



PORT CITY COLOMBO
CHEC PORT CITY COLOMBO (PVT) LTD

Land Plot Introduction

“HOTEL PLOT 1-02-06” 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 1-02-06

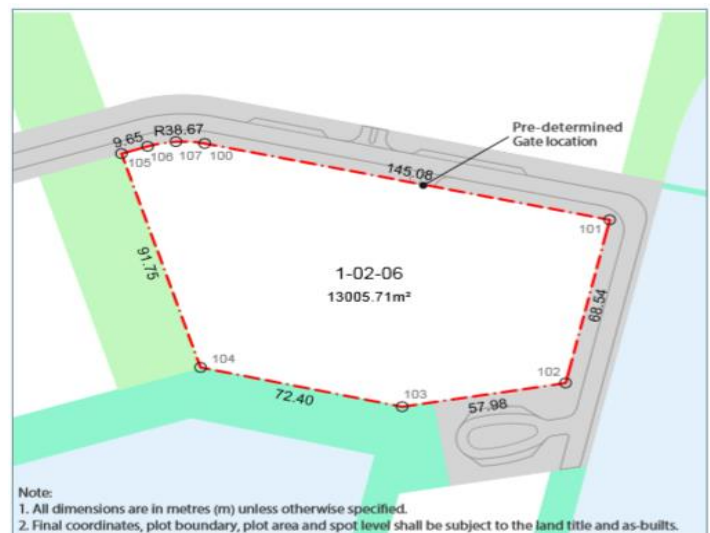
The plot is part of the leisure destination that hosts the marina, retail and dining facilities attracting people from the CPCDP and the whole of Colombo. The plot marks the entry point of the waterfront open space to the marina. The hotel is envisaged to be the tallest development in the Marina District offering panoramic views of the existing CBD and the Financial District in CPCDP and the Indian Ocean. Given the prime location, the architecture of the building is conceived to be iconic. Majority of the building will be for hotel use, with portion for retail use mainly located within the podium development along ground levels.

Plot Regulations

Plot Number	1-02-06
Plot Area	13,005.71 m ²
land Use	Hotel
Floor Area Ratio (FAR)	Max. 3.0
Building Height	Max. 150 m Max 30 Floors
Building Coverage	Max. 40%

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. 39,017.14 m ²
Hotel Use	Min. 60% 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 star class hotel operators/ investors

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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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