



MINISTRY OF TRANSPORT, HIGHWAYS AND URBAN DEVELOPMENT
URBAN DEVELOPMENT AUTHORITY
Inviting Investment Proposals (IIPs)



Invest Today

**BUILD
TOMMORROW**

99

**YEARS
LEASE**

**3A 2R 24.59 P
(1.4786 Ha.)**

**MIXED DEVELOPMENT PROJECT
FOR UDA LAND AT DEMATAGODA,
COLOMBO 09**

IDEAL FOR

***Prime Baseline Road Frontage in
the Heart of Dematagoda***

**RESIDENTIAL
DEVELOPMENTS**

**OFFICE
COMPLEXES**

**HOTELS &
APARTMENTS**

**RETAIL & COMMERCIAL
COMPLEXES**

**HOSPITAL
COMPLEXES**



Bid Bond (LKR)

35,000,000/-

The Annual Ground Rent shall be payable in
accordance with the selected payment option

Payment Methods (Figures in LKR)

OPTION 01

Bidders are required to make the offers above the base value for both (i) & (ii) & required to pay offered amount for initial payment (25%) within 30 days from the Letter of Award (LOA) and the offered amount for the balance payment (75%) within 03 months from the date of the initial payment.

(i) Base Value for Initial Payment (25%)	852,500,000/-
(ii) Base Value for Balance Payment (75%)	2,595,858,000/-

OPTION 02

Bidders are required to make the offers above the base value for both (i) & (ii) & required to pay offered amount for the initial payment within 30 days from the LOA and the offered value of annual installments to be paid in equal annual installments during the period selected by the bidder.

****All the Government taxes
should be paid in addition
to all the amounts
mentioned above.***

(i) Base Value for Initial Payment (25%)		852,500,000/-
(ii) Number of Installments and Base Value for the Annual Installments	1	2,743,489,755/-
	2	1,409,673,312/-
	3	965,520,923/-
	4	743,784,028/-
	5	611,012,750/-
	6	522,723,662/-
	7	459,852,319/-
	8	412,866,403/-
	9	376,470,090/-
	10	347,485,810/-

For further details please contact:

Director, (Real Estate Development), Real Estate Management & Development Division,
Urban Development Authority, 8th Floor, Sethsiripaya Stage I, Battaramulla, Sri Lanka.
Telephone Number: 011 2875921, or 011-2875916-20 Ext: 2960-2967. Fax: 011-2875900.
Email: directorred@uda.gov.lk, Web: www.uda.gov.lk

Document Issuing :

From the Real Estate Management and Development Division, Urban Development Authority, 8th Floor, Sethsiripaya Stage I, Battaramulla from **9.00 a.m to 3.00 p.m on working days from 24.06.2026 to 03.09.2026**, after payment of non-refundable fee of Sri Lankan Rupees One Hundred Thousand (LKR 100,000/-) Exclusive of taxes to the Finance Division of the UDA at 6th Floor, Sethsiripaya Stage I, Battaramulla.

Pre bid meeting will be held on **18.08.2026 at 10.00 a.m** in the Urban Development Authority Auditorium, 9th Floor, "Sethsiripaya" Stage I, Battaramulla.

Accepting of Proposals will be closed at **2.00 p.m on 24.09.2026** and the Technical proposals will be opened immediately after the closing time in the Engineering and Technical Division of the Ministry of Transport, Highways and Urban Development, 4th Floor, Sethsiripaya Stage I, Battaramulla. The bidder or his / her authorized representative could participate at the time of bid opening.

Chairman, Standing High Level Procurement Committee (SHLPC),

Ministry of Transport, Highways and Urban Development, 12th Floor, Sethsiripaya Stage II, Battaramulla, Sri Lanka