

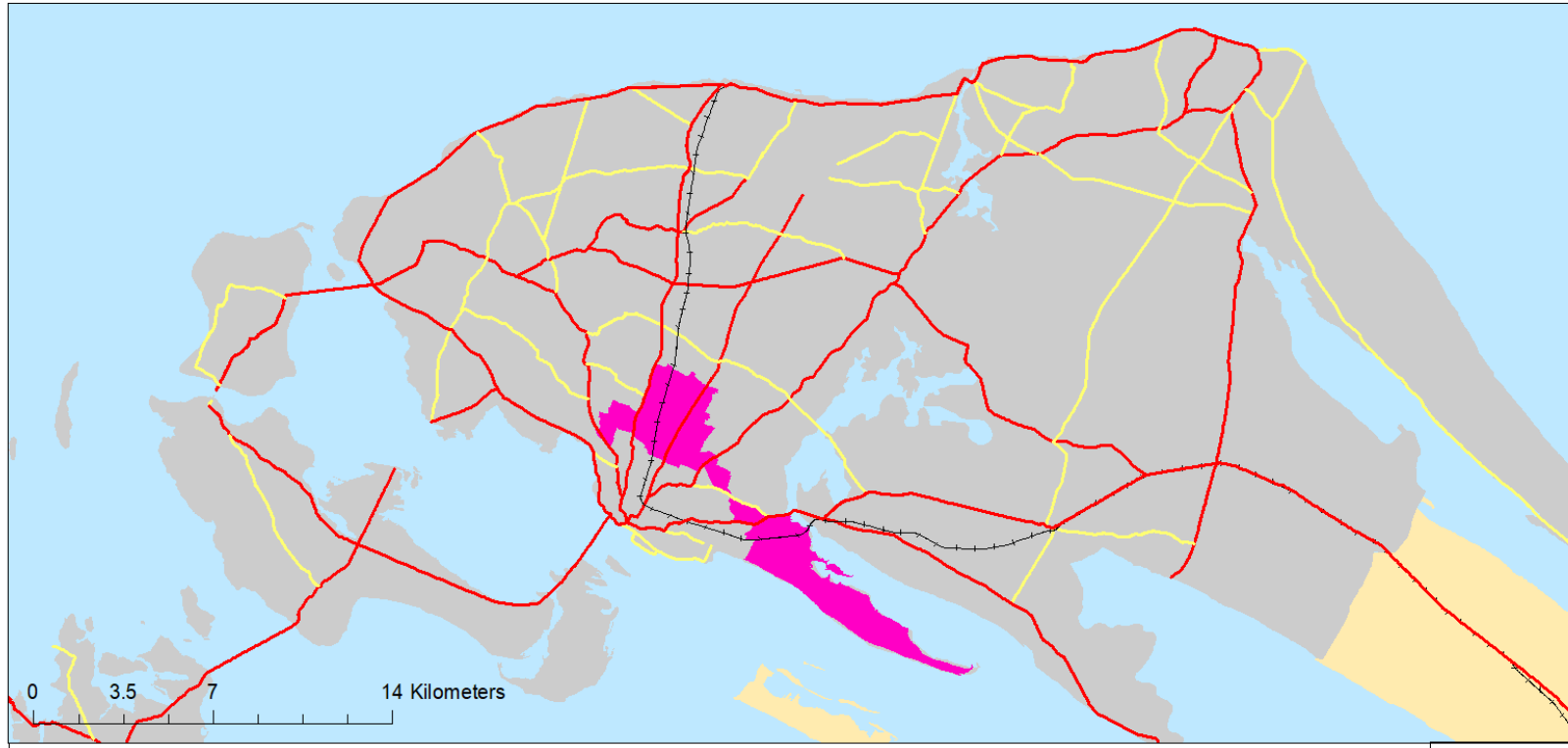
Local Area Development Plan Nallur PS



Nallur Pradeshya Sabha was declared under the UDA Act No.41 of 1978 as Urban Development area under the gazette notification No. 2185/74, on 24th, July, 2020.



Land Extent	2,060 hectares (2 % of Jaffna District Land Extent) Developable – 923 Hectares
Region	Valikamam
No of GNDs	24
No of Wards	12

North	Valikamam south Pradeshya sabha
East	Valikamam East Pradeshya sabha and part of the Chavakachcheri Pradeshya sabha
South	Jaffna municipal council and Jaffna Lagoon
West	Valikamam south west Pradeshya sabha



Legend

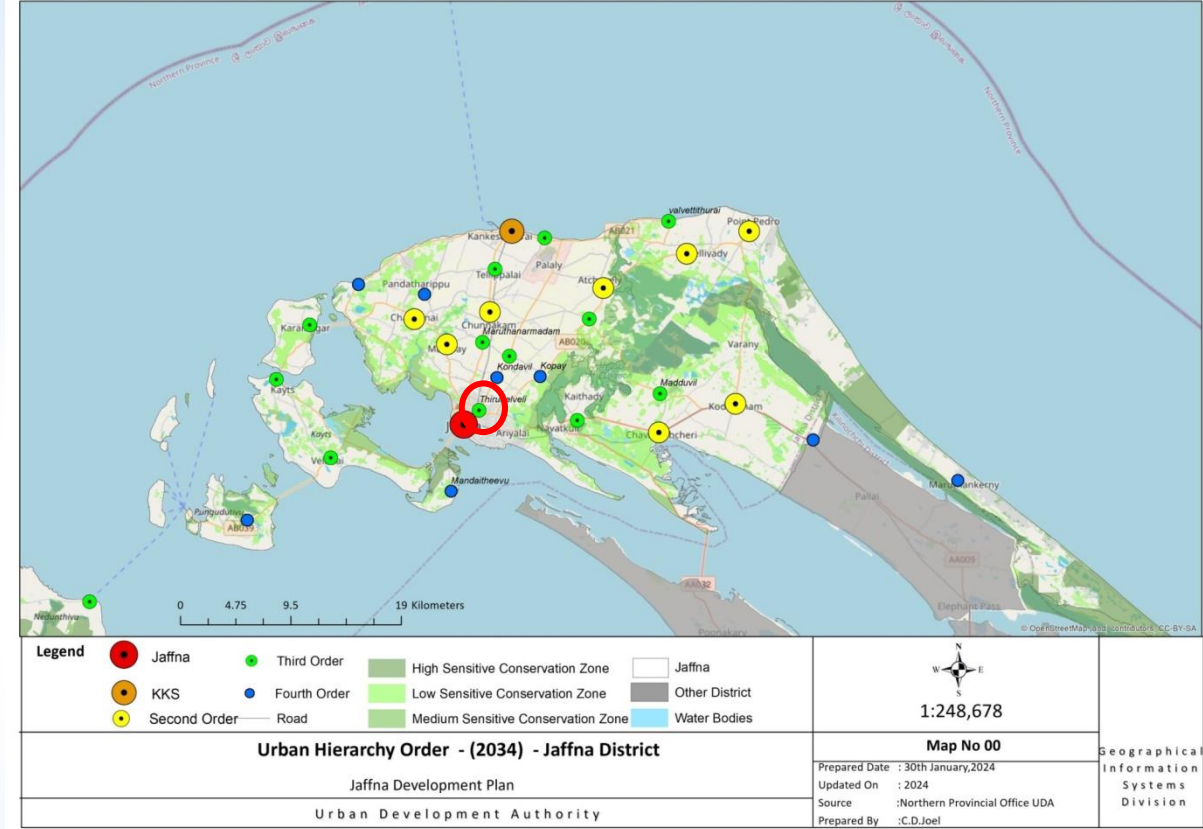
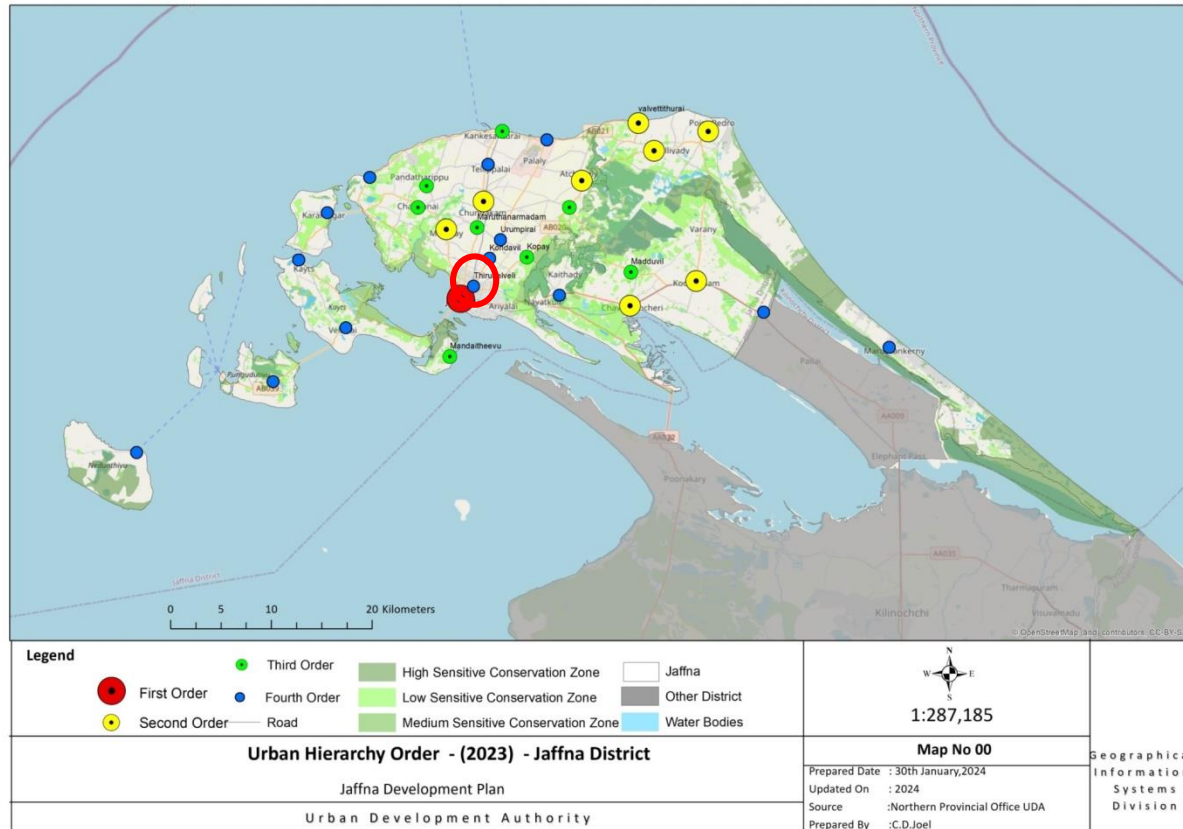
Nallur PS
 Other local authorities
 Other_districts
 A Roads
 AB Roads
 B Roads
 Railway Line


 1 inch = 2.37 miles

 Urban Development Authority

Location map of Nallur PS - Jaffna District
 Greater Jaffna Development Plan **2034**
 Urban Development Authority

Prepared Date: 7th July 2024
 Updated on : 2024
 Source : Northern Province Office UDA
 Prepared By : UDA Jaffna

HIERARCHY CHANGES OF NALLUR PS AREA ACCORDING TO GJDP-2034



- Thirunelvely town is currently a Fourth order city, in 2034 also it will retain its 3rd order position.
- But its neighbour town Jaffna is stay retain as the First oder.
- Therefore, it reflects the development potential of Nallur PS influence in the JMC area.



Existing Population (2022)

42,825



Population Growth rate

0.8 %



Predicted Population (2034)

46,820



46/hec

Net Population Density



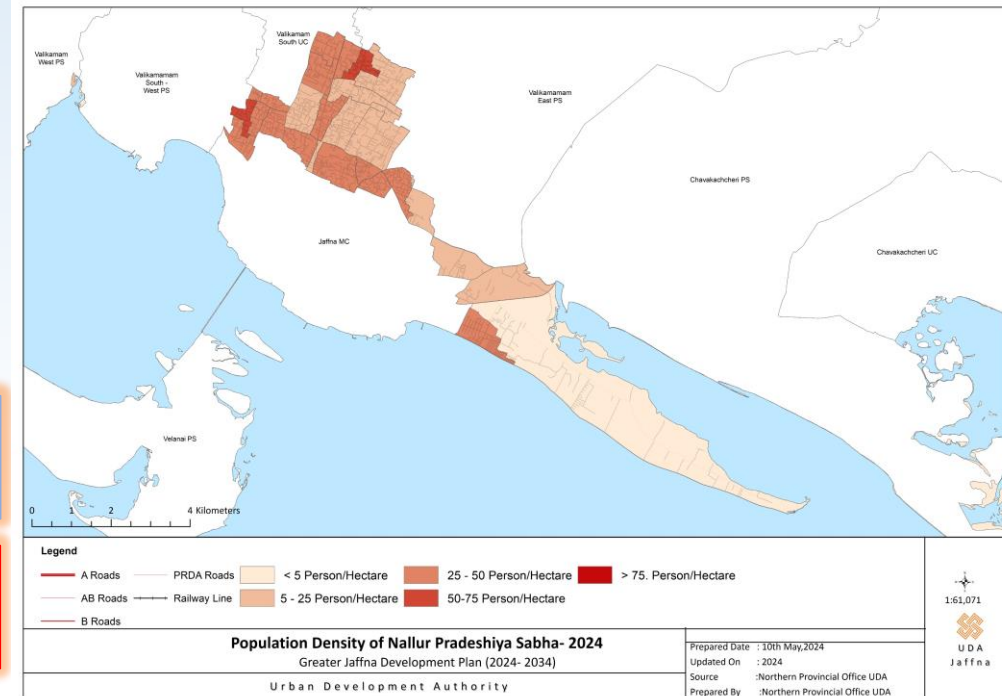
14,178

families

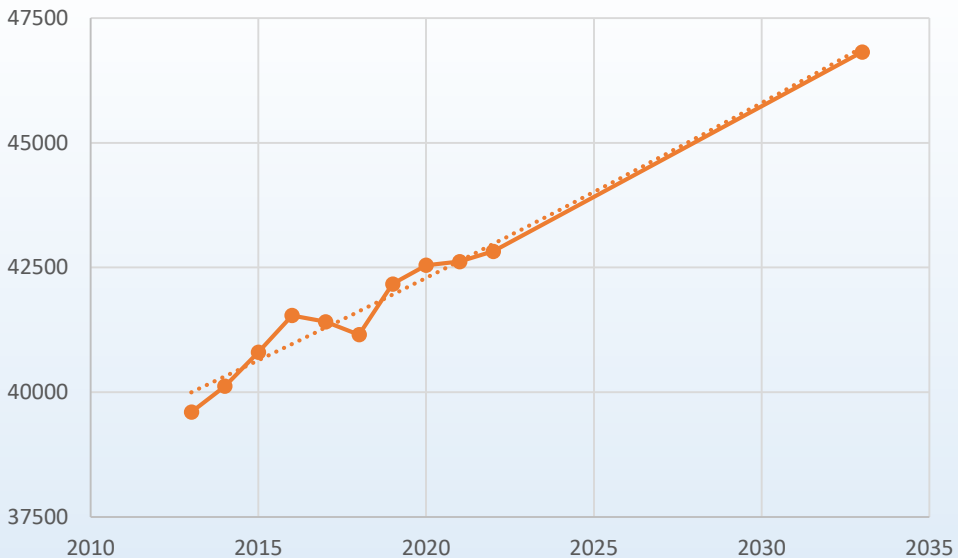
**Population in 1981 – 86,222
(11.06 % of District Population)**

**Population in 2022 – 42,825
(6.86 % of District Population)**

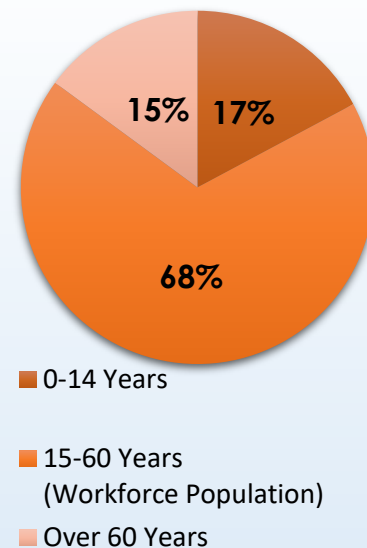
Commuter Population – 25,000 (2022)



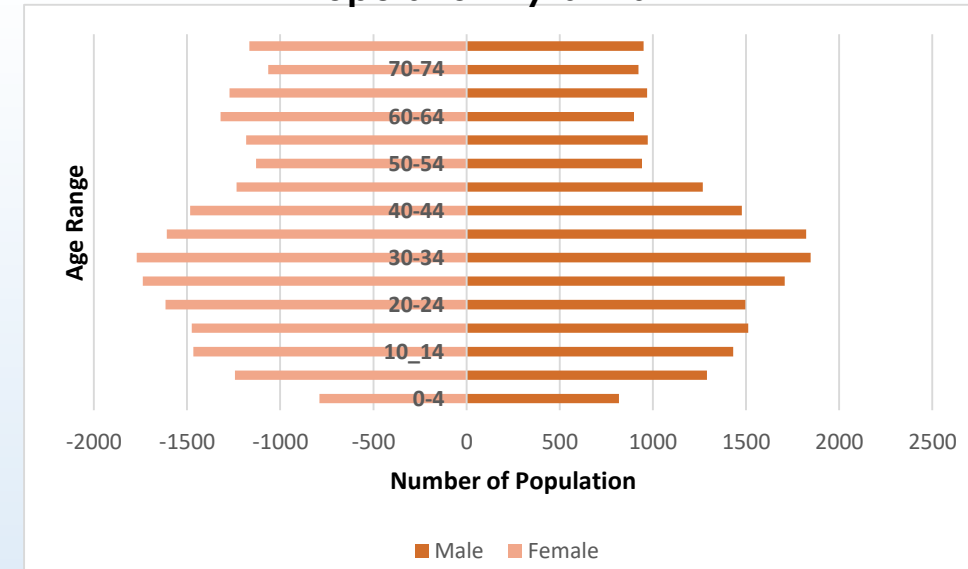
Population Growth Pattern



Age Composition



Population Pyramid





11,402
Housing Units



3,076
Housing Need

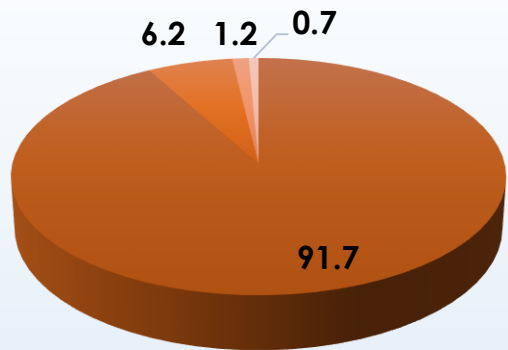


12.3/hect
Net Housing
Density



3.75
Average House hold
size

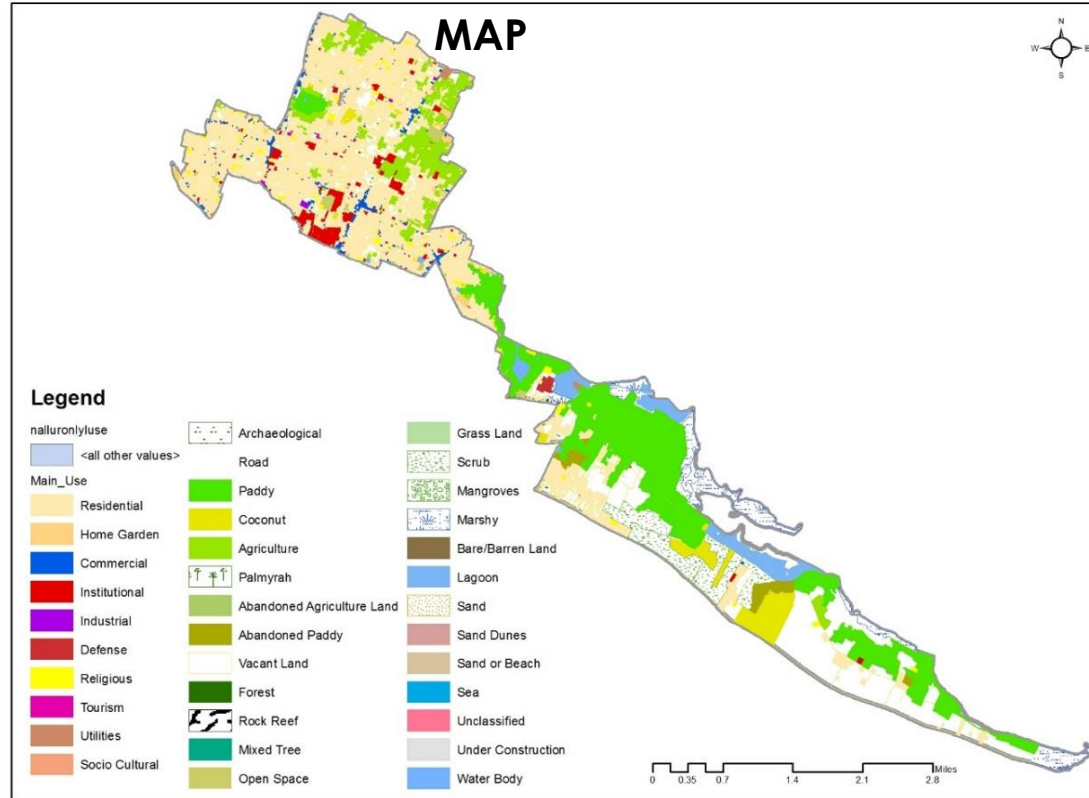
Housing Type



■ Permanent
■ Huts

■ Semi-permanent
■ Temporary shelter

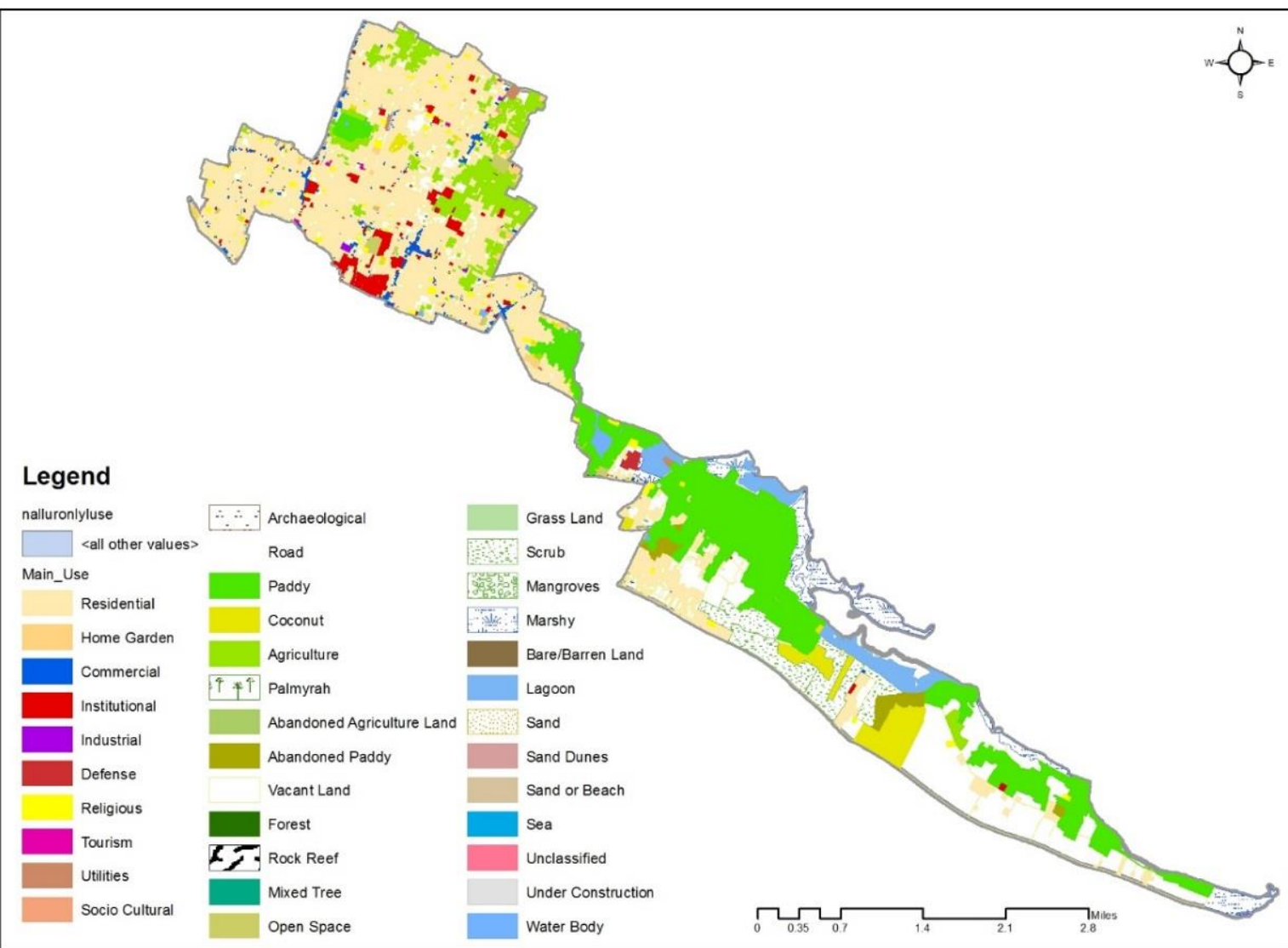
LANDUSE MAP



Land Use Category	Percentage %
Residential	40
Commercial	1
Paddy	22.5
Agriculture	7.5
Water Body	0.6
Home Garden	0.7
Religious	0.7
Institutional	2.4
Marshy	6.5
Others	18.1

- Predominant landuse Residential Land
- Thirunelvely junction shows the high commercialized area
- South part of the areas is potential for the tourism, fishing and agro based development
- Developable land 44.8 %

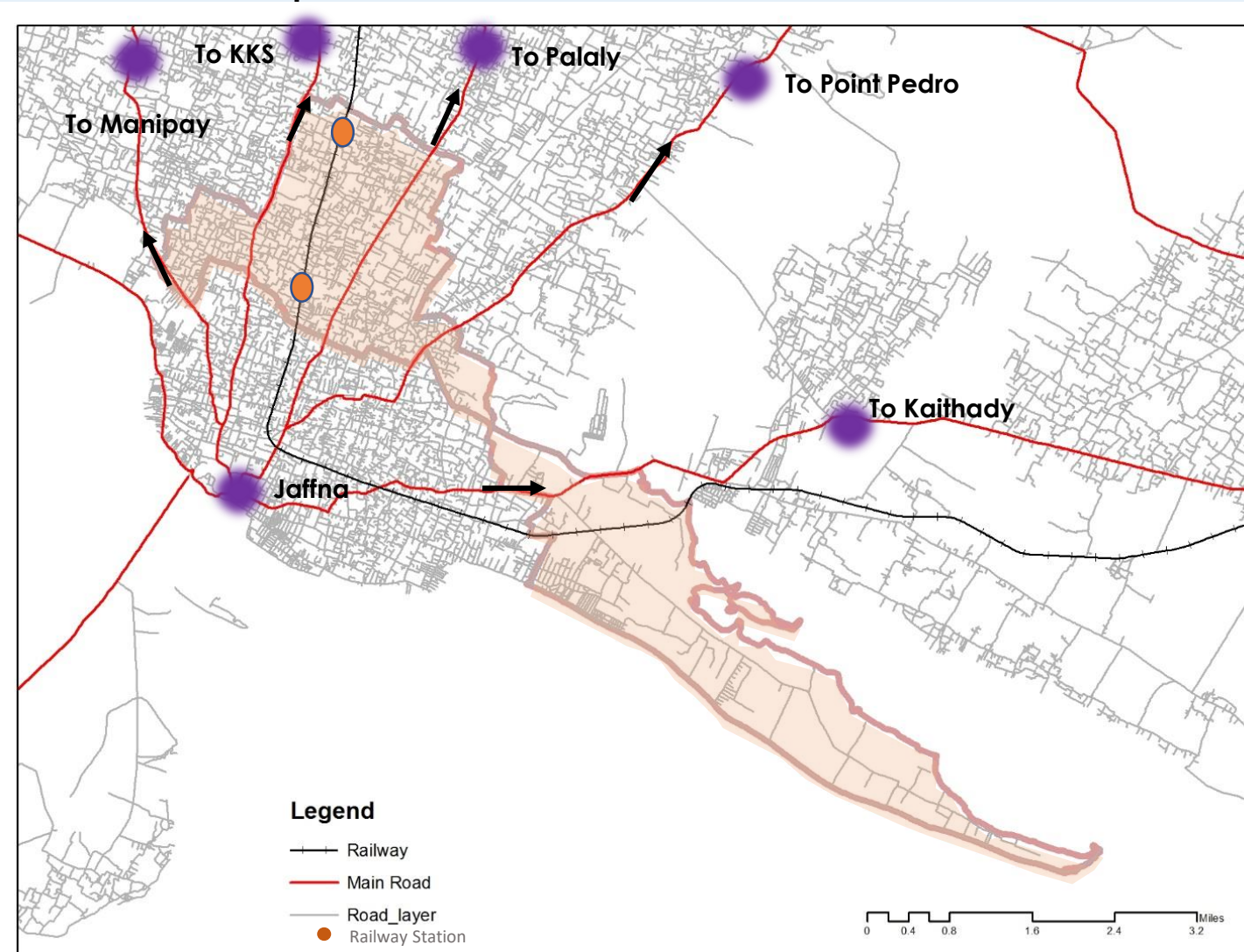
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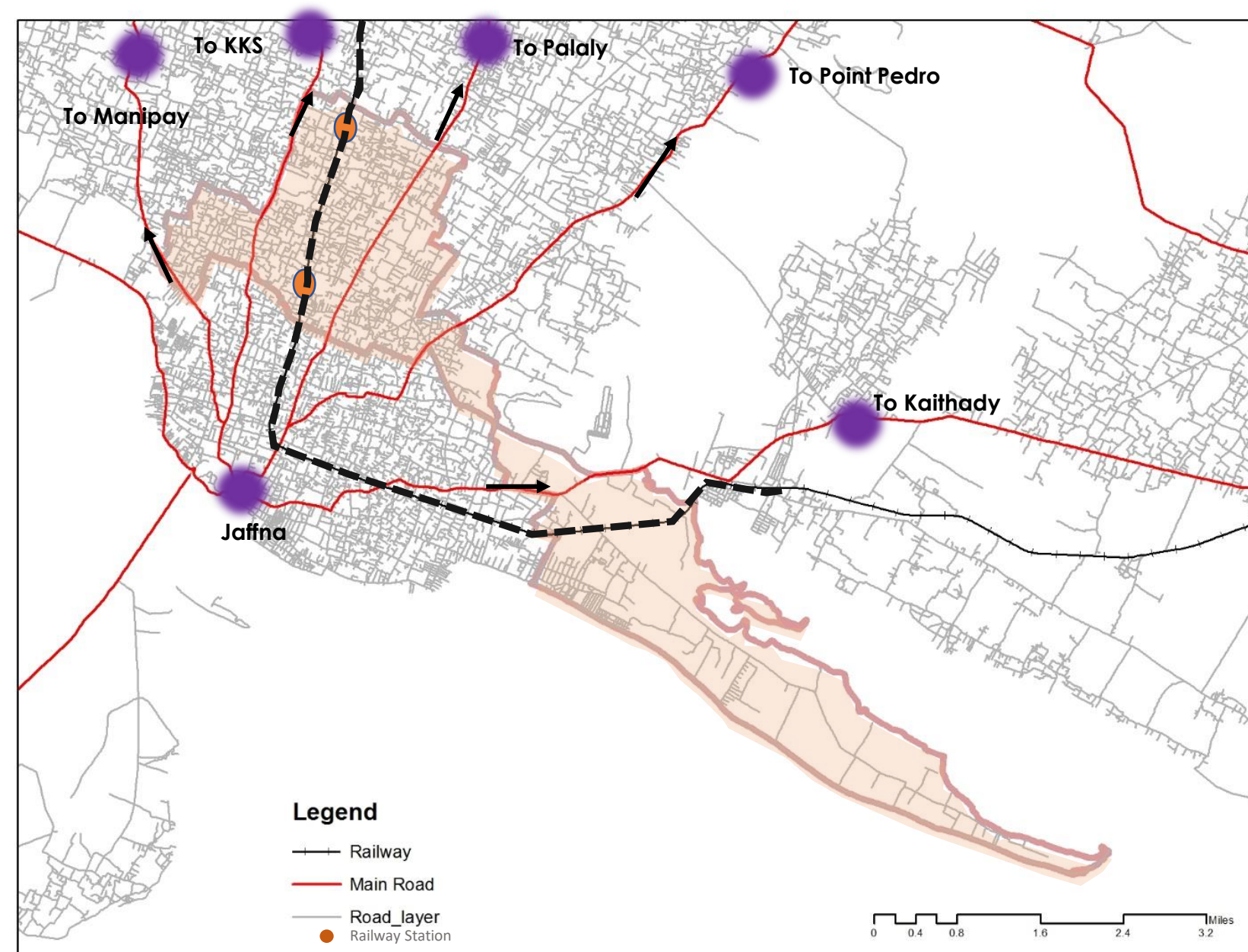
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Road and Transport



- Nallur Local authority is located adjacent to the Jaffna Municipal Council.
- Nallur is connected with the **major road** and **rail ways**.
 - Jaffna -Manipay-Karainagar Road (AB17)
 - Jaffna – Palaly road (AB18)
 - Jaffna-KKS Road (AB16)
 - Jaffna -Pointpedro road (AB20)
 - Jaffna-Kandy Road(A9)
 - **Kokuvil and kondavil Railway station**

Bus and Railway Route

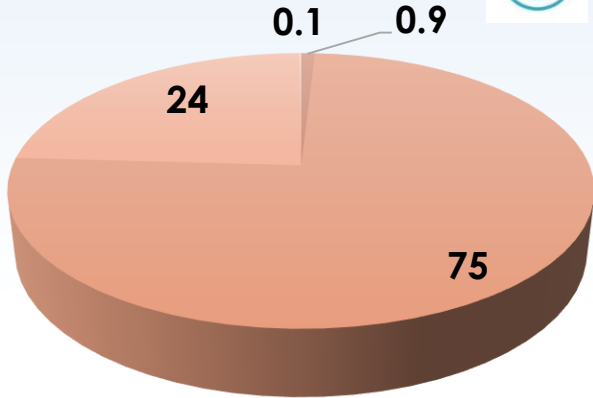


Bus Route

- All the main roads of the District are passing through the PS. So, which interconnect the Important places within the district.
- Railway stations are situated at the backyard area and no public access with the station.
- Shuttle Service is need to Cover the Higher Education Area

Water

Source of Water



■ Common Well ■ Open Well ■ Tube Well ■ Pipe Line

Electricity



- Electricity coverage - 99%
- Total number of the houses are 11,402, where 11,322 houses received the electricity.

Solid waste Management

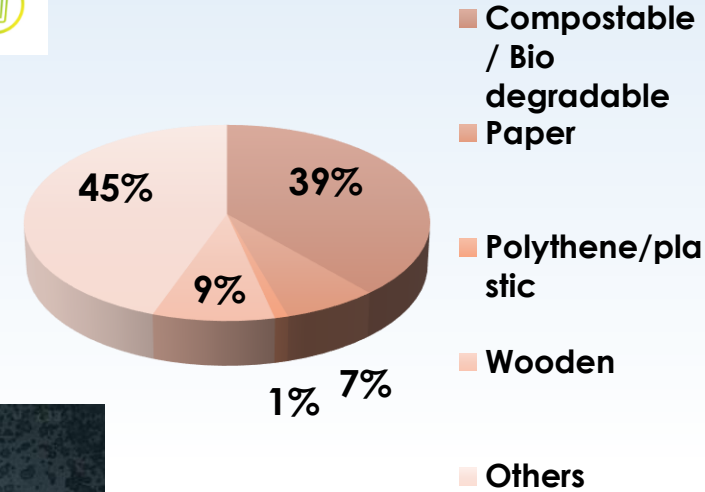


14.15 m3/day

Solid Waste Generation

9.34 m3/day

Solid Waste Collection

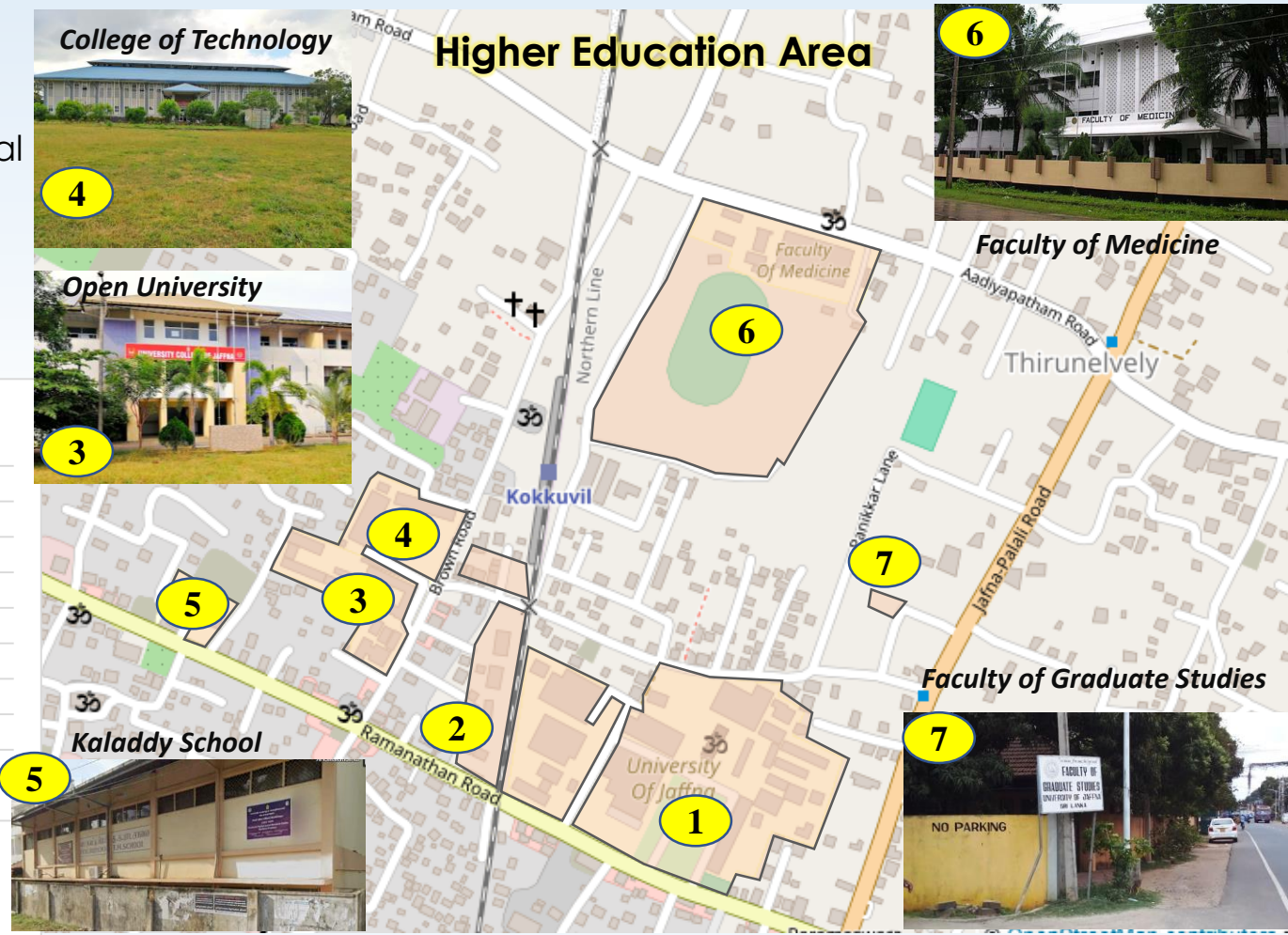
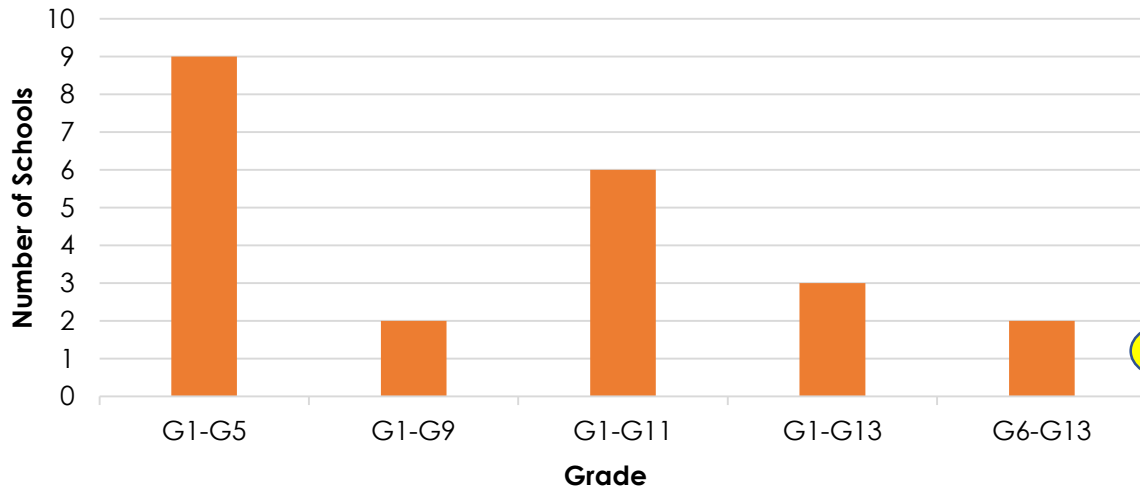


- At present Composting plant in Karaikal, Inuvil address as issue.
- Re proposed composting plant at Ariyalai.
- 50 MT of waste is used for composting per month.
- Approximately 2.7 MT compost is produced monthly.
- 18.56 MT residual waste after composting per month.
- The residue is dumped at Kakkaitheevu dumbing site.

Education

- There are 22 provincial schools functioning in the Local Authority.
- Total number of students is 5,710
- Students and teacher's ratio is 14:1 (2022)

Number of Schools by Grades



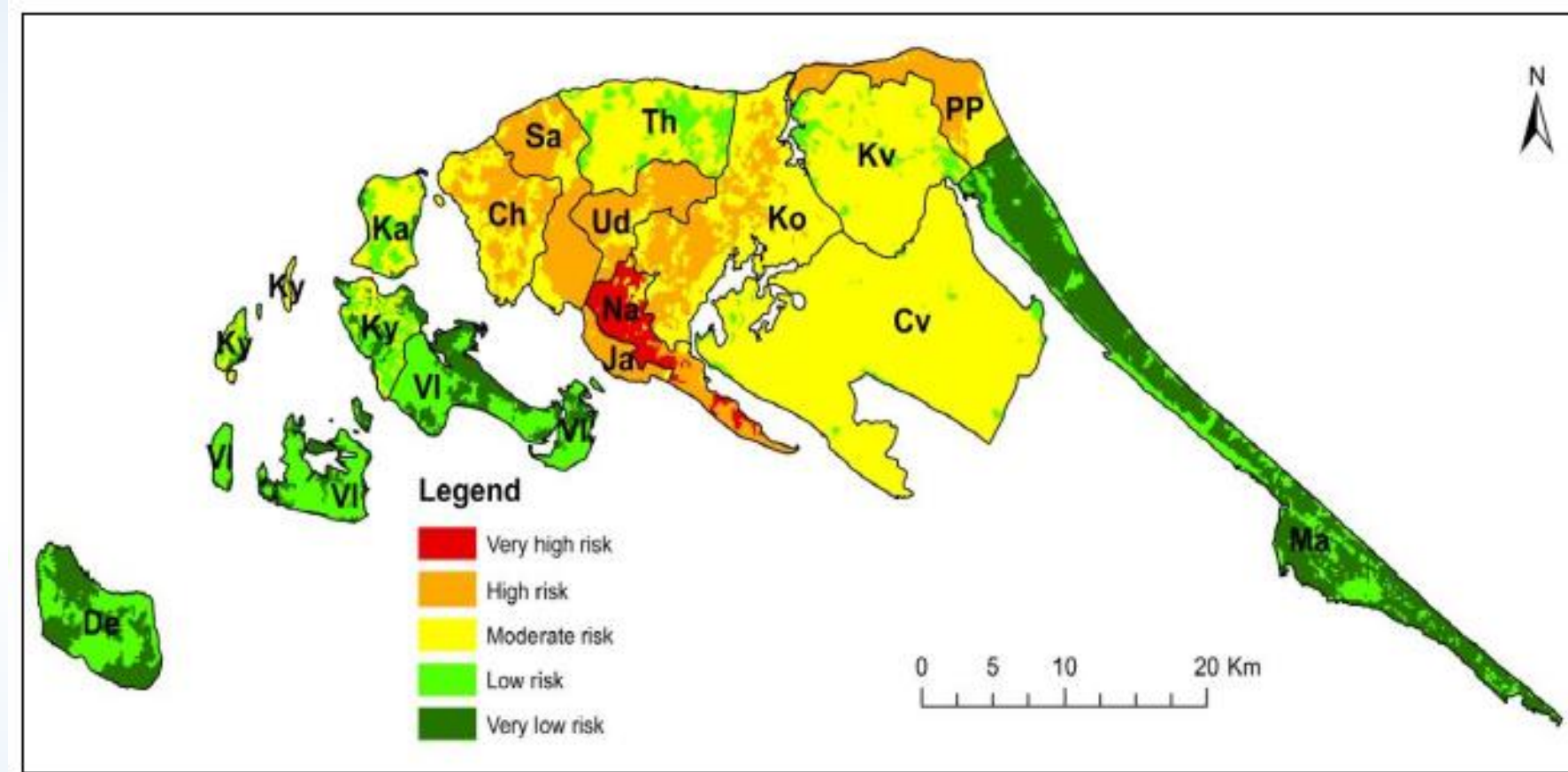
- The **Jaffna university** offers undergraduate and postgraduate courses that award various degrees. It is the **seventh largest university in Sri Lanka** in student numbers.
- Other than the university, **technical colleges, Open University, University College** and private education centers are located.

Health


There are 10 state public health care and medical institution.


- One divisional hospital
- Two primary medical care units
- One MOH office
- Six public health clinic centers.

Dengue fever is most vulnerable disease recorded every year.

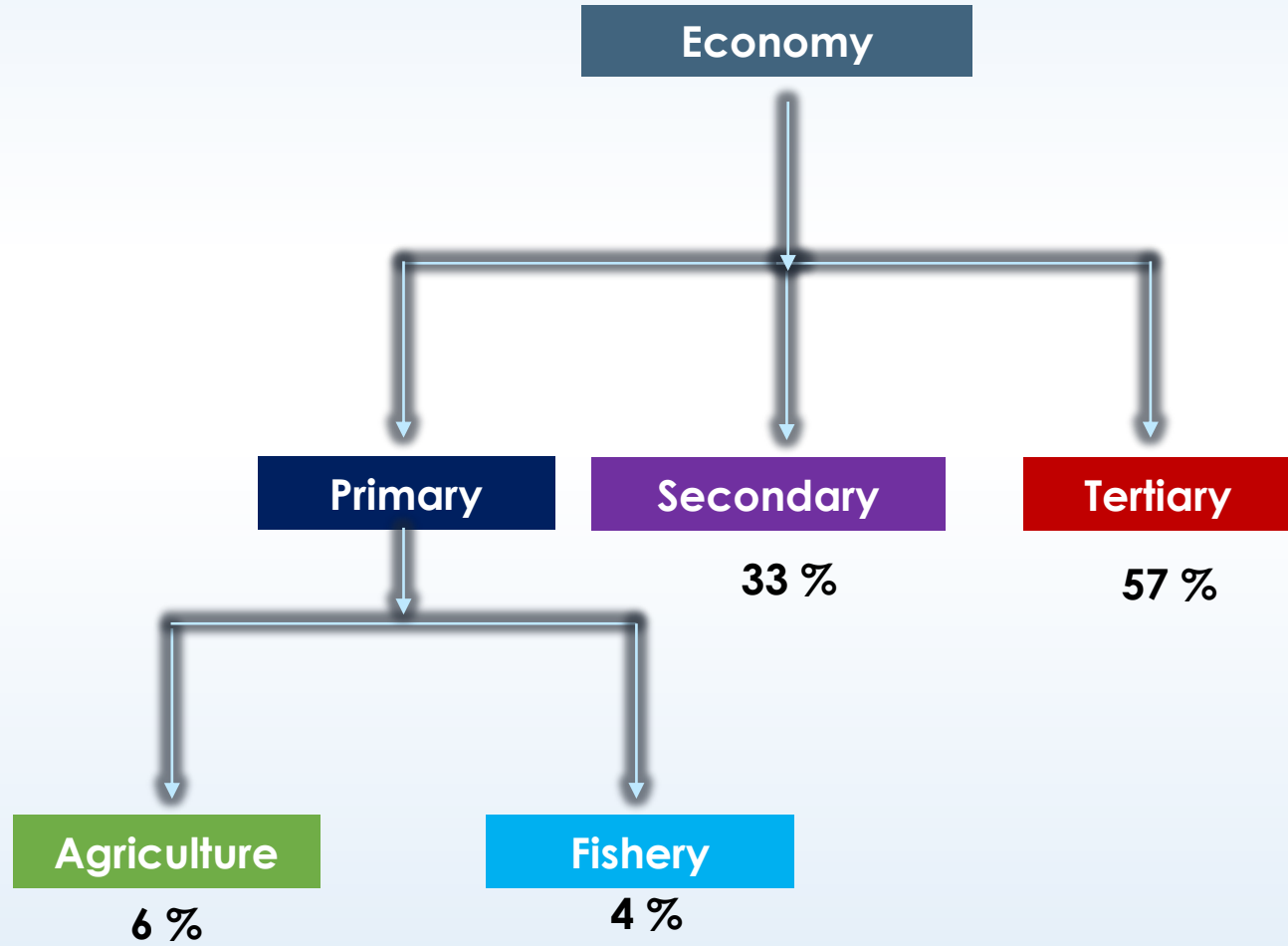


Source : Vingnanam Journal of Science, Vol.18 (1), June 2023

 **66 %**
Labour force Population

 **34 %**
Dependency Population

 **6.7 %**
Unemployment



AGRICULTURE

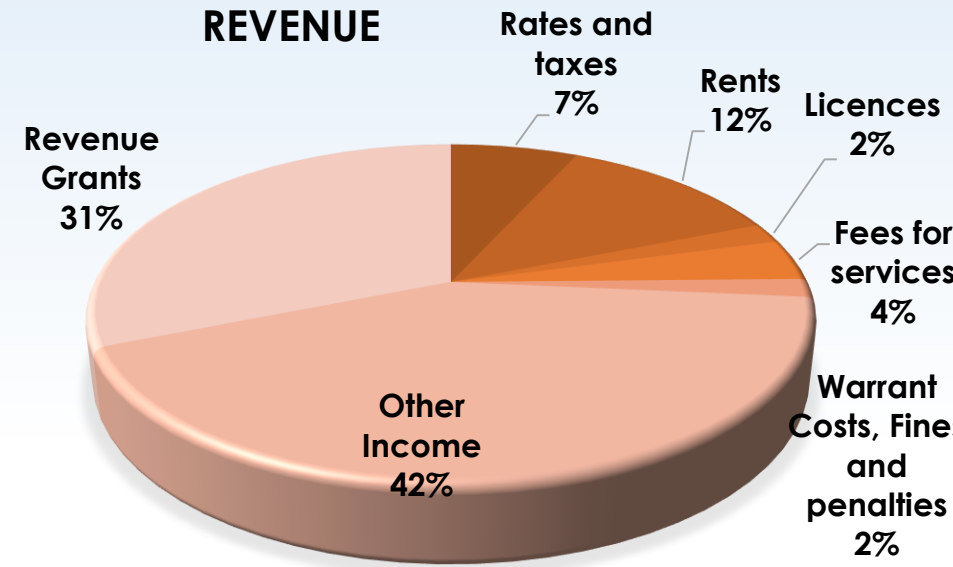
- Thirunelvely Vegetable Market and Department of Agriculture located within the Local authority.
- There are 700 families engage the agricultural activities (5% of the total families)
- They are mostly from the ariyalai east and ariyalai center south.
- Also, there are six number of registered farmers organization in the LA.

FISHERY

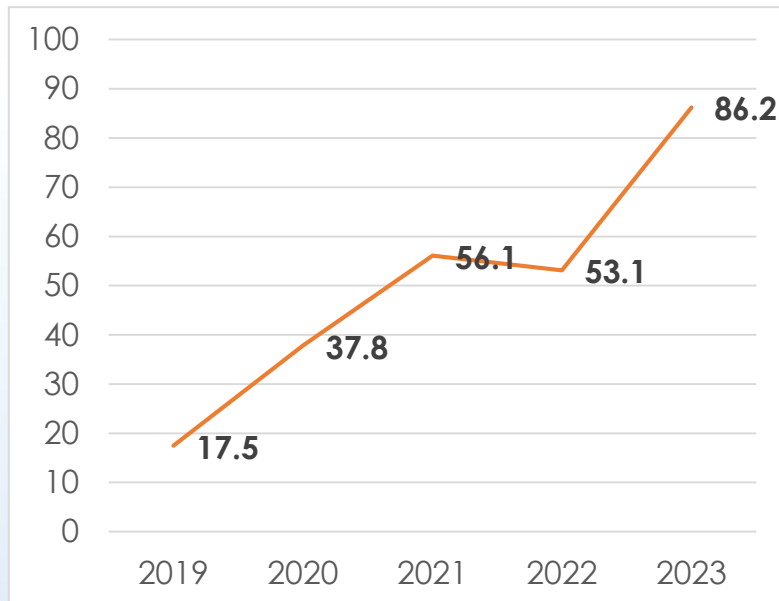
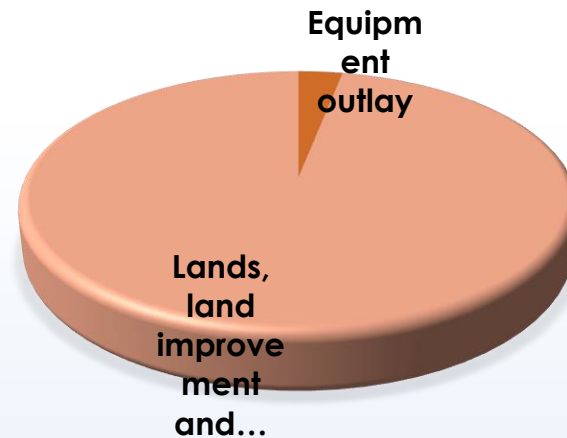
- 1245 Fishing population (225 Active Fisherman)
- There are 364 families engage the fishing activities (2.5% of the total families)
- Nallur Local authority is contributing 0.7% fish production to the entire Jaffna District.

In the secondary sector activities like animal husbandry, Egg production milk production, textiles, printers, Carpentry and etc.

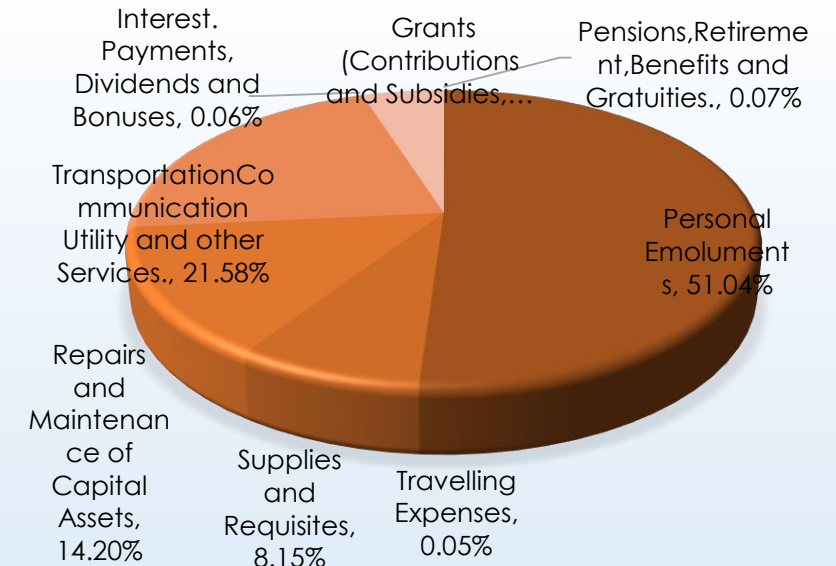
- The local area's revenue report shows a notable increase of Rs. 314 million in total revenue from 2022 to 2023.
- 261 million has been spent for physical infrastructure development in 2023 (Recurrent expenditure and Capital expenditure)



CAPITAL EXPENDITURE



RECURRENT EXPENDITURE





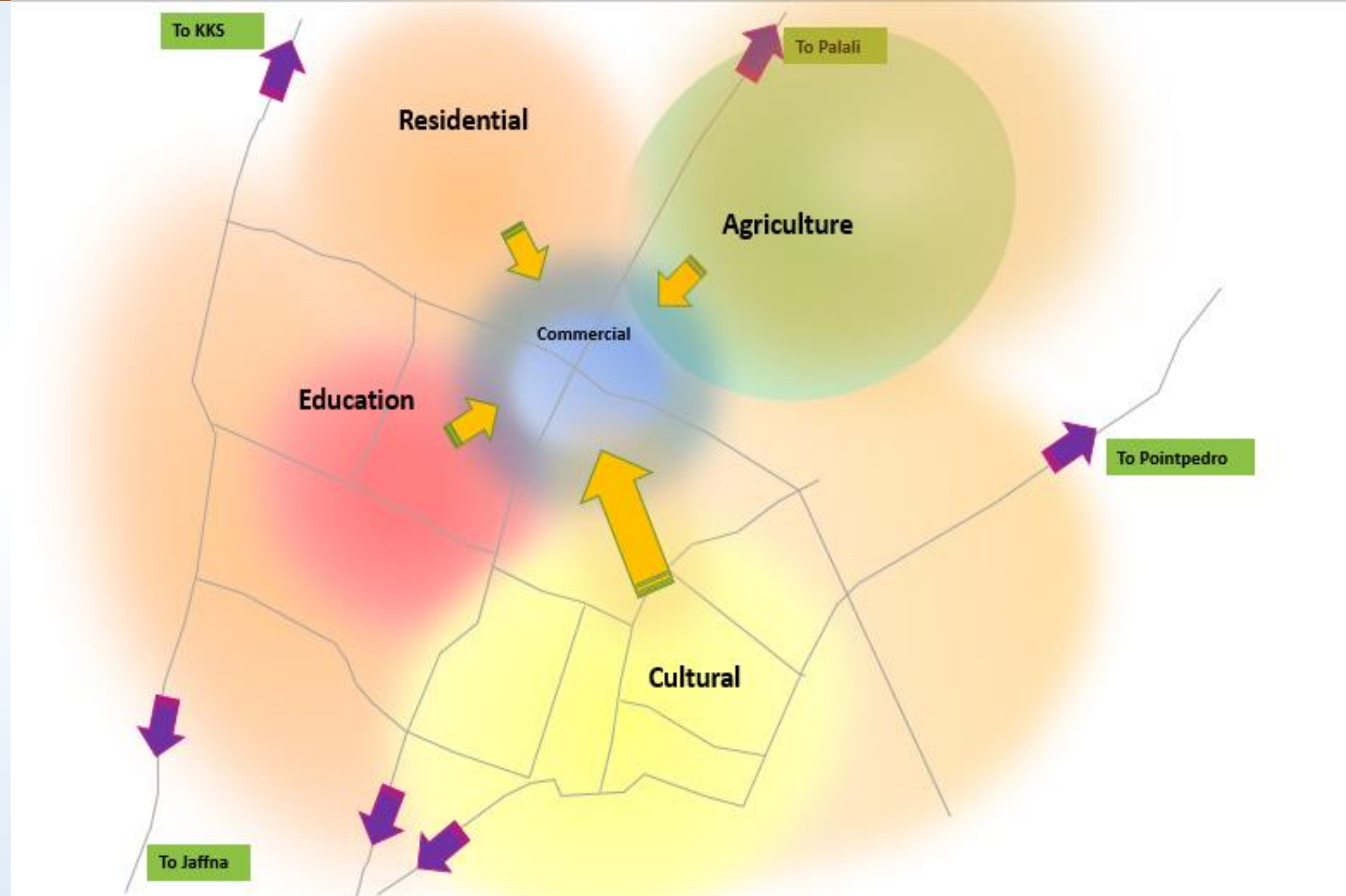
PROBLEMS

- Absence of non proper functioning of the Drainage and maintenance – Flash flooding as a major issue
- Conversion of the Agricultural land to the development
- Absence of internal transport
- Railway stations are not located in the public transportation routes (Underserved settlements near to both railway station)
- Thirunelvely town, which is one of the main town in Nallur local area. The parking is the main issue in the town center
- Absence of non proper solid waste management – Dumbing and composting area.



POTENTIALS

- Availability of the land for promotion of agricultural, fishing and tourism-based activities in the south part of the local authority
- South part, which is identified as one of the future potential area for tourism and renewable energy
- Presence of educational institutions (Jaffna University, Technical colleges open university). Which can be promoted as an educational zone in the future.
- Active vegetable market in the thirunelvely junction that directly connects the maruthanarmadam and chunnakam vegetable markets.
- Connection through all major roads of the district.
- Consist with two Railway station of the Jaffna – Colombo major rail route
- Remaining historical and cultural assets.
- Presence of the Active main hotels within this local Authority (Fox and Thinnai Hotel)



“Place of Necessity”

Town Center is to compete with other commercial centers locally, creating a mixed-use which provides for a mix of uses and opportunities that serve all residents and visitors, enhances the Town Center’s traditional civic and historic character and agro value, and reinforces it as a “place of necessity” in the community.

GJDP VISION – NALLUR PS SUB-VISION

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

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

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

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:

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

Objective:

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

Place of Necessity

“Ceaseless waves”

STRENGTHS	WEEKNESSES
<ul style="list-style-type: none"> • Ideally located near to the Jaffna town • Presence of educational institutions (Jaffna University, Technical colleges open university) • Connection through major road and rail network • Presence of agricultural lands and active vegetable market and agricultural Department. • Remaining historical and cultural assets 	<ul style="list-style-type: none"> • Inadequate parking space in the town center provide unpleasant situation during the peak hours • Place for Loading and unloading activities is not well organized at the Market Square • Absence of pedestrian friendly walkways • Absences of non proper maintenance of Drainage • Railway stations are not located in the public transportation routes (Underserved settlements near to both railway station) • Absence of internal transport Cover the Higher Education Area <ul style="list-style-type: none"> ▪ Conversion of the Agricultural land to the development ▪ There have been new developments rising up in the town center, particularly in the commercial core. It affects the town center's historic appeal ▪ Non proper solid waste management
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> • Active vegetable market in the thirunelvally junction identified as the key markets locate in the proposed agro corridor in the development plan that directly connects the maruthanarmadam and chunnakam vegetable market. • Availability of the land for promotion of agricultural, fishing and tourism-based activities in the south part of the local authority 	<ul style="list-style-type: none"> • Jaffna town is a competitive town for the Local authority.

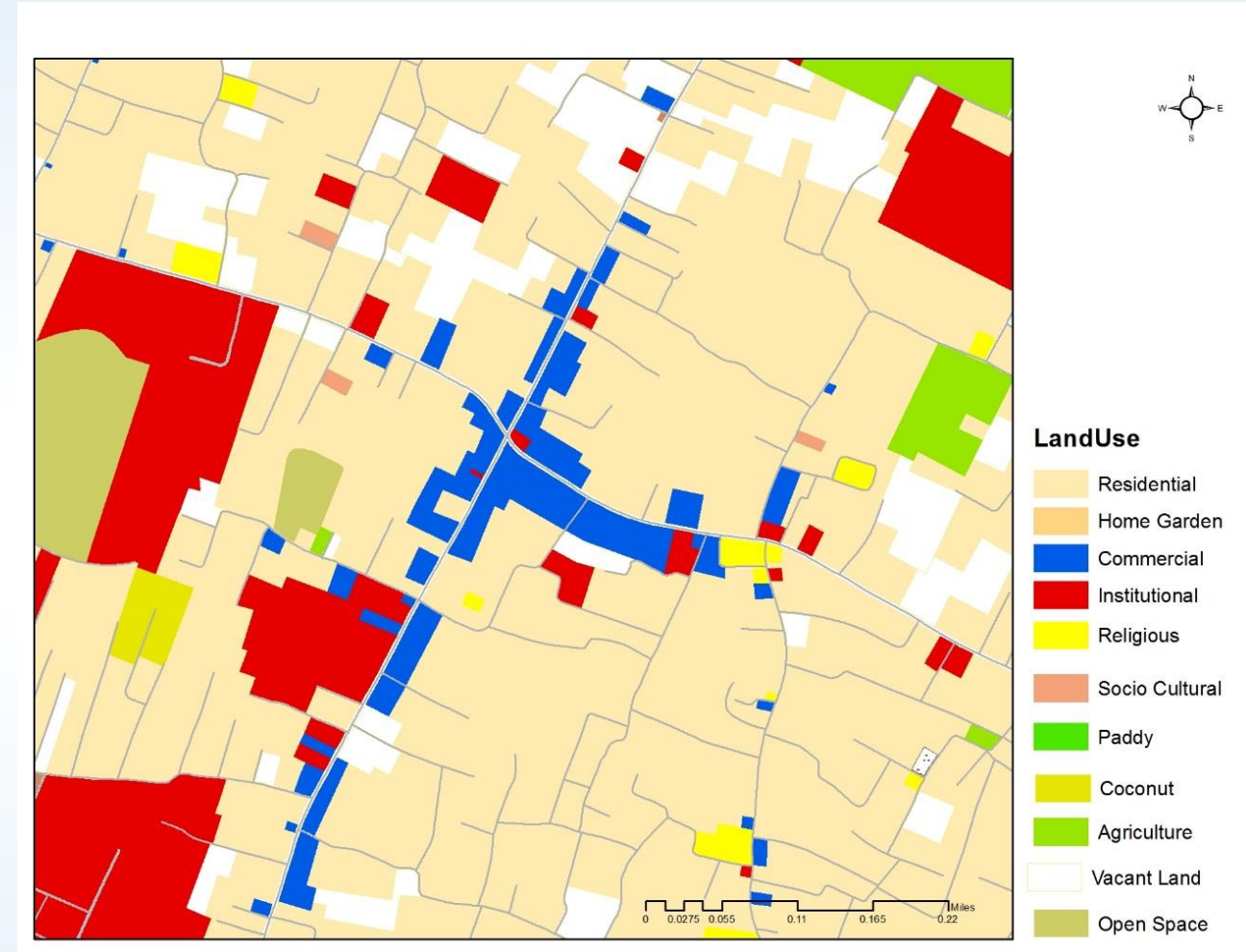
“Civic Core”

The “civic core” theme is based on existing and proposed public facilities and uses in the proposed Town Center. Currently, civic uses include the University, public market, banking, Nallur padeshya sabha building, youth associations and commercial buildings. Potential future civic uses are

“Active Movement”

Facilities should be linked together by streetscape improvements and these enhancements should create acknowledgement of civic values.

Detail town center development project



Detail town center development project



G : Ideal investment platform for green

O 1 : To keep 40% of the district land as Agricultural Land in 2034
O 2 : To hiked up the indigenous crops as competitive crops in the global market in 2034

- Lot 1: Market Area Redevelopment**
- Vegetable Market
 - Fish Market
 - Fruit Market
 - Comfort Center
 - Seating areas
 - Parking
 - Place for loading and unloading activities

G: Rebrand the life style and real sense of Jaffna

O 1: To magnify the “Jaffna” s’ image with its unique colonial & post colonial ambience in 2034.
O 2: Provision of Quality & Affordable services for All Walks of Life in 2034.

- Lot 2: Commercial Square**
Commercial Complex with wholesale facilities
Food Court
Parking
Nallur PS building

- Lot 3: Financial Core**
Financial Institutions

- Lot 5: Recreational Core**
Paly Ground
Park

- Lot 4: Art and well being core**
Cultural hall
public library
Art and traditional center
Wellness center (Yoha)
Local Product marketing center

Detail town center development project



G: Rebrand the life style and real sense of Jaffna

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

Active Movement

Parking

The lot 1 and lot 2 illustrates well distributed public parking space throughout the Thirunelveli Town. This would serve to commuters as well as the commercial activities, loading and unloading activities. This parking would provide convenient spaces to shoppers as well as users of the buildings nearby.

Side walks

Sidewalks from town center along Palali road and adiyapatham road should be provided for creating barrier-free, pedestrian-friendly access to the Town Center.

Street widening

The mathavadi road behind the existing market will be widened. Specially it facilitates vehicles for loading and unloading.

The road starting from Palali road to end adiyapatham road (road behind the lot 2) will be facilitated for vehicles and pedestriains.

Pedestrianized Road

Pannikar lane will be used as pedestrian oriented road. Which connects the residents to proposed public park.

Regulation: The building frontage facing the main road should reflect the cultural ambience of the Nallur area

IDENTIFIED LIST OF PROJECTS

G: Rebrand the life style and real sense of Jaffna

PORS and Landscape Plan

O 2: Provision of Quality & Affordable services for All Walks of Life in 2034.

S I - To create the Space is distributed to establish and protect the network which enhances sense of place, ensures a balanced provision of the place, recreation and nature functions, retains significant environmental and cultural features.

Identification of Public Outdoor Recreational Spaces to each Local Authority Level

S II - To create the Space is distributed to establish and protect the overall quality of life for residents, improve environmental sustainability, and contribute to the attractiveness and marketability of the development within the Jaffna District.

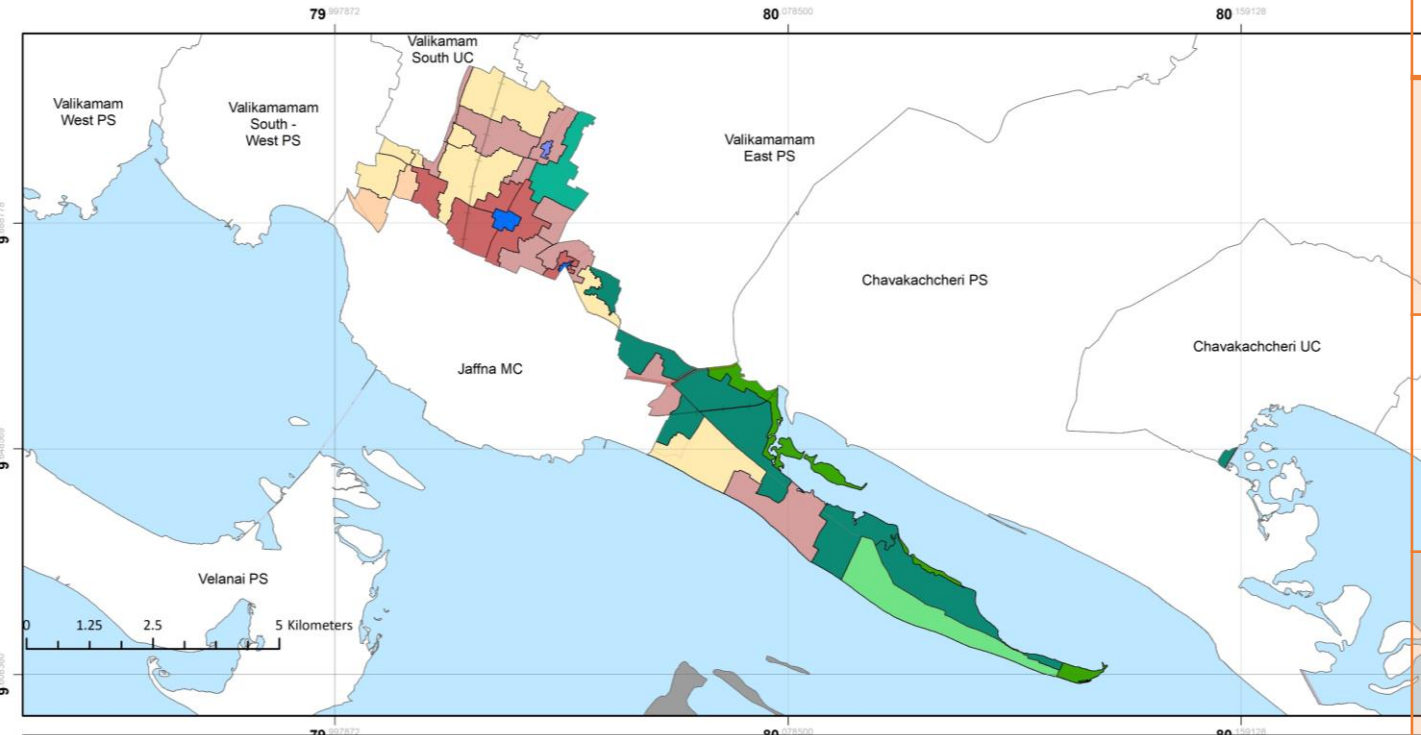
Identification of the traffic circle area Landscape

1. Recreational Park Development – Relaxing space at kokuvil Station
2. Kokuvil Community Park
3. Beach park development of Ariyalai east seashore
4. Development of turning circle landscape in Chemmani Junction



1. Modernize the Thirunelvely Public market
2. Proposed to Modern Commercial complex
3. Proposed solid waste collection area
4. Development of turning circle landscape in Chemmani Junction
5. Proposed to waste water treatment plant
6. Proposed to road Development
 - Kondavil Arasadi road
 - Thirunelvely Kalasalai road
 - Kokuvil Potpathy road
 - Kokuvil Neethirasa road
7. Proposed to vehicle parking Development
8. Proposed to fitting signal Light at Kokuvil Junction
9. Improvement of Drainage
 - Nanthavil
 - Thalaiali
 - Kulankarai
 - Illankai nayagi amman koviladi
10. Drinking water supply development
11. Development of Children's park
 - Milk board ground
 - 11 star ground
12. Development of Educational Activities center
13. Beach park development of Ariyalai east seashore
14. Future development of New market Complex
 - Kondavil Junction
 - Kulappiddy
 - Kokuvil
15. Town Beautification
 - Kondavil Junction
 - Thirunelvely junction
16. Walkway development at Kalasalai road & Management faculty road & In front of Medical faculty of University of Jaffna.
17. Kokuvil Community Park
18. Landscape development at near railway line at Kokuvil
19. Development of student hostels & internal sports complex
20. Redevelopment of Kokuvil cemetery parlor

Zone & Zone factor



Legend		
■ High Density Commercial Zone	■ Medium Density Mixed Development Zone	■ High Sensitive Conservation Zone
■ High Density Mixed Development Zone	■ Medium Density Residential Zone	■ Medium Sensitive Conservation Zone
■ High Density Residential Zone	■ Low Density Commercial Zone	■ Low Sensitive Conservation Zone
■ High Dense Institutional Zone	■ Low Density Mixed Development Zone	■ Agriculture Zone
■ Medium Density Commercial Zone	■ Low Density Residential Zone	■ Agro Promotion Zone

Zoning Map of Nallur Pradeshiya Sabha- 2024
 Greater Jaffna Development Plan (2024- 2034)
 Urban Development Authority

Prepared Date : 10th May,2024
 Updated On : 2024
 Source :Northern Provincial Office UDA
 Prepared By :Northern Provincial Office UDA



Main Zone	Sub Zone	Zone Factor	Plot Coverage
Commercial	High Density Commercial Zone	2.61	Commercial – 80 % Others – 65 %
	Medium Density Commercial Zone	2.14	Commercial – 80 % Others – 65 %
	Low Density Commercial Zone	1.78	Commercial – 80 % Others – 65 %
Mixed	High Density Mixed Development Zone	2.11	Non-residential – 80% Residential – 65 %
	Medium Density Mixed Development Zone	1.92	Non-residential – 80% Residential – 65 %
	Low Density Mixed Development Zone	1.37	65
Residential	High Density Residential Zone	1.54	80
	Medium Density Residential Zone	1.32	65
	Low Density Residential Zone	0.78	65
Institution	Medium Density Institutional Zone	1.84	65
Agro Promotion	Agro promotion zone	0.95	50
Conservation	High Sensitive Conservation Zone	0	≤ 05
	Medium Sensitive Conservation Zone	0	≤ 05
	Low Sensitive Conservation Zone	0.56	50

PERMISSIBLE USE

NALLUR PS

No	Principle Use		High Density Commercial Zone	Medium Density Commercial Zone	Low Density Commercial Zone	High Density Mix Zone	Medium Density Mix Zone	Low Density Mix Zone	High Density Residential Zone	Medium Density Residential Zone	Low Density Residential Zone	Agro Promotion Zone	High Sensitivity Conservation Zone	Medium Sensitivity Conservation Zone	Low Sensitives Conservation Zone	Medium Density Institutional Zone	
1	Residential	Houses			X	X	X	X	X	X	X	X			X	X	
2		Condominium Housing Complexes				X	X	X	X	X							
3		Housing Complexes				X	X	X	X	X	X						
4		Housing Projects				X	X	X	X	X	X						
5		Quarters/Labour Quaters		X	X	X	X	X	X	X	X						X
6		Service Apartments				X	X	X	X	X							X
7		Studio Apartments		X	X	X	X	X	X	X							X
8		Dometry	X	X		X	X	X	X	X	X						X
9		Hostels		X	X	X	X	X	X	X	X						X
10		Day-care Centers	X	X	X	X	X	X	X	X	X	X					X
11		Patient Care Centers		X	X	X	X	X	X	X	X	X					X
12		Elders home			X	X	X	X	X	X	X	X				X	X
13		Children's home			X	X	X	X	X	X	X	X				X	X
14		Disability rehabilitation home			X	X	X	X	X	X	X	X				X	X
15		Rehabilitation /Probation home										X	X				
16		Community centers				X	X	X	X	X	X	X				X	X
17		Resorts/Tourism bungalow/Home stay		X	X	X	X	X	X	X	X	X					
18		Guest House		X	X	X	X	X	X	X	X	X					
19		Lodge	X	X	X	X	X	X	X	X	X						
20		Rest House	X	X	X	X	X	X	X	X	X	X					
21		Retirement halls					X	X	X	X	X	X					

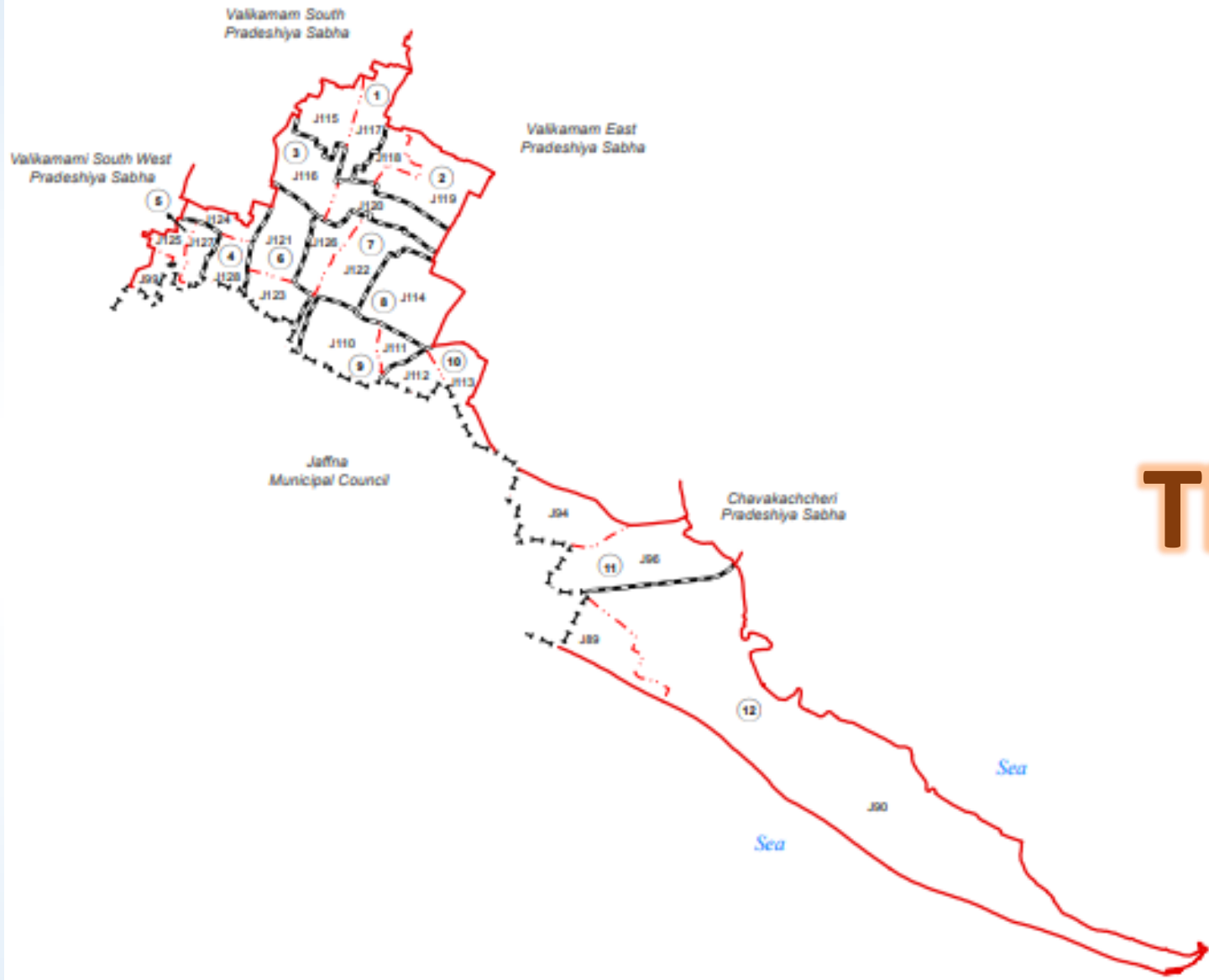
Main Zone	Commercial Zone
Characteristics of the Zone	Nonresidential activities with Medium Density
Zoning Boundaries	Annexures
Sub Zone	Medium Density Commercial Zone
Zone Code	C2
Zone Factor	1:2.14
Permissible Maximum FAR/ Number of floors	As per the form "A" in Schedule I & "B" in Schedule II
Permissible Maximum Plot Coverage	Commercial - 80 % Others - 65 %
Setbacks & maximum height	As per the form "E" in Schedule III
Minimum land extent for sub division	150 Sq.m
Permissible uses	As per the form "F" in Schedule IV & "G" in Schedule V
Common zoning regulations	<ol style="list-style-type: none"> 1. Clearances should be obtained from relevant agencies if needed. 2. Minimum land extent of development should be 150 Sq.m. 3. If an area where there is no pipe borne water supply system is installed, the minimum land extent shall be 250 sq.m. 4. Access should be maintained as minimum 9m for the non-residential activities. 5. District planning committee of UDA will have the full rights to decide any special development considerations within the Zone.

- These Regulations and guidelines apply to the entire area within the administrative limits of the Vali North PS area which has been declared as an Urban Development Area in the Extraordinary Gazette Notification No.2185/74 of Dated on 24.07.2020 under Section 3(i) 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 24.07.2020, the lots sub-divided before 24.07.2020 and the minimum plot size is less than 150 sqm are considered as existing lots. And for areas declared as urban areas after 24.07.2020, 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.
- 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.
- 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

PROPOSED BUILDING LIMIT & STREET LINE

NALLUR PS

Serial number	Road Number	Name of the Road	Proposed Road width	Proposed Street Line	Proposed Building Line
01	NJNPE001	Champion Road	7	3.5	4.5
02	NJNPE002	Karuvelady Road	7	3.5	4.5
03	NJNPE003	Kulappiddy Road	7	3.5	4.5
04	NJNPE004	College Road	7	3.5	4.5
05	NJNPE005	Press Road	7	3.5	4.5
06	NJNPE006	Church Road	6	3	4
07	NJNPE007	Karuvelady Path	7	3.5	4.5
08	NJNPE008	Old Post office Road	7	3.5	4.5
09	NJNPE009	Nanthavil Road	7	3.5	4.5
10	NJNPE010	Mission School Road	7	3.5	4.5
11	NJNPE011	Maniyakaran Road	7	3.5	4.5
12	NJNPE012	Vithanayar Road	7	3.5	4.5
13	NJNPE013	Puthiya Olungai	6	3	3.5
			6	3	3.5
14	NJNPE014	Udayar Road	7	3.5	4.5
15	NJNPE015	Pariyariyar Road	7	3.5	4.5



THANK YOU