



UDA

INVESTMENT OPPORTUNITIES

SRI LANKA



Real Estate Management and Development Division
Urban Development Authority
Ministry Of Urban Development & Housing





THE URBAN DEVELOPMENT AUTHORITY

- The Urban Development Authority (UDA) was established under the Law No. 41 of 1978 to promote integrated planning and implementation of economic, social and physical development of certain areas declared as urban development areas.
- At present, the Urban Development Authority is committed to achieve the vision, 'Towards a Planned, Sustained and Adored Urbanization' and the mission to 'Promote integrated planning and implementation for the economic, social, environmental and physical development of the declared Urban Development Areas.'

WHY INVEST IN UDA PROPERTIES

Long term land lease with Government authentication

Government assured Tenure Security

Prime Location & Premium Market Value

Provisions of required basic infrastructure facilities

Mortgage and assignment of leasehold rights

Benefits from the government (E.g. – Tax concession, favorable regulations)

Assistance by the UDA for speedy processes to obtain relevant clearances from different agencies

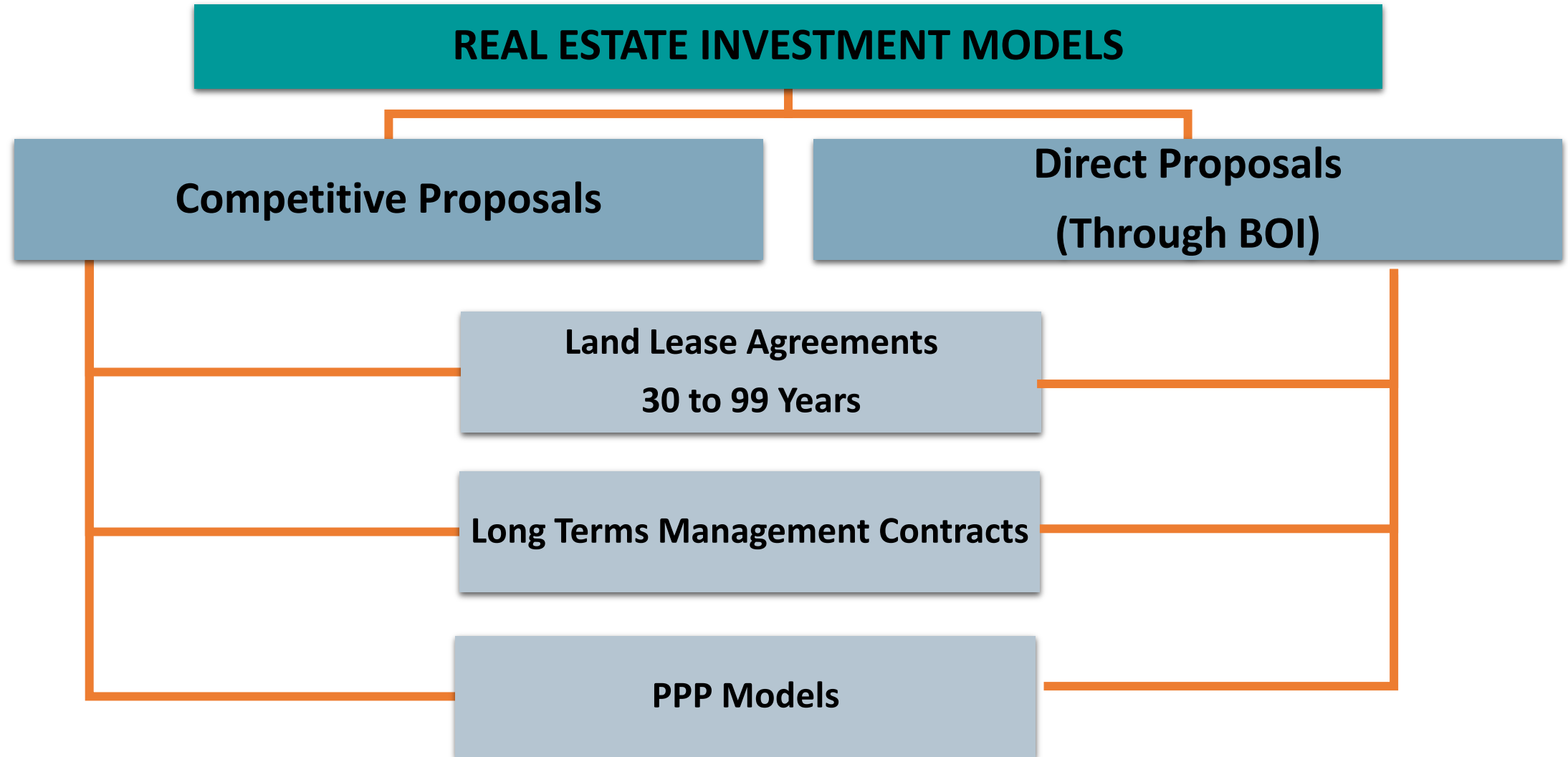
Adjustable time periods for payment of Lease Premium

Flexible lease terms

Enhance investor goodwill



REAL ESTATE INVESTMENT MODELS



REAL ESTATE INVESTMENT OPPORTUNITIES IN UDA

Development Category	No. of Projects
1. Mixed Development	41
2. IT based Mixed Development	01
3. Car Park with Mixed Development	01
4. Multi Model Logistic Park & Associated Development	10
5. Office Tower Development	01
6. Hospitality and Leisure Development	11
7. Residential Development (Prominent use – Housing)	06
8. Health related activities Development	01
9. Educational Development	01
10. Small and Medium sized Enterprises Park Development (SME)	02
Total Available Projects	75

One Stop Unit (OSU)



A centralized promotion and facilitation center for the developers, where they can apply and obtain necessary clearances and approvals from the relevant line agencies through a single platform.

21 Working Days

26 Supportive Agencies

Why Select the One Stop Unit (OSU)

- Reduce the processing time of approvals
- Promote a high transparency in application system
- Less complexity for developers
- Investment promotion
- Advanced and efficient monitoring system
- Continuous monitoring & reviewing of the approval process by the highest officials of the nation

One Stop Unit (OSU) - 26 Supportive Agencies

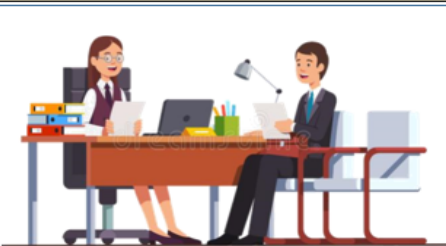


- All Local Authorities within UDA declared areas
- Central Environment Authority
- National Water Supply and Drainage Board
- Ceylon Electricity Board
- Lanka Electricity Company (PVT) Ltd
- Sri Lanka Land Development Corporation
- Board of Investment
- Geological Survey and Mines Bureau
- Sri Lanka Parliament
- Road Development Authority
- Department of Agrarian Development
- Department of Coast Conservation and Coastal Resource Management
- Sri Lanka Tourism Development Authority

- National Building Research Organization
- Sri Lanka Railway Department
- Civil Aviation Authority
- Department of Archaeology
- Condominium Management Authority
- Tea, Rubber and Coconut Estate (Control of Fragmentation) Board
- Department of Forest Conservation
- Department of Irrigation
- Ministry of Defense
- Waste Management Authority – Western Province
- Mahaweli Authority of Sri Lanka
- Labor Department
- Department of Wildlife Conservation
- Traffic Police Head Quarters

One Stop Unit (OSU) - Application Procedure

Step 1 – Pre-Visit (Consultation)



- Initial Discussion With UDA Officer
- Direct to other institution for consultation
- Preliminary Regulation Requirements
- Documentation Requirements
- Preliminary Advice
- Processing Fee details

Step 2 - Submission of application



- Apply via online
- Create an account
 - Upload documents
 - Pay initial payments
 - Apply

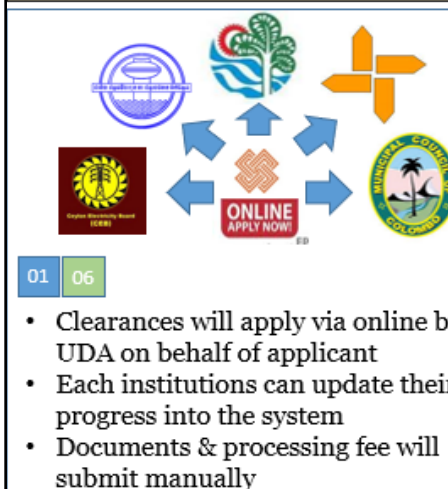


- Apply Manually
- Check the documents
 - Create Account
 - Obtaining processing fee
 - Enter to Online Process

Step 3- Process Application



Step 4- Apply for clearances from relevant institutions by UDA



Step 5 – One Stop Planning Committee “Scope Meeting”



05 11

- Represent all relevant institutions
- Invitation will be forwarded for relevant institutions via online
- Online account will be created for each institutions
- Obtaining initial consent

Step 6 – Receiving Clearances



- UDA officer will follow up the process
- Coordinate with developer & institutions

Collect all clearances from other institutions via online



Step 7 – One Stop Planning Committee “Approval Meeting”



02 21

- Forward to the approval committee
- Issuing final approvals

Report Generation



- Time based reports
- Development details
- Number of applications
- Income details
- Individual performance
- Cluster performance
- Institutional performance
- Application processing time

Report Generation



- Each step will notify to the applicant
- Overall process can be monitored (President/PM/SM/Sctr/UDA)
- Status of the application
- Black spots
- Institutional performance
- Application processing time

Contact Details

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Whatsapp: +94 712076177

Note : The content mentioned above is subject to change at the reasonable discretion of the Urban Development Authority.

CONTACT DETAILS



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Investment Opportunities for Northern Province

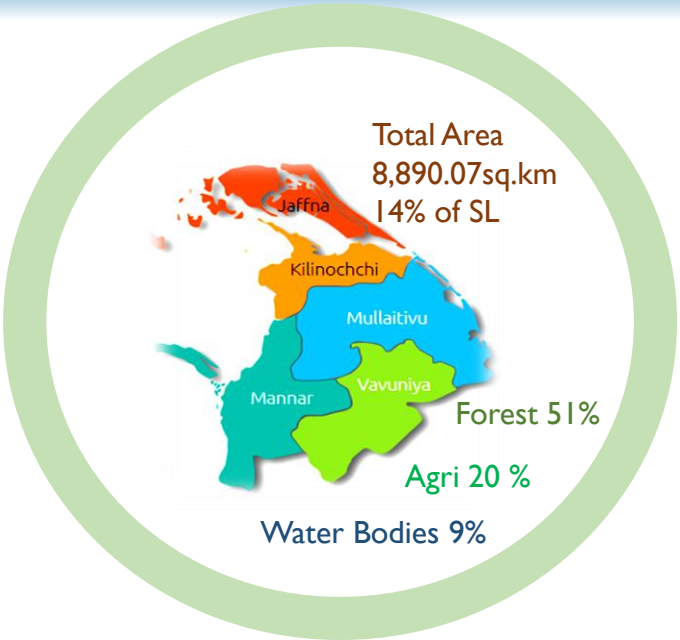
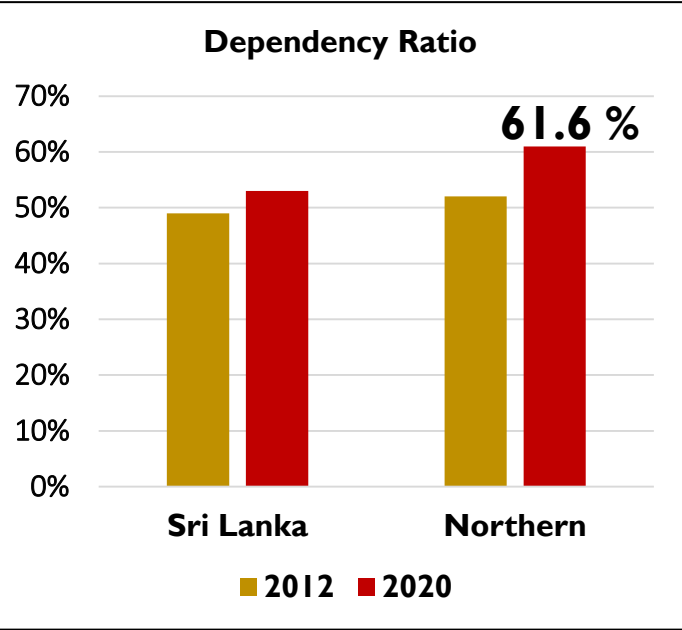
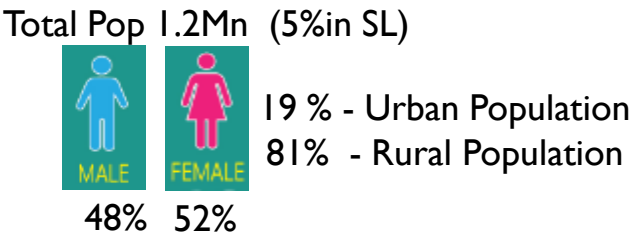


Urban Development Authority

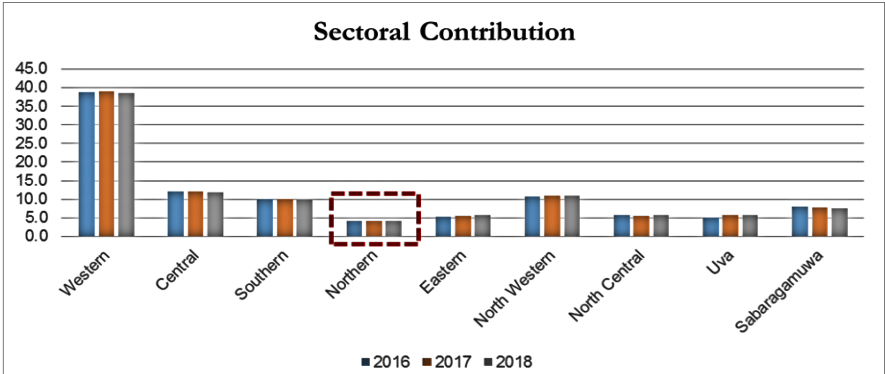
Northern Provincial Office

Ministry of Urban Development and Housing

Districts - 5
Divisional Secretariat Divisions - 34
Grama Niladhari Divisions - 921
Local Authorities – 34
(MC -1, UCs -5 & PSs -28)



GDP Contribution is 4.2% (2021)
Unemployment rate – 5% (SL-4.8%)
Poverty Head Count index 23.8 % (SL-14.3%)
Women Headed families of the NP - 23.9 %

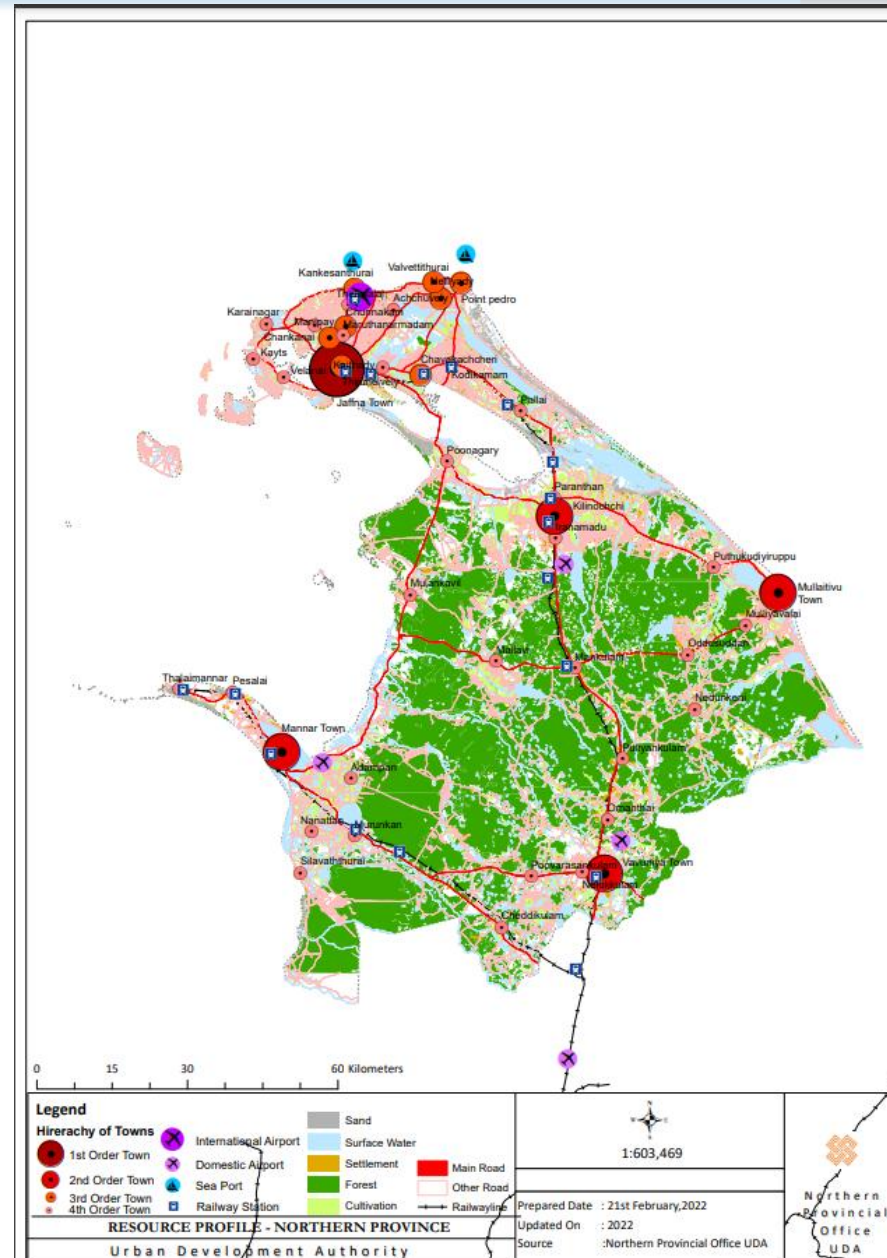


Computer Literacy 19.3% (SL 30.8%)
Adult literacy rate 88%

Flat and low elevation towards the coast.
6 major soil type identified

- Dominant group of soil is Reddish Brown Earth (RBE)
- The association of Low Humic Gley (LHG) with RBE soil (92%) is well suited for paddy cultivation
- Red Yellow Latesol, Non-Calsic Brown soil and Grumusol exist in Kilinochchi, Jaffna and Mannar areas respectively - good chemical quality
- alluvial of variable drainage and texture (4%)
- Rock Knob Plain (2%)
- Erosion remnants (1%) and Solarized Solonets & Solonchaks (1%).

- Close proximity to South India (18 nautical mile)
- 4 Mode of Transport (Air, Sea, Rail and Road)
- Land use composition
 - Forest 51%
 - Agriculture 20%
 - Waterbodies 9%
- Coastal length - 22% of Island
- Lagoon - 45% of Island
- Availability of 29 numbers of Islands & 8 number of sand dunes in Adam's bridge
- Potential for renewable energy (Wind and Solar)
- Sand
- Mangroves
- Palmyrah
- Saltern
- Oil Basin_ Mannar
- Bio Diversity Reserve _Gulf of Mannar



Identified Sectors

Transport

Urban Development

Housing

Education

Agriculture & Forestry

Fishery

Tourism

Renewable Energy

Industry

FIRST ORDER

JAFFNA TOWN

SECOND ORDER

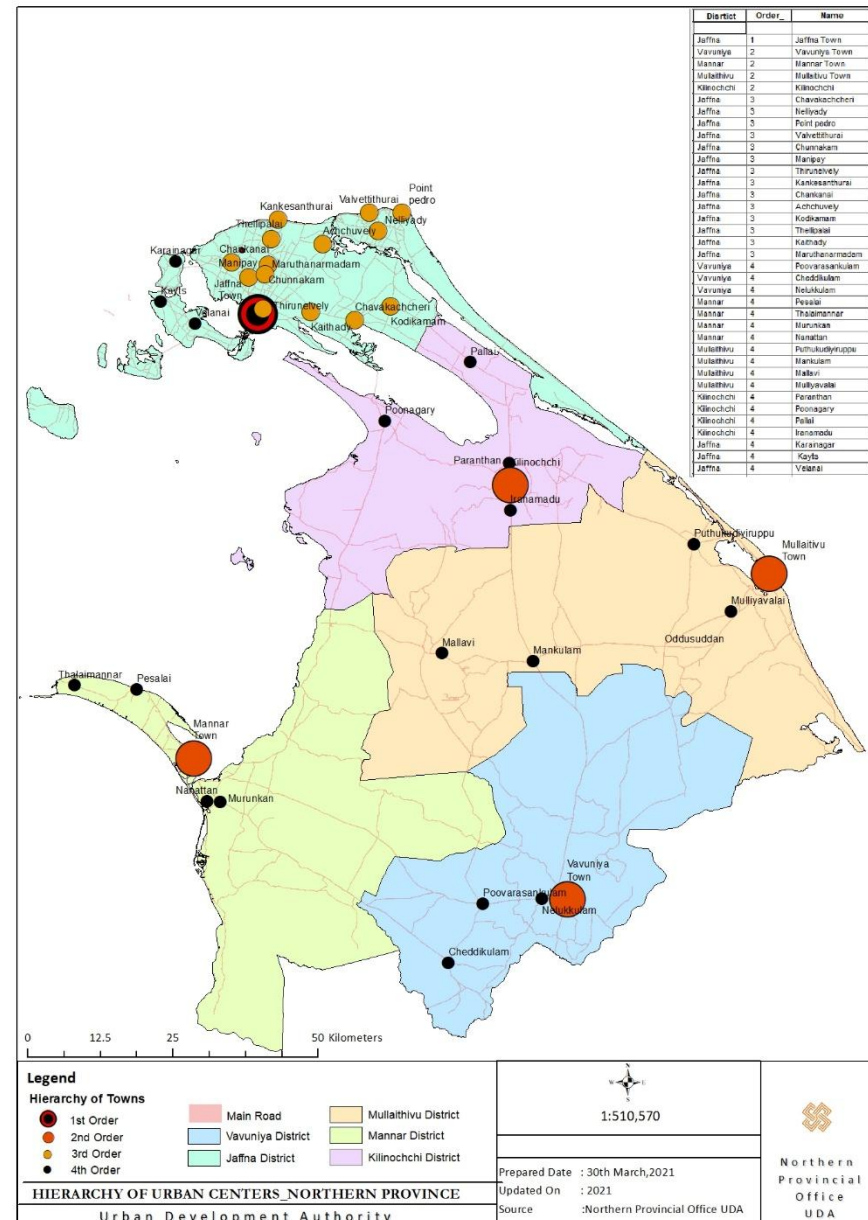
VAVUNIYA, MANNAR, KILLINOCHCHI, MULLAITHIVU

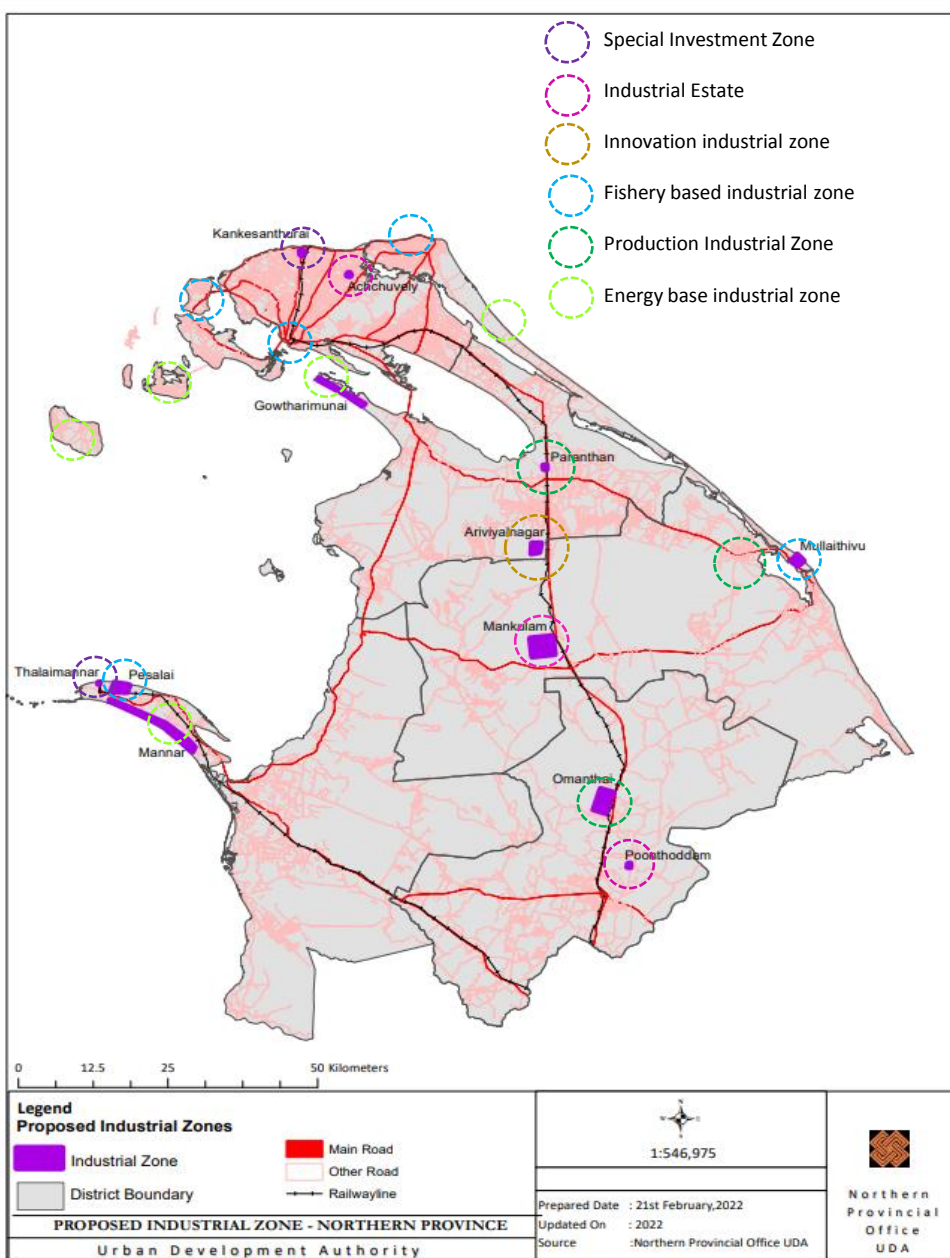
THIRD ORDER

Chavakachcheri, Nellyadi, Pointpedro,Valvettithurai
Chunnakam, Manipay,Thirunelveli, Kankesanthurai, Kodikamam,
Maruthanarmadam,Thelipalai, Kaithady,Achuveli
Cahnakanai

FOURTH ORDER

Kayts, Karainagar,Velanai, Poovarasankulam, Chettikulam, Nelukulam,
Paranthan, Poonakary, Palai, Irnaimadu, Pesalai,Thalaimanar,
Nanattan, Murunkan, Puthukudiyiruppu, Mankulam, Mallavi,
Muliyawalai





Special Investment Zone

KKS, Thalaimannar

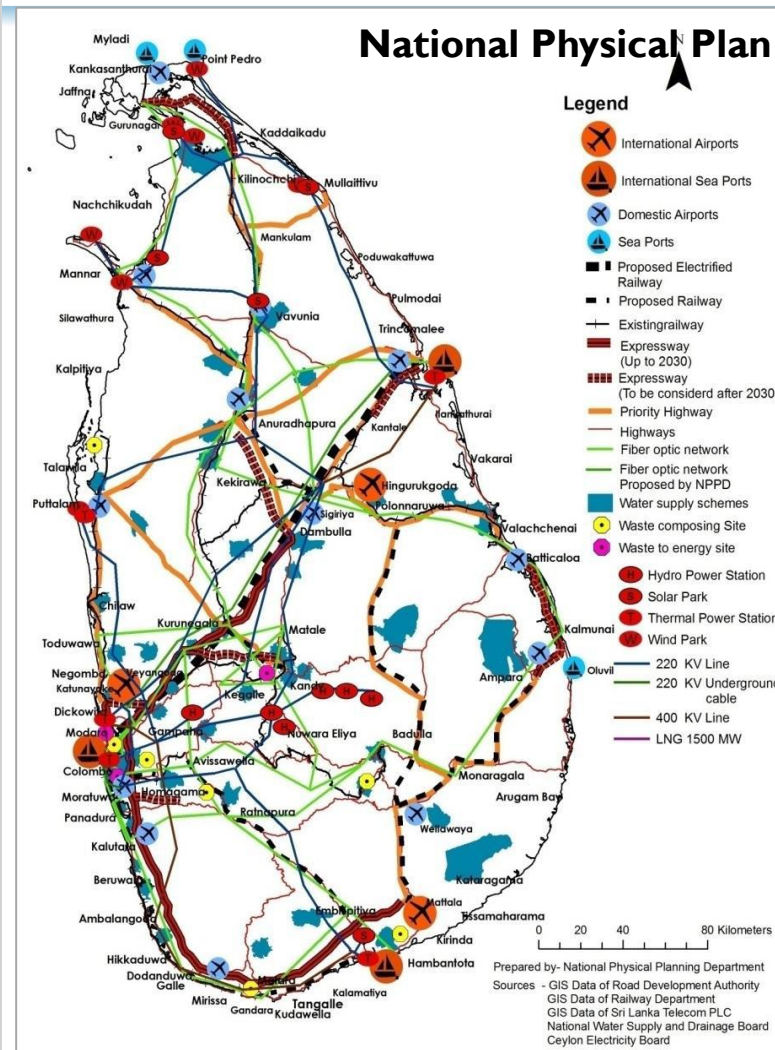
Industrial Estate

Poonthoddam,
Achchuveli, MankulamInnovation Industrial
Zone

Ariviyalnagar

Fishery based Industrial
ZonePesali, Mullaithivu, Point
Pedro, Karainagar, JaffnaProduction Industrial
ZoneParanthan, Omanthai,
PuthukudiyiruppuEnergy based Industrial
ZonePooneryn, Mannar,
Islands, Vadamaradchchi
EastTourism based Industrial
Zone

Mannar, Mullaithivu, Jaffna



S.No	District	DS Division	Identified Land	Extent	Ownership
01	Jaffna	Thelipalai	Harbor Development (Ferry Service between KKS & Rameshwaram)		SLPA
02	Mannar	Mannar	Harbour Development (Ferry service between Thalaimannar & Rameshwaram)		SLPA
03	Jaffna	Thelipalai	Reopening of airport for flight services	1000 Acres	CAA
04	Jaffna	Thelipalai	Modernization of Railway station		SL Railway

New Approach in National Spatial System

- Jaffna as multi-dimensional commercial City
- Mannar as National City
- C shaped economic Corridor – integrate the ports and airports
- Establish & expand facilities required to transport cargo via trains to Hambantota, Colombo, Kankasanturai and Trincomalee

18 of Asia's most underrated places

≡  travel

Jaffna, Sri Lanka

Most foreign tourists head to Sri Lanka's beautiful south coast or into its central tea country, both of which are fairly easy to reach from the main city of Colombo and beloved by Instagrammers who come to ride the famous rails.

But the northern patch of the island is worth the sometimes-challenging car or bus trip to get there.

Jaffna is the primary home of the country's Tamil-speaking population and still has glimmers of its Indian and Dutch colonial past, resulting in a fascinating, complex culture.

Start with architecture: the ornate, bright gold Nallur Kandaswamy Kovil Hindu temple and sprawling white Colonial-era Jaffna Library are both exceptional.

Then, indulge in the food: bananas and mangoes fresh off the trees combine with curries, pickles and rice dishes for filling, inexpensive meals.

– L.M.

- 403 Km of Coastal shore line
- Historic Waters
- Continental Shelf, Lagoons
- 9000 Acres for Mari Farming



S.No	District	DS Division	Identified Land	Extent	Ownership
01	Jaffna	Velanai	Velanai (Sea bass)	50 Acres	Lagoon
02	Jaffna	Kayts	Kayts (Sea bass)	100 Acres	Lagoon
03	Jaffna	Kayts	Eluvaitheevu (Sea cucumber)	100 Acres	CCD
04	Jaffna	Karainagr	Karainagar (Crab Culture 20 Acre)	20 Acres	Lagoon
05	Jaffna	Velanai	Allaipiddy (Sea cucumber processing centre)	2 Acres	Private
06	Jaffna	Velanai	Pungudutheevu (Sea cucumber)	50 Acres	CCD
07	Killinochhci	Pooneryn	Palikuda (Sea Cucumber)	100 Acres	CCD
08	Killinochhci	Pooneryn	Paramankirai (Prawn Culture)	100 Acres	Forest
09	Mannar	Nanattan	Achchankulam (Crab culture)	20 Acres	Dept of Forest
10	Mannar	Mannar	Pesalai (Fishery)	10 Acres	Private
11	Mannar	Manthai West	Thevanpiddy (Fishery)	20 Acres	Dept of Wild Life

TOURISM

Scared & Religious sites Tours

Historical Tours

Natural Site Tours

Cultural & Lifestyle Tours



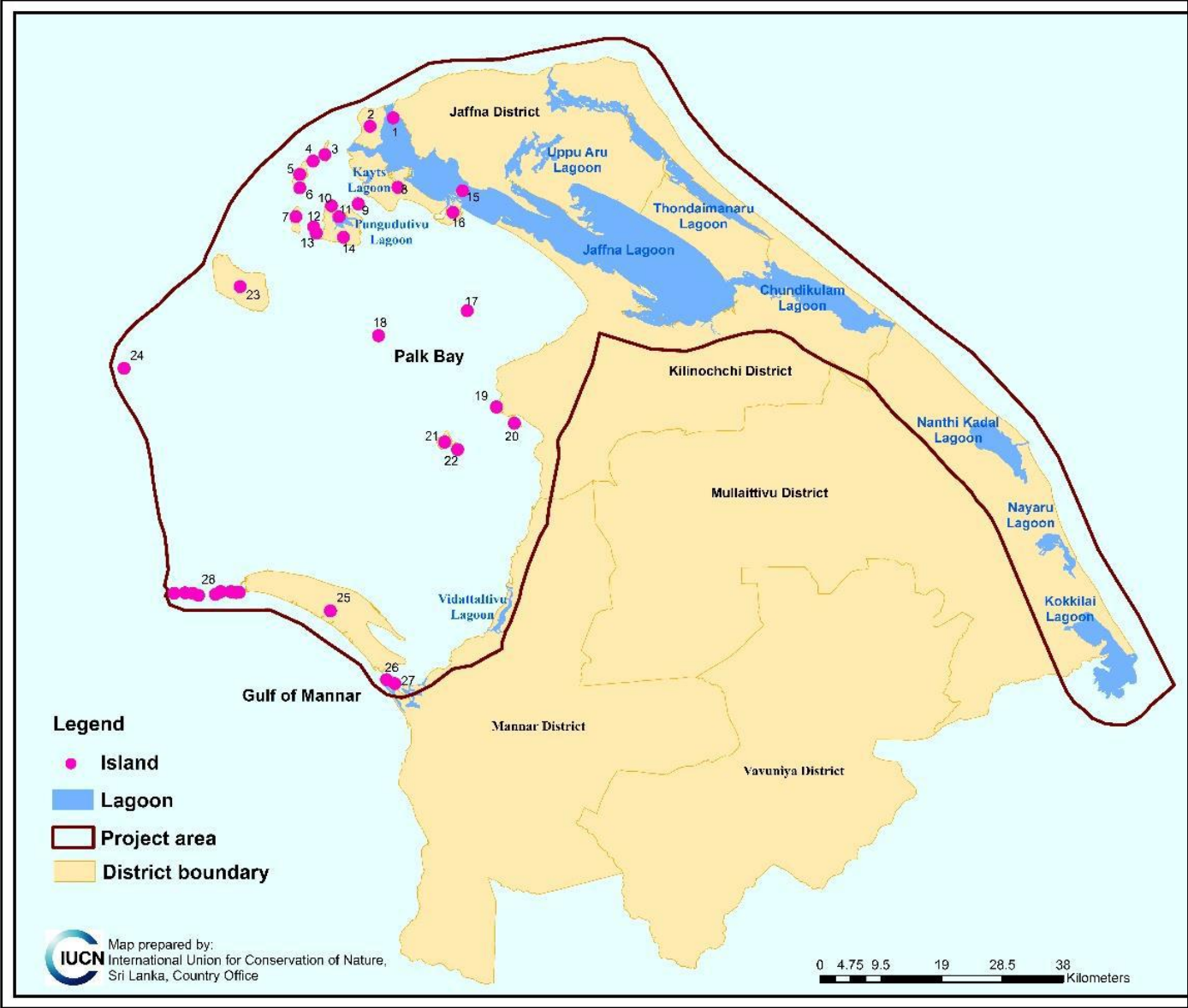
Seventy Six (76) places sorted by travelers as their favorite tourism destinations in Jaffna



Source – Jaffna Integrated Multi Modal Transport Study - 2019



Expanded Tourist Routes



	Name of Island	Extent (ha)	Pop
1	Thuruthupiddy	14	
2	Karainagar	2295	10682
3	Eluvaithivu	140	626
4	Paruthithivu	38	
5	Analaithivu	482	1848
6	Puliyanthivu	44	
7	Nainathivu	422	2481
8	Kayts	6401	16380
9	Kannathivu	97	
10	Palaitivu	19	
11	Karaithivu	68	
12	Kurikadduwan	756	
13	Naduthuruthi	122	
14	Punguduthivu	2256	3846
15	Siruthivu	28	
16	Mandaithivu	756	1551
17	Palaitivu	16	
18	Kakerativu	422	
19	Erumaithivu	108	
20	Kakkativu	118	
21	Iranaithivu North	4.98	100

	Name of the Island	Extent (Ha)	Pop
22	Iranaithivu South	4.98	100
23	Delft	4717	4103
24	Kachchathivu	68	
25	Mannar	14300	66087
26	Puliyanthivu	44	
27	Kaliadithivu	21	
28	Islands at Adam Bridge		









TOURISM POTENTIAL



Mangroves

Snorkeling

Scuba Diving

Scenic Beaches

Bird Migratory Path

Boating / Wind

surfing
Ancient Ports/
Historical Places



FISHERY & MARIFARMING

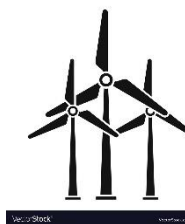


Sea Cucumber

Sea Weed Cultivation

Off shore Fishery

Deep Sea Fishing



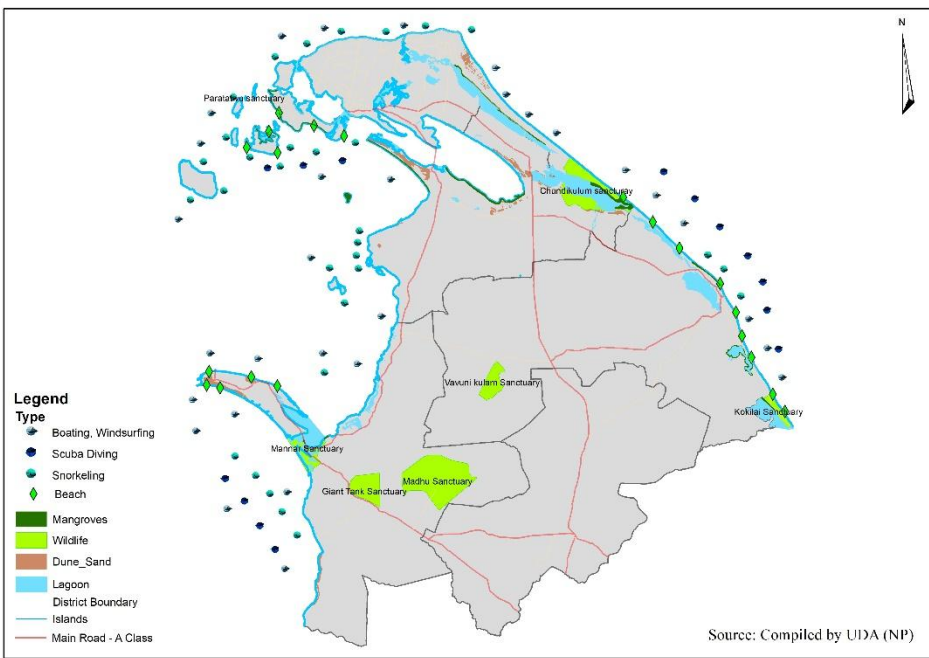
RENEWABLE ENERGY



Wind

Solar





Allocated Land Extent for Tourism Related Industrial Activities:- 410 Acres

S.No	District	DS Division	Identified Land	Extent	Ownership
01	MULLAITHIVU	Maritimepattu	Nayaru	25 Acres	Dept of Wildlife
02		Maritimepattu	Chemmalai East (Boat building)	80 Acres	Forest & Wild life
03		Maritimepattu	Vadduvagal	25 Acres	DS, Maritimepattu
04	JAFFNA	Velanai	Siruthivu (Nature Tourism)	70 Hec	Forest
05		Kayts	Paruthithivu	10 Acres	Dept of Wild life
06		Maruthankeny	Chundikulam	100 Acres	Dept of Wild life
07	MANNAR	Nanattan	Achchankulam	50 Acres	Forest
08		Manthaiwest	Thevanpidy	50 Acres	Dept of Wild life





Nayaru Lagoon Island – Mullaitivu

The place covers with **Blue Green environmental features** such as Forests, Scrublands, Paddy fields, Sea and Lagoon which exhibits an attractive scenic appearance. The lagoon has extensive sea grass beds and mangrove swamp. The lagoon attracts a wide variety of water birds including ducks, gulls, terns and other shore birds

Special Features: Birds watching, Jungle Experience, Scenic and Beach Spot, Plantation Fishing & Agricultural experiences.

Land Extent: 25 Acres

Ownership: Department of Wildlife Conservation

Coordinates:
9° 7'22.62"N 80°52'46.09"E

Expected Character

நாயாறு
உணவகம்

B297

Nayaru Beach

B297

Old chemmalai beach



Development Guidelines

Proposed Zoning :Tourism Promotional Zone

Permitted materials for construction are timber, clay and other environment friendly materials

- No of Floors: Maximum (G+2) or 9 m
- Plot Coverage: 65%
- Access road width is minimum 9 m

Tourism promotion activities

- Hotels
- Restaurants
- Huts and Cabanas
- Home stay buildings
- Beach Parks

Clearances

- Maritimepattu Divisional Secretariat Division
- National Water Supply & Drainage Board
- Ceylon Electricity Board
- Forest Department
- Department of Wildlife Conservation



Vadduvagal Estuary – Mullaitivu

The place which open up the Vadduvagal Lagoon into the Sea enriched with **blue paradise environment** which is naturally created and overlaid with greeneries for attraction. The Estuary has extensive sea grass beds and mangrove swamp and sandy beaches for attractions.

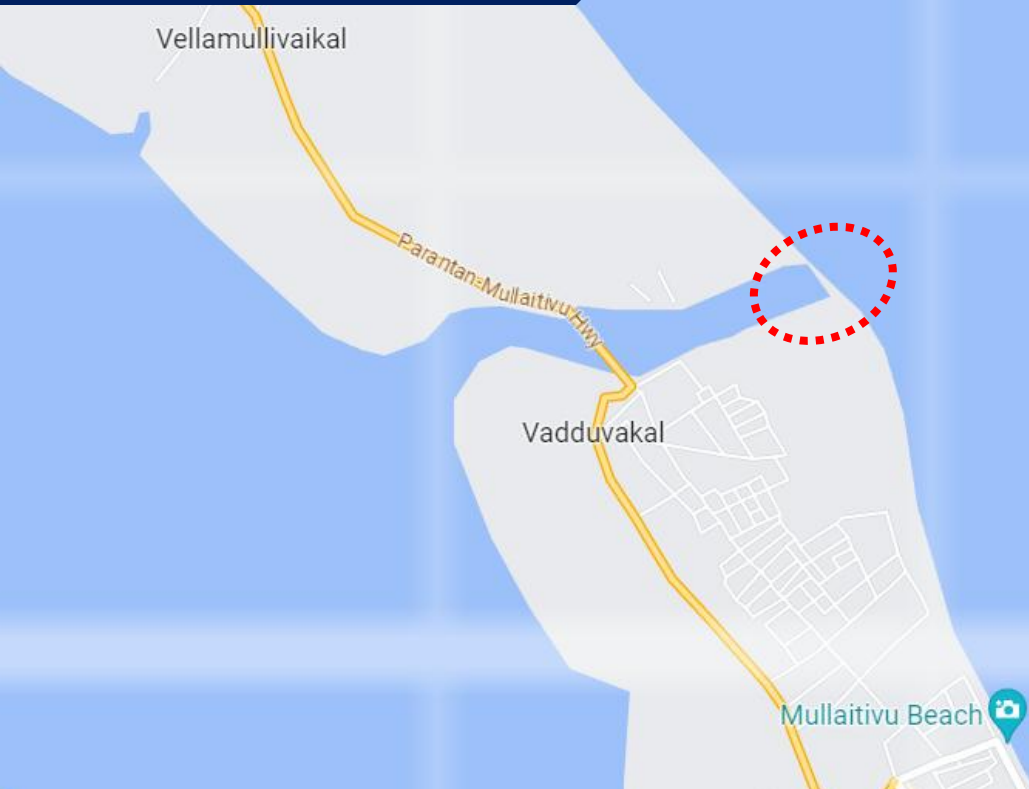
Special Features: **Estuary beach, Entertainment Fishing**

Land Extent: 25 Acres

Ownership: Maritimepattu
DS

Coordinates:
9° 16'43"N 80°48'15"E

Expected Character



Development Guidelines

Proposed Zoning : Tourism Promotional Zone

Permitted materials for construction are timber, clay and other environment friendly materials

- No of Floors: Maximum (G+2) or 9 m
- Plot Coverage: 65%
- Access road width is minimum 9 m

Tourism promotion activities

- Hotels
- Restaurants
- Huts and Cabanas
- Home stay buildings
- Beach Parks

Clearances

- Maritimepattu Divisional Secretariat Division
- National Water Supply & Drainage Board
- Ceylon Electricity Board
- Coast Conservation & Coastal Resource Management Department



Chemmalai Beach – Mullaitivu

The most beautiful and attractive beach of the Mullaitivu district which attracts many visitors for their photography scenarios. This beach is suitable for different categories of people, lonely travellers, relaxation getaway lovers etc. It is almost deserted place even during the high season. The beach has extensive sea grass beds and mangrove swamp and sandy beaches for attractions.

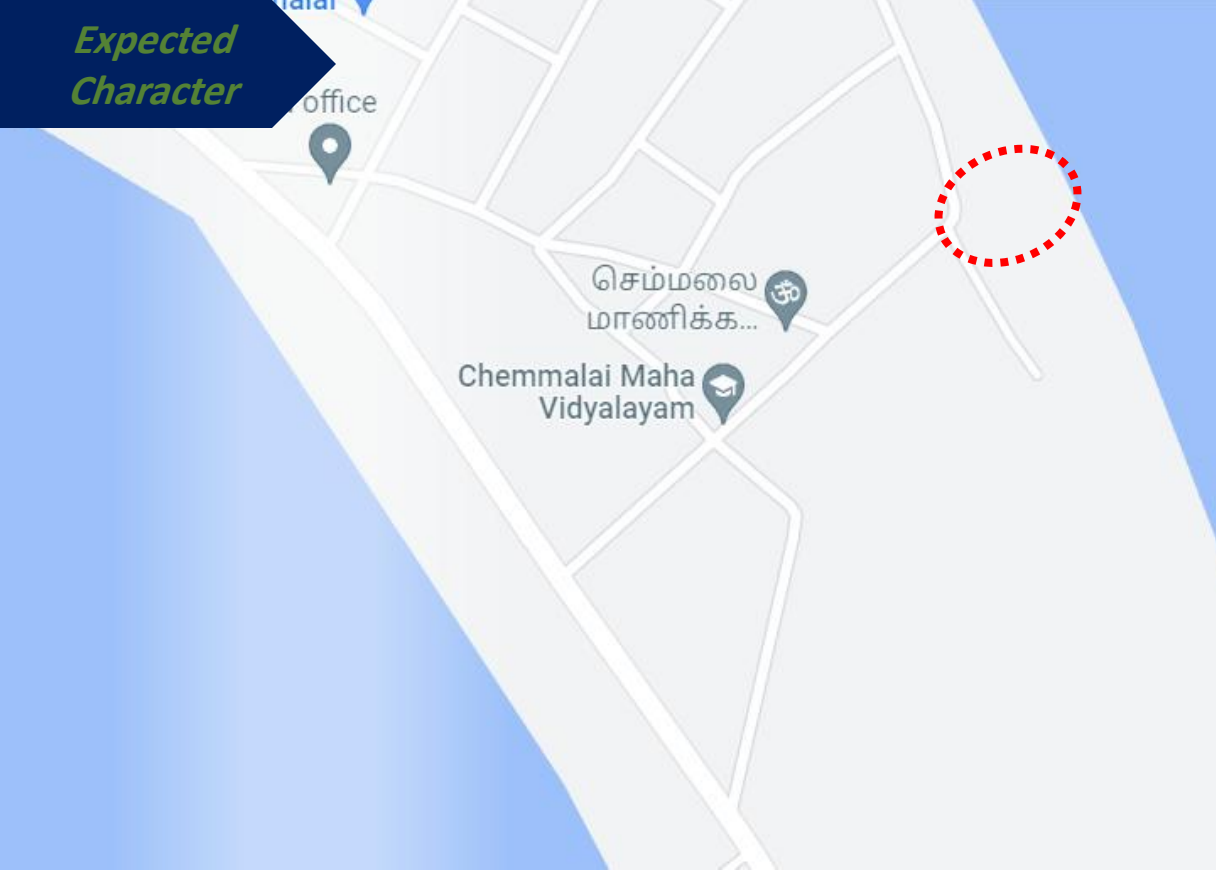
Special Features: *Attractive natural environment for site watching, low depth water bodies for tourism, fishing bay within the area.*

Land Extent: 5 Acres

Ownership: State land –
Maritimepattu DS

Coordinates:
9° 09'31"N 80°51'51"E

Expected Character



Development Guidelines

Proposed Zoning :Tourism Promotional Zone

Permitted materials for construction are timber, clay and other environment friendly materials

- No of Floors: Maximum (G+2) or 9 m
- Plot Coverage: 65%
- Access road width is minimum 9 m

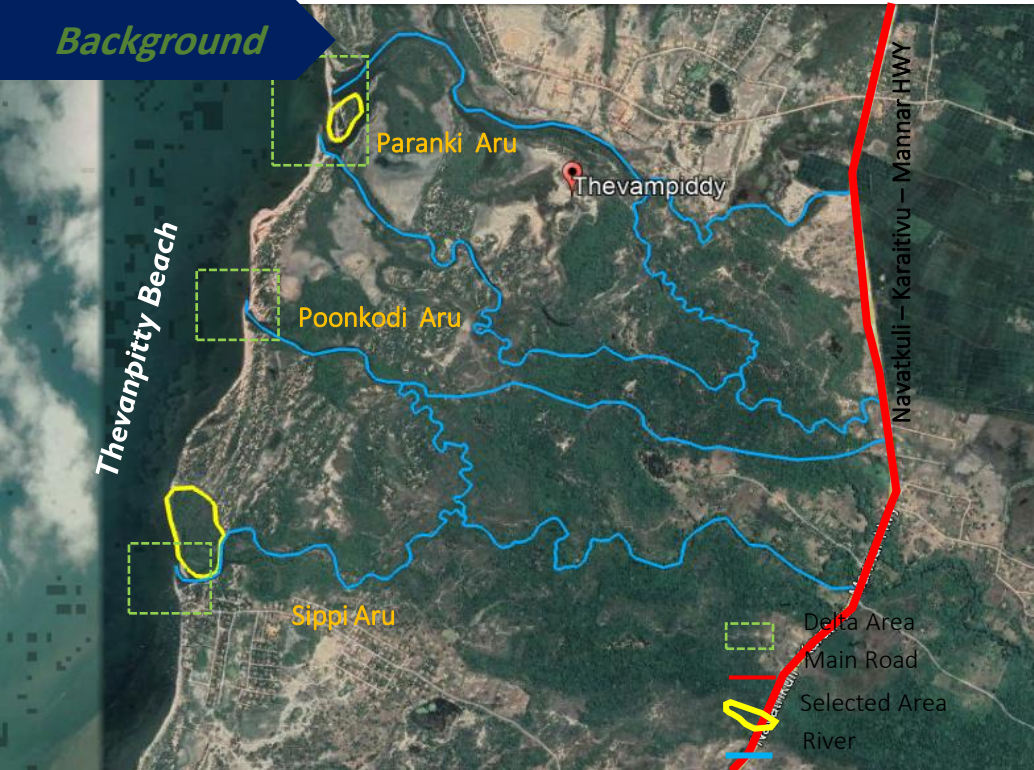
Tourism promotion activities

- Hotels
- Restaurants
- Huts and Cabanas
- Home stay buildings
- Beach Parks

Clearances

- Maritimepattu Divisional Secretariat Division
- National Water Supply & Drainage Board
- Ceylon Electricity Board
- Coast Conservation & Coastal Resource Management Department

Background



Thevanpitty – Mannar

The place covers with scenic environmental features and low dense residential village. This land which belongs to the Department of Wildlife Conservation. The coral reefs (42), mangroves and the delta area speaking the special character of this area.

Special Features: Eco friendly features help to attract more visitors to this place and untapped natural resources (coral reefs with beach strip and mangroves).

Land Extent: 50 Acres

Ownership: Department of Wildlife Conservation

Coordinates:
9°10'46.78"N 80° 6'13.49"E

Expected Character



St Francis Xavier Church
Mn/Thevanpiddy
RCTMV



Development Guidelines

Proposed Zoning : Tourism Promotional Zone

Permitted materials for construction are timber, clay and other environment friendly materials

- No of Floors: Maximum (G+2) or 9 m
- Plot Coverage: 65%
- Access road width is minimum 9 m
- FAR: 1: 4.5 (Applicable based on road width)

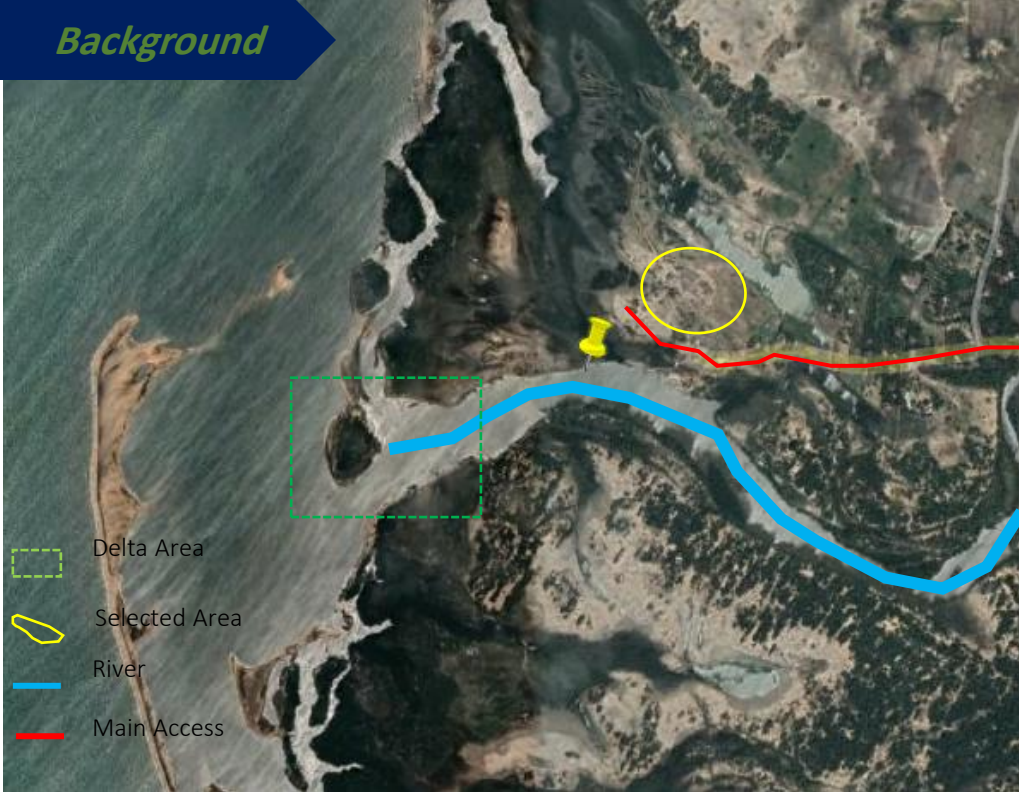
Tourism promotion activities

- Hotels/Restaurants/ Huts, Cabana Boat Services with landing site
- Viewing deck/observation tower
- kitesurfing

Clearances

- Manthai west Divisional Secretariat Division
- Fishery Cooperation
- Central Environmental Authority
- Department of Wildlife Conservation
- Coastal Conservation Department
- SLTDA

Background



Achchankulam – Mannar

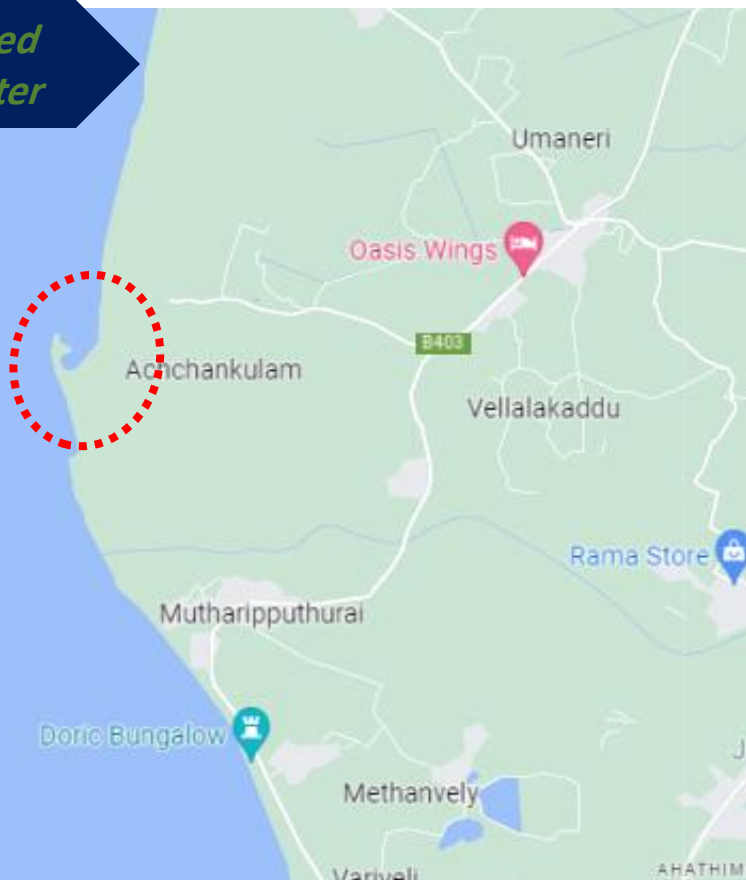
'Achchankulam' is one of the coastal town. Geography of the area which covers with unique environmental features. The selected land which belongs to the Department of forest. The coral reefs, mangroves and the delta are the major potential of this area for tourism.

Special Features: Scenic beauty & Eco friendly Environment (coral reefs , Mangroves patch and the Delta area is the uniqueness of this area)

Land Extent: 150 Acres

Ownership: Department of forest

Coordinates:
8°49'44.31"N 79°55'24.79"E



Development Guidelines

Proposed Zoning : Tourism Promotional Zone

Permitted materials for construction are timber, clay and other environment friendly materials

- No of Floors: Maximum (G+2) or 9 m
- Plot Coverage: 65%
- Access road width is minimum 9 m
- FAR: 1: 4.5 (Applicable based on road width)

Tourism promotion activities

- Hotels/Restaurants/ Huts, Cabana Boat Services with landing site
- Viewing deck/observation tower
- Deck Corridor

Clearances

- Nanattan Divisional Secretariat Division
- Fishery Cooperation
- Central Environmental Authority
- Forest Department
- Coastal Conservation Department
- SLTDA
- Navy

Background



Siruthivu - Jaffna

‘Siruthivu’ is the small island locating southern part of the Jaffna Peninsula with the total extent of 28 hec. The island is fully covered by the Mangroves. It is the no man island and it was declared as a forest conservation area by the Department of Forest in the year 2018. There is no land route connection to this island. Sea route connection is available to this island and distance between Jaffna town and this island is only 1.2 km.

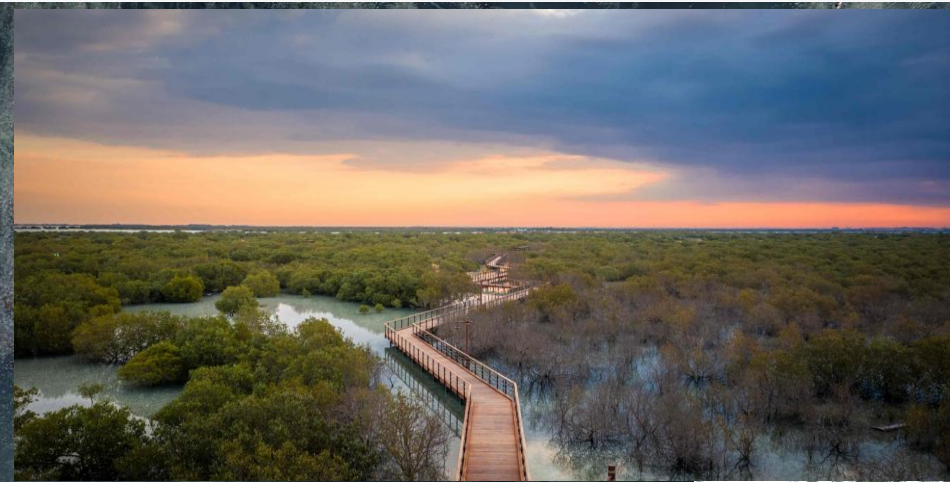
Land Extent: 28 Hec

Ownership: Department of Forest

Coordinates:
9°38'48.62"N-80° 0'12.48"E,

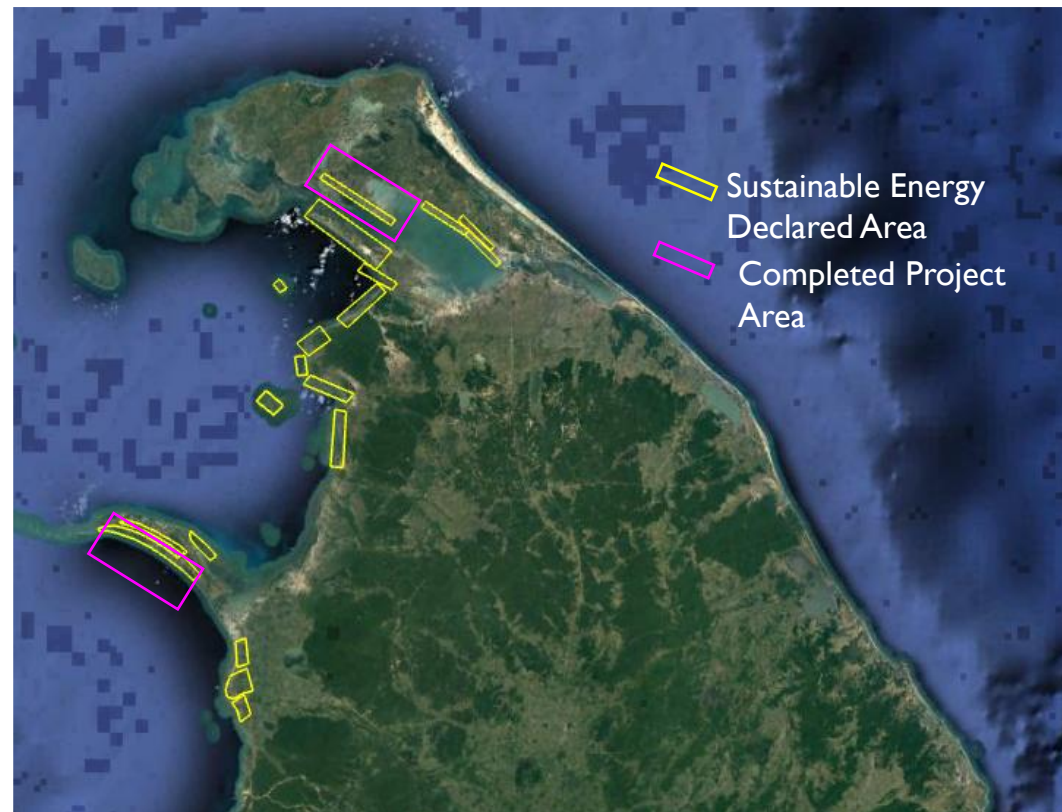
Special Features: Mangroves, No man area, Sandy beaches, Bird watching, Scenic view of the lagoon

1. Educational Space for Mangrove Vegetation
2. Recreational Spaces
3. Nursery are for Mangroves
4. Sea Cucumber Farming area
5. Mangrove experiencing area
6. Special access for Researches
7. Enhance accommodative space for Migratory birds
8. Bird watching area



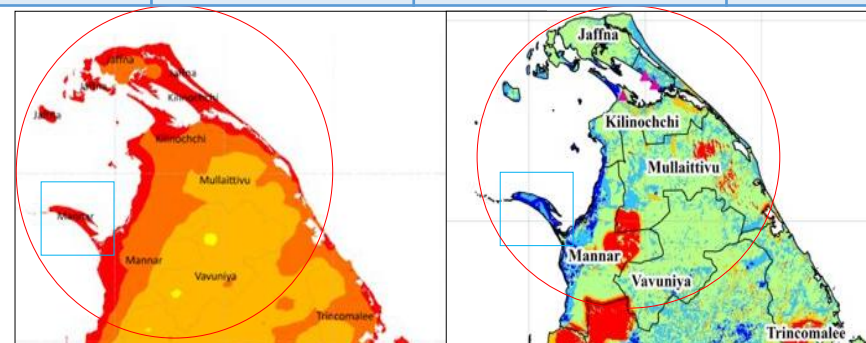
Sea front Marina	Boat Building/Ancho rages for Yachts	Heritage city	Island for Wind & Solar	High end island resort	Nature Tourism
Kachathivu	Velanai	Nainativu	Delft	Delft	Kekkarathivu
Mannar	Iranaitivu	Delft	Eluvaithivu	Palaithivu	Siruthivu
	Karainagar		Analaithivu	Mandaithivu	Erumaitivu
	Eluvaithivu			Mannar	
	Punguduthivu				

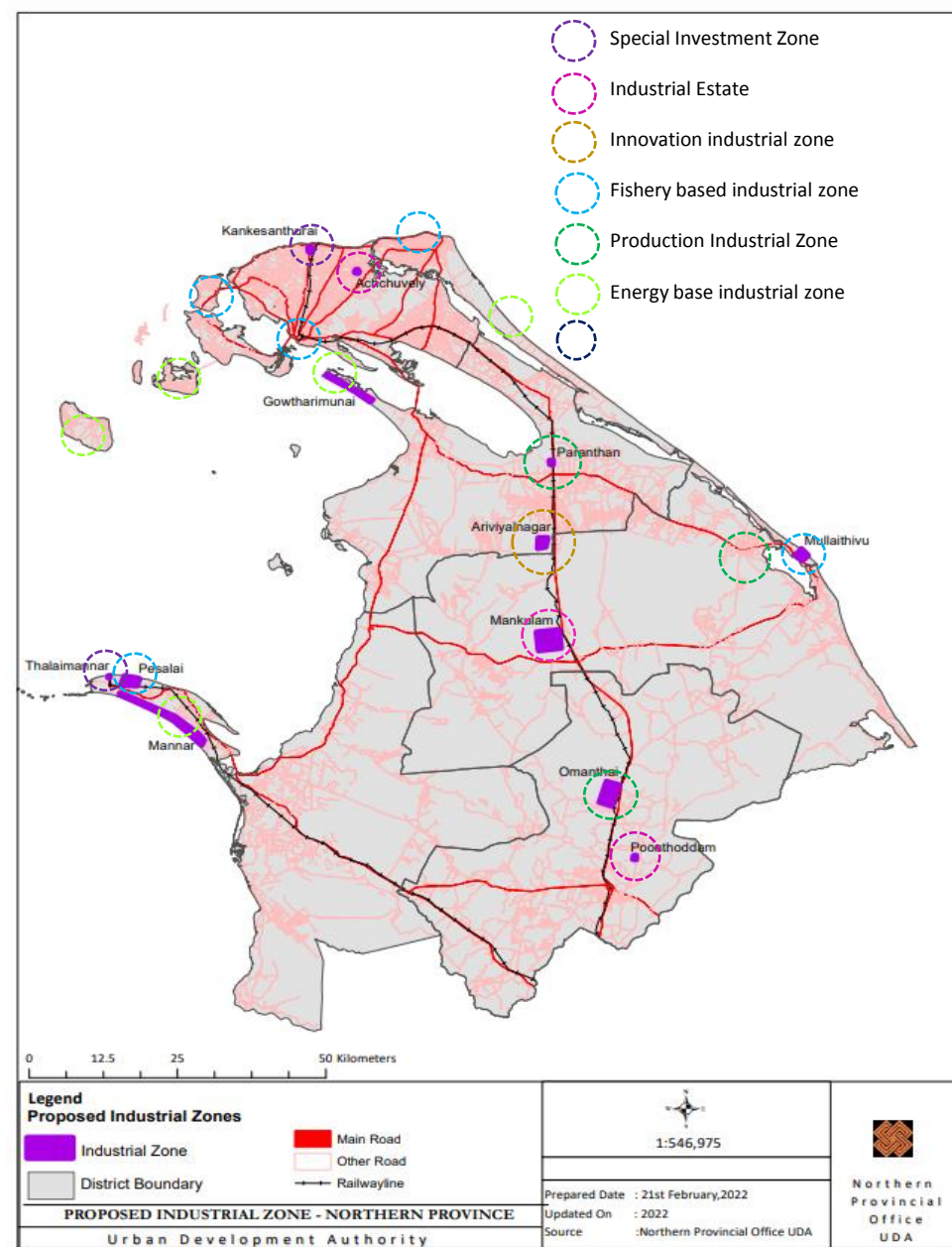
- Highly potential for Wind & Solar Energy
- 35% of the coastal line included into the Sustainable Energy Declaration Area (150km out of 403 km)



Allocated Land Extent for Renewable Energy Related Activities:- 910 Acres

S.No	District	DS Division	Identified Land	Extent	Ownership
01	Jaffna	Maruthankeney	Chempiyanpattu	60 Acres	State & Private
02	Jaffna	Vadamaradchchy East	Potpathy	150 Acres	State
02	Killinochchi	Pooneryn	Kowtharimunai	150 Acres	LRC, State & Private
03	Killinochchi	Karachchi	Uruthirapuram	150 Acres	LRC, State & Private
04	Killinochchi	Pooneryn	Veravil	150 Acres	Dept of Forest
05	Killinochchi	Karachchi	Uruthirapuram North	150 Acres	Dept of Forest
06	Mullaithivu	Thunukai	Amaithipuram	100 Acres	State





Allocated Land Extent for Industrial Related Activities:- 895 Acres

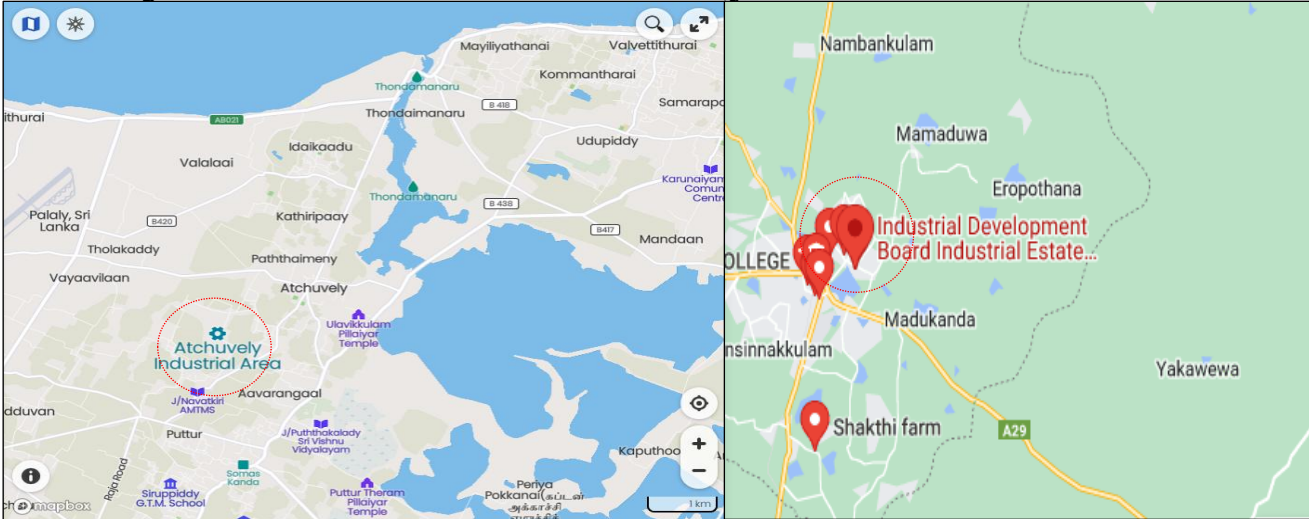
S.No	District	DS Division	Identified Land	Extent	Ownership
01	Jaffna	Thelipalai	Cement Corporation	100 Acres	Cement Corporation
02	Jaffna	Maruthankeney	Nagarkovil South	30 Acres	Dept of Wild life
03	Jaffna	Kopay	Achchuveli	25 Acres	IDB
04	Killinochchi	Karachchi	Ariviyalnagar	100 Acres	Dept of Forest
05	Killinochchi	Kandawalai	Paranthan Chemical Corporation	170 Acres	Paranthan Chemical Corporation
06	Mullaithivu	Puthukudiyiruppu	Puthukudiyiruppu West	25 Acres	Dept of Forest
07	Vavuniya	Vavuniya	Omanthai	20 Acres	Dept of Forest
08	Mullaithivu	Oddisuddan	Mankulam	300 Acres	Dept of Forest
09	Vavuniya	Vavuniya	Pambaimadu	25 Acres	Dept of Forest
10	Mannar	Mannar Town	Kaddukaran Kudiiruppu	100 Acre	Private & LRC

Mannar:- Industrial Zone



Total Extent :- 100 Acres

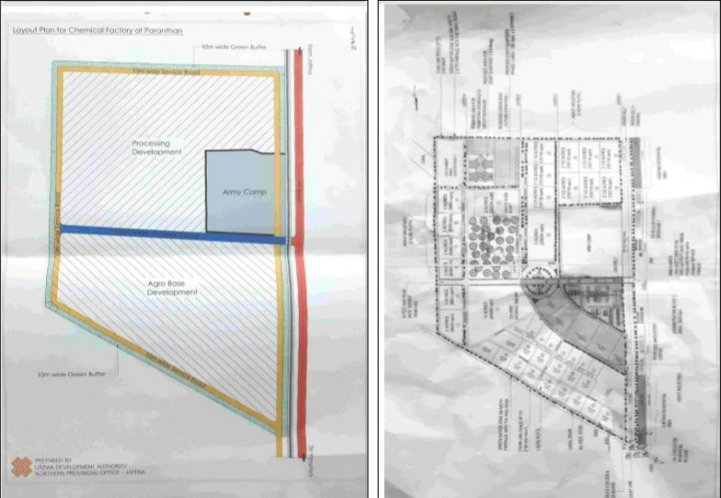
Jaffna : Achchuveli & Vavuniya : Poonthoddam



Total Extent :- 65 Acres

Total Extent :- 10 Acres

Killinochchi : Paranthan :- Production Industrial Zone



Total Extent :- 170 Acres



Mullaithivu : Mankulam:-

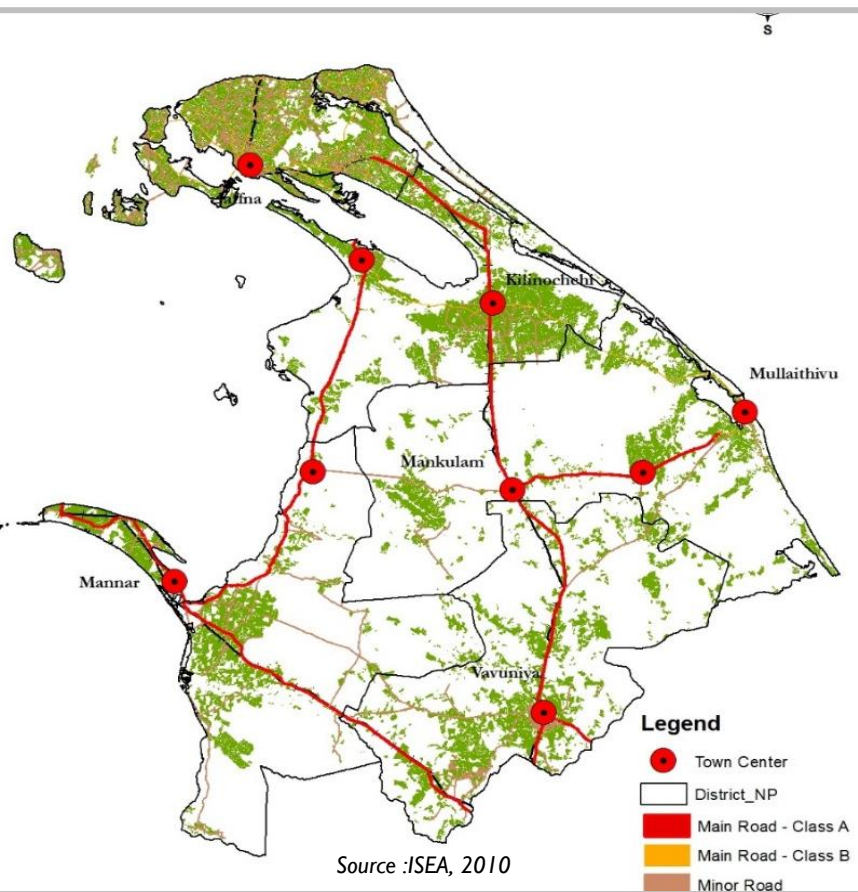


Total Extent :- 980 Acres

Killinochchi : Ariviyalnagar :- Innovation

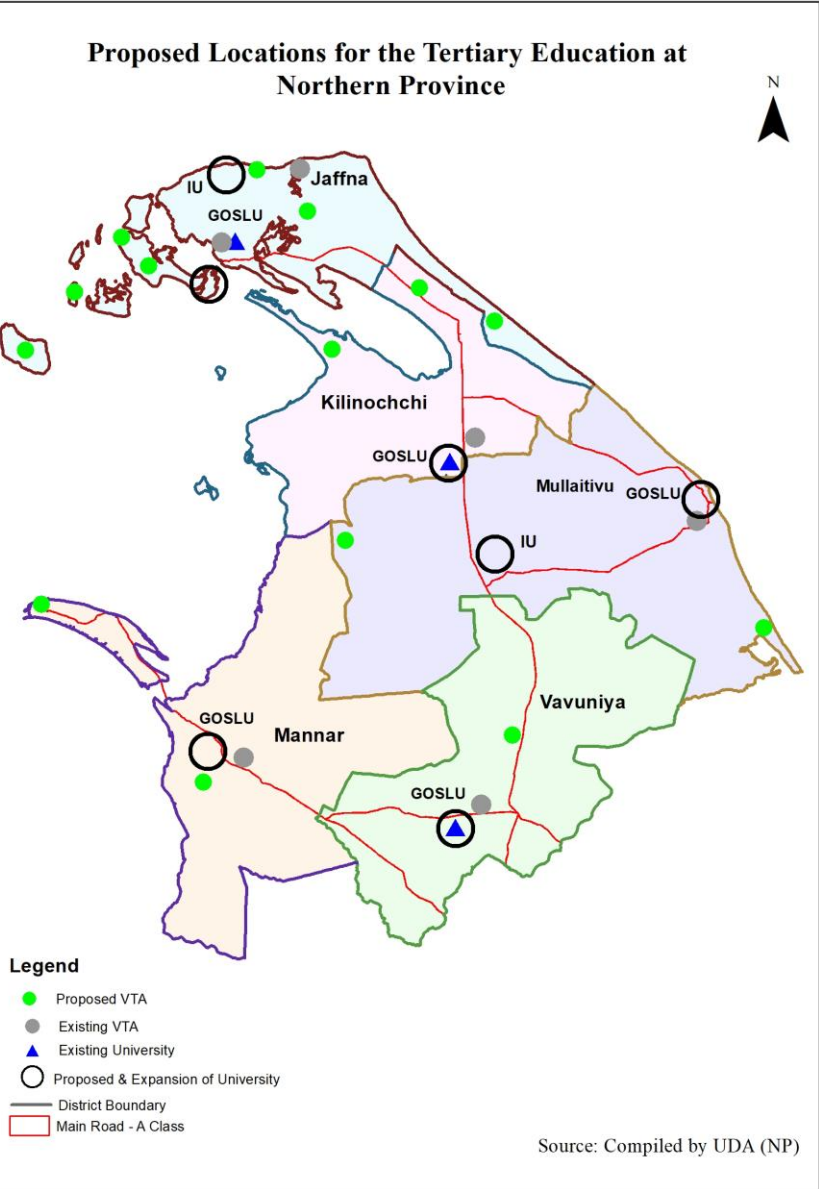


Total Extent :- 100 Acres



Allocated Land Extent for Agriculture Related Industrial Activities:- 710 Acres

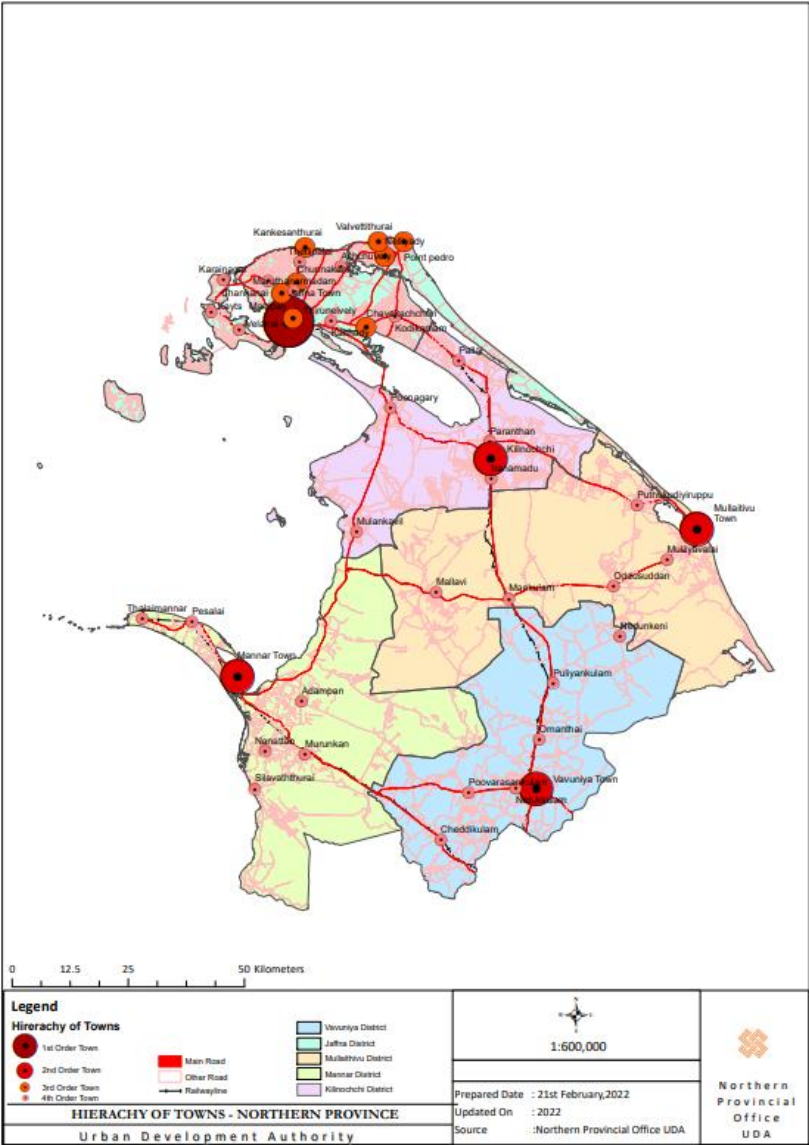
S.No	District	DS Division	Identified Land	Extent	Ownership
01	Killinochchi	Pooneryn	Mullankavil	100 Acres	Dept of Forest
02	Vavuniya	Venkalachedikulam	Aandiyapuliyankulam	300 Acres	State
03	Vavuniya	Vavuniya North	Mankulam	10 Acres	Dept of Forest
04	Mannar	Musali	Kondachchi	300 Acre	State

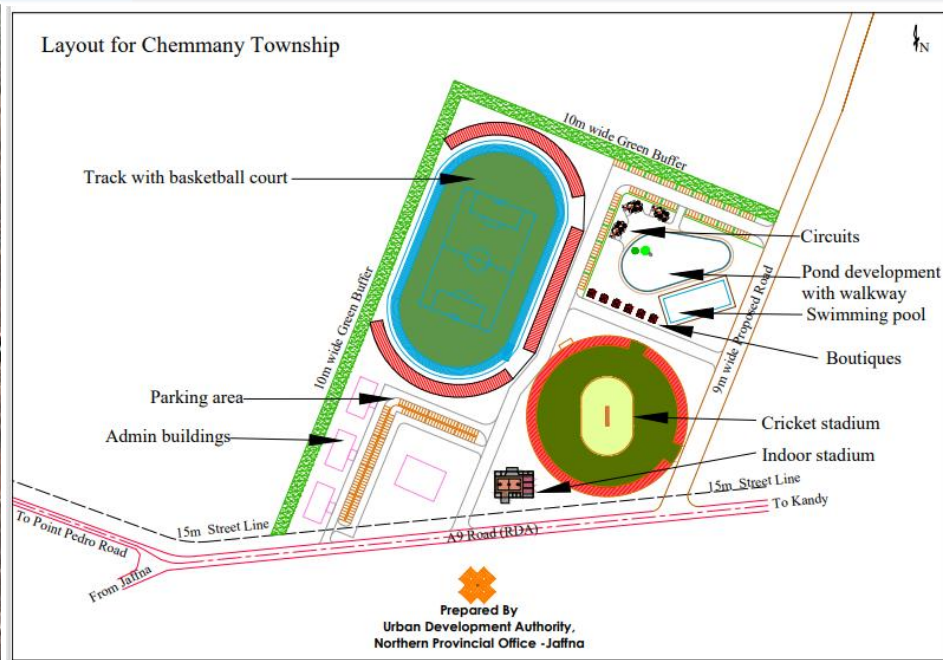


Allocated Land Extent for Education & Housing Related Activities:- 280 Acres						
	S.No	District	DS Division	Identified Land	Extent	Ownership
Education	01	Jaffna	Velanai	Mandaithivu	10 Acres	Dept of Forest
	02	Jaffna	Thelipalai	Kankesanthurai	50 Acres	High Security Zone
	04	Mullaithivu	Oddisuddan	Mankulam	200 Acres	Dept of Forest
Housing	01	Jaffna	Kayts	Karamban West & Paruthiyadaippu (Retirement Village)	100 Number s of Housing units	Private
	02	Killinochchi	Karachchi	Ponnanagr (Middle Income Housing)	15 Acres	Dept of Forest
	03	Karainagar	Karainagar	Maruthapuram (Retirement Village)	1.5 Acres	Local Authority

Allocated Land Extent for Urban Development:- 150 Acres

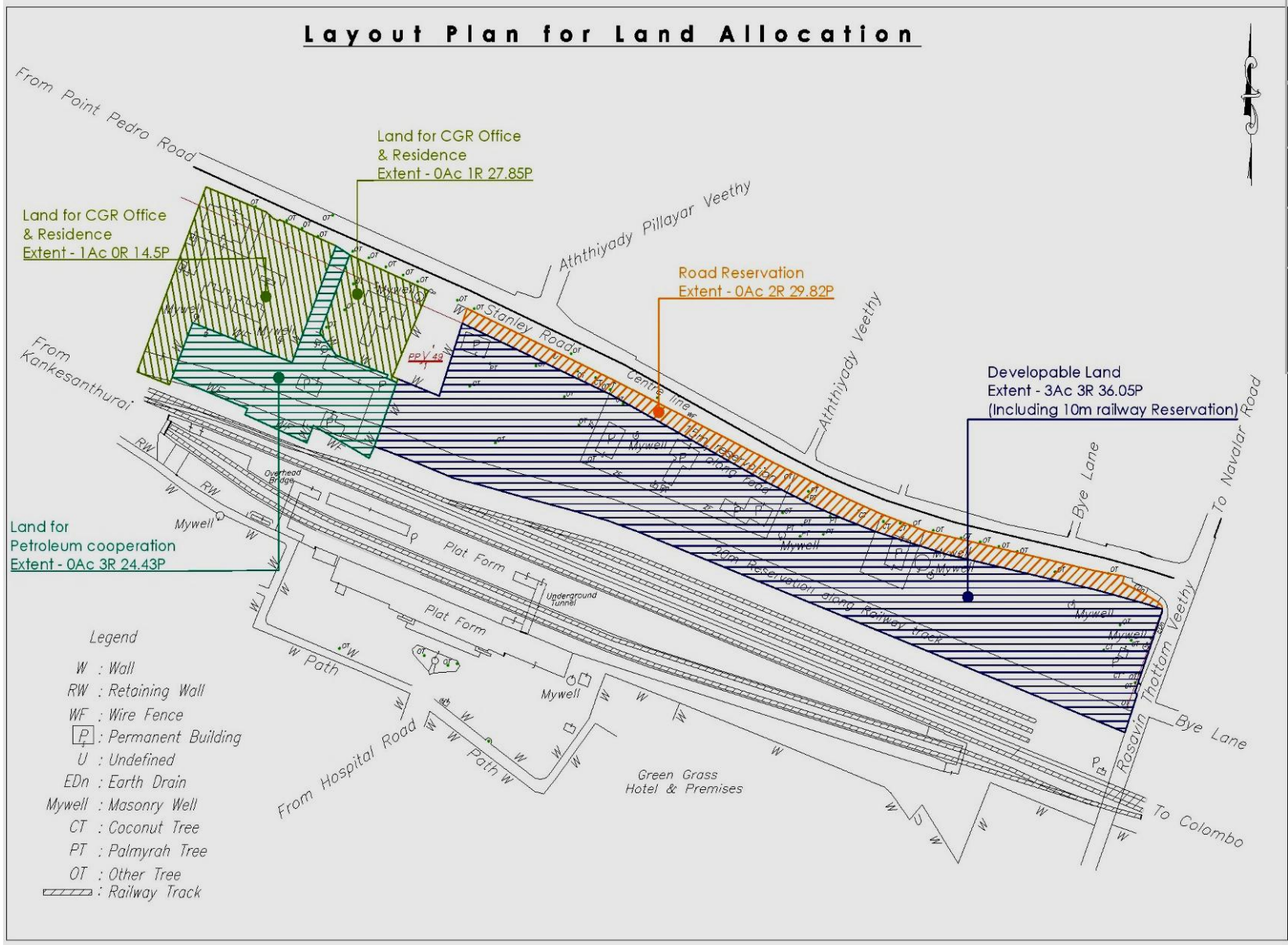
S.No	District	DS Division	Identified Land	Extent	Ownership
01	Jaffna	Thelipallai	Kankesanthurai	15 Acres	State & Private
02	Jaffna	Jaffna	Railway Land	5 Acres	CGR
04	Jaffna	Kopay	Chemmanai	30 Acres	State
05	Vavuniya	Vavuniya	Vavuniya Town	10 Acres	State
06	Vavuniya	Vavuniya	Pampaimadu	10 Acres	State
07	Killinochchi	Karachchi	Ariviyalnagar	10 Acres	State
08	Mannar	Mannar	Nature Park	3.2 Acres	State
09	Jaffna	Jaffna	Fort Surrounding	64 Acres	Dept of Archeology
10	Jaffna	Jaffna	Lagoon Development	3 Km	CCD





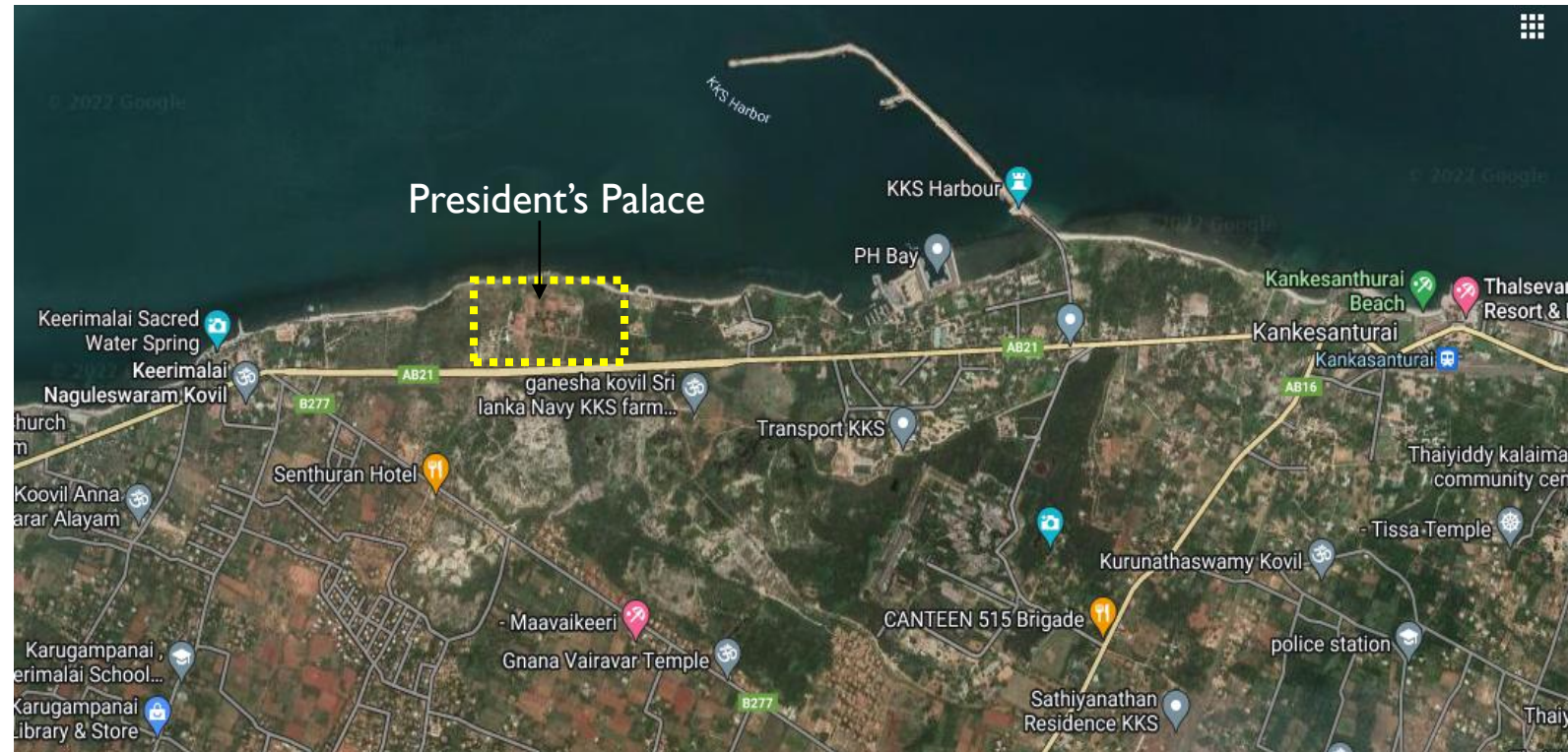
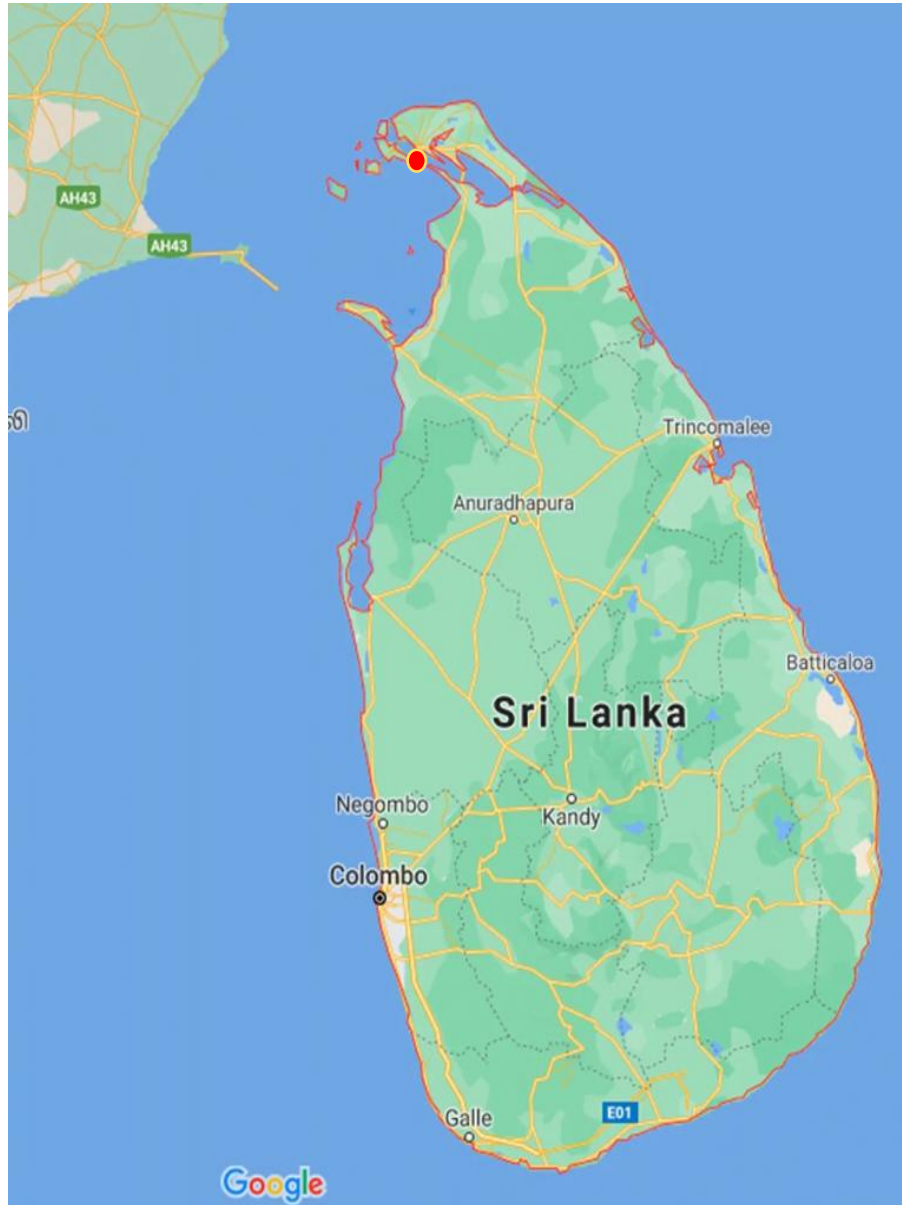
Local Authority	Valikamam East PS
Land Extent	30 Acres
Land Ownership	Divisional Secretariat, Vali East
Existing Usage	Vacant Land
Land suitability for	Recreational development





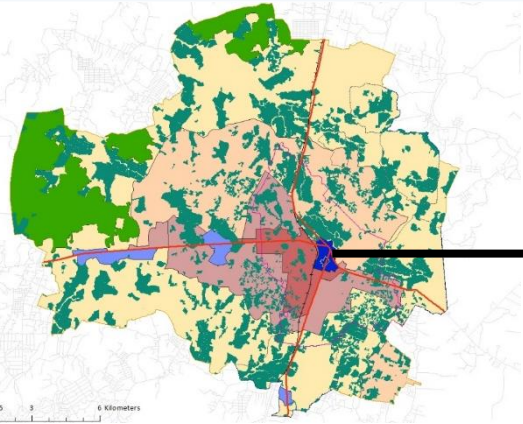
Local Authority	Jaffna Municipal Council
Land Extent	5 Acres
Land Ownership	CGR
Existing Usage	Vacant Land
Land suitability	Mixed & commercial





Land Extent : 29A 03R
0.20P

Total Floor Area:
8,569sq.m

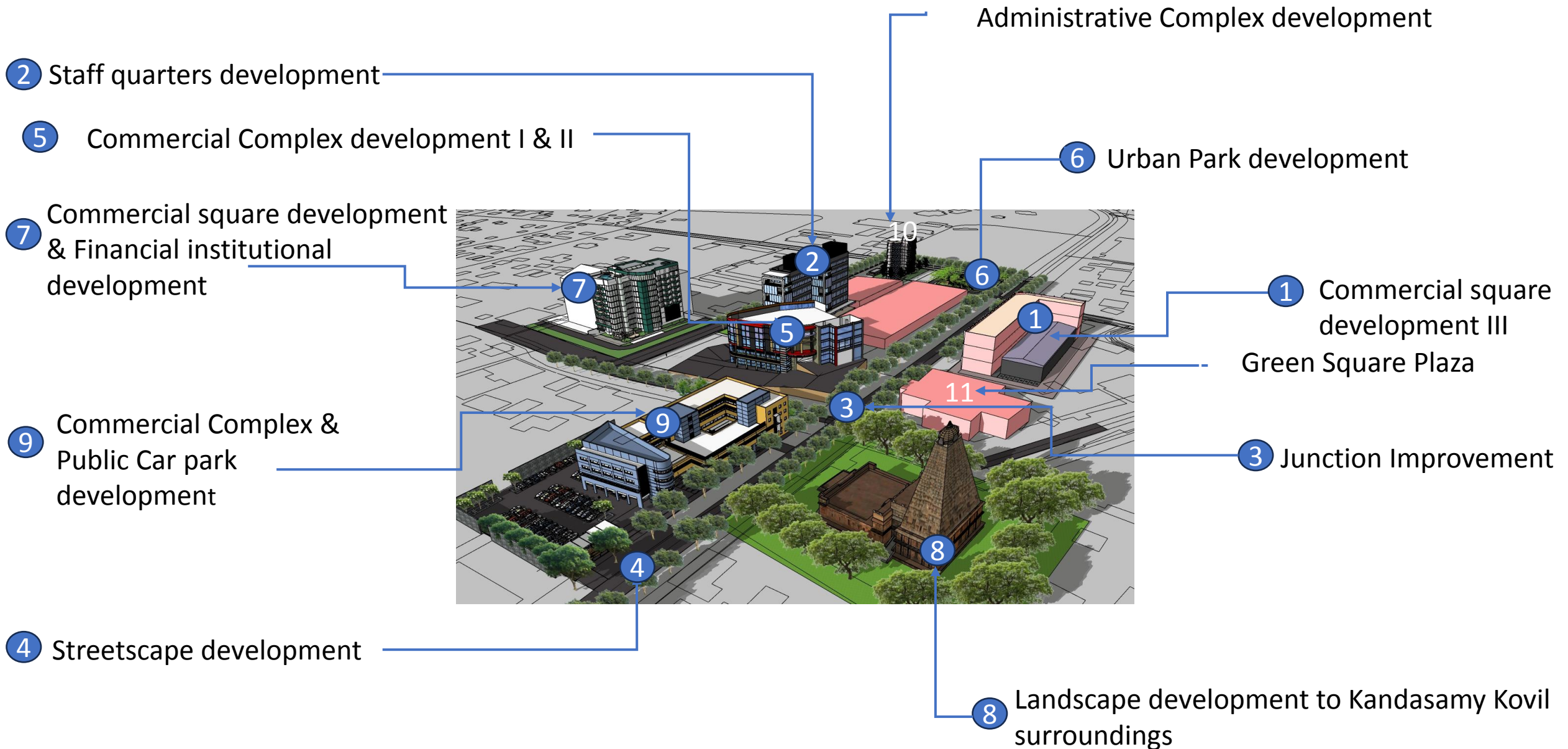


Guide Plan Area



Stage I - Township Development







Thank you....