

## **General Conditions**

Sri Lanka Tourism Development Authority (SLTDA) as a national organization responsible for tourism development in island. SLTDA wishes to develop theme resorts such as Kuchchaweli Beach Resort, Kalpitiya Island Resort and Yala Wild Resort in the future. To proceed, SLTDA is calling for proposals from potential investors to develop these theme resorts.

**Initially land lease for period of thirty (30) years** with the provision for renewal on lease agreement. The renewal process decide with the successful business and use land for purpose of lease. **The lease value to be 4 % of the total land value it's given by the valuation department** and the value will be calculated as per the circular issued by Government.

The land areas of the proposed projects are,

- 1. Kuchchaweli Beach Resort: 3 to 10 acres.**
- 2. Kalpitiya Island Resort: 2 islands.**
- 3. Dedduwa Lake resort : 1700 acres**

Depending on the proposal, two more plots can be accommodated for Project 01. The Project 3 prefer a single investor and rooms are set to range from 3 to 10 per acre for Project 01 and 02. Minimum 70% of the plot should be a non-building area to match the resort standards of SLTDA. The maximum height permitted for the building from the natural ground level shall not exceed 14 m (G+2) including roofs, overhead water tanks, communication towers, etc.

### **The proposal evaluation criteria are as follow;**

- 1. Creativity. (in comparison to world-class products)**
- 2. Compatibility of the environment proposed.**
- 3. Uniqueness of the concept targeting high end market.**
- 4. Financial credibility of the company/investor.**
- 5. Past experience in the tourism sector.**

### **Project Proposal Guidelines**

The initial conceptual proposal should include the following:

- 1. Introduction**
- 2. Scale**
- 3. Concept**
- 4. Location**
- 5. Product Development**
- 6. Financial Plan**