# MINISTRY OF INVESTMENT PROMOTION

# **BOARD OF INVESTMENT OF SRI LANKA**



# Textile Manufacturing Zone PUNNAIKUDA, ERAVURPATTU, BATTICALOA

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# 1.0 Introduction

Textile Manufacturing Zone, Punnaikudah, Eravurpattu has a total land extent 255 acres. Land parcels available in the Textile Manufacturing Zone, Punnaikudah, Eravurpattu 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 <u>Site</u>

Textile manufacturing Zone, is located at EravurPattu in the Batticaloa District in the Eastern Province of Sri Lanka.

Approximate distances to the site from important locations are as follows:

From Colombo : 313 Km

From Katunayake Airport : 276 Km

The site could be accessed

from Colombo –Kurunagalle – Dambulla –Habarana - Pollanaruwa - Eravurpattu



**Fig. 1 Map indicating the location of the** Textile Manufacturing Zone, Punnaikudah, Eravurpattu

#### 3.0 <u>Infrastructure & Services Available in the Zone.</u>

- 3.1 Roads access to the industrial land is through a network of roads capable of accommodating heavy traffic.
- 3.2 Power Supply –10MVA 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 2000 Cu.m per Day water conforming to Drinking Water Quality is available through the existing water distribution system.
- 3.4 Telecommunication Nill.
- 3.5 Protection to the zone is assured by a perimeter security fence, and round the clock security service.
- 3.6 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 <u>Vacant land available for new investment projects</u>

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

Textile/Fabric Manufacturing

#### 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 <a href="www.investsrilanka.com/ads/ads">www.investsrilanka.com/ads/ads</a>. and <a href="mailto:non-refundable deposit">non-refundable deposit of (US\$ 50 + SSCL )+ VAT</a> 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) 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**

- (i) 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).
- (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) 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 <u>Selection Process</u>

- 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 1.0 Million per (01) Acre of industrial land requested.
- 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 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. R Suhanthan
Assistant Director
Textile Manufacturing Zone
Board of Investment of Sri Lanka
Eravurpattu
Tel. 077-3694111

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

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

Radioactive Materials	- P
Madioactive Materials	
	400
The state of the s	
	200
Alpha emitters (µc/ml)	<b>6</b>
AATHIA CHIRCON RECEIVE	102
	(1 <b>8</b> )
	42
The same are assessed to the same and the same are as a same and the same are as a same are as a same are as a same are a	-
Hata emillion line mil	<i>-</i>
! Beta emitters (µc/mi)	468
	- 2

mg'l milligrams/litre uc/m! microcuries/millilitre

BOD = Biochemical Oxygen Demand > COD - Chemical Oxygen Demand

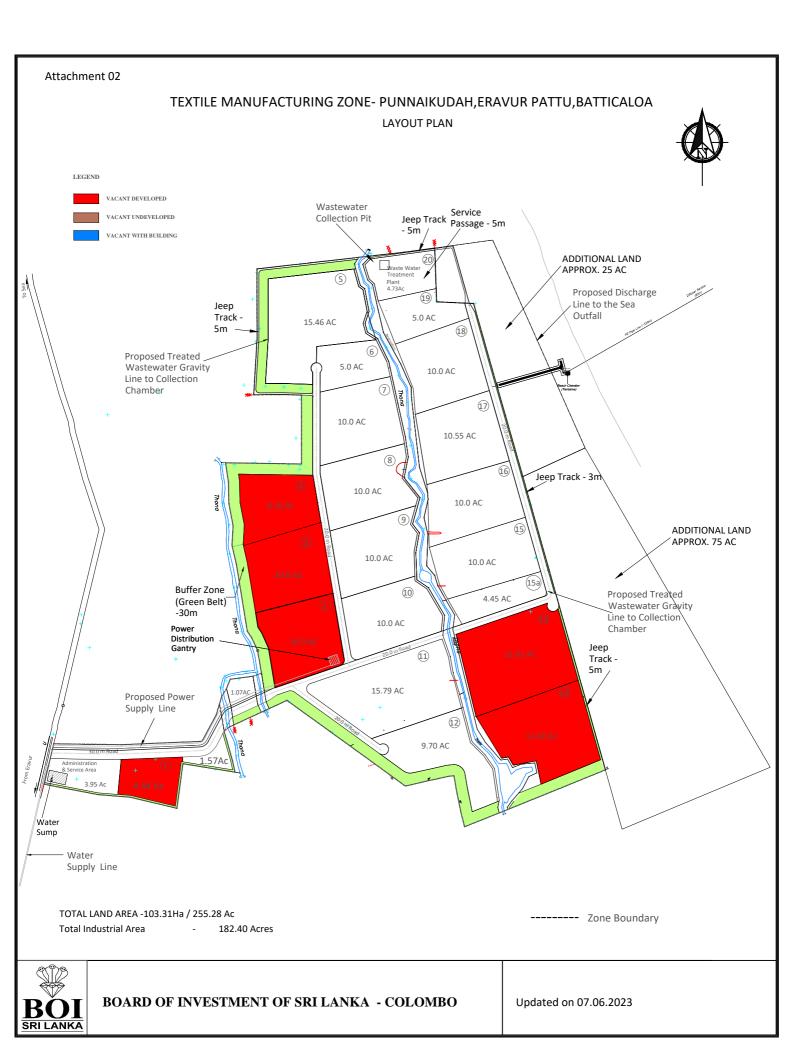
nm nanometer

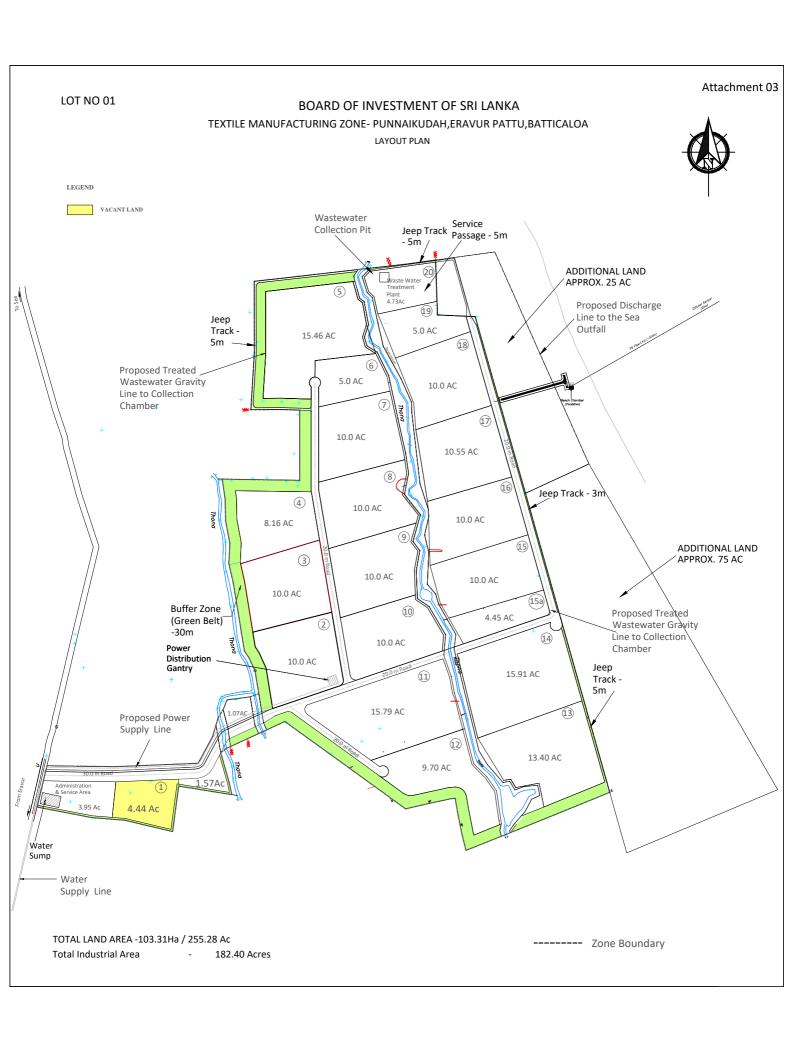
#### Note:-

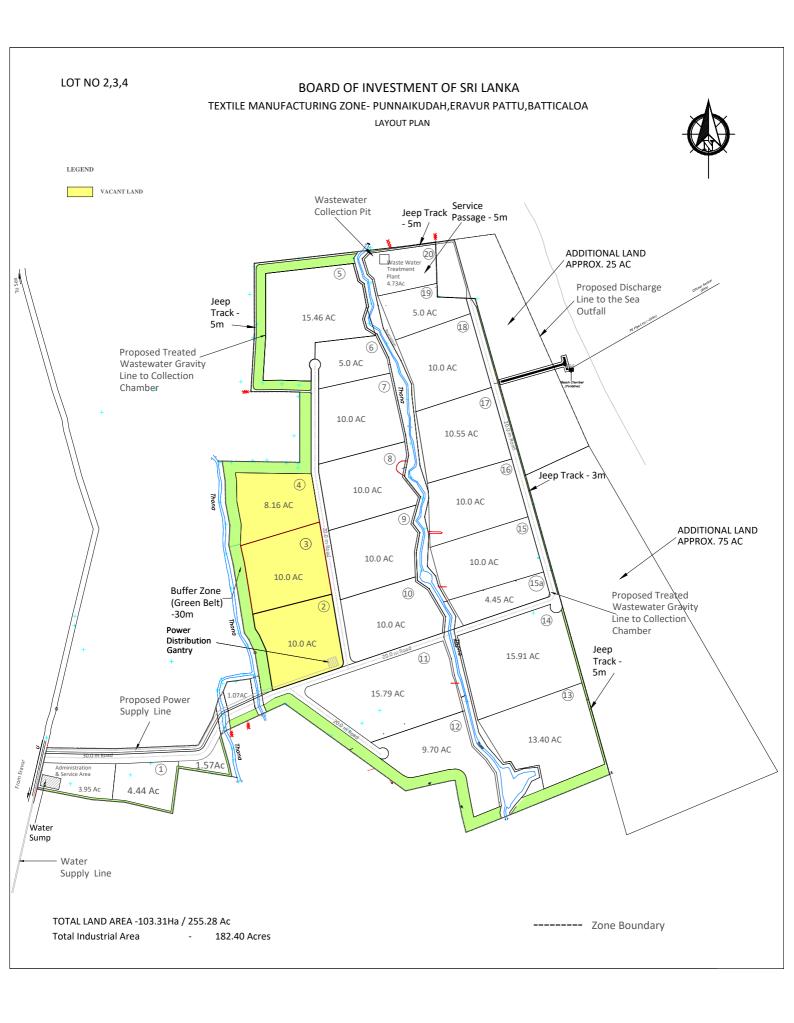
The quality of waste waters discharged into common sewer or collection system should be such to ensure that the waste water.

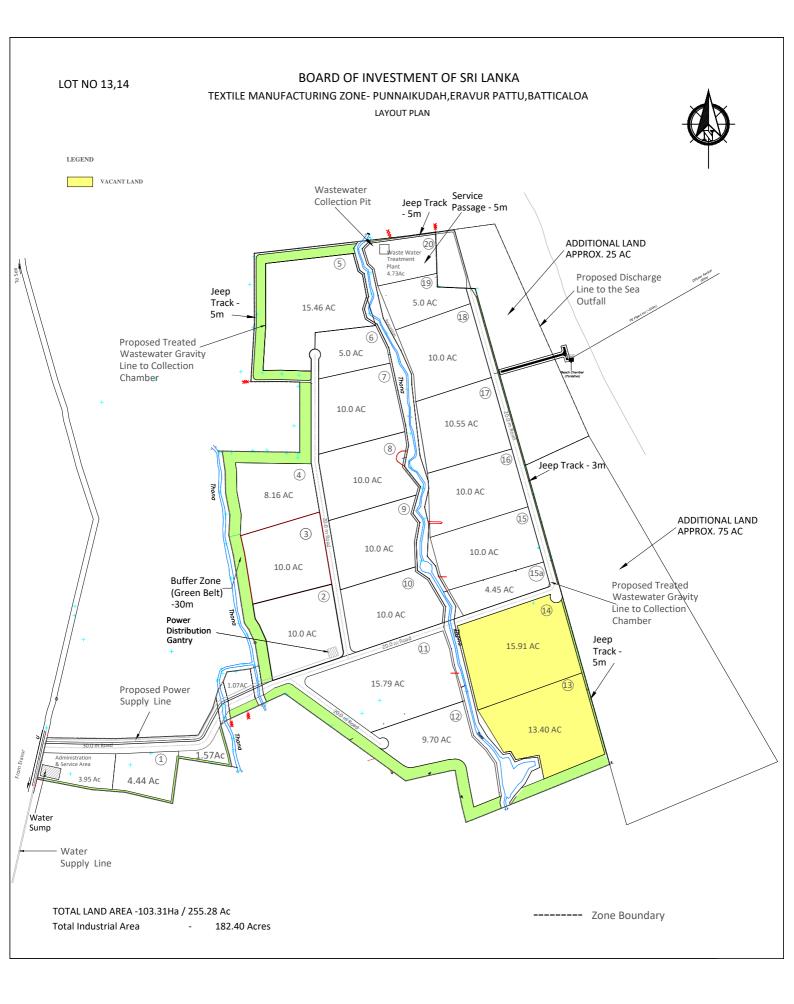
- 1. does not damage the sewer by physical or chemical action.
- 2. does not endanger the health of the workers cleaning the sewer,
- 3 does not upset the processes that are normally used in sewage treatment;
- 4. does not overload the common treatment plant;
- 5. does not damage the crops or affect 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 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 <u>for the purpose of setting up a new company to be operated under Sec.17 of the BOI Law</u> or
  - (b) To set up an expansion of an existing BOI company
- (ii) This application should be completed <u>with relevant information and submitted as indicated</u> in (vi).
- (iii) <u>Provide documentary evidence relating to business background e.g. Company Profile, Current Annual</u>
  Report, Bank References and a Project Report when requested by the BOI.
- (iv) <u>Application fee:</u>
  - 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 %

	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 s	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	Е	XPORTS	3	LOC	CAL SA	LES	TO	ΓAL
PRODUCTS/SERVICES	MEASURE	QT	VL	%	QT	VL	%	QT	VL
a).									
b).									
c).									
d).									
e).									
f).									
g).									
h).									
i).									

#### 4). Investment Programme

(US \$ Mn.)

A. Fixed Capital

Land
Buildings
Plant & Equipment
Other
TOTAL (A)

**B.** Working Capital

Stocks
Cash in Hand
Other
TOTAL (B)

TOTAL (A & B)

	YEAR 1			YEAR 2				Total	
1 ST	HALF	2 ND	HALF	1 ST	ST HALF 2 ND HALF		HALF	Total	
Foreign	Local	Foreign	Local	Foreign	Local	Foreign	Local	Foreign	Local

# 5). Proposed Financing

(US \$ Mn.)

		YEA	AR 1		YEAR 2			
Type of Financing	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

	Permanent Employment(Number)							
Category		*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.

# 7). Remittable Liabilities:

Remittable Liability		Total				
Remittable Liability	1	2	3	4	5	(US \$ Mn.)
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 I	Person in Sri Lanka (if any):
	Name	÷
	Address	:
	Tel	: Fax : Email :
10)	. Declarati	on:

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:
Nam	e:	Designatio	n:	
Tel	:	. Fax:	. Email:	Date:

<sup>\*</sup>Please specify period of initial stage



# **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	t 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		НР	Quantity	Condition		Value in
	1140111110 1141110		<i>Quarterly</i>	Used	New	USD
a.						
b.						
c.						
d.						
e.						
f.						
g.						

# 2.3 Equipment

Equipment Type		HP	Quantity	Condition		Value in
	_qu.p		<del>Q</del> dialities	Used	New	US\$
a.						
b.						
c.						
d.						
e.						
f.						
g.						

2.4 FUEL CONSUMBLION	2.4	Fuel	Consumption
----------------------	-----	------	-------------

(liters per month)

				Тур	oe of fuel u	ısed	
	Capacity	Quantity	Petrol	Diesel	Furnac e Oil	Kerosen e	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)

F	inished 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		

	High intensity noise and	or vibration generating machinery/equipment	nent (Please specify)					
	a.							
	b.							
	c.							
	d.							
	e.							
2.11	Hazardous Materials							
	Potentially dangerous inj	urious substances/processed (Please speci	fy)					
	a.							
	b.							
	c.							
	d.							
	e.							
2.12	Fire Risk							
	Potentially inflammable of	or incendiary materials/process						
	a.							
	b.							
	c.							
	d.							
	e.							
Elec	tricity Requirements							
		At Commencement of production	At Capacity					
a. Po	ower (kVA)							
b. E	nergy (kWh)							
Con	tact Person in Sri Lanka	if any):						
Nam	e :							
Addr	ress :							
Tel	:	Fax : Email :						
101								
	aration:							

# 5)

information given above.

		•		
		5		Signature:
Name	<u>.</u>	Designation	n:	
Tel	•	Fore	Emoil:	Data
161		. гах	. Eman	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]

	[ Date]
То:	Chairman/ Director General Level 26, Board of Investment of Sri Lanka World Trade Centre – West Tower Echelon Square Colombo 1
We, th	ne undersigned, offer to provide for the allocation of land, lot no/nos,,acres a
	[Insert Date] and our Project Proposal.
Attache	ed <b>Financial Proposal</b> is as follows.
	1. Lease Premium of the sum of US\$
	3. Total Investment of the Project US\$
	[Insert amount(s) in words and figures].
	Lease Period - 30 years
We un	derstand you are not bound to accept any Proposal you receive.
Autho	rized 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	MNIMUM RATES			
		(PER ACRE) MN.US\$	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	VACANT LANDS		MINIMUM RATES				
EXPORT PROCESSING ZONE	LOT NO.	EXTENT OF LAND (ACRES)	PROPOSED INVESTMENT (PER ACRE) MN. US\$	LEASE PREMIUM (PER ACRE) US\$	ANNUAL GROUND RENTAL (PER ACRE) US\$	RECOMMENDED INDUSTRIAL ACTIVITYIES	
Katunayake	125A	0.75				Precision Engineering, Chemical	
	130A	1.00				Industries confining to dry operations, Machinery and Equipment,	
	4,4A (with building approx.49,625ft <sup>2</sup> )	2.03				Manufacture of Solar Panel Systems & assembly, Vehicle Parts, Pharmaceutical/Rubber based	
	45,48 (with building approx. 37,778ft <sup>2</sup> )	2.01	5.0	150,000.00	12,500.00	products/ Electronic Items, Projects under Commercial HUB regulation no.01 of 2019 will also be considered.	
	46,46A1,46A2 (with building approx. 27,825ft <sup>2</sup> )	1.23					
	31C (with building Approx. 30,800 ft²)	1.00					
Koggala	14B & 15B	1.64				Precision Engineering, Basic Metal and	
	(with building Approx. 25 & 26	0.92				Chemical Industries confining to dry operations, Food, Machinery and Equipment, Manufacture of Solar Panel	
	A1	4.04				Systems & assembly, Mineral Products,	
	(part of 51,52)					Vehicle Parts, Plastics, Paper and Paper board articles, Timber and Wood based,	
	44,44A,45	2.12	2.0	35,000.00	5,650.00	Pharmaceutical/Rubber based	
	53,54,55,56	5.00				products/Food Processing, Electronic	
	Part of 57 58,59,66, 67	1.00 2.73				Items, Projects under Commercial HUB regulation no.01 of 2019 will also be	
	60,63,64,65	5.63	- 1			considered.	
	83A	1.00					
	83 & 84	3.00					
Seethawake		3.23	5.0	110,000.00	5,650.00	Precision Engineering, Basic Metal and	
Horana		2.00	3.0	110,000.00	3,030.00	Chemical Industries confining to dry	
Horana	1	2.76	5.0	45,100.00	5,650.00	operations, Food, Machinery and Equipment, Mineral	
	В	1.80			•	Products,Plastics,Paper and Paper	
Polgahawela		2.00 (Approx.)	1.5	30,000.00	5,130.00	board articles, Timber and Wood based products, Electronic Items.	
	16	2.30 (Approx.)			-,		
Kandy IP		2.17				Precision Engineering/Light Engineering; Garment Manufacturing	
	3	2.84				Machinery and Equipment; Plastics,	
	10	1.00				Paper & Paper board articles;	
	31 (With an abandoned building Approx.5500 ft²)	0.44	1.5	10,000.00	5,130.00	Electronic Items.	
	41 (With Building - Approx. 5500ft <sup>2</sup> )	1.50			,		
	45	1.16					
	10	1.00					

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NAME OF	VACANT LAN	IDS	Ŋ	MINIMUM RATES	3	
EXPORT PROCESSING ZONE	LOT NO.	EXTENT OF LAND (ACRES)	PROPOSED INVESTMENT (PER ACRE) MN. US\$	LEASE PREMIUM (PER ACRE) US\$	GROUND RENTAL (PER ACRE) US\$	RECOMMENDED INDUSTRIAL ACTIVITYIES
Mirigama	27B	0.828				Precision Engineering/Light Engineering;
(Block A)	30	1.50				Garment Manufacturing Machinery and
	(With Building -					Equipment; Plastics, Paper & Paper board articles; Electronic Items.
	Approx.15,000 ft <sup>2</sup> )					articles, Electronic rems.
	43	2.50				
	44	1.05				
Mirigama	9	2.50				
(Block B)	10	1.90				
	11	2.70	3.0	35,200.00	5,130.00	
	12	2.10	3.0	35,200.00	5,130.00	
	16	1.60				
	17	2.20				
	18 21	2.00 1.67				
	23A	1.30				
	24	1.90				
	26D	2.30				
	26E	3.40				
	26G	4.00				
Mirijjawila		78.90				Basic Metal and Chemical Industries
(New zone)	VL20b	27.90				confining to dry operations,Food, Machinery and Equipment, Mineral
	VL20c	27.54				Products, Leather Products, Vehicle Parts, Plastics, Paper and IPaper board articles, Timber and Wood based, Electronic
	VL20d	10.43				
	VL21a	154.00	1.5	20,000.00	4,660.00	Items,Manufacture of Solar Panel Systems
Mirijjawila		1.51				& assembly, Projects under Commercial HUB regulation no.01 of 2019 will also be
(Old zone)	411DA3	1.51				considered. (Details list of includes approved by EIA for the zone can be obtain
	124b	5.00				from TS(HO) & SDD (MjEPZ).
	125b	5.20				
Bingiriya		3.60				Basic Metal and Chemical Industries
	2	1.20				confining to dry operations, Food, Machinery and Equipment, Manufacture of
ĺ	3,4,5,6,7	15.00				Solar Panel Systems & assembly, Mineral
	11	3.40				Products, Vehicle Parts, Plastics, Paper and
	12 17	5.00				Paper board articles, Timber and Wood
	18	1.60 1.90				based, Electronic Items,Coir & Textiles
	19	1.50	1.5	10,000.00	4,235.00	
	21	7.30		_3,000.00	.,255.00	
	24	3.40				
	25	3.30				
	26	2.70				
	28	1.00				
	29	1.80				
	30	2.80				
Textile		4.44				Textile manufacturing
Manufacturing		28.20		35,000.00	5,000.00	
Zone, Eravur	13,14	29.31				

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NAME OF	VACANT LANDS		N	MINIMUM RATES		
EXPORT PROCESSING ZONE	LOT NO.	EXTENT OF LAND (ACRES)	PROPOSED INVESTMENT (PER ACRE) MN. US\$	LEASE PREMIUM (PER ACRE) US\$	GROUND RENTAL (PER ACRE) US\$	RECOMMENDED INDUSTRIAL ACTIVITYIES
Arabokka	1	3.00				Pharmaceutical manufacturing
Pharmecutical	2	2.60				
Zone	3	2.10				
Phase I	4	1.90				
	5	2.60				
	6	2.40				
	7	2.60				
	8	3.00		20,000.00	4,660.00	
	9	3.60				
	10	4.80				
	33	4.80				
	34	3.00				
	35	3.00				
Arabokka	VL 02	36.28				Havy Industries
Industrial Zone	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