

# Investment Opportunities

Urban Development Authority  
Sri Lanka

## Projects

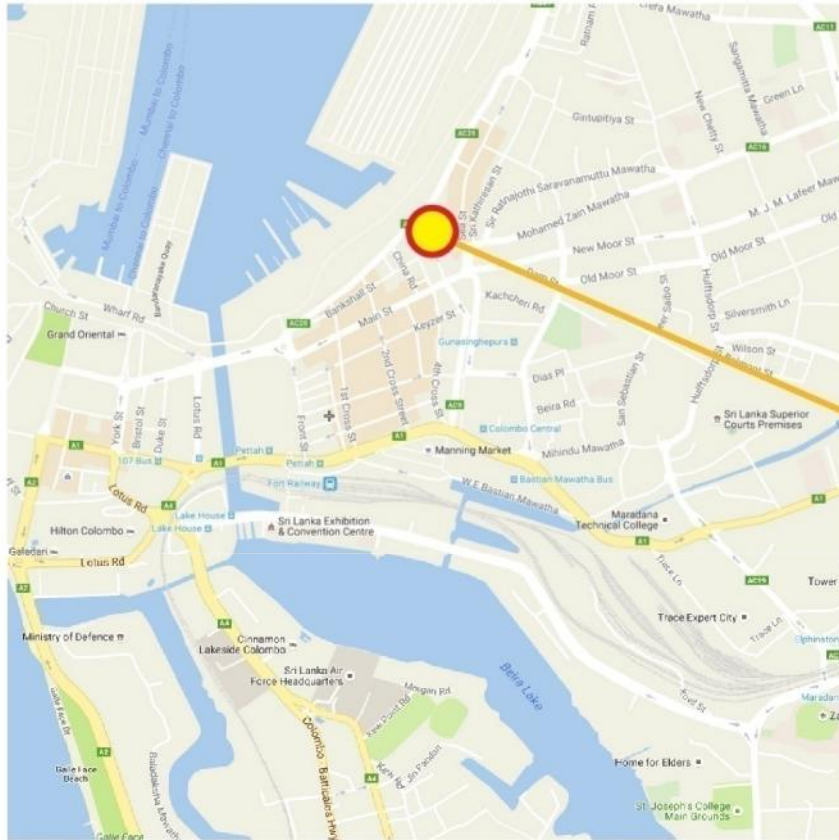


Ministry of Mega polis & Western Region

Development

**Colombo**

# Gold Center Car Park



## Location & Surrounding

- ❖ Land Adjacent to Colombo Gold Centre is currently used by customers visiting Central commercial area of Pettah.

Land Extent :- 121 perches

## Details of the Land & Project

**Location :** N.H.M. Abdul Cader Road, Colombo

**Extent of the Land :** 121 perches

**Land Value :** LKR 7.5 Million per perch  
(Subject to confirmation by Gov. chief Valuer)

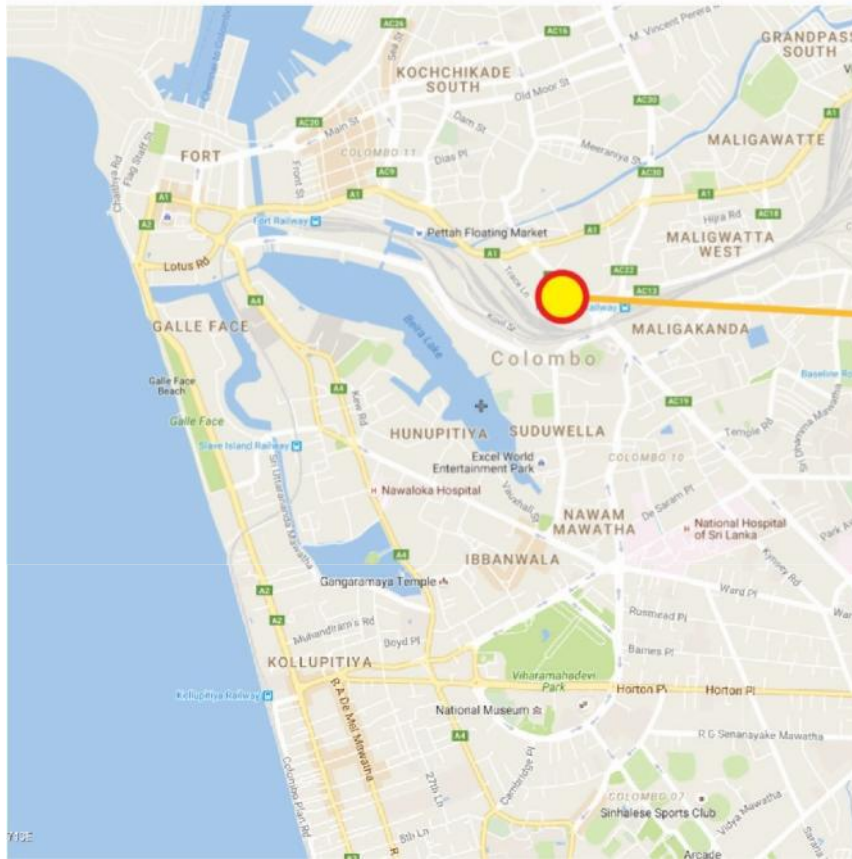
**Expected Development :** Mixed Development (Two Tower Building)

- Tower 1 Mechanical Car park
- Tower 2 Mixed Development

**Present situation :** UDA owned vacant land

1. Projected Investment: Land lease + Mechanical Car park & Mixed development
2. Investors are invited to submit Conceptual design, Financial and Technical Proposals to develop twin towers.

# Tripoli Square Development Project



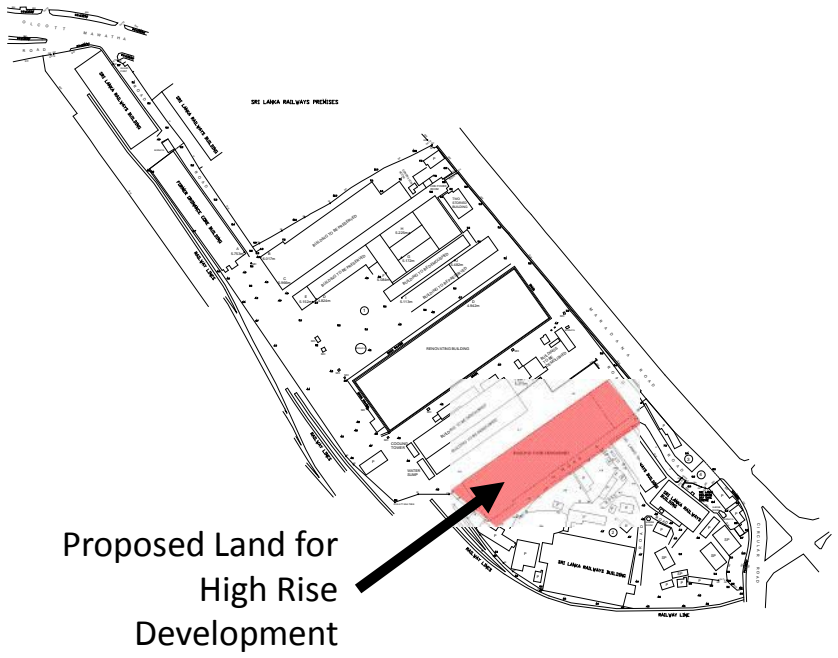
## Location & Surrounding

- ❖ The site is located in a prime location of the Colombo facing Maradana Road.
- ❖ Western side of the land faces Fort railway station and Central Bus stand of Pettah.
- ❖ Expert City, which now in operation at the adjacent premises provides space for Sri Lankan innovative ICT companies.

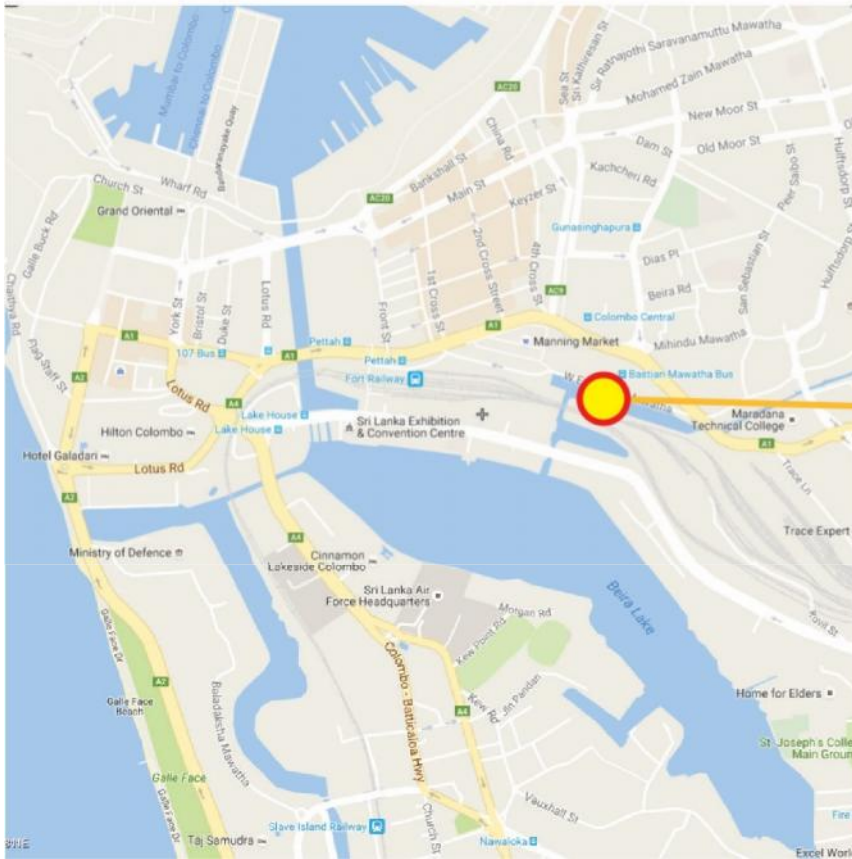
## Details to Remember :

1. Type of the Project : Mixed Development Project
2. Land Extent : 160 Perch
3. Projected Investment : Rs. 7.5 Billion  
Land lease: LKR 1.5 Billion  
Expected investment: LKR 6 Billion
4. Conceptual design, Technical and Financial proposal has to be submitted.

## Survey Plan & Design



# Floating Market Project



## Location & Surrounding

- ❖ Located adjacent to The Central Bus stand of the Colombo.
- ❖ UDA has invested Rs.314 million to develop the current floating market infrastructure.

Land Extent:- 87 perches

## Details of the Land & Project

**Location :** Central Private Bus stand, Pettah

**Extent of the Land :** 87 perches

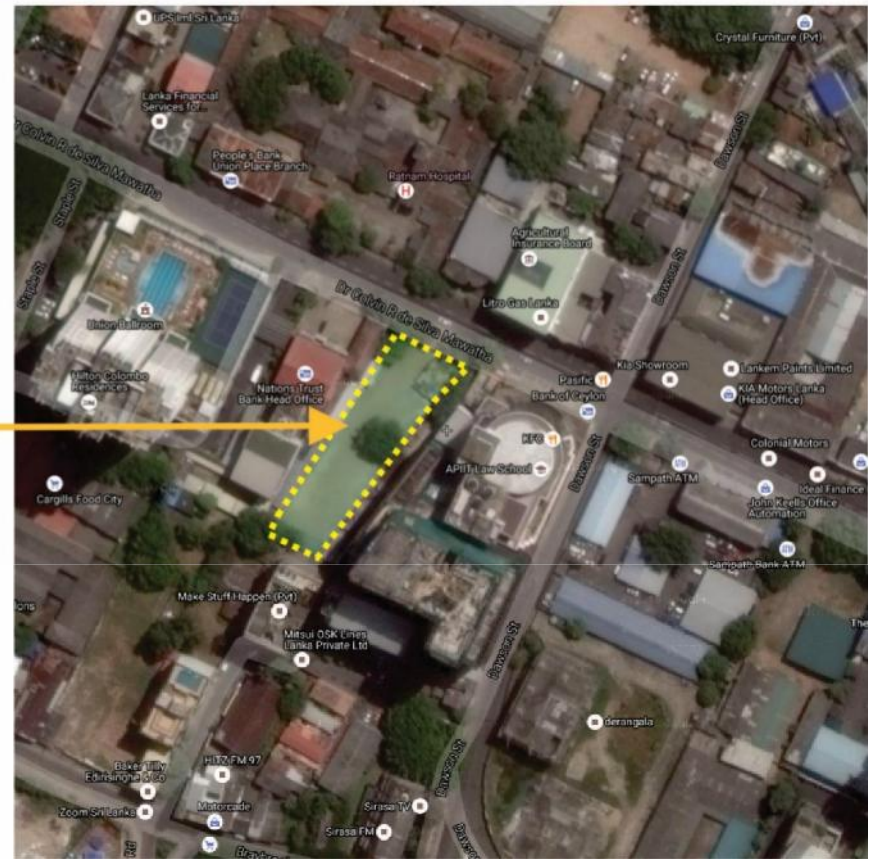
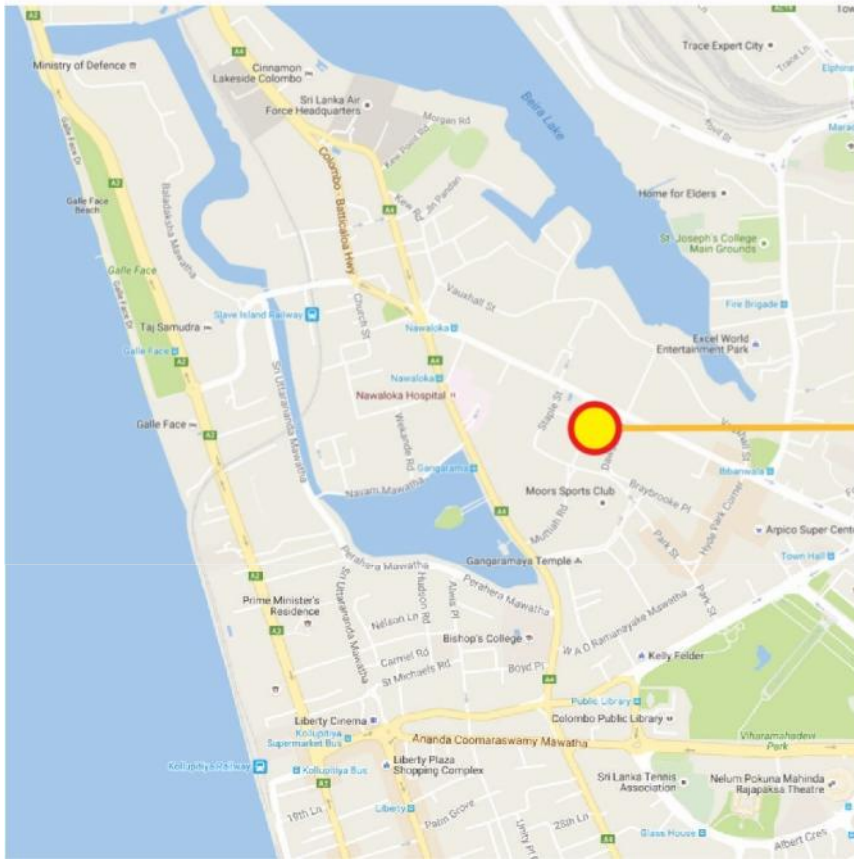
**Land Value :** LKR 10 Million per perch  
(Subject confirmation by Gov. chief Valuer)

**Expected Development :** Seeking investor to operate total area and outlets

**Present situation :** UDA owned

1. Investment proposal has to cover the amount UDA has invested.
2. There is an opportunity to connect Tripoli square development with Floating market development

# Union Place Land



## Location & Surrounding

- ❖ Land located adjacent to the Access Tower.
- ❖ JAIC Hilton and On 320 are in close vicinity.

Land Extent :- 110 perches

## Details of the Land & Project

**Location :** Dr. Colvin R de Silva Mawatha, Colombo 02.

**Extent of the Land :** 110 perches

**Land Value :** LKR 9.5 Million per perch  
(Subject confirmation by Gov. chief Valuer)

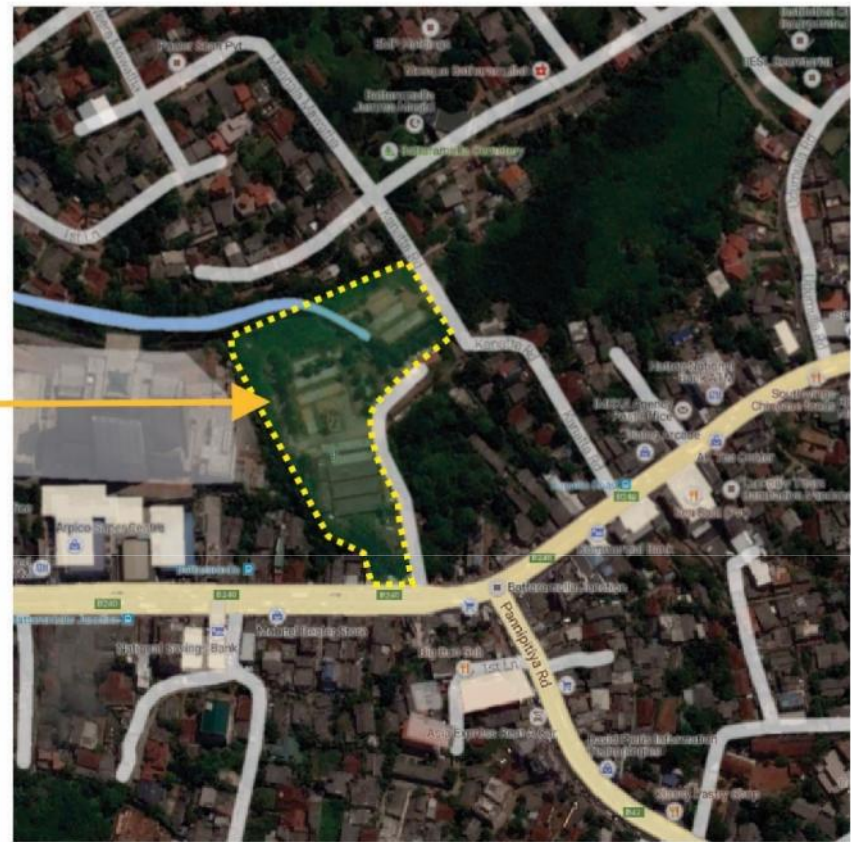
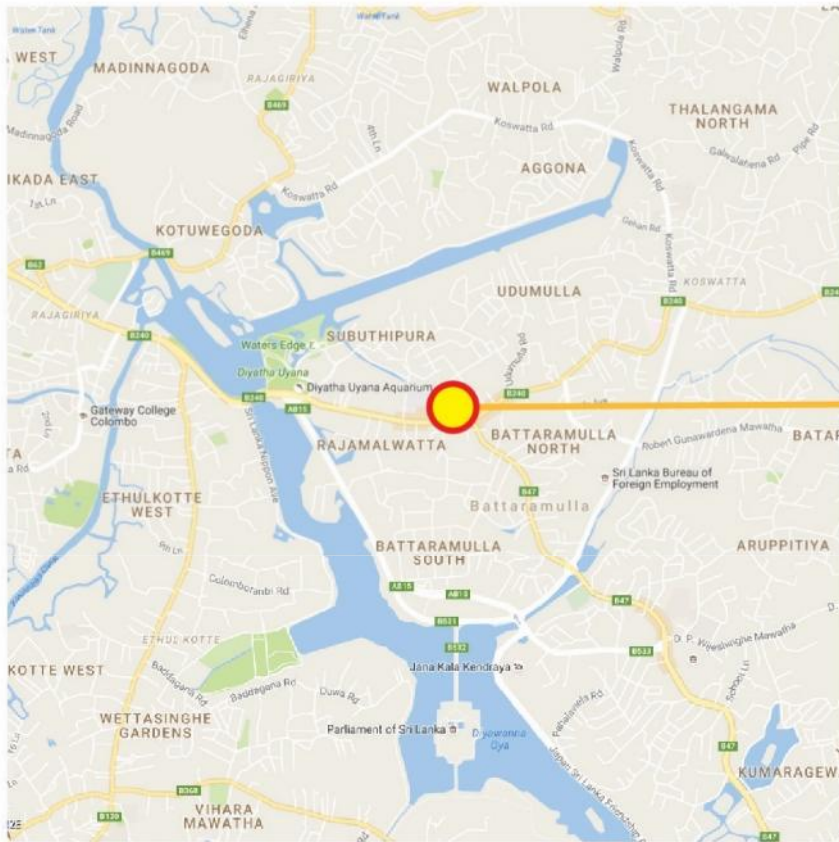
**Expected Development :**

- Mechanical Car park tower
- Residential Apartment tower

**Present situation :** Vacant Land

1. Projected Investment: Land Lease + mechanical Car park & Apartment

# Battaramulla Town Center Redevelopment Project



## Location & Surrounding

- ❖ The site is bordering to Battaramulla – Kaduwela Main road.

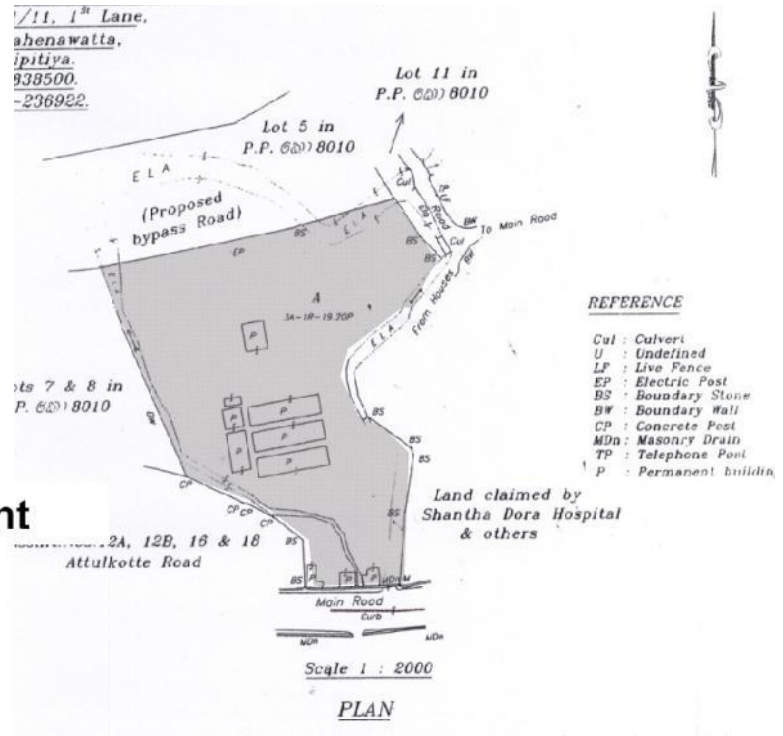
## Proposal:

The site is located at the heart of Battaramulla Town. Battaramulla is determined as the Administrative Capital of Sri Lanka and the nearest suburb of Colombo. Lot of Administrative complexes have been already established and are coming up in and around the city.

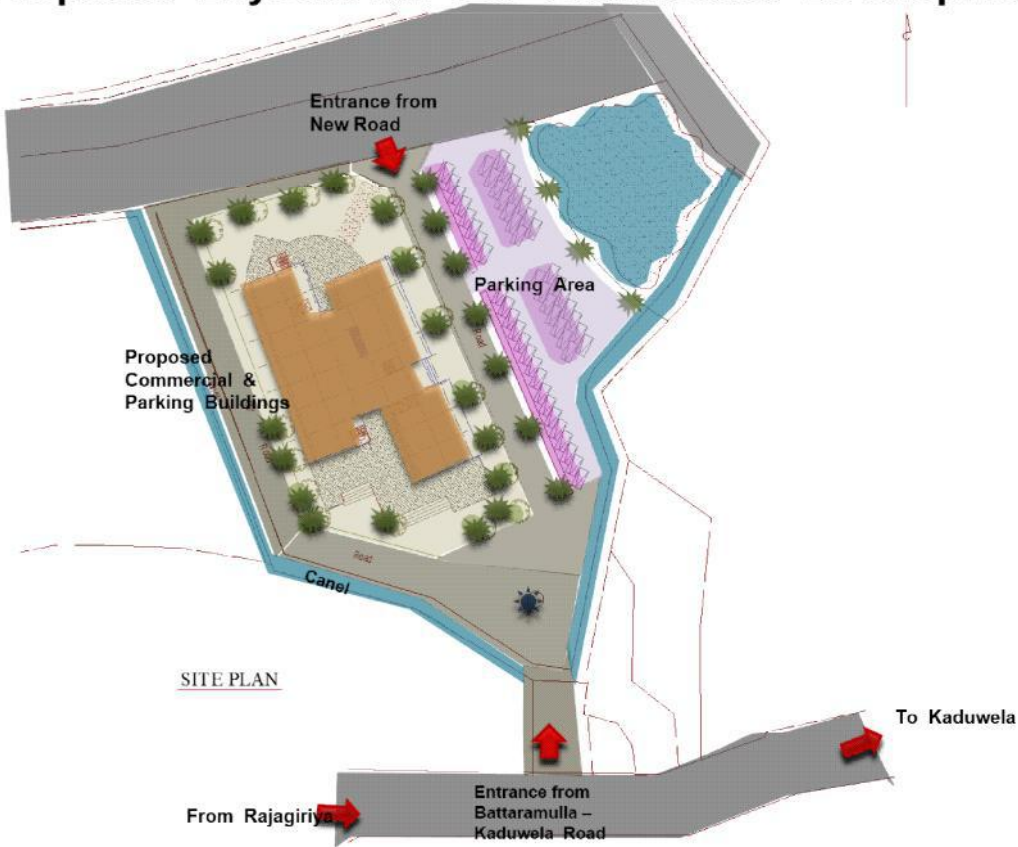
Therefore the proposed mixed development will be an “Innovative Urban Infill” which serve as the main service Centre while connecting the Residential, Administrative, Financial and Commercial activities within the area.

1. Type of Project : Mixed Development Project
2. Total Investment : LKR 6 Billion
  - Land lease: LKR 1 Billion
  - Expected investment: LKR 5 Billion
3. Conceptual design, Technical and Financial proposals are expected from the investor.

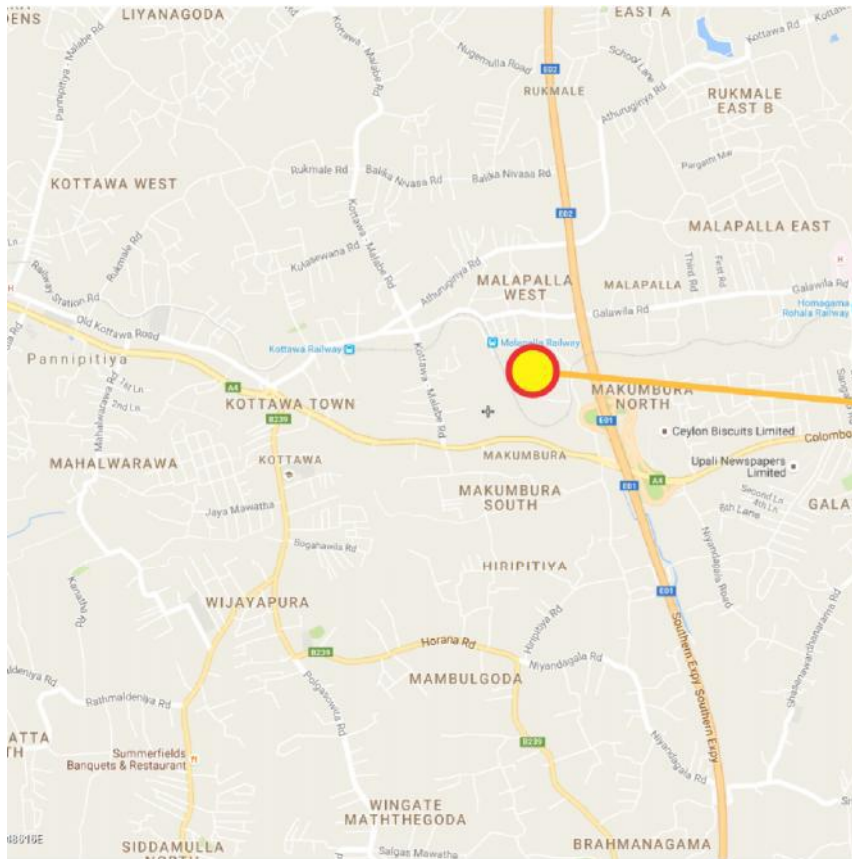
# Layout & Survey Plan



## Proposed Layout Plan For Commercial Development



# Makumbura Interchange Township



**“ To integrate Bus & Railway stations with modern facilities while providing lands for sustainable Urban Development to establish a new Interchange Township ”**

- ❖ The proposed site for Makumbura Interchange Township is strategically located along the High Level Road close to Kottawa Interchange.

## Details of the Land & Project

**Location :** Markumbura Strategic township

**Extent of the Land :** Two lands of 480 perches and 240 perches

**Land Value :** LKR 2 Million per perch  
(Subject confirmation by Gov. chief Valuer)

**Expected Development :** The proposed interchange township will be a great Center for Shopping, Employment Opportunities, Transit Hub activities, Entertainment and Other Amenities.

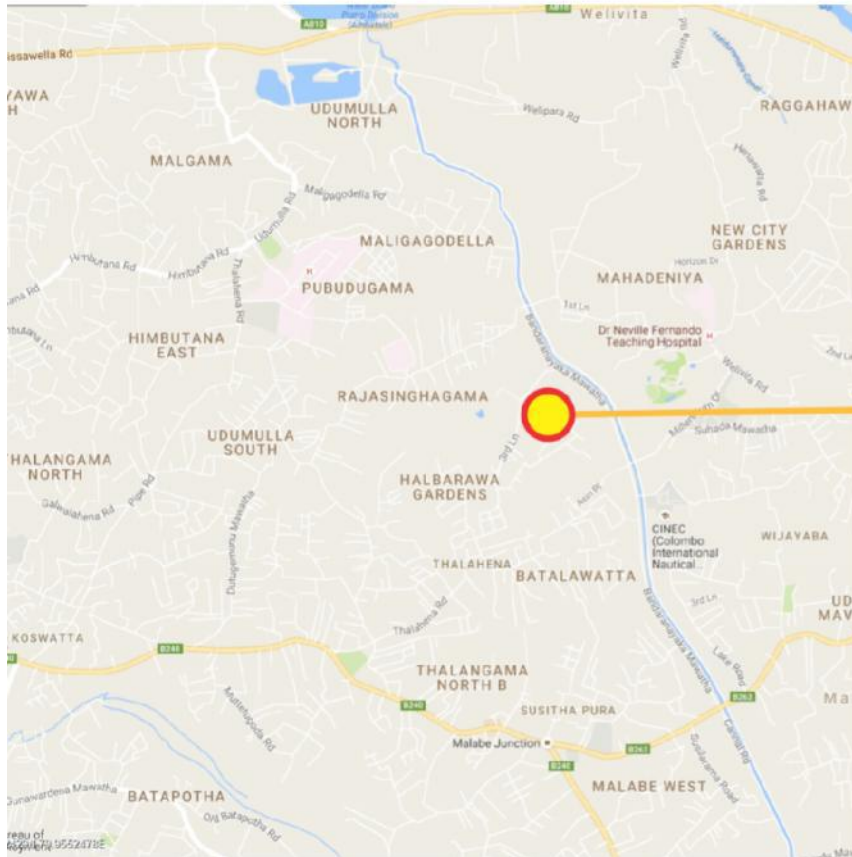
**Present situation :** Vacant Land

1. Type of Project : Mix Development (Height - Minimum 10 floors )
2. Total Investment: Depend on the proposal (Minimum Rs. 2500 Million for each site)
3. Investment with Strategic Urban Development proposals

Remark: All the necessary clearances have been obtained from the relevant agencies such as Central Environmental Authority, Agrarian Department and Sri Lanka Land Reclamation and Development Corporation etc.



# Malabe IT Park land



## Three Lands plots are offered

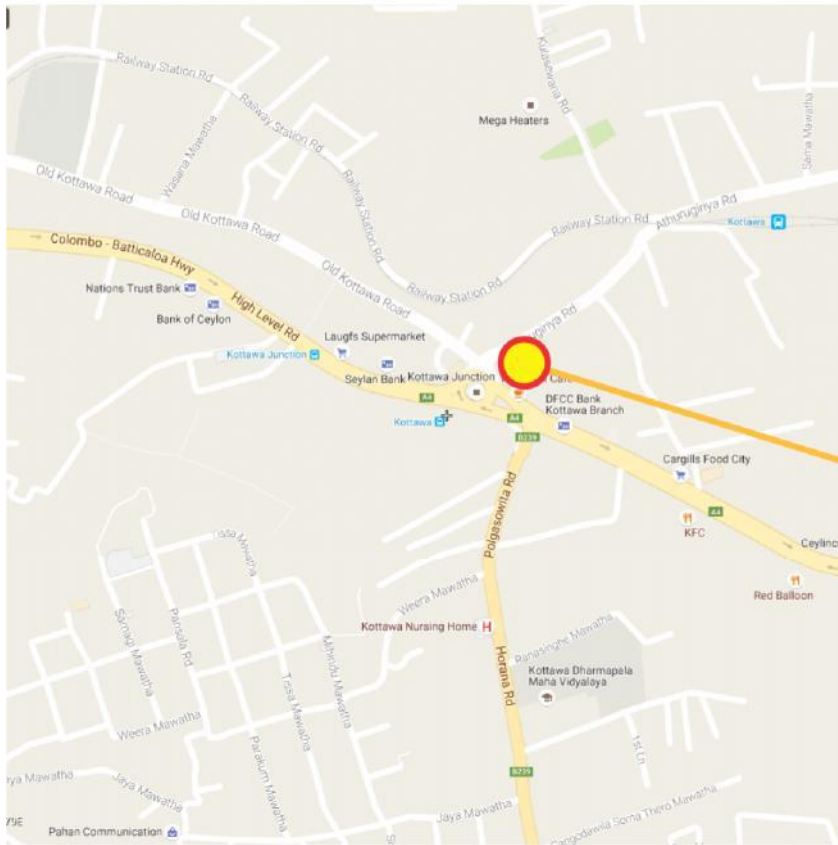
### Site - 02

- ❖ 224 perches
- ❖ Land Value: Rs.450,000 per perch

### Site - 03

- ❖ 248 perches
- ❖ Land Value: Rs.450,000 per perch

# Kottawa Mixed Development Project

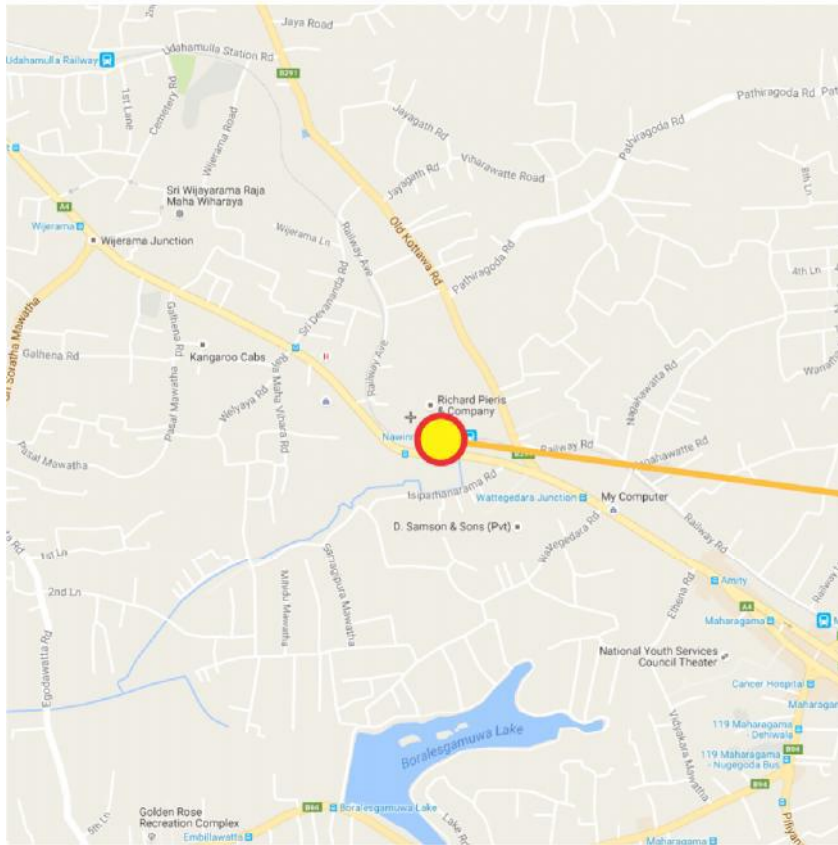


## Location & Surrounding

- ❖ Facing Kottawa junction
- ❖ Distance from Interchange is 1.5 Km.
- ❖ Expected Development : Commercial Development
- ❖ Land Value : 2 Million per perch

Land Extent :- 320 perches

# Nawinna Mixed Development Project

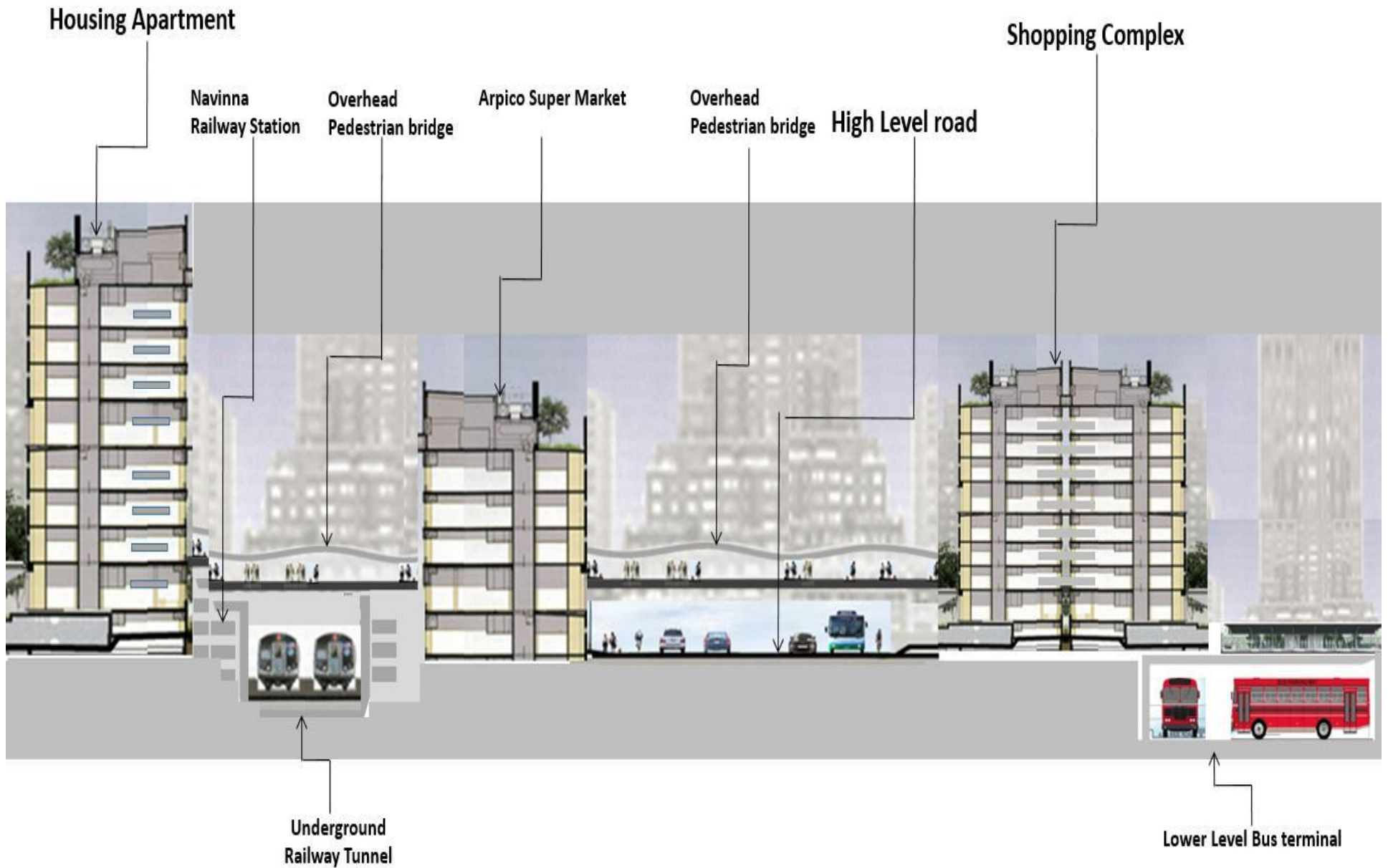


## Location & Surrounding

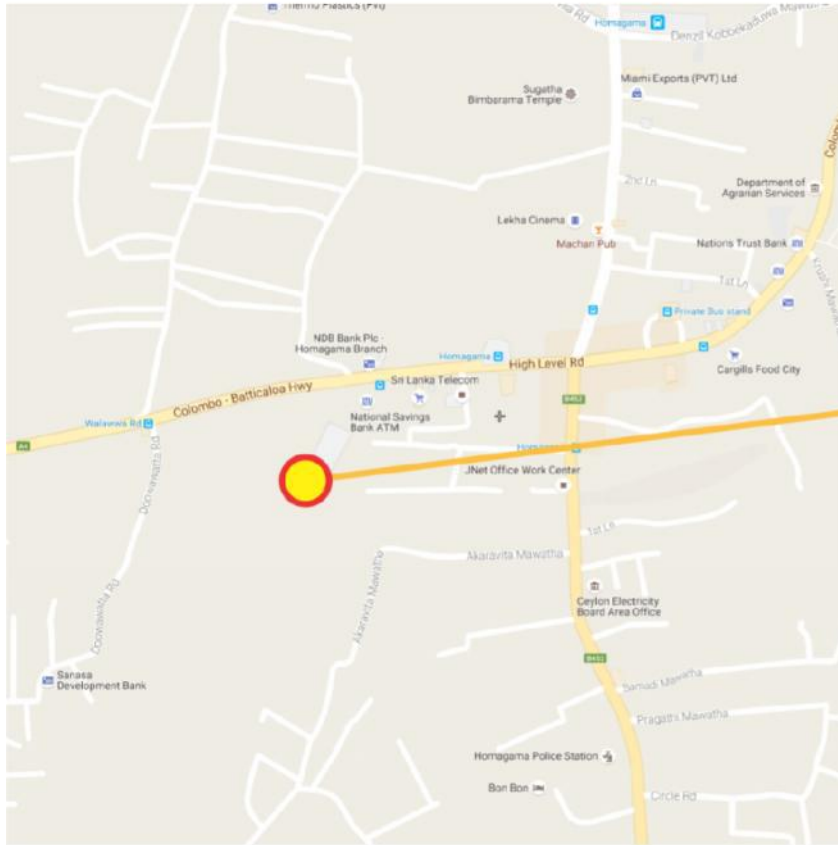
- ❖ Located at the Nawinna junction facing High Level Road
- ❖ Proposed Development : Commercial cum Middle Income Housing development
- ❖ Land Value : 2 Million per perch

Land Extent :- 160 perches

# Proposal



# Homagama Town Center Development Projects

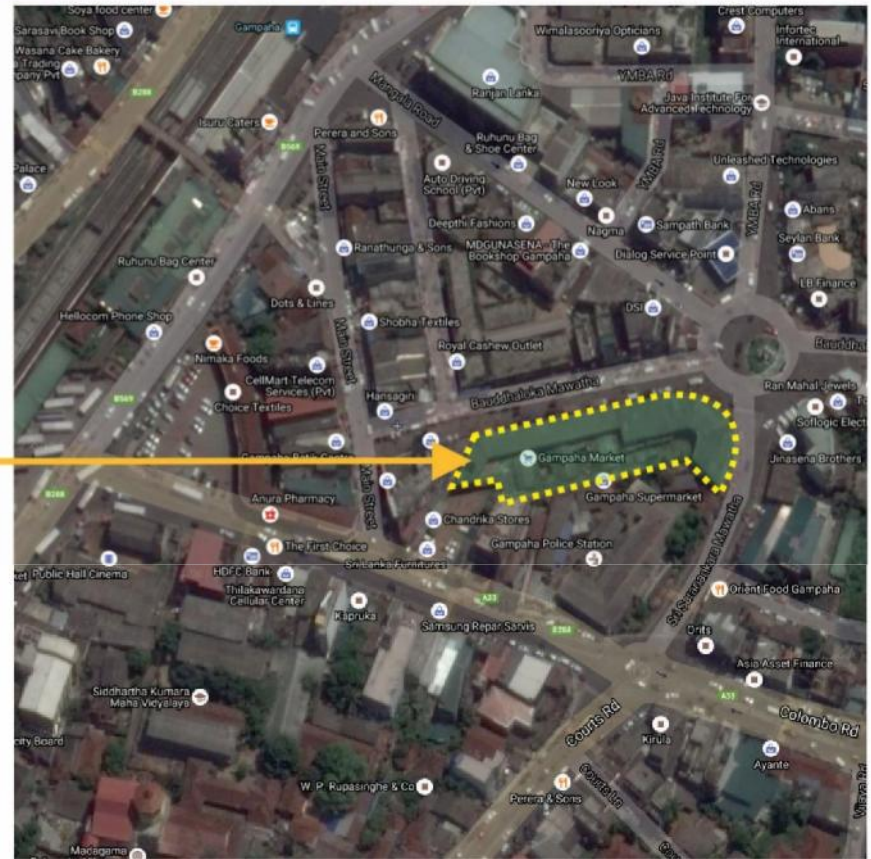
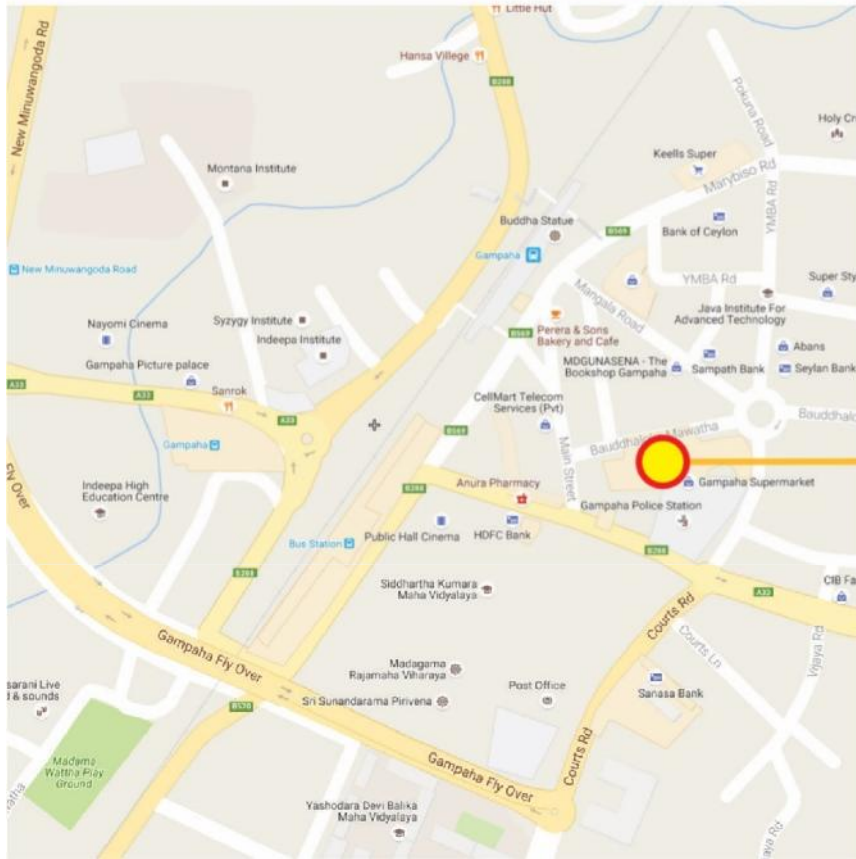


- ❖ Developed lands with urban infrastructure adjacent to the Homagama Bus stand.
- ❖ Land Value : 1.5 Million per perch
- ❖ Expected Development : Mix Development

Land Extent :- 960 perches

**Gampaha**

# Construction of Shopping Mall at Gampaha



❖ Located in the heart of the Gampaha town

## Details of the Land & Project

**Project Proposal :** Multistoried Commercial Building with car park.  
( Basement & G+10, 78 parking units, 216 stalls)

**Extent of the Land :** 270 perches (Present occupation Police Dept. &  
Gampaha Municipal Council)

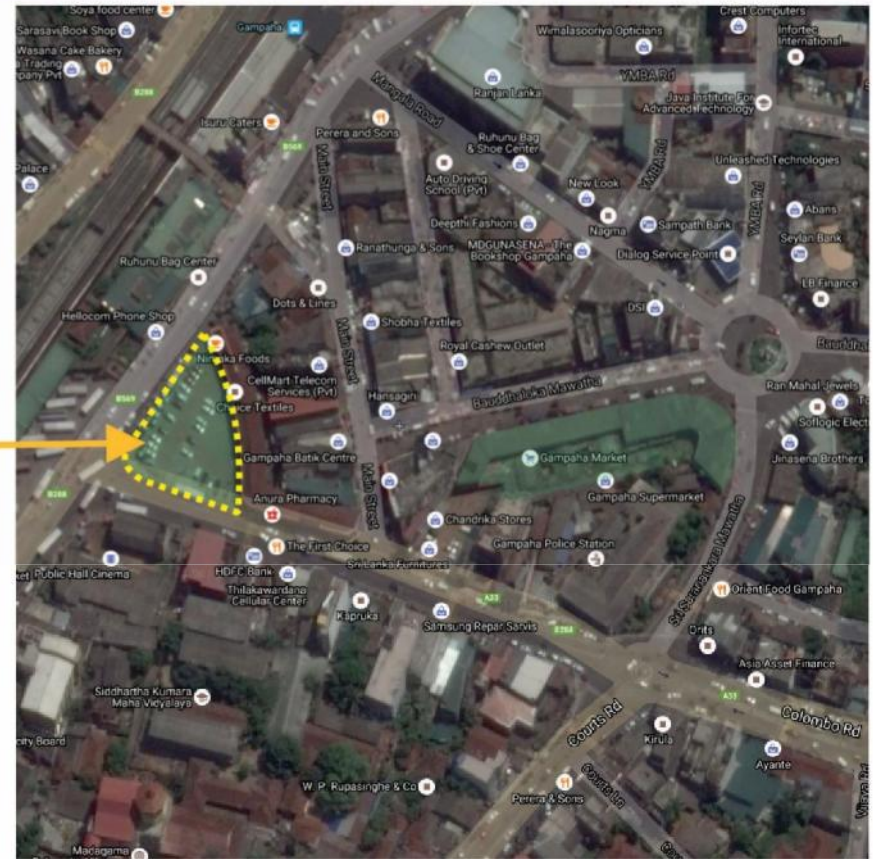
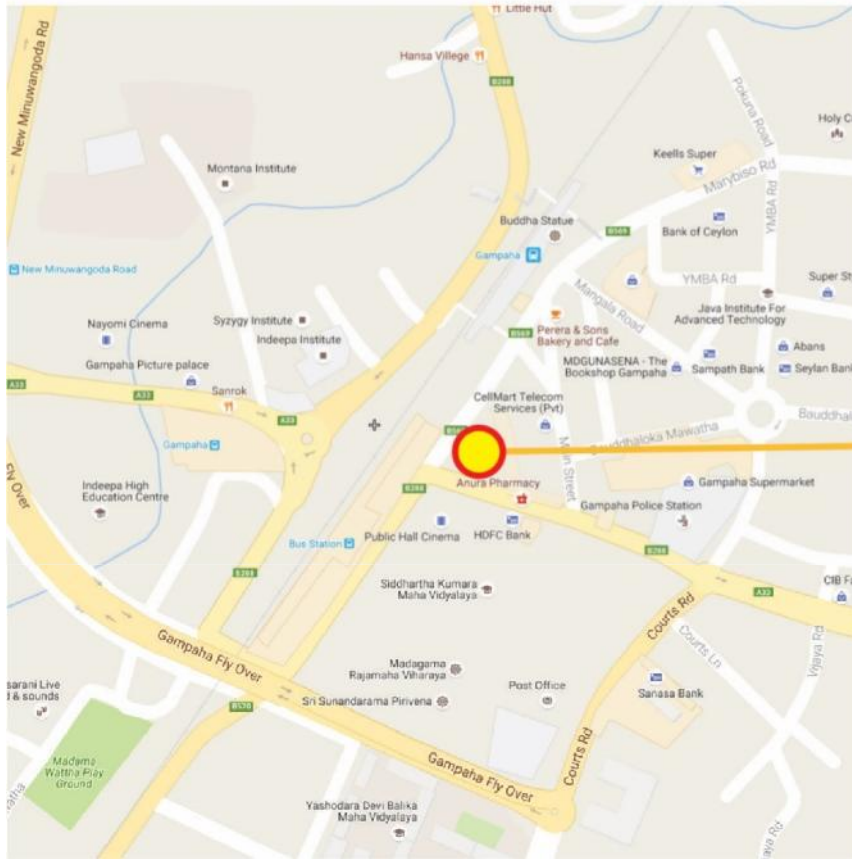
**Present situation :** Existing market is in dilapidated condition, So a  
modern market needs to be constructed.

**Existing Market Building**



<b>UDA Role</b>	<b>Role of the investor</b>
<ul style="list-style-type: none"><li>• Providing necessary planning approvals.</li><li>• Facilitating to obtain Gampaha Municipal Council consent</li><li>• Project Management</li><li>• Relocation of present occupants</li></ul>	<ul style="list-style-type: none"><li>• Construct Basement &amp; G+10 Building</li><li>• Project can be implemented on pre sale basis</li></ul>

# Proposed Multistoried Public Car park at Gampaha



- ❖ Situated within the heart of the Gampaha town where parking spaces are limited this multistoried public car park will be a good investment

## Details of the Land & Project

**Project Proposal :** Construction of Multistoried Public vehicle park

**Extent of the Land :** 95 perches

**Ownership:** Gampaha Municipal Council

**Present situation :** Existing public Vehicle park

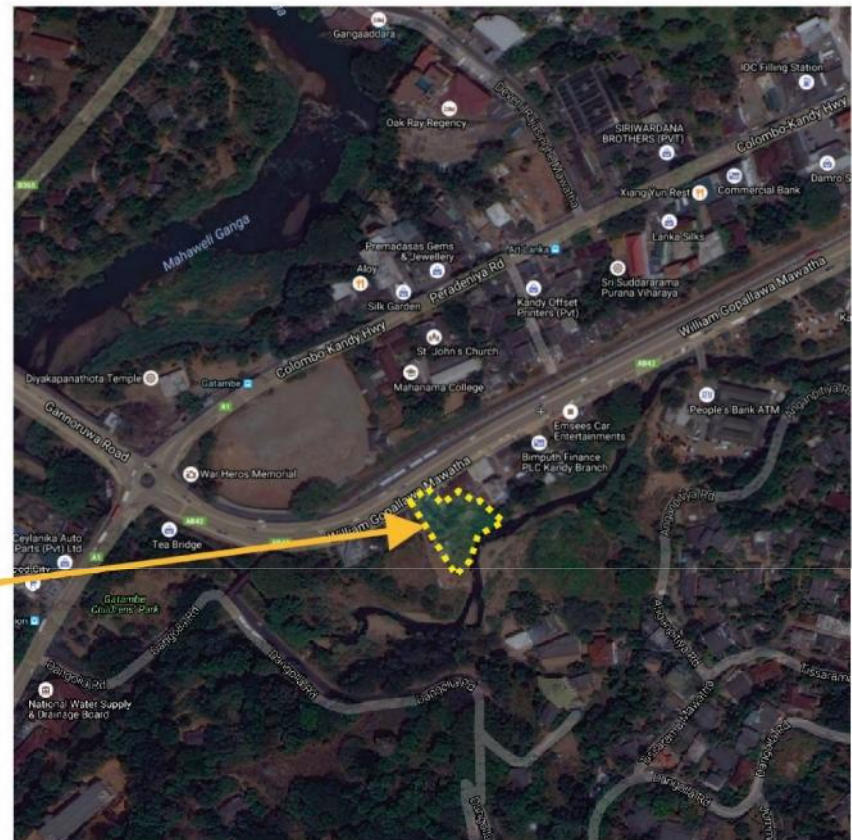
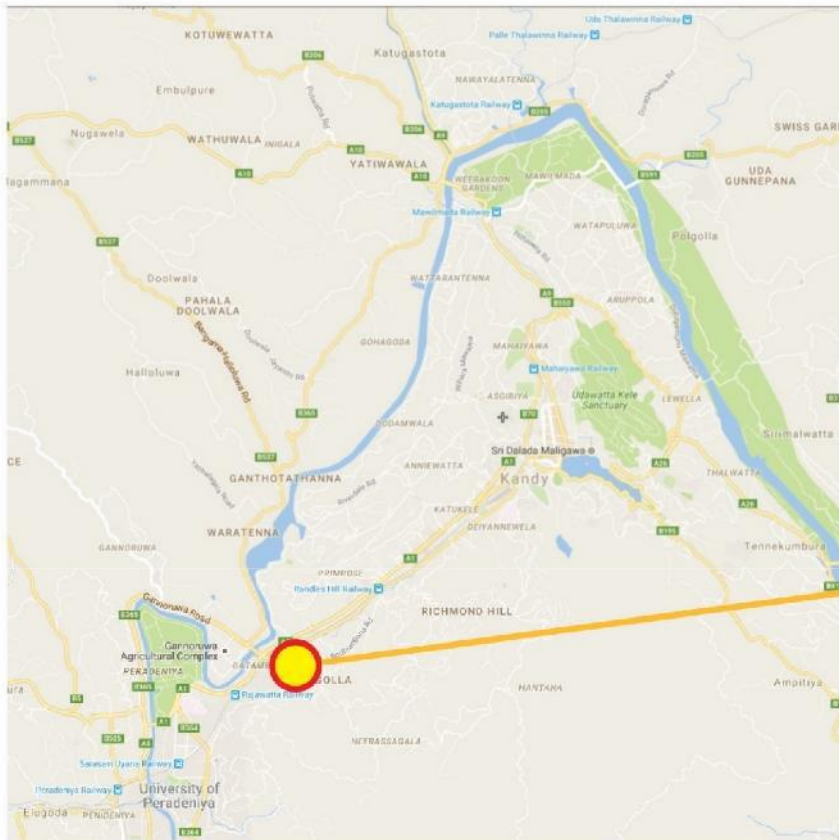
**Existing Car Park**



<b>UDA Role</b>	<b>Role of the Investor</b>
<ul style="list-style-type: none"><li>• Providing necessary planning approvals.</li><li>• Facilitating to obtain Gampaha Municipal Council consent</li><li>• Investor selection</li><li>• Project Supervision , Consultation &amp; Management</li></ul>	<ul style="list-style-type: none"><li>• To invest on multistoried Car park.</li><li>• 300 Parking Plots are required.</li><li>• Land can be provided on lease rental basis</li><li>• Period will be determined based on investment proposal.</li></ul>

**Kandy**

# Getambe Land - Kandy

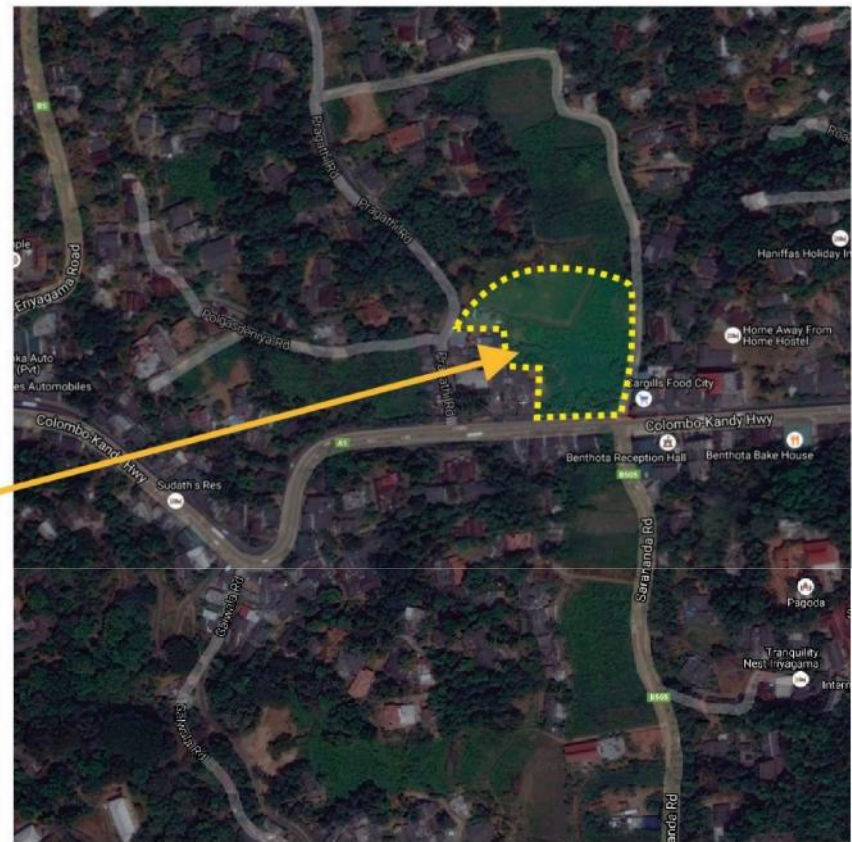
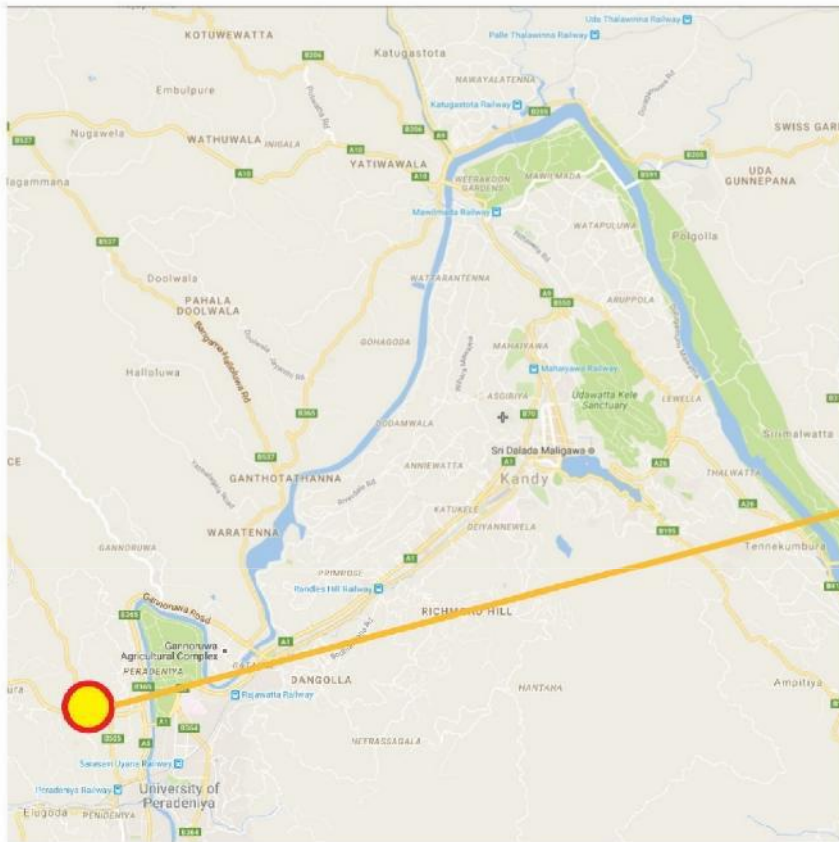


## Location & Surrounding

- ❖ Situated in South west part of the Kandy City.
- ❖ Direct access to William Gopallawa Mawatha
- ❖ Expected Development : Housing Development

Land Extent :- 507 perches

# Eriyagama Land - Kandy



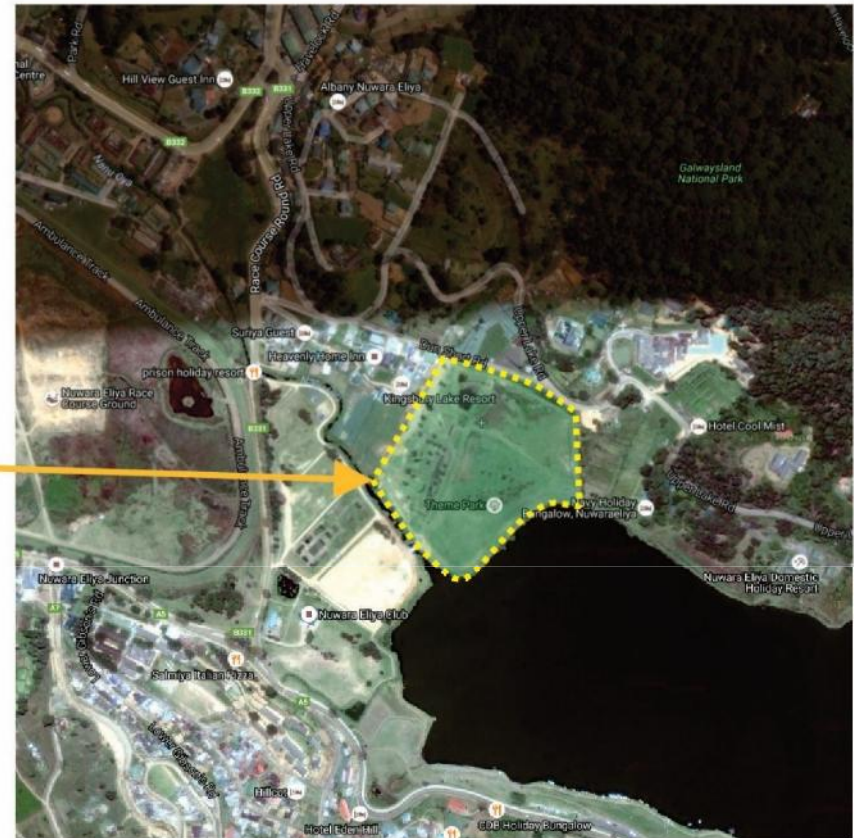
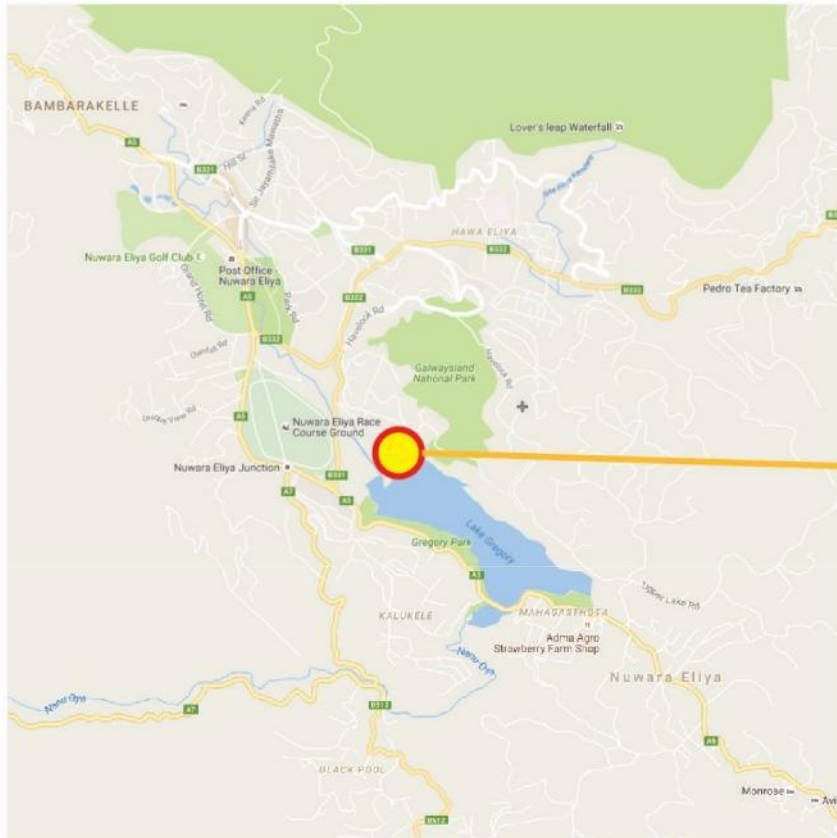
## Location & Surrounding

- ❖ Situated at Peradeniya.
- ❖ Direct access to Colombo Kandy road.
- ❖ Ideal location for Residential & Commercial Development activities

Land Extent :- 375 perches

**Nuwara Eliya**

# Gregory Lake (Stage III) - Nuwara Eliya



## Location & Surrounding

- ❖ located facing the lake Gregory. flat land covered in grass. No build up surrounding area.
- ❖ Land falls under the central environmental protection zone

## Details of the Land & Project

**Location :** Upper lake Rd., Nuwara Eliya

**Extent of the Land :** 12 Acers

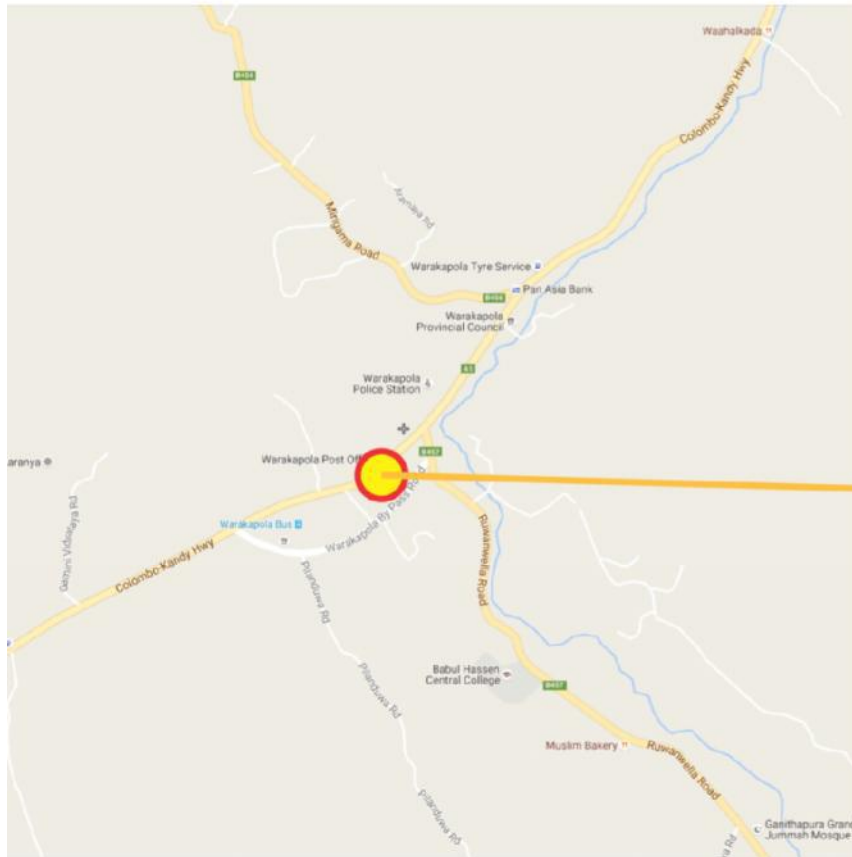
**Expected Development :** Theme park

**Present situation :** Vacant Land

1. Land can be provided on lease rental basis.
2. Since fully pledged recreational facilities are expected in the theme park, Investor encouraged to link with an international operator.
3. Lease period will be determined according to the project proposal.

**Kegalle**

# Warkapaola Township Development Project



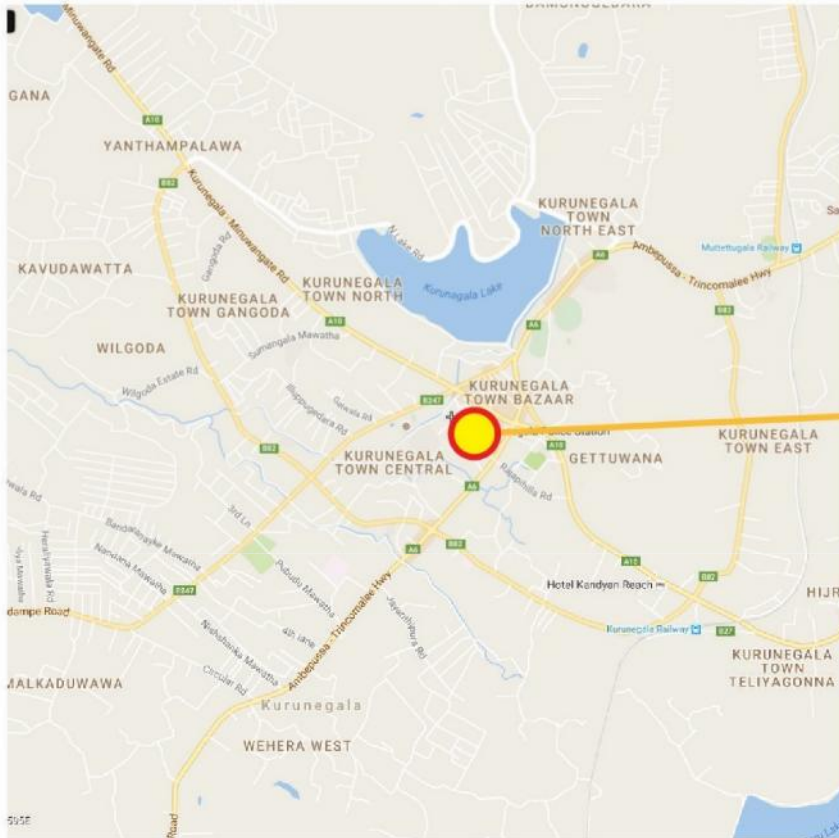
## Location & Surrounding

- ❖ Located in the heart of the city
- ❖ Available for Mix Development

Land Extent :- 660 perches

**Kurunegala**

# City Centre Project at Mihindu Mawatha, Kurunegala



## Location & Surrounding

- ❖ Situated in the heart of Kurunegala town
- ❖ Easy access from Colombo-Kurunegala (A6) and Kurunegala - Puttalam Main roads
- ❖ Ideal location for Mix Development activities (Commercial, Administrative and Multi storied Car park)

Land Extent :- 145 perches

**Proposed Development**  
3D Perspective



**UDA Role**

- Conceptual Design Completed
- Land Surveying Completed
- Approvals obtained
- Find relocations to the UDA and NHDA offices until the project is Completed

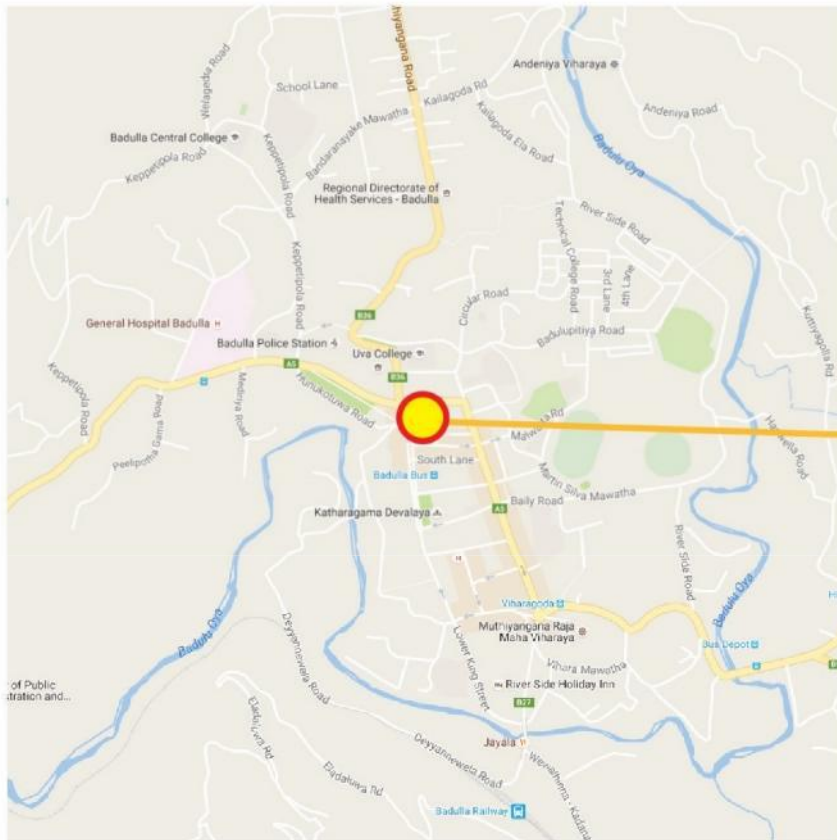
**Investors Role**

- Site preparation
- Drainage system
- Design and built

**Total projected investment LKR 2,000 Million**

**Badulla**

# Rest House Square Development - Badulla



## Location & Surrounding

- ❖ Badulla is Provincial capital of Uva province, as well as main commercial, business & administrative center.
- ❖ Project is Located in the gateway of the city and facing Kings Street, North lane, Library Lane & Badulla Chenkaladi road.

## Details of the Land & Project

**Location :** Heart of the City, Facing four roads

**Extent of the Land :** 160 perches

**Expected Development :** Mix Development(shopping mall, city hotel and restaurant)

**Present situation :** Land is owned by Badulla MC. Old rest house structures and some buildings exist on site.

1. Total expected Investment:

Rs. 80.0 Million for construction of Two Story Rest House

Rs 150.0 Million for construction of Four Floors City Hotel

Rs 280.0 Million for construction of Four Floors Shopping Mall

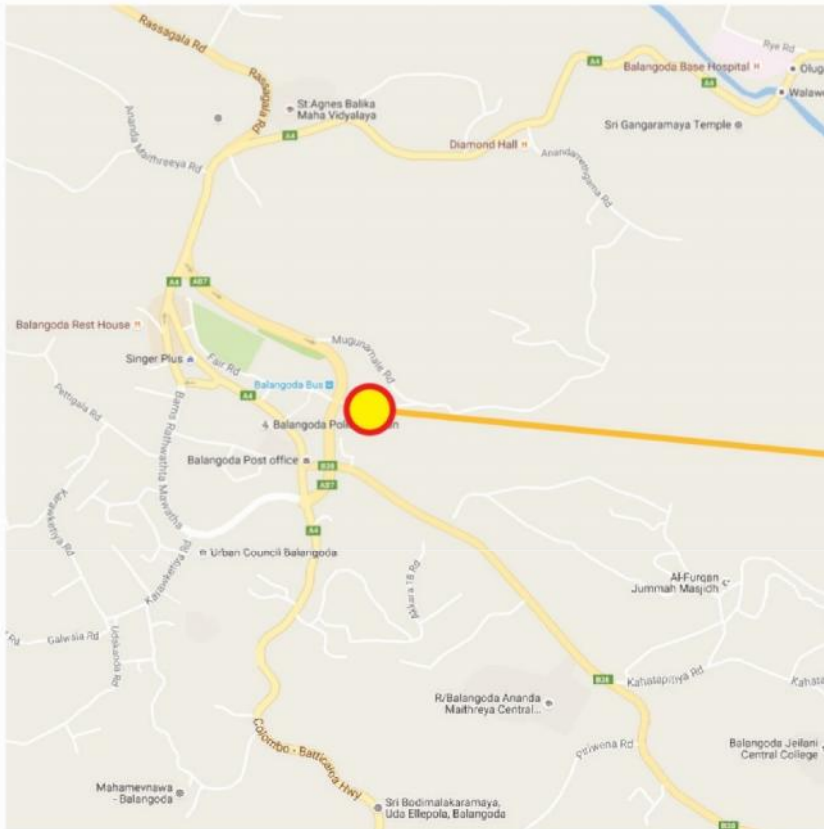
2. Invest on above two projects with a partnership of UDA & Badulla Municipal Council

**Existing Structure**  
Old Rest house Building



**Ratnapura**

# Proposed Housing Project - Balangoda



## Location & Surrounding

- ❖ Location Close to Bypass road at Balangoda
- ❖ The Land is owned by the Urban Development Authority
- ❖ The Land is situated in a mixed residential zone according to Development Plan
- ❖ Expected Development : Middle income housing Development

## Details of the Land & Project

**Location :** New Town, Balangoda.

**Extent of the Land :** 3.5 Acres

**Expected Development :** Mixed Residential Development

**Present situation :** Vacant Land

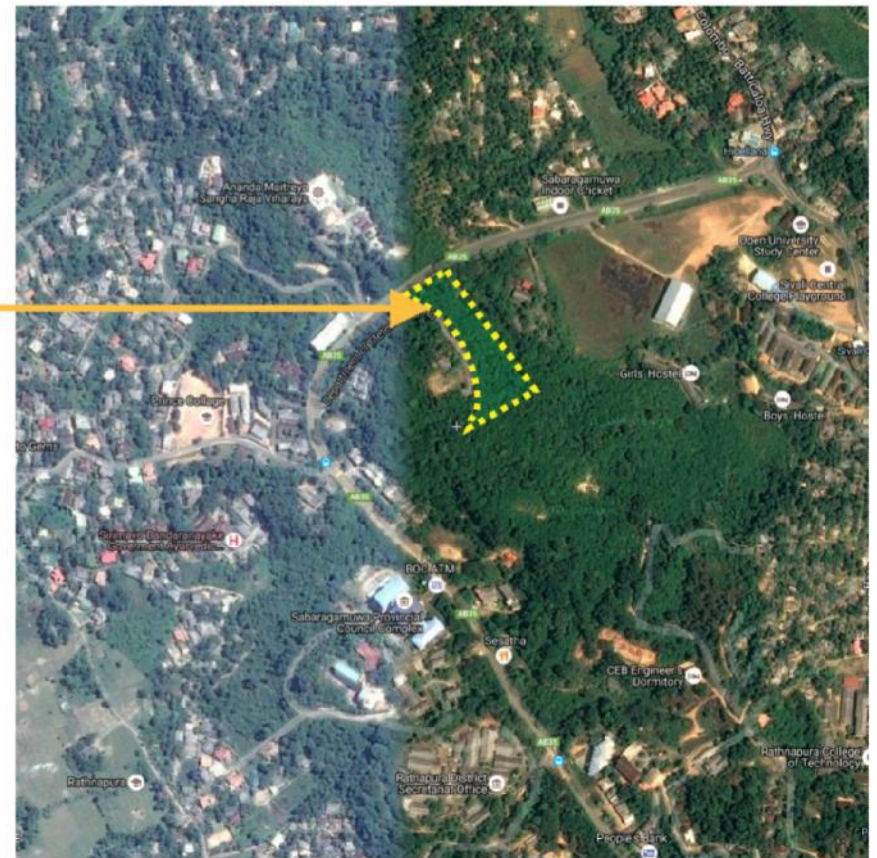
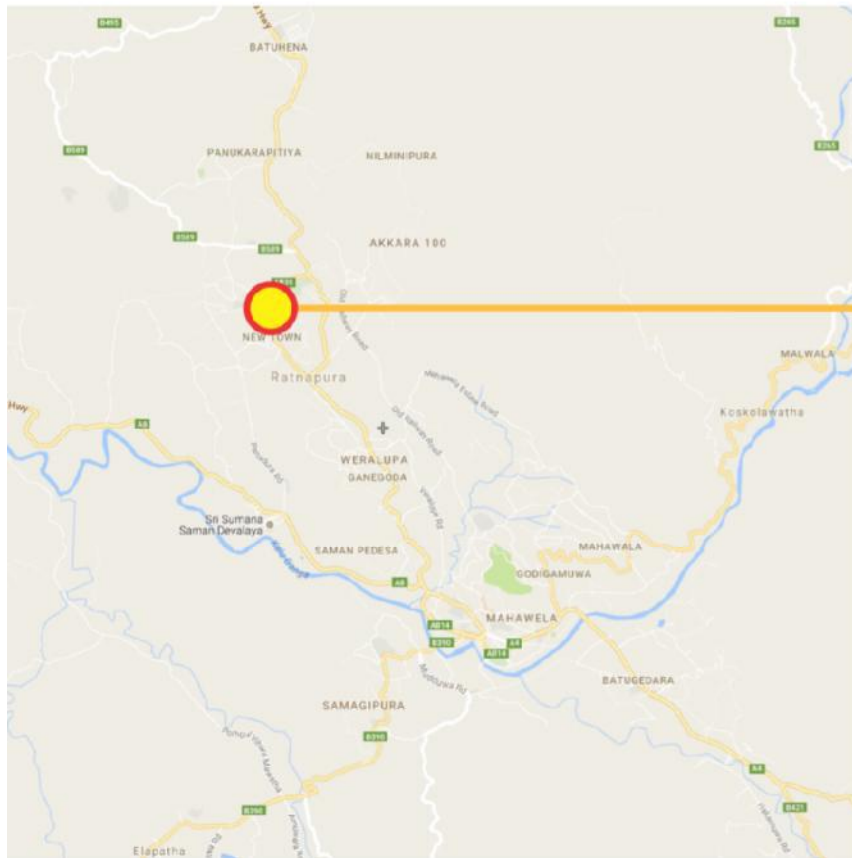
❖ Design Built and Operate the Housing Scheme

**Existing Situation**



UDA Role	Private Sector Role
<p>01. Allocation of lands, Development of main access &amp; Dorawela oya.</p> <p>02. Planning consultancy clearance .</p> <p>03. Planning approvals and Local Authority approvals.</p> <p>04. Technical services.</p> <ul style="list-style-type: none"> <li>• NBRO Recommendations.</li> <li>• CEA Recommendations .</li> <li>• SLLRDC Recommendations.</li> </ul> <p>05. Coordinates of infrastructure facilities with relevant agencies.</p> <ul style="list-style-type: none"> <li>• Water supply &amp; drainage board .</li> <li>• Ceylon Electricity board</li> <li>• Sri Lanka Telecom.</li> </ul>	<p>01. Design &amp; implementation.</p> <p>02. Land development &amp; Infrastructure Development.(Internal Roads)</p> <p>03. Construction work of the Projects.</p> <p>04. Drainage improvement &amp; Landscape developments.</p> <p>05. Maintenance and other services.</p>

# Rathnapura Mixed Development



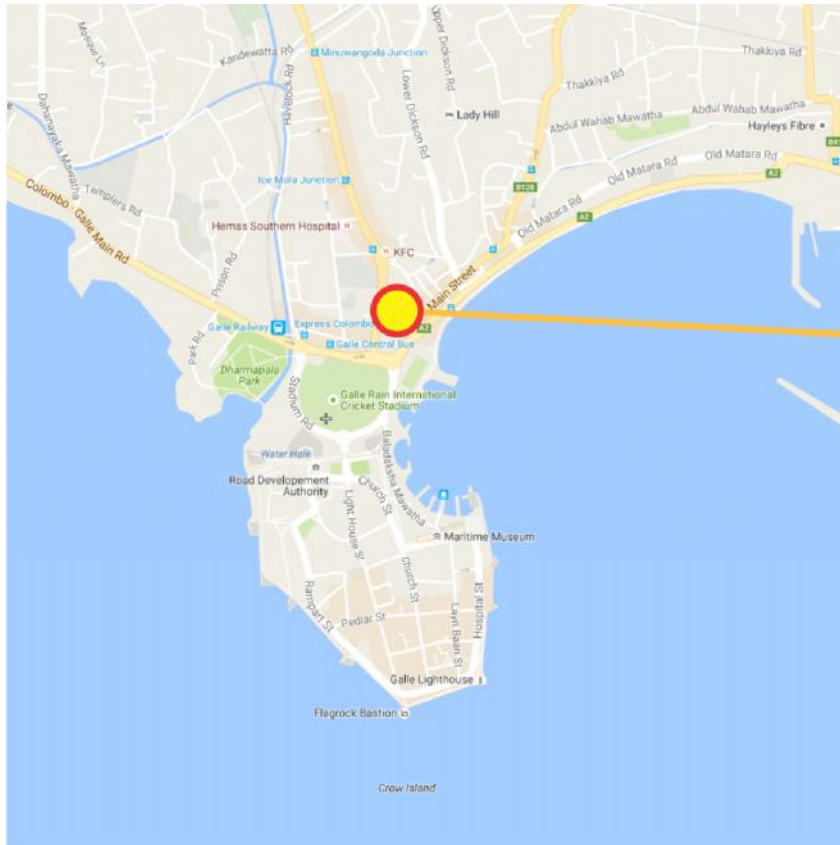
## Location & Surrounding

- ❖ Near to the Sabaragamuwa Provincial Council Complex
- ❖ Expected Development : Mix Development

Land Extent:- 10 Acers

**Galle**

# Mix Commercial Development Project - Galle



## Project Background

- ❖ Expected Development : Mix Commercial Development
- ❖ Existing Situation: At present, site is occupied by Police Station, Police Quarters, Post Office. UDA will relocate above occupants.

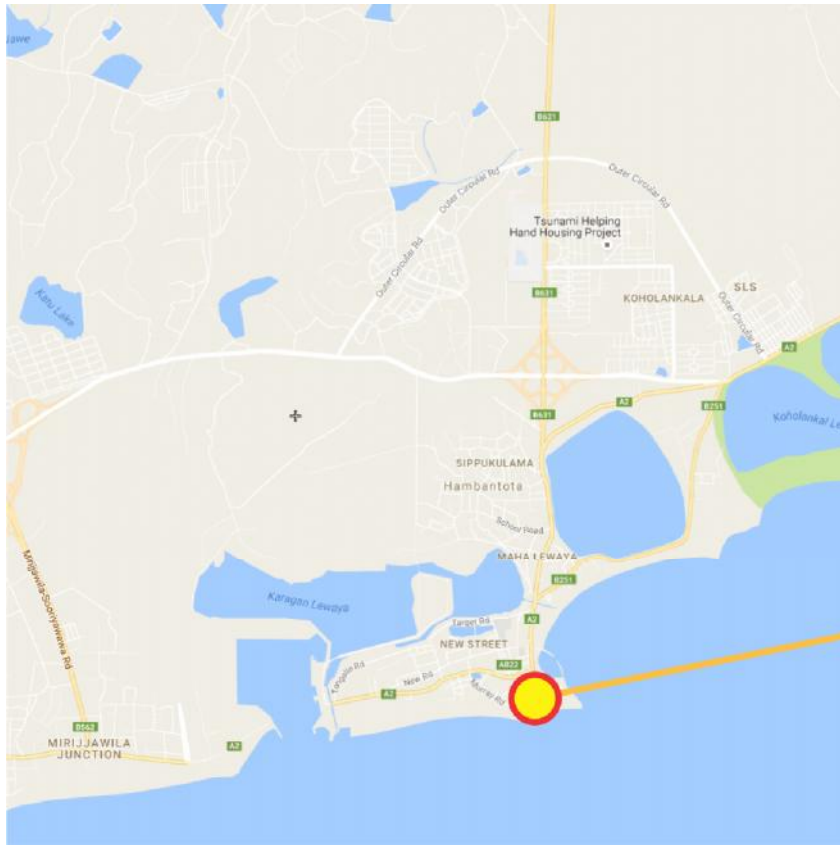
Land Extent:- 672 perches

Proposal



**Hambantota**

# Towerhill Area Development



## Project Background

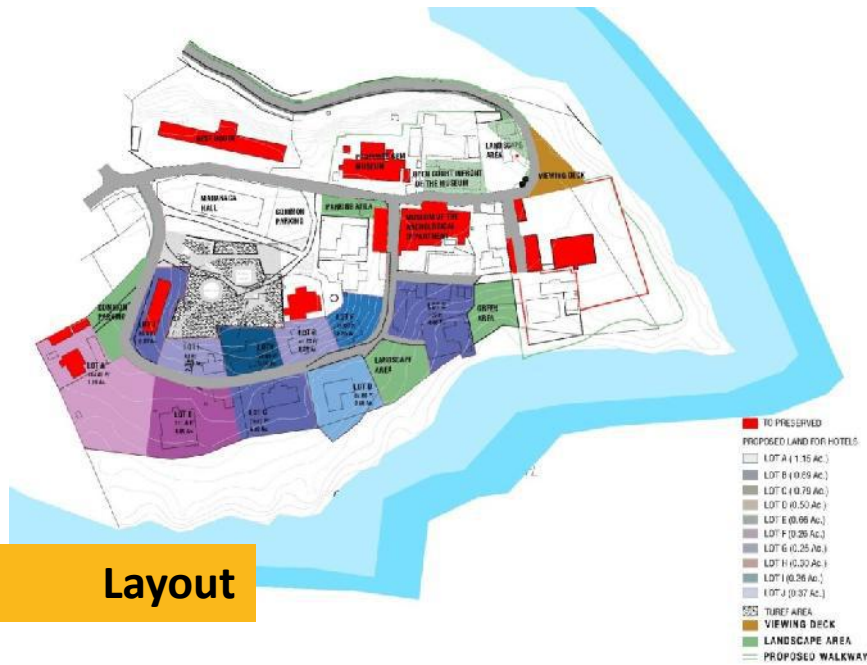
- ❖ Expected Development : A tourism zone with star class hotels
- ❖ UDA has already invested LKR 500 Million for infrastructure development

Land Extent:- 20 Acers

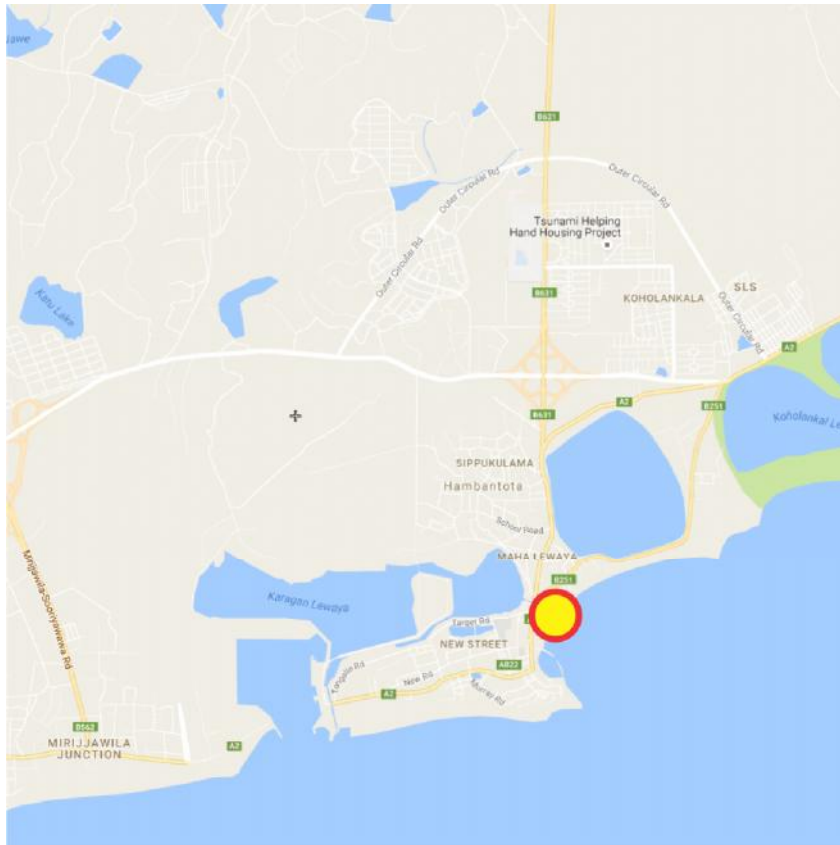
## Existing Situation



## Construction work in Progress



# Beach Hotels at Hambantota



## Project Background

- ❖ Expected Development : Beach frontage to be developed as a eco - tourism range with star class hotels
- ❖ Land Ownership: State

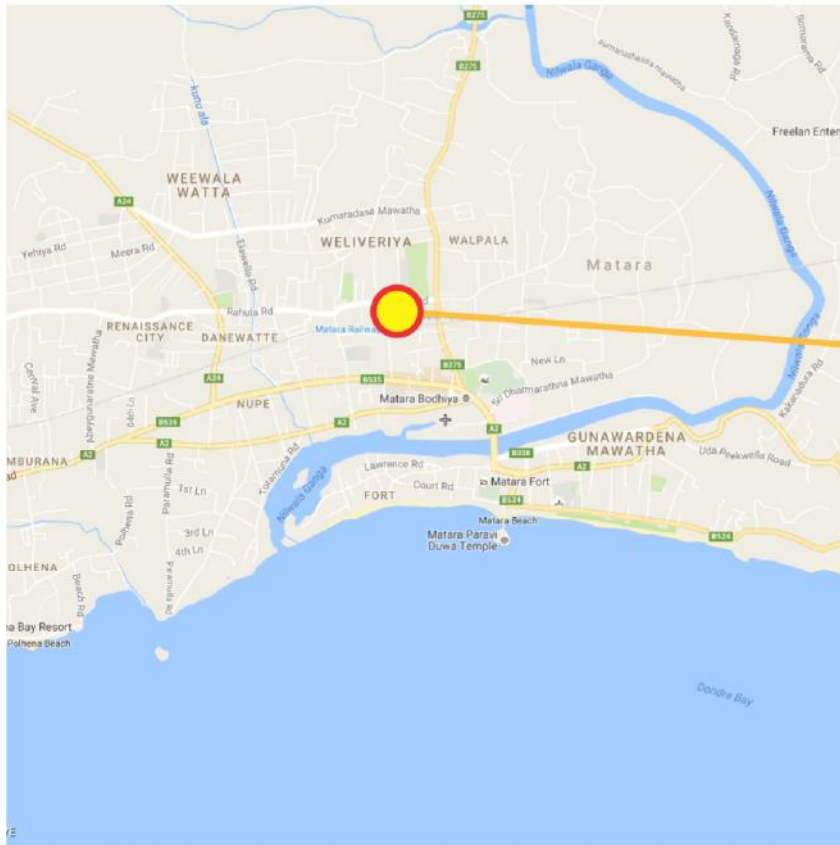
Land Extent:- 30 Acers

## Proposals



**Matara**

# Nilwala River front Development - Matara



## Project Background

- ❖ Expected Development : Developments of Commercial, Residential and Recreational areas (Nilwala River Front Development)
- ❖ Land Ownership: UDA
- ❖ Land will be sub divided and leased to the Investors/ Developers requirement

Land Extent:- 27 Acres

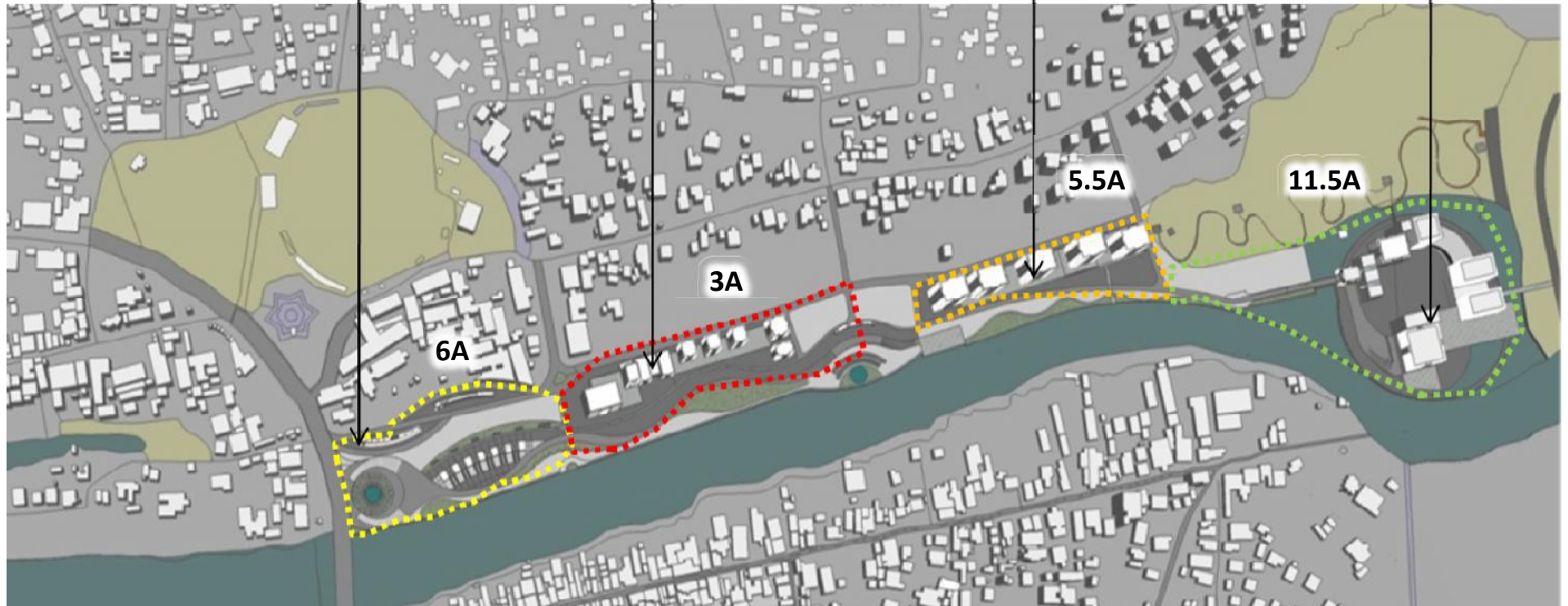
## Existing Situation

Commercial area Development

Construction of National Library Building  
With IT Centre and Offices

Water Front  
Residential Development

Multi purpose  
Building & Eco Centre



## Our Conceptual Proposals

### Commercial area Development – 6 Acres



### Construction of National Library Building with IT Center & Offices – 3 Acres



## Our Conceptual Proposals

### Water front Residential Development - 5.5 Acres

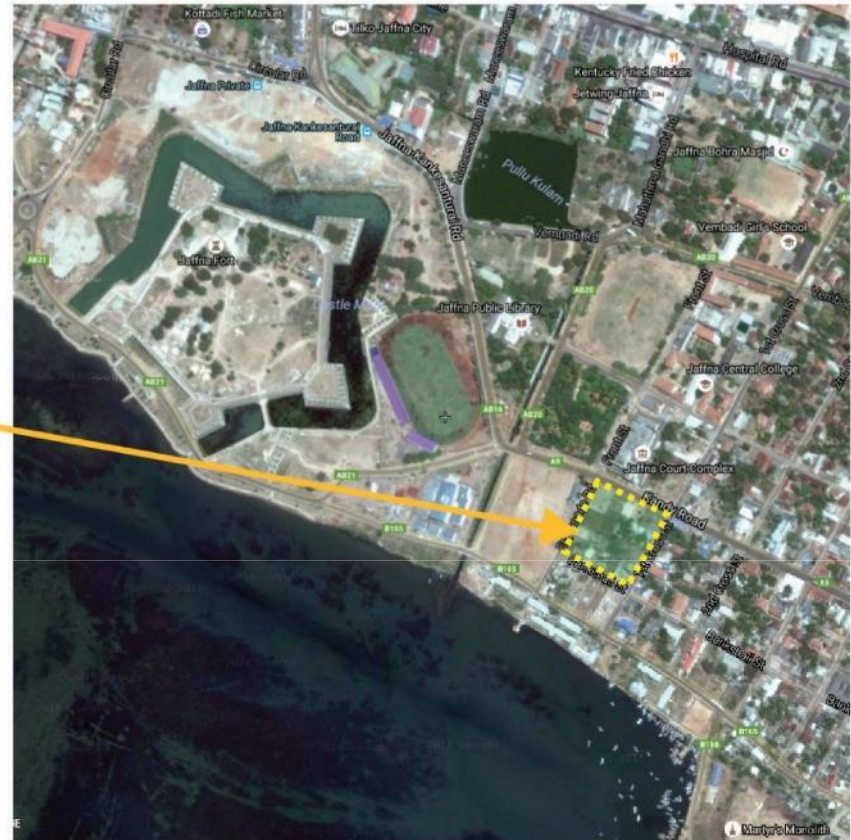
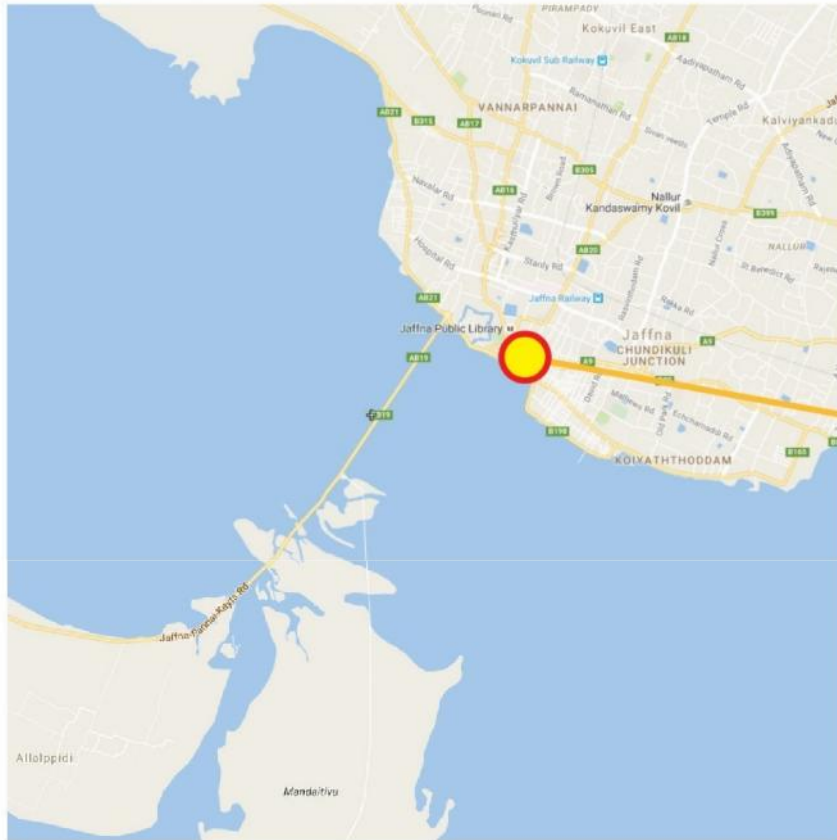


### Multi purpose Building & Eco center - 11.5 Acres



**Jaffna**

# Construction of Office Complex - Jaffna



## Location & Surrounding

- ❖ The project site is located opposite to the court complex in A 9 road and bounded by Esplanade road

## Particulars of the Land Parcel

**Extent of the Land :** 32 perches

**Expected Development :** Construction of Office Complex

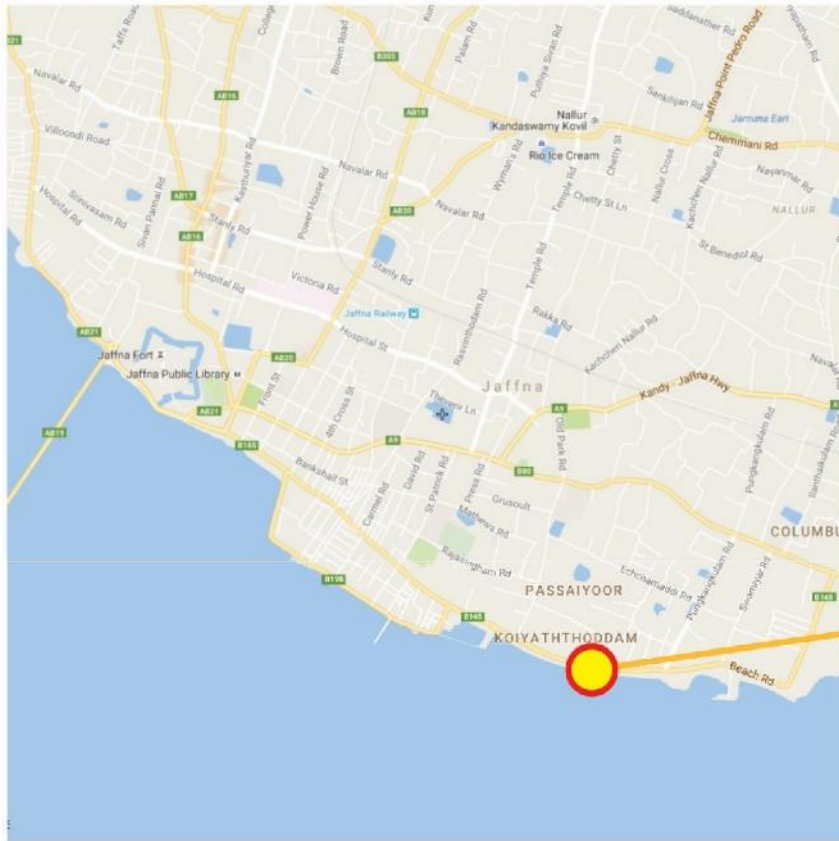
**Present situation :** Preliminary Works Completed

**Potential Development :** Office Complex for Government Institutions

### Proposed Development 3D Perspective



# Tourism related Development at Jaffna

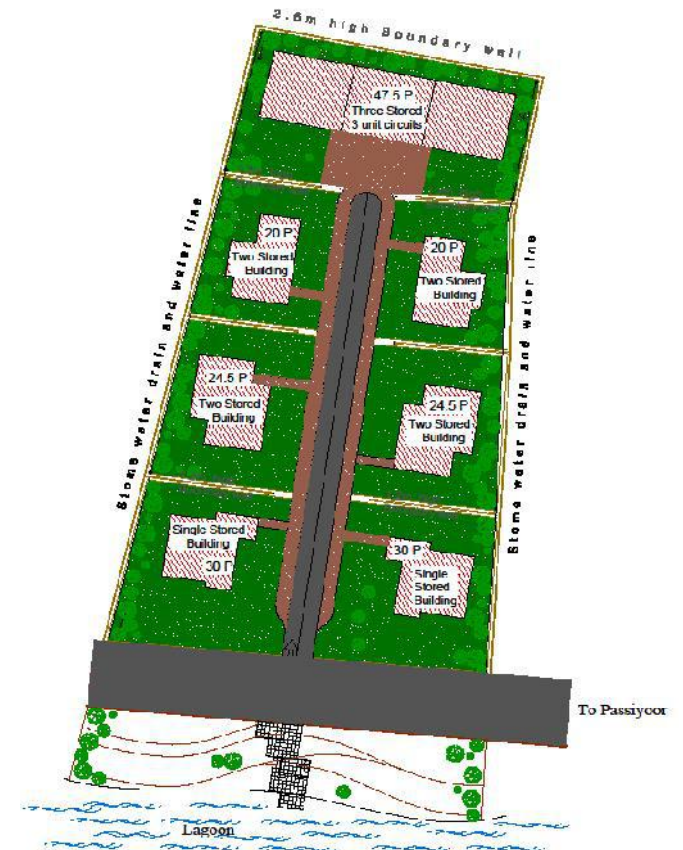


## Location & Surrounding

- ❖ Near the Passaiyoor fishing harbor facing to the Jaffna lagoon

Land Extent:- 229 perches

**Proposed Development  
Layout  
3D Perspective**



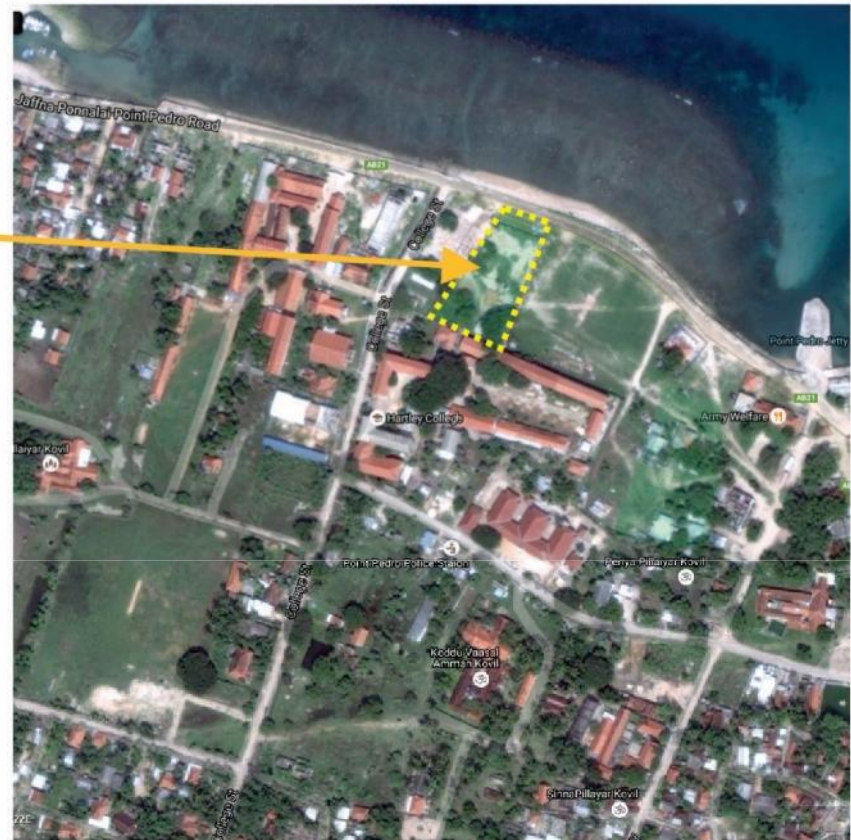
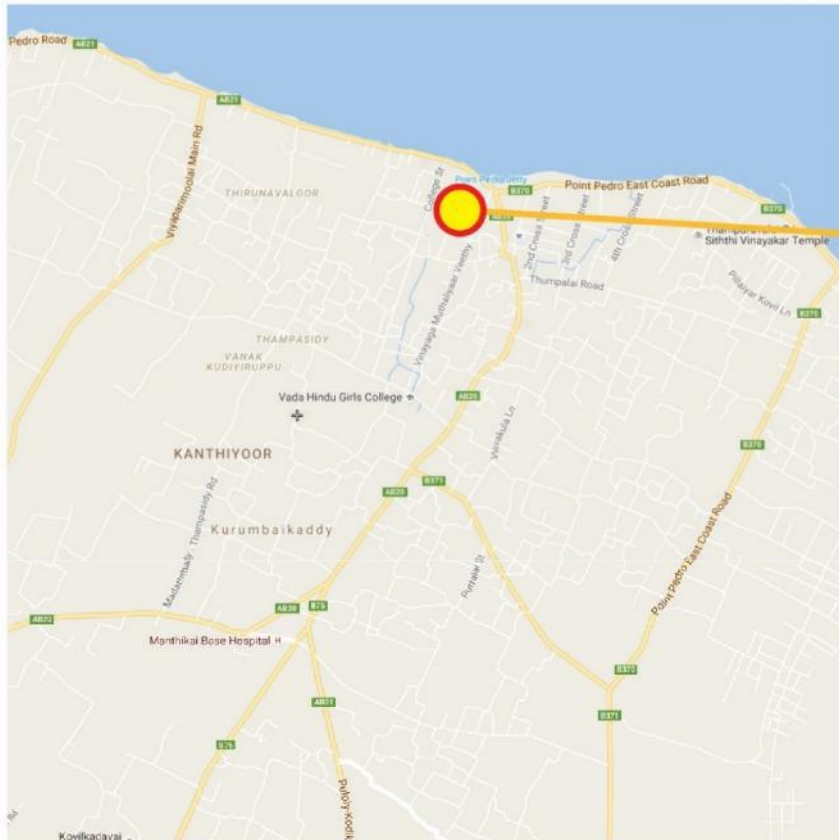
**UDA Role**

- Provide all the infrastructure
- All the approvals

**Private Sector Role**

- Tourism related development, Operation & Maintenance

# Tourism related Development at Point Pedro



## Location & Surrounding

- ❖ The land is located nearly 0.8km away from point Pedro town next to Point Pedro UC building.
- ❖ Total Estimated Investment: Rs. 168Mn

## Particulars of the Land Parcel

**Extent of the Land :** 96 perches

**Expected Development :** Tourism related development

**Present situation :** Complete up to foundation level

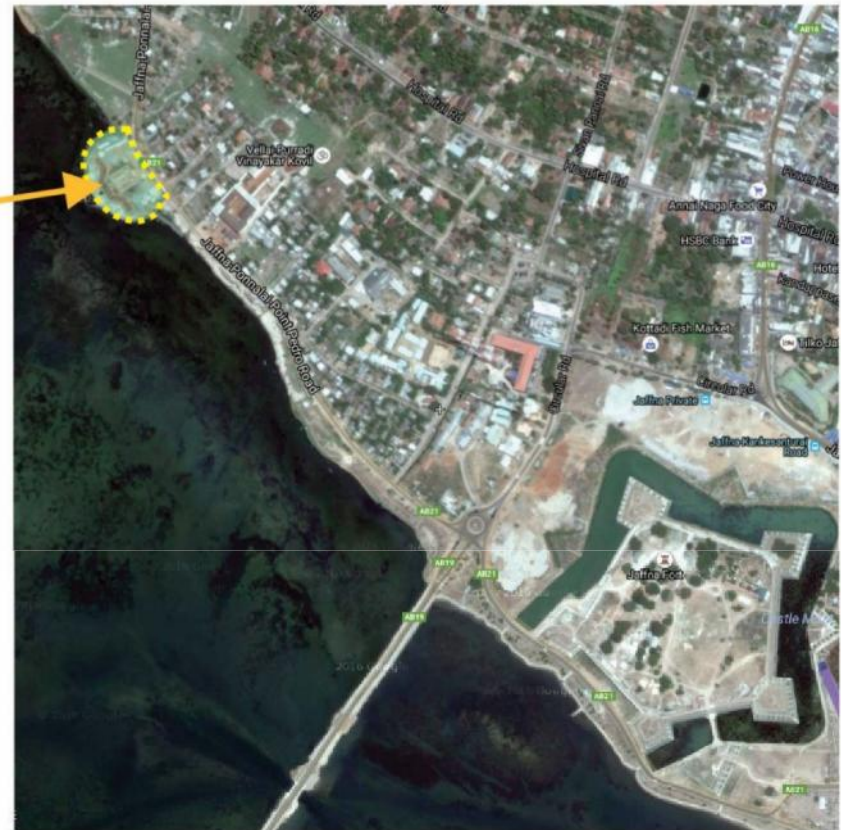
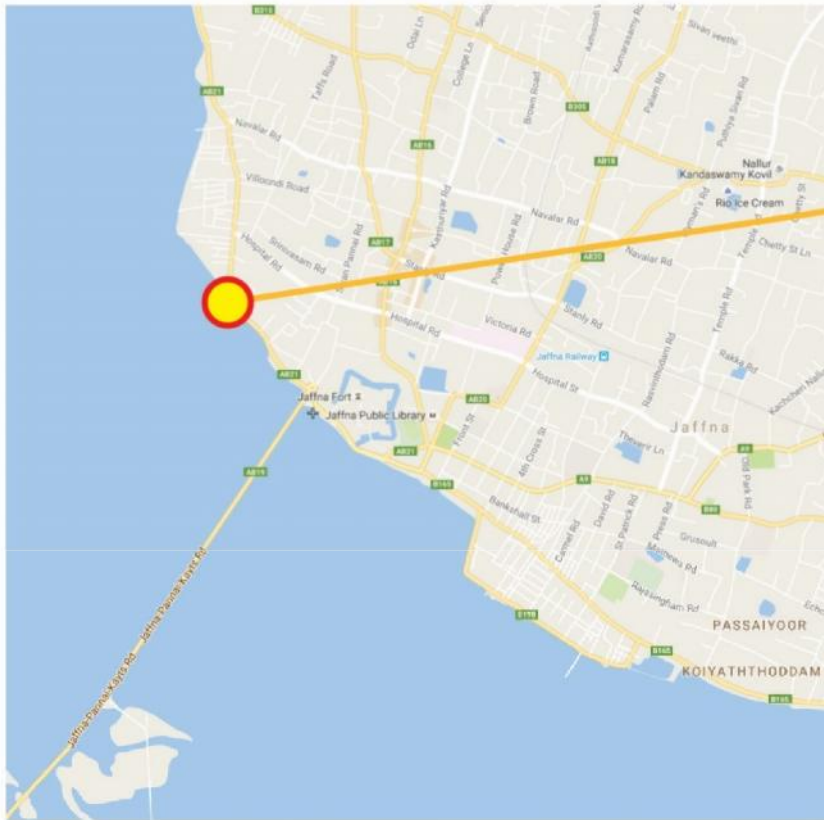
### UDA Role

- Land Development
- Provide all the Infrastructure
- All the approvals
- Release land on lease basis
- UDA has invested LKR 60 Million for infrastructure

### Private Sector Role

- Construction of Building
- Operation & Maintenance

# Tourism related Development at Jaffna Lagoon



## Location & Surrounding

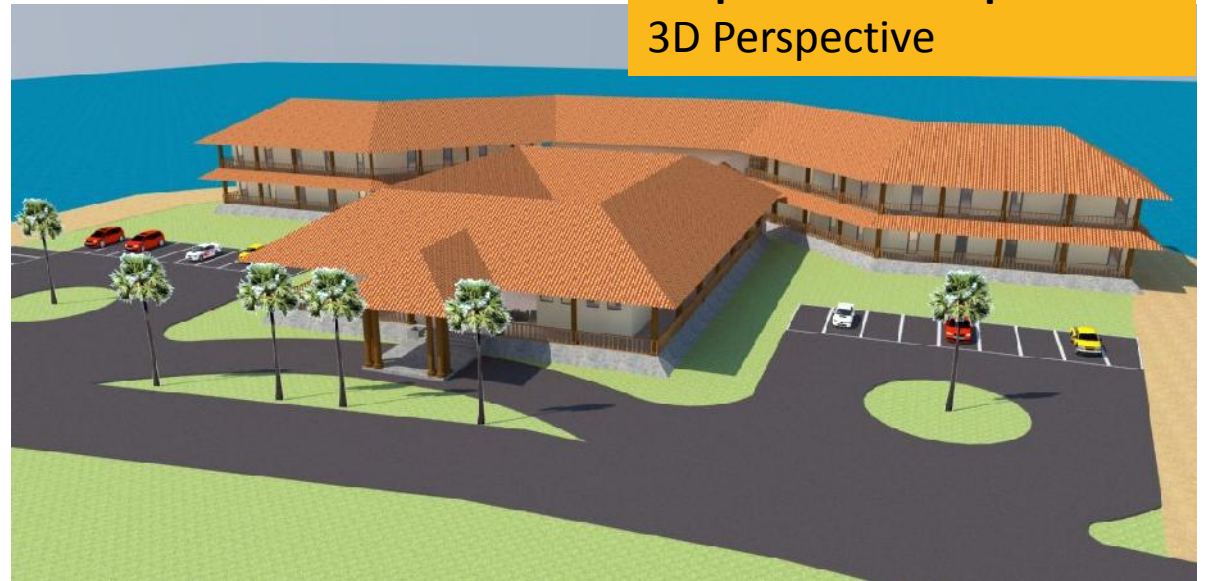
❖ The project site is about 2km away from Jaffna Fort

Land Extent:- 210 perches

**Proposed Development  
3D Perspective**



**Foundation Completed**



**UDA Role**

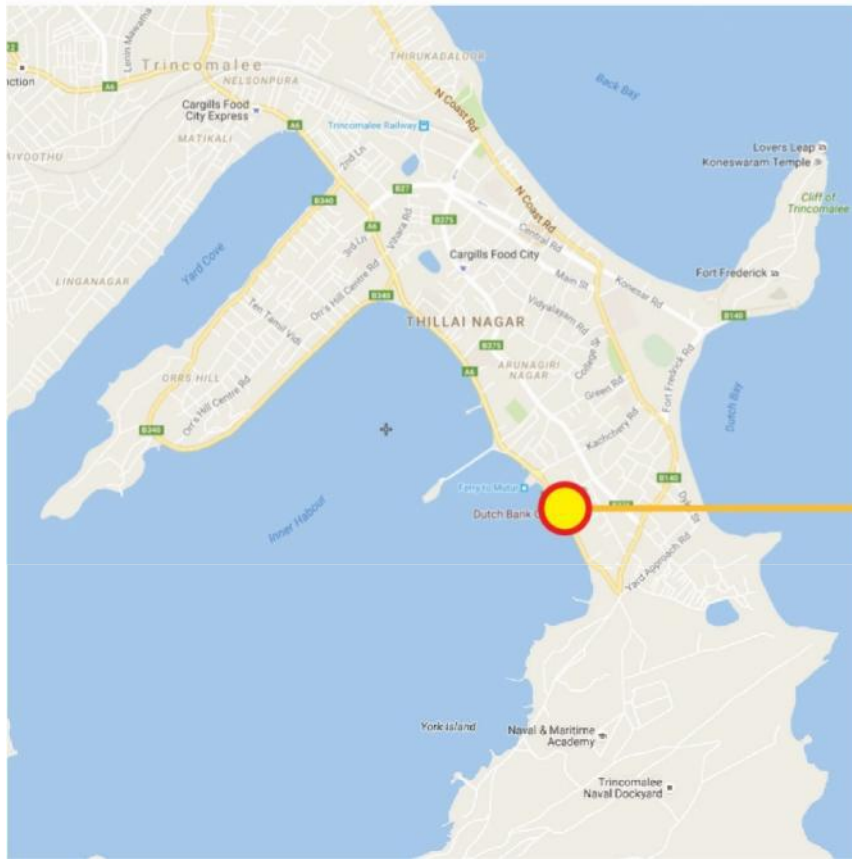
- All the approvals
- Release land on lease basis
- UDA has invested LKR 60 Million to complete the foundation

**Private Sector Role**

- Construction of Building
- Operation & Maintenance

**Trincomalee**

# Renovation of Dutch Building at Trincomalee



## Location & Surrounding

- ❖ Situated in Trincomalee in front of Harbor.
- ❖ Ideal location for tourist related activities
- ❖ Closed to Trincomalee Naval base, Trinco Dutch Fort, Koneswaram & Dutch , Back Bay Beach

## Details of the Land & Project

**Location :** Inner Harbor Road, Trincomalee.

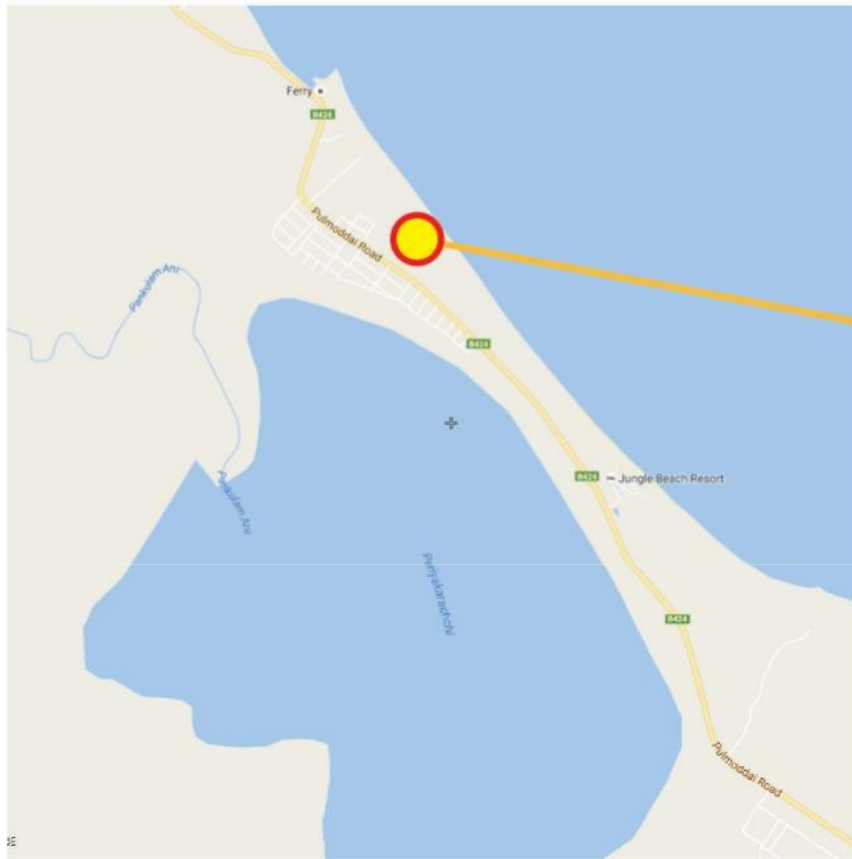
**Extent of the Land :** 80 perches

**Expected Development :** Tourism related Development

**Present situation :** Old Dutch building exists

<b>UDA Role</b>	<b>Private Sector Role</b>
<ul style="list-style-type: none"><li>• UDA will take action to vest this land</li><li>• UDA will prepared necessary architectural drawing, Estimate &amp; consultancy</li></ul>	<ul style="list-style-type: none"><li>• Investment for Design Built and Operate</li></ul>

# Tourism related Development at Kuchchaveli



## Location & Surrounding

- ❖ Located in the Eastern coastal belt in Kuchchaveli within a tourism range
- ❖ Expected Development : Tourism related development

## Details of the Land & Project

**Location :** Pulmoddai Trincomalee Road, Trincomalee

**Extent of the Land :** 80 perches

**Expected Development :** Tourism related development

**Present situation :** Vacant land

### UDA Role

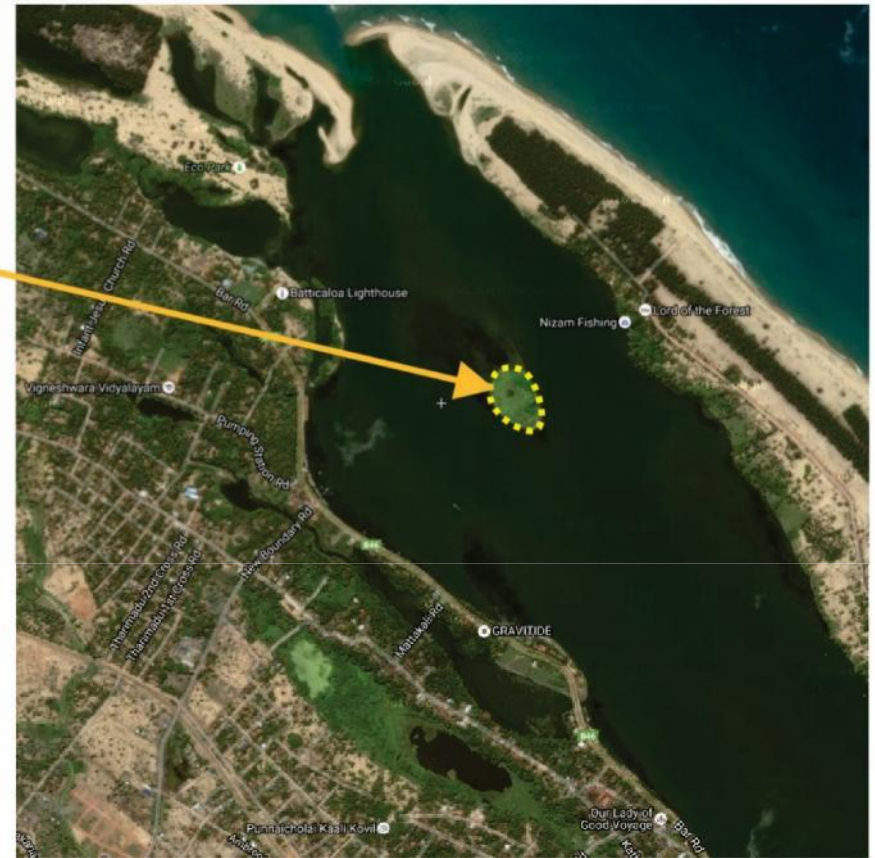
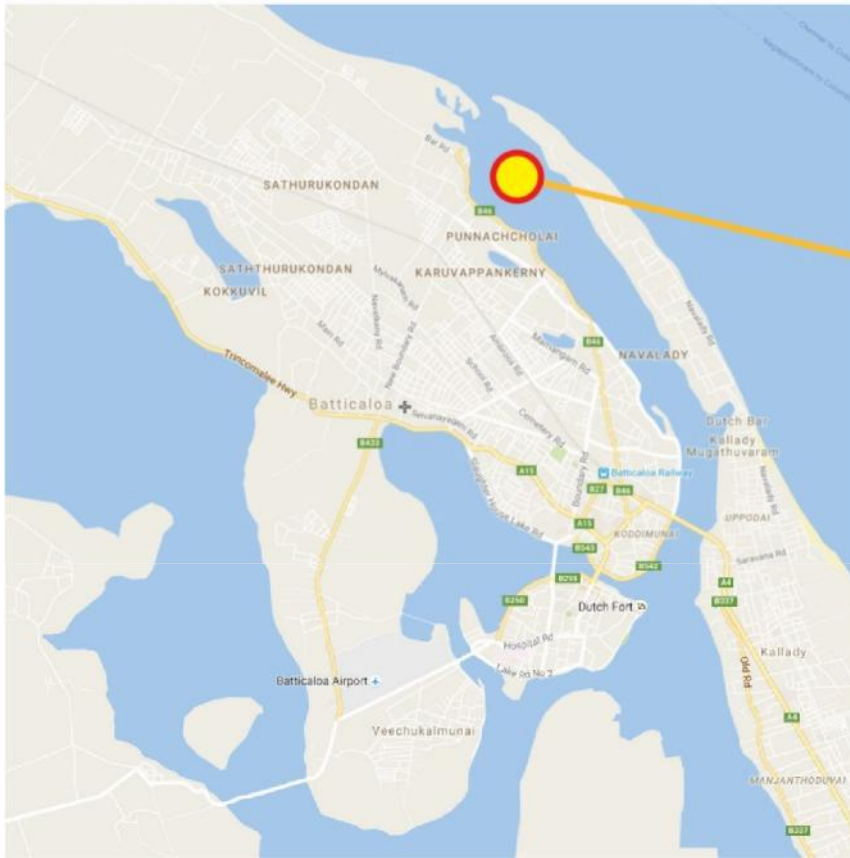
- Land vesting design and consultancy (if required)

### Investors Role

- Design
- Built
- Operate

**Batticaloa**

# Tourism related Development – Bone Island, Batticaloa



## Location & Surrounding

- ❖ Situated in East part of the Batticaloa
- ❖ Boat Access to Batticaloa town and kallady beach
- ❖ Ideal location for Tourism development activities

## Details of the Land & Project

**Location :** Bone Island

**Extent of the Land :** 03 Acres

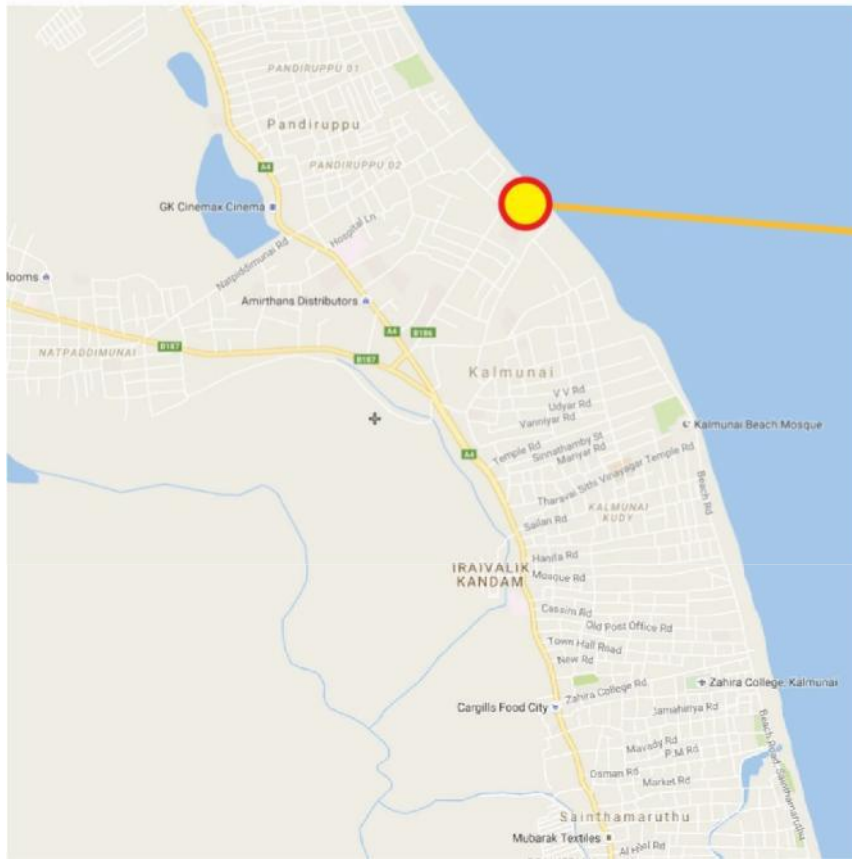
**Expected Development :** Lagoon tourism Development

**Present situation :** Flat & open land. Surrounding area is lagoons.

- Design ,Built and Operate by the investor.

**Ampara**

# Tourism related Development at Kalmunai



## Location & Surrounding

- ❖ Located close to Kalmunai Town.
- ❖ Beach front

## Details of the Land & project

**Location :** Rest House Road, Kalmunai

**Extent of the Land :** 122 perches

**Expected Development :** Tourism related Development

**Present Situation :** Vacant Land, State land to be vested to UDA

### UDA Role

- Vesting of land
- Calling requests for proposals
- Handing over the land for selected party
- Project consultancy

### Investors Role

- Design ,Built and Operate by investor

# Thank You

