



**PORT CITY COLOMBO**  
**CHEC PORT CITY COLOMBO (PVT) LTD**

**Land Plot Introduction**

***“COMMERCIAL PLOT 1-01-11” at PORT CITY COLOMBO***



## Project Background

Port City Colombo was identified as one of the priority projects in the Central Business District and the Colombo Metro Area (CMA). In 2014, the Port City Master Plan was prepared for the 269.3 ha reclaimed site. The plan aims to innovate and design a new world-leading city development based on best international experience, especially adapted to the Sri Lankan context and the site specific conditions. The new city will tap into the intrinsic values of the region and environment to create an ideal modern community for business, living and leisure.

## Project Framework

The COLOMBO PORT CITY Master Plan will provide detailed land use regulations and development control regulations (DCR) to ensure all participants in the development of Colombo Port City, including architects, designers, builders, developers and operators contribute to the realization of the desired vision and character for the new city.

## Overview - Plot 1-01-11

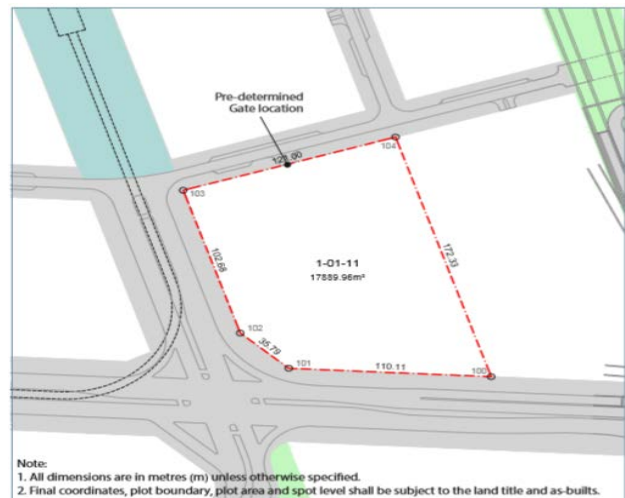
Plot 1-01-11 is a Commercial plot located within the Financial District. The three plots i.e. 1-01-11, 1-01-12 and 1-02-01, together form the 'Colombo International Financial Centre' (CIFIC). CIFIC is located at the southern entrance of the development, and hence acts as the gateway to the City. The developments in these three plots are envisioned as iconic landmarks with public plazas, commercial and mixed use development (1-02-01). The basements of these plots are integrated with Financial District.

## Plot Regulations

Plot Number	1-01-11
Plot Area	17,889.96 m <sup>2</sup>
land Use	Commercial
Floor Area Ratio (FAR)	Max. 5.0
Building Height	Max. 220.0 m <b>Max 45 Floors</b>
Building Coverage	Max. 70%

<b>Landscape Coverage</b>	
Total Landscape Coverage	Min. 45% of Plot Area
Ground Level Landscape	Min. 15% of Plot Area

<b>Permissible Gross Floor Area</b>	
Total GFA	Max. 89,449.80 m <sup>2</sup>
Commercial Retail Use	Min. 15% of Total GFA
Commercial Office Use	Min. 70% of Total GFA
Other Uses	The remainder GFA can be developed for other permitted uses as per the Uses Matrix (Appendix II).



### **Eligibility criteria**

Any interested local or international Commercial Developers / Investors

### **Disclaimer**

The information contained in this document is for general information only and nothing in this document contains professional advice or an offer for sale or any binding commitment upon CHEC Port City Colombo (Private) Limited in relation to the availability of property or the description of property. It does not constitute part of a legal offer or contract. All information contained herein shall be subject to final approval by the Government of Sri Lanka and related legal documentation. Due to CHEC Port City Colombo (Private) Limited's policy of continuous improvement, it reserves the right to modify any parts of the information contained herein from time to time. The reader must verify all the details and specifications, including but not limited to the area, specifications, services, terms of sales, payments and all other relevant terms independently with our sales/ marketing team prior to concluding any decision for buying a plot at Port City Colombo.

Whilst every reasonable care has been taken in preparing this document, CHEC Port City Colombo (Private) Limited nor any of its officers, employees, consultants or representatives shall be held responsible for any inaccuracies in its content.

All proposals will be treated and assured confidentiality

Any interested local or foreign party may contact The Managing Director, CHEC Port City Colombo (Pvt) Ltd to be sent via register post, e-mail or courier.

## **CHEC Port City Colombo (Pvt) Ltd**

**4<sup>th</sup> & 5<sup>th</sup> Floors,**

**Central Point Building,**

**No. 54 Chatham Street,**

**Colombo 01**

**Sri Lanka**

**E-Mail – [enquiry@chec.lk](mailto:enquiry@chec.lk)**

**Phone Enquiries - +94 117 22 00 88 / +94 77 838 8888**



**CHEC PORT CITY COLOMBO (PVT) LTD.**