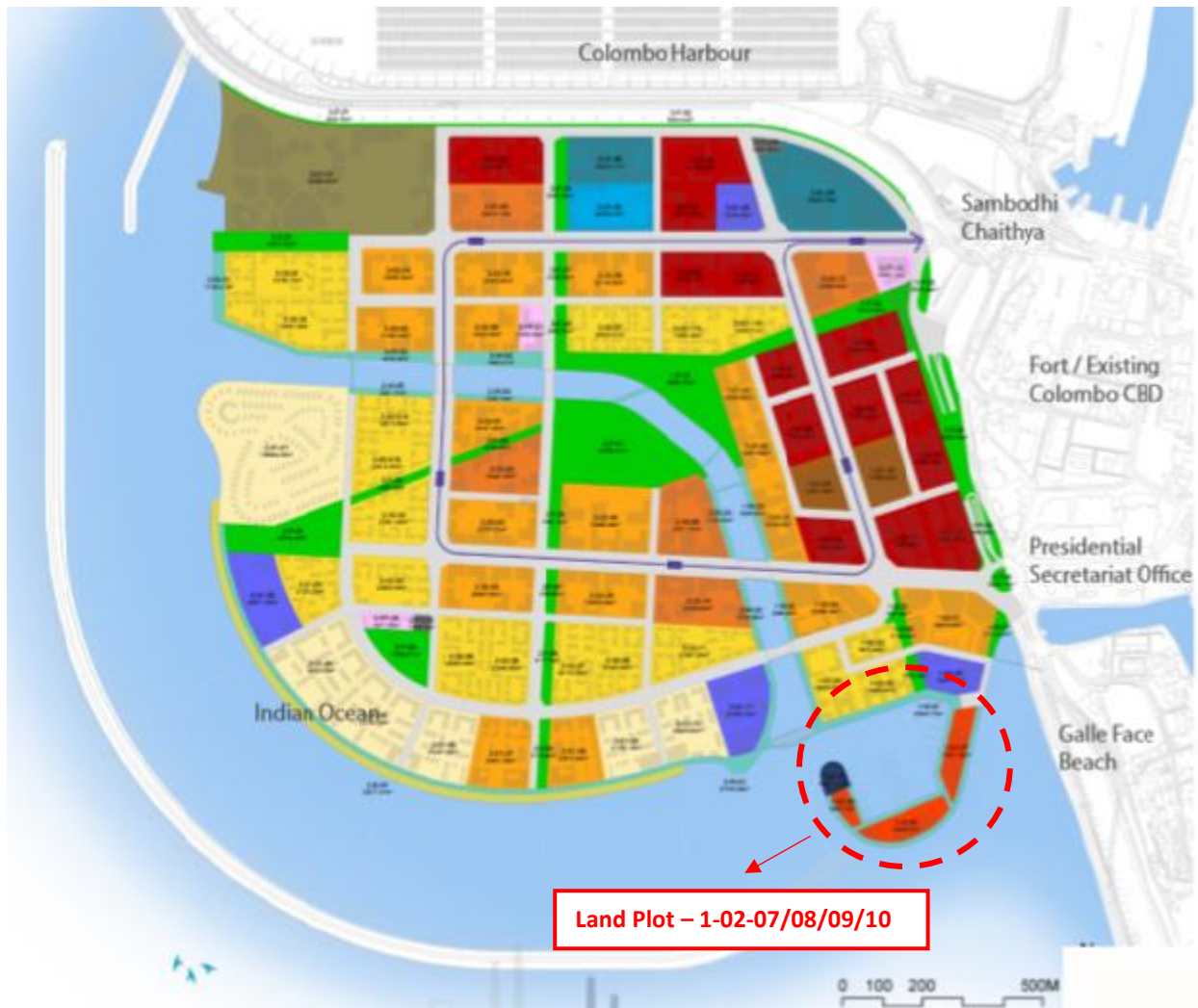




PORT CITY COLOMBO
CHEC PORT CITY COLOMBO (PVT) LTD

Land Plot Introduction

“MARINAPLOT 1-02-07/08/09/10” 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 01-02-07/08/09/10

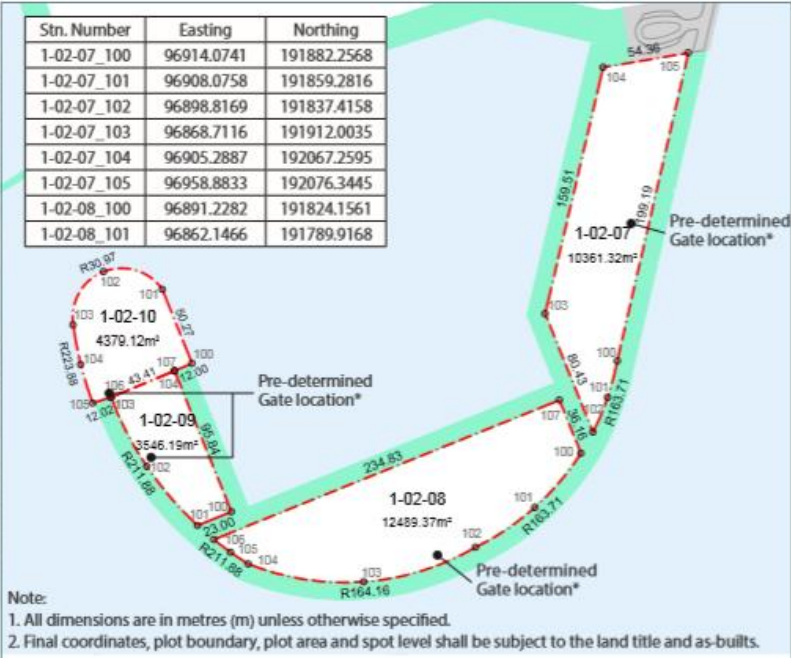
The plots will be developed as leisure destinations for both office workers in the CBD and residents from the whole Colombo. Restaurants, entertainment and retail are located in small scale buildings on the pier. The development will be organized to create small intimate internal streets and cozy eating outlets. The marina is envisioned to be a place for all age groups with engaging activities, ocean view and City view including leisure boating.

Plot Regulations

Plot Number /s	1-02-07/08/09/10
Plot Area	10,361.32 m ² (1-02-07) 12,489.37 m ² (1-02-08) 3,546.19 m ² (1-02-09) 4,379.12 m ² (1-02-10)
land Use	Marina Commercial (1-02-07/08/09) Marina Facility (1-02-10)
Floor Area Ratio (FAR)	Max. 1.0
Building Height	Max. 20.0 m Max 3 Floors
Building Coverage	Max. 50% (1-02-07/08/09) Max 40% (1-02-10)

Landscape Coverage	
Total Landscape Coverage	Min. 35% of Plot Area (1-02-07/08/09) Min. 25% of Plot Area (1-02-10)
Ground Level Landscape	Min. 15% of Plot Area (1-02-07/08/09) Min. 20% of Plot Area (1-02-10)

Permissible Gross Floor Area	
Total GFA	Max. 10,361.32 m ² (01-02-07)
	Max. 12,489.37 m ² (01-02-08)
	Max. 3,546.19 m ² (01-02-09)
	Max. 4,379.12 m ² (01-02-10)
Retail Use	Min. 50% of Total GFA (1-02-07/08/09) (Refer Uses Matrix/Appendix II for Permitted uses for plot 1-02-10)
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 Leisure and Retail Developers / Investors

Disclaimer

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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.

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