



**PORT CITY COLOMBO**  
**CHEC PORT CITY COLOMBO (PVT) LTD**

**Land Plot Introduction**

***“RESIDENTIAL PLOT 1-02-04” 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 1-02-04

The residential plot is part of the leisure destination that hosts the marina, retail and dining facilities, club house, yacht club, hotel and open public space. The district will promote tourism and will attract people both from CPCDP and Colombo City. The residential block is a mid-rise development allowing the residents to enjoy the view of the marina and the Indian Ocean.

## Plot Regulations

Plot Number	1-02-04
Plot Area	16,406.35 m <sup>2</sup>
land Use	Residential
Floor Area Ratio (FAR)	Max. 3.0
Building Height	Max. 40.0 m Max. 10 Floors
Building Coverage	Max. 50%

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. 49,219.05 m <sup>2</sup>
Residential Use	Min. 90% 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 Residential Developers / 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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