

LOCAL AREA DEVELOPMENT PLAN FOR VALVETTITHURAI URBAN COUNCIL



Urban Development Authority
Northern Provincial Office

Significant of the Area



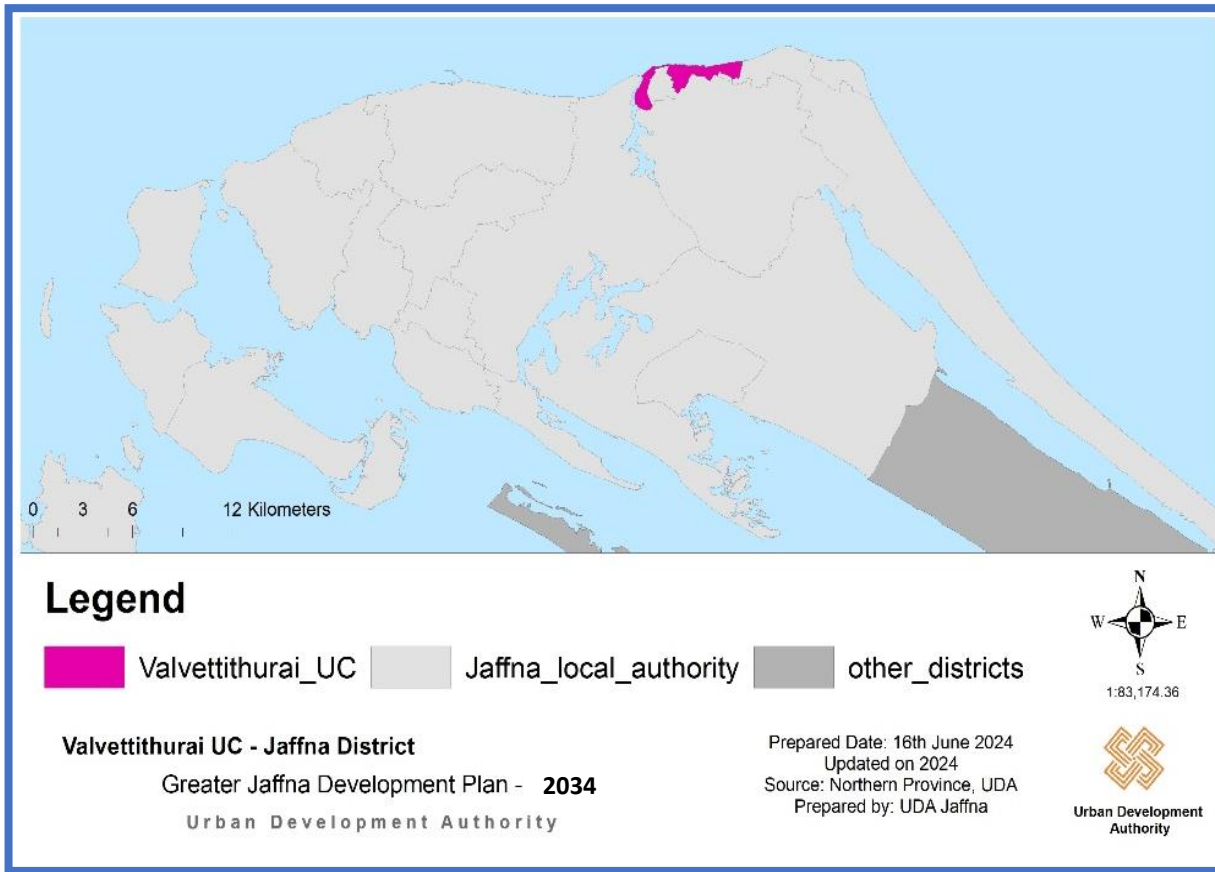


Situational Analysis

- Demography
- Housing
- Health
- Education
- Landuse
- Electricity
- Water Supply
- Roads
- Economy
- Waste Management

Location and Background

Location Map



Total Land Area - **1230 Ha**
Developable area **738 Ha**



8.7 % of the district population agglomerated in the VVT UC area



Population **10,583**



Total Families **3498**



1.2% of the land fallen within the Jaffna District

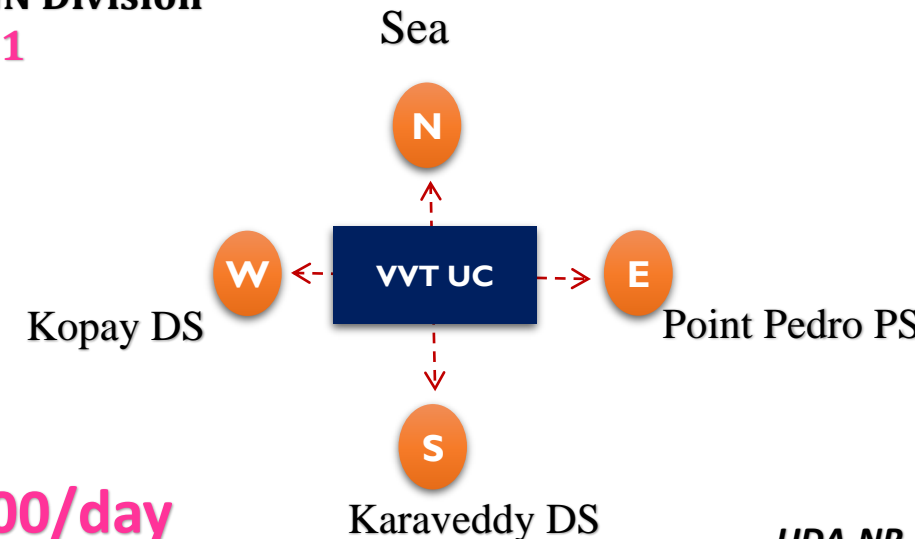


Net Population Density **14 persons/Ha**



GN Division **11**

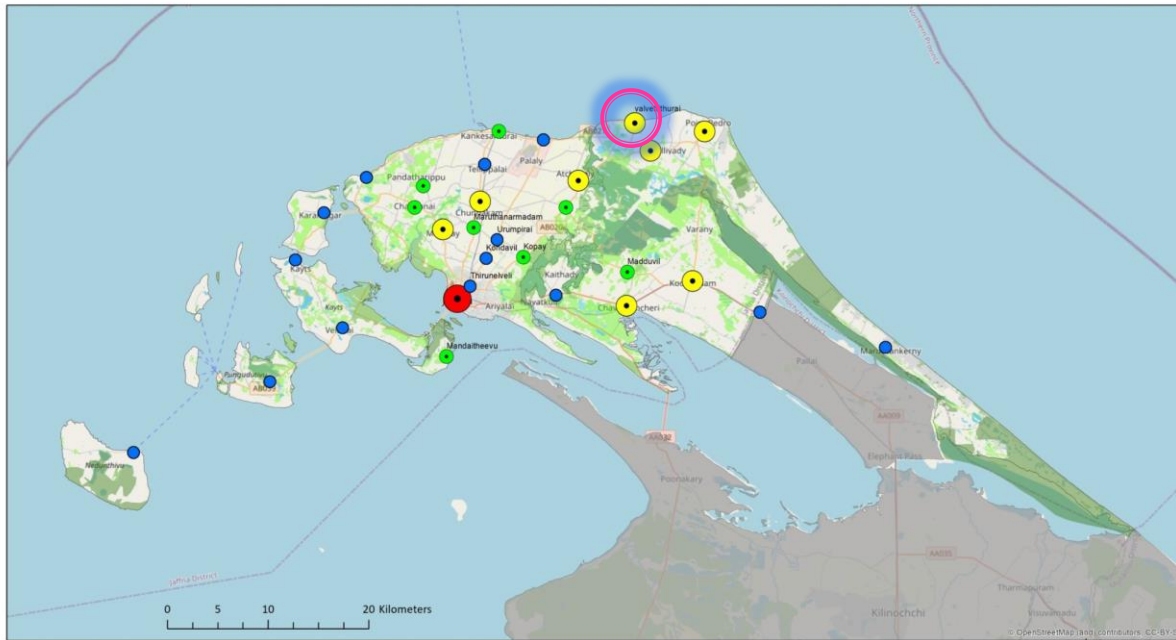
Administrative Boundary



Valvettithurai is located in northeast coast of Jaffna District in Northern Province.

Commuter Population – 1000/day

Hierarchy Changes of Valvettithurai UC Area According to the GJDP - 2034



Legend 					
Urban Hierarchy Order - (2023) - Jaffna District Jaffna Development Plan Urban Development Authority		Map No 00 Prepared Date : 30th January, 2024 Updated On : 2024 Source : Northern Provincial Office UDA Prepared By : C.D.Joel		Geographical Information Systems Division Scale: 1:287,185	

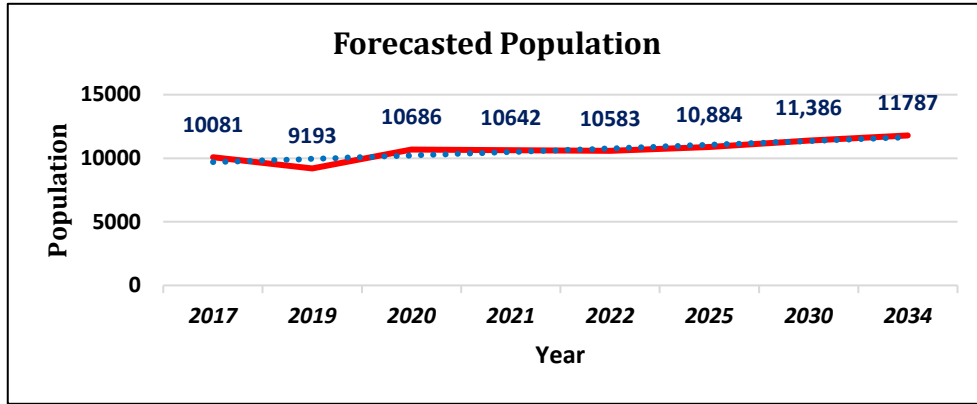


Legend 					
Urban Hierarchy Order - (2034) - Jaffna District Jaffna Development Plan Urban Development Authority		Map No 00 Prepared Date : 30th January, 2024 Updated On : 2024 Source : Northern Provincial Office UDA Prepared By : C.D.Joel		Geographical Information Systems Division Scale: 1:248,678	

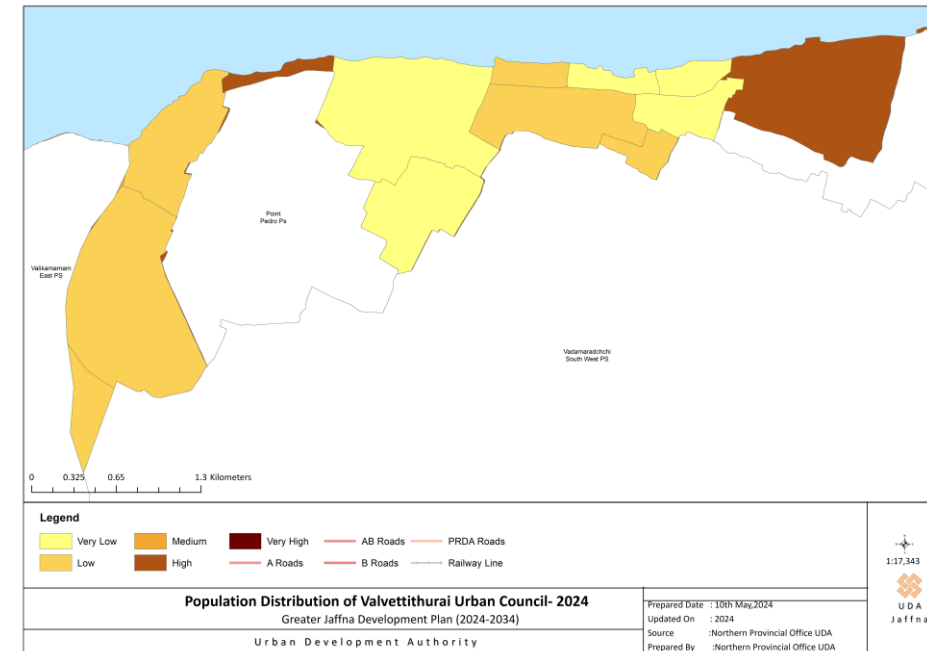
Valvettithurai UC is currently a second order city, But in 2034 it will change as third order position. Even though it will be function as one of the Coastal based town.

Demographic Profile

Population Change & Forecasted Population



Population Density Map

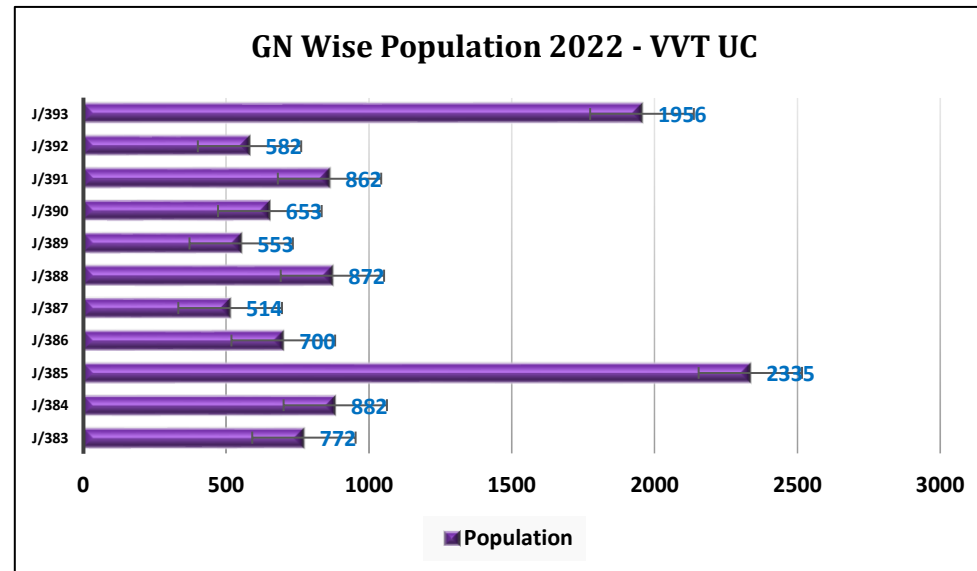


Highest Population Density

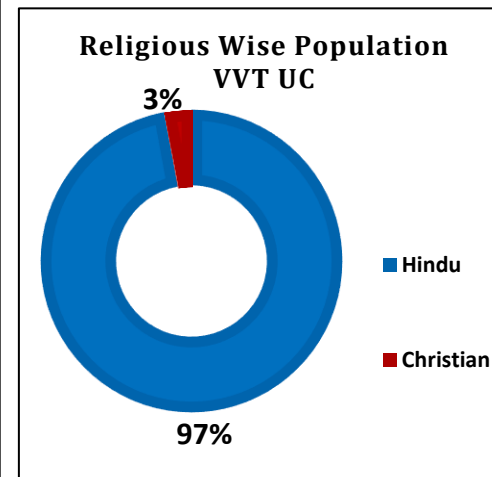
- Polikandy West (15 persons/ha)
- Valvettithurai North West (13 persons/ha)

**Population growth rate 0.9%.
Forecasted Population in 2034 - 11,787**

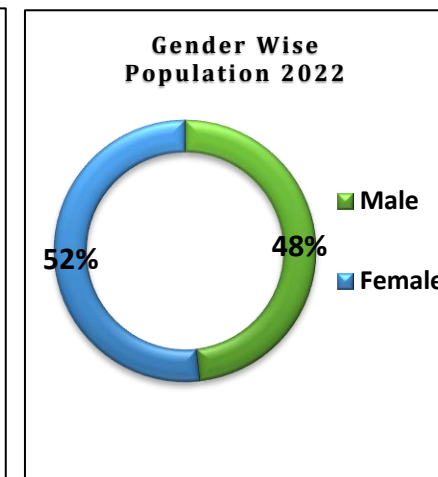
GN wise Population - 2022



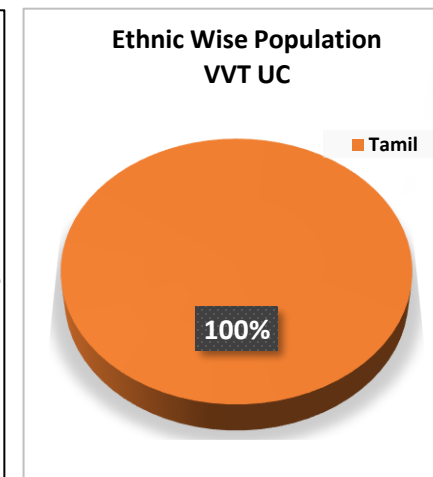
Religious Wise Population - 2022



Gender Wise Population - 2022



Ethnic Wise Population - 2022

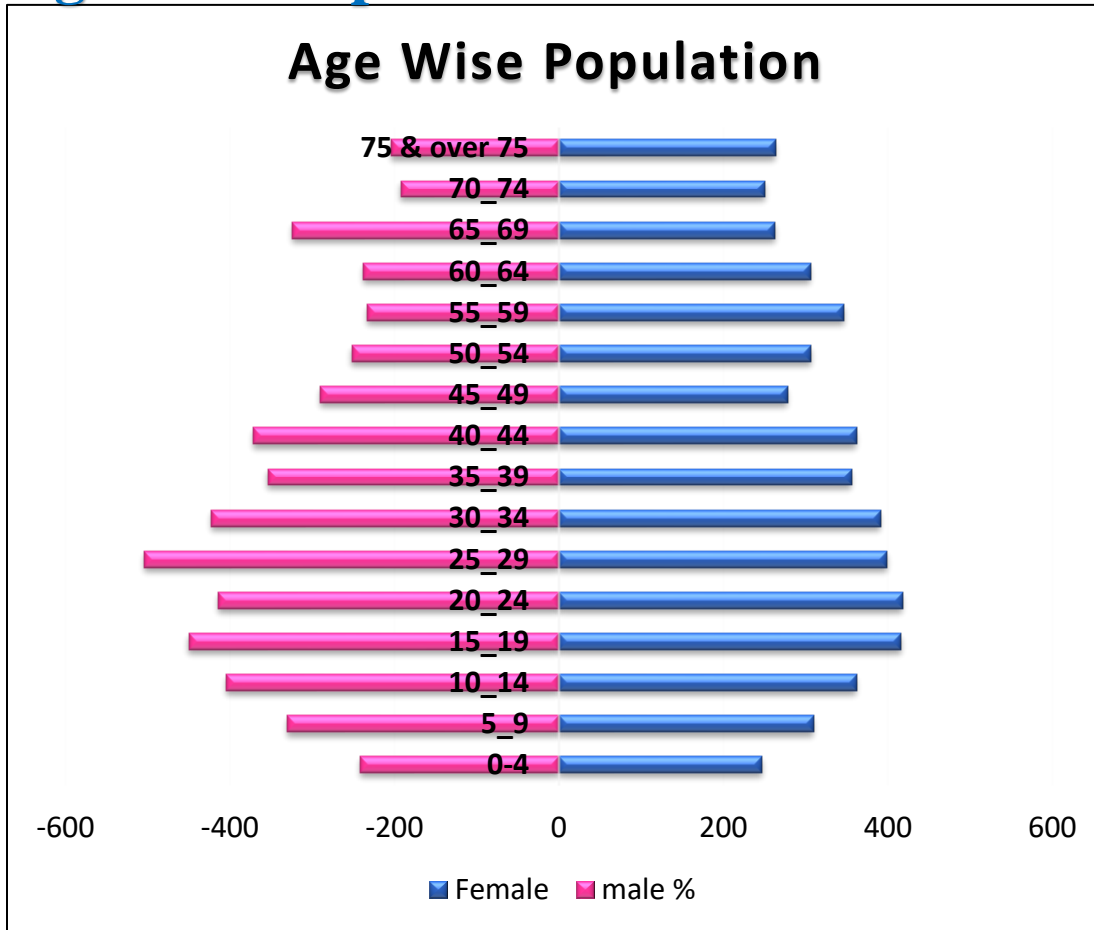


Local area Development Plan for VVT UC

Source: Statistical Handbook 2022, Divisional Secretariat Vadamardchy N

Demographic Profile

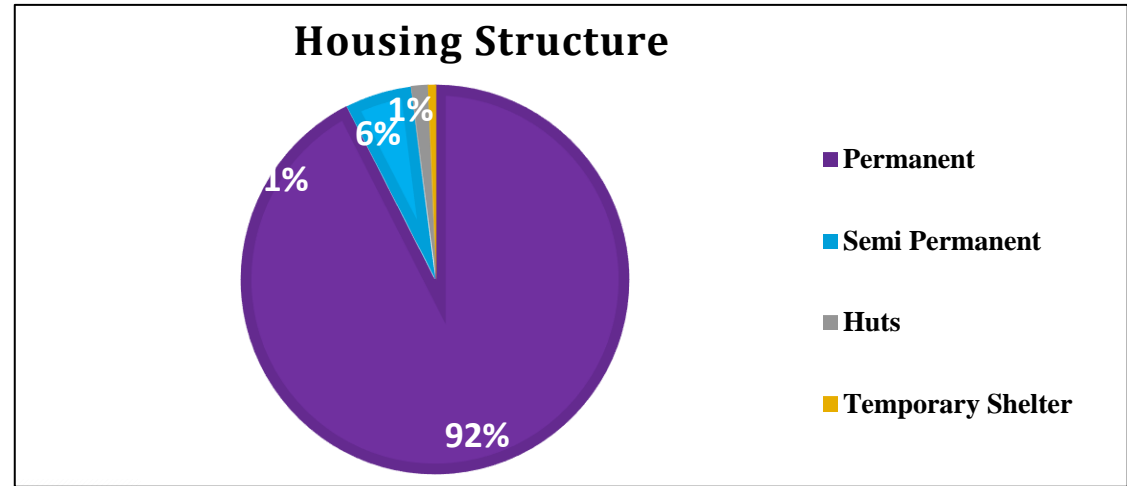
Age Wise Population - 2022



Economic active population - 46%
Dependency population 31.4%

Findings
Housing Deficit is 439

Housing - 2022



House Hold size 3.6



Net Housing Density 4.0/hect



Available houses 2,894



Housing Deficit 439

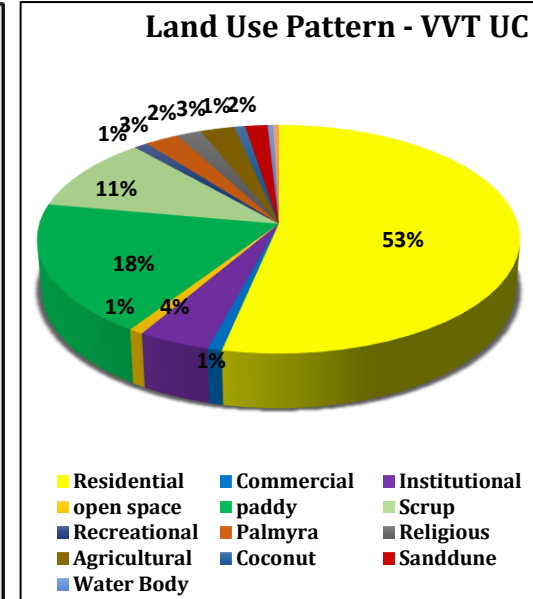
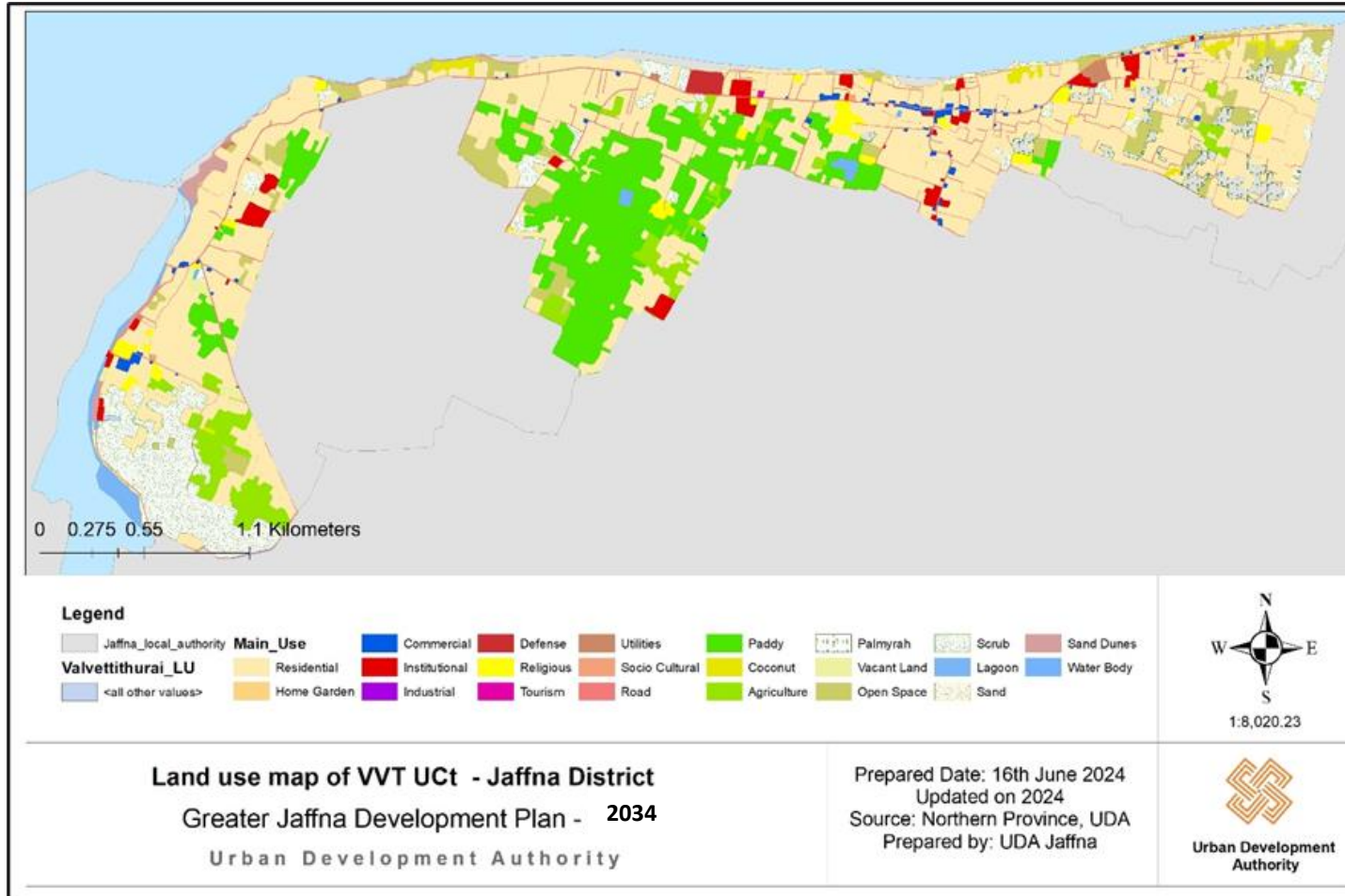


Landless Families 253

Source: Statistical Handbook 2022, Divisional Secretariat Vadamardchy N

Land Use

Land use Map



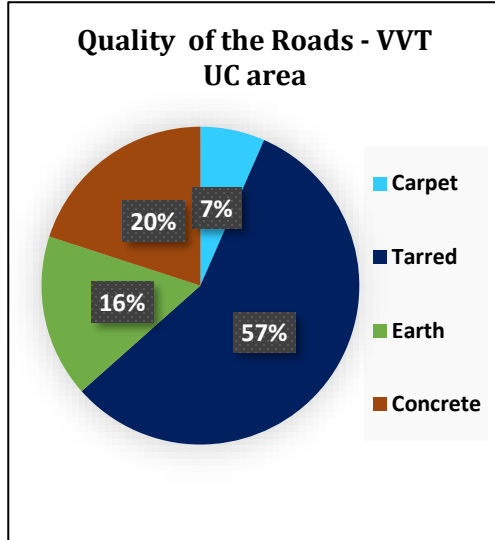
Undevelopable or protectable land uses 40% which including paddy, Agriculture, Coconut, Scrub, Sand dune areas.

Developable lands - 60% (Residential, Commercial, Open Space, Recreational and Institutional areas)

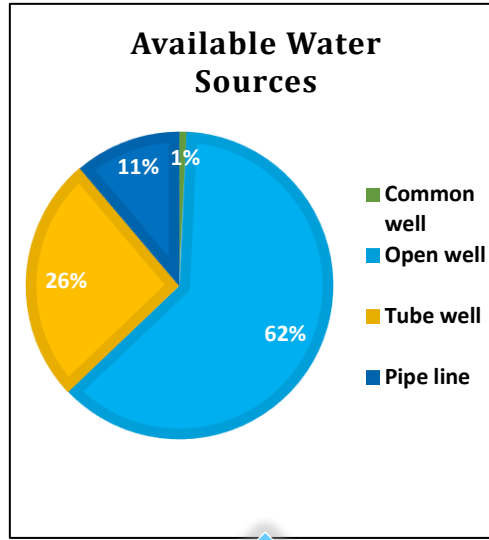
Local area Development Plan for VVT UC

Physical Infrastructure

Road



Water Supply



Solid Waste of VVT UC

Total Solid waste 66 Mt/ Month
Bio Degradable Waste 56.5 Mt/ Month
(Management centre at Thondamanaru)
Non Biodegradable Waste 12 Mt/Month

Collected by VVT UC



345 Rural Road
297 Roads maintained by Valvetthirurai Urban Council

Total Families 3498
Water supply Available 3388 Families
Water supply requirement families - 110

Water Supply Scheme is Available (Operation & Maintenance by NWSDB)

Findings
Water supply Requirement is available

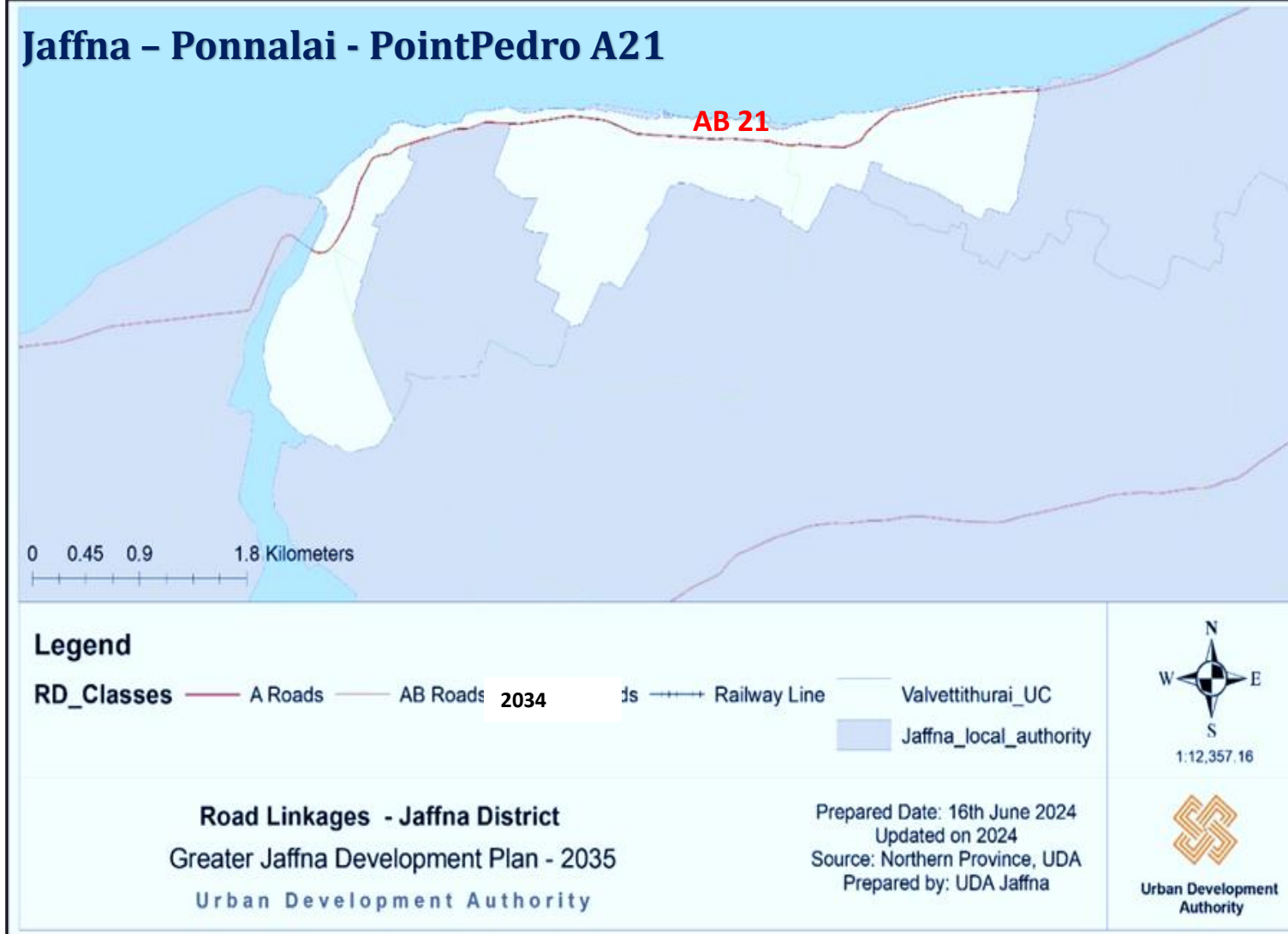


PHYSICAL INFRASTRUCTURE

UDA-NP

Physical Infrastructure

Transportation



Connecting the four major towns such as Mathakal, KKS, Valvettithurai and Point Pedro

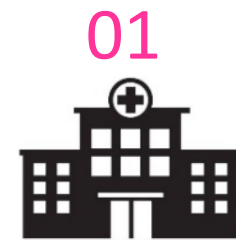
Findings

Lack of services in the Existing Bus Stand



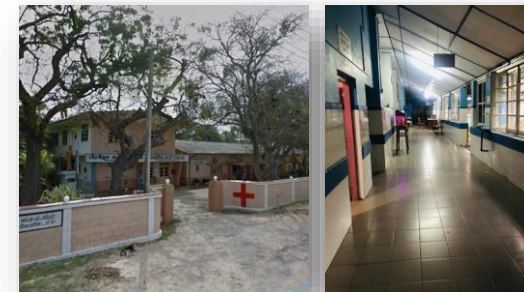
Social Infrastructure

Health & School Distribution



(Provincial School)

Valvettithurai Divisional Hospital



Vinayagar Vithyalayam School Valvai Mahalir Mahavidyalayam



Valvettiturai New Vegetable Market



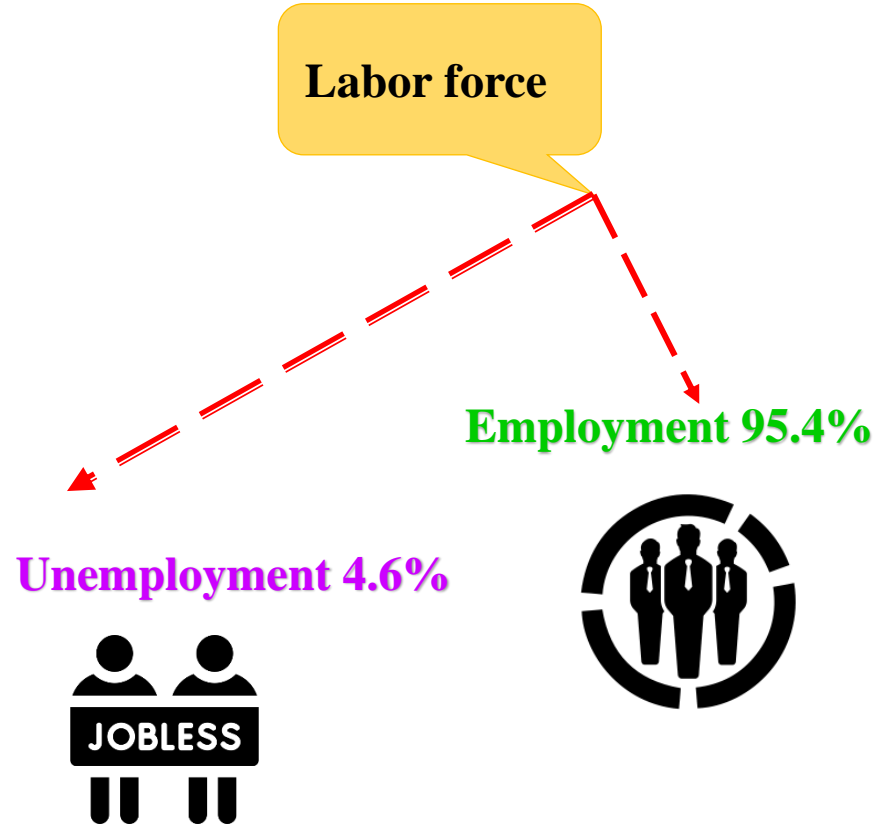
Valvettiturai Fish Market



Source: Statistical Handbook 2022, Divisional Secretariat Vadammaradchy N

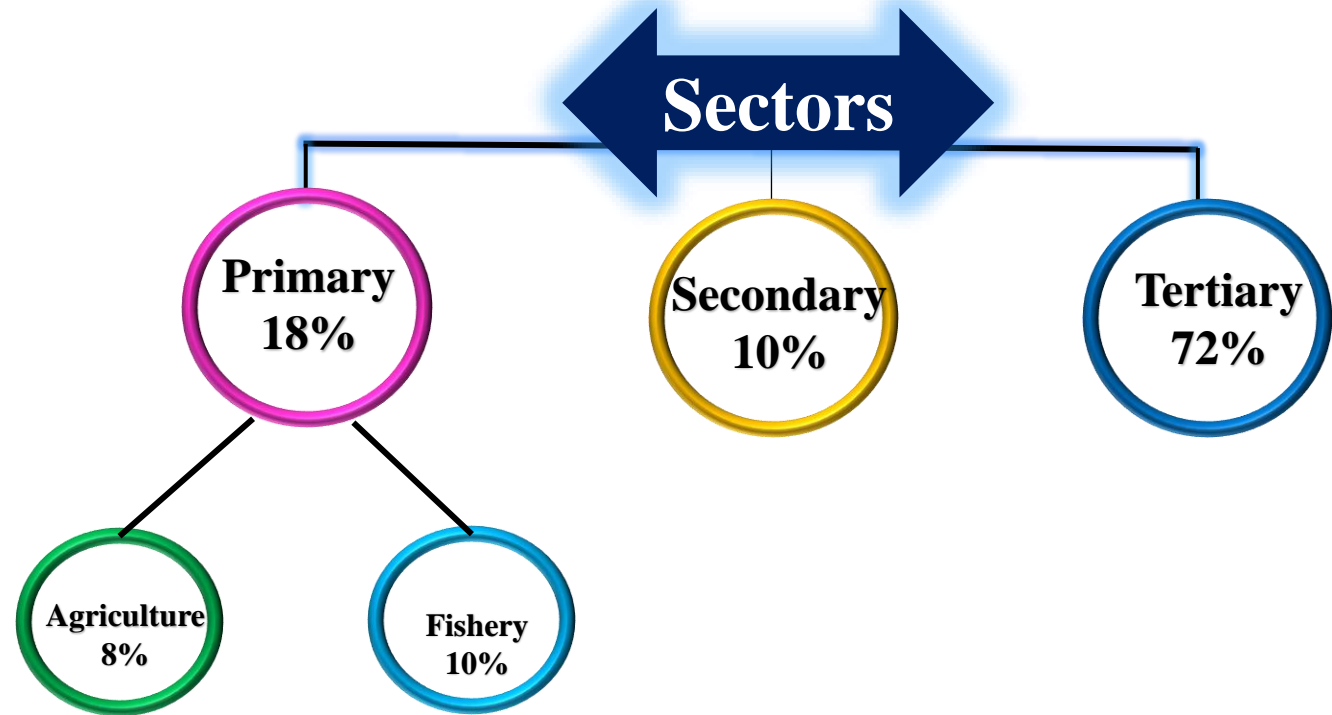
Service Centre	Numbers
Public Library	01
Common Centre	18
Youth Clubs	01
Market	02
Post Office	01
Stalls	242
Cemetery	02
Play Ground	01
Public Toilets	20

Economic pattern

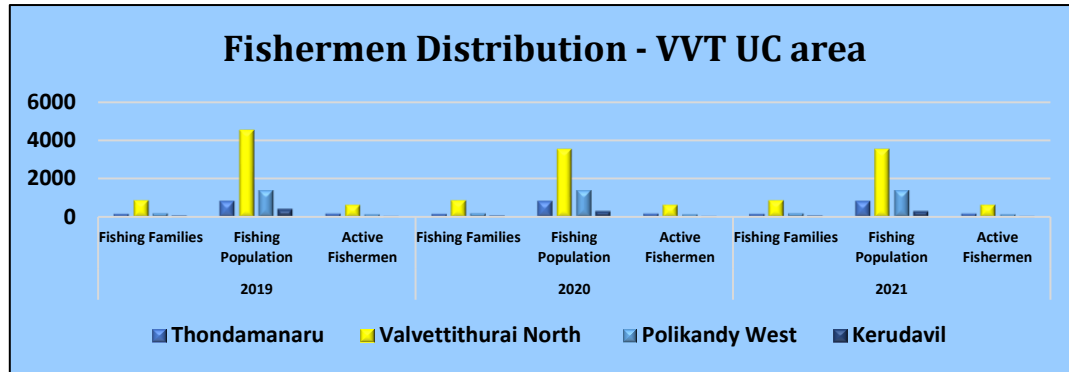


Economic active population - 46%

Sectoral composition



Fishing (Deep Sea fishing, coastal fishing)



Fish production in year 2022 is nearly 3629mt in the Vadamarachchi North DS area including VVT UC area which is 8% of Jaffna District Fish production

Agriculture

Vegetables such as onion, chilies, tobacco, eggplants, kidney beans, tapioca, pumpkin and paddy are cultivated.

664 families are farm families

- Animal husbandry
- Goat farming
- Dairy farming
- Poultry farming



Cultural Tourism

- Urani Natural Water Body
- Vallvai Muthumaari Amman Kovil
- Selvasannithi Kovil
- Kite Festival & Indravilzha

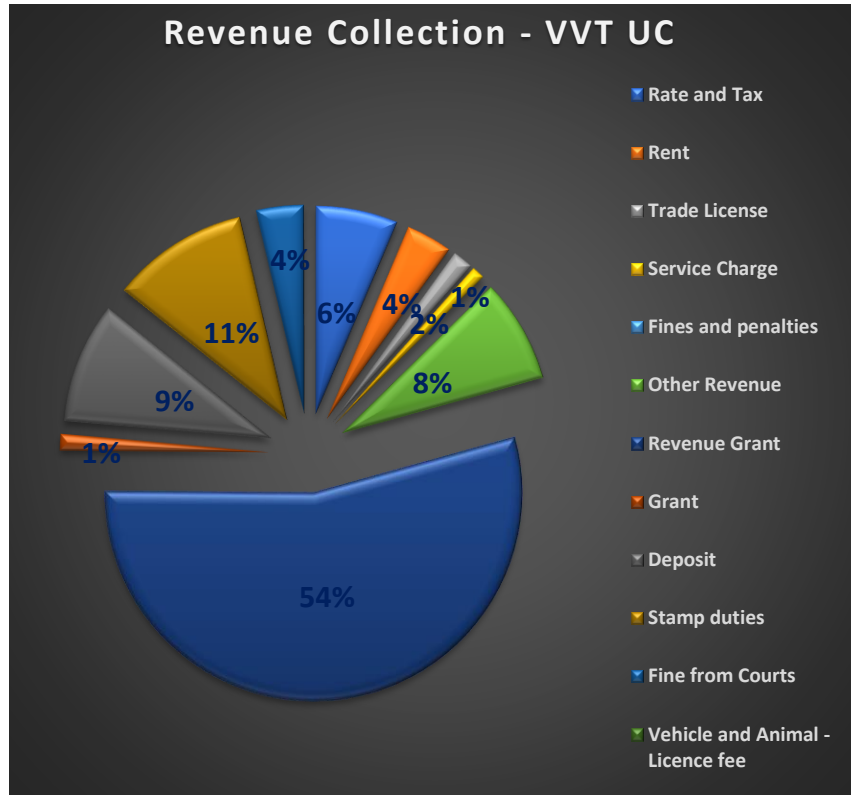


Findings

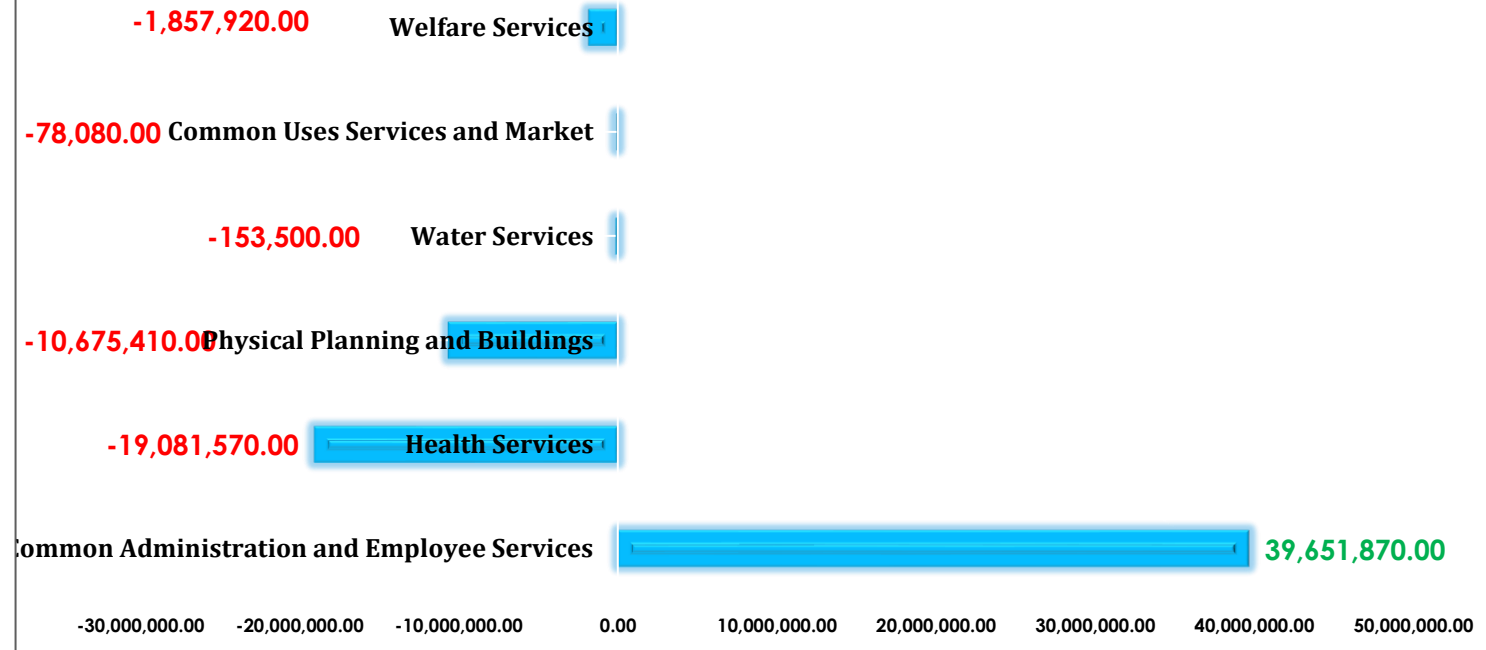
Lack of Fishing Related Infrastructure

Local Authority Capacity

Income Collection



Income and Expenditure



Findings
Income (2022) - 75.7Mn
Expenditure - 67.9Mn

Income and expenditure are only managed from the Common Administration and Employee Services others are going to imbalance



Problem & Potential

- **Situational Analysis**
- **Site Observations**

Problems & Potentials

Potential

- Geographically Potential features to the fishing



- Costal Corridor (Nearly 7 Km)
- Cultural Tourism



- Historically Seafaring Town



- Thondamanaru Lagoon



- Deep Sea



- Potential for Agriculture (Onion)



Problems & Potentials

Problems

- **Lack of Infrastructure facilities**

(Narrow and Poor condition Roads, Lack of Sanitary facilities for Householders)



- **Poor Infrastructure facilities to the fishing activities**

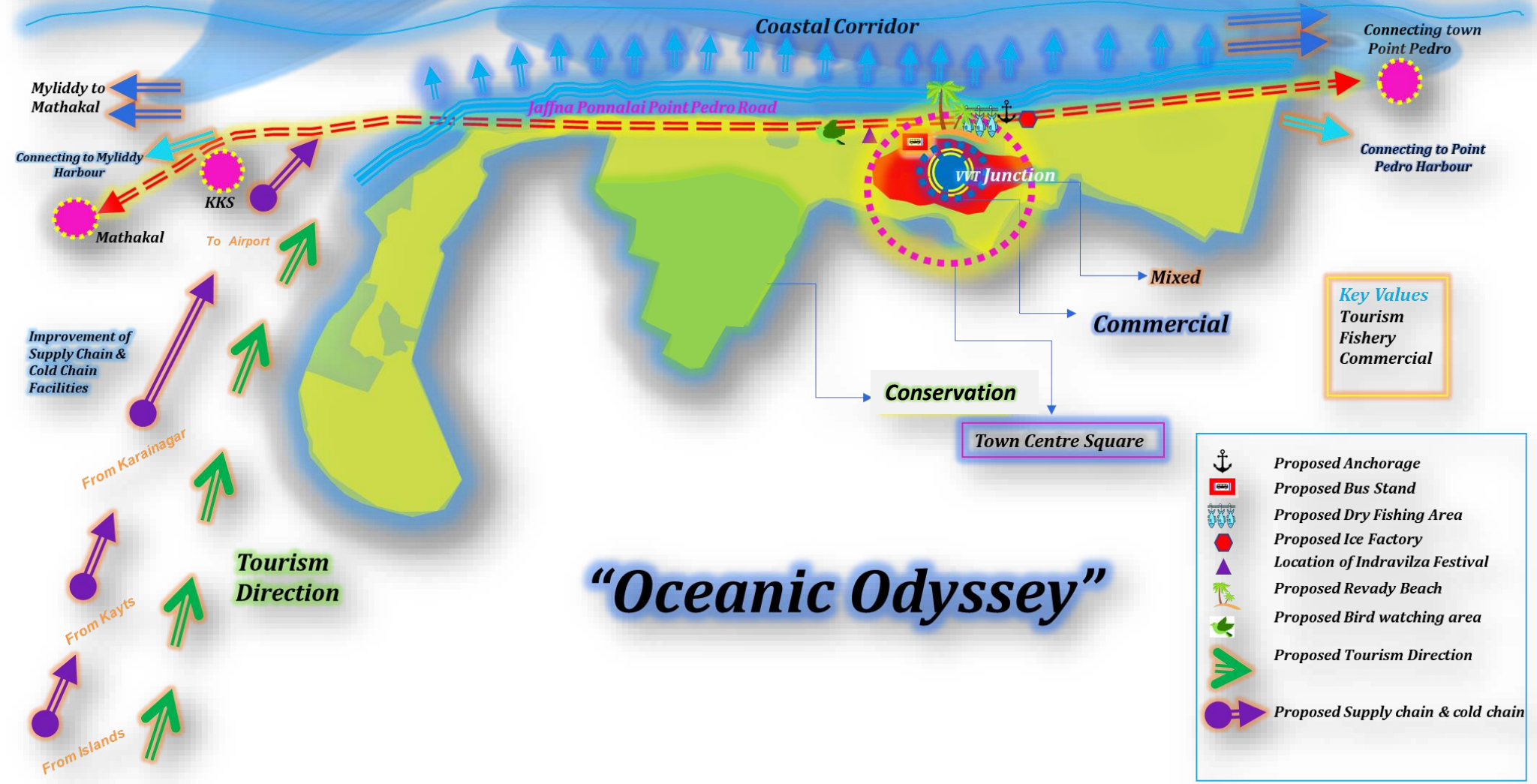


- **Lack of services (Commercial complex, Market, Bus stand)**
- **Lack of Mobility Enhancement**
- **Poor quality of drinking water**
- **High Housing Deficit / Land less families**
- **Absent of proper Land Management**



Concept Plan

Local area Development Plan for VVT UC



"Oceanic Odyssey"

“Oceanic Odyssey”



It means long journey with many adventures or a spiritual or intellectual quest also a fantastic, immersive experience that takes you on an unforgettable journey through the mysteries and wonders of the underwater world. On the basis, Geographically Valvettithuri is a coastal town which is located in coastal corridor and bounded by the Indian Ocean and situated at the tip of the north. Through this potential, VVT is given the better strategical location to do the deep-sea fishing and sea-based activities to achieve this vision.

SWOT

Strength

- Cultural tourism Geographically Potential features to the fishing
- Historically Seafaring Town
- Suitable temperature for the dry fishing
- Deep fishing



Opportunities

- As per the Greater Jaffna Development Plan identified as Fishery town
- Tourism & Coastal Corridor passing through the Valvettithurai



SWOT

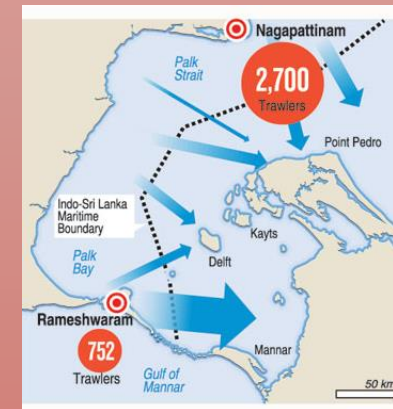
Weakness

- Lack of Infrastructure facilities (Narrow and Poor condition Roads, Lack of Sanitary Facilities, Lack of Public Transport Facilities)
- Lack of fishing related infrastructure facilities
- Absent of Proper Land Management
- Coastal area encroachment



Threats

- Indian Fishermen Invasion





Need of the Local Area Plan

- **Situational Analysis**
- **Goals for GJDP**
- **Planning Attempt**
- **Problems & Potential**

“Ceaseless waves”

G1

Fabricate as renowned neighborhood of South India

Objective:
To create Kankesanthurai as a transit point of Sri Lanka in connection with South India in 2034

Objective:
To revitalize Jaffna as a center point of trade in connection with South India in 2034

G2

A foremost Marine hub of Sri Lanka

Objective:
To achieve the fish production of the district by 25 % in 2034

Objective:
To allocate 5000 acres to achieve the production of Mari farming by 1000 tons to global market in the year 2034

G3

Ideal investment platform for green

Objective:
To supply the 400 MW(5% of the national) electricity to the national grid in 2034 by renewable energy

Objective:
To keep 40% of the district land as Agricultural Land in 2034

Objective:
To hiked up the indigenous crops as competitive crops in the global market in 2034

G4

Rebrand the life style and real sense of Jaffna

Objective:
To magnify the “Jaffna” s’ image with its unique colonial & post colonial ambience in 2034.

Objective:
To develop excursions opportunities through conserve Blue & Green Resources in 2034

Objective:
Provision of Quality & Affordable services for All Walks of Life in 2034.

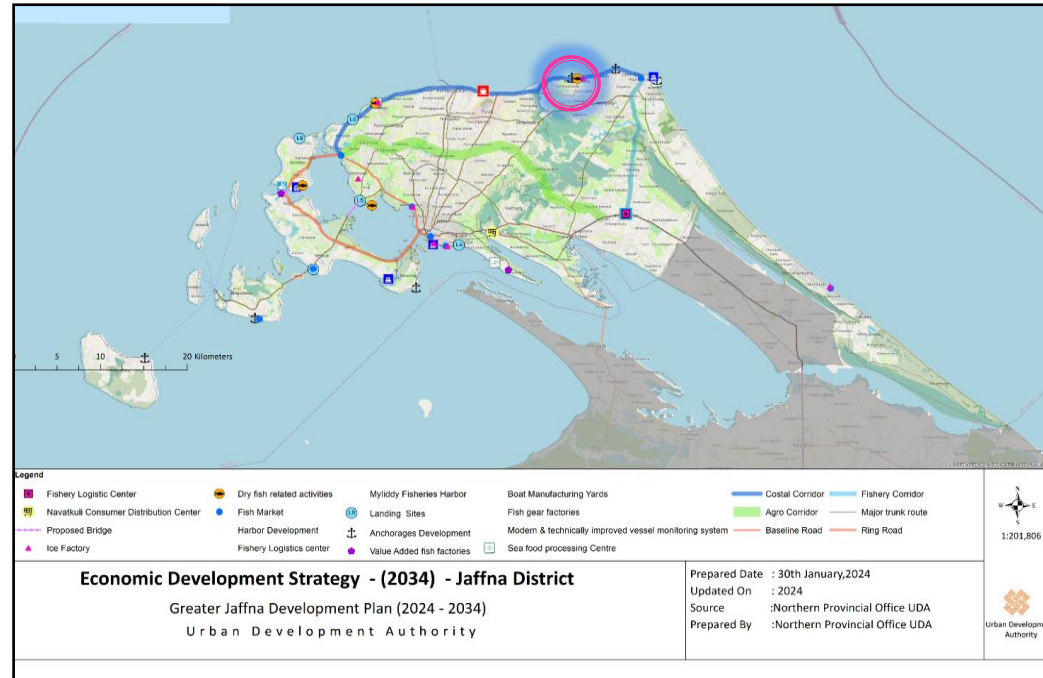
“Oceanic Odyssey”

Role of Valvettithurai UC Area in GJDP - 2034



Facilitate the Modernistic Infrastructure Development to the Local Fisherman

Coastal Corridor



- Proposed fishery corridor
- Improvement of Supply Chain & Cold Chain Facilities
- Proposal Anchorages Development at Aathikovilady
- Identified Ice Factory
- Development of Fish Market
- Dry Fish related activities

Role of Valvettithurai UC Area in GJDP - 2034

G4

Rebrand the life style and real sense of Jaffna

Objective

To magnify the "Jaffna"s' image with its unique colonial & post colonial ambience in 2034.

Proposal

Marketing the lifestyle and intangible/ qualitative cultural sprit of the region to attract the cultural explorer from various part of the regions

Kite Festival & Indravilzha



Role of Valvettithurai UC Area in GJDP - 2034

G4



Rebrand the life style and real sense of Jaffna



Objective



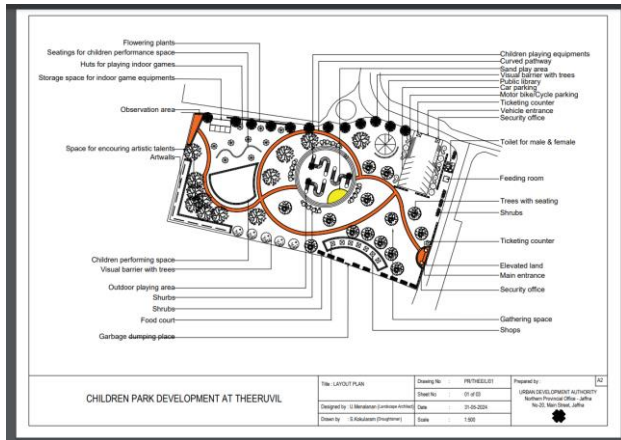
To develop excursions opportunities through conserve Blue & Green Resources in 2034



Proposal



Theeruvil Park Development



Identified Projects for Town Centre

❖ Commercial Enhancement

- Modification of Commercial Complex
- Relocation of Vegetable Market and Convert into Commercial Development
- Proposed Vegetable Market
- Existing Bus Stand Improvement

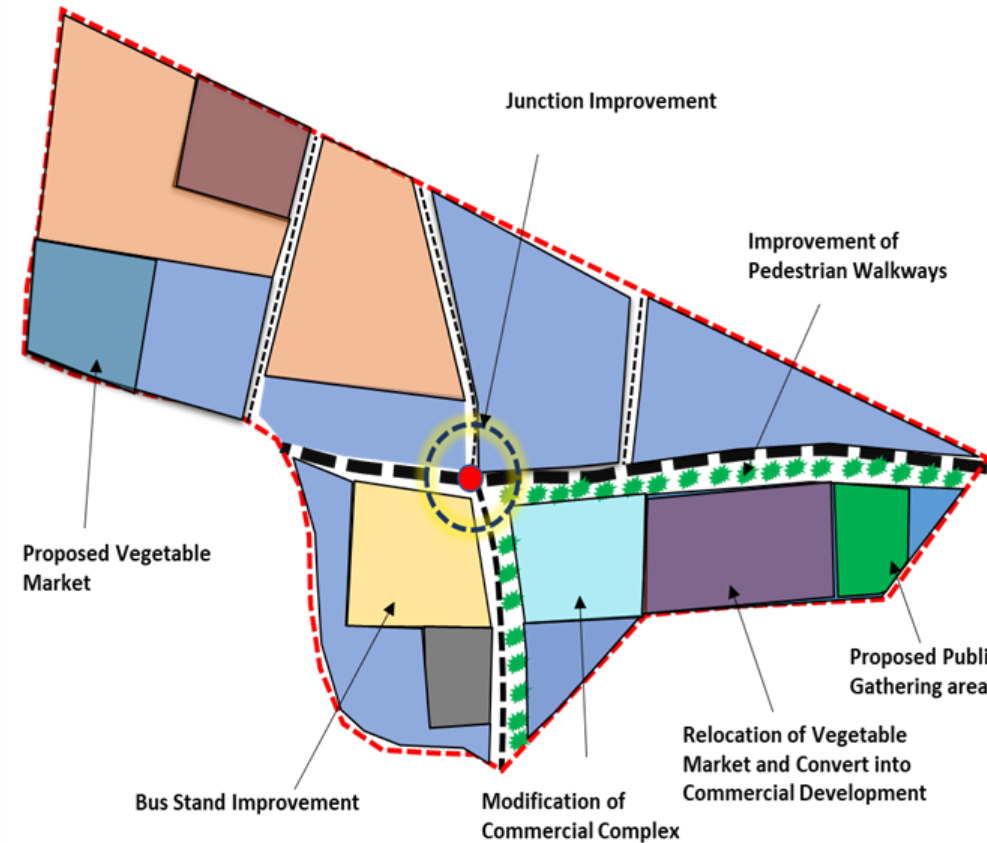
❖ Mobility Enhancement

- Improvement of Pedestrian Walkways
- Junction Improvement
- Proposed Public Gathering area

VVT Town Centre Development

Town Centre Strategies

- Encourages the Commercial Development
- Mobility Enhancement



Legends

- Study Area
- Orange Mixed Development
- Blue Potential for High Density Commercial
- Yellow Bus Stand Improvement
- Light Blue Modification of Commercial Complex
- Purple Relocation of Vegetable Market and Convert into Commercial Development
- Green Proposed Vegetable Market
- Grey Existing Police Station
- Dark Green Proposed Public Gathering area
- Brown Existing Fish Market
- Green dashed line with trees Proposed Walkways
- Yellow dashed circle Junction Improvement
- Red dot VVT Junction
- Black dashed line Existing Road



Identified Projects for Festival Development

To enhance the tourism development, and create the linkages between the town centre area to tourism area through the following projects.

❖ Festival Development Projects

- Revady Beach Development
- Proposed Access Road
- Comfort Centre with Sanitary Facilities



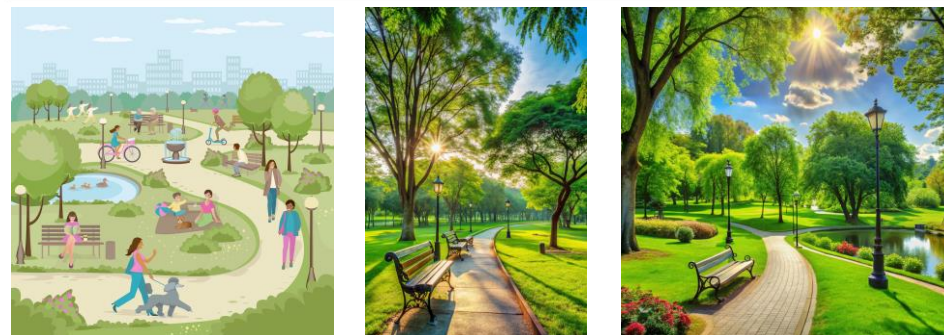
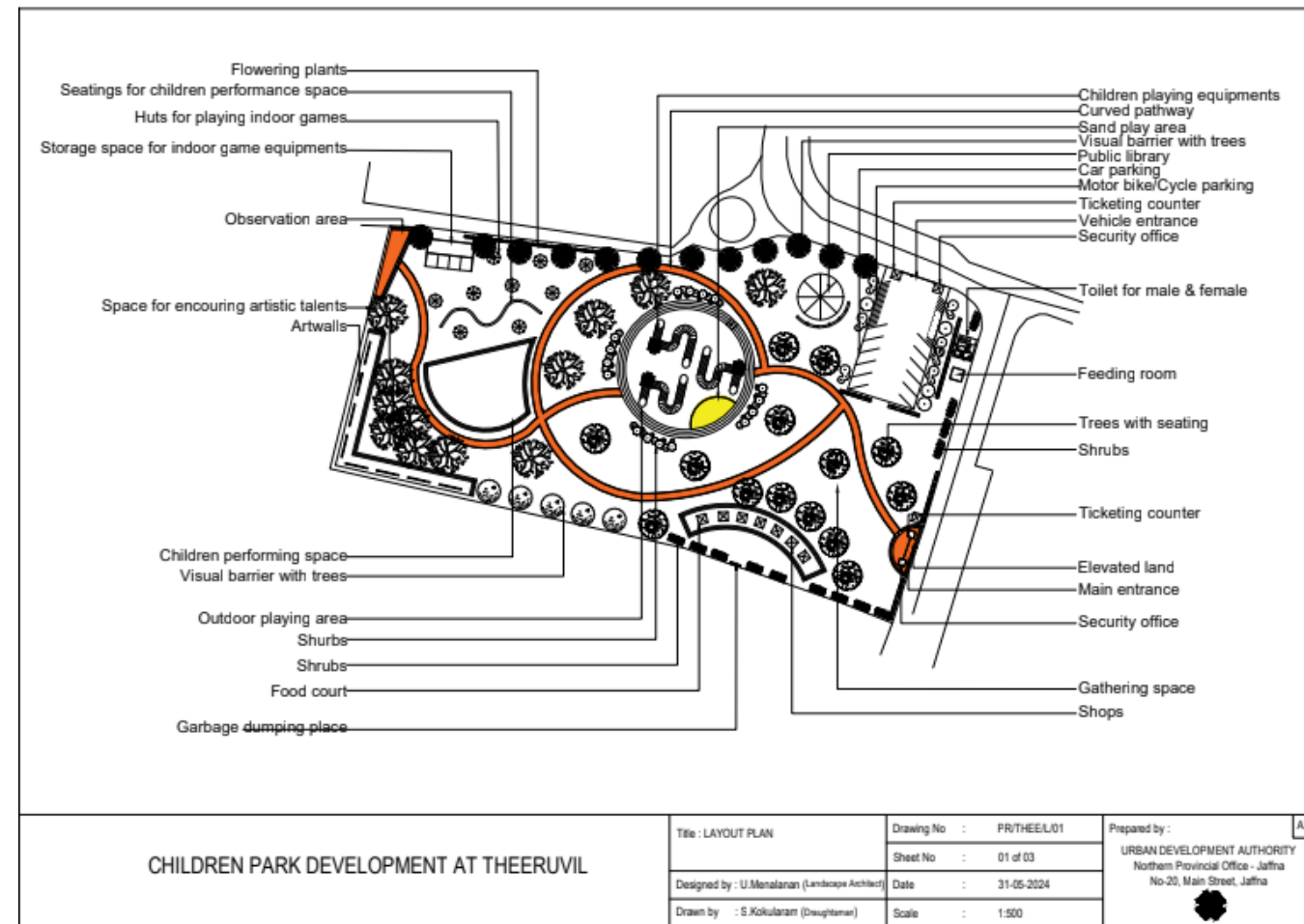
Identified Projects for Public Outdoor Recreational Space

❖ Recreational Development Projects

- Theeruvil Regional Park Development
- Thondaimanaru Lagoon Front Landscape Development

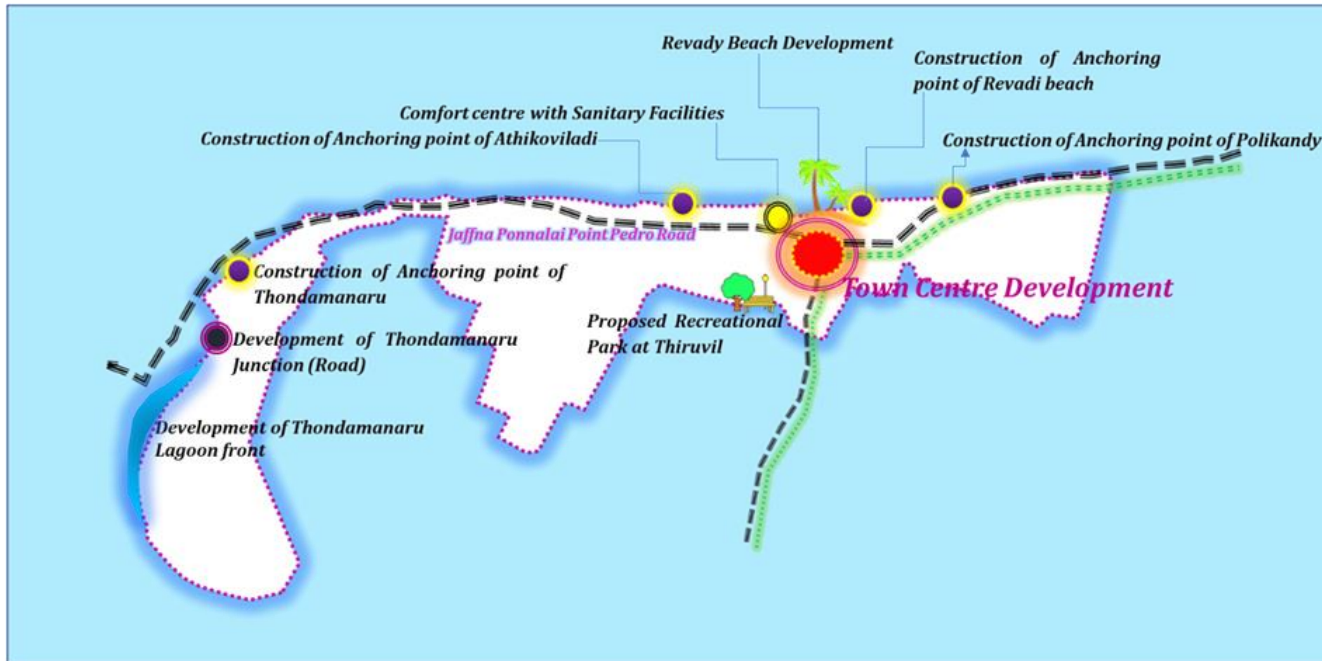


Layout plan theeruvil Regional Park Development



Identified Projects

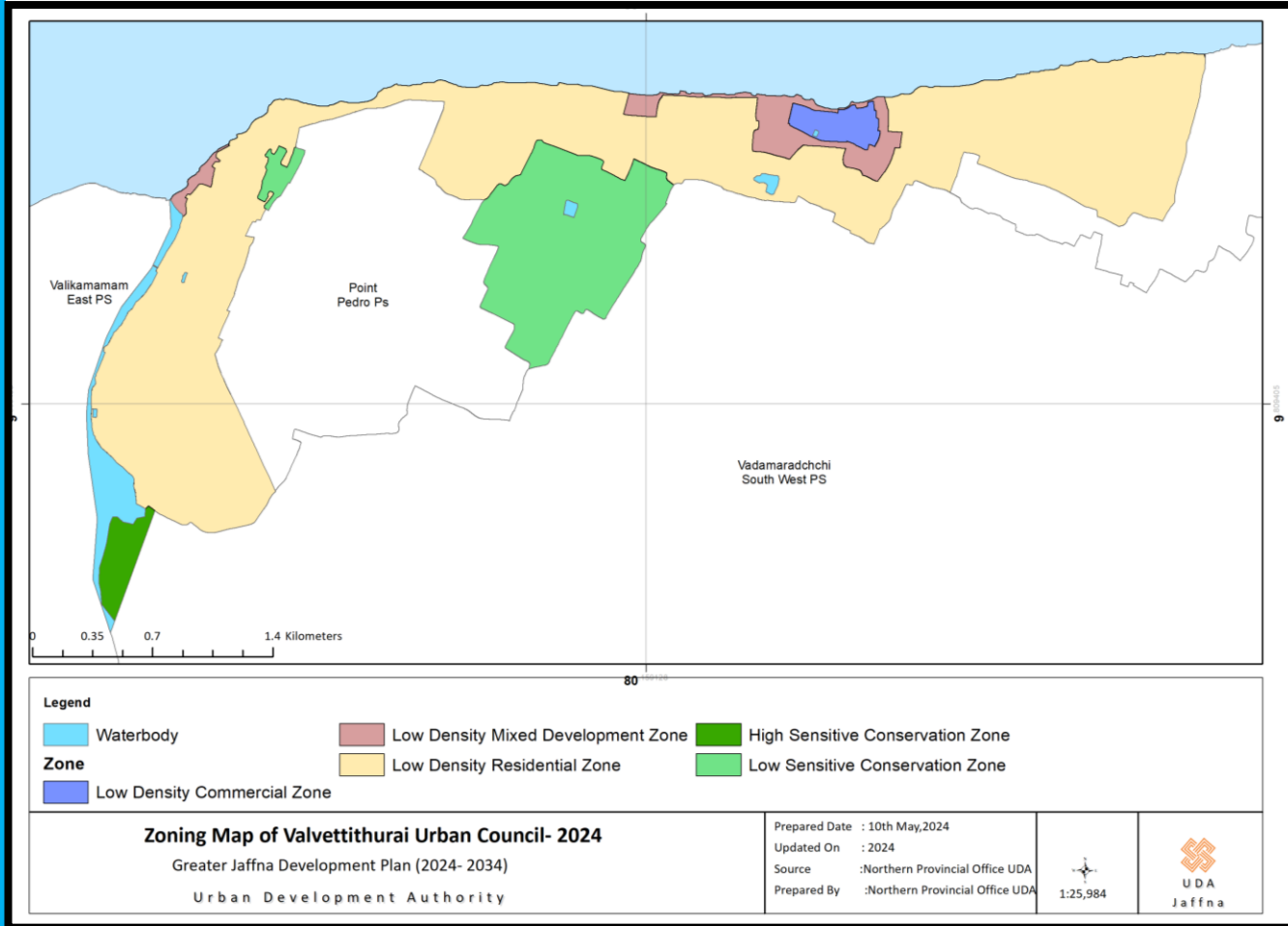
Identified Projects for VVT UC



- Revady Beach Development
- Comfort Centre with Sanitary Facilities
- Development of Thondamanaru Junction (Road)
- Development of Thondamanaru Lagoon front Development
- Proposal of Recreation Park at Thiruvil
- Development of the path in between Annathanamadams in Sannidhi temple
- Construction of Anchoring point of Athikoviladi, Revadi beach, Thondamanaru, Polikandy

Zoning Plan

Zoning Map



Main Zone	Sub Zone	Zone Factor	Plot Coverage(%)
Commercial	Low Density Commercial Zone	1.78	Commercial 80% Others 65%
Mixed	Low Density Mixed Development Zone	1.37	65
Residential	Low Density Residential Zone	0.78	65
Conservation	High Sensitive Conservation	0	≤ 05
	Low Sensitives Conservation	0.56	50

Common Zoning Guidelines

Common Zoning Guidelines in effect for the Planning Area

- These Regulations and guidelines apply to the entire area within the administrative limits of the Valvettithurai UC area which has been declared as an Urban Development Area in the Extraordinary Gazette Notification No.2185/74 of Dated on 1980.08.04 under Section 1 of the Urban Development Authority Act No. 41 of 1978.
- 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.
- For areas declared as urban areas prior to 1980.08.04 the lots sub-divided before 1980.08.04 and the minimum plot size is less than 150 sqm are considered as existing lots. And for areas declared as urban areas after 1980.08.04, the lots sub-divided before the date of declaration as an urban area and the minimum plot size is less than 150 sqm are considered as existing lots
- 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.

Zoning Guidelines

Main Zone	Commercial Zone
Characteristics of the Zone	Nonresidential activities with Low Density
Boundaries	Annexures
Sub Zone	Low Density Commercial Zone
Zone Code	C3
Zone Factor	1:1.78
Permissible Maximum FAR/ Number of floors	As per the form "A" in Schedule I & "B" in Schedule II
Permissible Maximum Plot Coverage	65 %
Setbacks & maximum height	As per the form "E" in Schedule III
Minimum land extent for sub division	150 Sq.m
Permissible uses	As per the form "F" in Schedule IV & "G" in Schedule V
Common zoning regulations	<ol style="list-style-type: none"> 1. Clearances should be obtained from relevant agencies if needed. 2. Minimum land extent of development should be 150 Sq.m. 3. If an area where there is no pipe borne water supply system is installed, the minimum land extent shall be 250 sq.m. 4. Access should be maintained as minimum 9m for the non-residential activities. 5. District planning committee of UDA will have the full rights to decide any special development considerations within the Zone.

Zoning Guidelines

Main Zone	Mixed Development Zone
Characteristics of the Zone	Low Density Mixed Development Activities
Zoning Boundaries	Annexures
Sub Zone	Low Density Mixed Development Zone
Zone Code	MD3
Zone Factor	1:1.37
Permissible Maximum FAR/ Number of floors	As per the form "A" in Schedule I & "B" in Schedule II
Permissible Maximum Plot Coverage	65 %
Setbacks & maximum height	As per the form "E" in Schedule III
Minimum land extent for sub division	150 Sq.m
Permissible uses	As per the form "F" in Schedule IV & "G" in Schedule V
Common zoning regulations	<ol style="list-style-type: none"> 1. Clearances should be obtained from relevant agencies if needed. 2. Minimum land extent of development should be 150 Sq.m. 3. If an area where there is no pipe borne water supply system is installed, the minimum land extent shall be 250 sq.m. 4. Access should be maintained as minimum 9m for the non-residential activities. 5. District planning committee of UDA will have the full rights to decide any special development considerations within the Zone.

Zoning Guidelines

Main Zone	Residential Zone
Characteristics of the Zone	Residential activities with Low Density
Zoning Boundaries	Annexures
Sub Zone	Low Density Residential Zone
Zone Code	R3
Zone Factor	1:0.78
Permissible Maximum FAR/ Number of floors	As per the form "A" in Schedule I & "B" in Schedule II
Permissible Maximum Plot Coverage	65 %
Setbacks & maximum height	As per the form "E" in Schedule III
Minimum land extent for sub division	150 Sq.m
Permissible uses	As per the form "F" in Schedule IV & "G" in Schedule V
Common zoning regulations	<ol style="list-style-type: none"> 1. Clearances should be obtained from relevant agencies if needed. 2. Minimum land extent of development should be 150 Sq.m. 3. If an area where there is no pipe borne water supply system is installed, the minimum land extent shall be 250 sq.m. 4. Access should be maintained as minimum 9m for the non-residential activities 5. District planning committee of UDA will have the full rights to decide any special development considerations within the Zone.

Zoning Guidelines

Main Zone	Conservation Zone
Characteristics of the Zone	Already declared as an Environmental Protection Areas/Protected Areas or Special Conservation areas published by International Convention or National Act/gazette areas.
Zoning Boundaries	Annexures
Sub Zone	High Sensitive Conservation Zone
Zone Code	CN1
Zone Factor	-
Permissible Maximum FAR/ Number of floors	As per the form "A" in Schedule I & "B" in Schedule II
Permissible Maximum Plot Coverage	05 %
Setbacks & maximum height	As per the form "E" in Schedule III
Minimum land extent for sub division	-
Permissible uses	As per the form "F" in Schedule IV & "G" in Schedule V
Common zoning regulations	<ol style="list-style-type: none"> 1. Clearances should be obtained from relevant agencies if needed. 2. District planning committee of UDA will have the full rights to decide any special development considerations within the Zone

Permissible Use

Principle Use		low density Commercial Zone	medium density mix zone	low density mix zone	medium density residential zone	low density residential zone	Low Sensitives Conservation Zone	Agro promotion zone	high sensitivity conservation zone
Residential	Houses	X	X	X	X	X	X	X	
	Condominium Housing Complexes		X	X	X				
	Housing Complexes		X	X	X	X			
	Housing Projects		X	X	X	X			
	Quarters/Labour Quaters	X	X	X	X	X			
	Service Apartments		X	X	X				
	Studio Apartments	X	X	X	X				
	Dometry		X	X	X	X			
	Hostels	X	X	X	X	X			
	Day-care Centers	X	X	X	X	X		X	
	Patient Care Centers	X	X	X	X	X		X	
	Elders home	X	X	X	X	X	X	X	
	Children's home	X	X	X	X	X	X	X	
	Disability rehabilitation home	X	X	X	X	X	X	X	
	Rehabilitation /Probation home								
	Community centers		X	X	X	X	X	X	
	Resorts/Tourism bungalow/Home stay	X	X	X	X	X			
	Guest House	X	X	X	X	X		X	
	Lodge	X	X	X	X	X			
	Rest House	X	X	X	X	X		X	
Retirement halls		X	X	X	X		X		

Minimum Land Extent for the Permissible Use

Main Uses	Number	Sub Uses	Minimum Land Extent (sqm)
Residential	1	Houses	150
	2	Condominium Housing Complexes	1000
	3	Housing Complexes	150
	4	Housing Projects	1000
	5	Quaters/Labor Quaters	150
	6	Service Apartments	150
	7	Studio Apartments	150
	8	Dometry	500
	9	Hostels	500
	10	Daycare Centers	350
	11	Patient Care Centers	250
	12	Elders home	500
	13	Children's home	500
	14	Disability rehabilitation home	500
	15	Rehabilitation /Probation home	1000
	16	Community centers	150
	17	Resorts/Tourism bungalow/Home stay	250
	18	Guest House	250
	19	Lodge	250
	20	Rest House	250
	21	Retirement Halls	250

Proposed Street Line & Building Limit

Serial number	Road Number	Name of the Road	Proposed road width(m)	Street Line	Building Line
1	NJKVE001	Urikadu 1st lane	4.5	2.25	3.25
2	NJKVE002	Urikadu 2nd lane	6	3	4
3	NJKVE003	Urikadu 3rd lane	6	3	4
4	NJKVE004	Urikadu 4th lane	6	3	4
5	NJKVE005	Barathy veethy	6	3	4
6	NJKVE006	Valvetty School lane			
7	NJKVE007	Palavady Veethy	6	3	4
8	NJKVE008	Painkooran Veethy			
20	NJKVE020	Mayakkai Coop Veethy			
21	NJKVE021	Kudiyetam			
22	NJKVE022	Maniam Padasalai veethy	6	3	4
23	NJKVE023	Vellluruvai Gnanasariyar Veethy	6	3	4



Thank you..