



UDA

INVESTMENT OPPORTUNITIES

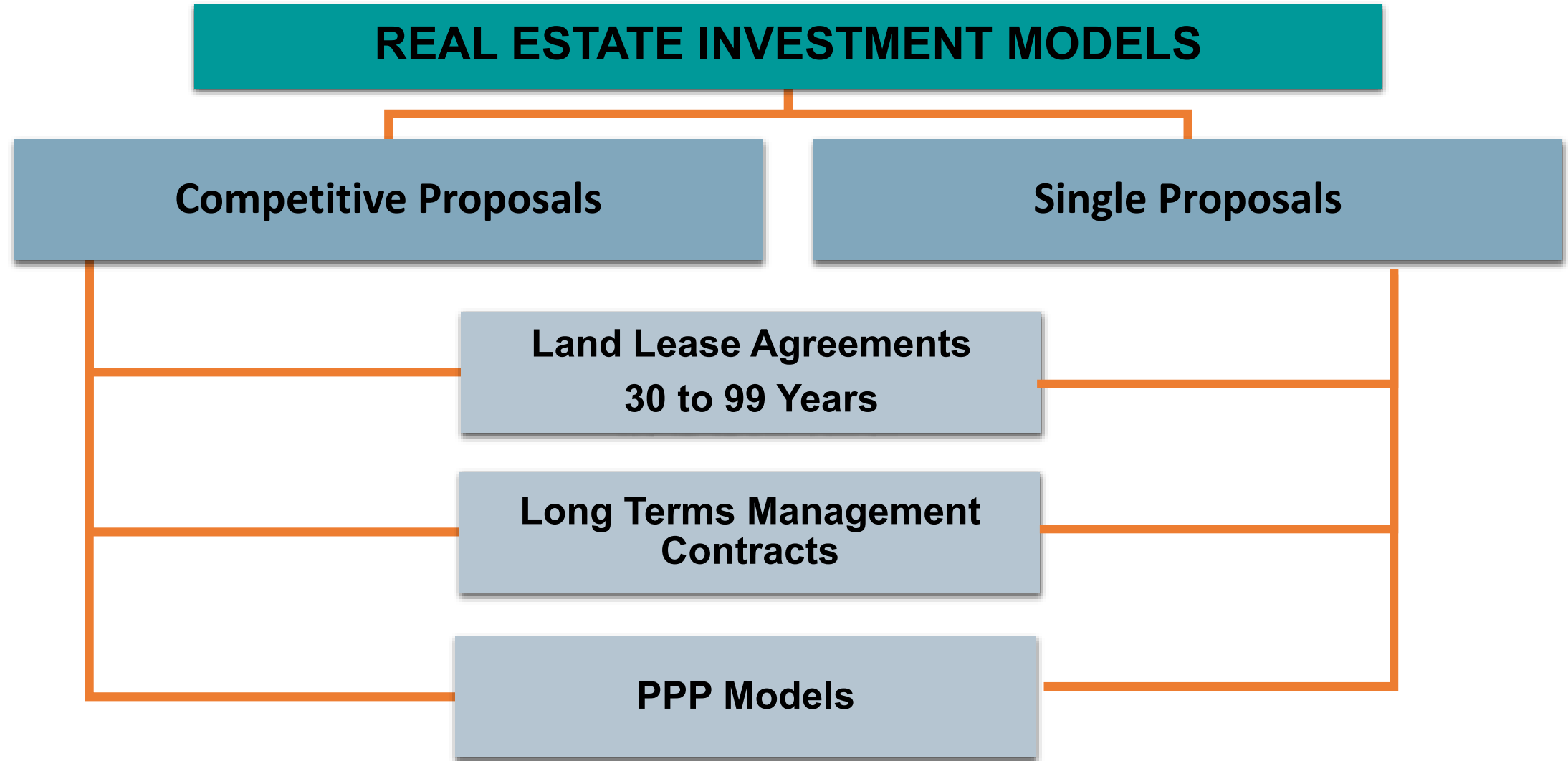
SRI LANKA



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



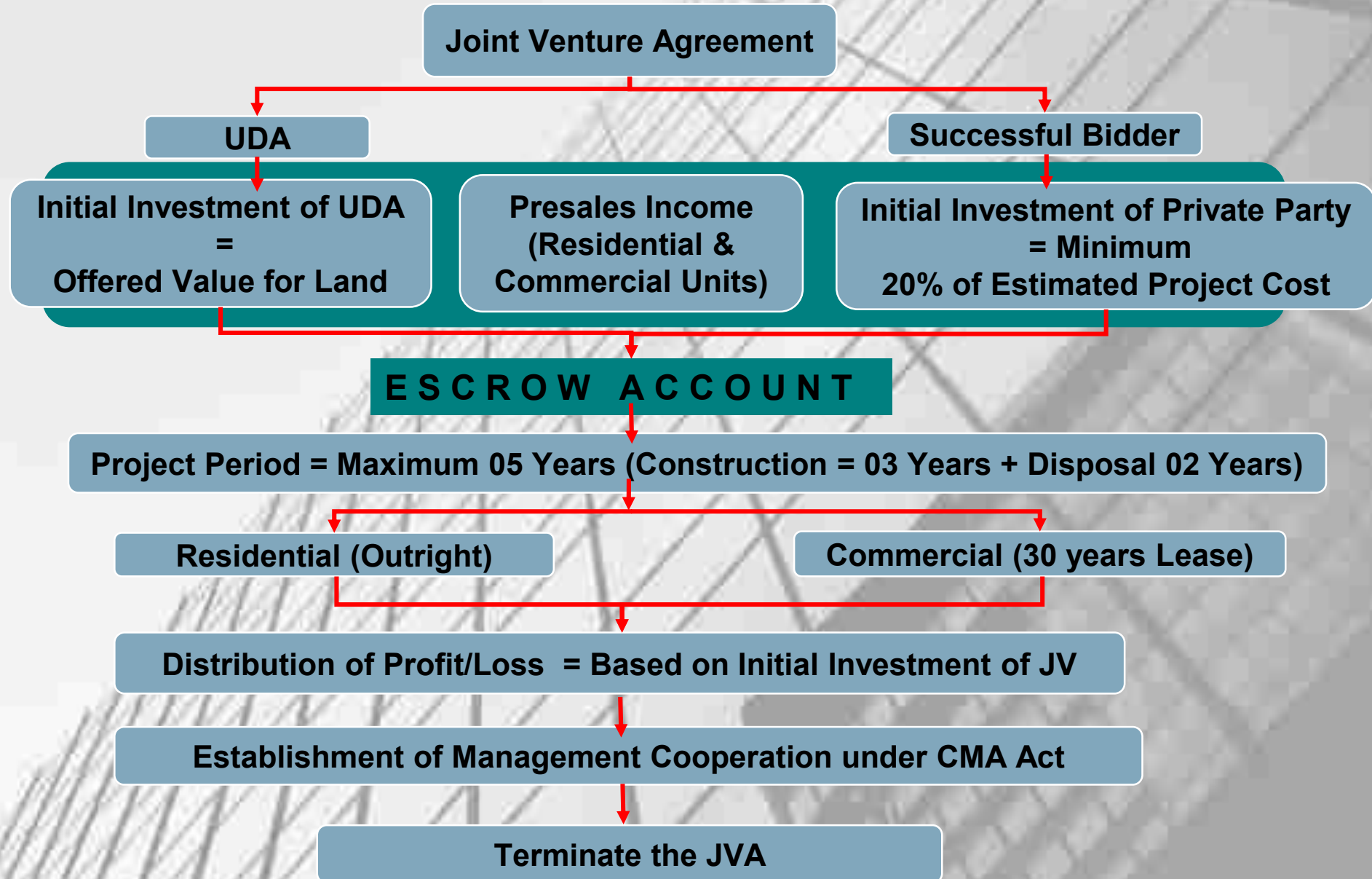
# REAL ESTATE INVESTMENT MODELS



**Closure of Land Allocation Transaction within 90 – 120 Days**



# PUBLIC – PRIVATE – PARTNERSHIP (PPP) MODEL



# PUBLIC PRIVATE PARTNERSHIP OF DESIGN, BUILT, FINANCE, OPERATE AND TRANSFER TO OUTRIGHT BUYERS (DBFOT) BASIS

- A Joint Venture Agreement will be signed between UDA and successful bidder, who will be selected on a competitive basis by calling RFP
- Bidder should offer an amount for the land, which is higher than the Base Value. It will be considered as the UDA Initial Investment Capital
- Parties should agree to maintain an Escrow Account for project's transactions until the termination of JVA.
- Bidder will be fully responsible for the design, built, finance including construction management, sales and marketing (Transfer of condominium units to the end user will be handled jointly by UDA and the bidder)
- Presale must be started only after 10% of the Financial Progress and the installment to be charged from buyers must be 10% less than on actual Financial Progress.
- Project Cost shall be financed as follow,
  - \* Initial Investment of the successful Bidder (minimum 20% from Total Project Cost should be deposited within one month from JVA)
  - \* Balance through the presale
- If necessary, Mortgaging will be allowed only after 50% of Financial Progress of the project

**Mortgage Value = 50% of project cost + 80% of offered value for the land**
- JVA will be terminated after sellable assets of the project are fully transferred to the new owners and establishment of the Management Corporation.
- If it is unable to transfer all condominium units (Residential) bidder should agree to buy that remaining units at the end of the Project Period
- Project should be High Rise Mixed or Residential Development accordance with the UDA guidelines
- In the Mixed Development, if it is unable to transfer all the commercial units within the Project Period, bidder should agree to takeover the leasehold interest (30 years) of that remaining units at the end of the Project Period and UDA will pay the difference between the Market Value and the Lease Value at the end of the Project Period for the commercial properties.

# REAL ESTATE INVESTMENT OPPORTUNITIES

S/No.	Name of the Land
	<b>High-Rise Mixed Development</b>
1	Welikada Prison Land at Borella
2	Charmers Granaries Land at Colombo Fort
3	Air Force Land at Slave Island
4	Battaramulla Land
5	High-Rise Mixed Development Project at Perahara Mawatha, Colombo 02
6	Land at Thalawathugoda Junction
7	Kottawa Town Centre Land at Kottawa
8	Siribopura Bank Zone at Hambanthota
9	Galle Town Centre Land
	<b>Health Care Based Development</b>
10	Dematagoda Land
	<b>IT Based Development</b>
11	TRACE City (Tripoli) Land at Maradana
	<b>Beira Lake Waterfront Development</b>
12	SLEC Centre Land at Asst No.12
13	C W Mackie PLC Land at Asst No.36
14	CWE Land No. 01 at Asst No.40
15	CWE Land No. 02 at Asst No.105 & 109
16	Peoples Bank Training Center site at Asst No.38



# REAL ESTATE INVESTMENT OPPORTUNITIES

S/No.	Name of the Land
	<b>Hospitality and Leisure Development</b>
17	High-end Boutique Hotel Project at Union Place, Visumpaya Premises
18	Oakley Cottage Land
19	80 Club, at Colombo 07
20	Theme Park at Nuwara Eliya
21	Wateredge Recreational Project
22	Bogambara Prison Land at Kandy
23	Gaffoor Building At Colombo 01
24	High-End Hotel Development, KKS Land at Jaffna
	<b>Logistic Hub &amp; Industrial Development</b>
25	Logistic & Associated Development Keliyapura Land, Hambantota I
26	Logistic & Associated Development Keliyapura Land, Hambantota 2
27	Amusement Park Development Project at Meethotamulla, Kolonnawa
28	Bloemandel Land
29	Land at Ekala II
30	Land at Ekala III
31	SME Industry Development Project, Millewa, Horana
	<b>Residential Towers Development</b>
32	Summit Flat
33	Land at Depanama, Pannipitiya



# REAL ESTATE INVESTMENT OPPORTUNITIES

S/No.	Name of the Land
	<b>Office Tower Development</b>
34	Sethsiripaya Stage IV, at Denzil Kobbakaduwa Mawatha, Battaramulla
	<b>Higher Educational Centre Development</b>
35	Jaffna KKS Land
	<b>PPP based Development</b>
36	Land at Kurunegala
37	Land at Kalawilawatta, Beruwala
38	Land at Madiwela
39	Land at Bogambara, Kandy
40	Land at Pelenwatta, Pannipitiya



# HIGH RISE MIXED DEVELOPMENT - 09

No.	Name of the Land	Extent (Hec.)	Lease Premium (LKR) Bn	Investment Value (LKR) Bn
1	Welikada Prison Land at Borella	16.4	27.6	206.8
2	Charmers Granaries Land at Colombo Fort	3.9	25.1	188.6
3	Air Force Land at Slave Island	2.4	14.7	110.2
4	Battaramulla Land	1.3	2.1	15.7
5	Land at Perahara Mawatha, Colombo 02	0.3	1.1	8.5
6	Land at Thalawathugoda Junction	0.7	0.5	5.0
7	Kottawa Town Centre Land at Kottawa	0.6	1.0	7.4
8	Siribopura Bank Zone at Hambanthota	3.3	0.2	1.6
9	Galle Town Centre Land	1.3	3.2	23.6

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

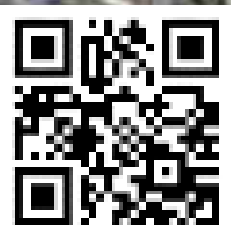


REAL ESTATE MANAGEMENT AND DEVELOPMENT DIVISION  
URBAN DEVELOPMENT AUTHORITY  
MINISTRY OF URBAN DEVELOPMENT & HOUSING





# *Silicon Valley of Sri Lanka*



# High Rise Mixed Development Project

## *Silicon Valley of Sri Lanka*

### Key Features

#### Land Extent

40A 02R 21P 16.4436Ha 164,436m<sup>2</sup>

#### Internal Valuation Committee Valuation

LKR 27,576.00 Mn

#### Terms of Allocation

99 Years Lease Basis

#### Proposed Development

High Rise Mixed Development

#### Development Zone

Commercial Zone

#### Availability for Development

2023

## Welikada Prison Land at Borella



Remarks - Request for proposals will be called after the completion of the Welikada premises relocation to Millewa Site.



# CONCEPTUAL DESIGNS





# Golden Gateway to Port City | Land at Colombo Fort



Colombo Port

Colombo International  
Financial City

Pettah Floating Market

Fort Railway Station

World Trade Centre

Beira Lake

- LRT Red Line
- LRT JICA Proposed Centre Line
- Existing Railway Line
- Elevated Urban Expressway



# High Rise Mixed Development

## *Golden Gateway to Port City*

### Key Features

#### Land Extent

09A 02R 31.75P 3.9248Ha 39,248 m<sup>2</sup>

#### Gov. Chief Valuer's Valuation

LKR 25,143.00 Mn

#### Terms of Allocation

99 Years Lease Basis

#### Proposed Development

High Rise Mixed Development

#### Development Zone

Concentrated Development Zone

#### Availability for Development

2022

### Charmers Granaries Land at Colombo Fort



Remarks – As at 13.01.2021, 203 shops have been identified to be relocated on Northern, Eastern & Southern boundaries of the land fronting the Main Street, Front Street and Olcott Mawatha.

# Whistler City | Land at Colombo 02



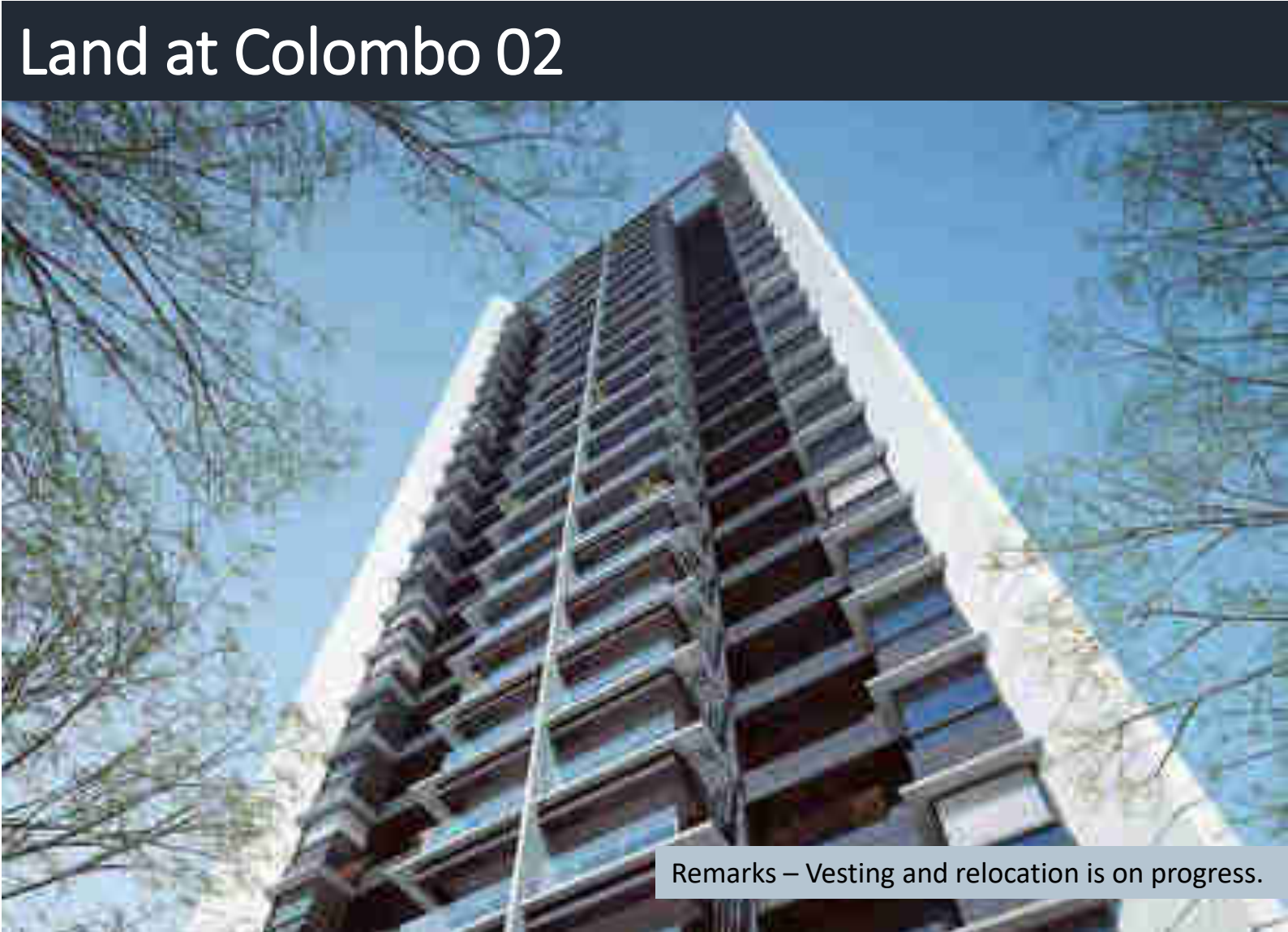


# High Rise Mixed Development

## Whistler City

Key Features
Land Extent
05A 03R 10.10P 2.3601Ha 23,601m <sup>2</sup>
Gov. Chief Valuer's Valuation
LKR 14,687.00 Mn
Terms of Allocation
99 Years Lease Basis
Proposed Development
High Rise Mixed Development
Development Zone
Concentrated Development Zone
Availability for Development
2024

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



Remarks – Vesting and relocation is on progress.



# *Downtown City Centre* | Development of Administrative City ( Battaramulla)



Diyatha Uyana

Sethsiripaya Stage I

Sethsiripaya Stage III

Sethsiripaya Stage II

Suhurupaya

Battaramulla Junction

- LRT Red Line
- LRT JICA Proposed Centre Line
- Existing Railway Line
- Elevated Urban Expressway





# High Rise Mixed Development Projects

## *Downtown City Centre*

### Key Features

#### Land Extent

03A 00R 25.66P 1.2790Ha 12,790m<sup>2</sup>

#### Gov. Chief Valuer's Valuation

LKR 2,096.82 Mn

#### Terms of Allocation

99 Years Lease Basis

#### Proposed Development

High Rise Mixed Development

#### Development Zone

Commercial zone

#### Availability for Development

2022

## Development of Administrative City (Battaramulla)



Remarks – Clearance from SLLDC to be obtained and the Survey Plan to be finalized

# *The Grandeur of Colombo* | Lake View Land in Colombo 03



Cinnamon Grand Colombo





Altair

Moors Sports Club

Gangaramaya Temple

Colombo City Centre Mall and Residences

Grand Hyatt Colombo

-  LRT Red Line
-  LRT JICA Proposed Centre Line
-  Existing Railway Line
-  Elevated Urban Expressway





# High Rise Mixed Development Projects

## *The Grandeur of Colombo*

### Key Features

#### Land Extent

00A 02R 35.95P 0.30Ha 3,000m<sup>2</sup>

#### Gov. Chief Valuer's Valuation

LKR 1,127.00 Mn

#### Terms of Allocation

99 Years Lease Basis

#### Proposed Development

High Rise Mixed Development

#### Development Zone

Concentrated Development Zone

#### Availability for Development

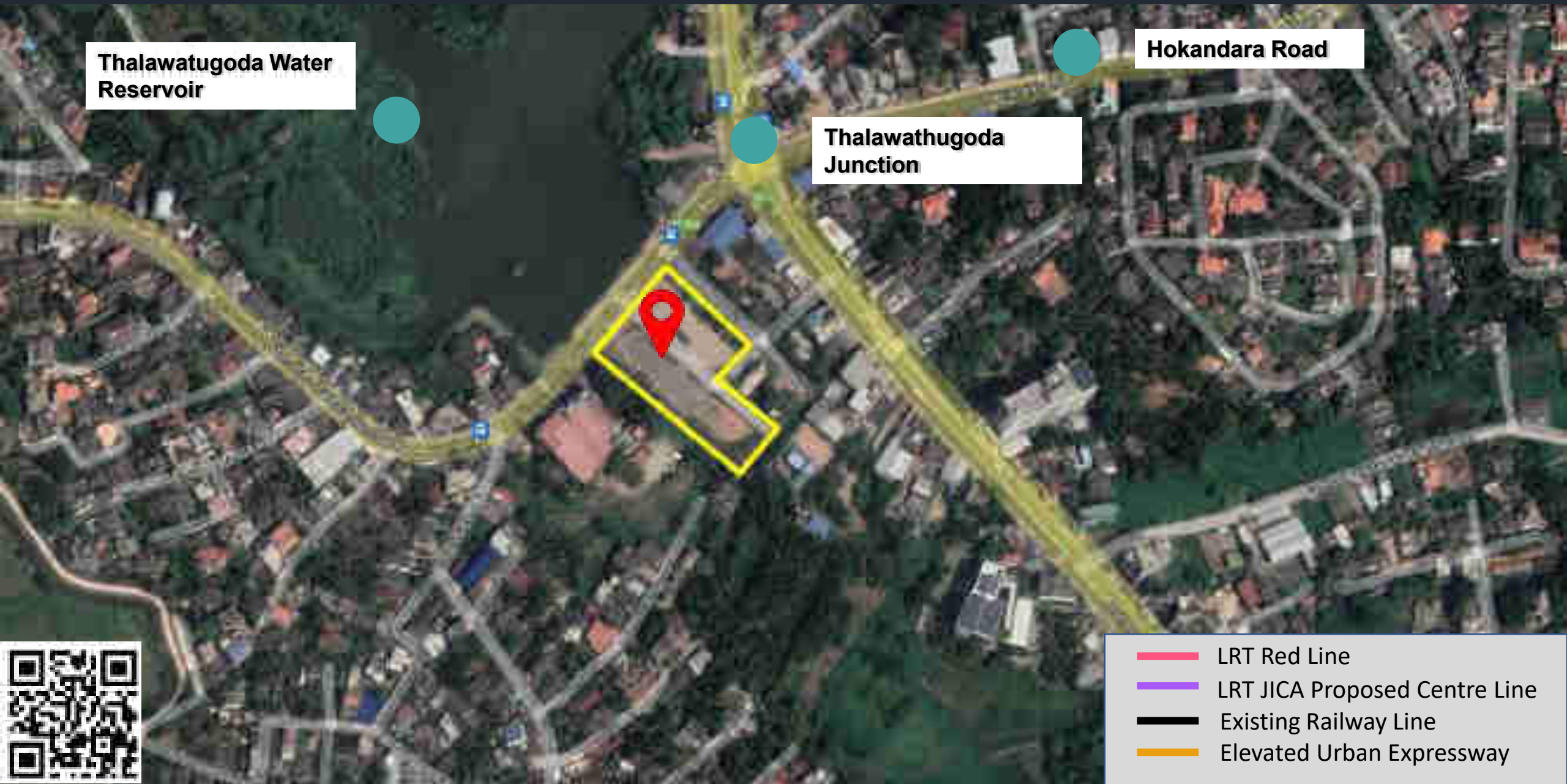
2022

### Lake View Land in Colombo 03



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





# *Elegant City* | Urban Centre Development (Thalawathugoda)



Thalawathugoda Water Reservoir

Hokandara Road

Thalawathugoda Junction

-  LRT Red Line
-  LRT JICA Proposed Centre Line
-  Existing Railway Line
-  Elevated Urban Expressway





# High Rise Mixed Development Projects

## *Elegant City*

### Key Features

#### Land Extent

01A 02R 17.50P 0.6513Ha 6,513m<sup>2</sup>

#### Gov. Chief Valuer's Valuation

LKR 5,002.50 Mn

#### Terms of Allocation

99 Years Lease Basis

#### Proposed Development

High Rise Mixed Development

#### Development Zone

Commercial zone

#### Availability for Development

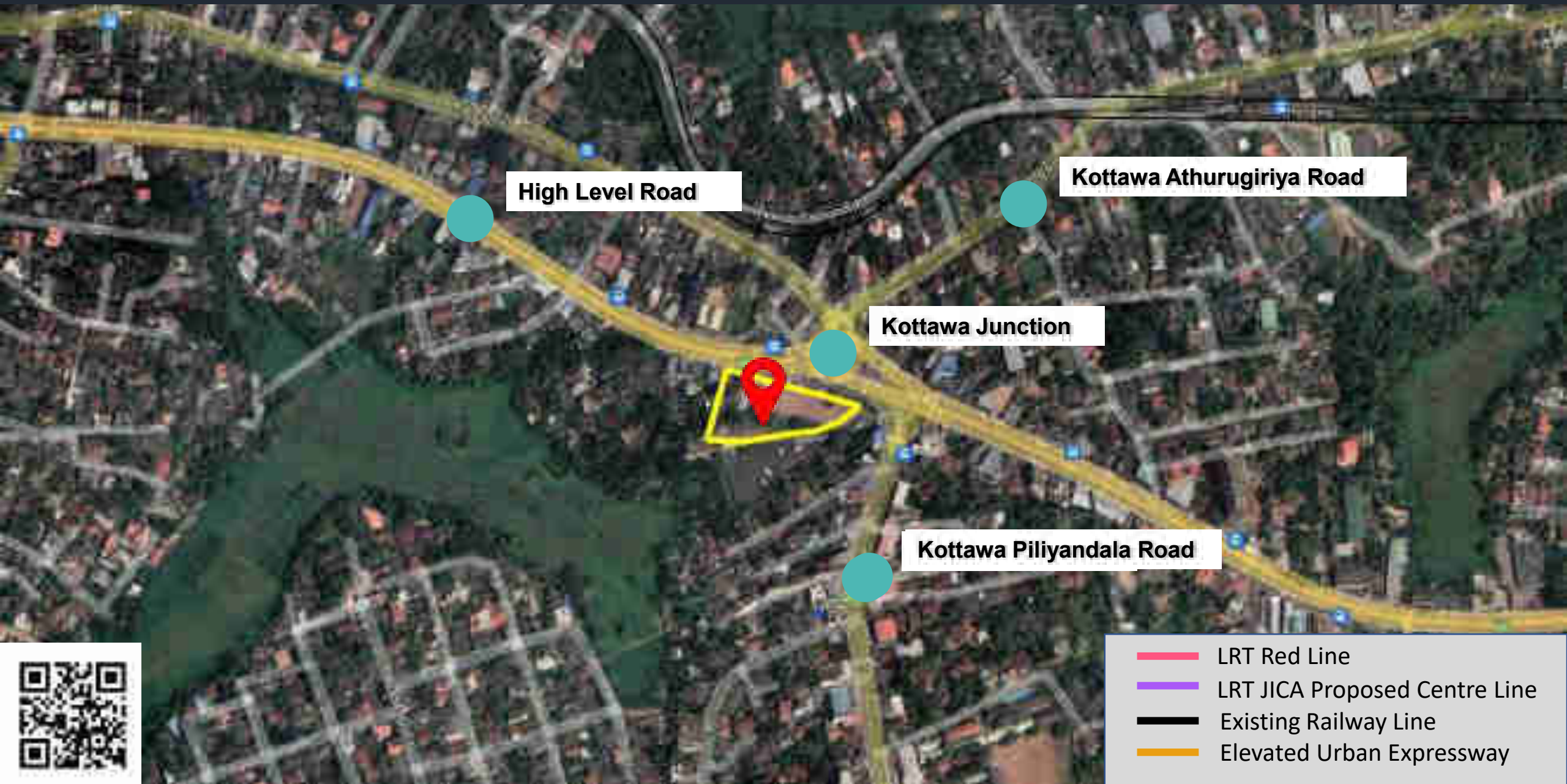
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## Urban Centre Development (Thalawathugoda)



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

# *The City of Greats* | Urban Centre Development (Kottawa)







High Level Road

Kottawa Athurugiriya Road

Kottawa Junction

Kottawa Piliyandala Road



-  LRT Red Line
-  LRT JICA Proposed Centre Line
-  Existing Railway Line
-  Elevated Urban Expressway



# High Rise Mixed Development Projects

## *The City of Greats*

### Key Features

#### Land Extent

01A 01R 19.40P 0.5549Ha 5,549m<sup>2</sup>

#### Gov. Chief Valuer's Valuation

LKR 990 Mn (2018 – To be revised)

#### Terms of Allocation

99 Years Lease Basis

#### Proposed Development

High Rise Mixed Development

#### Development Zone

Commercial zone

#### Availability for Development

2022

## Urban Centre Development (Kottawa)



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

## Land at Hambanthota





# High Rise Mixed Development Projects

## *Hambanthota Banking Zone*

### Key Features

#### Land Extent

08A 00R 33.18P 3.3214Ha 33,214m<sup>2</sup>

#### Estimated Value

LKR 214.31 Mn

#### Terms of Allocation

30 Years Lease Basis

#### Proposed Development

High Rise Mixed Development –  
Banking Activities

#### Development Zone

Commercial Zone

#### Availability for Development

2022

### Land at Hambanthota



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



# *Patrimony City Centre* | Galle City Development

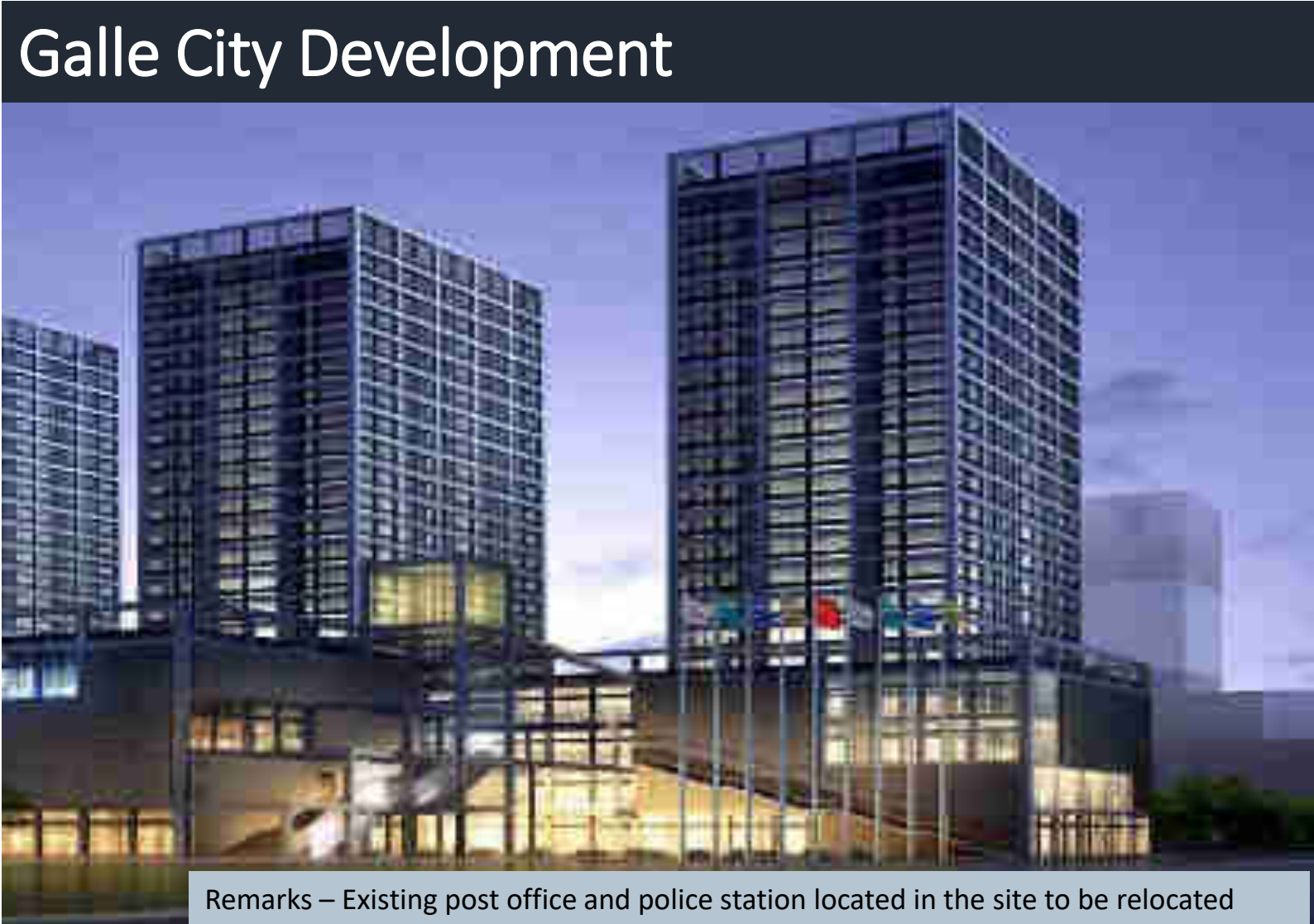




# Patrimony City Centre

Key Features
Land Extent
03A 00R 33.5P 1.2988Ha 12,988m <sup>2</sup>
Gov. Chief Valuer’s Valuation
LKR 3,150 Mn
Terms of Allocation
99 Years Lease Basis
Proposed Development
High Rise Mixed Development
Development Zone
High Density Commercial Zone of Galle Development Plan 2009-2025
Availability for Development
2022

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



## HEALTH CARE DEVELOPMENT- 01

No.	Name of the Land	Extent (Hec.)	Lease Premium (LKR) Bn	Investment Value (LKR) Bn
1	Dematagoda Land	1.5	3.1	23.2



# Medical Tourism and Hospital Zone I

Land at Colombo 08



Baseline Road

Colombo Port : 6.7km  
Katunayake Airport : 30.1km  
Port City (Colombo) : 6km

- LRT Green Line
- LRT JICA Proposed Centre Line
- Existing Railway Line
- Elevated Urban Expressway



## *Medical Tourism and Health Care Zone*

### Key Features

#### Land Extent

03A 02R 24.5P 1.4786Ha 14,786m<sup>2</sup>

#### Gov. Chief Valuer's Valuation

LKR 3,086.00 Mn

#### Terms of Allocation

99 Years Lease Basis

#### Proposed Development

Health Care Based Development

#### Development Zone

Commercial zone

#### Availability for Development

2022

### Land at Colombo 08



## IT BASED DEVELOPMENT - 01

No.	Name of the Land	Extent (Hec.)	Lease Premium (LKR) Bn	Investment Value (LKR) Bn
1	Expert City Land at Maradana	0.5	2.0	14.8



# Expert City Expansion | Expert City land at Colombo 10 (Maradana)





## Expert City Expansion

### Key Features

#### Land Extent

01A 01R 12.4P 0.5372Ha 5,372m<sup>2</sup>

#### Gov. Chief Valuer's Valuation

LKR 1,967.50 Mn

#### Terms of Allocation

99 Years Lease Basis

#### Proposed Development

High Rise Mixed Development

#### Development Zone

Concentrated Development Zone

#### Availability for Development

2022

### Expert City Land at Colombo 10 (Maradana)



# WATERFRONT DEVELOPMENT - 05

No.	Name of the Land	Extent (Hec.)	Lease Premium (LKR) Bn	Investment Value (LKR) Bn
1	SLEC Centre Land at Asst No.12	0.8	3.7	27.8
2	C W Mackie PLC Land at Asst No.36	0.3	1.6	12.0
3	CWE Land No. 01 at Asst No.40	0.3	1.7	12.6
4	CWE Land No. 02 at Asst No.105 & 109	1.2	5.6	41.7
5	Peoples Bank Training Center site at Asst No.38	0.3	1.4	10.4



# *Sunset by the Lake* | Lands at the Beira Lakefront (Colombo 02)



# Waterfront Development

## *Sunset by the Lake*

Terms of Allocation
99 Years Lease Basis
Proposed Development
High Rise Mixed Development
Development Zone
Beira Lake Intervention Area Guide Plan
Availability for Development
2022

### Remarks –

- CW Mackie PLC currently occupies the premises. It has been granted an initial consent to develop the premises by itself.
- The land lots will be released after warehouse facilities and CWE Transport Division Premises are relocated.

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

## Lands at the Beira Lakefront (Colombo 02)

### 01. SLEC Centre Land at Asst No.12

01A 03R 17.52P  
0.7525Ha 7,525m<sup>2</sup>  
**GCV Valuation –**  
LKR 3,703.58 Mn

### 02. C W Mackie PLC Land at Asst No.36

00A 03R 03.00P  
0.3111Ha 3,111m<sup>2</sup>  
**GCV Valuation –**  
LKR 1,603.60 Mn

### 03. CWE Land No. 01 at Asst No.40

00A 03R 13.85P  
0.3385Ha 3,385m<sup>2</sup>  
**GCV Valuation –**  
LKR 1,673.65 Mn

### 04. CWE Land No. 02 at Asst No.105 & 109

03A 00R 5.40P  
1.2276Ha 12,276m<sup>2</sup>  
**GCV Valuation –**  
LKR 5,555.38 Mn

### 05. Peoples Bank Training Center site at Asst No.38

00A 02R 34.04P  
0.2884Ha 2,884m<sup>2</sup>  
**GCV Valuation –**  
LKR 1,389.00 Mn



# HERITAGE BOUTIQUE HOTEL AND RECREATIONAL - 08

No.	Name of the Land	Extent (Hec.)	Lease Premium (LKR) Bn	Investment Value
1	High-end Boutique Hotel Project at Union Place, Visumpaya Premises	1.7	5.9	LKR 44.0 Bn
2	Oakley Cottage Land	5.1	1.6	LKR 11.9 Bn
3	80 Club, Colombo 07	0.7	1.6	LKR 11.8 Bn
4	Theme Park at Nuwara Eliya	4.4	0.5	LKR 3.9 Bn
5	Wateredge Recreational Project	2.2	2.4	LKR 18.0Bn
6	Bogambara Prison Land at Kandy	2.3	7.7	LKR 38.5 Bn
7	Gaffoor Building, Colombo 01	0.3	--	US\$ 30 Mn
8	High-End Hotel Development, KKS Land at Jaffna	5.9	0.4	LKR 2.3 Bn



# *Glory of Heritage* | Visumpaya High-end Boutique Hotel at Union Place





# Heritage Boutique Hotel and Recreational

## Glory of Heritage

Key Features
Land Extent
04A 01R 06.91P 1.7374Ha 17,374m <sup>2</sup>
Estimated Value
LKR 5,865.00 Mn
Terms of Allocation
30 Years Lease Basis
Proposed Development
Hospitality and Leisure Development
Development Zone
Concentrated Development Zone
Availability for Development
2022

### Visumpaya High-end Boutique Hotel Project at Union Place



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



# *Oakley cottage land* | at Upper Lake Road, Nuwara Eliya



**Nuwara Eliya Race  
Course Ground**

**Gallway's Land National Park**

**Lake Gregory**

**Nuwara Eliya Town**





# Oakley Cottage Land

Oakley Cottage Land at Upper Lake Road, Nuwara

Key Features

Land Extent

12A 02R 16.90P 5.1014Ha 51,014m<sup>2</sup>

Gov. Chief Valuer’s Valuation

LKR 1,585.87 Mn

Terms of Allocation

99 Years Lease Basis

Proposed Development

Hospitality and Leisure Development

Development Zone

Tourism Infrastructure Development Zone

Availability for Development

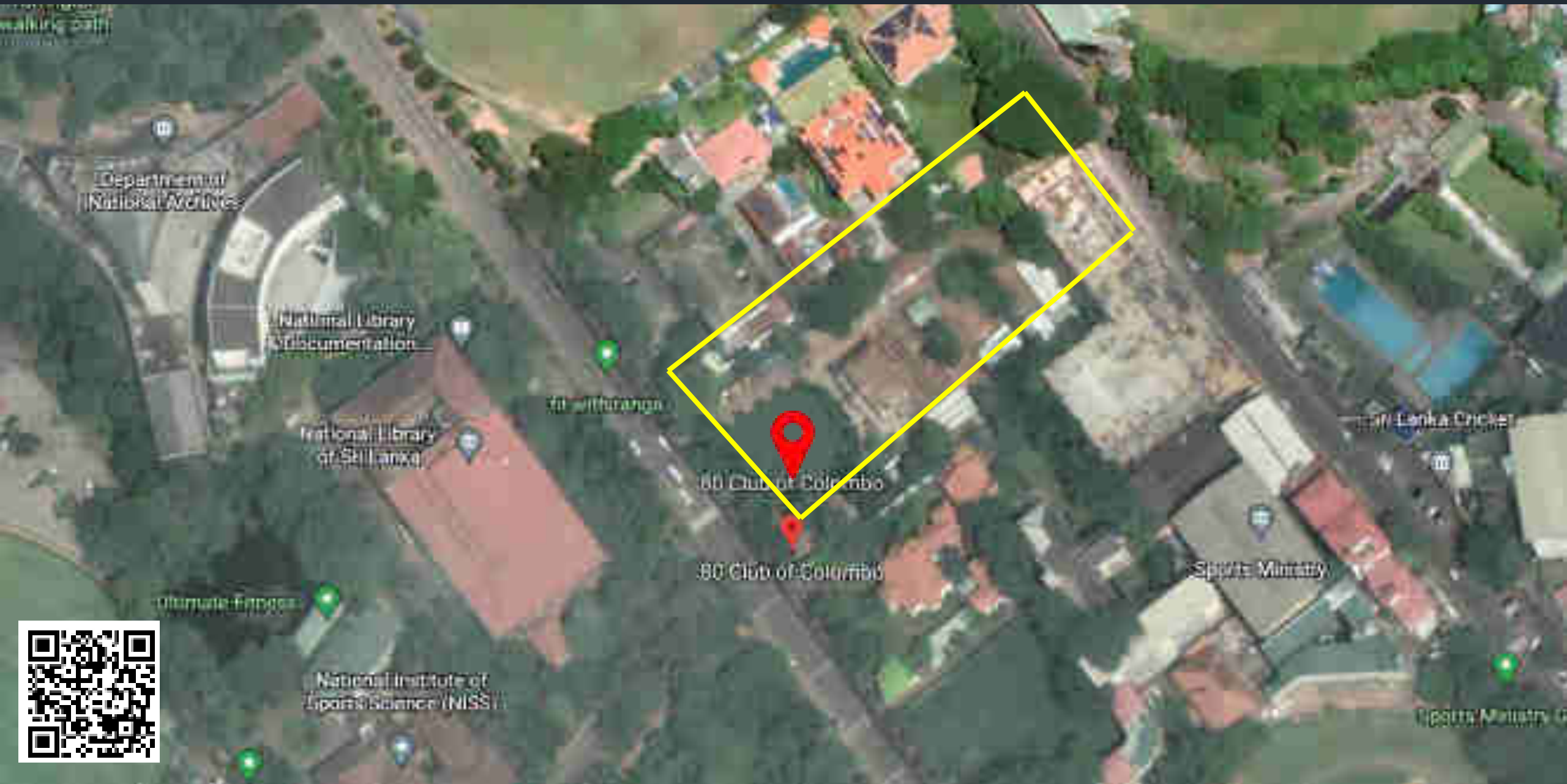
2022



Remarks –  
Compensation payment for the previous land owner has not been completed to date.  
The appeal made by the first owner is under the review of Land Acquisition Board.

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

# 80 Club Boutique Hotel | at Colombo 07





# Heritage Boutique Hotel and Recreational

## 80 Club Boutique Hotel

### Key Features

#### Land Extent

01A 02R 22.56P 0.6640Ha 6,640m<sup>2</sup>

#### Estimated Value

LKR 1,575.00 Mn

#### Terms of Allocation

99 Years Lease Basis

#### Proposed Development

Hospitality and Leisure Development

#### Development Zone

Development guide Plan area 1

#### Availability for Development

2022

## 80 Club Boutique Hotel at Colombo 07



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

# *Ever Land Theme Park* | at Gregory Lake, Nuwara Eliya





# Hospitality and Leisure Development Project

## Ever Land Theme Park

### Key Features

#### Land Extent

10A 03R 28.04P 4.4213Ha 44,213m<sup>2</sup>

#### Gov. Chief Valuer’s Valuation

LKR 525 Mn

#### Terms of Allocation

30 Years Annual Lease Basis

#### Proposed Development

Hospitality and Leisure Development

#### Development Zone

Special Primary Residential Zone

#### Availability for Development

2022

### Theme Park Project at Gregory Lake, Nuwara Eliya



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



# *Waters Edge Horse Riding Centre* | at Battaramulla





# Waters Edge Horse Riding Centre

Key Features

Land Extent

05A 01R 15.4P 2.1635Ha 21,635m<sup>2</sup>

Estimated Value

LKR 2,395.06 Mn

Terms of Allocation

Lease Basis

Proposed Development

Horse Ridding Development

Development Zone

Wet Conservation Zone

Availability for Development

2022

## Horse Riding Project at Battaramulla



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



# *Cultural Center with Prison Resort* | at Kandy





# Hospitality and Leisure Development Project

## *Cultural Center with Prison Resort*

### Key Features

#### Land Extent

07A 01R 08P 2.9542Ha 29,542m<sup>2</sup>

#### Internal Valuation Committee Valuation

LKR 7,690.00 Mn

#### Terms of Allocation

50 Years Lease Basis

#### Proposed Development

Bogambara Cultural Center with Prison Resort

#### Development Zone

Public and Semi Public Zone

#### Availability for Development

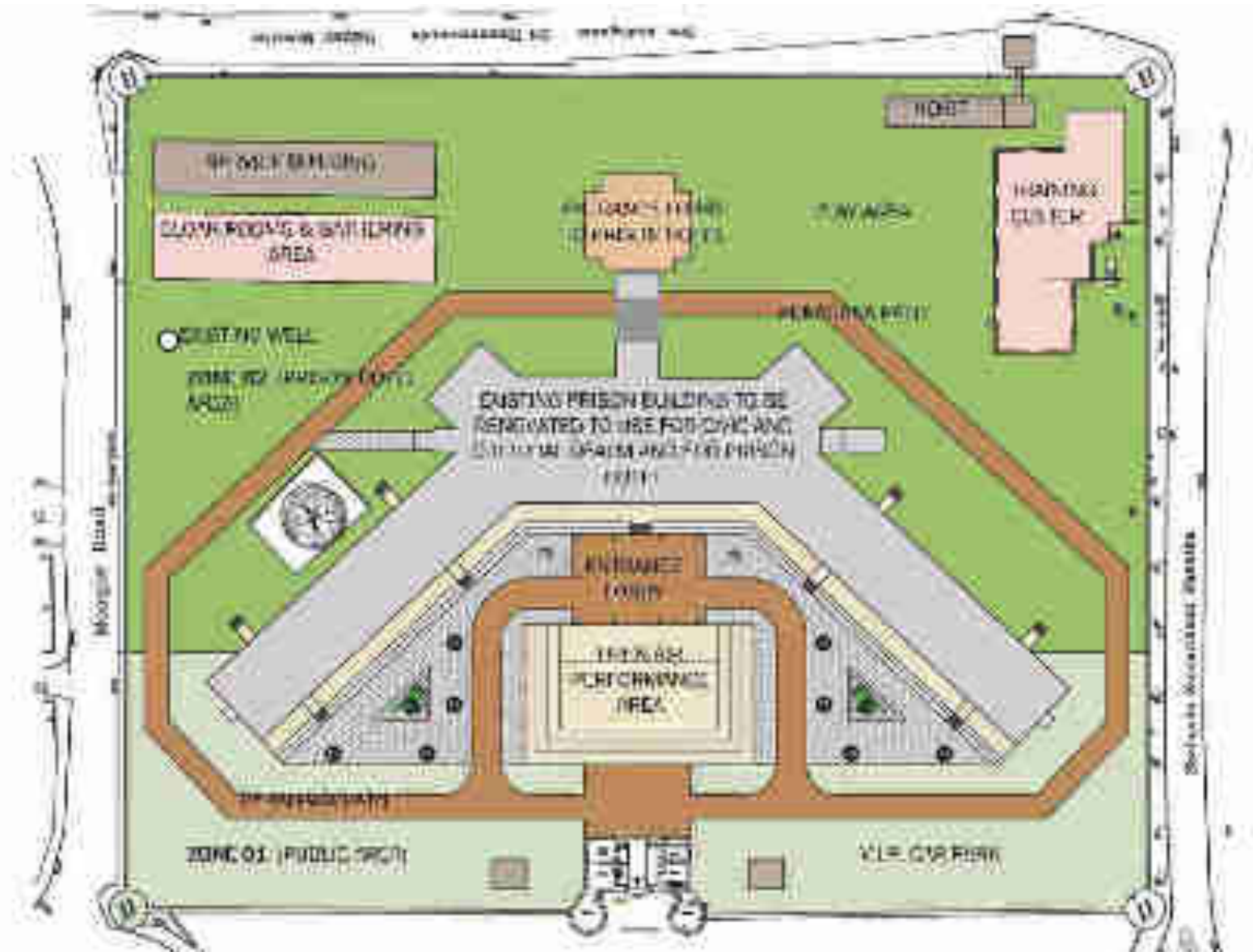
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### Bogambara Prison Land at Kandy



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

# Cultural Center with Prison Resort | at Kandy



Proposed Bogambara Cultural Center  
with Prison Resort



# Gaffoor Building



## Proposed uses/spaces allocation

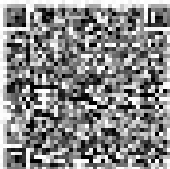
- Stores
  - Dry & wet
  - General
  - Freezer
  - Liquor
  - Wine
  - Soft drinks
  - Cool rooms & Fridge
- Multi Functional Auditorium, Meeting rooms and conference rooms, Basement parking
- Continental, Contemporary Restaurants, Suites Rooms area, Kitchen, Ayurvedic Spa, Spa Salon Studio, Night Club Open bar, Mini Bar and gymnasium
- Space for other utility and maintenance services areas

## Cost Indicators

- Cost of refurbishment : LKR 1.54 Bn
- Land cost (compensation) : LKR 2.47 Bn
- Estimated cost for completion : LKR 2.20 Bn
- Total Value : LKR 7.76 Bn.
- **Expected Investment : USD 30.00 Mn**

## Details of Land & Building

- Land Extent : 0.2964 Hec.
- Location : Colombo, Fort



# High-End Hotel Development | KKS Land at Jaffna





# High-End Hotel Development

Key Features

Land Extent

14A 03R 0.20P 5.9696Ha 59,696m<sup>2</sup>

Estimated Value

LKR 396.65 Mn

Terms of Allocation

99 Years Lease Basis

Proposed Development

Educational Development

Availability for Development

2023

## KKS Land at Jaffna



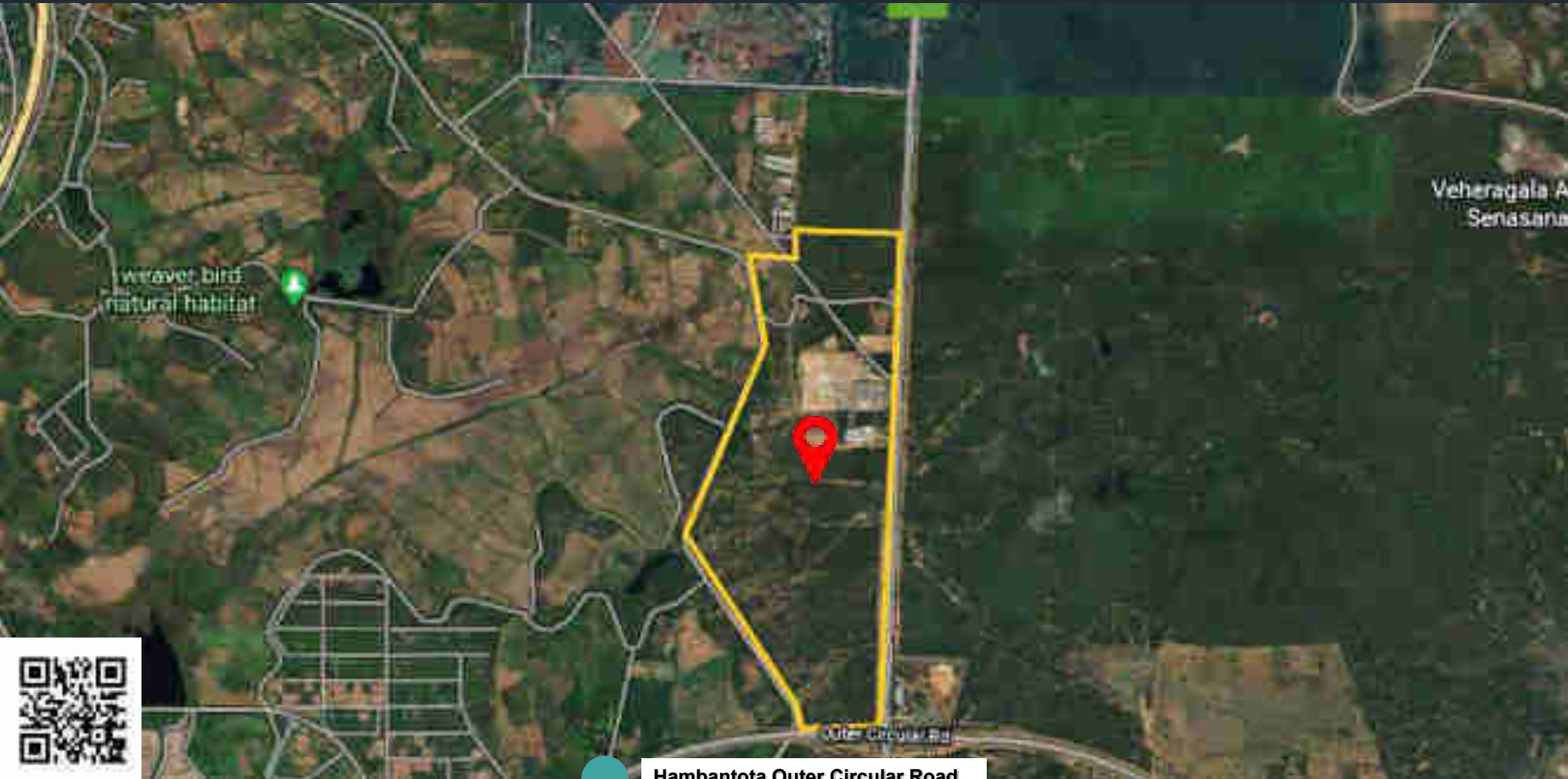
Remarks – Acquisition process is on progress.

# LOGISTIC HUB & INDUSTRIAL DEVELOPMENT - 07

No.	Name of the Land	Extent (Hec.)	Lease Premium (LKR) Bn	Investment Value (LKR) Bn
1	Logistic & Associated Development Keliyapura Land, Hambantota I	58.9	4.1	30.5
2	Logistic & Associated Development Keliyapura Land, Hambantota I	295.4	20.4	152.7
3	Amusement Park Development Project at Meethotamulla, Kolonnawa	14.7	3.8	28.9
4	Bloemandel Land	5.6	3.6	27.0
5	Land at Ekala II	2.4	0.4	3.4
6	Land at Ekala III	4.9	0.9	6.9
7	SME Industry Development Project, Millewa, Horana	20.4	4.0	32.4



# *Logistic City in the South I* | Hambantota



Hambantota Outer Circular Road

Logistic City in the South I

Key Features
Land Extent
158A 00R 00P    58.9222Ha    589,222m <sup>2</sup>
Estimated Value
LKR 4,060.00 Mn
Terms of Allocation
99 Years Lease Basis
Proposed Development
Logistic Facilities and Associated Developments
Development Zone
Central Business District
Availability for Development
2022

Logistic & Associated Development at Keliyapura, Hambantota



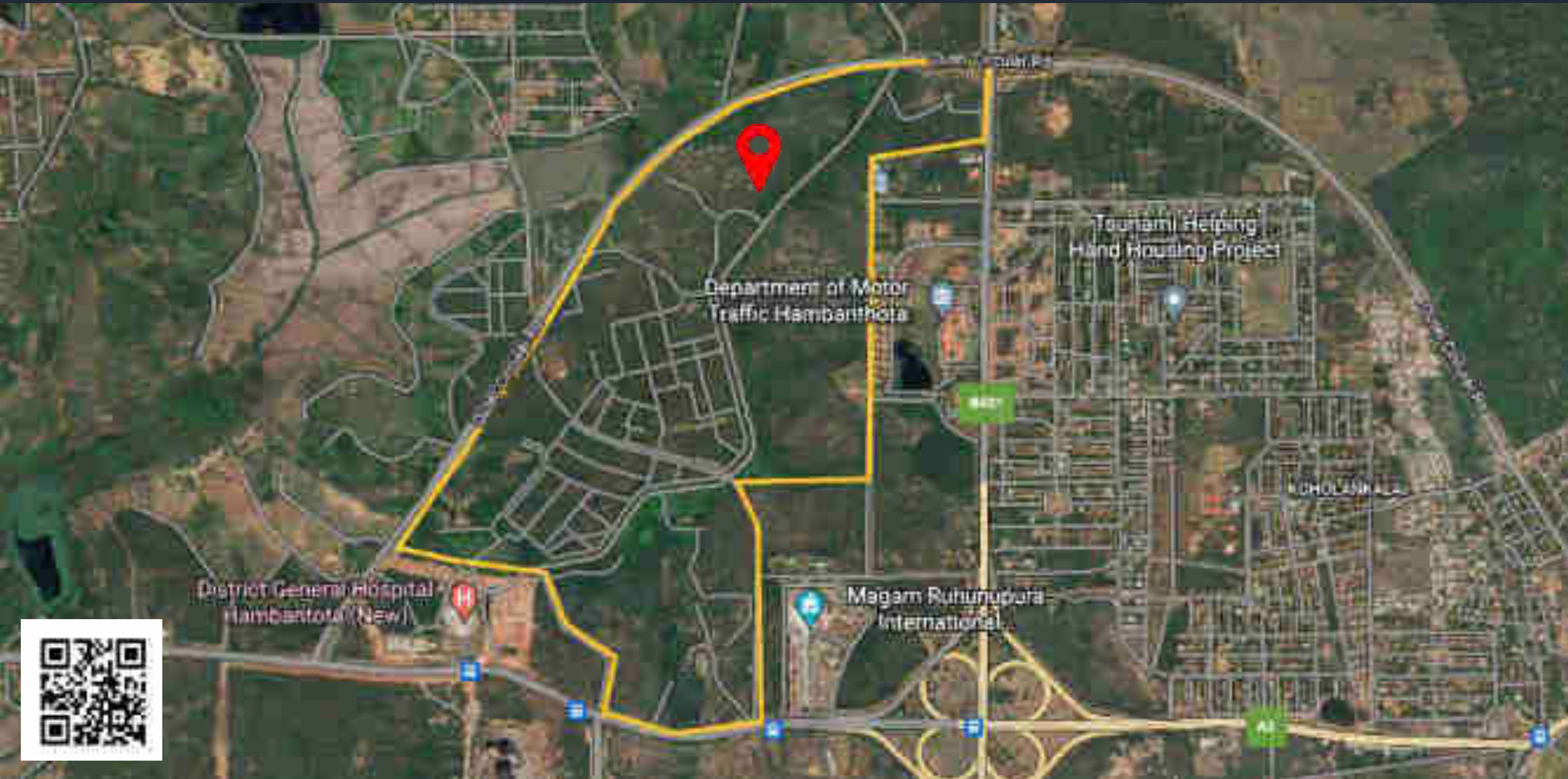
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## Conceptual Layout for Keliyapura Cargo and Logistic Area Development Project



# *Logistic City in the South II* | Hambantota





Logistic City in the South II

Key Features
Land Extent
730A 00R 00P 295.421Ha 2,954,210m <sup>2</sup>
Estimated Value
LKR 20,355.81 Mn
Terms of Allocation
99 Years Lease Basis
Proposed Development
Logistic Facilities and Associated Developments
Development Zone
Central Business District
Availability for Development
2022

Logistic & Associated Development at Keliyapura, Hambantota



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

Remarks – Pending 6(1) under State Land Ordinance



# *Logistic Park III* | at Meethotamulla, Kolonnawa





# Logistic Hubs Industrial Development Project

## Logistic Park III

Key Features
Land Extent
36A 01R 15.8P 14.7100Ha 147,100m <sup>2</sup>
Estimated Value
LKR 3,852.00 Mn
Terms of Allocation
30/ 50 Years Lease Basis
Proposed Development
Logistic Hub Development
Availability for Development
2022

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

Logistic Development at Meethotamulla



Remarks –  
Some parts of the land is under acquisition.  
Currently the subject land is an abandoned dumping site.

# *Logistic City in the West* | Colombo 14 (Bloemandel Land)







Port Access Road

Kelani River

Golden Gate  
Kalyani Bridge

Kelanitissa Power Station - KPS

-  LRT Red Line
-  LRT JICA Proposed Centre Line
-  Existing Railway Line
-  Elevated Urban Expressway



## Logistic City in the West

Key Features
Land Extent
13A 03R 18.9P      5.6124Ha      56,124m <sup>2</sup>
Estimated Value
LKR 3,600.00 Mn
Terms of Allocation
50 Years Lease Basis
Proposed Development
Multi Model Logistic Park & Associated Development Projects
Development Zone
Industrial Zone
Availability for Development
2022

### Colombo 14 (Bloemandel Land)



Remarks –  
Some parts of the land is under vesting process.  
Currently the subject land is an abandoned dumping site.

# *Logistic City Park II* | Land at Ekala



Access Logistic Park - Ekala

Negombo Road

Ja ela - Gampaha Road



Christ King College



Logistic City Park II

Key Features
Land Extent
06A 00R 00P    2.4281Ha    24,281m <sup>2</sup>
Estimated Valuation
LKR 432.00 Mn
Terms of Allocation
99 Years Lease Basis
Proposed Development
Multi Model Logistic Park & Associated Development Projects
Development Zone
Industrial Zone
Availability for Development
2022

Land at Ekala



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

# *Logistic City Park III* | Land at Ekala



Access Logistic Park - Ekala

Negombo Road

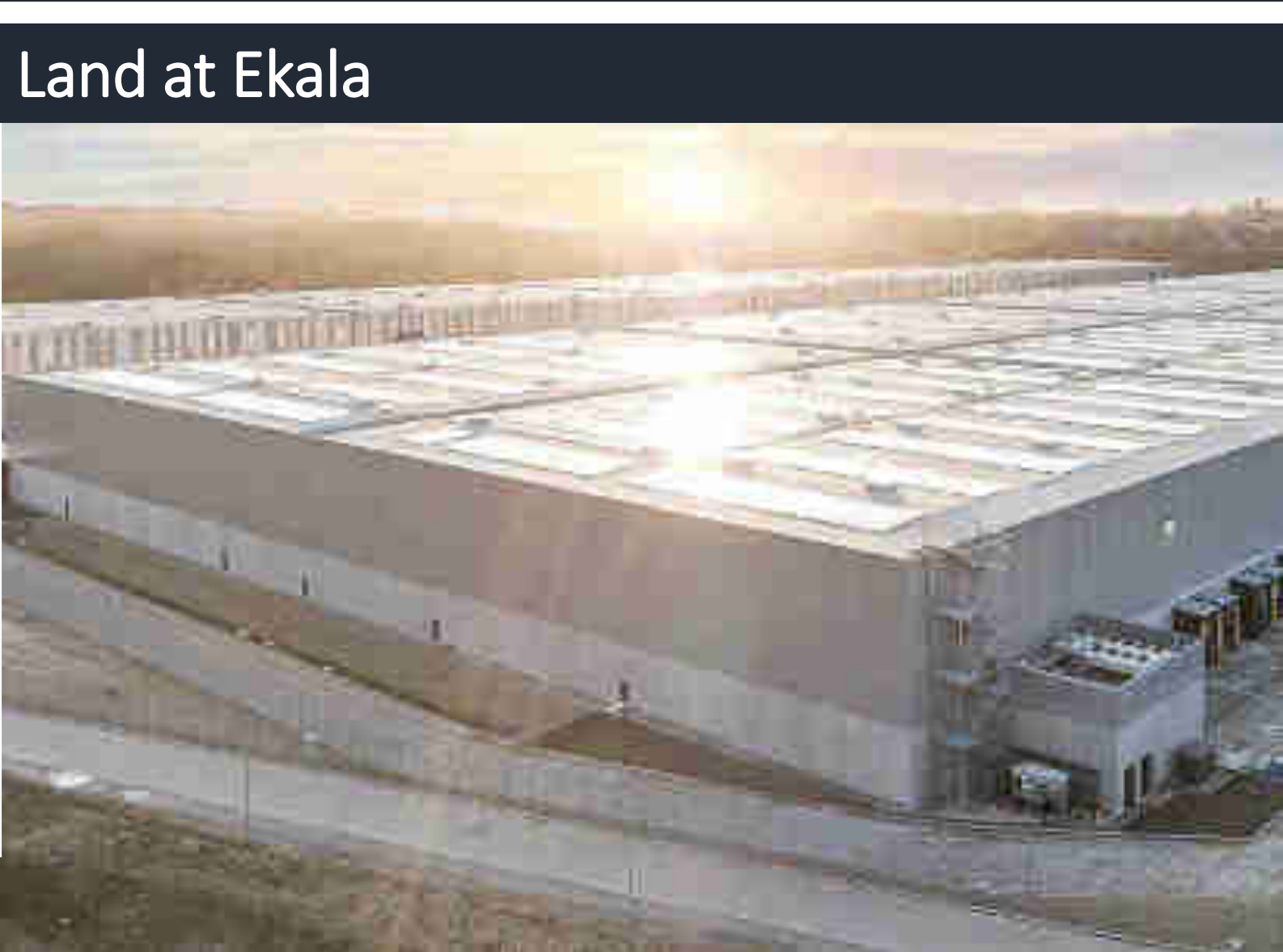
Ja ela – Gampaha Road





## Logistic City Park III

Key Features
Land Extent
12A 00R 00P    4.8562Ha    48,562m <sup>2</sup>
Estimated Valuation
LKR 864.00 Mn
Terms of Allocation
99 Years Lease Basis
Proposed Development
Multi Model Logistic Park & Associated Development Projects
Development Zone
Industrial Zone
Availability for Development
2022



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

# *SME Industry Development Project* / Millewa, Horana





# Logistic Hubs Industrial Development Project

## *SME Industry Development Project*

### Key Features

#### Land Extent

50A 02R 08.68P 20.4586Ha 204,586m<sup>2</sup>

#### Estimated Value

LKR 4,042 Mn

#### Terms of Allocation

99 Years Lease Basis

#### Proposed Development

Small Medium Scale Industry Development

#### Development Zone

Mixed Development Zone

#### Availability for Development

2022

### Land at Millewa, Horana



Remarks – The land is under vesting process.

## RESIDENTIAL TOWER DEVELOPMENT - 02

No.	Name of the Land	Extent (Hec.)	Lease Premium (LKR) Bn	Investment Value (LKR) Bn
1	Summit Flat	4.4	10.4	77.7
2	Land at Depanama, Pannipitiya	1.07	0.7	5



# Midtown Terrace | Summit Flats – Colombo 07







Bandaranaike Memorial  
International Conference Hall

University of Colombo

Thunmulla Junction

Police Park

-  LRT Red Line
-  LRT JICA Proposed Centre Line
-  Existing Railway Line
-  Elevated Urban Expressway





# Residential Tower Development Project

## Midtown Terrace

Key Features		
Land Extent		
10A 03R 4.48P	4.3618Ha	43,618m <sup>2</sup>
Gov. Chief Valuer's Valuation		
LKR 10,361.00 Mn		
Terms of Allocation		
99 Years Lease Basis		
Proposed Development		
Residential Tower Development		
Development Zone		
Special Primary Residential Zone		
Availability for Development		
2022		

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

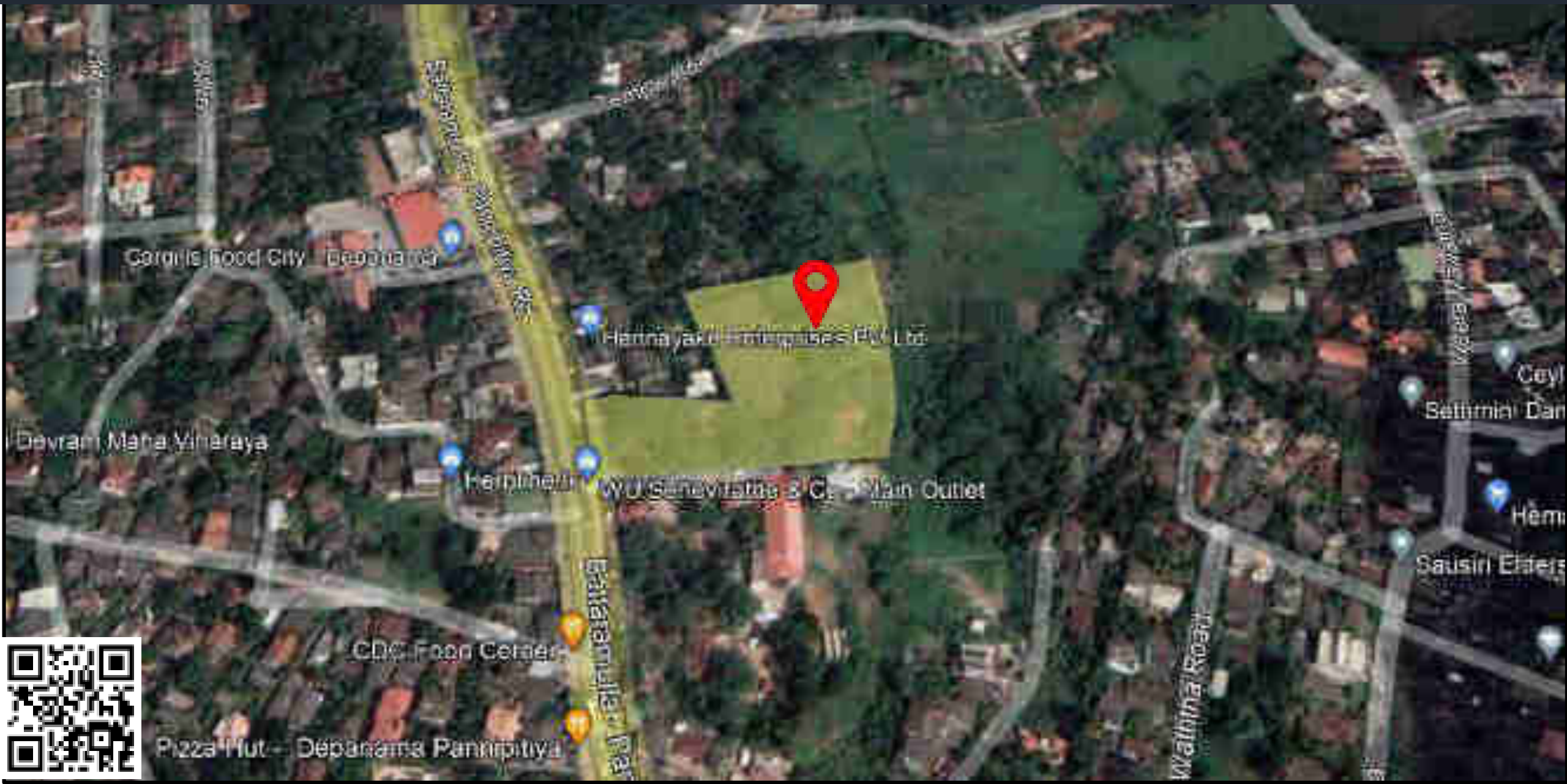
## Summit Flats Land at Keppetipola Mawatha, Colombo 07



Remarks –  
The land has not been vested to UDA.  
Relocation to be followed.  
Approval from NDP to be obtained.



# *Pannipitiya Residential City* | Land at Pannipitiya



# High Rise Mixed Development Projects

## *Pannipitiya Residential City*

### Key Features

#### Land Extent

02A 2R 23.25P 1.0705Ha 10,705m<sup>2</sup>

#### Estimated Valuation

LKR 670 Mn

#### Terms of Allocation

99 Years Lease Basis

#### Proposed Development

High rise Mixed Development  
(Prominent use – Housing)

#### Development Zone

Mixed Development Zone

#### Availability for Development

2022

### Land at Pannipitiya



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



## OFFICE TOWER DEVELOPMENT - 01

No.	Name of the Land	Extent (Hec.)	Lease Premium (LKR) Bn	Investment Value (LKR) Bn
1	Sethsiripaya Stage IV, at Denzil Kobbakaduwa Mawatha, Battaramulla	2.3	2.1	15.5

# *Modern Space in Capital City* | Denzil Kobbekaduwa Mw, Battaramulla



Sethsiripaya Stage II

Battaramulla Junction





# Office Tower Development Project

## Modern Space in Capital City

Key Features
Land Extent
05A 02R 39.50P 2.3257Ha 23,257m <sup>2</sup>
Estimated Valuation
LKR 2,059.65 Mn
Terms of Allocation
99 Years Lease Basis
Proposed Development
Office Tower Development
Development Zone
Administrative Zone & Wetland Nature Conservation Zone
Availability for Development
2022

Sethsiripaya Stage IV, at Denzil Kobbakaduwa  
Mawatha, Battaramulla



Remarks –  
A part of the land has been allocated to SLFP.  
A part of the land has to be allocated to the Welikada Prison Relocation Project.

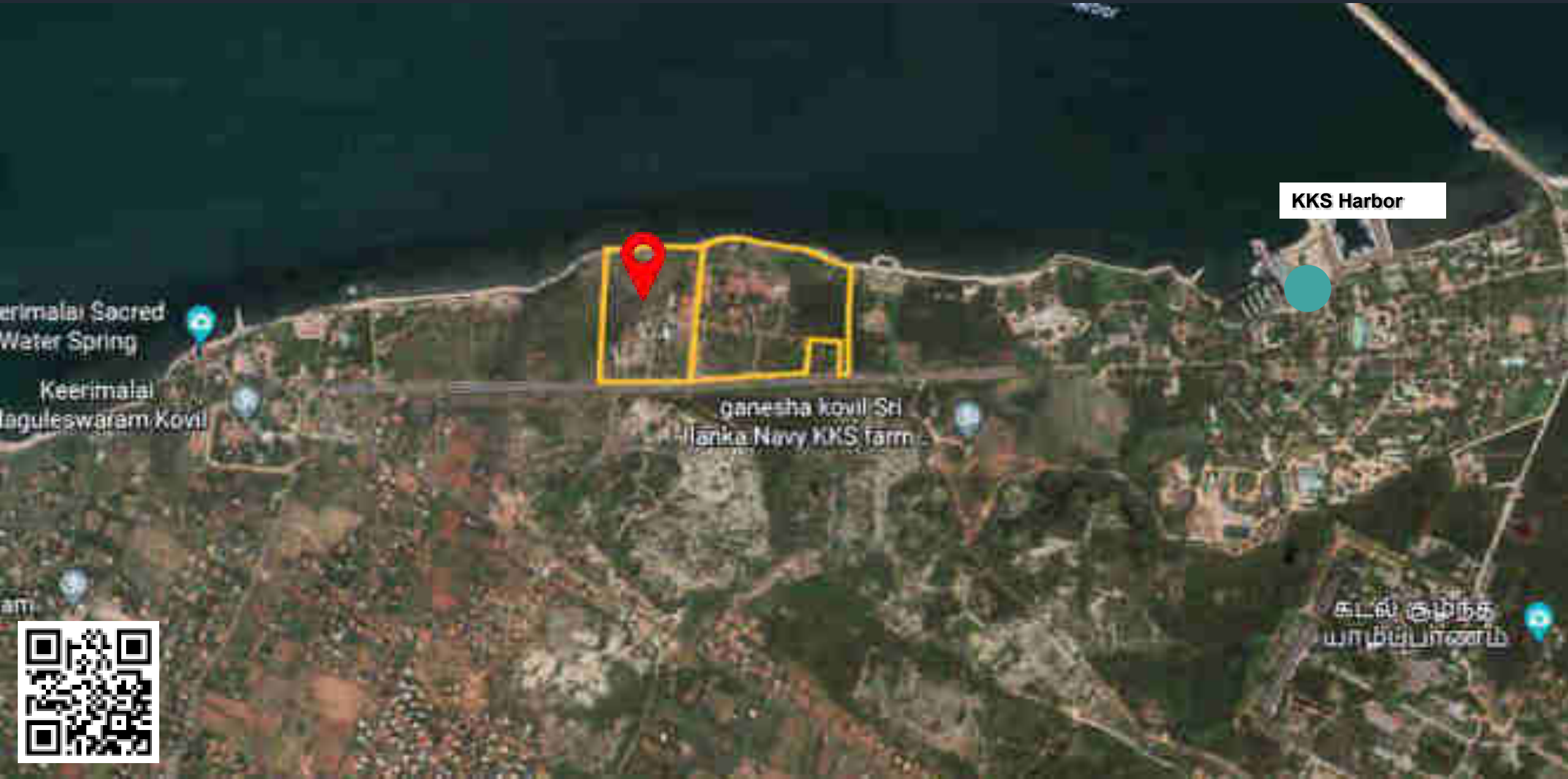
*Note : The content mentioned above is subject to change at reasonable discretion of the Urban Development Authority.*

## EDUCATIONAL DEVELOPMENT PROJECT - 01

No.	Name of the Land	Extent (Hec.)	Lease Premium (LKR) Bn	Investment Value (LKR) Bn
1	Jaffna KKS Land	6.0	0.8	2.3



# Land for Educational Purpose | KKS Land at Jaffna



# Land for Educational Purpose / KKS

Key Features
Land Extent
15A 00R 00P 6.0702Ha 60,702m <sup>2</sup>
Estimated Value
LKR 403.35 Mn
Terms of Allocation
99 Years Lease Basis
Proposed Development
Educational Development
Availability for Development
2023



Remarks – Acquisition process is on progress.



# *Land for Educational Purpose* | KKS Land at Jaffna



## PPP MODEL PROJECTS - 05

No.	Name of the Land	Extent (Hec.)	Base Value (LKR) Bn	Investment Value (LKR) Bn
1	Land at Kurunegala	0.4	1.3	9.75
2	Land at Kalawilawatta, Beruwala	1.67	0.3	2.1
3	Land at Madiwela	0.26	0.4	3.2
4	Land at Bogambara, Kandy	1.5	1.6	12
5	Land at Pelenwatta, Pannipitiya	1.7	0.2	1.4



# *Mid Town Development in Kurunegala*





## Mid Town Development in Kurunagala

### Key Features

#### Land Extent

00A 03R 24.55P 0.3655Ha 3,655m<sup>2</sup>

#### Gov. Chief Valuer's Valuation

LKR 1,200 Mn (To be revised)

#### Terms of Allocation

PPP Basis

#### Proposed Development

Mixed Development (Prominent use – Housing)

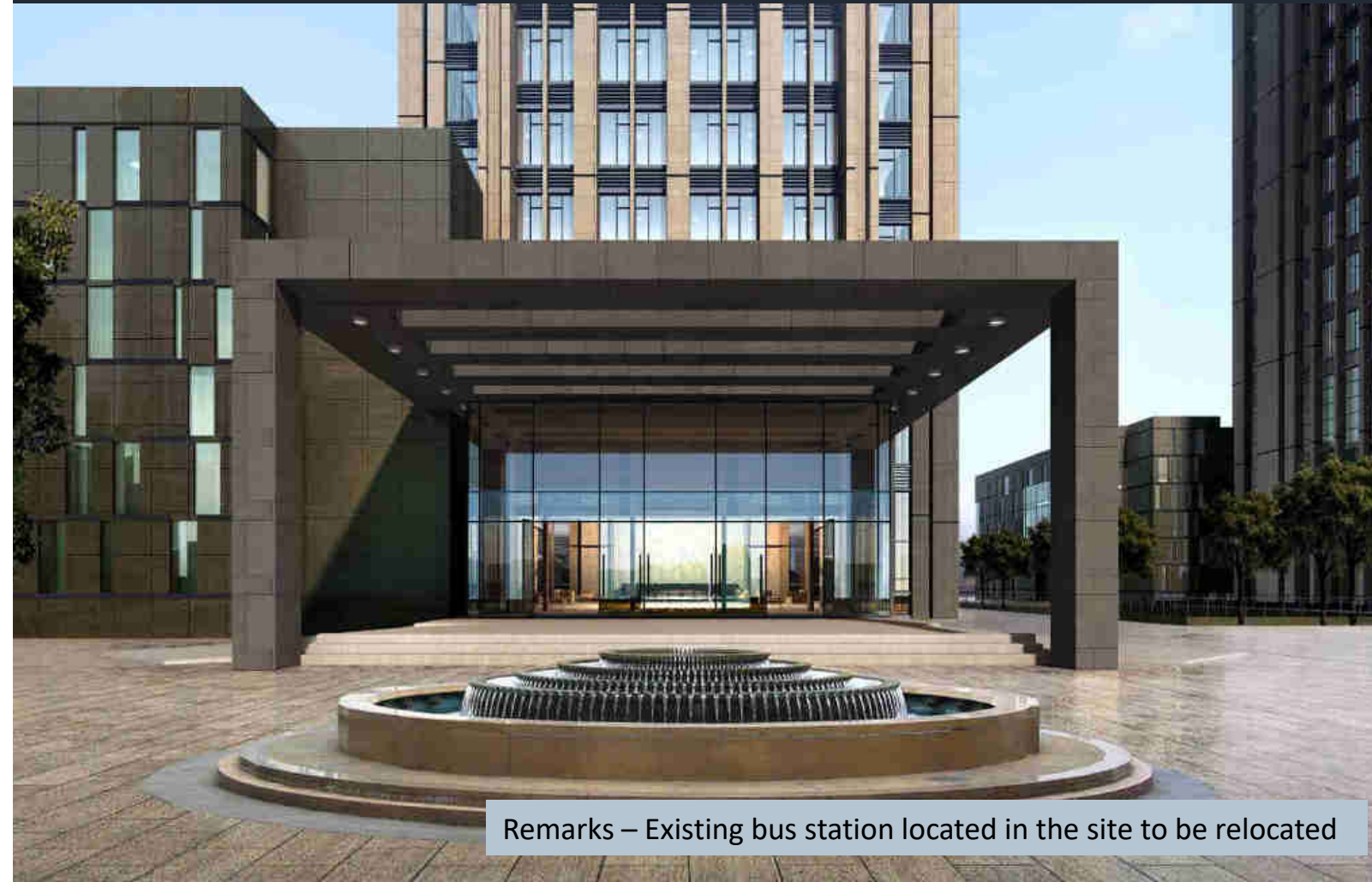
#### Development Zone

Mixed Development Zone

#### Availability for Development

2022

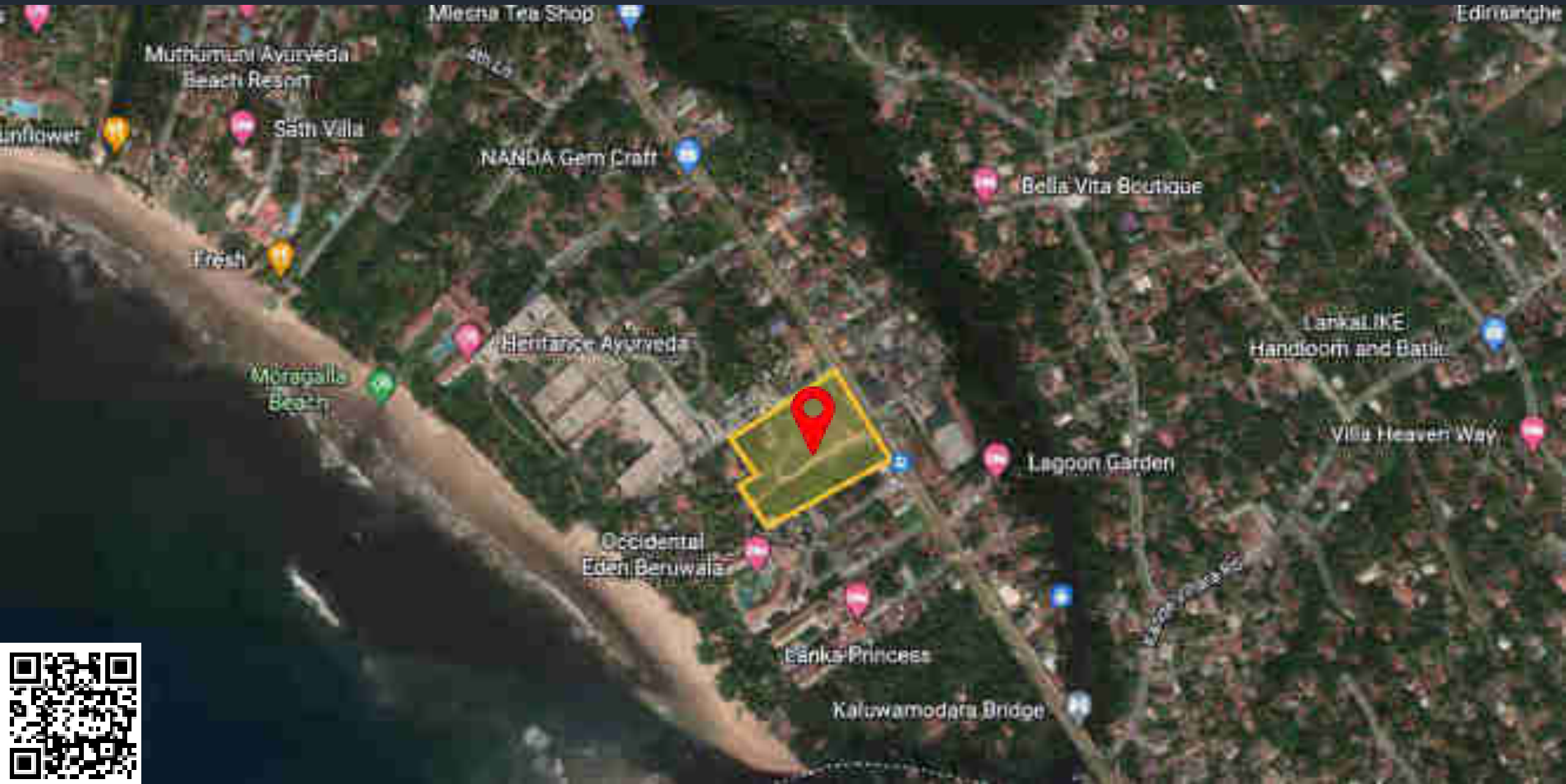
### Kurunagala Town Centre Land



Remarks – Existing bus station located in the site to be relocated



# Beruwala Ocean View | Land at Kalawilawatta, Beruwala



# High Rise Mixed Development Projects

## *Beruwala Ocean View*

### Key Features

#### Land Extent

04A 00R 21.30P 1.6726Ha 16,726m<sup>2</sup>

#### Gov. Chief Valuer's Valuation

LKR 281 Mn

#### Terms of Allocation

PPP Basis

#### Proposed Development

Hospitality and Leisure Development

#### Development Zone

High Density Tourism Zone

#### Availability for Development

2022

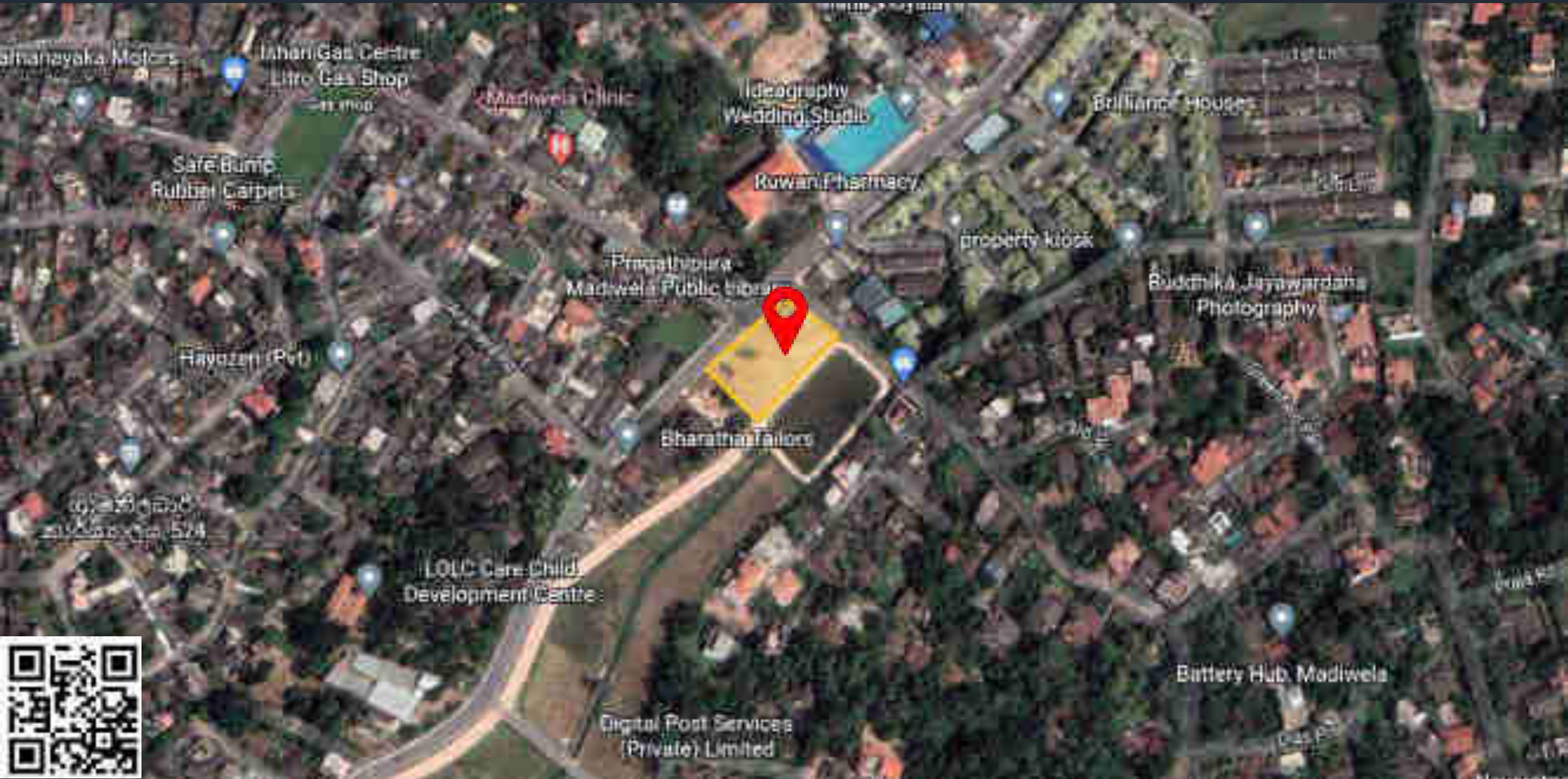
*Note : The content mentioned above is subject to change at reasonable discretion of the Urban Development Authority.*

## Land at Kalawilawatta, Beruwala





# Madiwela Residential Tower | Land at Madiwela





# Madiwela Residential Tower

Key Features

Land Extent

00A 02R 23.33P    0.2613Ha    2,613m<sup>2</sup>

Gov. Chief Valuer’s Valuation

LKR 434.5 Mn

Terms of Allocation

PPP Basis

Proposed Development

Residential Towers Development

Development Zone

Wetland Nature Conservation Zone

Availability for Development

2022

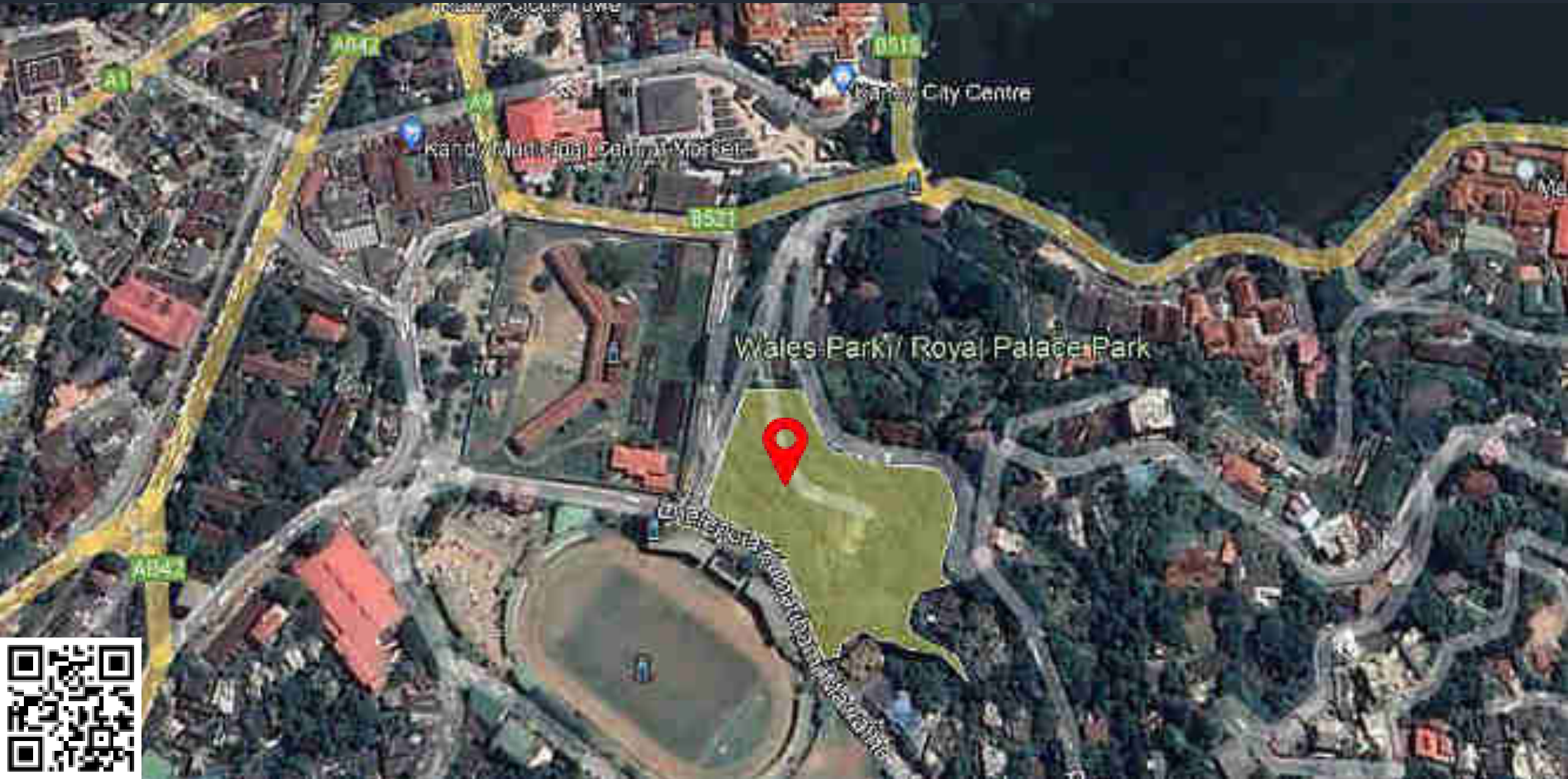
Land at Madiwela



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



# *Heritage City in Kandy* | Land at Kandy





# Heritage City in Kandy

Key Features

Land Extent

03A 02R 31.5P 1.4959Ha 14,959m<sup>2</sup>

Estimated Value

LKR 1600 Mn

Terms of Allocation

PPP Basis

Proposed Development

Mixed Development (Prominent use – Housing)

Development Zone

Utility Service Zone

Availability for Development

2022

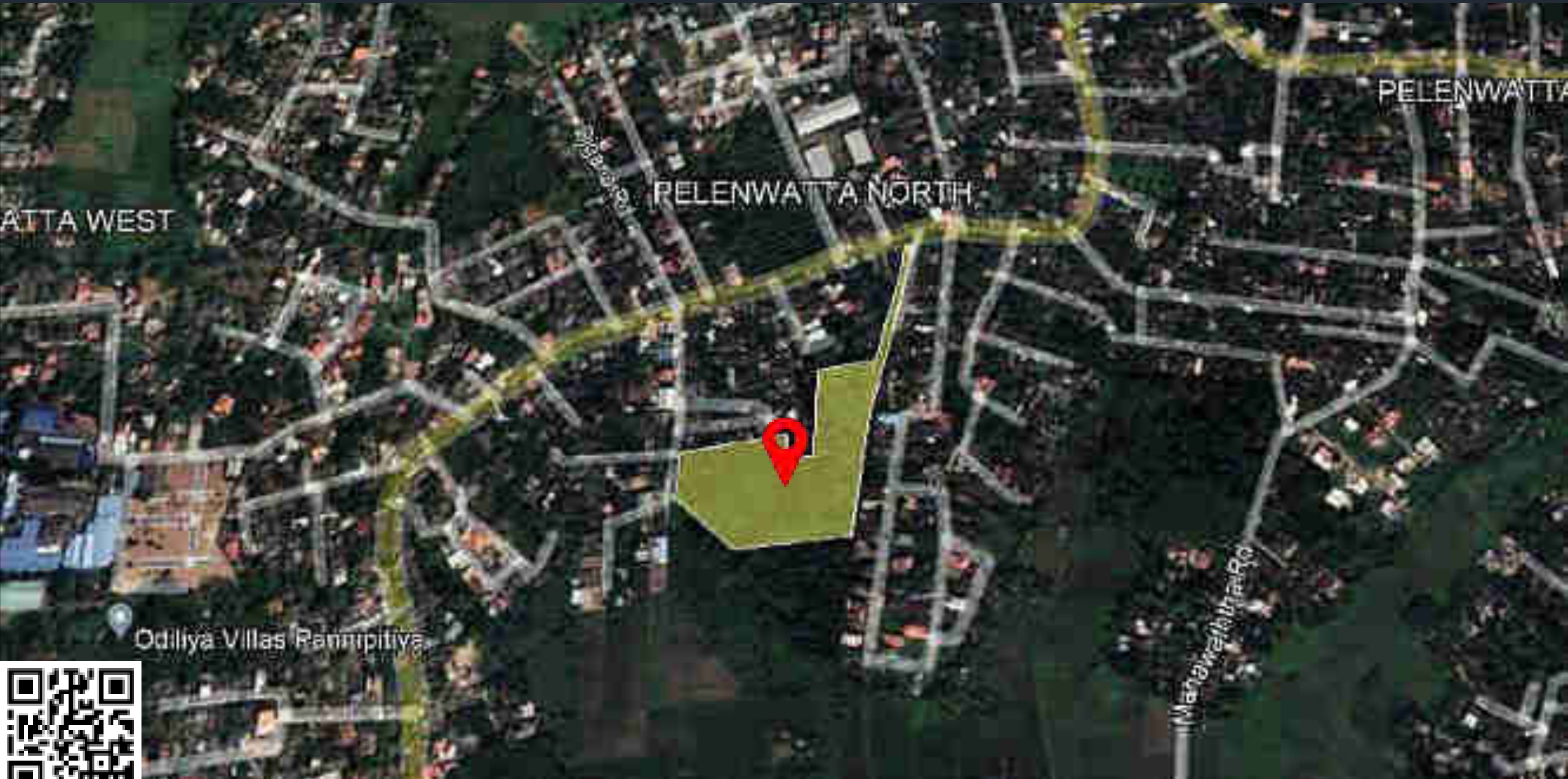
*Note : The content mentioned above is subject to change at reasonable discretion of the Urban Development Authority.*

## Bogambara Housing Project at Kandy





# *Sub – Urban City* | Land at Pelenwatta, Pannipitiya





Sub – Urban City

Key Features

Land Extent

04A 00R 16.6P 1.6607Ha 16,607m<sup>2</sup>

Estimated Value

LKR 197 Mn

Terms of Allocation

PPP Basis

Proposed Development

Residential Tower Development

Development Zone

Residential Zone

Availability for Development

2022

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

Land at Pelenwatta, Pannipitiya





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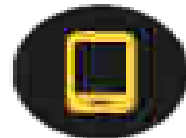
## CONTACT DETAILS



[www.uda.gov.lk](http://www.uda.gov.lk)



[chairman@uda.gov.lk](mailto:chairman@uda.gov.lk)  
[realestatedivisionuda@gmail.com](mailto:realestatedivisionuda@gmail.com)



+94 -112875921  
+94-112875916-20

