

MINISTRY OF INVESTMENT PROMOTION
BOARD OF INVESTMENT OF SRI LANKA



Land located at Perth Estate, Horana

CONTENTS

Section 1.0	-	Introduction
Section 2.0	-	Site
Section 3.0	-	Infrastructure and Services Available in the Zone
Section 4.0	-	Vacant Land available for new investment projects
Section 5.0	-	Types of Industries Recommended
Section 6.0	-	Present Status of the land
Section 7.0	-	Application Process
Section 8.0	-	Submission of Proposals
Section 9.0	-	Selection Process
Section 10.0	-	Rejection of Proposals
Section 11.0	-	Negotiations and Acceptance of Proposals
Section 12.0	-	Contact Person
Section 13.0	-	Submission of proposals

ATTACHMENTS

Attachment 1	:	Survey Plans of vacant lots/ Location Map
Attachment 2	:	Site Application & Investment Application
Attachment 3	:	Bidding Value submission form

1.0 Introduction

Land in Perth Estate, Horana has a total land extent 13A 3R 15.7P is offered for Investment projects through private sector investment on long term lease basis. The prospective investors could be local or foreign parties or joint ventures of foreign and local parties.

2.0 Site

This land is located at Perth Estate, Horana in Kalutara District

Approximate Distances from main cities are as follows.

From Colombo Port - Approx. 65 Km

The site could be accessed from Rtnapura- Horana - panadura Road.

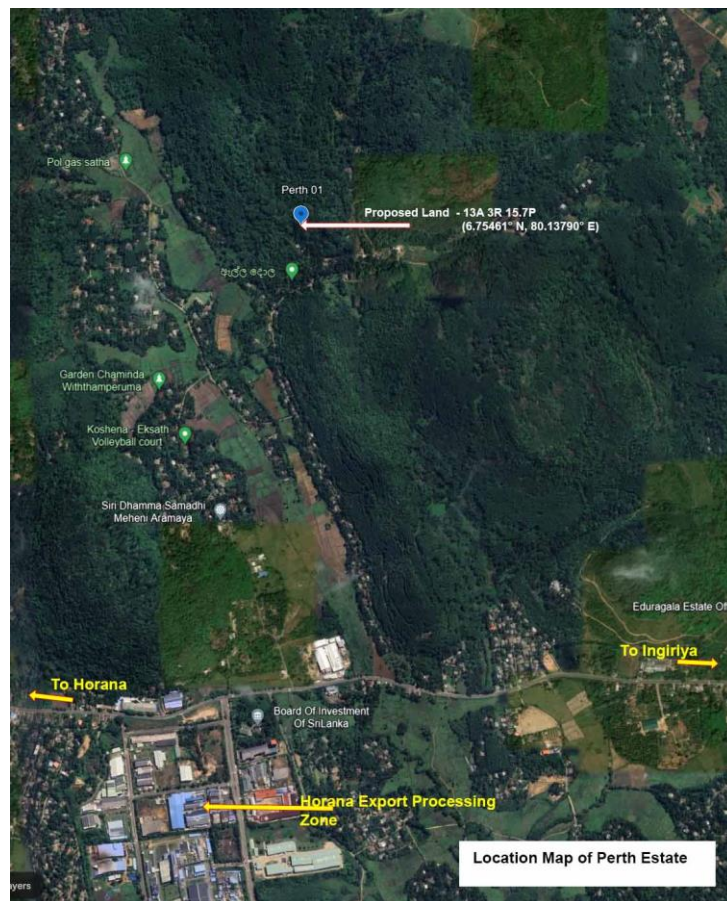


Fig. 1 Map indicating the location of the Perth Estate, Horana

3.0 Infrastructure & Services

BOI will facilitate for

- Obtaining necessary water & power up to the land
- Upgrading access road to the minimum requirement
- Investor Services comprising verification of export/ import, planning approvals, etc.
- Government valuation for land premium and nominal rental of the land shall be considered as the minimum values.

4.0 Vacant land available for new investment projects

- (i) The maximum land lease period is 30 years.
- (ii) Development of land by investor to suit their development requirement and any cost involved in land development and land preparation is the responsibility of the investor.
- (iii) The cost of Construction of any retaining wall along the boundary of the allocated lot to protect the embankment of the land leased to investor is to be borne by the investor.
- (iv) Construction of culverts to provide entrances to lots is the responsibility of the investors.
- (v) Development of land and land preparation shall include removal of any unsuitable material, supply and filling of soil, excavation of rock etc.
- (vi) **land & building mortgaged to the People's Bank**

5.0 Types of Industries Recommended

Leisure & Health Tourism

6.0 Present Status of the land

Property Mortgaged to the People's Bank from 2008

Interested parties will be allowed an opportunity to discuss details of settlement of mortgage with the BOI and relevant Bank.

7.0 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 (Rs.3,000 + 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.
- (ii) The fees for (i) & (ii) are payable to the Shroff of the Finance Department of the Board of Investment of Sri Lanka, Level 8, West Tower, World Trade Centre, Colombo 01.

7.1 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.)

7.2 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 a 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. However minimum land value should be the valuation obtained from the Government chief value's valuation which will be obtained by the BOI after calling Bids.

Lease Premium

- (I) One-time payment offered for a 30-year lease of the land in Sri Lankan Rupees(Rs.) for whole land (this payment has to be made to BOI at the time of signing agreements based on the Government valuation)

Annual Ground Rental

- (i) Rental value offered for the land in Sri lankan Rupees (Rs.) for whole land (to be paid annually commencing from the date of signing of agreement based on the Government Valuation).
- (ii) Value offered for the building (if existing building available, value for the building should be offered after examination of site based on the Government Valuation.)
- (iii) Period of lease requested (subject to a maximum of 30 years).

8.0 Submission of Proposals

- 8.1 **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 3)** shall be placed in a separate sealed envelope clearly marked “**Bidding Value**”.

- 8.2 If the guideline document was obtained by accessing the web link, non – refundable deposit of (Rs. 3,000 + SSCL) + VAT or equivalent Sri Lankan Rupees shall be payable during submission of proposal.

- 8.3 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 (Rs.3,000 + SSCL) +VAT shall be submitted with the project proposal.
- 8.4 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.”
- 8.5 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 14.00 hrs. 26.08.2024. 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)
- 8.6 All costs related to the preparation and submission of Proposals shall be borne by the parties submitting proposals.
- 8.7 Proposal shall be valid up to 25.11.2024

9.0 Selection Process

- 9.1 Project proposals will be opened first and reviewed and evaluated on the basis of the responsiveness of the document submitted, on 26.08.2024
- 9.2 After the Project proposal is evaluated, the Project Proposals which are responsive will qualify to open the Bidding Value.
- 9.3 The Board of Investment of Sri Lanka will determine the most preferred investment proposals for implementation in respective lands based on merits of both the Project and Proposed Bidding Values.

- 9.4 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.

10.0 Rejection of proposals

Please note that incomplete proposals will not be considered for evaluation and will be rejected. Hence investors are kindly requested to ensure that relevant documents are being submitted with the original proposal for respective proposals in accordance with section 7.0 and 8.0 of the guideline documents.

11.0 Negotiations and Acceptance of Proposals

- 11.1 As necessary, the 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.
- 11.2 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 2)**.
- 11.3 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.

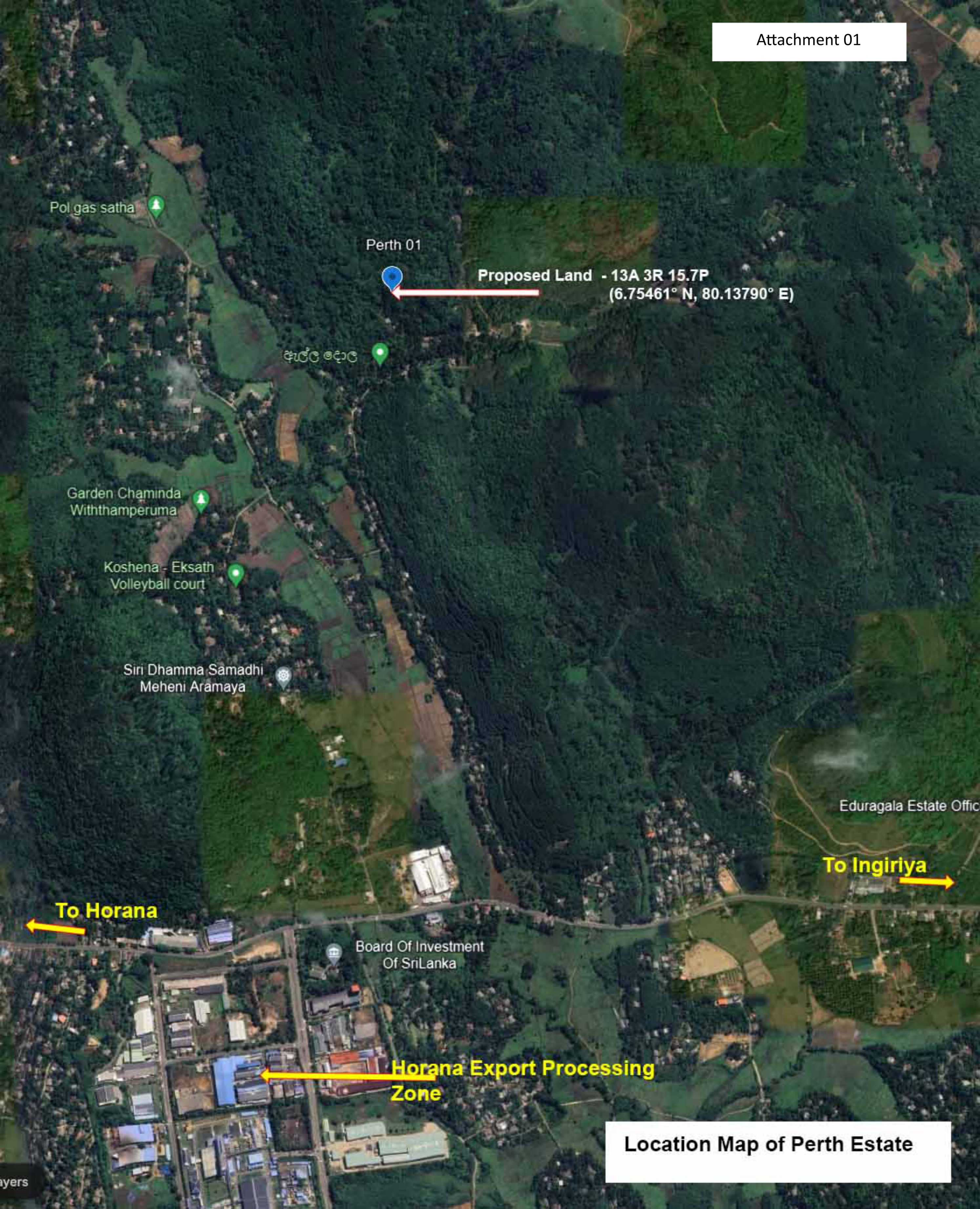
12.0 Contact Persons

Following officers may be contacted for further details.

Director (Engineering Approval & Special Projects)/BOI
Board of Investment of Sri Lanka,
Tel. 011 -2324869, 077 -2070016

13.0 Submission of Proposals

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



Location Map of Perth Estate



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:



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) ☐

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

(US \$ Mn.)

[illegible]

(US \$ Mn.)

[illegible]

(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’ & ‘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:

ATTACHMENT 3
FINANCIAL PROPOSAL SUBMISSION FORM

[Date]

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

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

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

<p>1. Lease Premium of the sum of Rs.</p> <p style="text-align: right;">.....Per acre</p> <p>2. Annual Ground Rental of the sum of Rs</p> <p style="text-align: right;">..... Per acre</p> <p>3. Total Investment of the Project Rs.....</p> <p style="text-align: right;">.....[.....</p> <p>[Insert amount(s) in words and figures]. .</p> <p>Lease Period - 30 years</p>
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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: