



PORT CITY COLOMBO
CHEC PORT CITY COLOMBO (PVT) LTD

Land Plot Introduction

“MIXED USE PLOT 1-02-03” 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 1-02-03

The plot will be developed as a mixed use housing in the Financial District. The development would be connected with park connectors to enhance the feeling of "city in the garden". Housing developments would incorporate commercial activities along the ground level. Majority of the building will be for residential use, with portion for commercial within the podium, where retail use will mainly be located along the edge abutting the waterfront open space.

Plot Regulations

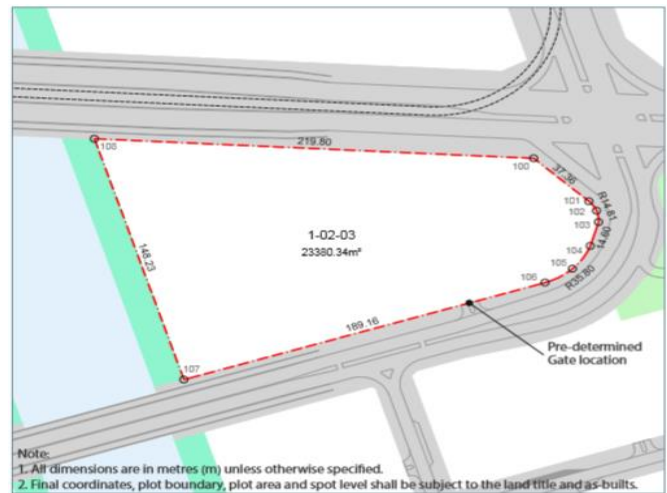
Plot Number	1-02-03
Plot Area	23,380.34 m ²
land Use	Mixed Use
Floor Area Ratio (FAR)	Max. 5.0
Building Height	Max. 150.0 m Max 30 Floors
Building Coverage	Max. 60%

Landscape Coverage

Total Landscape Coverage	Min. 40% of Plot Area
Ground Level Landscape	Min. 20% of Plot Area

Permissible Gross Floor Area

Total GFA	Max. 116,901.69m ²
Commercial Retail Use	Min. 15% of Total GFA
Residential Use	Min. 60% 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 Mixed Use Developers / Investors

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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.

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