

**DEVELOPMENT PLAN FOR  
TRINCOMALEE METRO URBAN  
DEVELOPMENT AREA**

**VOLUME ONE**

**Part 11**



**URBAN DEVELOPMENT AUTHORITY  
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**VOLUME ONE**  
**PART TWO**  
**ZONING PLAN**

**6.0 PROPOSED ZONING PLAN – 2030  
TRINCOMALEE METRO URBAN DEVELOPMENT AREA**

On the basis of the analysis of the existing land use pattern and the future requirement of land for various development activities proposed within the area the future land use pattern is defined accordingly. The following table indicates the proposed land use pattern by the year 2030:

**Table 6.1:  
Proposed Land Use Pattern – 2030  
Trincomalee Metro Urban Development Area**

<b>LAND USES</b>	<b>TOTAL LAND AREA (ha)</b>	<b>PERCENTAGE OF TOTAL (%)</b>	<b>PERCENTAGE TO DEVELOPED AREA</b>
Corporate area	136,250.0	100.0	-
Developable area	43,251.0	32.0	100.0
Residential Zone			
1. High Density	15,390.0	11.2	35.5
2. Low Density			
Mixed Development	4,490.0	3.3	10.2
Commercial	254.0	0.2	0.6
Industrial	1,602.0	1.4	3.7
Public and semi public	203.0	0.2	0.5
Parks and playground (Recreation area)	1,338.0	1.1	3.1
Port Related	318.0	0.2	0.7
Fisheries	1,825.0	1.4	4.2
Commercial Agriculture	14,422.0	10.5	33.4
Special Use	3,408.0	2.5	7.9
Conservation	93,000.0	68.0	-

Source: Urban Development Authority

**6.1 Proposed Zoning Scheme for Trincomalee Metro Urban Centre**

All sites and premises that have not be designated for a specific use shall be submit of one of the following use zones or any other use zone (Fig 6.1).

1. Residential Zone (Low Density)
2. Residential Zone (High Density)
3. Commercial Zone
4. Mixed Development Zone
5. Public and Semi-public Zone
6. Sports & Recreational Zone
7. Port Related Activity Zone

8. Environmental Conservation Zone
  - Agriculture
  - Eco-Tourism & Nature Parks
  - Water Bodies, Tanks, Lagoons, Canal
  - Archaeological Conservation
9. Industrial Zone
10. Fisheries Zone
11. Tourism Zone
12. Utilities Zone
13. Commercial Agriculture Zone
14. Special Zone

Zoning Plans for each local authority areas are given in Fig 6.2 to 6.11. The population concentration and new areas identified for electricity and water supply projects also indicated in Fig 6.12.

## **7.0 ZONING REGULATIONS**

### **7.1 Residential Zone – (Low Density)**

Following uses may be permitted within a Residential Zone – (Low density) without affecting the neighbouring premises in terms of noise, vehicular congestion etc.)

- i. Residential Buildings
- ii. Day care centres and pre-school education
- iii. Small industrial units with a floor area of not exceeding 50 sq. meters, using machinery not exceeding 3 horse power, and employing less than 10 persons
- iv. Fuel Filling Stations
- v. Community centres
- vi. Clinics not exceeding 100 sq. meters floor area in extent
- vii. Places of Religious worship
- viii. Professional Offices not exceeding 100 sq. meters floor area in extent
- ix. Plant nurseries
- x. Reading rooms
- xi. Small retail shops and communication centres (not exceeding 50 sq. meters)
- xii. Hostels
- xiii. Parks and play grounds
- xiv. Indoor stadiums
- xv. Tuition classes not exceeding 250 sq. meters floor area and not exceeding 50 students

**All activities prescribed above should provide the required car parking facilities within their premises.**

### **7.2 Residential Zone – (High Density)**

Following uses may be permitted in a high density zone:-

- i. Apartment Complexes
- ii. Group Housing
- iii. Expatriate Housing Colony
- iv. Quarters for Government Officers
- v. Quarters for Industry staff

The Authority may enforce restrictions and conditions to prevent or minimize environmental pollution caused by the high density development and measures to prevent fire hazards, environmental pollutions etc.

All uses prescribed above from i to iv shall provide the required vehicle parking facilities within their own premises.



### **7.3 Commercial Zone**

In addition to all uses permitted in a Residential Zone – (High Density), following uses shall be permitted:-

- i. Commercial establishments, shops, show rooms, markets and super markets
- ii. Hotels, Guest houses and restaurants,
- iii. Banks and financial institutions
- iv. Tuition classes
- v. Cinema halls, entertainment centres, holiday resorts and clubs,
- vi. Medical centres
- vii. Professional and commercial offices
- viii. Fuel filling and service stations
- ix. Public and semi-public buildings
- x. Festival halls/ Reception halls
- xi. Vehicle parks and parking complexes
- xii. Bus stations

### **7.4 Mixed Development (Residential / Commercial ) Zone**

All activities and uses permitted in the Residential Zone and the Commercial Zone

Following uses may be permitted in a mixed residential zone:-

- i. All uses permitted in a primary residential zone.  
Following uses may be permitted provided the site extent is not less than 20 perches:
- ii. Wholesale and retail trade.
- iii. Hotels, restaurants and lodging houses.
- iv. Public buildings
- v. Medical institutions
- vi. Tuition classes, with a floor area not exceeding 500 sq. meters.

### **7.5 Public & Semi-Public Zone:**

In addition to uses iii, iv, vii, ix and xi which are permitted in the Commercial Zone, following uses shall be permitted in the Public and Semi public Activity Zone:-

- i. Administrative complexes
- ii. Education and Higher Education centres
- iii. Police and Judicial Service Centres
- iv. Places of public assembly and cultural centres
- v. Health & related services
- vi. Parks, play grounds, holiday and entertainments activities
- vii. Libraries and museums
- viii. Restaurants and retail shops not exceeding a floor area of 100 sq. meters

## **7.6 Sports and Recreational Zone**

Permitted Uses:

- a. Parks and Playgrounds
- b. Stadiums and related buildings not exceeding 25% of the total land area of the site
- c. Fairs and exhibition grounds of a temporary nature
- d. Recreational clubs not exceeding more than 75 square metres of having floor area less than 5% of the land area of the site which ever is less.
- e. Aquariums and Zoological Gardens
- f. Hoardings and Advertisements.

Prohibited Uses:

7.1 All other uses shall be prohibited in this zone.

## **7.7 Transportation & Circular Zones**

No physical development what so ever shall be permitted in this zone except structures required for servicing these facilities by the authorities including:

- Transport terminals
- Bus stands
- Bus stops
- Railway stations
- Heavy Vehicle Parks
- Car Parks etc.

## **7.8 Environmental Conservation Zone:**

Development that will be in conformity with the existing wetland character shall be permitted and the vegetation which maintains the ecological balance shall not be destroyed.

- i. Any area identified by the Irrigation Department as floodable areas or Central Environmental Authority as Environmentally Sensitive Areas or the Urban Development Authority may identify as necessary to keep, as sensitive area in terms of impacts that may create due to physical development shall apply.
- ii. No development activity shall be permitted within an environmentally sensitive zone. However in view of the fact that the removal of existing settlements from the areas could cause social tension, this restriction shall apply only to new constructions and filling of low-lying lands.

### **7.8.1 Environmental Conservation – Eco Tourism & Nature Parks**

Following activities are permitted:

- i. Nature Parks
- ii. Eco-friendly restaurants
- iii. Field Centers
- iv. Field laboratories for nature study
- v. Mini Conference Centers
- vi. Raised board walks, decks on stilts
- vii. Nature trails, hides, observation towers, canopy walkways & the like
- viii. Camping, Picnicking, Bird-watching, & the like
- ix. Outdoor fitness/exercise facilities
- x. Visitor cum Information Centers
- xi. Wetland museums
- xii. Eco-tourism
- xiii. Wetland Adventure Parks
- xiv. Other nature based recreation activities
- xv. Security posts
- xvi. Open grassed areas as public parks/play grounds
- xvii. Traditional fishing & fish rearing
- xviii. Flower collection
- xix. Water-transport if carefully integrated and operated
- xx. Agriculture
- xxi. Wetland forestry
- xxii. Important Public infrastructure projects

### **7.8.2 Environmental Conservation – Agriculture**

Permitted uses in the Agriculture zone includes:

- i. Agriculture including horticulture
- ii. Animal husbandry except piggeries, prawn farms, and poultry farms having a stock exceeding 200 birds
- iii. Fisheries
- iv. Arboriculture, agro- forestry, fuel-wood forestry and conservation forestry including natural forest communities
- v. Sales outlets for the produce of the plot/project
- vi. Non-polluting agricultural processing centers
- vii. Mining in accordance with GS & MB guidelines, conditions and regulations, including site rehabilitation (which should be for agriculture /fisheries/forestry only)
- viii. Public infrastructure projects.
- ix. Public Parks and Playgrounds.

### **7.8.3 Environmental Conservation – Archaeological Conservation**

Protect, conserve and maintain the historical buildings fabric and the monuments identified and ensure proper use of properties in harmony with the conserved structures such as:

- i. Handi craft showrooms , tourist gift centers, book shops, gem and jewellery shops
- ii. tourist related activities such as ticketing offices
- iii. museums
- iv. Restaurants
- v. Art galleries

### **7.8.4 Environmental Conservation -Water Bodies, Tanks, Lagoons & Canals**

- i. Any area identified by the Irrigation Department as floodable areas or Sri Lanka Land Reclamation & Development Corporation as new flood retention, detention and drainage areas or the Urban Development Authority may identify as necessary to create as new water bodies
- ii. No development activity shall be permitted within this zone except structures required facilitating irrigation network

## **7.9 Industrial Zone**

**These are areas used or intended to be used mainly for industrial purposes.**

- High Tech Parks
- Factories
- Manufacturing Plants
- Workshops
- Science & Business Parks
- Warehouse / Storage
- Exclusive Economic Zones
- Small & Medium scale industries

Industrial use to include Research Facilities Sites, High Tech Farming Sites and IT related fields.

## **7.10 Fisheries Zone**

These areas used for the purpose related to fisheries activities including:

- fish landing points
- Fishery harbour development
- Ice Plants
- Petrol Sheds
- Storage of Fishing Gears

- Boat Repair yards
- Fisherman Huts/ Camps/ housing schemes

### **7.11 Tourism Zone**

These areas used or intended to be used mainly for tourism related development activities such as:

- Hotels, Guest Houses, Rest Houses and related structures
- Handicraft Centres
- SPA Centres, Ayurvedic Medicine, Herbal Health & Fitness Centres
- Restaurants, Cafes & Kiosks
- Entertainment Centres
- Tourist Resorts.

**At least 60% of the total floor area shall be used for hotel room floors and hotel-related uses as defined in the Planning (Development Charges) Rules. Commercial and residential uses may be considered subject to control on the use quantum as determined by the authority and they shall not exceed 40% of the total floor area.**

### **7.12 Utilities Zone**

These are areas used or intended to be used mainly for public utilities and telecommunication infrastructure, including water works, sewage disposal works and other public installations such as electric substations:

- Electric Substation
- Power Station
- Gas Installation
- Natural Gas Receiving Terminal
- Gas Takeoff/Regulator Stations
- Water Treatment Plant
- Water Reclamation Plant
- Service Reservoir
- Water Pump House
- Sewerage Pumping Station
- Incineration Plant
- Desalination Plant
- Transmitting Station/ Receiving Station
- Earth Satellite Station

Additional sites for such purposes for any locality may be secured where deemed necessary.

### **7.12 Port Related Activity Zone**

These are areas used or intended to be used for dock or port purposes and include the following activities:

- Port area
- Port related facilities
- Ferry point/ terminal/ cruise centers
- Warehousing/ stores complexes
- Administrative buildings

### **7.13 Special Zone**

These are areas used or intended to be used mainly for Police or by defence forces including Army, Navy and Air Force.

### **7.14 Commercial Agriculture Zone**

These are areas used or intended to be used for commercial agriculture purposes such as:

- Commercial farming of Melon, Cashew nut, Pineapple, onion etc

## **8.0 Design Guidelines for the Preparation of Development Guide Plans**

### **8.1 Urban Design Guidelines**

The Land use zoning in the Trincomalee Metro Urban Development Area (TMUDA) as categorized above will have following general guidelines for the micro level planning:

The TMUDA Plan shall utilize the natural layout of the terrain by improving through the Development Guide Plans for a sustainable environment and a functional physical form. The Development Guide Plans shall be done under the following guidelines:

- Complete conservation of rivers, paddy fields, canals, streams and water bodies with undisturbed flow of rivers and canals to the Indian Ocean
- Construction of buildings limited to a minimum of 10 meters and a maximum of 20 meters from the boundary of these conservation areas.
- A reservation of as specified by the Coast Conservation Department should be kept from the sea beach in future development along the sea front.
- The natural features of the landscape should be embodied in the development of highlands along these conservation areas to enhance the greenery of the area.
- As far as possible the recreational and public outdoor activities should be integrated with water bodies, wetlands, sea and the beaches.
- In exceptional cases, the marshes and abandoned paddy fields may be utilized to develop infrastructure such as roads, rail track and other public amenities.

The following proposals for the development of public out-door recreational spaces shall be considered:

- (a) River and canal reservations to be designated as linear parks.
- (b) Beach strip to be improved as linear parks in order to fully realize its potential as a recreational area (Beach Park).
- (c) Existing designated open areas to be assessed for improvement / renewal.
- (d) New spaces to be opened up under urban renewal, in areas where such facilities are not available.
- (e) "Nature Parks" - Relevant areas to be designated as Nature Reserves with designated building lines.
- (f) The existing Lake/reservoir to be used for water based recreation and a large part of its verge to be opened out for linear park and nodal parks.

### 8.1.2 Strategies for Vertical Physical Form.

The building heights shall be as determined by the proposed building density in the Central District to achieve the necessary configuration of densities and the required skyline by enforcing the following height restrictions as determined by the proposed building densities.

	<b>Area</b>	<b>Ht. Min</b>	<b>Ht. Max</b>
a)	Central District	10 floors	-
b)	Nodal towns	6 floors	10 floors
c)	Other Service centers	4 floors	-
d)	Rest of the area (Rural/semi rural)	1 floor	3 floors
e)	Heritage areas	As existing	As existing

The following shall be considered when implementing the strategies for the vertical physical form:

- (a) Recreate a methodical skyline through height controls and regulations under Development Guide Plans (DGP)
- (b) In the Central District and in certain highly accessible areas high rise buildings may be allowed, provide it is acceptable to the Heritage/conservation plan, while in other areas there should be a gradual reduction of building heights.
- (c) The harbour area and its surroundings to be classified as a special high rise zone to create an aesthetically pleasing and rhythmic skyline and to provide an attractive appearance when approaching from the Indian Ocean.
- (d) A physical relation to be maintained between "open space" and "height of buildings" within the plot and outside the plot at macro level.
- (e) Minimum and Maximum heights introduced in the Central District will be confined to rules and regulations of the Civil Aviation Authority of Sri Lanka.

### 8.1.3 Strategies for Urban Development

The following strategies shall be adopted for urban development:

- (a) Clustering to urban centers, based on growth potential.
- (b) Establishing appropriate hierarchical structure of urban centers.
- (c) Development activities to be concentrated within identified growth centers in a comprehensive planned manner.
- (d) Centers with high growth potential to be provided with selected infrastructure.

### 8.1.4 Strategies for Regional Resource Management

Plans for increasing urbanization shall take into account the need for flood protection in the region and its natural structure and agro-ecology. The remaining low lying natural drainage network and flood plains shall be



conserved with appropriate use as identified in the "Conservation of Natural Areas" ( Physical Plan).

The following vital regional resource management strategies shall be incorporated into the Development Guide Plans of the Local Authorities.

- (a) Establishment of **compact urban settlements** with a large portion of medium and high-density development leaving sufficient land for agriculture and forest.
- (b) Adaptation of current flood control measures such as storm water detention/ retention and recharge of water to soil, into a plan for regional management of the principal aspects of the hydrological cycle.
- (c) Development of design and performance criteria for urbanization based on scientific analysis of run off criteria for specific design storm frequencies at expected levels of development.
- (d) Adaptation of strategies for limiting or modifying specific development types in the most critical/sensitivity of the ecological areas, such as major flood ways and flood plains of the principal rivers and areas of special ecological value, i.e., native forest remnants, inland and coastal wetland systems and areas of scenic beauty, particularly if they are characteristic of historical Sri Lanka landscapes likely to be destroyed by development.
- (e) Precautionary measures to be taken in land use planning to ensure adherence to development regulations in coastal areas; also strict prevention of beach sand mining in particularly vulnerable areas.
- (f) In every spatial planning exercise, due recognition shall be given to the scenic and recreational value and thus tourism potential of natural endowments such as the ocean all along its eastern border, its remaining natural forest, its rivers and lakes, many of its wetlands and certain strategically located rocky knolls.

#### **8.1.5 Strategies for Conservation of Natural areas**

Natural areas such as wetlands and rivers, existing forest reserves, proposed forest reserves shall be protected by establishing "Building lines" thus creating reservation where the land use shall be determined by the development guide plans of the Local Authorities and restricted to the following uses as approved by the local Authorities:

- (a) Urban agriculture
- (b) Livestock farming
- (c) Horticulture and cut flower industries
- (d) Inland fisheries and fish ponds
- (e) Recreational and open spaces
- (f) Urban forests
- (g) Wild life areas and bird sanctuaries.

The Local Authorities shall enforce such regulations to maintain and implement flood control through **adaptive design/usage**, good water replenishment, shoreline stabilization and storm protection, sediment and

nutrient retention, climate change mitigation, water purification, conservation of bio diversity, encourage wetland produce, recreation and eco tourism and preservation of cultural values.

#### **8.1.6 Strategies for Increasing the Housing supply**

The Local Authority shall make available through the development guide plans the following facilities to increase the housing stock within the TMUDA to meet a target of 58,500 new housing units over a period of 23 years and to replace another 37,500 units for existing housing stock at the rate of 5,000 units constructed each year to meet the above demand at a flat rate:

- (a) Adequate serviced land for new housing.
- (b) Increased residential densities in the areas identified for concentrated action in the new development areas
- (c) Encouraged residential development in growth potential urban centers.
- (d) A comprehensive urban renewal programme, which was identified as being vital for upgrading the existing dilapidated housing stock.
- (e) Infrastructure development in other areas in the TMUDA to be expanded. (eg accessibility to Central District, Other Urban Centres and Settlements under the Tsunami rehabilitation plan, etc.)

The Local Authorities shall facilitate the following for improving the housing characteristics and the environment particularly around the low and middle income housing schemes.

Encourage housing estates where common amenities such as water, sewerage, open spaces, parking, community centers, shopping areas, recreational areas, preliminary education centers, day care centers, sport facilities, could be shared amongst the housing dwellers.

- (a) Introduce common facilities to bring-down the 'per unit housing cost'.
- (b) Adopt the housing estate layout and individual designs in such a way to encourage social interaction between families regardless of their social/cultural or ethnic status.
- (c) Make available, where possible, land between 10 to 50 acres by the state to both National Housing Development Authority and the private sector to develop new housing estates.
- (d) Re-plan, Re-design and re-build middle density housing development schemes which have created extensive environmental and social problems and physical degeneration of housing conditions under urban redevelopment programmes.
- (e) Increase the density of housing estate areas to maximize the land utilization and lower unit cost.
- (f) Increase the open space / play ground recreation areas in the community by allocating lands released from concentrated housing development.
- (g) Introduce physical planning layouts in appropriate housing designs with a view to reducing social tension and increasing social interaction.

- (h) Ensure that all un-built areas of such development plots conform to a landscape design scheme incorporating the required infrastructure with due regard to environmental considerations and all such preserved areas identified by the concept of indigenous vegetation.

### **8.1.7 Planning of Rural Areas (Agriculture and Homestead areas) within TMUDA**

These are highland and midland areas with environment and ecological value, complementing the strict natural reserves such as urban forest, wetlands and marshlands as identified in the TMUDA Plan. The Local Authority shall structure the centers, which fall within their purview by Development Guide Plans, and identifying base land uses to be administered by them. The land use may be broadly classified as follows:

- Residential** - for housing and some supporting uses.
- Commercial** - for business and commercial development
- Industrial** - established to contain industries and premises that would not conflict with other land uses
- Public areas** - provided for recreational, religious, community, educational and other such uses
- Conservation and Heritage** - for areas with high conservation values to manage the specific issues in a detailed manner.

The Authority shall consider such areas under the following controls and shall classify the usage in these areas as follows:

- Permitted (P)** - The Local Authority may approve the application
- Discretionary(D)** - The Local Authority may approve or refuse the application, with or without conditions
- Prohibited (X)** - The Local Authority shall refuse the application

The applications shall be processed by the Local Authority under the following basis:

- 1) Uses permitted in the Rural Areas
  - (a) Low density shops, commercial buildings, transport centers located within the vicinity of the center. The heights and density to be determined by the Local Authority.
  - (b) Agricultural and plantations, livestock farms, cut flower industries, located in midland areas determined by the Local Authority, provided that excessive use of chemicals which are not bio degradable are not discharged as affluent from such lands.
  - (c) Primary and secondary schools located in areas determined by the local Authority so as not to cause traffic congestion and disturbance to residences in the vicinity.

- (d) Recreation and Eco tourism activities as determined by the Local Authority.
- 2) Uses which **MAY** be permitted at the discretion of the Local Authority.
    - (a) Light industries; such as motor mechanic workshops, wood-working workshops, metal-working workshops, which do not cause disturbance or pollution as approved under the standards set by the Central Environmental Authority Act
    - (b) Universities, Technical Colleges, and institutes of higher learning
    - (c) Quarries (rock and earth)
    - (d) Re-use and re-cycling industries.
  - 3) Uses which shall **NOT** be permitted in the Rural (Agriculture and Homestead Area) Areas.
    - (a) Heavy industries
    - (b) Any industry causing environmental pollution or disturbance not acceptable to the standards set by the Central Environmental Authority.

**All areas bordering the coast shall be vested under the jurisdiction of the Coast Conservation Department and the Local Authority should refer application for activities within such areas to the Coast Conservation Department for preliminary clearance.**

All sites and land with archaeological and cultural value shall be protected by the local authority and shall be administered under the jurisdiction of the Archaeology Department.

### **8.1.8 Conservation of places of Historical, Architectural Interest or Landscape Value**

- 1) If any premises or area or monument not covered by the T&CP Ordinance is in the opinion of the Local Authority, of Historical or Architectural interest, the Authority may give directions as it deems fit for the conservation of such buildings, group of Buildings, area or monument as the case may be.
- 2) If any premises or area, in the opinion of the Local Authority is of scenic or landscape interest, the Authority may give directions as it deems fit for the conservation and maintenance of such premises or area as the case may be.
- 3) The Local Authority may require the façade of a building located in an area considered by the authority as an area needing preservation to be designed in an appropriate manner in keeping with and harmonizing with the character of such area.

### **8.1.9 Landscape and Tree Protection**

- 1) The Authority may in the interest of amenity, prohibit the felling, lopping or willful destruction of any tree, group of trees or vegetation or altering any significant landscape feature of an area.
- 2) The Authority may direct an owner to landscape the site of development and maintain it with planting in the manner approved by it.
- 3) Authority may require the protection and planting of endemic and indigenous flora where necessary.
- 4) The Authority may determine the permissible height of trees grown within residential boundaries.
- 5) The authority may in the interest of environmental planning designate areas as Nature Parks, Urban Forest around the City where the land use shall be determined and controlled by the Authority.
- 6) The Authority may determine the height and species of trees permitted to be grown in residential areas and may direct landowners to prune or cut down such trees which pose a danger to the neighborhood or the general public.

### **8.1.10 Conservation of Forest Areas**

**The concept of preservation of indigenous vegetation within urban forests shall be considered when dealing with such areas in the TMUDA .**

The concept of indigenous vegetation comprises the vegetation on a designated area, as well as the characteristics of the ground and the climate. It comprises natural or semi-natural vegetation, which has developed naturally over a very long time, or which has developed due to a very long period of agricultural cultivation using traditional methods. This encompasses, among other things, vegetation types such as natural and semi-natural forests, woodlands, mires, meadows and pastureland. The concept of the bio-topo is of crucial importance and solitary trees preserved together with ground cover vegetation, so that part of the bio-topo remains, are part of the concept. Recent spontaneously established vegetation is not included in the concept, nor is planted or sown vegetation.

All types of preserved indigenous vegetation within or close to developments (residential areas as well as offices and industries) are part of the concept, as is the urban hinterland. The hinterland will not be very clearly defined, but could be seen as forests, meadows and pastureland in an area some kilometers away from a development. The transition zone from a development into the hinterland is seen as important.

### **8.1.11 Water Front Development**

Designated areas of water front and river fronts shall be developed under a special ordinance, as a controlled mixed development land use for recreation, commerce, shopping and residential as per guidelines given by the Local Authority.

## **8.2 LANDSCAPE AND ENVIRONMENTAL GUIDELINES**

### **8.2.1 Landscape Assessment and Issues**

The nearly flat topography gives rise to issues to be resolved through application of landscape and environmental guidelines:

- (a) Tall structures and buildings would contrast with the flat landscape although its visual sphere of influence is more limited than in hilly landscapes.
- (b) The drainage of flat areas in combination with the high seasonal rainfall pattern is slow. This has necessitated the several drainage channels and detention areas.
- (c) Increase in density could easily pollute the water bodies unless precautionary measures are taken.
- (d) Increased construction activity would necessarily modify top soil layers and movement / transport of soil or debris to other locations.

### **8.2.2 Public Outdoor Recreational Spaces**

It is proposed that all Public Outdoor Recreational Spaces as existing (e.g. parks, playgrounds, open spaces etc.) should be retained as such and incorporated into the urban renewal programme allowing for their improvement. Additionally new facilities to be made available on hierarchy and nesting concepts based on walking distance criteria as well.

- (a) Mahaweli Ganga reservation and
- (b) all other waterway reservations to be designated as nature parks,
- (c) the beach littoral as a beach park and
- (d) marshes / detention areas as nature parks.
- (e) The river itself to be used for water based recreation and transport.

These Public Outdoor Recreation Areas shall retain the characteristic landscape of the region with any modification following a landscape design to the approval of the authority Urban Design Guidelines for Macro Planning will apply.

### **8.2.3 Urban Forest**

The Urban Forest comprises all the trees in an urban area including those trees in

- (a) all Public Outdoor Recreational Spaces (PORS)
- (b) Nature Parks and reservations
- (c) Roads, railways and their reservations and reservations in water bodies
- (d) Residential areas
- (e) Forest, woodland and community areas in the urban areas
- (f) Premises of all public and private plots.

Urban Design Guidelines for Macro Planning (Landscape and tree protection) will apply.

#### **8.2.4 Landscaping of Road ways & Railways**

Roadways within the TMUDA shall be landscaped according to a landscape design to the approval of the Authority. Such design should take into consideration:

- (a) the unimpeded movement and safety of vehicles (including bicycles) and pedestrians,
- (b) the provision of adequate drainage, shoulders, verges
- (c) appropriate planting located in a manner allowing for clear sight-lines.
- (d) All embankments to roadways or railways shall be vegetated and especially grassed with swales at the toe as sediment traps. Pathways, if any, shall be along the length of the embankment to minimize soil erosion.
- (e) All signage, barriers, fences and utilities shall be placed in a manner non-injurious to users.
- (f) The Authority shall be responsible for the maintenance, cleanliness and monitoring of the utilities and landscaped areas under its purview.
- (g) The Authority shall be responsible for the monitoring of maintenance, cleanliness of the utilities and landscaped areas of all such other premises public and private under its jurisdiction

#### **8.2.5 Storm Water Drainage**

Considering the topography of the area and its drainage pattern, it is important

- (a) to locate all utilities and buildings in a manner such that surfaces may be adequately drained under intensive rainfall conditions.
- (b) Drainage to waterways shall in all cases be through sedimentation pits/gullies/traps in a manner such that reasonably clear water is discharged to any waterway or water body. Where necessary grease traps should be employed.
- (c) Solid matter shall not be discharged into storm water drains. Where necessary gratings, guards or grilles shall be used as preventive devices.
- (d) On sites or areas subject to water-logging or slow-discharge rates detention ponds shall be included within the open area of the plot in a manner as not to cause flooding of internal roadways, utilities and buildings.
- (e) Discharge of storm water shall be free of debris, pollutants and reasonably clear and shall not impede any other pathway or roadway and be subject to approval by the Authority.

### **8.2.6 Parking**

- (a) Off-street parking shall be to the approval of the local Authority. Such parking and removal of vehicles shall be in a manner so as not to impede the smooth movement of traffic.
- (b) On-site parking shall be distributed on the site in such a manner that a single parking area shall not contain more than 30 vehicles (car equivalents) / 50 % of the site in any single given area.
- (c) Large parking areas shall be landscaped with intermediate trees / vegetation characteristic of the environment to the approval of the Authority

### **8.2.7 Sewerage**

- (a) A drainage plan for night-soil and sanitary facilities shall be submitted to the Authority for approval.
- (b) In non-sewered areas, location of septic tanks and their level in relation to the lowest level of the site shall be such that an adequate filtration field is available on-site before discharge of effluent to the general landscape

### **8.2.8 Solid Waste Disposal**

- (a) Wherever possible solid waste shall be sorted at source into bio-degradable organic waste / metals / plastics / paper / boards / other
- (b) Solid waste shall be provided a specific area for collection and stored in covered containers until removal.
- (c) Solid waste shall not be dumped in undesignated public areas.
- (d) The Authority or any other establishment under its purview shall dispose of such solid waste in a hygienic and technologically approved manner. It is envisaged that such waste be re-used or re-cycled wherever possible. The location of such establishments shall not be in residential areas.
- (e) Hospital waste and sharps shall be disposed of on-site by incineration or containerisation as the case may be. Note: all sharps and disposables shall be rendered unusable by damage prior to disposal.
- (f) All sites and facilities relating to solid waste shall be located and managed in a manner such that water courses and water bodies shall not be subject to pollution or contamination. I.e. Leachates shall be treated on-site before discharge.

### **8.2.9 Site Utilization**

Sites shall be utilised in a manner that:

- (a) Site utilisation shall be done in such a manner such that expansion of activities is possible
- (b) Every site shall maintain as open area. It is preferred if these are vegetated, but does not preclude the use for roadways. Building zones shall be situated within the site



- (c) Ingress from main roads and egress of vehicles on to main roads from a given site do not disrupt the smooth flow of traffic.
- (d) Internal roadways are sited in a manner that will allow adequate drainage of the road surfaces and do not cause erosion of the site.
- (e) Buildings, wherever possible, are not sited straddling the highest area of a site,
- (f) Building heights shall be guided by the landform and situate so as to relate to the existing landform.
- (g) Lowest areas of a site should remain unbuilt providing however, that access ways and infrastructure works such as drains are permitted.
- (h) Existing vegetation shall not be cleared or disturbed other than necessary for building footprints or infrastructure requirements such as drainage networks and roads.
- (i) Soil conservation strategies are followed during construction and utilisation of the building site.
- (j) Tree preservation and protection is adhered to according to UD guidelines. In the event of tree removal for development replacement vegetation shall be accommodated on-site. 20 % of trees removed shall be replaced.
- (k) A landscape design and plan from a qualified person is provided, implemented and managed.
- (l) Detention ponds shall be provided according to the site drainage pattern, where required.
- (m) Septic tanks are located such that an adequate drainage field is available on-site before effluent discharge.
- (n) Preservation areas of the site are maintained as required (See Urban Design Guidelines).

#### **8.2.10 Signing and Lighting**

- (a) All buildings / complexes other than residential buildings shall carry a signboard indicative of the nature of the building or activity.
- (b) Informative and directional signs shall be in accordance with standards set by the Authority.
- (c) Every site shall provide adequate lighting as required by the activity. However, preserved areas, in the interest of fauna, shall not be lit within its area.

#### **8.2.11 Colour and Finishes**

All buildings, utilities shall conform to the colours and finishes as approved by the Authority.

#### **8.2.12 Nature Parks**

It is envisaged that in the interest of recreation, tourism and similar activities some design elements will be introduced to these designated areas. However, these interventions shall be minimal and only as required to enhance the existing ambience of these designated areas. The Urban Design Guidelines – Strategies for Conservation of Natural Areas will apply.

- (a) All sites adjacent to any Nature Park shall have a vegetated buffer zone of 3 m within their site.
- (b) The Authority shall prohibit the felling, lopping or willful destruction of any tree, group of trees or vegetation or altering any significant landscape feature of an area.
- (c) The Authority may however, in the interest of amenity and management be guided by a qualified person according to a landscape management plan approved by the Authority.

## **9.0 LIST OF ROADS AND PROPOSED STREET LINES**

The road network of Trincomalee Metro Urban Centre Development Area is listed in the Table 9.1 to 9.5. It indicates the proposed street line reservation applicable from centre of the road when new development take place in the area.

The same table indicates the proposed improvements suggested for each of these roads in the future.

**VOLUME I**  
**PART 111: DEVELOPMENT PROJECTS**

**10.0 Major Development Project Proposals for Trincomalee Metro Urban Development Area**

**10.1 Proposed Major Development Projects for Trincomalee Metro Urban Development Area**

**On the basis of the existing situation, potentials for future development and addressing the issues of the area falling within Trincomalee Metro Urban Development Area the proposed development activities are spread in to the urban centers located in the area. The locations of major projects, which are appropriate on the basis of above factors, are indicated in Fig. 10.1.**

Fig. 10.1 indicates the locations of following major construction sites within the New Urban centers:

- Middle Income Housing Complexes
- Administrative Complexes
- Police Complex
- Special Economic Zone
- Outer Circular Road
- Coal Power Plant at Sampur
- New Fisheries Harbour and Fisheries Centre at Poduwaikattu
- New Industrial Township and Administrative Township
- New Tourist Resorts and Areas
- New Industrial Housing Areas

Proposed Road Network as it indicated in Fig 10.2 provides locations of road construction programme for the Trincomalee Metro Development Area over the next 23 years in order to facilitate the proposed major development programmes as well as residential development activities.

**11.0 Tentative Project Cost and Project Briefs**

**11.1 Tentative Project Cost**

The advanced indicative development project proposals and tentative project cost estimates for Trincomalee Metro Urban Centre Development Area are given below:

**Advanced Indicative Development Project Proposals and Tentative Project Cost Estimates for Trincomalee Metro Urban Development Area**

<b>1. Coal Power Plant at Sampur</b>	<b>-CEB</b>
Phase 1 – 500 MW	-US \$ 500.0 Mn
Phase 11 – 500 MW	-US \$ 500.0 Mn
<b>2. Special Economic Zone, Kappalthurai</b>	<b>-BOI</b>
Phase 1	
Off site Infrastructure –Water supply	-Rs 1,000.0 Mn
- Power supply	-Rs 900.0 Mn
- Roads	-Rs 150.0 Mn
Total	-Rs 2,050 Mn
On site Infrastructure– Water supply	-Rs 150.0 Mn
-Waste water treatment & Disposal	-Rs 950.0 Mn
-Storm water disposal	-Rs 50.0 Mn
-Solid waste management	-Rs 300.0 Mn
-Power Distribution	-Rs 200.0 Mn
-Fencing, buildings etc	-Rs 100.0 Mn
-Roads	-Rs 500.0 Mn
Total	-Rs 2,250.0 Mn
Phase 11	
Off site Infrastructure –Water supply	-Rs 700.0 Mn
-Power supply	-Rs 100.0 Mn
-Road	-Rs 50.0 Mn
Total	-Rs 850.0 Mn
On site Infrastructure– Water supply	-Rs 50.0 Mn
-Waste water treatment & Disposal	-Rs 650.0 Mn
-Storm water disposal	-Rs 50.0 Mn
-Solid waste management	-Rs 100.0 Mn
-Power Distribution	-Rs 300.0 Mn
-Fencing, buildings etc	-Rs 100.0 Mn
-Roads	-Rs 500.0 Mn
Total	-Rs 1,750 Mn

**3. Industrial Estate for Small & Medium Industries, Kappalthurai**  
**-My ID/ IDB/EPC**

Phase 1 – 50 Ac site Rs 500.0 Mn

Land Development including drains, roads, gates etc.  
Administrative building  
Infrastructure facilities such as water, electricity  
Generate 3,000 employment and 2,000 service sector  
Employment \

Expected Investment Rs 1,000.0 Mn

Phase 11 – 50 Ac Site

**4. Proposals for Administrative Sector -UDA/DS/GA**

Construction of Secretariat Complex, Andankulam -Rs 300.0Mn

-Secretariat building  
-New Town Centre  
-Residential Facilities

Construction of Secretariat Complex for Provincial Council, Andankulam  
-UDA/EPC

-Secretariat Building - Rs 200.0 Mn  
-Residential facilities

**5. Proposals for Fisheries Sector -My F/FHC**

New Fishery Harbour and Necessary Infrastructure Rs 1,000.0 Mn  
-Puduweikkatu

Anchorage Development

First Stage -2006/2007

Pulmudde, Kokilai, Sirimapura, Muttur, Habibnagar Rs 1,000.0 Mn

Second Stage – 2007/ 2008

Kinniya, Thakwanagr Rs 400.0 Mn

Fish Landing Sites

First Stage -2006/ 2007

Weera Nagar, Erakkandiya, Nadaththivu, Kuchchaveli, Pattiyadi Rs 250.0 Mn

Second Stage -2007/ 2008

Rs 300.0 Mn  
Salapearu, Jinnapuram, Sinnakad, Walli Sambalativu, Thirukadalur, Sandibay

<b>6.</b>	<b>Coast Protection</b>	<b>-CCD/My F</b>
	Mutur to Kinniya	Rs 220.0 Mn
<b>7.</b>	<b>Proposals for a Police Department</b>	<b>-Police/UDA</b>
	Construction of new Grade A2 Police Station at Sampur	
	-Police Station Building for 225 Nos, SM barracks, OIC's quarter, Inspector's Quarters (4), quarters for other rankers (8)	-Rs 76.0 Mn
	-Communication equipments and generator	-Rs 10.0 Mn
	-Construction of a communication tower	-Rs 2.0 Mn
	Construction of ASP's office, a new A-2 Police Station and a Tourist Police at Nilaweli	
	-Police Station building for 225 Nos	-Rs 60.0 Mn
	-Tourist Police Branch	-Rs 10.0 Mn
	-ASP's Office/Quarters	-Rs 15.0 Mn
	-OIC's quarters, 04 quarters for Inspectors, 8 quarters for Other rankers	-Rs 30.0 Mn
	-cost of communication equipment and generator	-Rs 15.0 Mn
	Construction of Kinniya New A-3 Police Station	
	-Police Station building for 135 Nos with SM barracks	-Rs 40.0 Mn
	-OIC's quarters, 2 Nos Inspector's quarters, 6 Nos for other Ranks	-Rs 20.0 Mn
	-Cost for communication equipment & other logistics	-Rs 8.0 Mn
	Construction of a C grade Permanent Police Post at Kappalthurai	
	-Police Station building for 115 Nos with SM barracks	-Rs 25.0 Mn
	-Cost of Communication equipment and generator	-Rs 8.0 Mn
	In addition to the buildings these Police Stations need vehicles for which The estimated cost for necessary vehicles are	
		-Rs 50.0 Mn
<b>8.</b>	<b>Proposals for New Town Development</b>	<b>-UDA/ LA/PS</b>
	-Development of New Towns at	
	- Andankulam,	Rs 250.0 Mn
	- China Bay,	Rs 250.0 Mn
	- Kuchchaveli,	Rs 250.0 Mn
	- Sampoor,	Rs 250.0 Mn

<b>9. Proposals for Education Sector</b>	<b>-My Education</b>
-Establishment of Six new schools at	
-Trincomalee UC	Rs 750.0 Mn
-Town & Grevets	Rs 750.0 Mn
- Kantale	Rs 400.0 Mn
- Nilawel	Rs 300.0 Mn
- Sampur	Rs 750.0 Mn
- Mutur	Rs 750.0 Mn
-Development of Play Grounds, Science Labs, Computer Labs and other peripheral facilities	Rs 900.0 Mn
<b>10. Proposals for Infrastructure Sector</b>	
<b>10.1 Road Development</b>	<b>-RDA/PRDA</b>
<b>Rehabilitation and Improvement</b>	
<b>Under CAARP –ADB Funding</b>	
-Trincomalee – Pulmoddai Road, improvement (7.50 km), 0- 7.5 km, April 2007	Rs 101.7 Mn
-Trincomalee – Pulmoddai Road, improvement (7.73 km), 47.5 – 55.23 km, April 2007	Rs 102.2 Mn
<b>Under TAARP Project</b>	
-Trincomalee –Pulmoddai Road, rehabilitation & improvement (40 km), 20 km by April 2007 and 20 km by April 2009	
7.5 – 27.5 km	Rs 500.0 Mn
27.5 – 47.5 km	Rs 500.0 Mn
-Batticaloa – Trincomalee Road improvement (96 km)	Rs 3,840.0 Mn
-Alla – Kantale Road improvement (41 km) Trikonamadu - Trincomalee	Rs 4,750.0 Mn
<b>Under RSDP – ADB funding</b>	
-Habarana – Trincomalee Road improvement (85 km)	Rs 2,157.8 Mn
<b>Under Saudi Fund</b>	
-Thambalagamuwa – Kinniya Road improvement (8.5 km)	Rs 413.4 Mn
-Pulmoddai – Bogaha Junction Road	Rs 48.0 Mn



<b>Construction of New Bridges</b>	<b>-RDA/PRDA</b>
Under TAARP, SPAIN – ADB Funding	
-Yan Oya Bridge }	
-Irakkandi Bridge }	
-Pudawakkaddu Bridge }	Rs 980.0 Mn
-Oddamawadu Bridge }	
-Kinniya Bridge	Rs 710.0 Mn
-Upparu Bridge }	
-Bangai Bridge }	
-Mudur Bridge }	
-Kiliwadu Aru }	Rs 3,451.7 Mn
<b>10.2 New Road Construction</b>	<b>-RDA/BOI/UDA/EPC</b>
-Outer Circular Road (62 km)	Rs 10,300.0 Mn
<b>10.3 New Railway line</b>	<b>-CGR</b>
-Pulmoddai to Medawachchiya ( 80 km)	-Rs 2,500.0 Mn
-LRT system linking Mutur, Kinniya, Thambalagamuwa, China Bay, Trinco Station/ Bus Stand, Uppuveli and Andankulam (75 km)	-Rs 3,750.0 Mn
-Speedy connection to Colombo via Habarana & Kurunegala (40 km)	-Rs 250.0 Mn
<b>10.4 Irrigation</b>	<b>-ID/MA</b>
-Yan Oya right & left bank development (5,200 ha)	-Rs 8,677.6 Mn
-Paraiyagaswewa Canal	-Rs 254.0 Mn
-Allai Rehabilitation Scheme	-Rs 200.0 Mn
-Janaranjana Wewa Rehabilitation	-Rs 50.0 Mn
-Yan Oya to Ethabediwewa, Gomarankadawala ancient canal development	

## 10.5 Electricity

-CEB

### Under CAARP – MV Proposals

- Construction of new 25 km 33 kV SC Racoon 11 m pole line from Mutur to Seenaveli (25 km) -Rs 30.0 Mn
- Construction of new 14 km SC Racoon 111 m pole line from Mudduchenai to Illankaithuraimugam (14 km) -Rs 16.0 Mn
- Construction of new 13 km 33kV SC Racoon 11 m pole line from Koonitivu to Illankanthai (13 km) -Rs 16.0 Mn

SBB pole gantry with 2 Nos of auto reclosures :

- at Muttur -Rs 6.0 Mn
- at Navathkeni in Serunuwara -Rs 0.8 Mn
- at Samagipura & Kithuluthuwa in Kantahle -Rs 7.0 Mn
- at Namalwatte in Morawewa -Rs 9.0 Mn
- at Kumburupitiya in Kuchchaveli -Rs 3.0 Mn
- at Morawewa D5-D6 in Trincomalee -Rs 6.0 Mn
- at Pamburugaswewa in Gomarankadawala -Rs 14.0 Mn
- at Mahaweligama in Serunuwara -Rs 3.0 Mn
- at Nochchikulam in Morawewa -Rs 2.0 Mn
- at Thiriyaya Road,& Old Trinco Road, Pulmoddai in . -Rs 0.4 Mn

### Under TIIP

- 16 km ELM Double Circuit express line from Trincomalee Grid Substation to Kinniya and a Gantry at Kinniya -Rs 230.0 Mn
- Rehabilitation of the existing 11 km 33 kV Racoon / Weasel Pole line from Kinniya to Muttur using 10 m wooden poles with ELM SC line -Rs 48.0 Mn
- 10 km ELM DC Express line from Trincomalee GSS to 6<sup>th</sup> Mile Post on the Trincomalee Nilaweli Road and Gantry at 6<sup>th</sup> Mile Post -Rs 55.0 Mn
- 11 km 33 kV Racoon SC lien from Thiriyaya to Pulmoddai using 10 m wooden poles. -Rs 24.0 Mn

### New Areas to be covered

- Special Economic Zone, Kappalthure
  - Phase 1 (Supply & Distribution) -Rs 1,100.0 Mn
  - Phase 11 (Supply & Distribution) -Rs 400.0 Mn
- Small & Medium Industrial Estate, Kappalthure -Rs 300.0 Mn

-New Towns at China Bay, Andankulam, Sampur, Poduwaikattu,  
Tourist Resorts etc -Rs 1,000.0 Mn

## **10.6 Water Supply**

**-NWS&DB**

-Greater Trincomalee Water Supply Project under French Funding to  
Rehabilitate and augment the existing Trincomalee Water Supply Scheme,  
Expansion and rehabilitation of facility to Nilaweli, New pipe line to Kinniya

-Muttur water supply project funded by ADB

-Proposed New Water Supply Project to Kuchchaveli/ Nilaveli area by  
Constructing an anicut at Nelliparikkulam Tank/ Yan Oya  
- Rs 2,000.0 Mn

-New areas to be covered in future water supply schemes include

-Special Economic Zone, Kappalthure Phase 1

Water Supply & Distribution	- Rs 1,150.0 Mn
Waste Water Treatment & Disposal	- Rs 950.0 Mn
Storm Water Disposal System	- Rs 50.0 Mn

Special Economic Zone, Kappalthure Phase 11

Water Supply & Distribution	-Rs 750.0 Mn
Waste Water Treatment & Disposal	- Rs 650.0 Mn
Storm Water Disposal System	- Rs 50.0 Mn

-Small & Medium Industrial Estate, Kappalthure

Water Supply & Distribution	- Rs 150.0 Mn
Waste Water Treatment & Disposal	- Rs 125.0 Mn
Storm Water Disposal System	- Rs 15.0 Mn

-New Towns at China Bay, Andankulam, Sampur, Poduwaikattu,  
Tourist Resorts etc

Water Supply & Distribution	-Rs 650.0 Mn
Waste Water Treatment & Disposal	- Rs 555.0 Mn
Storm Water Disposal System	- Rs 75.0 Mn

## **11. Conservation of Archaeological & Historical Buildings**

**-AD/ SLPA/BOI/EPC**

-Conservation of Ostenberg Fort, Navy Head Office building  
-Rs 50.0 Mn

- Establishment of National Defence & War Strategic Museum
- Rehabilitation of Fedrick Fort damaged due to Tsunami -Rs 700.0 Mn
- Conservation of Rajasinghe Inscription
- Tourist Information Centres at Fort, Thiriyaya, WelgamVehera, Kuchchaveli and Seruvila -Rs 5.0 Mn
- Circuit Bungalow, Restaurant, Pilgrim Rest
- Cultural/ Tourist Office, Vet Surgeon Office -Rs 70.0 Mn
- Conservation of Navy Commissariat Bungalow (Dutch) ,-Dutch Gun Powder Store at Jetty and old Museum Building -Rs 200.0 Mn
- Landscaping of the Fort area -Rs 20.0 Mn

- 12. Housing Construction -UDA/NHDA/Private Sector**
- New Housing Units to be constructed -58,500 units -Rs 87,750 Mn
  - Housing Units to be constructed for replacement of Existing dilapidated structures -37,500 units -Rs 37,500 Mn
  - New Housing Units for relocation of existing villages -15,000 Units  
- Rs 30,000 Mn

- 13. Tourism -CTB/Private Sector**
- Two Hotels at Nilaweli -Rs 800.0 Mn
  - Tourist Resort Development at Nilaweli, Middle Peninsula, Vakare - Rs 1,250.0 Mn

- 14. Investment by North East Provincial Council -NEPC**
- 4,700 various works -Rs 1,700.0 Mn
  - Seven Skilled Based Industries within 7 DS Divisions -Rs 1,000.0 Mn

## 15. Improvements to Existing Towns

### Kuchchaveli

**-UDA/LA/EPC**

-Pola cum Market	-Rs 5.0 Mn
-Petrol Filling Station	-Rs 3.0 Mn
-GN office	-Rs 0.5 Mn
-Peoples Bank & Bank of Ceylon Branch	-Rs 6.0 Mn
-Samurdhi Bank building	-Rs 1.5 Mn
-Fish Processing Plant	-Rs 1.5 Mn

### Thambalagamuwa

**-UDA/LA/EPC**

-Milk Collecting Centre	-Rs 15.0 Mn
-Improvements to Railway Station	-Rs 25.0 Mn
-New Platform to Mollipothana	-Rs 10.0 Mn
-Petrol Filling Station	-Rs 3.0 Mn
-Market Complex	-Rs 25.0 Mn
-New Stores Complex	-Rs 120.0 Mn
-New building for MPCs	-Rs 50.0 Mn
-New Children's Park	-Rs 4.0 Mn

### Trincomalee

**-UDA/LA/EPC**

-Fish Market/ Vegetable Market	- Rs 103.0 Mn
-Bus Stand	- Rs 48.0 Mn
-Public Play Ground	- Rs 50.0 Mn
-Beach Protection & Beach Park	- Rs 100.0 Mn
-Improvements to Railway Station	- Rs 10.0 Mn
-Transport Terminal	- Rs 150.0 Mn

### Kantale

**- UDA/LA/EPC**

-Town Centre Development	- Rs 100.0 Mn
-Bus Stand	- Rs 5.0 Mn
-Market Complex	- Rs 50.0 Mn
-Pola Improvement	- Rs 3.0 Mn
-Police Complex	- Rs 50.0 Mn
-Stores Complex	- Rs 15.0 Mn
-Circular Road	

### Town & Gravets

**- UDA/LA/EPC**

-Play Ground	- Rs 25.0 Mn
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**Kinniya****- UDA/LA/EPC**

-Administrative Complex	- Rs 50.0 Mn
-Play Ground	- Rs 6.0 Mn
-Commercial Complex	- Rs 20.0 Mn
-Central Bus Terminal	- Rs 15.0 Mn
-Religious & Cultural Hall	- Rs 10.0 Mn
-Sewerage & Solid Waste Management System	- Rs100.0 Mn
-Sports Complex	- Rs 15.0 Mn
-Park & Recreational Facilities	- Rs 25.0 Mn
-Police Complex	- Rs 68.0 Mn

**Mutur****- UDA/LA/EPC**

-Administrative Complex	- Rs 60.0 Mn
-Commercial Complex	- Rs 30.0 Mn
-Central Bus Terminal	- Rs 20.0 Mn
-Religious & Cultural Hall	- Rs 20.0 Mn
-Sewerage & Solid Waste Management System	- Rs 100.0 Mn
-Sports Complex	- Rs 10.0 Mn
-Park & Recreational Facilities	- Rs 10.0 Mn
-Two Children's Parks	- Rs 10.0 Mn
-Library	- Rs 10.0 Mn
- Police Complex	- Rs 88.0 Mn

**Seruwila****-UDA/LA/EPC**

-Play Ground	- Rs 10.0 Mn
-Commercial Complex	- Rs 5.0 Mn
-Administrative Complex	- Rs 15.0 Mn
- Pola Improvement	- Rs 2.0 Mn

**Morawewa****-UDA/LA/EPC**

-Play Ground	- Rs 10.0 Mn
-Commercial Complex	- Rs 5.0 Mn
-Administrative Complex	- Rs 15.0 Mn
- Pola Improvement	- Rs 2.0 Mn

**Eachchalampattu**

**-UDA/LA/EPC**

- Play Ground
- Commercial Complex
- Administrative Complex
- Pola Improvement

- Rs 10.0 Mn
- Rs 5.0 Mn
- Rs 15.0 Mn
- Rs 2.0 Mn

## 12.0 Investment Plan

Table 12.1 indicates the total investment plan that would be geared to provide more expeditious development by creating employment opportunities, more income generation activities and mega scale physical development within the area in order to address the growing issues of unemployment, low income of the people, ethnic unrest as well as lagging economies at local authorities and finally to facilitate in strengthening the regional economy of Trincomalee Metro Urban Development Area as well as the overall development perspectives.

The overall development plan would address the needs of the area and implemented in three stages up to the year 2030 to achieve short term, medium term and long term objectives.

Total estimated cost for the implementation of identified projects would be Rs 379,535.5 Mn for the next 23 years development program that would exclude the already committed donor funding programs in connection with Tsunami rehabilitation and reconstructions work. Their breakdowns for the three stages are as follows:

- Short Term (2007 - 2010) - Rs 173,046.0 Mn
- Medium Term (2010 – 2020) – Rs 79,850.0 Mn
- Long Term (2020 – 2030) – Rs 159,250.0 Mn
- TOTAL (2007 – 2030 ) - Rs 412,146.6 Mn

These estimated cost for the projects include all the types of projects such as physical infrastructure projects, social infrastructure projects, economic sector projects and service sector and urban development projects.

The implementation of the identified projects are depend on the investment potentials available and committed by participation of the Government, Private Sector, Public Consortia, Public- Private Consortia and direct foreign investment. In order to have a continuous implementation it is proposed to strategies the investment as follows:

- Mega projects implemented by Foreign Consortium
- BOI would facilitate to identify prospective private sector partners for investment
- Public projects like integrated transport terminal and other infrastructure development projects by the government
- Individual listed projects by the local investors.



## **13.0 PROPOSED INSTITUTIONAL MECHANISM**

### **13.1 Introduction**

It is propose that there should be an effective institutional mechanism to:

- Identify the multiplicity of micro level socio-economic and environmental problems that may arise when implementing the mega scale physical development projects in the area;
- Formulate detailed plans for projects, design briefs and implementation programs to address the said objectives of the development plan; and
- have an effective institutional mechanism to carry out them in a coordinated manner without encountering the bottlenecks of line agency organizations, local and provincial level political interventions and commitment for continuous investment programs for the implementation of three stage plan development.

### **13.2 Proposed Institutional Arrangement**

In order to meet this need for an effective implementation mechanism to implement the Integrated Urban Development Plan it is proposed that there should be a concrete well formulated institutional arrangements and that coordinates all development work in the region and liaise with all stakeholder institutions and developers both in the private and public sector.

The overall development activities will be monitored by HE the President and will be liaised with all the Cabinet Ministers in-charge of the subject ministries and line agencies. HE The President would sanction on all policy matters and final decisions on prioritization of the projects and intervene on allocation of necessary funds as the subject minister in-charge of Finance Ministry. The Governor of the Eastern Provincial Council will have a direct liaison with HE the President at Provincial level.

The Secretary, Ministry of Urban Development & Sacred Area Development will be coordinated all the development activities of Trincomalee Urban Development Area in close association with other Secretaries of the relevant ministries as the Chairman of the Project Steering Committee. The other members of the Committee are the Secretary, Ministry of Defence, Secretary, Ministry of Environment, Secretary., Ministry of Lands, Governor, Eastern Provincial Council and Secretary, Ministry of Ports and Aviation.

Advisory Committee will be established forming Chief Minister of EPC, Non-Cabinet Ministers representing the district and Members of Parliament.

Three Special Committees will be established to facilitate all the tasks involved in the proposed development programme namely:

- Infrastructure Coordinating Committee (ICC)
- Land and Project Development Committee (LDC) and
- Environmental Management Committee (EMC)

These committees will be chaired by respective Secretaries of the Ministries or Chairman of relevant institution.

The Government Agent will be responsible in parallel activities at the District level and coordinated all the activities connected to these three committees established at the national level. The UDA Regional Office would facilitate to coordinate the tasks of the relevant institutions at the local level and provincial level and to finalize the detailed Guide Plans (DGP) and Project Level Action Plans for identified mega projects.

Overall coordination will be done by the Presidential Secretariat as directed by the Executive President. The Advisory Committee also shall have representatives from the private sector and the NGOs if necessary, which will enable securing effective private sector participation in the implementation of projects in an economically feasible manner.

Legal provision shall exist to enable hiring of private sector consultants on a contract basis in cases where qualified personnel are not available within the respective organizations. There shall be a limited supporting staff that also could be obtained on secondment or contract basis for certain works.

Basically there will be two types of projects that would be undertaken by them namely,

- (a) Infrastructure development projects which will be the responsibility of the respective line agencies for which grants/financial assistance could be obtained from Central Government or donor agencies.
- (b) Urban development and improvement projects, which could be undertaken with the participation of the private sector on an economically viable manner.

In order to carry out its operations effectively, the three committees established shall be vested powers relating to the following:-

- to approve, coordinate and monitor development projects identified by different project teams to be endorsed by the Advisory team to enlist for the Government implementation programme.
- to develop environmental standards, guidelines and prepare schemes for environmental improvement in such areas;
- to carry out building, engineering and other operations and undertake any work in connection with the infrastructure development of the area;
- to formulate and implement housing schemes in the area;
- to obtain technical planning services from public agencies and other stakeholders those who participating in the development projects;
- to advise to acquire, purchase and hold movable or immovable property or dispose of any movable or immovable property required for implementation of identified projects;
- to accept donations, grants, or subsidies and to utilize such receipts to carry out activities related to project development and implementation;

The proposed institutional set up is indicated in the Figure 13.1.

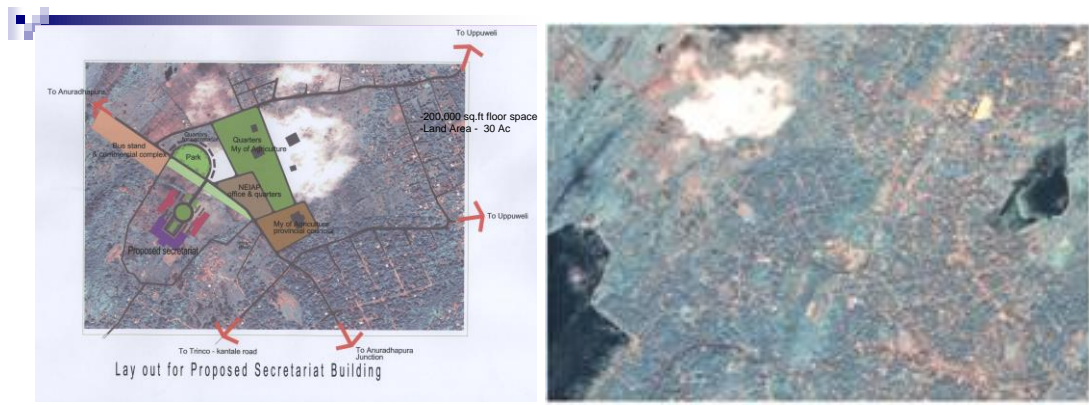
## PART THREE

### MAJOR DEVELOPMENT PROJECTS

#### PROJECT BRIEF ON ACTION PROJECTS TRINCOMALEE METRO URBAN CENTRE DEVELOPMENT PROGRAMME

##### 1.0 NAME OF PROJECT: NEW ADMINISTRATIVE SECRETARIAT COMPLEX

##### LOCATION OF PROJECT: Mankaiyuthu, Andankulam



##### OBJECTIVE:

The present administrative buildings located inside the Ford Fedrick Fort is not adequately addressed the needs of total population as it occupied a very limited space in obsolete structure. Different administrative related functions are located elsewhere in the town center. Hence, it is necessary to relocate this important function to a safer area with adequate space and land in order to release the present building for conservation purposes which could be utilized for tourism related activity. Accordingly an area has been identified outside Fort in the proposed administrative town to construct modern administrative complex to serve the region.

Therefore the objective of this new administrative complex is to provide an effective service to the people of the region even at a time of any disaster providing direct links to the location, and thereby to administer all the activities including disaster management operations while locating at a safer, spacious and effective place.

**PROJECT BRIEF:****COMPONENTS OF THE SECRETARIAT COMPLEX**

- i. Main Building
- ii. Individual Offices - Government Organizations  
- Private Organizations
- iii. Separate Offices
- iv. Public Library Building
- v. Depots

No	Name of the Institution	Recommended Floor area	Recommended Land area
1.0	<b>District Secretariat</b>		
1.1	District Secretary's Office - Trincomalee	8000	
1.2	District Planning Secretariat	3000	
1.3	Census & Statistical Branch	1000	
1.4	Small Enterprises Development Division	750	
1.5	Career Guidance Division	500	
1.6	District Cultural Affairs	500	
1.7	Department of Elections	5000	
1.8	Social Security Board	500	
1.9	Samurdhi Commissioner's Office	3000	
1.1.1	Government Audit Sub Office	2000	
1.1.2	Examiner of Motor Traffic	1000	
1.1.3	Measurement Units, Standard & Services	1000	
1.1.4	Dept.	1000	
1.1.5	District Landuse Planning Office	1500	
1.1.6	Land and District Registry	1000	
1.1.7	Sports Unit	500	
	Small Industry Unit		
	<b>Total</b>	<b>30250</b>	
2.0		8500	
3.0	Divisional Secretariat (Town & Gravets)	1000	
4.0	National Disaster Management Office	1500	
5.0	National Youth Service Council District Office	3000	
6.0	Ministry Sub Office - 01	3000	
7.0	Ministry Sub Office - 02	4000	
8.0	Urban Development Authority	1000	
9.0	RDA Divisional Engineer (Town & Gravets)	2000	
10.0	District Engineer Irrigation - Provincial	4500	
11.0	NHDA	1000	
12.0	Central Environmental Authority	3500	
13.0	Superintendent of Surveyors / District Survey	2000	
14.0	Office	1000	
15.0	Coast Conservation Authority	6000	
16.0	Sri Lanka Land Reclamation & Dev.	1000	
17.0	Corporation	2000	
18.0	Zonal Education Office, Trincomalee	1000	
19.0	Asst. Commissioner (Lands)	3000	

20.0	Department of Buildings	2000	
21.0	CECB	2000	
22.0	District Engineer (Buildings) Eastern Pro.	4000	
23.0	Council	3500	
24.0	Rural Economic Development Promotion	1000	
25.0	Sri Lanka Telecom	3500	
26.0	National Water Supply & Drainage Board	2000	
27.0	Ceylon Electricity Board	1000	
28.0	179	2000	
29.0	Probation and Child Care Service	2000	
30.0	District Labour Office	1000	
31.0	Co-operative Commissioner's Office	2500	
32.0	Dept. of Valuation	2000	
	Dept. of Provincial Revenue		
	Divisional Forest Office - Trincomalee		
	Vocational & Technical Training Authority		
33.0	Asst. Commissioner Local Govt. Office	2000	
33.1	Industrial Development Board		
33.2		3000	
33.3	<b>Agrarian Services</b>	3000	
33.4	Animal Production and Health (District	4000	
33.5	Office)	5000	
33.6	Veterinary Investigation Centre	2000	
33.7	Agricultural Director	1000	
33.8	Dept. of Agriculture	2000	
	Deputy Director, Agriculture		
	Agrarian Development District Office	<b>16,000</b>	
	Coconut Cultivation Board		
	Agricultural and Agrarian Insurance Board		
	Agrarian Services Projects		
34.1	<b>Total</b>		
34.2		2000	
	<b>Health Services</b>	2000	
34.3.			
34.4	Ayurvedic Commissioner		
34.5	Indigenous Health Services, Central Ayurvedic		
34.6	Dispensary	14000	
	Health Sector Special Projects	2000	
	St. John Ambulance		
	Deputy Provincial Director Health, Town & Gravets	<b>20000</b>	
35.0	Anti Malayria Campaign		
35.1	<b>Total</b>		
35.2		1000	
35.3	<b>Private Organizations</b>	1000	
35.4		1000	
	Chamber of Commerce	1000	
	Women's Development Society		

	Sri Lanka Red Cross Society (District Branch)		<b>4000</b>	
	UNICEF District Co-ordination Office			
36.0	<b>Total</b>		6000	
36.1			3000	
36.2				
36.3	<b>Separate</b>	4000		
	Municipal Council			
	Pradeshiya Sabha- Town & Gravets	<b>13000</b>		
	Multi Purpose Co-operative Society			
37.0	<b>Total</b>			
37.1				
37.2			3000	
37.3		180	500	
37.4	<b>Common Facilities</b>		4000	
37.5	Auditorium (2 Nos - 150 seats)		2000	
37.6	Provincial Postal Authority - Post Office		2000	
37.7	Food Court and Canteen		1000	
37.8	Shrine Room		2000	
37.9	Security and Front Office		1500	
	Common Room			
	Health Centre	2000		
	Bank of Ceylon			
38.0	People's Bank Branch			
38.1	<b>Total</b>	<b>18,000</b>		
38.2				
38.3				
38.4				
38.5	<b>Public Library Building</b>		4000	
38.6	Reference Library		1000	
38.7	Lending Library		3200	
38.8	Reading Room / Periodical		600	
38.9	Library Administrative Section		1000	
38.10	Librarian / Asst. Librarian		400	
38.11	Catalogue Section		2000	
38.12	Audio Visual Room		600	
	Lecture Room		1500	
	Computer Room		700	
	User's Ancillary Facilities		250	
	Staff Ancillary Facilities			
	Staff Rest Room	400		
	<b>Total</b>			
		<b>15,680</b>		
	<b>Depots</b>			
	Ceylon Electricity Board			
	NWS & DB			
	Sri Lanka Telecom			

Road Development Authority Municipal Council		
<b>Grand Total</b>		<b>198,400</b>

**Total Floor Area of the Administrative Complex - 200,000 sq.ft**

**TENTATIVE COST : Rs 300.0 Mn**

**SITE EXTENT: 30.0 ha**

Total area of the proposed site is an unimproved open space and partly a small patch of abandoned paddy field

**SITE TOPOGRAPHY:**

Totally a flat land with low ground around 10 ft msl

**PLANNING GUIDELINES :**

**a) ENVIRONMENTAL:**

Utilize the natural layout of the terrain by improving through the Development Guide Plans to create a sustainable environment and a functional physical form. The Development Guide Plans shall be done under the following guidelines:

- land filling to be done only for the building footprints, access ways and utilities
- Lowest levels of the site best utilized for access ways
- Hillocks to be utilized as zones separated by green belts

The natural features of the landscape should be embodied in the development of highlands along this conservation to enhance the greenery of the area.

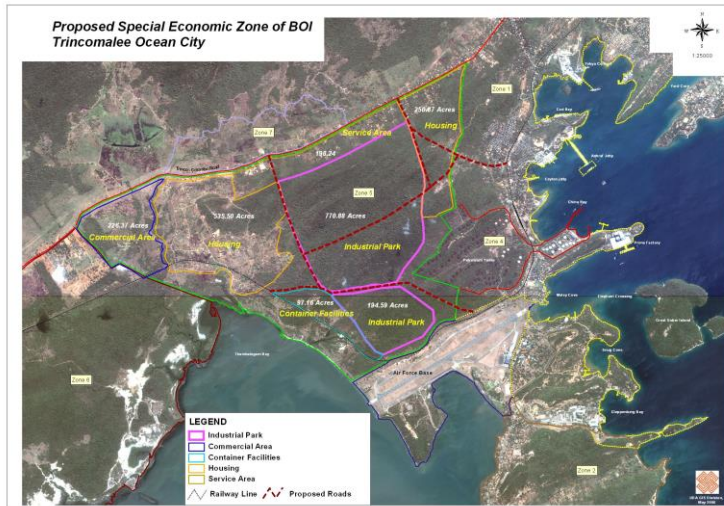
**b) BUILDING:**

- Medium Rise Buildings having 6 story s
- 40.0 percent site coverage by buildings
- 60.0 percent open space

**PROJECT BRIEF ON ACTION PROJECTS  
TRINCOMALEE METRO URBAN CENTRE DEVELOPMENT  
PROGRAMME**

**2.0 NAME OF PROJECT: SPECIAL ECONOMIC ZONE**

**LOCATION OF PROJECT: Kappalthurai, China Town**



**OBJECTIVE :**

At present agriculture, tourism and fisheries sectors act as main contributors to the regional development in Trincomalee Metro Urban Centre. However unemployment rate and the low level of income generation activities are pressing needs to be addressed in the development plan as the area is suffered heavily over the last two decades due to civil disturbances.

Geographically, there is also a disparity in employment distribution in the area where possible employment opportunities are available in the town center due to its proximity to the main economic activities however hinterland area is lagging behind.

Considering the projected rapid economic growth, the pressing need for land suitable for local and foreign investments (manufacturing and commercial), the disparity in job opportunities and the changing global economic landscape, it becomes very crucial that there must be a strategy for allocating employment generating land uses.

The proposed Special Economic Zone (SEZ), where land prices are likely to be much lower than that in the city will accommodate industries, which require larger land plots, especially for the large scale industry that are expected to set-up within the area.

The main objectives of establishing the SEZ in the area are as follows:



- to create an entrepreneurial spirit by encouraging long term investment
- to create a new industrial culture by promoting public and private partnerships
- to be a leading provider of Port related products and `services to international markets by maximizing the potentials of Trincomalee Port and its environs
- to link industries to local input sources through market friendly subcontracting
- to make the most convenient location in the Far East as a destination of investment.

The total industrial land projected for 2030 is about 1,635 ha, an increase of about almost 1000 percent from the current industrial land stock.

**PROJECT BRIEF:**

Large Scale Industries	-346 ha
Medium Scale Industries	-250 ha
Small Scale Industries	- 80 ha
Logistic Centre	-208 ha
Container Terminal	- 82 ha
Rain Water harvesting Reservoir	- 15 ha
Sewage/ Waste water Treatment Plant	- 26 ha

Potential Type of Industries

- Ship repair, dry dock & dry port activities
- Boat building
- Entrepot trading activities
- Warehousing and other heavy industries
- Fisheries based Industries
- Oil Refinery, oil storage facilities
- Power Generation
- Fertilizer manufacturing & LNG storage
- Agro Processing
- Cement plants
- Petroleum based products
- Light Industries & local resource based SMEs
- Knowledge based industries based on Information and Communication Technology

**TENTATIVE COST :** Rs 7,000.0 Mn

**SITE EXTENT:** 1,635 ha

**SITE TOPOGRAPHY:**

**PLANNING GUIDELINES :**

**a) ENVIRONMENTAL:**

Environmental Guidelines

- Create a Buffer zone around the building complex
- Provide Solid Waste disposal system within the site/  
Incineration
- Comply with the terrain for natural drains and storm water drainage
- Local Sewer system
- Power supply by main grid
- Waste Water Treatment Plant

**b) BUILDING**

Minimum Plot Size for Development

- 10 ac or 2.5 ha
- Buildable percentage within plot
- 60 percent buildable area
- 40 percent open area

Height of Buildings

- Ground + three upper floors

Other Regulatory Requirements

- Main Access Road Width – 80 ft
- Strengthening the roads for containerized cargo
- Internal roads within the zone 60 ft

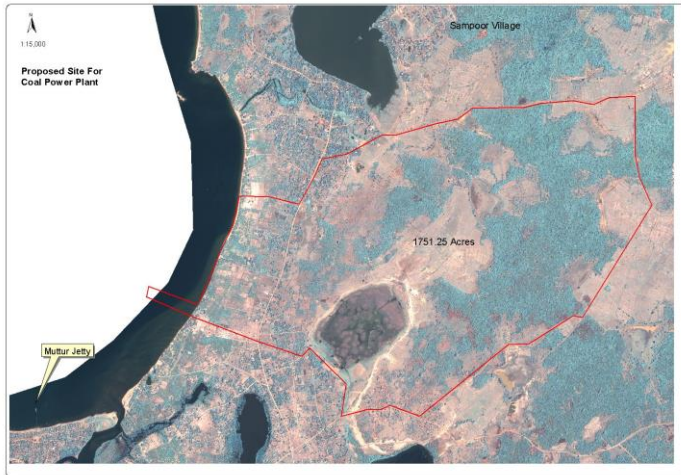
**INFRASTRUCTURE**

- Total estimated power requirement 60 MVA
- New grid sub station or an alternative a Captive Power Plant
- Estimated water demand is 25,000 cu.m / day
- Central facility with an estimated capacity of 20,000 cu.m day with sea outfall for treated effluent discharge
- Storm water drainage system with measures to prevent silting
- Augment existing facilities by setting up new switching facilities

**PROJECT BRIEF ON ACTION PROJECTS  
TRINCOMALEE METRO URBAN CENTRE DEVELOPMENT  
PROGRAMME**

**3.0 NAME OF PROJECT: COAL FIRED POWER PLANT**

**LOCATION OF PROJECT: Sampoor**



**OBJECTIVE :**

From the forecast electricity demand for 2006-2021 in the integrated national grid of Sri Lanka, and the resulting in generation expansion study done by the Ceylon Electricity Board identifies that coal fired power plants provide the best reliability of the power system at the optimum cost. But, since Sri Lanka does not have any reserves of coal, this coal fired plant additions will have to be operated by using imported coal, where large quantities of coal needed to be imported. The bays and the coves of Trincomalee are identified as prime locations in Sri Lanka, which can conveniently handle largest bulk cargo carriers which require high drafts.

In addition, by having coal fired power plants in Sri Lanka, the power system is benefited by having a flexible fuel mix for generation of electricity, rather than being dependent on expensive liquid fuels and vagaries of hydrology.

**PROJECT BRIEF:**

The project features of the proposed plant are:

- low sulfur imported coal to meet Sri Lankan emission and ambient air quality standards
- The plant to be operated at an annual plant factor not less than 80 percent

- Volume of coal required for phase one of the plant is 1.1 Mn tons per annum
- Coal imported by Panamax/Capesize Bulk Cargo carriers (Draft ~13/20 m)
- Largest component to be unloaded at the site is 220 ton Generator Stator (7.5 x 4.2 x5.4 cu m)
- Coal storage for 1000 MW Plant for about 2-3 month consumption of ~ 550,000 tons
- Cooling water requirements for phase 1 is ~70 cu.m/second (sea water and would be discharged at 36 degrees Celsius at the point of discharge)
- Fresh water requirement for phase 1 is~ 160 cu.m /hour of desalinated water

**TENTATIVE COST :** US \$ 500.0 Mn

**SITE EXTENT:** Phase 1 - 500 Ac – (500 MW Plant)  
Phase 11 - 300 Ac –(500 MW Plant )

**Total land area required 800 Ac**

**SITE REQUIREMENTS:**

- Space must be sufficient for locating the 1000 MW power plant, coal storage, ash dump and the switch yard in close proximity
- must be as close as possible to the deep sea (>20 meter depth) for capesize vessels (~200,000 dwt) to berth
- must be located in a sheltered bay for Panamax/ Capesize vessels to berth
- must have means of extracting and discharging boiling water from sea, while complying with environmental standards
- must have a means of obtaining fresh water for make-up or desalination of sea water
- must be accessible to the existing grid.

**PLANNING GUIDELINES :**

**a) ENVIRONMENTAL:**

Environmental Guidelines

- Create a Buffer zone around the power plant
- Provide Solid Waste disposal system within the site
- Comply with the terrain for natural drains and storm water drainage
- Local Sewer system
- Power supply by main grid
- Waste Water Treatment Plant

## **ANNEXURE A**

### **NATIONAL POLICY GUIDELINES ON ENVIRONMENTAL IMPACT ASSESSMENT (EIA)**

Extract of the “Guidance for Implementing the Environmental Impact Assessment (EIA) Process” Third Edition 1998, published by the Central Environmental Authority, Ministry of Forestry & Environment is annexed herewith for the information and easy reference.

### **NATIONAL POLICY GUIDELINES ON SOCIAL IMPACT ASSESSMENT (SIA)**

There is no specific policy document on Social Impact Assessment. SIA is one of the least developed areas in EIA process. As the environment can be defined for EAI purposes as physical, biological and social components it is necessary to assess the social impact of a development project on society. Society consists of people and their economic, social cultural, religious and political activities.

Since the development is essentially make an attempt to improve the quality of the life of people it has positive impact over the society. However it has negative impact too over the society which needs to have a scientific assessment of development projects on people and their activities. Therefore SIA is an integral part of EIA so that it should be reflected throughout all the sections of the EIA.

The basic areas to be covered by SIA are:

- description of existing environment
- identification of impacts
- assessing the significance of impacts
- proposing mitigation measures
- developing monitoring plan

It should be avoided following weaknesses in the EIA if so the objectives of maximizing the social benefits would not be visible in the analysis:

- Explicit bias towards the project
- Definitional problems
- Weak analysis
- Lack of attention to cultural and community impacts
- Inadequate public consultation
- employment of unqualified consultants.

In order to facilitate the SIA process the following conceptual framework can be proposed:

- Define impact area
- Describe existing environment
- Describe the main activities of the project

- Identify social impacts (demography, settlements and land use, economic activities, infrastructure, health and welfare, community character, culture, aesthetics)
- Define significant impacts
- Detail study of significant impacts
- Proposed mitigation measures
- Devise monitoring plan
- Suggest alternatives if impacts cannot be impacts

The assessment and the analysis of social impacts have two main steps to be followed which are sequential and closely related. They are:

- identifying the variables and assessing the impacts of a development project on them
- identifying and assessing the impact of the changed situation on the social, physical and biological environments

## **LIST OF PARTICIPANTS / ATTENDANCE AT VARIOUS SESSIONS**

### **DRAFT DEVELOPMENT PLAN FOR TRINCOMALEE METRO URBAN CENTRE CIRCULATED AMONG FOLLOWING INSTITUTIONS AS PER THE DECISIONS OF THE MEETING HELD ON 14<sup>TH</sup> SEPTEMBER 2006 AT THE MINISTRY OF DEFENCE**

1. Secretary, Ministry of Agriculture
2. Secretary, Ministry of Power & Energy
3. Secretary, Ministry of Ports Aviation
4. Secretary, Ministry of Fisheries
5. Secretary, Ministry of Petroleum Resources
6. Secretary, Ministry of Nation Building and Estate Infrastructure Development
7. Secretary, Ministry of Education
8. Secretary, Ministry of Health
9. Secretary, Ministry of Housing & Construction
10. Secretary, Ministry of Environment & Natural Resources
11. Commander, Sri Lanka Army
12. Commander, Sri Lanka Air Force
13. Commander, Sri Lanka Navy
14. Inspector General of Police
15. Chairman, Road Development Authority
16. Chairman, Board of Investment of Sri Lanka
17. General Manager, National Water Supply & Drainage Board
18. District Secretary, Trincomalee
19. Director, Department of Coast Conservation
20. Director General, National Physical Planning Department
21. Director General, Forest Department
22. Commissioner, Archaeology Department
23. Director General, Sri Lanka Telecom
24. Chief Secretary, North East Provincial Council
25. Chairman, Ceylon Electricity Board
26. Chairman, Central Environmental Authority
27. Chairman, Sri Lanka Ports Authority
28. Director General, Department of Wild Life Conservation

**LIST OF PARTICIPANTS TO THE MEETING ON TRINCOMALEE DISTRICT DEVELOPMENT PROGRAMME HELD ON 20<sup>TH</sup> SEPTEMBER 2006 AT THE AUDITORIUM OF THE BOARD OF INVESTMENT OF SRI LANKA**

1. Mr R.M.Amarasekara - Director Planning, Road Development Authority
2. Mr W.Rathnayake - Deputy Director, Department of Wild Life Conservation
3. Mr J.J.Rathnasiri - Director Lands, Ministry of Power & Energy
4. Mr. S.Kalaiselvam - Director General, Ceylon Tourist Board
5. Mr Bandula Tilakasena - DGM, Ceylon Electricity Board
6. Mr N.Thanapalam - DGM, Ceylon Electricity Board
7. Mr H.Samarakoon - Chief Engineer (General P/L Design), Ceylon Electricity Board
8. Mr. S.H.Liyanage - Consultant, (Special Projects), Sri Lanka Ports Authority
9. Mr K.L.A.Kalpathirana - Director (Technical), Sri Lanka Ports Authority
10. Mr K.A.Ansar - Chief Engineer (P&D), Sri Lanka Ports Authority
11. Mr K.V.Dharmasiri - Director General, Urban Development Authority
12. Mr L.H.Indrasiri - Director (GIS), Urban Development Authority
13. Mr R.M.Ariyadasa - Director (Development Planning - North & East), Urban Development Authority



**LIST OF PARTICIPANTS TO THE MEETING ON TRINCOMALEE DISTRICT DEVELOPMENT PROGRAMME HELD ON 28<sup>TH</sup> SEPTEMBER 2006 AT THE MINISTRY OF DEFENCE**

- |     |                                   |   |   |
|-----|-----------------------------------|---|---|
| 1.  | Mr Basil Rajapakse                | - | Senior Advisor to HE the President                          |
| 2.  | Mr Gotabaya Rajapakse             | - | Secretary, Ministry of Defence                              |
| 3.  | Mr Y.Sumanasekara                 | - | Secretary, Civil Aviation Authority                         |
| 4.  | Mr`A.N.R.Amaratunga               | - | Secretary, Ministry of Urban Development & Water Supply     |
| 5.  | Dr P.Ramanujam                    | - | Secretary, Ministry of Tourism                              |
| 6.  | Mr J.P.Hettiarachchi              | - | Secretary, Ministry of Industrial Development               |
| 7.  | Mr M.M.E.Ferdinando               | - | Secretary, Ministry of Power & Energy                       |
| 8.  | Mr J.R.W.Dissanayake              | - | Secretary, Ministry of Environment                          |
| 9.  | Mr E.Jinadasa                     | - | Secretary, Ministry of Fisheries & Aquatic Resources        |
| 10. | Mr Thosapala Hewage               | - | Secretary, Ministry of Investment Promotion                 |
| 11. | Mr M.S.Jayasinghe                 | - | Secretary, Ministry of Nation Building &                    |
| 12. | Mr G.L.W.Samarasinghe             | - | Secretary, Ministry of Cultural Affairs & National Heritage |
| 13. | Mr Lal Kumara Gamage              | - | Senior Advisor, Ministry of ED & Investment Promotion       |
| 14. | Mr W.M.Jayathilake                | - | Additional Secretary, Ministry of Agriculture Development   |
| 15. | Mr U.Senevirathne                 | - | Additional Secretary, Ministry of Finance                   |
| 16. | Real Admiral Mohan Wijewickrama   | - | Governor, NEPC  |
| 17. | Air Chief Marshal Donald Perera   | - | CDS, Joint Commander, JOH                                   |
| 18. | Lt. General Sarath Fonseka        | - | Commander, Sri Lanka Army                                   |
| 19. | Vice Admiral Wasantha Karannagoda | - | Commander, Sri Lanka Navy                                   |
| 20. | Air Marshal R.Goonaeihilaka       | - | Commander Sri Lanka Air Force                               |
| 21. | Mr Chandra Fernando               | - | Inspector General of Police                                 |
| 22. | Dr Senarath Dissanayake           | - | Commissioner, Department of Archeology                      |
| 23. | Mr Channa Amarasinghe             | - | Chairman, National Water Resources Board                    |
| 24. | Deshamanya P.H. Mendis            | - | Chairman, Civil Aviation Authority                          |
| 25. | Mr Udaya Nanayakkara              | - | Chairman, Ceylon Tourist Board                              |
| 26. | Mr B.R.Perera                     | - | Chairman, Maganeguma  |
| 27. | Major General G.T.E.Silva         | - | District Secretary, Trincomalee                             |
| 28. | Prof K.Karunanayake               | - | Advisor, President Secretariat                              |
| 29. | Mr Priyath B.Wickrama             | - | Vice Chairman, Sri Lanka Ports Authority                    |
| 30. | Mr B.J.P.Mendis                   | - | Surveyor General, Survey Department                         |
| 31. | Mr Lalith Abeygunawardena         | - | Director General, Presidential Secretariat                  |

32.	Mr B.Abeygunawardene	-	Director General, National Planning Department
33.	Mr J.A.J.Jayamaha	-	Deputy Director General, NPD
34.	Mr L.D.Dickman	-	Deputy Director General, Board of Investment of Sri Lanka
35.	Mr L.H.Indrasiri	-	Director, Urban Development Authority
36.	Mr R.M.Ariyadasa	-	Director, Urban Development Authority
37.	Ms Samankanthi Bandara	-	Director, National Physical Planning Department
38.	Mr S.K.Wijetunga	-	Additional General Manager, Water Resources Board
39.	Cpt Ranasinghe	-	Additional Deputy Commissioner, Trincomalee
40.	Mr Jayantha Wickramasinghe	-	Chief Executive Officer, Lanka Logistic Technology
41.	Mr L.Rupasinghe	-	Coordinating Officer, Ministry of Defence
42.	Mr Nimal Siwarathna	-	Police Head Quarters
43.	Mr K.A.Amarasinghe	-	Additional General Manager, Zone 2, CEB
44.	Brigadier L.M.Thilakarathne	-	Project Coordinating Officer, Ministry of Defence
45.	Mr T. Amarasekara	-	Aerodrome Engineer, Civil Aviation Authority
46.	Mr. K.V.Dharmsiri	-	Director General, Urban Development Authority
47.	Mr B. Abeygunawardene	-	Dept of National Planning

**LIST OF INVITEES FOR THE DISCUSSION ON GRADED TRINCOMALEE DEVELOPMENT AT THE AUDITORIUM OF THE NORTH EAST PROVINCIAL COUNCIL ON 02<sup>ND</sup> OCTOBER 2006, CHAIRED BY HON GOVERNOR, NORTH EAST PROVINCIAL COUNCIL**

1. Government Agent, Kachcheri Trincomalee
2. Additional Government Agent, Kachcheri, Trincomalee
3. Deputy Director (Planning), Kachcheri, Trincomalee
4. Director Rehabilitation, Kachcheri, Trincomalee
5. Deputy Project Director, NECORD
6. Deputy Project Director, NEHRP
7. Deputy Project Director, NECCDEP
8. Asst Commissioner of Local Government, Trincomalee
9. Assistant Director, Fisheries
10. All Divisional Secretaries – 14 Divisional Secretariats
11. Chief Engineer, Road Development Authority
12. Regional Manager, National Water Supply & Drainage Board
13. Area Engineer, Ceylon Electricity Board
14. Regional Manager, Sri Lanka Telecom
15. District Manager, Board of Investment of Sri Lanka
16. District Officer, Central Environmental Authority
17. Regional Engineer, Irrigation Department
18. Director, Urban Development Authority
19. Chief Engineer, Road Development Authority
20. Assistant Commissioner of Lands, Kanthale & Trincomalee
21. Provincial Land Commissioner
22. Provincial Director, Road Development Authority
23. Provincial Director, Health
24. Provincial Director, Buildings
25. Provincial Director, Irrigation
26. Provincial Director, Industries
27. Provincial Director, Agriculture
28. Commissioner of Co-operative Development
29. Deputy Chief Secretary Planning
30. Deputy Chief Secretary, Infrastructure Development & Engineering Services
31. Deputy Chief Secretary, Finance
32. Commissioner of Local Government
33. Director, Centre for Information Resource Management
34. Secretary, Ministry of Health
35. Secretary, Ministry of Agriculture
36. Secretary, Ministry of Education
37. Secretary, Ministry of Rehabilitation
38. Secretary, Ministry of Provincial Public Administration
39. Project Director, NECORD
40. Project Director, NEHRP
41. Project Director, NECCDEP
42. Director (Development Planning, N/E), Urban Development Authority
43. Director (GIS), Urban Development Authority

## **Comments Received from Following Institutions for the Draft Development Plan formulated by the Urban Development Authority**

- Ministry of Fisheries & Aquatic Resources
- Ministry of Nation Building and Estate Infrastructure Development
- Ministry of Ports & Aviation
- Ministry of Industrial Development
- Ministry of Power & Energy

- Sri Lanka Navy Headquarters
- Sri Lanka Army
- Sri Lanka Police

### Ministries of North & East Provincial Council:

- Department of Agriculture –North East Province
  - Ministry of Health & Indigenous Medicine
  - Ministry of Rehabilitation, Reconstruction, Social, Welfare, Buildings & Women Affairs
  - Ministry of Agriculture, Livestock Development, Lands, Irrigation and Fisheries
  - Ministry of Provincial, Public Administration, Local Government, Co-operative, Rural Development, Road Development and Industries
  - Deputy Chief Secretary's Secretariat
  - Management Development and Training Department
  - North East Coastal Community Development Project
  - Department of Buildings
- 
- Sri Lanka Ports Authority
  - Board of Investment of Sri Lanka
  - National Water Supply & Drainage Board
  - Department of Archaeology
  - Ceylon Electricity Board

**LIST OF INVITEES TO THE MEETING HELD ON 12<sup>TH</sup> OCTOBER 2006 AT THE TEMPLE TREES, CHAIRED BY H. E. THE PRESIDENT ON TRINCOMALEE DISTRICT DEVELOPMENT PROGRAMME**

1. Major General T.P.R.de Silva-Government Agent, Trincomalee
2. Mr Mahinda Balassoriya -Snr.D.I.G.(N&E), Police Headquarters
3. Mr Laksman Hulugalle -Director General, National Security Information Centre
4. Mr U.A.Wickramasinghe -Additional Secretary, Ministry of Defence
5. Mr W.M.Jayathilake -Additional Secretary, Ministry of Lands
6. Mr B.M.S.Samarasekara -Director General, Irrigation Department
7. Mr B.J.P.Mendis -Surveyor General, Survey Department
8. Mr G.V.Rathnasara -Deputy Director (Planning), Irrigation Department
9. Mr R.M.M.A.B.Rajapakse -Irrigation Engineer , Irrigation Department
10. Mr A.D.S.Gunawardena -Secretary, Ministry of Irrigation
11. Mr Laksman R.Watawala -Chairman, Board of Investment of Sri Lanka
12. Mr Bandula Perera -ADG, Board of Investment of Sri Lanka
13. Mr J.B.Hettiarachchi -Secretary
14. Mr P.M.Leelarathna -Secretary, Ministry of Railways & Transport
15. Mr Thosapala Hewage -Secretary, Ministry of ED &IP
16. Mr S.Amarasekara -Secretary, Ministry of Highways
17. Mr W.M.C.Ferdinando -Secretary, Ministry of Power & Energy
18. Mr J.H.J.Jayamaha -Additional DG, External Resources Department
19. Mr K.V.Dharmasiri -Director General, Urban Development Authority
20. Mr R.M.Ariyadasa -Director (Development Planning, North & East), Urban Development Authority
21. Mr Udaya Nanayakkara -Chairman, Ceylon Tourist Board
22. Vice Admiral Wasantha Karannagoda -Navy Commander, Sri Lanka Navy
23. Air Marshal R.Goonathilake -Air Force Commander, Sri Lanka Air Force
24. Rear Admiral Sarath Weerasekara -Director General, Home Guard Core, Ministry of Defence
24. Hon Rohitha Bogollagama -Minister of Enterprise Development & Investment Promotion
25. Hon Mangala Samaraweera -Minister of Ports & Aviation, Foreign Affairs
26. Mr L.H.Indrasiri -Director (GIS), Urban Development Authority

**PRESENTATION ON FINAL DRAFT DEVELOPMENT PLAN FOR  
TRINCOMALEE METRO URBAN CENTRE**

**ON 16<sup>TH</sup> MARCH, 2007**

**AT  
CONFERENCE ROOM OF**

**TRINCOMALEE DISTRICT SECRETARIAT  
by the Urban Development Authority**

**A T T E N D A N C E**

No.	Name	Designation / Organization
01	Riyad Admiral Mohan Jayawickrama	Hon. Governor, North & Eastern Provincial Council
01	R.M. Ariyadasa	Director (Development Planning) - N&E, UDA
02.	L.H. Indrasiri	Director (Information System), UDA
03	M.H.V.R. Kumar	Planning Officer, Officer In-Charge, Trincomalee
04	K.A.D. Chandradasa	Actg. Director, Eastern Province, UDA
05	M.A.M. Salah	Chairman, Provincial Council, Trincomalee
06	A.A. Jayaratnam	Director, Rotary Club
07	W.R. Ranbanda	Chairman, Morawewa Pradeshiya Sabha
08	S. Nirajala Sarojan	Chairman, Gomarankadawala Pradeshiya Sabha
09	W.W. Sirisena	Chief Management Assistant
10	T. Kantharuban	Chairman, Uppuweli Pradeshiya Sabha
11	V. Sureshkanth	Vice Chairman, Uppuweli Pradeshiya Sabha,
12	A.C. Kaniyoon	Chairman, Kinniya Pradeshiya Sabha
13	A.R. Suhair	Secretary, Kinniya Pradeshiya Sabha
14	N. Manoharan	Mechanical Engineer
15	K.M. Dhontek	Chairman, Muttur Pradeshiya Sabha
16	M.G. Thilakarathne	Chairman, Padavi Sri pura
17	M.L. Samarasinghe	Thambalagamuwa Pradeshiya Sabha
18	A.A. Wahid	Chairman, Thambalagamuwa Pradeshiya Sabha
19	K. Pathmanadhan	Director / Agriculture Department
20	Dr. Shremachandran	Director (Planning) Agriculture Ministry
21	K. Selvarajah	Vice Chairman, Trincomalee
22	S. Gowri Muhunthan	Chairman, Trincomalee
23	S. Pathmaseelan	Executive Engineer,
24	K. Chandramohan	Chief Engineer, Buildings Eastern Province
25	K. Rajapaksha	Planning Assistant, UDA
29	A.G.M. Rasmy	Planning Assistant, UDA
27	B. Antony	A.O, Local Government Department
28	S. Nadarasah	Actg. Secretary, PPSC - Eastern Province
29	T. Tharmarajah	Provincial Director of Indigenous Medicine, Eastern Province

30	U. Yasotha	Director. Dept. of Rural Development, Eastern Province
31	A.M. Anif Lebbe	Legal Officer, Eastern Provincial Council
32	Mrs. T. Ramachandran	Deputy Chief Secretary (Planning)
33	A.R.M. Mahrouf	Secretary, Muttur Pradeshiya Sabha
34	V.S. Swamatian	Secretary, RRHW
35	L.S.C. Siriwardena	Secretary, Health
36	M.D.A.G. Raani	Secretary, PPA
37	K. Mahalingam	DCS - Finance
38	K. Kanagaratnam	Asst. Secretary, M/ PPA
39	Mrs. B. Rajani	Development Assistant, M/PPA
40	K. Rajendra	Actg. Director of Irrigation
41	R. Rajamohan	Chairman, Chamber
42	S. Krishmantha	Divisional Secretary
43	M.A. Francis	Director (Works). M / Health Services)
44	Dr. C.K. Sivapalasingam	P.D / A. P& H
45	N. Canabathipillai	Dept. of Land Administration
46	T. Sarvanatha	PD / Industries
47	K. Mayurakirinathan	D.C.S. - Audit
48	K. Kurunathan	Asst. Land Commissioner - East
49	S.M. Croos	DD / NECC Dept.
50	W.R. Ranjini	Secretary, Health & IM
51	Brig. M.M. Sumanasena	Co-ordinator to the Hon. Governor
52	Capt. Patrick Jayasinghe	Secretary to the Hon. Governor
53	Eng. T. Thavasingin	PCS, Eastern Province
54	Janaki B. Hettiarachchi	Dy. Director General, Zone - I - UDA
55	K. Valliamma	M.D.E. (North)

**PRESENTATION ON FINAL DRAFT DEVELOPMENT PLAN FOR  
TRINCOMALEE METRO URBAN CENTRE**

**ON 16<sup>TH</sup> MARCH, 2007**

**AT  
CONFERENCE HALL OF KACHCHERI, TRINCOMALEE  
by the Urban Development Authority**

**A T T E N D A N C E**

No.	Name	Designation / Organization	Contact No.
01	P.M. Mohamed Sabir	Secretary, Urban Council, Kinniya	026-2236233
02	A.C.M. Mussiy	ADD, Divisional Secretary, Kinniya	026-2236041
03	R. Kalaichelvan	ITA, DPS, Trincomalee	026-2221028
04.	I.M.S. Ilangasinghe		
05	K. Munigahesan	P / Irrigation Engineer Irrigation Office	026-2222079
06.	V. Bavatheeswaran	Project Engineer DPOS Office, Trincomalee	
07.	Mrs. K. Vijaiyathan	A.D.P, Divisional Secretary, Town & Gravet	026-5680699
08	M.A.E. Appuhamy	Asst. Director, District Office, Trincomalee	026-2002133
09	S. Pathmaseilan	EE, RDA	026-2227948
10	S. Thrimanna	AC, Kachcheri, Trincomalee	026-2222311
11	M. Mubarak	Divisional Secretary, Kinniya	026-2236235
12	A.A. Wahid	Chairman, Thampalagama Pradeshiya Sabha	026-2246055
13	M.L. Samarasinghe	Vice Chairman, Thampalagama Pradeshiya Sabha	026-2246055
14.	N. Suitin	Regional Manager, NWS & DB	026-2225383
15	S. Jalathupan	Divisional Secretary, Trincomalee	026-2025941
16.	R. Thayalen	ADS, Kuchchaweli	025-2225635
17	A.C. Nisadeen	Chief Engineer, RDA, Trincomalee	026-2222436
18	Dr. T. Thavakkodirusah	Act. DPDHS, Office of the DPDHS, Trincomalee	026-2222884
19	Mrs. K. Panameswaran	ADP, Divisional Secretary, Thampalagama	026-2248036
20	S. Sathasivakumar	Eng. Assistant, Department of Agrarian Development	026-2222612



21	Y.A.N.K. Jayasena	Rehabilitation Asst. Kachcheri, Trincomalee	026-2222233
22	S.H. Sulani Pavithra	P.M.A. Kachcheri, Trincomalee	026-2222233
23	K. Subramaniam	Irrigation Engineer, Gomarankadawala	026-2226076
24	S. Partheepan	Book Keeper, NECORD Project	026-2227502
25	S. Sanchuthan	Management Asst. NECORD, DPMU	026-2227502
26	K. Anojjan	Data Entry Operator, NECORD	
27	S.A.M. Fouse	Civil Engineer, SLPA	
28	S.C. Mahawah	Premises Officer, SLPA	
29	N. Sorurab	Planner, Kachcheri. Trincomalee	026-2222233
30	M.B.M. Banntu	Kachcheri, Trincomalee	026-2222233
31	T. Thayalini	Accountant, Kachcheri, Trincomalee	026-2222233
32	Mrs. V. Raveendran	PMA, Kachcheri, Trincomalee	026-2222233
33	L.M. Shivani	PMA, Kachcheri, Trincomalee	026-2222233
34	P.A.C. Malkanthi	PMA, Kachcheri, Trincomalee	026-2222233
35	D.W.P. Chandrakanthi	PMA, Kachcheri, Trincomalee	026-2222233
36	Mrs. T. Krishamenu	PMA, Kachcheri, Trincomalee	026-2222233
37	G. Indrani	PMA, Kachcheri, Trincomalee	026-2222233
38	T. Manoj Kumar	Development Co-ordinator	026-2222233
39	M.M. Muyews	Development Co-ordinator	026-2222233
40	S. Kurullesaya	Kachcheri, Trincomalee	026-2222233
41	S.K.D. Neranjan	PMA, Kachcheri, Trincomalee	026-2222233
42	T. Nihath	PMA, Kachcheri, Trincomalee	026-2222233
43	R.M.C. Vijitha Dharmage		
44	D.M.R. Dissanayake	PMA, Kachcheri, Trincomalee	026-2222233
45	M. Hewavitharana	Account Branch, Trincomalee	
46	Salih Mohamed	U.C. Chairman, Trincomalee	
47	A. Singaraya	Divisional Secretary, Thampalagama	
48	K. Arumugan	Provincial Land Commissioner	026-2222148
49	K. Kusunathan	Asst. Land Commissioner, Eastern Province	026-2221023

50	J.X. Selvanayagam	Dy. Project Director, Kachcheri, Trincomalee	
51	J. Husandeen	DD, DRRS, Kachcheri	
52	M.A.C. Najeeb	DD/EPD/CEA	026-2222779
53	M.F.M. Radeed		026-2222779
54	M.M.J. Bandara	D/O, Kachcheri, Trincomalee	026-2221028
55	K. Selvarajah	Vice Chairman, Urban Council, Trincomalee	026-2222074
56	P.R. Sumangala	PMA, Kachcheri, Trincomalee	026-2222233
57	Mrs. U. Shanmugamaya	PMA, Kachcheri, Trincomalee	026-2221028
58	S.S. Lahumangala	Cultural D. Assisitant, Kachcheri, Trincomalee	
59	A.D. Derick	PMA, Kachcheri, Trincomalee	026-2222233
60	S. Nalini	PMA, Kachcheri, Trincomalee	026-2221028
61	S. Vimalaswamy	D.A. Planning, Kachcheri, Trincomalee	026-2221028
62	N. Savaweradev	PA, Planning Secretariat, Kachcheri, Trincomalee	026-2221028
63	P. Raveena	PMA, Kachcheri, Trincomalee	026-2222233
64	G. Nirmala	PMA, Kachcheri, Trincomalee	026-2222233
65	M. Mathivathany	Statistical Division	026-2222369
66	S.H. Haseena	L.U.P.A.- Land Use Planning Officer	026-2222234
67	K. Tharagi	Dy. Land Commissioner	026-2222234
68	S. Dimalaratna	Secretary, Urban Council	026-2222274
69	R. Balakrishnan	Town & Gravet Pradeshiya Sabha	026-2222150
70	E.M.S.B. Ekanayake	D/O, District Planning Secretariat	026-2221028
71	H.D.A. Gunawardene	S.S.P. Trincomalee	026-2222130
72	A.D.U.S.K. Gunasekera	D/G/ER, DG's Office, Trincomalee	026-2222228
73	B.V. Wijeratne	O.I.C. Morawewa	026-2225800
74	Captain PB. Dissanayake	Co/ Dockyard, Trincomalee	026-2220049
75	LTW Api Fernando	GSO, Plantain Point Camp	026-2222182
76	Maj. .H.U.P. Karunatilake	OC-SLE, Plantain Point Camp	026-2220030
77	Cdr. U.F. Serasinghe	SSO (LW)SLN, Navy Dockyard	026-2220030
78	GPLAPT SR Gunaratne	Base CMD SLAF CHINABAY	026-2233181
79	Janki B. Hettiarachchi	DDG Zone II, UDA	081-2223851
80	R.M. Ariyadasa	D/P (NE), UDA	0112-2872259

81	A. Nadarajah	Addl. U.A., Kachcheri, Trincomalee	026-2224809
82	M.H.V.R. Kumara	P/O, UDA	026-2222656
83	K.A.D. Chandradasa	Actg. Director (UDA)	026-2222656
84	S. Yogeswary	D.O. DPS, Kachcheri	026-2221028
85	A.H.T. Chandrawathie	PMA, Kachcheri, Trincomalee	026-2222866
86	L.G.H. Ramyalatha	AO, Kachcheri, Trincomalee	026-2222866
87	Dr. M.R.F.G. Anton	AD(E), 03 <sup>rd</sup> Mile Post, Trincomalee	
88	V. Gowritharan	DPD MELORD, Kachcheri, Trincomalee	026-2227502
89	A.S.M. Harees	DDA (East), DDA's Office, DOA, Trincomalee	026-2222526
90	N. Manivannan	ADS, Kachcheri, Trincomalee	026-2225981
91	S. Shanmugalingam	Irrigation Department	026-2222524
92	L.H.Indrasiri	Urban Development Authority	011-2872390