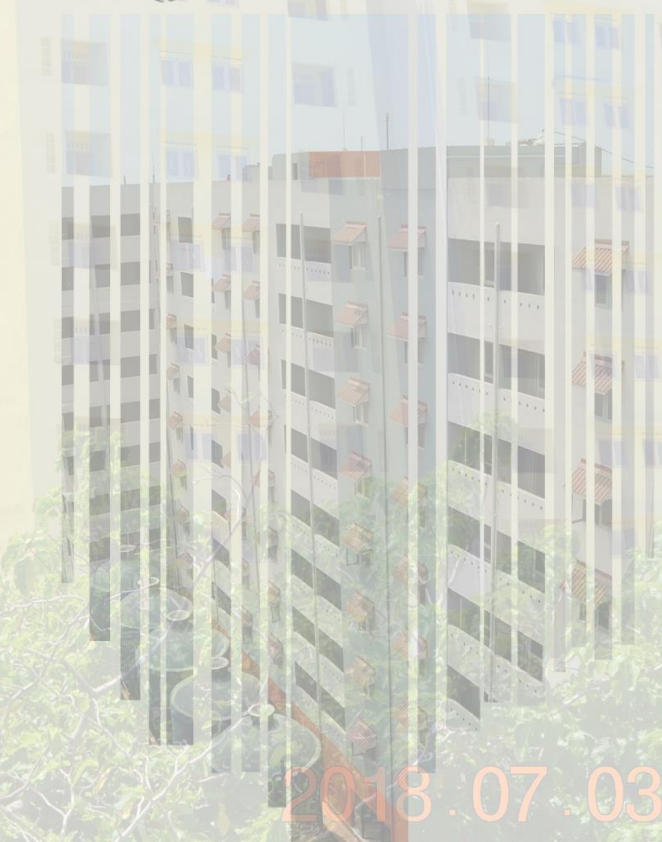




URBAN SETTLEMENT DEVELOPMENT AUTHORITY



Ministry of Urban Development and Housing



OUR VISION

Building Sustainable Urban Settlements for Better Life



OUR MISSION

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

WHO ARE WE?

We at the USDA are proud of the positive impact we've made on Sri Lanka's urban landscape since our establishment in 2008. Our focus lies on underserved communities, and we take a comprehensive approach to achieve sustainable change.

Our urban renewal strategy tackles challenges from two key angles:

- **Relocation with Respect:** Minimizing disruption to low-income families during relocation ensures preserved social networks. This frees up land for vibrant urban development.
- **Housing:Empowering Homeownership:** Collaboration with investors facilitates diverse, affordable housing for middle-income earners. Flexible payment plans promote home ownership opportunities.

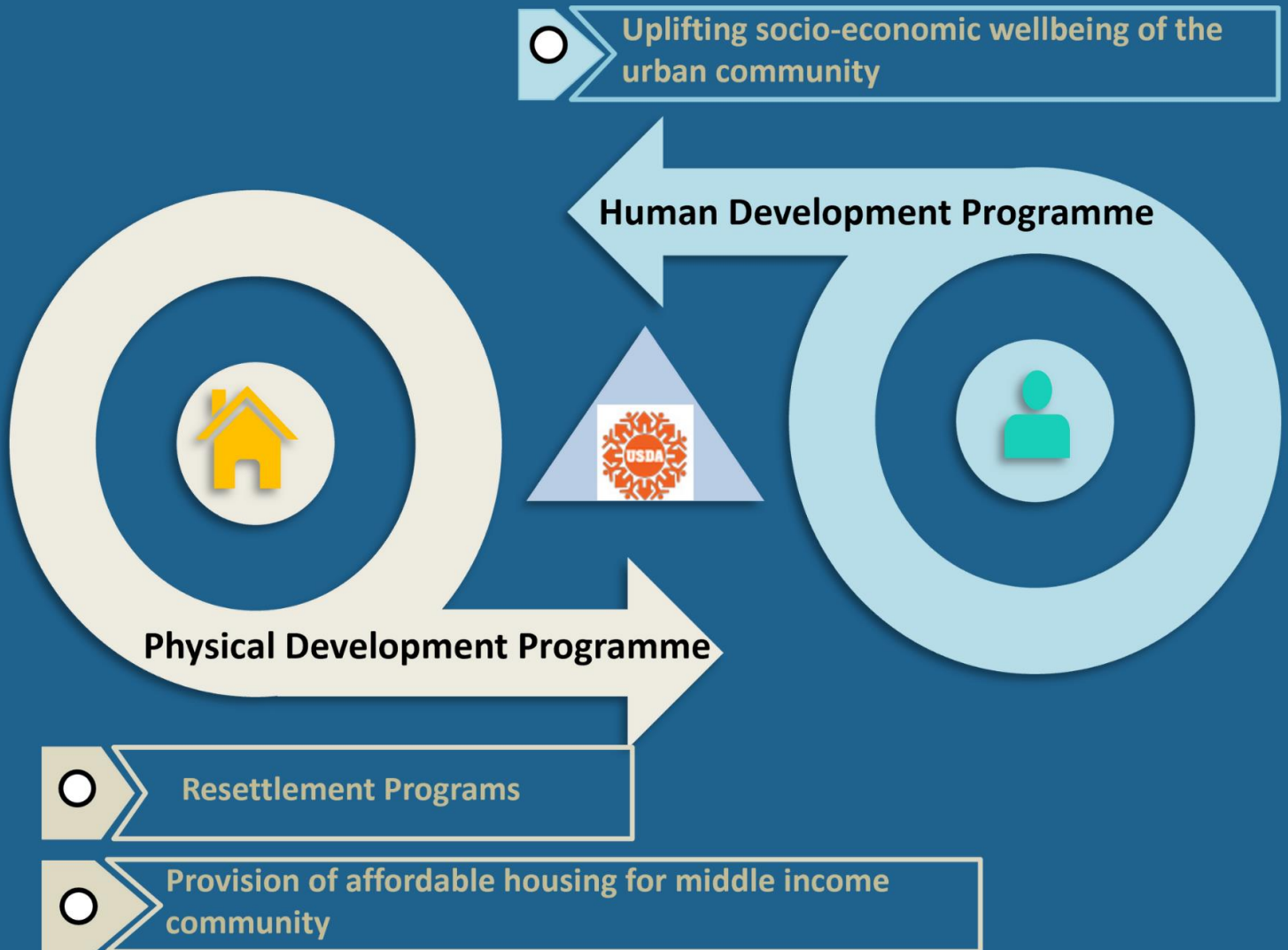
INVESTING IN PEOPLE, NOT JUST PLACES:

The USDA recognizes that true transformation goes beyond physical development. We're committed to empowering individuals within these communities. Our Human Development Programs provide a framework for:

- **Social Empowerment:** We equip residents with the skills and resources to build strong social networks and navigate community challenges.
- **Economic Empowerment:** We provide training and resources to promote entrepreneurship and increase earning potential within these communities.
- **Cultural Empowerment:** We celebrate the unique cultural heritage of these communities and foster a sense of pride and belonging.

By investing in these areas, we empower individuals and families to achieve their personal aspirations and create a brighter future for themselves and their communities.

TWO FOLD DEVELOPMENT APPROACH



THE POWERS AND FUNCTIONS OF THE AUTHORITY GIVEN BY THE ACT TO PERFORM CONSTRUCTION ACTIVITIES

ACT CLAUSE NO 15(F)

To undertake implementation of urban housing development projects approved by the Government

ACT CLAUSE NO 15 (J)

To enter into any contract with any person for the execution of urban settlement development projects

ACT CLAUSE NO 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

ACT CLAUSE NO 22

Acquisition of property belonging to the local authority or public corporation

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

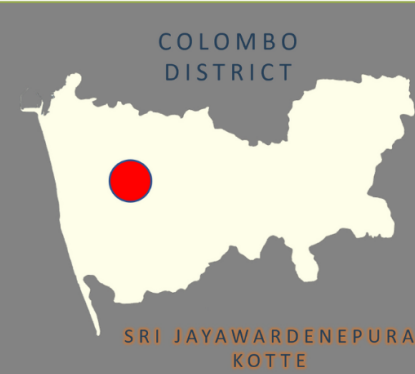
ACT CLAUSE NO 26

Alienation of property



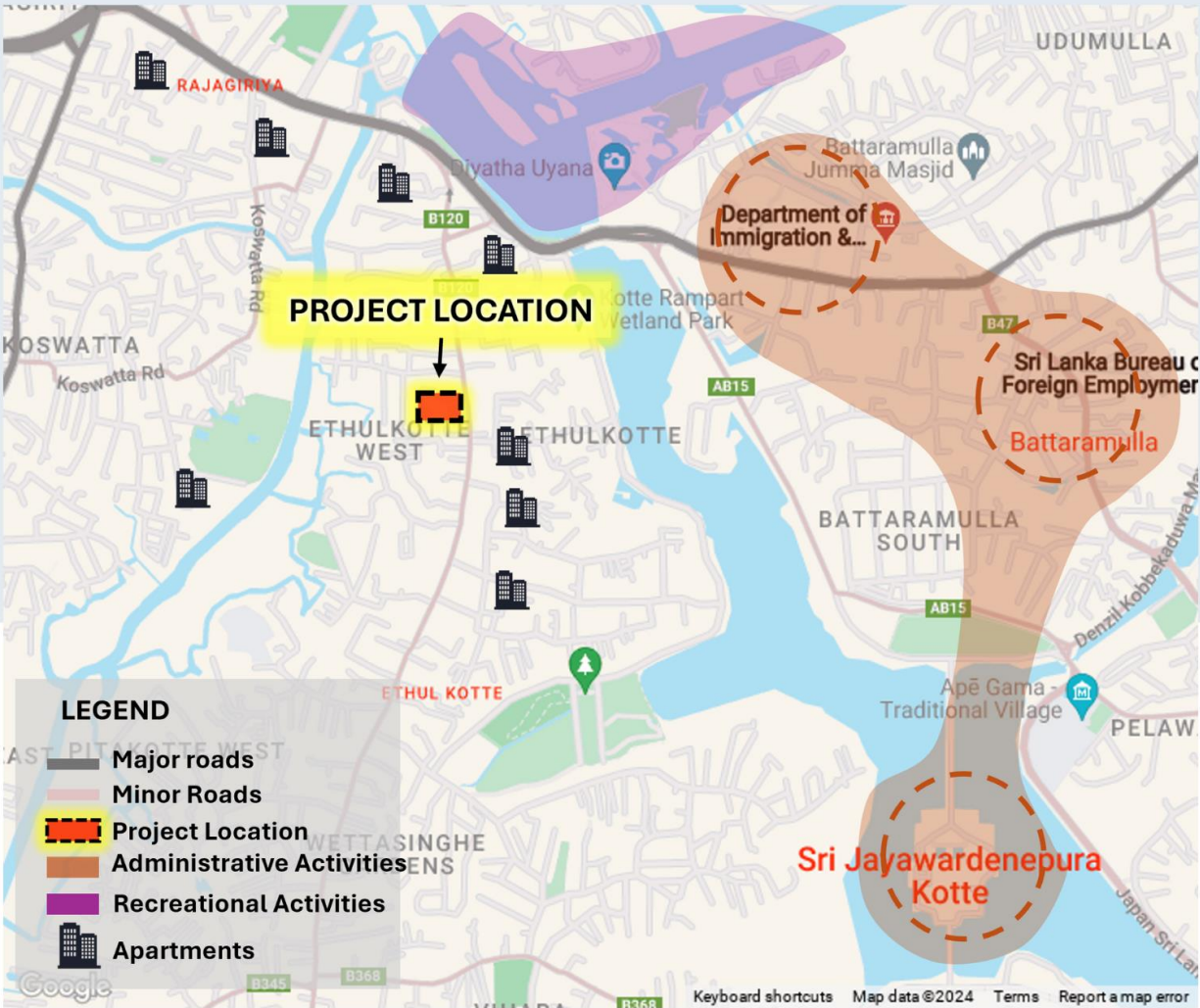
SRI JAYAWARDENAPURA KOTTE

Mixed Development Project



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.

LOCATIONAL ADVANTAGE



Bandaranayake International Airport - 35km
Colombo International Airport Rathmalana - 12 Km



Highway Interchange
Athurugiriya Interchange - 10km

Distance
to the
Nearest



Railway Station
Nugegoda Railway Station - 04km



Residential Apts
Withing 03 Kilometers - More than 20



PROJECT DETAILS

Project Owner	Urban Settlement Development Authority
Project Title	Mixed Development Project
Land Extent	0.2795 Ha / 0.689 Acre
Project Area	Ethul Kotte, Sri Jayawardenapura Kotte
Planned Development	16 storied apartment block 160 Housing units with supplementary services, Office space for Postal Department and USDA
Market	Domestic, Expatriates
Project Duration	3 Years



SRI JAYAWARDHANAPURA
Mixed Development Project



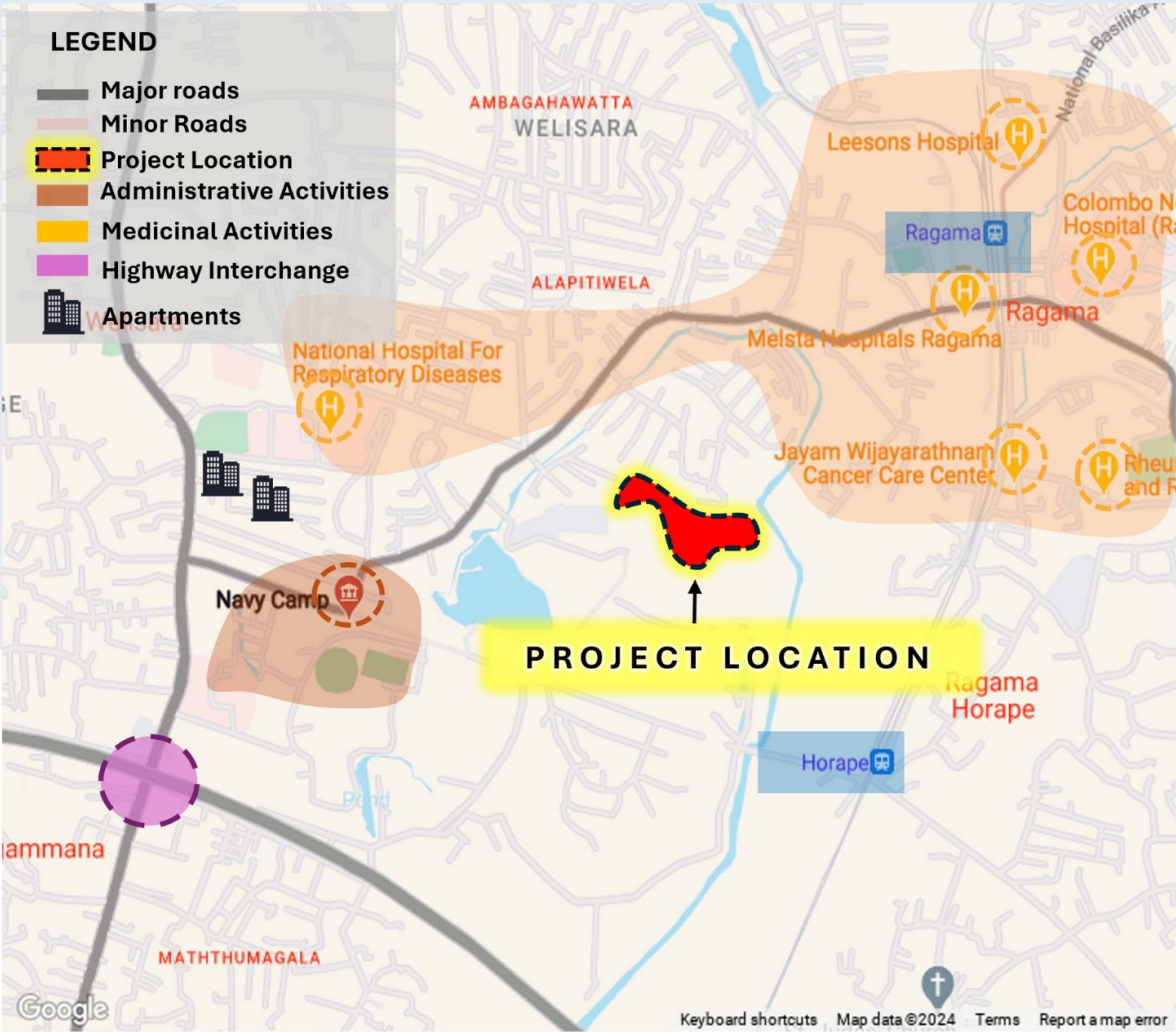
WELISARA

Middle Income Housing Project



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

LOCATIONAL ADVANTAGE



 Bandaranayake International Airport
- 20 km

 Highway Interchange
Kerawalapitiya Interchange - 04 km

Distance
to the
Nearest

 Railway Station
Ragama Railway Station - 03 km

 Private and Government Hospitals
Withing 03 Kilometers - 08 Hospitals



PROJECT DETAILS

Project Owner	Urban Settlement Development Authority
Project Title	Middle Income Housing Project
Land Extent	2.4532Ha / 6.0619 Acre
Project Area	Millagahawatta, Welisara
Planned Development	6 storied 17 apartment blocks 408 Housing units with supplementary services
Market	Domestic, Expatriates
Project Duration	2 Years and 6 Months



WELISARA
Middle Income Housing Project



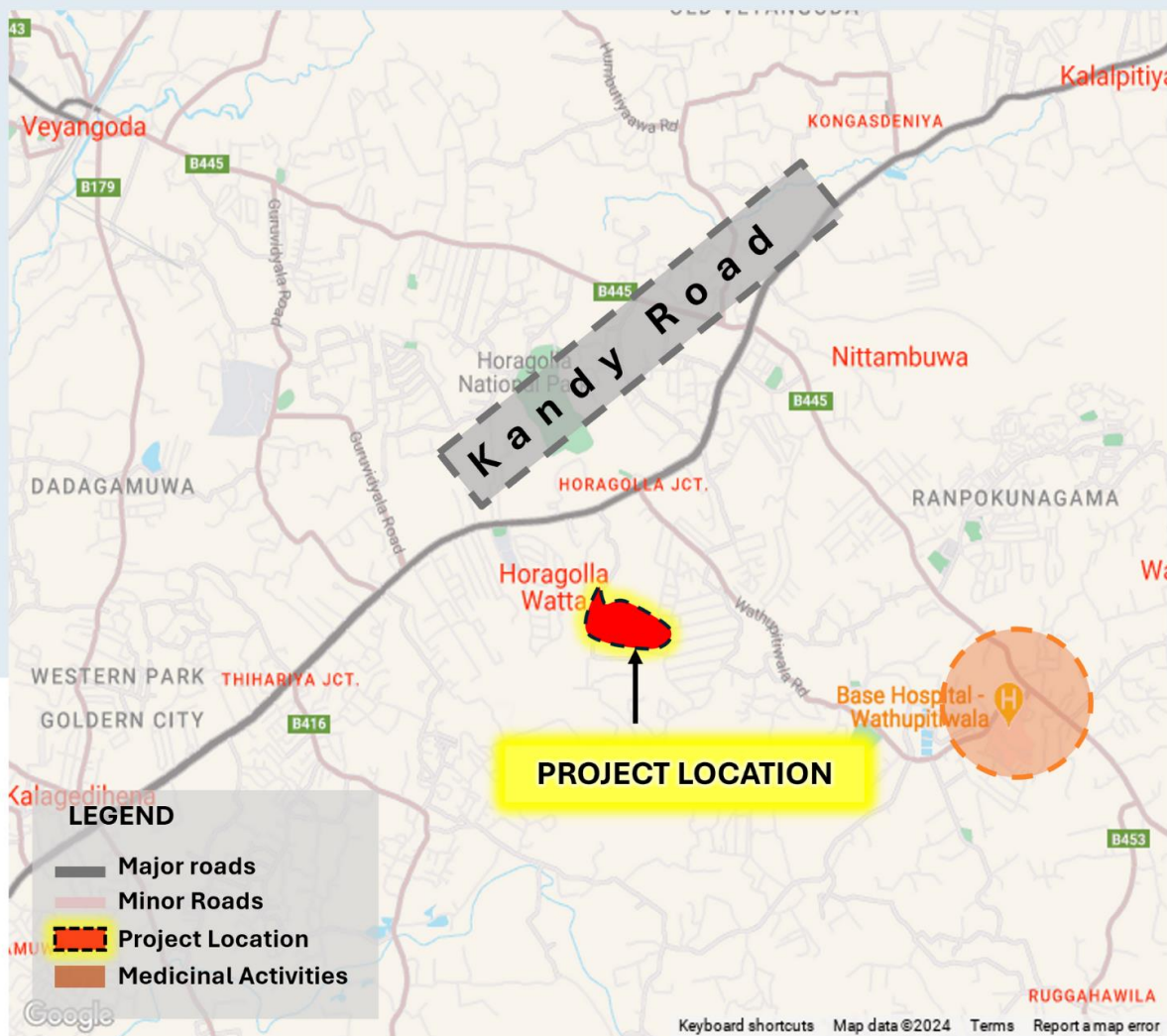
NITTAMBUWA

Middle Income Housing Project



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

LOCATIONAL ADVANTAGE



Bandaranayake International Airport
- 30 km



Highway Interchange
Meerigama Interchange - 17 km

Distance
to the
Nearest



Railway Station
Veyangoda Railway Station - 04km



Industrial Zones
Withing 02 Kms - 2 Free Trade Zones



PROJECT DETAILS

Project Owner	Urban Settlement Development Authority
Project Title	Middle Income Housing Project
Land Extent	3.0862Ha / 7.6261 Acre
Project Area	Orchardwatta, Nittambuwa
Planned Development	30 Single Story Housing units & 100 two story housing units with supplement services
Market	Domestic, Expatriates
Project Duration	2 Years



NITTAMBUWA
Middle Income Housing Project



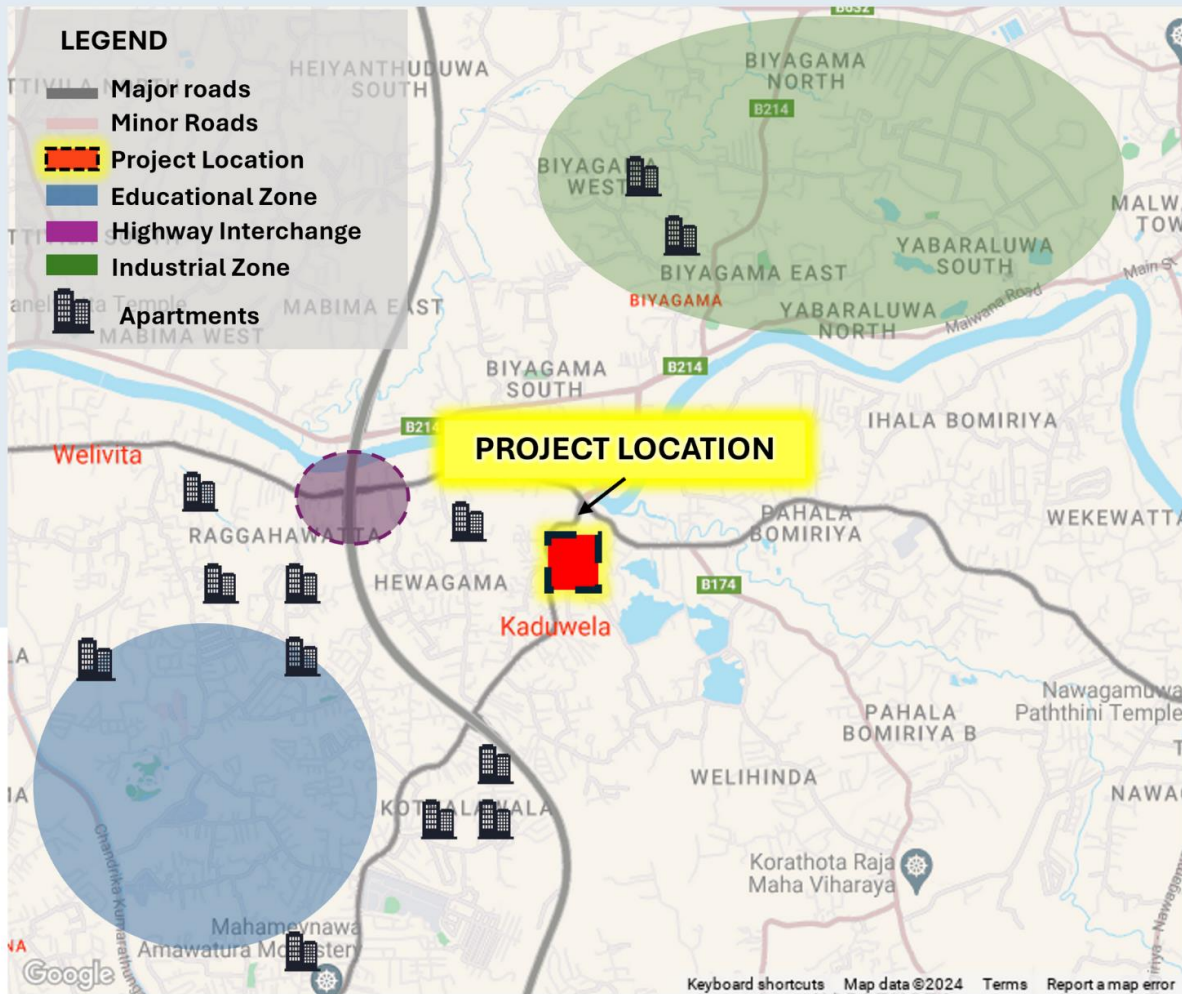
KADUWELA

Mixed Development Project



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

LOCATIONAL ADVANTAGE



Bandaranayake International Airport - 40km
Colombo International Airport - 22 km



Highway Interchange
Kaduwela Interchange - 03km

Distance
to the
Nearest



Railway Station
Kottawa Railway Station - 13km



Residential Apts
Withing 03 Kilometers - More than 10



PROJECT DETAILS

Project Owner

Urban Settlement Development Authority

Project Title

Mixed Development Project

Land Extent

0.2757Ha / 0.6812 Acre

Project Area

Kaduwela Town area

Planned Development

13 storied apartment block

108 Housing units with supplementary services, Office space for Postal Department

Market

Domestic, Expatriates

Project Duration

3 Years



KADUWELA
Development Project



HIKKADUWA

Mixed Development Project



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.

LOCATIONAL ADVANTAGE



Bandaranayake International Airport - 142 Km
Mattala International Airport - 139 km

Distance
to the
Nearest



Railway Station
Hikkaduwa Railway Station - 02km



Highway Interchange
Baddegama Interchange - 13km



PROJECT DETAILS

Project Owner

Urban Settlement Development Authority

Project Title

Mixed Development Project

Land Extent

0.7161Ha / 1.7695 Acre

Project Area

Thuduwegoda, Hikkaduwa

Planned Development

10 storied 02 Housing Blocks – 200 housing unit (Phase I)
Four storied 01 housing block - 32 housing units (Phase II)

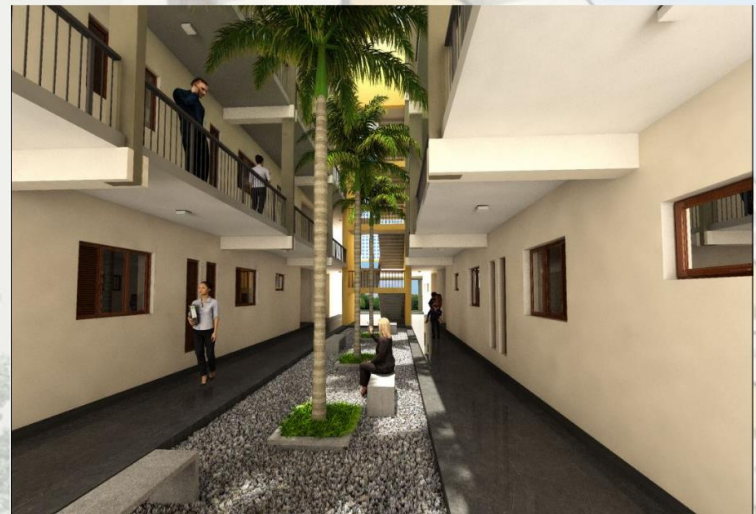
200 middle income housing units

Market

Domestic, Expatriates

Project Duration

2 Years





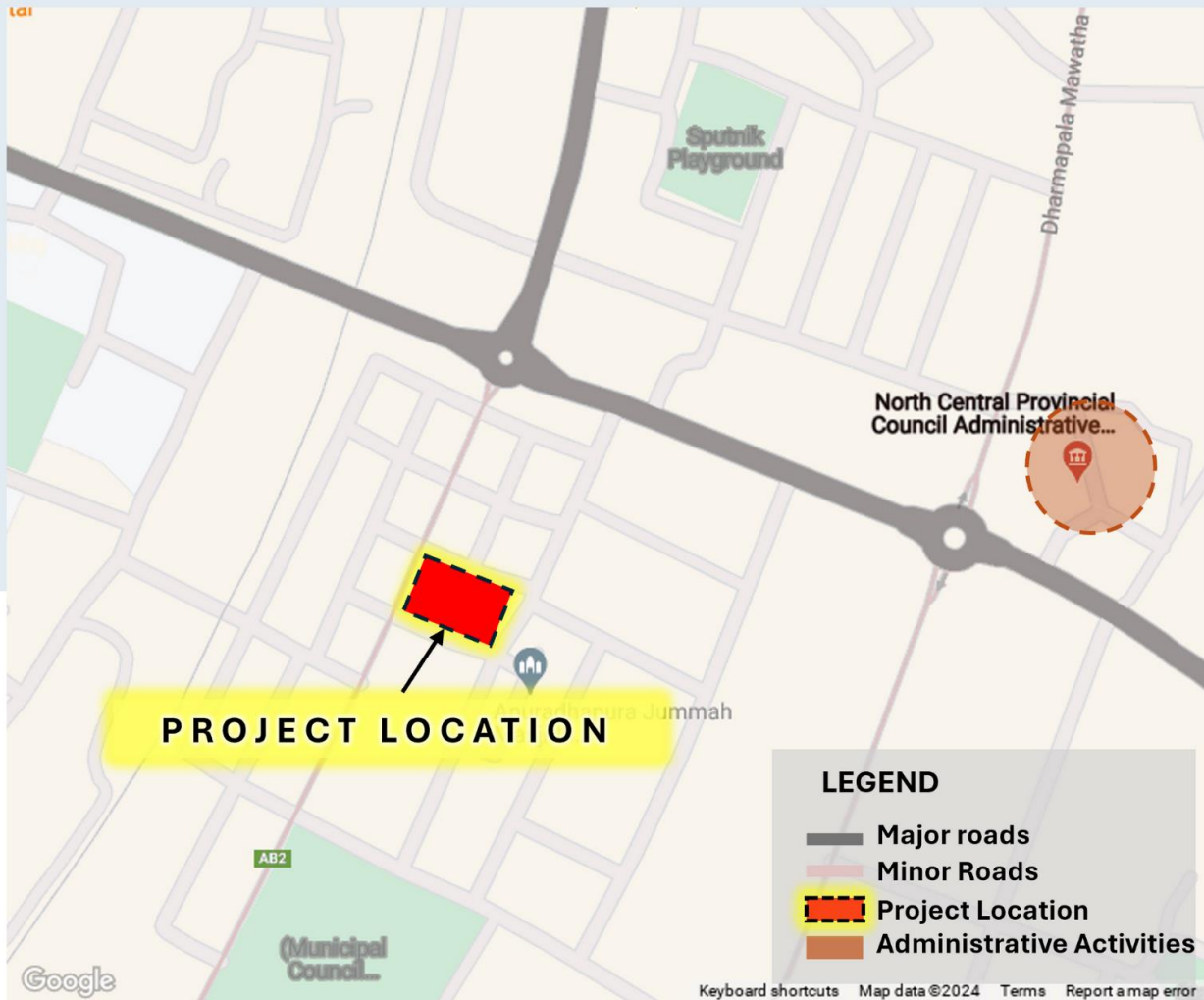
ANURADHAPURA

Mixed Development Project



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.

LOCATIONAL ADVANTAGE



Sri Lanka Air Force Base Anuradhapura
- 4 Km

Distance
to the
Nearest



Railway Station
Anuradhapura Railway Station - 02km



Anuradhapura Sacred City - 1.5 km

ANURADHAPURA
Mixed Development Project



PROJECT DETAILS

Project Owner

Urban Settlement Development Authority

Project Title

Mixed Development Project

Land Extent

0.2496Ha / 0.6167 Acre

Project Area

Thuduwegoda, Hikkaduwa

Planned Development

16 storied apartment block

130 Housing units with supplementary services, Office space for Postal Department

Market

Domestic, Expatriates

Project Duration

2 Years and 6 Months



ANURADHAPURA
Mixed Development Project

COMPLETED PROJECTS



LUNAWA

The SEA View Residence Housing Project Lunawa was a critical project that provided affordable housing units to low-income urban communities in Lunawa. It was completed in April 2021. The project constructed 356 housing units across three blocks: Block 01 (176 units), Block 02 (92 units), and Block 03 (88 units). This project addressed the need for safe and affordable housing for low-income families in Lunawa.



SAHASPURA

The Sahaspura Housing Scheme is a significant project aimed at resettling a community in Wanathamulla, Borella. This initiative will provide much-needed housing for 676 families and 70 shops. Scheduled from 2023 to 2025, this project will provide secure and improved living conditions for a substantial number of people, significantly impacting the community's well-being.



ANGULANA

This project in Angulana, Moratuwa constructed 288 housing units with an area of 656 square feet each, specifically designed for a community vulnerable to coastal disasters. The project began in June 2012 and was completed by November 2014. It provided much-needed secure housing for this underserved community.



ANURADHAPURA

This project in Katukailawa, Anuradhapura constructed 102 single-unit houses of 550 square feet each. Designed to aid a community vulnerable to coastal disasters, the project commenced in September 2011 and was completed by April 2013.



SINHAPURA

The Singhapura Housing Project - Stage II was a critical project that addressed the housing needs of low-income urban communities in Wanathamulla, Boralla. It constructed 60 units, each with an area of 500 square feet, providing safe and secure housing for residents. Completed within a year (March 2011 - March 2012), the project significantly improved the community's well-being by offering affordable housing options.



THALAWAKELE

The Thalawakele Lindula Housing Project was a vital initiative that provided improved living conditions for low-income communities in Talawakale. Completed in August 2019, the project constructed 54 single housing units, each with a comfortable 560 square feet of space. This project addressed the housing needs of underserved communities in the Talawakale Urban Council Area, providing them with safe and secure homes.



CHILAW

Initiated in July 2013 and completed in January 2015, the project constructed 57 single-unit houses, each with a comfortable 560 square feet of living space. By providing sanitary laborers with proper housing, this project not only improved their well-being but also potentially boosted morale and job satisfaction, ultimately benefiting the entire Chilaw Urban Council community.



RAJGAMA

The Rajgama - Ralajayapura Urban Housing Project was a vital project that provided much-needed permanent housing to the urban low-income community affected by the tsunami in Galle District. Completed in December 2018, the project delivered 133 single housing units within a short period of just six months. This rapid construction provided critical shelter and stability to a community devastated by the disaster.

BENEFITS DISTRIBUTION OF THE PROJECTS

Urban Settlement Development Authority

Service Charge

USDA Objective Achievement

DEVELOPER / INVESTOR

Opportunity to contribute for global housing needs

Opportunity for Future Projects

Profitable Project

Successful Project in a Strategic Location

Beneficiary Trust





Contact Us



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