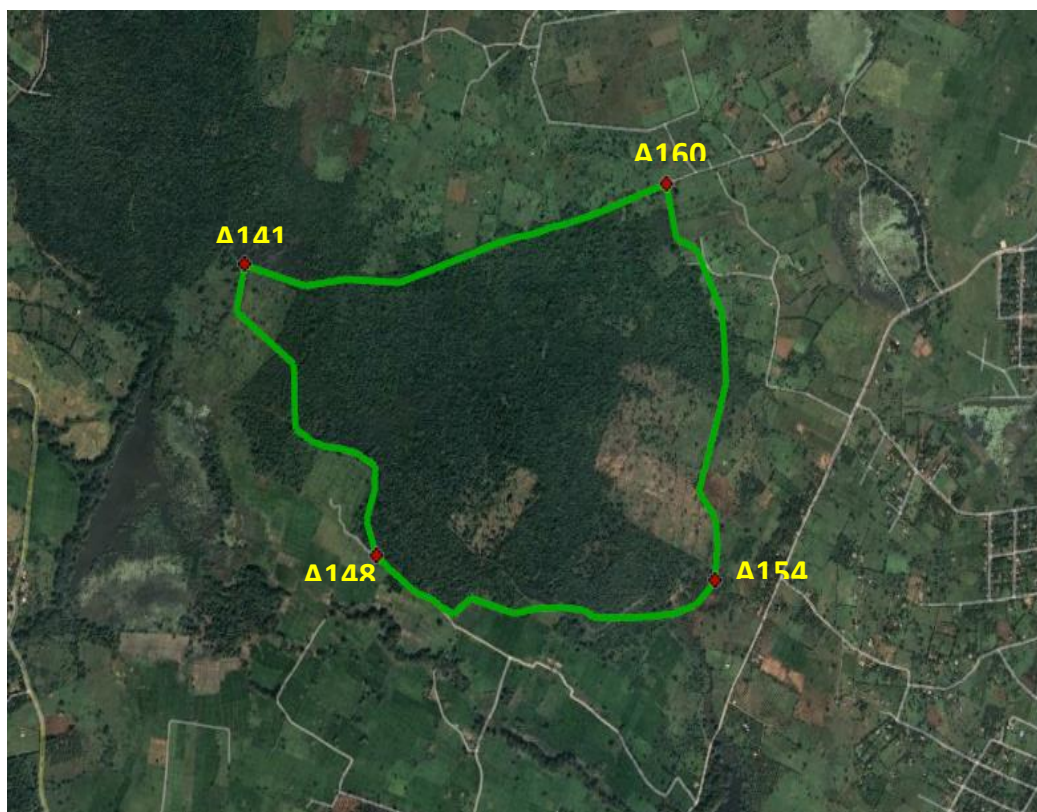
From the last mentioned point, a line drawn Westernward along the Northern administrative boundary of the Low Density Residential Zone – 1 until meets the “A148” point.

West:

From the last mentioned point, a line drawn Northernward along the Northern administrative boundary of the Low Density Residential Zone – 1 until meets the starting point of the North boundary.

Point	Coordinates	
	North	East
A141	8°48'22.06"N	80°24'36.73"E
A148	8°47'49.02"N	80°24'54.58"E
A154	8°47'46.03"N	80°25'38.95"E
A160	8°48'31.42"N	80°25'32.98"E

Figure 29: High Sensitive Conservation Zone 2 – Zoning Boundaries



Source: Prepared by Urban Development Authority (NP)

High Sensitive Conservation Zone 3– Zoning Boundaries

North:

A point which starts where meets the “A161” point at the Northern administrative boundary of the urban development area, a line drawn Easternward along the Northern administrative boundary of the urban development area until meets the “A284” point.

East:

From the last mentioned point, a line drawn Southernward 0.51 km distance along the unknown name roads until meets the “A204” point, thence a line drawn Westernward along the Northern administrative boundary of the Low Density Residential Zone – 1 until meets the “A197” point.

South:

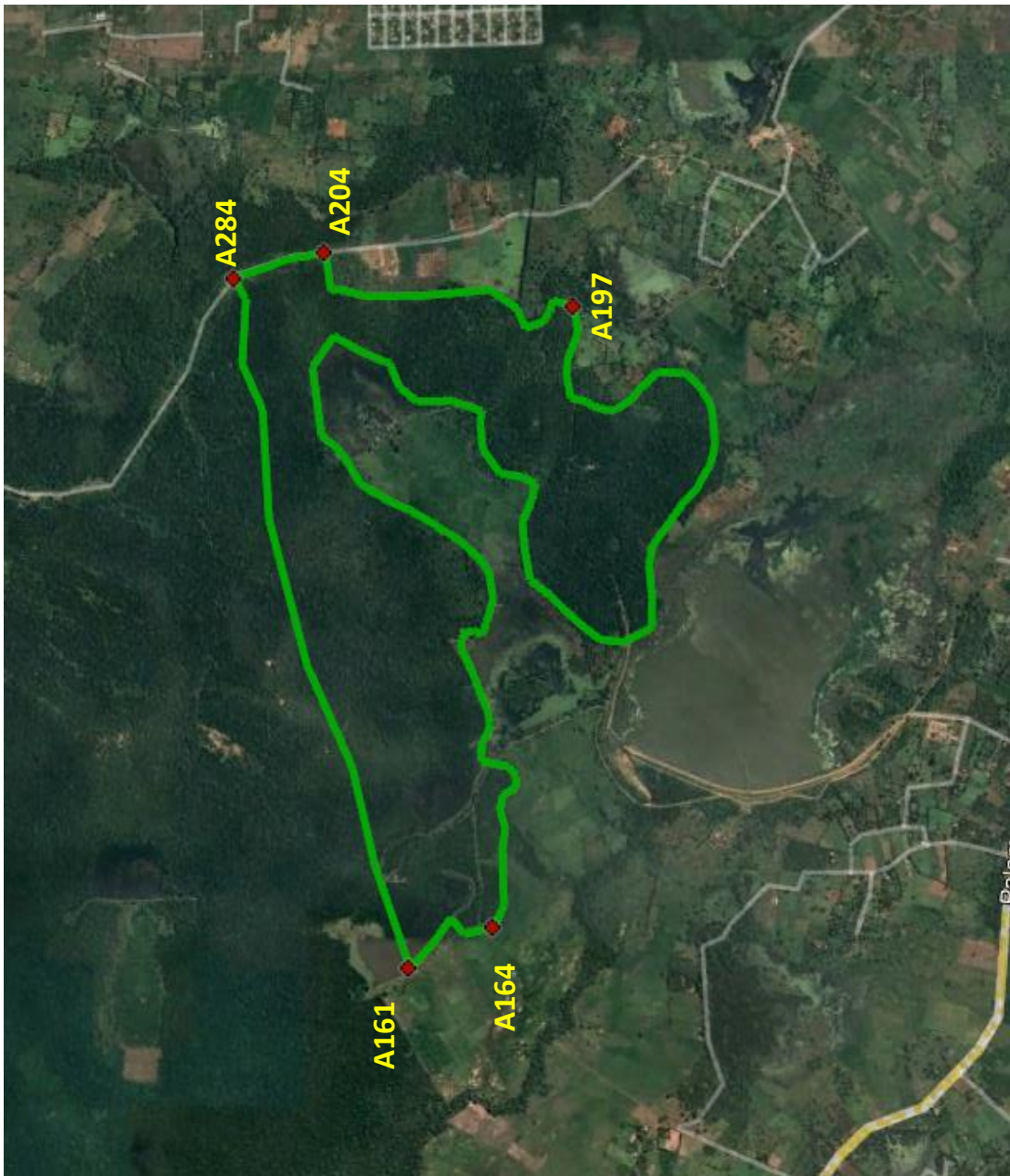
From the last mentioned point, a line drawn Westernward along the Northern administrative boundary of the Low Density Residential Zone – 1 until meets the “A164” point.

West:

From the last mentioned point, a line drawn North – Westernward along the Northern administrative boundary of the Low Density Residential Zone – 1 until meets the starting point of the North boundary.

Point	Coordinates	
	North	East
A161	8°50'58.10"N	80°26'34.26"E
A164	8°50'43.87"N	80°26'41.63"E
A197	8°50'30.47"N	80°28'22.52"E
A204	8°51'12.94"N	80°28'31.72"E
A284	8°51'28.65"N	80°28'27.89"E

Figure 30: High Sensitive Conservation Zone 3 – Zoning Boundaries



Source: Prepared by Urban Development Authority (NP)

High Sensitive Conservation Zone 4– Zoning Boundaries

North:

A point which starts where meets the “A205” point at the Northern administrative boundary of the urban development area, a line drawn Easternward along the Northern administrative boundary of the urban development area until meets the “A242” point.

East:

From the last mentioned point, a line drawn along the Northern administrative boundary of the Low Density Residential Zone – 1 until meets the “A239” point.

South:

From the last mentioned point, a line drawn Northern administrative boundary of the Low Density Residential Zone – 1 until meets the “A212” point.

West:

From the last mentioned point, a line drawn along the Northern administrative boundary of the Low Density Residential Zone – 1 until meets the starting point of the North boundary.

Point	Coordinates	
	North	East
A205	8°51'5.49"N	80°28'38.79"E
A212	8°50'30.20"N	80°28'43.29"E
A239	8°50'21.78"N	80°29'44.16"E
A242	8°50'36.84"N	80°29'41.55"E

Figure 31: High Sensitive Conservation Zone 4 – Zoning Boundaries



Source: Prepared by Urban Development Authority (NP)

Annexure 3: Zoning boundaries_ Vavuniya South Sinhala Pradeshiya Sabha

Low Density Residential Zone 1-- Zoning Boundaries

North:

Starting from the point A12 in the northern administrative boundary of Agbopura GN Division and it travels along the (same GN boundary) northern boundary of Akbopura Grama Sevakar Division until it meets the point A108.

East:

Starting from the point where the northern boundary going to end and travels along the eastern boundary of Ahbopura GN Division and where it meets the point A109 on the northern boundary of Medium Density Residential Zone – 1. And from there, it travels along the northern boundary of Medium Density Residential Zone-1, until it meets the point A110.

South:

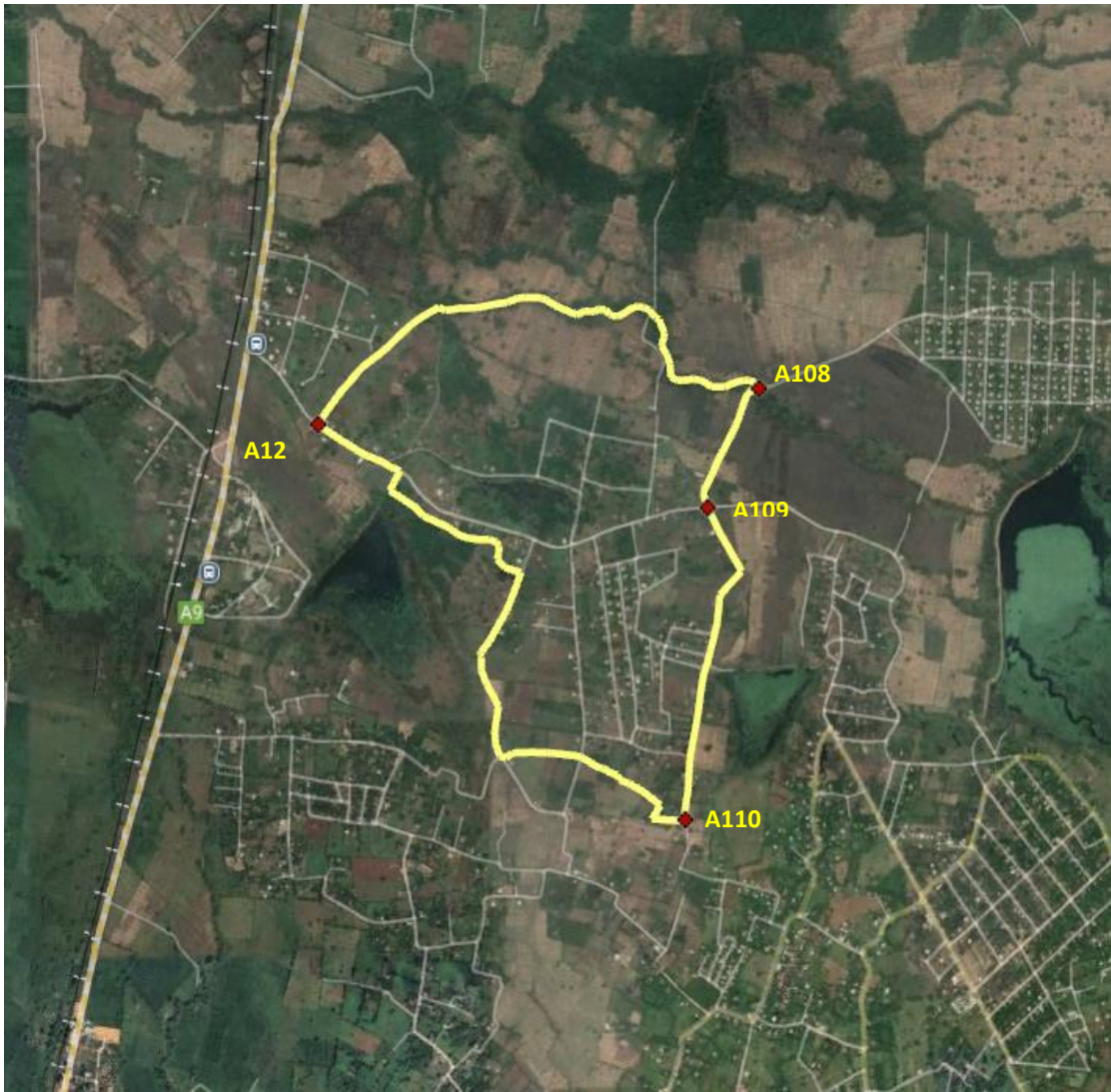
Starting from the point where the eastern boundary going to end and it travels towards the eastern direction along the north boundary of Medium Density Residential Zone – 1, until it meets the point A110.

West:

Starting from the point where the southern boundary going to end and passing through the northern boundary of Medium Density Residential Zone-, until it meets the point A12 where the northern boundary is begins.

No	Points	Coordinate
1.	A12	8°48'10.70"N 80°29'34.67"E
2.	A108	8°48'14.57"N 80°30'24.61"E
3.	A109	8°48'1.62"N 80°30'18.82"E
4.	A110	8°47'28.14"N 80°30'16.15"E

Figure 32: Low Density Residential Zone 1 – Zoning Boundaries



Source: Prepared by Urban Development Authority (NP)

Low Density Residential Zone 2 – Zoning Boundaries

North:

Starting from the point A133 on the northern boundary of Ahbopura GN Division and it travels through the northern administrative boundary of Ahbopura GN Division (same GN Boundary), until it meets point A134.

East:

Starting from the point where the northern boundary going to end and it passing through the eastern administrative boundaries of Agbopura GN Division and Puduvilangulam GN Divisions until it meets point A135.

South:

Starting from the point where the eastern boundary going to end and it travels along the southern administrative boundary of the Puduvilangulam GN Division, until it meets point A136.

West:

Starting from the point where the southern boundary going to end and it travels through the western boundaries of the Puduvilangulam GN Division and Agbopura GN Divisions, to the point where the northern boundary is begins.

No	Points	Coordinate
1.	A 133	$8^{\circ}49'28.95''N$ $80^{\circ}30'24.27''E$
2.	A 134	$8^{\circ}49'20.01''N$ $80^{\circ}31'28.26''E$
3.	A 135	$8^{\circ}46'40.53''N$ $80^{\circ}32'25.70''E$
4.	A 136	$8^{\circ}46'46.37''N$ $80^{\circ}31'43.03''E$

Figure 33: Low Density Residential Zone 2 – Zoning Boundaries



Source: Prepared by Urban Development Authority (NP)

Low Density Residential Zone 3-- Zoning Boundaries

North:

Starting from the MR2 point where the eastern administrative boundary of the Urban Council Vavuniya, it travels through the northern administrative boundary of Nedunkulam GN Division, until it meets the eastern administrative boundary of the urban development area.

East:

Starting from the point where the eastern boundary going to end and it travels through along the eastern administrative boundary of the urban development area in the south direction.

South:

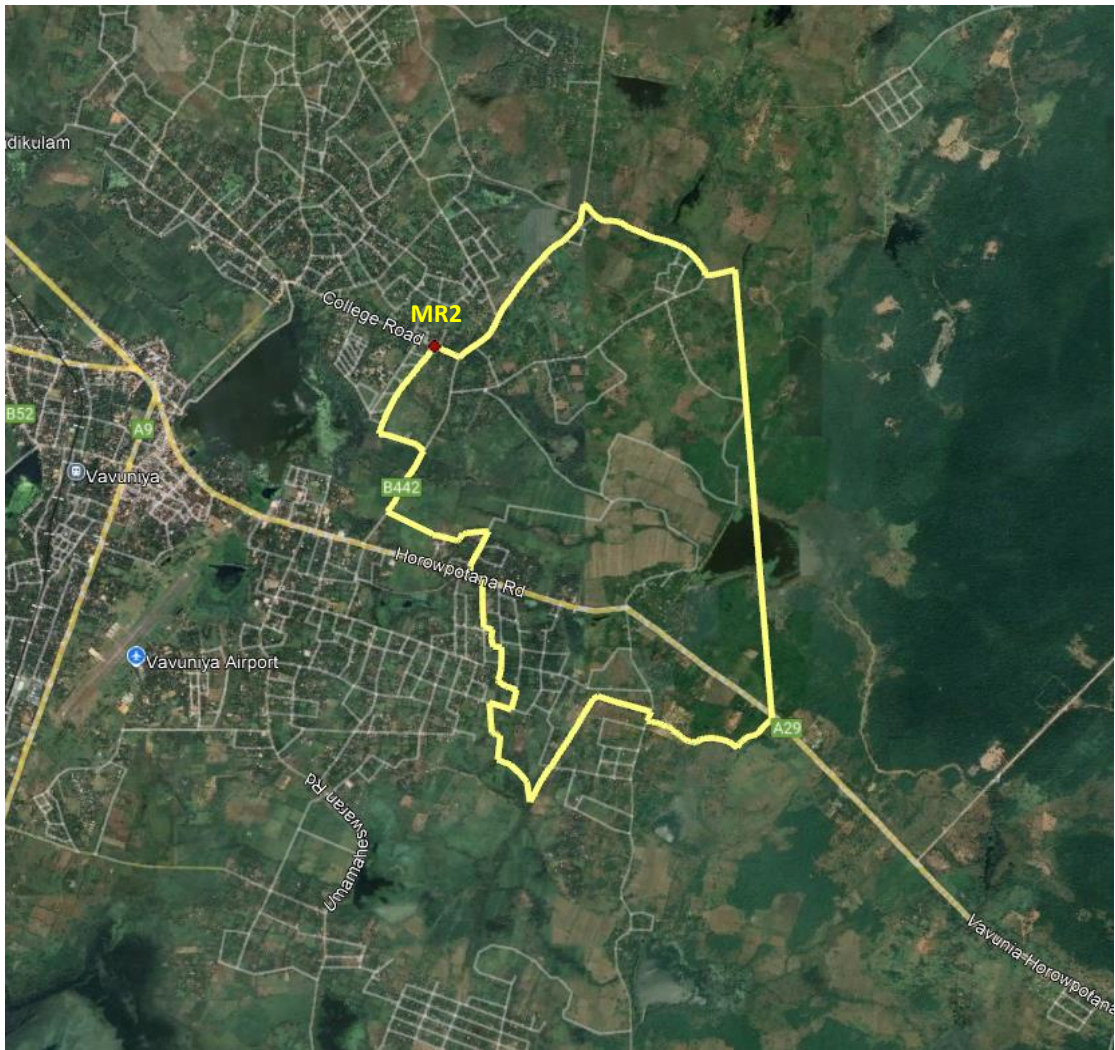
From the point where the eastern boundary going to ends, it travels along the eastern administrative boundary of the urban development area until it meets the eastern administrative administrative boundary of the urban council in a southwest direction.

West:

Starting from the point where the southern boundary going to end it travels towards the north direction along the eastern boundary of Urban council, until it meets the starting point of the northern boundary.

No	Points	Coordinate
1.	MR2	$8^{\circ}45'46.72''N$ $80^{\circ}31'13.30''E$

Figure 34: Low Density Residential Zone 3 – Zoning Boundaries



Source: Prepared by Urban Development Authority (NP)

Low Density Residential Zone 4 -- Zoning Boundaries

North:

Starting from the point where it meets the point A130 in the north administrative boundary of Erattaperiyakulam GN Division and it travels through the Erattaperiyakulam north administrative boundary (same GN boundary), until it meets the point A131.

East:

Starting from the point where the northern boundary going to end and it travels along the eastern boundary of Eratta Periyakulam GN Division, until it meets the point A121.

South:

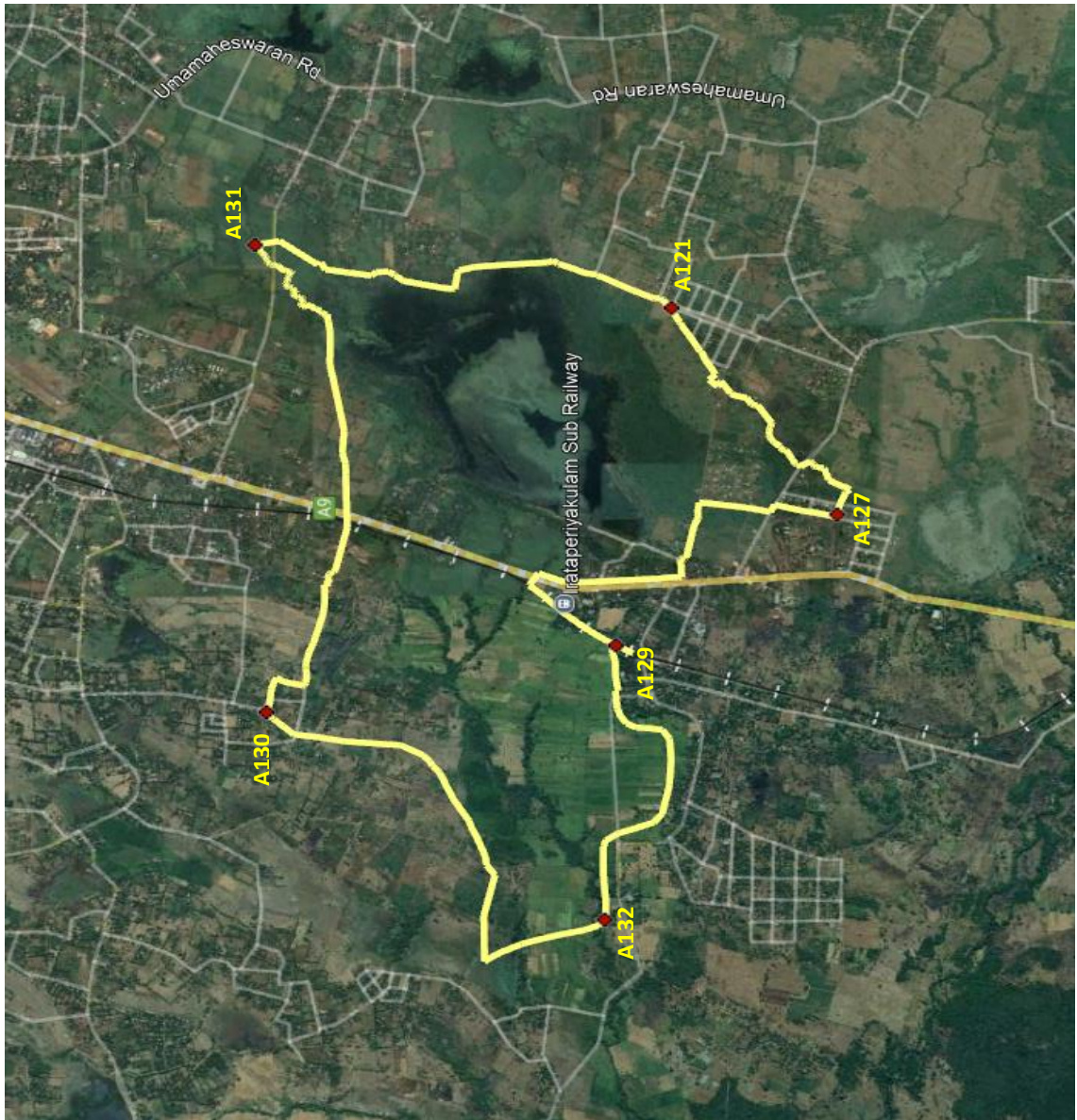
Starting from the boundary where the eastern boundary going to end and it travels along the southern administrative boundary and meet the point A127 and from there, towards the north direction it travels along the eastern, north, western boundary of Low Density Commercial Zone and meet the point A129 and from there, it travels towards thwestern direction along the southern administrative boundary of Eratta Periyakulam GDivision, until it meets the point A132.

West:

Starting from the point where the southern boundary going to end and it travels along the western boundary of Erattaperiyakulam GN Division, until it meets the starting point of the northern boundary

No	Points	Coordinate
1.	A 130	8°43'29.76"N 80°28'28.96"E
2.	A 131	8°43'31.79"N 80°30'10.48"E
3.	A 121	8°42'13.26"N 80°29'56.51"E
4.	A 127	8°41'41.98"N 80°29'11.05"E
5.	A 129	8°42'23.43"N 80°28'43.58"E
6.	A 132	8°42'25.81"N 80°27'43.73"E

Figure 35: Low Density Residential Zone 4_Zoning Boundaries



Source: Prepared by Urban Development Authority (NP)

Low Density Commercial Zone -- Zoning Boundaries

North:

Starting from the point A129 and from there, towards the north direction it travels along southern boundary of Low Density Residential Zone IV until it meets the meets the point A122.

East:

Starting from the point where the northern boundary going to end and it travels along the southern boundary of Low Density Residential Zone IV until it meets the point A 127.

South:

Starting from the point A127 in the southern administrative boundary of Erattaperiyakulam GN Division and it travels along the (same GN boundary) southern boundary of Erattaperiyakulam GN Division until it meets the point A128.

West:

Starting from the point where the southern boundary going to end and from there, towards northern direction it travels along the western boundary of Erattaperiyakulam GN Division until it meets the point A129.

No	Points	Coordinate
1.	A122	8°42'40.01"N 80°28'56.51"E
2.	A127	8°41'41.98"N 80°29'11.05"E
3.	A 128	8°41'35.22"N 80°28'28.12"E
4.	A 129	8°42'23.43"N 80°28'43.58"E

Figure 36: Low Density Commercial Zone -- Zoning Boundaries



Source: Prepared by Urban Development Authority (NP)

