

INVESTMENT OPPORTUNITIES IN USDA

PROPOSED DEVELOPMENT PROJECTS - 2023



URBAN SETTLEMENT DEVELOPMENT AUTHORITY



URBAN SETTLEMENT DEVELOPMENT AUTHORITY

Formation

Urban Settlement Development Authority (USDA) was established in year 2008 by Urban Settlement Development Authority Act of 2008, No 36 with the intention of uplifting socio-economic wellbeing of the urban community while providing housing solutions within a sustainable urban settlement development.

Vision

Building Sustainable Urban Settlements for Better Life

Mission

Establishment of Planned, Integrated and Sustainable Urban Settlement and Empowering the Community Physically, Socially and Economically

“Develop more policies to support lower-middle income and low-income families through housing financing, social housing, etc.”

-EVALUATION OF UN-HABITAT'S COUNTRY PROGRAMME IN SRI LANKA, 2013-2017-



URBAN SETTLEMENT DEVELOPMENT AUTHORITY

The Powers and functions of the Authority given by the act to perform construction activities shall be,

Urban Settlement Development Authority
Act, No. 36 of 2008

15. The powers and functions of the Authority shall be— Powers and functions of the Authority.

- (a) to formulate and execute proposals, plans, projects and action programs also giving due consideration to such as may be received from communities of the urban settlements to improve living conditions of such settlements;
- (b) to implement related programs of development work which will improve the living conditions of the urban settlement engaging wherever possible the involved communities to the optimum level;
- (c) to implement housing credit schemes;
- (d) to provide financial grants to individuals in slum and shanty communities for improving their housing conditions subject to financial procedure of the Government;
- (e) to carry out in partnership with local authorities and local communities and institutions, surveys and studies to identify housing, infrastructure facilities and service needs of urban settlements and develop and maintain with regular updates a data base of such information;
- (f) to undertake implementation of urban development projects approved by the Government;
- (g) to work towards the upgrading of slum and shanty communities and to undertake the development of such settlement areas;
- (h) to promote and secure the participation of local authorities and local communities in the planning and implementation of housing and settlement projects intended to benefit the resident population;

Act Clause No. 15(f)

(f) to undertake implementation of urban housing development projects approved by the Government;

8 Urban Settlement Development Authority
Act, No. 36 of 2008

- (i) to carry out all acts necessary to select and settle people on urban land planned for development within the framework of national policy;
- (j) to enter into any contract with any person for the execution of urban settlement development projects;
- (k) to carry out building, engineering and other operations and undertake any work in connection with housing and infrastructure development and provision of urban services;
- (l) to further the general welfare and social progress of the community within the urban settlement area and to administer the affairs of the area;
- (m) to promote and secure the participation of individuals in the improvement of living conditions in any urban settlement area;
- (n) to acquire, hold, take or give on lease or hire, mortgage, pledge, sell or otherwise dispose of any movable or immovable property acquired or held by it; to grant, subject to any other provisions of this Act, freehold rights in any immovable property to individuals in slum and shanty communities to improve their housing conditions;
- (o) to call upon any Government agency or private institution to undertake urban settlement development projects in consultation or participation with the Authority;
- (p) to manage lands, flats, houses and other living accommodation and buildings or other property vested in or belonging to the Authority;

Act Clause No. 15(j)

(j) to enter into any contract with any person for the execution of urban settlement development projects;

Act Clause No. 15(k)

(k) to carry out building, engineering and other operations and undertake any work in connection with housing and infrastructure development and provision of urban services;



PART IV – ACQUISITION OF IMMOVABLE AND MOVABLE PROPERTY AND SALE OF LANDS BELONGING TO THE AUTHORITY

14 *Urban Settlement Development Authority Act, No. 36 of 2008*

(8) At the request of the Authority, any employee of a public corporation may, with the consent of such employee and the Governing Board of such Corporation, be temporarily appointed to the staff of the Authority for such period as may be determined by the Authority or with like consent be permanently appointed to the staff of the Authority under such terms and conditions, including those relating to pension or provident fund rights, as may be agreed upon by the Authority and the Governing Board of such Corporation.

PART IV

ACQUISITION OF IMMOVABLE AND MOVABLE PROPERTY AND SALE OF LANDS BELONGING TO THE AUTHORITY

Acquisition of property belonging to the local authority or public corporation.

22. (1) Where the Minister certifies that any land or interest in land vested in a local authority or corporation is required by the Authority for any purpose, the Minister may by Order published in the *Gazette* vest such land or interest in such land in the Authority with effect from such date as shall be specified in the Order, subject to such conditions if any as may be specified in the Order.

(2) An Order made by subsection (1) shall confer on the Authority absolute title to any land or interest in land, and shall extinguish any buildings and other structures on such land as are shown on the Order with effect from the date specified in the Order, and no compensation shall be payable by the Authority in respect of such land or interest in such land or buildings or other structures therein.

(3) No Order affecting any immovable property of any local authority or public corporation shall be made by the Minister under subsection (2) without the consent of the Minister in charge of the subjects of Local Government given with the consent of such local authority or that public corporation.

Act Clause No. 22

Acquisition of property belonging to the local authority or public corporation.

Urban Settlement Development Authority Act, No. 36 of 2008 15

23. (1) Where any immovable property of the State is required for the purpose of the business of the Authority such purpose shall be deemed to be a purpose for which a special grant or lease of such property shall be made under section 6 of the Crown Lands Ordinance (Chapter 454) and accordingly the provisions of that Ordinance shall apply to a special grant or lease of such property to the Authority.

Requisition of State land.

(2) Where any movable property of a Government department or any public corporation is required for the purpose of the Authority the Minister may by Order published in the *Gazette* transfer to and vest in the Authority the possession and use of such movable property.

(3) No Order affecting any movable property of any Government department or public corporation shall be made by the Minister under subsection (2) without the consent of the Minister in charge of that department or public corporation.

24. Where the President upon a recommendation made by the Minister in charge of the subject of Urban Development, is of the opinion that any particular land in any urban area is urgently required for the purpose of carrying out an urban settlement development project which would meet the just requirements of the general welfare of the people, the President may by Order published in the *Gazette* declare that such land in the urban area is required for such purpose. The provisions of the Urban Development Projects (Special Provisions) Act, No. 2 of 1980 shall *mutatis mutandis* apply to and in relation to the acquisition of land in terms of this section.

Application of the Urban Development Projects (Special Provisions) Act, No. 2 of 1980.

25. Where any land or any interest in land in an urban area is required by the Authority for any of its purposes, that land or interest therein may be acquired under the Land Acquisition Act (Chapter 460) by the Government or the Authority and the provisions of that Act shall *mutatis mutandis* apply for the purposes of acquisition of that land

Application of the Land Acquisition Act.

Act Clause No. 23

Requisition of State land.

Act Clause No. 24

Application of the Urban Development Projects (Special Provisions) Act, No. 2 of 1980.

Act Clause No. 25

Application of the Land Acquisition Act.

or interest therein. Such land or interest therein shall for the purposes of the Land Acquisition Act be deemed to be required for a public purpose.

Alienation of
property.

26. (1) The Authority may, with the written approval of the Minister, alienate by way of sale, lease, rent or purchase any land or interest in land or building held by the Authority, subject to such terms and conditions including the use or uses for which the land or interest in land or building is alienated, as determined by the Minister:

Provided however, where any alienation is carried out by a grant or permit under the provisions of the Land Grants (Special Provisions) Act, No. 43 of 1979 or the Land Development Ordinance (Chapter 464), such grant or permit shall be issued by the President in terms of the provisions of such Act or Ordinance as the case may be.

(2) Without prejudice to the generality of the provisions of subsection (1) there shall be special conditions in the instrument of alienation to the effect that the alienation effected by the instrument of alienation may be cancelled or determined in the event of —

- (a) a failure to comply with any other condition specified in such instrument ;
- (b) any money due to the Authority under such instrument remaining unpaid for any such period as may be specified therein ;
- (c) the land or the interest in land, building is sold, gifted, leased or otherwise alienated without the written permission of the Director-General, except in case of an outright sale by the Authority.

(3) Nothing in the Crown Lands Ordinance (Chapter 454) shall affect or be deemed or construed to affect the alienation of any State land held by the Authority for the purpose of any urban housing development project or any related purpose.

Act Clause No. 26

Alienation of property.

Act Clause No	Clause
15 (f)	To undertake implementation of urban housing development projects approved by the Government
15 (j)	To enter into any contract with any person for the execution of urban settlement development projects
15 (k)	To carry out building, engineering and other operations and undertake any work in connection with housing and infrastructure development and provision of urban services
22	Acquisition of property belonging to the local authority or public corporation
23	Requisition of State land
24	Application of the Urban Development Projects (Special Provisions) Act, No. 2 of 1980
25	Application of the Land Acquisition Act
26	Alienation of property

TIMELINE OF THE MAJOR PROJECTS BY USDA

SAHASPURA

Borella
G+ 13
688 Low Income
Housing Units

SINHAPURA

Colombo 08
G+4
120 Low Income
Housing Units

SAYURUPURA

Moratuwa
G+8
288 Low Income
Housing Units

LINDULA HOUSING

Thalawakale
54 Single
Housing Units

SEA VIEW RESIDENCIES

Lunawa
G+11
356 Housing Units



OBJECTIVES OF THE NEW PARADIGM

Attract foreign capital to supplement domestic funds for housing projects.



Targeting the beneficiaries of locals, Sri Lankan foreign workers (ex-pats), and Foreigners who are willing to purchase a real estate **property on freehold basis**.

INVEST



DEVELOPER / INVESTOR SELECTION PROCESS

- A potential Investor will be selected through “Cabinet Appointed Management Committee on Investments (CAMCI)” with the Investment Proposals.
- A potential Developer will be selected through Government Procurement Process or CAMCI and Unsolicited Proposals will not be considered
- Proposals will be called for the projects under,
 - ✓ International Competitive bidding (ICB)
 - ✓ National Competitive Bidding (NCB)



SCOPE OF USDA

WITH THE DEVELOPER

- Deed Issuance in freehold
- Coordination with Necessary Third Parties/ Authorities for Permissions and Approvals
- Nominating a Consultancy Firm for the Project
- Provide Utility Connection (Water, Electricity etc.) to the Land Boundary

WITH THE INVESTOR

- Deed Issuance in freehold
- Coordination with Necessary Third Parties/ Authorities for Permissions and Approvals
- Nominating a Developer, Consultancy Firm for the Project
- Provide Utility Connection (Water, Electricity etc.) to the Land Boundary



SCOPE OF THE DEVELOPER / INVESTOR

DEVELOPER

- Obtaining All Necessary Clearances and Approvals
- Financing the Entire Project (Negotiable)
- Marketing & Presales
- Providing Competitive Design Fulfilling the basic Requirements of the Client (USDA)
- Construction and Timely Completion
- Successful Handing Over

INVESTOR

- Financing to the Entire Project



FINANCING THE PROJECTS

- The project will be financed entirely by the Developer / Investor.
- No ceiling price will be proposed by the USDA
- The current market value for the Land will be considered as the equity investment by the Employer (USDA).
- The developer can propose a selling price for the housing units and shall be entirely responsible for the marketing and sales.

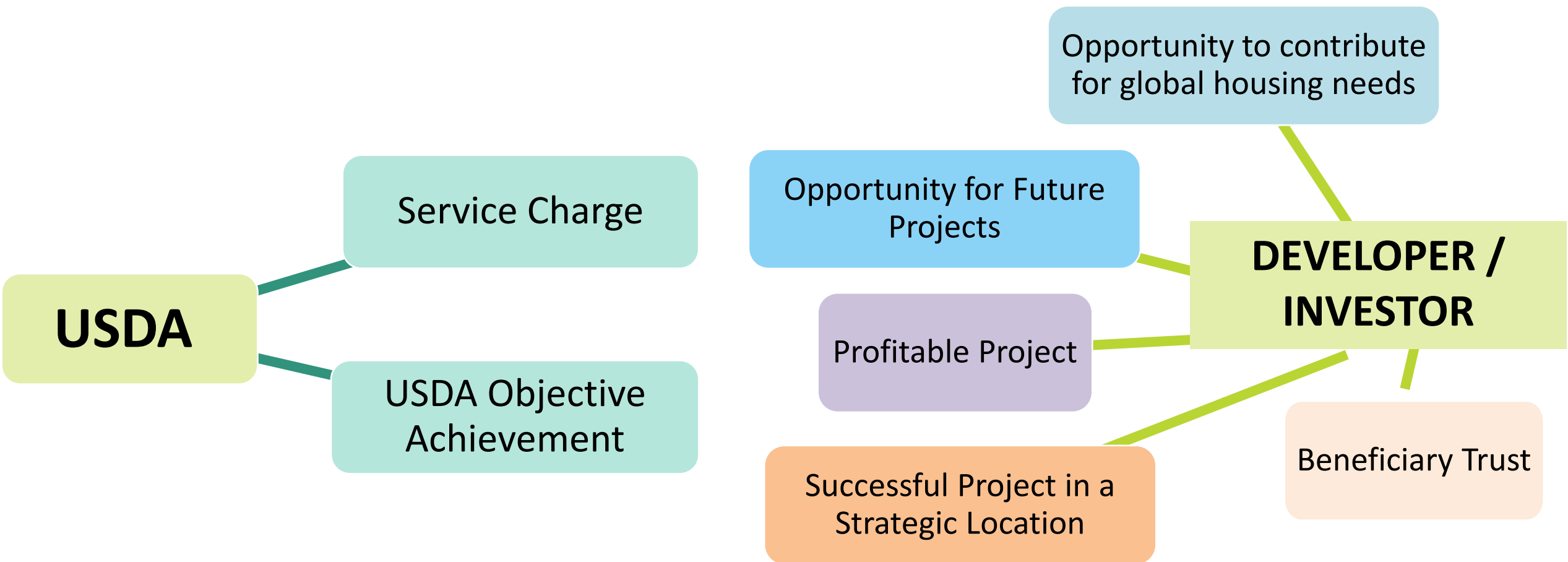


PAYMENTS OF THE PROJECTS

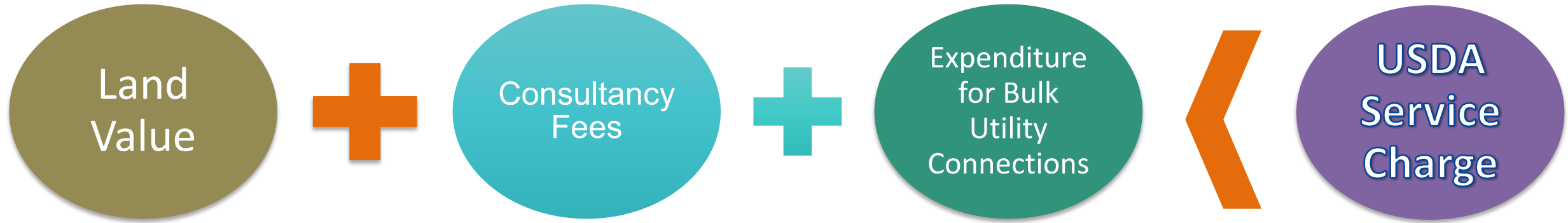
- All the payments will be passed/ granted/ transferred/ deposited through an Escrow Account.
- The developer shall open the escrow account. Reputed escrow agent with international exposure to be selected.
- A service charge will be taken by the USDA. The percentage allocated as the service charge will be negotiated.
- Beneficiary payments/deposits will be made in USD or any other preferred currency.
(Payment will be made at the prevailing exchange rate)



BENEFITS DISTRIBUTION OF THE PROJECTS



USDA SERVICE CHARGE





PROPOSED DEVELOPMENT PROJECTS



PROPOSED DEVELOPMENT PROJECTS

01

Sri Jayawardenepura, Kotte Mixed Development Project

02

Nittambuwa, Orchardwatta Mixed Development Project

03

Welisara, Millagahawatta Mixed Development Project

04

Kaduwela Mixed Development Project

05

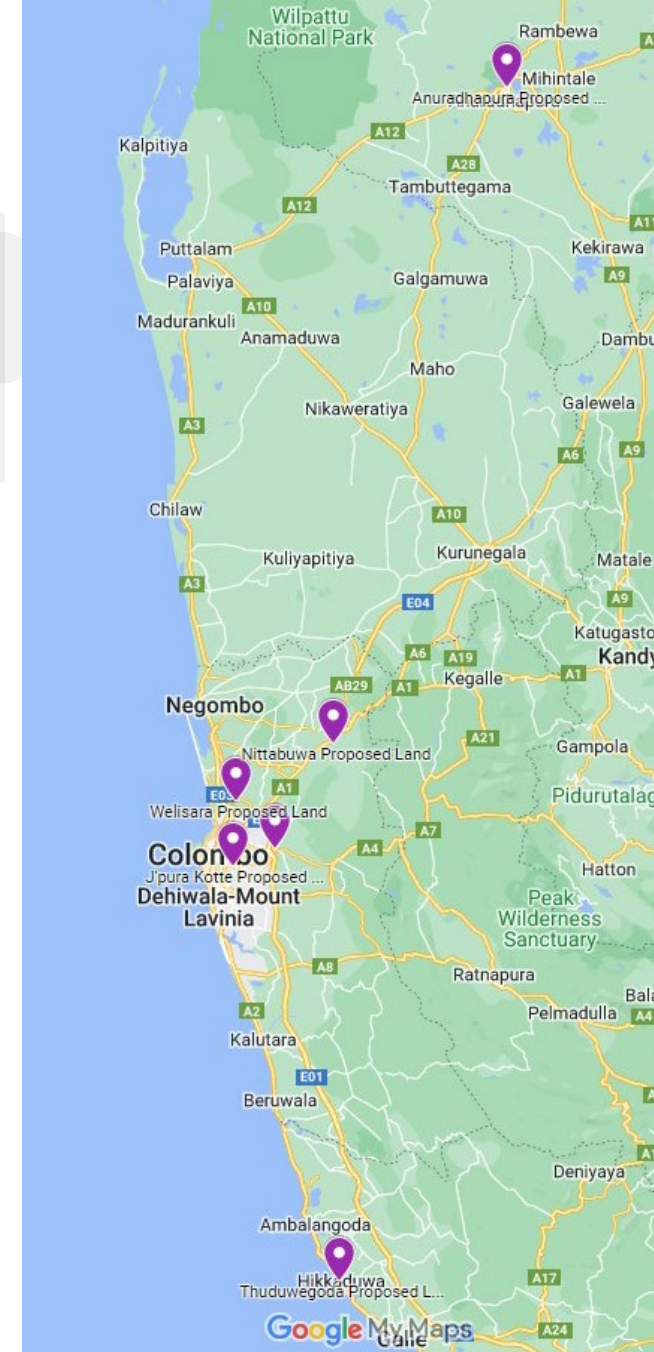
Hikkaduwa Mixed Development Project

06

Anuradhapura Mixed Development Project

07

Athurugiriya Mixed Development Project



01

JAYAWARDENEPURA KOTTE

Mixed Development Project



INTRODUCTION

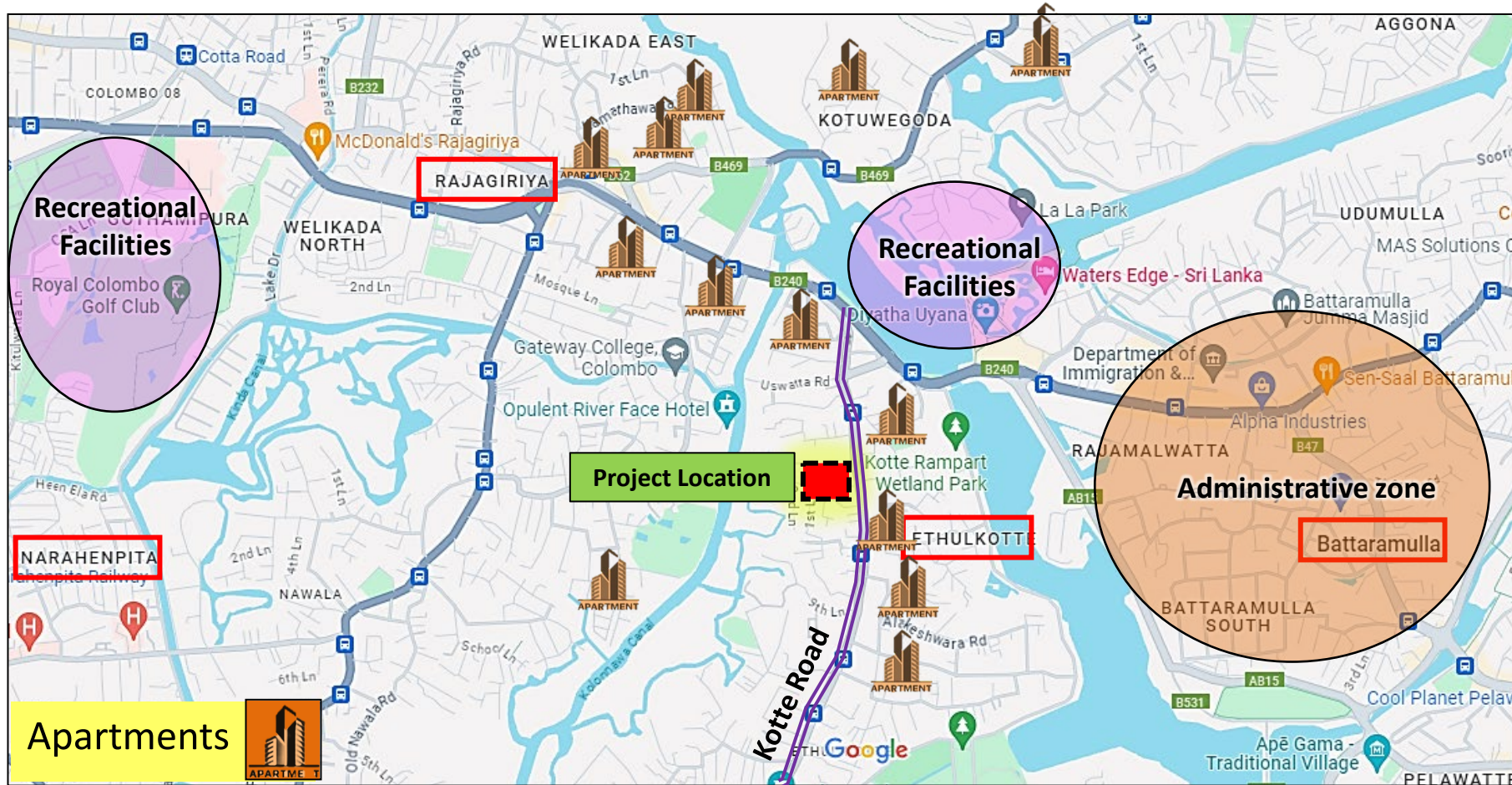


Sri Jayewardenepura Kotte, the administrative capital of Sri Lanka, is a growing transit city located midway between Borella, Nawala, Rajagiriya and Koswatta, linking the suburbs to Colombo. It’s strategic location, the presence of good infrastructure and the serene atmosphere has surged the development, both commercial and residential, in the area during the last few years.

- | | | | | | |
|---------------------------|----------------------|--------------------------------|------------------------------|------------|---------|
| • Annual high temperature | - 30.04°C (86.07°F) | • Warmest month | - March (31.83°C / 89.29°F) | • Humidity | -77.58% |
| • Annual low temperature | - 24.89°C (76.8°F) | • Coldest Month | - January (23.3°C / 73.94°F) | | |
| • Average annual precip. | - 320.38mm (12.61in) | • Number of days with rainfall | - 270.5 days (74.11%) | | |

LOCATIONAL ADVANTAGE OF THE SITE

PROPOSED MIXED DEVELOPMENT PROJECT
@ SRI JAYAWARDENEPURA KOTTE



Land Extent

02R 30.5P (0.2795Ha.)

Plot Coverage

50%

Floor Area Ratio

10

Min Distance to a Main Road

Facing Kotte Road

Width of the Access Road

16m



Bandaranaike International Airport

– 35km

Colombo International Airport Ratmalana

– 12km

Distance to the
nearest



Expressway Interchange
Athurugiriya Interchange

10 km



Railway Station

Nugegoda Railway Station

04 km



Residential Apartments
Within 03km Buffer

More than 20 Nos.

FINANCIAL CALCULATION

PROPOSED MIXED DEVELOPMENT PROJECT

@ SRI JAYAWARDENEPURA KOTTE



72 - 2BR Housing Units
84 - 3BR Housing Units
04 - Housing Units in Penthouse } 160



Tentative Project Cost

LKR. Mn. 8,971.96

USD Mn. 27.19

Yuan Mn. 195.04



Estimated Project Revenue

LKR. Mn. 9,330.84

USD Mn. 28.28

Yuan Mn. 202.84



Cost for USDA	Cost for the Developer
LKR. 764.30 Mn	LKR. 6,413.27 Mn
USD Mn. 2.32	USD Mn. 19.44
Yuan Mn. 16.62	Yuan Mn. 139.42

Financial Viability (at 20.0% Discount Rate)	
NPV	1,032.31
IRR	4.60%
Cost Benefit Ratio	1.19
Pay Back Period	2 Year 6 Months

Revenue for USDA	Revenue for Developer
LKR. 1,123.18 Mn	LKR. 8,207.66 Mn
USD Mn. 3.40	USD Mn. 24.87
Yuan Mn. 24.42	Yuan Mn. 178.43



02

NITTAMBUWA

Middle-Income Housing Project



INTRODUCTION

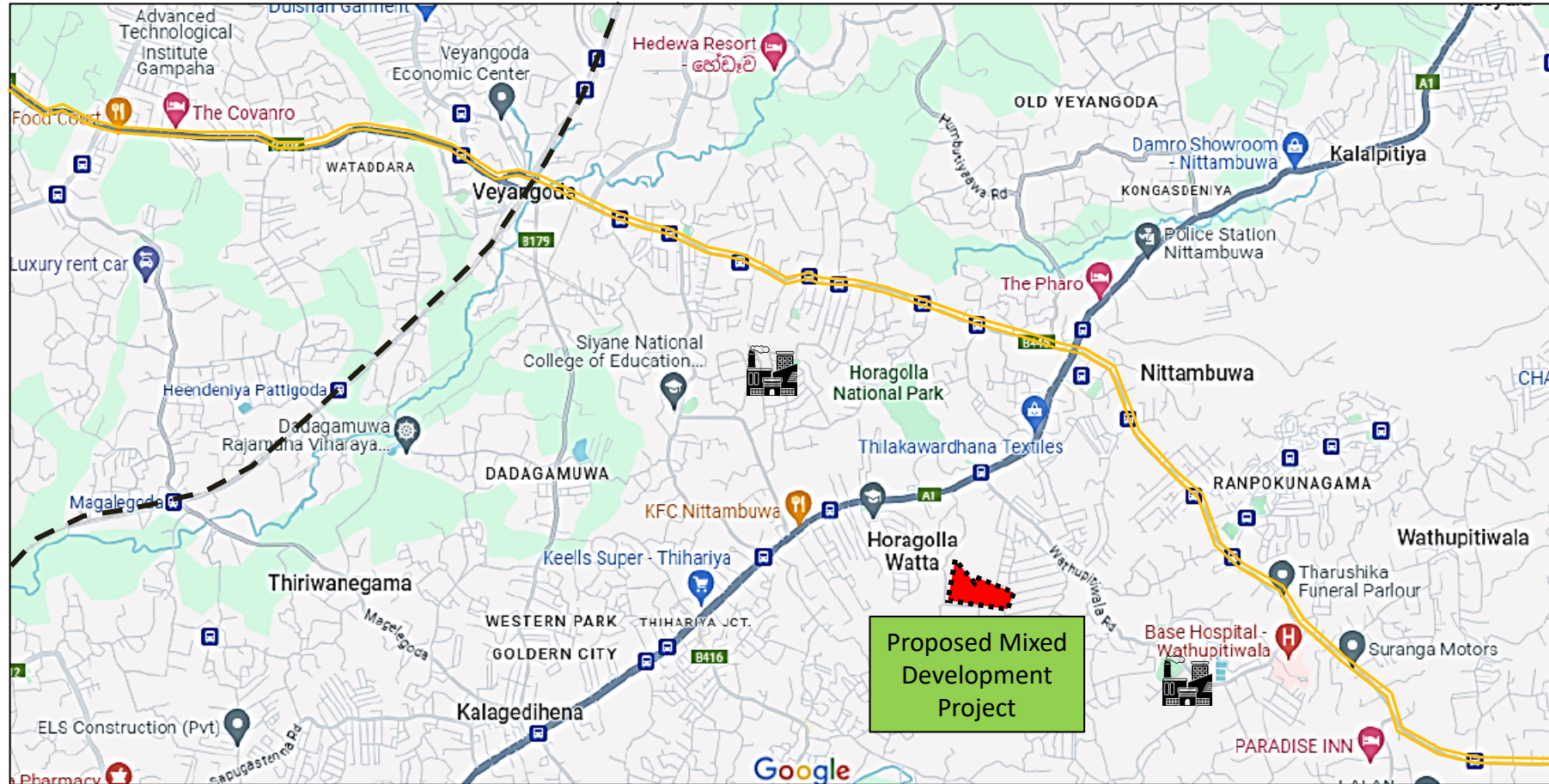


Nittambuwa is a semi urban town, situated in Gampaha District, Sri Lanka. The town is situated on the Colombo-Kandy highway. It is connected also to Negombo with the highway via Veyangoda-Minuwangoda

- | | | | | | |
|---------------------------|----------------------|--------------------------------|-------------------------------|------------|---------|
| • Annual high temperature | - 29.83°C (85.69°F) | • Warmest month | - March (31.61°C / 88.9°F) | • Humidity | -77.03% |
| • Annual low temperature | - 24.72°C (76.5°F) | • Coldest Month | - January (23.13°C / 73.63°F) | | |
| • Average annual precip. | - 318.11mm (12.52in) | • Number of days with rainfall | - 268.59 days (73.59%) | | |

LOCATIONAL ADVANTAGE OF THE SITE

PROPOSED MIXED DEVELOPMENT PROJECT
@ NITTAMBUWA



Land Extent

07A 02R 20.2P (3.0862Ha)

Plot Coverage

65%

Floor Area Ratio

-

Min Distance to a Main Road

Colombo Kandy Road – 1km

Width of the Access Road

6m



International Airport

Bandaranaike International Airport

30 km



Expressway Interchange

Mirigama Interchange

17 km

Distance to the
nearest



Railway Station

Veyangoda Railway Station

07 km



Industrial Zones

Within 02km Buffer

02 Free Trade Zones



35 - Single story Housing Units
50 - Two story Housing Units
144 - Apartment units

229



Tentative Project Cost

LKR. Mn. 5,105.33

USD Mn. 15.47

Yuan Mn. 110.99

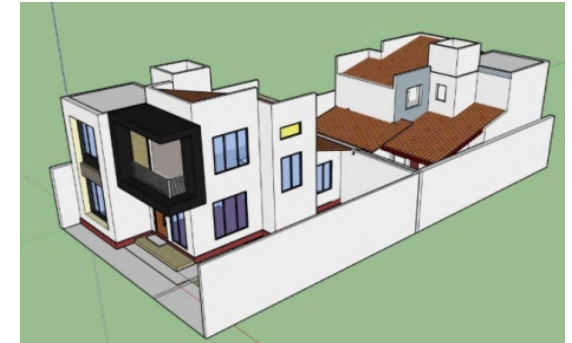


Estimated Project Revenue

LKR. Mn. 5,871.13

USD Mn. 17.79

Yuan Mn. 127.63



Cost for USDA	Cost for the Developer
LKR. 352.42 Mn	LKR. 4,087.00 Mn
USD Mn. 1.07	USD Mn. 12.38
Yuan Mn 7.66	Yuan mn. 88.85

Financial Viability (at 20.0% Discount Rate)	
NPV	853.96
IRR	6.81%
Cost Benefit Ratio	1.23
Pay Back Period	1 Years 11 Months

Revenue for USDA	Revenue for Developer
LKR. 1,118.22 Mn	LKR. 4,752.91 Mn
USD Mn. 3.39	USD Mn. 14.40
Yuan Mn. 24.31	Yuan Mn. 103.32

03

WELISARA

Mixed Development Project



INTRODUCTION

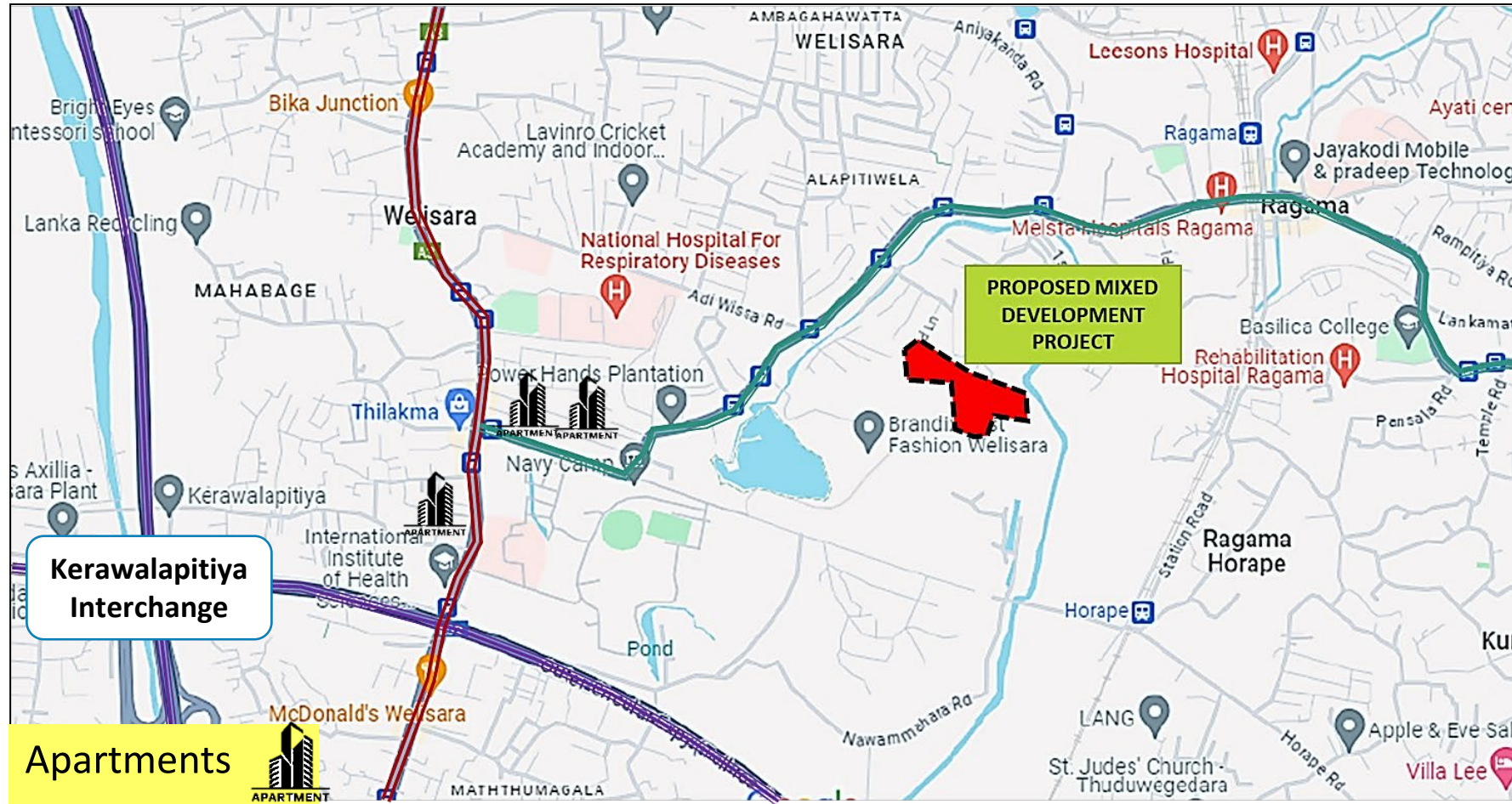


Welisara is a large suburb of Colombo city, in Western Province, Gampaha District Sri Lanka, situated around 17 km from Colombo city centre. This suburb is situated on A3 highway from Colombo to Negombo. Welisara has become a popular area for living and buying property and has recently become the 3rd most popular city for house searches, according to property website LankaPropertyWeb.com

- | | | | | | |
|---------------------------|----------------------|--------------------------------|-------------------------------|------------|---------|
| • Annual high temperature | - 29.83°C (85.69°F) | • Warmest month | - March (31.61°C / 88.9°F) | • Humidity | -77.03% |
| • Annual low temperature | - 24.72°C (76.5°F) | • Coldest Month | - January (23.13°C / 73.63°F) | | |
| • Average annual precip. | - 318.11mm (12.52in) | • Number of days with rainfall | - 268.59 days (73.59%) | | |

LOCATIONAL ADVANTAGE OF THE SITE

PROPOSED MIXED DEVELOPMENT PROJECT
@ WELISARA



Land Extent

06A 00R 9.9P (2.4532Ha)

Plot Coverage

65%

Floor Area Ratio

3.8

Min Distance to a Main Road

Ragama Welisara Road
600m

Width of the Access Road

9m



International Airport
Bandaranaike International Airport

20 km



Expressway Interchange
Kerawalapitiya Interchange

04 km

Distance to the
nearest



Railway Station
Ragama Railway Station

03 km



Private and Government Hospitals
Within 03km Buffer

08 Hospitals

FINANCIAL CALCULATION



204 - 2 BR Housing Units
204 - 3 BR Housing Units } 408



Tentative Project Cost

LKR. Mn. 8,410.74
USD Mn. 25.49
Yuan Mn. 182.84



Estimated Project Revenue

LKR. Mn. 9,672.36
USD Mn 29.31
Yuan 210.27



Cost for USDA	Cost for the Developer
LKR. 621.93 Mn USD Mn. 1.88 Yuan Mn. 13.52	LKR. 7,024.20 Mn USD Mn. 21.29 Yuan Mn. 152.70

Revenue for USDA	Revenue for Developer
LKR. 1,883.54 Mn USD Mn. 5.71 Yuan Mn. 40.95	LKR. 7,788.82 Mn USD Mn. 23.60 Yuan Mn. 169.32

Financial Viability (at 20.0% Discount Rate)	
NPV	693.
IRR	4.87%
Cost Benefit Ratio	1.10
Pay Back Period	1 Year 9 Months

04

KADUWELA

Mixed Development Project



INTRODUCTION



Kaduwela is a town in the Colombo District, Western Province, Sri Lanka. It is located about 16 km (9.9 mi) from Colombo city centre on the Colombo - Avissawella Old Road (Low Level Road) and about 18 km (11 mi) from Kollupitiya on the New Kandy Road from Ethulkotte to Kandy

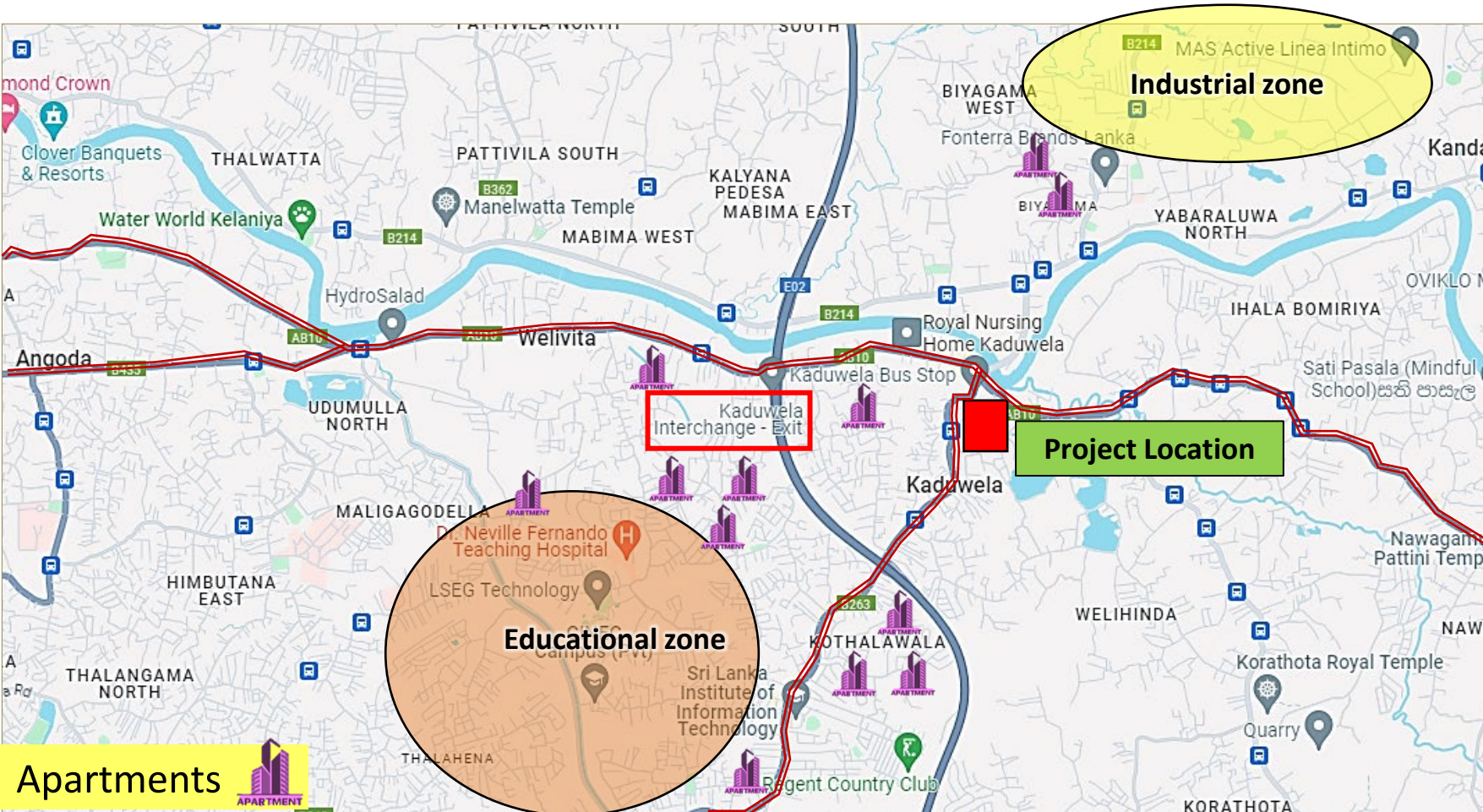
- | | | | | | | |
|---------------------------|----------------------|--------------------------------|------------------------|-----------------------|------------|---------|
| • Annual high temperature | - 30.66°C (87.19°F) | • Warmest month | March | - (32.49°C / 90.48°F) | • Humidity | -79.17% |
| • Annual low temperature | - 25.4°C (77.72°F) | • Coldest Month | January | - (23.77°C / 74.79°F) | | |
| • Average annual precip. | - 326.93mm (12.87in) | • Number of days with rainfall | - 276.03 days (75.62%) | | | |

LOCATIONAL ADVANTAGE OF THE SITE

PROPOSED MIXED DEVELOPMENT PROJECT @ KADUWELA

LOCATIONAL ADVANTAGE OF THE SITE

PROPOSED MIXED DEVELOPMENT PROJECT @ KADUWELA



Land Extent
02R 29P (0.2757Ha)
Plot Coverage
50%
Floor Area Ratio
10
Min Distance to a Main Road
New Kandy Road – 65m
Width of the Access Road
6m



Bandaranaike International Airport

– 40km

Colombo International Airport Ratmalana

– 22km

Distance to the nearest



Expressway Interchange

03 km

FINANCIAL CALCULATION

PROPOSED MIXED DEVELOPMENT PROJECT
@ KADUWELA



108 - 2BR Housing Units



Tentative Project Cost

LKR. Mn. 4,110.10

USD Mn. 12.45

Yuan Mn. 89.35



Estimated Project Revenue

LKR. Mn. 4,397.81

USD Mn. 13.24

Yuan Mn. 94.95



Cost for USDA

LKR 250.73 Mn

USD Mn. 0.76

Yuan Mn 5.45

Cost for the Developer

LKR. 3,037.35 Mn

USD Mn. 9.20

Yuan Mn 66.03

Financial Viability (at 20.0% Discount Rate)

NPV	559.46
IRR	5.13%
Cost Benefit Ratio	1.22
Pay Back Period	2 Years 3 Months

Revenue for USDA

LKR. 538.44 Mn

USD Mn. 1.63

Yuan Mn 11.71

Revenue for Developer

LKR. 3,859.37 Mn

USD Mn. 11.70

Yuan Mn 83.90

05

HIKKADUWA

Mixed Development Project



INTRODUCTION

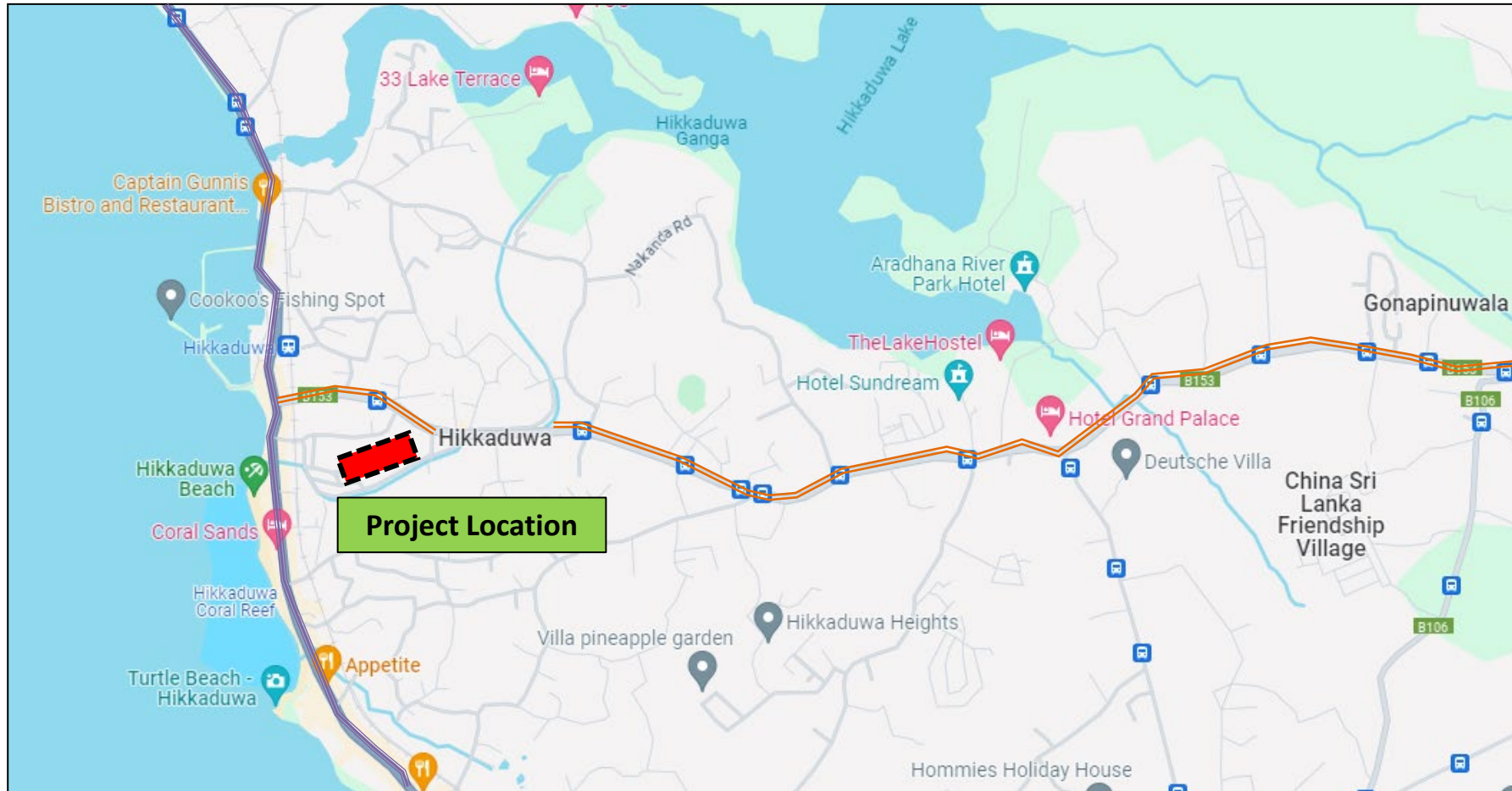


Hikkaduwa is a coastal town in south-west of Sri Lanka. It's a world famous beach holiday destination, well known for its scenic beaches, coral reef sanctuary, surfing and nightlife. Hikkaduwa might be the most popular surf spot on the Sri Lankan south-west coast. Hikkaduwa is divided into three main areas : the Sri Lankan town, the very lively tourist area, and the residential area Thiranagama.

• Annual high temperature	- 32.27°C (90.09°F)	• Warmest month	March	- (33.45°C / 92.21°F)	• Humidity	-84.14%
• Annual low temperature	- 26.56°C (79.81°F)	• Coldest Month	January	- (24.74°C / 76.53°F)		
• Average annual precip.	- 107.0mm (4.21in)	• Number of days with rainfall	- 197.66 days (54.15%)			

LOCATIONAL ADVANTAGE OF THE SITE

PROPOSED MIXED DEVELOPMENT PROJECT
@ HIKKADUWA



Land Extent

02R 30.5P (0.2795Ha.)

Plot Coverage

50%

Floor Area Ratio

10

Min Distance to a Main Road

Facing Kotte Road

Width of the Access Road

16m



Colombo International Airport Ratmalana – 100km
Mattala International Airport – 140km



Expressway Interchange
Baddegama Interchange

13 km

Hikkaduwa is a seaside resort town in southwestern Sri Lanka. It's known for its strong surf and beaches, including palm-dotted Hikkaduwa Beach, lined with restaurants and bars. The shallow waters opposite Hikkaduwa Beach shelter the Hikkaduwa National Park, which is a coral sanctuary and home to marine turtles and exotic fish.

FINANCIAL CALCULATION

PROPOSED MIXED DEVELOPMENT PROJECT
@ HIKKADUWA



20 - 1 BR Housing Unit
108 - 2 BR Housing Units
72 - 3 BR Housing Units } 200



Tentative Project Cost

LKR. Mn. 6,041.87

USD Mn. 18.31

Yuan Mn. 131.34



Estimated Project Revenue

LKR. Mn. 6,948.15

USD Mn. 21.06

Yuan Mn. 151.05



Cost for USDA	Cost for the Developer
LKR. 579.54 Mn	LKR. 4,674.26 Mn
USD Mn. 1.76	USD Mn. 14.16
Yuan Mn. 12.60	Yuan Mn. 101.61

Financial Viability (at 20.0% Discount Rate)	
NPV	1025.32
IRR	7.748%
Cost Benefit Ratio	1.24
Pay Back Period	2 Years

Revenue for USDA	Revenue for Developer
LKR. 1,485.82 Mn	LKR. 5,462.33 Mn
USD Mn. 4.50	USD Mn. 16.55
Yuan Mn. 32.30	Yuan Mn. 118.75

06

ANURADHAPURA

Mixed Development Project



INTRODUCTION



Anuradhapura is a major city located in north central plain of Sri Lanka. It is the capital city of North Central Province and the capital of Anuradhapura District. The city lies 205 kilometers (127 mi) north of the current capital of Colombo in the North Central Province, on the banks of the historic Malwathu Oya. The city is now a World Heritage Site famous for its well-preserved ruins of the ancient Sinhalese civilization.

• Annual high temperature	- 31.29°C (88.32°F)	• Warmest month	- April (33.4°C / 92.12°F)	• Humidity	- 73.41%
• Annual low temperature	- 22.98°C (73.36°F)	• Coldest Month	- (20.14°C / 68.25°F)		
• Average annual precip.	- 128.75mm (5.07in)	• Number of days with rainfall	- 160.86 days (44.07%)		

LOCATIONAL ADVANTAGE OF THE SITE

PROPOSED MIXED DEVELOPMENT PROJECT
@ ANURADHAPURA



Land Extent	Plot Coverage	Floor Area Ratio	Min Distance to a Main Road	Width of the Access Road
00A 02R 30P (0.2496Ha)	80%	11	Facing to Maithreepala Senanayake Road	16m



2 BR Housing Units - 130



Tentative Project Cost

LKR. Mn. 6,521.82

USD Mn. 19.76

Yuan Mn. 141.78



Estimated Project Revenue

LKR. Mn. 6,978.35

USD Mn. 21.15

Yuan Mn. 151.70



Cost for USDA

LKR. 350.44 Mn

USD Mn. 1.06

Yuan Mn. 7.62

Cost for the Developer

LKR. 4,867.02 Mn

USD Mn. 14.75

Yuan Mn. 105.80

Financial Viability (at 20.0% Discount Rate)

NPV	974.88
IRR	6.31%
Cost Benefit Ratio	1.24
Pay Back Period	2 Years 04 Months

Revenue for USDA

LKR. 806.97 Mn

USD Mn. 2.45

Yuan Mn. 17.54

Revenue for Developer

LKR. 6,171.38 Mn

USD Mn. 18.70

Yuan Mn. 134.16

07

ATHURUGIRIYA

Housing Project



INTRODUCTION



Athurugiriya is a suburb of Colombo in Colombo District, Sri Lanka. It is situated on the Kotte-Bope Road (B 240) about 19 km (11.8 mi) away from the center of the commercial capital Colombo. This suburb is a highly sought after residential center in Colombo.

- | | | | | | | |
|---------------------------|----------------------|--------------------------------|------------------------|-----------------------|------------|---------|
| • Annual high temperature | - 30.66°C (87.19°F) | • Warmest month | March | - (32.49°C / 90.48°F) | • Humidity | -79.17% |
| • Annual low temperature | - 25.4°C (77.72°F) | • Coldest Month | January | - (23.77°C / 74.79°F) | | |
| • Average annual precip. | - 326.93mm (12.87in) | • Number of days with rainfall | - 276.03 days (75.62%) | | | |

LOCATIONAL ADVANTAGE OF THE SITE

PROPOSED MIXED DEVELOPMENT PROJECT
@ ATHURUGIRIYA



Land Extent	Plot Coverage	Floor Area Ratio	Min Distance to a Main Road	Width of the Access Road
00A 03R 05P (0.3162Ha)	65%	10	100m	6m



2 BR Housing Units - 99



Tentative Project Cost

LKR. Mn. 3,970.86

USD Mn. 12.03

Yuan Mn. 86.32

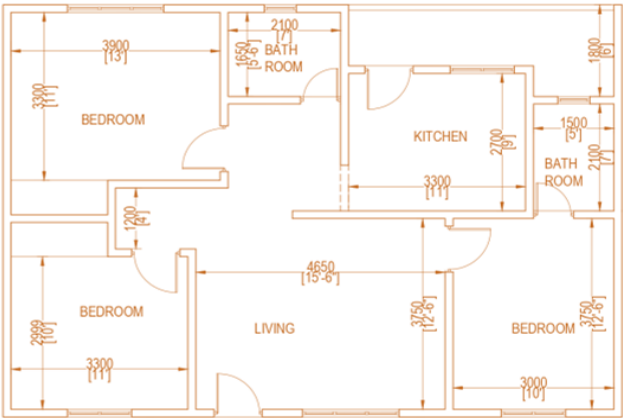
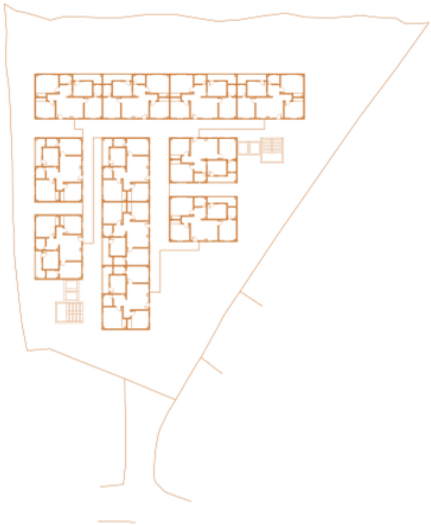


Estimated Project Revenue

LKR. Mn. 4,566.49

USD Mn. 13.84

Yuan Mn. 99.27



Cost for USDA	Cost for the Developer
LKR. 291.03 Mn	LKR. 3,161.89 Mn
USD Mn. 0.88	USD Mn. 9.58
Yuan Mn. 6.33	Yuan Mn. 68.74

Financial Viability (at 20.0% Discount Rate)	
NPV	673.86
IRR	7.75%
Cost Benefit Ratio	1.24
Pay Back Period	2 Years

Revenue for USDA	Revenue for Developer
LKR. 886.66 Mn	LKR. 3,679.83 Mn
USD Mn. 2.69	USD Mn. 11.15
Yuan Mn. 19.28	Yuan Mn. 80.0

APPROVALS & CLEARANCES OBTAINED

	Preliminary Planning Clearance	Civil Aviation Clearance	Building Line Certificate	Water Clearance	Electricity Clearance	Soil Testing	Survey Plan	Cabinet Approval	Department of National Planning Approval
Sri Jayawardenepura, Kotte Mixed Development Project	✓	✓	✓	-	-	✓	✓	✓	✓
Nittambuwa, Orchardwatta Mixed Development Project	-	-	-	-	-	-	✓	✓	-
Welisara, Millagahawatta Mixed Development Project	✓	-	-	-	-	-	✓	-	✓
Kaduwela Mixed Development Project	-	✓	✓	-	-	✓	✓	✓	✓
Hikkaduwa Mixed Development Project	✓	✓	✓	✓	✓	✓	✓	✓	-
Anuradhapura Mixed Development Project	✓	✓	-	✓	✓	-	✓	✓	✓
Athurugiriya Mixed Development Project	-	-	-	-	-	-	✓	-	-



THANK YOU



URBAN SETTLEMENT DEVELOPMENT AUTHORITY

