

**MINISTRY OF TRANSPORT, HIGHWAYS AND URBAN DEVELOPMENT
URBAN DEVELOPMENT AUTHORITY**



1. BID NOTICE

**REQUEST FOR PROPOSALS (RFP) FOR
LOGISTICS FACILITIES AND ASSOCIATED DEVELOPMENT PROJECT (LFADP)
FOR THE UDA LAND SITUATED AT EKALA, JA-ELA (LOT NO. 1 IN PLAN NO.7115
DATED 17.09.2023) ON DESIGN-BUILD-FINANCE-OWN-OPERATE & TRANSFER
(DBFOOT) BASIS.**

1.1 Urban Development Authority (UDA) wishes to Request for Proposals (RFP) from potential bidders (Investors/Developers) either Local or International as per requirement provided under eligibility criteria to undertake **Logistics Facilities and Associated Development Project (Lot No. 1 in Plan No. 7115 dated 17.09.2023) on Design-Build-Finance-Own-Operate & Transfer (DBFOOT) Basis**, which is a prime land located within the Ja-Ela Pradeshiya Sabha area, according to the Development Plan of the UDA.

1.2 The proposed development should be in line with the UDA Guidelines and the selected bidder (Investors/Developers) should eventually enter into a long-term lease agreement for a period of 50 years with the UDA for the development of said land to the intended project.

Table 1.1: Details of Implementing the Project

Location	Proposed Development	Plan Reference	Land Extent
Province: Western District: Gampaha Village: Ekala-Kurunduwatta	Logistics Facilities and Associated Development Project	Lot No. 1 in Plan No. 7115 dated 17.09.2023, made by Mr. Anil Nawagamuwa, Registered Licensed Surveyor	1.0471 Ha (2A-2R-14.0P)

Table 1.2: Details of the 50 Years Lease Basis

Payment options	Base value for 50 Years lease premium determined by the Govt. Chief Valuer (LKR)			Bid Bond (LKR)	Annual Nominal Ground Rental (LKR)	Lease Period
Option 1	25%	Rs. 61,250,000/-		Rs. 2,500,000/- (Two Million Five Hundred Thousand Rupees)	Rs. 42,000/- (Forty Two Thousand Rupees)	50 Years
	75%	Rs. 186,506,000/-				
Option 2	25%	Rs. 61,250,000/-				
	75%	Equal Annual installments -10 years	Rs. 24,966,000/-			
		Equal Annual installments -09 years	Rs. 27,048,449/-			
		Equal Annual installments -08 years	Rs. 29,663,434/-			
		Equal Annual installments -07 years	Rs. 33,039,257/-			
		Equal Annual installments -06 years	Rs. 37,556,408/-			

	Equal Annual installments -05 years	Rs. 43,899,761/-			
	Equal Annual installments -04 years	Rs. 53,439,050/-			
	Equal Annual installments -03 years	Rs. 69,370,300/-			
	Equal Annual installments -02 years	Rs. 101,281,555/-			
	Equal Annual installments -01 years	Rs. 197,112,979/-			

1.3 The prospective developers/investors should submit a technical proposal as well as a financial proposal to implement the proposed development for the land mentioned in Table No.1.1 on 50 years lease basis.

1.4 The land identified for the proposed project will be allocated for a period of 50 years to a prospective developer/investor based on the evaluation criteria specified in this RFP document.

1.5 The prospective developers/investors will be allowed to offer an amount above the 50 years lease premium determined by the Government Chief Valuer. If the offered value is less than the Base value, the proposal will be rejected. The offered amount must be paid as per the payment term mentioned below.

Payment Terms

Option 1

- (a) **Offered 25%** amount for the land together with VAT and other applicable taxes should be paid **within 30 days** from the date of intimation of award in writing.
- (b) **The Offered amount for the balance 75%** together with VAT and other applicable taxes should be paid **within 03 months from the date of initial payment** or on or before the execution of the lease agreement or handing over the physical possession of the land whichever is occurred earlier.
- (c) The annual nominal ground rental of **Sri Lankan Rupees Forty-Two Thousand (LKR 42,000/-)** determined by Government Chief Valuer which will be increased in every 05 years by 25% of the previous rent should be paid during the lease period of 50 years with VAT and all the other applicable taxes.

Option 02

- (a) **Offered 25%** amount for the land together with VAT and other applicable taxes should be paid **within 30 days** from the date of intimation of award in writing.
- (b) The balance 75% of the Lease premium will be recovered by **the offered annual installment** together with VAT and other applicable taxes should be paid on **annual basis maximum within 10 years'** period from the date of the initial payment. Meantime, the investor has opportunity to offered annual installment together with VAT and other applicable taxes on the preference of the investor from year 1 to year 10 from the date of initial payment as given in the instalment plans of the following table.

The base equal annual instalment plans for the period from year 1 to year 10 are as follows and bidders are required to offer more than the base amount mentioned below for their preferred installment payment plan.

Number of Years	Base Equal Instalment amount
Year 1	Rs. 197,112,979/- (one hundred ninety-seven million one hundred twelve thousand nine hundred seventy-nine)
Year 2	Rs. 101,281,555/- (one hundred one million two hundred eighty-one thousand five hundred fifty-five)
Year 3	Rs. 69,370,300/- (sixty-nine million three hundred seventy thousand and three hundred)
Year 4	Rs. 53,439,050/- (fifty-three million four hundred thirty-nine thousand five)
Year 5	Rs. 43,899,761/- (forty-three million eight hundred ninety-nine thousand seven hundred sixty-one)
Year 6	Rs. 37,556,408/- (thirty-seven million five hundred fifty-six thousand four hundred eight)
Year 7	Rs. 33,039,257/- (thirty-three million thirty-nine thousand two hundred fifty-seven)
Year 8	Rs. 29,663,434/- (Twenty Nine Million Six Hundred Sixty Three Thousand Four Hundred Thirty Four)
Year 9	Rs. 27,048,449/- (Twenty Seven Million Forty Eight Thousand Four Hundred Forty Nine)
Year 10	Rs. 24,966,000/- (Twenty Four Million Nine Hundred Sixty Six Thousand)

(c) In addition to the above, **at the end of preferred period of payment plan** and the **annual nominal ground** rental determined by Government Chief Valuer which will be increased in every 05 years by 25% of the previous rent should be paid during the lease period of 50 years with VAT and all the other applicable taxes.

1.6 In case the investor intends to continue the project on the same land subject to the approval of the Urban Development Authority after expiry of 50 years, it will be required to pay lease premium as determined by the Govt. Chief Valuer at that time. The Urban Development Authority shall reserve the right to determine the lease term/period for future years, after 50 years lease period.

1.7 After settlement of the initial payment of offered 25% amount for the land with other applicable charges by the successful bidder to the UDA, **the successful bidder can obtain the permission from the Urban Development Authority to enter in to the site and do the preliminary investigations needed** for the purpose of detail architectural design in order to obtain the development permit for the proposed development for the subject to the conditions to be applied by the UDA.

1.8 The identified land shall be developed by the successful bidder (investor/developer) according to the Terms of Reference (TOR) given in the RFP document.

1.9 If any bidder wishes to withdraw his/her bid prior to settlement of the initial payment by the selected party, his /her bid bond will be forfeited.

1.10 The RFP shall be supported by sufficient details of the bidder (Investor/Developer) who is interested in the above investment opportunity and should provide the relevant project experience and working capabilities in similar areas, financial/technical competency to undertake such work etc. The bidder shall be selected in accordance with the screening criteria specified in the RFP document.

- 1.11 Interested parties who have only the financial capability to undertake the project can submit a proposal for the proposed project jointly/hiring with a technically experienced partner/contractor under the marking scheme in Clause No. 3.13.2.2 of this RFP document.
- 1.12 The selected investors are eligible to enjoy the applicable incentives/concessions offered by the Board of Investment (BOI) of Sri Lanka (<http://investsrilanka.com/>) by fulfilling the requirement of BOI and the tax concessions declared by the GOSL in time to time.
- 1.13 Interested party (Investor/Developer) may purchase the RFP document from Real Estate Management and Development Division, 8th Floor, Urban Development Authority, “Sethsiripaya” Stage I, Battaramulla from 9.30 a. m. to 2.30 p.m. on working days from **18.11.2025 to 29.12.2025** upon a payment of non – refundable document fee of **Sri Lankan Rupees One Hundred Thousand (LKR 100,000/-)** exclusive of Government taxes.
- 1.14 A Bid Bond amounting to **Sri Lankan Rupees Two Million Five Hundred Thousand (LKR 2,500,000/-)** in cash should be paid to the Finance Division, UDA, 6th Floor, Sethsiripaya Stage I, Battaramulla and the original of the receipt shall be submitted along with the RFP document or in the form of bank guarantee unconditionally encashable on first written demand issued in favor of Chairman, Urban Development Authority by a reputed Bank operating in Sri Lanka and registered under the Central Bank of Sri Lanka should be submitted along with the RFP document. The bid bond should be valid up to **01.11.2026 (284 days)** from the date of **21.01.2026** which the bidding is to be closed. The required format of the Bid Bond is annexed to this RFP document marked as Annexure D.
- 1.15 Bid documents could be inspected free of charge within office hours during the bid document issuing period at the office of Real Estate Management and Development Division, Urban Development Authority, 8th Floor, “Sethsiripaya” Stage I, Battaramulla.
- 1.16 RFP documents shall be placed in two separate sealed envelopes marked “Original” and “Duplicate” and shall be dispatched via registered post in one cover addressed to the **Chairman, Revenue Tender Board (Major), Procurement Unit, Urban Development Authority, 7th Floor, Sethsiripaya -Stage I, Battaramulla** or place in the Tender Box, which will be kept at the office of the **Procurement Unit, Urban Development Authority, 7th Floor, Sethsiripaya-Stage I, Battaramulla** to reach **on or before 2.00 p.m. on 21.01.2026** The envelope containing RFP document must clearly be marked as **“RFP for Logistics Facilities and Associated Development Project (Lot No. 1 in Plan No. 7115 dated 17.09.2023) on Design-Build-Finance-Own-Operate & Transfer (DBFOOT) Basis”** at the top left-hand corner of the envelope.
- 1.17 A pre bid meeting will be held on **16.12.2025 at 10.00 a.m.** at the Real Estate Management and Development Division, Urban Development Authority, 8th Floor, Sethsiripaya Stage I, Battaramulla
- 1.18 The successful bidder cannot be allowed to make counter offers for RFP after issuing the Letter of Intent (LOI) other than clarify all the requests in Pre-bid Meeting.
- 1.19 If successful bidder intends to proceed the project via Special Purpose Vehicle (SPV), it should be a fully owned subsidiary company of the bidding company.
- 1.20 Additional information could be obtained from the **Director, Real Estate Management and Development Division, Urban Development Authority, 8th Floor, Sethsiripaya Stage I,**

Battaramulla. Telephone number: 011-2875921, 011-2875916-20 Ext: 2960-2968, Mobile: 077-1925759, Fax: 0112875900, Email: directorred@uda.gov.lk.

- 1.21 Receiving of RFP will be closed at **2.00 p.m. on 21.01.2026** and technical proposal will be opened immediately after the closing time at the Procurement Unit, Urban development Authority, 7th Floor, Sethsiripaya Stage 1, Battaramulla. Bidder or his / her authorized representative could be present at the time of the bid opening.
- 1.22 Late bids will be rejected and returned unopened. Electronically submitted proposals will not be entertained.

**Chairman,
Revenue Tender Board (Major),
Procurement Unit,
Urban Development Authority,
7th Floor, Sethsiripaya-Stage I,
Battaramulla.**

**MINISTRY OF TRANSPORT, HIGHWAYS AND URBAN DEVELOPMENT
URBAN DEVELOPMENT AUTHORITY**



2. BID NOTICE

**REQUEST FOR PROPOSALS (RFP) FOR
LOGISTICS FACILITIES AND ASSOCIATED DEVELOPMENT PROJECT (LFADP) FOR
THE UDA LAND SITUATED AT EKALA, JA-ELA (LOT NO. 2 IN PLAN NO.7115 DATED
17.09.2023) ON DESIGN-BUILD-FINANCE-OWN-OPERATE & TRANSFER (DBFOOT) BASIS.**

- 1.23 Urban Development Authority (UDA) wishes to Request for Proposals (RFP) from potential bidders (Investors/Developers) either Local or International as per requirement provided under eligibility criteria to undertake **Logistics Facilities and Associated Development Project (Lot No. 2 in Plan No. 7115 dated 17.09.2023) on Design-Build-Finance-Own-Operate & Transfer (DBFOOT) Basis**, which is a prime land located within the Ja-Ela Pradeshiya Sabha area, according to the Development Plan of the UDA.
- 1.24 The proposed development should be in line with the UDA Guidelines and the selected bidder (Investors/Developers) should eventually enter into a long-term lease agreement for a period of 50 years with the UDA for the development of said land to the intended project.

Table 2.1: Details of Implement the Project

Location	Proposed Development	Plan Reference	Land Extent
Province: Western District: Gampaha Village: Ekala-Kurunduwatta	Logistics Facilities and Associated Development Project	Lot No. 2 in Plan No. 7115 dated 17.09.2023, made by Mr. Anil Nawagamuwa, Registered Licensed Surveyor	0.9358 Ha (2A-1R-10P)

Table 1.2: Details of the 50 Years Lease Basis

Payment options	Base value for 50 Years lease premium determined by the Govt. Chief Valuer (LKR)		Bid Bond (LKR)	Annual Nominal Ground Rental (LKR)	Lease Period
Option 1	25%	Rs. 58,750,000/-	Rs. 2,500,000/- - (Two Million Five Hundred Thousand Rupees)	Rs. 40,000/- (Forty Thousand Rupees)	50 Years
		Rs. 178,893,750/-			
Option 2	25%	Rs. 58,750,000/-			
	75%	Equal Annual installments -10 years			
		Equal Annual installments -09 years			
		Equal Annual installments -08 years			
		Equal Annual installments -07 years			
		Equal Annual installments -06 years			
		Equal Annual installments			

		-05 years				
		Equal Annual installments	Rs. 51,257,921/-			
		-04 years				
		Equal Annual installments	Rs. 66,538,936/-			
		-03 years				
		Equal Annual installments	Rs. 97,147,730/-			
		-02 years				
		Equal Annual installments	Rs. 189,067,787/-			
		-01 years				

- 1.24.1 The prospective developers/investors should submit a technical proposal as well as a financial proposal to implement the proposed development for the land mentioned in Table No.1.1 on 50 years lease basis.
- 1.24.2 The land identified for the proposed project will be allocated for a period of 50 years to a prospective developer/investor based on the evaluation criteria specified in this RFP document.
- 1.24.3 The prospective developers/investors will be allowed to offer an amount above the 50 years lease premium determined by the Government Chief Valuer. If the offered value is less than the Base value, the proposal will be rejected. The offered amount must be paid as per the payment term mentioned below.

Payment Terms

Option 1

- (d) **Offered 25%** amount for the land, together with VAT and other applicable taxes should be paid **within 30 days** from the date of intimation of award in writing.
- (e) **The Offered amount for the balance 75%** together with VAT and other applicable taxes should be paid **within 03 months from the date of initial payment** or on or before the execution of the lease agreement or handing over the physical possession of the land whichever is occurred earlier.
- (f) The annual nominal ground rental of **Sri Lankan Rupees Forty Thousand (LKR 40,000/-)** determined by the Government Chief Valuer which will be increased in every 05 years by 25% of the previous rent should be paid during the lease period of 50 years with VAT and all the other applicable taxes.

Option 02

- (d) **Offered 25%** amount for the land together with VAT and other applicable taxes should be paid **within 30 days** from the date of intimation of award in writing.
- (e) The balance 75% of the Lease premium will be recovered by **the offered annual installment** together with VAT and other applicable taxes should be paid on **annual basis maximum within 10 years'** period from the date of the initial payment. Meantime, the investor has the opportunity to offered annual installment together with VAT and other applicable taxes on the preference of the investor from year 1 to year 10 from the date of initial payment as given in the instalment plans of the following table.

The base equal annual instalment plans for the period from year 1 to year 10 are as follows and bidders are required to offer more than the base amount mentioned below for their preferred installment payment plan.

Number of Years	Base Equal Instalment amount
Year 1	Rs. 189,067,787/- (One Hundred Eighty Nine Million Sixty Seven Thousand Seven Hundred Eighty Seven)
Year 2	Rs. 97,147,730/- (Ninety Seven Million One Hundred Forty Seven Thousand Seven Hundred Thirty)
Year 3	Rs. 66,538,936/- (Sixty Six Million Five Hundred Thirty Eight Thousand Nine Hundred Thirty Six)
Year 4	Rs. 51,257,921/- (Fifty One Million Two Hundred Fifty Seven Thousand Nine Hundred Twenty One)
Year 5	Rs. 42,107,979/- (Forty Two Million One Hundred Seven Thousand Nine Hundred Seventy Nine)
Year 6	Rs. 36,023,530/- (Thirty Six Million Twenty Three Thousand Five Hundred Thirty)
Year 7	Rs. 31,690,747/- (Thirty One Million Six Hundred Ninety Thousand Seven Hundred Forty Seven)
Year 8	Rs. 28,452,709/- (Twenty Eight Million Four Hundred Fifty Two Thousand Seven Hundred Nine)
Year 9	Rs. 25,944,454/- (Twenty Five Million Nine Hundred Forty Four Thousand Four Hundred Fifty Four)
Year 10	Rs. 23,947,000/- (Twenty Three Million Nine Hundred Forty Seven Thousand)

- (f) In addition to the above, **at the end of preferred period of payment plan** and the **annual nominal ground** rental determined by Government Chief Valuer which will be increased in every 05 years by 25% of the previous rent should be paid during the lease period of 50 years with VAT and all the other applicable taxes.

1.25 In case the investor intends to continue the project on the same land subject to the approval of the Urban Development Authority after expiry of 50 years, it will be required to pay lease premium as determined by the Govt. Chief Valuer at that time. The Urban Development Authority shall reserve the right to determine the lease term/period for future years, after 50 years lease period.

1.26 After settlement of the initial payment of offered 25% amount for the land with other applicable charges by the successful bidder to the UDA, **the successful bidder can obtain the permission from the Urban Development Authority to enter in to the site and do the preliminary investigations needed** for the purpose of detail architectural design in order to obtain the development permit for the proposed development for the subject to the conditions to be applied by the UDA.

1.27 The identified land shall be developed by the successful bidder (investor/developer) according to the Terms of Reference (TOR) given in the RFP document.

- 1.28 If any bidder wishes to withdraw his/her bid prior to settlement of initial payment by the selected party, his /her bid bond will be forfeited.
- 1.29 The RFP shall be supported by sufficient details of the bidder (Investor/Developer) who is interested in the above investment opportunity and should provide the relevant project experience and working capabilities in similar areas, financial/technical competency to undertake such work etc. The bidder shall be selected in accordance with the screening criteria specified in the RFP document.
- 1.30 Interested parties who have only the financial capability to undertake the project can submit a proposal for the proposed project jointly/hiring with a technically experienced partner/contractor under the marking scheme in Clause No. 3.13.2.2 of this RFP document.
- 1.31 The selected investors are eligible to enjoy the applicable incentives/concessions offered by the Board of Investment (BOI) of Sri Lanka (<http://investsrilanka.com/>) by fulfilling the requirement of BOI and the tax concessions declared by the GOSL in time to time.
- 1.32 Interested party (Investor/Developer) may purchase the RFP document from Real Estate Management and Development Division, 8th Floor, Urban Development Authority, “Sethsiripaya” Stage I, Battaramulla from 9.30 a. m. to 2.30 p.m. on working days from **18.11.2025 to 29.12.2025** upon a payment of non – refundable document fee of **Sri Lankan Rupees One Hundred Thousand (LKR 100,000/-)** exclusive of Government taxes.
- 1.33 A Bid Bond amounting to **Sri Lankan Rupees Two Million Five Hundred Thousand (LKR 2,500,000/-)** in cash should be paid to the Finance Division, UDA, 6th Floor, Sethsiripaya Stage I, Battaramulla and the original of the receipt shall be submitted along with the RFP document or in the form of bank guarantee unconditionally encashable on first written demand issued in favor of Chairman, Urban Development Authority by a reputed Bank operating in Sri Lanka and registered under the Central Bank of Sri Lanka should be submitted along with the RFP document. The bid bond should be valid up to **01.11.2026 (284 days)** from the date of **21.01.2026** which the bidding is to be closed. The required format of the Bid Bond is annexed to this RFP document marked as Annexure D.
- 1.34 Bid documents could be inspected free of charge within office hours during the bid document issuing period at the office of Real Estate Management and Development Division, Urban Development Authority, 8th Floor, “Sethsiripaya” Stage I, Battaramulla.
- 1.35 RFP documents shall be placed in two separate sealed envelopes marked “Original” and “Duplicate” and shall be dispatched via registered post in one cover addressed to the **Chairman, Revenue Tender Board (Major), Procurement Unit, Urban Development Authority, 7th Floor, Sethsiripaya -Stage I, Battaramulla** or place in the Tender Box, which will be kept at the office of **the Finance Division, Urban Development Authority, 6th Floor, Sethsiripaya-Stage I, Battaramulla** to reach **on or before 2.00 p.m. on 21.01.2026** The envelope containing RFP document must clearly be marked as **“RFP for Logistics Facilities and Associated Development Project (Lot No. 2 in Plan No. 7115 dated 17.09.2023) on Design-Build-Finance-Own-Operate & Transfer (DBFOOT) Basis”** at the top left-hand corner of the envelope.
- 1.36 A pre bid meeting will be held on **16.12.2025 at 10.00 a.m.** at the Real Estate Management and Development Division Urban Development Authority, 8th Floor, Sethsiripaya Stage I, Battaramulla

- 1.37 The successful bidder cannot be allowed to make counter offers for RFP after issuing the Letter of Intent (LOI) other than clarify all the requests in Pre-bid Meeting.
- 1.38 If successful bidder intends to proceed the project via Special Purpose Vehicle (SPV), it should be a fully owned subsidiary company of the bidding company.
- 1.39 Additional information could be obtained from the **Director, Real Estate Management and Development Division, Urban Development Authority, 8th Floor, Sethsiripaya Stage I, Battaramulla**. Telephone number: 011-2875921, 011-2875916-20 Ext: 2960-2968, Mobile: 077-1925759, Fax: 0112875900, Email: directorred@uda.gov.lk.
- 1.40 Receiving of RFP will be closed at **2.00 p.m. on 21.01.2026** and technical proposal will be opened immediately after the closing time at Procurement Unit, Urban development Authority, 7th Floor, Sethsiripaya Stage 1, Battaramulla. Bidder or his / her authorized representative could be present at the time of the bid opening.
- 1.41 Late bids will be rejected and returned unopened. Electronically submitted proposals will not be entertained.

**Chairman,
Revenue Tender Board (Major),
Urban Development Authority,
Procurement Unit,
7th Floor, Sethsiripaya-Stage I,
Battaramulla.**

**MINISTRY OF TRANSPORT, HIGHWAYS AND URBAN DEVELOPMENT
URBAN DEVELOPMENT AUTHORITY**



3. BID NOTICE

**REQUEST FOR PROPOSALS (RFP) FOR
LOGISTICS FACILITIES AND ASSOCIATED DEVELOPMENT PROJECT (LFADP) FOR
THE UDA LAND SITUATED AT EKALA, JA-ELA (LOT NO. 3 IN PLAN NO.7115 DATED
17.09.2023) ON DESIGN-BUILD-FINANCE-OWN-OPERATE & TRANSFER (DBFOOT) BASIS.**

1.1 Urban Development Authority (UDA) wishes to Request for Proposals (RFP) from potential bidders (Investors/Developers) either Local or International as per requirement provided under eligibility criteria to undertake **Logistics Facilities and Associated Development Project (Lot No. 3 in Plan No. 7115 dated 17.09.2023) on Design-Build-Finance-Own-Operate & Transfer (DBFOOT) Basis**, which is a prime land located within the Ja-Ela Pradeshiya Sabha area, according to the Development Plan of the UDA.

1.2 The proposed development should be in line with the UDA Guidelines and the selected bidder (Investors/Developers) should eventually enter into a long-term lease agreement for a period of 50 years with the UDA for the development of said land to the intended project.

Table 3.1: Details of Implement the Project

Location	Proposed Development	Plan Reference	Land Extent
Province: Western District: Gampaha Village: Ekala-Kurunduwatta	Logistics Facilities and Associated Development Project	Lot No. 3 in Plan No. 7115 dated 17.09.2023, made by Mr. Anil Nawagamuwa, Registered Licensed Surveyor	0.8751 Ha (2A-0R-26P)

Table 1.2: Details of the 50 Years Lease Basis

Payment options	Base value for 50 Years lease premium determined by the Govt. Chief Valuer (LKR)		Bid Bond (LKR)	Annual Nominal Ground Rental (LKR)	Lease Period
Option 1	25%	Rs. 55,000,000/-	Rs. 2,500,000/ - (Two Million Five Hundred Thousand Rupees)	Rs. 40,000/- (Forty Thousand Rupees)	50 years
	75%	Rs. 167,475,000/-			
Option 2	25%	Rs. 55,000,000/-			
	75%	Equal Annual installments -10 years			
		Rs. 22,418,000/-			
		Equal Annual installments -09 years			
		Rs. 24,287,959/-			
		Equal Annual installments -08 years			
		Rs. 26,636,114/-			
		Equal Annual installments -07 years			
		Rs. 29,667,469/-			
		Equal Annual installments -06 years			
		Rs. 33,723,690/-			
		Equal Annual installments -05 years			
		Rs. 39,419,764/-			

		Equal Annual installments -04 years	Rs. 47,985,656/-			
		Equal Annual installments -03 years	Rs. 62,291,263/-			
		Equal Annual installments -02 years	Rs. 90,946,252/-			
		Equal Annual installments -01 years	Rs. 176,998,898/-			

- 1.3 The prospective developers/investors should submit a technical proposal as well as a financial proposal to implement the proposed development for the land mentioned in Table No.1.1 on 50 years lease basis.
- 1.4 The land identified for the proposed project will be allocated for a period of 50 years to a prospective developer/investor based on the evaluation criteria specified in this RFP document.
- 1.5 The prospective developers/investors will be allowed to offer an amount above the 50 years lease premium determined by the Government Chief Valuer. If the offered value is less than the Base value, the proposal will be rejected. The offered amount must be paid as per the payment term mentioned below.

Payment Terms

Option 1

- (g) **Offered 25%** amount for the land together with VAT and other applicable taxes should be paid **within 30 days** from the date of intimation of award in writing.
- (h) **The Offered amount for the balance 75%** together with VAT and other applicable taxes should be paid **within 03 months from the date of initial payment** or on or before the execution of the lease agreement or handing over the physical possession of the land whichever is occurred earlier.
- (i) The annual nominal ground rental of **Sri Lankan Rupees Forty Thousand (LKR 40,000/-)** determined by the Government Chief Valuer which will be increased in every 05 years by 25% of the previous rent should be paid during the lease period of 50 years with VAT and all the other applicable taxes.

Option 02

- (g) **Offered 25%** amount for the land together with VAT and other applicable taxes should be paid **within 30 days** from the date of intimation of award in writing.
- (h) The balance 75% of the Lease premium will be recovered by **the offered annual installment** together with VAT and other applicable taxes should be paid on **annual basis maximum within 10 years'** period from the date of the initial payment. Meantime, the investor has opportunity to offered annual installment together with VAT and other applicable taxes on the preference of the investor from year 1 to year 10 from the date of initial payment as given in the instalment plans of the following table.

The base equal annual instalment plans for the period from year 1 to year 10 are as follows and bidders are required to offer more than the base amount mentioned below for their preferred installment payment plan.

Number of Years	Base Equal Instalment amount
Year 1	Rs. 176,998,898/- (One Hundred Seventy Six Million Nine Hundred Ninety Eight Thousand Eight Hundred Ninety Eight)
Year 2	Rs. 90,946,252/- (Ninety Million Nine Hundred Forty Six Thousand Two Hundred Fifty Two)
Year 3	Rs. 62,291,263/- (Sixty Two Million Two Hundred Ninety One Thousand Two Hundred Sixty Three)
Year 4	Rs. 47,985,656/- (Forty Seven Million Nine Hundred Eighty Five Thousand Six Hundred Fifty Six)
Year 5	Rs. 39,419,764/- (Thirty Nine Million Four Hundred Nineteen Thousand Seven Hundred Sixty Four)
Year 6	Rs. 33,723,690/- (Thirty Three Million Seven Hundred Twenty Three Thousand Six Hundred Ninety)
Year 7	Rs. 29,667,469/- (Twenty Nine Million Six Hundred Sixty Seven Thousand Four Hundred Sixty Nine)
Year 8	Rs. 26,636,114/- (Twenty Six Million Six Hundred Thirty Six Thousand One Hundred Fourteen)
Year 9	Rs. 24,287,959/- (Twenty Four Million Two Hundred Eighty Seven Thousand Nine Hundred Fifty Nine)
Year 10	Rs. 22,418,000/- (Twenty Two Million Four Hundred Eighteen Thousand)

- (i) In addition to the above, **at the end of preferred period of payment plan** and the **annual nominal ground** rental determined by Government Chief Valuer which will be increased in every 05 years by 25% of the previous rent should be paid during the lease period of 50 years with VAT and all the other applicable taxes.

- 1.6 In case the investor intends to continue the project on the same land subject to the approval of the Urban Development Authority after expiry of 50 years, it will be required to pay lease premium as determined by the Govt. Chief Valuer at that time. The Urban Development Authority shall reserve the right to determine the lease term/period for future years, after 50 years lease period.
- 1.7 After settlement of the initial payment of offered 25% amount for the land with other applicable charges by the successful bidder to the UDA, **the successful bidder can obtain the permission from the Urban Development Authority to enter in to the site and do the preliminary investigations needed** for the purpose of detail architectural design in order to obtain the development permit for the proposed development for the subject to the conditions to be applied by the UDA.

- 1.8 The identified land shall be developed by the successful bidder (investor/developer) according to the Terms of Reference (TOR) given in the RFP document.
- 1.9 If any bidder wishes to withdraw his/her bid prior to settlement of initial payment by the selected party, his /her bid bond will be forfeited.
- 1.10 The RFP shall be supported by sufficient details of the bidder (Investor/Developer) who is interested in the above investment opportunity and should provide the relevant project experience and working capabilities in similar areas, financial/technical competency to undertake such work etc. The bidder shall be selected in accordance with the screening criteria specified in the RFP document.
- 1.11 Interested parties who have only the financial capability to undertake the project can submit a proposal for the proposed project jointly/hiring with a technically experienced partner/contractor under the marking scheme in Clause No. 3.13.2.2 of this RFP document.
- 1.12 The selected investors are eligible to enjoy the applicable incentives/concessions offered by the Board of Investment (BOI) of Sri Lanka (<http://investsrilanka.com/>) by fulfilling the requirement of BOI and the tax concessions declared by the GOSL in time to time.
- 1.13 Interested party (Investor/Developer) may purchase the RFP document from Real Estate Management and Development Division, 8th Floor, Urban Development Authority, “Sethsiripaya” Stage I, Battaramulla from 9.30 a. m. to 3.00 p.m. on working days from **18.11.2025 to 29.12.2025** upon a payment of non – refundable document fee of **Sri Lankan Rupees One Hundred Thousand (LKR 100,000/-)** exclusive of Government taxes.
- 1.14 A Bid Bond amounting to **Sri Lankan Rupees Two Million Five Hundred Thousand (LKR 2,500,000/-)** in cash should be paid to the Finance Division, UDA, 6th Floor, Sethsiripaya Stage I, Battaramulla and the original of the receipt shall be submitted along with the RFP document or in the form of bank guarantee unconditionally encashable on first written demand issued in favor of Chairman, Urban Development Authority by a reputed Bank operating in Sri Lanka and registered under the Central Bank of Sri Lanka should be submitted along with the RFP document. The bid bond should be valid up to **01.11.2026 (284 days)** from the date of **21.01.2026** which the bidding is to be closed. The required format of the Bid Bond is annexed to this RFP document marked as Annexure D.
- 1.15 Bid documents could be inspected free of charge within office hours during the bid document issuing period at the office of Real Estate Management and Development Division, Urban Development Authority, 8th Floor, “Sethsiripaya” Stage I, Battaramulla.
- 1.16 RFP documents shall be placed in two separate sealed envelopes marked “Original” and “Duplicate” and shall be dispatched via registered post in one cover addressed to the **Chairman, Revenue Tender Board (Major), Procurement Unit, Urban Development Authority, 7th Floor, Sethsiripaya -Stage I, Battaramulla** or place in the Tender Box, which will be kept at the office of the **Finance Division, Urban Development Authority, 6th Floor, Sethsiripaya-Stage I, Battaramulla** to reach **on or before 2.00 p.m. on 21.01.2026**. The envelope containing RFP document must clearly be marked as **“RFP for Logistics Facilities and Associated Development**

Project (Lot No. 3 in Plan No. 7115 dated 17.09.2023) on Design-Build-Finance-Own-Operate & Transfer (DBFOOT) Basis” at the top left-hand corner of the envelope.

- 1.17 A pre bid meeting will be held on **16.12.2025 at 10.00 a.m.** at the Real Estate Management and Development Division, Urban Development Authority, 8th Floor, “Sethsiripaya” Stage I, Battaramulla..
- 1.18 The successful bidder cannot be allowed to make counter offers for RFP after issuing the Letter of Intent (LOI) other than clarify all the requests in Pre-bid Meeting.
- 1.19 If the successful bidder intends to proceed the project via Special Purpose Vehicle (SPV), it should be a fully owned subsidiary company of the bidding company.
- 1.20 Additional information could be obtained from the **Director, Real Estate Management and Development Division, Urban Development Authority, 8th Floor, Sethsiripaya Stage I, Battaramulla.** Telephone number: 011-2875921, 011-2875916-20 Ext: 2960-2968, Mobile: 077-1925759, Fax: 0112875900, Email: directorred@uda.gov.lk.
- 1.21 Receiving of RFP will be closed at **2.00 p.m. on 21.01.2026** and technical proposal will be opened immediately after the closing time at Procurement Unit, Urban development Authority, 7th Floor, Sethsiripaya Stage 1, Battaramulla. Bidder or his / her authorized representative could be present at the time of the bid opening.
- 1.22 Late bids will be rejected and returned unopened. Electronically submitted proposals will not be entertained.

**Chairman,
Revenue Tender Board (Major),
Procurement Unit,
Urban Development Authority,
7th Floor, Sethsiripaya-Stage I,
Battaramulla.**

**MINISTRY OF TRANSPORT, HIGHWAYS AND URBAN DEVELOPMENT
URBAN DEVELOPMENT AUTHORITY**



4. BID NOTICE

**REQUEST FOR PROPOSALS (RFP) FOR
LOGISTICS FACILITIES AND ASSOCIATED DEVELOPMENT PROJECT (LFADP) FOR
THE UDA LAND SITUATED AT EKALA, JA-ELA (LOT NO. 5 IN PLAN NO.7115 DATED
17.09.2023) ON DESIGN-BUILD-FINANCE-OWN-OPERATE & TRANSFER (DBFOOT) BASIS.**

1.1 Urban Development Authority (UDA) wishes to Request for Proposals (RFP) from potential bidders (Investors/Developers) either Local or International as per requirement provided under eligibility criteria to undertake **Logistics Facilities and Associated Development Project (Lot No. 5 in Plan No. 7115 dated 17.09.2023) on Design-Build-Finance-Own-Operate & Transfer (DBFOOT) Basis**, which is a prime land located within the Ja-Ela Pradeshiya Sabha area, according to the Development Plan of the UDA.

1.2 The proposed development should be in line with the UDA Guidelines and the selected bidder (Investors/Developers) should eventually enter into a long-term lease agreement for a period of 50 years with the UDA for the development of said land to the intended project.

Table 4.1: Details of Implement the Project

Location	Proposed Development	Plan Reference	Land Extent
Province: Western District: Gampaha Village: Ekala-Kurunduwatta	Logistics Facilities and Associated Development Project	Lot No. 5 in Plan No. 7115 dated 17.09.2023, made by Mr. Anil Nawagamuwa, Registered Licensed Surveyor	0.8094 Ha (2A-0R-0P)

Table 1.2: Details of the 50 Years Lease Basis

Payment options	Base value for 50 Years lease premium determined by the Govt. Chief Valuer (LKR)		Bid Bond (LKR)	Annual Nominal Ground Rental (LKR)	Lease Period
Option 1	25%	Rs. 63,250,000/-	Rs. 2,500,000/- (Two Million Five Hundred Thousand Rupees)	Rs. 45,000/- (Forty Five Thousand Rupees)	50 Years
	75%	Rs. 192,596,250/-			
Option 2	25%	Rs. 63,250,000/-			
	75%	Equal Annual installments -10 years			
		Equal Annual installments -09 years			
		Equal Annual installments -08 years			
		Equal Annual installments -07 years			
		Equal Annual installments -06 years			
		Equal Annual	Rs. 25,781,000/-		
			Rs. 27,931,452/-		
			Rs. 30,631,829/-		
			Rs. 34,117,887/-		
			Rs. 38,782,542/-		
			Rs. 45,333,031/-		

		installments -05 years				
		Equal Annual installments -04 years	Rs. 55,183,814/-			
		Equal Annual installments -03 years	Rs. 71,635,277/-			
		Equal Annual installments -02 years	Rs. 104,588,548/-			
		Equal Annual installments -01 years	Rs. 203,549,202/-			

- 1.3 The prospective developers/investors should submit a technical proposal as well as a financial proposal to implement the proposed development for the land mentioned in Table No.1.1 on 50 years lease basis.
- 1.4 The land identified for the proposed project will be allocated for a period of 50 years to a prospective developer/investor based on the evaluation criteria specified in this RFP document.
- 1.5 The prospective developers/investors will be allowed to offer an amount above the 50 years lease premium determined by the Government Chief Valuer. If the offered value is less than the Base value, the proposal will be rejected. The offered amount must be paid as per the payment term mentioned below.

Payment Terms

Option 1

- (j) **Offered 25%** amount for the land together with VAT and other applicable taxes should be paid **within 30 days** from the date of intimation of award in writing.
- (k) **The Offered amount for the balance 75%** together with VAT and other applicable taxes should be paid **within 03 months from the date of initial payment** or on or before the execution of the lease agreement or handing over the physical possession of the land whichever is occurred earlier.
- (l) The annual nominal ground rental of **Sri Lankan Rupees Forty-Five Thousand (LKR 45,000/-)** determined by Government Chief Valuer which will be increased in every 05 years by 25% of the previous rent should be paid during the lease period of 50 years with VAT and all the other applicable taxes.

Option 02

- (j) **Offered 25%** amount for the land together with VAT and other applicable taxes should be paid **within 30 days** from the date of intimation of award in writing.
- (k) The balance 75% of the Lease premium will be recovered by **the offered annual installment** together with VAT and other applicable taxes should be paid on **annual basis maximum within 10 years'** period from the date of the initial payment. Meantime, the investor has opportunity to offered annual installment together with VAT and other applicable taxes on the preference of the investor from year 1 to year 10 from the date of initial payment as given in the instalment plans of the following table.

The base equal annual instalment plans for the period from year 1 to year 10 are as follows and bidders are required to offer more than the base amount mentioned below for their preferred installment payment plan.

Number of Years	Base Equal Instalment amount
Year 1	Rs. 203,549,202/- (Two Hundred Three Million Five Hundred Forty Nine Thousand Two Hundred Two)
Year 2	Rs. 104,588,548/- (One Hundred Four Million Five Hundred Eighty Eight Thousand Five Hundred Forty Eight)
Year 3	Rs. 71,635,277/- (Seventy One Million Six Hundred Thirty Five Thousand Two Hundred Seventy Seven)
Year 4	Rs. 55,183,814/- (Fifty Five Million One Hundred Eighty Three Thousand Eight Hundred Fourteen)
Year 5	Rs. 45,333,031/- (Forty Five Million Three Hundred Thirty Three Thousand Thirty One)
Year 6	Rs. 38,782,542/- (Thirty Eight Million Seven Hundred Eighty Two Thousand Five Hundred Forty Two)
Year 7	Rs. 34,117,887/- (Thirty Four Million One Hundred Seventeen Thousand Eight Hundred Eighty Seven)
Year 8	Rs. 30,631,829/- (Thirty Million Six Hundred Thirty One Thousand Eight Hundred Twenty Nine)
Year 9	Rs. 27,931,452/- (Twenty Seven Million Nine Hundred Thirty One Thousand Four Hundred Fifty Two)
Year 10	Rs. 25,781,000/- (Twenty Five Million Seven Hundred Eighty One Thousand)

- (l) In addition to the above, **at the end of preferred period of payment plan** and the **annual nominal ground** rental determined by Government Chief Valuer which will be increased in every 05 years by 25% of the previous rent should be paid during the lease period of 50 years with VAT and all the other applicable taxes.

- 1.6 In case the investor intends to continue the project on the same land subject to the approval of the Urban Development Authority after expiry of 50 years, it will be required to pay lease premium as determined by the Govt. Chief Valuer at that time. The Urban Development Authority shall reserve the right to determine the lease term/period for future years, after 50 years lease period.
- 1.7 After settlement of the initial payment of offered 25% amount for the land with other applicable charges by the successful bidder to the UDA, **the successful bidder can obtain the permission from the Urban Development Authority to enter in to the site and do the preliminary investigations needed** for the purpose of detail architectural design in order to obtain the development permit for the proposed development for the subject to the conditions to be applied by the UDA.

- 1.8 The identified land shall be developed by the successful bidder (investor/developer) according to the Terms of Reference (TOR) given in the RFP document.
- 1.9 If any bidder wishes to withdraw his/her bid prior to settlement of initial payment by the selected party, his /her bid bond will be forfeited.
- 1.10 The RFP shall be supported by sufficient details of the bidder (Investor/Developer) who is interested in the above investment opportunity and should provide the relevant project experience and working capabilities in similar areas, financial/technical competency to undertake such work etc. The bidder shall be selected in accordance with the screening criteria specified in the RFP document.
- 1.11 Interested parties who have only the financial capability to undertake the project can submit a proposal for the proposed project jointly/hiring with a technically experienced partner/contractor under the marking scheme in Clause No. 3.13.2.2 of this RFP document.
- 1.12 The selected investors are eligible to enjoy the applicable incentives/concessions offered by the Board of Investment (BOI) of Sri Lanka (<http://investsrilanka.com/>) by fulfilling the requirement of BOI and the tax concessions declared by the GOSL in time to time.
- 1.13 Interested party (Investor/Developer) may purchase the RFP document from Real Estate Management and Development Division, 8th Floor, Urban Development Authority, “Sethsiripaya” Stage I, Battaramulla from 9.30 a. m. to 2.30 p.m. on working days from **18.11.2025 to 29.12.2025** upon a payment of non – refundable document fee of **Sri Lankan Rupees One Hundred Thousand (LKR 100,000/-)** exclusive of Government taxes.
- 1.14A Bid Bond amounting to **Sri Lankan Rupees Two Million Five Hundred Thousand (LKR 2,500,000/-)** in cash should be paid to the Finance Division, UDA, 6th Floor, Sethsiripaya Stage I, Battaramulla and the original of the receipt shall be submitted along with the RFP document or in the form of bank guarantee unconditionally encashable on first written demand issued in favor of Chairman, Urban Development Authority by a reputed Bank operating in Sri Lanka and registered under the Central Bank of Sri Lanka should be submitted along with the RFP document. The bid bond should be valid up to **01.11.2026 (284 days)** from the date of **21.01.2026** which the bidding is to be closed. The required format of the Bid Bond is annexed to this RFP document marked as Annexure D.
- 1.15 Bid documents could be inspected free of charge within office hours during the bid document issuing period at the office of Real Estate Management and Development Division, Urban Development Authority, 8th Floor, “Sethsiripaya” Stage I, Battaramulla.
- 1.16 RFP documents shall be placed in two separate sealed envelopes marked “Original” and “Duplicate” and shall be dispatched via registered post in one cover addressed to the **Chairman, Revenue Tender Board (Major), Procurement unit, Urban Development Authority, 7th Floor, Sethsiripaya -Stage I, Battaramulla** or place in the Tender Box, which will be kept at the office of the **Finance Division, Urban Development Authority, 6th Floor, Sethsiripaya-Stage I, Battaramulla** to reach **on or before 2.00 p.m. on 21.01.2026** The envelope containing RFP document must clearly be marked as **“RFP for Logistics Facilities and Associated Development**

Project (Lot No. 2 in Plan No. 7115 dated 17.09.2023) on Design-Build-Finance-Own-Operate & Transfer (DBFOOT) Basis” at the top left-hand corner of the envelope.

- 1.17 A pre bid meeting will be held on **16.12.2025 at 10.00 a.m.** at the Real Estate Management and Development Division, Urban Development Authority, 8th Floor, Sethsiripaya Stage I, Battaramulla
- 1.18 The successful bidder cannot be allowed to make counter offers for RFP after issuing the Letter of Intent (LOI) other than clarify all the requests in Pre-bid Meeting.
- 1.19 If successful bidder intends to proceed the project via Special Purpose Vehicle (SPV), it should be a fully owned subsidiary company of the bidding company.
- 1.20 Additional information could be obtained from the **Director, Real Estate Management and Development Division, Urban Development Authority, 8th Floor, Sethsiripaya Stage I, Battaramulla.** Telephone number: 011-2875921, 011-2875916-20 Ext: 2960-2968, Mobile: 077-1925759, Fax: 0112875900, Email: directorred@uda.gov.lk.
- 1.21 Receiving of RFP will be closed at **2.00 p.m. on 21.01.2026** and the technical proposal will be opened immediately after the closing time at Procurement Unit, Urban development Authority, 7th Floor, Sethsiripaya Stage 1, Battaramulla. Bidder or his / her authorized representative could be present at the time of the bid opening.
- 1.22 Late bids will be rejected and returned unopened. Electronically submitted proposals will not be entertained.

**Chairman,
Revenue Tender Board (Major),
Procurement unit,
Urban Development Authority,
7th Floor, Sethsiripaya-Stage I,
Battaramulla**

**MINISTRY OF TRANSPORT, HIGHWAYS AND URBAN DEVELOPMENT
URBAN DEVELOPMENT AUTHORITY**



BID NOTICE

**REQUEST FOR PROPOSALS (RFP) FOR
LOGISTICS FACILITIES AND ASSOCIATED DEVELOPMENT PROJECT (LFADP) FOR
THE UDA LAND SITUATED AT EKALA, JA-ELA (LOT NO. 5 IN PLAN NO.69 DATED
02.08.2023) ON
DESIGN-BUILD-FINANCE-OWN-OPERATE & TRANSFER (DBFOOT) BASIS.**

1.1 Urban Development Authority (UDA) wishes to Request for Proposals (RFP) from potential bidders (Investors/Developers) either Local or International as per requirement provided under eligibility criteria to undertake **Logistics Facilities and Associated Development Project (Lot No. 5 in Plan No. 69 dated 02.08.2023) on Design-Build-Finance-Own-Operate & Transfer (DBFOOT) Basis**, which is a prime land located within the Ja-Ela Pradeshiya Sabha area, according to the Development Plan of the UDA.

1.2 The proposed development should be in line with the UDA Guidelines and the selected bidder (Investors/Developers) should eventually enter into a long-term lease agreement for a period of 50 years with the UDA for the development of said land to the intended project.

Table 5.1: Details of Implement the Project

Location	Proposed Development	Plan Reference	Land Extent
Province: Western Province District: Gampaha Village: Ekala-Kurunduwatta	Logistics Facilities and Associated Development Project	Lot Nos. 5 in Plan No. 69 dated 17.06.2021, made by Mr. P.N. Pushpakumara, Registered Licensed Surveyor	0.4552 Ha (1A-0R-20.0P)

Table 1.2: Details of the 50 Years Lease Basis

Base value for 50 years lease premium determined by the Govt. Chief Valuer (LKR)	Bid Bond (LKR)	Annual Nominal Ground Rental (LKR)	Lease Period (Years)
Rs. 113,830,000.00 (One Hundred Thirteen Million Eight Hundred Thirty Thousand Rupees)	Rs. 1,000,000.00 (One Million Rupees)	Rs. 25,000.00 (Twenty-Five Thousand Rupees)	50 Years

Payment options	Base value for 50 Years lease premium determined by the Govt. Chief Valuer (LKR)		Bid Bond (LKR)	Annual Nominal Ground Rental (LKR)	Lease Period (Years)
Option 1	Rs. 113,830,000/-		Rs.1,000,000/- (One Million Rupees)	Rs. 25,000/- (Twenty-Five Thousand	50
Option 2	25%	Rs. 28,454,400/-			
	75%	Equal Annual	Rs. 11,598,000/-		

		installments -10 years			Rupees)	
		Equal Annual installments -09 years	Rs. 12,550,314/-			
		Equal Annual installments -08 years	Rs. 13,746,750/-			
		Equal Annual installments -07 years	Rs. 15,291,971/-			
		Equal Annual installments -06 years	Rs. 17,360,411/-			
		Equal Annual installments -05 years	Rs. 20,266,046/-			
		Equal Annual installments -04 years	Rs. 24,636,815/-			
		Equal Annual installments -03 years	Rs. 31,937,905/-			
		Equal Annual installments -02 years	Rs. 46,564,855/-			
		Equal Annual installments -01 years	Rs. 90,495,327/-			

1.3 The prospective developers/investors should submit a technical proposal as well as a financial proposal to implement the proposed development for the land mentioned in Table No.1.1 on 50 years lease basis.

1.4 The land identified for the proposed project will be allocated for a period of 50 years to a prospective developer/investor based on the evaluation criteria specified in this RFP document.

1.5 The prospective developers/investors will be allowed to offer an amount above the 50 years lease premium determined by the Government Chief Valuer. If the offered value is less than the Base value, the proposal will be rejected. The offered amount must be paid as per the payment term mentioned below.

Option 01

- (a) 25% of the offered amount for the land, together with VAT and other applicable taxes should be paid **within 30** days from the date of intimation of award in writing.
- (b) The balance 75% of the offered amount together with VAT and other applicable taxes should be paid within 03 months from the date of initial payment or on or before the execution of the lease agreement or handing over the physical possession of the land whichever is occurred earlier.
- (c) The annual nominal ground rental of **Sri Lankan Rupees Twenty-Five Thousand (LKR 25,000/-)** determined by the Government Chief Valuer, which will be increased in every 05 years by 25% of the previous rent should be paid during the lease period of 50 years with VAT and all the other applicable taxes.

Option 02

- (m) **Offered 25%** amount for the land together with VAT and other applicable taxes should be paid **within 30 days** from the date of intimation of award in writing.
- (n) The balance 75% of the Lease premium will be recovered by **the offered annual installment** together with VAT and other applicable taxes should be paid on **annual basis maximum within 10 years'** period from the date of the initial payment. Meantime, the investor has opportunity to offered annual installment together with VAT and other applicable taxes on the preference of the investor from year 1 to year 10 from the date of initial payment as given in the instalment plans of the following table.

The base equal annual instalment plans for the period from year 1 to year 10 are as follows and bidders are required to offer more than the base amount mentioned below for their preferred installment payment plan.

Number of Years	Base Equal Instalment amount
Year 1	Rs. 90,495,327/- (Ninety Million Four Hundred Ninety-Five Thousand Three Hundred Twenty-Seven)
Year 2	Rs. 46,564,855/- (Forty-Six Million Five Hundred Sixty-Four Thousand Eight Hundred Fifty-Five)
Year 3	Rs. 31,937,905/- (Thirty-One Million Nine Hundred Thirty-Seven Thousand Nine Hundred Five)
Year 4	Rs. 24,636,815/- (Twenty-Four Million Six Hundred Thirty-Six Thousand Eight Hundred Fifteen)
Year 5	Rs. 20,266,046/- (Twenty Million Two Hundred Sixty-Six Thousand Forty-Six)
Year 6	Rs. 17,360,411/- (Seventeen Million Three Hundred Sixty Thousand Four Hundred Eleven)
Year 7	Rs. 15,291,971/- (Fifteen Million Two Hundred Ninety-One Thousand Nine Hundred Seventy-One)
Year 8	Rs. 13,746,750/- (Thirteen Million Seven Hundred Forty-Six Thousand Seven Hundred Fifty)
Year 9	Rs. 12,550,314/- (Twelve Million Five Hundred Fifty Thousand Three Hundred Fourteen)
Year 10	Rs. 11,598,000/- (Eleven Million Five Hundred Ninety-Eight Thousand)

- (o) In addition to the above, **at the end of preferred period of payment plan** and the **annual nominal ground** rental determined by Government Chief Valuer which will be increased in every 05 years by 25% of the previous rent should be paid during the lease period of 50 years with VAT and all the other applicable taxes.

1.6 In case the investor intends to continue the project on the same land subject to the approval of the Urban Development Authority after expiry of 50 years, it will be required to pay lease premium as

determined by the Govt. Chief Valuer at that time. The Urban Development Authority shall reserve the right to determine the lease term/period for future years, after 50 years lease period.

- 1.7 After settlement of the initial payment of 25% of the offered value under option 1 or offered 25% amount under option 2 for the land with other applicable charges by the successful bidder to the UDA, **the successful bidder can obtain the permission from the Urban Development Authority to enter in to the site and do the preliminary investigations needed** for the purpose of detail architectural design in order to obtain the development permit for the proposed development for the subject to the conditions to be applied by the UDA.
- 1.8 The identified land shall be developed by the successful bidder (investor/developer) according to the Terms of Reference (TOR) given in the RFP document.
- 1.9 If any bidder wishes to withdraw his/her bid prior to settlement of initial payment by the selected party, his /her bid bond will be forfeited.
- 1.10 The RFP shall be supported by sufficient details of the bidder (Investor/Developer) who is interested in the above investment opportunity and should provide the relevant project experience and working capabilities in similar areas, financial/technical competency to undertake such work etc. The bidder shall be selected in accordance with the screening criteria specified in the RFP document.
- 1.11 Interested parties who have only the financial capability to undertake the project can submit a proposal for the proposed project jointly/hiring with a technically experienced partner/contractor under the marking scheme in Clause No. 3.13.2.2 of this RFP document.
- 1.12 The interested investors are eligible to enjoy the applicable incentives/concessions offered by the Board of Investment (BOI) of Sri Lanka (<http://investsrilanka.com/>) by fulfilling the requirement of BOI and the tax concessions declared by the GOSL in time to time.
- 1.13 Interested party (Investor/Developer) may purchase the RFP document from Real Estate Management and Development Division, 8th Floor, Urban Development Authority, “Sethsiripaya” Stage I, Battaramulla from 9.30 a. m. to 2.30 p.m. on working days from **18.11.2025 to 29.12.2025** upon a payment of non – refundable document fee of **Sri Lankan Rupees one hundred thousand (LKR 100,000/-)** exclusive of Government taxes.
- 1.14 A Bid Bond amounting to Sri Lankan Rupees **One Million (LKR 1,000,000/-)** in cash should be paid to the Finance Division, UDA, 6th Floor, Sethsiripaya Stage I, Battaramulla and the original of the receipt shall be submitted along with the RFP document or in the form of bank guarantee unconditionally encashable on first written demand issued in favor of Chairman, Urban Development Authority by a reputed Bank operating in Sri Lanka and registered under the Central Bank of Sri Lanka should be submitted along with the RFP document. The bid bond should be valid up to **01.11.2026 (284 days)** from the date of **21.01.2026** which the bidding is to be closed. The required format of the Bid Bond is annexed to this RFP document marked as Annexure D.
- 1.15 Bid documents could be inspected free of charge within office hours during the bid document issuing period at the office of Real Estate Management and Development Division, Urban Development Authority, 8th Floor, “Sethsiripaya” Stage I, Battaramulla.

- 1.16 RFP documents shall be placed in two separate sealed envelopes marked “Original” and “Duplicate” and shall be dispatched via registered post in one cover addressed to the **Chairman, Revenue Tender Board (Major), Procurement Unit, Urban Development Authority, 7th Floor, Sethsiripaya -Stage I, Battaramulla** or place in the Tender Box, which will be kept at the office of the **Procurement Unit, Urban Development Authority, 7th Floor, Sethsiripaya-Stage I, Battaramulla** to reach on or before **2.00 p.m. on 21.01.2026**. The envelope containing RFP document must clearly be marked as **“RFP for Logistics Facilities and Associated Development Project (Lot No. 5 in Plan No. 69 dated 02.08.2023) on Design-Build-Finance-Own-Operate & Transfer (DBFOOT) Basis”** at the top left-hand corner of the envelope.
- 1.17 A pre bid meeting will be held on **16.12.2025** at **10.00 a.m.** at the Real Estate Management and Development Division, Urban Development Authority, 8th Floor, “Sethsiripaya” Stage I, Battaramulla.
- 1.18 The successful bidder cannot be allowed to make counter offers for RFP after issuing the Letter of Intent (LOI) other than clarify all the requests in Pre-bid Meeting.
- 1.19 If successful bidder intends to proceed the project via Special Purpose Vehicle (SPV), it should be a fully owned subsidiary company of the bidding company.
- 1.20 Additional information could be obtained from the Director, Real Estate Management and Development Division, Urban Development Authority, 8th Floor, Sethsiripaya Stage I, Battaramulla. Telephone number: 011-2875921, 011-2875916-20 Ext: 2960-2968, Mobile: 077-1925759, Fax: 0112875900, Email: directorred@uda.gov.lk.
- 1.21 Receiving of RFP will be closed at **2.00 p.m. on 21.01.2026** and technical proposal will be opened immediately after the closing time at the Procurement Unit, Urban development Authority, 7th Floor, Sethsiripaya Stage 1, Battaramulla. Bidder or his / her authorized representative could be present at the time of the bid opening.
- 1.22 Late bids will be rejected and returned unopened. Electronically submitted proposals will not be entertained.

**Chairman,
Revenue Tender Board (Major),
Procurement Unit,
Urban Development Authority,
7th Floor, Sethsiripaya-Stage I,
Battaramulla.**

MINISTRY OF TRANSPORT, HIGHWAYS AND URBAN DEVELOPMENT
URBAN DEVELOPMENT AUTHORITY
BID NOTICE



REQUEST FOR PROPOSALS (RFP) FOR
LOGISTICS FACILITIES AND ASSOCIATED DEVELOPMENT PROJECT (LFADP) FOR
THE UDA LAND SITUATED AT EKALA, JA-ELA (LOT NO. 6 IN PLAN NO.69 DATED
02.08.2023) ON
DESIGN-BUILD-FINANCE-OWN-OPERATE & TRANSFER (DBFOOT) BASIS.

- 1.23 Urban Development Authority (UDA) wishes to Request for Proposals (RFP) from potential bidders (Investors/Developers) either Local or International as per requirement provided under eligibility criteria to undertake **Logistics Facilities and Associated Development Project (Lot No. 6 in Plan No. 69 dated 02.08.2023) on Design-Build-Finance-Own-Operate & Transfer (DBFOOT) Basis**, which is a prime land located within the Ja-Ela Pradeshiya Sabha area, according to the Development Plan of the UDA.
- 1.24 The proposed development should be in line with the UDA Guidelines and the selected bidder (Investors/Developers) should eventually enter into a long-term lease agreement for a period of 50 years with the UDA for the development of said land to the intended project.

Table 6.1: Details of Implement the Project

Location	Proposed Development	Plan Reference	Land Extent
Province: Western Province District: Gampaha Village: Ekala-Kurunduwatta	Logistics Facilities and Associated Development Project	Lot Nos. 6 in Plan No. 69 dated 17.06.2021, made by Mr. P.N. Pushpakumara, Registered Licensed Surveyor	0.4552 Ha (1A-0R-20.0P)

Table 1.2: Details of the 50 Years Lease Basis

Payment options	Base value for 50 Years lease premium determined by the Govt. Chief Valuer (LKR)		Bid Bond (LKR)	Annual Nominal Ground Rental (LKR)	Lease Period (Years)
Option 1	Rs. 113,830,000/-		Rs. 1,000,000/- (One Million Rupees)	Rs. 25,000/- (Twenty-Five Thousand Rupees)	50
Option 2	25%	Rs. 28,454,400/-			
	75%	Equal Annual installments -10 years			
		Rs. 11,598,000/-			
		Equal Annual installments -09 years			
		Rs. 12,550,314/-			
		Equal Annual installments -08 years			
		Rs. 13,746,750/-			

	years				
	Equal Annual installments -07 years	Rs. 15,291,971/-			
	Equal Annual installments -06 years	Rs. 17,360,411/-			
	Equal Annual installments -05 years	Rs. 20,266,046/-			
	Equal Annual installments -04 years	Rs. 24,636,815/-			
	Equal Annual installments -03 years	Rs. 31,937,905/-			
	Equal Annual installments -02 years	Rs. 46,564,855/-			
	Equal Annual installments -01 years	Rs. 90,495,327/-			

- 1.25 The prospective developers/investors should submit a technical proposal as well as a financial proposal to implement the proposed development for the land mentioned in Table No.1.1 on 50 years lease basis.
- 1.26 The land identified for the proposed project will be allocated for a period of 50 years to a prospective developer/investor based on the evaluation criteria specified in this RFP document.
- 1.27 The prospective developers/investors will be allowed to offer an amount above the 50 years lease premium determined by the Government Chief Valuer. If the offered value is less than the Base value, the proposal will be rejected. The offered amount must be paid as per the payment term mentioned below.

Option 01

- (d) 25% of the offered amount for the land together with VAT and other applicable taxes should be paid **within 30** days from the date of intimation of award in writing.
- (e) The balance 75% of the offered amount together with VAT and other applicable taxes should be paid within 03 months from the date of initial payment or on or before the execution of the lease agreement or handing over the physical possession of the land whichever is occurred earlier.
- (f) The annual nominal ground rental of **Sri Lankan Rupees Twenty-Five Thousand (LKR 25,000/-)** determined by Government Chief Valuer which will be increased in every 05 years by 25% of the previous rent should be paid during the lease period of 50 years with VAT and all the other applicable taxes.

Option 02

- (p) **Offered 25%** amount for the land together with VAT and other applicable taxes should be paid **within 30 days** from the date of intimation of award in writing.
- (q) The balance 75% of the Lease premium will be recovered by **the offered annual installment** together with VAT and other applicable taxes should be paid on **annual basis maximum within 10 years'** period from the date of the initial payment. Meantime, the investor has opportunity to offered annual installment together with VAT and other applicable taxes on the preference of the investor from year 1 to year 10 from the date of initial payment as given in the instalment plans of the following table.

The base equal annual instalment plans for the period from year 1 to year 10 are as follows and bidders are required to offer more than the base amount mentioned below for their preferred installment payment plan.

Number of Years	Base Equal Instalment amount
Year 1	Rs. 90,495,327/- (Ninety Million Four Hundred Ninety Five Thousand Three Hundred Twenty Six)
Year 2	Rs. 46,564,855/- (Forty-Six Million Five Hundred Sixty Four Thousand Eight Hundred Fifty Five)
Year 3	Rs. 31,937,905/- (Thirty One Million Nine Hundred Thirty Seven Thousand Nine Hundred Five)
Year 4	Rs. 24,636,815/- (Twenty-Four Million Six Hundred Thirty-Six Thousand Eight Hundred Fifteen)
Year 5	Rs. 20,266,046/- (Twenty Million Two Hundred Sixty Six Thousand Forty Six)
Year 6	Rs. 17,360,411/- (Seventeen Million Three Hundred Sixty Thousand Four Hundred Eleven)
Year 7	Rs. 15,291,971/- (Fifteen Million Two Hundred Ninety-One Thousand Nine Hundred Seventy One)
Year 8	Rs. 13,746,750/- (Thirteen Million Seven Hundred Forty-Six Thousand Seven Hundred Fifty)
Year 9	Rs. 12,550,314/- (Twelve Million Five Hundred Fifty Thousand Three Hundred Fourteen)
Year 10	Rs. 11,598,000/- (Eleven Million Five Hundred Ninety-Eight Thousand)

- (r) In addition to the above, **at the end of preferred period of payment plan** and the **annual nominal ground** rental determined by Government Chief Valuer which will be increased in every 05 years by 25% of the previous rent should be paid during the lease period of 50 years with VAT and all the other applicable taxes.

1.28 In case the investor intends to continue the project on the same land subject to the approval of the Urban Development Authority after expiry of 50 years, it will be required to pay lease premium as determined by the Govt. Chief Valuer at that time. The Urban Development Authority shall reserve the right to determine the lease term/period for future years, after 50 years lease period.

- 1.29 After settlement of the initial payment of 25% of the offered value under option 1 or offered 25% amount under option 2 for the land with other applicable charges by the successful bidder to the UDA, **the successful bidder can obtain the permission from the Urban Development Authority to enter in to the site and do the preliminary investigations needed** for the purpose of detail architectural design in order to obtain the development permit for the proposed development for the subject to the conditions to be applied by the UDA.
- 1.30 The identified land shall be developed by the successful bidder (investor/developer) according to the Terms of Reference (TOR) given in the RFP document.
- 1.31 If any bidder wishes to withdraw his/her bid prior to settlement of initial payment by the selected party, his /her bid bond will be forfeited.
- 1.32 The RFP shall be supported by sufficient details of the bidder (Investor/Developer) who is interested in the above investment opportunity and should provide the relevant project experience and working capabilities in similar areas, financial/technical competency to undertake such work etc. The bidder shall be selected in accordance with the screening criteria specified in the RFP document.
- 1.33 Interested parties who have only the financial capability to undertake the project can submit a proposal for the proposed project jointly/hiring with a technically experienced partner/contractor under the marking scheme in Clause No. 3.13.2.2 of this RFP document.
- 1.34 The interested investors are eligible to enjoy the applicable incentives/concessions offered by the Board of Investment (BOI) of Sri Lanka (<http://investsrilanka.com/>) by fulfilling the requirement of BOI and the tax concessions declared by the GOSL in time to time.
- 1.35 Interested party (Investor/Developer) may purchase the RFP document from Real Estate Management and Development Division, 8th Floor, Urban Development Authority, “Sethsiripaya” Stage I, Battaramulla from 9.30 a. m. to 2.30 p.m. on working days from **18.11.2025 to 29.12.2025** upon a payment of non – refundable document fee of **Sri Lankan Rupees one hundred thousand (LKR 100,000/-)** exclusive of Government taxes.
- 1.36 A Bid Bond amounting to Sri Lankan Rupees **One Million Rupees (LKR 1,000,000/-)** in cash should be paid to the Finance Division, UDA, 6th Floor, Sethsiripaya Stage I, Battaramulla and the original of the receipt shall be submitted along with the RFP document or in the form of bank guarantee unconditionally encashable on first written demand issued in favor of Chairman, Urban Development Authority by a reputed Bank operating in Sri Lanka and registered under the Central Bank of Sri Lanka should be submitted along with the RFP document. The bid bond should be valid up to **01.11.2026 (284 days)** from the date of **21.01.2026** which the bidding is to be closed. The required format of the Bid Bond is annexed to this RFP document marked as Annexure D.
- 1.37 Bid documents could be inspected free of charge within office hours during the bid document issuing period at the office of Real Estate Management and Development Division, Urban Development Authority, 8th Floor, “Sethsiripaya” Stage I, Battaramulla.
- 1.38 RFP documents shall be placed in two separate sealed envelopes marked “Original” and “Duplicate” and shall be dispatched via registered post in one cover addressed to the **Chairman, Revenue**

Tender Board (Major), Procurement Unit, Urban Development Authority, 7th Floor, Sethsiripaya -Stage I, Battaramulla or place in the Tender Box, which will be kept at the office of the Procurement Unit, Urban Development Authority, 7th Floor, Sethsiripaya-Stage I, Battaramulla to reach on or before **2.00 p.m. on 21.01.2026** . The envelope containing RFP document must clearly be marked as “**RFP for Logistics Facilities and Associated Development Project (Lot No. 6 in Plan No. 69 dated 02.08.2023) on Design-Build-Finance-Own-Operate & Transfer (DBFOOT) Basis**” at the top left-hand corner of the envelope.

- 1.39 A pre bid meeting will be held on **16.12.2025 at 10.00 a. m.** at the Real Estate Management and Development Division, Urban Development Authority, 8th Floor, “Sethsiripaya” Stage I, Battaramulla.
- 1.40 The successful bidder cannot be allowed to make counter offers for RFP after issuing the Letter of Intent (LOI) other than clarify all the requests in Pre-bid Meeting.
- 1.41 If successful bidder intends to proceed the project via Special Purpose Vehicle (SPV), it should be a fully owned subsidiary company of the bidding company.
- 1.42 Additional information could be obtained from the Director, Real Estate Management and Development Division, Urban Development Authority, 8th Floor, Sethsiripaya Stage I, Battaramulla. Telephone number: 011-2875921, 011-2875916-20 Ext: 2960-2968, Mobile: 077-1925759, Fax: 0112875900, Email: directorred@uda.gov.lk.
- 1.43 Receiving of RFP will be closed at **2.00 p.m. on 21.01.2026** and the technical proposal will be opened immediately after the closing time at the Procurement Unit, Urban Development Authority, 7th Floor, Sethsiripaya Stage 1, Battaramulla. Bidder or his / her authorized representative could be present at the time of the bid opening.
- 1.44 Late bids will be rejected and returned unopened. Electronically submitted proposals will not be entertained.

**Chairman,
Revenue Tender Board (Major),
Procurement Unit,
Urban Development Authority,
7th Floor, Sethsiripaya-Stage I,
Battaramulla.**

**MINISTRY OF TRANSPORT, HIGHWAYS AND URBAN DEVELOPMENT
URBAN DEVELOPMENT AUTHORITY**



BID NOTICE

**REQUEST FOR PROPOSALS (RFP) FOR
LOGISTICS FACILITIES AND ASSOCIATED DEVELOPMENT PROJECT (LFADP) FOR
THE UDA LAND SITUATED AT EKALA, JA-ELA (LOT NO. 8 IN PLAN NO.69 DATED
02.08.2023) ON
DESIGN-BUILD-FINANCE-OWN-OPERATE & TRANSFER (DBFOOT) BASIS.**

1.1 Urban Development Authority (UDA) wishes to Request for Proposals (RFP) from potential bidders (Investors/Developers) either Local or International as per requirement provided under eligibility criteria to undertake **Logistics Facilities and Associated Development Project (Lot No. 8 in Plan No. 69 dated 02.08.2023) on Design-Build-Finance-Own-Operate & Transfer (DBFOOT) Basis**, which is a prime land located within the Ja-Ela Pradeshiya Sabha area, according to the Development Plan of the UDA.

1.2 The proposed development should be in line with the UDA Guidelines and the selected bidder (Investors/Developers) should eventually enter into a long-term lease agreement for a period of 50 years with the UDA for the development of said land to the intended project.

Table 7.1: Details of Implement the Project

Location	Proposed Development	Plan Reference	Land Extent
Province: Western Province District: Gampaha Village: Ekala-Kurunduwatta	Logistics Facilities and Associated Development Project	Lot Nos. 8 in Plan No. 69 dated 17.06.2021, made by Mr. P.N. Pushpakumara, Registered Licensed Surveyor	0.4552 Ha (1A-2R-27.3P)

Table 1.2: Details of the 50 Years Lease Basis

Base value for 50 years lease premium determined by the Govt. Chief Valuer (LKR)	Bid Bond (LKR)	Annual Nominal Ground Rental (LKR)	Lease Period (Years)
Rs. 211,300,000.00 (Two Hundred Eleven Million Three Hundred Thousand)	Rs. 2,000,000.00 (Two Million Rupees)	Rs. 37,000.00 (Thirty-Seven Thousand Rupees)	50 Years

Payment options	Base value for 50 Years lease premium determined by the Govt. Chief Valuer (LKR)		Bid Bond (LKR)	Annual Nominal Ground Rental (LKR)	Lease Period
Option 1	Rs. 211,300,000/-		Rs. 2,000,000/-	Rs. 37,000/- (Thirty Seven	50 Years
Option 2	25%	Rs. 52,818,500/-			

				(Two Million Rupees)	Thousand Rupees)	
	75%	Equal Annual installments -10 years	Rs. 21,529,000/-			
		Equal Annual installments -09 years	Rs. 23,296,768/-			
		Equal Annual installments -08 years	Rs. 25,517,695/-			
		Equal Annual installments -07 years	Rs. 28,386,067/-			
		Equal Annual installments -06 years	Rs. 32,225,683/-			
		Equal Annual installments -05 years	Rs. 37,619,368/-			
		Equal Annual installments -04 years	Rs. 45,732,760/-			
		Equal Annual installments -03 years	Rs. 59,285,659/-			
		Equal Annual installments -02 years	Rs. 86,437,432/-			
		Equal Annual installments -01 years	Rs. 167,984,863/-			

1.3 The prospective developers/investors should submit a technical proposal as well as a financial proposal to implement the proposed development for the land mentioned in Table No.1.1 on 50 years lease basis.

1.4 The land identified for the proposed project will be allocated for a period of 50 years to a prospective developer/investor based on the evaluation criteria specified in this RFP document.

1.5 The prospective developers/investors will be allowed to offer an amount above the 50 years lease premium determined by the Government Chief Valuer. If the offered value is less than the Base value, the proposal will be rejected. The offered amount must be paid as per the payment term mentioned below.

Option 01

- (g) 25% of the offered amount for the land together with VAT and other applicable taxes should be paid **within 30** days from the date of intimation of award in writing.
- (h) The balance 75% of the offered amount together with VAT and other applicable taxes should be paid within 03 months from the date of initial payment or on or before the execution of the lease agreement or handing over the physical possession of the land whichever is occurred earlier.
- (i) The annual nominal ground rental of **Sri Lankan Rupees Thirty-Seven Thousand (LKR 37,000/-)** determined by Government Chief Valuer which will be increased in every 05 years by 25% of the previous rent should be paid during the lease period of 50 years with VAT and all the other applicable taxes.

Option 02

- (s) **Offered 25%** amount for the land together with VAT and other applicable taxes should be paid **within 30 days** from the date of intimation of award in writing.
- (t) The balance 75% of the Lease premium will be recovered by **the offered annual installment** together with VAT and other applicable taxes should be paid on **annual basis maximum within 10 years'** period from the date of the initial payment. Meantime, the investor has opportunity to offered annual installment together with VAT and other applicable taxes on the preference of the investor from year 1 to year 10 from the date of initial payment as given in the instalment plans of the following table.

The base equal annual instalment plans for the period from year 1 to year 10 are as follows and bidders are required to offer more than the base amount mentioned below for their preferred installment payment plan.

Number of Years	Base Equal Instalment amount
Year 1	Rs. 167,984,863/- (One Hundred Sixty Seven Million Nine Hundred Eighty Four Thousand Eight Hundred Sixty Three)
Year 2	Rs. 86,437,432/- (Eighty Six Million Four Hundred Thirty Seven Thousand Four Hundred Thirty Two)
Year 3	Rs. 59,285,659/- (Fifty Nine Million Two Hundred Eighty Five Thousand Six Hundred Fifty Nine)
Year 4	Rs. 45,732,760/- (Forty Five Million Seven Hundred Thirty Two Thousand Seven Hundred Sixty)
Year 5	Rs. 37,619,368/- (Thirty Seven Million Six Hundred Nineteen Thousand Three Hundred Sixty Eight)
Year 6	Rs. 32,225,683/- (Thirty Two Million Two Hundred Twenty Five Thousand Six Hundred Eighty Three)
Year 7	Rs. 28,386,067/- (Twenty Eight Million Three Hundred Eighty Six Thousand Sixty Seven)
Year 8	Rs. 25,517,695/- (Twenty Five Million Five Hundred Seventeen Thousand Six Hundred Ninety Five)
Year 9	Rs. 23,296,768/- (Twenty Three Million Two Hundred Ninety Six Thousand Seven Hundred Sixty Eight)
Year 10	Rs. 21,529,000/- (Twenty One Million Five Hundred Twenty Nine Thousand)

- (u) In addition to the above, **at the end of preferred period of payment plan** and the **annual nominal ground** rental determined by Government Chief Valuer which will be increased in every 05 years by 25% of the previous rent should be paid during the lease period of 50 years with VAT and all the other applicable taxes.

- 1.6 In case the investor intends to continue the project on the same land subject to the approval of the Urban Development Authority after expiry of 50 years, it will be required to pay lease premium as determined by the Govt. Chief Valuer at that time. The Urban Development Authority shall reserve the right to determine the lease term/period for future years, after 50 years lease period.
- 1.7 After settlement of the initial payment of 25% of the offered value under option 1 or offered 25% amount under option 2 for the land with other applicable charges by the successful bidder to the UDA, **the successful bidder can obtain the permission from the Urban Development Authority to enter in to the site and do the preliminary investigations needed** for the purpose of detail architectural design in order to obtain the development permit for the proposed development for the subject to the conditions to be applied by the UDA.
- 1.8 The identified land shall be developed by the successful bidder (investor/developer) according to the Terms of Reference (TOR) given in the RFP document.
- 1.9 If any bidder wishes to withdraw his/her bid prior to settlement of initial payment by the selected party, his /her bid bond will be forfeited.
- 1.10 The RFP shall be supported by sufficient details of the bidder (Investor/Developer) who is interested in the above investment opportunity and should provide the relevant project experience and working capabilities in similar areas, financial/technical competency to undertake such work etc. The bidder shall be selected in accordance with the screening criteria specified in the RFP document.
- 1.11 Interested parties who have only the financial capability to undertake the project can submit a proposal for the proposed project jointly/hiring with a technically experienced partner/contractor under the marking scheme in Clause No. 3.13.2.2 of this RFP document.
- 1.12 The interested investors are eligible to enjoy the applicable incentives/concessions offered by the Board of Investment (BOI) of Sri Lanka (<http://investsrilanka.com/>) by fulfilling the requirement of BOI and the tax concessions declared by the GOSL in time to time.
- 1.13 Interested party (Investor/Developer) may purchase the RFP document from Real Estate Management and Development Division, 8th Floor, Urban Development Authority, “Sethsiripaya” Stage I, Battaramulla from 9.30 a. m. to 2.30 p.m. on working days from **18.11.2025 to 29.12.2025 upon** a payment of non – refundable document fee of **Sri Lankan Rupees one hundred thousand (LKR 100,000/-)** exclusive of Government taxes.
- 1.14 A Bid Bond amounting to **Sri Lankan Rupees Two Million (LKR 2,000,000/-)** in cash should be paid to the Finance Division, UDA, 6th Floor, Sethsiripaya Stage I, Battaramulla and the original of the receipt shall be submitted along with the RFP document or in the form of bank guarantee unconditionally encashable on first written demand issued in favor of Chairman, Urban Development Authority by a reputed Bank operating in Sri Lanka and registered under the Central Bank of Sri Lanka should be submitted along with the RFP document. The bid bond should be valid up to **01.11.2026 (284 days)** from the date of **21.01.2026** which the bidding is to be closed. The required format of the Bid Bond is annexed to this RFP document marked as Annexure D.

- 1.15 Bid documents could be inspected free of charge within office hours during the bid document issuing period at the office of Real Estate Management and Development Division, Urban Development Authority, 8th Floor, “Sethsiripaya” Stage I, Battaramulla.
- 1.16 RFP documents shall be placed in two separate sealed envelopes marked “Original” and “Duplicate” and shall be dispatched via registered post in one cover addressed to the **Chairman, Revenue Tender Board (Major), Procurement Unit, Urban Development Authority, 7th Floor, Sethsiripaya -Stage I, Battaramulla** or place in the Tender Box, which will be kept at the office of the **Procurement Unit, Urban Development Authority, 7th Floor, Sethsiripaya-Stage I, Battaramulla** to reach **on or before 2.00 p.m. on 21.01.2026**. The envelope containing RFP document must clearly be marked as **“RFP for Logistics Facilities and Associated Development Project (Lot No. 8 in Plan No. 69 dated 02.08.2023) on Design-Build-Finance-Own-Operate & Transfer (DBFOOT) Basis”** at the top left-hand corner of the envelope.
- 1.17 A pre bid meeting will be held on **16.12.2025 at 10.00 a.m.** at the Real Estate Management and Development Division, Urban Development Authority, 8th Floor, “Sethsiripaya” Stage I, Battaramulla.
- 1.18 The successful bidder cannot be allowed to make counter offers for RFP after issuing the Letter of Intent (LOI) other than clarify all the requests in Pre-bid Meeting.
- 1.19 If successful bidder intends to proceed the project via Special Purpose Vehicle (SPV), it should be a fully owned subsidiary company of the bidding company.
- 1.20 Additional information could be obtained from the Director, Real Estate Management and Development Division, Urban Development Authority, 8th Floor, Sethsiripaya Stage I, Battaramulla. Telephone number: 011-2875921, 011-2875916-20 Ext: 2960-2968, Mobile: 077-1925759, Fax: 0112875900, Email: directorred@uda.gov.lk.
- 1.21 Receiving of RFP will be closed at **2.00 p.m. on 21.01.2026**, and the Technical proposal will be opened immediately after the closing time at the Procurement Unit, Urban Development Authority, 7th Floor, Sethsiripaya Stage 1, Battaramulla. Bidder or his / her authorized representative could be present at the time of the bid opening.
- 1.22 Late bids will be rejected and returned unopened. Electronically submitted proposals will not be entertained.

**Chairman,
Revenue Tender Board (Major),
Procurement Unit
Urban Development Authority,
7th Floor, Sethsiripaya-Stage I,
Battaramulla.**