



STATE MINISTRY OF URBAN DEVELOPMENT,
WASTE DISPOSAL AND COMMUNITY CLEANLINESS
URBAN DEVELOPMENT AUTHORITY

Request For Proposals (RFP)



Great Investment Opportunities in Real Estate Development in
Heart of the Main Cities of Sri Lanka.

**HIGH-RISE MIXED DEVELOPMENT
PROJECT AT ASST. NO. 12, D. R.
WIJewardena MAWATHA,
COLOMBO 10**



Extent : 01 A 3 R 17.52 P (0.7525 Ha)
Mode of Investment : 99 years Lease Basis
Base Value : Rs. 3,703,580,000/- (Rs. 3.703 Bn)
Bid Bond : Rs. 37,000,000/- (Rs. 37 Mn)
Pre-bid Meeting :at 2.00 p.m
on 07th October 2021
Accepting of proposals : at 2.00 p.m
On 28th October 2021

**HIGH-RISE MIXED DEVELOPMENT
PROJECT AT ASST. NO. 38, D. R.
WIJewardena MAWATHA,
COLOMBO 10**



Extent : 0A 2R 34.04P (0.2884 Ha)
Mode of Investment : 99 years Lease Basis
Base Value : 1,388,840,000/- (Rs. 1.389 Bn)
Bid Bond: 14,000,000/- (Rs. 14 Mn)
Pre-bid Meeting :at 2.00 p.m
on 07th October 2021
Accepting of proposals : at 2.00 p.m
on 28th October 2021

**HIGH-RISE MIXED DEVELOPMENT
PROJECT AT ASST. NO. 40, D. R.
WIJewardena MAWATHA,
COLOMBO 10**



Extent : 0A 3R 13.85P (0.3385 Ha)
Mode of Investment : 99 years Lease Basis
Base Value : 1,673,000,000/- (Rs. 1.673 Bn)
Bid Bond:17,000,000/- (Rs. 17 Mn)
Pre-bid Meeting :at 2.00 p.m
On 07th October 2021
Accepting of proposals : at 2.00 p.m
on 28th October 2021

**HIGH-RISE MIXED DEVELOPMENT
PROJECT AT ASSESSMENT NO. 3A &
05, MIHINDU MAWATHA,
KURUNEGALA**



Extent : 0 A 3 R 13.48 P (0.3333 Ha)
Mode of Investment : 99 years Lease Basis
Base Value : Rs. 1,200,000,000/- (Rs. 1.2 Bn)
Bid Bond: Rs. 12,000,000/- (Rs. 12.Mn)
Pre-bid Meeting :at 2.00 p.m
on 08th October 2021
Accepting of proposals : at 2.00 a.m
on 29th October 2021

**MULTI STORIED PUBLIC CAR PARK
WITH MIXED DEVELOPMENT
PROJECT AT NORRIS CANNEL
ROAD, HOSPITAL SQUARE,
COLOMBO 10**



Extent : 0A 3R 0.35P
Mode of Investment : 30 years Lease Basis
Base Value : 925,000,000/- (Rs. 925 Mn)
Bid Bond: 18,500,000/- (Rs. 18.5 Mn)
Pre-bid Meeting :at 11.00 a.m on
on 07th October 2021
Accepting of proposals : at 11.00 a.m
on 28th October 2021

**CONSTRUCTION OF COTTAGE TYPE
HOUSES AND RENOVATION,
MANAGEMENT & OPERATION OF DUN
BUNGALOW (OAKLEY COTTAGE) AT
UPPER LAKE ROAD, NUWARA ELIYA**



Extent : 13A OR 1.13P (5.2639 ha)
Mode of Investment : 99 years Lease Basis
Base Value : Highest offer value
Bid Bond: Rs. 17,000,000/- (Rs. 17 Mn)
Pre-bid Meeting :at 10.00 a.m
on 08th October 2021
Accepting of proposals : at 11.00 a.m
on 29th October 2021

**MULTI STORIED PUBLIC CAR PARK
WITH MIXED DEVELOPMENT
PROJECT AT
BOGAMBARA, KANDY**



Extent : 01A OR 16.60P
Mode of Investment : 30 years Lease Basis
Base Value. : Rs. 706,000,000/- (Rs. 706 Mn)
Bid Bond: Rs. 14,000,000/- (Rs. 14 Mn)
Pre-bid Meeting :at 11.00 a.m
on 07th October 2021
Accepting of proposals : at 11.00 a.m on
on 28th October 2021

**INVESTMENT OPPORTUNITY in
Logistics Facilities Development Sector**
Project at Ekala – Ja Ela, Sri Lanka On Design, Build,
Finance, Operate & Transfer Basis (DBFOT)



Extent : 36A-1R-27.60P (14.7397 Hec.)
Mode of Investment: 50 years Lease Basis
Base Value: Rs. 690,000,000/- (Rs. 690 Mn)
Bid Bond :Rs. 10,000,000/- (Rs. 10 Mn)
**Extended the time mentioned in Sunday times E
Paper on 22.08.2021**
Document issuing period up to 08th October 2021
Accepting of proposals will be closed at 2.00 p.m
on 21st October 2021

Our Assistance

- Mortgage & assignment of leasehold rights
- Favorable development regulations
- Flexible lease terms
- Long-term leases for Commercial
- Past approval processes
- Professionals assistance for Clearances/Permits
- Readily Available Basic Infrastructure
- Government assured land tenure security

The interested investors are eligible to enjoy the applicable Investment Incentives of the Board of Investment (BOI), Sri Lanka upon registration.

Application Process :

Potential bidders (Investors/Developers) may purchase a RFP document for each project on email request to email addresses of realestatedivisionuda@gmail.com upon the submitting (as attachment with email request) the photograph or scanned copy of deposited bank slip which is for the payment of non-refundable document fee of Sri Lankan Rupees Hundred Thousand (LKR 100,000/-) inclusive of taxes to the UDA Account No. 1534 of BOC Corporate Branch and this is to be drawn in favor of Chairman, Urban Development Authority from any branch of BOC.

The RFP document could be purchased as above mentioned process on working days from **23rd September 2021 to 22th October 2021** (The hard copy of the RFP document could be obtained from the Real Estate Development and Management Division, 8th Floor, Urban Development Authority, Sethsripaya Stage I, Battaramulla after lifting the travel restriction period due to Covid -19 pandemic.)

Technical proposal will be opened immediately after the closing time at the office of Director General (Urban Development), State Ministry of Urban Development, Waste Disposal & Community Cleanliness, 17th Floor, Suhurupaya, Battaramulla.

A pre bid meeting will be held at Urban Development Authority Auditorium, 09th Floor, "Sethsripaya" Stage 1, Battaramulla on above mentioned dates.

Further details :

Director (Real Estate Development) ,
Real Estate Management & Development
Division, Urban Development Authority,
8th Floor, Sethsripaya Stage I,
Battaramulla.

Telephone Number: 011 2875921, 011-3611950, or
011-2875916-20 Ext: 2960-2967, 070-6450470

Fax: 011-2875900.

Email: realestatedivisionuda@gmail.com

Web: www.uda.gov.lk

Chairman, Standing Cabinet Appointed
Negotiating Committee/Cabinet Appointed Negotiating
Committee 18th Floor, State Ministry Of Urban
Development, Waste Disposal & Community Cleanliness
"Suhurupaya" Baththaramulla.