

**MINISTRY OF INVESTMENT PROMOTION**  
**BOARD OF INVESTMENT OF SRI LANKA**



**Horana Export Processing Zone**

**HORANA**

## **CONTENTS**

<b>Section 1.0</b>	-	<b>Introduction</b>
<b>Section 2.0</b>	-	<b>Site</b>
<b>Section 3.0</b>	-	<b>Infrastructure and Services Available in the Zone</b>
<b>Section 4.0</b>	-	<b>Vacant Land available for new investment projects</b>
<b>Section 5.0</b>	-	<b>Types of Industries Recommended</b>
<b>Section 6.0</b>	-	<b>Application Process</b>
<b>Section 7.0</b>	-	<b>Submission of Proposals</b>
<b>Section 8.0</b>	-	<b>Selection Process</b>
<b>Section 9.0</b>	-	<b>Rejection of Proposals</b>
<b>Section 10.0</b>	-	<b>Negotiations and Acceptance of Proposals</b>
<b>Section 11.0</b>	-	<b>Contact Persons</b>

## **Attachments**

Attachment 1	:	Standard of sewage/wastewater discharged to the common sewer collection network
Attachment 2	:	Layout Plan of the Zone indicating vacant lands
Attachment 3	:	Survey Plans of vacant lots
Attachment 4	:	Site Application & Investment Application
Attachment 5	:	Bidding Value submission form
Attachment 6	:	Minimum bidding value of respective zones
Attachment 7	:	Evaluation Criteria
Attachment 8	:	List of Vacant Lands

## 1.0 Introduction

Horana Export Processing Zone (HEPZ) has total land extent 393 acres. Land parcels available in the Horana Export Processing Zone are 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

Horana Export Processing Zone is located at Horana in the Kaluthara District in the Western Province of Sri Lanka.

Distance to the site from important locations

from Colombo Port	- 55 Km
from Katunayake International Airport	- 80 Km

The site could be accessed from Colombo – Horana – Ingiriya Road.

Access to Southern Expressway is through Gelanigama interchange which is located 19km from the zone



**Fig. 1 Map indicating the location of the Horana Export Processing Zone.**

### **3.0 Infrastructure & Services Available in the Zone.**

- 3.1 Roads - access to the industrial land is through a network of roads capable of accommodating heavy traffic.
- 3.2 Power Supply – Through a Grid substation. Power Connections could be arranged through Ceylon Electricity Board on request to BOI.
- 3.3 Water Supply – water conforming to Drinking Water Quality is available through the existing water distribution system.
- 3.4 Sewage Treatment & Disposal - A central sewage/wastewater treatment plant is available within the site to treat the effluent generated from industries/enterprises, etc., according to the approved standards prior to discharging. **Attachment 1** indicates the environment standard to which the sewage / wastewater permitted to be discharged to the common sewer collection network.
- 3.5 Telecommunication - Available from Sri Lanka Telecom and various other telecommunication service providers.
- 3.6 Protection to the zone is assured by a perimeter security fence, and round the clock security service.
- 3.7 Investors are serviced through a BOI Office set up at the site itself which functions as a 'One – stop shop' to facilitate and expedite the operations of investors.

### **4.0 Vacant land available for new investment projects**

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

- 4.1 The maximum land lease period is 30 years.
- 4.2 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.
- 4.3 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.
- 4.4 Construction of culverts to provide entrances to lots is the responsibility of the investors.
- 4.5 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

Precision Engineering, Basic Metal and Chemical Industries confining to dry operations; Food, Machinery and Equipment, Mineral Products, Paper and Paper board articles, Timber and Wood based products, Electronic Items.

## 6.0 Application Process

**A non-refundable deposit of (US\$ 50+SSCL) + VAT** shall be payable for collection of guidelines and the investment application.

**Application processing fee of (US\$ 250+SSCL) + VAT** or equivalent in Sri Lankan Rupees paid to the Shroff of Board of Investment of Sri Lanka.

6.1 Project Proposal shall comprise the following.

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

6.2 Financial Proposal shall comprise the following.

Financial Proposal 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 lease period.

Minimum Bidding Value for respective zones is 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 value**

- (ii) Annual Ground 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).
- (iii) Value offered for the building (if existing building available, value for the building should be offered after examination of site.)
- (iv) Period of lease requested (subject to a maximum of 30 years).
- (v) Financial Proposal 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 Values”**.

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

7.3 A copy of the receipt for payment of Application processing fee **(US\$ 400 + SSCL) + VAT** and the receipt for payment of non – refundable deposit of **(US\$ 50 + SSCL) + 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 Values 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 Actg. 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 1400 hrs. on 29<sup>th</sup> August 2023. 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 to the documentation provided, 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 Financial Proposal.
- 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 Financial Proposals.
- 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 Five (5) Million per (01) Acre of industrial land requested for manufacturing projects**.
- 8.6 Investment Project Proposals which are export oriented (**80% of the total output**) and meet the criteria for qualifying for BOI status under Section 17 of BOI Law only are eligible for allocation of land.

## **9.0 Rejection of proposals**

- 9.1 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 Financial Proposals) for negotiations.
- 10.2 Investors who's 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 Ranjith Dharmasiri, Director (Investment Appraisal)  
Tel. 011-2434342, 011-2427094, 077-2957025
- (ii) Mr W D G Priyankara, Director (Investment Appraisal)  
Tel. 011-2346339, 011-2427077, 077-1190542

### **11.2 Site visits and other details**

Mr. Sujeewa Thilakumara  
Director (Zone)  
Horana Export Processing Zone  
Board of Investment of Sri Lanka  
Tel. 034-2269752, 077-7286751



**12.0 Submission of Proposals**

**Actg. Executive 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 11<sup>th</sup> August 2023** at Board of Investment of Sri Lanka, Level 24, Conference Room, West Tower, World Trade Center, Colombo 01.

PARAMETERS	MAXIMUM TOLERANCE LIMIT
BOD (5 days at 20°C) (mg/l)	200
COD (mg/l)	600
pH	6.0-8.5
Total Suspended solids (mg/l)	500
Total dissolved solids (inorganic) (mg/l)	2100
Temperature (°C)	40
Phenolic compounds (as phenolic Oil) (mg/l)	5
Oil and grease (mg/l)	30
Total Chromium (mg/l)	2 (Chromium VI 0.5)
Copper (as Cu) (mg/l)	3
Lead (as Pb) (mg/l)	1
Mercury (as Hg) (mg/l)	0.001
Nickel (as Ni) (mg/l)	3
Zinc (as Zn) (mg/l)	10
Arsenic (as As) (mg/l)	0.2
Boron (as B) (mg/l)	2
Ammonical Nitrogen (as N) (mg/l)	50
Sulphides (as S <sup>2-</sup> ) (mg/l)	2
Sulphates (as SO <sub>4</sub> <sup>2-</sup> ) (mg/l)	1000
Chlorides (as Cl <sup>-</sup> ) (mg/l)	900
Cyanides (as CN) (mg/l)	0.2
Free Residual Chlorine (as Chlorine) (mg/l)	Nil

Colour - Wave Length Range	Maximum Spectral Absorption Coefficient
400 - 499 nm (Yellow range)	7 m <sup>-1</sup>
500 - 599 nm (Red range)	5 m <sup>-1</sup>
600 - 750 nm (Blue range)	3 m <sup>-1</sup>

Radioactive Materials	
Alpha emitters (µc/ml)	10 <sup>-7</sup>
Beta emitters (µc/ml)	10 <sup>-6</sup>

mg/l            milligrams/litre  
 µc/ml        microcuries/millilitre  
 BOD        Biochemical Oxygen Demand  
 COD        Chemical Oxygen Demand  
 nm           nanometer

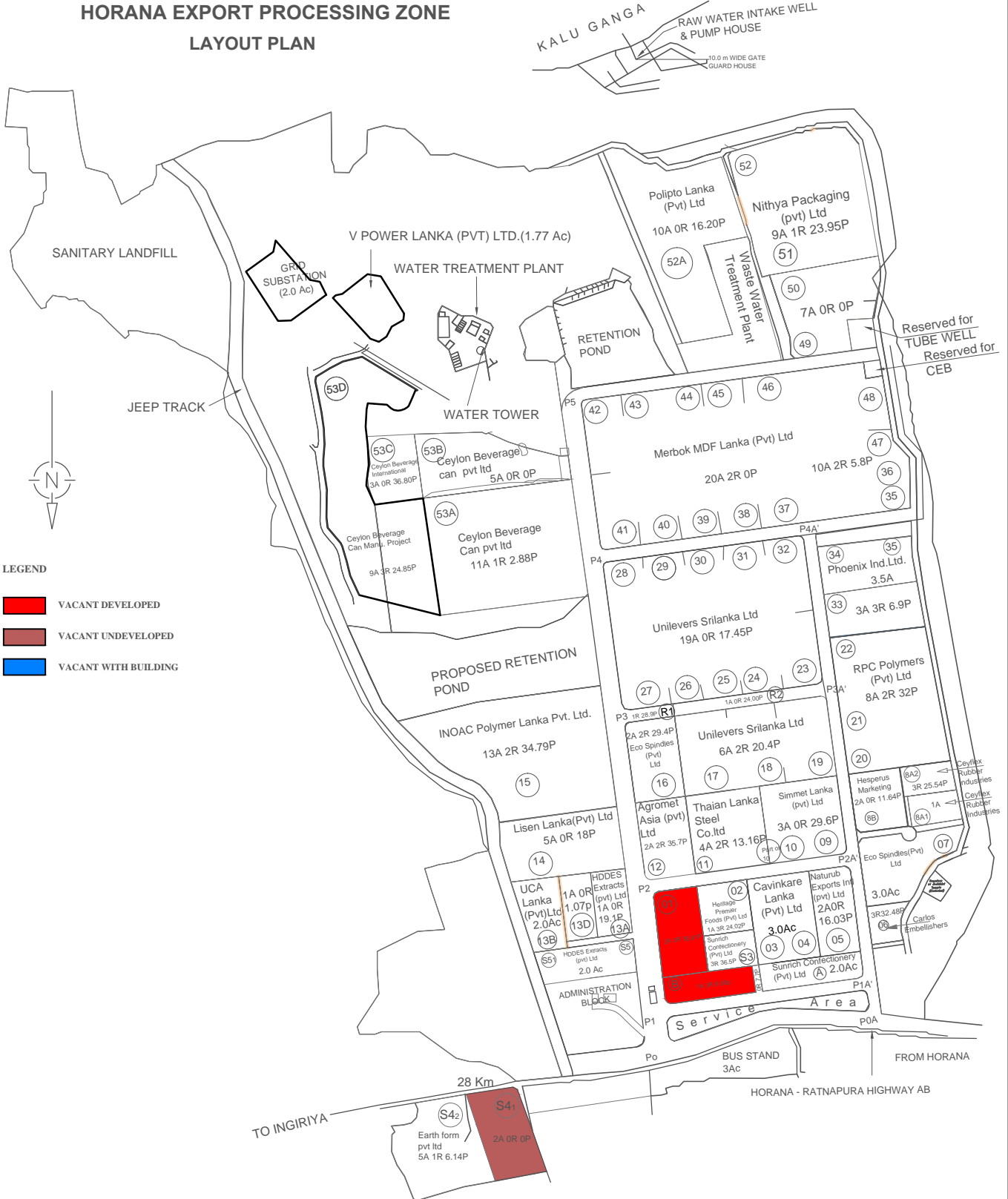
**Note:-**

The quality of waste waters discharged into common sewer or collection system should be such to ensure that the waste water.

1. does not damage the sewer by physical or chemical action,
2. does not endanger the health of the workers cleaning the sewer,
3. does not upset the processes that are normally used in sewage treatment;
4. does not overload the common treatment plant;
5. does not damage the crops or affect the soil in case the effluent after treatment is used for irrigation and,
6. does not create fire and explosion hazards due to certain constituents present in the effluent.

The industrial effluents not conforming to the specified tolerance limits or containing solids such as ash, sands, feathers, large floatable, straw, plastics, wood, lime slurry, residue, beer or distillery slops, chemical or paint residue, gross solids from cannery wastes, cinder, sand, tar, hair, rags, metal shavings, garbage and broken glass shall not be permitted to be discharged directly into the common sewer line leading to the waste water treatment plant. Such effluents have to be subjected to an inhouse treatment to bring them to be within the suggested tolerance limits and or to free them from the undesirable material mentioned above prior to discharge into the sewer line

**BOARD OF INVESTMENT OF SRILANKA**  
**HORANA EXPORT PROCESSING ZONE**  
**LAYOUT PLAN**



- LEGEND**
- VACANT DEVELOPED
  - VACANT UNDEVELOPED
  - VACANT WITH BUILDING

Total Land Area	: 158ha	Water	: Water Treatment Plant capacity 3000m3/day	TOTAL EXTENT	: 387.03 Acs
Location	: 55 Km away from Colombo	Environmental	: Sewage/effluent treatment plant capacity 1000 m3/day	INDUSTRIAL AREA	: 198.42 Acs
Access	: Bitumen surfaced road access available to all plots	Communication	: 200Nos SLT Lines		
Power	: 63MVA	Facility Security	: Security lighting, chain link fencing services		
Availability					

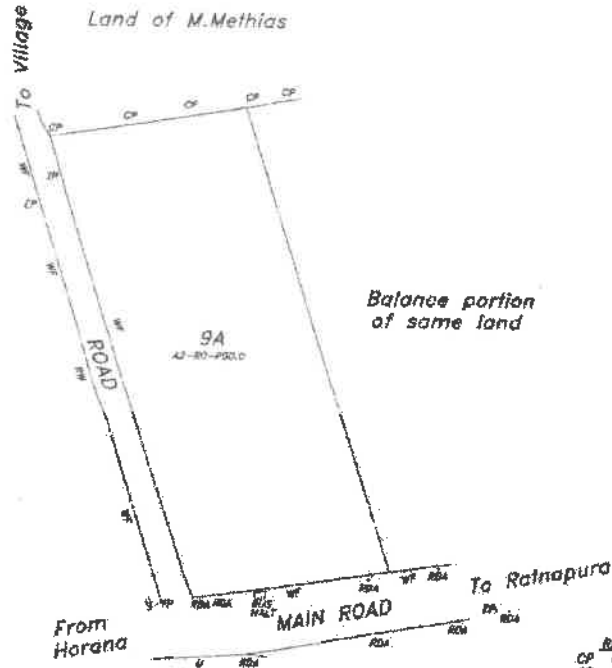
UPDATED ON : 27.07.2023

**N.KULARATNE, Chartered Surveyor/S.I.S.L.**  
 Registered Licensed Surveyor  
 Registration No.19700052  
 Yatiyana  
 AGALAWATTA

Lot No.S41

PLAN No.3166  
 Extract of Lot 9A

Telephone : 034 - 2247084



- REFERENCE**
- CP Concrete Post
  - EP Electric Post
  - GP Gate Post
  - B Bank
  - P Permanent Building
  - TP Telephone Post
  - WC Latrine
  - WF Wire Fence
  - U Undefined
  - RDA Road Development Authority Boundary Stone Fence

SCALE 1 : 2000

**P L A N**

of an allotment of land called  
 Lot 9A of Queen's Bay Division of PERTH ESTATE  
 Being a divided portion of Lot 9 of Queen's Bay Division of PERTH ESTATE  
 Depicted in Plan No.2866 of 15-09-2012 by N.Kularatne, Licensed Surveyor  
 Surveyed according to  
 Plan No.1786 of 3rd April 2000 by M.T.Ratnayaka, Licensed Surveyor  
 situated at Poruwedanda Village within the Divisional Secretariat Area of Ingiriya  
 in Udugaha Pattu of Raigam Korale.

**KALUTARA DISTRICT - WESTERN PROVINCE**

**Bounded on the :-**

- North by Land of Methias
- East by Lot 9B of same land
- South by High Road from Horana to Ratnapura
- West by Road from Main Road to Village

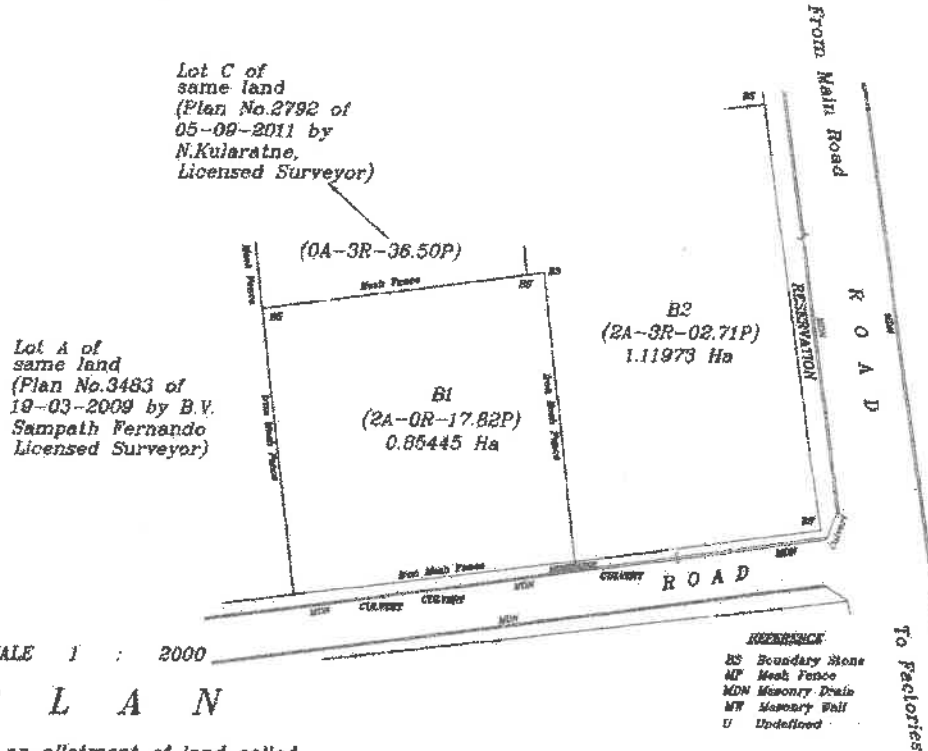
**CONTAINING IN EXTENT A2 - 80 - P00.0 or 0.80897 Hectares**

Surveyed on 6th August 2018

  
 Registered Licensed Surveyor  
 07-08-2018

සුඛ. කුලරත්න  
 ලියාපදිංචි මිනුම්පති සේවකයා.  
 ම.ප. අංක 19700052  
 සම්පූර්ණ විද්‍යාලධාරී (මුද්‍රා පිටවීමට)  
 ම.ප. අංක 1010, සර්වේශ.  
 යාපහුවිත්ත.

**N.KULARATNE**  
 Chartered Surveyor/S.I.S.L.  
 Registered Licensed Surveyor  
 Registration No.19700052  
 Yatiyana  
 AGALAWATTA  
 Telephone : 034 - 2247064  
 0770202039



SCALE 1 : 2000

**P L A N**

of an allotment of land called

Lot B1 in the Horana Export Processing Zone described as Lots 1,2 & Part of Lot 3 Being a divided portion of Lot 7 (Maputugala and Queen's Bay Division) from and out of the land called PERTH ESTATE

Depicted in Plan No.1786 of 3rd April 2000 by M.T.Ratnayaka, Licensed Surveyor and Lot B1 is a divided & defined portion of Lot B in Maputugala & Queens Bay Division of Perth Estate depicted in Plan No.2792 of 05-09-2011 by N.Kularatne, Licensed Surveyor situated at Poruwedanda Village within the Divisional Secretariat Area of Ingiriya in Udugaha Pattu of Ralgam Korale

**KALUTARA DISTRICT - WESTERN PROVINCE**

Bounded as shown below :-

CONTAINING IN EXTENT A2 - R0 - P17.82 or 0.85445 Hectares  
 Schedule

LOT	NORTH	EAST	SOUTH	WEST	A R . P	HECTARES
B1	Lot C of same land & Lot B2	Lot B2	Road with Reservation	Lot A of same land in Plan No. 3483 by B.V.Sampath Fernando, Licd.Surveyor	2 0 . 17.82	0.85445

Surveyed on 2nd May 2023

Registered Licensed Surveyor  
 11-05-2023

අනුමැතිය ලබා දුන්  
 පළාත් සභාව  
 කලුතර දිස්ත්‍රික්කය  
 බලකොටුව  
 11-05-2023

TRUE COPY

SENAKA VITHARANAGE, CEBL - Sri Lanka.

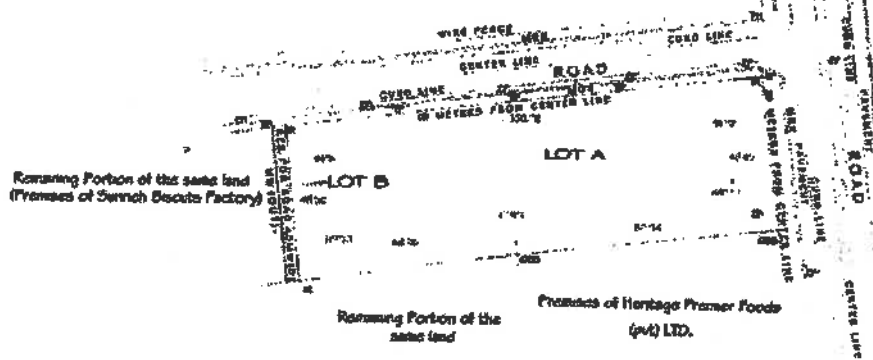
Chartered Land Surveyor,  
REGISTERED LICENSED SURVEYOR, LEVELLER  
& COURT COMMISSIONER,  
NO.133, MAIN ROAD  
DICKENAPURA, HIRANA.

PO BOX - 255505, NOBLE OTTLE - GALLE  
LAND SURVEY COUNCIL, PERM, NO.1185/02

Attachment 02

PLAN NO.5780

LOT - B



- REFERENCE
- OSB OLD BOUNDARY STONE
  - IR IRON ROAD
  - BS BOUNDARY STONE
  - EP ELECTRO POST
  - TP TELEPHONE POST
  - MW MASONRY WALL
  - MDM MASONRY DAM

Scale 1 : 2000

P E A N

of Two (2) allotments of land marked " LOT A & LOT B (RESERVATION FOR ROAD 4.00M WIDE )" being a Re-Survey & a Subdivision of " A DIVIDED & DEFINED PORTION OF LOT 7 " of the land called " MAPUTUGALA & QUEEN'S BAY DIVISION " from and out of the land called " PERTH ESTATE " depicted on Plan No.1786 dated 03<sup>rd</sup> April 2000 made by M.T. Ratnayake, LSA situated at Poruwedanda village, Presently within the Limits of Divisional Secretariat Area of Indrifu & Horana Pradeshiya Sabha (Poruwedanda Sub Office) in the Udugaha Pathawa of Rajagam Korale

**RAMUARA DISTRICT WESTERN PROVINCE**

Entire land is bounded as follows:

- North by : ROAD RESERVATION ( 10 METER WIDE FROM CENTER LINE ) WITHIN THE INDUSTRIAL ZONE.
- East by : RESERVATION (20 METER WIDE) ALONG ROAD LEADING FROM MAIN ROAD TO INDUSTRIAL ZONE.
- South by : PREMISES OF HERITAGE PREMIER FOODS (PVT) LTD. & REMAINING PORTION OF THE SAME LAND.
- West by : REMAINING PORTION OF THE SAME LAND, (PREMISES OF SUNRICH BISCUITS FACTORY).

ENTIRE LAND IS CONTAINING IN EXTENT 0.7504 HECTARE OR 7504.39 SQ. METERS OR 1 ACRE - 3 ROODS - 16.70 PERCHES ONLY

(DETAILS OF SUBDIVISION & ETC.)

LOT NO	EXT HECTARE	A	R	P	NORTH BY	EAST BY	SOUTH BY	WEST BY
A	0.7310	1	3	09.00	Road Reservation ( 10 Meter wide from Center Line ) within the Industrial Zone	Reservation ( 20 Meter wide ) along Road leading From Main Road within the Industrial Zone	Premises of Heritage Premier Foods (pvt) LTD. and Remaining Portion of the same land	Lot B (Reservation For Road 4.0 M wide ) herof
B	0.0194	0	0	07.70	Road Reservation ( 10 Meter wide from Center Line ) within the Industrial Zone	Lot A herof	Remaining Portion of the same land	Remaining Portion of the same land (premises of Sunrich Biscuits Factory)
TOTAL	0.7504	1	3	16.70				

Surveyed on the 29<sup>th</sup> day of April, 2014  
Demarcated on the 30<sup>th</sup> day of April, 2014

- NOTE / 1. THIS PLAN HAS BEEN PREPARED AS PER THE INSTRUCTIONS GIVEN TO ME BY LETTER DATED 23-04-2014 OF MR. K.A.D.N. KUMARAPPA OF SENIOR DEPUTY DIRECTOR OF OFFICE OF THE SOL, PORUWEDANDA, HIRANA.
2. LAND MARKED BOUNDARIES WERE SHOWN TO MR. AJITH ISLATHRANG, TECHNICAL OFFICER OF HIRANA EXPORT PROCESSING ZONE OF SOL, PORUWEDANDA, HIRANA.

"TRUE COPY WITH DIMENSIONS" ( IN METERS & DEGREES )

TRUE COPY

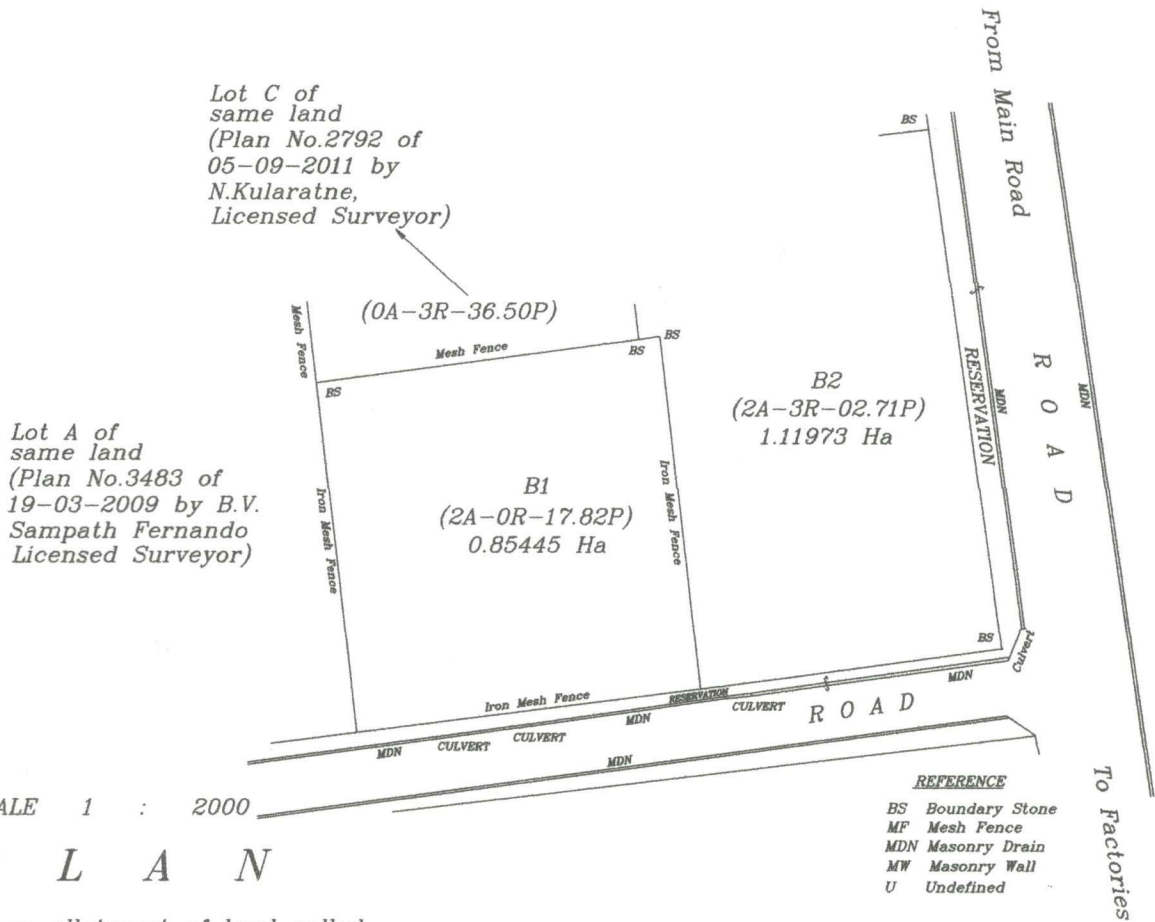
SENAKA VITHARANAGE, CEBL-SRI LANKA  
CHARTERED LAND SURVEYOR,  
REGISTERED LICENSED SURVEYOR, LEVELLER  
& COURT COMMISSIONER,  
02<sup>ND</sup> MAY 2014



SGD/ SENAKA VITHARANAGE, CEBL-Sri Lanka  
CHARTERED LAND SURVEYOR,  
REGISTERED LICENSED LAND SURVEYOR  
& COURT COMMISSIONER,  
02<sup>ND</sup> MAY 2014

**N.KULARATNE**  
 Chartered Surveyor/S.I.S.L.  
 Registered Licensed Surveyor  
 Registration No.19700052  
 Yatiyana  
 AGALAWATTA  
 Telephone : 034 - 2247064  
 0770202039

PLAN No.3391



SCALE 1 : 2000

**P L A N**

of an allotment of land called  
 Lot B1 in the Horana Export Processing Zone described as Lots 1,2 & Part of Lot 3  
 Being a divided portion of Lot 7 (Maputugala and Queen's Bay Division)  
 from and out of the land called PERTH ESTATE  
 Depicted in Plan No.1786 of 3rd April 2000 by M.T.Ratnayaka,Licensed Surveyor and  
 Lot B1 is a divided & defined portion of Lot B in Maputugala & Queens Bay Division of  
 Perth Estate depicted in Plan No.2792 of 05-09-2011 by N.Kularatne,Licensed Surveyor  
 situated at Poruwedanda Village within the Divisional Secretariat Area of Ingiriya  
 in Udugaha Pattu of Raigam Korale  
**KALUTARA DISTRICT - WESTERN PROVINCE**  
 Bounded as shown below :-

CONTAINING IN EXTENT A2 - R0 - P17.82 or 0.85445 Hectares  
 Schedule

LOT	NORTH	EAST	SOUTH	WEST	A . R . P	HECTARES
B1	Lot C of same land & Lot B2	Lot B2	Road with Reservation	Lot A of same land in Plan No. 3483 by B.V.Sampath Fernando, Licd.Surveyor	2 . 0 . 17.82	0.85445

Surveyed on 2nd May 2023

Registered Licensed Surveyor  
 11-05-2023

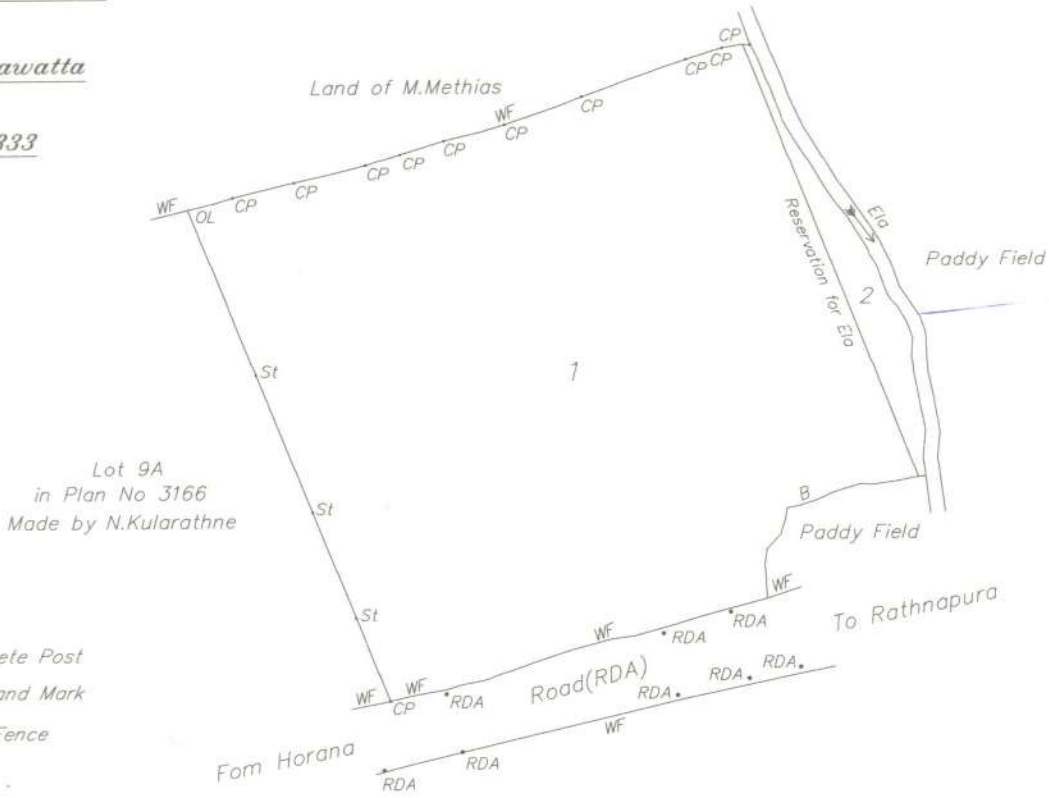
ඇන්. කුලරත්න  
 ලියාපදිංචි බලකලේ මහින්දා  
 ලි.ප. අංක 19700052  
 සමාජවාදී විනිශ්චයකාර (මුද්‍රා දීමනාව)  
 ලි.ප. අංක 1010, ගවිසන,  
 අගලවත්ත.

J.P.N. Jayasundara  
Licensed Surveyor & Leveller,  
Jayasundara Associate.

**Lot no S41**

PLAN NO:16902

No.3/16  
Pahala Weediya Watta  
Yakkala.  
Reg.No. 19880833



Reference:

- CP : Concrete Post
- OL : Old Land Mark
- WF : Wire Fence
- B : Bank
- St : Stake
- B : Bank

Scale 1:2000

PLAN

of Two (02) allotments of Land marked Lots 1 & 2

Land called "QUEEN'S BAY DIVISION OF PERTH ESTATE"

being a resurvey & sub division of Portion of Lot 9 depicted in

plan No. 1786 dated 2000.04.03 made by M.T.Rathnayaka, Licensed Surveyor

Situated at Poruwedanda Village within the Divisional secretarial Area of Ingiriya  
in Udugaha pattu of Raigam Korale

In the District of KALUTARA

WESTERN PROVINCE

Bounded as follows :

Extent					B O U N D S			
Lot No.	Hectares.	A.	R.	P.	North	East	South	West
1	2.0569	5	0	13.04	Land of M.Methias & Lot 2	Lot 2 & Paddy Field	Paddy Field, Road(RDA) & Lot 9A in Plan No 3166 Made by N.kularathne	Lot 9A in Plan No 3166 Made by N.kularathne & Land of M.Methias
2	0.0837	0	0	33.10	Land of M.Methias & Ela	Ela	Paddy Field, Lot 1	Lot 1
Total	2.1401	5	1	6.14				

Containing in Extent : 2.1401 Hectares = (5A. 1R. 6.14 P.)

Surveyed on : 25-01-2021



*J.P.N. Jayasundara*  
Licensed Surveyor  
26-01-2021





# BOARD OF INVESTMENT OF SRI LANKA

## APPLICATION 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) This application should be completed with relevant information and submitted as indicated in (vi).
- (iii) Provide documentary evidence relating to business background e.g. Company Profile, Current Annual Report, Bank References and a Project Report when requested by the BOI.
- (iv) Application fee:
- Please pay in cash or make cheques or drafts in favour of the “Board of Investment of Sri Lanka”.  
US\$ 400 + (2.5% SSCL) + VAT or its rupee equivalent
- (v) If you require any assistance in filling up the application form, please contact;  
Director (Investment Appraisal) and his staff on Tel: +94 11 2346339, +94 11 2427077, +94 11 2434342, +94 11 2427094,+94 11 2434403-5, +94 11 2346131-3 (24<sup>th</sup> Floor)
- (vi) Lodging an Application Once you have completed the application form, it may be submitted with the appropriate fee to the Relevant Director /Senior Deputy Director of Investment Appraisal Department of Board of Investment of Sri Lanka, 24<sup>th</sup> Floor, West Tower, World Trade Centre, Echelon Square, Colombo 01.
- (vii) (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.
- (viii) 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:-		
National Identity Card/ Passport No:-		
Tel:-	Fax:-	
Email:-		
Current Business interests of Investor/s:-		
Any existing/previous BOI Project/s:-		
Interest in other BOI Projects, if any:-		
b). Name:-		
Address:-		
Citizenship:-		
National Identity Card/ Passport No:-		
Tel:-	Fax:-	
Email:-		
Current Business interests of Investor/s:-		
Any existing/previous BOI Project/s:-		
Interest in other BOI Projects, if any:-		

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

**2). Project**

2.1. a) **New**  (Tick as appropriate)

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	VL
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
<b>A. Fixed Capital</b>										
Land										
Buildings										
Plant & Equipment										
Other										
TOTAL (A)										
<b>B. Working Capital</b>										
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
<b>Share Capital</b>								
<b>Loan Capital</b>								
<b>Others (Specify)</b>								
<b>TOTAL</b>								

Note: If Investment Programme and Proposed Financing exceed 2 years please annex a separate sheet

**6). Manpower Requirements**

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

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 Person in Sri Lanka (if any):**

Name : .....  
 Address : .....  
 Tel : ..... Fax : ..... Email : .....

**10). 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 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.					

*(If no of machines exceeds 7, please annex a separate sheet)*

### 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/mt h)
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: .....

**FINANCIAL PROPOSAL (BIDDING VALUE) SUBMISSION FORM**

Please note that Proposed Bidding Value shall be submitted separately enclosed in a sealed envelope which will be opened only if submitted proposal received minimum required cut off marks according to the evaluation process

**Please refer attachment 5a for the “Bidding Value Submission Form”**

**FINANCIAL PROPOSAL (BIDDING VALUE) 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.

Attached **Financial Proposal** is as follows.

<p>1. <b>Lease Premium</b> of the sum of US\$ ..... .....Per acre</p> <p>2. <b>Annual Ground Rental</b> of the sum of US\$ ..... ..... Per acre</p> <p>3. <b>Total Investment</b> 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:

**Attachment 06****Minimum Bidding Values for Respective Zones**

	ZONE/INDUSTRIAL PARK	MINIMUM INVESTMENT (PER ACRE) MN.US\$	MNIMUM RATES	
			LEASE PREMIUM (PER ACRE) US\$	ANNUAL GROUND RENT (PER ACRE) US\$
1	Katunayake Export Processing Zone	5.0	150,000.00	12,500.00
2	Koggala Export Processing Zone	2.0	35,000.00	5,650.00
3	Kandy Industrial Park	1.5	10,000.00	5,130.00
4	Seethawaka Export Processing Zone	5.0	110,000.00	5,650.00
5	Mirigama Export Processing Zone	3.0	35,200.00	5,130.00
6	Horana Export Processing Zone	5.0	45,100.00	5,650.00
7	Polgahawela Export Processing Zone	1.5	30,000.00	5,130.00
8	Mirijjawila Export Processing Zone	1.5	20,000.00	4,660.00
9	Pharmaceutical Zone, Arabokka, Hambantota	1.5	20,000.00	4,660.00
10	Bingiriya Export Processing Zone	1.5	10,000.00	4,235.00
11	Textile Manufacturing Zone, Eravur	1.0	35,000.00	5,000.00

**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**

- i) Should match previously received minimum bidding values 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
- ii) Flow-chart
- iii) Certified cost sheet

**5 Environmental acceptability**

- Detailed measures proposed to control environmental impact
- i) Waste Management Technologies
- ii) Clean Energy Proposed
- ii) Any other green technology proposed

**6 Investor profile**

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

**7 Proposed Land Utilization plan**

A minimum of 50% land utilization required

**8 If an existing BOI investor**

Performance of existing project(s)

## THE FOLLOWING SCHEDULE PROVIDE THE DETAILS OF VACANT LANDS AVAILABLE WITHIN THE BOI ZONES

NAME OF EXPORT PROCESSING ZONE	VACANT LANDS		MINIMUM RATES			RECOMMENDED INDUSTRIAL ACTIVITIES
	LOT NO.	EXTENT OF LAND (ACRES)	PROPOSED INVESTMENT (PER ACRE) MN. US\$	LEASE PREMIUM (PER ACRE) US\$	ANNUAL GROUND RENTAL (PER ACRE) US\$	
<b>Katunayake</b>	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 <sup>2</sup> )	2.03				
	45,48 (with building approx. 37,778ft <sup>2</sup> )	2.01				
	46,46A1,46A2 (with building approx. 27,825ft <sup>2</sup> )	1.23				
	31C (with building Approx. 30,800 ft <sup>2</sup> )	1.00				
<b>Koggala</b>	14B & 15B (with building Approx.	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)	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					
<b>Seethawake</b>	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 Products,Plastics,Paper and Paper board articles, Timber and Wood based products, Electronic Items.
<b>Horana</b>	S4	2.00	5.0	45,100.00	5,650.00	
	1	2.76				
	B	1.80				
<b>Polgahawela</b>	15	2.00 (Approx.)	1.5	30,000.00	5,130.00	
	16	2.30 (Approx.)				
<b>Kandy IP</b>	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.
	3	2.84				
	10	1.00				
	31 (With an abandoned building Approx.5500 ft <sup>2</sup> )	0.44				
	41 (With Building - Approx. 5500ft <sup>2</sup> )	1.50				
	45	1.16				
	10	1.00				

**THE FOLLOWING SCHEDULE PROVIDE THE DETAILS OF VACANT LANDS AVAILABLE WITHIN THE BOI ZONES**

NAME OF EXPORT PROCESSING ZONE	VACANT LANDS		MINIMUM RATES			RECOMMENDED INDUSTRIAL ACTIVITYIES				
	LOT NO.	EXTENT OF LAND (ACRES)	PROPOSED INVESTMENT (PER ACRE) MN. US\$	LEASE PREMIUM (PER ACRE) US\$	GROUND RENTAL (PER ACRE) US\$					
<b>Mirigama (Block A)</b>	27B	0.828	3.0	35,200.00	5,130.00	Precision Engineering/Light Engineering; Garment Manufacturing Machinery and Equipment; Plastics, Paper & Paper board articles; Electronic Items.				
	30 (With Building - Approx.15,000 ft <sup>2</sup> )	1.50								
	43	2.50								
	44	1.05								
<b>Mirigama (Block B)</b>	9	2.50								
	10	1.90								
	11	2.70								
	12	2.10								
	16	1.60								
	17	2.20								
	18	2.00								
	21	1.67								
	23A	1.30								
	24	1.90								
	26D	2.30								
	26E	3.40								
	26G	4.00								
<b>Mirijjawila (New zone)</b>	VL20a	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. (Details list of includes approved by EIA for the zone can be obtain from TS(HO) & SDD (MjEPZ).
	VL20b	27.90								
	VL20c	27.54								
	VL20d	10.43								
	VL21a	154.00								
<b>Mirijjawila (Old zone)</b>	411DA1	1.51								
	411DA3	1.51								
	124b	5.00								
	125b	5.20								
<b>Bingiriya</b>	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	15.00								
	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									
<b>Textile Manufacturing Zone, Eravur</b>	1	4.44		35,000.00	5,000.00	Textile manufacturing				
	2,3,4	28.20								
	13,14	29.31								

**THE FOLLOWING SCHEDULE PROVIDE THE DETAILS OF VACANT LANDS AVAILABLE WITHIN THE BOI ZONES**

NAME OF EXPORT PROCESSING ZONE	VACANT LANDS		MINIMUM RATES			RECOMMENDED INDUSTRIAL ACTIVITYIES
	LOT NO.	EXTENT OF LAND (ACRES)	PROPOSED INVESTMENT (PER ACRE) MN. US\$	LEASE PREMIUM (PER ACRE) US\$	GROUND RENTAL (PER ACRE) US\$	
Arabokka Pharmecutical Zone Phase I	1	3.00		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	36.28				Havy 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 zone.
- Access Roads
- Investor services comprising verification of export/import, building plan approvals,etc; are available through BOI zonal office

**Lease Period**

- 30 years