

## **Development Guidelines for the Sulanka Bungalow at the NHR, Bentota**

- A Minimum 70% of the land should be kept as a non-buildable area to match with the resort standards maintained by the SLTDA.
- The maximum permitted height for any buildings from the natural ground level should not exceed 10m (G+1) including roofs, overhead water tanks, communication towers etc.
- The development work should follow green concepts with maximum utilization of locally sourced materials.
- The concept should be aligned to the existing topography/vegetation and blend with the coastal area and the river surrounding the NHR Bentota.
- The plan should cover all necessary infrastructure and other associated facilities within the premises such as road, fencing, parking, energy, lighting, water, waste disposal (solid and liquid) as well as use of renewable energy sources where possible.
- Necessary accommodation facilities to staff should be considered.
- Adequate safety systems and measures should be taken into account to protect in-house guests and staff in an emergency or disaster situation.
- Create an elegant, environmental friendly landscape together with attractive interior.
- Concept should provide a unique and quality product on par with internationally accepted standards.
- The concept should not cause any removal, destroy or damage of trees, except in very rare cases with written approval of the SLTDA.
- The project proposal should clearly indicate the financial strength of the company/investor, proposed amount of investment, financing method, cash flow projections, Return of Investment (ROI) together with the marketing plan.
- The layout plan with site map and land use plan should be included in the proposal.