

# INVESTMENTS FOR LIMITLESS PROSPERITY

*Diversified commercial properties,  
now open for foreign and local investment.*

Envisioning vistas of prosperity, the Urban Development Authority wishes to invite you to empower the transformation of this nation by investing in a portfolio of diversified properties from around Sri Lanka. Lucrative investment opportunities, that would become a driving force in spearheading the development of this nation's economy.

## WHY INVEST IN UDA PROPERTY?

- Long term leases for commercial as well as outright purchase options for residential apartments
- Government assured land tenure security
- Availability of basic infrastructure facilities
- Mortgage and assignment of leasehold rights
- Government tax concessions and favourable development regulations for BOI-approved projects
- Enhances investor goodwill
- Expedited processes as well as assistance for clearances / permits
- Attractive investment models and packages (ppp/jv etc.)
- Customizable time periods for repayment of lease premium
- Flexible lease terms
- Situated within the prime urban locality in the vicinity of upcoming government mega projects

## High-rise Mixed Development

## IT-Based Development

## Middle-rise Mixed Development

## Low-rise Mixed Development

## Beira Lake Waterfront Development

## PROJECT TYPE

## Multistorey building Car Park cum Mixed Development Project

## Office Tower Development

## Logistic Hub and Business Park Development

## Residential Tower Development

## Hospitality and Leisure Development



## High-rise Mixed Development

- 1 Welikada Prison Land at Borella - 16.44Ha
- 2 Land at Battaramulla Town Centre - 1.36Ha
- 3 Charmers Granaries Land at Colombo Fort - 3.92Ha
- 4 Land at Galle Town Centre - 1.29Ha
- 5 Land at Nugegoda Town Centre - 0.94Ha
- 6 Tractor Corporation Land at Narahenpita - 1.76Ha
- 7 Agriculture Department Land at Narahenpita - 3.03Ha
- 8 Milco Land at Narahenpita - 5.59Ha



## IT- Based Development

- 9 Land at TRACE City (Tripoli), Maradana - 0.54Ha



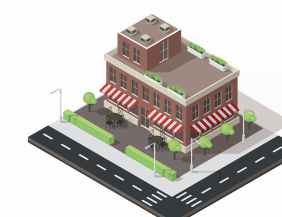
## Middle-rise Mixed Development

- 10 Land at Kurunegala Town Centre - 0.33Ha
- 11 Land at Thalpathipitiya, Maharagama - 0.85Ha
- 12 Land at Thalawathugoda Junction - 0.65Ha
- 13 Lock Gathawatha land at Colombo 10 - 0.90Ha
- 14 Abeysingharama Land at Panchikawatta, Col 10 - 0.40Ha



## Beira Lake Waterfront Development

- 16 SLEC Centre Land at D.R. Wijewardena Mawatha - 0.74Ha
- 17 C.W Mackie PLC Land at D.R. Wijewardena MW - 0.74Ha
- 18 CWE Land No. 01 at D.R. Wijewardena Mawatha - 0.37Ha
- 19 CWE Land No. 02 at D.R. Wijewardena Mawatha - 0.37Ha
- 20 Peoples Bank Training Centre site at D.R. Wijewardena Mawatha - 0.38Ha



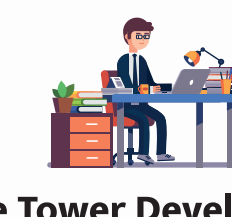
## Hospitality and Leisure Development

- 21 High-end Boutique Hotel Project at Union Place, Visumpaya Premises - 2.0Ha.
- 22 High-end Boutique Hotel Project Land at Torrington Square (80 Club), Colombo 07 - 0.67Ha
- 23 Tourist Hotel cum Leisure Project at Kalawilawatta, Beruwala - 1.67Ha
- 24 Bogambara Prison Resort Project at Kandy - 2.95Ha
- 25 Rest House Project at Nawalapitiya City - 0.16Ha
- 26 Rest House Project at Jaffna City - 0.52 Ha.
- 27 City Hotel Project at Perahera MW, Colombo 02 - 0.30Ha
- 28 Luxury Boutique Hotel and Villas Project, Oakley Cottage at Nuwara Eliya - 5.26Ha
- 29 Race Course and Leisure Project at Nuwara Eliya - 34.60 Ha
- 30 Culture Hotel and Tea Museum at Sir Baron Jayathilaka MW, Colombo 01 - 0.31Ha
- 31 Amusement Park and Mixed Development Project at Meethotamulla, Kolonnawa - 14.97Ha
- 32 Theme Park Project at Gregory Lake, Nuwara Eliya - 5.26Ha.



## Residential Tower Development

- 33 Madiwela Land No. 01 - 0.286Ha
- 34 Madiwela Land No. 02 - 0.18Ha
- 35 Summit Flat Land at Keppetipola MW, Colombo 07 - 4.00Ha.
- 36 RMV Land at Narahenpita - 0.72Ha
- 37 Welupille Watta, Parliament Drive, Rajagiriya - 0.53Ha



## Office Tower Development

- 39 Sethsiripaya Stage IV, at Denzil Kobbakaduwa MW, Battaramulla - 1.52Ha



## Multistorey Car Park cum Mixed Development Project

- 40 Bogambara Playground Land at Kandy - 0.55Ha
- 41 Land at Norris Canal, Hospital Square, Colombo 07 - 0.22Ha
- 42 Land at Sethsiripaya Stage I, Battaramulla - 0.30Ha

## Instructions for issuing Expression of Interest Documents

1. UDA wishes to invite requests for EOI from interested parties (Local/Foreign) for the development of 42 lands owned by the UDA. The proposed developments should be in line with the UDA guidelines.
2. Interested parties may download the EOI document from the UDA website ([www.uda.gov.lk](http://www.uda.gov.lk)) from the 16th of June till 2.30 pm on the 9th of August 2021, or by sending a request email to [realestatedivisionuda@gmail.com](mailto:realestatedivisionuda@gmail.com)
3. Sealed EOIs marked "EOI for the land No. at location", should be addressed and delivered to the Chairman, Standing Cabinet Appointed Negotiating Committee, 17th Floor, State Ministry of Urban Development, Coast Conservation, Waste Disposal & Community Cleanliness, Suhurupaya, Battaramulla.
4. Each EOI submission should consist of the original copy of the bank deposit slip which is for the payment of a non-refundable fee of Sri Lankan Rupees Ten Thousand (LKR 10,000/-) (inclusive of taxes) from any BOC branch to the UDA Account No. 1534 of the BOC Corporate Branch drawn in favor of the Chairman, Urban Development Authority.
5. Sealed EOIs will be accepted until 2.00 p.m. (Sri Lanka Time) on 23rd August 2021. Late submissions will not be accepted.



## More Details:

Director (Real Estate Development)

Real Estate Development & Management Division, Urban Development Authority,

8<sup>th</sup> Floor, Sethsiripaya Stage I, Battaramulla. Telephone Numbers: 011-2875921, 011-3611950, 011-2875916-20

Ext: 2960-2967, Mobile: 070-6450470, Fax: 0112875900 Email: [realestatedivisionuda@gmail.com](mailto:realestatedivisionuda@gmail.com), [www.uda.gov.lk](http://www.uda.gov.lk)

Scan to navigate lands



011-2875921 | 011-3611950 | 011-2875916-20



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நகர அபிவிருத்தி அதிகார சபை  
Urban Development Authority



State Ministry of Urban Development, Coast Conservation, Waste Disposal and Community Cleanliness