



PORT CITY COLOMBO
CHEC PORT CITY COLOMBO (PVT) LTD

Land Plot Introduction

“HOTEL PLOT 2-01-11” 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 2-01-11

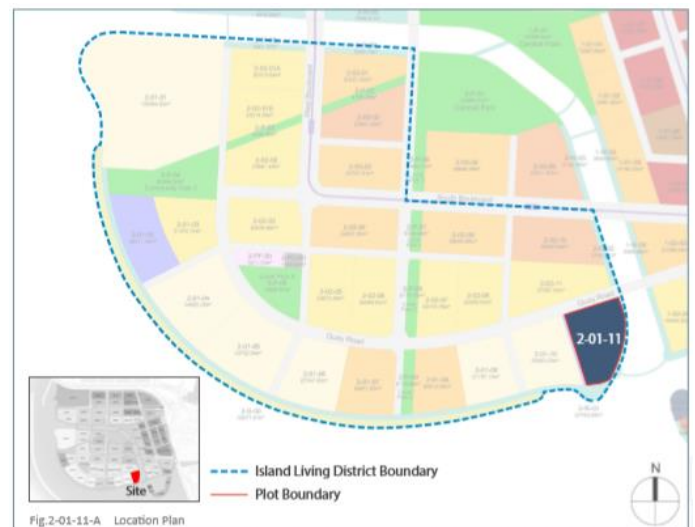
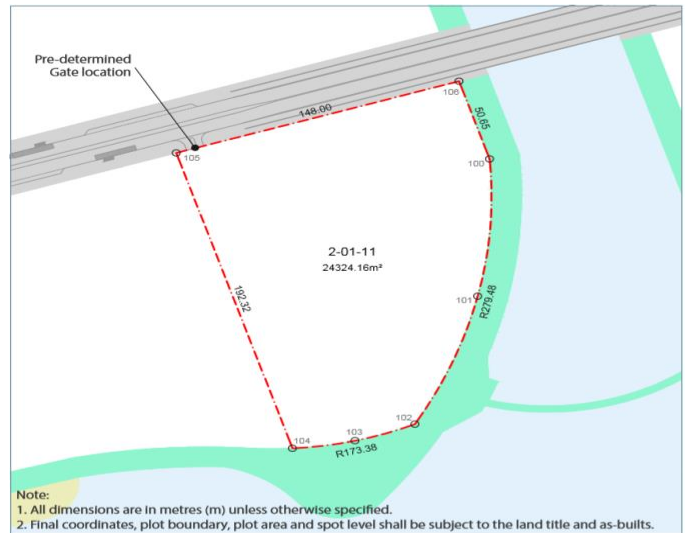
Proposed land plot is ideally located in the Island Living District adjacent to the Marina District of Port City Colombo. The land plot is adjoining the Canal which flows through the landmass of Port City Colombo spanning over 70m in width and overlooking the Marina with unobstructed views of the Indian Ocean ideal for a Star Class Hotel Development.

Plot Regulations

Plot Number	2-01-11
Plot Area	24,324.16 m ²
land Use	Hotel
Floor Area Ratio (FAR)	Max. 2.5
Building Height	Max. 120 m Max 30 Floors
Building Coverage	Max. 40%

Landscape Coverage	
Total Landscape Coverage	Min. 45% of Plot Area
Ground Level Landscape	Min. 20% of Plot Area

Permissible Gross Floor Area	
Total GFA	Max. 60,810.41 m ²
Hotel 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 star class hotel operators/ investors

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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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