

MINISTRY OF DEVELOPMENT STRATEGIES AND INTERNATIONAL TRADE

BOARD OF INVESTMENT OF SRI LANKA



KADOLKELEWATTA

SEEDUWA

GUIDELINE DOCUMENT – PAPER ADVERTISEMENT 25.06.2020

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1.0 Introduction

Land in Kadolkelewatta, Seeduwa has a total land extent 0.75 acres. Land parcel available in the Kadolkelewatta, Seeduwa is offered for Investment projects through private sector investment on long term lease basis. The prospective investors could be local or foreign parties or joint ventures of foreign and local parties.

2.0 Site

Kadolkelewatta is located bordering the Colombo – Katunayake Expressway in close proximity to the Katunayake International Airport.

Approximate Distances from main cities are as follows.

From Colombo Port	-	29 Km
From Negambo	-	10 Km
From Kandy	-	100Km
From Galle	-	150km

The site could be accessed from Colombo – Katunayake– Road.

Access to Katunayake Expressway is through Katunayake interchange which is located 1.5 km from the zone



Fig. 1 Map indicating the location of the Kadolkelewatta.

3.0 Infrastructure & Services Available in the Zone.

- (i) Roads/Transport - access to the site is through a network of roads capable of accommodating heavy traffic.
- (ii) Power Supply – Through 33kV distribution system.
- (iii) Water Supply available from town water supply scheme of National Water Supply & Drainage Board.
- (iv) Telecommunication - Available from Sri Lanka Telecom and various other telecommunication service providers.

4.0 Vacant land available for new investment projects

The Layout plan indicating the vacant lots is attached as **Attachment 2**.

- (i) The maximum land lease period is 50 years.
- (ii) Development of land by investor to suit their development requirement and any cost involved in land development and land preparation is the responsibility of the investor.
- (iii) The cost of Construction of any retaining wall along the boundary of the allocated lot to protect the embankment of the land leased to investor is to borne by the investor.
- (iv) Construction of culverts to provide entrances to lots is the responsibility of the investors.
- (v) Development of land and land preparation shall include removal of any unsuitable material, supply and filling of soil, excavation of rock etc.

5.0 Types of Industries Recommended

Dry operations, Warehouse etc.

6.0 Application Process

- (i) Guideline document and the investment application shall be obtained from the Executive Director, Technical Services Department, Board of Investment of Sri Lanka, Level 5, West Tower, World Trade Centre, Colombo 1 or through the web link www.investsrilanka.com/ads/ads. and non-refundable deposit of US\$ 50 + VAT or equivalent in Sri Lankan Rupees shall be payable for collection of guidelines and the investment application.
- (ii) Application processing fee of US\$ 275 + VAT or equivalent in Sri Lankan Rupees, shall be paid on submission of proposals.
- (iii) The fees for (i) & (ii) are payable to the Shroff of the Finance Department of the Board of Investment of Sri Lanka, Level 8, West Tower, World Trade Centre, Colombo 01.

6.1 Project Proposal shall comprise the following.

- (i) Proposed project activity
- (ii) Estimated Investment
- (iii) Manufacturing process
- (iv) Measures proposed to control environmental aspects to assess Environmental acceptability
- (v) Investor profile
- (vi) Proposed Land Utilization plan (**The plan should indicate the dimensions of proposed buildings, activity & purpose of each building.**)
- (vii) If an existing BOI Investor (Information on performance of existing projects.)

6.2 Bidding Value shall comprise the following.

Proposed Bidding Value shall indicate the rates offered by investor for the lease of land. Land will be leased on long term lease basis, up to 30 years on an upfront one –time payment (Lease Premium) plus an Annual Ground Rental payable throughout the lease period.

Minimum Bidding Values for respective zones are specified in **Attachment 06**

Lease Premium

- (I) One-time payment offered for a 30-year lease of the land in United States Dollars (US\$) per acre basis (this payment has to be made to BOI at the time of signing agreements)

Annual Ground Rental

- (i) Rental value offered for the land in United States Dollars (US\$) per acre basis (to be paid annually commencing from the date of signing of agreement).
- (ii) Value offered for the building (if existing building available, value for the building should be offered after examination of site.)
- (iii) Period of lease requested (subject to a maximum of 30 years).
- (iv) Details of Bidding Value Submission Form is attached as **Attachment 05**

7.0 Submission of Proposals

7.1 **The Project Proposal** shall be marked “**ORIGINAL**” or “**COPY**” as appropriate. **Original Project proposal** and **three copies** should be submitted. All required copies of the project proposal are to be made from the original. If there are discrepancies between original and copies of the project proposal, the original governs. The original and copies with all details/documents pertaining to the Project Proposal shall be placed in a sealed envelope clearly marked “Project Proposal”.

Similarly, the **Original Proposed Bidding Value (Attachment 5a)** shall be placed in a separate sealed envelope clearly marked “**Bidding Value**”.

7.2 If the guideline document was obtained by accessing the web link, non – refundable deposit of US\$ 50 + VAT or equivalent Sri Lankan Rupees shall be payable during submission of proposal.

7.3 A copy of the receipt for payment of Application processing fee US\$ 275 + VAT and the receipt for payment of non – refundable deposit of US\$ 50 + VAT shall be submitted with the project proposal.

7.4 Sealed applications are to be submitted by the interested investors under two envelope system comprising **Project Proposal** and **Bidding Value** in two separate envelopes.

The envelopes containing the Project Proposal and Bidding Value shall be placed into an outer envelope and sealed. “The outer envelope and the envelope containing ‘Project’ & ‘Bidding Value’ Proposals shall bear the submission address, details of the land/s requested and the name of the Investor submitting Proposal.”

7.5 The Proposals shall be submitted to the Executive Director (Technical Services Department), Board of Investment of Sri Lanka, Level 5, West Tower, World Trade Centre, Colombo 01 to reach **on or before 14.00 hrs. On 28th July 2020**. **Project proposals** will be opened after the closing time in the presence of the sender of the proposals or his/her representatives (Whoever chooses to attend)

7.6 All costs related to the preparation and submission of Proposals shall be borne by the parties submitting proposals.

8.0 Selection Process

8.1 Project proposals will be opened first and reviewed and evaluated on the basis of the responsiveness of the document submitted, applying the evaluation criteria and sub criteria specified in the **Attachment 7**.

8.2 After the Project proposal is evaluated, the Project Proposals which are responsive will qualify to open the Bidding Value.

- 8.3 The Board of Investment of Sri Lanka will determine the most preferred investment proposals for implementation in respective lands based on merits of both the Project and Proposed Bidding Values.
- 8.4 For evaluation of proposals, the Board of Investment of Sri Lanka may request for additional details and/or request for making presentations to gather more information from parties submitting proposals.
- 8.5 **Investment Project Proposals shall meet a minimum investment threshold of United States Dollars 1.0 Million per (01) Acre of industrial land requested.**
- 8.6 Only Investment Project Proposals which meet the qualifying criteria for BOI status under Section 17 of BOI Law are eligible for allocation of lands

9.0 Rejection of proposals

Please note that incomplete proposals will not be considered for evaluation and will be rejected. Hence investors are kindly requested to ensure that relevant documents are being submitted with the original proposal for respective proposals in accordance with section 6.0 and 7.0 of the guideline documents.

10.0 Negotiations and Acceptance of Proposals

- 10.1 As necessary, Board of Investment of Sri Lanka will invite parties whose proposals have been determined as responsive (after evaluation of both Project and Bidding Value) for negotiations.
- 10.2 Investors whose Proposals are accepted by the Board of Investment of Sri Lanka, will be notified in writing to the address given in the application (**Attachment 04**).
- 10.3 On acceptance of Proposals by the Board of Investment of Sri Lanka, the respective Investors shall sign investment and lease agreements within a period of 30 days.
- 10.4 Selected respective investor shall **furnish a refundable deposit or bank guarantee of 2.5% of the proposed investment value** of the project at the time of signing the agreement with the BOI, which will be reimbursed after the implementation period, if the agreed value of investment is realized.

11.0 Contact Persons

Following officers may be contacted for further details.

11.1 Preparation of Proposals

- (i) Mr. W U K M AWijayakulathilake
Director (Investment Appraisal)/BOI
Tel. 011-2346626, 011-2427089, 077-3476107
- (ii) Mr.RanjanSibera
Director (Investment Appraisal-Infrastructure)/BOI
Tel. 011-2430626, 011-2427086, 0773703044
- (iii) Mr. W A G Jayathilaka, Director
(Investment Appraisal - Tourism &Agr. & Knowledge Services)/BOI
Tel: 011 – 2346341, 011 – 2427090, 0777881712

11.2 Site visits and other details

Mrs. S Pilapitiya,
Director (Zone)/BOI
Board of Investment of Sri Lanka,
Tel. 011 -2324869, 077 -2070016

12.0 Submission of Proposals

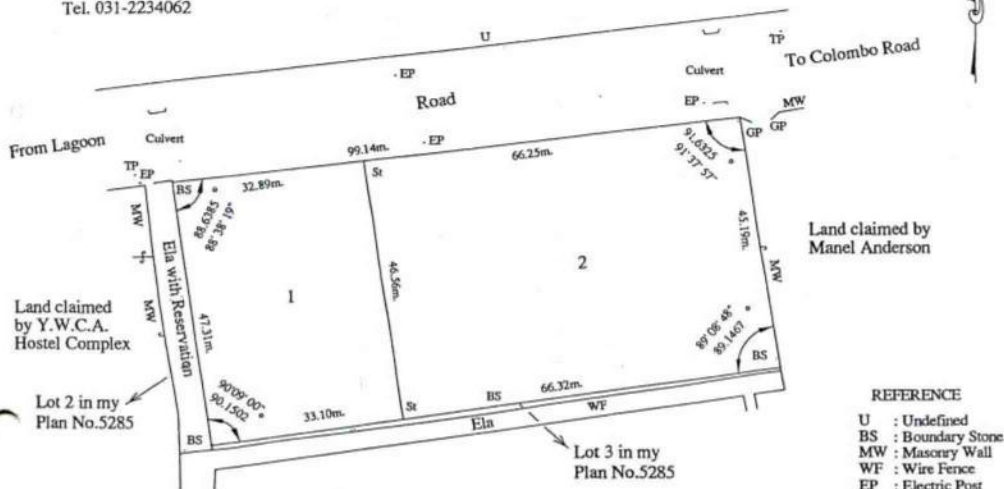
Director,
Technical Services Department,
Board of Investment of Sri Lanka, Level 5, West Tower,
World Trade Centre, Colombo 01.

13.0 Pre –Bid Proposal Conference Meeting

A Pre – Proposal Conference meeting has been scheduled at 1100 hrs. on 7th July 2020 at Board of Investment of Sri Lanka, Level 24, Conference Room, West Tower, World Trade Center, and Colombo01.

LOT NO. 02

048



REFERENCE

- U : Undefined
- BS : Boundary Stone
- MW : Masonry Wall
- WF : Wire Fence
- EP : Electric Post
- TP : Telephone Pillar
- GP : Gate Pillar
- St : Stake

Scale 1 : 1000

PLAN

of 2 allotments of Land called KADOLKELEWATTA, being a resurvey & sub-division of Lot 1 depicted in my Plan No.5285 dated 19th & 20th February 2005, situated at Liyanagemulla Village, in Dasiya Pattu of Aluthkuru Korale,

GAMPAHA DISTRICT
 WESTERN PROVINCE

Entire Land bounded as follows :

- North by : Road
- East by : Land claimed by Manel Anderson
- South by : Ela Reservation(Lot 3 in my Plan No.5285)
- West by : Ela with Reservation Lot 2 in my Plan No.5285

Entire Land Extent : 0.4583 Hectares (1 A. 0 R. 21.2 P.)

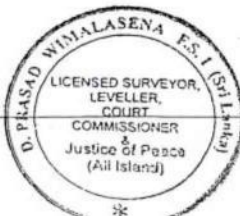
Schedule of sub-Lots

Lot No.	Extent in			North by	East by	South by	West by	
	Hectares	A.	R.					P.
1	0.1548	0	1	21.2	Road	Lot 2	Ela Reservation (Lot 3 in my Plan No.5285)	Ela with Reservation Lot 2 in my Plan No.5285)
2	0.3035	0	3	0.0	Road	Land claimed by Manel Anderson	- do -	Lot 1
Total	0.4583	1	0	21.2				

(Zero Decimal Four Five Eight Three Hectares / One Acre, Nil Roods & Twenty One Decimal Two Perches only)

Boundaries surveyed as pointed out by Mr.G.M.P.de Silva, Manager (Regional Development & Special Projects Dept.) / BOI.

Surveyed & Partitioned on : 25th August 2011



D. Prasad Wimalasena
 Registered Licensed Surveyor
 25.08.2011



BOARD OF INVESTMENT OF SRI LANKA

**APPLICATION FOR SITE APPROVAL
OF AN
INVESTMENT
MANUFACTURING AND SERVICES SECTOR
PROJECTS**

UNDER SEC. 17 OF THE BOI LAW

1). Location

1.1 Address of Location

(Please attach a sketch)

1.2 Location details of the project site

1.2.1 Extent of land (in acres)

A

R

P

1.2.2 Ownership of the land/lands

Private

State

Agency

1.2.3 District & Divisional Secretariat

1.2.4 Local Authority

1.3 Site Approval/Building Approval

If site approval is obtained from relevant Government Agencies please annex copies of approvals.

1.4 If existing buildings are available

1.4.1 Please attach copy of

i) Floor plan

ii) Survey plan of the land

1.4.2 Covered space of Buildings (sq ft)

2). Environmental Examination

2.1 Raw Material usage per month

Item	Unit of Measure	Quantity	Source (Local/Imported)
a.			
b.			
c.			
d.			
e.			

(Please annex separate sheet if raw materials. exceeds 5 items)

2.2 Machinery

List of machinery to be installed

Machine Name	HP	Quantity	Condition		Value in USD
			Used	New	
a.					
b.					
c.					
d.					
e.					
f.					
g.					

2.3 Equipment

Equipment Type	HP	Quantity	Condition		Value in US \$
			Used	New	
a.					
b.					
c.					
d.					
e.					
f.					
g.					

2.4 Fuel Consumption

(liters per month)

	Capacity	Quantity	Type of fuel used				
			Petrol	Diesel	Furnace Oil	Kerosene	Biomass (MT/mth)
a. Electricity Generator							
b. Furnace/s							
c. Boiler/s							
d. Thermic fluid heaters							
e. Others (Please specify)							

(In respect of biomass give the details on type and mode of obtaining the biomass)

2.5 Chemicals usage per month

(Indicate all chemicals including those used in small quantities)

Chemical Name	Unit of measure	Quantity	Purpose
a.			
b.			
c.			
d.			
e.			
f.			
g.			

(Please provide the common chemical name and the industrial name)

2.6 Water Use (liters per day)

	At Commencement of Production	- At Capacity
Process Use		
Cooling purposes		
Human Use		

(Source/s of water supply)

2.7 Process

(Please attach a flow chart together with a description)

2.8 Income per month

(US \$ mn)

Finished product/Service/By product	Unit of measure	Quantity	Value
a.			
b.			
c.			
d.			
e.			
f.			
g.			

2.9 Waste Products

(a) Solid waste

	Nature	kg. per day
a.		
b.		
c.		
d.		
e.		

b) Effluents

Nature of Effluents	Liters per day	Proposed in-house treatment
Process use		
Floor washing/ cleaning		
Cooling		
Human use		

2.10 Noise/Vibration

High intensity noise and/or vibration generating machinery/equipment (Please specify)

- a.
- b.
- c.
- d.
- e.

2.11 Hazardous Materials

Potentially dangerous injurious substances/processed (Please specify)

- a.
- b.
- c.
- d.
- e.

2.12 Fire Risk

Potentially inflammable or incendiary materials/process

- a.
- b.
- c.
- d.
- e.

3). Electricity Requirements

	At Commencement of production	At Capacity
a. Power (kVA)		
b. Energy (kWh)		

4). Contact Person in Sri Lanka (if any):

Name :

Address :

Tel : Fax : Email :

5). Declaration:

I declare that the information furnished above in this application, attachments and otherwise represented are true and correct and undertake to inform the BOI immediately if any change in the information given above.

Signature:

Name:Designation:

Tel : Fax: Email: Date:



BOARD OF INVESTMENT OF SRI LANKA

APPLICATION FORM FOR APPROVAL OF AN INVESTMENT

UNDER SEC.17 OF THE BOI LAW

NOTES FOR YOUR GUIDANCE

- (i) The application shall be used
 - (a) Either for the purpose of setting up a new company to be operated under Sec.17 of the BOI Law
or
 - (b) To set up an expansion of an existing BOI company

- (ii) Please refer to the relevant checklist and provide documentary evidence relating to proposed project along with the application.

- (iii) If you require any assistance in filling up the application form, please contact or step in to the front desk of BOI at the “Business Center”, 26th Floor, West Tower, World Trade Center, Echelon Square, Colombo 01.
Contact Details;
Hotline : 0094112424777
Email : businesscenter@boi.lk

- (iv) Lodging an Application
Duly completed application form to be submitted to the Business Center with the Application processing fee.

Please pay an amount of US\$ 275+VAT or its rupee equivalent in cash or bank draft, in favour of the “Board of Investment of Sri Lanka”.

- (v) (a) Applicants of this application shall be either a shareholder in case of a new company
or
(b) A shareholder’s representative who is in possession of a letter of authority to act on his/her behalf.

- (vi) The Board reserves rights to withdraw its approval at any time before signing of the agreement of the project, if the Board finds any misrepresentation of facts stated in the application.

For Office Use Only			
Project Officer Name		Project Category	
Ref. No.	EC/4/...../20.....	Current Exchange Rate	

1). Particulars of Investors

Proposed Equity Contribution

		US \$ Mn	%
a)	Name: -		
	Address: -		
	Citizenship: -		
	If an individual; National Identity Card/ Passport No: -		
	If a company; Business Registration No: -		
	Tel:- Mobile: Fax: -		
	Email: -		
	Current Business interests of Investor/s: -		
Interest in other BOI Projects, if any: -			
b)	Name: -		
	Address: -		
	Citizenship: -		
	If an individual; National Identity Card/ Passport No: -		
	If a company; Business Registration No: -		
	Tel: - Mobile: Fax: -		
	Email: -		
	Current Business interests of Investor/s: -		
Interest in other BOI Projects, if any:			

Note: Where the number of investors exceeds two (02), please attach a separate sheet.

2). Project (Tick as appropriate)

2.1. Type of the Project

- a) New
- b) Expansion of an Existing BOI Project
- c) Any Other (please specify)

2.2. Summary of Proposed Project

(Give Brief description of the project and annex the concept paper)

3). Marketing Programme for One Year

(US \$ Mn.)

	Products/Services	Unit of Measure	Exports		Local Sales			Total	
			QT	VL	%	QT	VL	%	QT
a.									
b.									
c.									
d.									
e.									
f.									
g.									
h.									
i.									

4). Investment Programme

(US \$ Mn.)

	YEAR 1				YEAR 2				Total	
	1 ST HALF		2 ND HALF		1 ST HALF		2 ND HALF			
	Foreign	Local	Foreign	Local	Foreign	Local	Foreign	Local	Foreign	Local
A. Fixed Capital										
Land										
Buildings										
Plant & Equipment										
Other										
TOTAL (A)										
B. Working Capital										
Stocks										
Cash in Hand										
Other										
TOTAL (B)										
TOTAL (A & B)										

5). Proposed Financing

(US \$ Mn.)

Type of Financing	YEAR 1				YEAR 2			
	1 ST HALF		2 ND HALF		1 ST HALF		2 ND HALF	
	Foreign	Local	Foreign	Local	Foreign	Local	Foreign	Local
Share Capital								
Loan Capital								
Others (Specify)								
TOTAL								

6). Manpower Requirements

Category	Permanent Employment (Number)					
	*Initial			Capacity		
	Local	Foreign	Total	Local	Foreign	Total
a). Managerial Staff						
b). Technical & Supervisory Staff						
c). Clerical & other workers						
d). Skilled workers						
e). Un-Skilled workers						
Total						

Note: If Investment Programme and Proposed Financing exceed 2 years please annex a separate sheet
Please submit details regarding the foreign employees – Foreign employment in ‘c’d’ & ‘e’ above will not be considered.
*Please specify period of initial stage

7). Remittable Liabilities:

Remittable Liability	Amount per Year (US \$ Mn.)					Total (US \$ Mn.)
	1	2	3	4	5	
7.1 Royalty						
7.2 Technical Services						
7.3 Others (Please specify)						

8). Programme of Implementation:

Activity	No. of months after the date of Agreement
Construction of Buildings	
Installation of Machinery	
Trial Production	
Commercial Production / Operation	

9). Contact Details

	Investor to be contacted	Any other Contact Person in Sri Lanka
Name		
Address		
Contact No. (Mobile)		
Contact No. (Office)		
Email		
Fax		

10). Declaration:

I declare that the information furnished above are true and correct and undertake to inform the BOI immediately if any change in the information given therein.

Signature:

Name: Designation:

Tel : Fax: Email: Date:

FINANCIAL PROPOSAL SUBMISSION FORM

Please note that Financial Proposal shall be submitted separately enclosed in a sealed envelope which will be opened only if submitted proposal received minimum required cutoff marks according to the evaluation process.

Please refer Attachment 5a for the “Financial Proposal Submission Form”.

FINANCIAL PROPOSAL SUBMISSION FORM

[Date]

To: Chairman/ Director General
Level 26, Board of Investment of Sri Lanka
World Trade Centre – West Tower
Echelon Square
Colombo 1

We, the undersigned, offer to provide for the allocation of land, lot no/nos,, acres at Export Processing Zone. In accordance with your request for Proposal dated [Insert Date] and our Project Proposal.

Our attached **Financial Proposal** is as follows.

<p>1. Up-front payment of the sum of RS.Per acre</p> <p>2. Nominal Ground Rental of the sum of Rs. Per acre</p> <p>3. Total Investment of the Project US\$.....[.....]</p> <p>[Insert amount(s) in words and figures]. .</p> <p>Lease Period - 30 years</p>
--

We understand you are not bound to accept any Proposal you receive.

Authorized Signature [In full and initials]:

Name and Title of Signatory:

Name of Firm:

Address:

Minimum Bidding Values and Minimum Investment Values

ZONES	PROPOSED MINIMUM INVESTMENT (PER ACRE) MN.US\$	HIGHEST QUOTED RATE RECEIVED THROUGH COMPETITIVE BIDDING PROCESS FOR LEASE PREMIUM & GROUND RENTAL	
		LEASE PREMIUM (PER ACRE) US\$	GROUND RENTAL (PER ACRE) US\$
Katunayaka Export Processing Zone	5.0	100,000.00	10,000.00
Seethawaka Export Processing Zone	5.0	110,000.00	5,200.00
Horana Export Processing Zone	5.0	45,100.00	6,850.00
Mirigama Export Processing Zone	3.0	35,000.00	4,900.00
Koggala Export Processing Zone	2.0	35,000.00	5,130.00
Kandy Industrial Park	1.5	10,000.00	4,660.00
Mawathagma Export processing Zone	1.5	12,000.00	4,660.00
Polgahawela Export processing Zone	1.5	30,000.00	4,660.00
Kadolkelewatta	1.0		

* Highest quoted rate received through competitive bidding process is considered as the minimum bid value.

Evaluation Criteria

1 Proposed project activity

- i) Compatibility proposed project utility requirements with zone capacities
- ii) Market orientation
- iii) Employment generated
- iv) Technology
- v) Environmental concerns
- vi) Can the activity be accommodate outside an EPZ?

2 Estimated investment

- i) Investment on Fixed assets
- ii) Working capital
- iii) Source of finance
- iv) Implementation period

3 Bid value

- i) Should match previously received highest bid per acre for the particular Zone
- ii) Should cover accepted value of existing structures on the land
- iii) Should cover any other stated liabilities as applicable (e.g. Debts)

4 Manufacturing process (if applicable)

- i) Detailed steps starting from input/raw material to output/finished goods
Including Flow-chart
- ii) Certified cost sheet

5 Environmental acceptability

- Detailed measures proposed to control environmental impact
- i) Acceptability in the zone proposed
 - ii) Technology proposed for environment pollution control
 - iii) Clean Energy Proposed

6 Investor profile

- i) Annual turnover
- ii) Brand - global ranking or valuation if available
- iii) Asset base

7 Proposed Land Utilization plan

- (i) A minimum of 50% and a maximum of 70% land utilization required

8 If an existing BOI investor

- Performance of existing project(s)

1. THE FOLLOWING SCHEDULE PROVIDE THE DETAILS OF VACANT LANDS AVAILABLE WITHIN & OUTSIDE OF BOI ZONES

NAME OF EXPORT PROCESSING ZONE	VACANT LANDS		PROPOSED INVESTMENT (PER ACRE) MN.US\$	HIGHEST QUOTED RATES RECEIVED THROUGH COMPITITIVE BIDDING PROCESS		RECOMMENDED INDUSTRIAL ACTIVITYIES
	LOT NO.	EXTENT OF LAND (ACRES)		LEASE PRIMUM (PER ACRE) US\$)	GROUND RENTAL (PER ACRE) US\$	
Katunayaka	124B	1.09	5.0	100,000.00	10,000.00	Precision Engineering, Chemical Industries confining to dry operations, Machinery and Equipment, Manufacture of Solar Panel Systems & assembly, Vehicle Parts, Pharmaceutical/Rubber based products/ Electronic Items, Projects under Commercial HUB regulation no.01 of 2019 will also be considered.
	18A	2.58				
	1C	3.57				
Koggala	25,26	0.92	2.0	35,000.00	5,130.00	Precision Engineering, Basic Metal and Chemical Industries confining to dry operations, Food, Machinery and Equipment, Manufacture of Solar Panel Systems & assembly, Mineral Products, Vehicle Parts, Plastics, Paper and Paper board articles, Timber and Wood based, Pharmaceutical/Rubber based products/Food Processing, Electronic Items, Projects under Commercial HUB regulation no.01 of 2019 will also be considered.
	48	1.00				
Seethawake	E6	0.48 (Approx.)	5.0	110,000.00	5,200.00	Precision Engineering, Basic Metal and Chemical Industries confining to dry operations, Food, Machinery and Equipment, Mineral Products,Plastics,Paper and Paper board articles, Timber and Wood based products, Electronic Items.
	E14	0.44 (Approx.)				
	E15	0.51 (Approx.)				
Horana	8A2	0.91	5.0	45,000.00	6,850.00	
	B	1.80				
Mawathagama	10B	2.34	1.50	12,000.00	4,660.00	
	13A	1.50				
	13B	0.88				
Polgahawela	15	2.00 (Approx.)	1.50	30,000.00	4,660.00	
	16	2.30 (Approx.)				
Kandy	4	2.80 (Approx.)	1.50	10,000.00	4,660.00	Precision Engineering/Light Engineering; Garment Manufacturing ; Machinery and Equipment; Plastics, Paper & Paper board articles; Electronic Items.
	26	2.17				
	30 (With Building - Approx.5000sq.ft)	1.44				
	41 (With Building - Approx. 5500sq.ft)	1.50				
	42A	2.32				
	45	1.13				
Mirigama (Block A)	29A (With Building - 30,000 sq.ft)	2.13	3.0	35,000.00	4,900.00	
	38	1.50				
	43	2.50				
	44	0.70 (Approx.)				

VACANT LAND OUT SIDE OF ZONE

Kadolkele Watta	2	0.75 (Approx.)	1.0			Dry Industry etc.
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Infrastructure and other facilities available in the zones

- Pipe borne water supply and 33 kV/11 kV HT power supply is available up to each industrial lot in BOI zone & Could be provided to Kadolkelewatta.
- Sewer collection network (except in Kandy, Mirigama and Kadokellewatta) available up to the boundary of each industrial lot.
- Access Roads
- Investor services comprising verification of export/import, building plan approvals,etc; are available through BOI zonal office

Note

- Projects of recycling of Waste & Scrap will not be accommodated.

Lease Period

- 30 years