

Guide to Investors

Ayubowan!

We welcome the interest shown by you to invest in development of facilities for tourism. Our vision is to make Sri Lanka an “Earth Lung” requiring all development activities to be environment friendly. Our country is endowed with diverse eco-systems, fauna and flora and these locations of bio-diversity are supplemented by culture and traditions dating back to ancient times. Some of the major historic sites are designated as world heritage sites; historic and cultural attractions are unique and dispersed throughout the country.

In selecting sites for tourism facility development, project proponents should ensure that sensitive and ecologically fragile areas are not disturbed. It is advisable to avoid any conflicts between development and conservation.

Environmental Impact Assessments/Initial Environmental Examinations are mandatory for projects in certain locations, depending on the magnitude of the project and sensitivity of the area.

Sri Lanka Tourism Development Authority (SLTDA) has identified zones suitable for tourism development, and it is desirable that project proponents select locations in these Zones, which are within the Resort Regions.

Regions/Zones

Colombo and Greater Colombo Resort

Region- Negombo, Colombo, Mt. Lavinia,
South Coast Resort Region- Wadduwa, Kalutara, Beruwala, Bentota, Dedduwa, Madu Ganga, Balapitiya, Ahungalla, Hikkaduwa, Galle, Unawatuna, Koggala, Weligama, Mirissa, Matara, Tangalle, Hambantota, Tissamaharama

East Coast Resort Region- Arugambay, Passekudah, Trincomalee, Nilaweli

West Coast Resort Region- Kalpitiya, Marawila, Waikkala

High Country Resort Region- Nuwara Eliya, Bandarawela, Maskeliya

Ancient Cities Resort Region- Polonnaruwa, Habarana, Sigiriya, Giritale, Anuradhapura, Dambulla, Kandy, Matale, Victoria

Other Resort Regions - Yala, Udawalawa, Wasgamuwa Pinnawala, Ratnapura. (Pl. see map)

Potential Products

- Hotels
- Theme /Amusement parks
- Water Sports
- Golf Courses
- Eco and agro tourism projects
- Adventure tourism

Development Guidelines

Listed below are general guidelines, however these will depend on the topography, sociological and environmental aspects of the site.

Density

Sensitive/Rural areas 25 rooms per Hectare

Townships 62 rooms per Hectare

Cities 125 rooms per Hectare

The footprint of the building should not exceed 25% of the total land area.

Buildings heights

- Maximum storeys in the rural area should be restricted to two.
- Ridges of the roof should be below an average Coconut tree (Avg height 12m)

The buildings should be in consonance with the features of the land and locality

Buffer Zones

Landscaped buffer zones should be provided around the building as a protective barrier against noise. This will also help to maintain privacy of the facility and enhance the quality of the property.

Visual Quality

All proposed buildings for tourist facilities should incorporate local architectural features. Wherever possible traditional patterns, designs and motifs should be used in interior decoration. This does not exclude the use of modern design and décor that does not clash with traditional styles with preferred use of local material

Conservation

All buildings should be designed with a view to conserving natural resources such as water and energy.

Approval procedure

- Identification of land
- Submission of a Project proposal

1. The proposal should describe the scale, design concept, time frame for completion, marketing plan and the benefits to the community. Projects that are unique will be given preference. Include a location map of the proposed site with your project proposal.

2. On receipt of the proposal the proposed site will be inspected to ascertain its suitability. If the land meets with SLTDA's approval the Project Proponent (PP)/sponsor is required to present it to a panel comprising Director General, Director/Tourism Planning & Development and Director/Quality Assurance and Standards. Once the proposal is approved by the panel the applications will be referred to the other relevant state agencies by the SLTDA, to facilitate the approval procedure. If all such agencies are in agreement with the proposal the sponsor/PP is required to submit all Architectural Drawings prepared by an Architect of the Sri Lanka Institute of Architects

(SLIA) or an Architect recognized by the SLIA. Only at this stage will final approval for commencement of construction be granted.

Useful references

- Tourism Master Plan 1993
www.slttda.lk/tmp

Hotel Projects.

- The Gazette of the Democratic Socialist Republic of Sri Lanka. Extraordinary No.1, 070/10 dated 11th March 1999
www.slttda.lk/standards

Beach Resorts

- Coastal Zone Management plan
www.slttda.lk/czmp

Environmental aspects

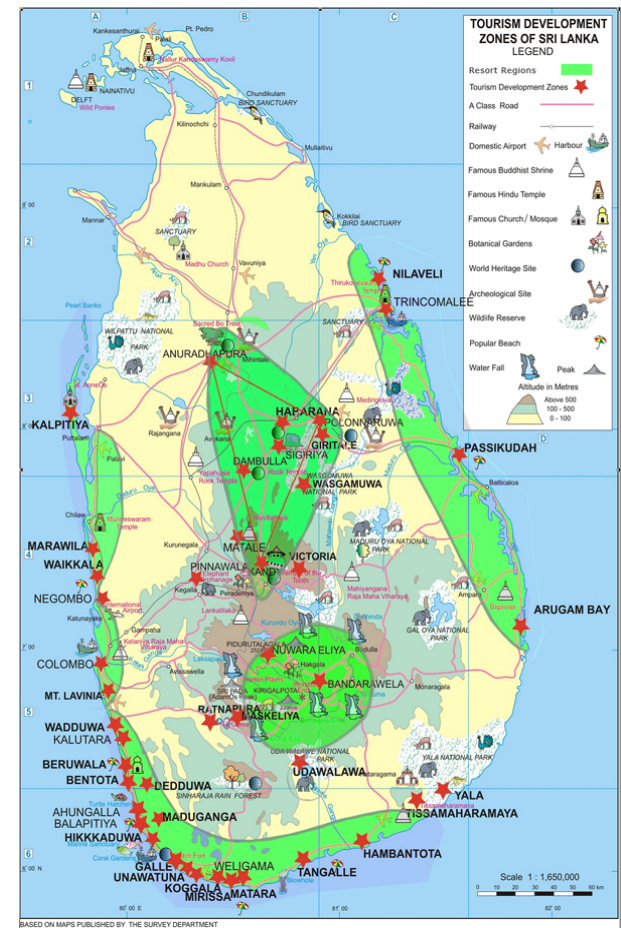
- National Environmental Act. No.47 of 1980, as stipulated in Gazette (Extra – Ordinary) No.772/22 dated 24th June 1993
www.slttda.lk/nea

Incentives for investment

- Board of Investment Guidelines
www.boi.srilanka.org

A package of incentives is offered by the Board of Investment (BOI) which is the investment promotion arm of the Government. The package will depend on the scale of investment and some of the incentives are;

- Facility to employ expatriates
- Tax holiday
- Duty Free imports



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