

MINISTRY OF INVESTMENT PROMOTION
BOARD OF INVESTMENT OF SRI LANKA



Koggala Export Processing Zone
GALLE

GUIDELINE DOCUMENT – PAPER ADVERTISEMENT DATED ON 28.07.2023

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1.0 Introduction

Koggala Export Processing Zone(KGEPZ) has total land extent 227Acres including 195Acres of Industrial land. Land parcels available in the Koggala 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

Koggala Export Processing Zone is located at Habaraduwa in the Galle District in the Southern Province of Sri Lanka.

Approximate Distances from important locations are as follows:

From Colombo	:	138Km
From Hambantota Seaport	:	110Km

The site could be accessed from Colombo through the Southern Expressway upto Galle and thereafter through Galle-Matara Road.



Fig. 1 Map indicating the location of the Koggala Export Processing Zone.

3.0 Infrastructure & Services Available in the Zone.

- 3.1 Roads - access to the site is through a network of Asphalt concrete internal roads capable of accommodating heavy traffic.
- 3.2 Power Supply -11kV internal power distribution system is available in the Zone. 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 common sewage/wastewater treatment plant having a capacity of 675m³/day 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/Land with buildings 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.

Table 1- Available Vacant Lands with Buildings

Lot no.	Location	Land Extent (Acres)	Building Area (sq. ft.)	Remarks	Contact Person
14B ,15B	Zone	1.64	Approx.17,563		Mr.P Ranatunga Director(KgEPZ) TP -091-2283910 076-2624628

Please note that the above lots and buildings are offered for new projects subject to payment of the cost of buildings and other facilities which should be paid direct to the investors or the respective financial institutions as relevant.

Other Vacant lands refer **Attachment - 08**

Details of the payments in respect of existing building and other facilities could be obtained from the investors by contacting the Director (Zone) of BOI at KgEPZ.

5.0 Types of Industries Recommended

Precision Engineering, Basic Metal and Chemical Industries confined to dry operations; Food, Machinery and Equipment, Manufacture of Solar Panel System & assembly, Mineral Products, Paper and Paper board articles, Timber and Wood based products, Pharmaceutical/Rubber based products/Food processing, Electronic Items, **Project under Commercial Hub Regulation no. 1 of 2019** will also be considered.

6.0 Application Process

- (i) Guideline document and the investment application shall be obtained from the Actg. 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 +SSCL)+ VAT** or equivalent in Sri Lankan Rupees shall be payable for collection of guidelines and the investment application.
- (ii) Application processing fee of **(US\$ 400+SSCL) + 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 1.

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 years 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 + 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 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 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 29th 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, 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 Values.
- 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 Value.
- 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 2.0 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 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 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 proposed investment value** of the project at the time of signing of agreement with BOI, which will be reimbursed after the implementation period if the agreed value of investment will be 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. H K M N P Ranatunga
Director (KgEPZ)
Board of Investment of Sri Lanka
Tel. 091-2283372, 076-2624628

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 11th August 2023** at Board of Investment of Sri Lanka, Level 24, Conference Room, West Tower, World Trade Center, and 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 ²⁻) (mg/l)	2
Sulphates (as SO ₄ ²⁻) (mg/l)	1000
Chlorides (as Cl ⁻) (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 ⁻¹
500 - 599 nm (Red range)	5 m ⁻¹
600 - 750 nm (Blue range)	3 m ⁻¹

Radioactive Materials	
Alpha emitters (µc/ml)	10 ⁻⁷
Beta emitters (µc/ml)	10 ⁻⁶

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.

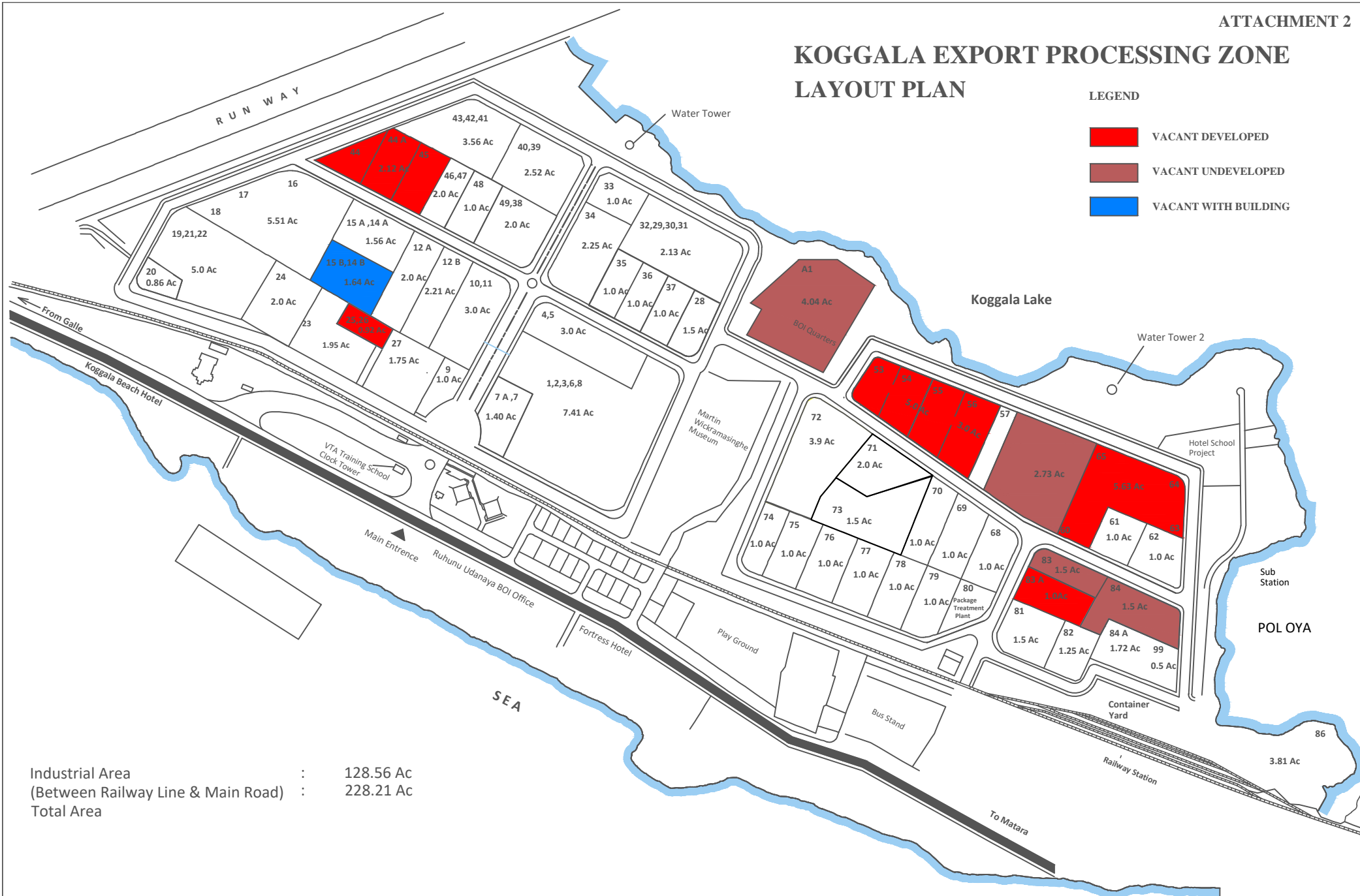
1. does not damage the sewer by physical or chemical action,
2. does not endanger the health of the workers cleaning the sewer,
3. does not upset the processes that are normally used in sewage treatment;
4. does not overload the common treatment plant;
5. does not damage the crops or affect the soil 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

KOGGALA EXPORT PROCESSING ZONE LAYOUT PLAN

LEGEND

- VACANT DEVELOPED
- VACANT UNDEVELOPED
- VACANT WITH BUILDING

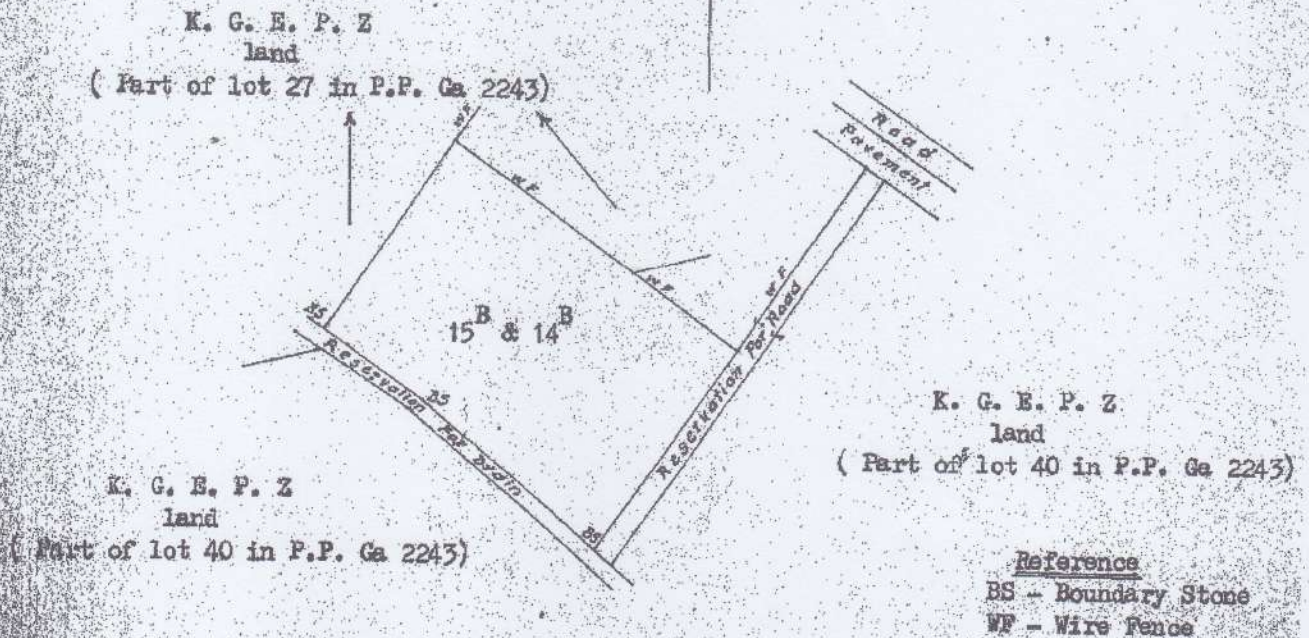


Industrial Area : 128.56 Ac
 (Between Railway Line & Main Road) : 228.21 Ac
 Total Area

Y.R.D. Samarawickrama, P.S.I. (Sri Lanka)
Licensed Surveyor & Leveller,
Court Commissioner,
312. Kitulampitiya Road,
Galle.

Plan No. 485^A

LOT NO. 14 & 15



Scale 1 : 2000

PLAN

of contiguous and amalgamated lots 14^B and 15^B of Koggala Export Processing Zone (Part of lots 27 and 40 in P.P. Ga 2243- prepared by the Surveyor General) within the Licensed Zone of the Board of Investment Of Sri Lanka situated at Koggala within Talpe Pattu South In The District Of Galle SOUTHERN PROVINCE

Bounded as follows:

- On the North by K.G.E.P.Z land (Part of lot 27 in P.P. Ga2243)
- Do East by K.G.E.P.Z land (Part of lots 27 and 40 in P.P. Ga2243)
- Do South by K.G.E.P.Z land (Part of lot 40 in P.P. Ga2243)
- Do West by K.G.E.P.Z land (Part of lots 40 and 27 in P.P. Ga2243)

Containing in extent:

Lot No.	Hectares.	A. R. P.
12 ^B & 14 ^B	0.66522	1. 2. 23.01

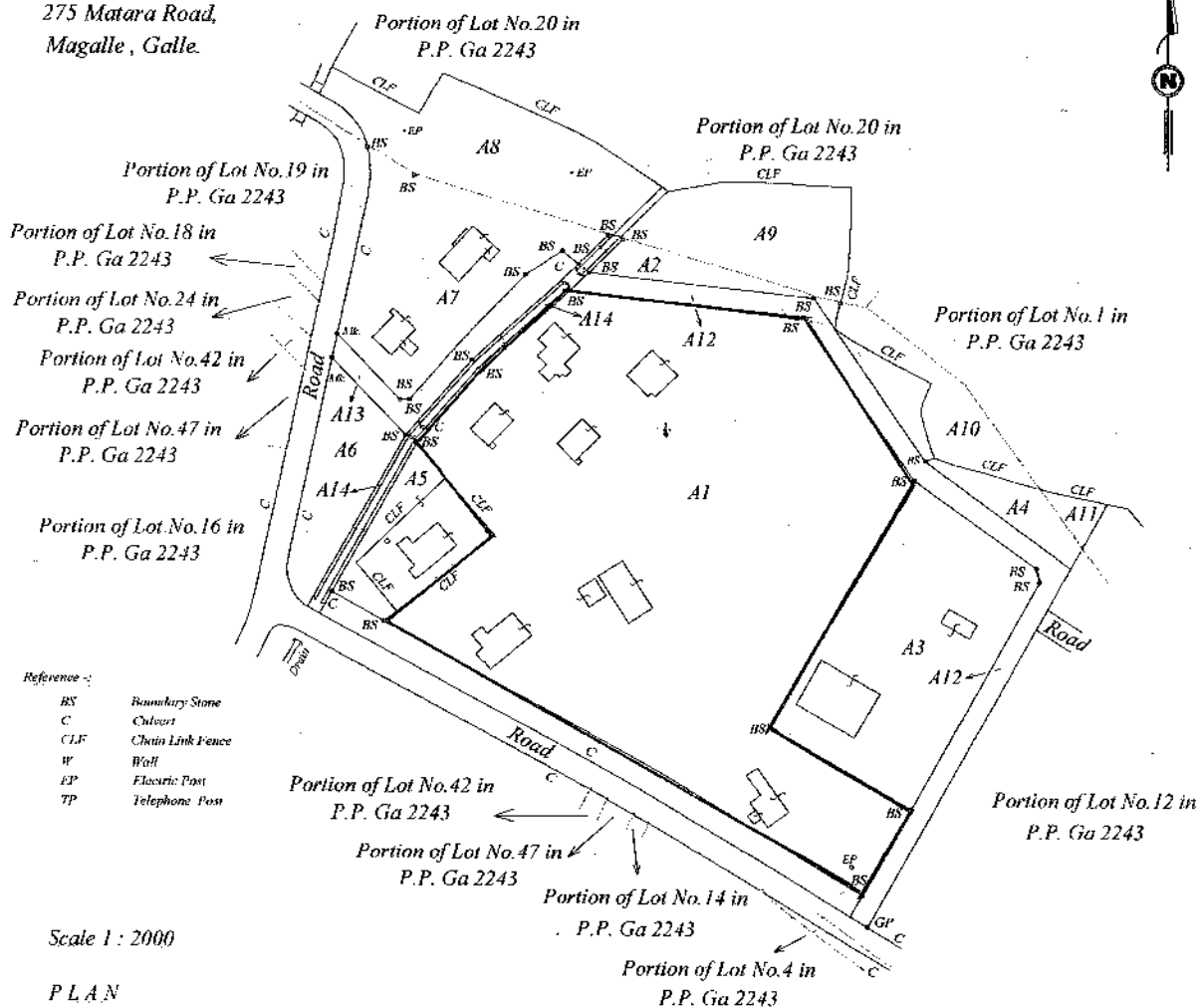
Surveyed On 20th April 2000.

Y.R.D. Samarawickrama

Ajith Ranjan Weerasuriya,
Registered Licensed Surveyor, Leveller
and Court Commissioner,
275 Matara Road,
Magalle, Galle.

LOT A1

Plan No.4476



- Reference :-
- BS Boundary Stone
 - C Culvert
 - CLF Chain Link Fence
 - W Wall
 - EP Electric Post
 - TP Telephone Post

Scale 1 : 2000

P L A N

of showing Quarters Area of the land called Ahasyanabhumiya comprising of portions of Lots 1,4,12,14, 16,18, 19, 20, 42 & 47 in P.P.Ga 2243 authenticated by Surveyor General and Quarters Area of the Koggala Export Processing Zone situated at Koggala, within the Habaraduwa P.S.Limits in Talpe Pattu

GALLE DISTRICT
SOUTHERN PROVINCE

Bounded as described above.

In Extent.

Note :-
Red lines indicate the Superimposed Boundaries of Plan No. P.P.Ga 2243 authenticated by Surveyor General.

Lot No.	Hectares	A	R	P	Remarks
A1	1.63429	4	0	06.15	Industrial Area
A2	0.07335	0	0	29.00	Industrial Area
A3	0.39811	0	3	37.40	Dump Yard
A4	0.04489	0	0	17.75	Dump Yard
A5	0.11913	0	1	07.10	Quarters Area
A6	0.11875	0	1	06.95	Quarters Area
A7	0.27721	0	2	29.60	Quarters Area
A8	0.22852	0	2	10.35	Koggala Oya Resvn. possessed by BOI
A9	0.16567	0	1	25.50	Koggala Oya Resvn. possessed by BOI
A10	0.08170	0	0	32.30	Dump Yard & Koggala Oya Resvn.
A11	0.01593	0	0	06.30	Dump Yard & Koggala Oya Resvn.
A12	0.18249	0	1	32.15	6.0m Road
A13	0.06538	0	0	25.85	6.0m Road
A14	0.05767	0	0	22.80	Ela & Ela Resvn.
Total	3.46309	8	2	09.20	

Surveyed on 19th July, 6th & 7th August 2021.

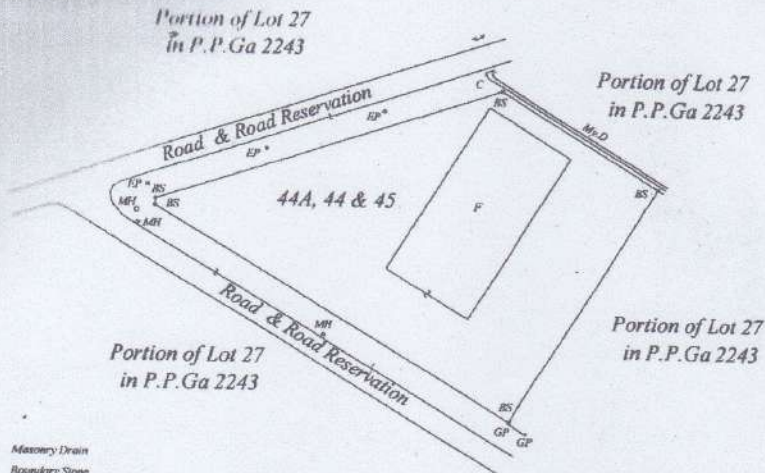
Ajith Ranjan Weerasuriya,
Registered Licensed Surveyor
and Court Commissioner,

Ajith Ranjan Weerasuriya,
Registered Licensed Surveyor, Landeller
and Court Commissioner,
275 Matara Road,
Magalle, Galle.

Plan No.3312

LOT NO.44A,44,45

Fairway Holdings (Pvt) Ltd



Reference -

- My-D Masonry Drain
- BS Boundary Stone
- EP Electric Post
- C Culvert
- F Foundation
- MH Man Hole

Scale 1 : 2000

PLAN

of One defined and demarcated allotment of land marked Lot Nos. 44, 44A & 45 of the Koggala Export Processing Zone (consist part of Lot 27 in P.P. Ga 2243 authenticated by Surveyor General) and Lots 44, 44A & 45 in B.O.I. Plan No. GCEC/KGEPZ/INF-01 of the Koggala Processing Zone within the Licensed Zone of the Board of Investment of Sri Lanka, situated at Koggala Village in Talpe Pattu South of

GALLE DISTRICT
SOUTHERN PROVINCE

Bounded

- North by Portion of Lot 27 in P.P. Ga 2243
- East by Portion of Lot 27 in P.P. Ga 2243
- South by Portion of Lot 27 in P.P. Ga 2243
- West by Portion of Lot 27 in P.P. Ga 2243

Extent

Lot No.	Hectars	A	R	P
44A, 44 & 45	0.85641	2	0	18.60

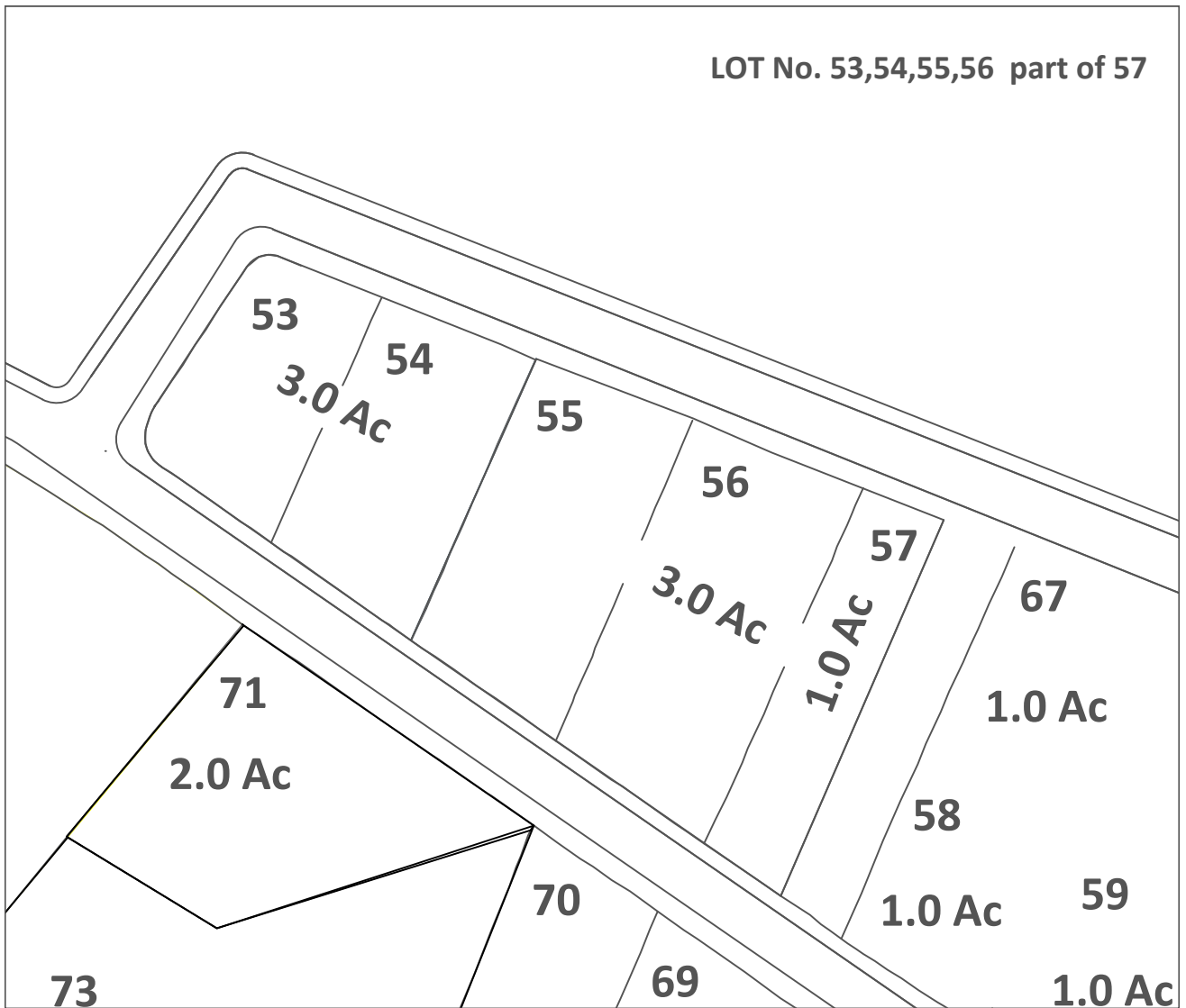
Surveyed on 16th & 17th February 2015.

(Signature)
2015/02/17

Ajith Ranjan Weerasuriya,
Registered Licensed Surveyor.

Ajith Ranjan Weerasuriya
Registered Licensed Surveyor
Landeller & Court Commissioner

LOT No. 53,54,55,56 part of 57



LOT NO. 58, 59, 66, 67, 60, 63, 64, 65

Ajith Ranjith Weerasinghe,
Registered Licensed Surveyor, Leveller
and Court Commissioner,
275 Matara Road,
Magalle, Galle.

Scale 1:2000
PLAN

of Two allotments of land marked Lot No. 1013^a & 1013^b of the
Koggala Export Processing Zone consist Part of Lot Nos. 4, 7, 8 & 9
in P.P. Ga 2243 authenticated by Surveyor General within the Licensed Zone of
the Board of Investment of Sri Lanka situated at Koggala Village
in Talpe Palu South of
GALLE DISTRICT
SOUTHERN PROVINCE

Bounded as described above

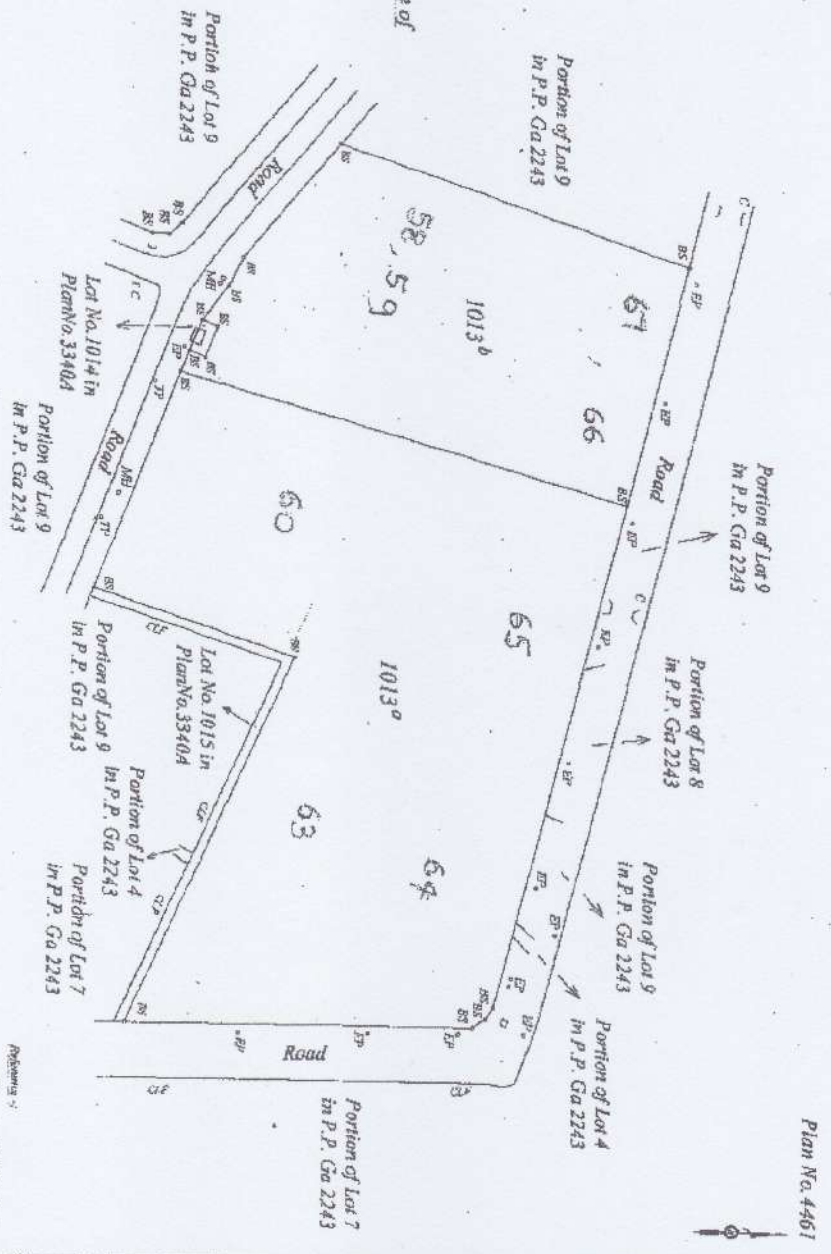
In Extent

Lot No.	Hectares	A	R	P	Remarks
1013 ^a	2.27635	5	2	20.00	Developed Area
1013 ^b	1.10530	2	2	37.00	Marshy Land
Total	3.38165	8	1	17.00	

Surveyed on 23rd June 2021.

Ajith Ranjith Weerasinghe,
Registered Licensed Surveyor,
275 Matara Road,
Magalle, Galle.

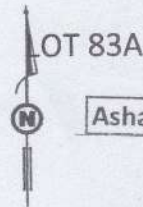
A. M. R. S. Weerasinghe,
Registered Licensed Surveyor
and Court Commissioner,
303/1, W. T. Mahipala,
Korale, Galle.



IS Handing Show
 CBWY Channel Bank/Stream
 TRF Road
 M Alluvial Pool
 TP Telegraph Post
 MH Man Hole
 IS
 CBWY
 TRF
 M
 TP
 MH

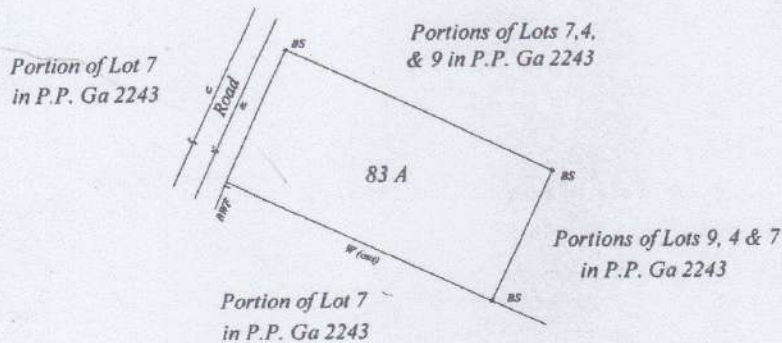
Ajith Ranjan Weerasuriya,
 Licensed Surveyor, Leveller
 and Court Commissioner,
 275 Matara Road,
 Magalle Galle.

Plan No. 1945



LOT 83A

Asha Lanka Fragrances (Pvt) Ltd



Reference -

- BWF Barbed Wire Fence
- BS Boundary Stone
- Sl. Stake
- W (out) Wall (out)
- C Curb

Scale 1 : 2000

PLAN

of an allotment of land marked Lot 83 A comprising of portions of Lots 4, 7 & 9 in P.P. Ga 2243
 authenticated by Surveyor General and Lot 83 in B.O.I. Plan No. GCEC / KGEZ / INF - 01 of the
 Koggala Processing Zone within the Licensed of the Board of Investment of Sri Lanka situated at
 Koggala Village in Talpe Pattu South of

GALLE DISTRICT
 SOUTHERN PROVINCE

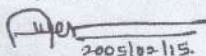
Bounded

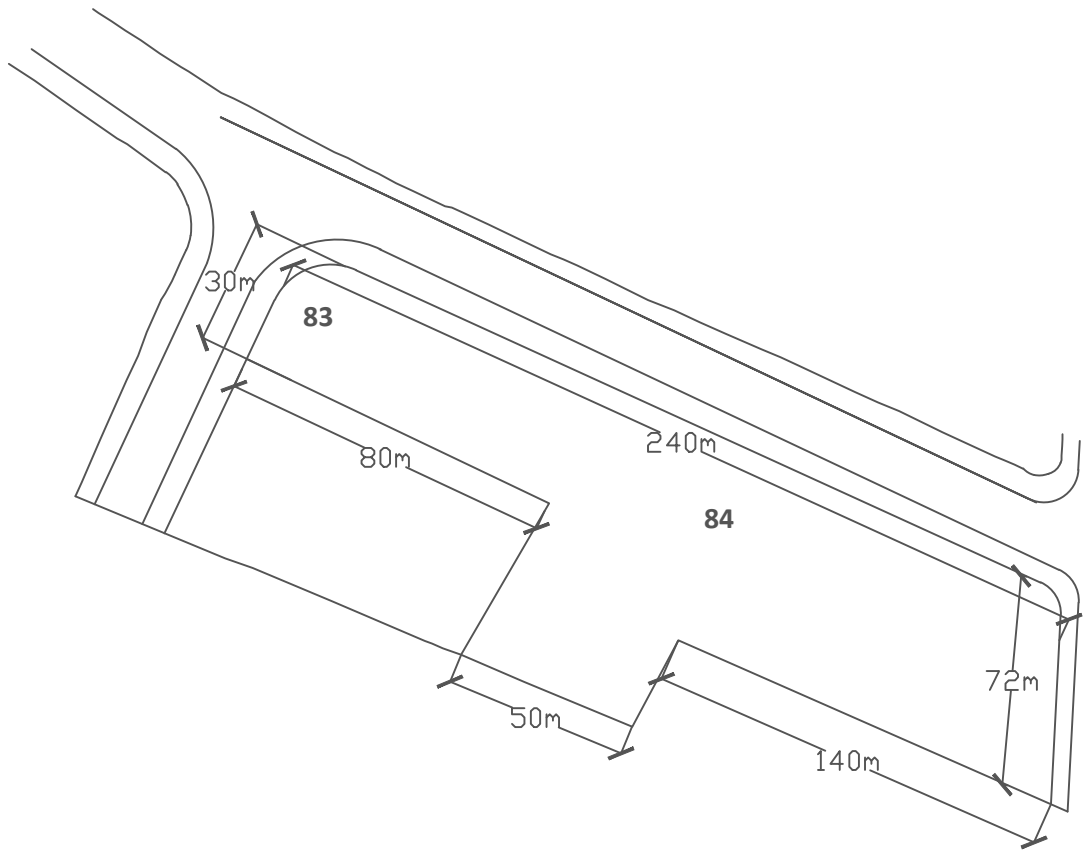
- On the North by Portions of Lots 7, 4 & 9 in P.P. Ga 2243
- Do East by Portions of Lots 9, 4 & 7 in P.P. Ga 2243
- Do South by Portion of Lot 7 in P.P. Ga 2243
- Do West by Portion of Lot 7 in P.P. Ga 2243

Extent

Lot No.	Hectars	A	R	P
83A	0.40468	1	0	00.00

Surveyed on 15th February 2005.


 2005/02-115.
 Ajith Ranjan Weerasuriya,
 Licensed Surveyor.



LOT No 83 & 84
KOGGALA EXPORT PROCESSING ZONE



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 (24th 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, 24th 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
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								

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						
Total						

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 atExport Processing Zone. In accordance with your Request for Proposal dated[Insert Date] and our Project Proposal.

Attached **Financial Proposal** is as follows.

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

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\$	
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.	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					
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 Products,Plastics,Paper and Paper board articles, Timber and Wood based products, Electronic Items.
Horana	S4	2.00	5.0	45,100.00	5,650.00	
	1	2.76				
	B	1.80				
Polgahawela	15	2.00 (Approx.)	1.5	30,000.00	5,130.00	
	16	2.30 (Approx.)				
Kandy IP	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 ²)	0.44				
	41 (With Building - Approx. 5500ft ²)	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\$					
Mirigama (Block A)	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 ²)	1.50								
	43	2.50								
	44	1.05								
Mirigama (Block 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									
Mirijjawila (New zone)	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								
Mirijjawila (Old zone)	411DA1	1.51								
	411DA3	1.51								
	124b	5.00								
	125b	5.20								
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	15.00								
	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									
Textile Manufacturing Zone, Eravur	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