

BOI ZONE LANDS for Manufacturing Projects



The Board of Investment of Sri Lanka invites suitable proposals to set up export manufacturing projects in the Export Processing Zones (EPZs).

The BOI performs a major role in driving the economy of the country towards the set goals of the Government. Whilst providing various incentives and facilitation for enhancing the private sector investment in the country, the BOI offers valuable lands within the already developed Export Processing Zones listed below, for potential investors to set up manufacturing ventures.

1. The following schedule provides the details of vacant lands available within the BOI zones

NAME OF EXPORT PROCESSING ZONE	VACANT LANDS		PROPOSED INVESTMENT (PER ACRE) MN.US\$	APPLICABLE MINIMUM RATES		RECOMMENDED INDUSTRIAL ACTIVITIES
	LOT NO.	EXTENT OF LAND (ACRES)		LEASE PREMIUM (PER ACRE) US\$	ANNUAL GROUND RENTAL (PER ACRE) US\$	
Katunayake	125A	0.75	5.0	150,000.00	12,500.00	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.
	130A	1.00				
	4,4A (with building approx.49,625ft ²)	2.03				
	45,48 (with building approx.37,778ft ²)	2.01				
	46,46A1,46A2 (with building approx. 27,825ft ²)	1.23				
	31C (with building approx. 30,800 ft ²)	1.00				
Koggala	14B & 15B (with building approx. 17,563ft ²)	1.64	2.0	35,000.00	5,650.00	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.
	25 & 26	0.92				
	A1 (part of 51,52) (quarters area)	4.04				
	44,44A,45	2.12				
	53,54,55,56	5.00				
	Part of 57	1.00				
	58,59,66, 67	2.73				
	60,63,64,65	5.63				
	83A	1.00				
	83 & 84	3.00				
Seethawake	G1 - B	3.23	5.0	110,000.00	5,650.00	Precision Engineering, Basic Metal and Chemical Industries confining to dry operations, Food, Machinery and Equipment, Mineral
Horana	S4	2.00	5.0	45,100.00	5,650.00	
	1	2.76				
	B	1.80				
Polgahawela	15	2.00 (App.)	1.5	30,000.00	5,130.00	Products,Plastics,Paper and Paper board articles, Timber and Wood based products, Electronic Items.
	16	2.30 (App.)				
Kandy	26	2.17	1.5	10,000.00	5,130.00	Precision Engineering/Light Engineering; Garment Manufacturing Machinery and Equipment; Plastics, Paper & Paper board articles; Electronic Items. Precision Engineering/Light Engineering; Garment Manufacturing Machinery and Equipment; Plastics, Paper & Paper board articles; Electronic Items.
	3	2.84				
	31 (With an abandoned building Approx.5500 ft ²)	0.44				
	45	1.16				
	41 (With Building approx. 5500ft ²)	1.50				
	10	1.00				
Mirigama (Block A)	27B	0.828	3.0	35,200.00	5,130.00	
	30 (With Building approx.15,000 ft ²)	1.50				
Mirigama (Block B)	43	2.50	3.0	35,200.00	5,130.00	
	44	1.05				
	9	2.50				
	10	1.90				
	11	2.70				
	12	2.10				
	16	1.60				
	17	2.20				
	18	2.00				
	21	1.70				
	23A	1.30				
	24	1.90				
	26D	2.30				
	26E	3.40				
Mirijawila (New Zone)	V120a	78.90	1.5	20,000.00	4,660.00	Basic Metal and Chemical Industries confining to dry operations,Food, Machinery and Equipment, Mineral Products, Leather Products,Vehicle Parts, Plastics, Paper and IPaper board articles, Timber and Wood based, Electronic Items,Manufacture of Solar Panel Systems & assembly, Projects under Commercial HUB regulation no.01 of 2019 will also be considered.
	V120b	27.90				
	V120c	27.50				
	V120d	10.40				
	V121a	154.00				
	V121b	1.50				
Mirijawila (Old Zone)	411DA1	1.50	1.0	35,000.00	5,000.00	Textile manufacturing
	411DA3	1.50				
	124b	5.00				
Textile Manufacturing Zone, Eravur	1	4.44	1.0	35,000.00	5,000.00	
	2,3,4	28.20				
	13,14	29.31				

Bingiriya	1	3.60	1.5	10,000.00	4,235.00	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, Electronic Items,Coir & Textiles
	2	1.20				
	3,4,5,6,7	15.0				
	11	3.40				
	12	5.00				
	17	1.60				
	18	1.90				
	19	1.50				
	21	7.30				
	24	3.40				
	25	3.30				
	26	2.70				
	28	1.00				
	29	1.80				
30	2.80					
Arabokka Pharamaceutical Zone - Phase I	1	3.00	1.5	20,000.00	4,660.00	Pharmaceutical manufacturing
	2	2.60				
	3	2.10				
	4	1.90				
	5	2.60				
	6	2.40				
	7	2.60				
	8	3.00				
	9	3.60				
	10	4.80				
33	4.80					
34	3.00					
35	3.00					
Arabokka Industrial Zone	VL 02	36.30				Heavy Industries
	VL 03	18.60				

Infrastructure and other facilities available in the zones.

- Water supply and power supply will be provided up to each industrial lot in BOI zones.

- Access Roads

- Investor services comprising verification of export/import, building plan approvals,etc; are available through BOI zonal office

Only Investment Project Proposals which meet the qualifying criteria for BOI status under section 17 of the BOI law, are eligible for allocation of land.

The 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 the investment is realised.

2. Application Process

- Guidelines for preparation of Proposals**
Guideline documents can be obtained from the Technical Services Department of BOI at Level 05, West Tower, World Trade Centre, Colombo 01 or can be downloaded from - <https://investsrilanka.com/boi-adverts/>
- Payments**
i. A non-refundable deposit of US\$ 50 + VAT or the equivalent in Sri Lankan Rupees shall be payable for the collection of Guidelines and the Investment & Site applications forms.
ii. If the guideline document is downloaded the above fee shall be payable on the submission of the projec proposal
- Submission of Proposals**
Two envelope system (Project Proposal and Proposed Bidding Values to be separately submitted)
The project proposal should be duly filled as per the investment and site application of BOI and submitted along with information requested in item (iii) of the project application such as business documentary evidence relating to the business background.
E.g.: Company profile, Current annual report, Bank reference and Project reports requested by the BOI
- Deadline for Submission of Proposals**
1400 hrs. Tuesday, 29.08.2023 to the address given (2a) in the above. Late proposals will be rejected. 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.
- Selection Process**
Competitive Basis
- Lease Period**
30 Years
- For Inquiries Please Contact**
Mr. S Paranawidhanage
Actg. Executive Director (Technical Services)
Tel. 011-2427279
Mrs. C J Jayasinghe
Assistant Director (Technical Services)
Tel. 011 – 2427284,011 – 2431639

A Pre proposal conference meeting has been scheduled to be held at 1100 hrs. on Friday, 11.08.2023 at the Conference Room, Level 24, West Tower, World Trade Centre, Colombo 01

Further details can be obtained by logging on the following link:

<https://investsrilanka.com/boi-adverts/>

Board of Investment of Sri Lanka

Level 24, West Tower, World Trade Centre, Colombo 01