



**MINISTRY OF FOREIGN AFFAIRS, FOREIGN EMPLOYMENT
AND TOURISM**

**SRI LANKA TOURISM DEVELOPMENT AUTHORITY
(SLTDA)**

EXTENSION OF EOI SUBMISSION

SLTDA owned lands for Tourism Investments

This has reference to the paper advertisement published on July 13, 2025 on above subject. This is to announce that the deadline for submission of EOIs has been extended as follows;

Original Deadline of EOI Submission : on 27th August 2025

Revised Deadline of EOI Submission : on 13th October 2025

Other terms & conditions will remain unchanged.



**Chairman
Departmental Procurement Committee
Sri Lanka Tourism Development Authority
No. 80, Galle Road,
Colombo 03.**



SRI LANKA TOURISM DEVELOPMENT AUTHORITY (SLTDA)

Expression of Interest (EOI)

For SLTDA owned Lands for Tourism Investments



The Sri Lanka Tourism Development Authority (SLTDA) together with the Ministry of Foreign Affairs, Foreign Employment and Tourism are pleased to announce the availability of a portfolio of prime land parcels for sustainable tourism investments. As a part of Sri Lanka's vision to become a leading tourism destination in Asia, the SLTDA is offering these lands across various high potential key geographic and thematic tourism areas for private sector development.

These lands over 3,000 acres as detailed below are offered on long term (30 year) lease basis;

Kalpitiya Island Resort

- Baththalangunduwa Island** - Around 291 acres
 - Permitted activities Eco/Nature/Adventure Tourism, water sports, sea bathing at recommended spots, beach play, picnicking, camping or any other compatible activity in collaboration with community.
- Uchchamunai Island** - Around 1,095 acres
 - Permitted activities - Suitable for an integrated resort with Sea Plane harbor, Yacht harbor and Marina. Special interest diving resort with diving school, Eco/Nature/Adventure Tourism, water sports, sea bathing at recommended spots, beach play, picnicking, camping, sports & entertainment facilities including health club & spa, golf course, driving range and horse riding school and any other compatible activity in collaboration with community.

For both islands

- Room density: 25 rooms per hectare.
- Maximum Building footprint 25%.
- Recommended height single story for built structures along the beach frontage, G + 3 along the inland areas (Maximum 15m height).

Allas Garden, Trincomalee

- Approximately 4 acres of multiple lands in the range of 1-2 acres.
- Best suited for urban restaurants or boutique type guest houses.
- Environmental friendly building designs to comply with existing area features

Dedduwa Lake Resort Area

- Around 1,713 acres of land
- Suitable for an integrated resort project with the potential of combining accommodation, adventure, wellness, and leisure activities.
- Waterway Reservation as applicable and plot coverage maximum of 50%.
- G + 2 (12m to ridge) Building height restriction.
- The theme should be embraced and immersive with nature, where most of the land plots are facing water bodies, forested landscape of trees and fields, or abandoned paddy fields.
- The project should be compatible with environment and have the ability to collaborate with the community.

Bulanayaya, Pidurangala

- 17-acre land plot for an single investor
- High potential for nature and culture-based tourism with environmental friendly designs.
- Located near Sigiriya and Pidurangala Rocks.
- Maximum buildable area is 30%.
- Maximum building height: 10m (Ground + 1 floor).

Bentota National Holiday Resort

- Approximately 24 acres of strategically located land parcels ranging from 1 to 3 acres.
- Ideal for resort development and cultural tourism.
- Maximum buildable area is 30%.
- Maximum building height: 14m (Ground + 2 floors), including roofs, tanks, and towers, for beach front lands.
- Adherence to the latest Coast Conservation Management Plan and consideration of environmental sustainability are essential

Rasool Thottam, Trincomale

- Approximately 40 acres of multiple land parcels ranging 2-5 acres.
- Ideal for adventure-culture-experience based green tourism with environmental friendly designs.
- Maximum buildable are is 30%.
- Maximum building height should be 12m (Ground + 2 floors), including roofs, tanks, and towers.

Kuchchaveli Beach Resort

- 74 acres across multiple land parcels ranging from 3-10 acres.
- Suitable for eco and boutique villas, beach front tourism hotels, water sports and entertainment activities or jungle beach resorts.
- Maximum buildable area allowed is 30%.
- Height should not exceed medium-sized trees on site - approx. 18 ft (single story) and 28 ft (two stories) from deck to roof ridge.

Passikudah National Holiday Resort

- 6.5-acre beachfront land parcel located in a rapidly developing resort area.
- Ideal for a high-end star-class hotel with environmental friendly designs
- Maximum buildable area is 30%.
- Maximum building height: 15m (Ground + 3 floors), including roofs, tanks, and towers.

Submission of Proposals :

Interested parties may submit initial concept proposals for evaluation and the shortlisted candidates will be invited to submit detailed proposals.

- Submit sealed proposals (with a duplicate) via registered post or hand-deliver to:
Chairman, Departmental Procurement Committee
Sri Lanka Tourism Development Authority
No. 80, Galle Road, Colombo 03
- Proposals must be submitted within 45 days from the date of this advertisement.
- The envelope must be clearly marked with "EOI - Tourism Development - proposed location of the land" on the top left-hand corner.
- If applying for multiple locations, separate applications should be submitted.
- The decision of the Departmental Procurement Committee will be final.
- For more information visit : **www.sltda.gov.lk**

Proposal Evaluation Criteria :

- Creativity and comparison with world-class tourism products.
- Environmental compatibility and sustainability (Renewable energy, water recycling and waste management)
- Uniqueness of concept and use of best environmental practices.
- Capability of the project to cater to the needs of high end tourism.
- Projected employment creation and community benefits.
- Scale of investment and demonstration of financing and marketing capabilities. (Total investment, Return of Investment (ROI), and support Sri Lanka's brand position)
- Company profile and experience in similar projects.



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