

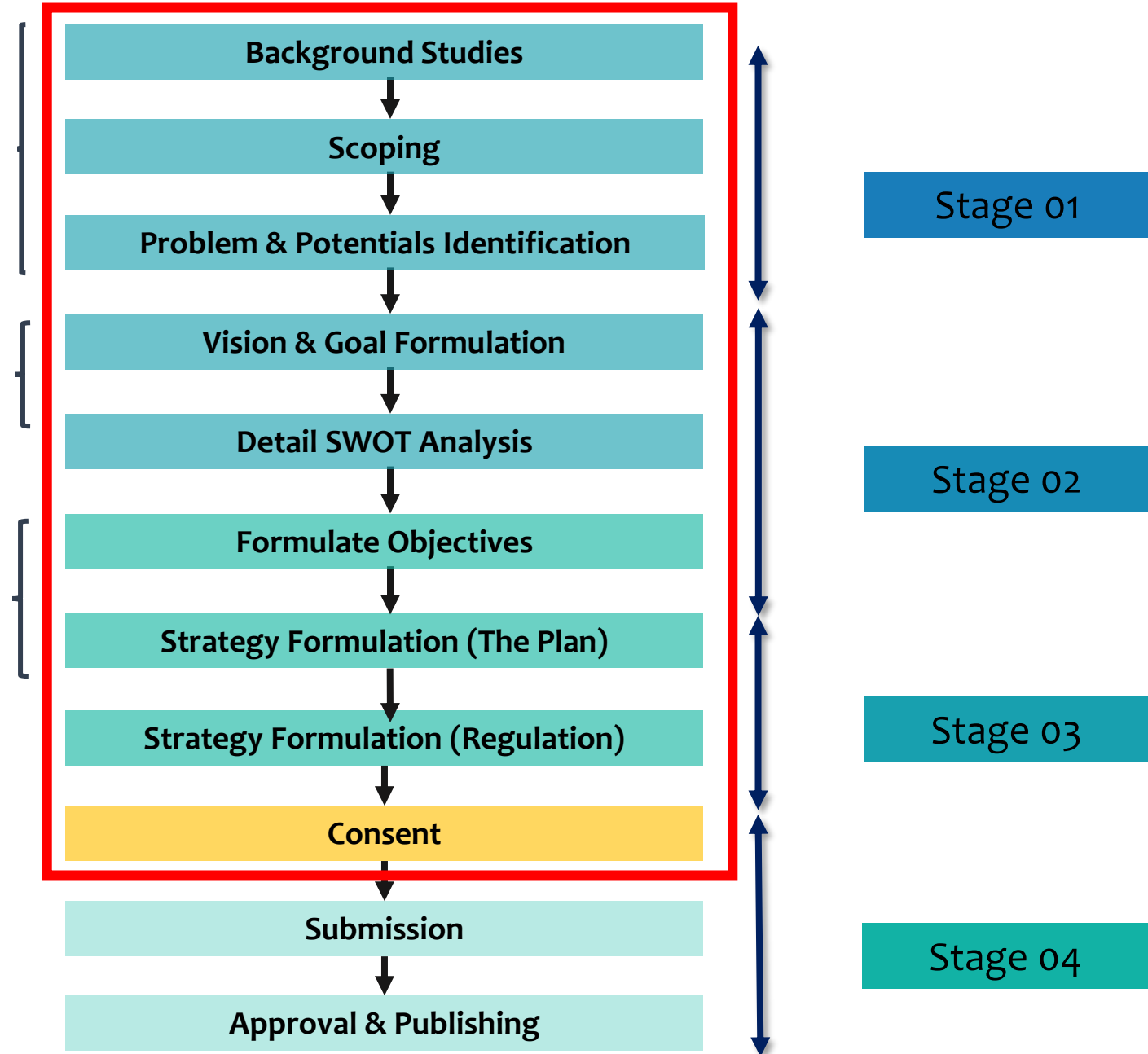
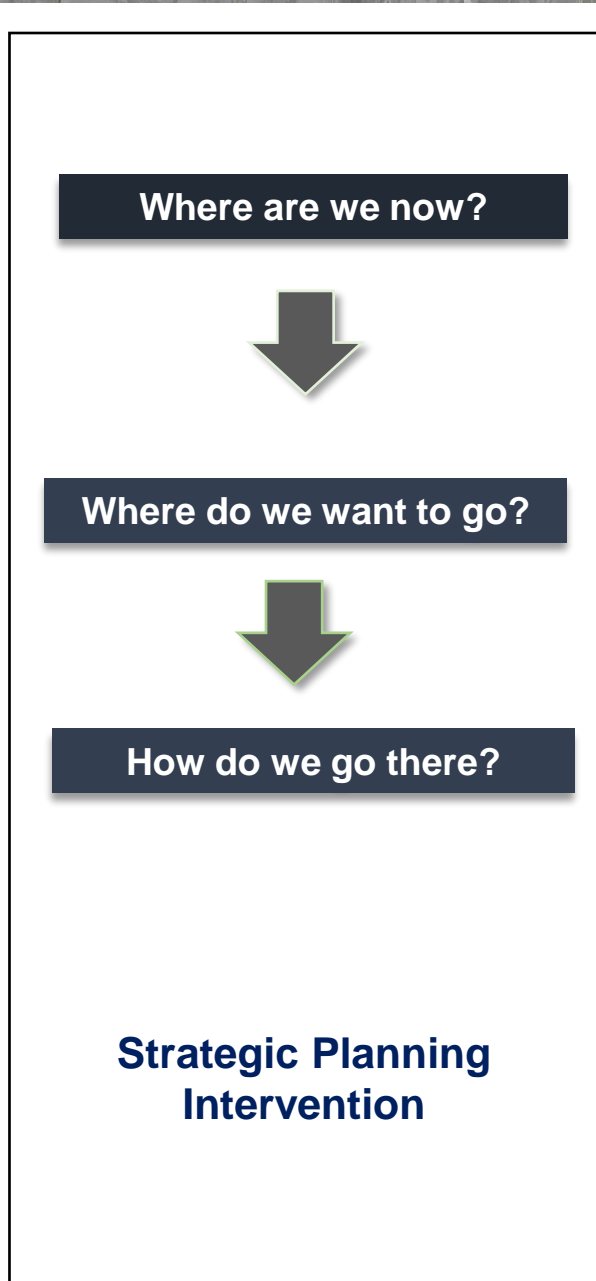


BATTICALOA MUNICIPAL COUNCIL AREA URBAN DEVELOPMENT PLAN
(2024- 2034)
- DRAFT -



Ministry of Urban Development & Housing
Urban Development Authority

PLANNING PROCESS





01

The Study Area

02

Planning Context

- History of the area
- National & Regional Linkages
- Previous Planning Attempts
- National & Regional Policies

03

Boundary Delineation

- Functional Boundary
- Physical Boundary
- Planning Boundary

04

Situational Context

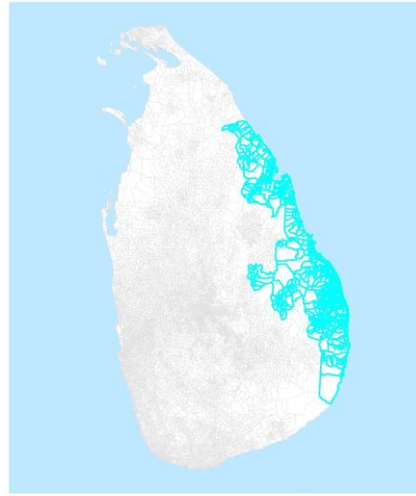
- Situational Analysis

05

Need of The Development Plan

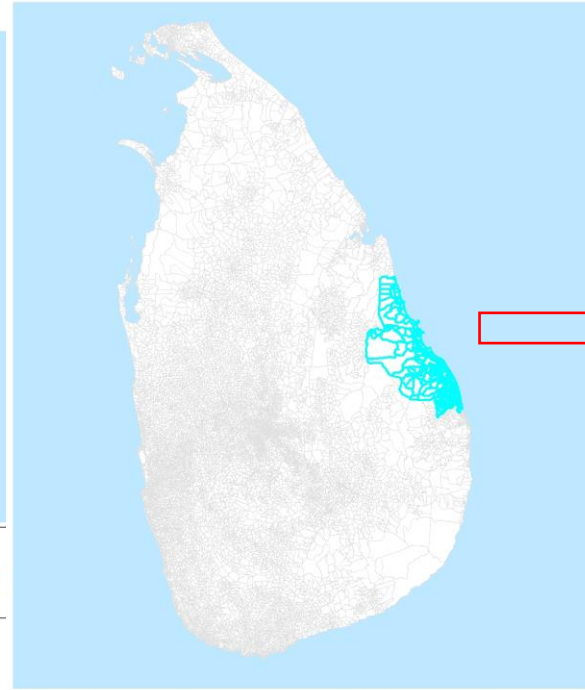
STUDY AREA

STUDY AREA: PHYSICAL BOUNDARY



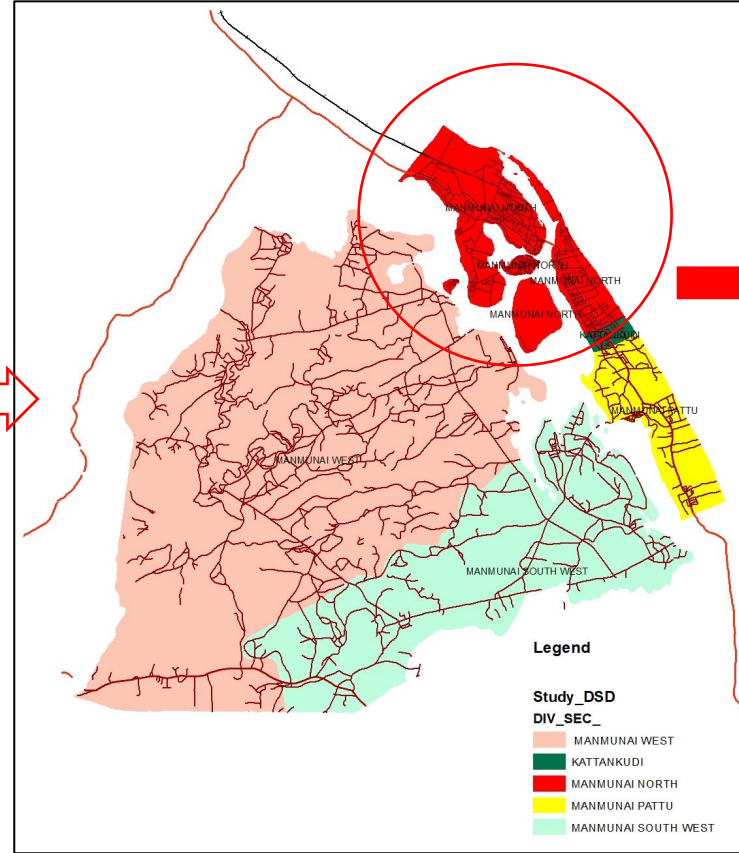
Map of Eastern Province
Batticaloa MC Development Plan
Urban Development Authority

1:1,958,604
Map 1



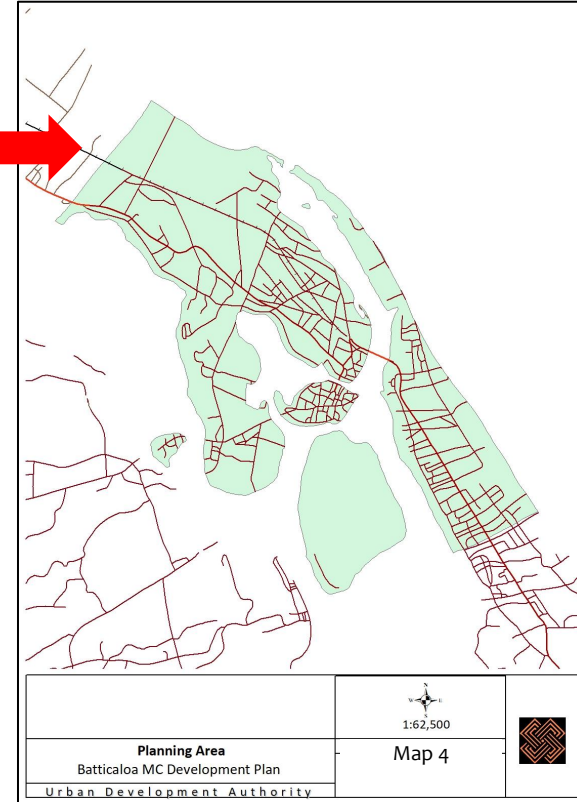
Map of Batticaloa District
Batticaloa MC Development Plan
Urban Development Authority

1:1,930,617
Map 2



Study Area
Batticaloa MC Development Plan
Urban Development Authority

1:160,658
Map 3



Planning Area
Batticaloa MC Development Plan
Urban Development Authority

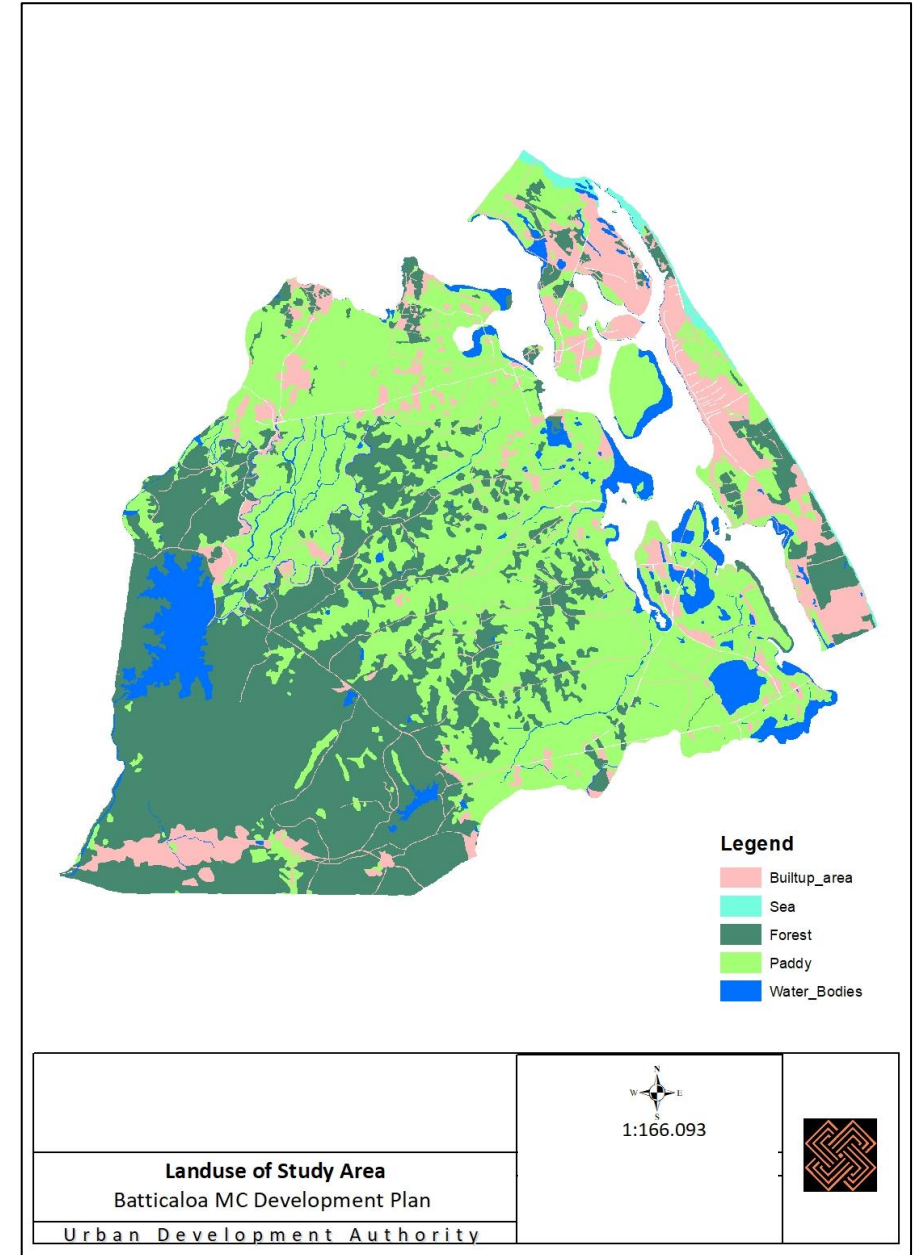
1:62,500
Map 4

STUDY AREA

EXISTING LAND USE

No.	DESCRIPTION	Area (sq.km)	%
1	Minor Road	3.17	0.61
2	Built Up Area	4.80	0.93
3	Garden	41.43	8.01
4	Coconut	4.52	0.87
5	Scrub	180.75	34.95
6	Jeep or Cart Track	15.92	3.08
7	Sand or Beach	3.32	0.64
8	Chena	3.17	0.61
9	Paddy	207.67	40.16
10	Lagoon	1.74	0.34
11	Water Hole	1.08	0.21
12	Ela	3.85	0.74
13	Other Plantation	6.26	1.21
14	Forest	1.89	0.36
15	Marsh	11.26	2.18
16	Tank with Bund Working	18.39	3.56
17	Rock	5.67	1.10
18	Bund	0.47	0.09
19	Canals - Wide	0.00	0.00
20	River	0.11	0.02
21	Main Road - Class A	1.66	0.32
22	Sea	0.03	0.01
TOTAL		517.16	100.00

Source: UDA



PLANNING CONTEXT



History of the area

National & Regional Linkages

National & Regional Policies

Previous Planning Attempts

HISTORICAL EVOLUTION

HISTORY

EVOLUTION



**The Evolution of Batticaloa
1500**



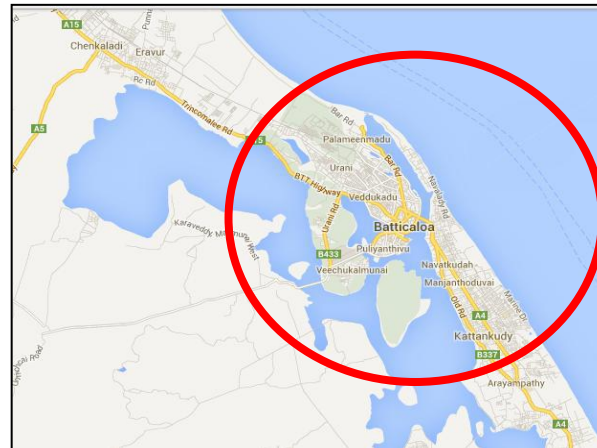
**The Evolution of Batticaloa
1750**



**The Evolution of Batticaloa
1880**



**The Evolution of Batticaloa
1990**



**The Evolution of Batticaloa
2010**

- Natural expansion of lagoon territory.
- The Islands emerged & expanded throughout the period is highly remarkable.
- 'Puliyanthivu Island' has been historically significant.

HISTORY

HISTORICAL SITES

Traditional houses



Building at senior citizens park



Kannaki amman kovil



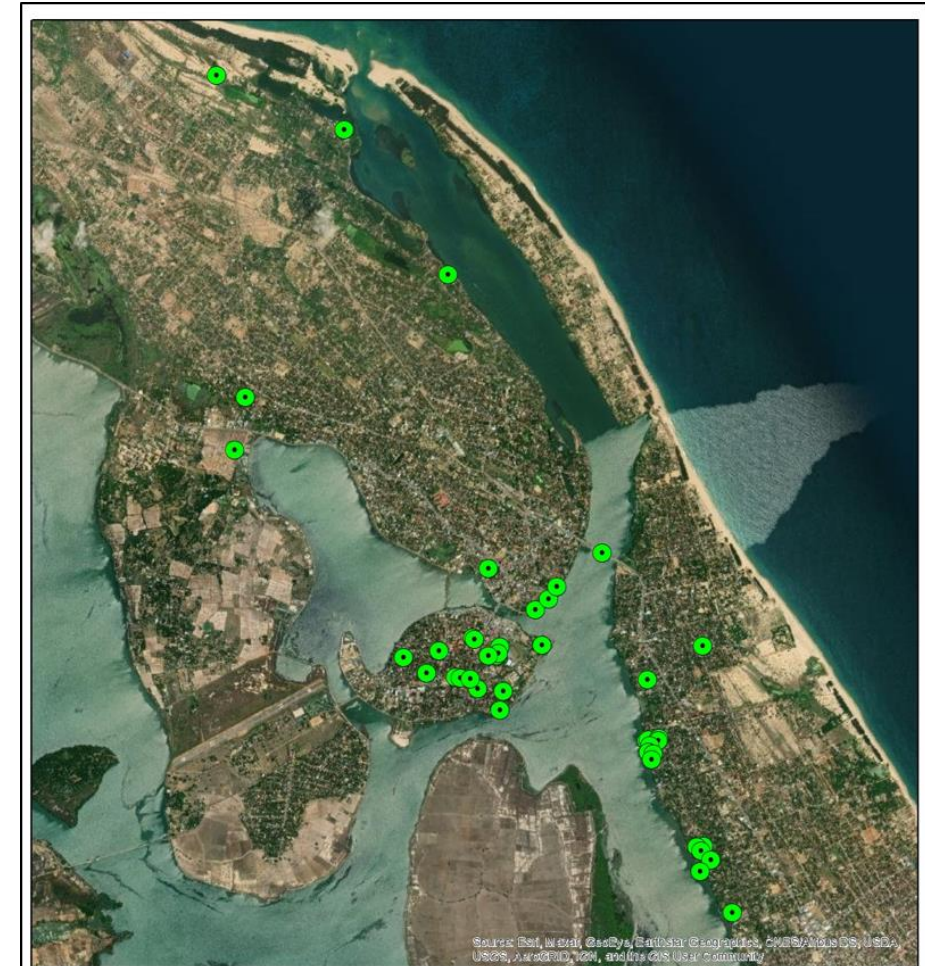
Church, Temple and hospital building at Mantheevu



British bungalow



- Most of the historical places located within the Turtle Island
- Some of them are still remaining and need to conserve and preserve



Legend

Historical Places



1:39,867

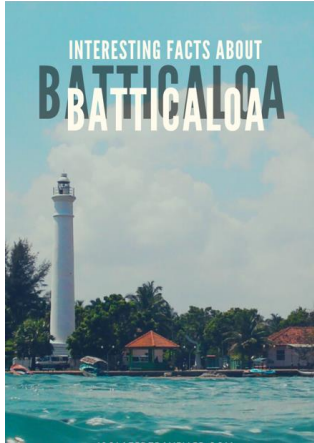
History and Heritage Places
Batticaloa MC Development Plan

Map No 00

Urban Development Authority



SIGNIFICANCE OF THE AREA



Historical



Landmarks



Religious

Heritage



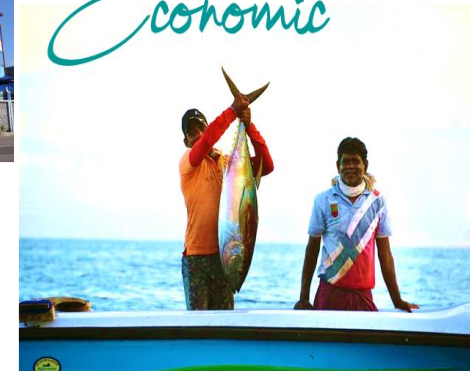
Environment



Education

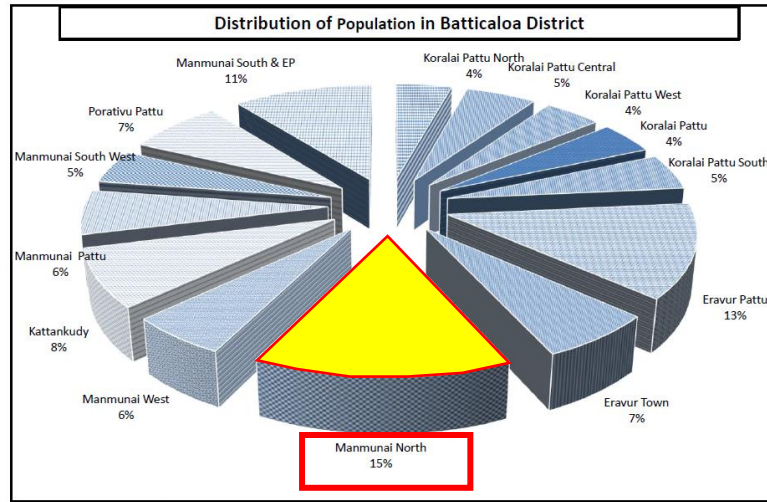


Economic

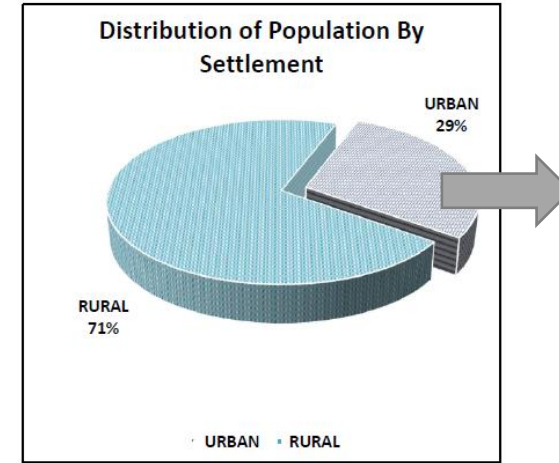


SIGNIFICANCE OF THE AREA

COMPARISON OF SIGNIFICANCE | WITHIN DISTRICT LEVEL



S. No.	Sector	D.S Division	No. of Families	Total Population
URBAN				
1	Eravur		12,593	41,272
2	Manmunai North		28,346	90,425
3	Kattankudy		15,336	50,555
RURAL				
4	Koralai Pattu North		8,873	26,957
5	Koralai Pattu Central		10,118	33,955
6	Koralai Pattu West		8,668	27,476
7	Koralai Pattu		9,007	27,674
8	Koralai Pattu South		9,483	31,075
9	Eravur Pattu		24,800	81,462
10	Manmunai West		10,628	35,117
11	Manmunai Pattu		11,764	38,405
12	Manmunai South West		9,052	28,906
13	Porativu Pattu		14,535	45,968
14	Manmunai South & Eruvil Pattu		21,387	67,094
Total			194,590	626,341



**14.61%
Manmunai
North DS
(Batticaloa MC)**

Distribution of Occupation in Batticaloa District

S.No	DS Division	Government	Cooperation	NGO / NGOs	Foreign Employment	Private	Bank and financial institution	Business / Trading	Agro farmers	Livestock farmers	Fishermen	Skill workers												Unskill worker
												Carpenter	Mason	Electricians	Plumbers	Mechanic	Electronic equipments mechanic	Ironpart (vehicle driving)	Handicraft	Self Employment	Other Occupations	Labour		
1	Koralai Pattu North	204	18	49	574	232	12	272	2,711	842	3,403	112	182	53	58	28	16	82	30	419	51	2,800		
2	Koralai Pattu Central	716	41	38	1,220	413	38	657	689	871	1,518	173	180	110	79	94	61	143	298	1,047	1,516	4,239		
3	Koralai Pattu West	905	51	66	1,079	306	120	573	1,011	553	552	247	222	78	57	73	40	318	77	1,000	168	2,436		
4	Koralai Pattu	1,096	32	143	755	856	45	311	967	283	1,604	139	324	72	71	56	19	189	77	1,494	938	2,745		
5	Koralai Pattu South	548	9	55	979	591	12	275	2,025	485	1,114	101	164	51	51	40	18	41	26	513	769	6,770		
6	Eravur Pattu	2,101	195	210	2,892	1,433	68	480	3,757	1,082	2,190	436	830	170	145	166	57	296	462	2,837	987	12,756		
7	Eravur Town	1,457	103	137	1,476	226	56	1,973	196	444	136	196	162	109	88	53	119	388	425	1,520	1,998	7,361		
8	Manmunai North	9,654	455	554	3,033	3,998	450	1,276	539	539	2,124	855	925	295	251	247	144	385	179	5,151	2,899	7,622		
9	Manmunai Pattu	2,563	61	92	1,113	1,158	75	554	505	395	888	143	387	90	78	96	33	211	283	985	2,189	2,724		
10	Kattankudy	1,224	43	117	1,199	799	36	4,432	26	244	303	107	123	91	74	34	45	387	98	3,802	3,009	3,074		
11	Manmunai West	378	30	78	1,022	423	60	177	2,360	1,092	1,507	129	273	61	52	43	9	54	38	1,229	884	3,989		
12	Manmunai South West	782	10	42	1,672	736	4	10	2,452	656	540	97	253	22	27	16	9	3	110	1,421	455	4,973		
13	Manmunai South Eruvil Pattu	5,083	129	369	4,005	542	219	1,020	2,669	941	1,185	426	788	201	199	129	96	308	341	2,943	904	7,527		
14	Porativu Pattu	1,234	19	19	1,445	166	13	409	2,055	667	255	113	294	34	31	47	1	98	61	1,148	67	4,847		
Total		27,945	1,196	1,969	22,464	11,879	1,208	12,419	21,962	9,094	17,319	3,274	5,107	1,437	1,261	1,122	667	2,903	2,505	25,509	16,834	73,863		

Distribution of Religion in Batticaloa District

S. No	D.S.Division	Total Population	Religion				
			Hindus	Islam	Roman Catholic	Other Christians	Buddhist
1	Koralai Pattu North	26,957	21,227	1,231	662	3,656	181
2	Koralai Pattu Central	33,955	951	32,876	71	-	57
3	Koralai Pattu West	27,476	13	27,454	-	-	9
4	Koralai Pattu	27,674	23,361	20	1,719	2,478	96
5	Koralai Pattu South	31,075	28,585	186	360	1,944	-
6	Eravur Pattu	81,462	69,545	804	6,003	3,237	1,873
7	Eravur Town	41,272	38	41,234	-	-	-
8	Manmunai North	90,425	59,819	5,509	16,452	8,505	140
9	Manmunai West	35,117	34,184	74	354	502	3
10	Kattankudy	50,555	-	50,555	-	-	-
11	Manmunai Pattu	38,405	25,890	10,488	1,243	783	1
12	Manmunai South West	28,906	27,160	-	110	172	1,464
13	Porativu Pattu	45,968	44,902	-	75	582	409
14	Manmunai South & Eruvil Pattu	67,094	63,941	2	1,938	1,204	9
Total		626,341	399,616	170,433	28,987	23,063	4,242

Distribution of Ethnicity in Batticaloa District

S. N	D.S.Division	Total Population	%	Ethnicity				
				Sri Lankan Tamils	Indian Tamils	Muslims	Burgers	Sinhalese
1	Koralai Pattu North	26,957	4.30	25,561	-	1,215	-	181
2	Koralai Pattu Central	33,955	5.42	951	-	32,876	71	57
3	Koralai Pattu West	27,476	4.39	15	-	27,450	-	11
4	Koralai Pattu	27,674	4.42	27,389	59	20	109	97
5	Koralai Pattu South	31,075	4.96	30,883	-	192	-	-
6	Eravur Pattu	81,462	13.01	78,494	-	821	261	1,886
7	Eravur Town	41,272	6.59	70	-	41,200	0	2
8	Manmunai North	90,425	14.44	80,768	20	5,291	4,164	182
9	Manmunai West	35,117	5.61	35,038	-	74	1	4
10	Kattankudy	50,555	7.90	-	-	50,555	-	0
11	Manmunai Pattu	38,405	6.13	27,898	-	10,488	18	1
12	Manmunai South West	28,906	4.62	27,442	-	-	-	1,464
13	Porativu Pattu	45,968	7.51	45,559	-	-	-	409
14	Manmunai South & Eruvil Pattu	67,094	10.71	67,078	-	2	-	14
District Total		626,341	100	447,146	79	170,184	4,624	4,308

National & Regional Linkages

PLANNING CONTEXT

NATIONAL & REGIONAL LINKAGES | NATIONAL LINKAGES

IMPORTANT NATIONAL LINKAGES

- 1. Batticaloa to Jaffna**
(380 km) via Kandy Rd/Kandy - Jaffna Hwy/A9
- 2. Batticaloa to Anuradhapura**
(194.6 km) via Maradankadawala-Habarana-Thirukkondaiadimadu Hwy/A11 and A11
- 3. Batticaloa to Kurunegala**
(215.7 km) via Maradankadawala-Habarana-Thirukkondaiadimadu Hwy/A11 and Ambepussa - Kurunegala - Trincomalee Hwy/Ambepussa - Trincomalee Hwy/Dickson Motors Rd/A6
- 4. Batticaloa to Colombo**
(318.3 km) via Maradankadawala-Habarana-Thirukkondaiadimadu Hwy/A11
- 5. Batticaloa to Kandy**
(198.9 km) via PBC Hwy/A5 and Mahaweli Raja Mawatha/B492
- 6. Batticaloa to Ratnapura**
(284.5 km) via PBC Hwy/A5
- 7. Batticaloa to Badulla**
(154.8 km) via PBC Hwy/A5
- 8. Batticaloa to Galle**
(343.3 km) via PBC Hwy/A5 and E01



Source: UDA



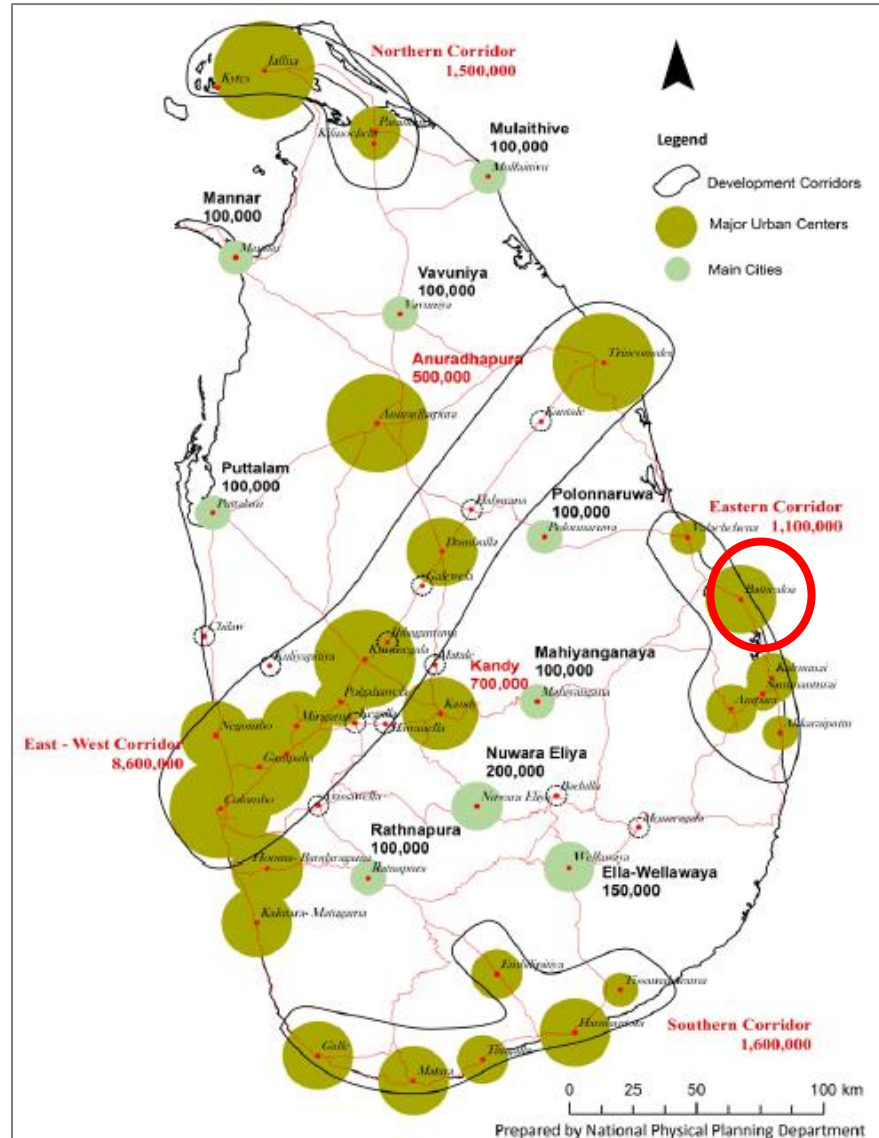
Main Cities	Distance (km)
1. Chenkalady	11.7 km
2. Eravur	9.8 km
3. Kattankudy	8.8 km
4. Paddiruppu	32.0 km
5. Kalmunai	43.9 km
6. Akkaraipattu	65.8 km
7. Pottuvil	111.9 km

Close linkages within the inter cities through well connected physical infrastructure network

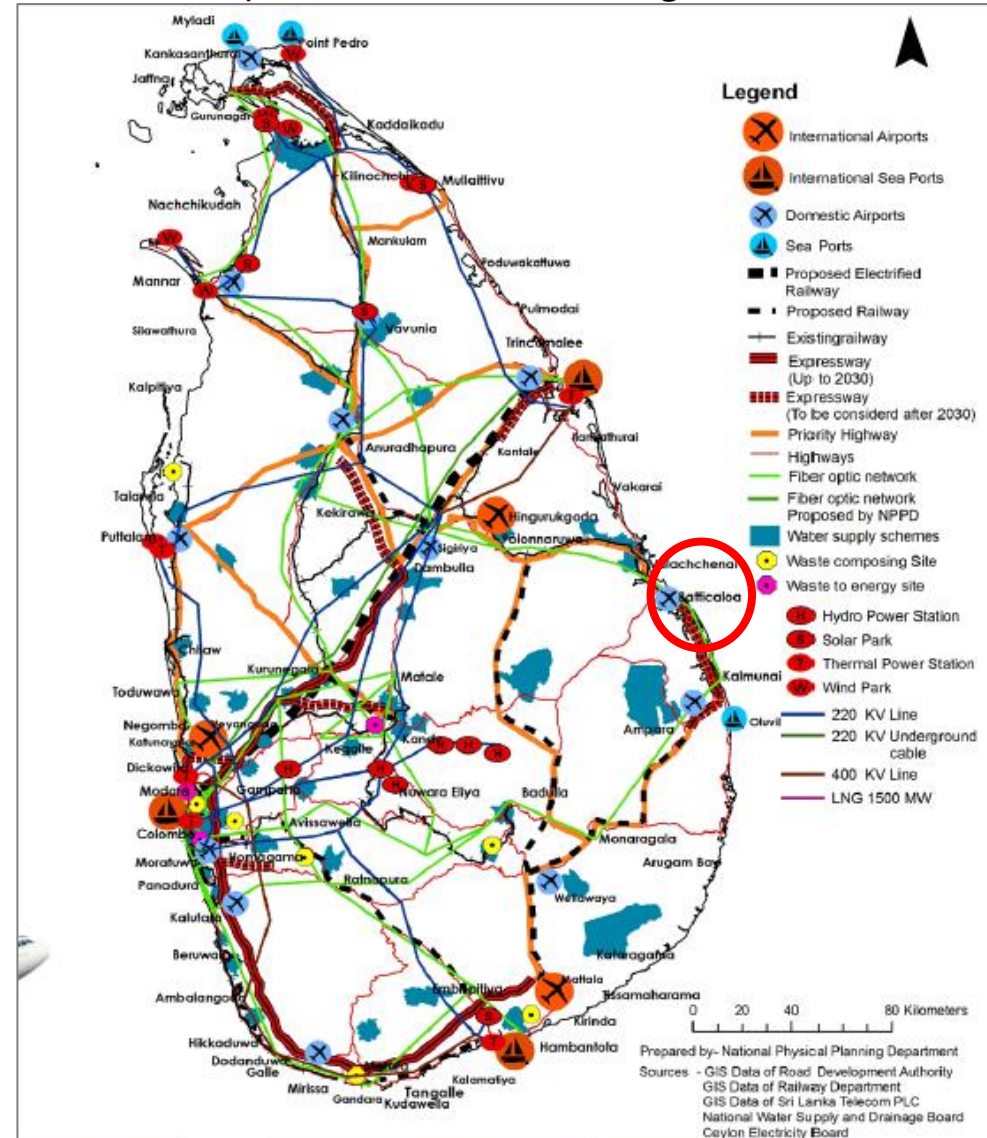
National & Regional Polices

1. National Physical Planning Policy & The Plan — 2017-2050

Proposed Urban Agglomeration Pattern - 2050



Proposed Infrastructure Configuration - 2050



Proposed Urban Agglomeration Pattern

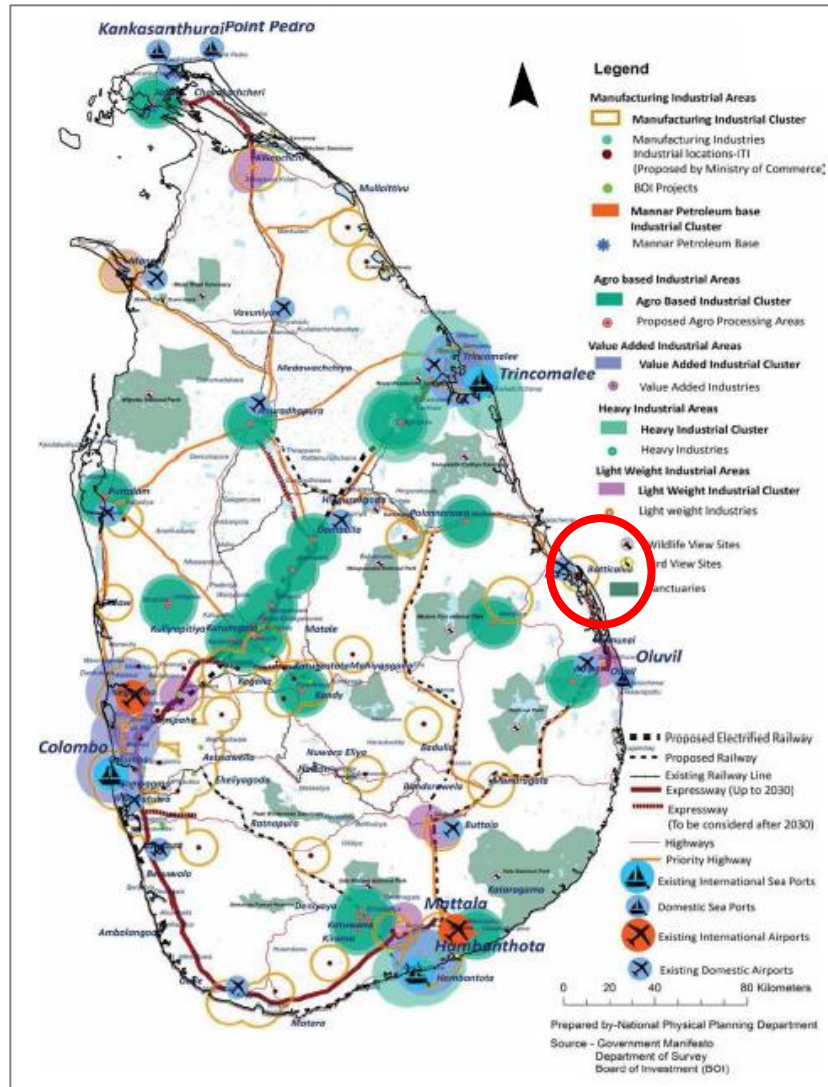
- Identified as Major Urban Center
- Falls within Eastern Corridor

Proposed Infrastructure Configuration

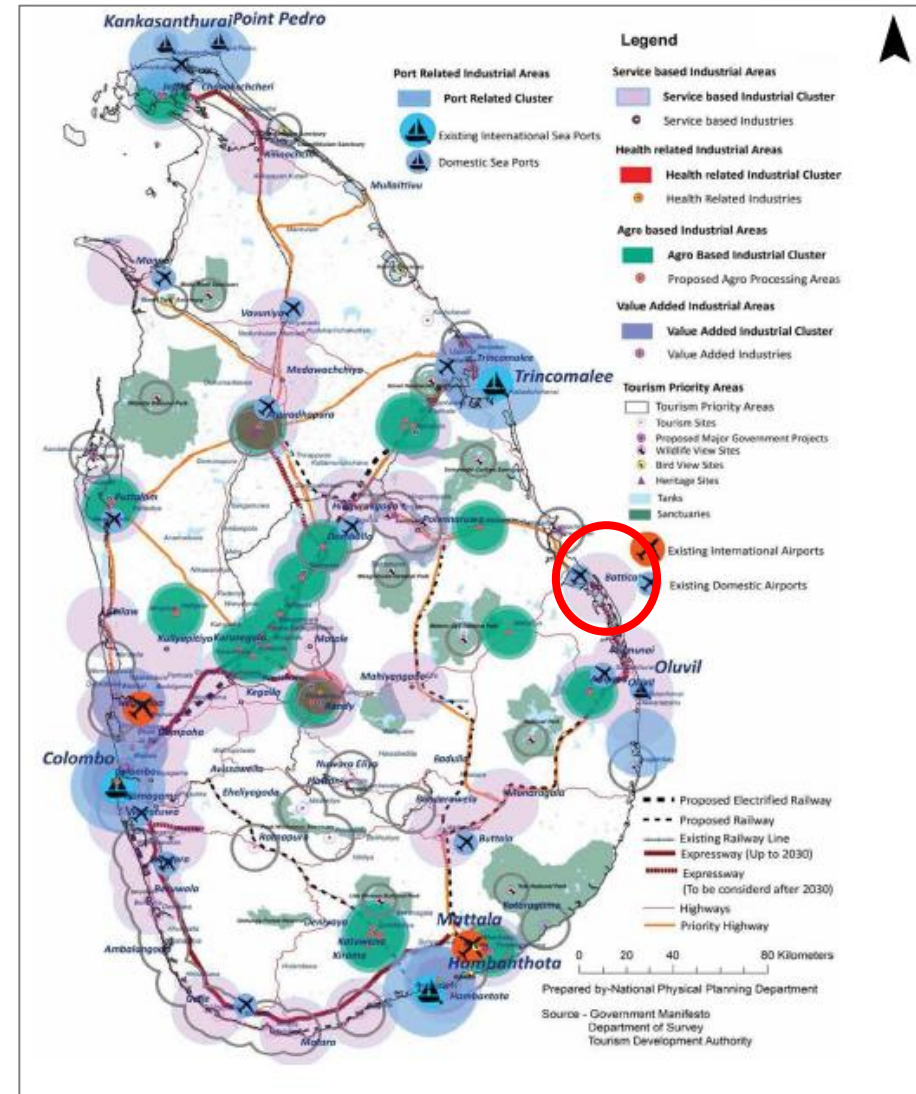
- Domestic Airport
- Expressway
- Fiber Optic Network
- Priority Highway-Link

1. National Physical Planning Policy & The Plan — 2017-2050

Proposed Industrial Development Areas (Manufacturing Industries) – 2050



Proposed Industrial Development Areas (Service Sector Industries) – 2050



Manufacturing Industries

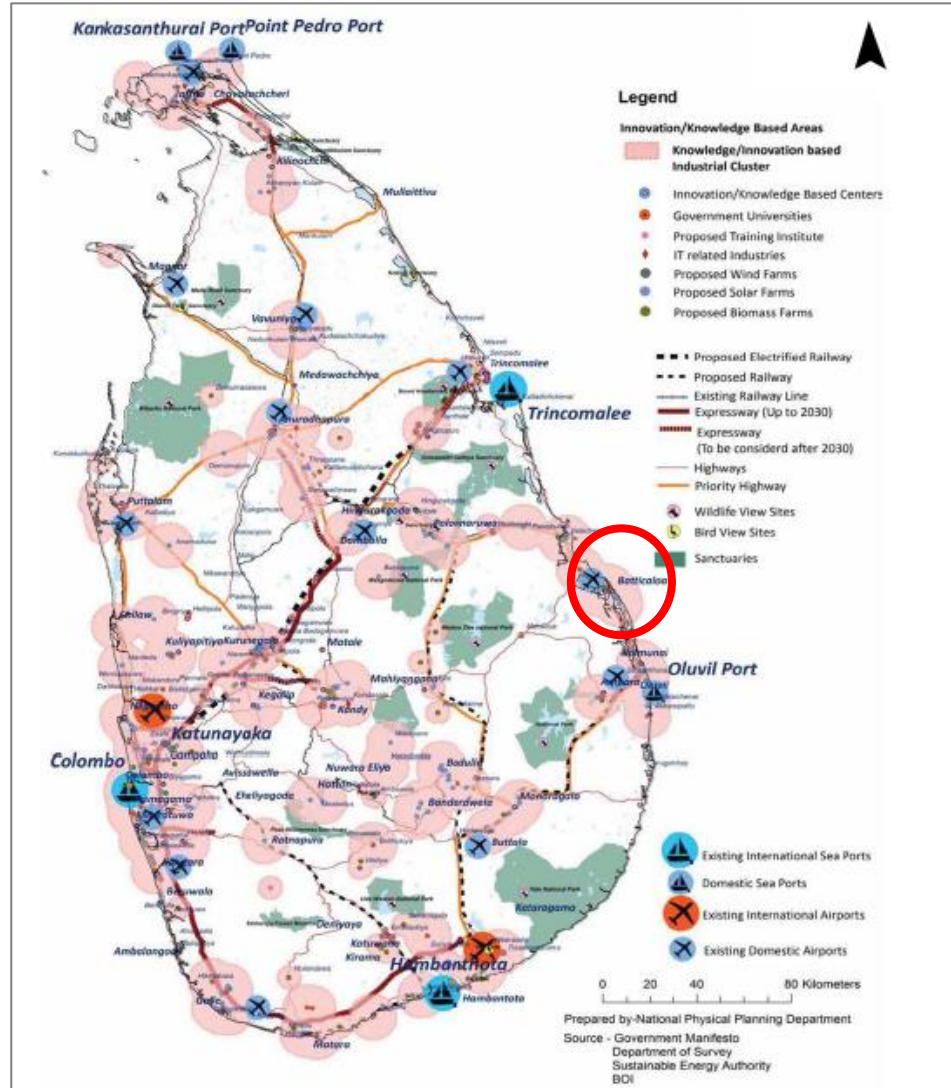
- Manufacturing industrial cluster

Service Sector Industries

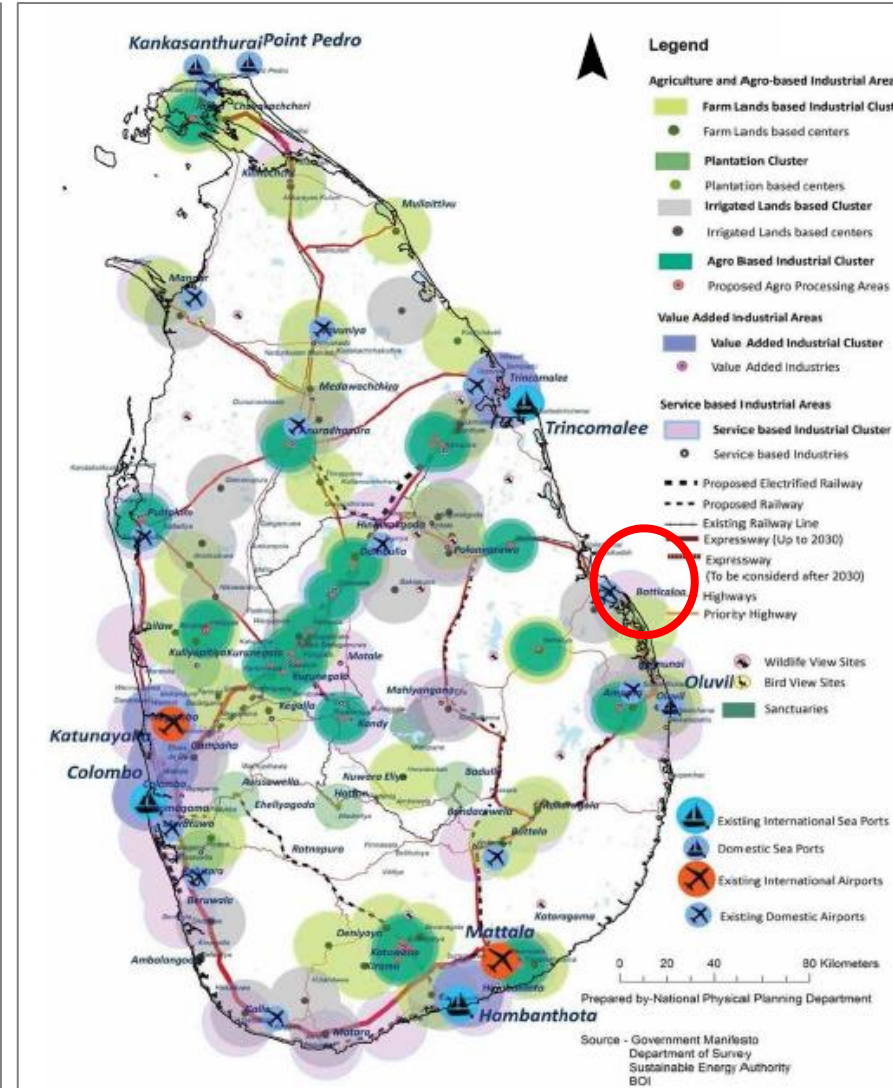
- Service based industrial cluster

1. National Physical Planning Policy & The Plan — 2017-2050

Proposed Industrial Development Areas
(Innovation and Knowledge based Industries) – 2050



Proposed Agriculture and Plantation Development
Areas – 2050



Innovation and Knowledge based Industries

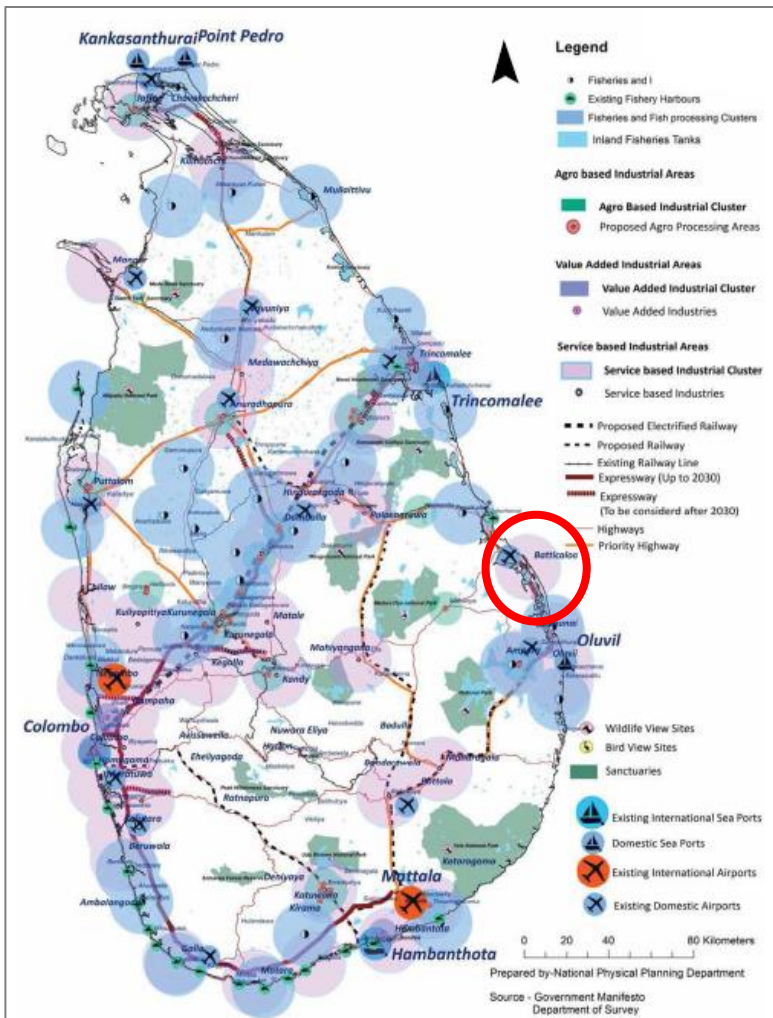
- Knowledge/Innovation based industrial cluster

Agriculture and Plantation Development

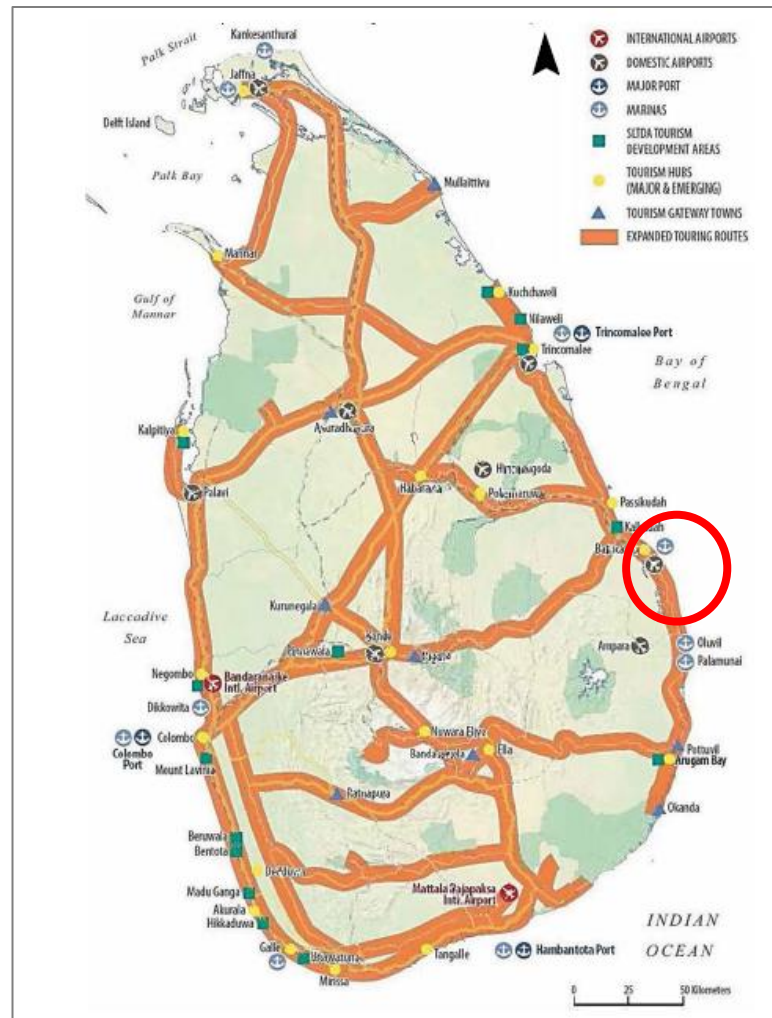
- Agriculture & Agro-based industrial cluster

1. National Physical Planning Policy & The Plan — 2017-2050

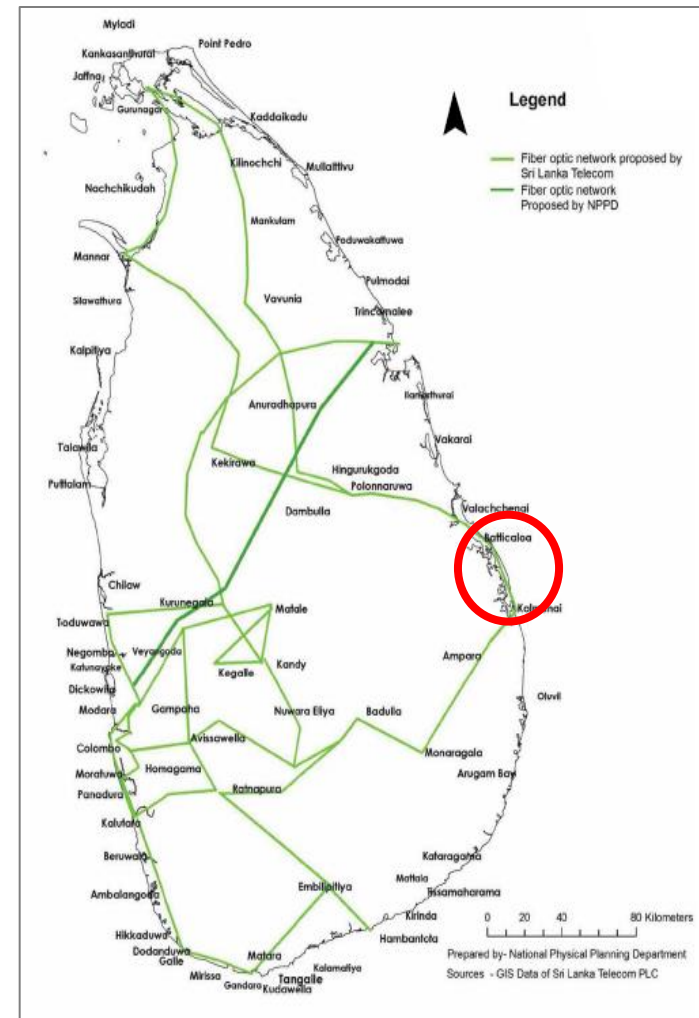
Fisheries, Fish Processing and Value Adding Industries



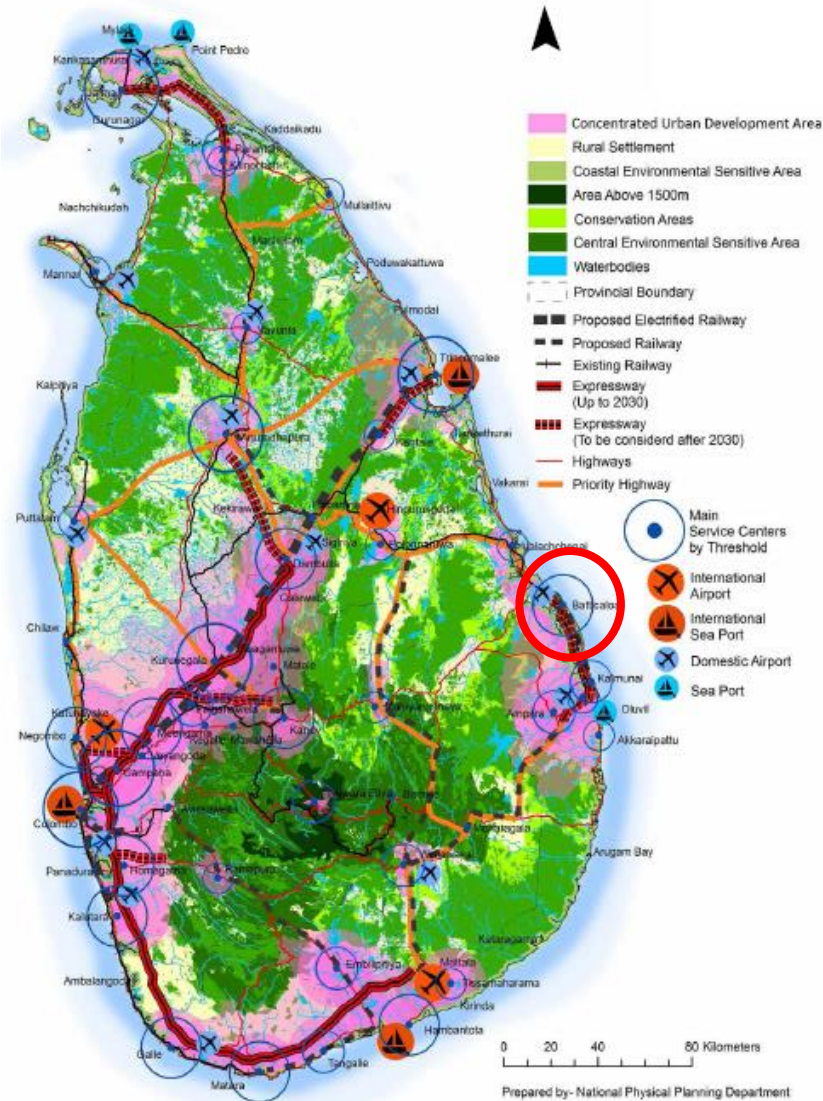
(New Tourism Development for Feasibility and Consideration)



Proposed Fiber Optic Network



1. National Physical Planning Policy & The Plan — 2017-2050



Batticaloa
 “National City”

Batticaloa
 (Proposals)

Major Urban Centre

Infrastructure :(Expressway, Highway, Domestic Airport, Fiber Optic Network)

Manufacturing Industrial Cluster

Service based Industrial Cluster

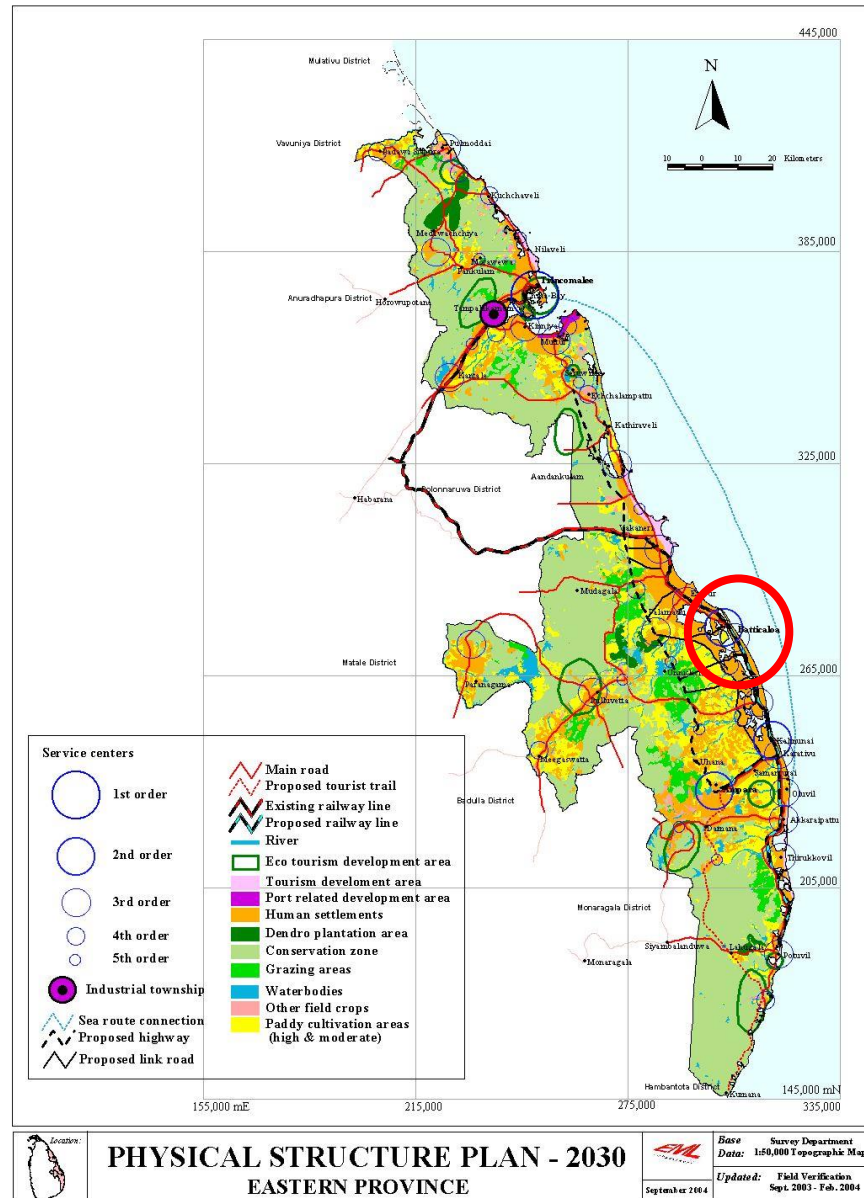
Knowledge/Innovation based industrial cluster

Agro based industrial cluster

Fish processing Cluster

Tourism Hub

2. Regional Physical Structure Plan (Eastern Province) 2030



Batticaloa
(Proposals)

2nd Order Service Centre

Sea route connection

Proposed highway

Proposed railway line

Paddy cultivation promotion

Human settlement development

PHYSICAL | ENVIRONMENT | SOCIAL | INFRASTRUCTURE

The image displays the 17 Sustainable Development Goals (SDGs) arranged in a circular pattern around a central logo. The central logo features a circular arrangement of 17 colored segments, each representing a goal, with the text "THE GLOBAL GOALS For Sustainable Development" below it. The goals are as follows:

- 1 NO POVERTY**: Icon of a family.
- 2 ZERO HUNGER**: Icon of a bowl of food.
- 3 GOOD HEALTH AND WELL-BEING**: Icon of a heart rate line.
- 4 QUALITY EDUCATION**: Icon of an open book and a pencil.
- 5 GENDER EQUALITY**: Icon of a female symbol with an equals sign.
- 6 CLEAN WATER AND SANITATION**: Icon of a water tap with a drop.
- 7 AFFORDABLE AND CLEAN ENERGY**: Icon of a sun with a power button symbol.
- 8 DECENT WORK AND ECONOMIC GROWTH**: Icon of a bar chart with an upward arrow.
- 9 INDUSTRY, INNOVATION AND INFRASTRUCTURE**: Icon of stacked cubes.
- 10 REDUCED INEQUALITIES**: Icon of an equals sign inside a circle.
- 11 SUSTAINABLE CITIES AND COMMUNITIES**: Icon of buildings.
- 12 RESPONSIBLE CONSUMPTION AND PRODUCTION**: Icon of an infinity symbol.
- 13 CLIMATE ACTION**: Icon of an eye with the Earth as the pupil.
- 14 LIFE BELOW WATER**: Icon of waves and a fish.
- 15 LIFE ON LAND**: Icon of a tree and a bird.
- 16 PEACE AND JUSTICE STRONG INSTITUTIONS**: Icon of a dove and a gavel.
- 17 PARTNERSHIPS FOR THE GOALS**: Icon of three interlocking circles.

IMPLEMENTED PROJECTS

PROJECTS

IMPLEMENTED PROJECTS | BY UDA

- 1. **GANDHI PARK DEVELOPMENT AT BATTICALOA**
Implemented in 2013 under Dayata Kirula Programme



- 2. **Fountain Park Development at Batticaloa**
Implemented in 2013 under Dayata Kirula Programme



- 3. **Linear Park Development -Stage I at Batticaloa**
Implemented in 2013 under Dayata Kirula Programme



- 4. **Wetland Conservation Project at Sathurukondan**
Implemented in 2016 under Treasury Funded project



- 4. **Private Bus Stand Development at Batticaloa**
Implemented in 2018 under Treasury Funded project



- 4. **City Beautification project at Batticaloa**
Implemented in 2022 under 100 cities project



PROJECTS

IMPLEMENTED PROJECTS | BY BATTICALOA MUNICIPAL COUNCIL



1. Road Development
2. Street Lighting
3. Traffic Light Development
4. Bus Halt Development
5. Parks Development
6. Greenery Enhancement
7. Carpet Road Development
8. Drainage Development
9. Thona Conservation
10. Weekly Fair
11. Homeopathy Hospital Development
12. Public Market Development

Previous Planning Attempts

- Batticaloa Development Plan was prepared and gazzetted in 2014.

2A I මහාධිකාරී (I) මහරජය - ශ්‍රී ලංකා ප්‍රජාතාන්ත්‍රික සමාජවාදී ජනරජයේ දැනී විමසීම හැසිරී සලකුණ - 2014.06.23
 PART I : SEC. (I) - GAZETTE EXTRAORDINARY OF THE DEMOCRATIC SOCIALIST REPUBLIC OF SRI LANKA - 23.06.2014

APPROVAL OF THE DEVELOPMENT PLAN FOR BATTICOLOA MUNICIPAL COUNCIL

PUBLIC are hereby informed that the Development Plan prepared under Section 8A of the Urban Development Authority (Amendment) Act, No. 4 of 1982, for the Urban Development Area of Batticaloa Municipal Council has been approved on 19th May 2014, by Hon. Mahinda Rajapaksa, Minister of Defence and Urban Development by virtue of powers vested on him under Section 8 "F" of the said Amendment Act.

NIMAL PERERA,
 Chairman,
 Urban Development Authority.

03rd June 2014.

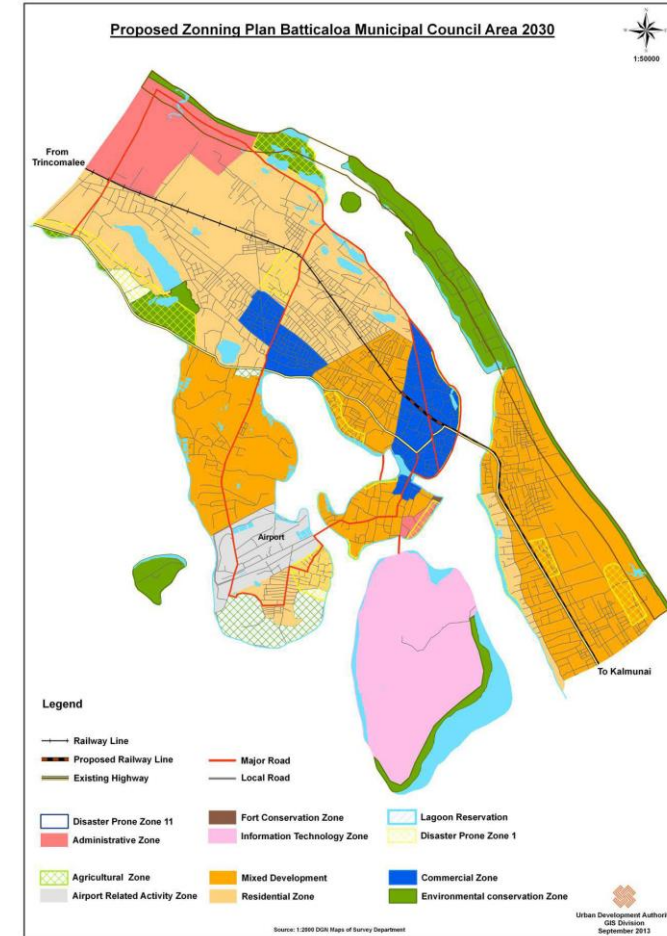
Approval of the Development Plan for Batticaloa Municipal Council Area

I, Mahinda Rajapaksa, Minister of Defence and Urban Development, do hereby approve the development plan for the Batticaloa Municipal Council area having considered the recommendations made by the board of Management of the Urban Development Authority on 09.10.2013, by virtue of the powers vested in me under Section 8 F of the Urban Development Authority (amended) Act, No. 04 of 1982.

MAHINDA RAJAPAKSA,
 Minister of Defence and
 Urban Development.

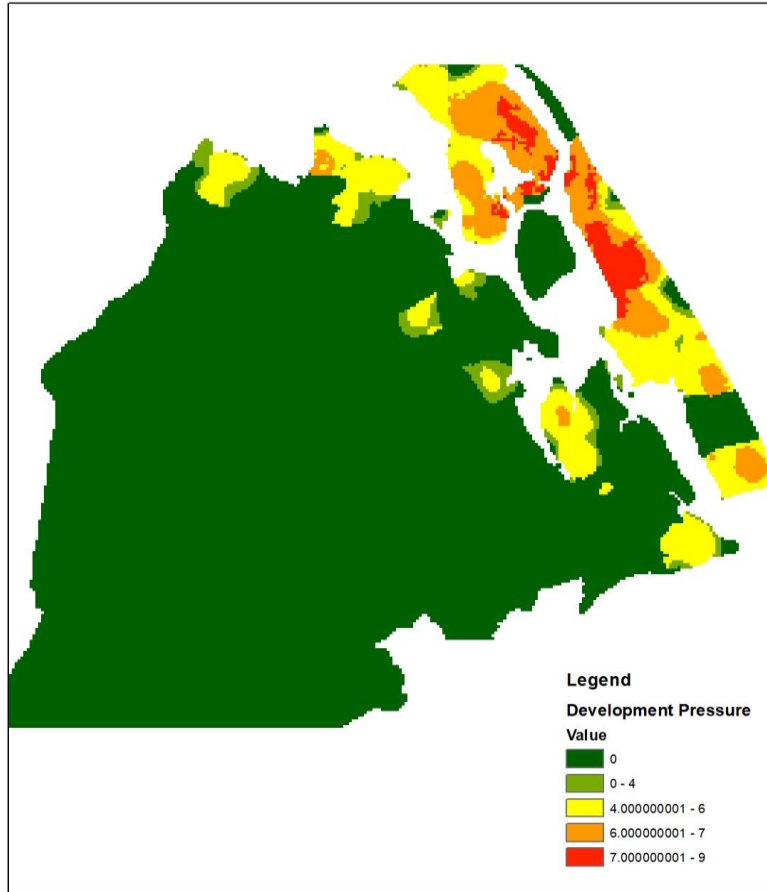
Ministry of Defence and Urban Development,
 No. 15/ 5, Baladaksha Mawatha,
 Colombo 03.
 19th May 2014.

07-207/2

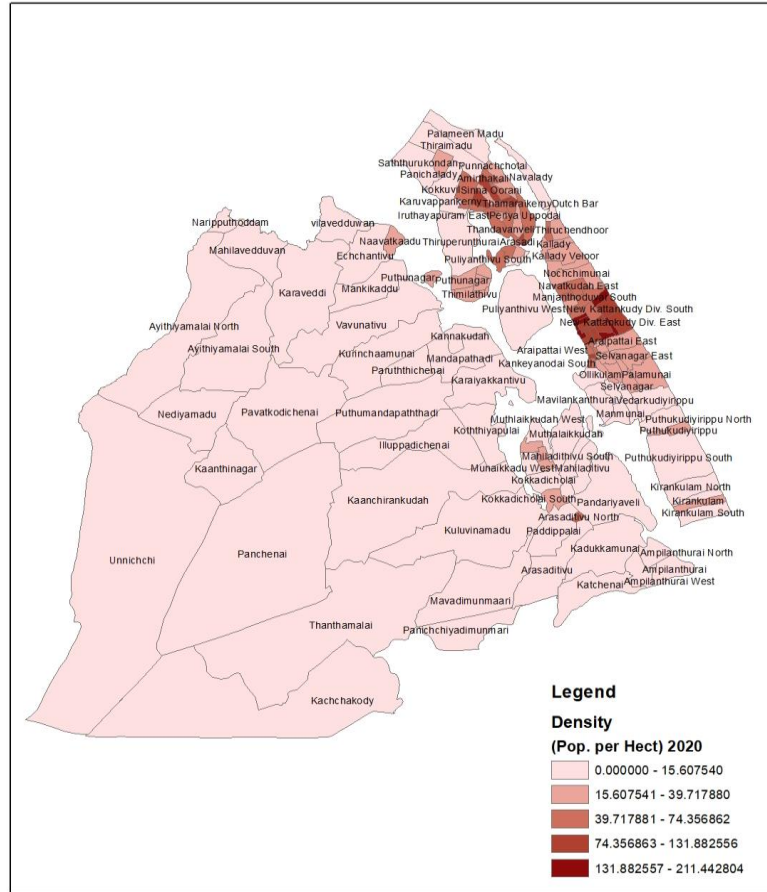


Delineation of Planning Boundary

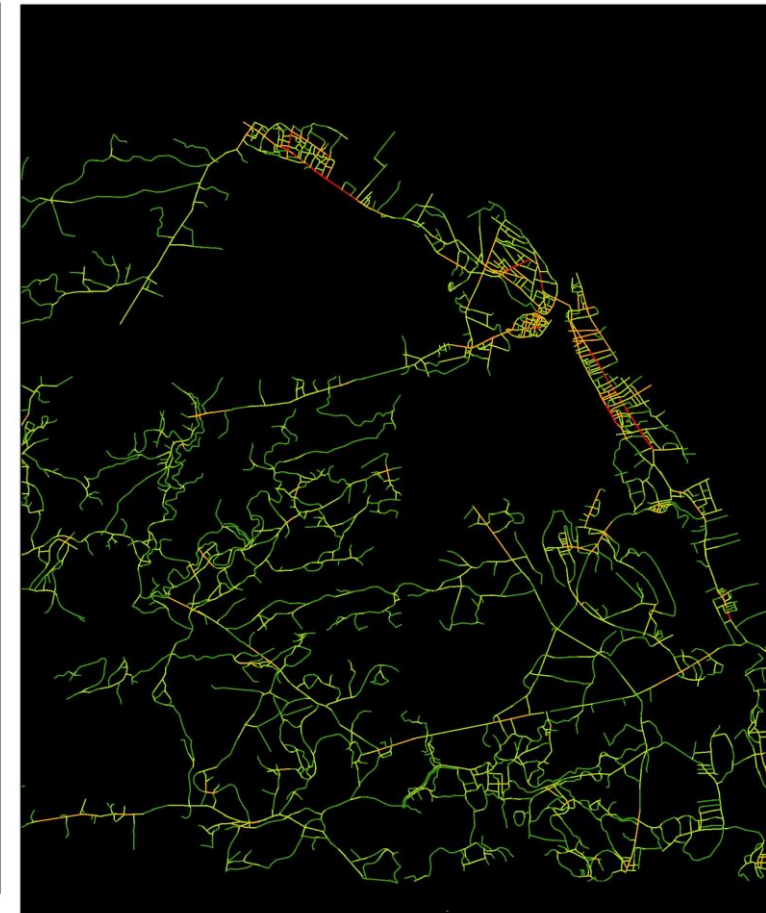
BOUNDARY DELINEATION FUNCTIONAL BOUNDARY



<p>1:150,000</p>		
Development Pressure- Study Area Batticaloa MC Development Plan Urban Development Authority		



<p>1:170,050</p>		
Population Density- Study Area Batticaloa MC Development Plan Urban Development Authority		



<p>1:153,419</p>		
Connectivity Map- (2022) - Study Area Batticaloa MC Development Plan Urban Development Authority		

Development Trend:

- Core attributes: Accessibility, Population & Building Density, Developable lands, Town Hierarchy, Interchanges (Proposed projects), Infrastructure Availability
- Pressure within Municipality area & along main roads

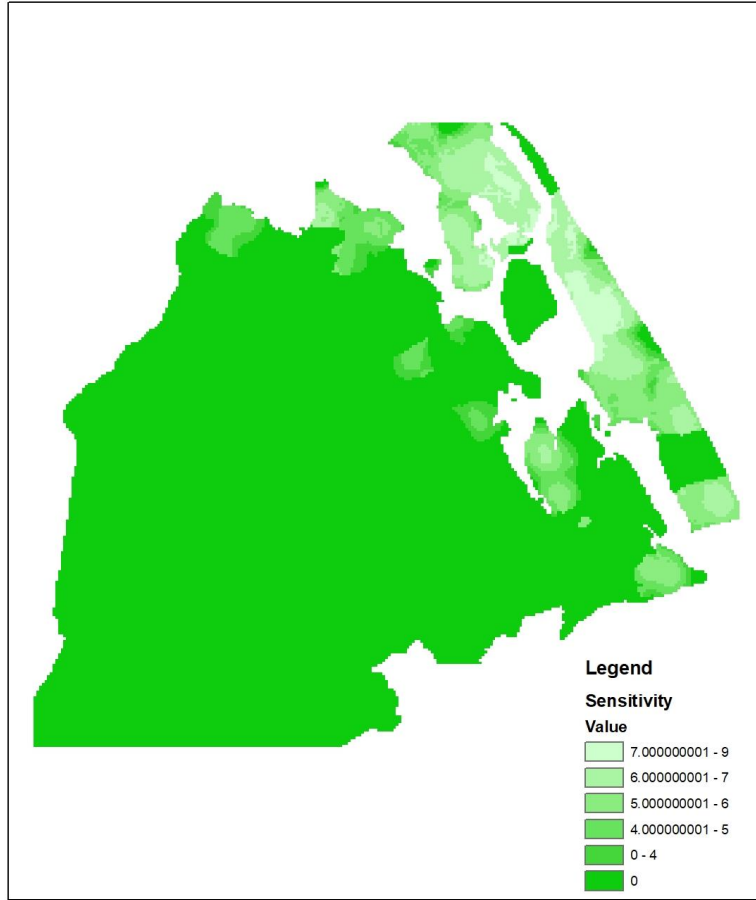
Population Density:



- Within Municipality built-up area
- Along main roads

Connectivity:

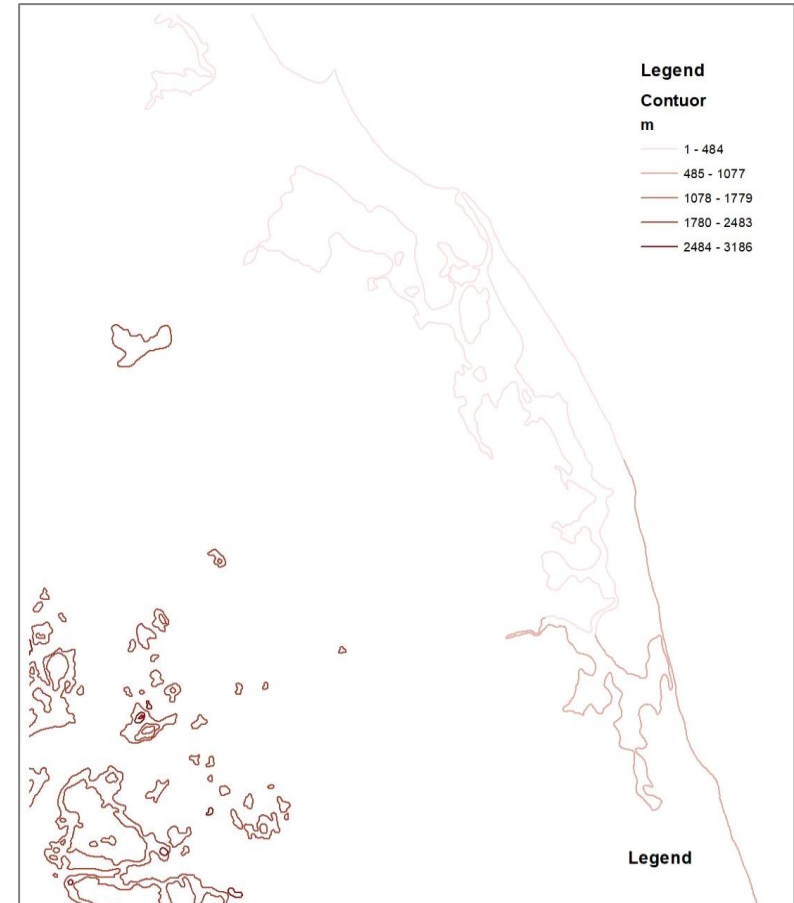
- High connectivity along the Main roads
- Medium Connectivity towards settlements and CBD
- Less connectivity through peripheral rural areas



Environment Sensitivity Index



	 1:160,259	
Sensitivity Map- Study Area Batticaloa MC Development Plan Urban Development Authority		

Topological Analysis - Elevation & Slope



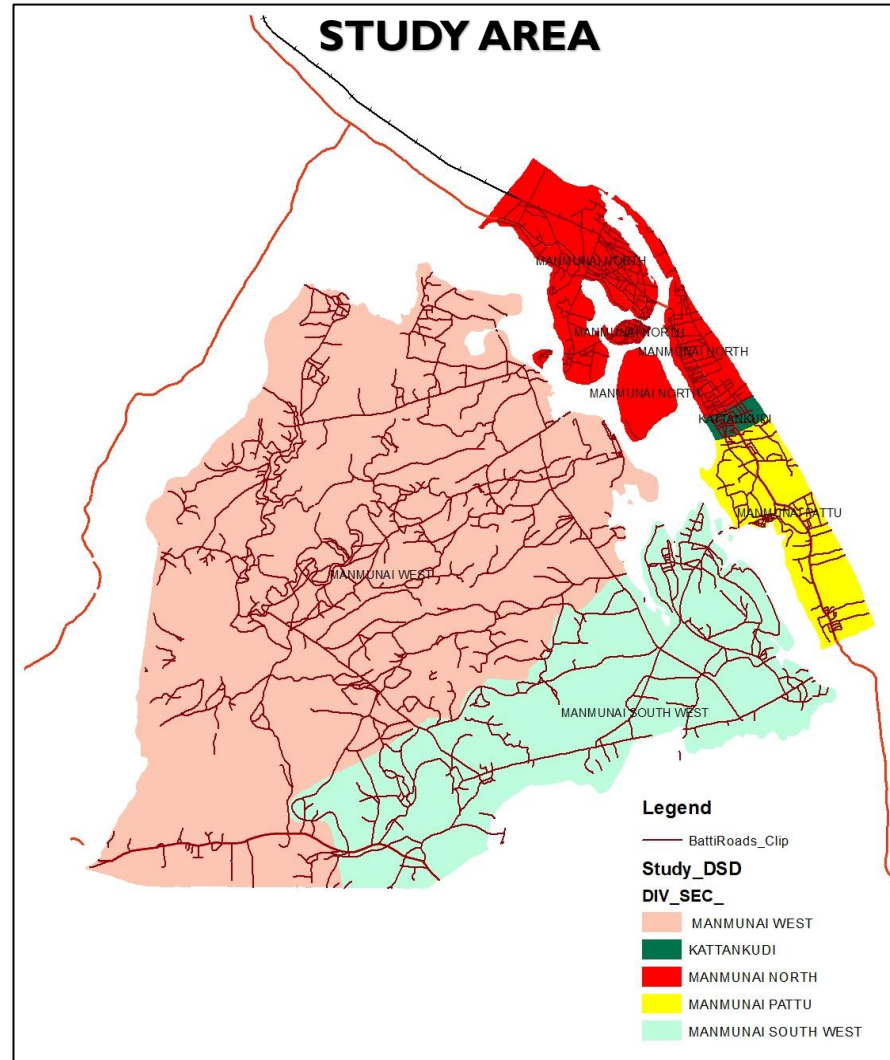
	 1:236,995	
Contour of Study Area Batticaloa MC Development Plan Urban Development Authority		

Core attributes:

- Hydro Systems, Vegetation cover, Slope Analysis & Statutorily Declared areas

BOUNDARY DELINEATION

ADMINISTRATIVE BOUNDARY



Existing			Selected		
DSD	No. of GN Divisions	Total Land Extent (sq.km)	DSD	No. of GN Divisions	Total Land Extent (sq.km)
Manmunai West	24	352	Manmunai West (Part)	20	280
Kattankudy	18	6	Kattankudy (Fully)	18	6
Manmunai North	48	68	Manmunai North (Fully)	48	68
Manmunai Pattu	27	37	Manmunai Pattu (Part)	17	28
Manmunai South West	24	157	Manmunai South West (Part)	20	130

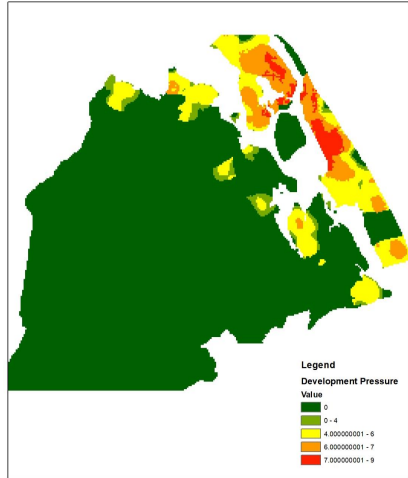
Study Area
Batticaloa MC Development Plan
Urban Development Authority

1:160,658

BOUNDARY DELINEATION

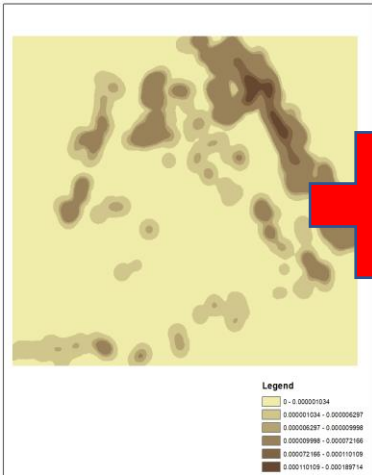
PLANNING BOUNDARY

FUNCTIONAL BOUNDARY



Development Pressure- Study Area
Batticaloa MC Development Plan
Urban Development Authority

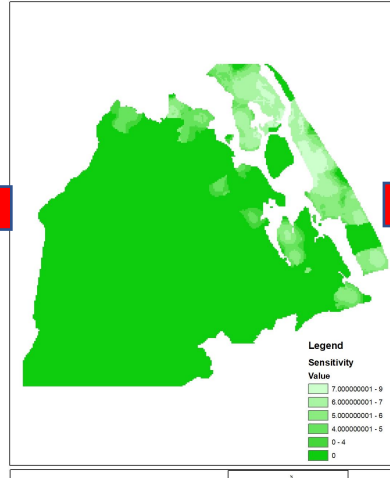
1:150,000
Map No 00



Building Density Map- Study Area
Batticaloa MC Development Plan
Urban Development Authority

1:160,259
Map No 00

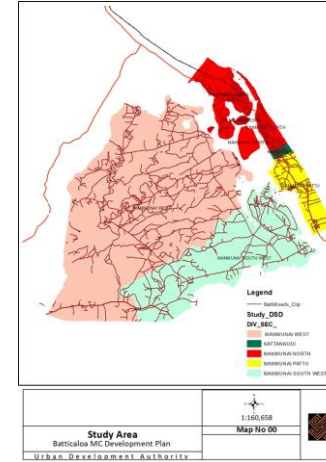
GEOGRAPHICAL BOUNDARY



Sensitivity Map- Study Area
Batticaloa MC Development Plan
Urban Development Authority

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Map No 00

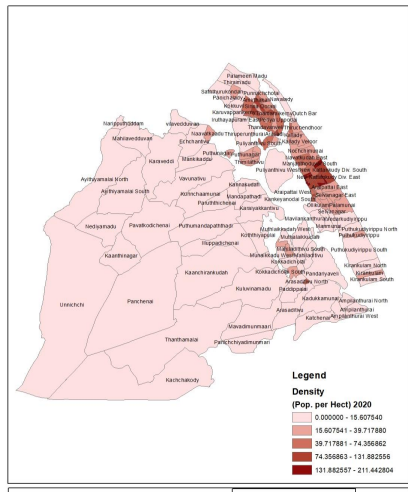
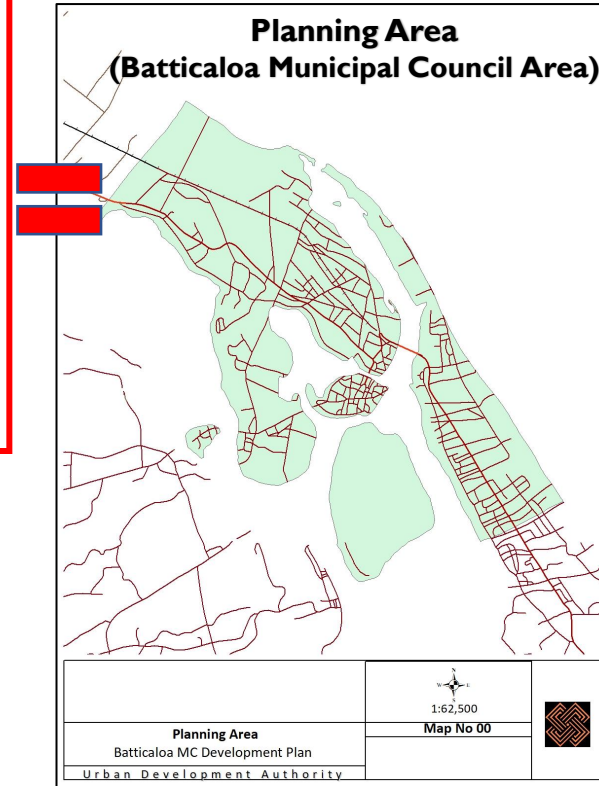
ADMINISTRATIVE BOUNDARY



Study Area
Batticaloa MC Development Plan
Urban Development Authority

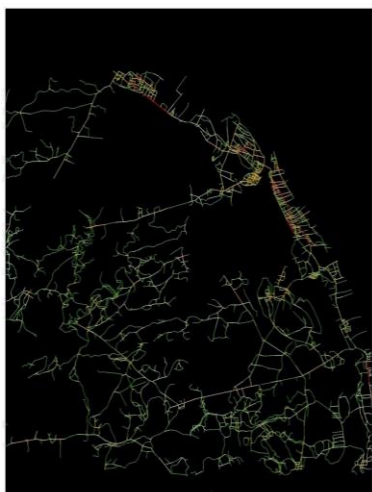
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Map No 00

Planning Boundary (Batticaloa Municipal Council Area)



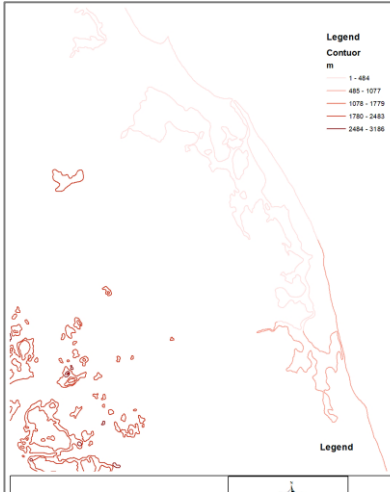
Population Density- Study Area
Batticaloa MC Development Plan
Urban Development Authority

1:170,050
Map No 00



Connectivity Map (2022) - Study Area
Batticaloa MC Development Plan
Urban Development Authority

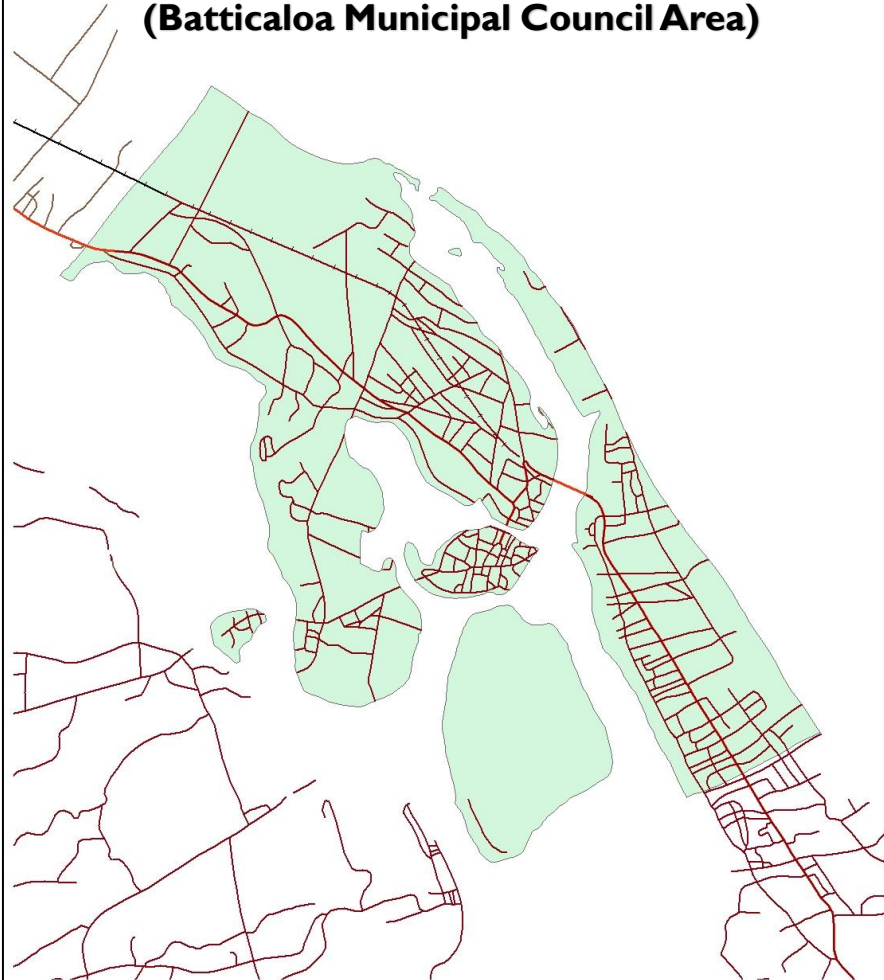
1:152,419
Map No 00



Contour of Study Area
Batticaloa MC Development Plan
Urban Development Authority

1:236,995
Map No 00

**Planning Area
(Batticaloa Municipal Council Area)**



Planning Area Batticaloa MC Development Plan	1:62,500	

Planning Boundary

**PLANNING BOUNDARY
BATTICALOA MC DEVELOPMENT AREA**

- Covered with 1 DS Division : Manmunai North
- Batticaloa MC-48 GN

- Total Planning Area : 68 Sq.km/6800 Ha
- Total Population (2012) : 94,609
- Total Population (2022) : 92,794

SITUATIONAL CONTEXT

**Situational
Context...**

Population & Demography

Housing

Land use

Economic

**Infrastructure
Social + Physical**

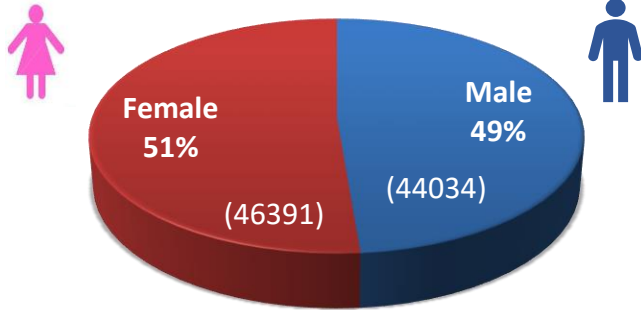
Environment



Population and Demography

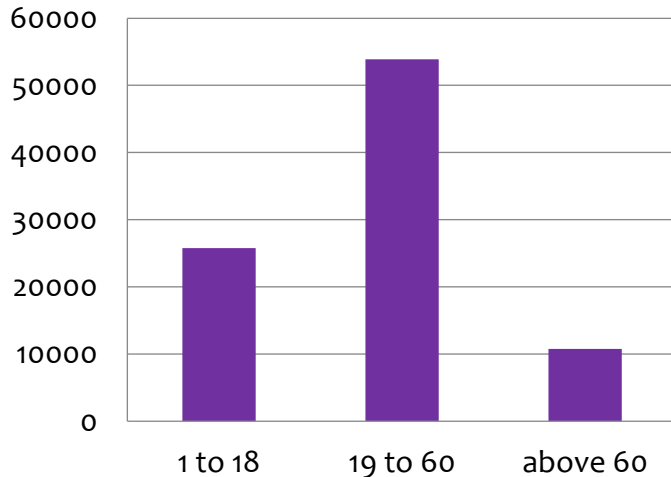
SOCIAL ASPECT

GENDER COMPOSITION



- After war period women headed families increased. Due to this reason female population increased.

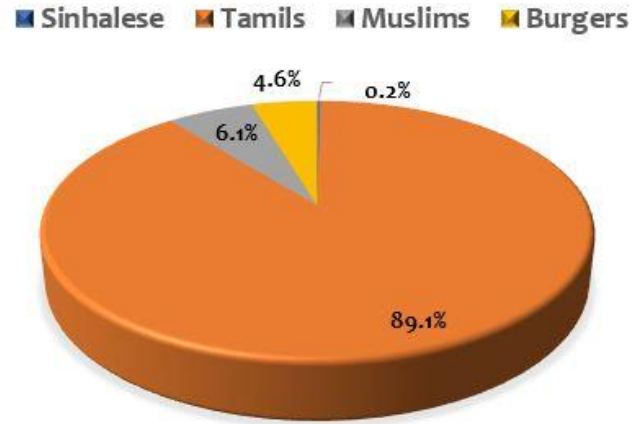
AGE GROUP



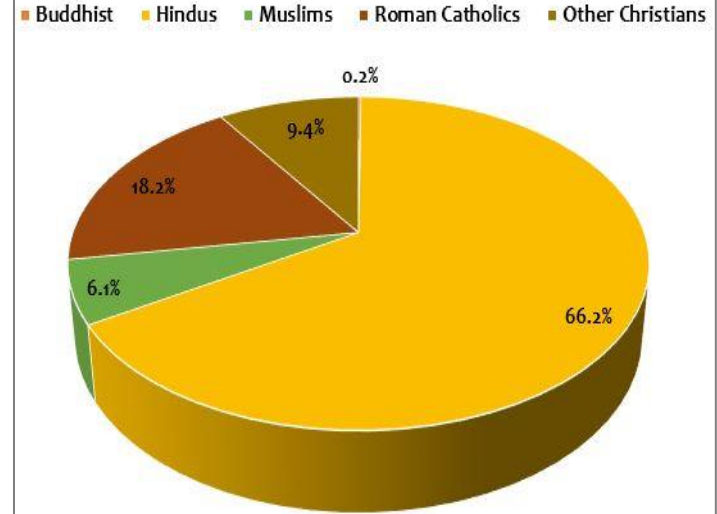
Source: Resource Profile Manmunai North DSD,2021

POPULATION & DEMOGRAPHY

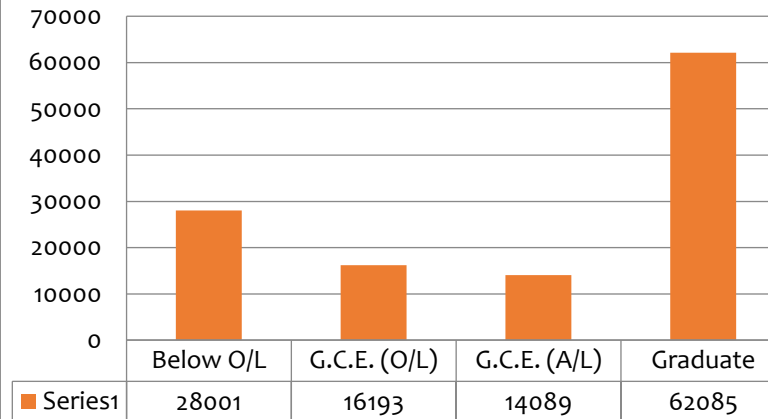
ETHNIC COMPOSITION



POPULATION BY RELIGION

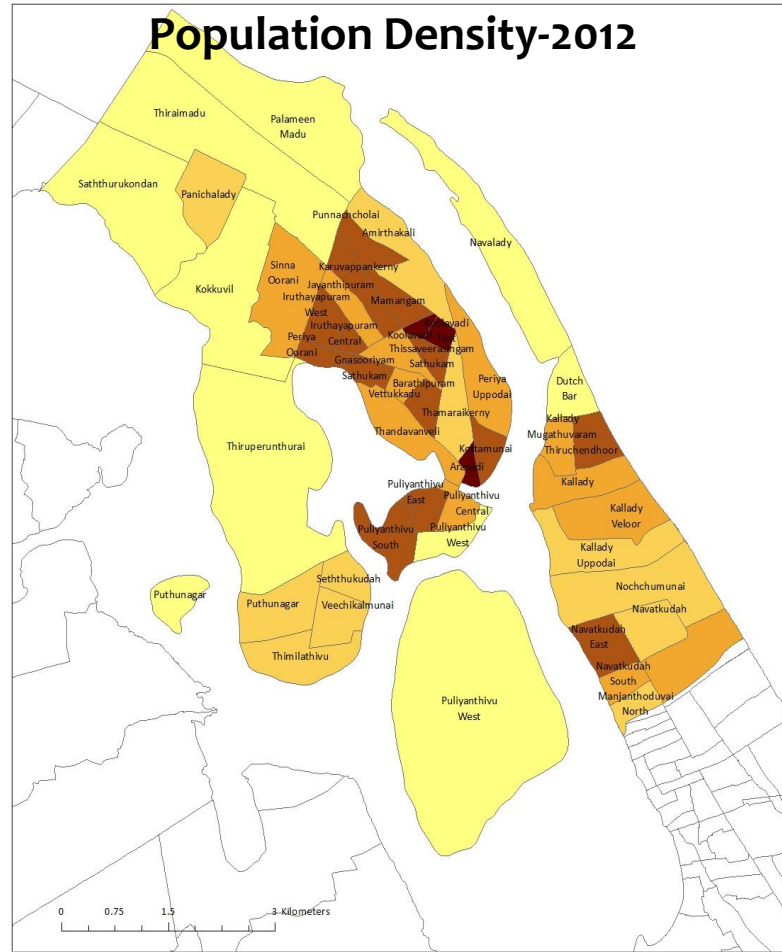


EDUCATIONAL LEVEL

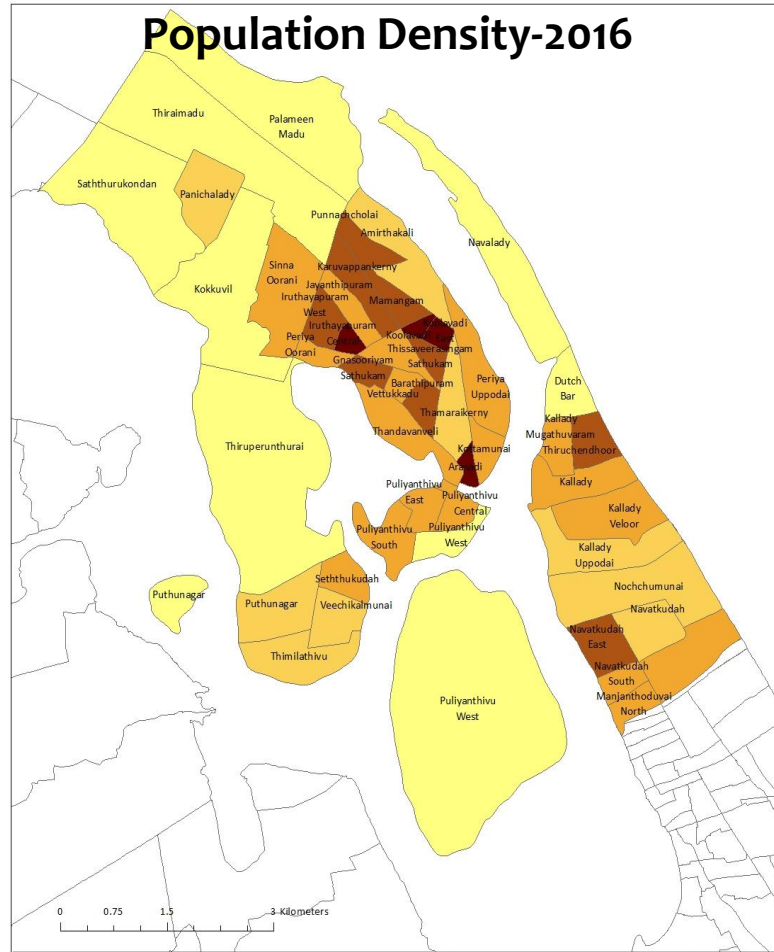


- From the ancient period Batticaloa has been in the phase for Tamil community settlement. Most of the Tamil community settlements evolved and Christian and also Burger community settled in the colonial period too. (Matakkalapu Manmiyam Book)
- Adjoining of the administrative boundary is belongs to Muslim community (Kattankudy UC). So majority of the Muslims are living in Kattankudy)

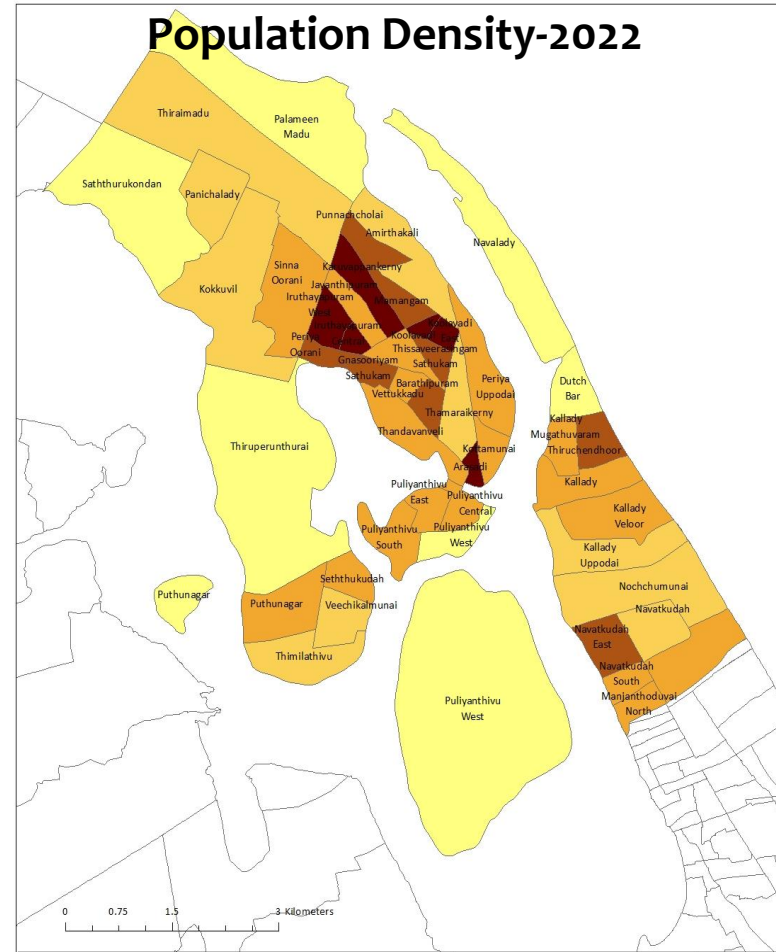
- Availability of 4 no.of. National schools,35 no.of Provincial schools, 1 Technical College & private institutions available in the planning area. This is one of the reason for increase level of Graduates.



Legend Pop_Density_2012 (Sq.km) 0.000 - 1020 1020 - 3130 3130 - 5258 5258 - 8466 8466 - 12142 Srilanka_G.N_District_Province_Boundaries	 1:37,613	
Population Density - (2012) - Batticaloa Municipal Council Area		
Batticaloa Municipal Council Development Plan		
Urban Development Authority		
Prepared Date : 15th September,2022 Updated On : 2021 Source : Batticaloa District Office UDA Prepared By : Y.Arthy		



Legend Pop_Density_2016 (Sq.km) 0.000 - 1171 1171 - 3401 3401 - 6092 6092 - 8953 8953 - 13038 Srilanka_G.N_District_Province_Boundaries	 1:37,613	
Population Density - (2016) - Batticaloa Municipal Council Area		
Batticaloa Municipal Council Development Plan		
Urban Development Authority		
Prepared Date : 15th September,2022 Updated On : 2021 Source : Batticaloa District Office UDA Prepared By : Y.Arthy		



Legend Pop_Density_2020 (Sq.km) 0.000 - 816 816 - 2784 2785 - 5220 5221 - 7435 7436 - 12720 Srilanka_G.N_District_Province_Boundaries	 1:37,613	
Population Density - 2022 - Batticaloa Municipal Council Area		
Batticaloa Municipal Council Development Plan		
Urban Development Authority		
Prepared Date : 15th September,2022 Updated On : 2021 Source : Batticaloa District Office UDA Prepared By : Y.Arthy		

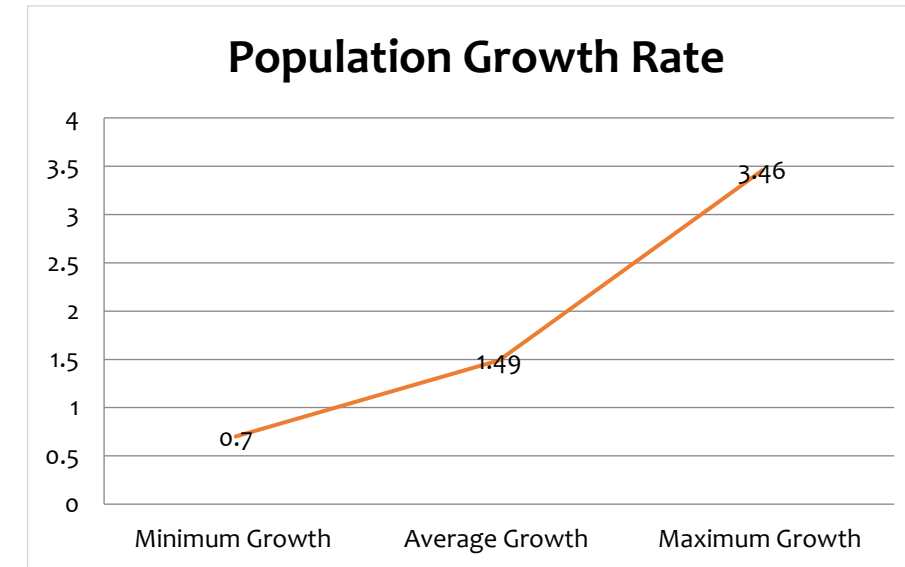
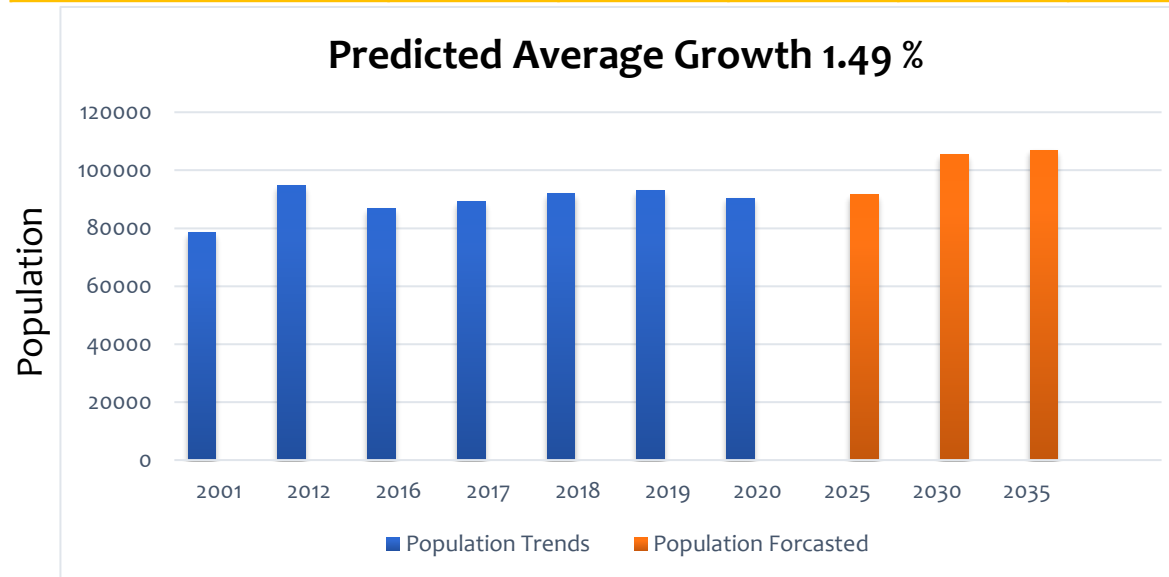
- Density gradually increasing towards upper part of BMC boundary (Kokuvil, Thiraimadu & Panichiyadi)

SOCIAL ASPECT

POPULATION & DEMOGRAPHY

Population Trend & Forecasted Population

Year	1971	1981	1991	2001	2012	2016	2017	2018	2019	2020
Population	36696	42934	51037	78509	94609	86776	89145	92058	92817	90425
Population Growth rate	-	1.18%	5.98%	2.27%	-0.75%	0.68%	3.26%	0.80%	-2.5%	2.64%



Population Trend								Forecasted		
Year	2001	2012	2016	2017	2018	2019	2020	2025	2030	2035
Population	78509	94609	86776	89145	92058	92817	90425	91773	105451	107022

Housing

Trend of Housing Units

Year	2016	2017	2018	2019	2020	2021
Total Housing	20066	21477	20287	22055	22120	22564
Housing Density	295	315	298	324	325	331
Total Families	25848	25873	26138	26428	27598	28346
Housing Deficit	5782	4396	5851	4373	5478	5782

Housing Structure



Permanent

76 %

Semi permanent

9 %

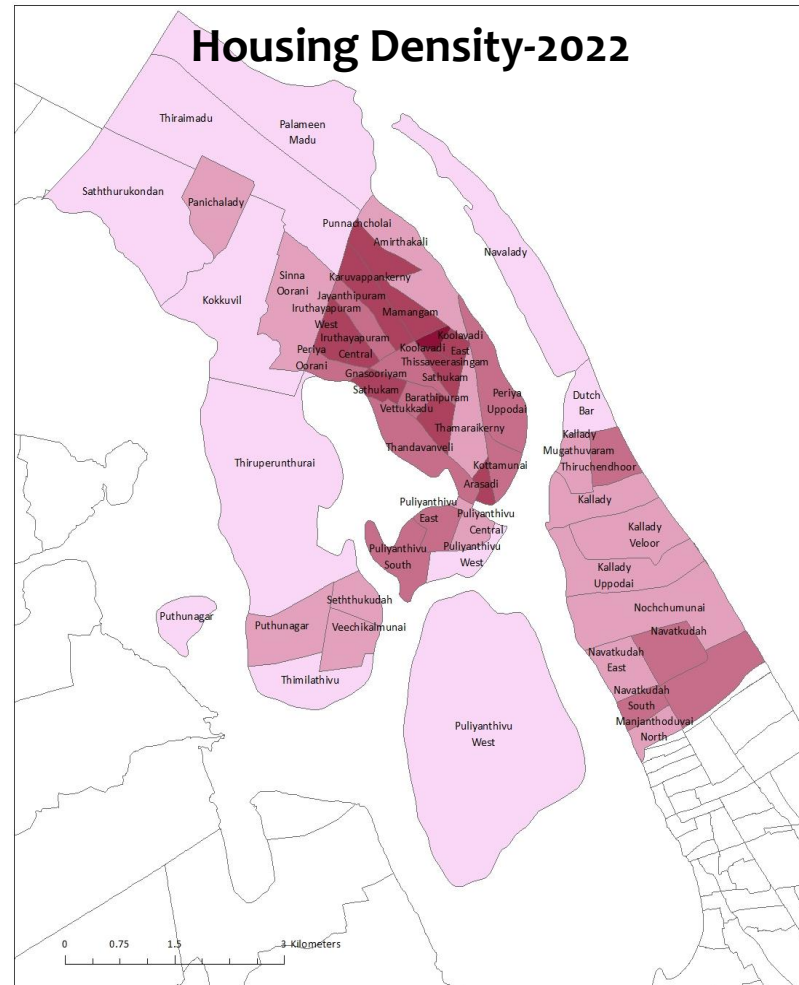
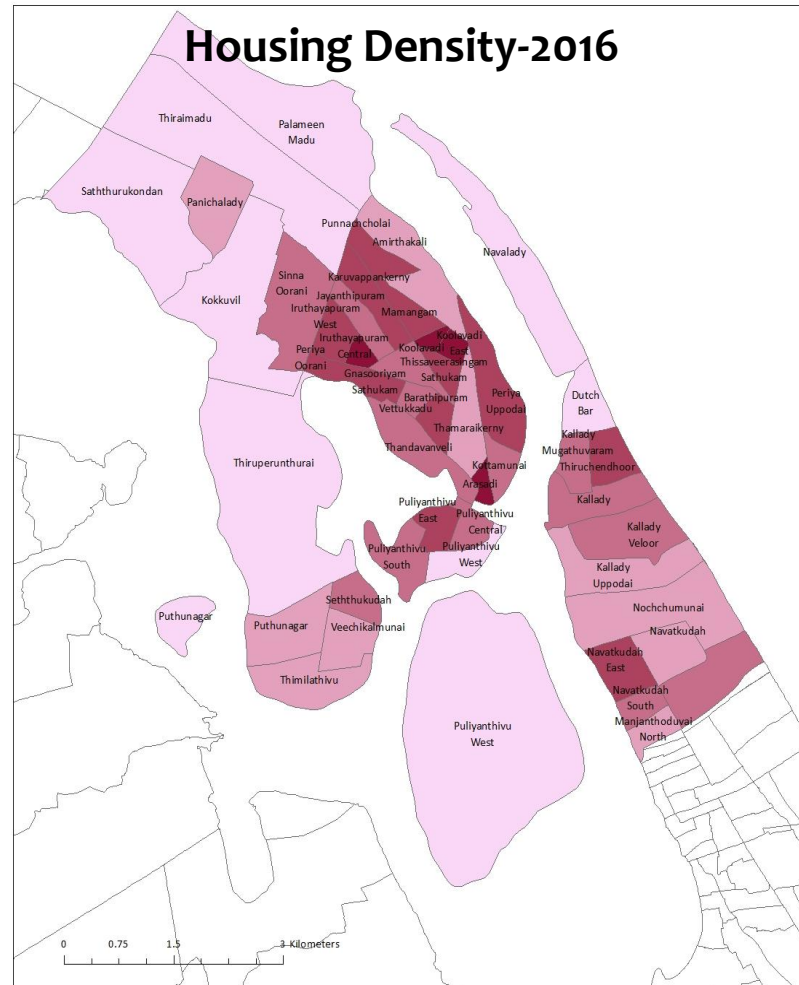
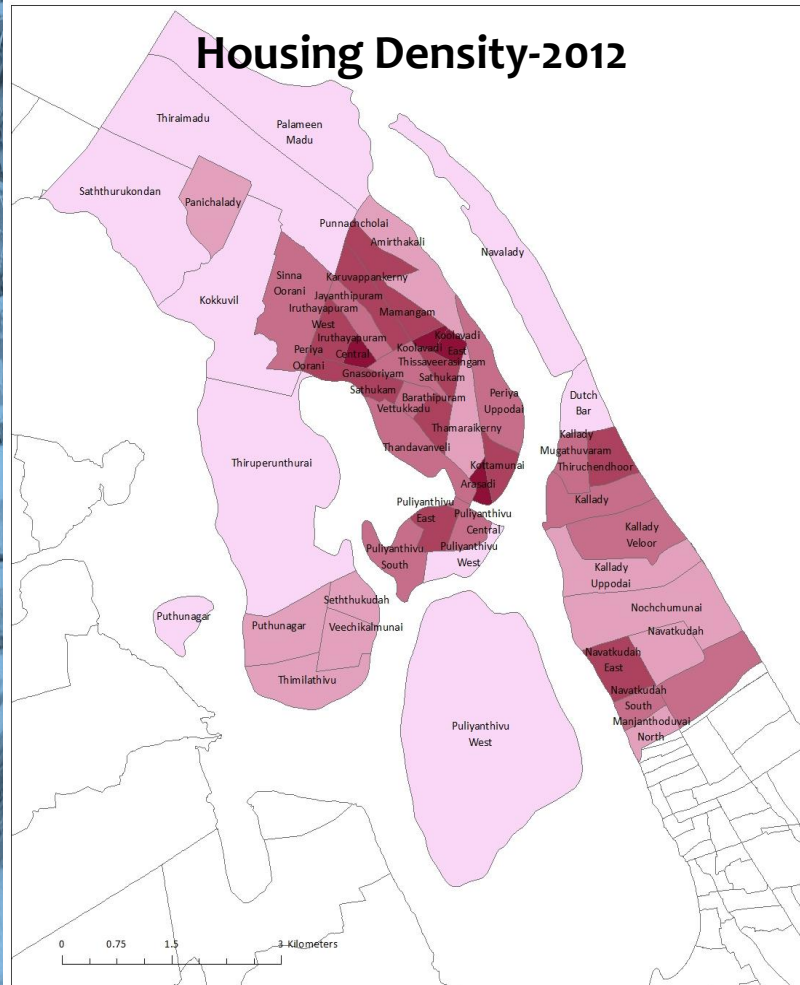
Temporary

15 %

Prediction of Housing

Year	Predicted Population	Estimated Housing Requirement
2025	91773	22943
2030	105451	26362
2035	107022	26756

- Housing shortage is identified as approx. 4,000 – 5,000 every year
- Need to accommodate housing facilities



Legend Hou_Density_2012 (Sq.km) 0 - 271 784 - 1271 1938 - 3018 271 - 784 1271 - 1938 Srilanka_GN_District_Province_Boundaries		 1:37,613	
Housing Density - (2012) - Batticaloa Municipal Council Area Batticaloa Municipal Council Development Plan Urban Development Authority			

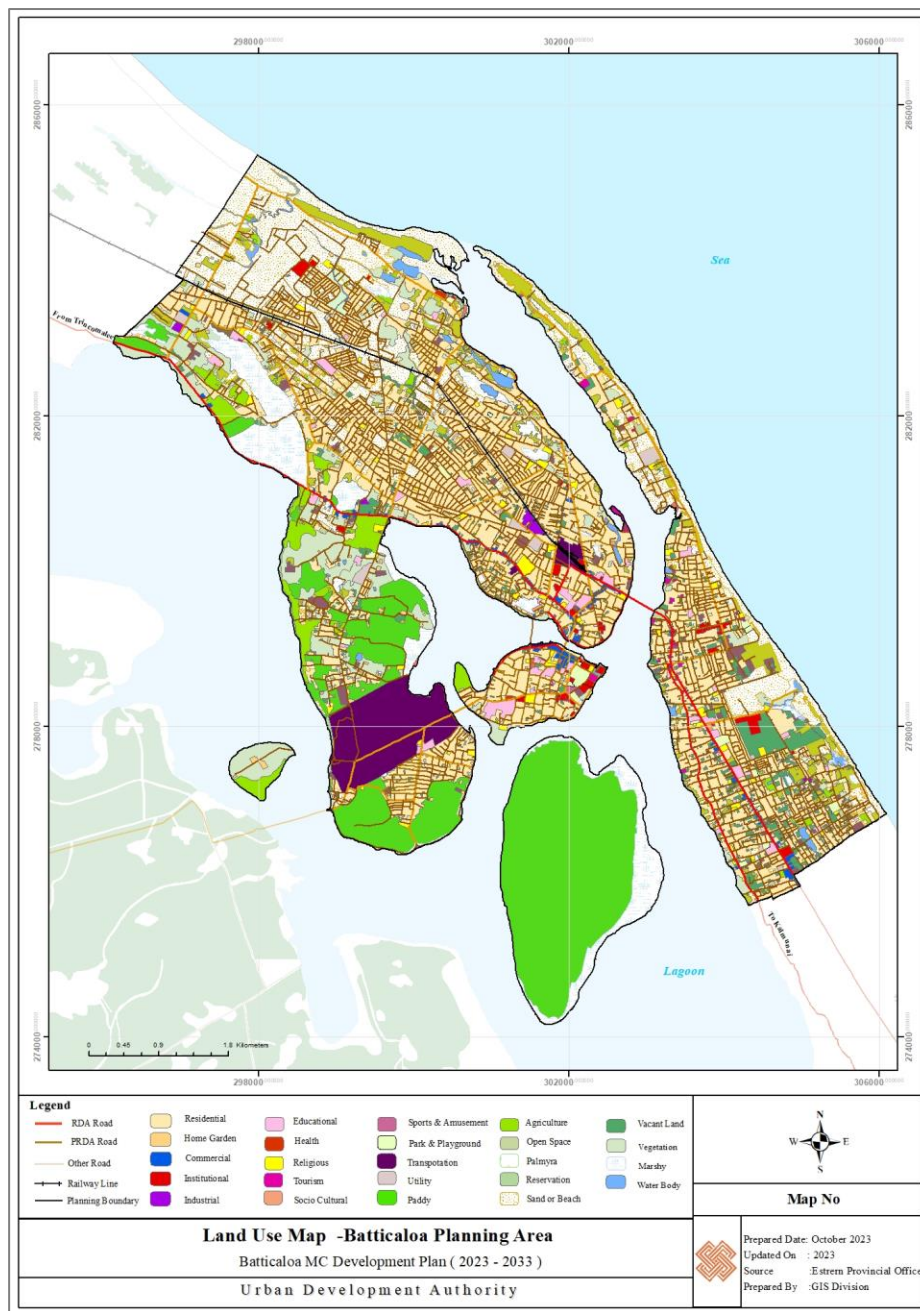
Legend Hou_Density_2016 (Sq.km) 0 - 328 789 - 1523 2407 - 4007 328 - 789 1523 - 2407 Srilanka_GN_District_Province_Boundaries		 1:37,613	
Housing Density - (2016) - Batticaloa Municipal Council Area Batticaloa Municipal Council Development Plan Urban Development Authority			

Legend Hou_Density_2020 (Sq.km) 0 - 378 1118 - 1887 2999 - 4477 378 - 1118 1887 - 2999 Srilanka_GN_District_Province_Boundaries		 1:37,613	
Housing Density - 2022 - Batticaloa Municipal Council Area Batticaloa Municipal Council Development Plan Urban Development Authority			

- Housing density gradually decreasing in the areas of Thimilathivu, Navatkudah, Kallady & Sinnaurani

Land use

LANDUSE



No.	Land use category	Area	%
1	Dunes & Sand	5.38	11.60
2	Residential	15.15	32.69
3	Scrub	1.14	2.47
4	Paddy	6.64	14.32
5	Grass Land	1.12	2.42
6	Abandon Paddy	0.88	1.89
7	Marshy	3.32	7.16
8	Religious	0.55	1.18
9	Educational	0.61	1.31
10	Utility	0.27	0.58
11	Unclassified	0.53	1.14
12	Home Garden	0.43	0.93
13	AirPort Premises	1.45	3.13
14	Vacant Land	1.53	3.30
15	Other Road	1.45	3.13
16	Coconut	1.31	2.83
17	Industrial	0.07	0.16
18	Commercial	0.39	0.84
19	Under Constructions	0.02	0.05
20	Barren Land	0.07	0.14
21	Open Space	0.10	0.21
22	Other Plantation	0.13	0.27
23	Bushes Land	0.03	0.06
24	Other	0.00	0.01
25	Park & Playground	0.30	0.65
26	Institutional	0.34	0.73
27	Reservation	0.41	0.89
28	Water Bodies	0.68	1.47
29	Palmyra Tree	0.07	0.16
30	Tourism	0.09	0.20
31	Abandon Ela	0.02	0.03
32	Transportation	0.14	0.29
33	Health	0.04	0.09
34	Bank & Allied	0.02	0.05
35	Vacant Building	0.01	0.01
36	Sports & Amusement	0.01	0.03
37	Socio Cultural	0.03	0.06
38	Sand or Beach	1.06	2.28
39	Pine Tree	0.51	1.09
40	Main Road	0.04	0.09
41	Railway Line	0.03	0.07
	TOTAL	46.35	100.00

Land use pattern

1. Residential (32.69%)
2. Paddy (14%)

Economic

PGDP Shares- 2020



**Table 1
Nominal GDP (at current market prices) by Province**

Province	2019 ^a		2020 ^b	
	Value (Rs.bn)	Share (%)	Value (Rs.bn)	Share (%)
WP	5,857.8	39.0	5,694.3	38.0
CP	1,694.6	11.3	1,692.1	11.3
NW	1,639.6	10.9	1,653.1	11.0
SP	1,491.4	9.9	1,518.0	10.1
SG	1,131.1	7.5	1,188.2	7.9
NC	823.3	5.5	876.3	5.9
EP	854.1	5.7	849.4	5.7
UP	803.5	5.4	812.1	5.4
NP	717.6	4.8	689.4	4.6
SL	15,013.0	100.0	14,973.0	100.0

a.Revised b.Provisional

Activity-wise Performance of the Provinces (%) - 2020



**Table 2
Sectoral Composition of PGDP - 2019 and 2020**

Province	Agriculture (%)		Industry (%)		Services (%)	
	2019	2020	2019	2020	2019	2020
	WP	9.6	8.1	45.6	44.6	39.7
CP	10.8	12.0	11.3	11.4	11.3	11.1
SP	15.9	14.3	6.9	7.7	10.6	10.6
NP	9.8	8.8	5.2	4.8	3.9	3.9
EP	10.5	10.2	4.7	4.4	5.5	5.6
NW	17.2	17.6	9.9	10.3	10.6	10.5
NC	9.0	11.9	3.5	3.4	6.0	6.1
UP	9.5	9.6	5.2	5.0	4.9	5.1
SG	7.7	7.7	7.6	8.5	7.5	7.7
SL	100.0	100.0	100.0	100.0	100.0	100.0

- Nominal GDP: Eastern Province is in 7th Position
- Sectoral Composition of GDP:
 - Agriculture sector: Eastern Province is in 5th Position
 - Industry sector: Eastern Province is in 8th Position
 - Services sector: Eastern Province is in 7th Position

Per capita income at Current Market Prices in Batticaloa

GDP	2016	2017	2018
Sri Lanka	565773	625736	666813
Eastern Province	384616	445210	478194
Batticaloa	384156	445217	478201

- The GDP for the district at Current Market Prices for the year 2017 is LKR 249,321m or 1.9 % of the national GDP.
- Its per capita income is around LKR 478,000, which is 30 % below the national average

Types of Economic activities (No. of GN)

DS Division	Types of Economic activities (No. of GN)			
	Crop production	Livestock	Fisheries industry	Non-agricultural economic activity
Koralai Pattu North (Vaharai)	16	16	16	16
Koralai Pattu Central	4	5	9	6
Koralai Pattu West (Oddamavadi)	6	6	6	8
Koralai Pattu (Valachchenai)	2		4	6
Koralai Pattu South (Kiran)	16	9	10	5
Eravur Pattu	25	18	17	15
Eravur Town	2			14
Manmunai North	20	41	43	48
Manmunai West	23	22	14	2
Kattankudy		1	3	18
Manmunai Pattu	10	15	15	23
Manmunai South-West	22	19	6	14
Poratheevu Pattu	34			9
Manmunai South & Eruvil Pattu	24	1	14	6

No. of covered GN Divisions-Persons involving in the economic activities

- Manmunai North DS Division is having huge potential of crop production, livestock activities and fisheries industry when compare with other DS Divisions within Batticaloa District.

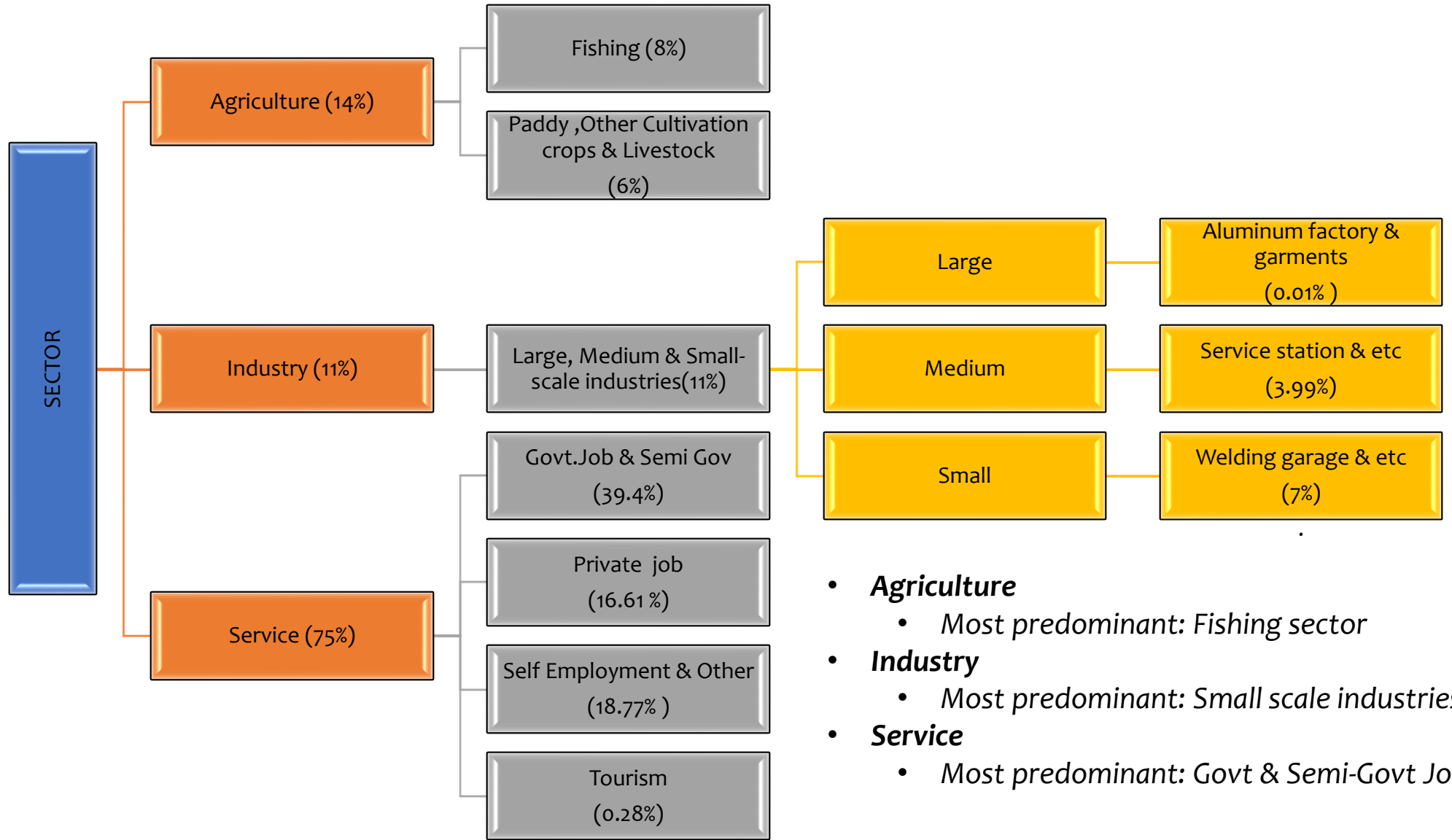
Source: Department of Census, 2020

Types of Traditional Handicraft industries

DS Division	Types of Traditional Handicraft industries												
	Clay industry	Cane and Bamboo based Industry	Metal handicrafts	Jewellery making industries	Masks and puppet industries	Dumbara patterns and fiber green leaf creations	Lace industries	Wood industries	Textile and textile handicrafts industries	The musical instruments industries	Coconut/kittul/sesame/palmyra based industries	No traditional industries	Other
Koralai Pattu North (Vaharai)													
Koralai Pattu North (Vaharai)	1					4			1		3	7	
Koralai Pattu Central	1					7	1	7	1		3	1	
Koralai Pattu West (Oddamavadi)	3	1		2		6	5		4	1			1
Koralai Pattu (Valachchenai)	1	2	2	2		2		9			8	1	1
Koralai Pattu South (Kiran)	2								1		4	11	
Eravur Pattu	5	6	2	2		3		3	1		7	21	1
Eravur Town	3		2	2		12		6			1		1
Manmunai North		1	3	12	1	2		8	11		1	22	
Manmunai West	4	1							3		2	16	
Kattankudy	1			5			6		1	7		6	1
Manmunai Pattu		3		3		7		7	16		10	6	1
Manmunai South-West	2	1						2		7		15	
Poratheevu Pattu	1		1	3								40	
Manmunai South & Eruvil Pattu	1	4	5	8		1	1		6	19		13	1

No. of industries covered Manmunai North DS Division

- Manmunai North DS Division is having huge potential of metal handicrafts, jewelry making industries, mask and puppet industries, wood and textile industries when compare with other DS Divisions within Batticaloa District.



- **Agriculture**
 - Most predominant: Fishing sector
- **Industry**
 - Most predominant: Small scale industries
- **Service**
 - Most predominant: Govt & Semi-Govt Job

Primary Sector: Agriculture Status

Extent	2018 Maha	2018 Yala	2019 Maha	2019 Yala	2020 Maha	2020 Yala
Aswedumised (ac)	583	27	583	26	810	26
Targeted (ac)	580	26	580	26	557	26
Production (Bushels)	84878	3775	84878	2868	67954	5073

- Highly productive in Maha season
- Production is less during the COVID 19 period
- Production is less due to the lack of machineries & fertilizers

- Need to promote more cultivated crops
- Approx. 17% of the land use belongs to cultivated crops
- Facilitate the farmers & dwellers to engage in the cultivated crops farming

Cultivated Crops	Extent
Brinjal	4.5 Hect
Lady's fingers	3 Ac
Long Beans	1.75 Hect
Tomato	0.5 Hect
Snake Gourd	3 Hect
Bitter Gourd	1.5 Hect

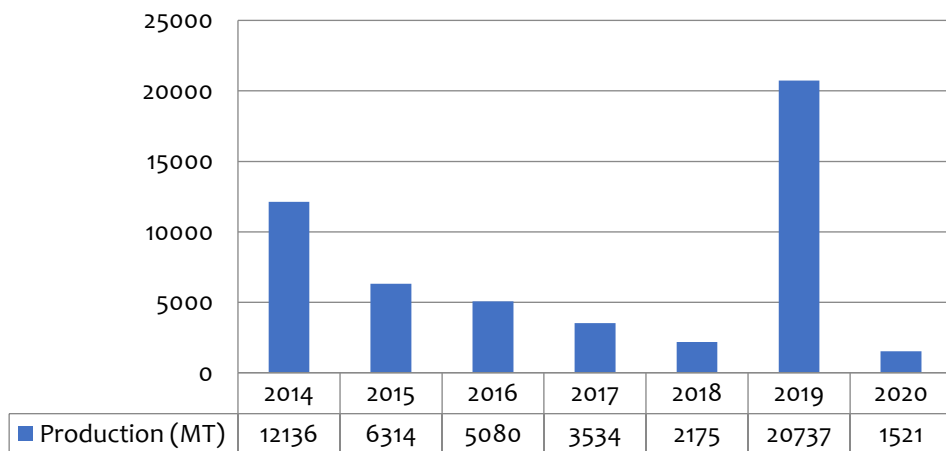
ECONOMIC

PRIMARY SECTOR | FISHING

No. of Families	No. of families engage in marine fisheries	No. of families engage in inland fisheries	Active Fishermen
3465	2904	168	4040

Due to the COVID 19 situation fish production has been decreased in the period of 2020.

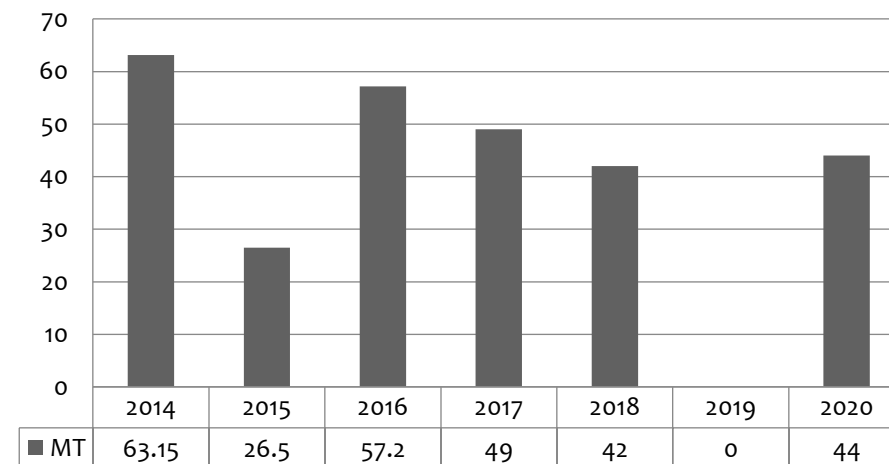
Fish Production 2014 - 2020



NUMBER OF CRAFTS IN OPERATION IN BMC

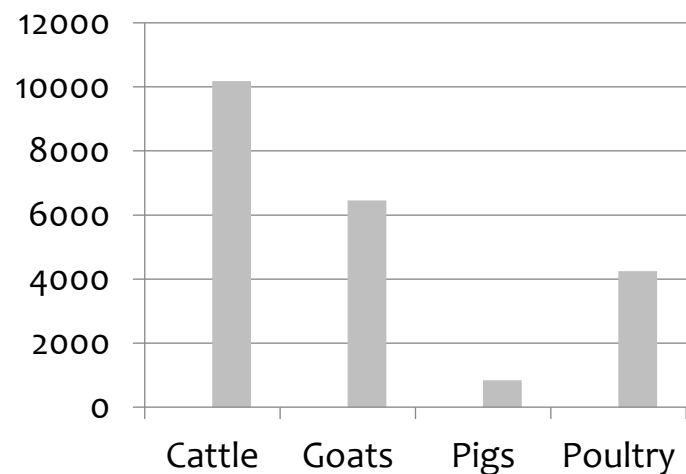
Year	2016	2017	2018	2019	2020
Total Crafts	1470	1469	1225	1174	1099
In Board One day	8	8	2	1	1
Out Board FRP	343	344	338	360	355
Traditional Mechanized	7	6	10	9	9
Traditional non Mechanized	1066	1066	830	760	690
Madhal	46	45	45	44	44

Dried Fish Production 2014 - 2020



Source: Resource Profile Manmunai North DSD, 2021

Animal Resources used for Livestock Business



Poultry Farming

Year	2015	2016	2017	2018	2019	2020
Poultry Population (No's)	1981	1979	2166	2152	3858	4246
Production of Eggs	1752000	2489300	2819520	2938320	7154640	8124286

Source : Veterinary office, Batticaloa

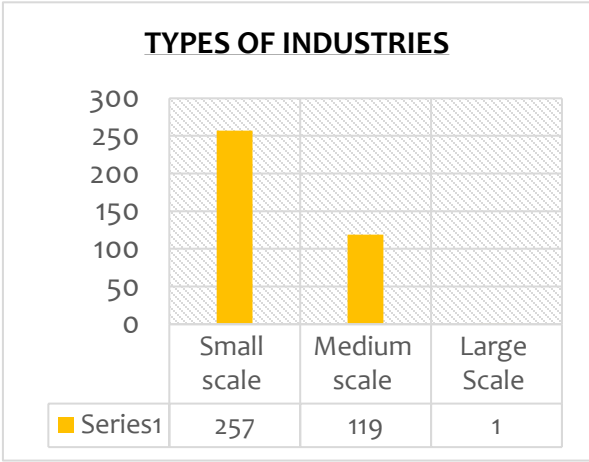
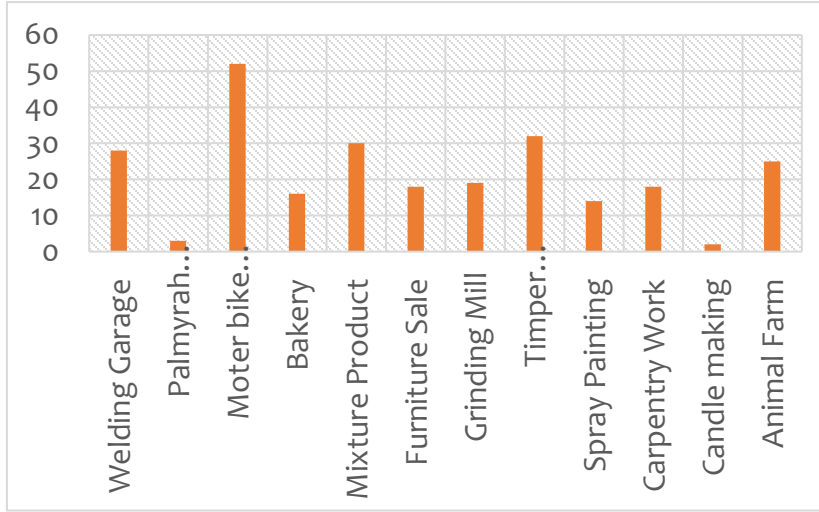
- Milk production has been decreased from 2019 to 2020 due to the virus issue called 'Lumpy Skin Disease (LSD)' & lots of cattle and buffaloes got affected.

Milk Collection in Batticaloa MC Area : 2015 - 2020

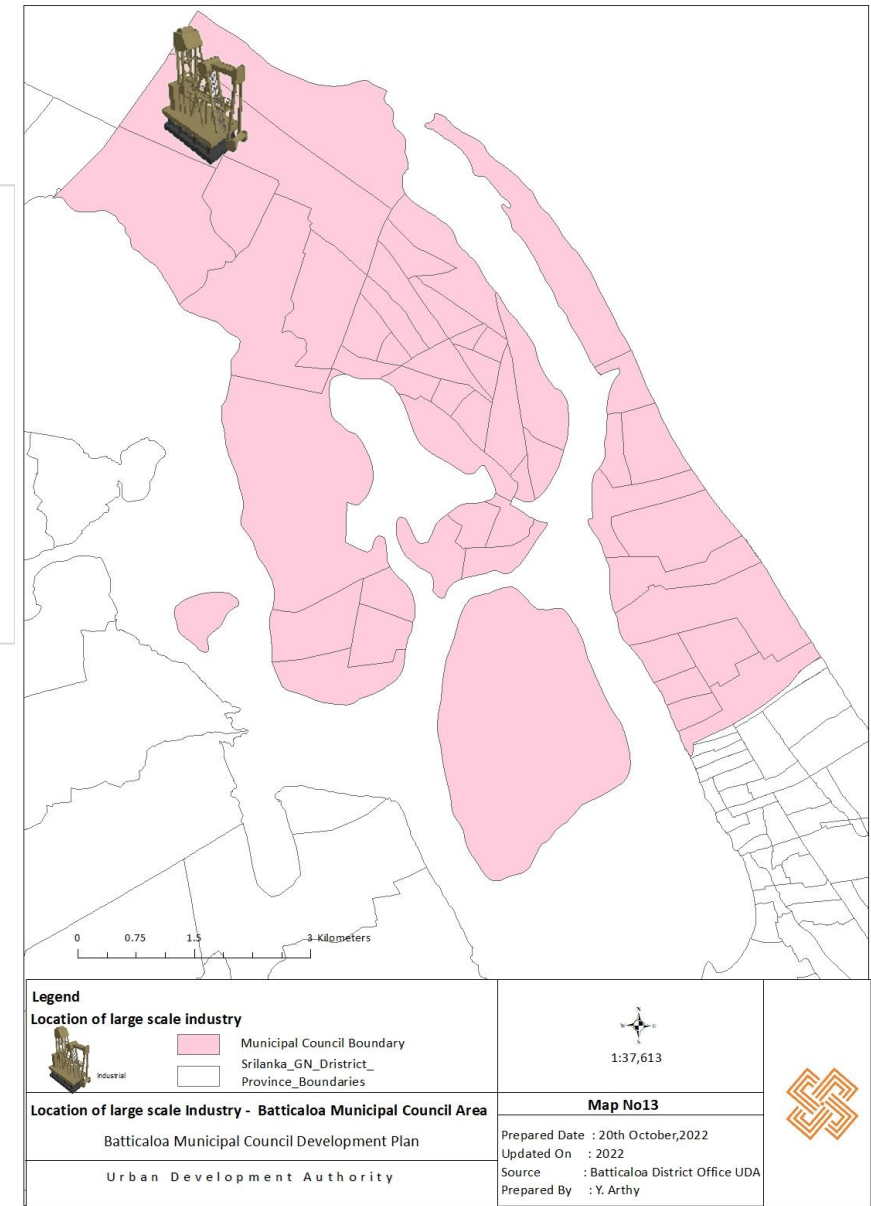
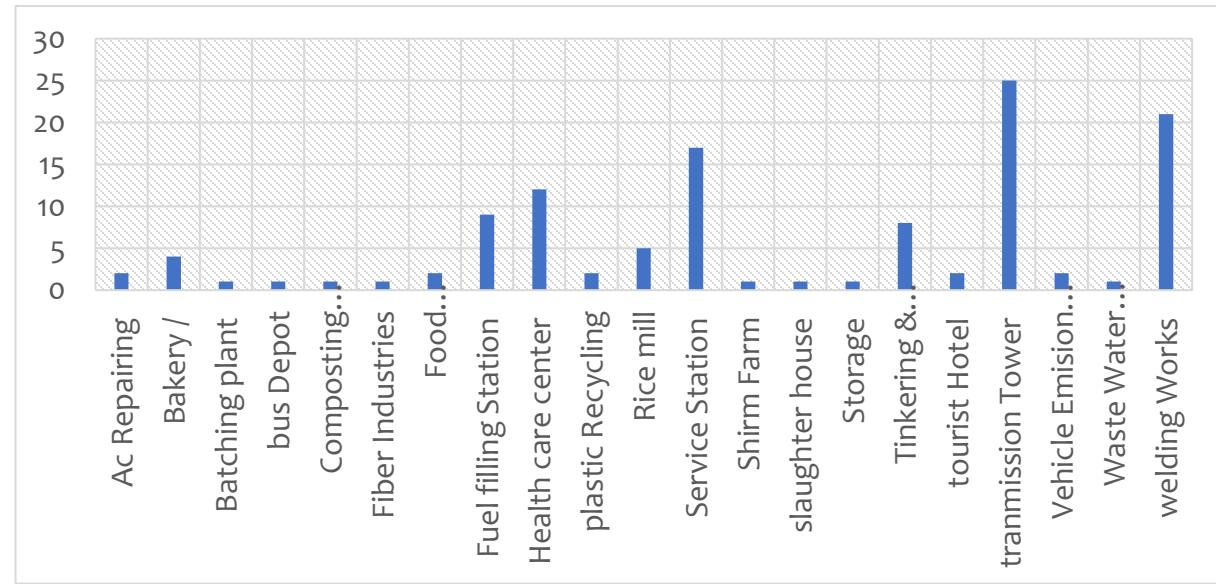
Name of the collecting center	Liter per Year					
	2015	2016	2017	2018	2019	2020
Thimilaithivu	237546	45512.5	4379405	240174	167532	7200

Source : Milk Board , Puthunagar, Batticaloa

SMALL SCALE INDUSTRIES IN BATTICALOA MUNICIPAL COUNCIL

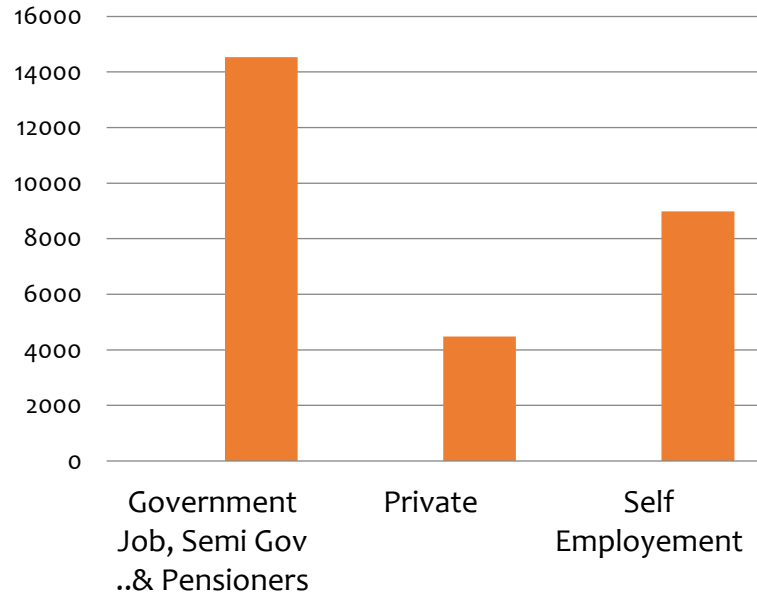


MEDIUM SCALE INDUSTRIES IN BATTICALOA MUNICIPAL COUNCIL

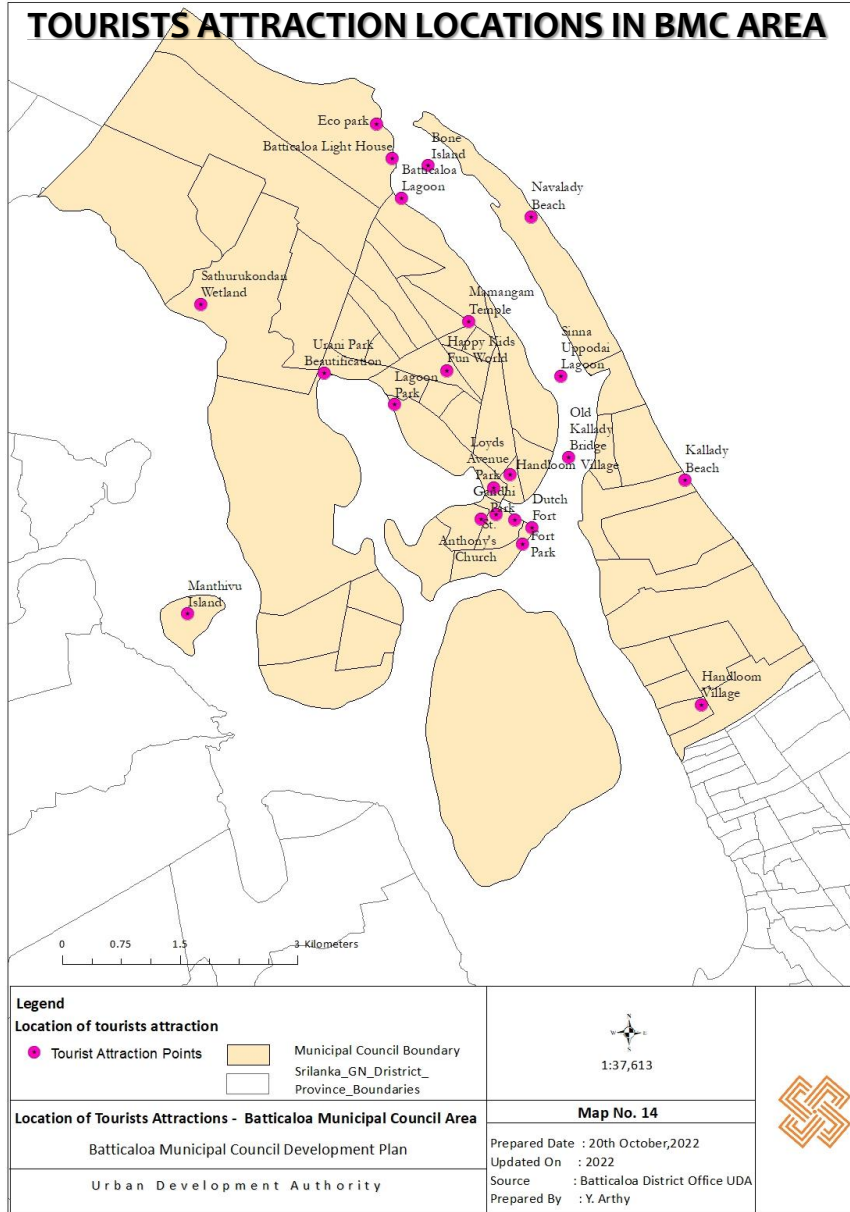


- Large Scale Industry – Aluminum Factory

SERVICES IN BMC AREA

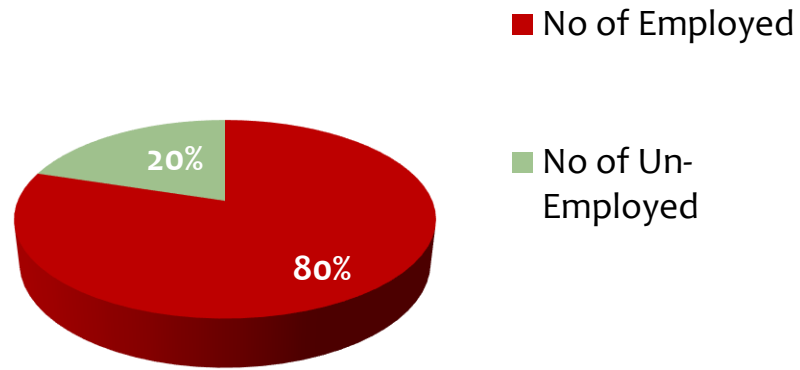


- There are 67 Banks & Finance Insurance Companies located in BMC
- There are 2752 Registered Business/services in BMC
- More than 118 restaurants located in BMC

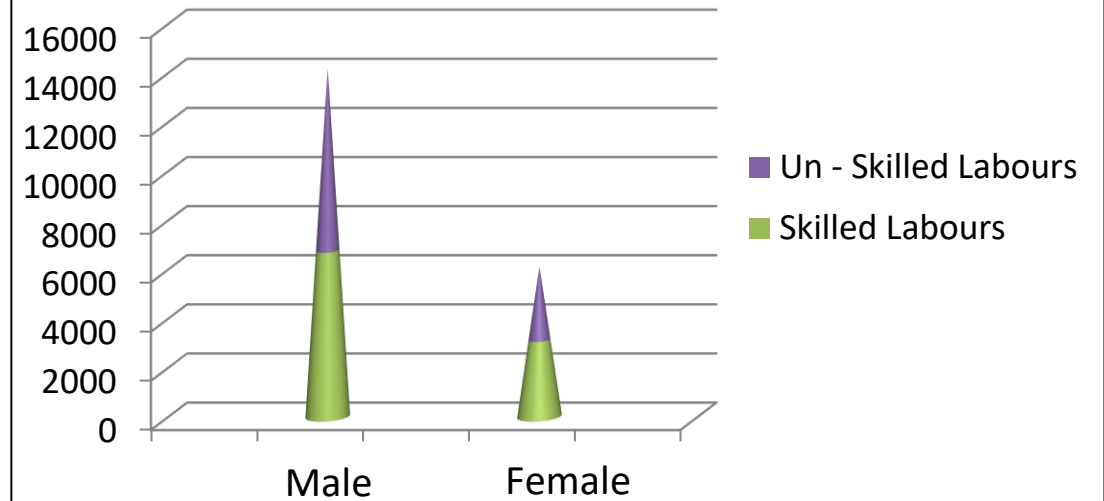


- Batticaloa is being developing as a destination. Due to the lack of popularity of place unable to attract larger volume of visitors.
- There are around 36,000 visitors in classified, unclassified and boutique hotels in the District each year. This does not include day tripping visitors and residents on leisure trips.
- Around 76 hotels & rest houses concentrated in BMC for tourist sector promotion.
- The total tourism market in the district is around 36,400 guests per month shared among foreign (79%) and local guests (21%).

EMPLOYEMENT RATE FOR MC AREA



LABOUR POPULATION



LEVEL OF FAMILY INCOME

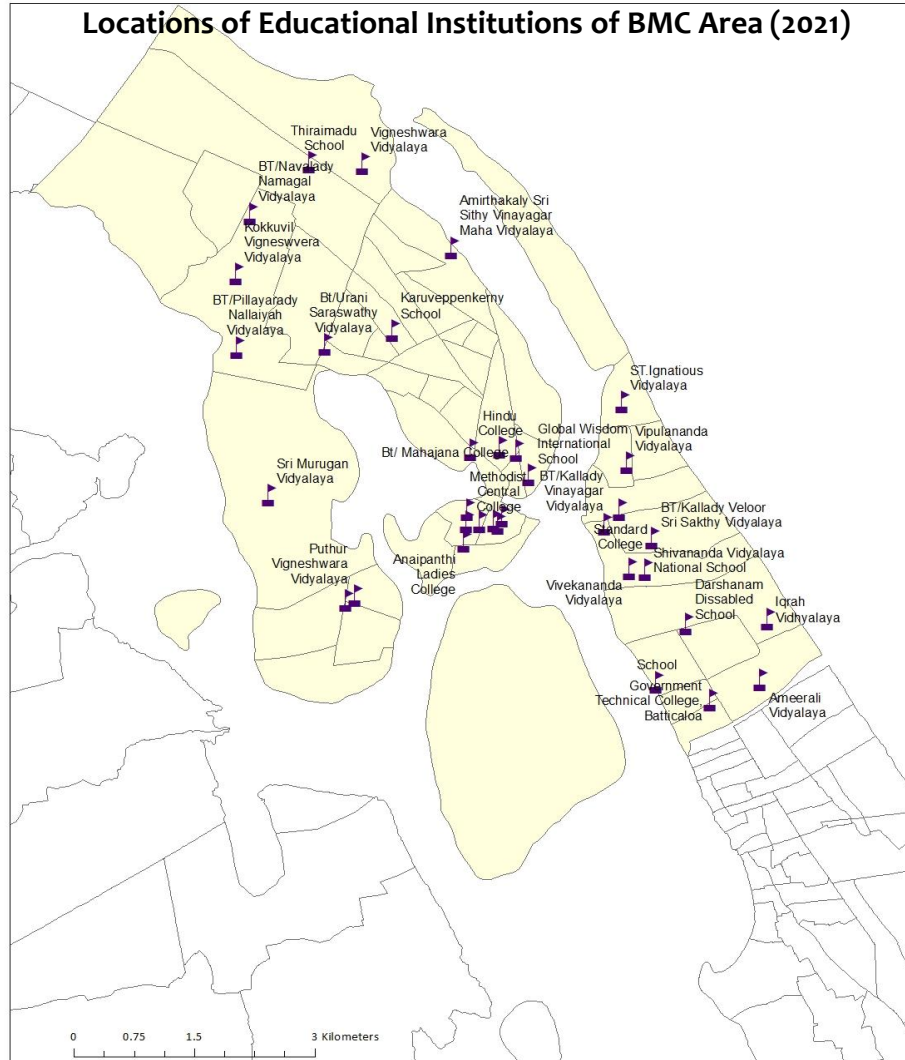


• High rate is Rs.10,000 to 25,000

Social Infrastructure

SOCIAL INFRASTRUCTURE

EDUCATION



Legend	Municipal Council Boundary	Educational Institutions		1:39,197	
Locations of Educational Institutions - (2021) - Batticaloa Municipal Council Area			Map No 08		
Batticaloa Municipal Council Development Plan			Prepared Date : 15th September,2022		
Urban Development Authority			Updated On : 2021		
			Source : Batticaloa District Office UDA		
			Prepared By : Y. Arthy		



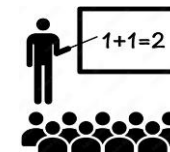
Category of Schools

National School : 04
Provincial School: 35



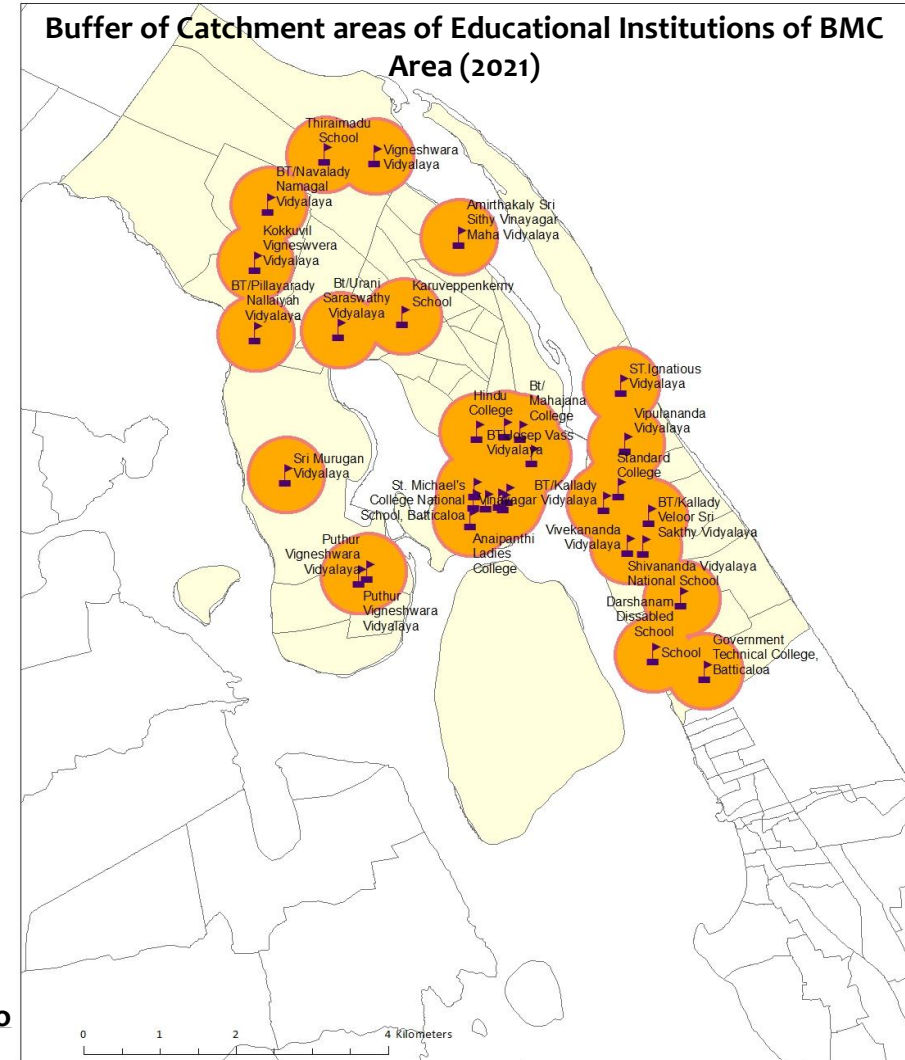
Types . of Schools

1AB : 08
1C : 04
Type 2 : 17
Type 3 : 10
Total : 39



Students : Teacher Ratio

No. of Students: 20350
No. of Teachers: 1324
Ratio : 1:5

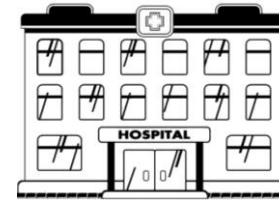
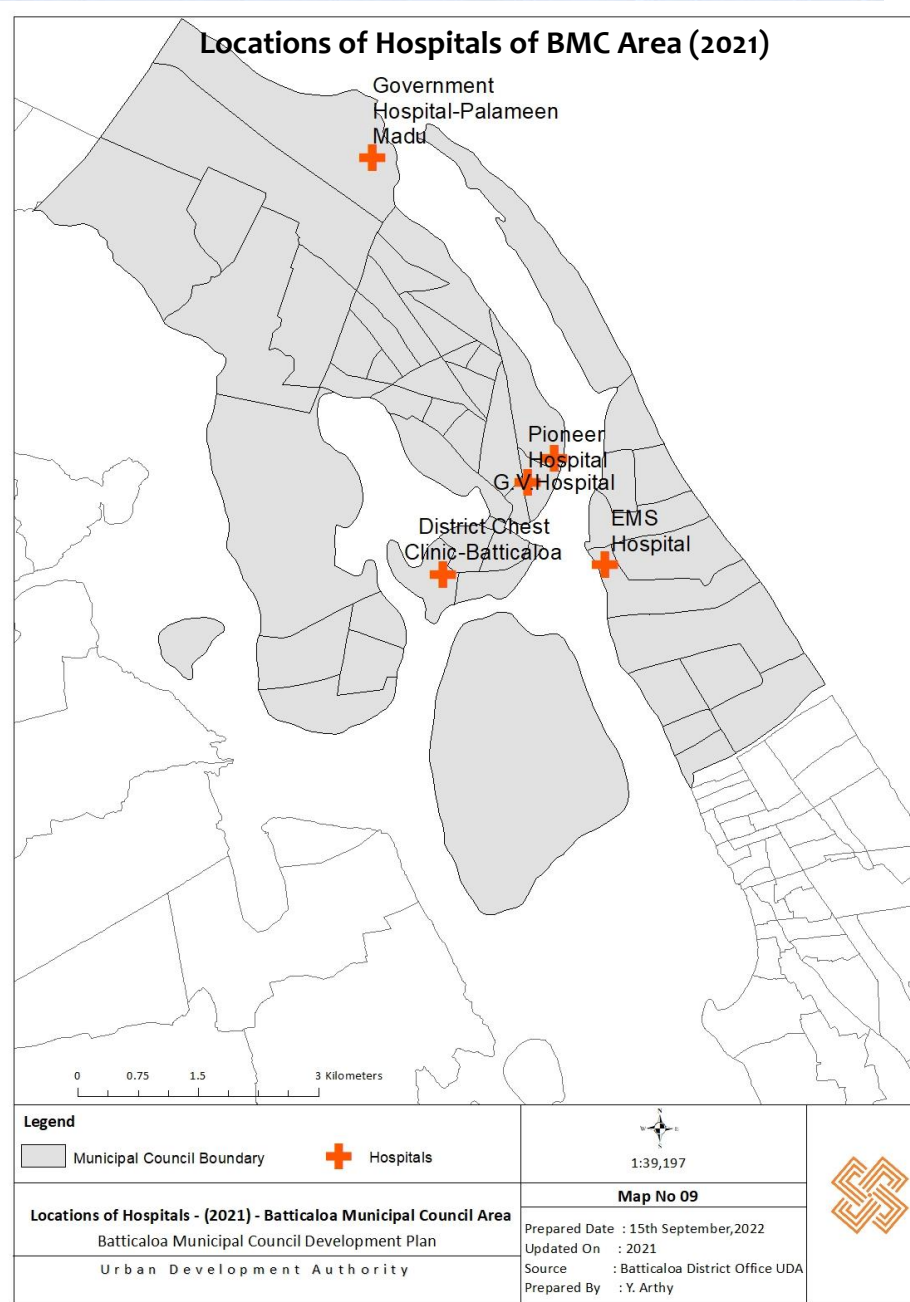


Legend	Municipal Council Boundary	Educational Institutions		1:40,700	
1km buffer zone of educational institutions					
Buffer of catchment area of Educational Institutions - (2021) - Batticaloa Municipal Council Area			Map No.15		
Batticaloa Municipal Council Development Plan			Prepared Date : 30th September,2022		
Urban Development Authority			Updated On : 2021		
			Source : Batticaloa District Office UDA		
			Prepared By : Y. Arthy		

SOCIAL INFRASTRUCTURE

HEALTH

Communicable and Non-Communicable Disease



Types of Hospital

- Teaching Hospital : 01
- MOH Office: 01
- Primary Medical care Unit :04
- Ayurvedic Hospital :01
- Private Hospital : 03



Annually Treated Patients

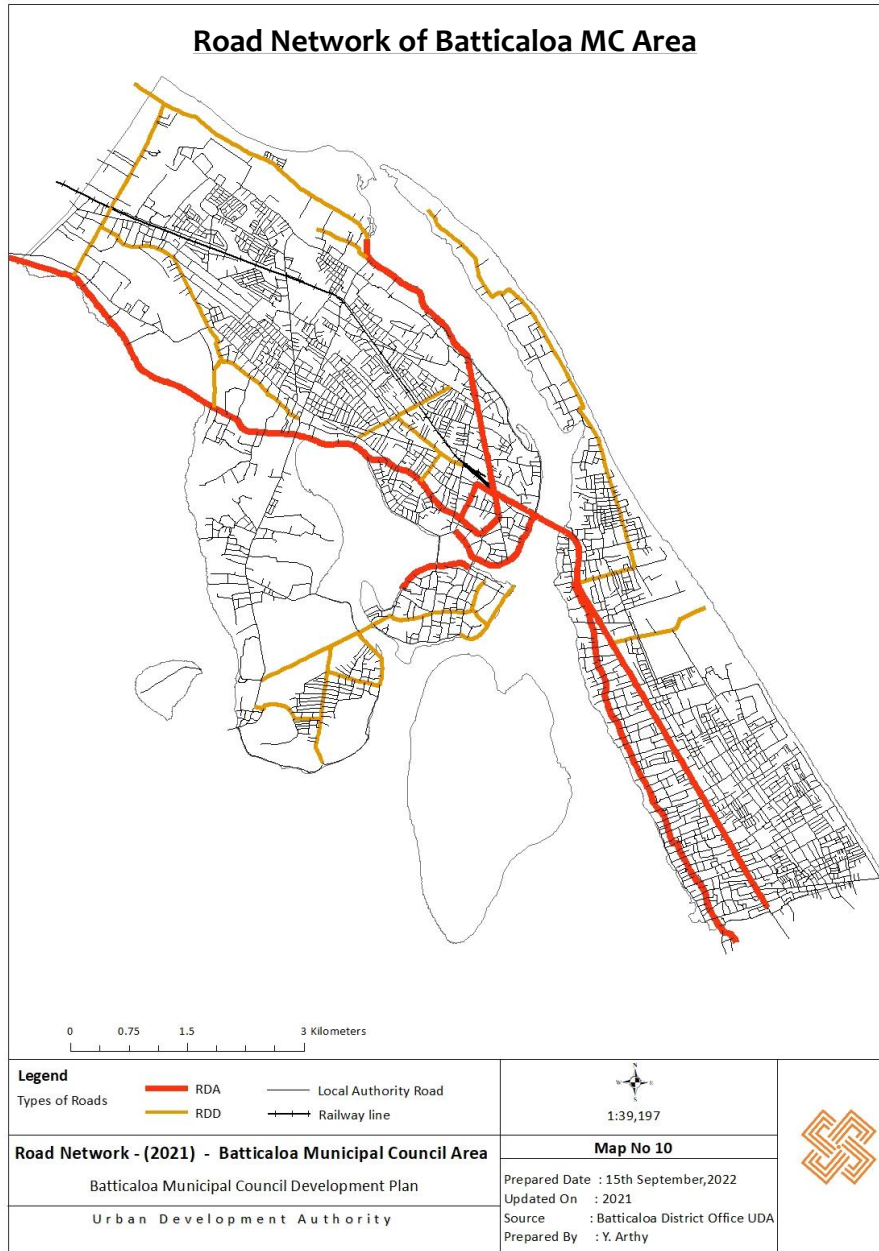
- Indoor Patients: 83220
- OPD Patient : 54750
- Bed Strength : 1163

Type of Disease (Epidemic)	Case	Death
Dengue /DHF	2,527	3
Dysentery	13	0
Typhoid	1	0
Meningitis	1	0
Food poisoning	38	0
Encephalitis	2	0
Tuberculosis	81	2
Leptospirosis	23	2
Chicken Pox	13	0
GBS	6	0
Leprosy	2	0
Malaria	1	0
Measles	1	0
Hypetitis -A	2	0
Viral Hepatitis	5	0
Filariasis	2	0
Melodists	8	0

Physical Infrastructure

PHYSICAL INFRASTRUCTURE

ROAD TRANSPORTATION | ROAD NETWORK

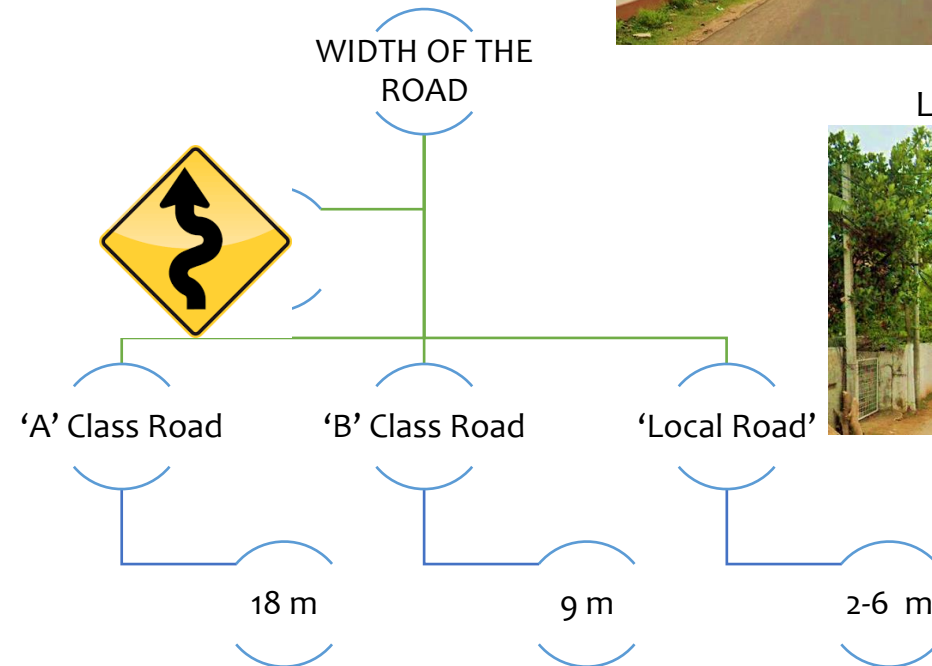


ROAD CONDITION

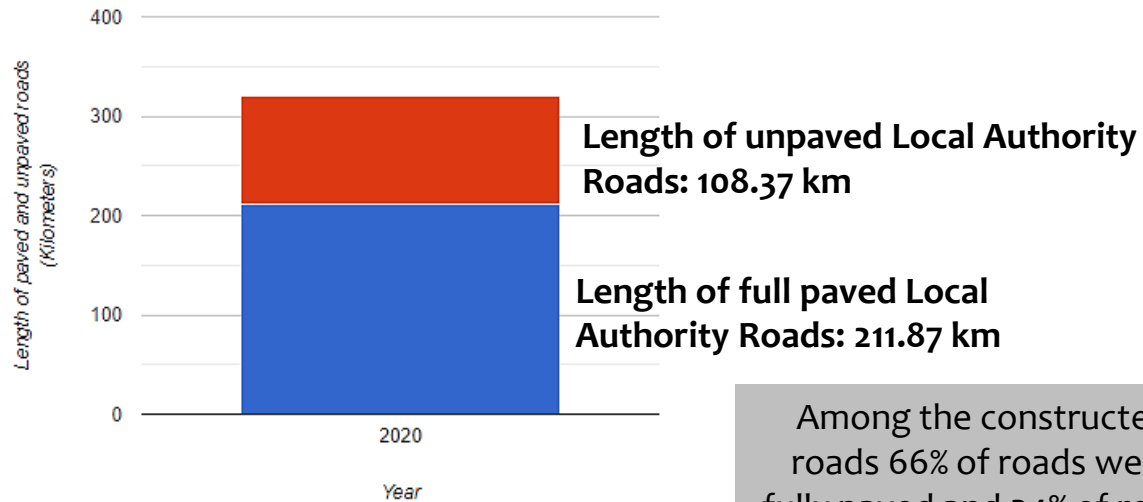
Tarred Road	: 104.38 km
Gravel Road	: 77.22 km
Earth Road	: 45 km
Concrete Road	: 60.10 km
Total Length	: 286.70 km

ROAD LENGTH

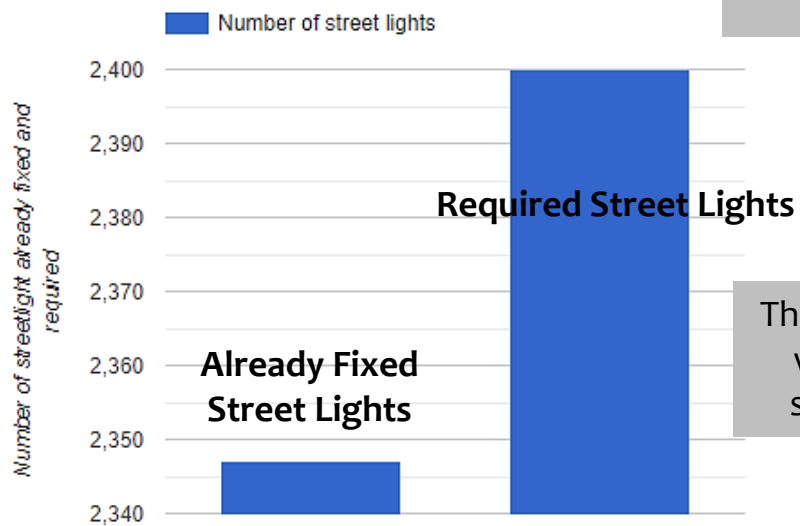
RDA	• 30.44 km
RDD	• 110.35 km
Local Authority	• 286.70 km



Status of Local Authority owned Access Roads



Among the constructed roads 66% of roads were fully paved and 34% of roads were unpaved.



There are 2400 street lights were required but 2347 street lights were fixed.





Source: Google Image, 2022



KALLADY BRIDGE



KODDAMUNAI BRIDGE



WHITE BRIDGE

PHYSICAL INFRASTRUCTURE

TRANSPORTATION | BUS TRANSPORTATION

CTB BUS TRANSPORT FACILITIES

SHORT/LONG TRIP	FROM	TO	FREQUENCY
Batticaloa Town	Short trips	Valachchenai	Every ½ Hour
		Kalmunai	Every ½ Hour
		Akkaraipattu	Every 1 Hour
		Batticaloa hospital	Every 15 Minutes
		Mugaththuwarem	Every 4Hour
		Thiraimadu, Satthukondan, Valayaravu, Veppavadduwan, Pullumalai	2 buses per day
	Long Trips	Colombo	5 time per day
		Kathuruwala, Jaffna	3 time per day
		Vavuniya, Mannar, Badulla, Kandy, Jaffna	1bus per day

PRIVATE BUS TRANSPORT FACILITIES

FROM	SHORT TRIP/ LONG TRIP	TO (Name of the Cities)	Frequency
Batticaloa Private Bus Stand	Short Trip	1. Nelloor	2 Time a Day
		2. Karayakkantheevu	1 Time a Day
		3. Karavetty	2 Time a Day
		4. Batticaloa G.H	Every 15 Minutes
		5. Mugathuwaram	Every 1 Hour
		6. Thiraimadu	Every 1 Hour
		7. Vikkalal	1 Time a Day
		8. Sinnawatta	2 Time a Day
		9. Mandoor	1 Time a Day
		10. Valachenal	Every 20 Minutes
		11. Kalmunai	Every 1/2 Hour
		12. Akkaraipattu	Every 1 Hour
		13. Mahoya	1 Time a Day
		14. Omaniyamadu	2 Time a Day
		15. Kavattamunai	3 Time a Day
		16. Munalkkadu	1 Time a Day
		17. Ambalanthural	Every 1/2 Hour
		18. Kokkaddicholal	Every 40 Minutes
		19. Thannamunai	3 Time a Day
Batticaloa Municipal Council Area	Long Trip	1. Pottuvil	3 Time a Day
		2. Paanama	2 Time a Day
		3. Kaduruwela	Every 1 Hour
		4. Trincomalee	Every 1 Hour
		5. Vavuniya	2 Time a Day
		6. Puttalam	1 Time a Day
		7. Kandy	1 Time a Day
		8. Colombo	1 Time a Day
Batticaloa Municipal Council Area	Short Trip (Sisuseriya)	1. Urani	2 Time a Day
		2. Kallady	2 Time a Day
		3. Kattankudy	2 Time a Day
		4. Arayampathy	2 Time a Day
		5. Siththandi	2 Time a Day
		6. Chenkalady	2 Time a Day
		7. Thimiladevu	2 Time a Day



PASSENGERS PER DAY

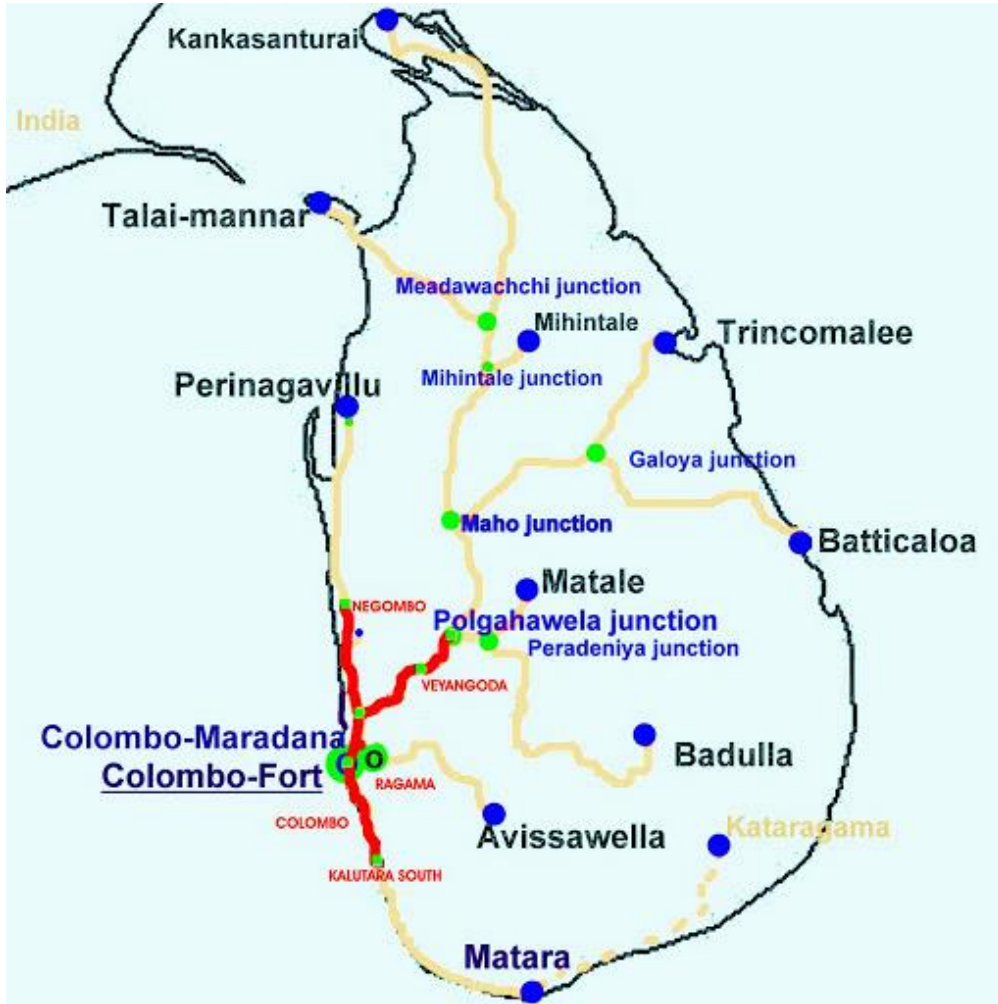
Approx. 13,700 Passengers

CTB Bus Transport

- No. of approved routes : 50
- No. of routes in operation : 40
- No. of roads badly affected: 08
- No. of buses on the roads (in Depot) : 20
- No. of buses in service : 40
- No. of passengers (average carried) per day : 7,200
- No. of buses still required for a perfect transport service : 10

Private Bus Transport

- No. of approved routes : 28
- No. of routes in operation : 24
- No. of roads badly affected: 14
- No. of buses on the roads (in Private Bus Stand) : 20
- No. of buses in service : 96
- No. of passengers (average carried) per day : 6500
- No. of buses still required for a perfect transport service : 12
- Revenue in Rupees (per day): 75,000



Source: Batticaloa Railway Department

RAILWAY TRACK



- Distance : 1km away from the town
- Single track : Batticaloa to Galoya
Galoya to Trincomalee
Batticaloa to Colombo
- Average Speed: 24 km/hr

PASSENGERS PER DAY



Hours : 8-10 hours to reach Colombo
No. of Passengers : About 550 per day



LOCATION

Located at close to town center

COORDINATES

07° 42' 12" N and 81° 40' 42" E

RUNWAY

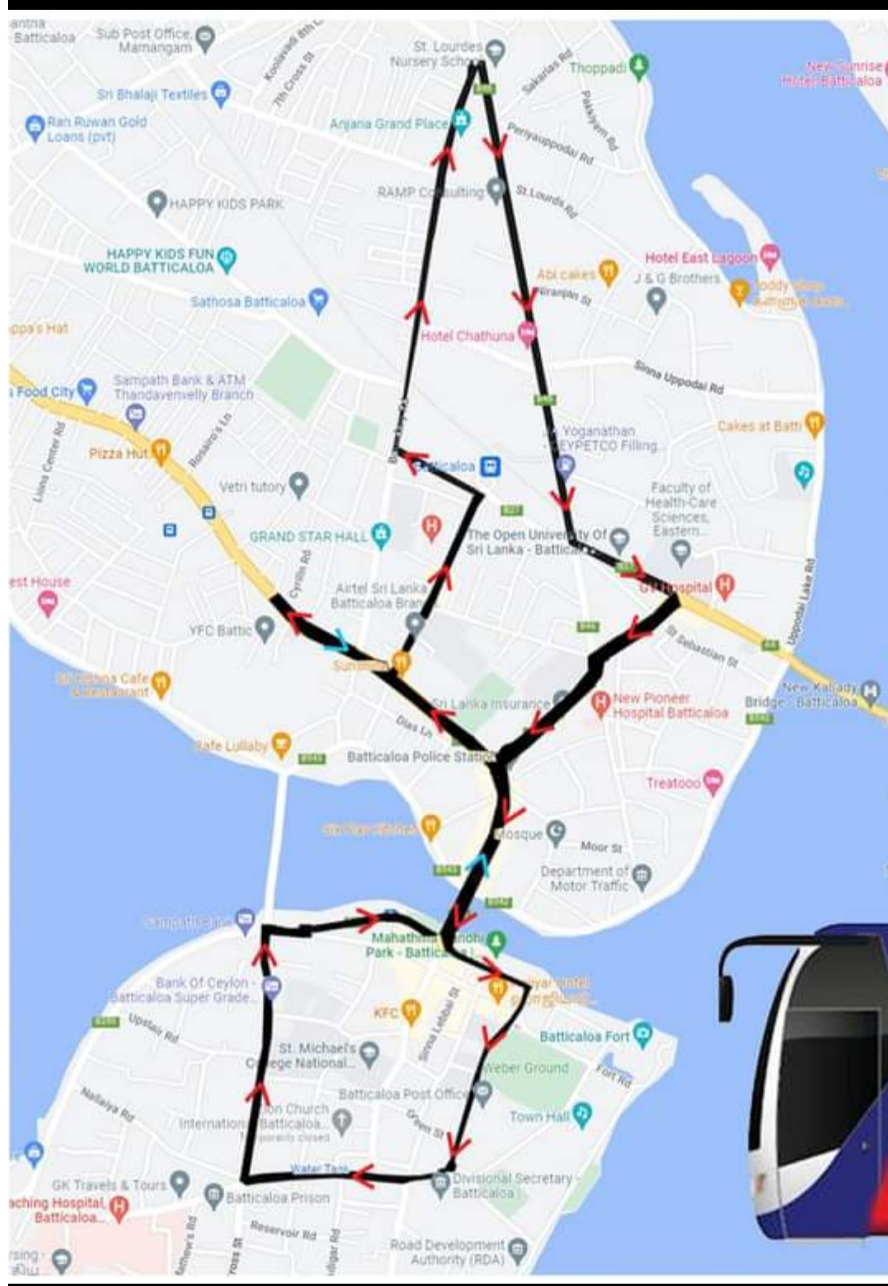
1,066-meter-long
46-meter wide

- Batticaloa Airport is geo-strategically located 2.4km Southeast to the city of Batticaloa
- Batticaloa Airport is connected to all domestic airports within the country and it is the fourth airport which will come under the purview of the Airport and Aviation Services of (Sri Lanka) limited.
- In the future, both domestic passengers as well as foreigners will be able to use this airport to meet their travel requirements



PHYSICAL INFRASTRUCTURE

TRANSPORTATION | SHUTTLE SERVICE



- A City Ride Shuttle Bus Service was launched by Batticaloa Municipal Council along with Private Partnership.
- Launched in July 14th to overcome with Fuel Issue.
- Covering the areas of schools, institutions, administrations and hospitals.



UNNICHAI RESERVOIR



- Located approximately **30 km** for the town centre
- Municipal pipe born water system began in **1917**
- Considered as the **1st pumping station** in Batticaloa district
- D.S Division-Manmunai West
- Capacity (Acre feet) – 55020
- Catchment areas (Acres) - 67852.67
- Surface area(Acres) - 3480.50



FAMILIES SAFE DRINKING

- Access to Safe Drinking Water : 12927 (41.45 %)
- Access to without well water : 794 (2.55 %)
- Access to without pipe water : 17463 (56 %)

WATER DEMAND

8,750m³/day
(Batticaloa, Iruthayapuram and Kallady Water Supply Schemes)

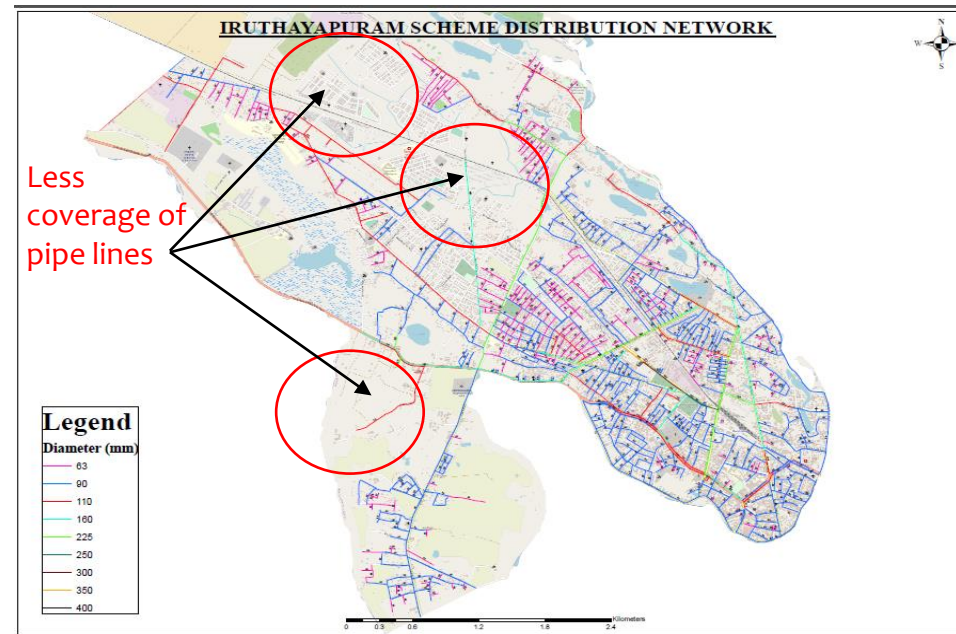


SOURCE OF DRINKING WATER

It has been noted that significant amount of users nearly 50.92% are using protected well water and nearly 41.45% users are using pipe water.

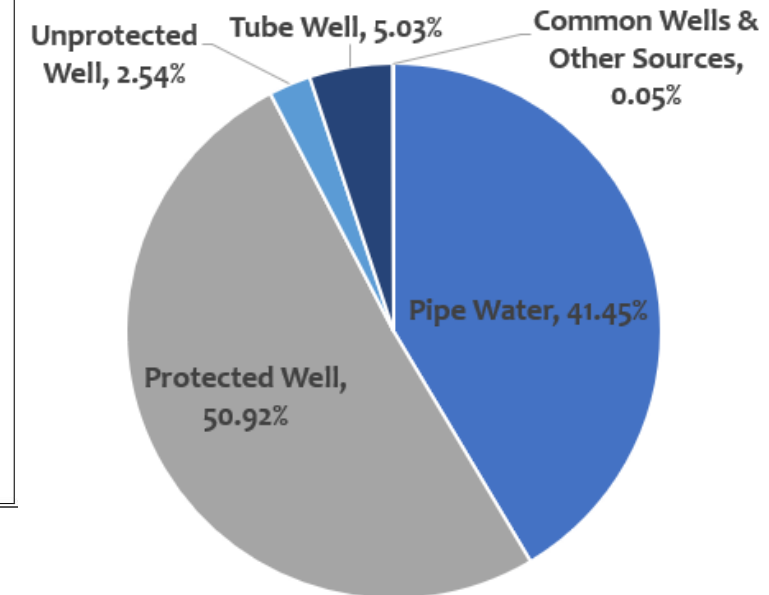
Reasons

1. Some areas are not covered for pipe born water.
2. People willing to use protected well where coverage is available.
3. Rather than coastal strips areas other areas drinking water is not contaminated.



WATER SUPPLY CONNECTIONS

USES	No. of Pipe Line Connections	No. of Consumers
Domestic	13,531	13,531
Hotels	1,396	1,396
TOTAL	14,927	14,927



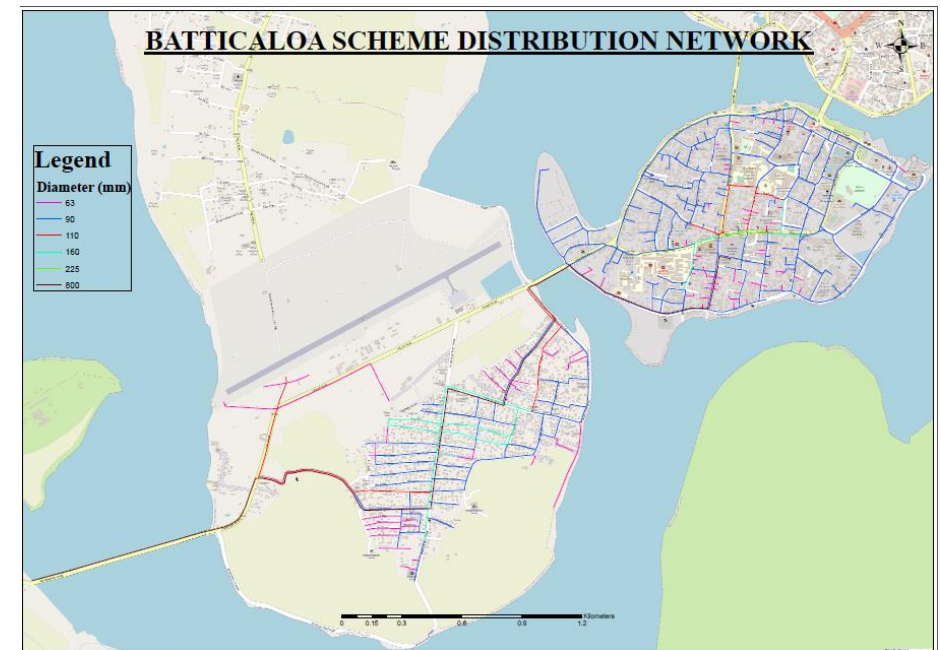
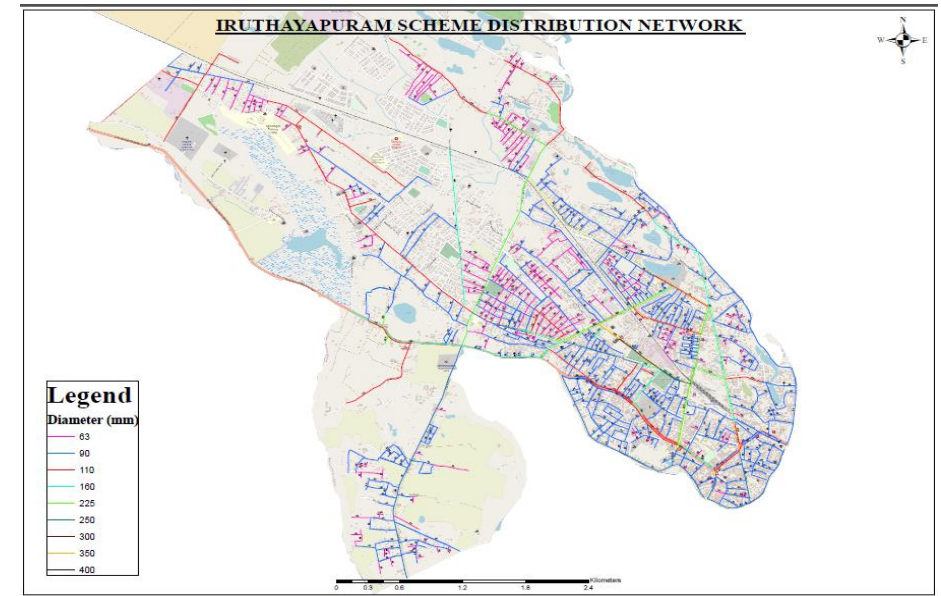
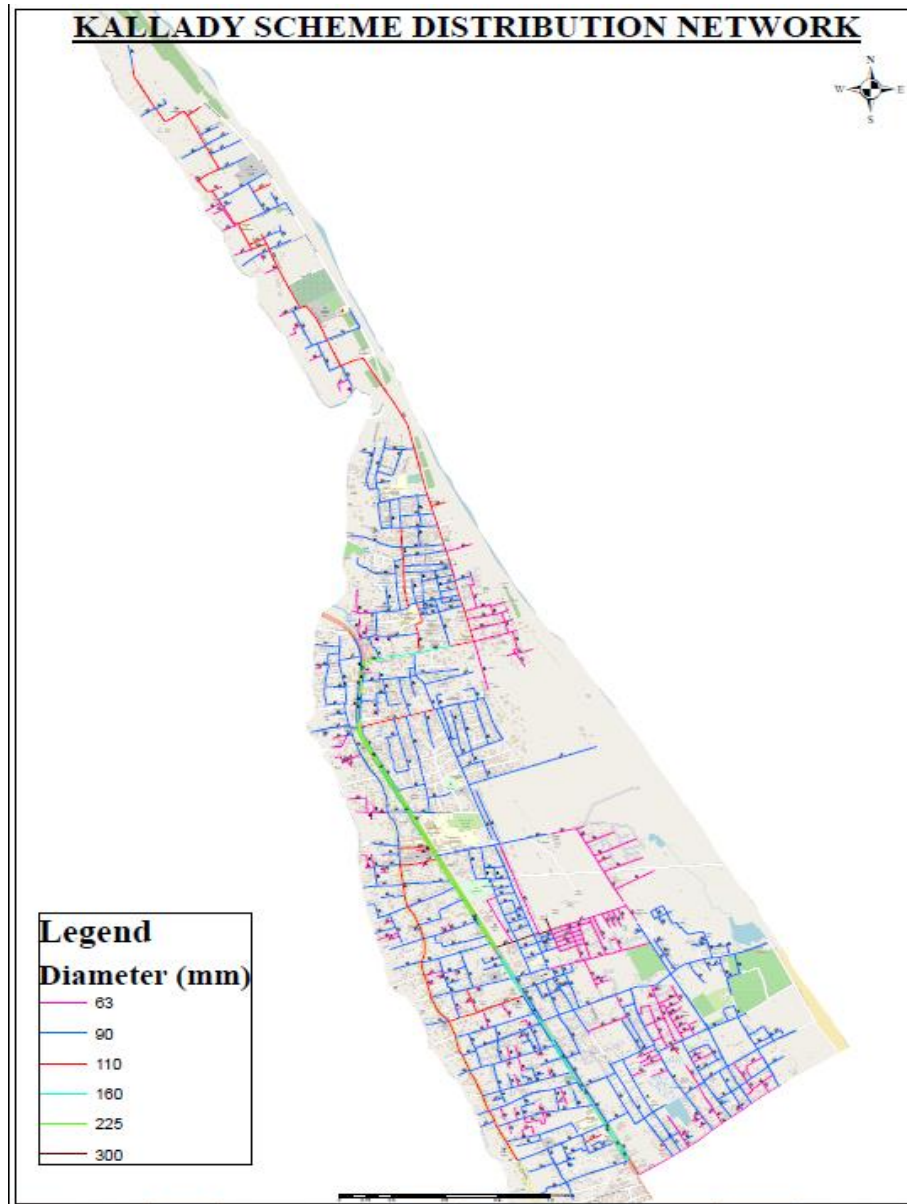
Characteristics of different aquifer types in Sri Lanka and their vulnerability for contamination.

Type	Regions	Base Rock or Geology	Geochemistry	Recharged by	Risk of Water Pollution
Coastal sandy aquifers	Northwestern, northeastern coastal belts (Kalpitiya, Mannar Island, Kalkudah, Batticaloa, Pottuvil, Nilaweli)	Coastal spits and coastal sand raised beaches	Sand dunes with seawater intrusion effect	Monsoonal rain	High salinization by saltwater intrusion; nutrient pollution by agrochemicals leached in agricultural lands

Human activities affecting the groundwater quality.

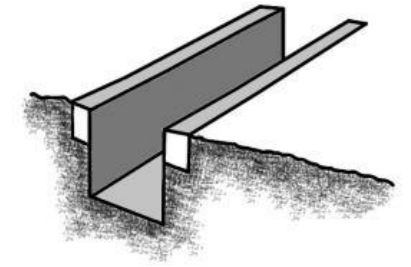
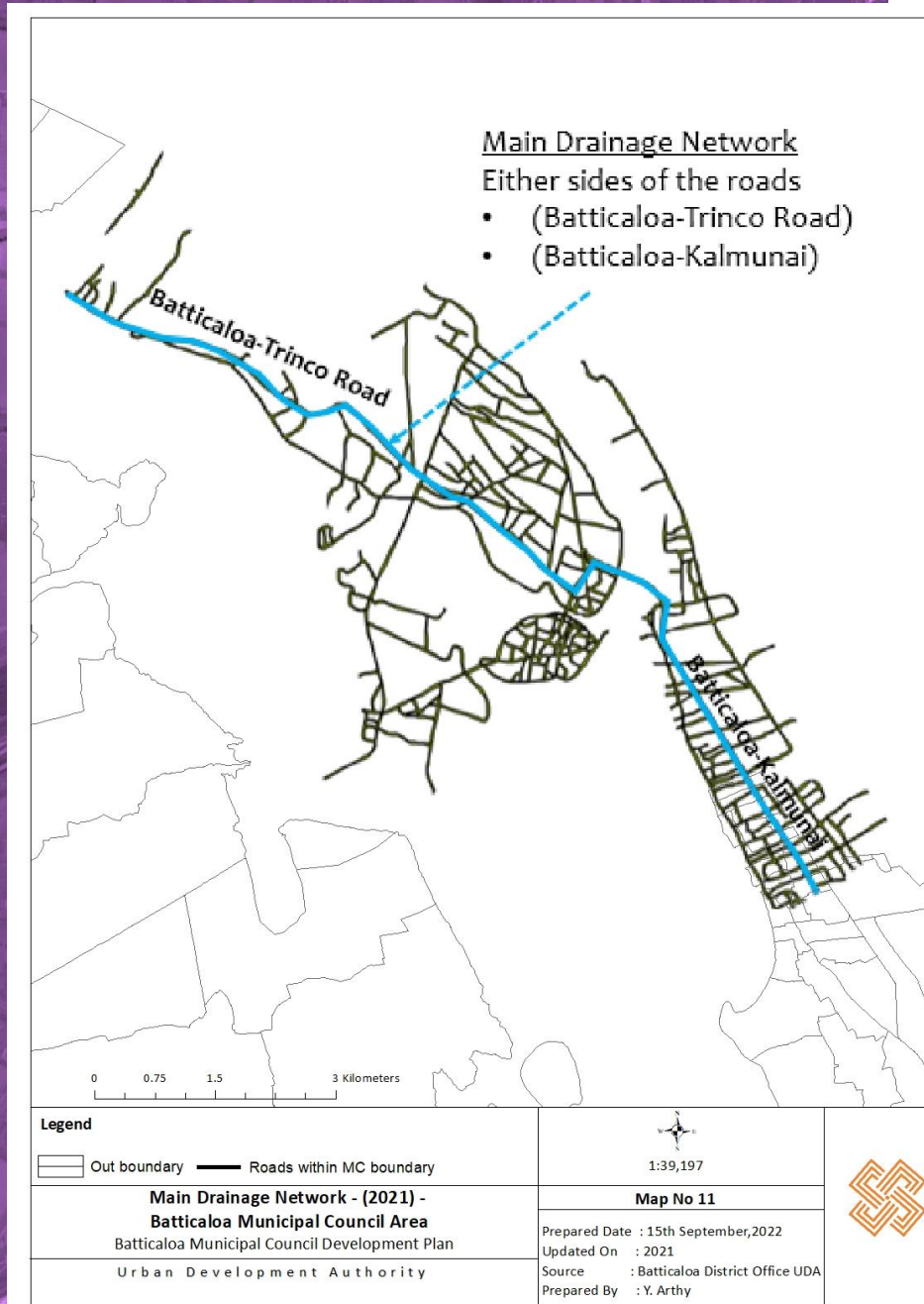
Factor	Major Source of Contaminant	Contaminants	Contamination Mechanism	Major Causes	Affected Regions	Health Effects due to Drinking Groundwater
Urbanization (Improper waste disposal)	Open waste dumping sites	Nutrients (nitrate and phosphate) Heavy metals Microbial pathogens	Contaminants leached from open waste dumping sites around Sri Lanka	Unavailability of a proper waste management system Higher production of waste due to increasing population	Urban areas in Kandy, Batticaloa Western Province (Colombo)	No effects reported

- It as been reported that, in case of Batticaloa region maximum groundwater nitrate level which they have observed is 51 ppm, and the majority of locations had an acceptable level of nitrate in groundwater except one agro-well.
- Moreover, no relationship between groundwater nitrate and arsenic was found, confirming that arsenic has not been found with the nitrate-based inorganic fertilizers



PHYSICAL INFRASTRUCTURE

STORM WATER DRAINAGE



MAIN DRAINAGE

Length of main drainage
(Approx. 15.5 km)

LOCAL DRAINAGE

- Length of MC drainage :
Approx. 23.29 km
- 10 Years Old
- Storm water & household waste water eventually discharge to the lagoon

PHYSICAL INFRASTRUCTURE DRAINAGE

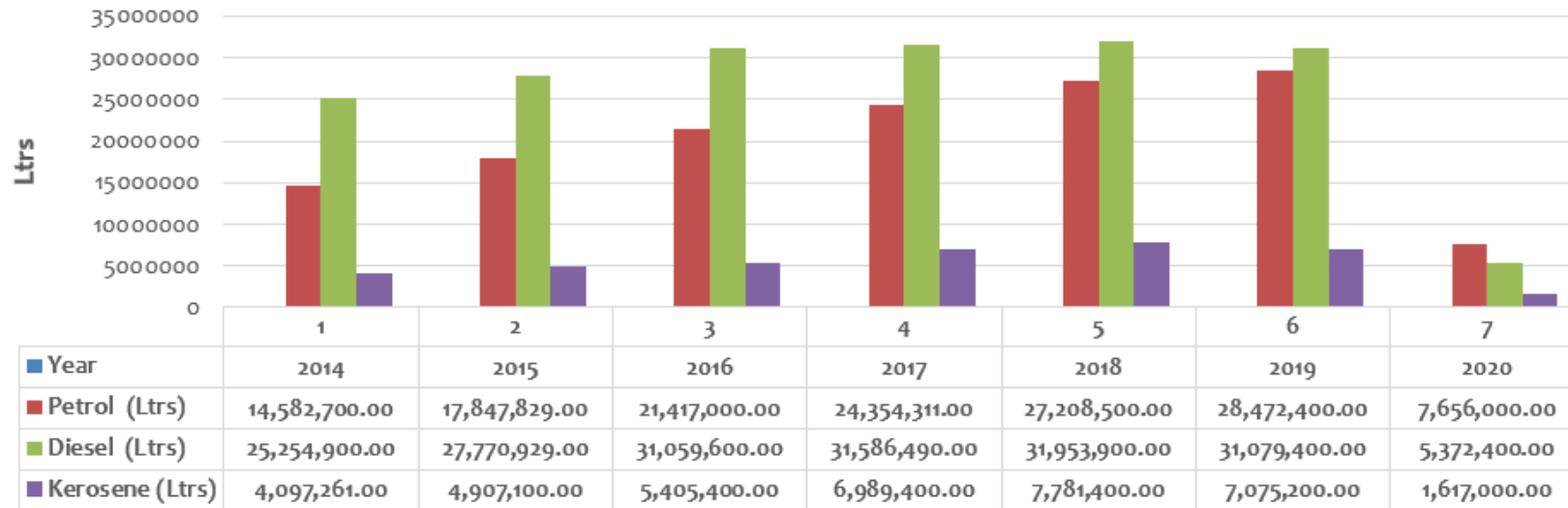


- Encroachment of natural Thonass
- Waste accumulation & blocked culverts
- Stagnation in road causeway & low-lying areas
- Inadequate capacity of drains

PHYSICAL INFRASTRUCTURE

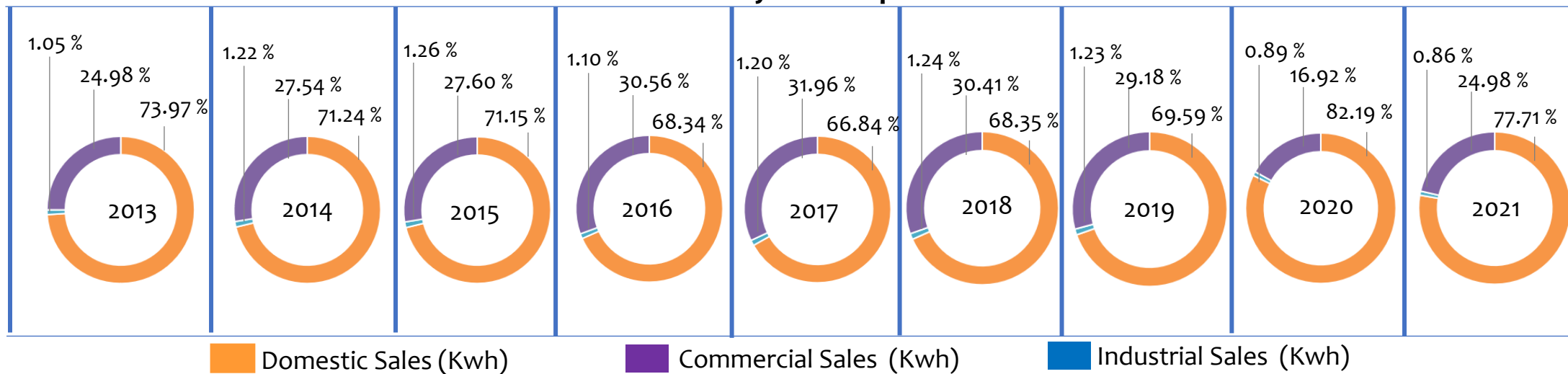
POWER & ELECTRICITY

Petroleum Products Consumed in Batticaloa District : 2014 - 2020



- Consumption of diesel is high when compare with other products
- Electricity consumption is gradually increasing for commercial scale compare with domestic scales

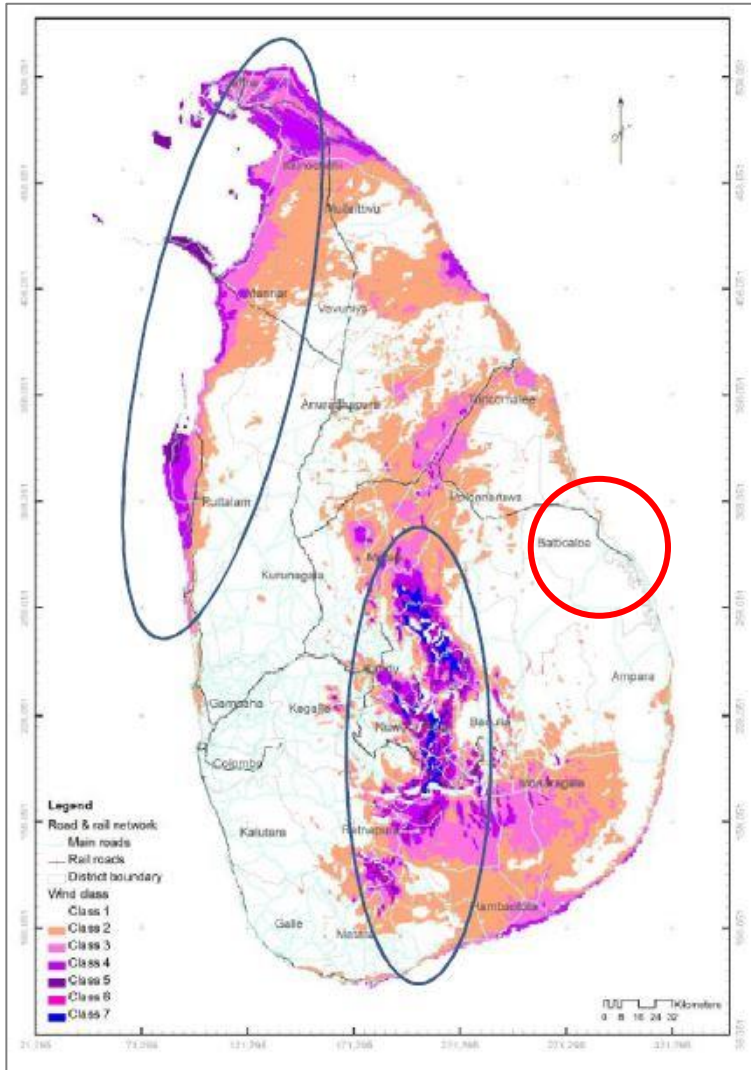
Electricity consumption



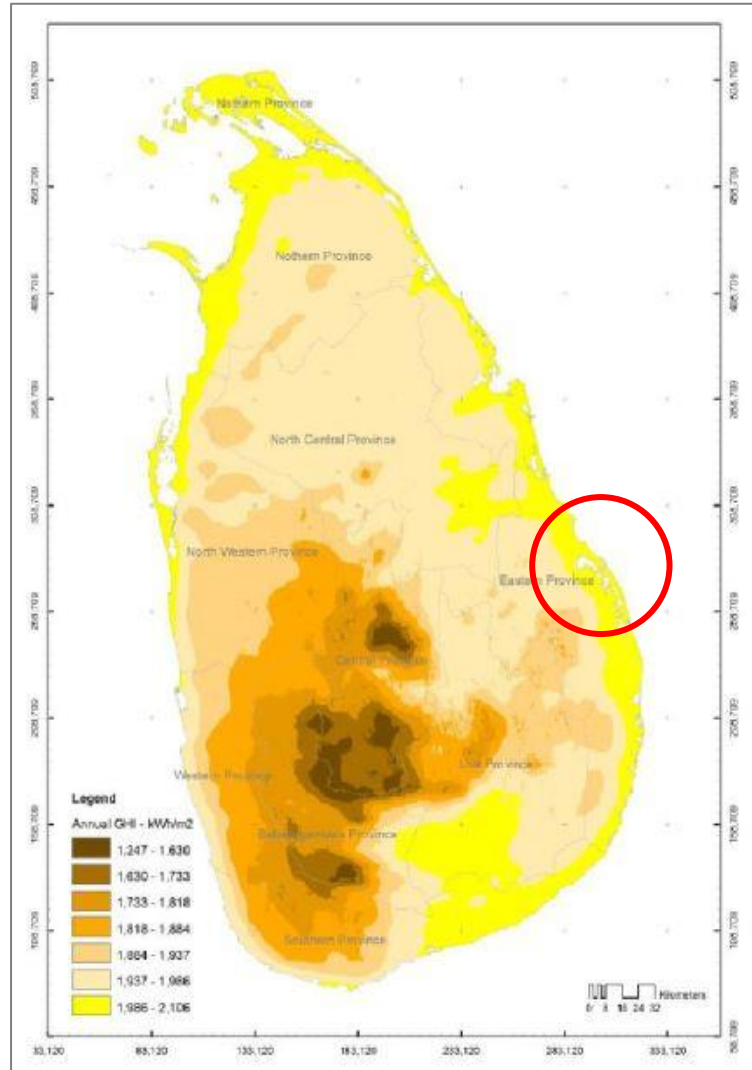
PHYSICAL INFRASTRUCTURE

RENEWABLE ENERGY

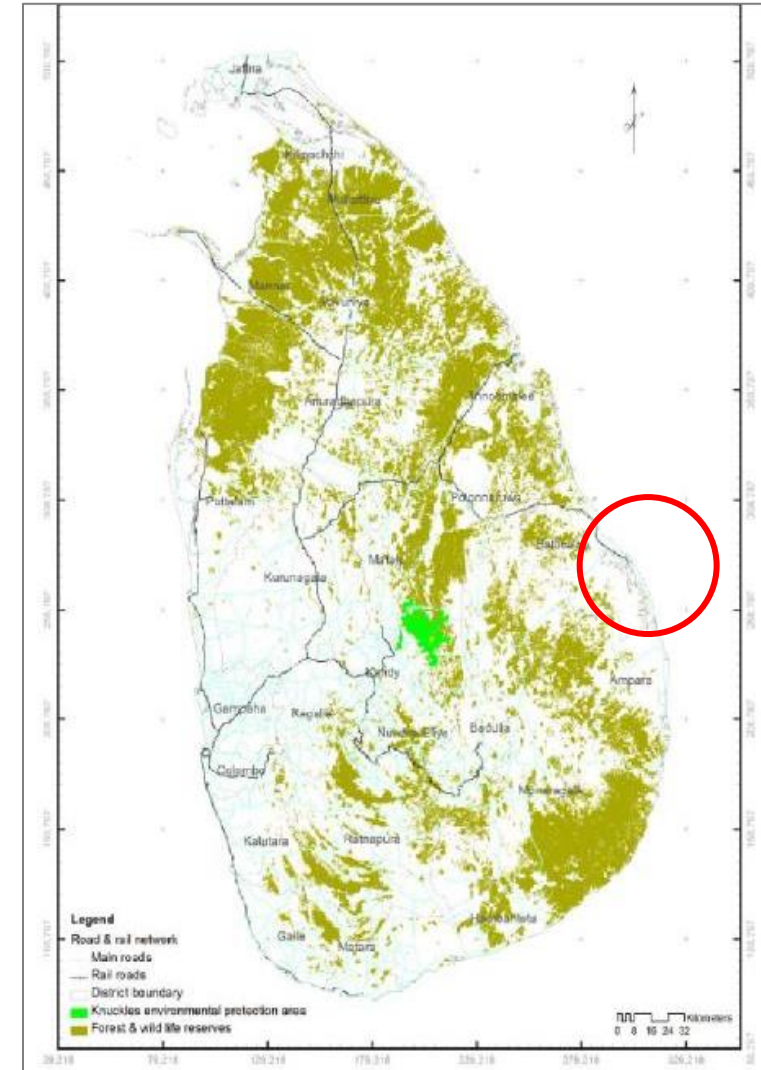
Wind Power Resource Map



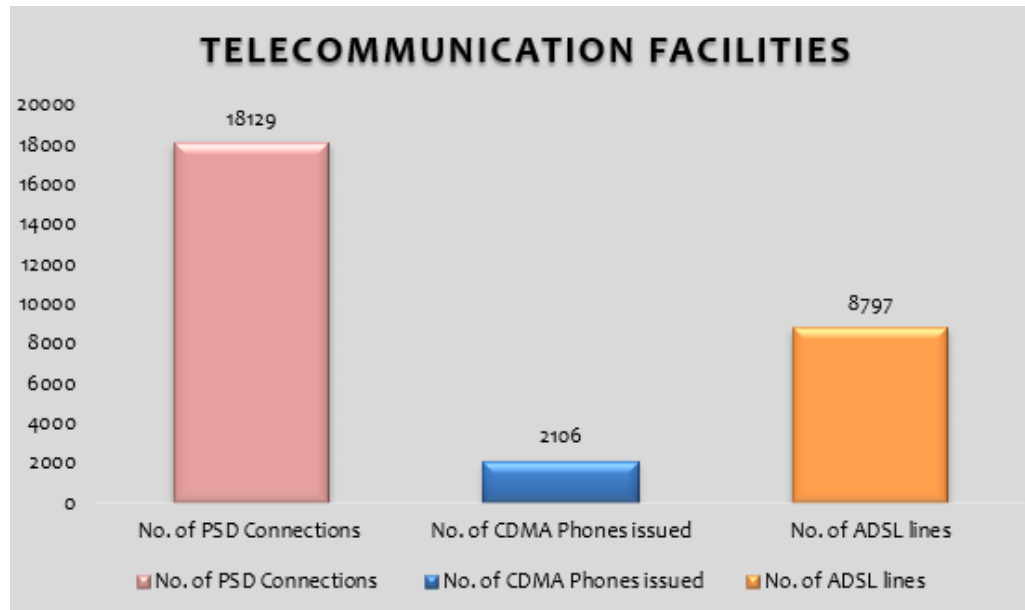
Solar Energy Resource Map



Energy Plantations Resource Map

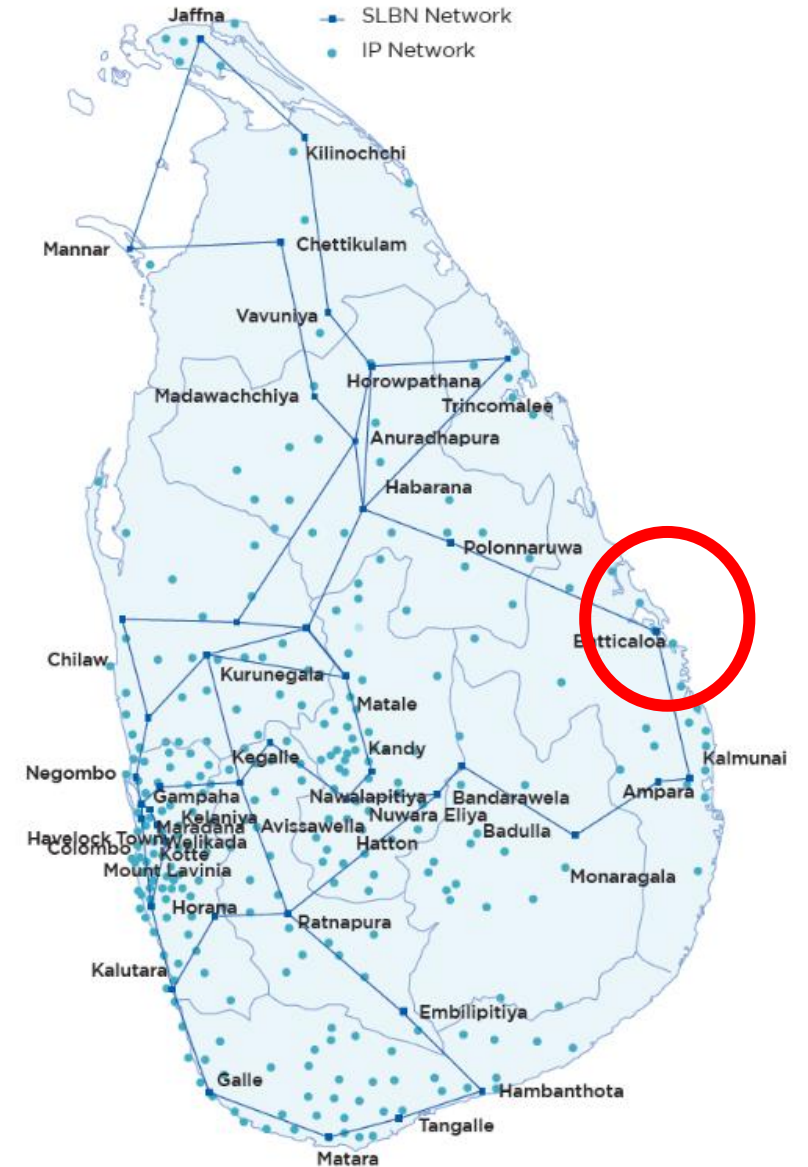


- Batticaloa is less potential to have renewable energy resources.

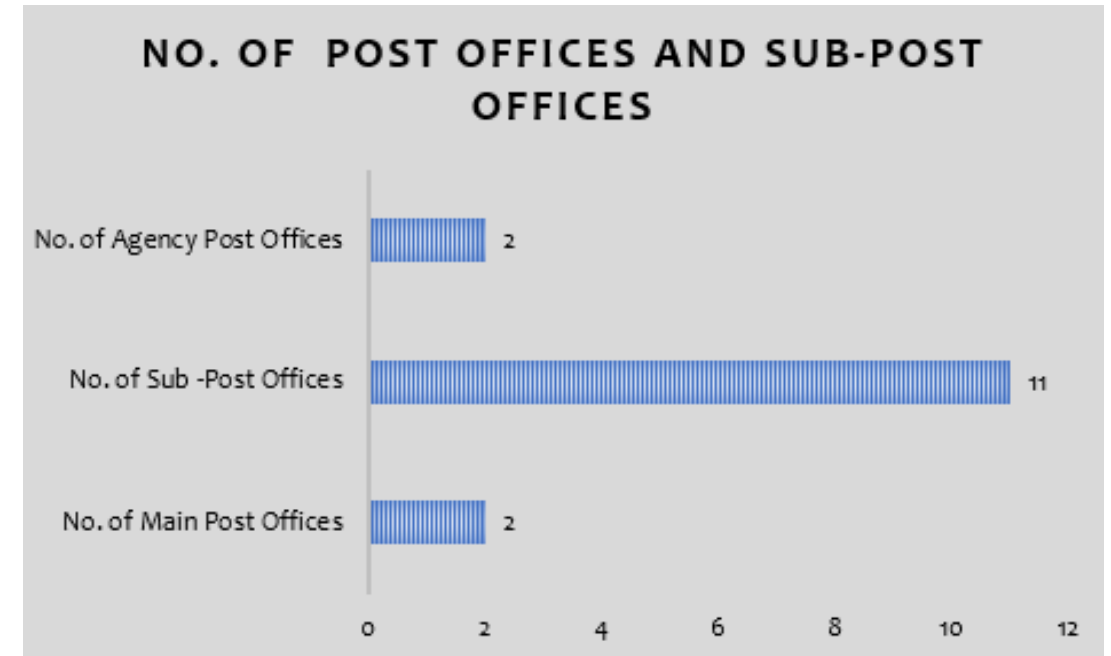
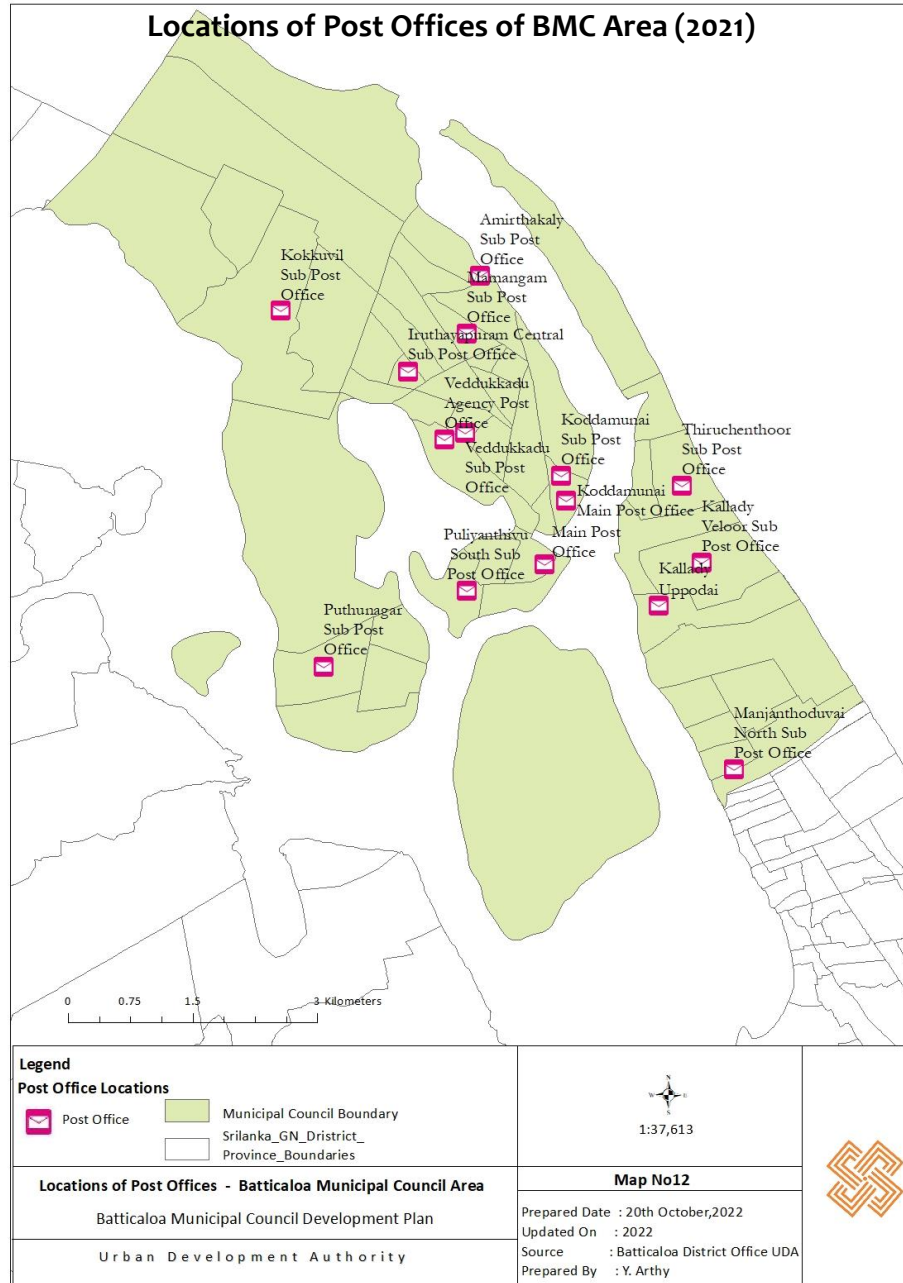


Source: Batticaloa Divisional Secretariat Hand Book, 2021

- IP network covers Batticaloa area
- SLBN Network connection towards adjoining cities like Polonnaruwa and Ampara.



Source: Sri Lanka Telecom PLC, Annual Report, 2019

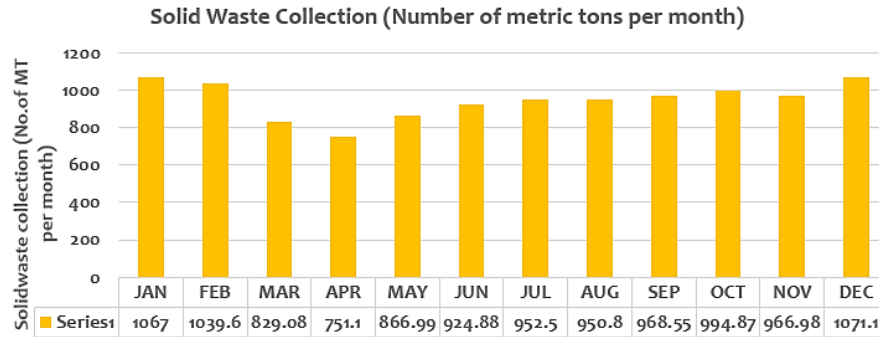


Most of the sub offices covered the residential areas for the postal communication.

PHYSICAL INFRASTRUCTURE

SOLIDWASTE & MANAGEMENT

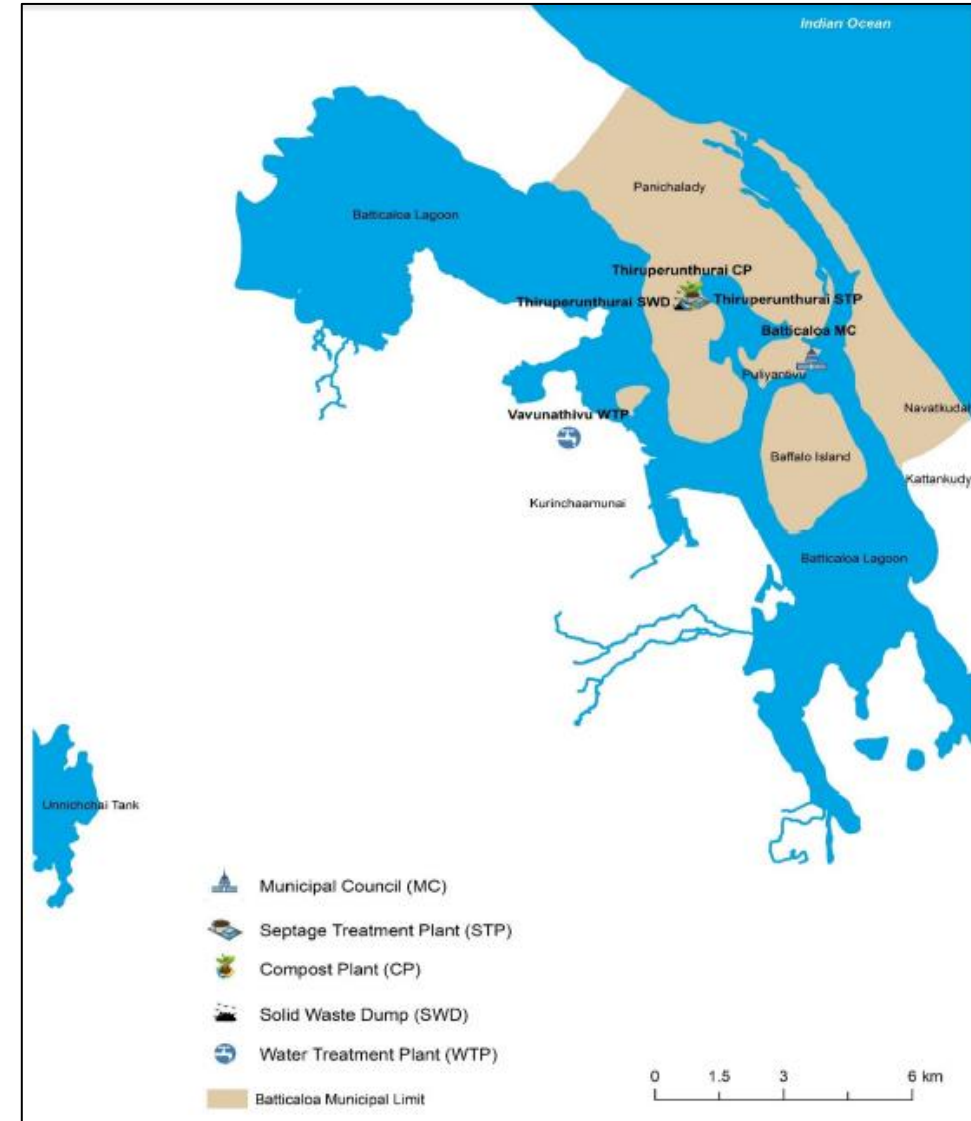
Generation and Collection



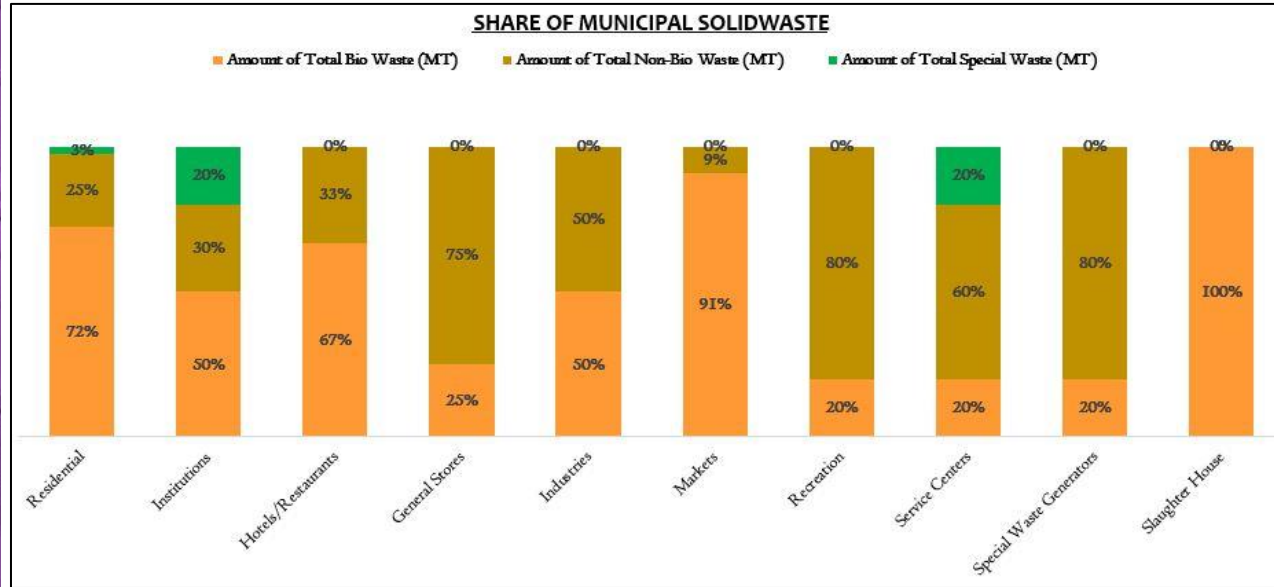
- Average solid waste collection per month is 949 metric tons
- Primary collection is comprised of road sweepers and handcarts from houses, hospitals, bus stands, schools, public markets, slaughter house and main roads.
- From these collection points tractors or tippers has been used to dispose garbage to dumping site.

Treatment and Disposal

- Both dump site and the composting facility are located in Thiruperunthurai area
- Capacity : 10 Acres
- The waste that are only segregated (about 12 MT) is transferred to composting station whereas the majority is being open dumped on the bare land adjacent to the composting facility



PHYSICAL INFRASTRUCTURE SOLIDWASTE GENERATION



Municipal Council use the bio waste as opportunity

- Bio waste generation is significantly high in BMC area
- Bio waste could be used for composting
- The organic fertilizer is produced from the segregated degradable waste at the Solid Waste Management Centre.
- The fertilizer is sold Rs. 12.00 per Kilogram. 25 Kilograms is packed in a bag. If the purchase is more than more than 50 Kilograms.
- The fertilizer will be sold on concessionary price of Rs. 8.00 per Kilogram. The fertilizer is available at the Public Market, all can buy it by making payment.
- Anyone can buy the fertilizer directly from the Solid Waste Management Centre on submission of request and making relevant payment at the Health unit of the Municipal Council.

Source: Batticaloa Municipal Council, 2022

Waste Sources	Total No. of Users	Per capital generation
1. Residential	27902	21
2. Institutions	354	1
3. Hotels/Restaurants	3177	3
4. General Stores	492	1
5. Industries	48	1
6. Markets	6	6
7. Recreation	2	0.5
8. Service Centers	8	0.5
9. Special Waste generators	1	0.5
10. Slaughter House	1	0.5
TOTAL	31991	35



Primary collection Centers

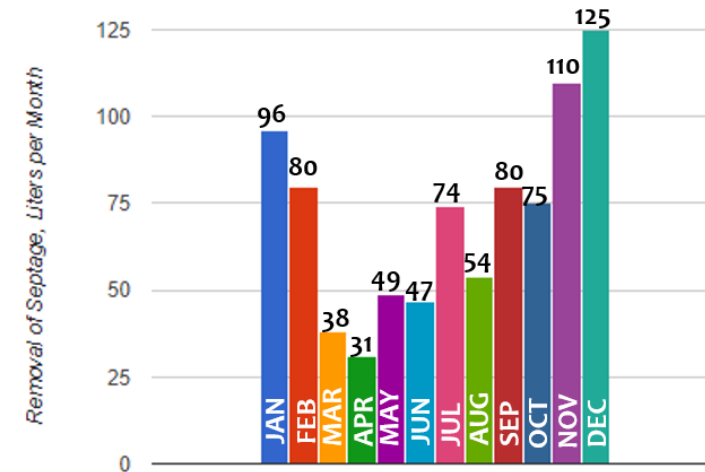
- Kokkuvil
- Vavunathivu
- Navatkudah
- Puliyanthivu
- Kallady
- Koddamunai
- Iruthayapuram
- Mamangam
- Veddukadu



PHYSICAL INFRASTRUCTURE

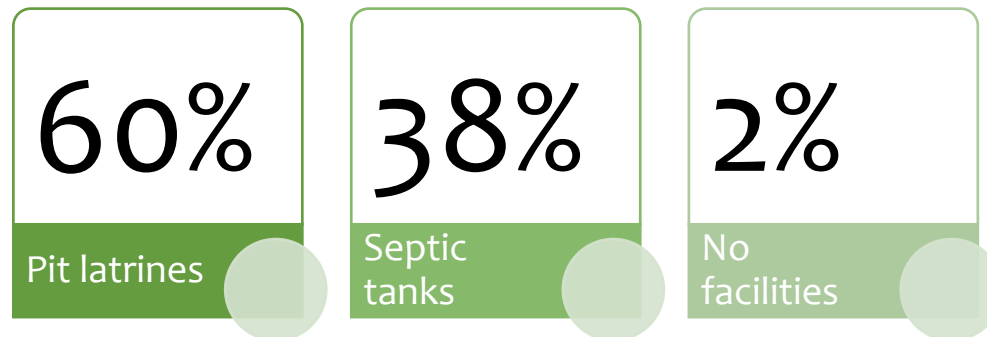
WASTEWATER AND SEPTAGE

- City is not covered with a sewer network.
- Whole town depends on septic tanks and cesspits for the disposal of septage.
- Subsequently about six trucks of septage is collected on daily basis within the Batticaloa city.
- Households pay LKR 3000 for desludging service whereas for commercial institutions the charge is about LKR 5000.
- Collected gully is disposed at septage treatment plant located close to the solid waste dump site at Thiruperunthurai.
- Gully trucks from Army base also dispose their collected septage at the plant.
- The treatment plant comprises of series of ponds.
- However, currently the plant is not operating in a manner to treat the septage but serves as the dumping point.
- Dry weather that prevails in Batticaloa mostly throughout the year accelerates the drying process of sludge that remains in the ponds.
- Dried sludge from these ponds are sold to farmers.



Septage removal using gully sucker and the average septage removal per month is 72 liters

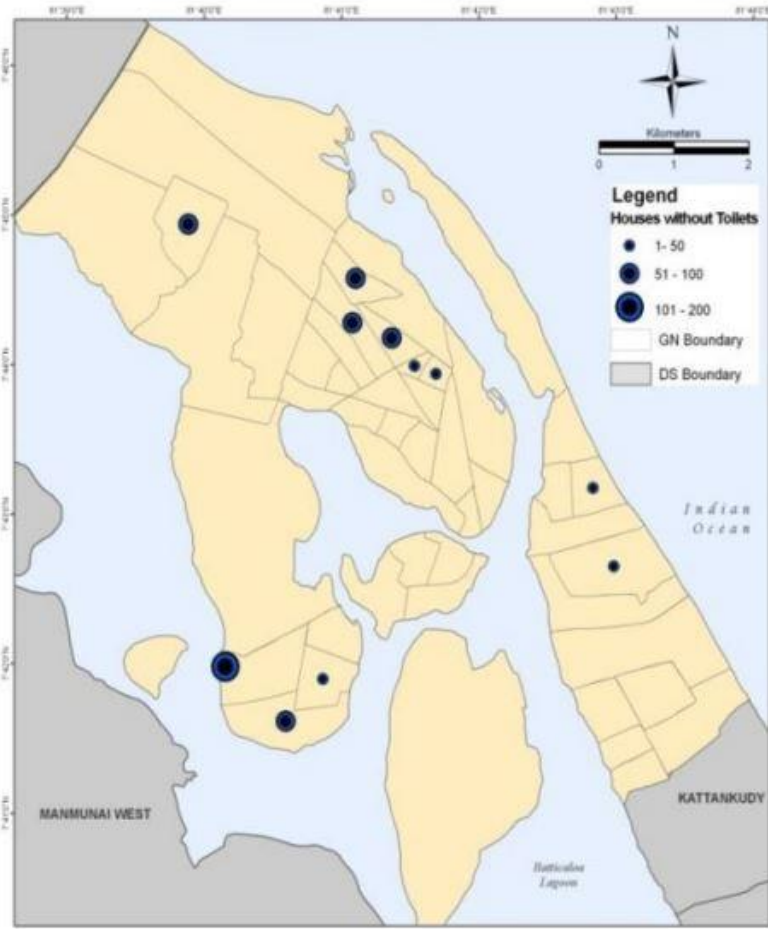
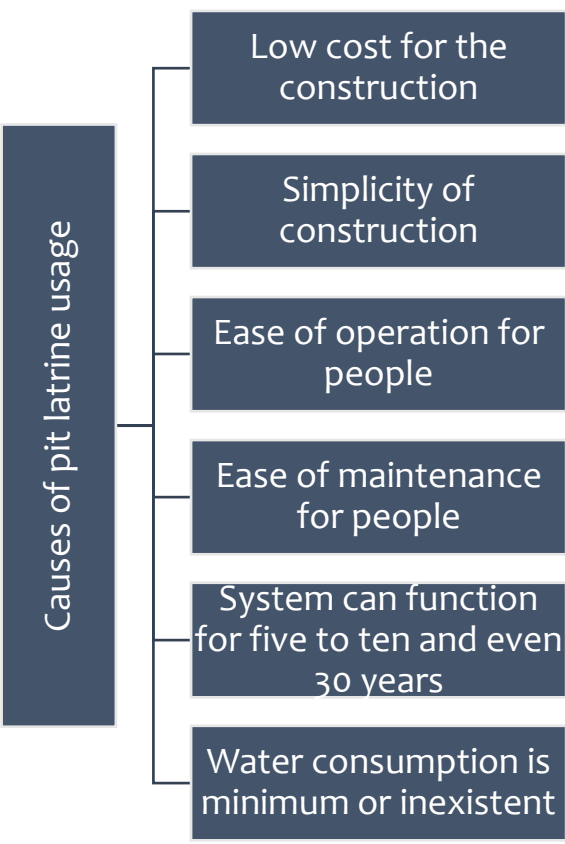
Onsite sanitation systems in Batticaloa MC



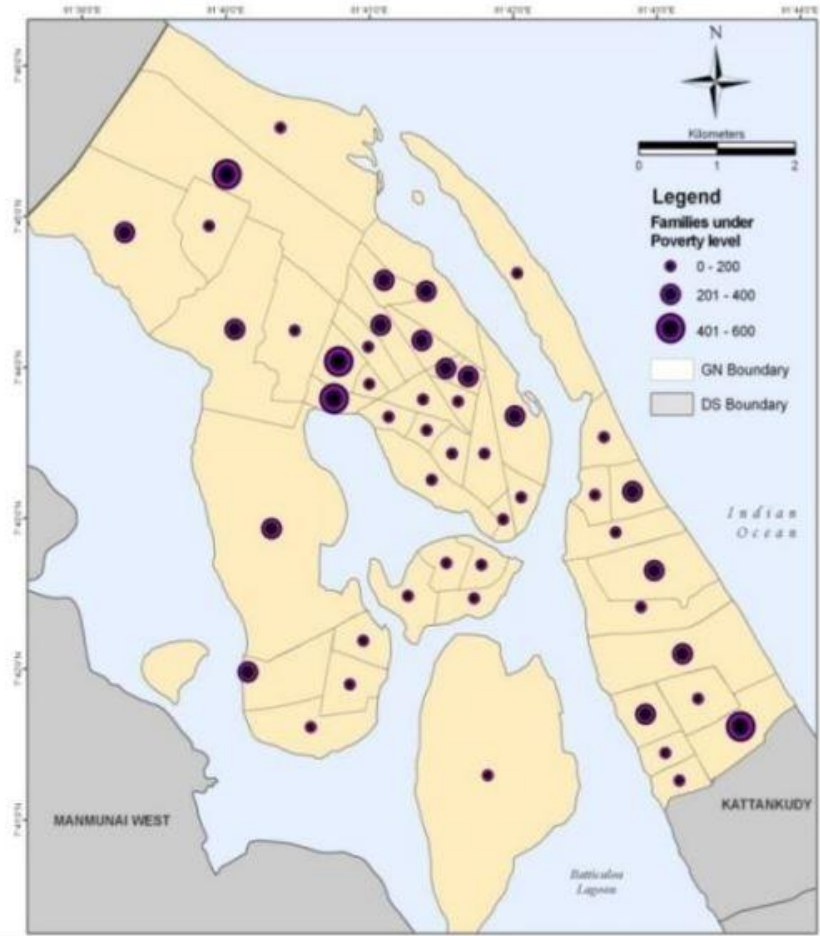
Fecal sludge unloading point



Batticaloa MC Septage treatment plant



Houses without Toilets by GN divisions



No. of families under poverty level by GN divisions

Potential health issues

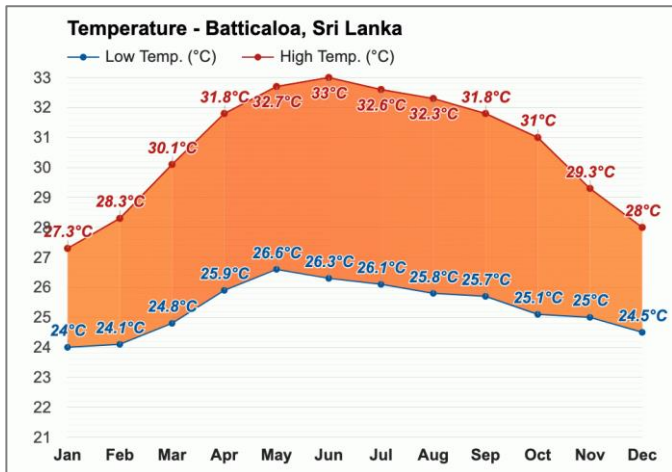
- It can be challenging to manage odors or insects
- Hygienic problem may arise for people without having toilets
- Because of poverty level people reluctant to adopt new method & go for pit latrine usage. Some health issues may caused
 - Helminth infection

Source: Batticaloa Municipal Council, 2022

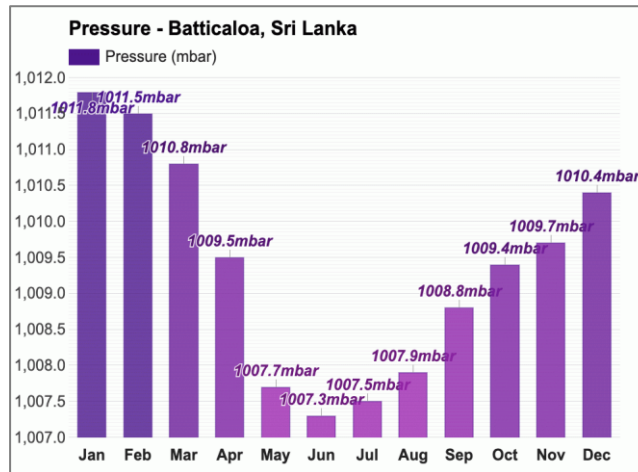
Environment

ENVIRONMENT

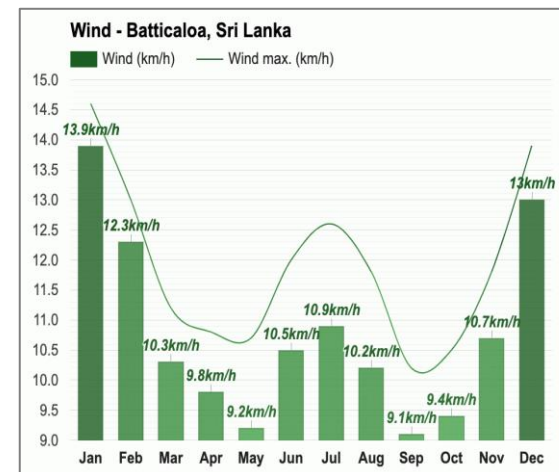
CLIMATIC & WEATHER CONDITION



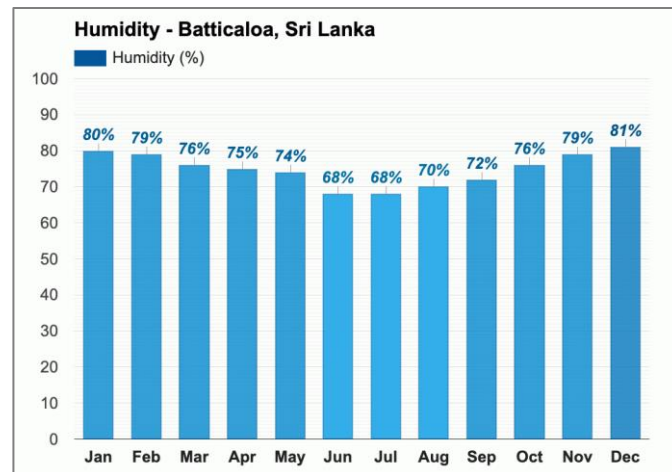
The warmest month (with the highest average high temperature) is June (33°C). The month with the lowest average high temperature is January (27.3°C).



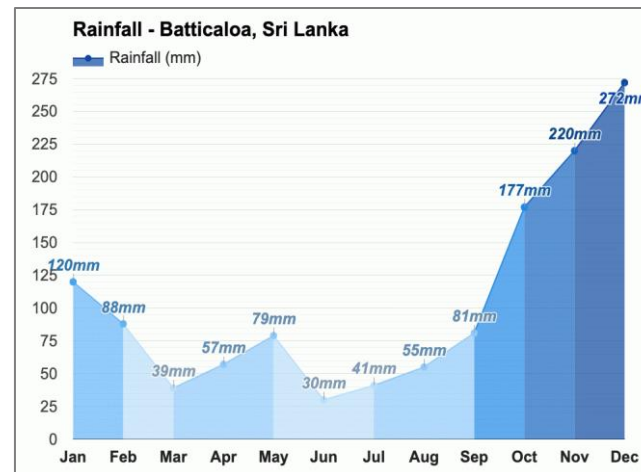
The month with the highest atmospheric pressure is January (1011.8mbar). The month with the lowest atmospheric pressure is June (1007.3mbar).



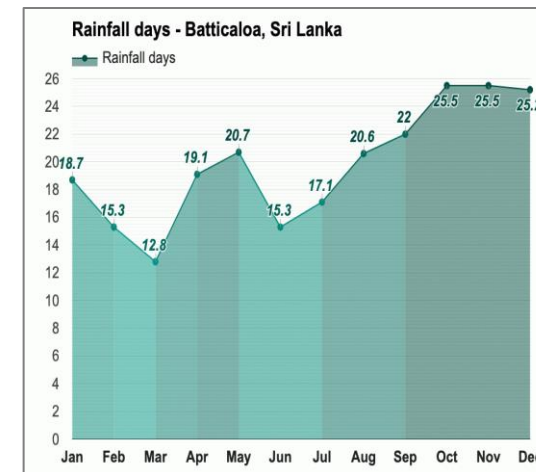
The windiest month (with the highest average wind speed) is January (13.9km/h). The calmest month (with the lowest average wind speed) is September (9.1km/h).



The month with the highest relative humidity is December (81%). The months with the lowest relative humidity are June and July (68%).



The wettest month (with the highest rainfall) is December (272mm). The driest month (with the least rainfall) is June (30mm).

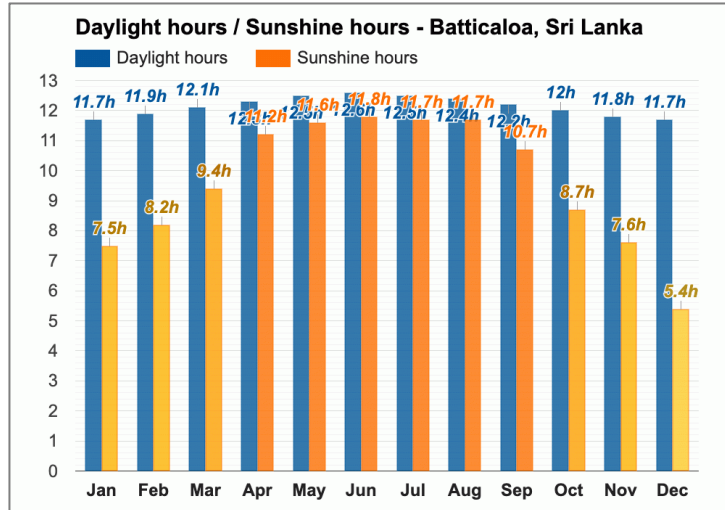


The months with the highest number of rainy days are October and November (25.5 days). The month with the least rainy days is March (12.8 days).

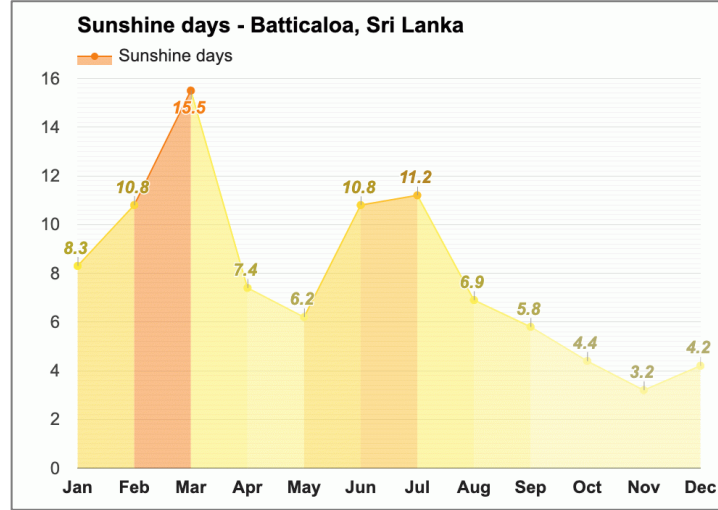
- Flood and prolonged dry season are considered as the major climate change impacts on lagoon and their surroundings

ENVIRONMENT

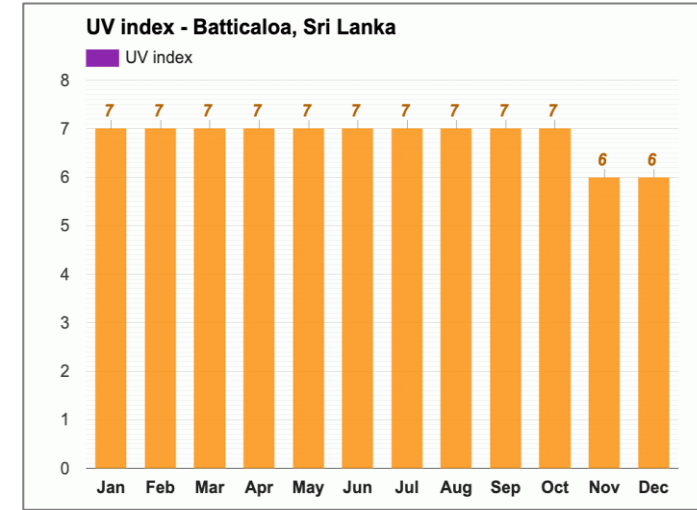
CLIMATIC & WEATHER CONDITION |



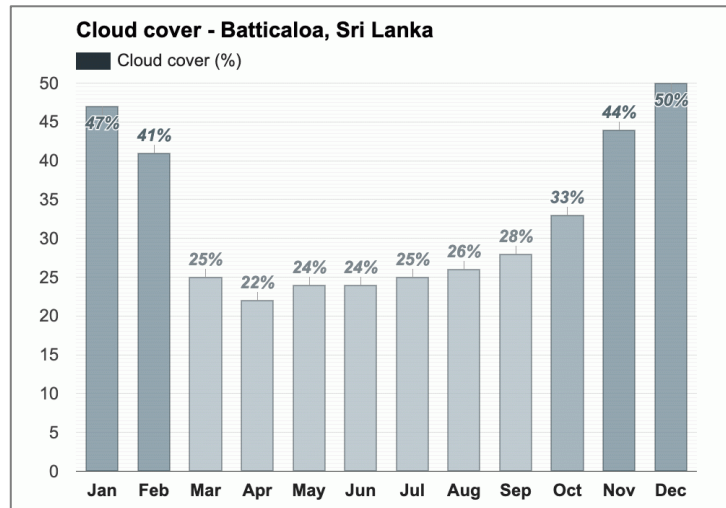
The month with the longest days is June (Average daylight: 12h and 34min). The month with the shortest days is December (Average daylight: 11h and 41min).



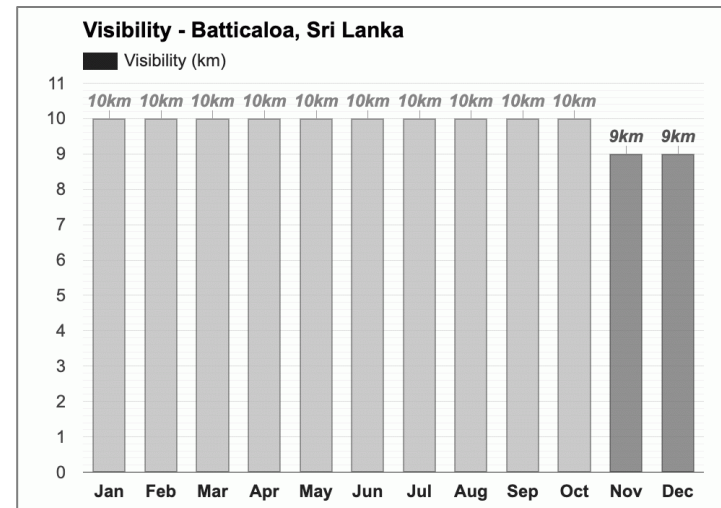
The month with the most sunshine days is March (15.5 days). The month with the least sunshine days is November (3.2 days).



The months with the highest UV index are January, February, March, April, May, June, July, August, September and October (UV index 7). The months with the lowest UV index are November and December (UV index 6).



The month with the most cloud cover is December (Cloud cover 50). The month with the least cloud cover is April (Cloud cover 22).

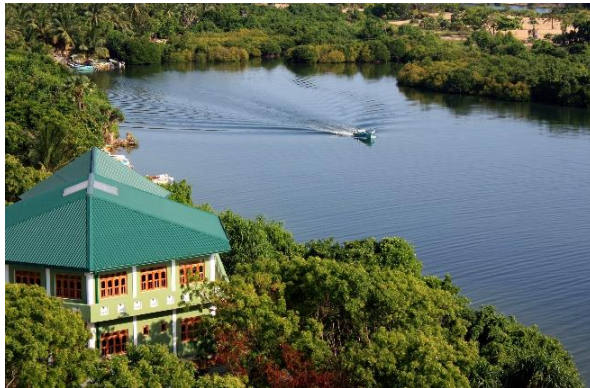


The months with the highest visibility are January, February, March, April, May, June, July, August, September and October (10km). The months with the lowest visibility are November and December (9km).

Based on the beach/pool score, the best time of year to visit Batticaloa for hot-weather activities is from early January to mid March.

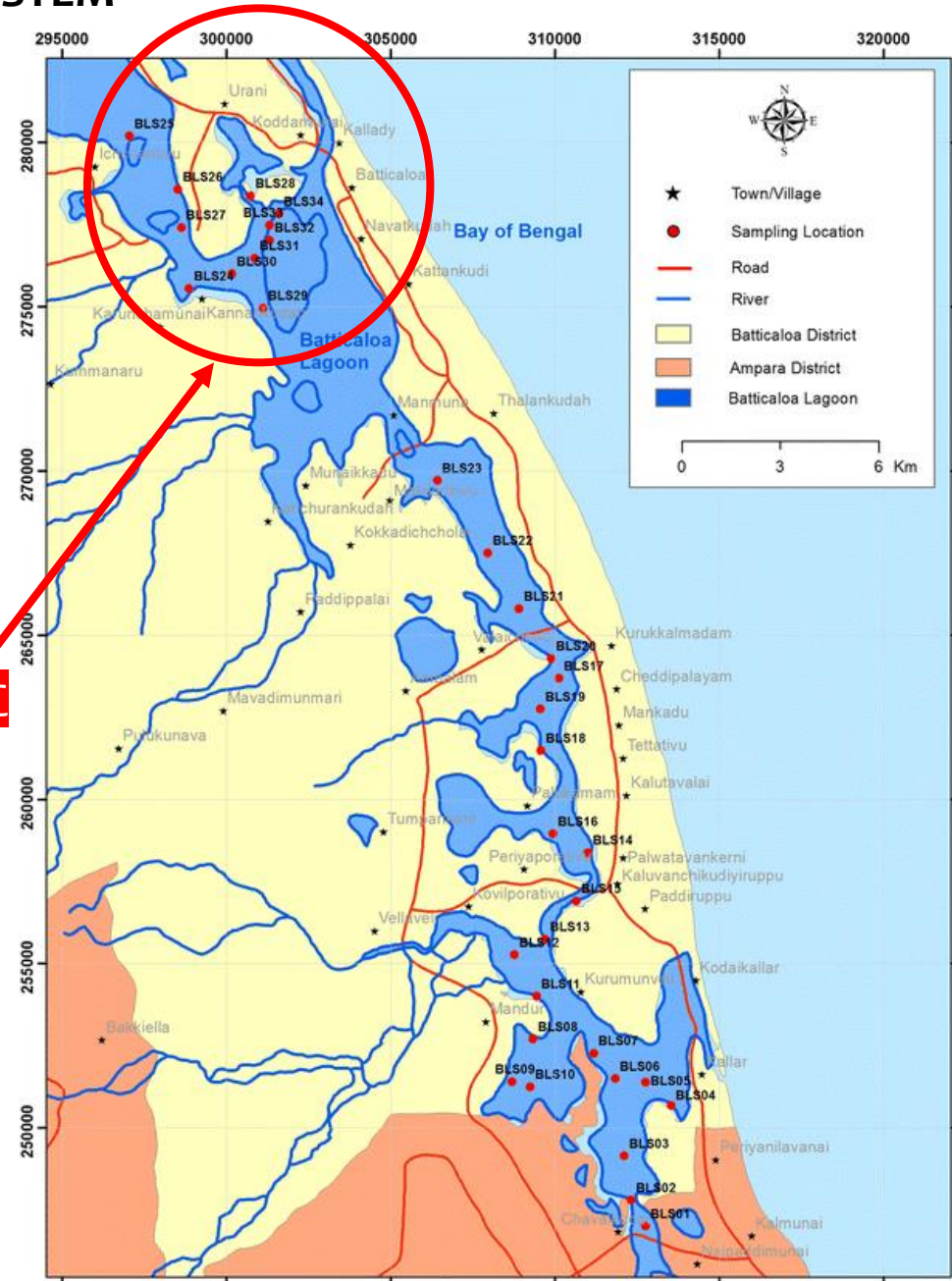
ENVIRONMENT

- The deep, broad lagoon communicates with the sea by two narrow canals one at Palameenmadu and the other at Kallar.
- Batticaloa Lagoon is shallow water with irregular bottom topography.
- It shows the lowest water depth (0.3 m) and the highest (6.5 m).
- The average water depth of Batticaloa Lagoon is around 1.5m.



Batticaloa MC

LAGOON SYSTEM



Source: Environmental Science & Pollution Research

COASTAL RESERVE & SAND BAR

- Batticaloa MC Area possesses 12 km coastal stretch which is vibrant and sensitive in various means.
- The wave condition of the Batticaloa region is swell waves with wave lengths more than 50m.



Coastal Zone Resources and Distribution Patterns	
DSD	Manmunai North
Total No. of Coastal G.N Division	9
Total Coastal Length (Km)	12.1
Total No. of Families live in the Coastal Zone	755
"Green Belt" Plantation Type	Coconut, Casuarina & Palmyra
Plantation Area (hectares)	69
Kallady Beach Park (Saravana road) to Batticaloa Light house (Palameenmadu)	Reservation:45
	Restricted: 80
	Total Setback: 125

Google Earth

Image © 2019 TerraMetrics
 Data SIO, NOAA, U.S. Navy, NGA, GEBCO
 © 2018 Google
 Image © 2019 Maxar Technologies

Source: Batticaloa Divisional Secretariat Hand Book, 2021

- Batticaloa estuary is the **third largest brackish** water system in Sri Lanka
- Extensive mangroves are found around the estuary (sea grass beds)
- More than **10,000 families** depend on the lagoon fishery for livelihoods and food security.
- Act as **seaport for trade** during the 19th century.
- The estuary stretches 56 km from north to south with a maximum width of 4km.



ENVIRONMENT

MANGROVES

- Mangrove fringes are found mainly in **Buffalo Island**, **Manthivu** and **Mattikkali**
- Species: *Sonneritia caseolaris*, *Dolichandrone spathacea*, *Bruguiera gymnorrhiza*, *Avicennia officinalos* and *Cerbera manghas*.
- Degraded and destroyed due to infrastructure development, aquaculture ponds and security activities



DS Division	Total Extent in Ha	%
Poraithivu Pattu	153	2.52
Manmunai South	272	4.47
Eravur Pattu	57	0.94
Manmuani West	103	1.70
Manmunai North	73	1.20
Manmunai Pattu	48	0.79
Korale Pattu	143	2.35
Porraithivu Pattu	78	1.28



AREAS	TOTAL (COVERED AREA) Acres	ENCROACHED AREA (Acres)
Sinnauppodai wetland	7.2	more than 1.5
Thamaraikeni wetland	2.25	more than 1.45
Kannamadu wetland	0.45	completely encroached

ENVIRONMENT



OPEN SPACE



PARKS



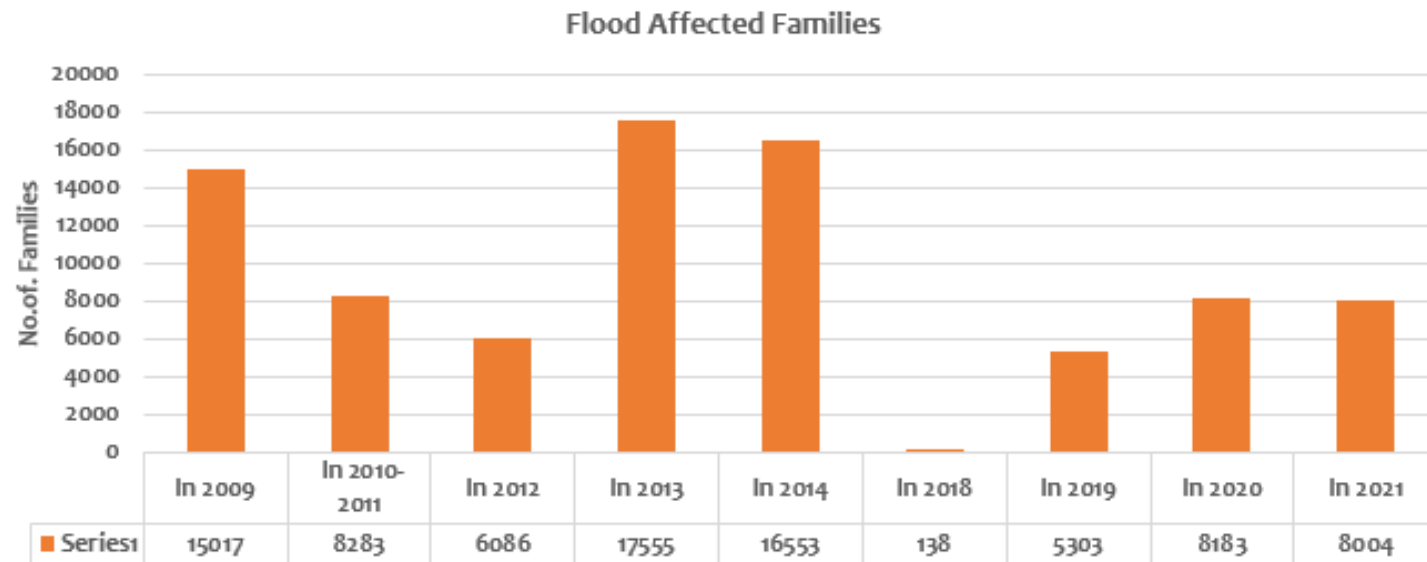
- Gandhi Park at Puliyanthivu
- Fountain Park at Puliyanthivu
- Fort Park at Puliyanthivu
- Lagoon Park at Poompuhar
- Thiraimadu Park at Thiraimadu
- Maruthadi Park at Puliyanthivu

CHILDREN PARKS

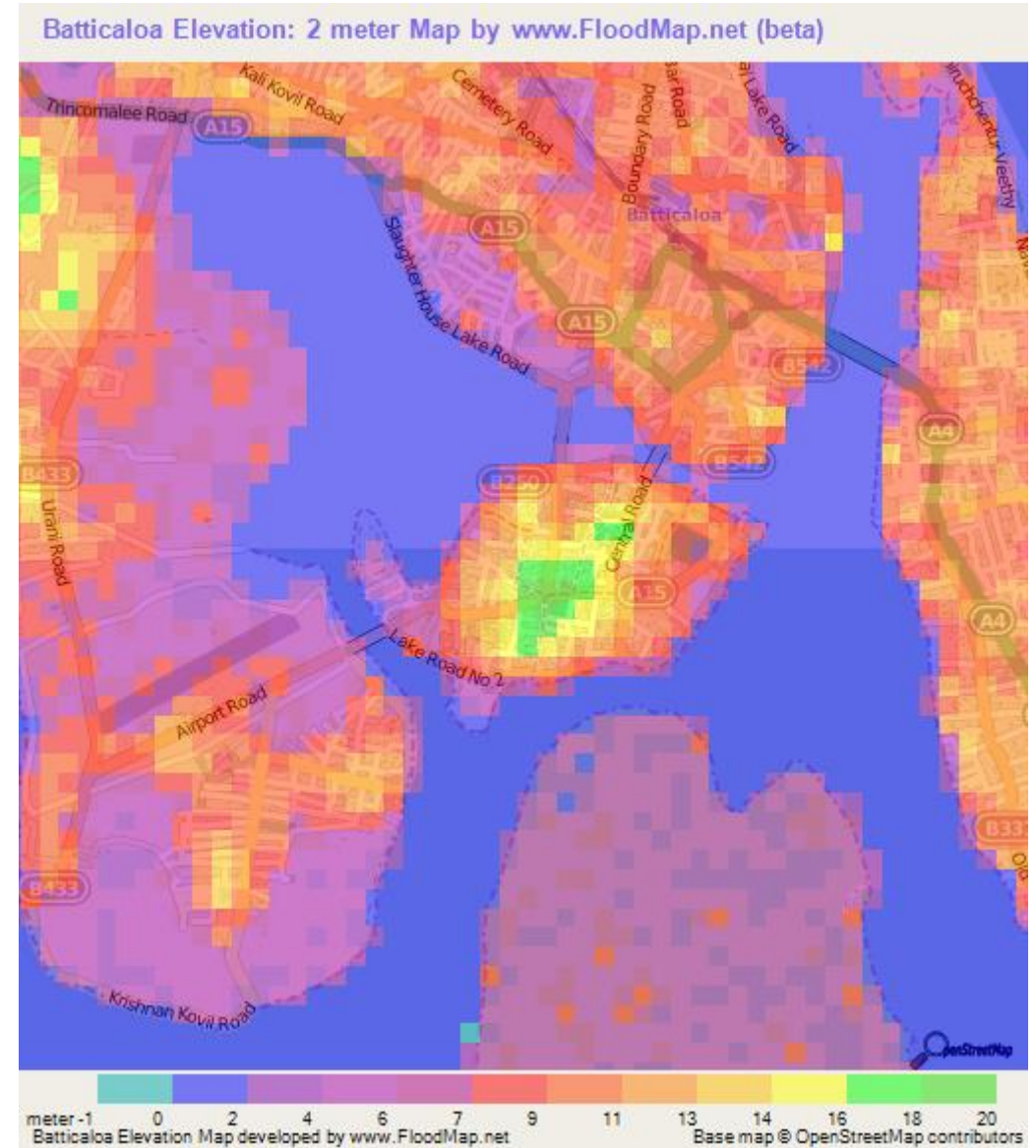
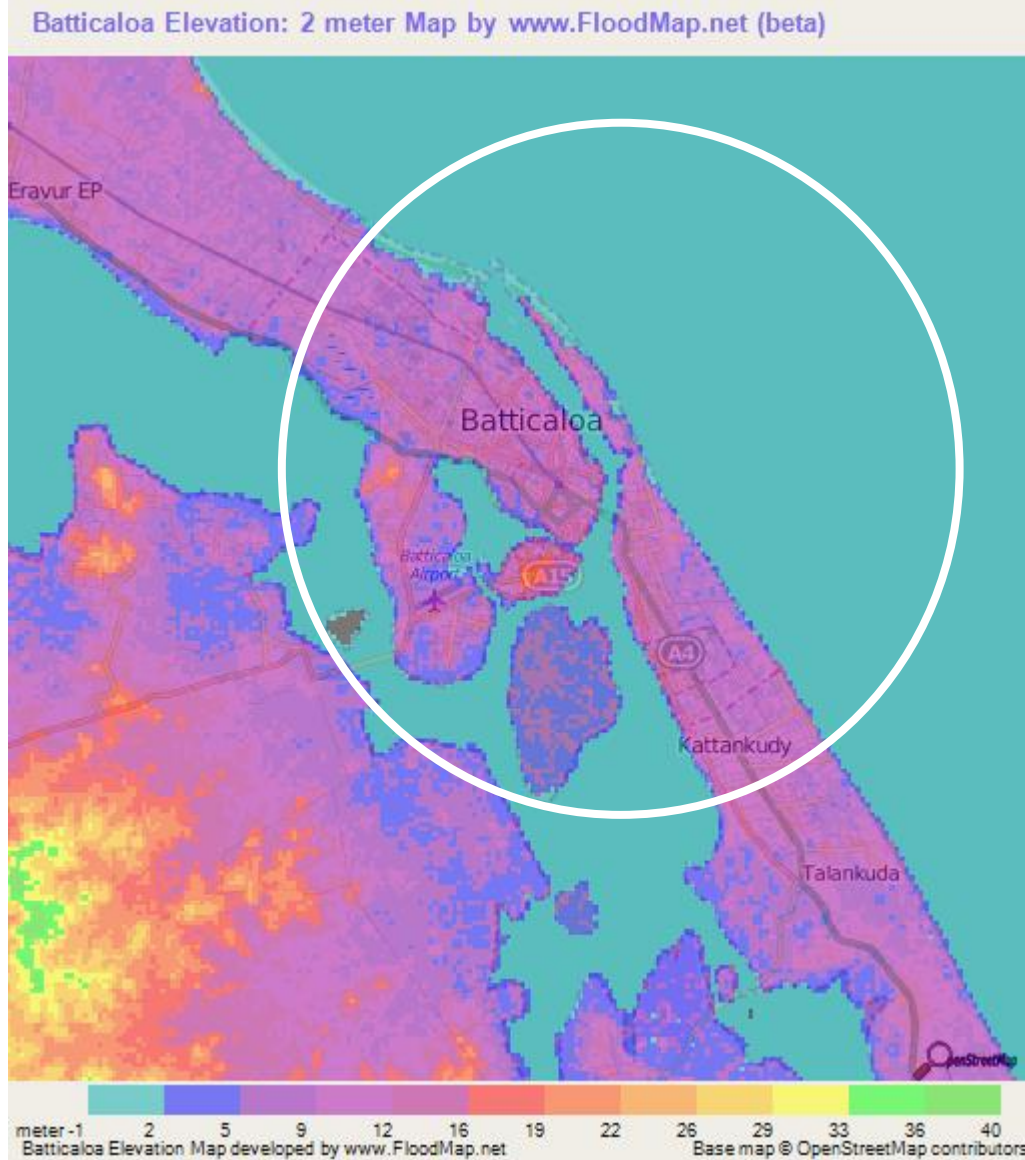


- Munai Street Children Park at Puliyanthivu
- Kallady Bridge Children Park at Kallady
- Paddalipuram Children Park at Puliyanthivu
- Children Park at Gnanasooriyam Square
- Light House Children Park at Palameenmadu
- Maddikali Children Park



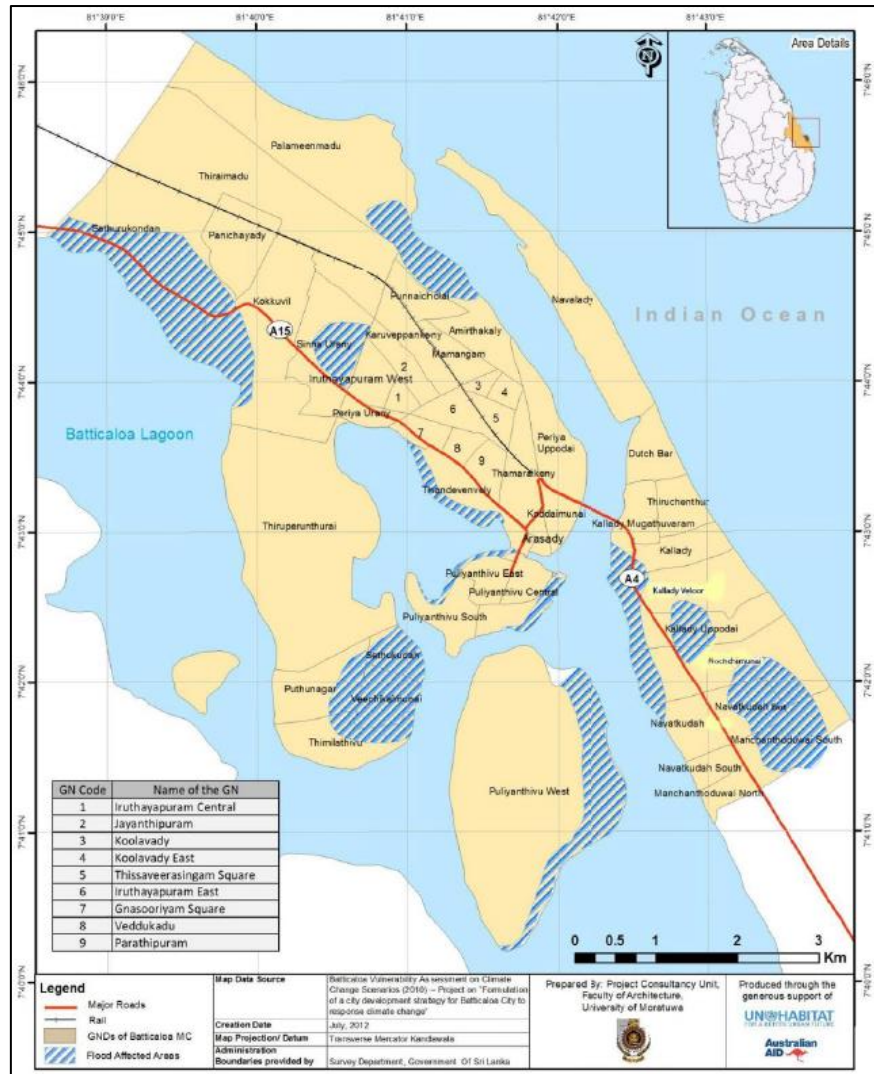


S.No	DS.Division	GN.Division	Name of the Welfare Centre	Welfare Centre Started Date & Time	Welfare Centre Ending Date & Time	No. of affected people	
						Family	Persons
1	Manmunai North	Navatkudah East	Methodist Pre School	28/11/2019 @ 08.00 pm	8/12/2019 @ 08.00 am	25	87
2		Navatkudah East	Saratha School	04/12/2019 @ 08.00 pm	8/12/2019 @ 08.00 am	24	56
3		Thissawerasingham Square	Hindu Youth Men Association	04/12/2019 @ 08.00 pm	5/12/2019 @ 08.00 am	08	29
4		Kokkuvil	Namahal Vidyalayam	05/12/2019 @ 07.30 pm	6/12/2019 @ 03.00 pm	8	28

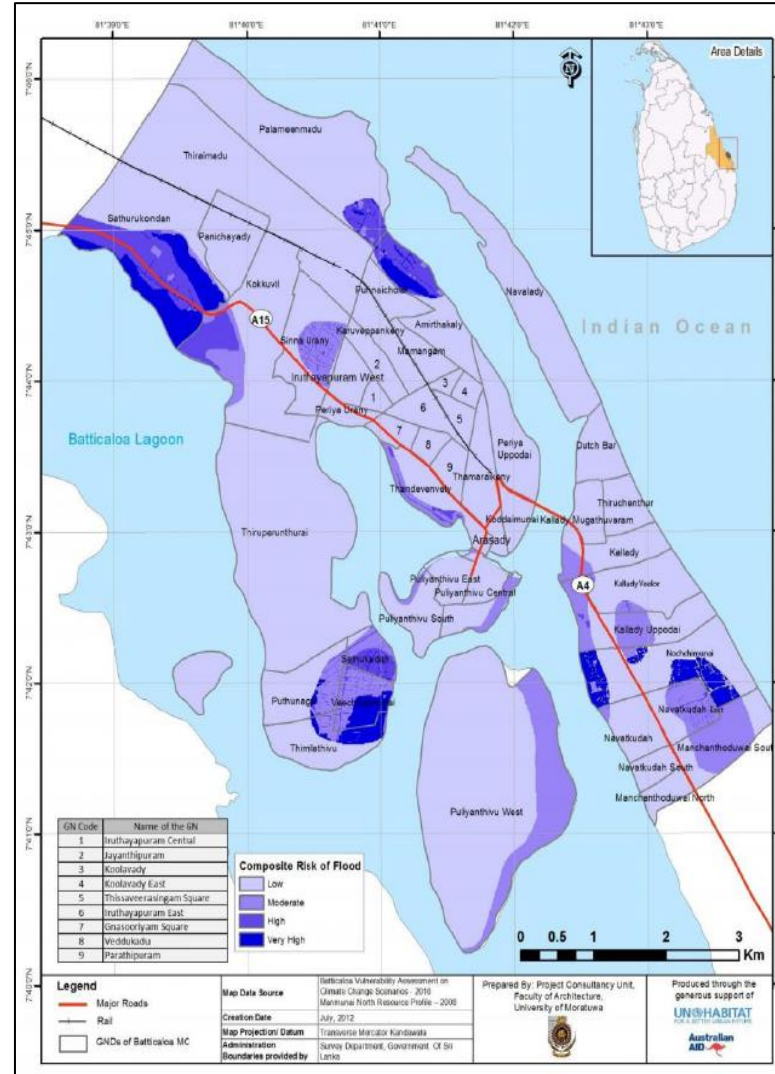


Batticaloa MC area's average elevation is around 5 m (16 ft).

Community Mapping (Flood)

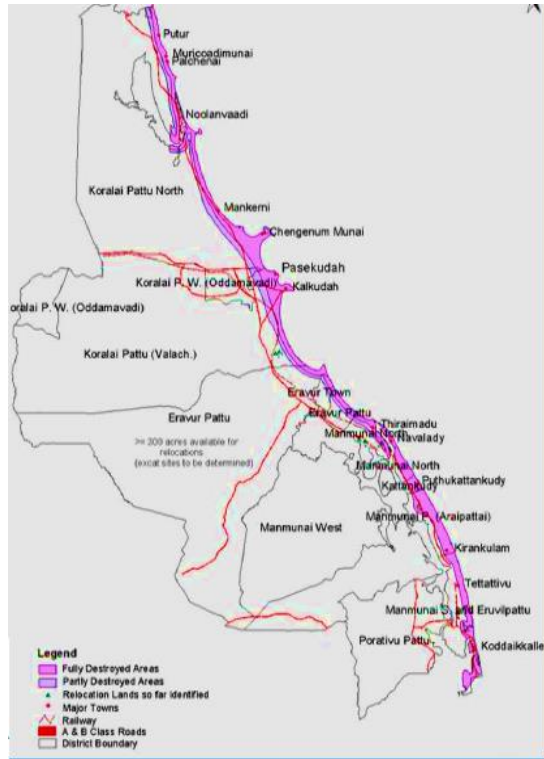


Composite Map (Flood)



Hazard	Period of Occurrence	Return Period	Locations	Year & Month
Floods	Flash floods North - East Monsoon period (Dec-Apr)	Every year	Thiraimadu Saththurukondan Amirthakali Dutch Bar Navalady	Not available
	Minor floods (100 - 150 mm)	3 - 5 years	Manjanthoduvai Navatkudah Puthunagar Thimilathivu Veechikalmunai PalameenMadu Puliyanthivu 50-75m surrounding area of lagoon	2004 / September 1997 / March 1994 / January 1993 / December 1989 / September 1987 / February 1986 / January 1980 / November 1971 / January
	Major floods (150 - 250 mm)	10 - 20 years		2009 / December 1999 / December 1978 / December 1957

Tsunami Affected Areas

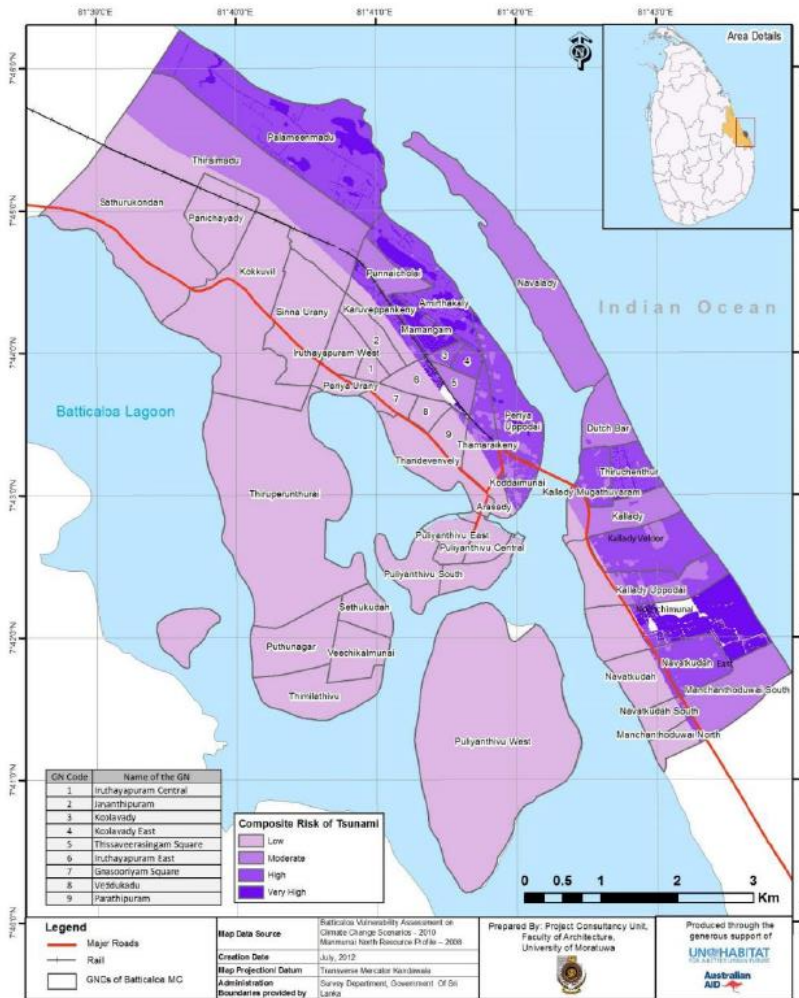


- About 2,800 deaths reported 630 persons missing and 5,132 houses fully damaged
- More than 53,400 persons were affected and located in schools, religious places and other buildings.
- Out of 48 GN Divisions in the city, 09 GN Divisions in the coast were affected by Tsunami

Community Mapping (Tsunami)

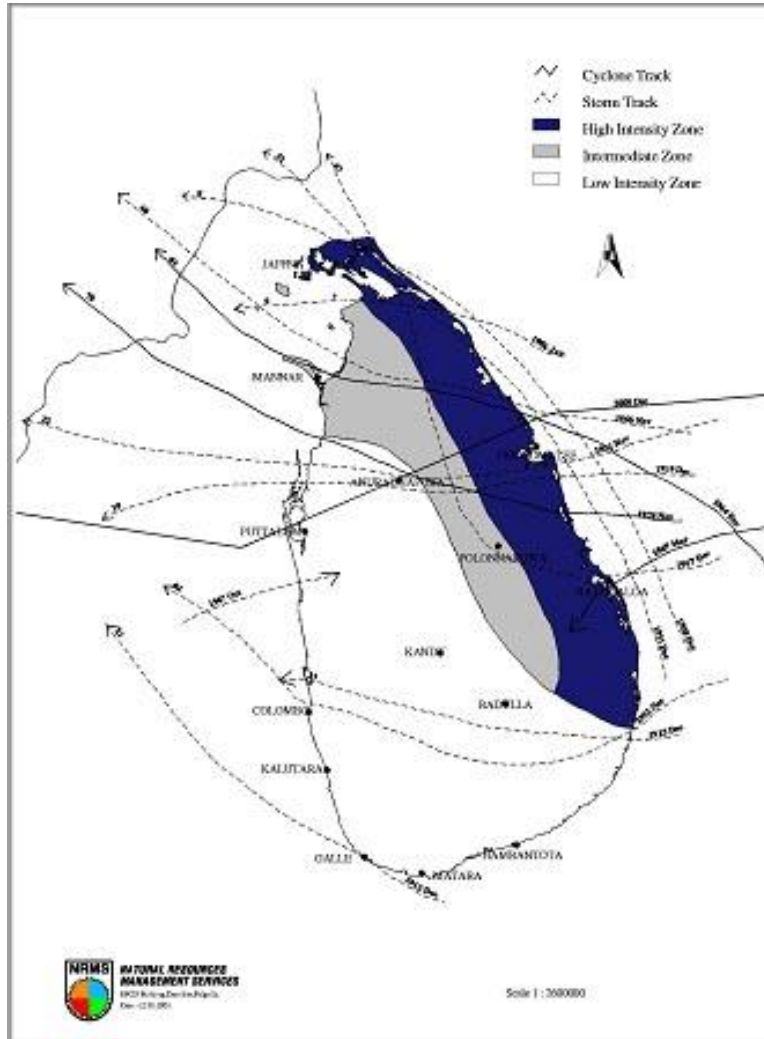


Composite Map (Flood)



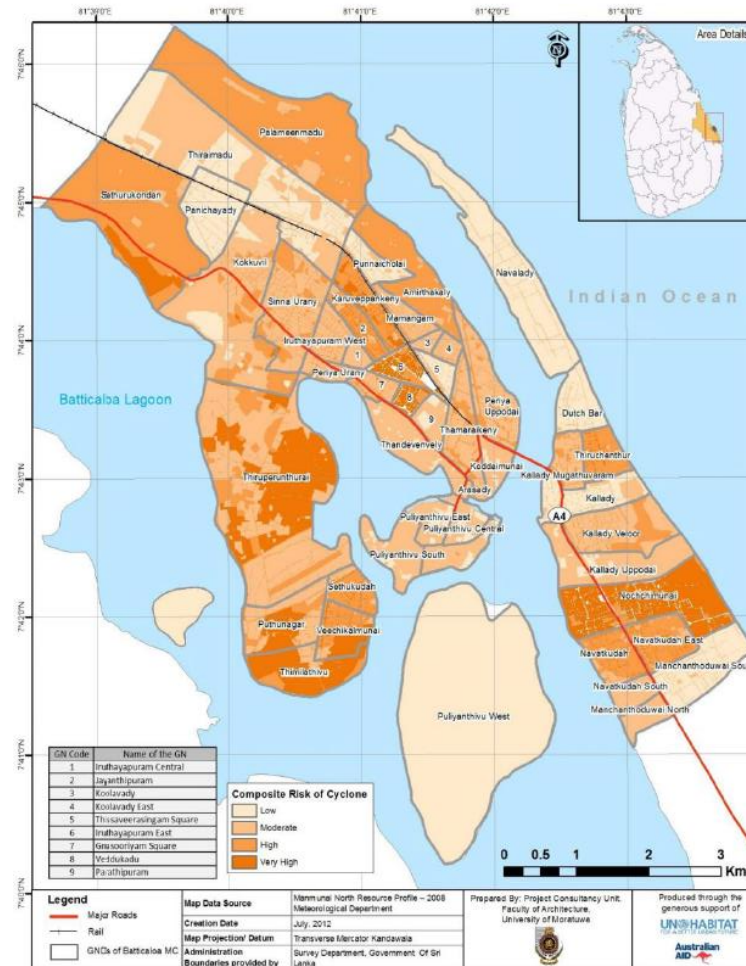
Hazard	Period of Occurrence	Return Period	Locations	Year & Month
Tsunami	Unpredictable	Unpredictable	Coastal Belt	2004 / December

High Intensity Areas (Cyclone)



Hazard	Period of Occurrence	Return Period	Locations	Year & Month
Cyclones	Cyclonic Storms	30 years	High impact to Costal Belt	1967 1931
	Cyclones	30 years	Moderate impact to Entire BMC Area	1907 1978 2000

Composite Map (Cyclone)



- In 1978 cyclone hit the entire Eastern Province and Batticaloa city.
- The areas were had been badly affected.
- Hundreds of people died and injured, large extent of agricultural lands became unusable.

ENVIRONMENT

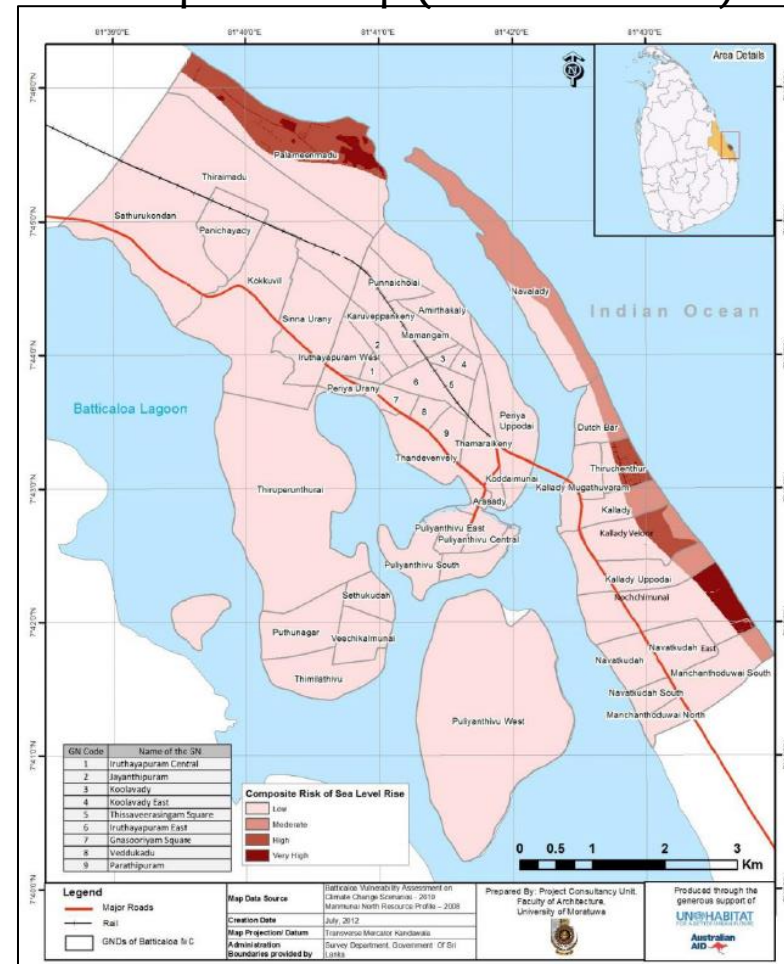
Community Mapping (Sea level Rise)



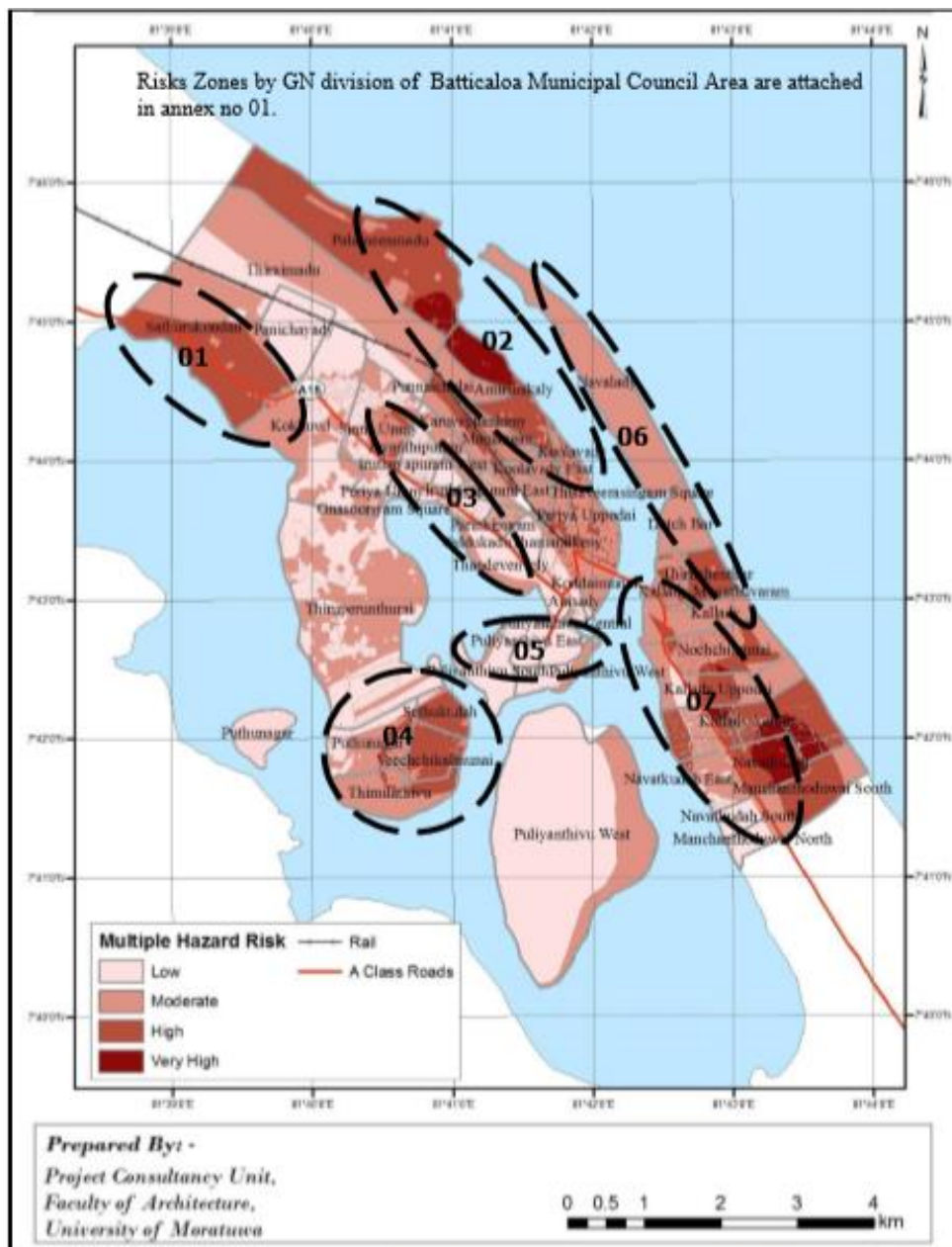
HAZARD | SEA LEVEL RISE

Hazard	Period of Occurrence	Return Period	Locations	Year & Month
Sea Level Rise (Coastal Erosion)	Frequently occurs	Frequently occurs	Coastal areas of Navalady, Dutch Bar, Thiruchenthoor, Nochchimunai, Palameenmadu	Not Available

Composite Map (Sea Level Rise)



- Sea level rise has been recorded in many coastal part of the Batticaloa peninsula.
- Palameenmadu, Navalady, Dutch Bar and coastal Manjanthoduvai are certain risk full areas due to sea level rise.



RISK ZONE 1

Sathurukondan

RISK ZONE 2

Palameenmadhu, Mugathuvaram, Amirthakali, Periyauppodai, Sinnauppodai

RISK ZONE 3

SinnaUrani, Periyaurani, Iruthayapuram, Jayanthipuram, Karuwapankerny, Poompogar

RISK ZONE 4

Sethukudha, Thimilathivu, Veechchikalmunai, Puthunagar

RISK ZONE 5

Puliyanthiv

RISK ZONE 6

Navalady, Dutch Bar, Thiruchchendor, Kalladyveloor, Kallady, Mugathuvaram

RISK ZONE 7

Kallady uppodai, Kallady, Nochchimunai, Manchenthoduvai, Navadkudha

Standard for Public Outdoor Recreation Spaces – 1.4 ha per 1000 Population

Total Population in 2022 – 90,425



Existing parks & Playgrounds - 27ha

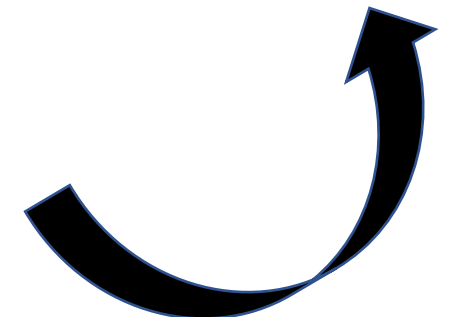


Forecasting Population for 2030 – 105,451
Need Parks & Play Grounds for 2030 - 147ha

Need PORS Plan



Requirement for
Parks & Playgrounds in 2030
– 120 ha



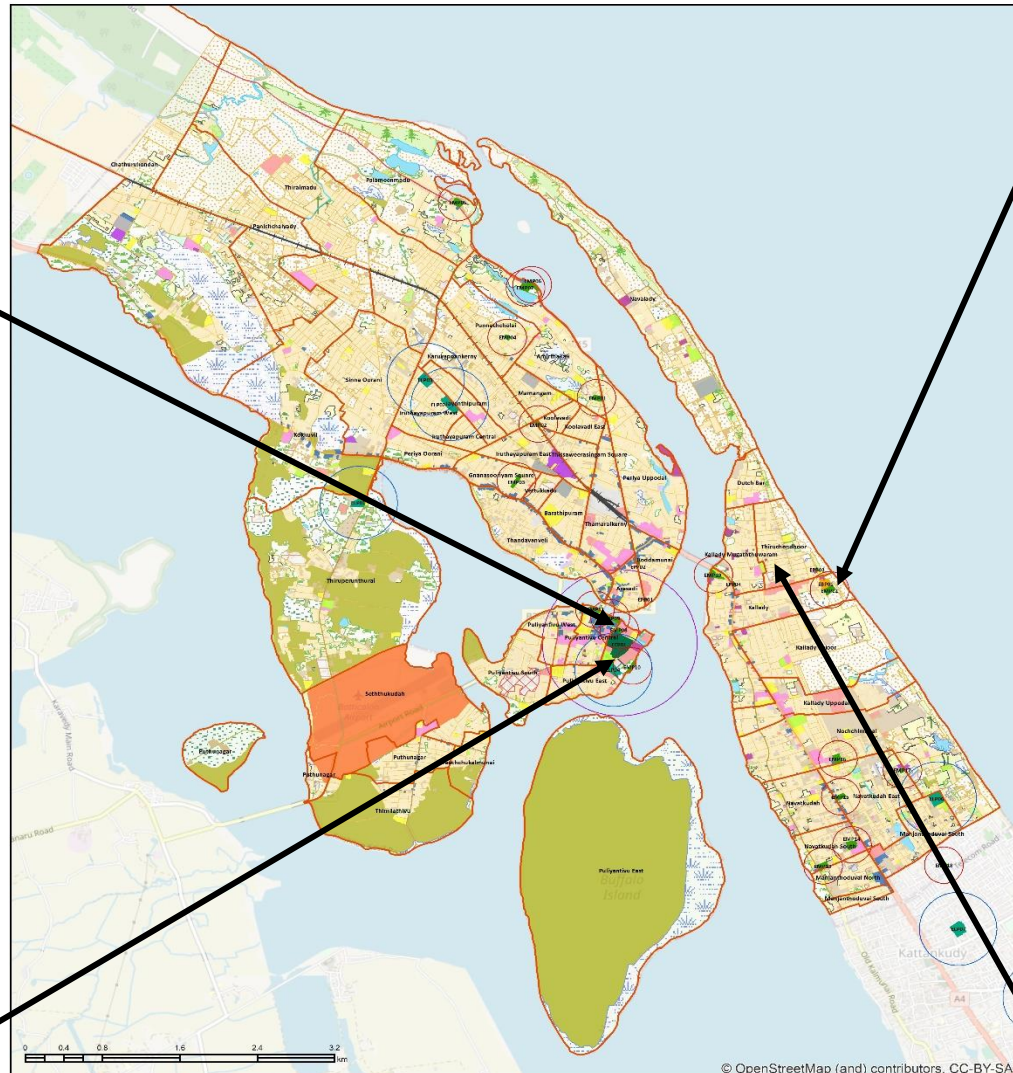
Mahatma Gandhi Park



Webber Ground



Existing Park & Play Ground - Batticaloa Development Plan - 2032



Legend

GND Boundary	Local Park Service Area Radius	Existing Beach Park (EBP)	Existing Mini Park (ELP)
Existing Park & Play Ground Service Area Radius	Mini Park Service Area Radius	Existing Community Park (ECP)	Existing Pocket Park (EPP)
Community Park Service Area Radius	Existing Park & Play Ground	Existing Local Park (LLP)	

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 Environment & Landscape Division
 Urban Development Authority



Kalladi Beach Park

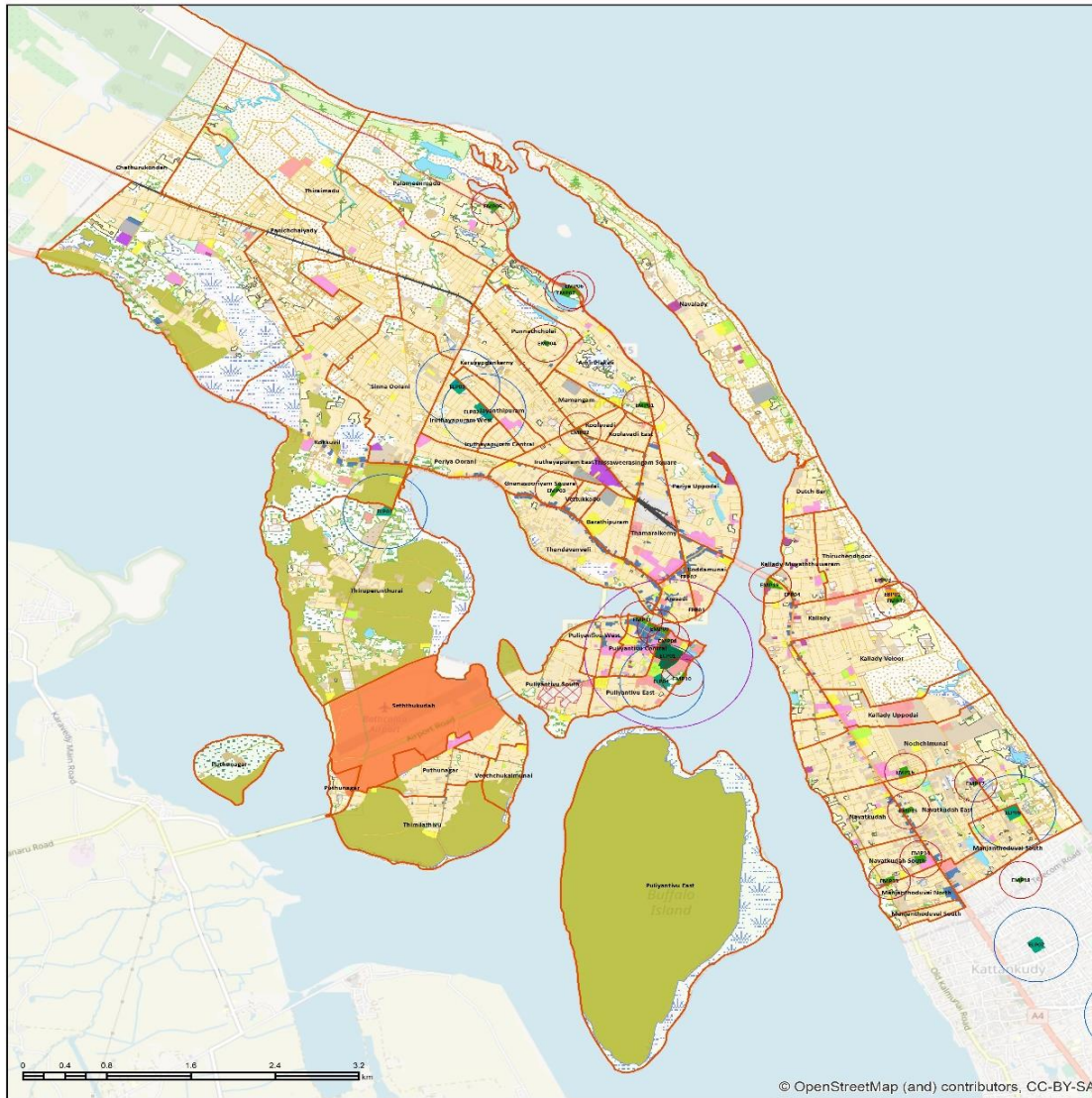


Cool boy Club Cricket Ground



ENVIRONMENT PUBLIC OUTDOOR RECREATION SPACES | EXISTING PARKS AND PLAYGROUNDS

Existing Park & Play Ground - Batticaloa Development Plan - 2032



Existing Parks & Playgrounds – Batticaloa Development Plan 2030

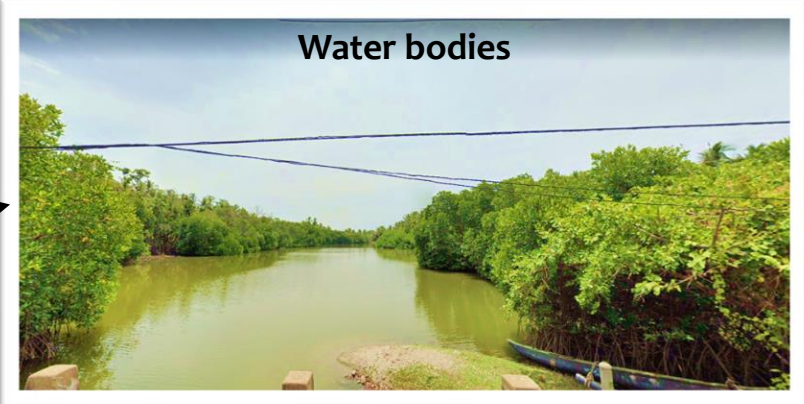
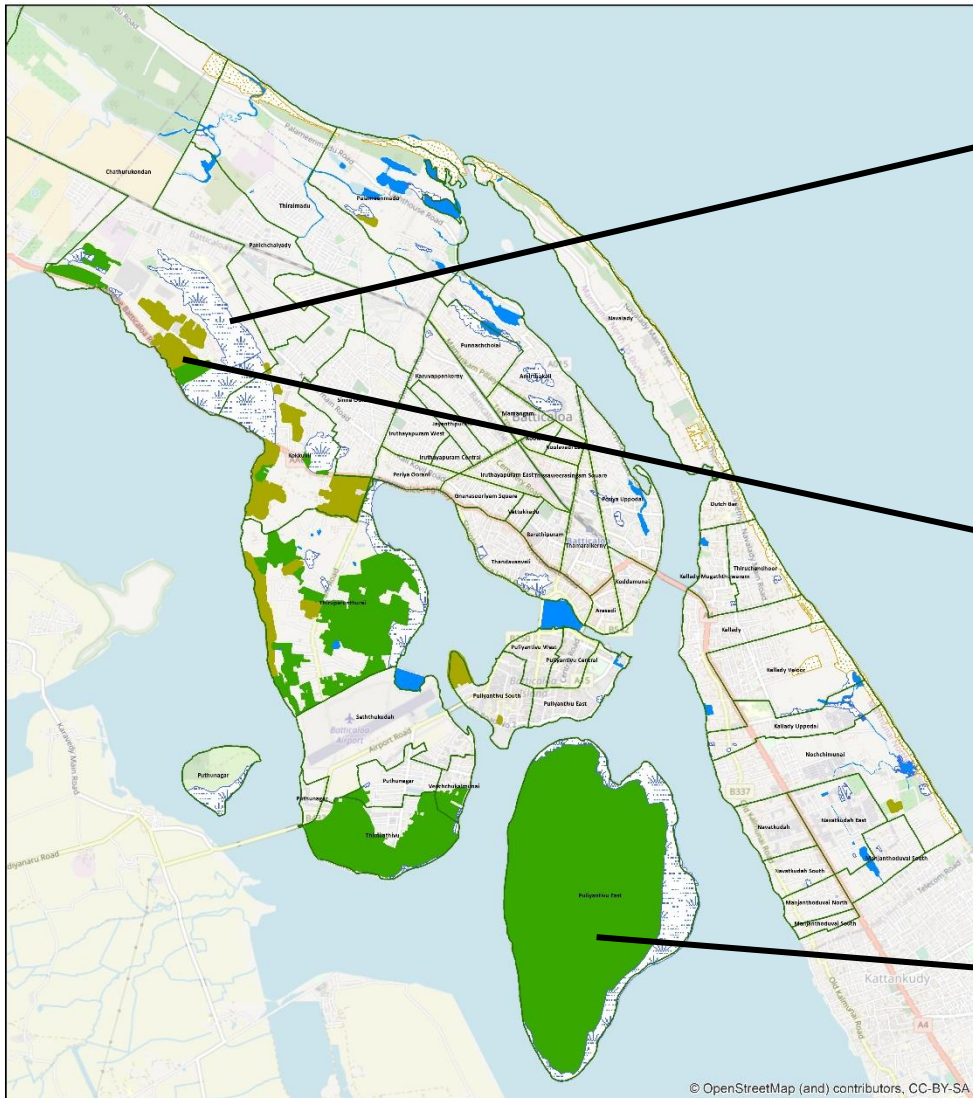
GN Division	Play Ground	Type of the Park (Existing Beach Park, Existing Community Park, Existing Local Park, Existing Mini Park, Existing Pocket Park)	Extent (Hec)
Kallady	Kallady Beach Park	(EBP01)	0.952587
Puliyanthivu Central	Webber Ground	(ECP01)	4.602173
Thiruperunthurai	Thiruperunthurai Play Ground	(ELP01)	1.09163
Iruthayapurankerny	Jayanthipura Play Ground	(ELP02)	1.467275
Iruthayapurankerny	Karuvappankerny Ground	(ELP03)	1.328788
Puliyanthivu West	Paddalipuram Ground	(ELP04)	1.169104
Manjanthoduvai South	Darussalam play ground	(ELP06)	1.588759
Periya Uppodai	Young Star S.C Play Ground	(EMP01)	0.576258
Koolawadi	Koolawadi Play Ground	(EMP02)	0.218005
Vettukkadu	Vettukkadu Childrens Park	(EMP03)	0.503853
Punnachchola	King Cobra Play Ground	(EMP04)	0.242444
Palameen Madu	Light House Play Ground	(EMP05)	0.660155
Amirthakali	Amirthakali Children Park	(EMP06)	0.569072
Amirthakali	Amirthakali Play Ground	(EMP07)	0.613245
Puliyanthivu Central	Fountain Park	(EMP08)	0.241082
Puliyanthivu Central	Mahatma Gandhi Park	(EMP09)	0.949136
Puliyanthivu West	Fort Park	(EMP10)	0.558583
Puliyanthivu Central	Puliyanthivu Central - Children Park	(EMP11)	0.509802
Kallady	Cool Boys Club Cricket Ground	(EMP12)	0.664123
Navatkudah South	Manjanthoduvai Play Ground	(EMP13)	0.6743
Navatkudah North	Church Road Play Ground	(EMP14)	0.742224
Navatkudah	Navaduka Sutananda Sports Ground	(EMP15)	0.458073
Navatkudah	Green Light Navatkudah	(EMP16)	0.712118
Navatkudah	Beach Road Play Ground	(EMP17)	0.230953
Kallady	Kalladi Bridge - Play Ground	(EMP19)	0.694696
Kottamunai	Kottamunai Vollyboll Ground	(EPP01)	0.068169
Kottamunai	Kottamunai Vollyboll Ground	(EPP02)	0.097748
Thiruchendhoor	Thiruchendhoor Children Park	(EPP03)	0.057108
Klady Mugathuvaram	Klady Mugathuvaram Children Park	(EPP04)	0.14553
Total			26.837473

Legend

- GND Boundary
- Local Park Service Area Radius
- Existing Park & Play Ground Service Area Radius
- Mini Park Service Area Radius
- Community Park Service Area Radius
- Existing Beach Park (EBP)
- Existing Mini Park (ELP)
- Existing Community Park (ECP)
- Existing Local Park (ELP)
- Existing Pocket Park (EPP)

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 Prepared By : Environment & Landscape Division
 Environment & Landscape Division
 Urban Development Authority

Existing Environment Sensitive Area Batticaloa Urban Development Plan - 2032



Water bodies



Marshes



Paddy fields

Category of sensitive area	Extent (ha)
Paddy	736
Marshes	281
Sandy Area & Beaches	105
Water Bodies	68

Legend

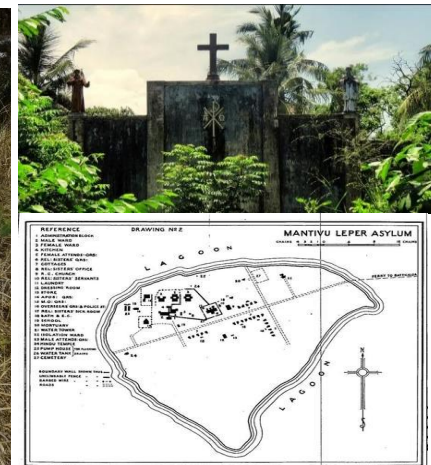
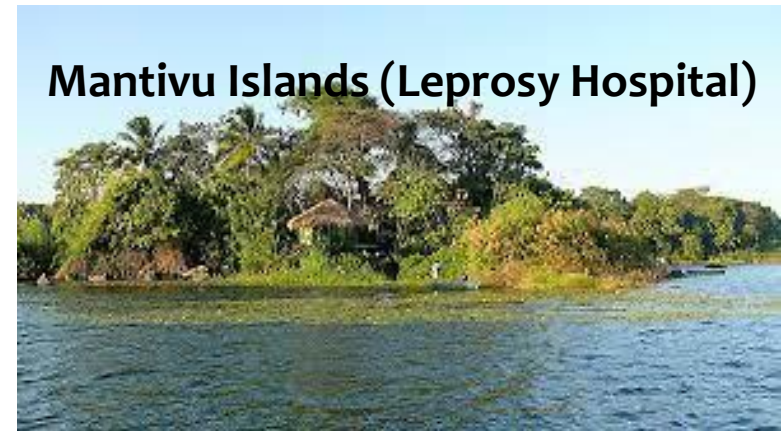
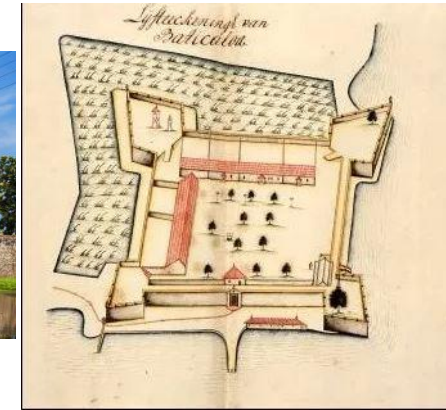
- GND Boundary
- Abandon Paddy
- Marshy
- Paddy
- Sand Land & Beach
- Water Bodies

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 Urban Development Authority

1:50,093

ENVIRONMENT ARCHAEOLOGICAL & CULTURAL SITES | EXISTING SITES





Need of the Development Plan

PROBLEMS & POTENTIALS IDENTIFICATION

Stakeholders Views & Planners Views



PROBLEMS & POTENTIALS IDENTIFICATION

Stakeholders Views

PROBLEMS & POTENTIALS IDENTIFICATION

STAKEHOLDERS CONSULTATION VIEWS

**Word Cloud of Group 01-
Infrastructure Development**



Potentials	Problems
<ul style="list-style-type: none"> Availability of a Railway Station Located in A15 Highway Existing Road Network Having Domestic Airport Bare lands adjacent to Kachcheri access road 	<ul style="list-style-type: none"> Congestion of traffic and delays Accidents Lack of street lights Floods due to retention of rainy water Access to Kachcheri

**Word Cloud of Group 02- Economic
and Social Development**




Potentials	Problems
<ul style="list-style-type: none"> Fisheries and Aquaculture Aquatic Resources – Productivity Lagoon for eco-tourism Marine Resources Seasonally opening Barmouth Abandoned shrimp farms Buffaloe Island for agriculture Floating cages 1,000 in Navalady, Kallady Heritage destination Potential for cultural tourism Palmyra production villages - Thiraimadu Skilled labor force Coconut based by-products 	<ul style="list-style-type: none"> Delays in getting approvals from relevant state agencies – CEA, Local Authorities (MC – fire clearance) NWS&DB Ground water pollution by garments, batik dyes Social agitations Lack of mobilization to passed out trainees. Lack of cattle feed for homestead cattle farming. Illegal fishing at lagoon Fishermen – farmers conflict Municipal drainage disposing to fishing areas. Encroachment – Kallady & Sathurukondan Poor site selection in establishment of VTA Lack of tourism promotions

**Word Cloud of Group 03-
Environmental Development**



Potentials	Problems
<ul style="list-style-type: none"> Lagoon Mangroves Paddy lands Thona / Sea mouth 3 number of islands Tank (Water Resource) Biodiversity Dutch fort Light house Kallady bridge Ground water availability Available underutilized lands Beach availability Corals Green belts 	<ul style="list-style-type: none"> Poor solid waste management Lack of dumping sites. Air pollution due to clinical waste incineration. Sewage & drainage management issues. Unplanned roadside & lagoon side tree plantations Flood issue in 08 locations in the planning area (DMC – ref) Land encroachments in lagoon sites Water siltation Salinity in paddy fields Land filling at tanks in Sathurukondan Island encroachments Beach pollution Illegal fishing activities.



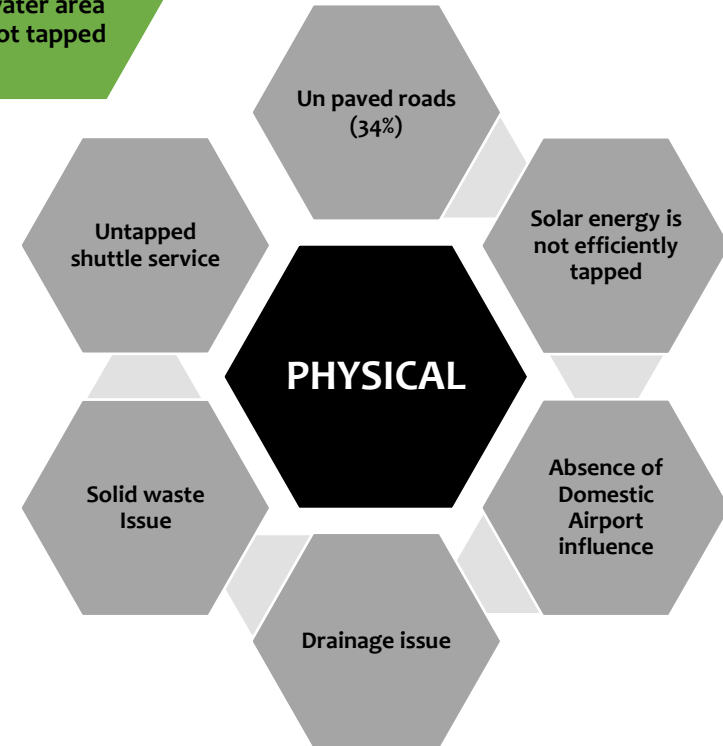
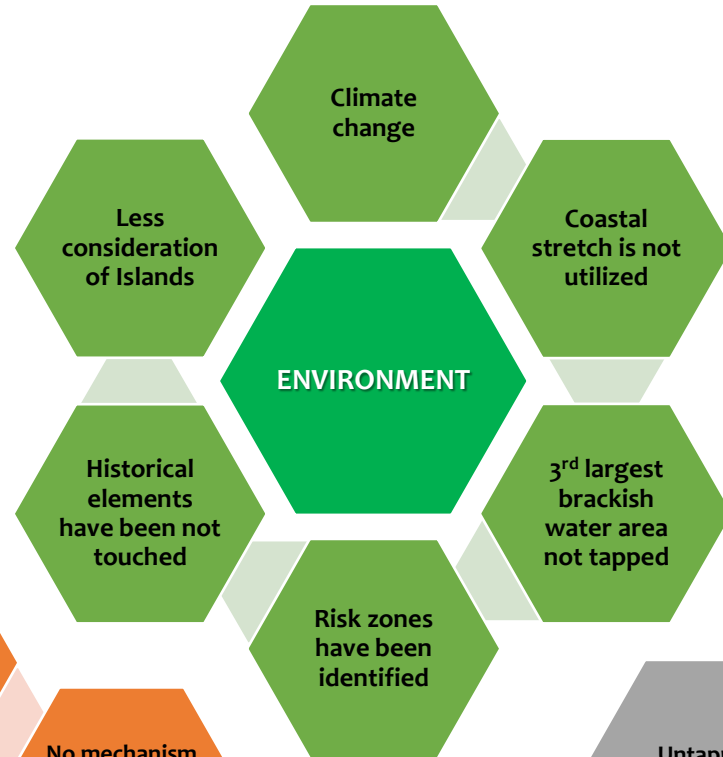
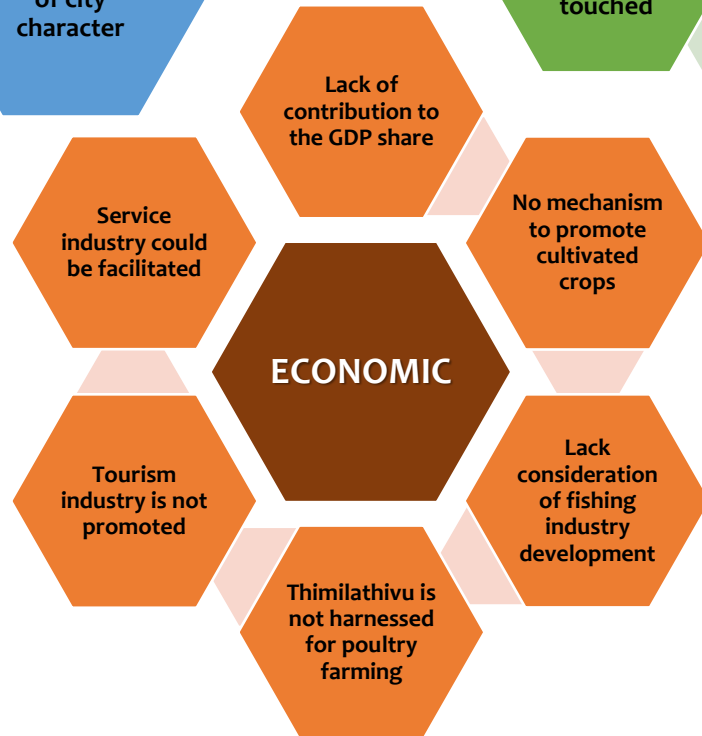
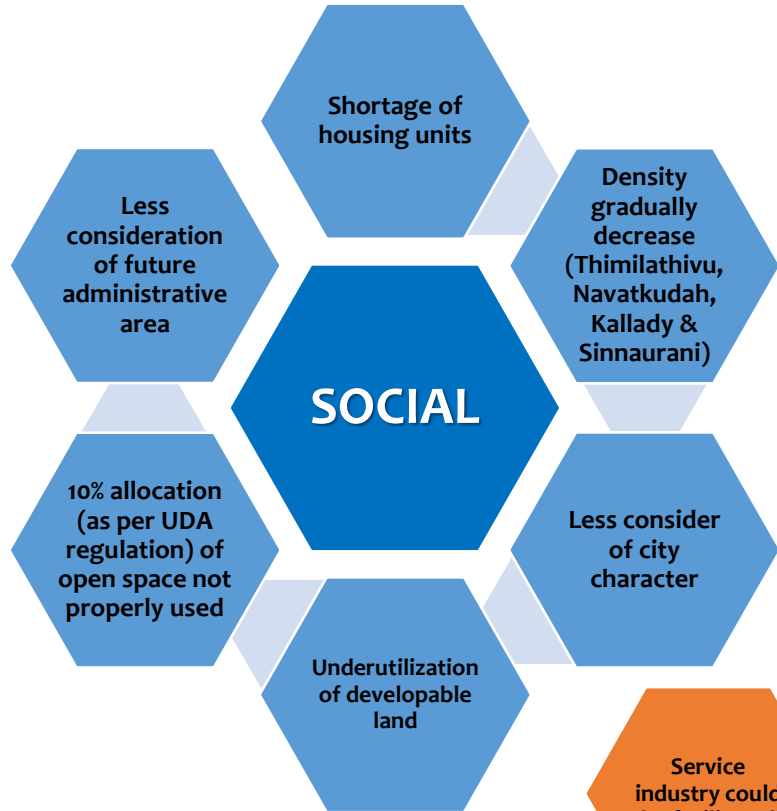
PROBLEMS & POTENTIALS IDENTIFICATION

PROBLEMS IDENTIFICATION

Planners Views

PROBLEMS & POTENTIALS IDENTIFICATION

IDENTIFIED PROBLEMS | PLANNERS VIEWS





Unactualized the value of the environmental essence.

- Tourism potential sites are not touched to attract more visitors to Batticaloa City
- Risk zones are vulnerable in accordance to the climate change
- Vulnerable to the Vector-borne disease of Dengue
- Accumulation of Waste and inadequate place to dump
- Green and blue based land cover is under threat



Impend for City character

- Special attention area is not touched for guide planning aspect : Turtle Island area.
- Special attention area is not touched for guide planning aspect : Thiraimadu area.
- Residential areas are gradually decreasing in some areas.



Low concern on Productivity

- Fishing is first predominant in the agriculture sector which is covering the 8%.
- Crop production is second predominant in the agriculture sector which is covering the 6%.



PROBLEMS & POTENTIALS IDENTIFICATION

POTENTIALS IDENTIFICATION

Planners Views



Strategical importance given to develop as National city

- Potential to be develop as major urban centre with infrastructure, manufacturing, service, knowledge, agro, fish processing and tourism hub which has been identified as National priority



Historically and culturally treasured city

- 89% belongs to Tamil community and Traditional values (Koothu and dance)
- Existence of Burger community & culture could be seen in MC area (compare with other cities in District)
- Dutch Fort and historical importance buildings



Sound enough of social and physical infrastructure capability

- Well connected physical infrastructure (road, railway, Domestic Airport, boating and shuttle service)
- Well-established education system
- Solar Energy potential (Solar and high rate of biodegradable waste generation)



Serene with natural ecosystem and landscape

- Beach pool score favored place
- 12km coastal stretch
- 3rd largest brackish water
- Green and blue environment

NEED OF THE DEVELOPMENT PLAN

Need of Revising the Gazetted Development Plan

Revelation the Batticaloa City as National City in the Sri Lankan context

To orient the Batticaloa City while tie together the existing natural resources

To expose hidden heritage aspects

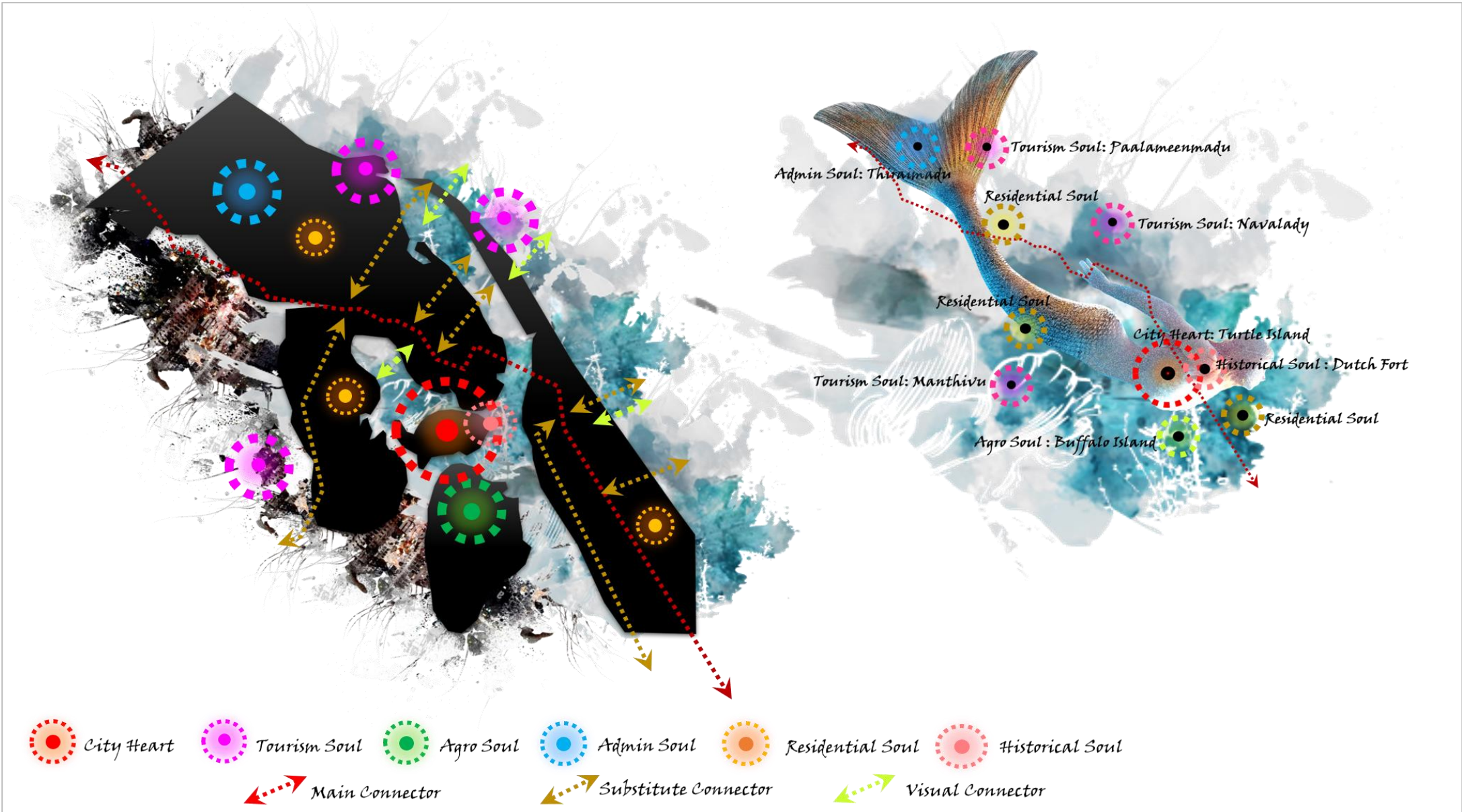
To introduce Guide Plan intervention

To utilize the agriculture sectoral productivity





Vision Formulation



Sri Lanka's

Mighty Mermaid & Everlasting Elysium





Vision Statement

Future City.....



MIGHTY MERMAID: Refers the symbolic feature of the ‘Singing Fish Land of Batticaloa’.

The main intention is that future development will direct the Batticaloa city’s **symbolic character** through the tangible and intangible heritage assets exposure. Moreover boost the tourism industry and secure the **natural scenic environment** of Batticaloa city.

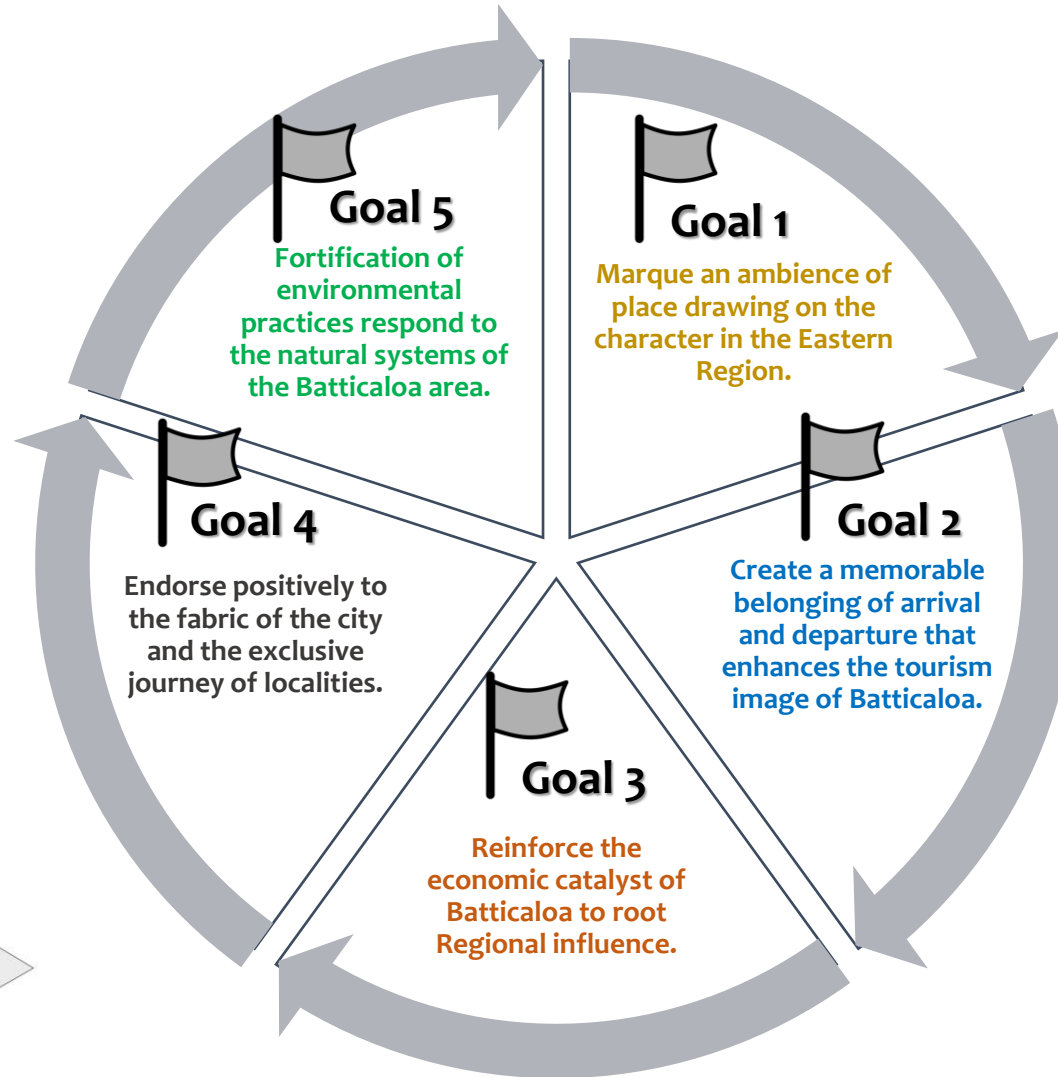
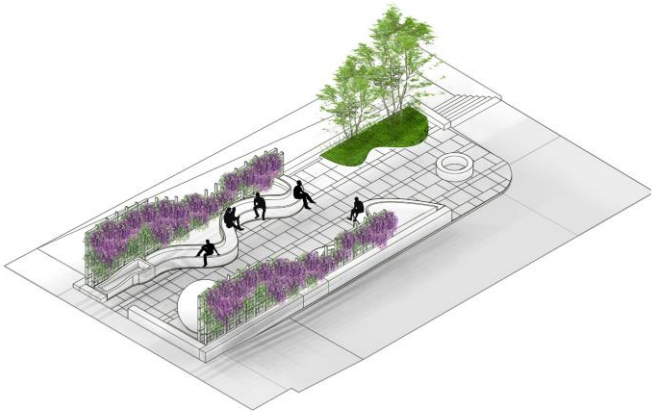
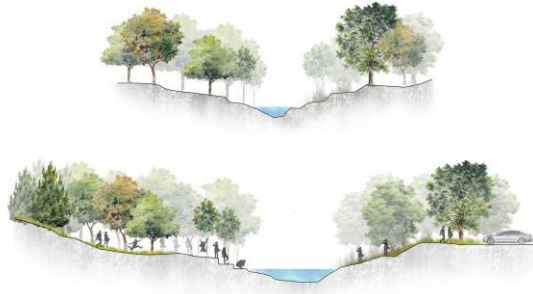
EVERLASTING ELYSIUM: Refers the strengthen of the fishing and agro based industry to uplift the regional **economy survival** and also to make use of sustainable **city built form** for future generation. At end the Batticaloa city will give never ending unforgettable memory as liveness heaven.



Goals Formulation

VISION AND GOALS FORMULATION

GOALS FORMULATION

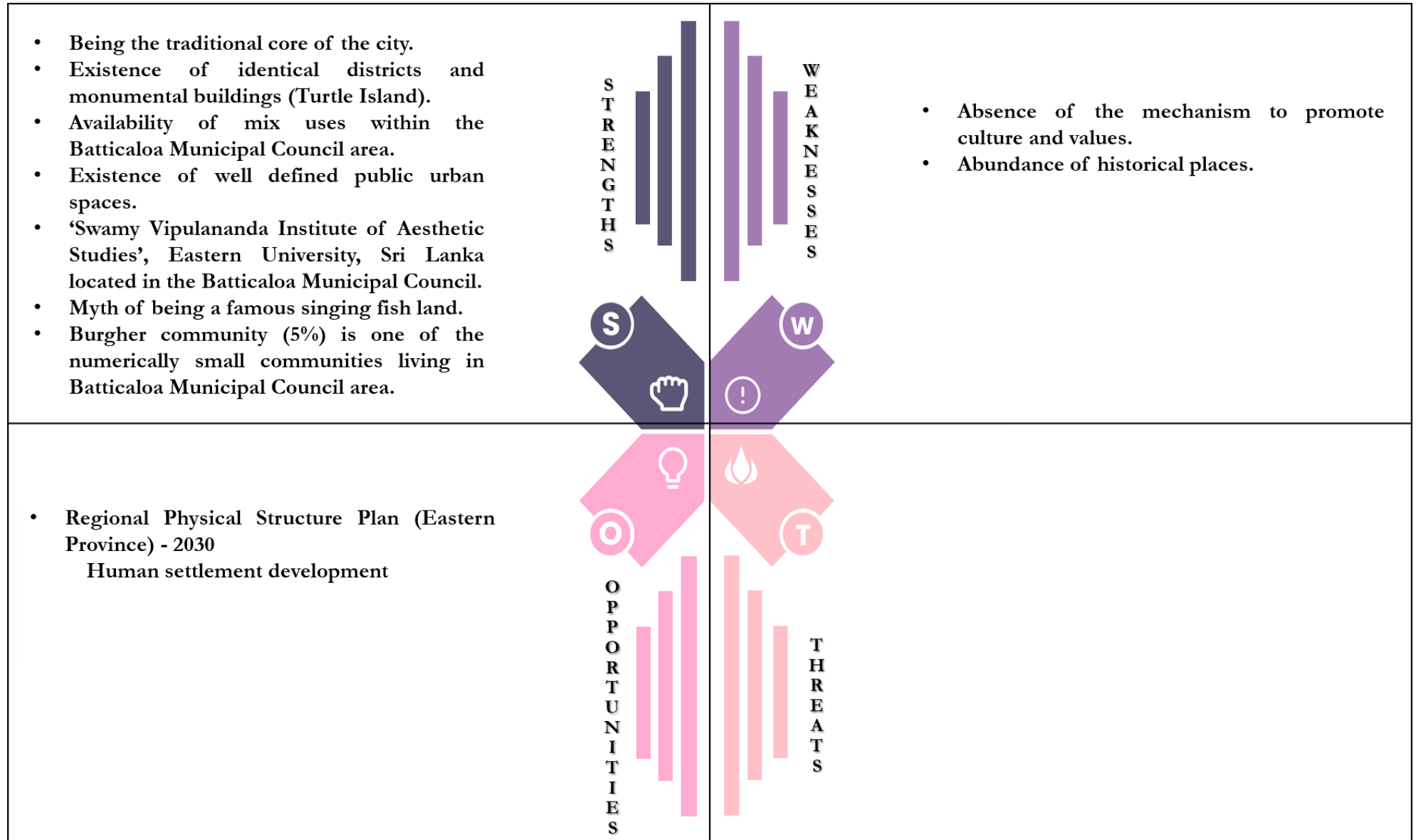




Detail SWOT Analysis

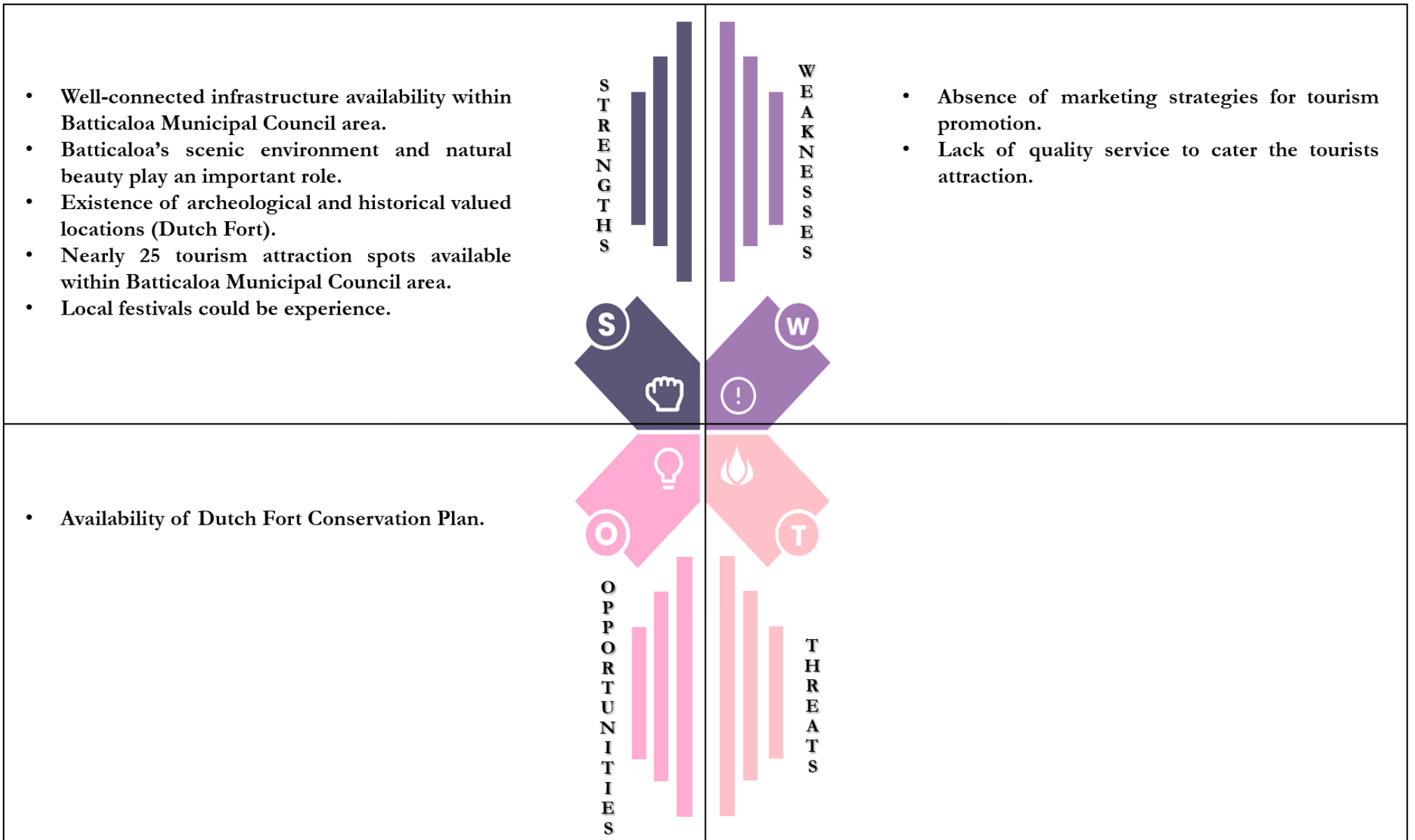


GOAL 1: Marque an ambience of place drawing on the character in the Eastern Region.





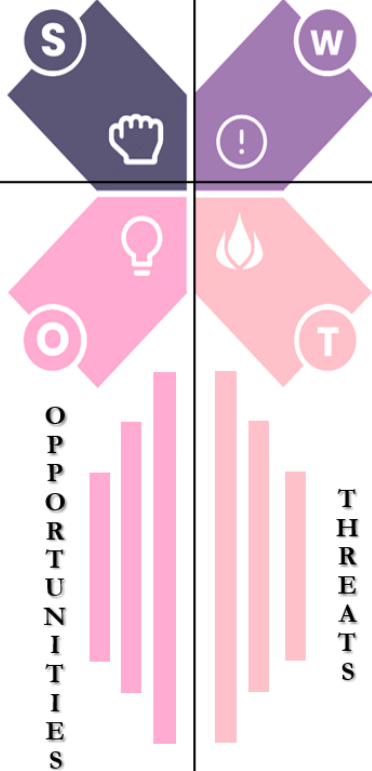
GOAL 2: Create a memorable belonging of arrival and departure that enhances the tourism image of Batticaloa.





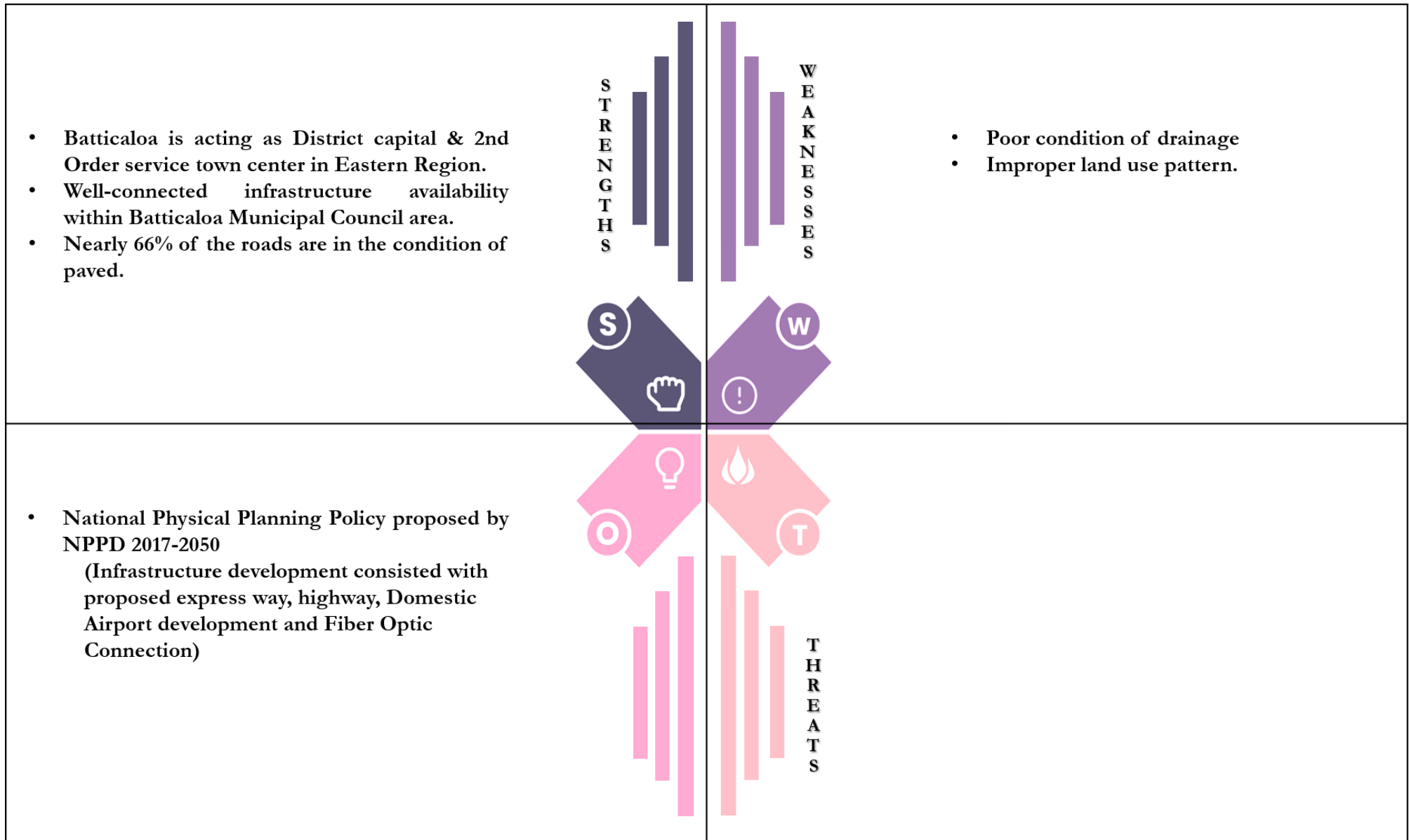
GOAL 3: Reinforce the economic catalyst of Batticaloa to root Regional influence.

<ul style="list-style-type: none"> • High rate of GN level involvement compare with District level in crop production (20GN), Livestock (41GN) and Fishing (43GN) sector. • Service industry is in the 1st position contributing 75% (Govt & Semi Govt-39.4%, Private -16.61%, Self employment-18.77%, Toursim-0.28%) at local level. • Agriculture sector (14%) is in the 2nd position of sector contributing at local level. 	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">S T R E N G T H S</p>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">W E A K N E S S E S</p>	<ul style="list-style-type: none"> • Conversion of paddy lands into residential area • Absence of marketing and storage facilities
<ul style="list-style-type: none"> • Economic based development proposal proposed by NPPD 2017-2050 (Manufacturing, Service, Agriculture & agro-based and also fishing industrial cluster) 	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">O P P O R T U N I T I E S</p>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">T H R E A T S</p>	<ul style="list-style-type: none"> • Lumpy skin disease (virus affect the cattle and buffaloes)



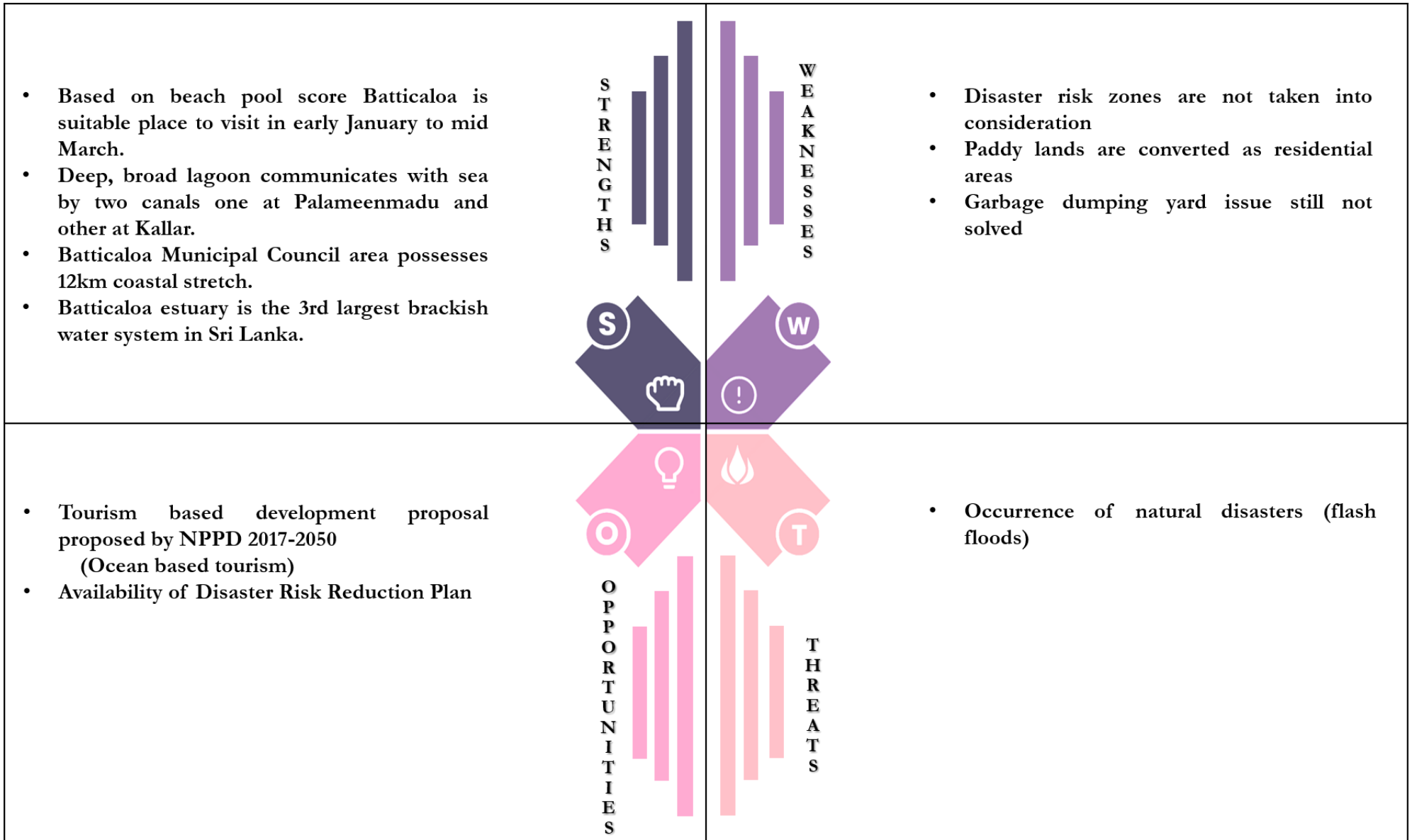


GOAL 4: Endorse positively to the fabric of the city and the exclusive journey of localities.





GOAL 5: Fortification of environmental practices respond to the natural systems of the Batticaloa area.





Objectives Formulation

OBJECTIVES FORMULATION

GOAL 1

Marque an ambience of place drawing on the character in the Eastern Region

- To trademark and protect unique historical assets by 2034.
- To expose hidden cultural heritage endemic of Batticaloa by 2026.
- To fortify city's aesthetic pleasing environment for functionality by 2034.

GOAL 2

Create a memorable belonging of arrival and departure that enhances the tourism image of Batticaloa

- To entice nearly 1000 numbers of foreign and regional visitors per annum by 2028.
- To upgrade the tourism industry from 0.28% to 2% by 2034.
- To release nearly 5% of land by declaring as Eco tourism zone by 2025.
- To create tourism industry job opportunities for 20% un-employed labour force by 2028.

GOAL 3

Reinforce the economic catalyst of Batticaloa to root Regional influence

- To uplift the fishing sector productivity from 8% to 18% to contribute regional economy by 2034.
- To increase productivity in agriculture sector from 6% to 16% to contribute regional economy by 2034.
- To protect the existing 14% of the cultivation land by declaring as Agriculture zone by 2025.

GOAL 4

Endorse positively to the fabric of the city and the exclusive journey of localities.

- To promote non-motorized transport facilities for 27km linear roads by 2034.
- To enhance usage of existing 3.22% of road coverage for well connectivity by 2034.
- To introduce well planned guide plan area for entire 3.13% of Turtle Island's utilization by 2034.
- To introduce well planned guide plan area for entire 4.02% of Thiraimadu land for land-dwelling utilization by 2034.

GOAL 5

Fortification of environmental practices respond to the natural systems of the Batticaloa area.

- Ensure to practice 51.5% of biodegradable waste to resource by 2026.
- Make sure of practice disaster risk reduction measures for 7 clusters to create resilient community by 2034.
- To design 7% of green-blue vicinity terrestrial for healthy and urban living by 2034.

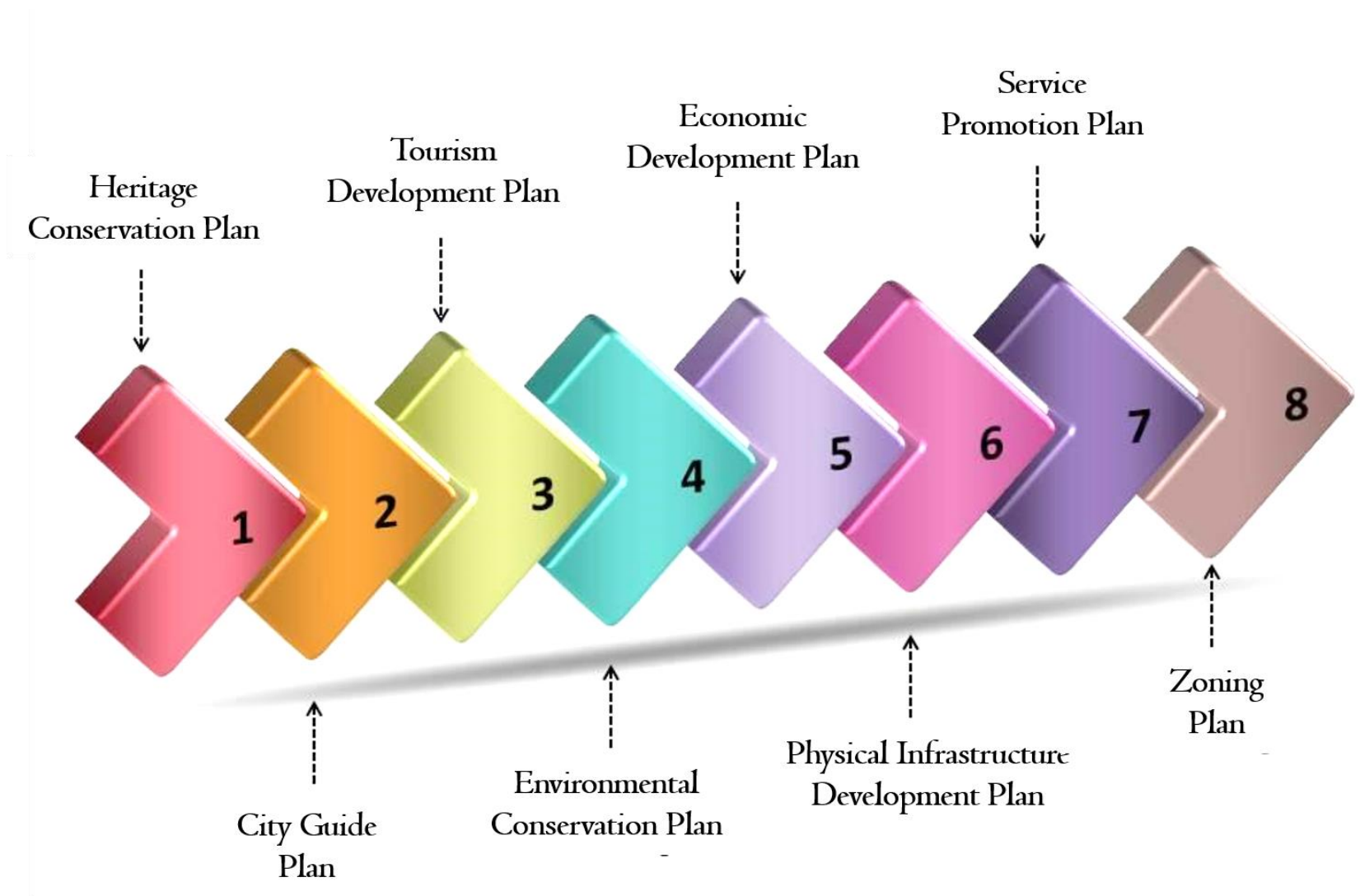
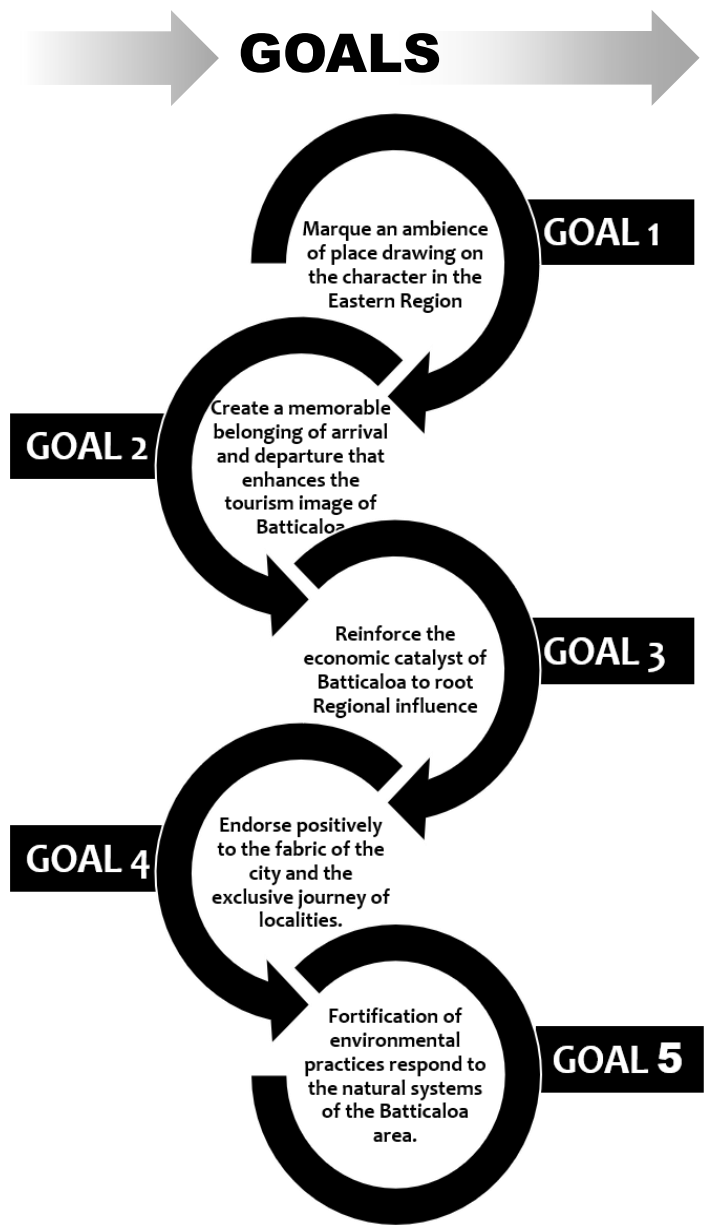
O B J E C T I V E S



STRATEGIES FORMULATION

STRATEGIES | PLANS | ACTION PROJECTS

PLANS





GOALS

Marque an ambience of place drawing on the character in the Eastern Region

Create a memorable belonging of arrival and departure that enhances the tourism image of Batticaloa

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Endorse positively to the fabric of the city and the exclusive journey of localities.

Fortification of environmental practices respond to the natural systems of the Batticaloa area.



STRATEGIES

Strategy 1:

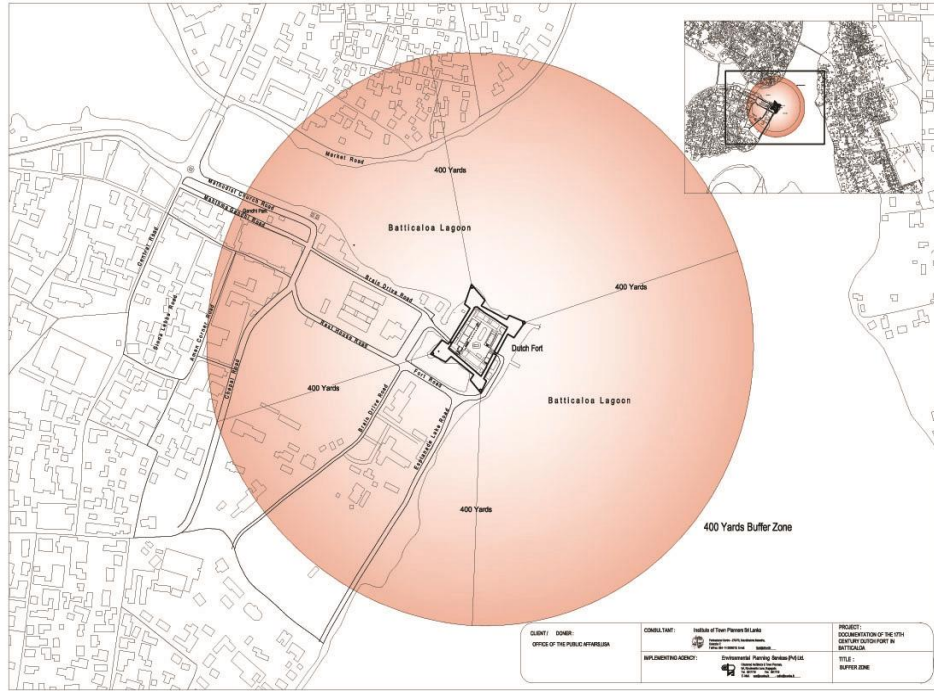
- **Conserve the Tangible Colonial Heritage value to reactivate colonial architecture.**

Strategy 2:

- **Develop the platform to showcase Intangible Heritage value which exist in Batticaloa.**

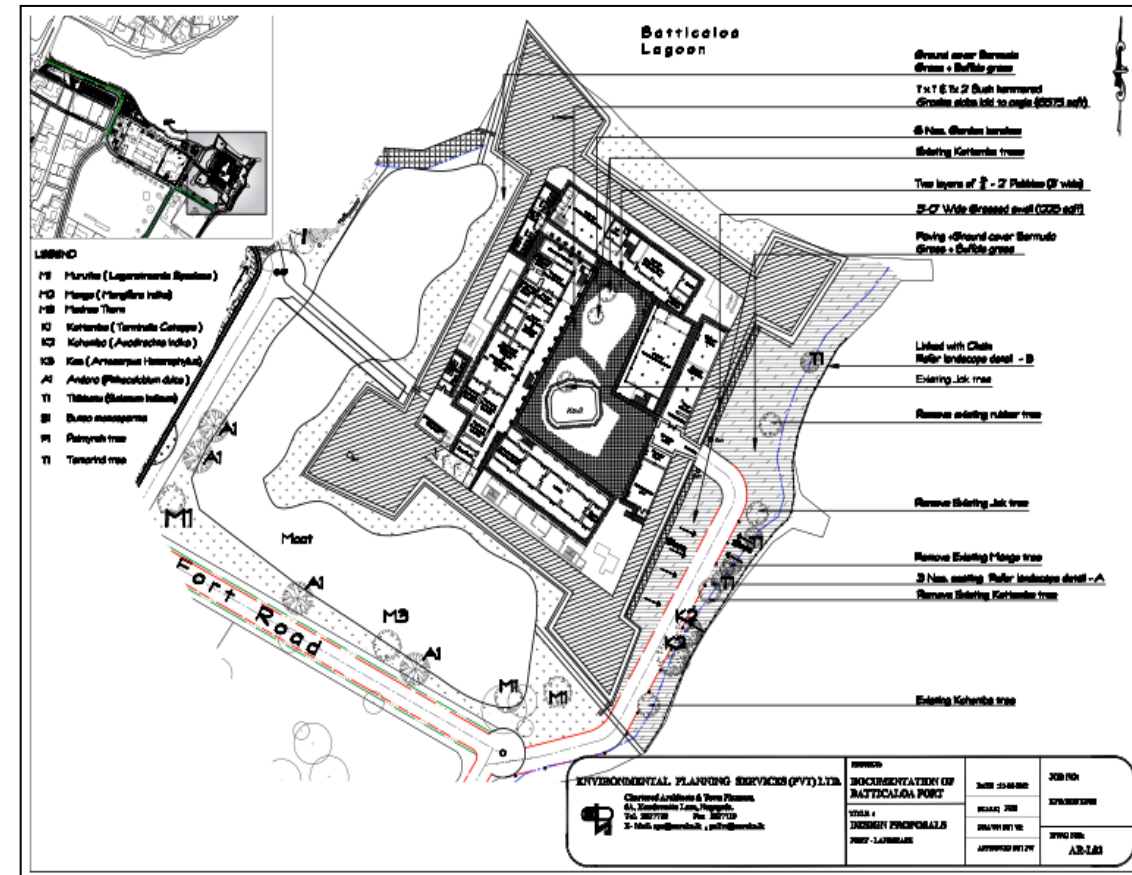
Strategy 1: Conserve the Tangible Colonial Heritage value to reactivate colonial architecture.

Action project 1: Conservation of Dutch Fort



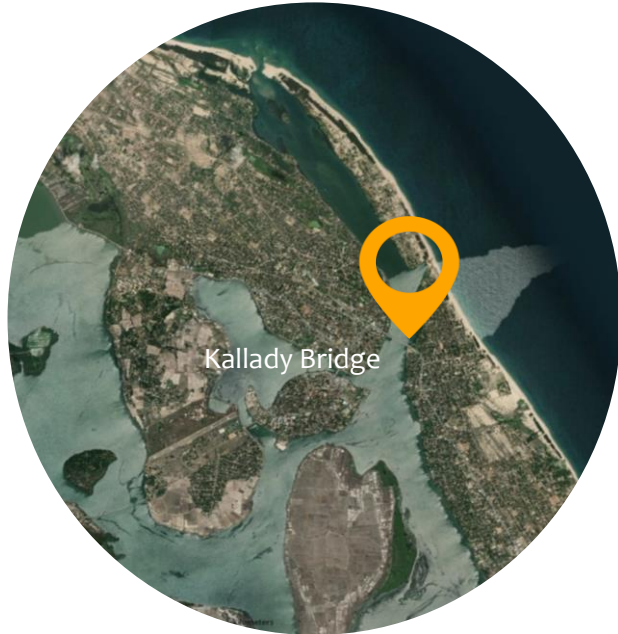
Buffer Zone (400 yard)

- Architectural Character of Developments
- No imitations of rampart walls or pepper pot watch towers in new developments.
- Aluminum cladding, bright colours and other such exterior wall treatment shall be avoided near the Fort.
- Promote landscape gardens in front of developments

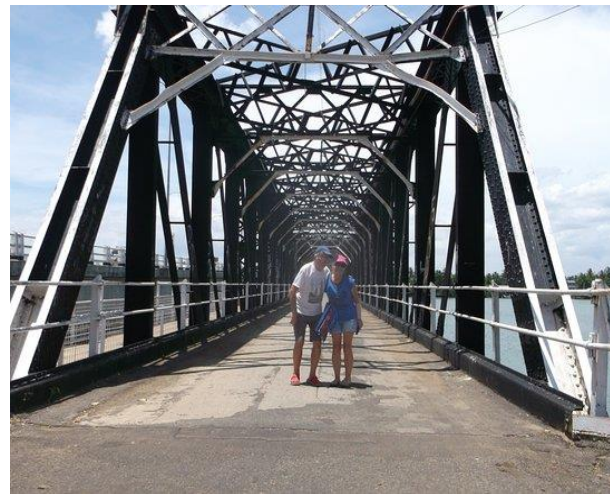


Strategy 1: Conserve the Tangible Colonial Heritage value to reactivate colonial architecture.

Action project 2: Conservation of Old Kallady Bridge

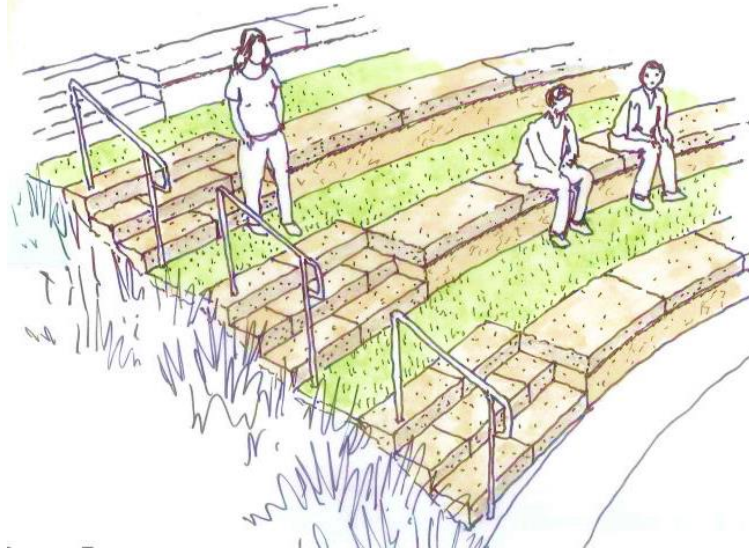
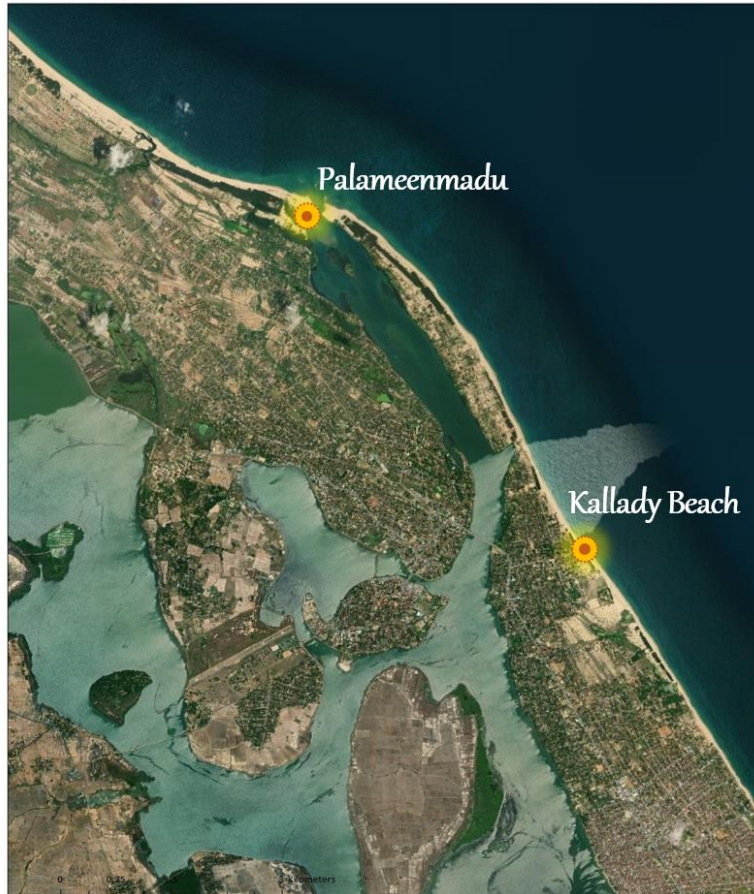


Description	
Implementation	RDA, UDA & Local Authority
Length	288.35 m
Proposed elements	<ul style="list-style-type: none">• Art Gallery/Painting area• Viewing corridor• Selling stalls (cashew, flower, vegetable, traditional food)• Café/Restaurant• Photoshoot area



Strategy 2: Develop the platform to showcase Intangible Heritage value which exist in Batticaloa.

Action project 1: Development of Open Air Theatre



Description

Implementation Local Authority & Swamy Vipulananda Institute of Aesthetic Studies, Eastern University

Target beneficiaries Local community
Schools children
University students

Showcase Cultural Events Koothu
Barathanaatiyam
Burger's Kafrinja

Events



1. Visual Gateway
2. Sculpture
3. Rec Center Annex
4. Outdoor Activity Area
5. Amphitheater
6. Parking
7. Bioswale
8. All-inclusive custom playground
9. Pavilion with restrooms
10. Foot Bridge
11. Faux Bridge Abutment
12. Dry Stream Garden
13. Water Feature
14. Aquatic Plants
15. Outdoor Classroom
16. Splash Pad
17. Lighted Walking Path
18. Family Pavilion
19. Native Prairie Berm
20. Special Events Lawn
21. Drop-off
22. Creek (landscaped ditch)
23. Events Terrace



GOALS

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Fortification of environmental practices respond to the natural systems of the Batticaloa area.

TOURISM PLAN



STRATEGIES

Strategy 1:

- Develop land based and water based linkages for tourist's comfort to divert the links towards sub connectors, lagoon and sea.

Strategy 2:

- Build opportunities to have liveness spaces for entertainment to avoid the deadness situation of the city.

Strategy 3:

- Promote tourism based infrastructure amenities for explore the tourism attraction points which special to Batticaloa at ground and elevated level.




Strategy 1: Develop land based and water based linkages for tourist's comfort to divert the links towards sub connectors, lagoon and sea.

Action project 1: Tourism Route Promotion

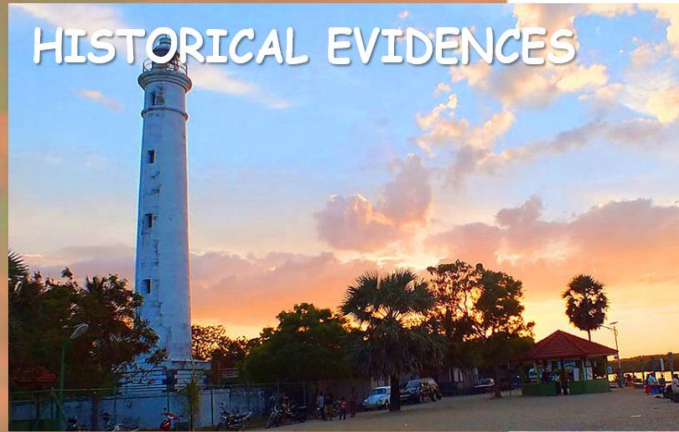
01 Streetscape elements enhancement

02 Route sign board erection

Worthwhile

03 Navigation taxi system

04 Encourage activities

05 Road side traditional food courts

06 Journey to experience Batticaloa lifestyle



Tourism Promotion



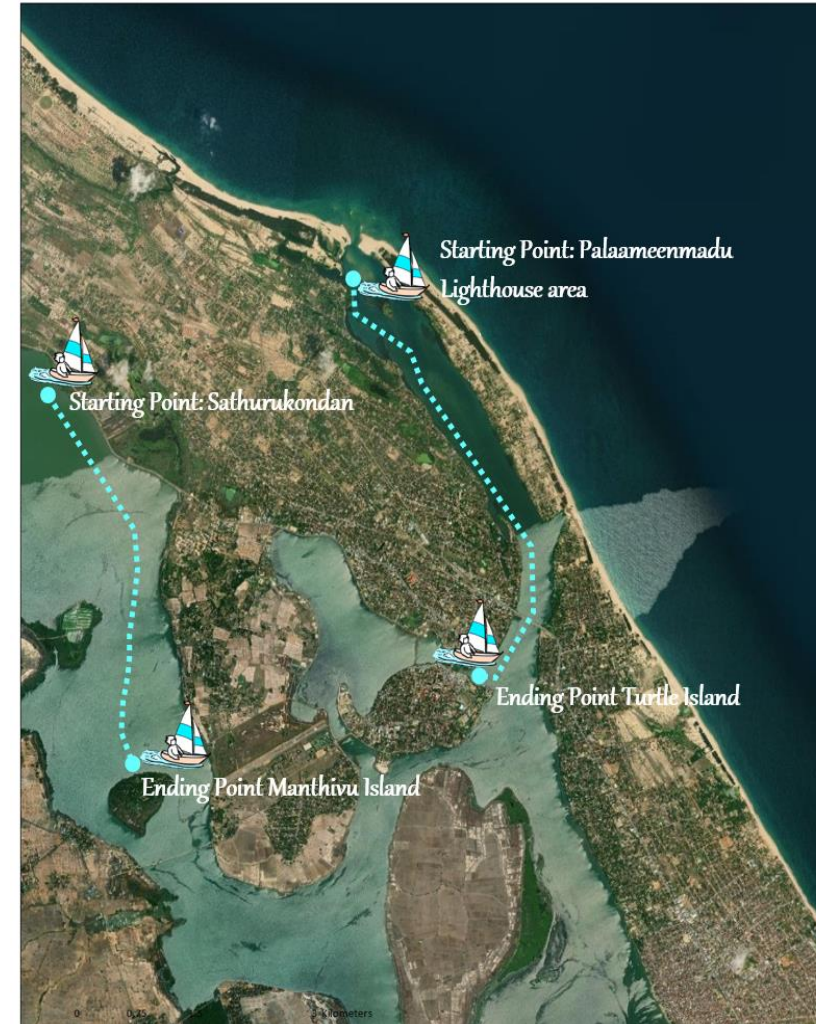
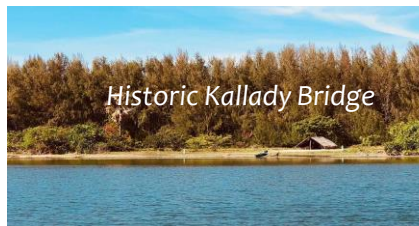
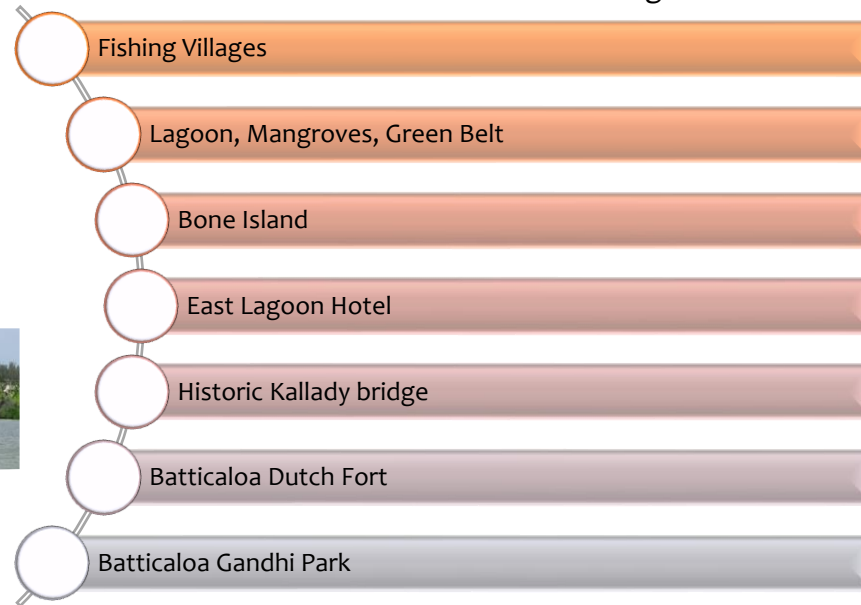


Strategy 1: Develop land based and water based linkages for tourist's comfort to divert the links towards sub connectors, lagoon and sea.

Action project 2: Tourism Route Promotion, Boat



Passing Points



Concerns Declining activities

Most of the people don't know for visit

Lack of marketing facilities

Dead end



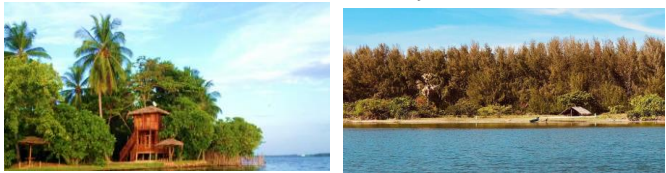
Strategy 2: Build opportunities to have liveness spaces for entertainment to avoid the deadness situation of the city.

Action project 1: Declaration of Eco tourism Zones

Site description

Ownership	Manthivu Island: State Bone island : State Palameenmadu and Navalady: State & Private
Land Extent	Manthivu Island: Approx. 40 hectares Bone Island : Approx. 1.42 hectares Palameenmadu :Approx. 120 hectares Navalady :Approx. 172 hectares
Existing Condition	Manthivu Island: Natural ecosystem Bone island : Natural ecosystem Palameenmadu : Coastal village & green belt Navalady : Coastal village & green belt

Navalady



Manthivu

Palameenmadu

Bone Island



ZONING INTERVENTION

Permissible Uses

- Fishing Activities
- Environmental Monitoring Centers
- Natural parks
- Walking lanes
- Environmentally friendly campsites
- Observation Stairs
- Nature friendly Huts and Cabanas

Approvals

- If any development comes within 300m from coastal area, clearance should be obtained from CCD
- If the land owns by state concern from Divisional Secretariat Division should be obtained

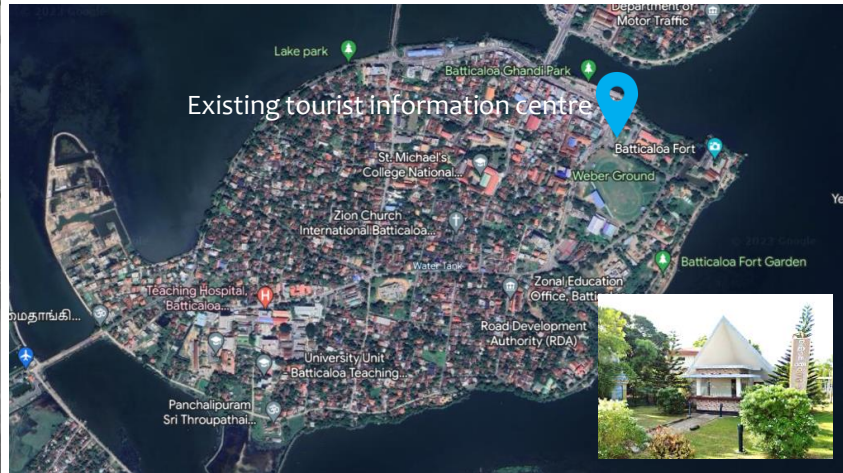
Guidelines

- Live fencing should be put-up
- Eco-friendly material should be adopted



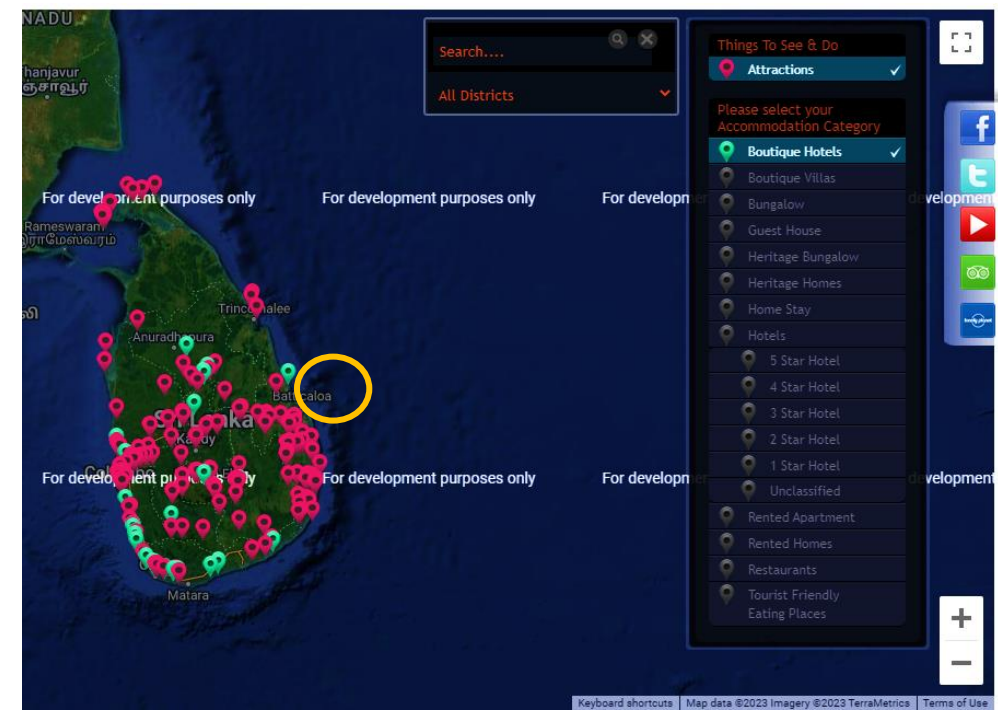
Strategy 3: Promote tourism based infrastructure amenities for explore the tourism attraction points which special to Batticaloa at ground and elevated level.

Action project 1: Reactivate the Tourist Information Centre



Action project 2: Connect the Batticaloa city with the Tourism Apps

- A T T R A C T I O N P L A C E S**
- Batticaloa Dutch Fort
 - Lighthouse
 - Islands
 - Kallady beach
 - Historic Religious Places
 - Wetland
 - Historical Kallady Bridge



SO SRILANKA (SLTDA)

• <https://www.srilanka.travel/>

Tripadvisor

• <https://www.tripadvisor.com/>

SRILANKA TRAVEL & TOURISM

• <https://www.srilanka.travelandtourism.com/places.php>

Strategy 3: Promote tourism based infrastructure amenities for explore the tourism attraction points which special to Batticaloa at ground and elevated level.

Action project 3: Observation Tower

Manthivu



Palameenmadu

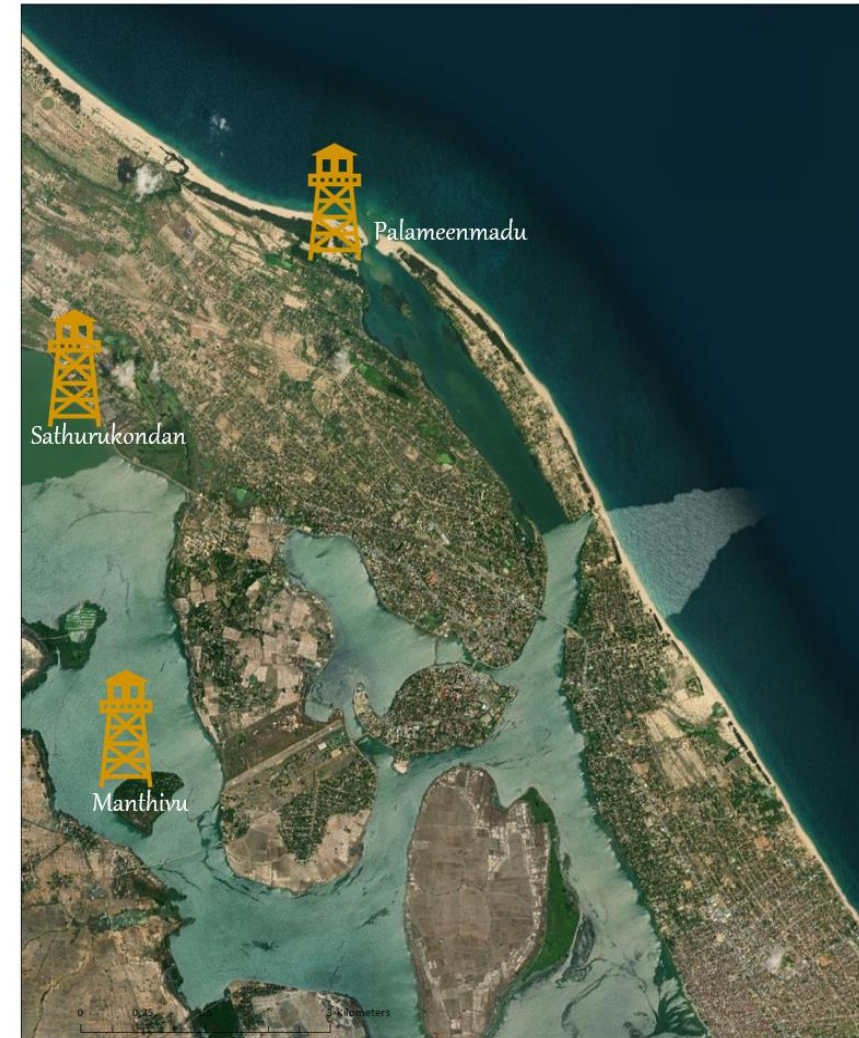
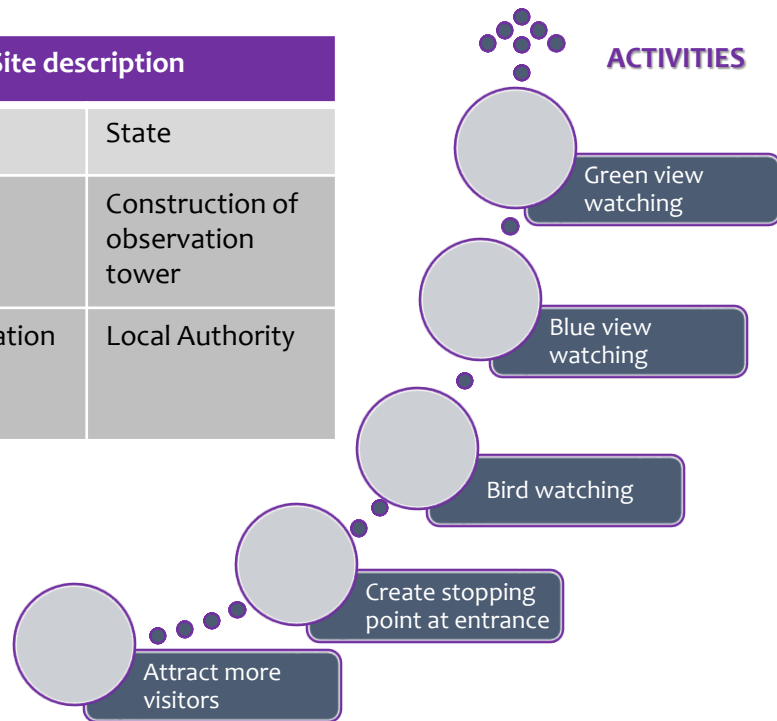


Sathurukondan



- Bounded with blue and green scenic view
- Inadequate facilities to attract the visitors
- Abandon land

Site description	
Ownership	State
Proposal	Construction of observation tower
Implementation	Local Authority





GOALS

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Fortification of environmental practices respond to the natural systems of the Batticaloa area.



ECONOMIC PLAN



STRATEGIES

Strategy 1:

- Link and upgrade fishing livelihood by developing fisheries based infrastructure.

Strategy 2:

- Develop agro- based infrastructure to facilitate the farmers.

Strategy 3:

- Strengthen the commercial sequence corridor to uplift service oriented sector.

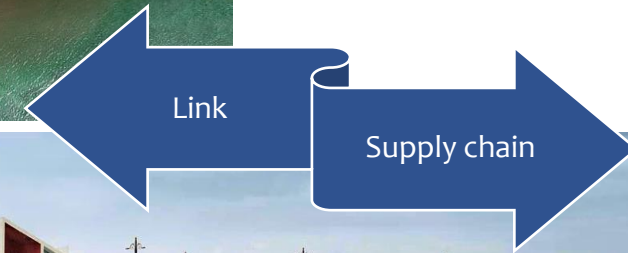
Strategy 1: Link and upgrade fishing livelihood by developing fisheries based infrastructure.

Action project 1: Renovation of abandon ice factory at Uppodai Lake Road



Description	
Ownership	Fisheries Corporation
Proposed elements	Ice factory, Cooling system Storage facilities
Target beneficiaries	Fishing communities
Supply	To Hospital, Prison, Institutions and Local people
Land extent	Approx. 0.5 Hectares

- Commenced in the year 1973
- Remained inactive for more than three years by now
- Need to reactive to increase the production



Strategy 1: Link and upgrade fishing livelihood by developing fisheries based infrastructure.

Action project 2: Development of anchorage points

Boats at Lagoon area



Boats at sea side area

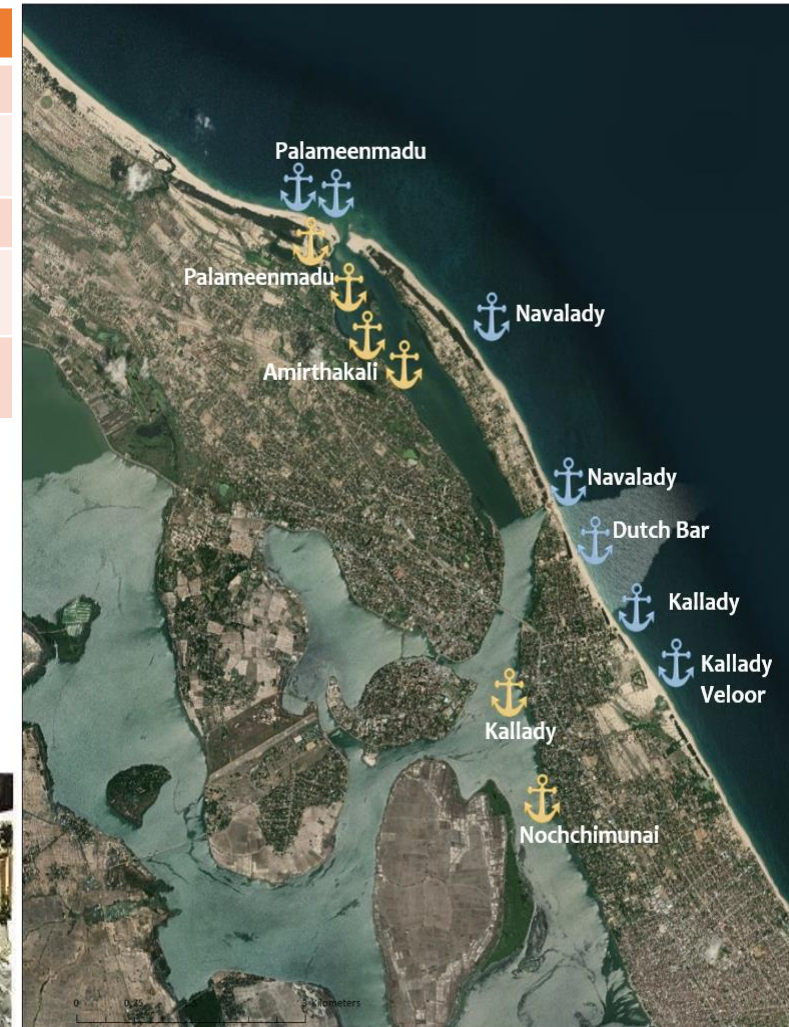


Description	
Implementation	Dept. of Fisheries & Aquatic Resources
Proposed elements	Anchorage, filling station, boat repairing, store, selling huts
Target beneficiaries	Fishing communities
Locations	Sea side: palameenmadu, Navalady, Dutch Bar, Kallady, Kallady Veloor
	Lagoon side: Palameenmadu, Amirthakali, Kallady, Nochchimunai



ISSUES

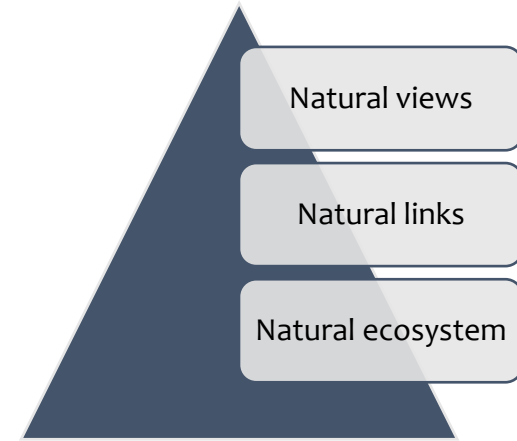
- Absence of anchorage point
- Difficulty to reach targeted nautical mile
- Low productivity
- Sea & lagoon territory issue



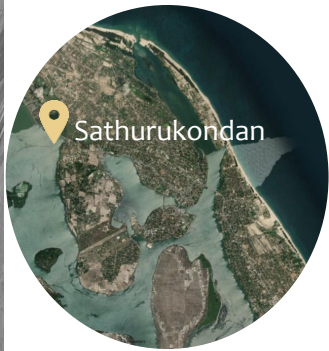
Lagoon side anchorage Sea side anchorage

Strategy 1: Link and upgrade fishing livelihood by developing fisheries based infrastructure.

Action project 3: Development of floating cottages



- Need to attract more visitors
- Create stopping point
- Generate local income



Beneficiaries

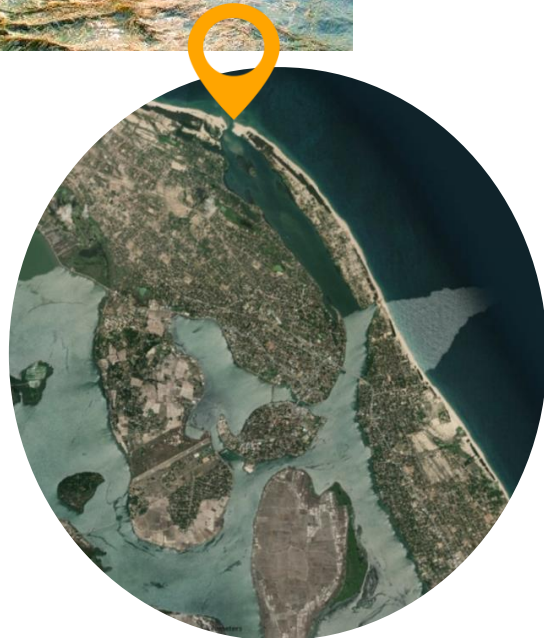


Description	
Implementation	Dept. of Fisheries & Aquatic Resources & Local Authority
Proposed elements	Floating cottages

Strategy 1: Link and upgrade fishing livelihood by developing fisheries based infrastructure.

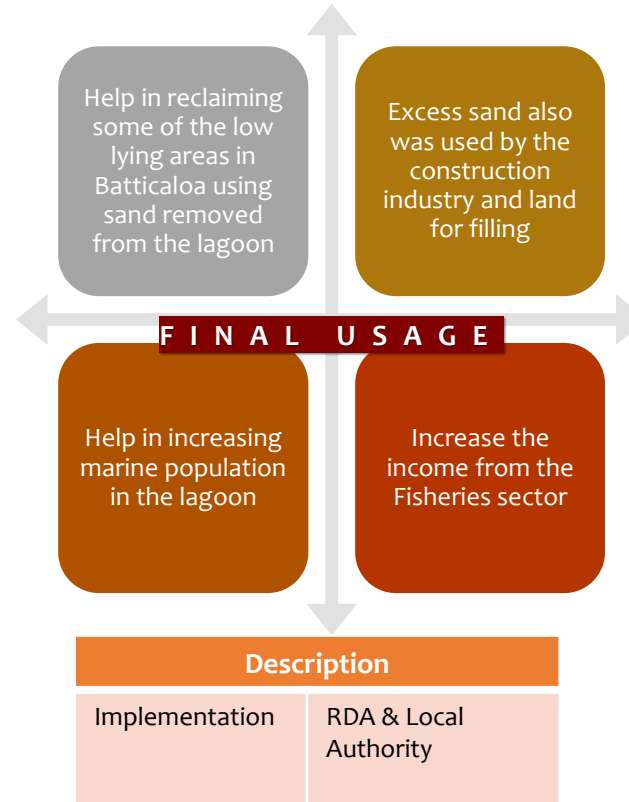
Action project 4: Dredging of lagoon

- There are Standing Orders regarding the cutting of the sand bar.
- According to the Standing Orders the bar can be cut only when the lagoon reaches a certain level {3.0 feet or 0.9144 metre above Mean Sea Level (MSL)}.
- If even after opening of the bar at Palameenmadu heavy rain persist and water level in the lagoon RISES RAPIDLY then the second opening can be made at the DUTCH BAR to cater to the excess flow in to the lagoon but this situation is very rare.



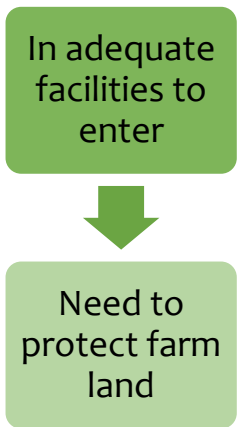
SUGGESTIONS

- Reinstating Savariturai (Sumai thangi) to its original position
- Arrange a dredger to be stationed in the Batticaloa lagoon on a permanent basis
- Regulate or prohibit fishing in the shallow lagoon area within the Batticaloa town



Strategy 2: Develop agro-based infrastructure to facilitate the farmers.

Action project 1: Develop infrastructure facilities to Buffalo Island



Remnants of mangroves are seen in patches at the edge of the eastern end, mostly of Avicennia and Rhizophora with Lumnitzera and salt marsh are seen around the east coast of the island but the dominant species in the open areas is Palmyrah palm.

Description	
Implementation	Dept. of Agriculture
Land Extent	444 hectares
Proposal	Bund: 9000 m Access length: Approx. 300 m Riparian corridor
Beneficiaries	Famers





Strategy 3: Strengthen the commercial sequence corridor to uplift service oriented sector.

Action project 2: Marketable Space Development

Kokuvil Monday Market area



Proposed area for Plaza Development



Proposed area for Commercial Complex



Implementation	Batticaloa Municipal Council
Land ownership	



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STRATEGIES

Strategy 1:

- Develop healthy living square to facilitate patients & hospital's staff.

Strategy 2:

- Implement compatible housing facilities for future urban sprawl area.

Strategy 3:

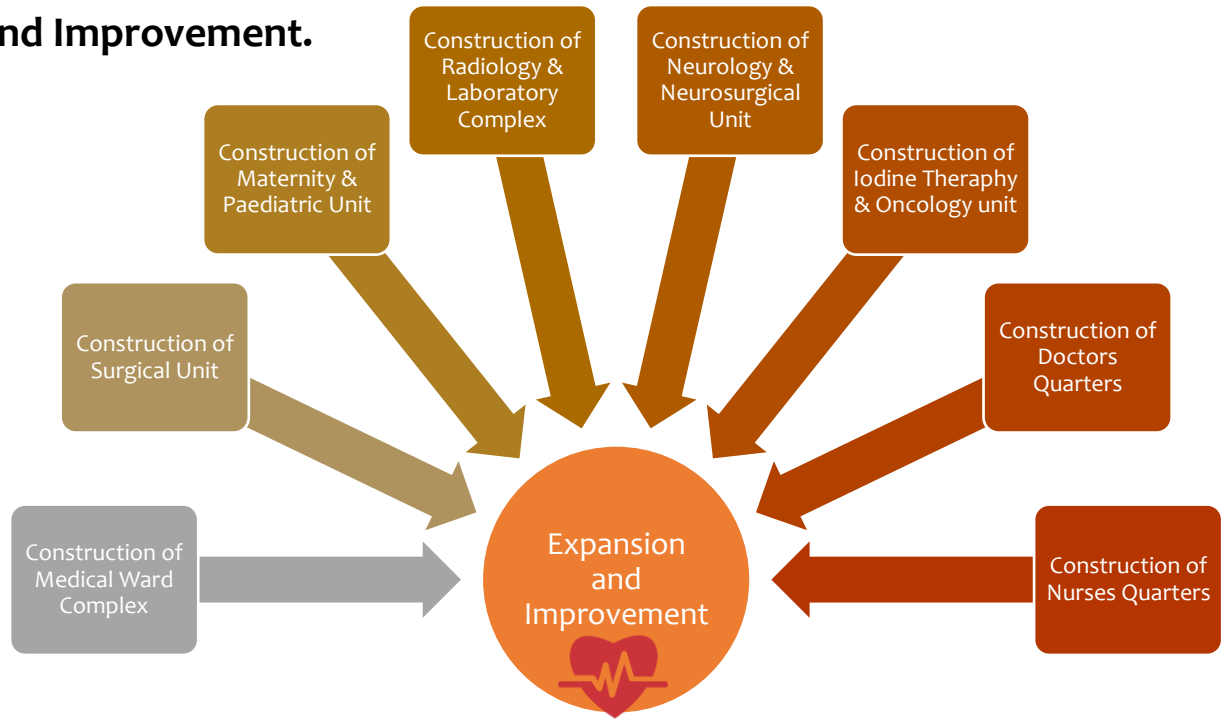
- Utilization of the left over land in order to generate healthy space arrangement.

Strategy 4:

- Development of strategic nodes and growth corridors.

Strategy1: Develop healthy living square to facilitate patients & hospital's staff.

Action project 1: Batticaloa Teaching Hospital Expansion and Improvement.



Proposed plan

- Shifting the existing prison to the Thiraimadu future administrative area
- Expanding the Hospital premises to the exiting Prison's land

- Satisfy the demand for curative & rehabilitative healthcare service
- Reduce patient congestion
- Enhancement of quality of health service in health sector
- Improvement of socioeconomic status
- Land utilization for proper use





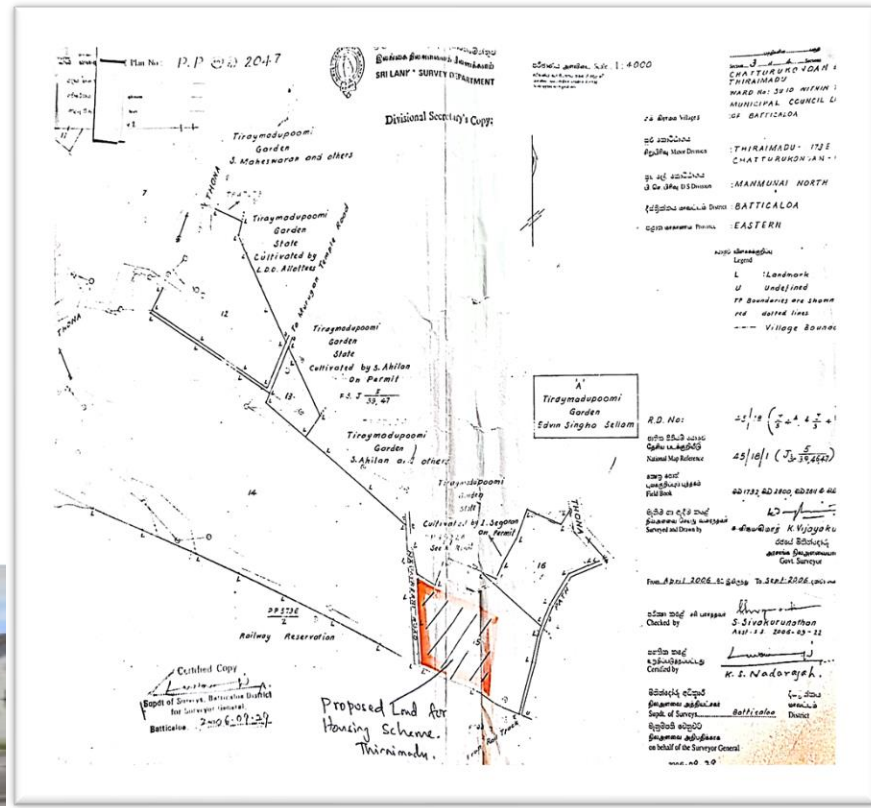
Strategy 2: Implement compatible housing facilities for future urban sprawl area.

Action project 2: Housing project at Thiraimadu

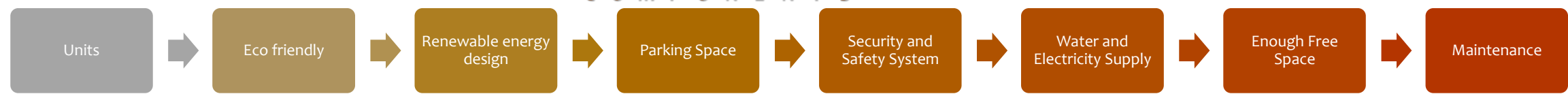


NHDA Housing Scheme

- Type:** Siyapatha Flats
- Numbers:** 100 Units
- Category:** Middle Income
- Land Extent:** 3 Acres



COMPONENTS

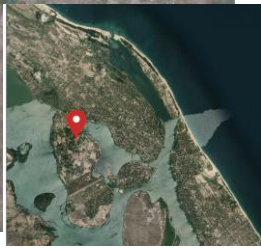


Strategy 3: Utilization of the left over land in order to generate healthy space arrangement.

Action project 1: Rehabilitation of existing dumping yard at Thiruperunthurai



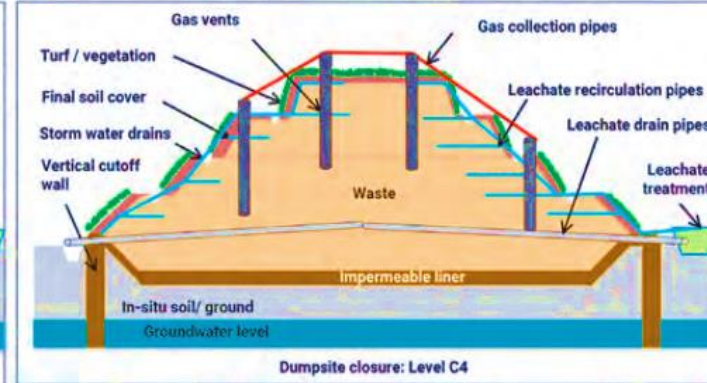
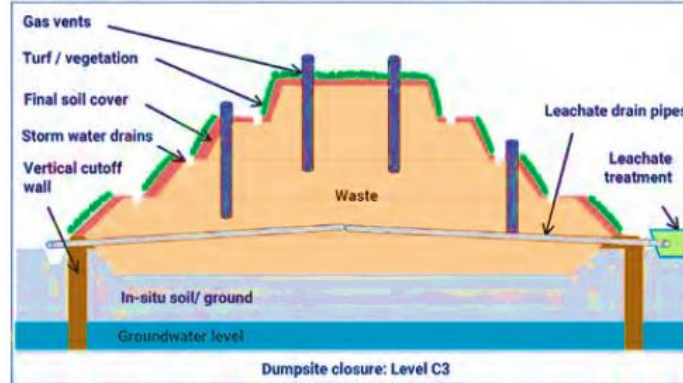
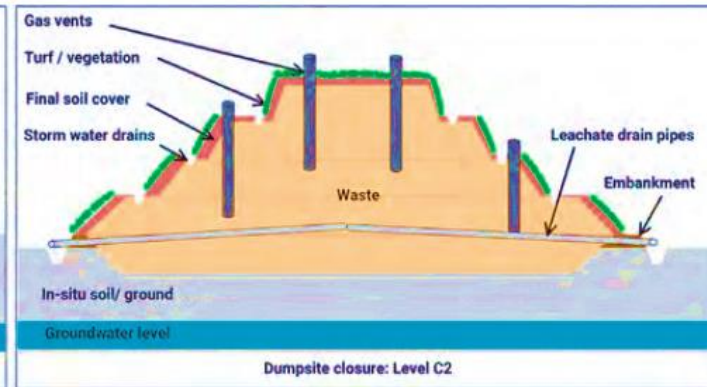
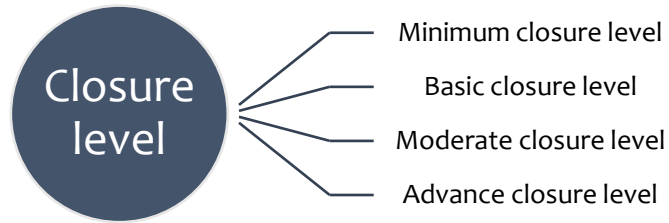
Both dump site and the composting facility are located in Thiruperunthurai area
Capacity : 10 Acres



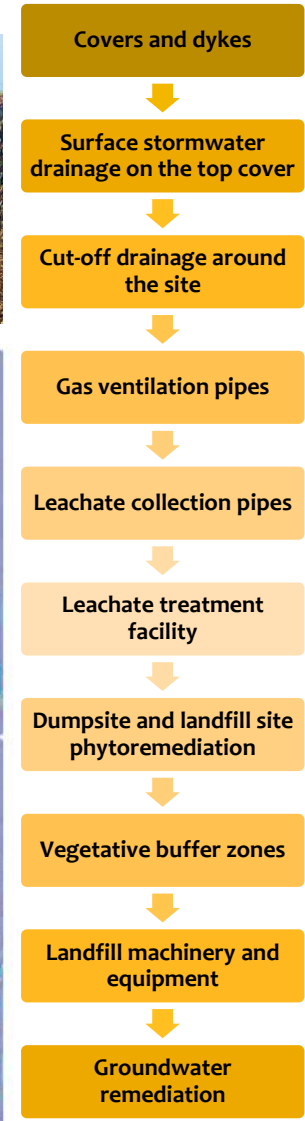
- This is one & only land available for dumping yard within MC area.
- To sort out the issue need for the rehabilitation of the exiting dumping yard.



Requirements for dumpsite rehabilitation and closure levels



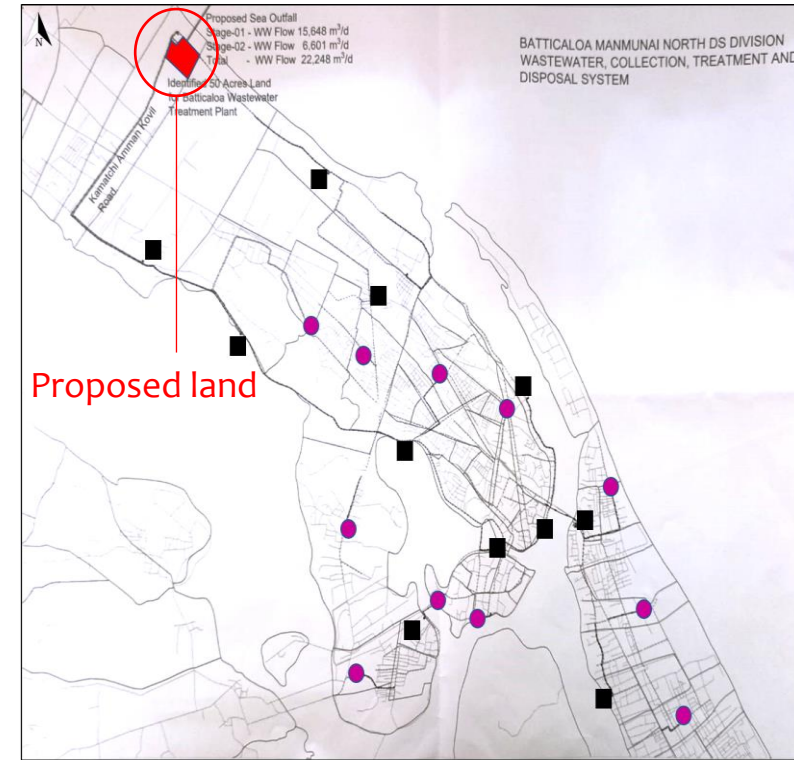
Maintenance of rehabilitated or closed facilities



Strategy 3: Utilization of the left over land in order to generate healthy space arrangement.

Action project 2: Wastewater Collection, Treatment & Disposal Project

Site description			
Design	Wet Weather Flow (22,248 m ³ /day) Short sea outfall of 731 m including diffuser arrangement		
Stages	1 st Stage	2 nd Stage	Total
	15,648 m ³ /day	6,600 m ³ /day	22,248 m ³ /day
	216 km pipes	132 km pipes	348 km pipes
Implementation	NWSDB		
Land extent	50 Acres (At Mayilambavali)		

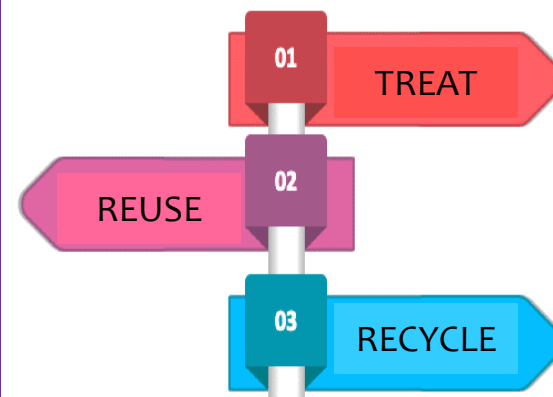


- No smell nuisance for residents
- Sell to industry & farmers
- Less area requirement

ADVANTAGES

- Biogas production
- Low power consumption
- Nutrient rich (coconut & cashew cultivation)

T E C H N O L O G Y



Strategy 3: Utilization of the left over land in order to generate healthy space arrangement.

Action project 3: Storm water drainage system for Kallady area

Introducing network connections between existing & newly proposed drains

Construction of new drains

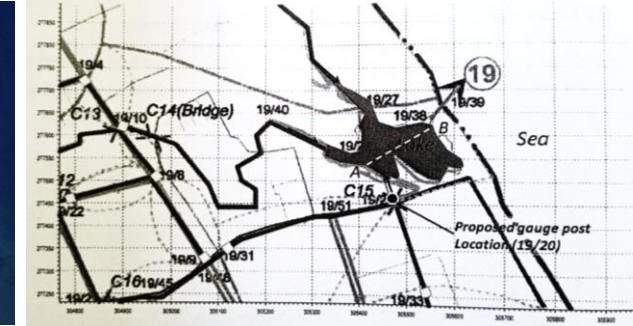
Expansion of existing sizes of drains

Construction of new culverts

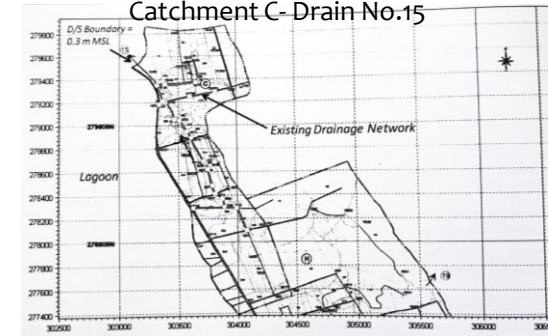
Introducing new diversions



Location of Proposed Gauge Post



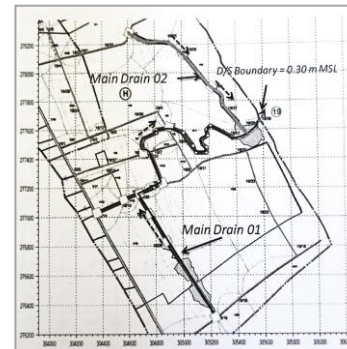
Existing Drainage Network for Catchment C- Drain No.15



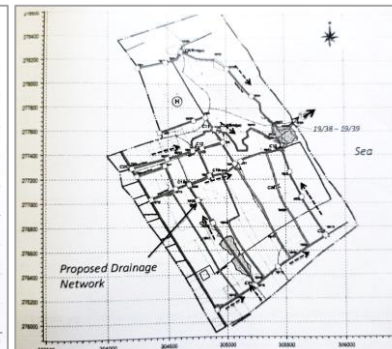
Proposed Drainage Network for Catchment C- Drain No.15



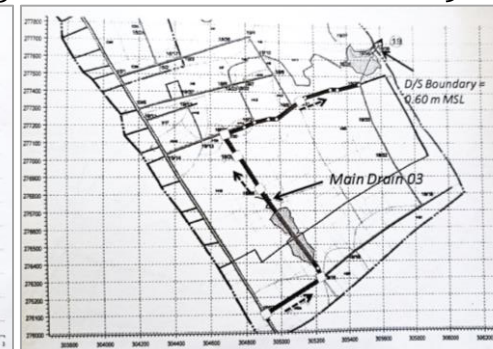
Existing Drainage Network for Catchment H- Drain No.19



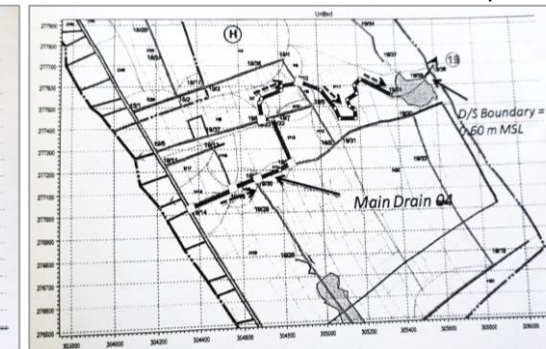
Proposed Drainage Network for Catchment H- Drain No.19



Proposed Drainage Network for Catchment H- Main Drain 3



Proposed Drainage Network for Catchment H- Main Drain 4





Strategy 4: Development of strategic nodes and growth corridors.

Action project 1: Township Development at Kokkuvil and surrounding area.





Strategy 4: Development of strategic nodes and growth corridors.

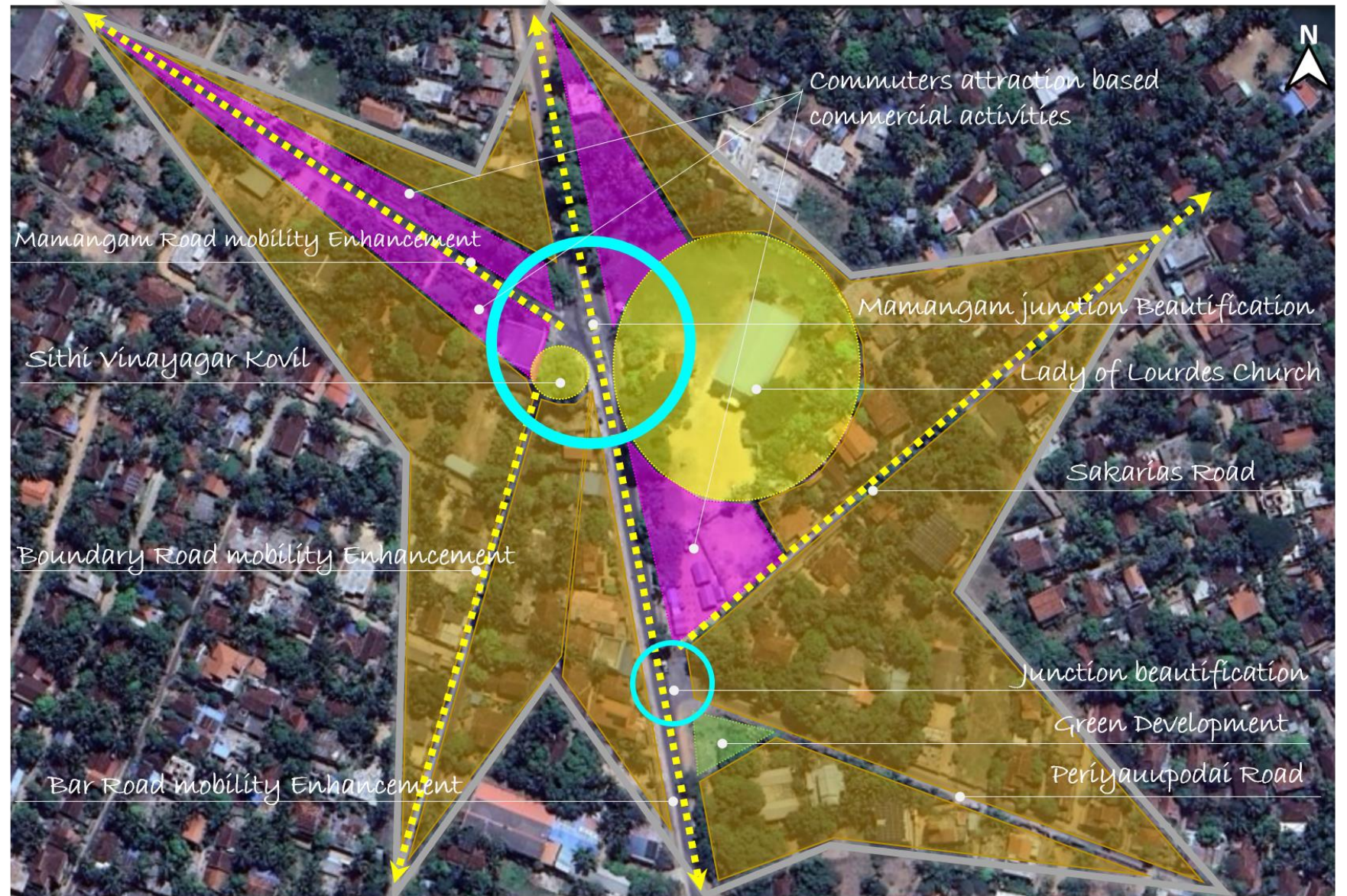
Action project 2: Township Development at Thiraimadu and surrounding area.





Strategy 4: Development of strategic nodes and growth corridors.

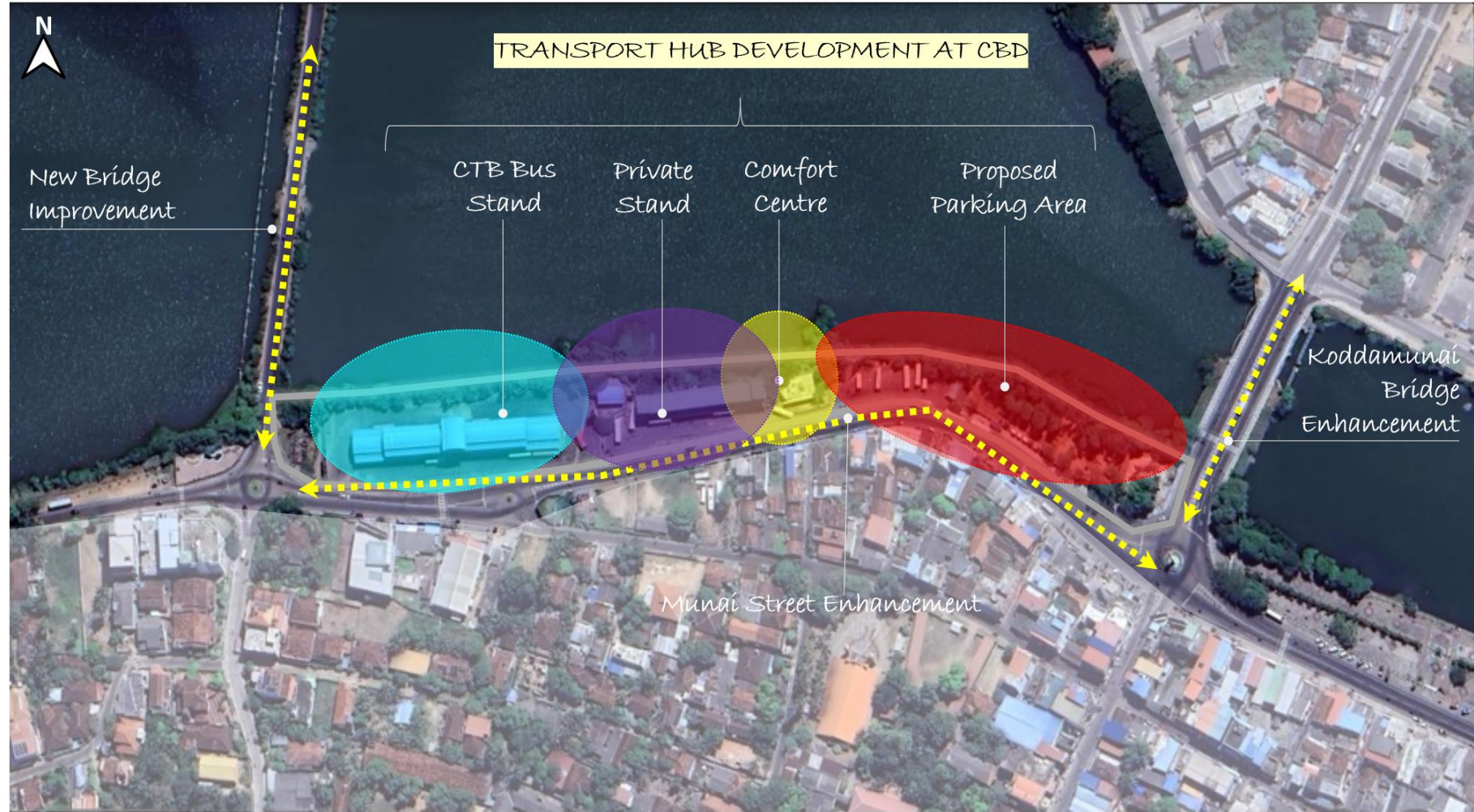
Action project 3: Township Development at Boundary Road Junction and surrounding area.





Strategy 4: Development of strategic nodes and growth corridors.

Action project 4: Township Development at CBD.





GOALS

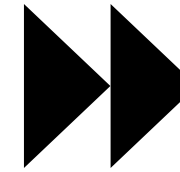
Marque an ambience of place drawing on the character in the Eastern Region

Create a belonging of arrival and departure that enhances the tourism image of Batticaloa

Reinforce the economic catalyst of Batticaloa to root Regional influence

Endorse positively to the fabric of the city and the exclusive journey of localities.

Fortification of environmental practices respond to the natural systems of the Batticaloa area.



STRATEGIES

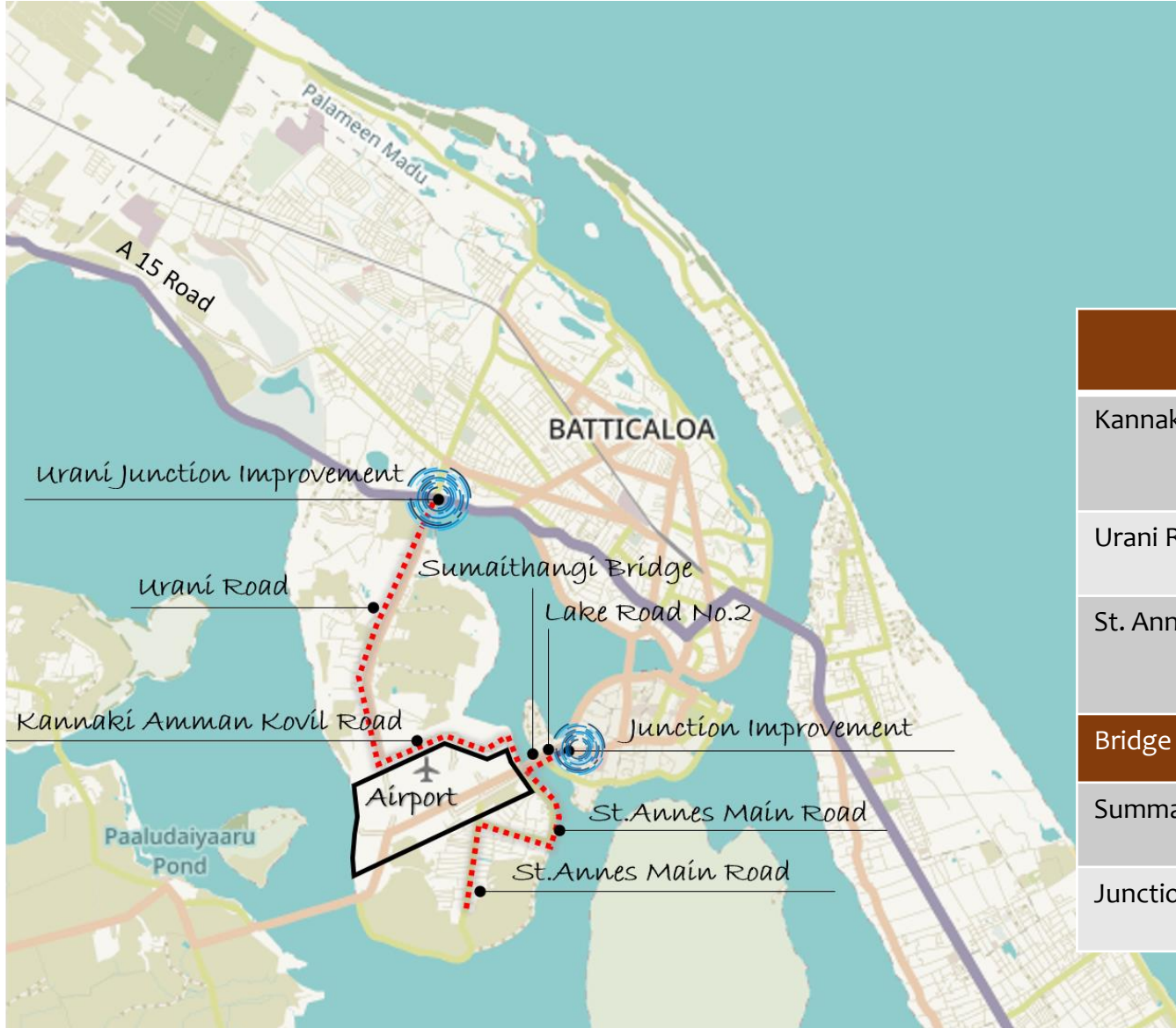
Strategy 1:

- Development of physical infrastructure amenities to strengthen '4' mode of transport.



Strategy 1: Development of physical infrastructure amenities to strengthen '4' mode of transport.

Action project 1: Improvement of existing links that links with Batticaloa Airport



Multiple Options

Cycling

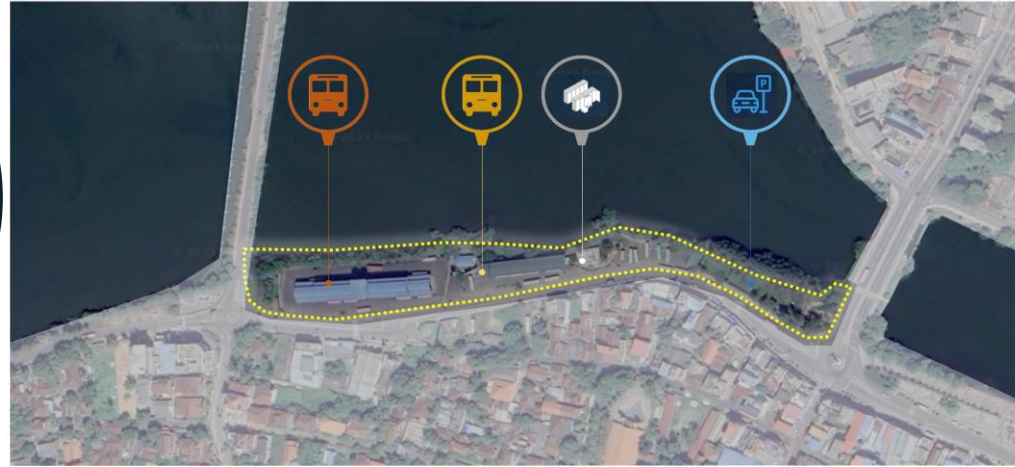
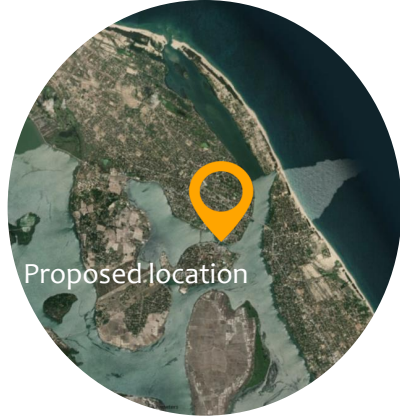
Comfort

Roads	Existing width	Proposed width	Remarks
Kannaki Amman Kovil Road	3-4 m	9 m	Development of peripheral roads of Airport
Urani Road	6-7 m	9 m	Development of entry point access
St. Annes Main Road	4-5 m	6 m	Development of peripheral roads of Airport
Bridge & Junction	Length/Radius		Remarks
Summaithangi Bridge	190 m		Development of linear access of Airport
Junction (Leading to Airport)	10 – 13 m radius		Development of nodal points of Airport



Strategy 1: Development of physical infrastructure amenities to strengthen '4' mode of transport.

Action project 2: Transport Hub Development at CBD area.



- Transport Hub boundary
- CTB Bus stand Area
- Private Bus stand Area
- Comfort Centre Area
- Parking Area



Rented Shops and institution at CTB Bus stand



Open restaurant & viewing platform



Proposed parking area



Proposed comfort Centre



Existing condition	Proposed functional activities
1. CTB Bus Stand	Renting out shops to shop owners to make more functional space
2. Private Bus Stand	Open Restaurant with viewing corridor from upper floor to view lagoon
3. Construction of Comfort Centre (ongoing)	Facilities for passengers and visitors
4. Non functional Children's Park	Proposed construction of Multi-storied Car Park



Strategy 1: Development of physical infrastructure amenities to strengthen '4' mode of transport.

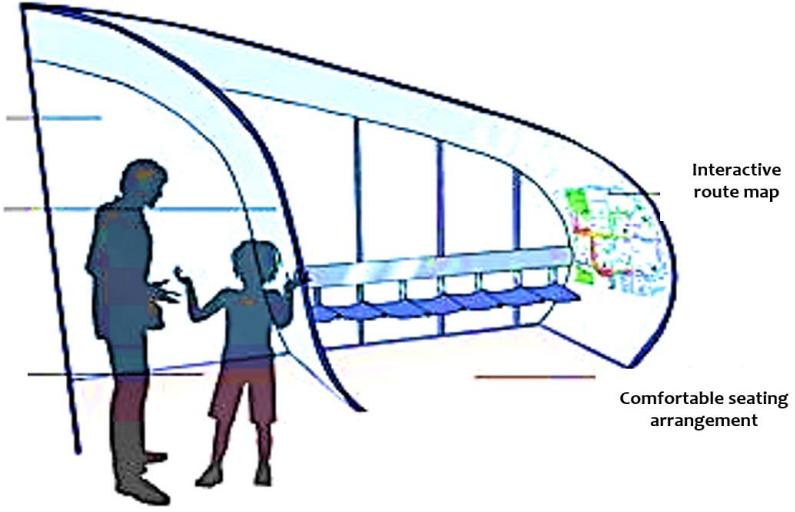
Action project 3 : Proposed link roads for shuttle service.

DESIGN FEATURES

Material suitable for weather condition

Structure suits for noticeable

Bus stop design accessible for all including disable



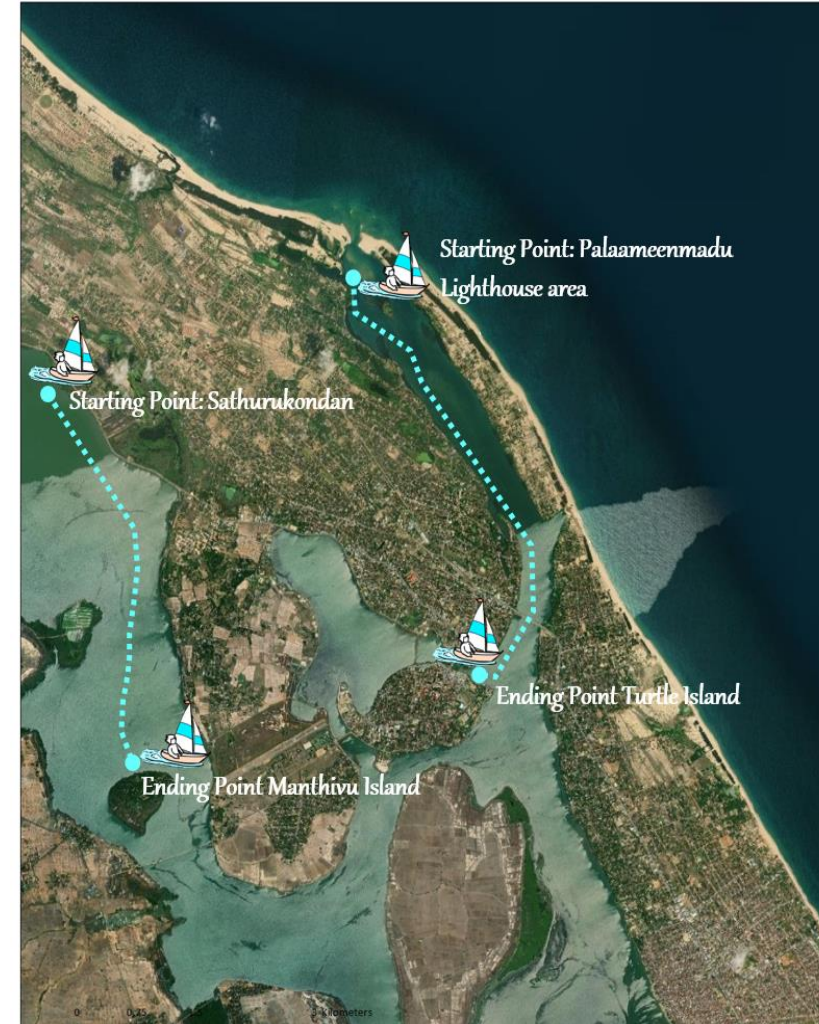
Description	
Implementation	Local Authority
Funding Mechanism	PPP Model





Strategy 1: Development of physical infrastructure amenities to strengthen '4' mode of transport.

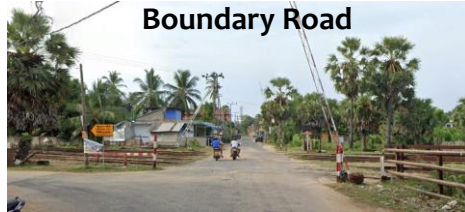
Action project4: Enhancement of boating services along the Batticaloa lagoon



- Concerns
- Declining activities
 - Most of the people don't know for visit
 - Lack of marketing facilities
 - Dead end

Strategy 1: Development of physical infrastructure amenities to strengthen '4' mode of transport.

Action project 5 : Railway crossing development



Boundary Road



Kumarathan Kovil Veethy



New Boundary Road



Thiraimadu Road



Thiraimadu Cross Road



Kumbalamadu Road

ISSUES

- Still manual barriers
- Poor condition of barriers in some areas
- Some areas need to be incorporate with the crossings
- Accidents caused due to improper mechanism
- Inconvenience for people and passers use the roads where the railway crossing point existence

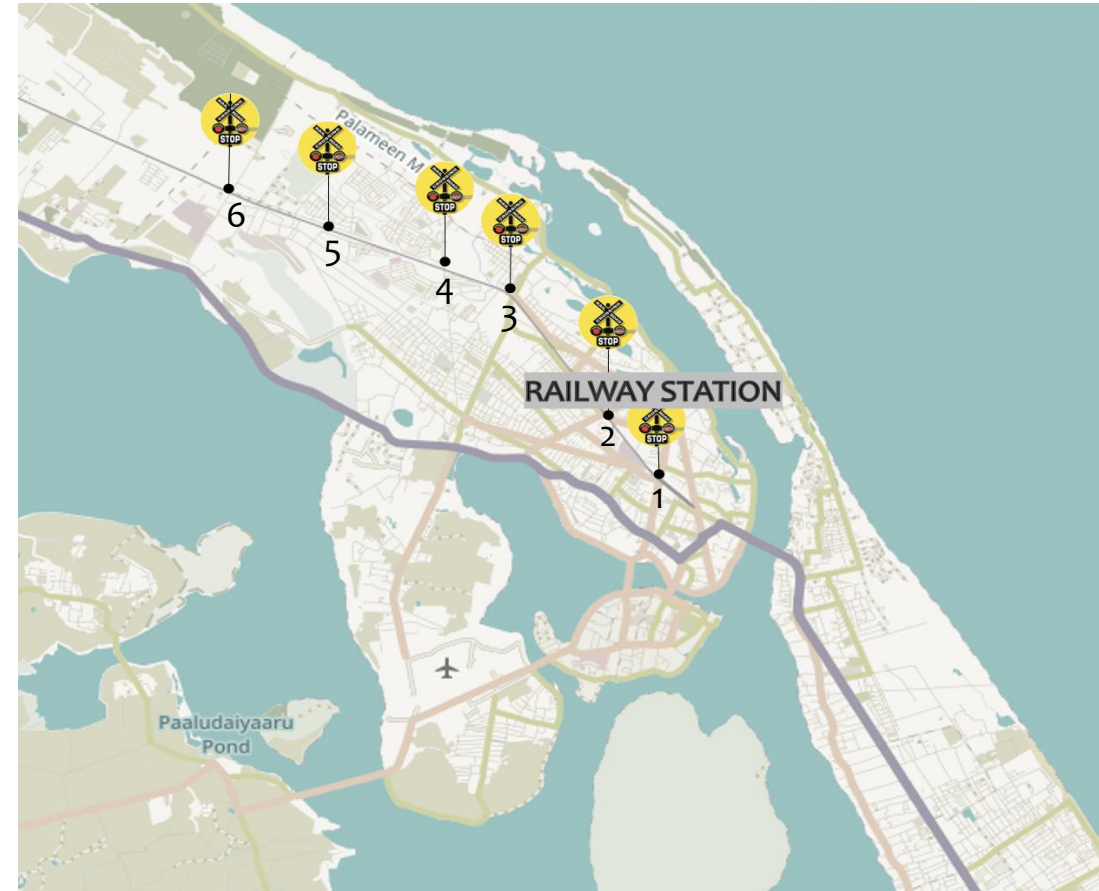
SAFETY ACTIVITIES

Signs and pavement markings should be done

Speed limit should be reduced from 110 or 100km/h to 80km/h

Signage should be upgraded at level crossings

Provision of better pedestrian crossing facilities

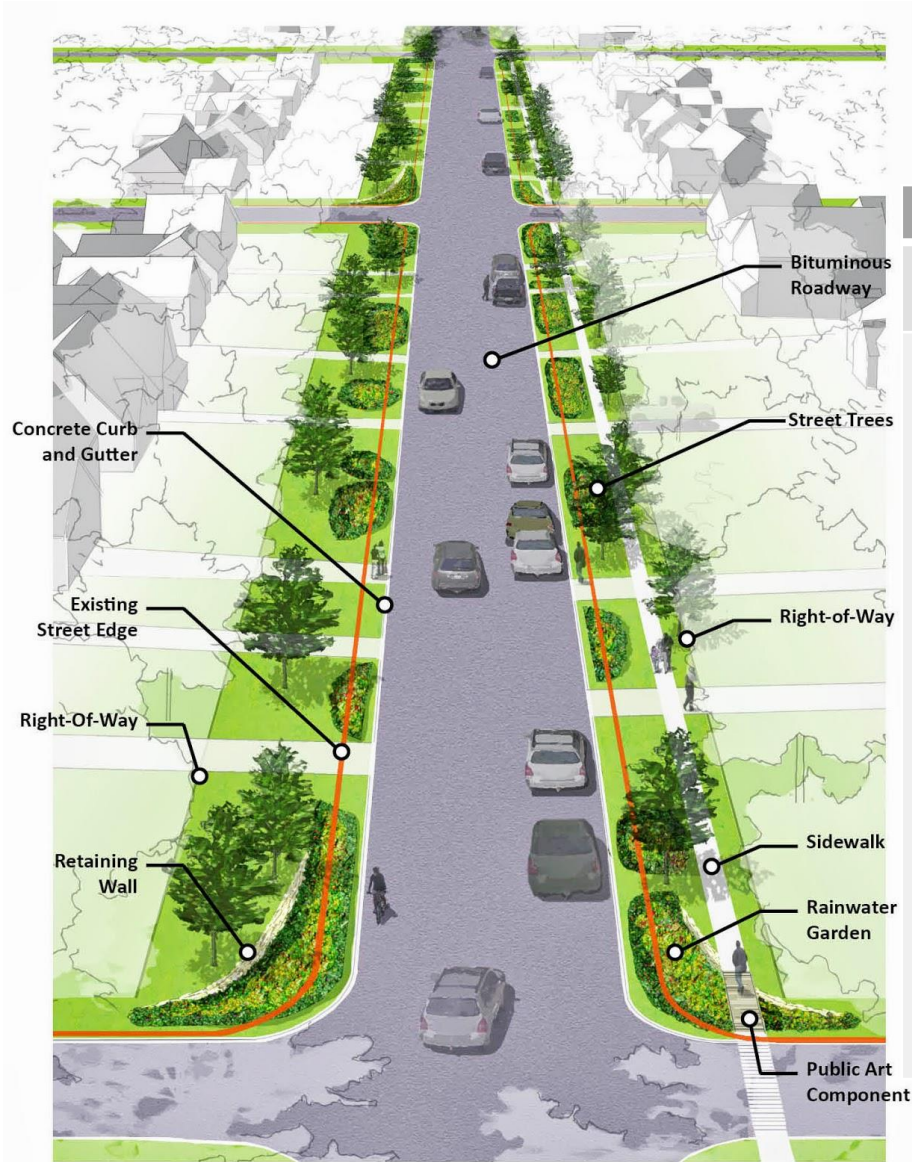
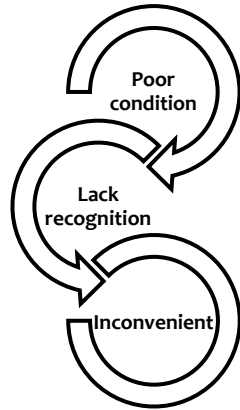
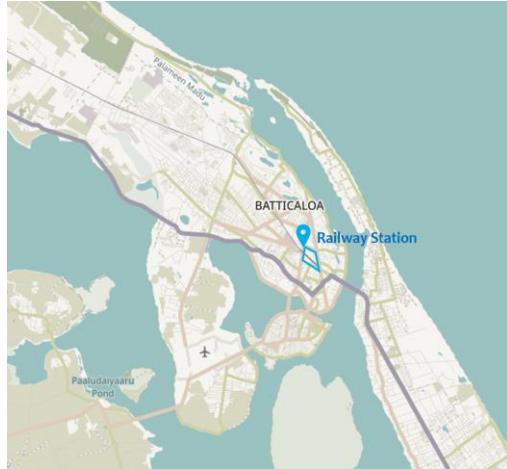


- Ensure the safety
- Improvement of crossings
- Avoid the accidents



Strategy 1: Development of physical infrastructure amenities to strengthen '4' mode of transport.

Action project 6 : Improvement of Link roads which links to the Batticaloa Railway Station.



Description		
Implementation	RDD, Local Authority	
Roads to be developed	Road Name	Proposed elements
	Temple Rd	<ul style="list-style-type: none"> Walkability
	Railway Lane	<ul style="list-style-type: none"> Tree planting
	Boundary Rd	<ul style="list-style-type: none"> Roundabout improvement
	Station Rd	<ul style="list-style-type: none"> Railway Crossing
	Bar Road	<ul style="list-style-type: none"> Development
	Sinna Uppodai Rd	<ul style="list-style-type: none"> Cycling lane
	Baily 3 rd Cross Rd	
New Kalmunai Rd		



Strategy 1: Development of physical infrastructure amenities to strengthen '4' mode of transport.

Action project 7 : Parking space allocation.



Inadequate parking

Disturbance to traffic flow

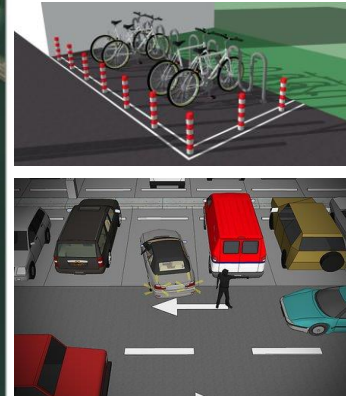
Improper parking

Block the entrance of Bazaar

Inconvenient for pedestrians

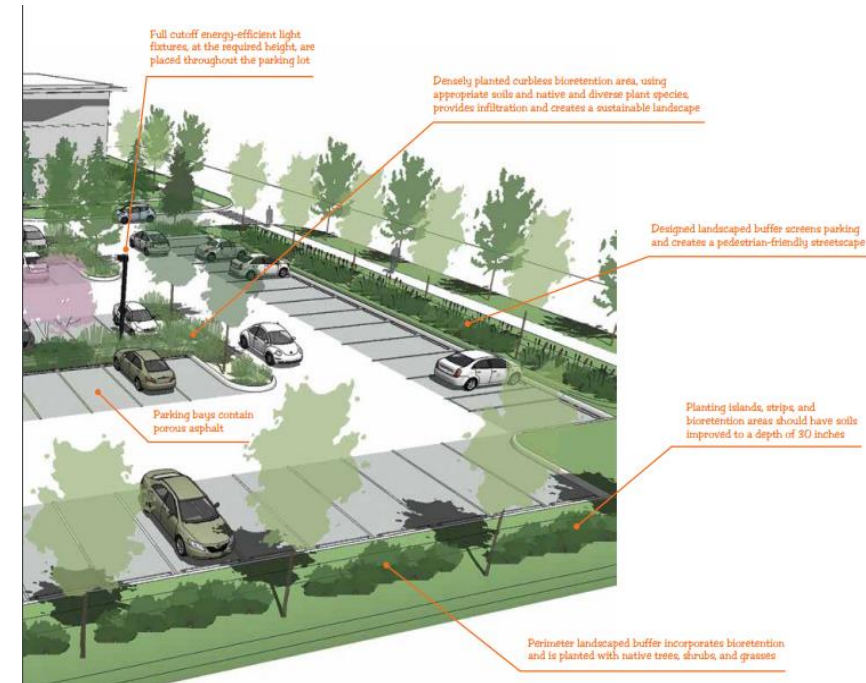


PARKING DESIGN 'Kanthaiyah Park area'



PARKING DESIGN

'GV Hospital area & Infront of Faculty of health care'



Description	
Implementation	RDA & Local Authority
Alternative proposal for existing land to be proposed for parking	'Kanthaiyah Park area'
	<ul style="list-style-type: none"> Utilized the unused children park area for parking at CBD Target people (visitors to CBD area for several purposes)
Alternative proposal for existing land to be proposed for parking	'GV Hospital area & Infront of Faculty of health care'
	<ul style="list-style-type: none"> Utilized the vacant liner stretch for parking area Target people (patients who to Private Hospital & hospital staff, Medical faculty students and staffs, shop owners area for several purposes)
Land Extent	<ul style="list-style-type: none"> Kanthaiya Park Area: Approx. 0.2 hect 'GV Hospital area & Infront of Faculty of health care'



♟ Strategy 1: Development of physical infrastructure amenities to strengthen '4' mode of transport.

Action project 8 : Signal lights development



URANI JUNCTION

- Located along A15 Road
- Connections through Airport, future admin zone and Main Lands



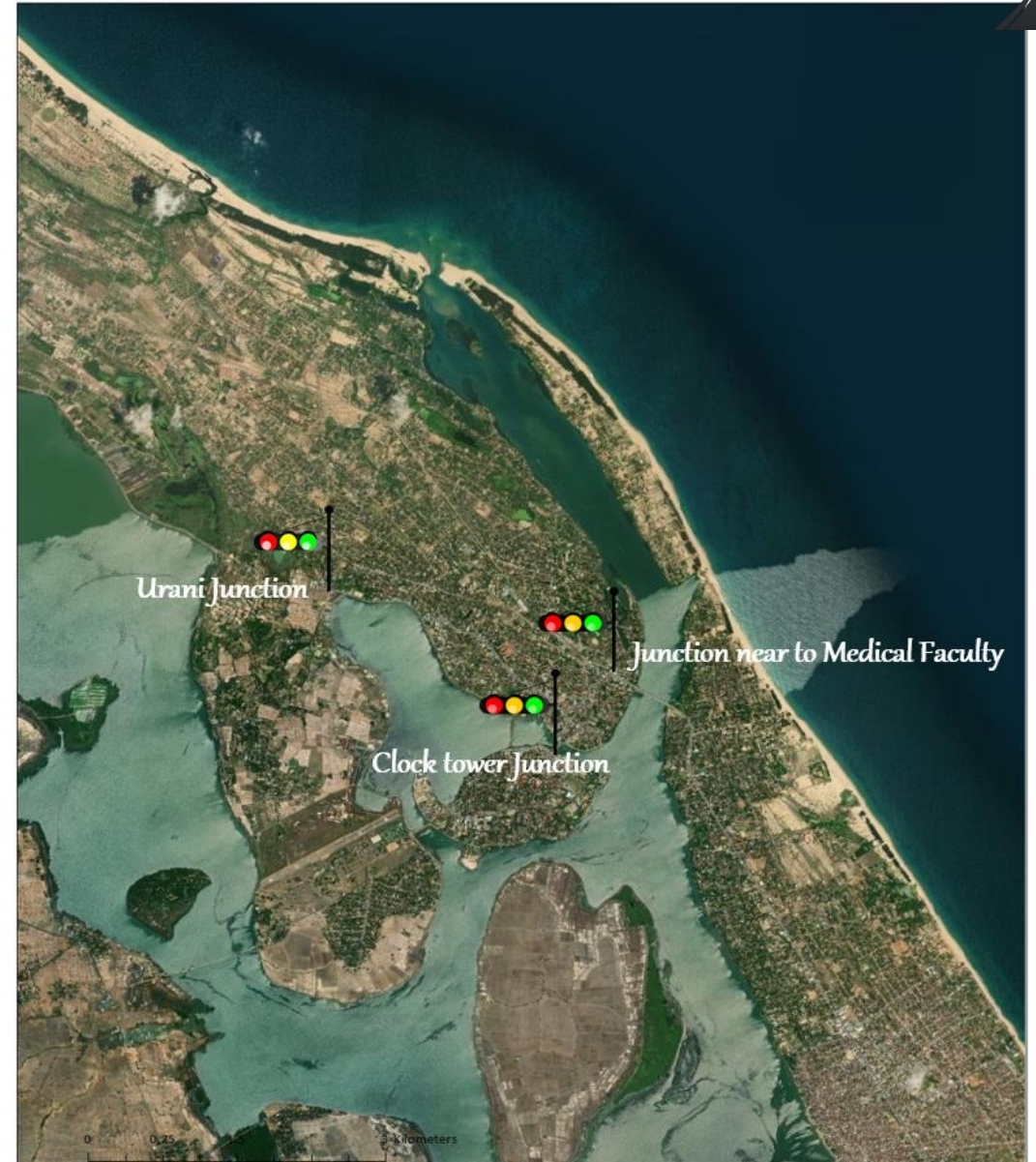
CLOCK TOWER JUNCTION

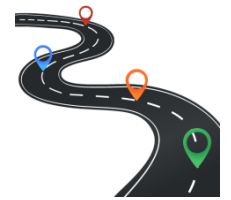
- Located in CBD area
- Connections towards transport Hub, Administrations, schools and bazaar
- High concentration



ARASADY JUNCTION

- Located along the A4 Road
- Connections towards A4 and B 27 roads serving Medical Faculty, Hospitals & Visitors





Strategy 1: Development of physical infrastructure amenities to strengthen '4' mode of transport.

Action project 9 : Renovation of existing roads

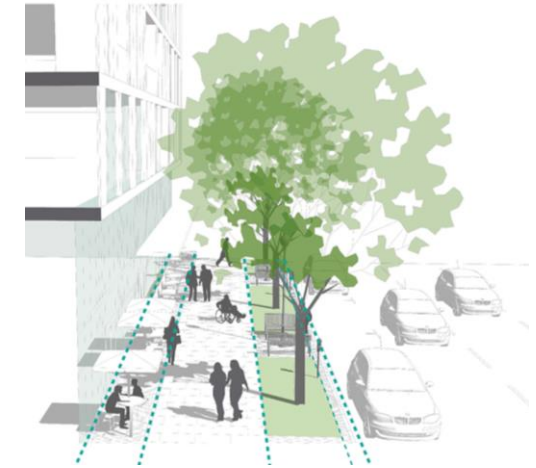
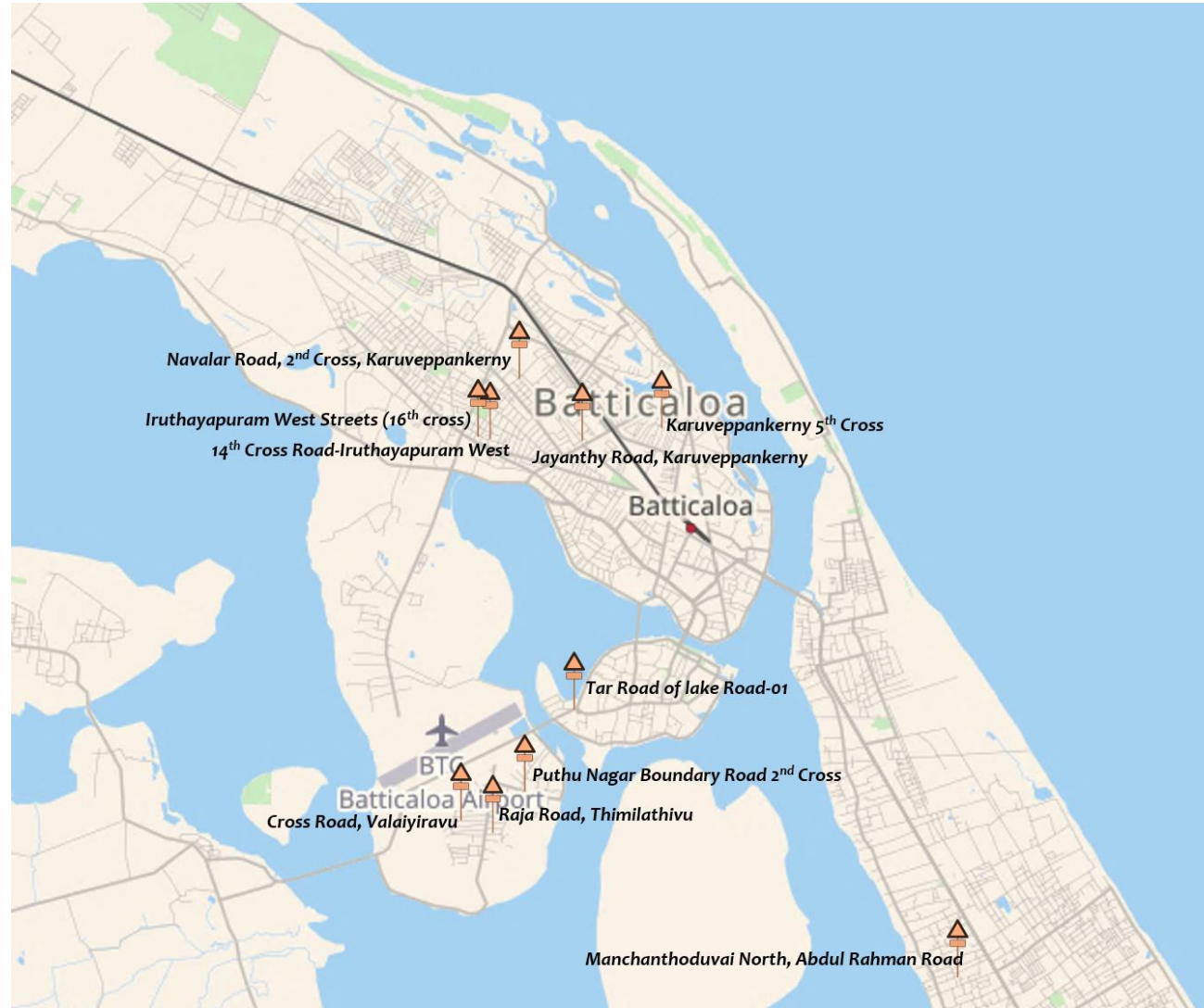
Cross Road, Valayiravu



Puthunagar Boundary Road, 2nd Cross



Iruthayapuram West Street (16th Cross)



Description	
Implementation	Local Authority
Target beneficiaries	Local community Schools children Tourists
Activities	Conditions of the roads improvement



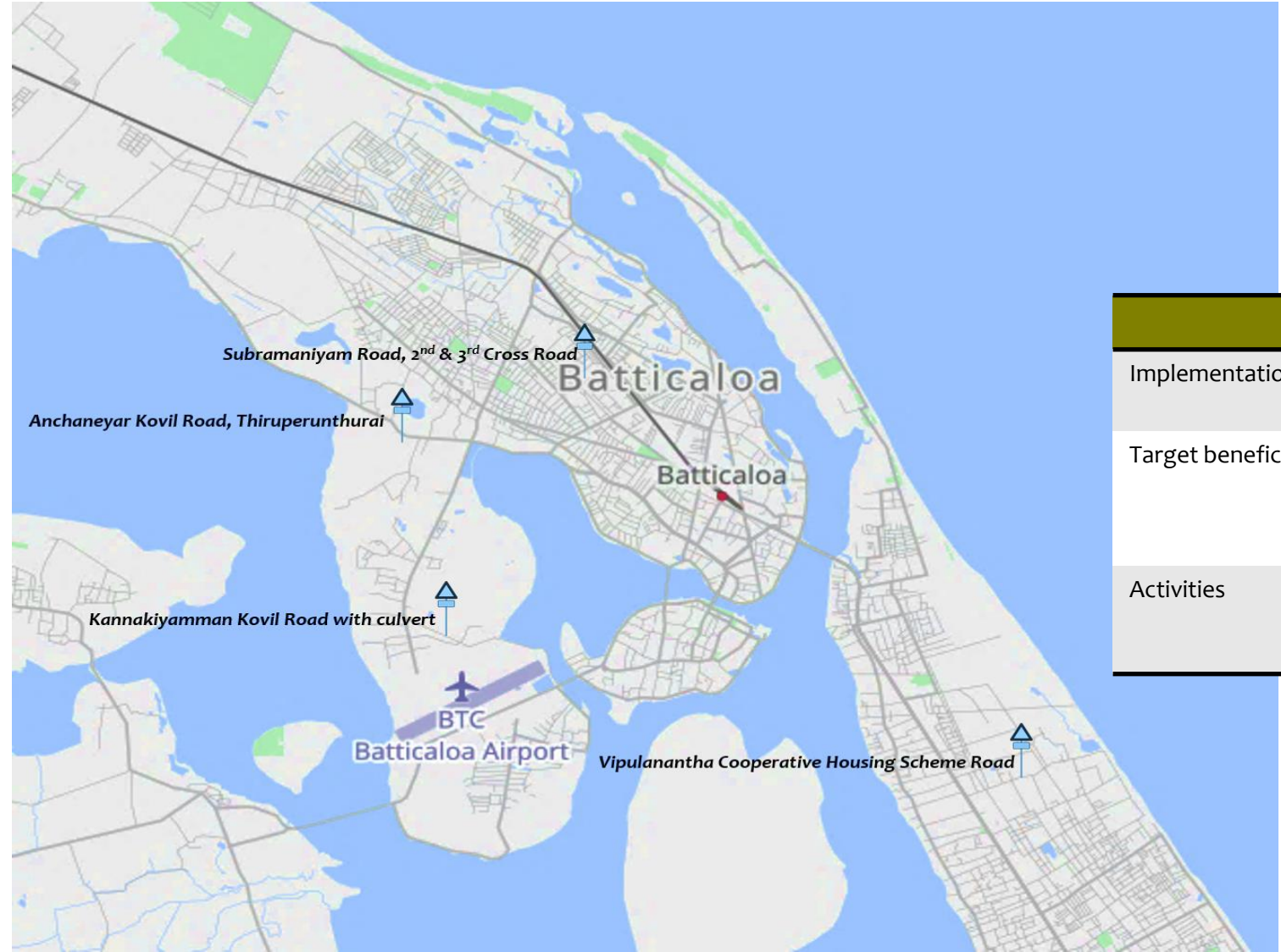
Strategy 1: Development of physical infrastructure amenities to strengthen '4' mode of transport.

Action project 10 : Development of new roads

Subramaniam Road-2nd and 3rd Cross Road

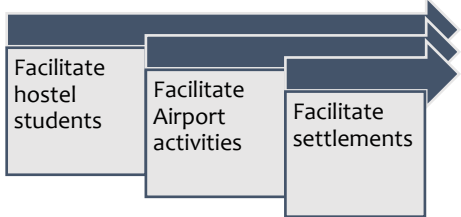


Vipulantha Cooperative Housing Scheme Road



Description	
Implementation	Local Authority
Target beneficiaries	Local community Hostel students (Eastern University)
Activities	Conditions of the roads improvement

NEED

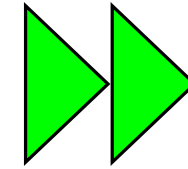




GOALS



PLAN



STRATEGIES

Marque an ambience of place drawing on the character in the Eastern Region

Create a belonging of arrival and departure that enhances the tourism image of Batticaloa

Reinforce the economic catalyst of Batticaloa to root Regional influence

Endorse positively to the fabric of the city and the exclusive journey of localities.

Fortification of environmental practices respond to the natural systems of the Batticaloa area.



ENVIRONMENT CONSERVATION PLAN

Strategy 1:

- Boost green spaces for healthier environment.

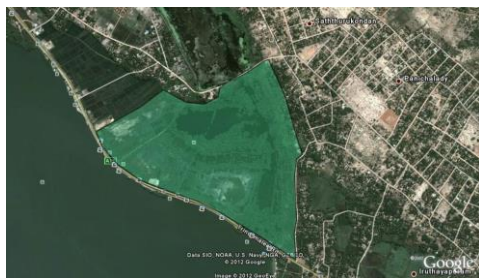
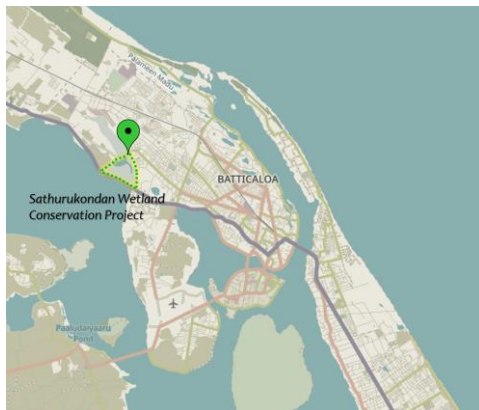
Strategy 2:

- Develop untouched hidden landscape lounge.

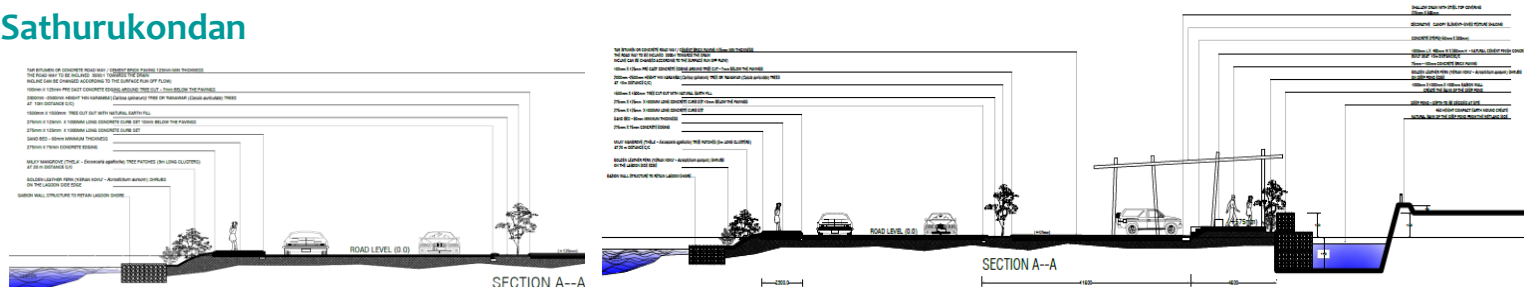


Strategy 1: Boost green spaces for the healthier environment.

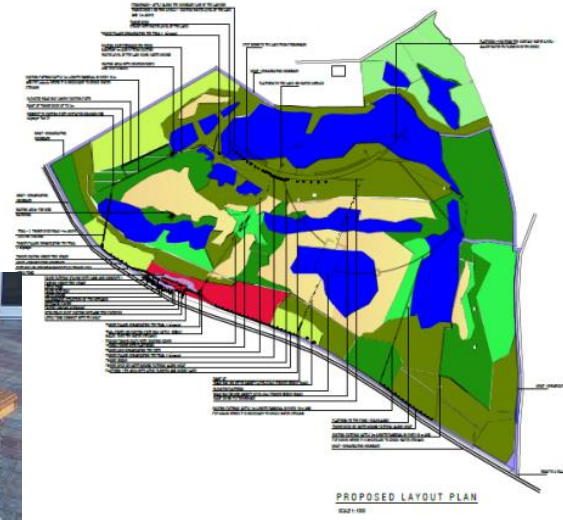
Action project 1: Wetland Conservation Project at Sathurukondan



- Entry environment
- Walkway
- Viewing decks
- Gathering spaces
- Seating
- Viewing tower
- Camping site
- Information centre
- Restaurant
- Parking
- Toilet
- Workers rest room



DESIGN FEATURES



Flow with Nature

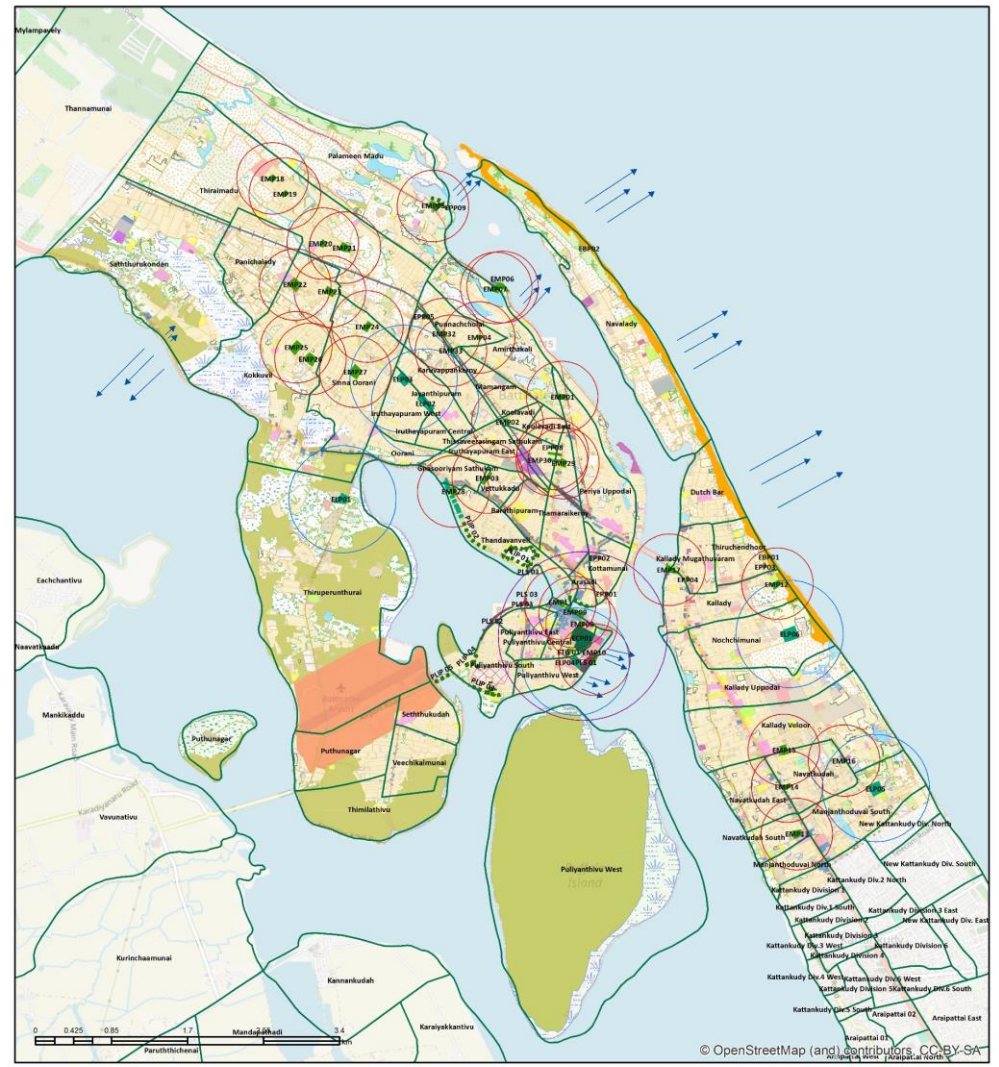
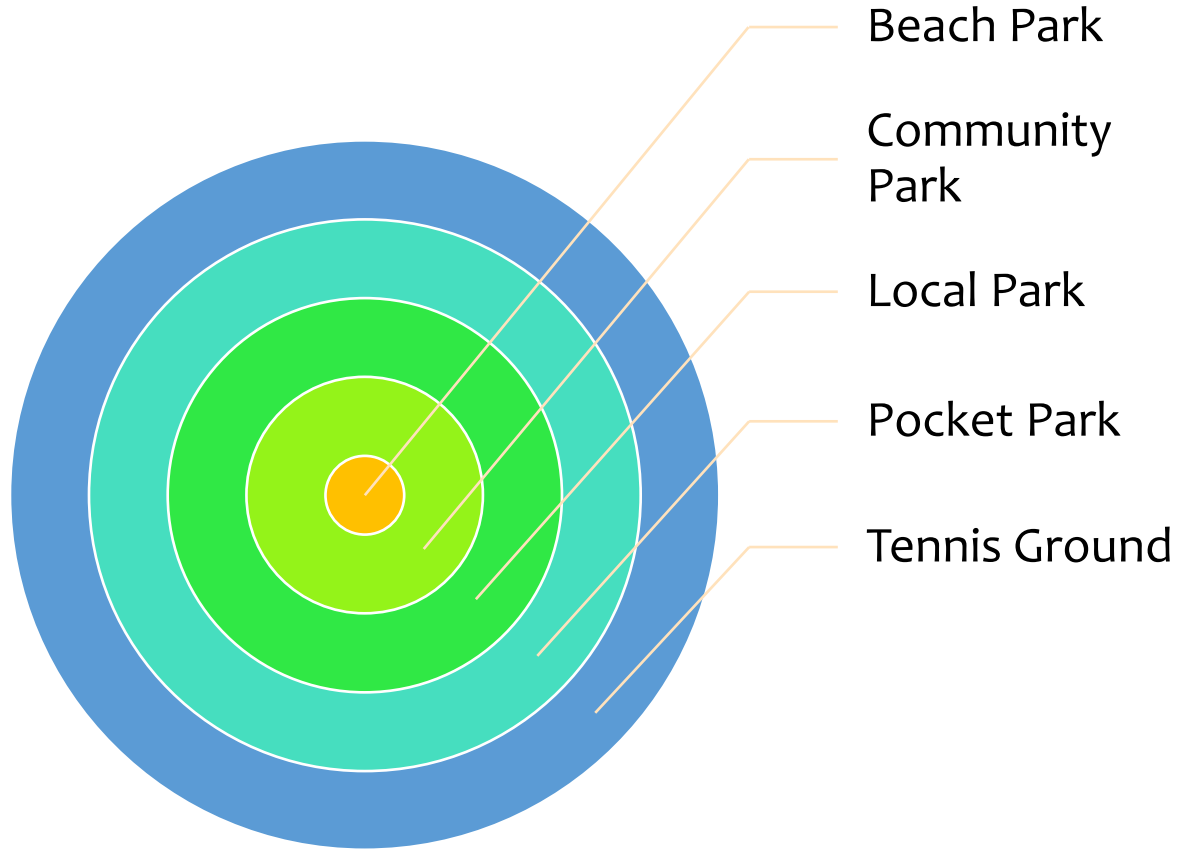
- Activities
- Relax and rest
 - Bird watching
 - Walk on ground
 - Research
 - Student trips and workshops
 - Photography
 - Planting

- Users
- International and local Tourists
 - University students
 - Ornithologists
 - Photographers
 - School pupils
 - Nature lovers



Strategy 1: Boost green spaces for the healthier environment.

Action project 2: Public Outdoor Recreation Space Plan

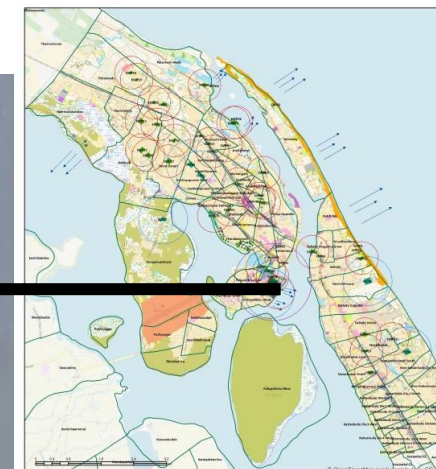


Legend GND Boundary Proposed Park & Play Ground Proposed Landscape Site (PLS) Scenic View Point Proposed Linear Park (PLP) Existing Park & Play Ground Existing Beach Park (EBP) Existing Community Park (ECP)		Existing Local Park (ELP) Existing Mini Park (EMP) Existing Pocket Park (EPP) Existing Tennis Ground (ETG) Existing Linear Park (ELP)		 N W E S 1:52,017	 Environment & Landscape Division
Proposed Public Outdoor Recreation Space (PORS) Plan (2033) Batticaloa Urban Area Batticaloa Urban Area Development Plan Urban Development Authority					
Map No: 01 Prepared Date: June, 2023 Source: Field Survey Data Prepared By: N.G.D Kumara					



Strategy 2: Develop untouched hidden landscape lounge.

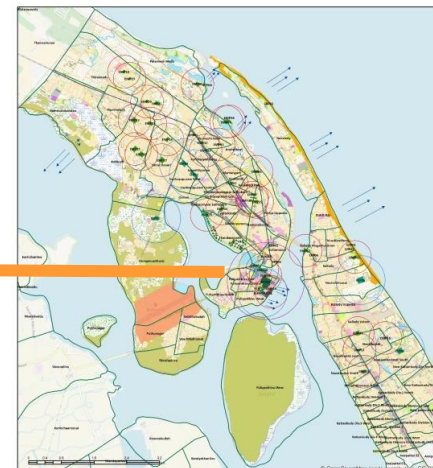
Action project 1: Proposed Fort Park Development





♟ Strategy 2: Develop untouched hidden landscape lounge.

Action project 2 : Linear Park Development along the Lake Road No.1



Linear Park

- (A) Rest Areas in the Lagoon
- (B) Restaurant
- (C) Car Park for 12 Vehicles
- (D) Seating Under Trees
- (E) Improved Linear Pathway with Protection Fence in Lagoon Side
- (F) Mangroves, Salt Marshes and Marshes belt to protect lagoon shore and edge
- (G) Wooden walking pathway towards Rest area

* This Linear Park should need to continue with these spaces towards roundabout.



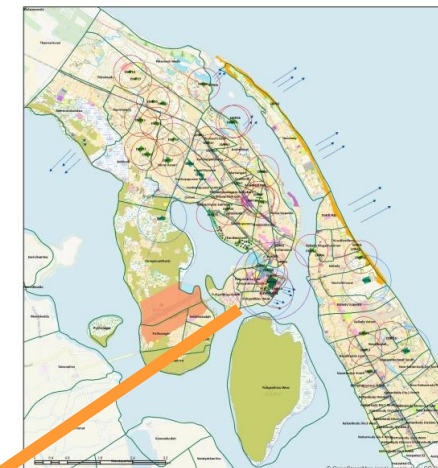


Strategy 2: Develop untouched hidden landscape lounge.

Action project 3 : Linear Park Development along the Lake Road No.2

Lake Road 2 Development

- (A) Improved Pedestrian walkway in the lake road 2 for users of the Hospital
- (B) Car Park Space for 40 Cars
- (C) Restaurant and Rest area for users of the hospital
- (D) Outdoor seating and rest area for users of the hospital
- (E) Trees to provide shade for walkways and road for users of the hospital and to enhance more Greenery



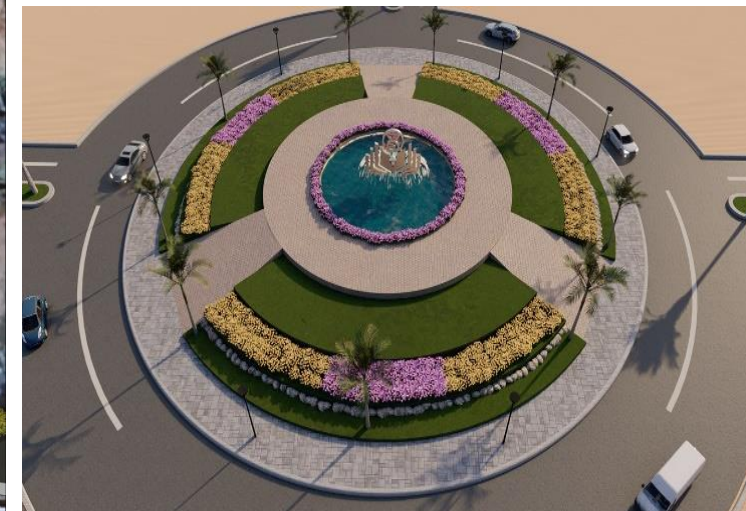
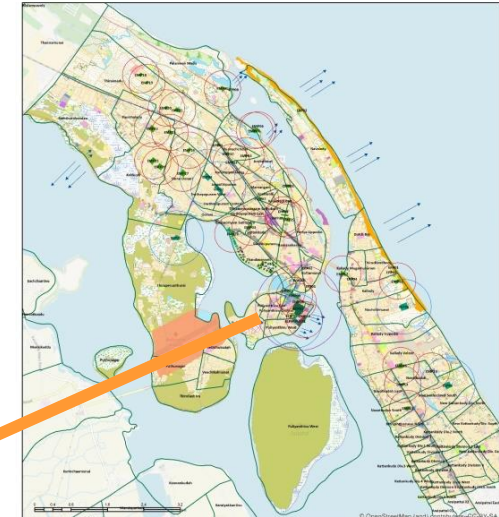


♟ Strategy 2: Develop untouched hidden landscape lounge.

Action project 4 : Roundabout Beautification at Hospital Junction

Roundabout Development

- (A) Improved Roundabout design with Palmyra Tree and surrounding Landscape Design with plants in the middle
- (B) Improved Pedestrian walkway
- (C) Trees in the pedestrian walkway to provide shade for pedestrians and to enhance greenery in the city





♟ Strategy 2: Develop untouched hidden landscape lounge.

♟ Action project 5 : Airport Entrance Beautification





Strategy 2: Develop untouched hidden landscape lounge.

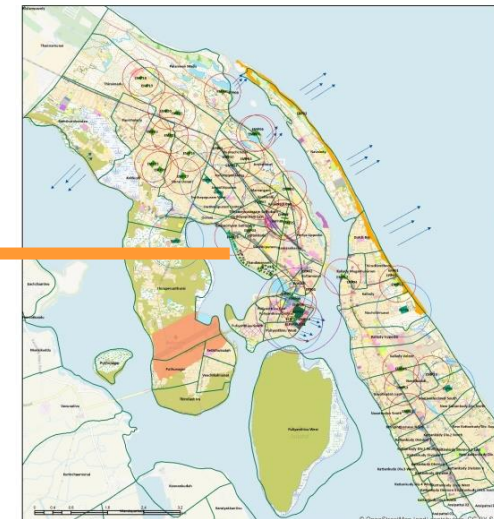
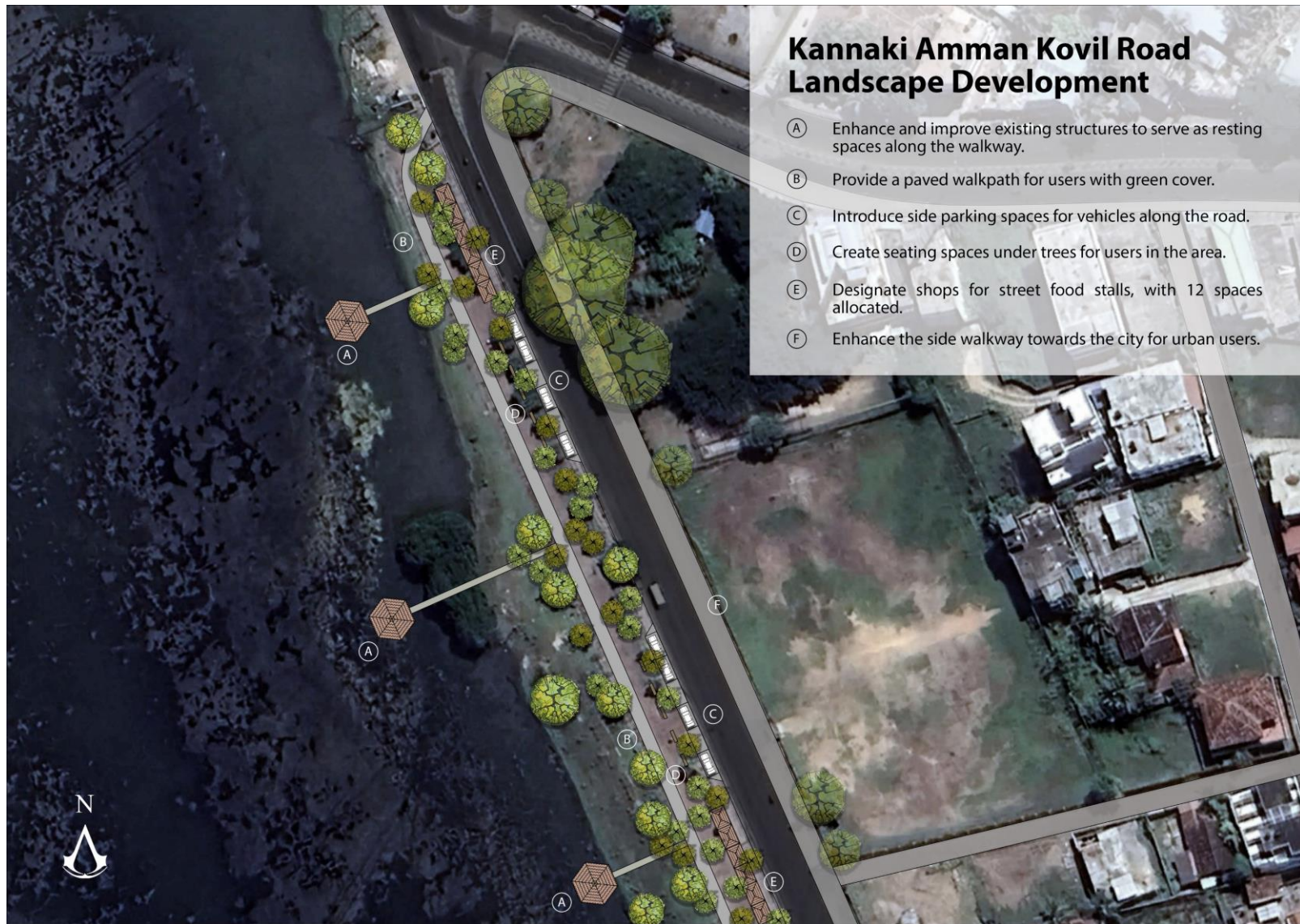
Action project 6 : Thiraimadu Open Space Landscape Development





Strategy 2: Develop untouched hidden landscape lounge.

Action project 7 : Kannaki Amman Kovil Road Landscape Development





♟ Strategy 2: Develop untouched hidden landscape lounge.

Action project 8 : Palameenmadu Eco Park Landscape Development





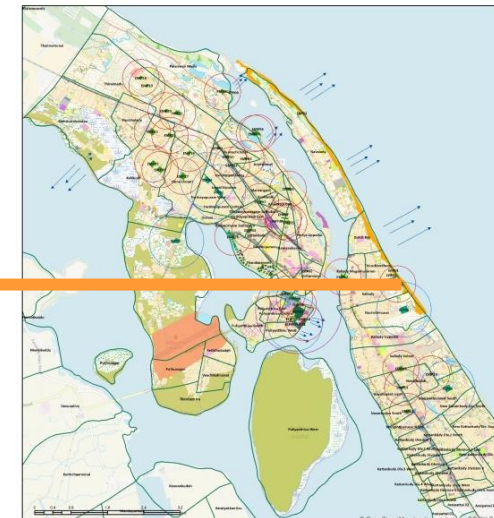
Strategy 2: Develop untouched hidden landscape lounge.

Action project 9 : Kallady Beach Landscape Development



Kallady Beach Theatre Landscape Development

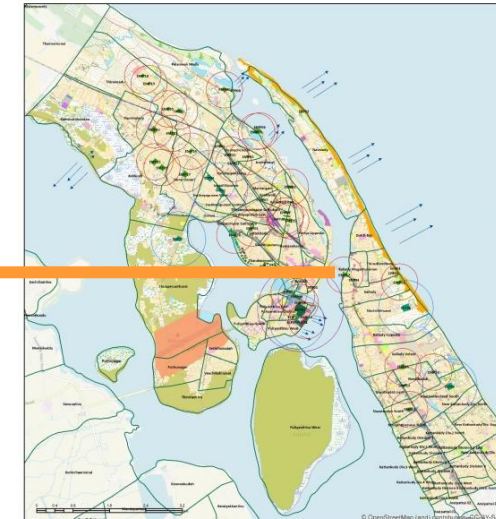
- (A) Establish an Open-Air Theatre for performances on Kallady Beach, capable of accommodating over 1500 spectators.
- (B) A performance area with a rounded stage.
- (C) Provide an office for the area and restroom facilities for users of the Open-Air Theatre.
- (D) Allocate 15 stalls for selling goods. These spaces can be managed by the Municipal Council, offering services to both beach and theatre users.
- (E) Allocate 12 spaces for vehicle parking in the area, and additional spaces need to be designated for beach users along the road.





Strategy 2: Develop untouched hidden landscape lounge.

Action project 10 : Kallady Bridge Landscape Development





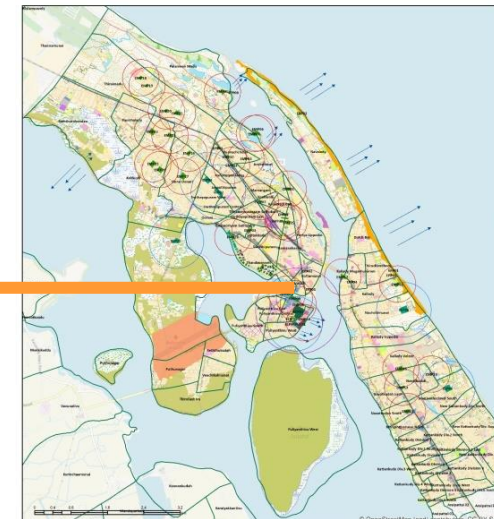
Strategy 2: Develop untouched hidden landscape lounge.

Action project 11: Lady Manning Drive Landscape Development



Gandhi Park Opposite Development

- (A) Bridge walkway to connect Gandhi Park and its opposite side
- (B) Deck for providing boat services in the Lagoon and surrounding islands from the city
- (C) Seating Spaces under shade of trees for City users
- (D) Car park spaces
- (E) Restaurant Facilities
- (F) Improved pedestrian walkway for City users

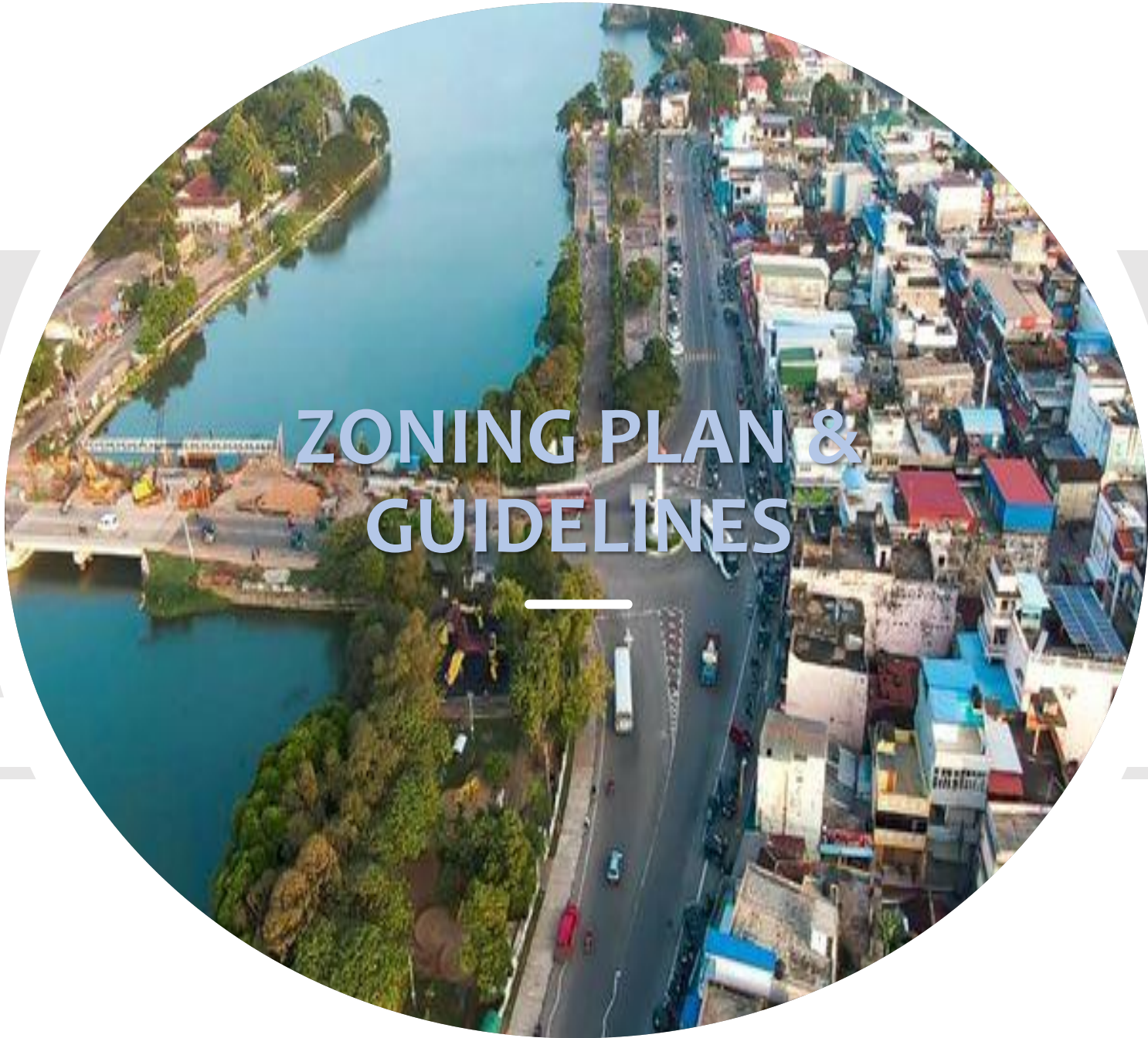




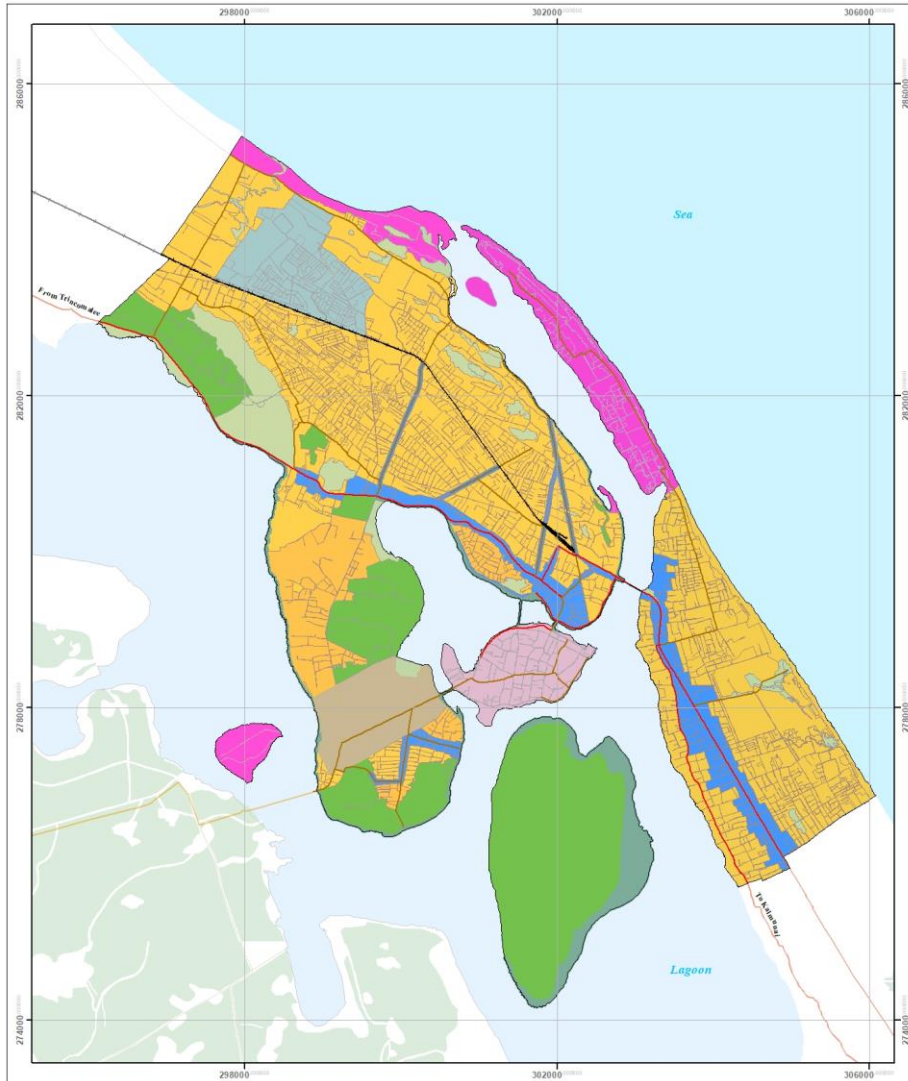
Strategy 2: Develop untouched hidden landscape lounge.

Action project 12 : Light House & Surrounding area Landscape Development





ZONING PLAN & GUIDELINES

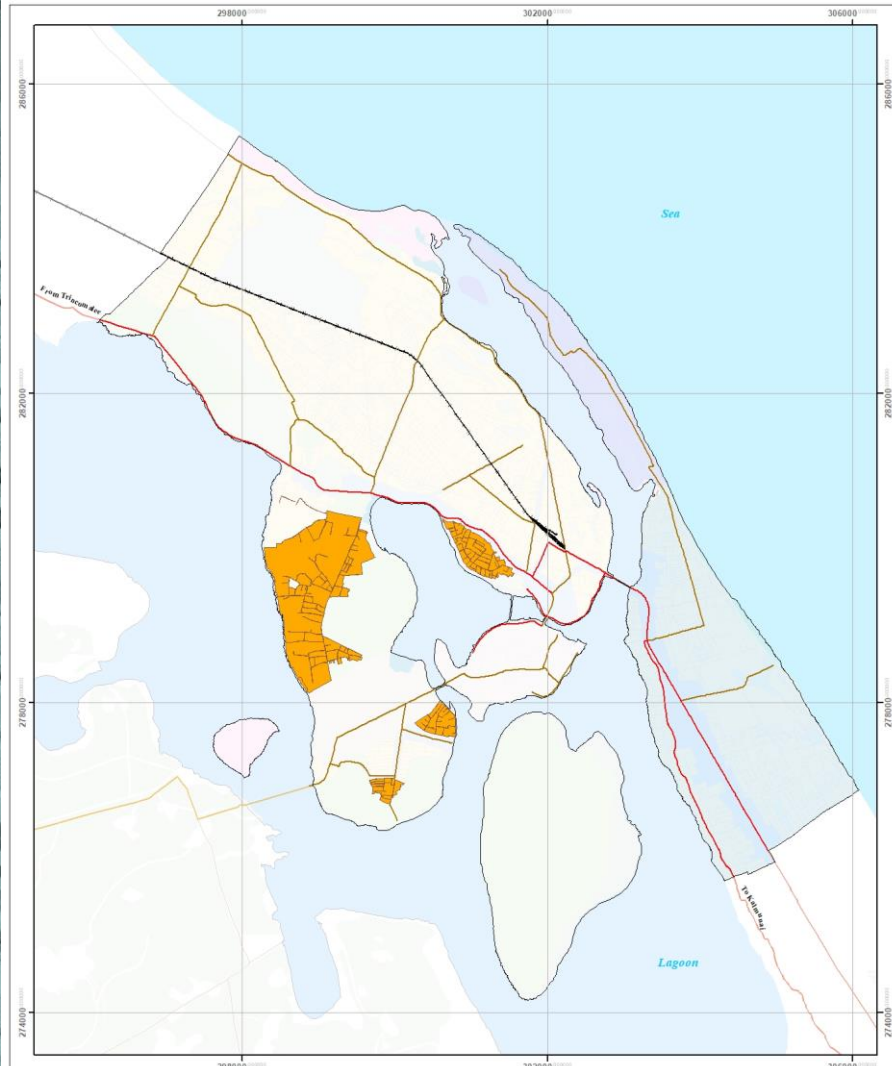


Legend ZDA Road Other Road Railway Line Planning Boundary Guide Plan 1 Guide Plan 2 Residential Zone Commercial Zone Mixed Development Zone Aviation Zone Agriculture Promotion Zone Conservation Zone Eco Tourism Zone Lagoon Reservation	Recommended DDG (Planning) Date:	Approved DG (UDA) Date:	1:40,000 Map No
	Certified Province Director Date:	Certified Director GIS Date:	
Zoning Plan - Batticaloa Planning Area Batticaloa Development Plan (2023 - 2033)			Urban Development Authority

Zones	Zone Factor
1. RESIDENTIAL ZONE	1
2. COMMERCIAL ZONE	1.5
3. MIXED DEVELOPMENT ZONE	1.3
4. AVIATION ZONE	0.2
5. AGRICULTURE PROMOTION ZONE	0.1
6. ENVIRONMENT CONSERVATION ZONE	0
7. ECO TOURISM ZONE	0.3
8. Guide Plan 1	Based on sub zones
9. Guide Plan 2	

$$\text{Zone Factor} = \frac{\text{Total expected floor area}}{\text{Available Developable Land Area}}$$

RESIDENTIAL DEVELOPMENT ZONE



Legend EDA Road PKDA Road Other Road Railway Line Planning Boundary Residential Zone	Recommended DDG (Planning) _____ Date: _____	Approved DG (UDA) _____ Date: _____	 1:40,000 Map No
	Certified Province Director _____ Date: _____	Certified Director GIS _____ Date: _____	
Residential Zone - Batticaloa Planning Area Batticaloa Development Plan (2023 - 2033)			
Urban Development Authority			

Zone: Residential Development Zone

Zone Definition:

- This is the special zone located in Batticaloa zoning boundary. Apart from major mixed development zone, this zone can be identified as one of the areas which have residential character in the region.

Maximum Plot Coverage

- Residential - 65%
- Non- Residential - 80%

Other Details:

- Lagoon reservation should be maintained as 10m.
- Land filling is prohibited.
- In necessary circumstances, additional work of institutions such as the CEA, SLLRDC, UDA, Agrarian Services Development Department, and the Department of Irrigation Acts can be considered.
- If the paddy lands have been identified within the lands, those lands are not allowed to convert for other purposes.

Permissible Uses

- Housing -Minimum land extent as 150 sq.m
- Hostels-Minimum land extent as 150 sq.m
- Quarters and workers houses-Minimum land extent as 150 sq.m
- Daycare center-Minimum land extent as 500 sq.m
- Community development centers-Minimum land extent as 150 sq.m
- Social and cultural centers-Minimum land extent as 500 sq.m
- Religious places- Minimum land extent as 500 sq.m
- Library- Minimum land extent as 150 sq.m
- Rehabilitation centers- Minimum land extent as 500 sq.m
- Shops-Minimum land extent as 150
- Reception Halls (Only A & B Roads)-Minimum land extent as 1000 sq.m
- Restaurants - Minimum land extent as 250 sq.m (A & B Roads) and Minimum land extent as 150 sq.m (in Other Roads)
- Holiday Resorts (A and B Roads)-- Minimum land extent as 300 sq.m
- Guesthouses (in A and B Roads)- Minimum land extent as 250 sq.m
- Lodges (in A, and B Roads)-Minimum land extent as 250 sq.m
- Tourist hotels (in A and B Roads)- Minimum land extent as 500 sq.m
- Tourist Information Center (A and B Roads)-Minimum land extent as 150 sq.m
- Private tuition Classes - Minimum land extent as 250 sq.m and Maximum permissible floor area 40 Sq.m. and Maximum 10 students
- Animal care centers – Minimum land extent as 500 sq.m
- Medical centers (where only one doctor works) – Minimum land extent as 150 sq.m
- Child and Maternity Clinics – Minimum land extent as 300 sq.m
- Veterinary Clinics & Treatment Centers - Minimum land extent as 250 sq.m
- Ayurvedic Medical Centers- Minimum land extent as 250 sq.m
- Banks, Insurance and Financial Institutions – Minimum land extent as 300 sq.m
- Domestic Industries – Minimum land extent as 500 sq.m
- Pocket Parks, Mini Parks and Local Park

MIXED DEVELOPMENT ZONE

Zone:

- Mixed Development Zone

Zone Definition:

- This is one of the largest zone located in Batticaloa zoning boundary. This priority area aimed for mixed development is aimed at obtaining the Urban Form through the developments determined along the Main Road, CBD area, Development Guide Plan area, Lagoon area and Sea area. This particular zone attract and boost the developments by encouraging commercial and residential developments.

Maximum Plot Coverage

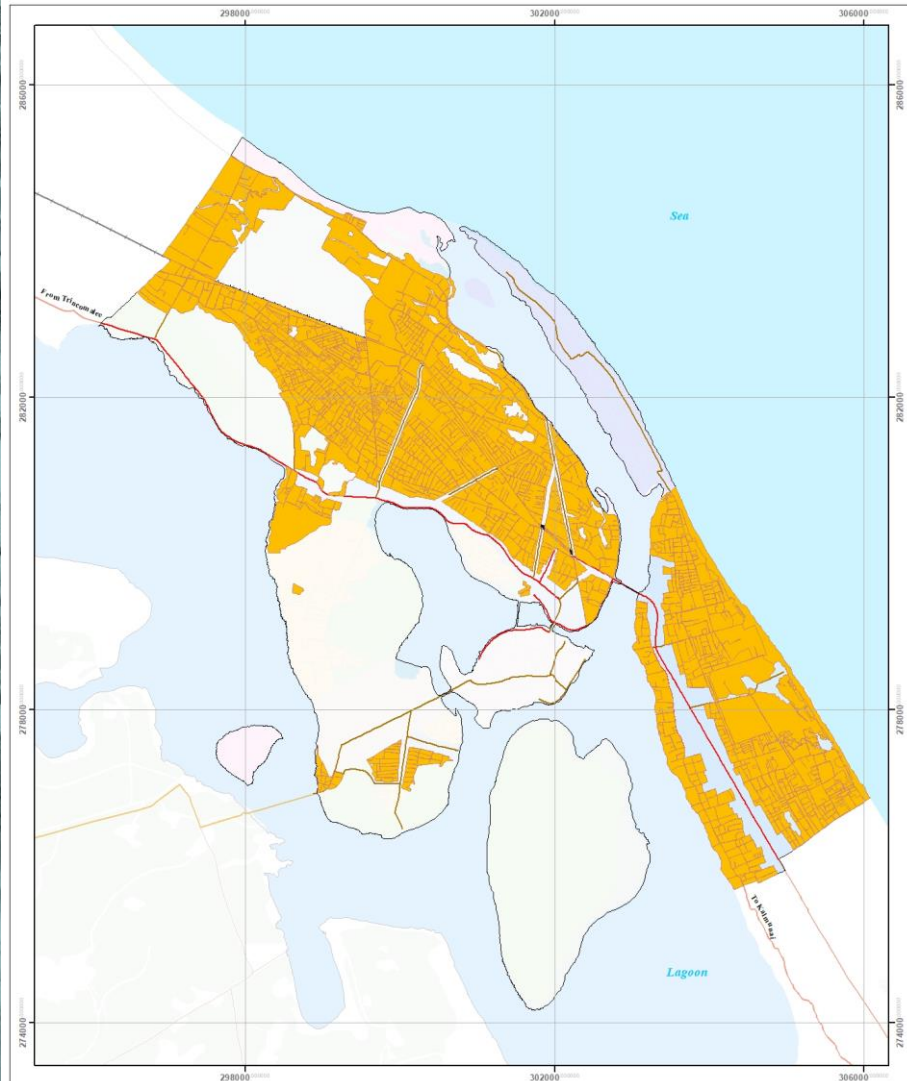
- Residential - 65%
- Non- Residential - 80%

Other Details:

- Lagoon reservation should be maintained as 10m
- In necessary circumstances, additional work of institutions such as the CEA, SLLRDC, UDA, Agrarian Services Development Department, and the Department of Irrigation Acts can be considered.
- If the paddy lands have been identified within the lands, those lands are not allowed to convert for other purposes.
- Railway reservation should be maintained according to the Department of Railway.



- Housing -Minimum land extent as 150 sq.m
- Hostels-Minimum land extent as 150 sq.m
- Quarters and workers houses-Minimum land extent as 150 sq.m
- Daycare center-Minimum land extent as 500 sq.m
- Community development centers-Minimum land extent as 150 sq.m
- Social and cultural centers-Minimum land extent as 500 sq.m
- Religious places- Minimum land extent as 500 sq.m
- Library- Minimum land extent as 150 sq.m
- Shops-Minimum land extent as 150
- Reception Halls (Only A & B Roads)-Minimum land extent as 1000 sq.m
- Restaurants - Minimum land extent as 250 sq.m (in A & B Roads) and Minimum land extent as 150 sq.m (in Other Roads)
- Holiday Resorts (in A and B Roads)-- Minimum land extent as 300 sq.m
- Lodges (in A, and B Roads)-Minimum land extent as 250 sq.m
- Tourist hotels (in A and B Roads)- Minimum land extent as 500 sq.m
- Tourist Information Center (in A and B Roads)-Minimum land extent as 150 sq.m
- Animal care centers – Minimum land extent as 500 sq.m
- Medical centers (where only one doctor works) – Minimum land extent as 150 sq.m
- Child and Maternity Clinics – Minimum land extent as 300 sq.m
- Veterinary Clinics and Treatment Centers - Minimum land extent as 250 sq.m
- Ayurvedic Medical Centers- Minimum land extent as 250 sq.m
- Private tuition Classes - Minimum land extent as 250 sq.m and Maximum permissible floor area 40 Sq.m. and Maximum 10 students
- Banks, Insurance and Financial Institutions – Minimum land extent as 300 sq.m
- Domestic Industries – Minimum land extent as 500 sq.m
- Pocket Park. Mini Park, Local Park



Legend RDA Road PRDA Road Other Road Railway Line Planning Boundary Mixed Development Zone	Recommended DDO (Planning)	Approved DG (UDA)	1:40,000 Map No
	Date:	Date:	
Mixed Development Zone - Batticaloa Planning Area Batticaloa Development Plan (2023 - 2033)	Certified Province Director	Certified Director GIS	Prepared Date: December 2023 Updated On : 2023 Source : Eastern Provincial Office Prepared By : GIS Division
	Date:	Date:	

Zone

- Commercial Development Zone

Zone Definition

- As the name suggests, these areas are dedicated to businesses and commerce. shopping centers, office buildings, restaurants, and entertainment venues are found here. The bustling streets of a downtown area are a classic example of a commercial zone.

Maximum Plot Coverage

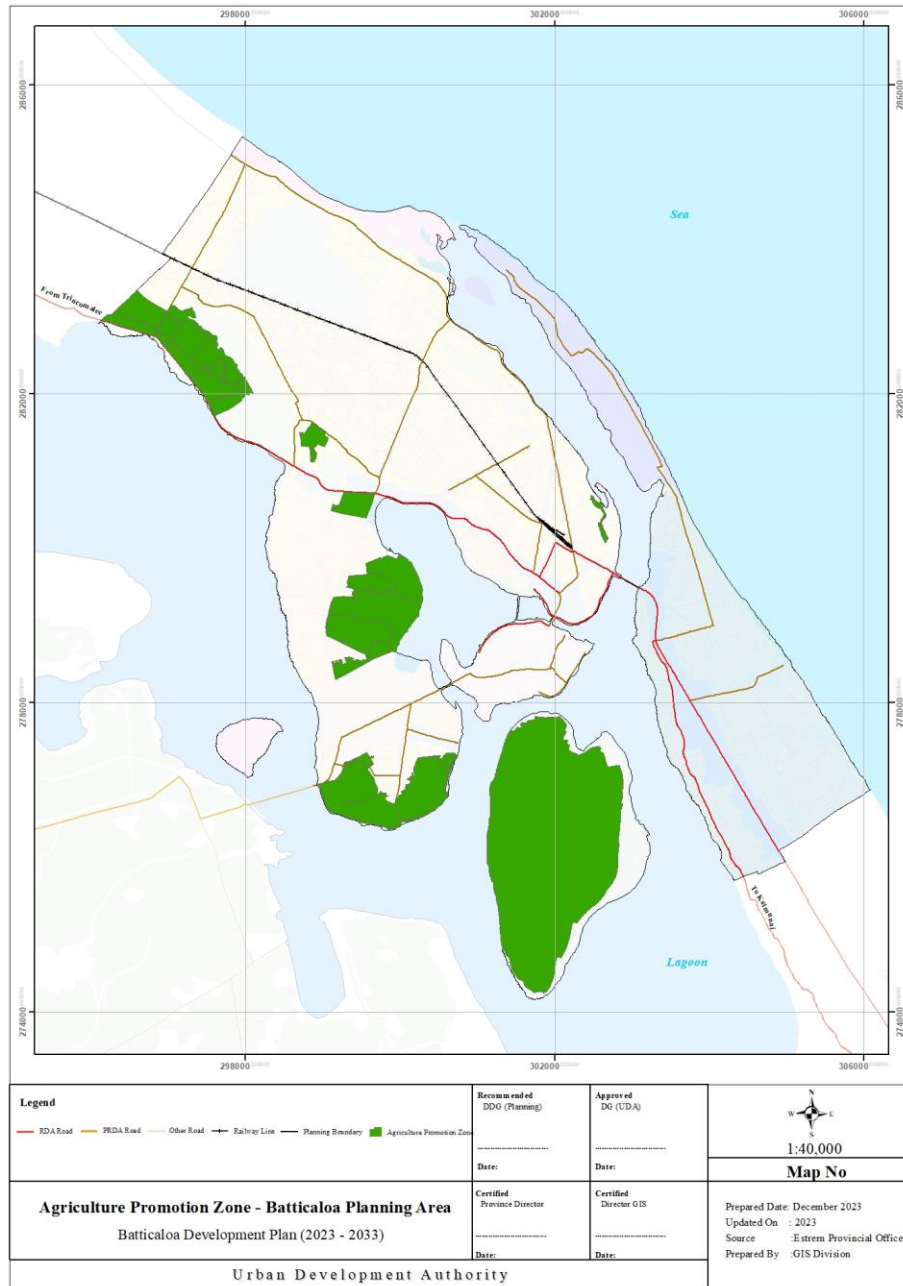
- Residential - 65%
- Non- Residential - 80%



Permissible Uses

- Housing -Minimum land extent as 150 sq.m
- Bank/Insurance and financial institutions- Minimum land extent as 300 sq.m
- Offices-Minimum land extent as 150 sq.m
- Professional offices-Minimum land extent as 150 sq.m
- Vehicle service centers-Minimum land extent as 1000 sq.m
- Vehicle Repair Centers / Spray Painting Centers-Minimum land extent as 500 sq.m
- Taxi Service Centers-Minimum land extent as 250 sq.m
- Laundry/clothes cleaning centres- Minimum land extent as 150 sq.m
- Grinding mill-Minimum land extent as 250 sq.m
- Welding workshops-Minimum land extent as 500 sq.m
- Electronics repair centers-Minimum land extent as 150 sq.m
- Stadium
- Community Centre
- Cemetery/crematorium/Burial Ground
- Veterinary Clinics and Treatment Centers - Minimum land extent as 250 sq.m
- Ayurvedic Medical Centers- Minimum land extent as 250 sq.m
- Animal care centers – Minimum land extent as 500 sq.m
- Medical centers (where only one doctor works) – Minimum land extent as 150 sq.m
- Child and Maternity Clinics – Minimum land extent as 300 sq.m
- Veterinary Clinics and Treatment Centers - Minimum land extent as 250 sq.m
- Ayurvedic Medical Centers- Minimum land extent as 250 sq.m
- Supermarkets-Minimum land extent as 500 sq.m
- Shopping complexes-Minimum land extent as 500 sq.m
- Shops-Minimum land extent as 150 sq.m
- Pharmacy-Minimum land extent as 150 sq.m
- Wholesale trade-Minimum land extent as 500 sq.m
- Customer services-Minimum land extent as 150 sq.m
- Liquor shops-Minimum land extent as 150 sq.m
- Reception halls-Minimum land extent as 1000 sq.m
- Funeral Florist-Minimum land extent as 300 sq.m
- Funeral parlors with funeral florist-Minimum land extent as 1000 sq.m
- Restaurants-Minimum land extent as 150 sq.m
- Filling Stations (from the major junction within 500m of downtown are not permitted) -Minimum land extent as 1000 sq.m
- Filling Station and Vehicle Service Centers (from the major junction within 500m of downtown are not permitted) -Minimum land extent as 1500 sq.m
- Filling Stations and Shopping Complex (from the major junction Not allowed within 500m of downtown) -Minimum land extent as 1500 sq.m
- showrooms-Minimum land extent as 300 sq.m

AGRICULTURE PROMOTION ZONE



Zone: Agriculture Promotion Zone

Zone Definition

- The zone denotes as agricultural zone intended to provide areas with large parcels that are conducive to growing crops and the keeping of farm animals and poultry for the production of milk, eggs, and other farm products.

Permitted the following uses.

- Farm worker housing
- Growing and harvesting of agricultural crops
- Nurseries
- Environmentally friendly aquaculture projects
- Urban Agriculture

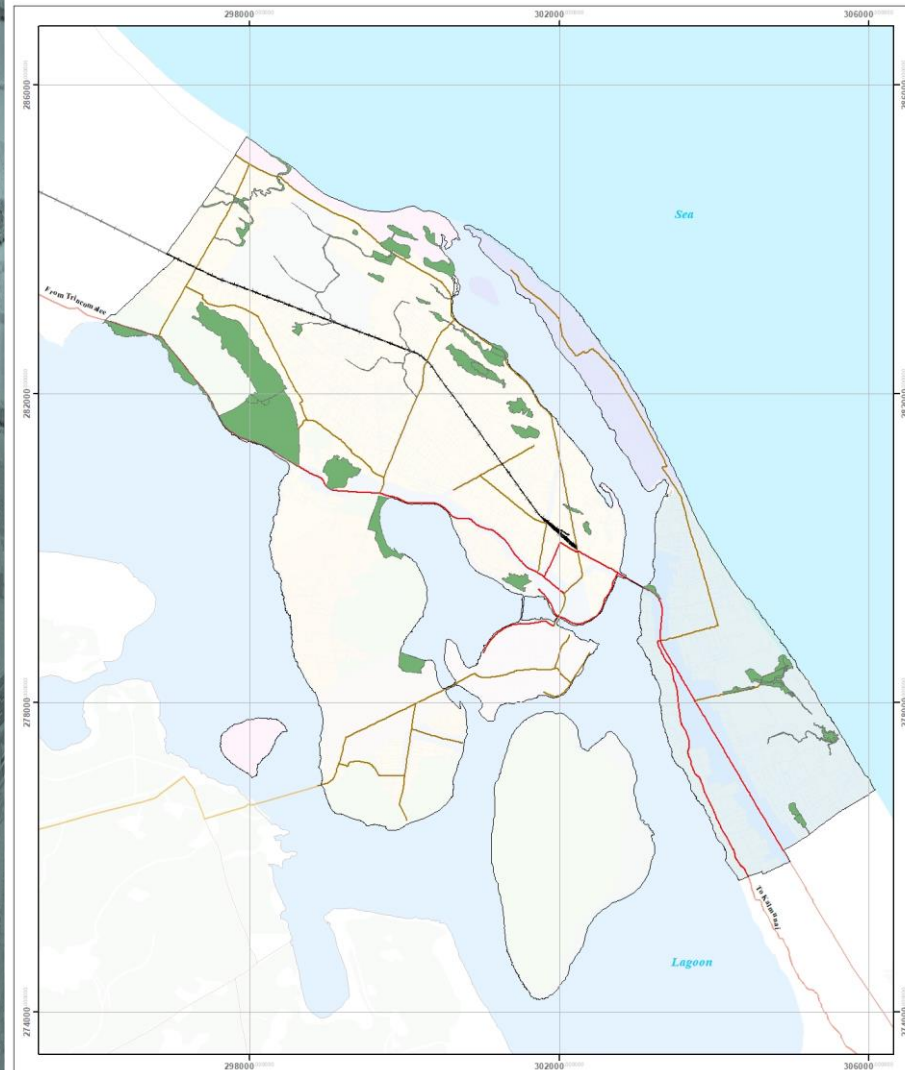
Non permissible Uses

- All other users in this zone are prohibited

Other Details

- Land filling is prohibited.
- In necessary circumstances, additional work of institutions such as the CEA, SLLDC, UDA, Agrarian Services Development Department, and the Department of Irrigation Acts can be considered.
- Violation of the above conditions in the development of any agricultural land will result in legal action being identified under the powers of the CEA, the Agrarian Services Department, SLLRDC, and the UDA Law/Acts.

ENVIRONMENTAL CONSERVATION ZONE



Legend KDA Road PRDA Road Other Road Railway Line Planning Boundary Conservation Zones	Recommended DDO (Planning) _____ Date: _____	Agreed DO (UDA) _____ Date: _____	 Map No
	Certified Province Director _____ Date: _____	Certified Director GIS _____ Date: _____	
Conservation Zone - Batticaloa Planning Area Batticaloa Development Plan (2023 - 2033)			Urban Development Authority

Zone: Environmental Conservation Zone

Zone Definition:

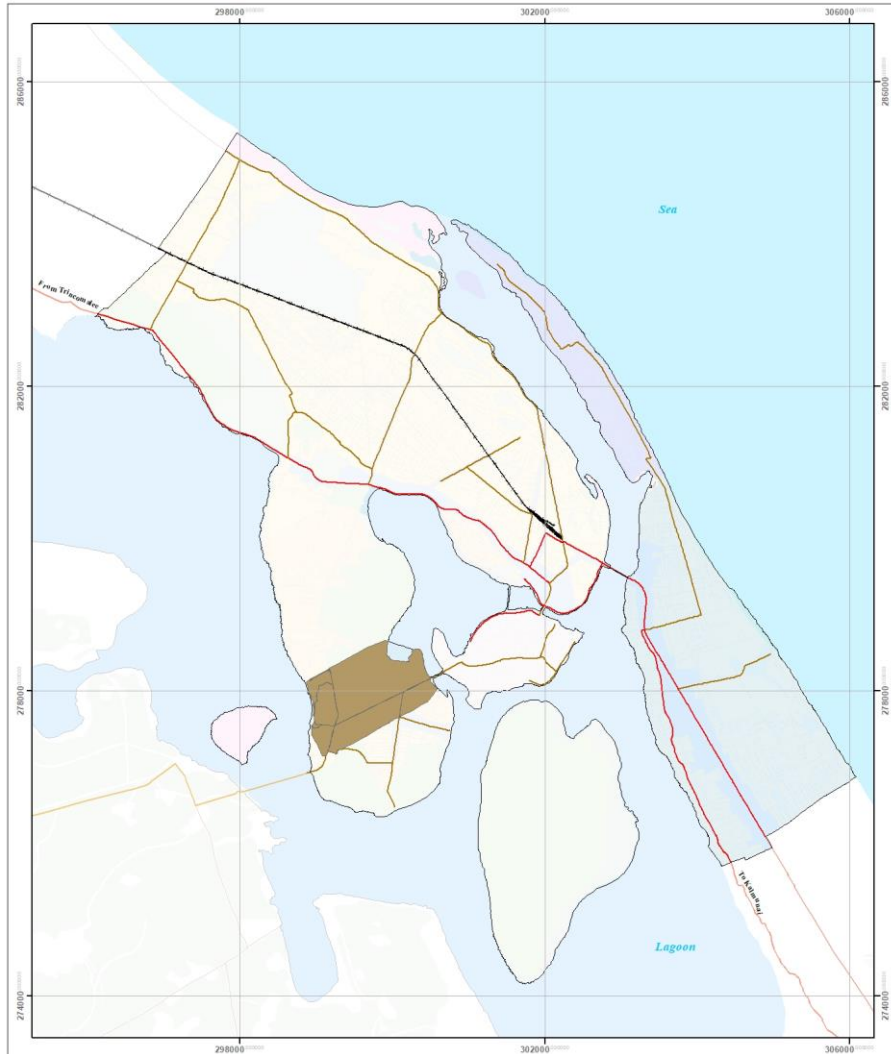
- Area that should be separated as wetland, water retention and water catchment area that has a high levels of biodiversity, wetland and flood risk reduction area. This zone includes wetland area, scenic view with high biodiversity and area that should be subjected to flood hazard reduction and control, as well as areas with water retention and drainage.

Permissible uses

- Natural parks designed to preserve the natural environment
- Eco-friendly restaurants – 300 sq.ft. (Built on pillars) as maximum
- Small-scale conference centers (Built on pillars) 300 sq.ft. Seating capacity -15, platform - 30'X 50 ' as maximum
- Wetland Museums – 1000 sq.ft. (Built on pillars) as maximum
- Eco Tourism Facilities (Cabanas on pillars)
- Theme Gardens (Can be done with environmental conservation)
- Nature-based leisure activities (not changing its nature)
- Playing in open grassland areas without disturbing to the nature
- Wetland Forest

Other Details:

- Lagoon reservation should be maintained as 10m
- Land filling is prohibited.
- In necessary circumstances, additional work of institutions such as the CEA, SLLRDC, UDA, Agrarian Services Development Department, and the Department of Irrigation Acts can be considered.
- If the paddy lands have been identified the lands are not allowed to convert for other purposes.



Legend RDA Road PEDA Road Other Road Railway Line Planning Boundary Agriculture Protection Zone	Recommended DDG (Planning) _____ Date: _____	Approved DG (UDA) _____ Date: _____	 Map No
	Certified Province Director _____ Date: _____	Certified Director GIS _____ Date: _____	
Aviation Zone - Batticaloa Planning Area Batticaloa Development Plan (2023 - 2033)			Urban Development Authority

Zone: Aviation Zone

Zone Definition

- Aviation Zone means that part of the Exclusive Event Zone designated as the Aviation Zone.

Maximum Plot Coverage

- Residential - 65%
- Non- Residential - 80%

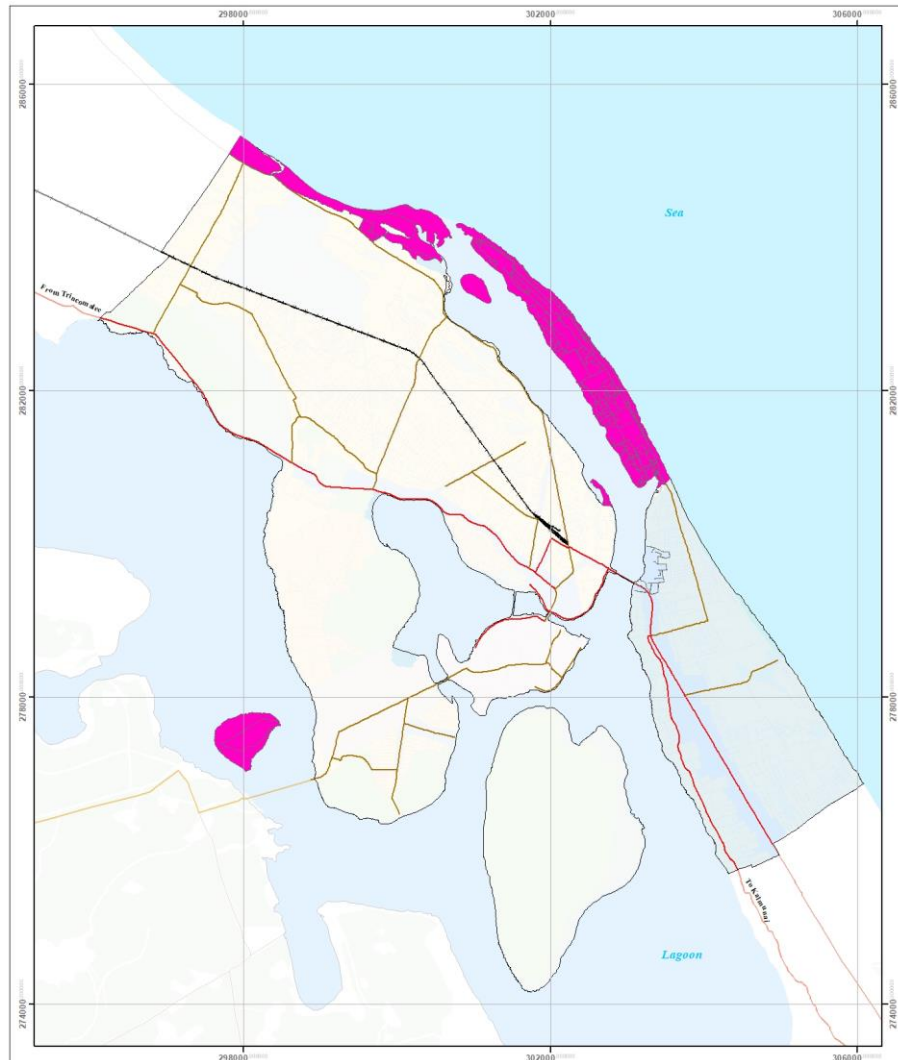
Permissible uses

- Airport related activities

Other Details:

- Lagoon reservation should be maintained as 10m
- In necessary circumstances, additional work of institutions such as the CEA, SLLRDC, UDA, Agrarian Services Development Department, and the Department of Irrigation Acts can be considered.
- If the paddy lands have been identified the lands are not allowed to convert for other purposes.

ECO TOURISM DEVELOPMENT ZONE



Legend RDA Road PRDA Road Other Road Railway Line Planning Boundary Eco Tourism Zone	Recommended DDG (Planning)	Approved DO (UDA)	1:40,000 Map No
	Date:	Date:	
Eco Tourism Zone - Batticaloa Planning Area Batticaloa Development Plan (2023 - 2033)	Certified Province Director	Certified Director GIS	Prepared Date: December 2023 Updated On : 2023 Source : Eastern Provincial Office Prepared By : GIS Division
	Date:	Date:	
Urban Development Authority			

Zone: Eco Tourism Development Zone

Zone Definition:

- This zone includes lagoon with beach linkages, migrant bird catchment, historical light house and boating and Bone Island. Provide chances to experience the coastal beaches.

Maximum Plot Coverage

- Residential - 65%
- Non- Residential - 80%

Permissible uses:

- Huts and Cabana type of the development

Maximum height

- 10m

Other Details:

- In necessary circumstances, additional work of institutions such as the CEA, SLLRDC, UDA and Divisional Secretariate Division, Manmunai North.



1. Site Setback

- Setback limits of the Coast Conservation Department need to be considered within the coastal buffer zone (minimum 100 m) during the development approval stage.
- Setbacks must be maintained in accordance with the regulations of the Coast Conservation Department, Urban Development Authority, etc.

2. Site Design

- Permanent structures cannot be constructed or maintained within the buffer zone.
- Soft developments (removable structures without permanent foundations) within setback limits can be maintained after obtaining specific clearances.
- Relevant soil tests need to be conducted and approved by the relevant authorities. In areas with sand dunes, no permanent structures should be built.
- Design and construction developments should adapt to the natural characteristics and functions of the coastal ecosystem.

3. Landscaping

- A comprehensive analysis should be conducted, and a total landscape design should be included as a component of the development proposal.
- Scenic vantage points should be sensitively considered, and other such features should be included where appropriate.
- If any significant flora species (i.e., endemic, red-listed/rare/endangered, historical, and cultural) are present, they must be protected.
- Ecological niches of fauna species, including breeding or feeding areas, need to be protected with minimum disturbances.
- Architectural style, landscape design, and construction materials may reflect local elements.
- Isolated structures, such as car parks, toilet blocks, towers, and storage areas, should blend into the natural setting with the appropriate selection of materials and with endogenous vegetation.
- Car parks need to be allocated 2 slots per block.
- New plants introduced to the site should be native and indigenous plants that can grow in the area.

4. Building Design

- Building design should be inspired by a coastal cabana-themed style.
- Buildings should be developed with a maximum height of the ground floor plus one.
- All buildings should be designed with a view to conserving natural resources such as water and energy.
- Buildings need to be designed using sustainable and eco-friendly materials.
- If any public area is needed on the site, the area should be designed with natural ventilation, and bedrooms should be designed to facilitate the free flow of air and scenic views of the surrounding environment.
- No boundary walls are allowed.
- All buildings should follow Green Building Guidelines in the design and construction stages and acquire Green Building Certification from the Urban Development Authority (UDA) if the total floor area exceeds 1000 square meters (Gazette No. 2235/54- Thursday, July 08, 2021).

5. Waste Management

- All waste generated at the site needs to be separated from the source, recycled, and organic waste shall be converted into compost fertilizer.
- It is prohibited to pump any sewer or waste into the ocean, lagoon, or any protected area.
- No waste shall be burned at the site.
- The 3R principle (recycle, reuse, reduce) is encouraged to be practiced in the area.

6. Accessibility

- The main road network should be developed as a primary infrastructure in the area and should be completed before the commencement of site development.
- As the area is rural, transportation by bicycles is also encouraged within the area, and the required facilities need to be provided.
- Private walkways are allowed to be constructed at the edge of the coastal resort and within the area.
- Internal roads shall be stabilized and graveled.

7. Special Concerns

- As the area was previously affected by a tsunami, a tsunami protection system needs to be maintained within the area.

SCHEDULES

Schedule I – Form "A": Permissible Floor Area Ratio published in the Gazette Notification No. 54/2235 dated 08.07.2021 by the Urban Development Authority

Land Extent (Sq.m)	Zone Factor = 0.50 - 0.74				Zone Factor = 0.75-0.99				Zone Factor = 1.00-1.24				Zone Factor = 1.25-1.49			
	Minimum Road Width				Minimum Road Width				Minimum Road Width				Minimum Road Width			
	**6m	9m	12m	15m and above	**6m	9m	12m	15m and above	**6m	9m	12m	15m and above	**6m	9m	12m	15m and above
150 less than 250	0.8	0.9	0.9	0.9	1.3	1.3	1.4	1.4	1.6	1.7	1.8	1.9	2.0	2.2	2.3	2.4
250 less than 375	0.9	1.0	1.2	1.3	1.3	1.6	1.8	2.0	1.8	2.2	2.4	2.7	2.2	2.7	3.0	3.3
375 less than 500	0.9	1.0	1.2	1.4	1.3	1.6	1.9	2.1	1.9	2.2	2.5	2.8	2.3	2.8	3.2	3.4
500 less than 750	1.0	1.1	1.3	1.5	1.4	1.7	2.0	2.2	2.0	2.3	2.7	3.0	2.4	3.0	3.4	3.5
750 less than 1000	1.0	1.2	1.4	1.7	1.5	1.8	2.2	2.5	2.1	2.4	2.9	3.3	2.6	3.0	3.6	4.0
1000 less than 1500	1.1	1.3	1.5	1.8	1.6	1.9	2.3	2.7	2.2	2.5	3.0	3.6	2.7	3.1	3.8	4.5
1500 less than 2000	1.1	1.4	1.7	2.0	1.7	2.1	2.5	3.0	2.3	2.7	3.4	4.0	2.9	3.4	4.2	5.0
2000 less than 2500	1.2	1.5	1.8	2.1	1.8	2.3	2.7	3.1	2.4	2.8	3.5	4.2	3.0	3.5	4.4	5.4
2500 less than 3000	1.2	1.6	2.0	2.4	1.9	2.4	3.0	3.6	2.5	3.2	4.0	4.7	3.1	3.8	4.7	5.8
3000 less than 3500	1.3	1.7	2.1	2.5	2.0	2.5	3.1	3.7	2.6	3.4	4.2	5.0	3.2	4.0	5.0	6.2
3500 less than 4000	1.4	1.8	2.2	2.6	2.2	2.6	3.3	3.9	2.8	3.6	4.3	5.3	3.3	4.3	5.5	6.6
More than 4000	1.5	1.9	2.3	2.8	2.5	2.8	3.5	4.0	3.0	3.8	4.5	5.5	3.5	4.5	6.0	7.0

Land Extent (Sq.m)	Zone Factor = 1.50 - 1.74				Zone Factor = 1.75-1.99				Zone Factor = 2.00-2.24				Zone Factor = 2.25-2.49			
	Minimum Road Width				Minimum Road Width				Minimum Road Width				Minimum Road Width			
	**6m	9m	12m	15m and above	**6m	9m	12m	15m and above	**6m	9m	12m	15m and above	**6m	9m	12m	15m and above
150 less than 250	2.4	2.6	2.7	2.8	2.8	3.0	3.2	3.3	3.0	3.4	3.6	3.8	3.0	3.4	3.6	4.0
250 less than 375	2.6	3.2	3.6	4.0	3.0	3.4	4.3	4.7	3.2	3.6	4.5	4.5	3.5	3.8	4.5	5.0
375 less than 500	2.7	3.3	3.8	4.2	3.2	3.5	4.5	5.0	3.4	3.7	4.8	5.2	3.6	4.5	4.7	5.5
500 less than 750	2.8	3.4	4.0	4.5	3.4	3.6	4.7	5.5	3.5	4.0	5.0	6.0	3.7	5.0	5.0	6.0
750 less than 1000	3.1	3.6	4.3	5.0	3.5	3.8	5.1	6.0	3.6	4.5	5.7	6.5	3.8	5.1	6.0	6.5
1000 less than 1500	3.2	3.8	4.6	5.5	3.6	4.0	5.4	6.5	3.7	5.0	6.1	8.0	3.9	5.3	6.5	8.5
1500 less than 2000	3.4	4.0	5.0	6.0	3.7	4.2	5.8	7.0	3.8	5.1	6.7	9.0	4.0	5.4	7.0	*10

SCHEDULES

Schedule II – Form “B”: Number of Floors

Schedule III – Form “E”: Setbacks & Open spaces

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

STRATEGIC PROJECTS



No	Name of the Project	Duration of the Project
1.	Conservation of Dutch Fort	Short term
2.	Conservation of Old Kallady Bridge	Short term
3.	Development of Open-Air Theatre at Palameenmadu	Medium term
4.	Development of Open-Air Theatre at Kallady Beach	Medium term
5.	Alleyway Improvement of bazaar area.	Long term
6.	Tourism Route Promotion_Land Route	Medium term
7.	Tourism Route Promotion_Sea and Lagoon Route	Short term
8.	Amusement Square Development at Palameenmadu	Short term
9.	Amusement Square Development at Kallady Beach	Short term
10.	Declaration of Eco tourism Zones	Short term
11.	Reactivate the Tourist Information Centre	Short term
12.	Connect the Batticaloa city with the Tourism Apps	Short term
13.	Construction of Observation Tower at Manthivu	Medium term
14.	Construction of Observation Tower at Palameenmadu	Medium term
15.	Construction of Observation Tower at Sathurukondan	Medium term
16.	Renovation of abandon ice factory at Uppodai Lake Road	Long term
17.	Development of seaside anchorage points at Palameenmadu	Medium term
18.	Development of seaside anchorage points at Navalady	Medium term
19.	Development of seaside anchorage points at Dutch Bar	Medium term
20.	Development of seaside anchorage points at Kallady	Medium term
21.	Development of seaside anchorage points at Kallady Velloor	Medium term
22.	Development of lagoon side anchorage points at Palameenmadu	Medium term

PRIORITIZED ACTION PROJECTS | DURATION

No	Name of the Project	Duration of the Project
23.	Development of lagoon side anchorage points at Amirthakali	Medium term
24.	Development of lagoon side anchorage points at Nochchimunai	Medium term
25.	Development of lagoon side anchorage points at Kallady	Medium term
26.	Development of floating cottages at Sathurukondan	Short term
27.	Dredging of lagoon	Medium term
28.	Develop infrastructure facilities to Buffalo Island	Long term
29.	Declaration of Commercial Zone	Short term
30.	Marketable Space Development	Medium term
31.	Batticaloa Teaching Hospital Expansion and Improvement.	Long term
32.	Housing project at Thiraimadu	Long term
33.	Rehabilitation of existing dumping yard at Thiruperunthurai	Long term
34.	Wastewater Collection, Treatment & Disposal Project	Long term
35.	Storm water drainage system for Kallady area	Long term
36.	Improvement of existing link of Kannaki Amman Kovil Road	Short term
37.	Improvement of existing link of Urani Road	Medium term
38.	Improvement of existing link of St. Annes Main Road	Medium term
39.	Improvement of existing link of Summaithangi Bridge	Medium term
40.	Improvement of existing junction of Airport	Short term
41.	Transport Hub Development at CBD area	Long term
42.	Lifting the level of the existing New bridge	Long term
43.	Lifting the level of the existing Sumaithangi bridge	Long term
44.	Development of link roads for shuttle service.	Long term

Identification of the Project					
Project Title	Batticaloa Teaching Hospital Expansion and Improvement.				
Project Proposal	Expanding the Batticaloa Teaching Hospital towards the existing prison area and prison will be shifted to the Thiraimadu area.				
Location	Province	Eastern	North	Hospital Road	
	District	Batticaloa	East	3 rd Cross Street	
	Regional Boundary	BMC	South	Settlements	
	Administrative Unit	MC	West	Mathew's Road	
Access	Hospital Road				
Location Map					
					
Layout Plan					
					

Project Justification					
Project Category	Conservation Landscape		Nature of the Project	New To be elaborated	
	Heritage			Land development only	✓
	Replacement Housing		Project Goals Nature of the Project	Economic	
	Road Development			Social	✓
	Commercial			Environmental	
	Other	Expansion		Physical	✓
Project Objectives	<ul style="list-style-type: none"> Satisfy the demand for curative & rehabilitative healthcare service. Reduce patient congestion. Enhancement of quality of health service in health sector. Improvement of socioeconomic status. Land utilization for proper use. 				
Basis of the Project	Expansion and Improvement with the Construction of Medical Ward Complex, Surgical Unit, Maternity & Pediatric Unit, Radiology & Laboratory Complex, Neurology & Neurosurgical Unit, Iodine Therapy & Oncology unit, Doctors Quarters and Nurses Quarters.				
Present ownership of the Land					
Present ownership of the Land	Government		Land Extent	Survey Plan	No
	Other				Date
	UDA		Approx. 0.32 Hect	Land extent	
Implementation of the Project					
Project Implementation Methodology	Institution to be implemented	Ministry of Health			
	Fund raising Methodology		Other clearances needed	UDA, BMC, RDD, DS, CEA	

Identification of the Project					
Project Title	Housing project at Thiraimadu.				
Project Proposal	Construction of housing project at future administrative area to cater the demand for housing and satisfy the urban sprawl.				
Location	Province	Eastern	North	Bare land	
	District	Batticaloa	East	Bare land	
	Regional Boundary	BMC	South	Bare land	
	Administrative Unit	MC	West	Thiraimadu Road	
Access	ThiraimaduRoad				
Location Map					
Layout Plan					

Project Justification						
Project Category	Conservation		Nature of the Project	New	✓	
	Landscape			To be elaborated		
	Heritage			Land development only		
	Replacement		Project Goals Nature of the Project	Economic		
	Housing	✓		Social	✓	
	Road Development			Environmental		
Commercial		Physical		✓		
Other						
Project Objectives	<ul style="list-style-type: none"> Encourage a range of affordable, accessible, and decent housing options throughout the community. Encourage the expansion of the capacity of neighborhood associations. Promote mixed-income, mixed-rental housing developments. 					
Basis of the Project	Construction of housing scheme with the incorporation of aspects like housing units, ecofriendly, renewable energy design, parking space, security and safety system, water and electricity supply, enough free space and maintenance					
Present ownership of the Land						
Present ownership of the Land	Government	✓	Land Extent	Survey Plan	No	PP Mada 2047
	Other				Date	2006.09.29
	UDA		Approx. 3 Acres		Land extent	
Implementation of the Project						
Project Implementation Methodology	Institution to be implemented	NHDA				
	Fund raising Methodology	NHDA	Other clearances needed	UDA, BMC, DS, NHDA		

PROPOSED ROAD RESERVATIONS

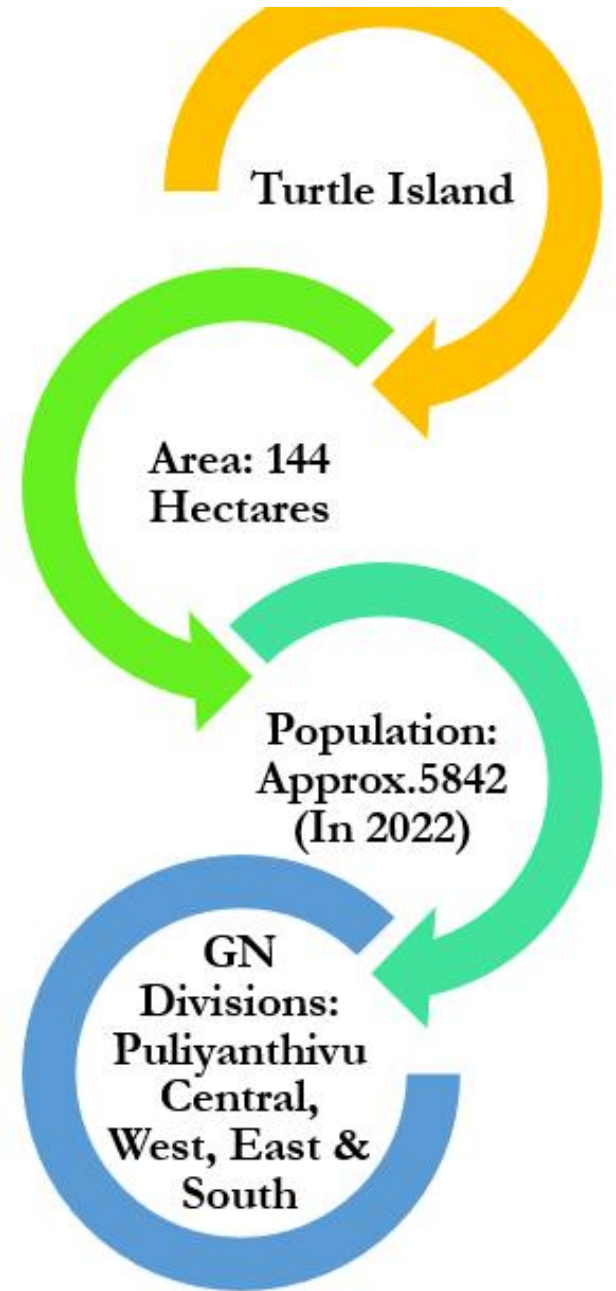
Road ID	Name of the Road	Width of the Road (m)	Proposed Road width (m)	Street line (m)	Building line (m)
EBMNE001	Munai Street - 1st Cross	4	4	4.5	4.5
EBMNE002	Munai Street - 2nd Cross	3	3	4.5	4.5
EBMNE003	Munai Street - 3rd Cross	2.7	2.7	4.5	4.5
EBMNE004	St.Antoniys Road	3.7	3.7	6.0	6.0
EBMNE005	Main Street	5	5	15.0	15.0
EBMNE006	Main Street - 2nd Cross	4.5	4.5	6.0	6.0
EBMNE007	Main Street - 1st Cross	3	3	6.0	6.0
EBMNE008	Bazaar Street	5.6	5.6	12.0	12.0
EBMNE009	Amenconer Street	3.2	3.2	6.0	4.5
EBMNE010	Sinnalepai Road	3.5	3.5	4.5	3.0
EBMNE011	Love Lane	3.7	3.7	4.5	3.0
EBMNE012	Green Street	3.5	3.5	4.5	3.0
EBMNE013	Kasi Street	3	3	3.0	3.0
EBMNE014	Penando Road	3	3	4.5	3.0
EBMNE015	Noththaris Lane	3	3	4.5	4.5
EBMNE016	Mahilady Road	3	3	6.0	4.5
EBMNE017	2nd Cross Road Puliyantivi	3.5	3.5	6.0	4.5
EBMNE018	Advacate Road	4.6	4.6	4.5	4.5
EBMNE019	St.Michale's Road	3.6	3.6	6.0	4.5
EBMNE020	Central Road	4	4	7.5	7.5
EBMNE021	Muthaliyar Street	3.2	3.2	6.0	4.5
EBMNE022	Mukantharam Road	3	3	6.0	4.5
EBMNE023	Coner Road	3	3	6.0	4.5
EBMNE024	Munai Street 4th Cross	3	3	4.5	4.5
EBMNE025	Sinegatheepan Road	2.5	2.5	3.0	3.0
EBMNE026	Matheews Road	4	4	4.5	4.5
EBMNE027	Thuropathai Amman Kovil Road	4.5	4.5	4.5	4.5
EBMNE028	Sallipiddi Road	3	3	3.0	3.0
EBMNE029	Kalainar Road	2.8	2.8	3.0	3.0
EBMNE030	3rd Cross Road Puliyantivu	4	4	6.0	4.5
EBMNE031	Bundings Lane	3	3	6.0	4.5

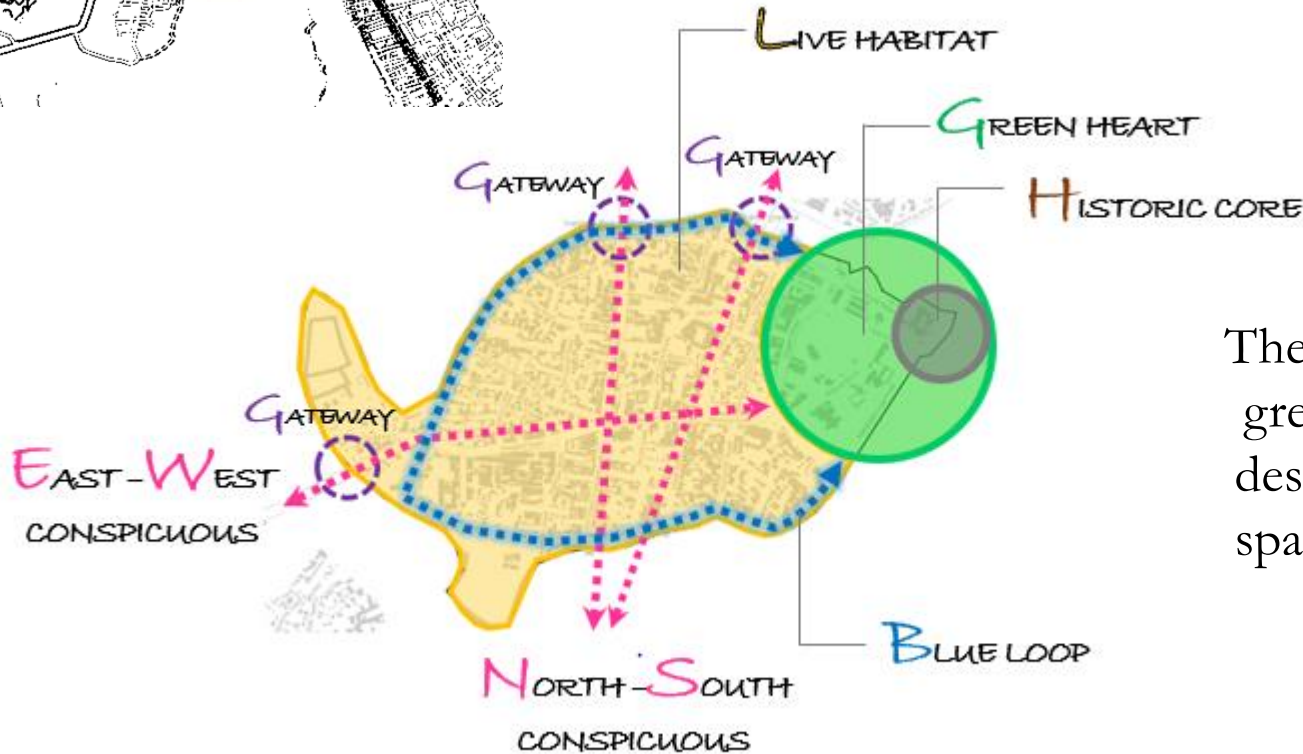
PROPOSED ROAD RESERVATIONS

Road ID	Name of the Road	Width of the Road (m)	Proposed Road width (m)	Street line (m)	Building line (m)
EBMNE032	Storners Lane	2.5	2.5	3.0	3.0
EBMNE033	Ceal Lane	3	3	4.5	3.0
EBMNE034	Dorothy Lane	3	3	3.0	3.0
EBMNE035	Reservoir Road	3	3	6.0	4.5
EBMNE036	Temple Road	3.5	3.5	6.0	4.5
EBMNE037	Puliyadi Road	3	3	4.5	4.5
EBMNE038	Adigar Road	4.7	4.7	6.0	4.5
EBMNE039	Maruthady Road	3	3	6.0	4.5
EBMNE040	Nallaiya Road	4.4	4.4	6.0	6.0
EBMNE041	Suriya Lane	3.3	3.3	6.0	4.5
EBMNE042	Eswaran Lane	3	3	4.5	4.5
EBMNE043	Vanniyas Road	4	4	6.0	4.5
EBMNE044	New weniya Road	3	3	4.5	4.5
EBMNE045	Upstar Road	4	4	6.0	4.5
EBMNE046	Covington Road	5	5	7.5	7.5
EBMNE047	Senator Manikkak Square Road	3	3	3.0	3.0
EBMNE048	Vipulananda Road	3.4	3.4	6.0	6.0
EBMNE049	Vipulananda Road - 4th Cross	2.5	2.5	3.0	3.0
EBMNE050	Vipulananda Road - 5th Cross	3	3	3.0	3.0
EBMNE051	Vipulananda Road - 3rd Cross	3	3	3.0	3.0
EBMNE052	Vipulananda Road - 2nd Cross	3	3	3.0	3.0
EBMNE053	Vipulananda Road - 1st Cross	3	3	3.0	3.0
EBMNE054	Vinayagar Veethy - 1	3	3	6.0	6.0
EBMNE055	Vinayagar Veethy - 2	3	3	6.0	6.0
EBMNE056	Vipulananda Road - 6th Cross	2	2	3.0	3.0
EBMNE057	Vinayagar Veethy - 1st Cross	3	3	3.0	3.0
EBMNE058	St.Paththima Lane - 1	3	3	3.0	3.0
EBMNE059	St.Annammal Road No.1	3	3	3.0	3.0
EBMNE060	Kulanthai Yesu Road	3	3	3.0	3.0
EBMNE061	St.Annammal 2nd Cross	3	3	3.0	3.0
EBMNE062	St.Annammal 3rd Cross	3	3	3.0	3.0



**GUIDE PLAN AREA 1
(TURTLE ISLAND)**





- VISION -

"PHOTOGENIC HISTORIC
PURLIEU OF BATTICALOA"

- VISION STATEMENT -

The Batticaloa, Turtle Island is supposed to be build as green and 'blue historic habitat arcade' and the urban design guide plan is planned & design to be created as space for people to visit, enjoy and stay while reach to this Turtle Island.



Residential Zone



Transit Zone



Religious Zone



Recreational Zone



Educational Zone



Mixed Zone



Institutional Zone



Historical Zone



Health Zone



Commercial Zone



Zones	Zone Factor
1. Residential Zone	1
2. Transit Zone	1.3
3. Religious Zone	1
4. Recreation Zone	0.3
5. Educational Zone	1.3
6. Mixed Development Zone	1.3
7. Institutional Zone	1.3
8. Historical Zone	0
9. Health Zone	1.3

- Communal open space
- Local parks
- Public space
- Street spaces and

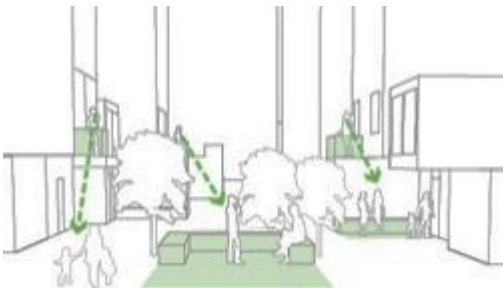
PUBLIC SPACE



1. COMMUNAL OPEN SPACE

1.1. Ensure communal open space is accessible and functional

- 1.1.1. Locate communal open space to be convenient and accessible to building occupants.
- 1.1.2. Provide communal open space of a size that accommodates a wide range of activities and uses appropriate for the building occupants.



1.2. Support a safe and enjoyable communal open space for its intended users

- 1.2.1. Include a place where adults and children can gather and socialise.
- 1.2.2. Provide seats and tables to cater for large gatherings of people.
- 1.2.3. Provide lighting in communal open space to support safe movement and evening use.
- 1.2.4. Provide landscape areas with sufficient space and soil volume for trees to grow.
- 1.2.5. Incorporate containers for trees and shrubs where free ground with sufficient soil volume is not available.

1.3. Ensure the communal open space protects the amenity for adjacent sensitive uses

- 1.3.1. Locate facilities such as driveways, foyers and barbecue areas to minimise noise, fumes and lighting impacts into sensitive uses in adjacent properties..

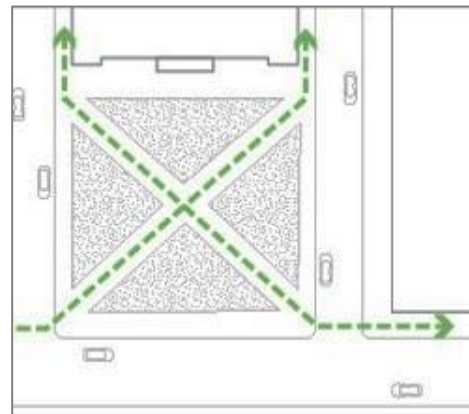
1.4. Ensure communal open spaces are well maintained

- 1.4.1. Establish a regular maintenance program for communal open space..

2. LOCAL PARKS

2.1. Ensure convenient and safe access to and through local parks

- 2.1.1. Locate park entrances on pedestrian desire-lines.
- 2.1.2. Provide at least two main pedestrian through-paths across a local park, linked directly to the surrounding pedestrian network.
- 2.1.3. Where a principal bicycle route passes through a park, provide separated pedestrian and bicycle paths.
- 2.1.4. Locate bicycle paths away from children's play areas.
- 2.1.5. Provide a pedestrian path around the park perimeter for walkers and joggers.

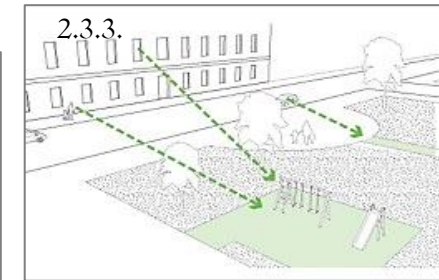
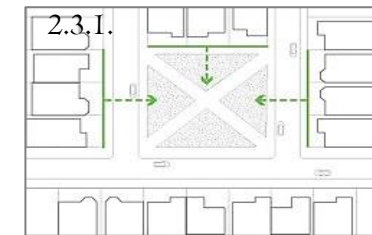


2.2. Encourage use of local parks at different times of the day by a wide range of users

- 2.2.1. Provide areas and facilities suitable for active pursuits.
- 2.2.2. Provide areas and comfortable seating for quiet pursuits.

2.3. Ensure amenity and safety for local park users

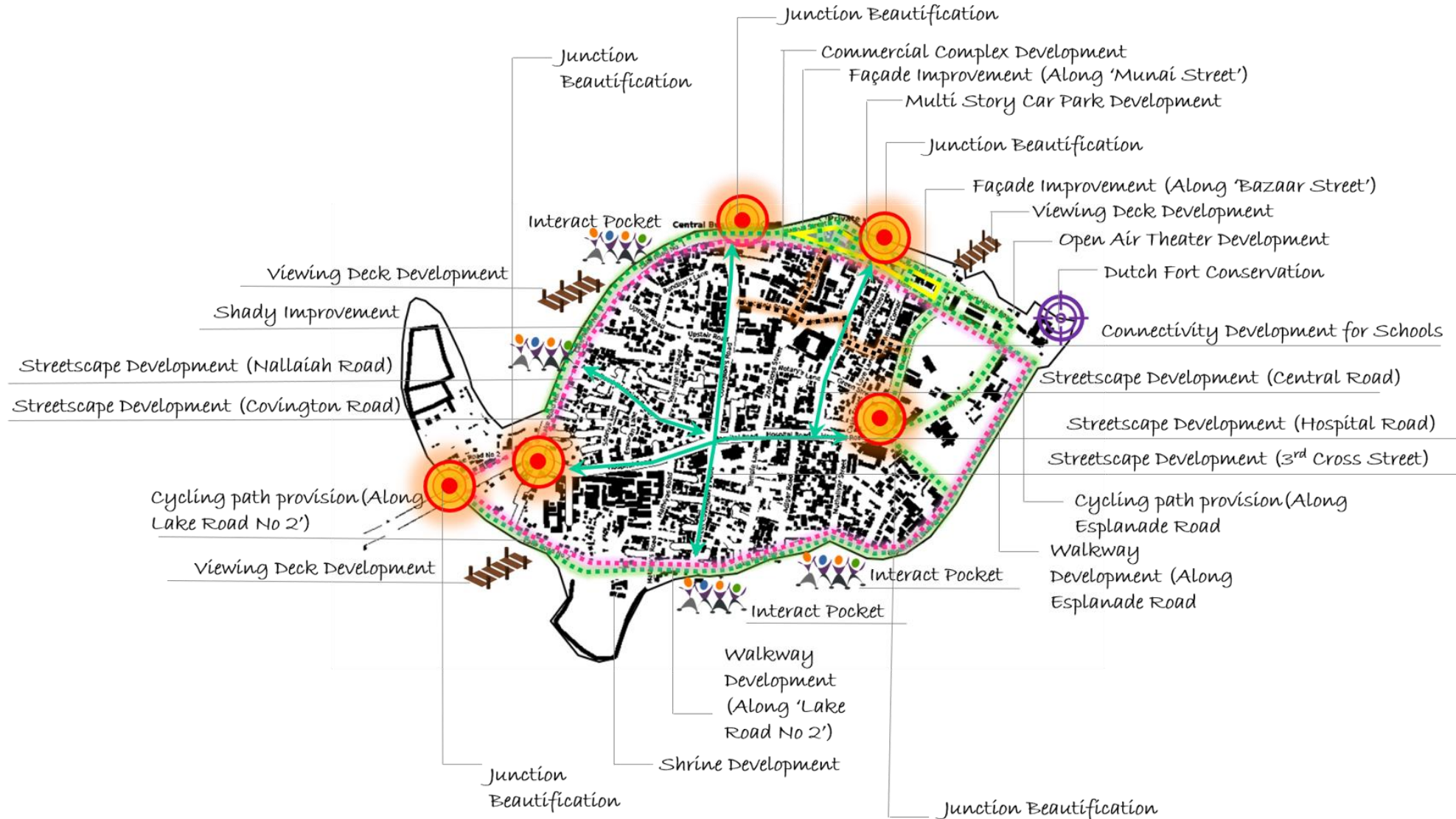
- 2.3.1. A park bounded by blank rear or side fences limits the opportunity for informal surveillance and reduces security for both park users and properties bordering the park.
- 2.3.2. Provide seats at the entry points of local parks.
- 2.3.3. Locate the paths, facilities and children's play areas in local parks where they can be seen from surrounding properties, paths and streets.
- 2.3.4. Position trees and planting to maintain sightlines between paths within a park and surrounding streets and properties.
- 2.3.5. Provide lighting along main paths and in areas intended for night-time use, lit to the same level as surrounding streets.



2.4. Emphasize a sense of place and character in local parks

- 2.4.1. Select planting and landscape elements that support the existing character or preferred future character of the park.
- 2.4.2. Establish large trees and other plants to enhance the local habitat and microclimate.
- 2.4.3. Protect natural features in or nearby to the park that contribute to a sense of place.

ACTION PROJECTS FOR URBAN DESIGN GUIDE PLAN FOR TURTLE ISLAND, BATTICALOA

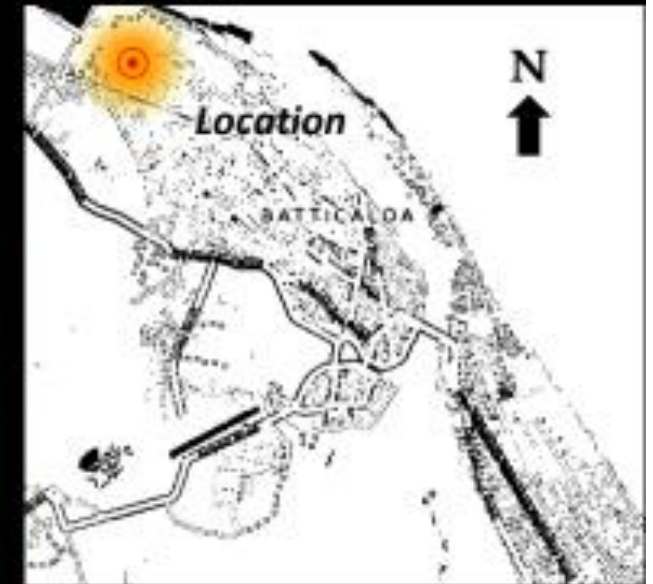




**GUIDE PLAN AREA 2
(THIRAIMADU)**

Proposed Development Guide Plan of Batticaloa
Municipal Council

Thiraimadu Area
Existing Situation



- Panichchayady (176D) and Thiraimadu (173E)
- Land Extent : 179.89 Hectares
- Consisted with housing schemes, religious places, administrative institutions, vacant lands and open spaces

Proposed Development Guide Plan of Batticaloa
Municipal Council

Thiraimadu Area
Vision & Vision Statement

- VISION -

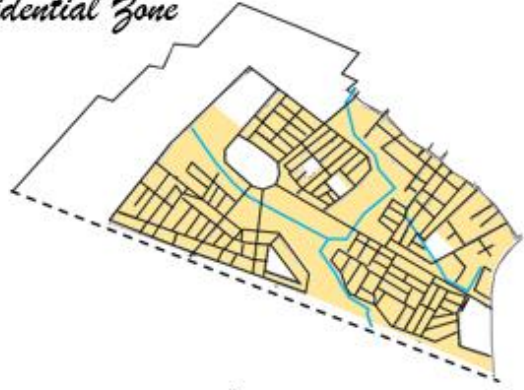
"Pinnacle Precinct of Batticaloa"

- VISION STATEMENT -

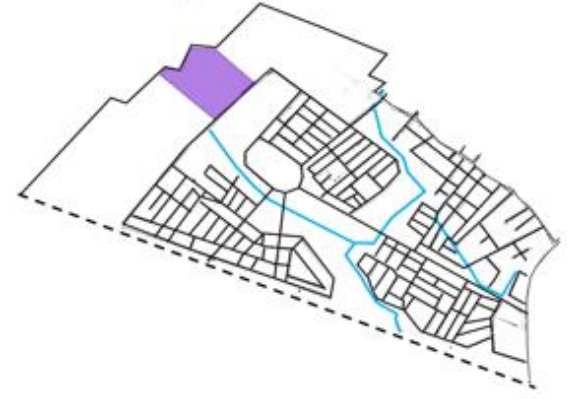
The Batticaloa, Thiraimadu area is supposed to be build as administrative precinct and the development guide plan is planned to be having high concentration of administrative, institution, recreation and mixed development. Not only that but also this development guide plan area will function as service provider for Batticaloa District.



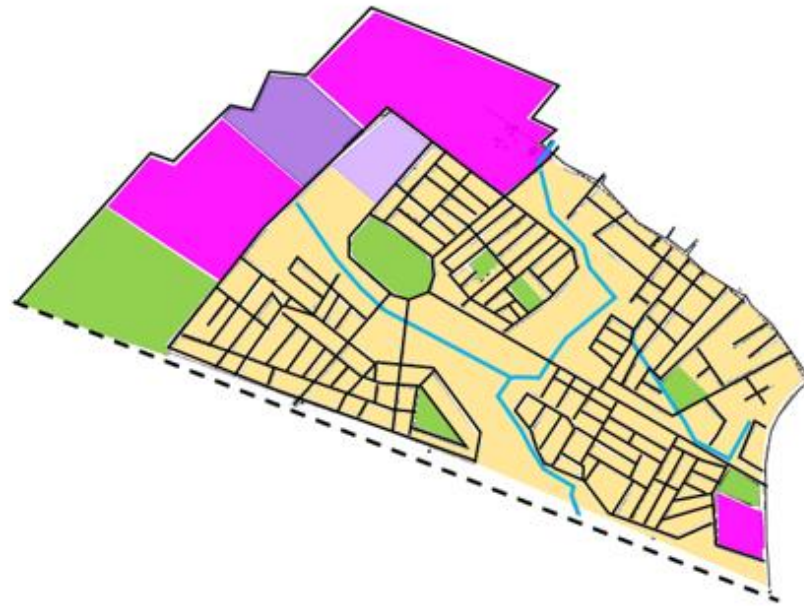
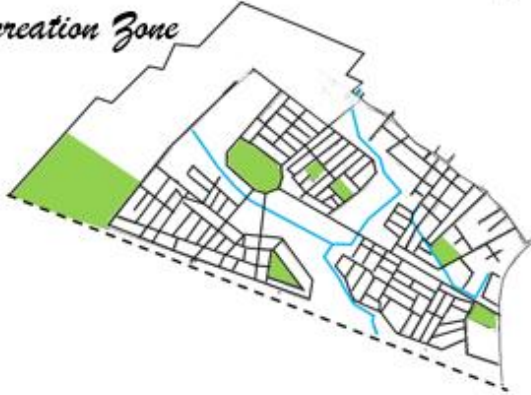
Residential Zone



Industrial Zone



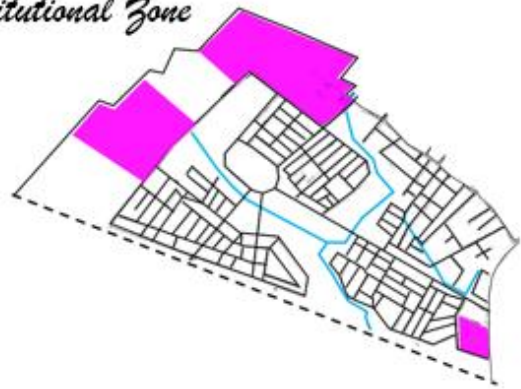
Recreation Zone



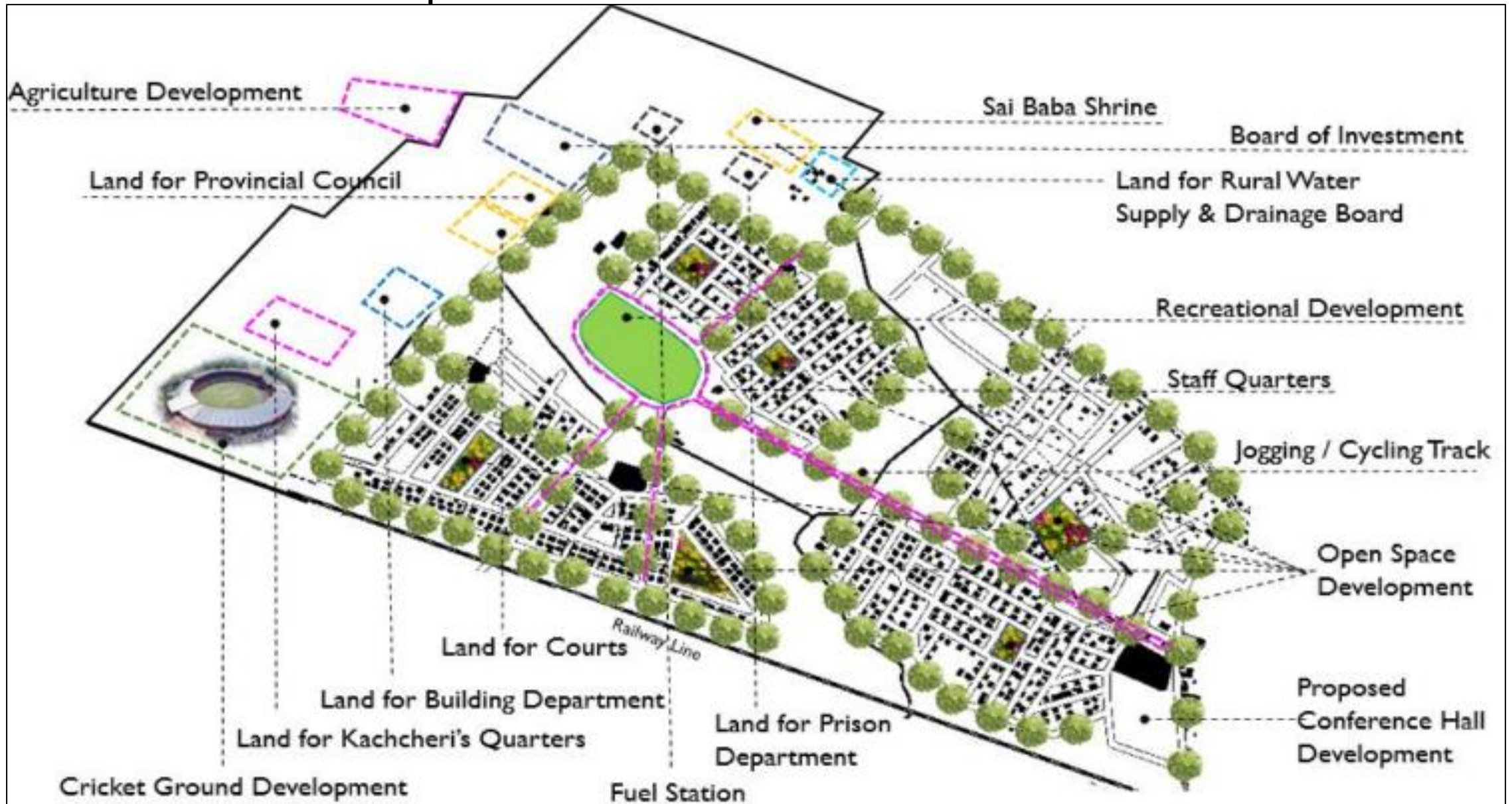
Administrative Zone



Institutional Zone



Zones	Zone Factor
1. Residential Zone	1
2. Recreation Zone	0.3
3. Institutional Zone	1.3
4. Industrial Zone	1.3
5. Administrative Zone	1.3



THANK YOU !