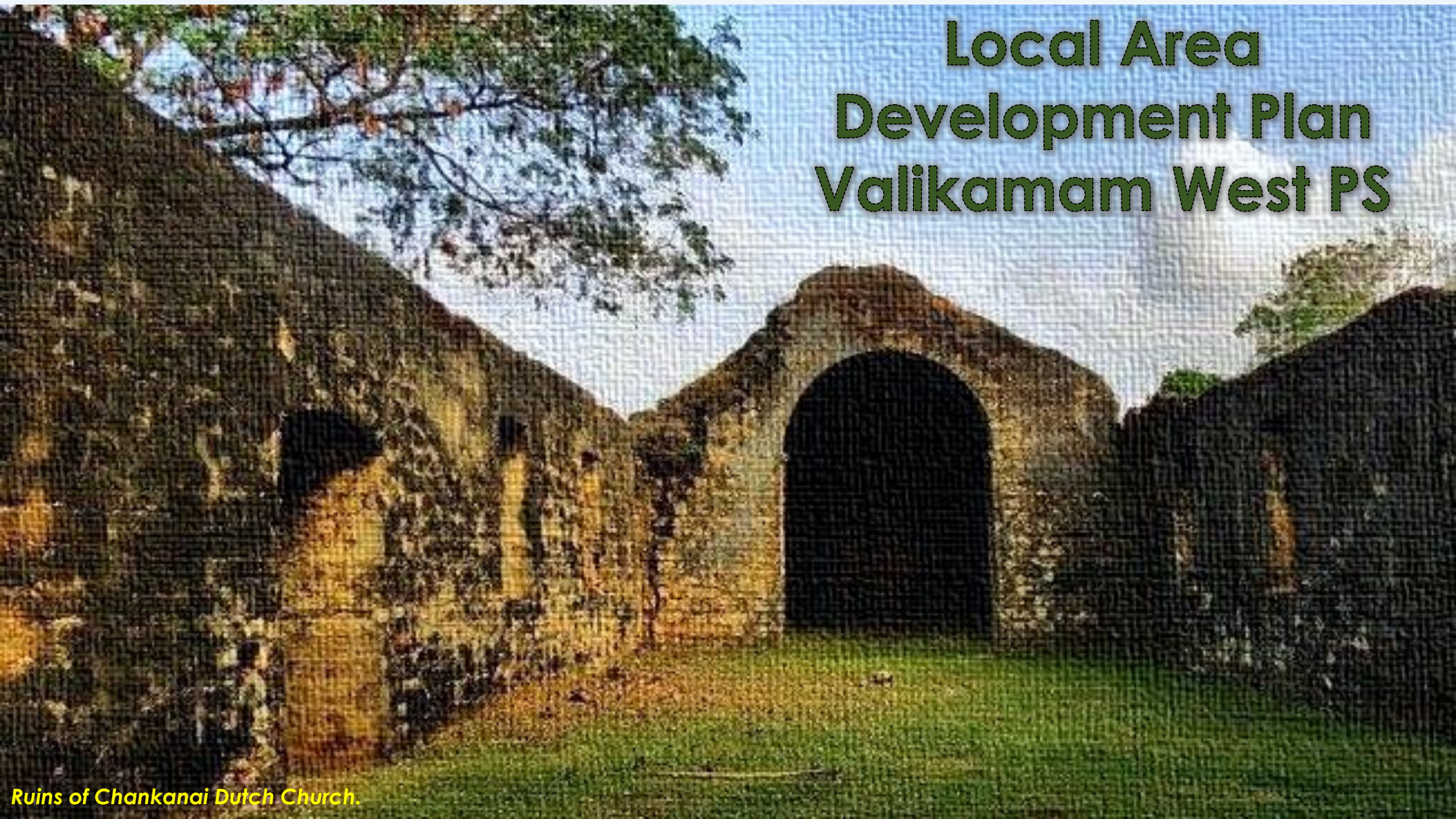


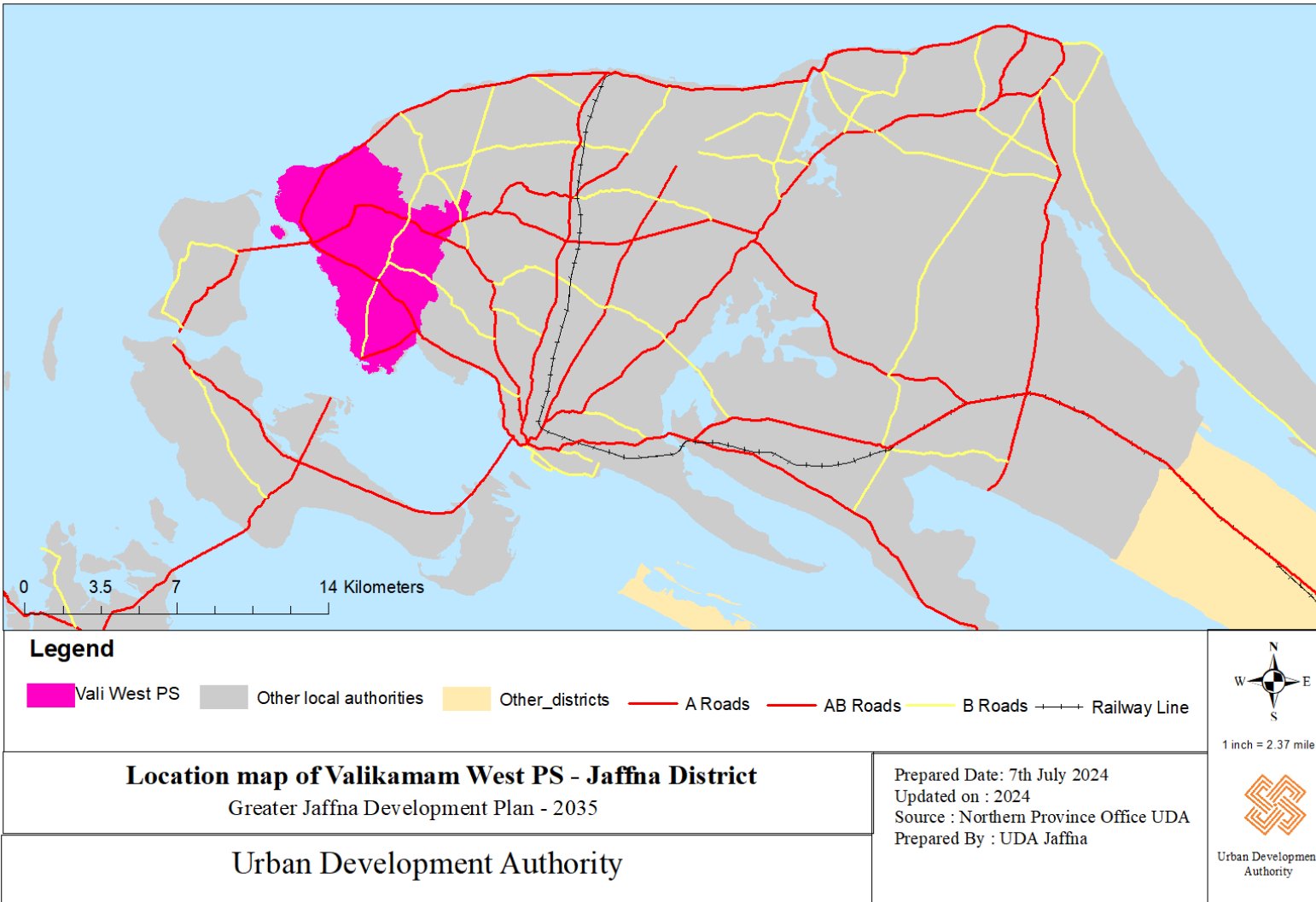
Local Area Development Plan Valikamam West PS



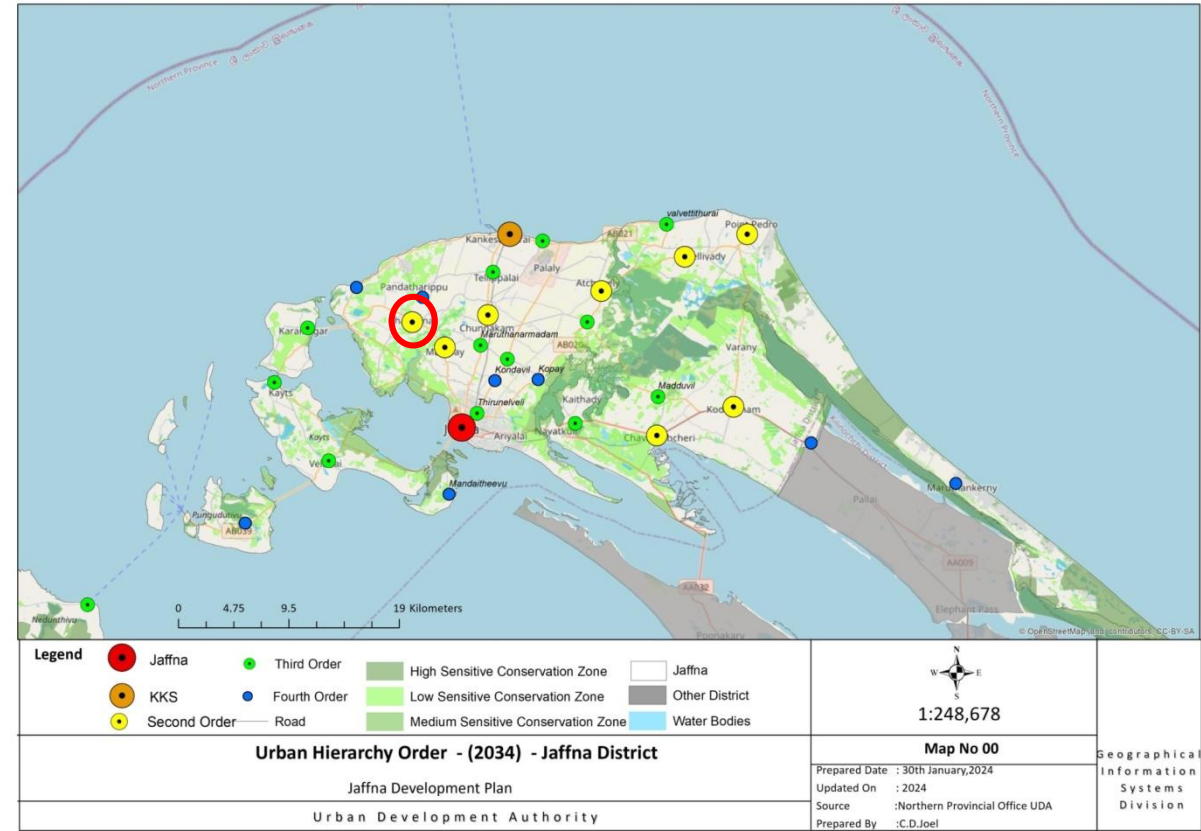
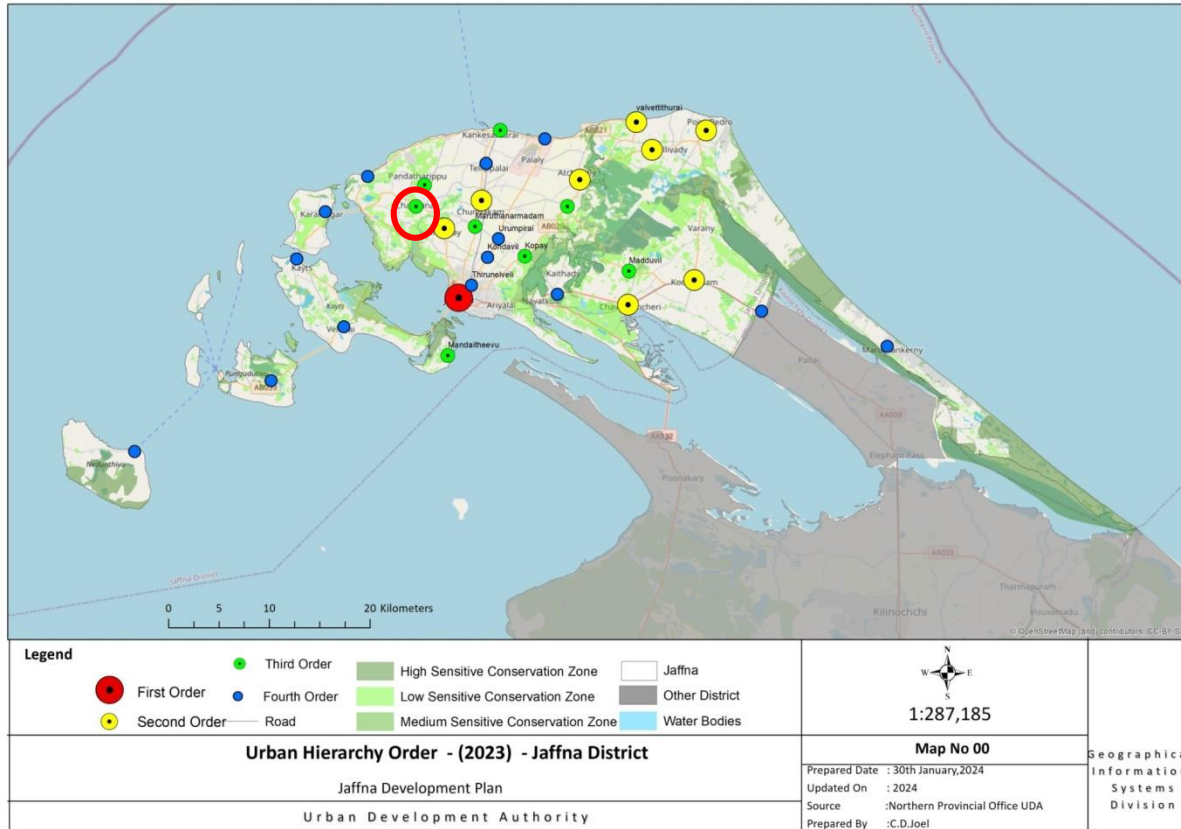
Ruins of Chankanai Dutch Church.

Valikamam West 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	4,730 hectares
Developable Extent	2,527 hectares
Region	Valikamam
No of GNDs	25
East	Valikamam South West PS and Valukaiyaru Seasonal River
South	Jaffna Lagoon
West	Jaffna Lagoon



HIERARCHY CHANGES OF VALLI WEST PS AREA ACCORDING TO GJDP-2034



- Chankanai town is currently a Third order city, in 2034 also it will retain to 2nd order position.
- It reflects the development potential of Valikamam West PS.



Existing Population (2022)

48,859



19/hec

Net Population Density



Population Growth rate

0.57 %



15,456

families

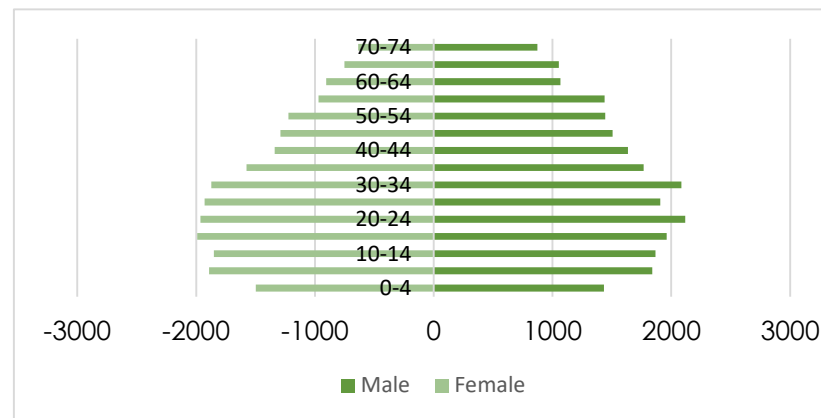


Predicted Population (2034)

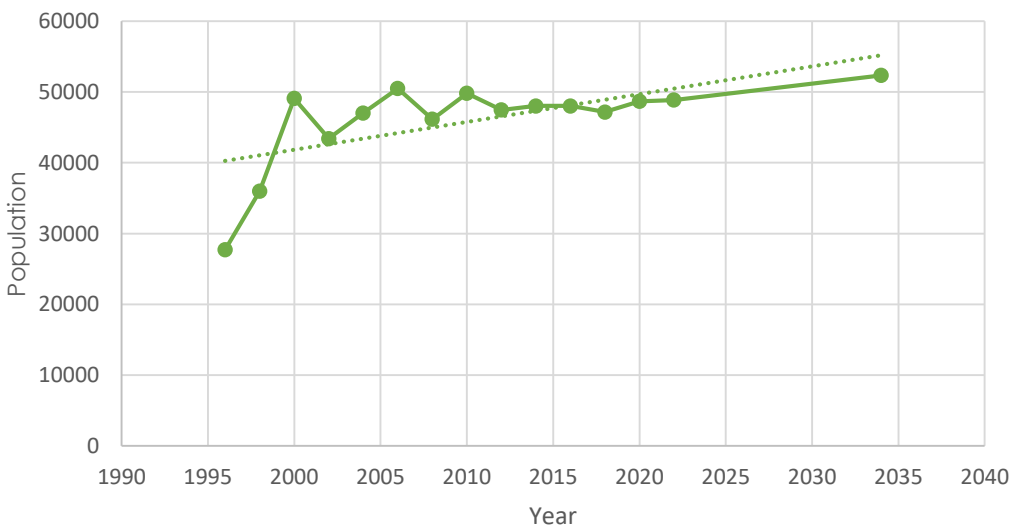
52,353

Commuter Population – 1,000 (2022)

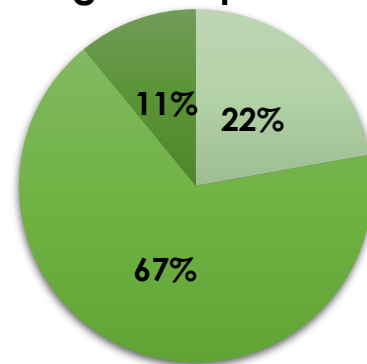
Population Pyramid



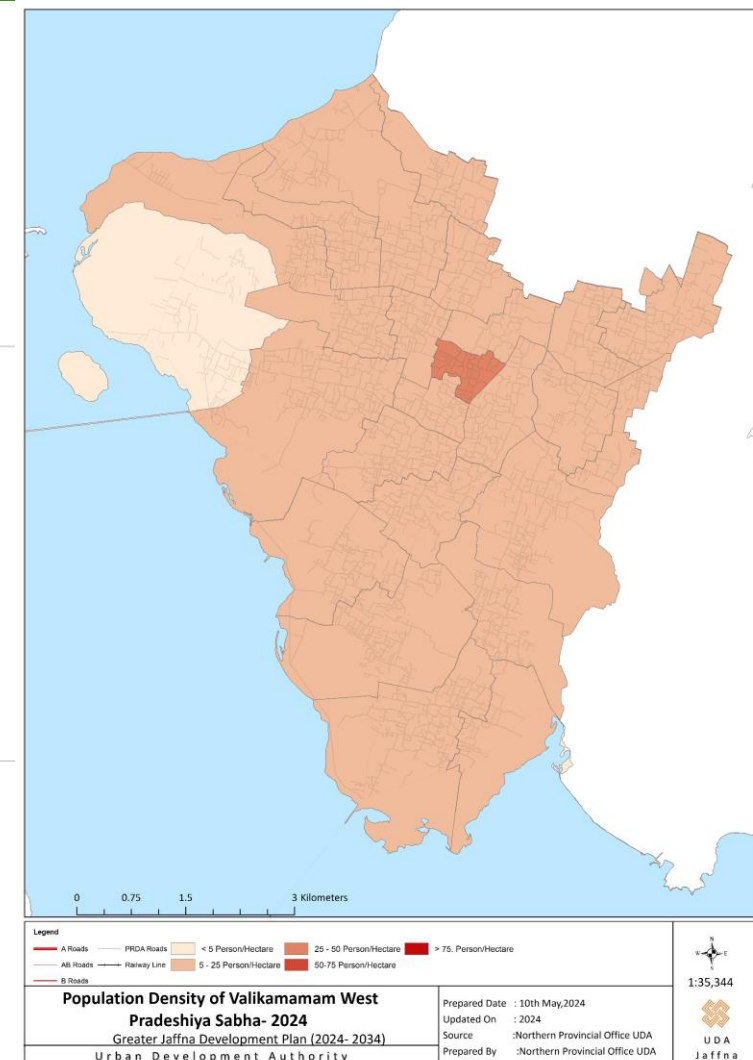
Population Growth Pattern



Age Composition



0-14 Years 15-60 Years (Workforce Population) Over 60 Years



<p>Legend</p> <ul style="list-style-type: none"> A Roads PRDA Roads All Roads B Roads Railway Line < 5 Person/Hectare 5-25 Person/Hectare 25-50 Person/Hectare 50-75 Person/Hectare > 75 Person/Hectare 	<p>Prepared Date : 10th May, 2024 Updated On : 2024 Source : Northern Provincial Office UDA Prepared By : Northern Provincial Office UDA</p>	<p>1:35,344</p> <p>UDA Jaffna</p>
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Population in 2022 – 48,859
(7.83 % of District Population)

Population in 1981 – 47,620
(6.44% of District Population)



11,169
Housing Units



2,393
Housing Need

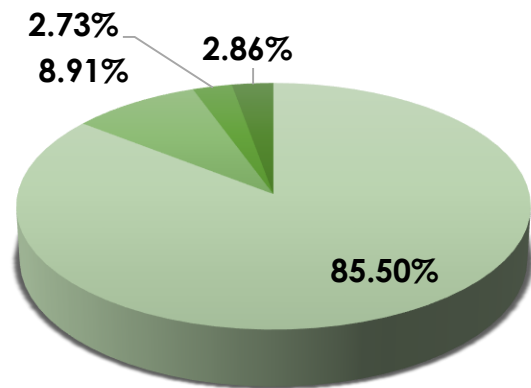


4.41/hectare
Housing Density

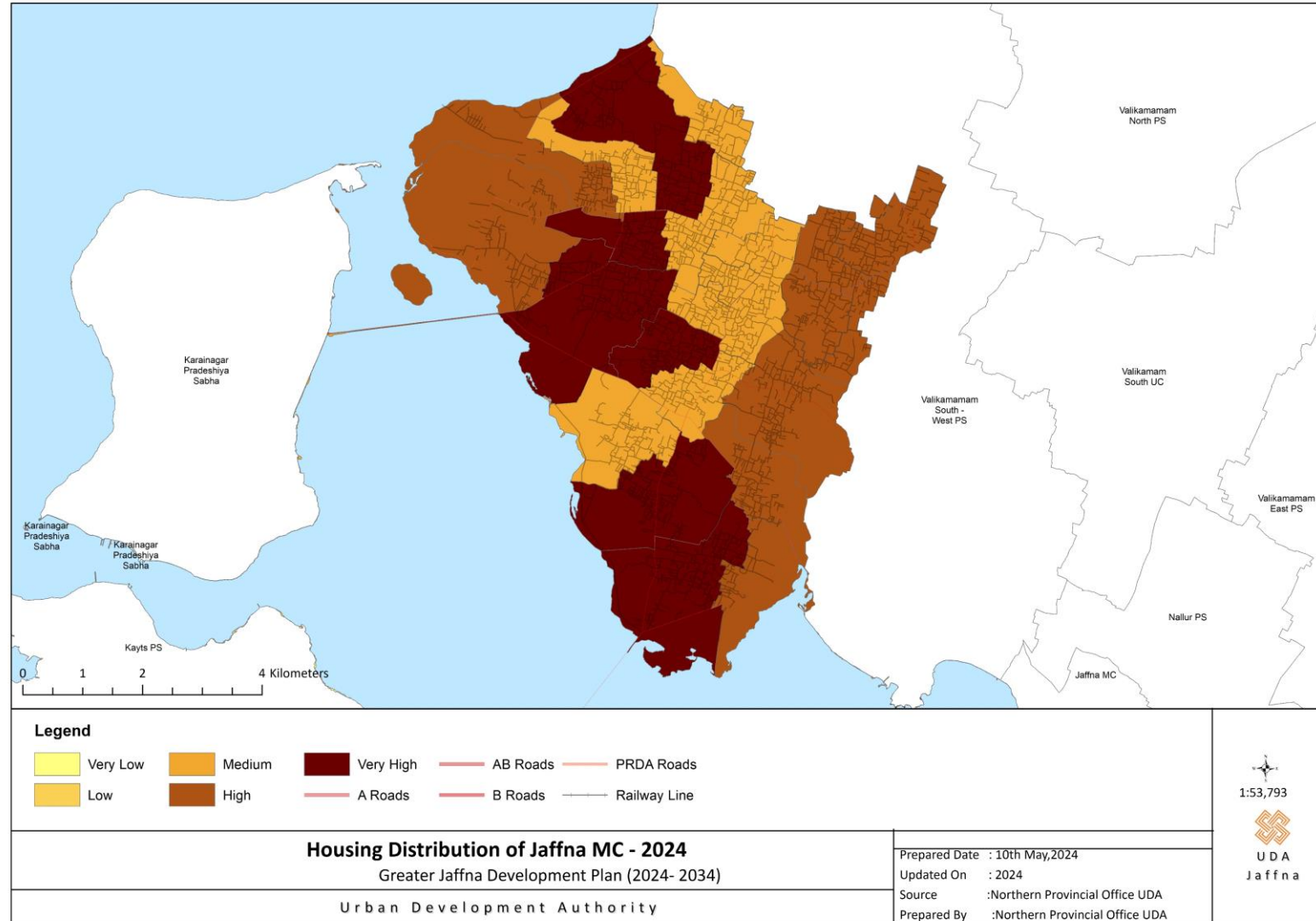


4.37
Average House hold size

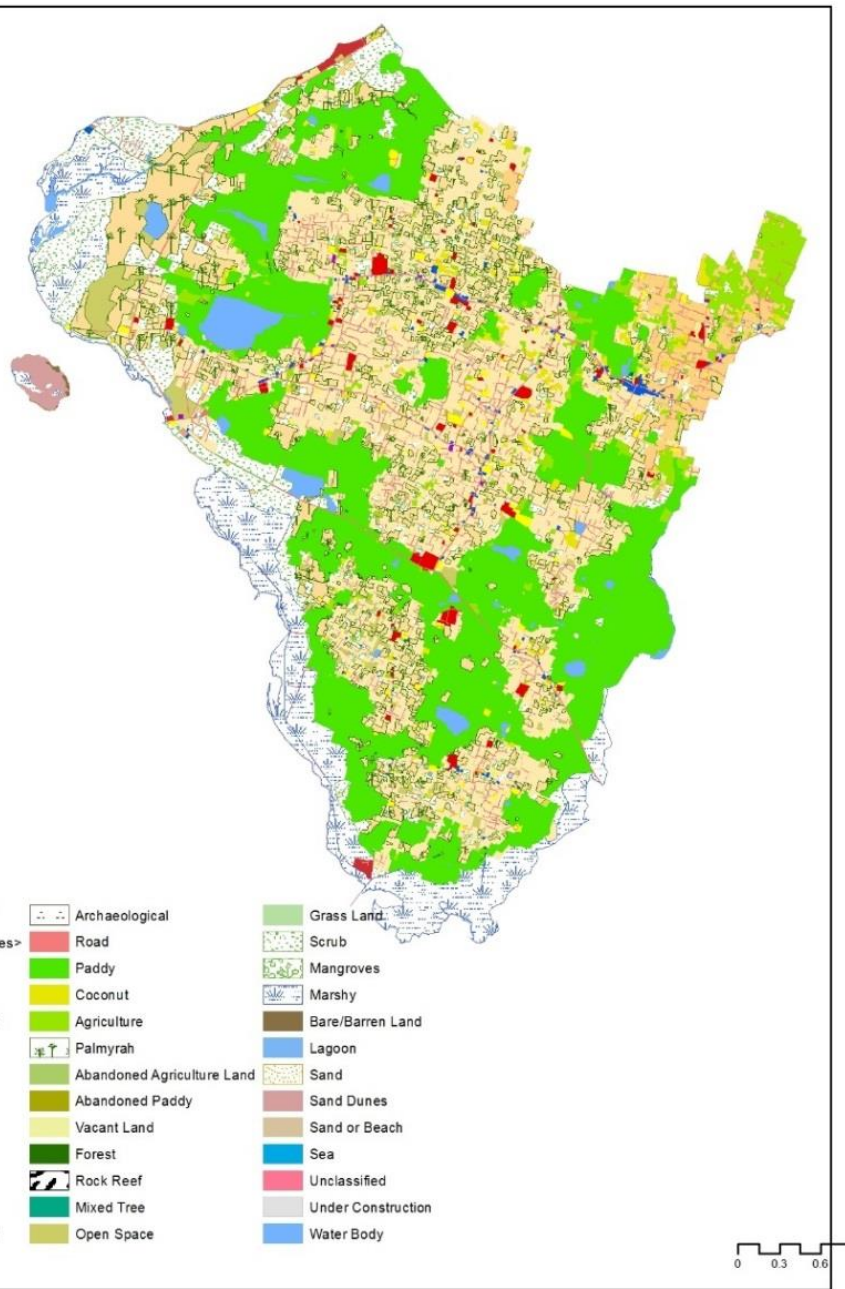
Housing Types



■ Permanent ■ Semi Permanent ■ Huts ■ Temporary



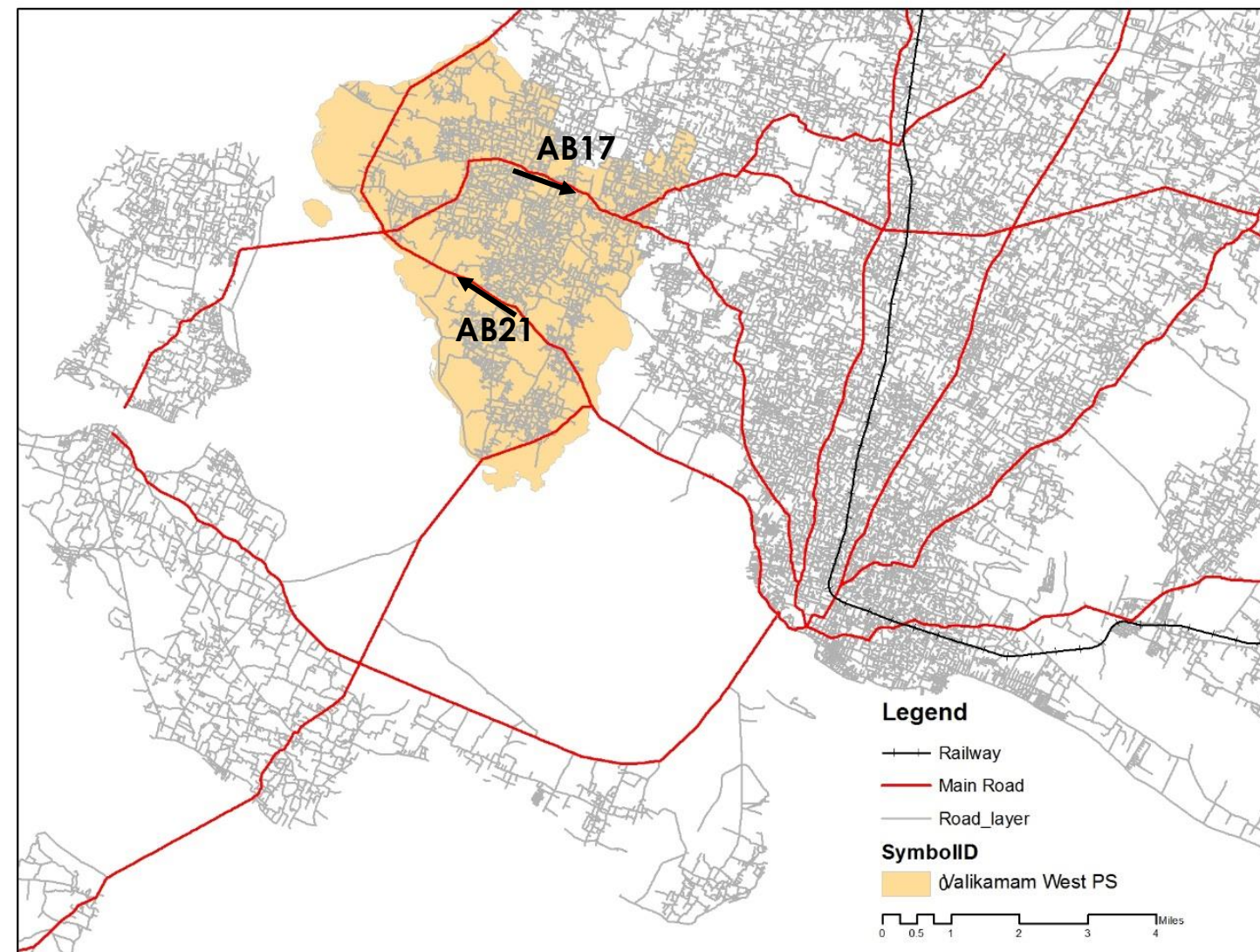
- Resettlement happen from the year 2012 to 2019 with the total population of 8,476
- Resettlement Area not having non proper infrastructure.



- The land use of the local authority consists Residential, Home garden, agricultural land and conservation areas as the major components. Other than this predominant use, commercial activities are concentrated mainly in the Chankanai area.

Land Use Category	Percentage %
Paddy	40.5
Home Garden	32.38
Residential	18
Water Body	2.63
Palmyrah	1.72
Marshy	1.06
Roads	1.05
Commercial	0.84
Others	0.67
Religious	0.43
Abandon Paddy	0.32
Institutional	0.32
Vacant Land	0.08

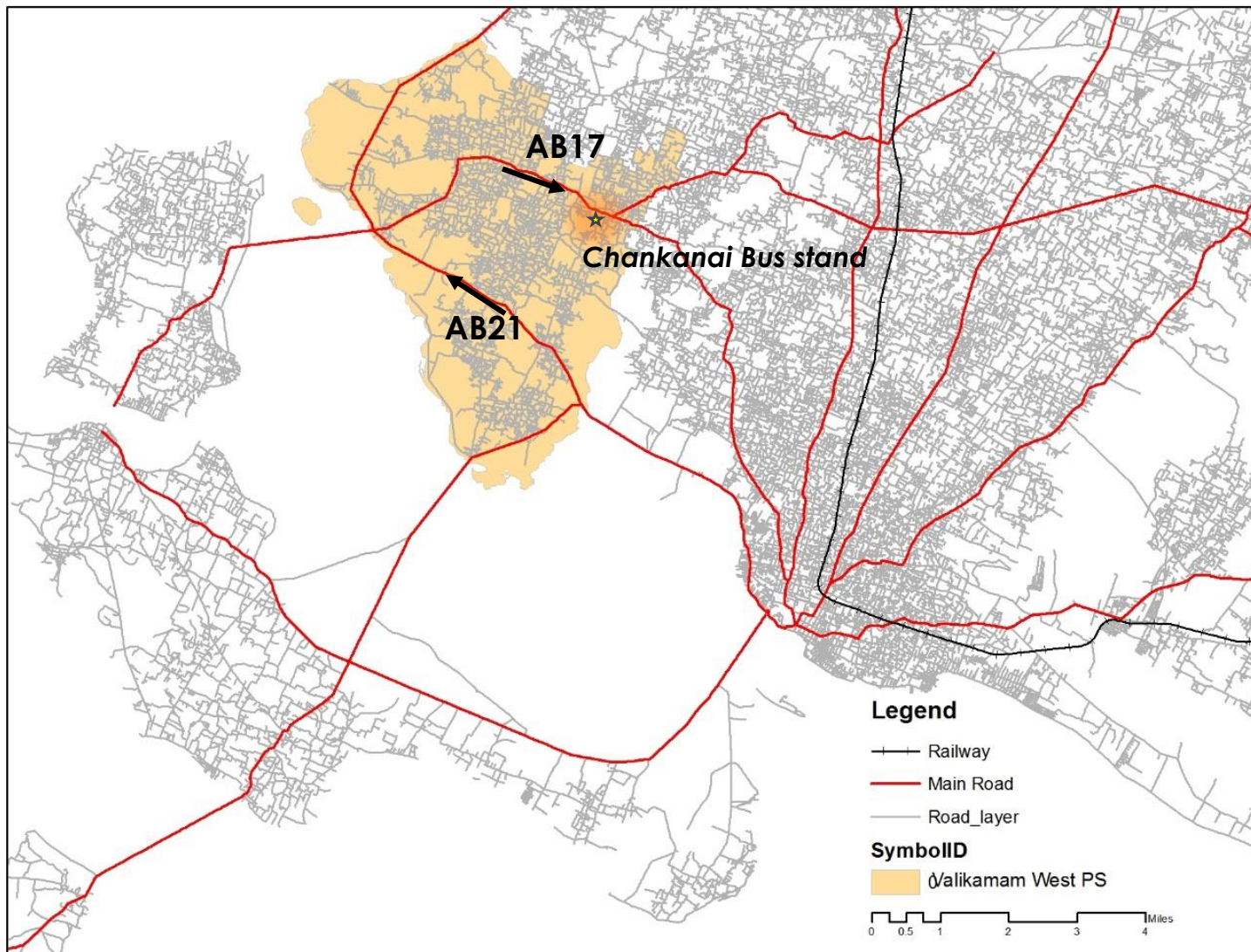
Road and Transport



- Valikamam Local authority is located 14.4 km from Jaffna town.
- Road AB17 connects the Karainagar island with 5 km distance.
- Road AB21 connects the palaly international airport, KKS Harbour , keerimalai and valvettidurai, which are identified for the future development area.

- Jaffna -Manipay-Karainagar Road (AB17)
- Vallai-Thellipalai-Araly Road (B437)
- Jaffna -Ponnalai- Pointpedro road (AB21)

Road Route Map



Road Length

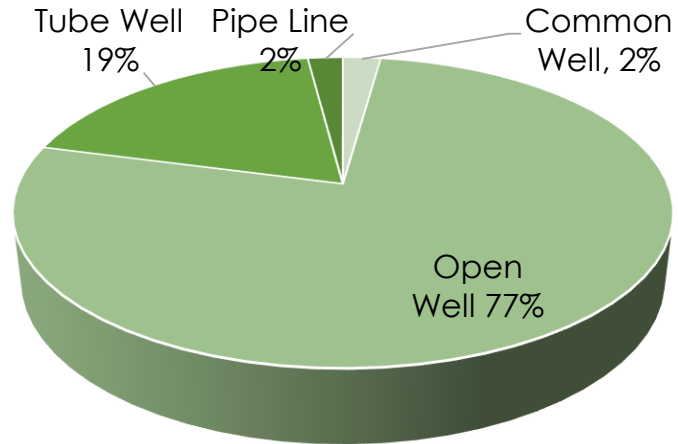
- RDA Road (AB & B) – 39.5 km
- RDD Road (C & D) - 30.23 km

Bus Route

- Bus operation route are mostly covered all the settlement areas expect the Ponnalai settlement Area.
- Bus routes of 782, 785, 786, 740, 787, Chunnakam and Chavakacheri also functioning to cover the travel route for the public.
- Only Chankanaai Bus stand cover the entire PS area, and located in the corner of the PS, so its an issue.

Source of Water

➤ 98 % of the families access these water sources



Supply by National Water Supply and Drainage Board - 2,435 m3

Electricity

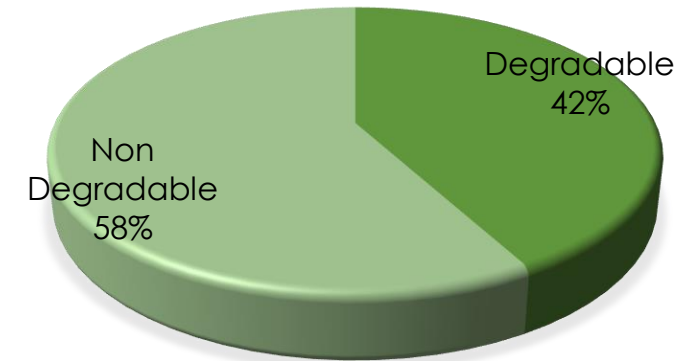
- Electricity coverage of the LA is 95%.
- Total number of the houses are 13063, where 12410 houses received the electricity in the local authority.
- Except the huts and temporary settlements, 240 houses required the electricity.

Solid waste Management

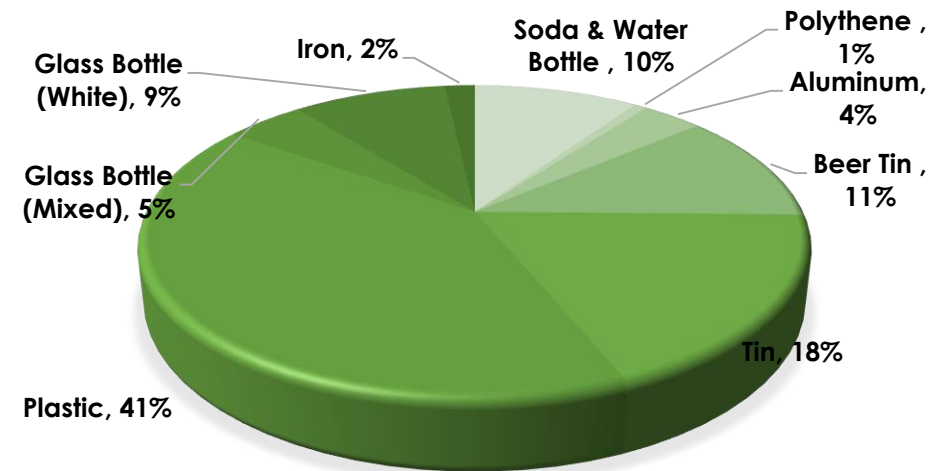
137 m3/month

Solid Waste Generation

WASTE COLLECTION



NON DEGRADABLE WASTE



- Average degradable waste per month is 20.25MT (42%) and Non degradable Wastes are 28 MT (58%).
- All wastes are transferring to Araly west compost site.

Education


- There are 34 provincial schools functioning in the Local Authority.
- One private school in the LA, while no national school.
- Total number of students is 8,805.
- According to the divisional secretariat data Students and teacher's ratio is 1:15 have been recorded in 2022.




Health

- There are 7 state public health care and medical institution. They are two divisional hospital, two primary medical care units, one MOH office, and two public health clinic centers.

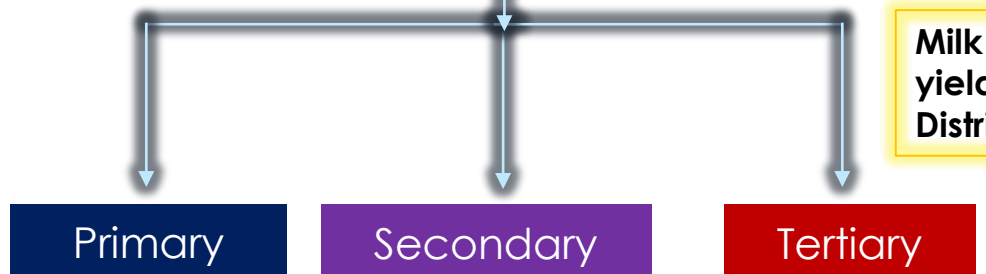


 **70 %**
Labour force Population

 **30 %**
Dependency Population

 **16 %**
Unemployment

Economy



Milk Production yield is 20% of the District yield

Agriculture
11 %

Fishery
4 %

Red Onion, Gingelly, Manioc, Black Gram, Green Gram, Chillies, Beetroot

Food & Beverages, Wood & Wood Based, Tailoring & Garment, Metal & Aluminum, Leather Based, Paper Based, Cement Based, Beauty Culture, Handi Craft, Light Engineering, Coir Based, Palmyrah Based, Chemical & Based, Rubber & Plastic Based, Services, Pottery

58 %

27 %

AGRICULTURE

- There are 8,300 families (54%) engage the agricultural activities.
- There are 15 number of registered farmers organization in the LA.
- Valikamam west Local authority is contributing 16 % paddy production to the entire Jaffna District.
- Which areas are showed more than 100MT paddy production in a year.
- Red onion yield 200 hec – 4,765 Mt District 19,000 Percent 25 %
- Agriculture is mainly depending with the Seasonal river of the Valikai aru with hydro system

FISHERY

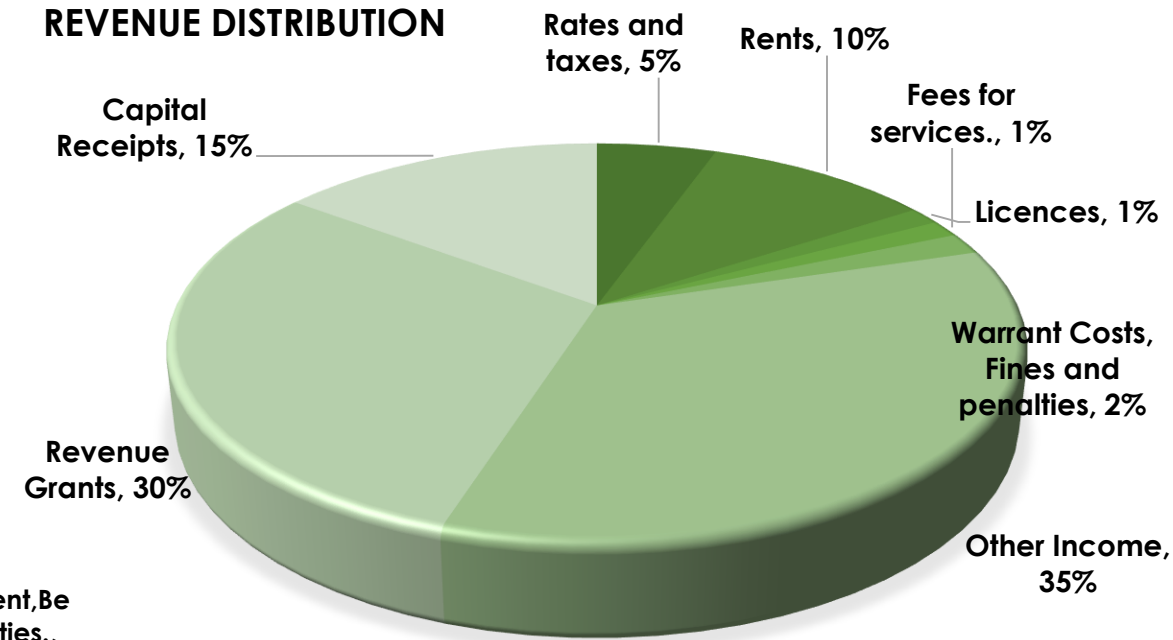
- There are 1632 families (11%) engage the fishing activities.
- Nine fisherman cooperative societies in the LA.
- Valikamam west Local authority is contributing 1.8 % fish production to the entire Jaffna District.

TOURISUM AREAS

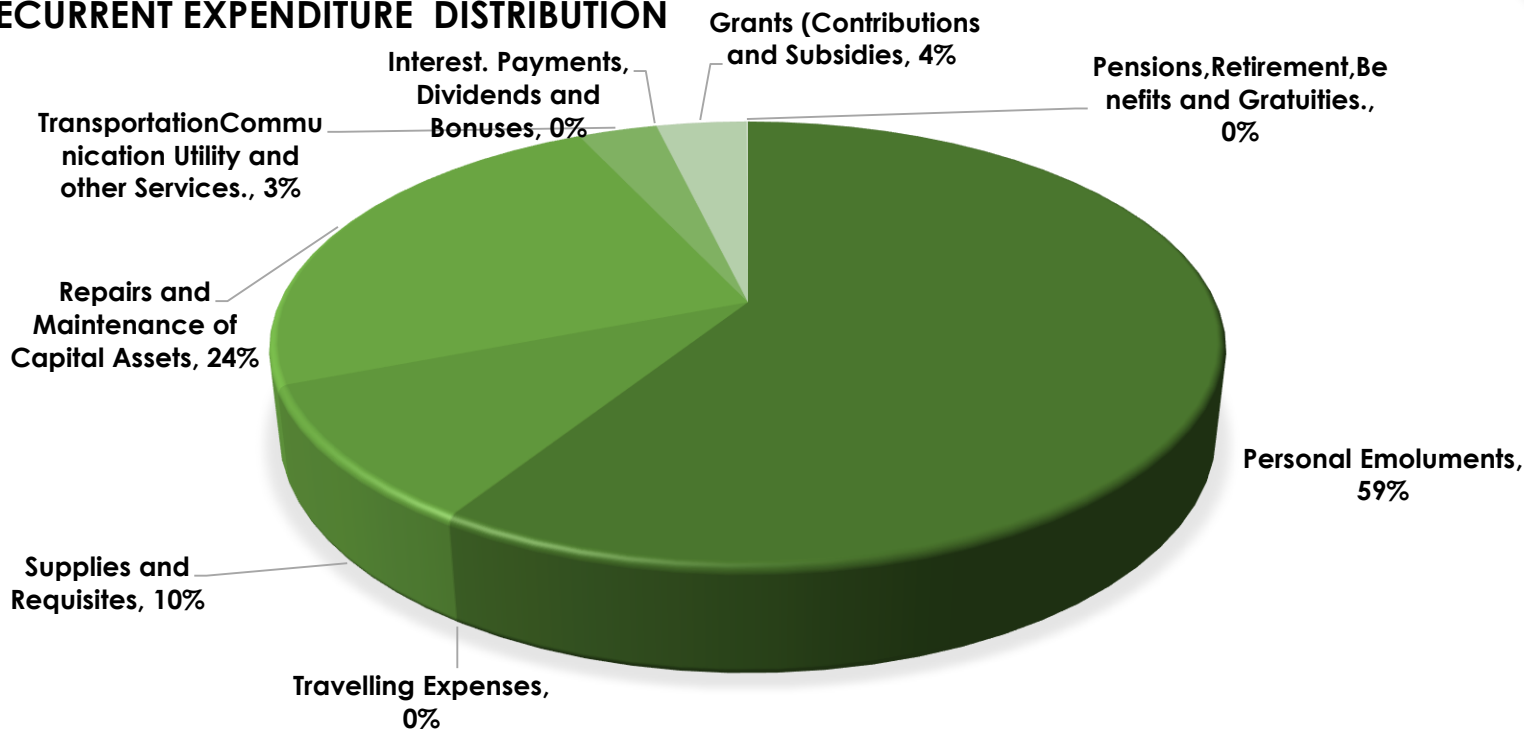
No	Ancient/ Historical Places	Location	Name of the GN	GN Number
01	Sampil Thurai (Sampu Natha eswaram)	Sampil Thurai	Chulipuram East	J/174
02	Thiruvady Nilai	Thiruvady Nilai	Chulipuram East	J/174
03	ponnalai Varatharaja Perumal Kovil	Ponnalai	Ponnalai	J/170
04	Paralai Eswar Vinayagar Kovil	Paralai	Chulipuram East	J/174
05	Chankanai Fort / Ancient Church	Chankanai	Chankanai South	J/180
06	Araly Thurai	Araly Thurai	Araly East	J/163
07	Thunaivi Ancient Sivan Kovil	Thunaivi	Sangarathai	J/159
08	Vaddukoddai South Indian Church	Vaddukoddai	Vaddu South West	J/166
09	Sangarathai Aavuronchy Stone	Sangarathai		
10	Sithankeny Pond	Sithankeny	Sithankeny	J/177
11	Valukkai Aru	Araly	Araly North East	J/164 & J/163
12	Sangamiththa Bo-Tree	Chulipuram	Chulipuram East	J/174

- The local area's revenue report shows a notable increase of Rs. 209.15 Mn in total revenue from 2022 to 2023.
- 173.95 Mn has been spent for physical infrastructure development in 2023 (Recurrent expenditure and Capital expenditure)

REVENUE DISTRIBUTION



RECURRENT EXPENDITURE DISTRIBUTION



- Recurrent expenditure – 124.5 Mn
- Capital expenditure – 49.4 Mn
- Total balance is 35Mn for the year of 2022.



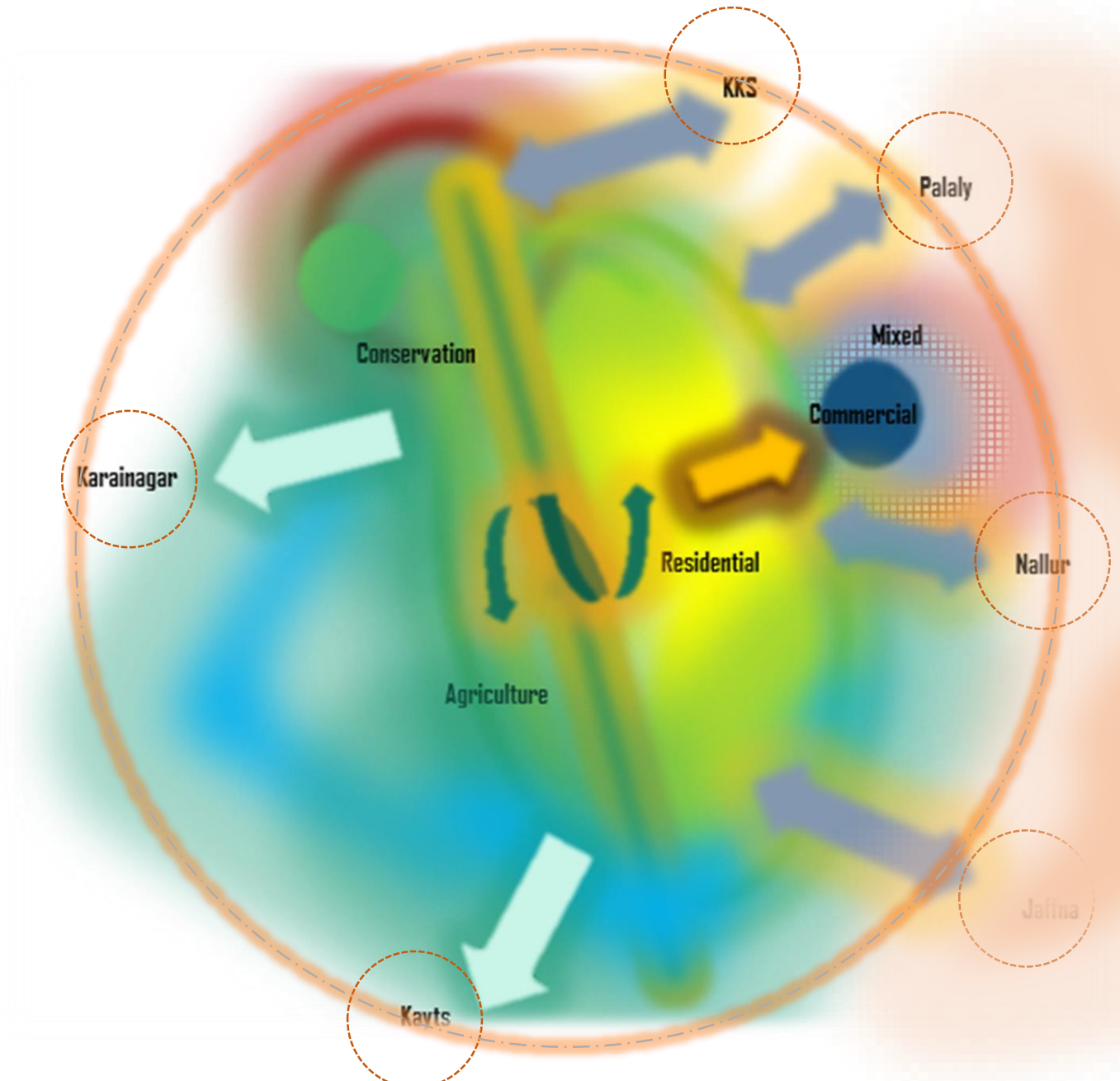
PROBLEMS

- Conversion of the environmentally sensitive areas.
- Resettlement areas don't have any infrastructure facilities
- Salinity issue of the water
- Lack of infrastructure facility for the Agriculture and fishery sectors (Half of the population involved in Agriculture activities but the yield is low)
- Flash flood affect the 1/3 of the local authority area because of absence of improper drainage maintenance
- In order to promote as residential area, absence of infrastructure facilities in the town center.
- Absence of commercial centers to boost the economics of the area (Chankanai is the only town, providing services to the public Eg: Bus stand).



POTENTIALS

- Availability of the land for promotion of agricultural, fishing and tourism-based activities
- More than half of the families engage in the agricultural activities
- Potential area to connect the karainagar and kayts island.
- Connection through major road network
- Relatively low population density, It will provide the opportunity to accommodate more residents in future.
- Connection with major island of Jaffna District, Karainagar and Velanai.



““Domicile of West” ”

Domicile simply mean “Dwelling Place” or “Place of Residence”. It plays a crucial role in shaping how cities develop, function, and meet the diverse needs of the residents. Residential-based urban development focuses on planning and designing cities with a primary emphasis on residential areas. This approach prioritizes creating livable neighborhoods, promoting community well-being, and integrating residential areas with necessary infrastructure and amenities. .

GJDP VISION – VALIKAMAM WEST 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

“Ceaseless waves”



Domicile of West

STRENGTHS	WEEKNESSES
<ul style="list-style-type: none"> ▪ Ideally located near to the Jaffna town ▪ Availability of the land for promotion of agricultural, fishing and tourism-based activities ▪ More than half of the families engage in the agricultural activities ▪ Relatively low population density, It will provide the opportunity to accommodate more residents in future ▪ Indigenous Cash crop cultivation of Red Onion, Chili 	<ul style="list-style-type: none"> ▪ Half of the population involved in Agriculture but the yield is low. ▪ In order to promote as residential area, absence of infrastructure facilities in the town center. ▪ Absence of commercial centers to boost the economics of the area (Chankanai is the only town, providing services to the public). ▪ Resettlement areas don't have any infrastructure facilities ▪ Salinity issue of the water
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> ▪ Connection through major road network ▪ Two major islands (karainagar and kayts) of the Jaffna District is directly connect to the Valikamam West PS. ▪ Tourism potentials Scared & Religious sites Tours, Historical Tours 	<ul style="list-style-type: none"> ▪ There have been new developments rising up in the environmentally sensitive areas.

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

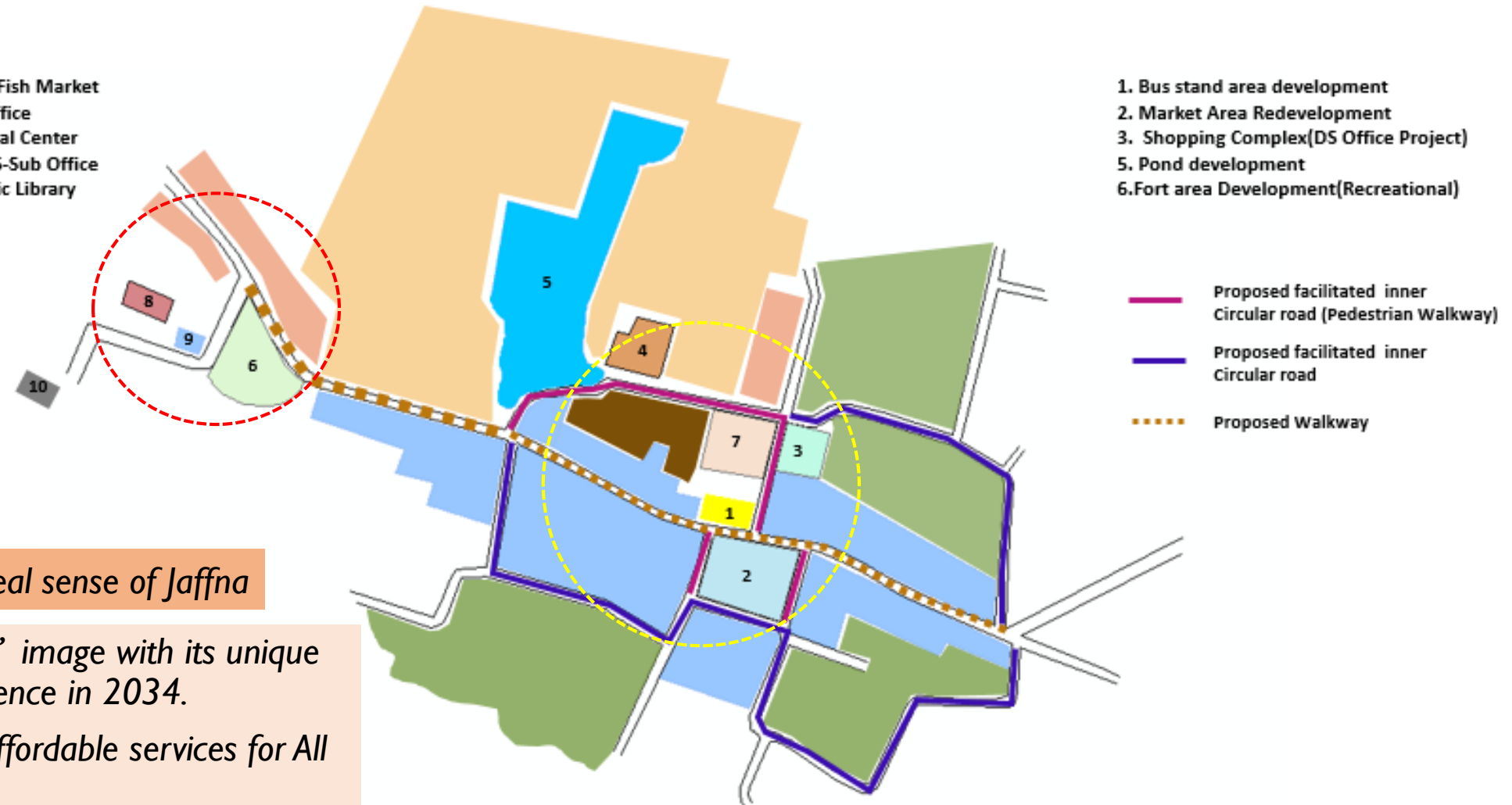
Detail town center development project

Existing

Proposed

- 4. New Fish Market
- 7. DS Office
- 8. Cultural Center
- 9. VW PS-Sub Office
- 10. Public Library

- 1. Bus stand area development
- 2. Market Area Redevelopment
- 3. Shopping Complex(DS Office Project)
- 5. Pond development
- 6. Fort area Development(Recreational)



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.

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.

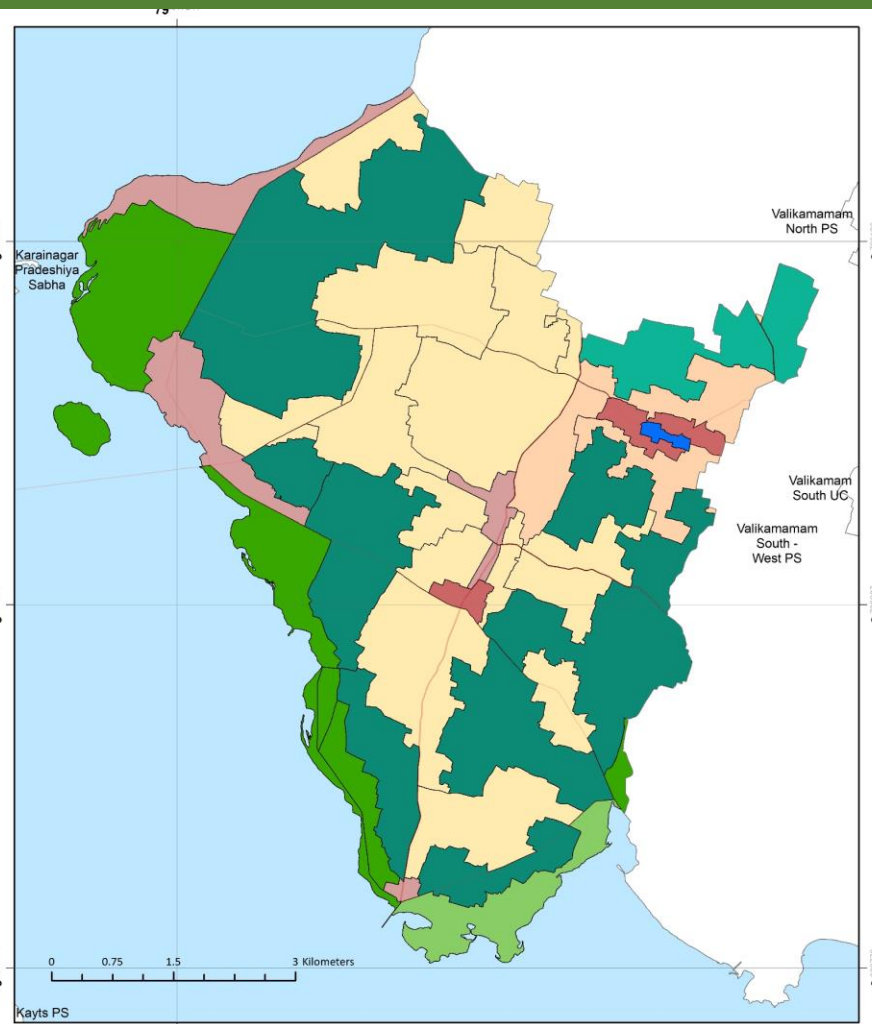
Identification of the traffic circle area Landscape

1. Chulipuram Children Park
2. Sankaraththai Pocket Park
3. Tholpuram Public Park
4. Araly Pocket Park
5. Puliyanthurai Beach Park Development



1. Develop the Chankaanai area as an Economical center.
2. The Mandikaikkulam in Chankaanai develop as a tourist place with walking tracks and stone benches.
3. Construct two shops in Vaddukkoddai junction bus stand.
4. Construct the cafeteria with the tourist chalets in Puliyanthurai beach area.
5. Without disturb the mangroves, construct the walk way and rest place in the Arali bridge to Settiyaar junction.
6. Construct a children park in the old Sulipuram sub office land.
7. Facilitate to sale the Handicrafts / local products in one side of Sankaanai bus stand's upper floor and reserve other side for traditional food Stoll.
8. Construct the walkway with palmyra trees in Thiruvadynilai, Ponnalai.
9. Plant the palmyra trees along the AB 21 road sides.
10. Under the greenery development project plant the whip trees surrounding the garbage dumbing yard in Arali East.
11. The Thiruvadynilai needs to be improved as a tourist place.
12. Paththanaikeni renovate and convert as the tourist place in Arali.
13. Construct a sewage treatment plant near the Arali East solid waste management side.
14. Setup a freezer facility for fish and vegetable in Puliyanthurai
15. Solar park at Ponnalai

16. Construct a solar park in upper floor and the ground floor for a industrial space at the Kothurai, Vaddukkoddai.
17. Construct a RO plant for the water supply.
18. Formulate the pedestrian and cycling track.
19. Construct a shopping complex with the vehicle park, cinema hall and food city at the 6 Ac land in front of the Sankanai DS office.
20. Construct a vegetable market with vehicle park at Chankaanai
21. Find out a suitable land and construct a swimming pool.
22. Combined Chankanai with Sulipuram and promote as a Urban council and Combined Vaddukkoddai with Arali and promote as a PS
23. Installation of Signal lights at Sithankeni, Vaddukkoddai, Sankarathai junctions.
24. Convert the Mavathai, Arali spots ground as an international standard football ground.
25. Construct a drainage system at Vaddukkoddai, Mavadi, Sulipuram
26. Conserve and maintain the grace lands
27. Construct a bund across the Valukkaiaaru and Save the water.
28. Install the solar panel in the ponds
29. Find a suitable land and construct an indoor stadium.
30. Arranged the market facilities in the Sankanai bus stand upper floor for the Handloom industrial product undertaking in the Pannakam area
31. Setup a tourism sport in Thuruththuppidi (Island) with the Boating and hotel facilities.
32. Widening the roads
33. Arrange market facilities for the Palmar product in Ponnali



Zone & Zone factor

Main Zone	Sub Zone	Zone Factor	Plot Coverage
Commercial	Medium Density Commercial Zone	2.14	Commercial – 80 % Others – 65 %
	Low Density Mixed Development Zone	1.37	65
Mixed	Medium Density Mixed Development Zone	1.92	Non-residential – 80% Residential – 65 %
	Low Density Mixed Development Zone	1.37	65
Residential	Medium Density Residential Zone	1.32	65
	Low Density Residential Zone	0.78	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

Legend

- Medium Density Commercial Zone
- Medium Density Mixed Development Zone
- Medium Density Residential Zone
- Low Density Mixed Development Zone
- Low Density Residential Zone
- High Sensitive Conservation Zone
- Medium Sensitive Conservation Zone
- Agriculture Zone
- Agro Promotion Zone

Zoning Map of Valikamam West 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

1:56,368

U D A
Jaffna

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

Valikamam West PS

Serial number	Road Number	Name of the Road	Proposed Road width	Proposed Street Line	Proposed Building Line
01	NJVWE-AR-1	Nochchikaddu Road	7	3.5	4.5
02	NJVWE-AR-2	Nochchikadu Road 1st Lane	7	3.5	4.5
03	NJVWE-AR-3	Nochchikaddu Road 1st Lane Branch Lane	7	3.5	4.5
04	NJVWE-AR-4	Nochchikadhu Road 3rd Lane	7	3.5	4.5
05	NJVWE-AR-5	Nochchikadhu Road 2nd Lane	7	3.5	4.5
06	NJVWE-AR-6	Nochchikadhu Road 4th Lane	7	3.5	4.5
07	NJVWE-AR-7	Nochchikadu Road 6th Lane	7	3.5	4.5
08	NJVWE-AR-8	Pachchanthai Road	7	3.5	4.5
09	NJVWE-AR-9	Muththamil Road	7	3.5	4.5
10	NJVWE-AR-10	Muththamil Road 2nd Lane	6	3	4
11	NJVWE-AR-11	Muththamil Community centre Lane	6	3	4
12	NJVWE-AR-12	Muththamil Road 4th Lane	4.5	2.25	3.25
13	NJVWE-AR-13	Muththamil Road 1st Lane	4.5	2.25	3.25
14	NJVWE-AR-14	Muththamil Road 3rd Lane	6	3	4
15	NJVWE-AR-15	Muththamil Road 5th Lane	4.5	2.25	3.25

THANK YOU

