



MINISTRY OF TRANSPORT, HIGHWAYS AND URBAN DEVELOPMENT
URBAN DEVELOPMENT AUTHORITY
Inviting Investment Proposals (IIPs)



Invest Today

**BUILD
TOMMORROW**

99

**YEARS
LEASE**

**3A 2R 24.59 P
(1.4786 Ha.)**

**MIXED DEVELOPMENT PROJECT
FOR UDA LAND AT DEMATAGODA,
COLOMBO 09**

IDEAL FOR

***Prime Baseline Road Frontage in
the Heart of Dematagoda***

**RESIDENTIAL
DEVELOPMENTS**

**OFFICE
COMPLEXES**

**HOTELS &
APARTMENTS**

**RETAIL & COMMERCIAL
COMPLEXES**

**HOSPITAL
COMPLEXES**



Bid Bond (LKR)

35,000,000/-

The Annual Ground Rent shall be payable in
accordance with the selected payment option

Payment Methods (Figures in LKR)

OPTION 01

Bidders are required to make the offers above the base value for both (i) & (ii) & required to pay offered amount for initial payment (25%) within 30 days from the Letter of Award (LOA) and the offered amount for the balance payment (75%) within 03 months from the date of the initial payment.

(i) Base Value for Initial Payment (25%)	852,500,000/-
(ii) Base Value for Balance Payment (75%)	2,595,858,000/-

OPTION 02

Bidders are required to make the offers above the base value for both (i) & (ii) & required to pay offered amount for the initial payment within 30 days from the LOA and the offered value of annual installments to be paid in equal annual installments during the period selected by the bidder.

****All the Government taxes should be paid in addition to all the amounts mentioned above.***

(i) Base Value for Initial Payment (25%)		852,500,000/-
(ii) Number of Installments and Base Value for the Annual Installments	1	2,743,489,755/-
	2	1,409,673,312/-
	3	965,520,923/-
	4	743,784,028/-
	5	611,012,750/-
	6	522,723,662/-
	7	459,852,319/-
	8	412,866,403/-
	9	376,470,090/-
	10	347,485,810/-

For further details please contact:

Director, (Real Estate Development), Real Estate Management & Development Division,
Urban Development Authority, 8th Floor, Sethsiripaya Stage I, Battaramulla, Sri Lanka.
Telephone Number: 011 2875921, or 011-2875916-20 Ext: 2960-2967. Fax: 011-2875900.
Email: directorred@uda.gov.lk, Web: www.uda.gov.lk

Document Issuing :

From the Real Estate Management and Development Division, Urban Development Authority, 8th Floor, Sethsiripaya Stage I, Battaramulla from **9.00 a.m to 3.00 p.m on working days from 24.06.2026 to 03.09.2026**, after payment of non-refundable fee of Sri Lankan Rupees One Hundred Thousand (LKR 100,000/-) Exclusive of taxes to the Finance Division of the UDA at 6th Floor, Sethsiripaya Stage I, Battaramulla.

Pre bid meeting will be held on **18.08.2026 at 10.00 a.m** in the Urban Development Authority Auditorium, 9th Floor, "Sethsiripaya" Stage I, Battaramulla.

Accepting of Proposals will be closed at **2.00 p.m on 24.09.2026** and the Technical proposals will be opened immediately after the closing time in the Engineering and Technical Division of the Ministry of Transport, Highways and Urban Development, 4th Floor, Sethsiripaya Stage I, Battaramulla. The bidder or his / her authorized representative could participate at the time of bid opening.

Chairman, Standing High Level Procurement Committee (SHLPC),

Ministry of Transport, Highways and Urban Development, 12th Floor, Sethsiripaya Stage II, Battaramulla, Sri Lanka

MINISTRY OF FINANCE, PLANNING AND ECONOMIC DEVELOPMENT
REQUEST FOR PROPOSAL (RFP)

SELECTION OF A CONSULTANCY FIRM FOR ESTABLISHMENT OF A SINGLE WINDOW FOR INVESTMENT

Ref NO. MF1/11/12(3)/SWS/P1/2026

1. The Chairman, Ministry Consultants Procurement Committee (MCPC) on behalf of the Ministry of Finance, Planning and Economic Development shall invites proposals to provide the consultancy services for **Establishment of a Single Window for Investment**.
2. Qualification requirements to qualify for consultancy firm on the above project:
2.1 Experience as a consultant for at least three (03) of a national-scale assignments / equivalent assignment to the proposed works over the period of last 10 years.
3. Interested consultancy firm must provide information indicating that they are qualified to perform the services (brochures, description of similar assignments, experience in similar conditions, availability of appropriate skilled among staff to be deployed, etc).
4. The Consultancy organization will be selected under Quality and Cost Based Selection (QCBS) method and procedures described in this RFP, in accordance with the policies described in the August 2007 version of the Guideline on 'Selection and Employment of Consultants', published by the National Procurement Agency.
5. A complete set of Application Document in English language may be purchased by interested Consultants on submission of written request to the Director, Room No: 217, Ministry of Finance, The Secretariat, Colombo 01 from 04.08.2026 until 24.08.2027 between 0900 hours to 1500 hours, upon payment of a non-refundable fee of Rs. 10,000 /-(Including **SSCL** + VAT). The method of payment will be by cash.
6. Application Document shall be inspected free of charge at the Room No. 217, Ministry of Finance during normal office hours. For further details, please contact the Director, Corporate Affairs. (Tel: 0112 484 600 Ext:1581)
7. Bids must be submitted in sealed two envelopes (financial and Technical Separately), either delivered by hand or by registered post to reach the chairman, Ministry Consultants Procurement Committee, Ministry of Finance, The Secretariat, Colombo 01 and deposited in the tender box located in Room No. 217 on or before 25.08.2026 at 14.00 hrs (2.00 p.m) with indicating **"SELECTION OF A CONSULTANCY FIRM FOR ESTABLISHMENT OF A SINGLE WINDOW FOR INVESTMENT"** on the left hand corner of the envelop. Late proposals will be rejected. Technical proposals will be opened soon after closing time a consultancy firm or authorized representative of a consultancy firm can be present.
8. A Pre-Proposal meeting has been scheduled to be held at 10.00 hrs on 11.08.2026 at the New Auditorium (1st Floor, New Building), Ministry of Finance, Planning and Economic Development.

Chairman

Consultant Procurement Committee
Ministry of Finance, Planning and Economic Development
The Secretariat
Colombo 01

DEMOCRATIC SOCIALIST REPUBLIC OF SRI LANKA
MINISTRY OF ENERGY
NATIONAL SYSTEM OPERATOR (PVT) LTD
INTERNATIONAL COMPETITIVE BIDDING (ICB)

**REQUEST FOR PROPOSALS FOR
THE ESTABLISHMENT OF 250 MW / 1000 MWh STANDALONE BATTERY ENERGY
STORAGE SYSTEM FROM 10 MW/40 MWh AC CAPACITY PROJECTS ON BUILD,
OWN AND OPERATE (BOO) BASIS WITH 15 YEAR OPERATIONAL PERIOD**

TENDER NO: TR/REP&PM/ICB/2026/001/C

DEADLINE FOR SUBMISSION OF PROPOSALS: August 14, 2026, at 10.00 hrs

1. National System Operator (Pvt.) Ltd. (NSO) invites proposals from prospective developers (Project Proponents) through International Competitive Bidding (ICB) for development of 250MW/1000MWh Standalone Battery Energy Storage System from 10MW/40MWh capacity projects on build, own and operate basis (BOO) with operation period of 15 years to be connected at the following grid substations subject to available capacity indicated for each grid substation.

	Grid Substation	Capacity Limit and Expected Storage for Grid Substation
1	Ambalangoda	10 MW / 40 MWh (Beginning of life)
2	Ampara	10 MW / 40 MWh (Beginning of life)
3	Bolawatta	10 MW / 40 MWh (Beginning of life)
4		10 MW / 40 MWh (Beginning of life)
5	Chunnakam	10 MW / 40 MWh (Beginning of life)
6		10 MW / 40 MWh (Beginning of life)
7	Hambantota	10 MW / 40 MWh (Beginning of life)
8	Horana	10 MW / 40 MWh (Beginning of life)
9	Killonochchi	10 MW / 40 MWh (Beginning of life)
10	Kiribathkumbura	10 MW / 40 MWh (Beginning of life)
11	Kosgama	10 MW / 40 MWh (Beginning of life)
12	Kurunegala	10 MW / 40 MWh (Beginning of life)
13		10 MW / 40 MWh (Beginning of life)
14	Madampe	10 MW / 40 MWh (Beginning of life)
15	Mahiyanganaya	10 MW / 40 MWh (Beginning of life)
16	Matara	10 MW / 40 MWh (Beginning of life)
17		10 MW / 40 MWh (Beginning of life)
18	Mathugama	10 MW / 40 MWh (Beginning of life)
19		10 MW / 40 MWh (Beginning of life)
20	Monaragala	10 MW / 40 MWh (Beginning of life)
21	Galle	10 MW / 40 MWh (Beginning of life)
22		10 MW / 40 MWh (Beginning of life)
23	Panadura	10 MW / 40 MWh (Beginning of life)
24	Pannala	10 MW / 40 MWh (Beginning of life)
25	Pannipitiya	10 MW / 40 MWh (Beginning of life)
Connection Voltage Level : 33kV		

2. Project Proponents are required to:
 - (a) Design, finance, procure, construct, commission, operate and maintain the 10MW/40MWh Standalone Battery Energy Storage System (BESS) on BOO basis.
 - (b) Procure or lease land required for the project; (It is compulsory to submit documents as a proof with the proposal for consideration)
 - (c) Meet the entire cost of grid interconnection of the BESS, including MV grid interconnection line, transformers, protection and metering equipment;
 - (d) Secure all environmental clearances, Government approvals and statutory licenses;
 - (e) Enter into a Energy Storage Agreement (ESA) with NSO for the supply of storage services from the BESS. The commercial operation period of ESA will be 15 years beginning from the date of Commercial Operation.
3. A Project Proponent shall submit only one proposal for each project above up to the total available capacity of that grid substation. Project Proponents shall purchase a separate RFP Document for each proposal on submission of written request and payment of non-refundable fee of LKR 150,000.00 by cash or by bank draft drawn in favour of the National System Operator Private Limited, at the following address during 09.00 hrs. – 14.00 hrs. on regular working days. *(Online or electronic fund transfers will not be accepted.)*

Office of the Director (RE & ESCP)
Renewable Energy & Energy Storage Capacity Procurement Branch
National System Operator (Pvt.) Ltd.
Meethotamulla Road,
Kolonnawa 10600 SRI LANKA
Tele: + 94 11 2583344 /2697044 Fax: + 94 11 2697022
Email: re_escp@nso.lk

RFP Document will be issued until **10.00 hrs. on August 13, 2026**

This Tender Notice and RFP Document will be available for inspection on NSO website
<https://nso.lk/procurement/tender-notice>

4. Project Proponents may contact the Director (RE&ESCP) at the above address for further information. The RFP Document may be obtained by submitting a written request to the Director (RE&ESCP), together with a bank draft drawn in favour of the **National System Operator Private Limited**, for a non-refundable fee of **LKR 150,000.00**. Overseas Project Proponents may obtain the RFP Document by submitting a written request via e-mail to re_escp@nso.lk, together with a scanned copy of the bank draft for **USD 500**, drawn in favour of the **National System Operator Private Limited**. The original bank draft shall be sent by courier. Such requests must be received on or before **August 13, 2026 at 10.00 hrs.** Upon receipt of the request and confirmation of the bank draft, the RFP Document will be dispatched by courier. Online payments and electronic fund transfers will not be accepted. The National System Operator Private Limited shall not be liable for any loss of, or delay in, the delivery of the RFP Document.

Reference: TR/REP&PM/ICB/2026/001/C

5. Proposals prepared according to instructions in Section 2.10 Volume I of the RFP Document and addressed to the Chairman of the Cabinet Appointed Negotiation

Committee (CANC) should be submitted to the Office of the Director (RE&ESCP) at the address given above in Item 3 during 08.30 hrs – 16.00 hrs until **August 13, 2026** or to the same address given above in Item 3 on **August 14, 2026** until 10.00 hrs. (Submission Deadline).

Proposals received after 10.00 hrs. on **August 14, 2026** will be rejected. Proposals will be opened immediately thereafter in the presence of Project Proponents or authorised representatives who may wish to attend.

Chief Executive Officer
NATIONAL SYSTEM OPERATOR (PVT) LTD
On behalf of the Chairman, Cabinet Appointed Negotiation Committee
Ministry of Energy



தாசனத் திசீப்தி திசரேபர் (தூடிபரி) துதிபதி
நாஷனல் சிஸ்டம் ஒப்பரேட்டர் (பிரைவட்) லிமிட்டட்
NATIONAL SYSTEM OPERATOR (PRIVATE) LIMITED
PV 00337141