

N. B.— Parts II and IV(A) of the Gazette No. 2306 of 11.11.2022 were not published.



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## The Gazette of the Democratic Socialist Republic of Sri Lanka

අංක 2,307 - 2022 නොවැම්බර් මස 18 වැනි සිකුරාදා - 2022.11.18

No. 2,307 - FRIDAY, NOVEMBER 18, 2022

(Published by Authority)

### PART III — LANDS

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#### IMPORTANT NOTICE REGARDING ACCEPTANCE OF NOTICES FOR PUBLICATION IN THE WEEKLY “GAZETTE”

ATTENTION is drawn to the Notification appearing in the 1st week of every month, regarding the latest dates and times of acceptance of Notices for publication in the weekly *Gazettes*, at the end of every weekly *Gazette* of Democratic Socialist Republic of Sri Lanka.

All Notices to be published in the weekly *Gazettes* shall close at 12.00 noon of each Friday, two weeks before the date of publication. All Government Departments, corporations, Boards, etc. are hereby advised that Notifications fixing closing dates and times of applications in respect of Post-Vacancies, Examinations, Tender Notices and dates and times of Auction Sales, etc. should be prepared by giving adequate time both from the date of despatch of notices to Govt. Press and from the date of publication, thereby enabling those interested in the contents of such notices to actively and positively participate please note that inquiries and complaints made in respect of corrections pertaining to notification will not be entertained after **three months** from the date of publication.

All Notices to be published in the weekly *Gazettes* should reach Government Press two weeks before the date of publication *i.e.* Notices for publication in the weekly *Gazette* of 09th December, 2022 should reach Government Press on or before 12.00 noon on 25th November, 2022.

#### Electronic Transactions Act, No. 19 of 2006 - Section 9

“Where any Act or Enactment provides that any proclamation, rule, regulation, order, by-law, notification or other matter shall be published in the Gazette, then such requirement shall be deemed to have been satisfied if such rule, regulation, order, by-law, notification or other matter is published in an electronic form of the *Gazette*.”

GANGANI LIYANAGE,  
Government Printer.

Department of Government Printing,  
Colombo 08,  
1st January, 2022.



This Gazette can be downloaded from [www.documents.gov.lk](http://www.documents.gov.lk)

## Land Development Ordinance Notices

### NOTICE OF CANCELLATION OF GRANT ISSUED UNDER SUB SECTION (4) SECTION 19 OF THE LAND DEVELOPMENT ORDINANCE (SECTION 104)

I, T. G. S. Sajeewani Divisional Secretary of the Divisional Secretary's Division of Niyagama in District of Galle, Southern Provincial Council do hereby inform that the land described in the schedule given below which has already been granted to Malavi Arachchi Gamage Sirinawathie of Porawagama under the grant No. G/13/Gra/54529 and LLNiya/31B/0773 by His Excellency the President on 06.09.1999 under Sub-section 19(4) of the Land Development Ordinance and registered under No. LDO B15/30 dated 02.11.2005 at the District Registrar's Office, Balapitiya, intends to cancel under Section 104 of afore said act as there is no person lawfully entitled to be a successor or that it has been reported that though there is a person he/she is not willing to be a successor to the land. Any objections should be notified to me in writing before 16.12.2022.

#### Schedule

The state land situated in the Village of Naranovita in the Grama Niladhari Division of 31B, Naranovita in Bentota Walallavita Korale in the Divisional Secretary's Division of Niyagama of the Administrative District Galle, and depicted in Blocking out Plan No. F.V.P. 590 prepared by the Survey General and computed to contain in extent 01 acres, 00 roods, 12 perches and bounded.

*On the North by:* Tax land claimed by H. V. Alicenona;

*On the East by :* Tax land claimed by K. K. Sirisoma and S. W. Premasiri;

*On the South by:* Tax land claimed by N. G. Nandasiri;

*On the West by :* Tax land claimed by E. K. Sopinona;

T. G. S. SANJEEWANI,  
Divisional Secretary,  
Niyagama.

Date : 31st May, 2022.

11-361/1

### NOTICE OF CANCELLATION OF GRANT ISSUED UNDER SUB SECTION (4) SECTION 19 OF THE LAND DEVELOPMENT ORDINANCE (SECTION 104)

I, D. Dhammika S. Weerakoon the Divisional Secretary of the Divisional Secretary's Division of Thawalama in the District of Galle, Southern Provincial Council, do hereby notice that as it has been reported that there is no person to be appointed as the successor as there is no person who is lawfully entitled to be a successor or though there is a person he/she is not willing to be a successor to the land appearing in the schedule below granted to Panangala Vithanage Welun of Panangala West the grantee of the grant No. 2/G/16/Gr 22302 (L.L. 15185) granted on 05.11.1995 by His Excellency the President under Sub section 19(4) of the Land Development Ordinance and registered under LDO G16/140 dated 14.12.1995 at the District Registrar's Office, Galle and action is being taken to cancel the said grant under Section 104 of the afore said Ordinance. Any objections with regard to this shall be notified to me in writing before 16.12.2022.

#### Schedule

The state land (F.V.P. 488 Iskolegoda) situated in the Village of Panangala in the Grama Niladhari Division of 225 A, Panangala West in the Divisional Secretary's Division of Thawalama of the Administrative District, Galle and computed to contain in extent 01 Acre, -- Roods, -- Perches and bounded.

*On the North by:* Land claimed by J. Ariyadasa;

*On the East by :* Land claimed by P. V. Welun;

*On the South by:* Iskole Godalla Praweni Idama;

*On the West by :* Land claimed by W. A. Somadasa;

D. DHAMMIKA S. WEERAKOON,  
Divisional Secretary,  
Thawalama.

Date : 21st February, 2022.

11-361/2

**NOTICE OF CANCELLATION OF GRANT  
ISSUED UNDER SUB SECTION (4) SECTION  
19 OF THE LAND DEVELOPMENT  
ORDINANCE (SECTION 104)**

I, Thawalama Gamage Deepika Nilangi Dias the Divisional Secretary of the Divisional Secretary's Division of Yakkalamulla in the District of Galle, Southern Provincial Council, do hereby notice that as it has been reported that there is no person to be appointed as the successor as there is no person who is lawfully entitled to be a successor or though there is a person he/she is not willing to be a successor to the land appearing in the schedule below granted to Nanayakkara Mataramba Koralege Hinni Babun of Polpagoda the granted of the grant No. 2/G/11/Gr 24114 - L.L. 22431 granted on 15.11.1995 by His Excellency the President under the Sub Section 19(4) of the Land Development Ordinance and registered under L.D.O.D. 25/200 dated 14.12.1995 at the District Registrar's Office, Galle and action is being taken to cancel the said grant under Section 104 of the afore said Ordinance. Any objections with regard to this shall be notified to me in writing before 16.12.2022.

**Schedule**

The state land named as Kurllo Ke Hena situated in the Village of F.V.P. 642 Polpagoda in the Grama Niladhari Division of Polpagoda West in Thalpe North Pattuwa in the Divisional Secretary's Division of Yakkalamulla of the Administrative District, Galle and computed to contain in extent 01 acre, 16 perches and bounded.

*On the North by:* Licensed Land bearing No. L.L. 22339 claimed by D. M. Karunawathie;  
*On the East by :* Licensed Land bearing No. 49767 claimed by D. M. Kusumawathie;  
*On the South by:* Licensed Land bearing No. 55989 claimed by M. K. Sirisena;  
*On the West by :* Licensed Land bearing No. L. L. 14209 claimed by D. M. Piyadasa.

T. G. D. NILANGI DIAS,  
Divisional Secretary,  
Yakkalamulla.

Date : 31st January, 2022.

11-361/3

**Miscellaneous Land Notices**

*Ref. No. of Land Commissioner General:* 4/10/69556.  
*Ref. No. of Provincial Land Commissioner :* EP/28/LB/LS/  
TRI/KUC/110.

**NOTIFICATION UNDER STATE LAND  
REGULATION No. 21(2)**

IT is hereby notified that Piramanage Ganawardhana Rajapaksha has requested a state land allotment in extent of 0.6739 Hectare out of extent marked Lot No. 195 as in the CM No. 260222 and situated in the Village of Iranaikeny of No. 239A, Iranaikeny Grama Niladhari Division which belongs to Kuchchaveli Divisional Secretary's Division in the District of Trincomalee on lease for Commercial Purpose.

02. The boundaries of the land requested are given below.-.

*On the North by :* Lot No. 114, 194 and 181;  
*On the East by :* Lot No. 194, 181 and 118;  
*On the South by :* Lot No. 118 and 116;  
*On the West by :* Lot No. 116, 113, and 114;

The requested land can be granted lease for the necessary purpose. Therefore, the Government has intended to lease out the land subject to other Government approved conditions and the following conditions:

(a) *Terms of the lease :* Thirty Years (30) (from 07.07.2022 onwards)

*Annual amount of the lease.* - In the instances where the valuation of land in the year of 2022 is less than Five Million Rupees (Rs. 5,000,000), 2% of the market value of the land in the said year, as per the valuation of the Chief Valuer. In the instances where the valuation of land in the effective year of lease is more than Five Million Rupees (Rs. 5,000,000), 4% of the market value of the land in the said year, as per the valuation of the Chief valuer. This amount of the lease must be revised in every five years and the revision shall be added a 20% of the amount that just preceded.

*Premium :* Not levied.

- (b) The lessees must, within a period of one (01) year from the date of Commencement of the lease, develop the said land to the satisfaction of the Provincial Land Commissioner/Assistant Land Commissioner/Divisional Secretary;
- (c) The lessees must not use the said land for any purpose what so ever other than for Commercial purpose;
- (d) This lease shall also be subject to other special conditions imposed by the Provincial Land Commissioner/Assistant Land Commissioner/Divisional Secretary and other institutes;
- (e) If the lessee fails to substantiate the purpose for which the land was obtained within the specified period of time, steps will be taken to cancel the agreement of lease;
- (f) No sub leasing can be done until the expiry of minimum period of a 05 years;
- (g) Payment of the lease rental must be regularly made and if defaulted in payment, the agreement will *ipso facto* lapse.

If acceptable reasons are not submitted to me in writing within 06 weeks of herein *Gazette* publication to the effect that this land must not be given on lease, the land shall be leased out as requested.

K. L. P. SUBHASHINI,  
Assistant Land Commissioner  
For Land Commissioner General.

At the Land Commissioner General's Department,  
No. 1200/6, Land Secretariat,  
"Mihikatha Medura",  
Rajamalwatta Road, Battaramulla.  
31st October, 2022.

11-356

*Ref. No. of Land Commissioner General: 4/10/70774.*  
*Ref. No. of Provincial Land Commissioner : EP/28/LB/L-10/*  
*LS/TRI/T&G/229.*

### NOTIFICATION UNDER STATE LAND REGULATION No. 21(2)

IT is hereby notified that Pathirannehelage Shantha Hemantha Hettiarachci has requested a state land allotment in extent of

35 Acre depicted in the tracing of 455 A/2021 and situated in the Village of Volveri of Volveri Q Grama Niladhari Division which belongs to Town and Gravets Divisional Secretary's Division in the District of Trincomalee on lease for Commercial Purpose.

02. The boundaries of the land requested are given below.-.

*On the North by* : State Land;  
*On the East by* : State Land;  
*On the South by* : State Land;  
*On the West by* : Means of access and Path;

The requested land can be granted lease for the necessary purpose. Therefore, the Government has intended to lease out the land subject to other Government approved conditions and the following conditions:

- (a) *Term of the lease* : Thirty Years (30) (from 05.10.2022 onwards)

*Annual amount of the lease.* - In the instances where the valuation of land in the year of 2022 is less than Five Million Rupees (Rs. 5,000,000), 2% of the market value of the land in the said year, as per the valuation of the Chief Valuer. In the instances where the valuation of land in the effective year of lease is more than Five Million Rupees (Rs. 5,000,000), 4% of the market value of the land in the said year, as per the valuation of the Chief valuer. This amount of the lease must be revised in every five years and the revision shall be added a 20% of the amount that just preceded.

*Premium* : Not levied.

- (b) The lessees must, within a period of one (01) year from the date of Commencement of the lease, develop the said land to the satisfaction of the Provincial Land Commissioner/Assistant Land Commissioner/Divisional Secretary;
- (c) The lessees must not use the said land for any purpose what so ever other than for Commercial purpose;
- (d) This lease shall also be subject to other special conditions imposed by the Provincial Land Commissioner/Assistant Land Commissioner/Divisional Secretary and other institutes;
- (e) If the lessee fails to substantiate the purpose for which the land was obtained within the specified period of time, steps will be taken to cancel the agreement of lease;

(f) No permission will be granted, until expiry of minimum 05 years from 05.10.2022 for subleasing;

(g) Payment of the lease rental must be regularly made and if defaulted in payment, the agreement will *ipso facto* lapse.

If acceptable reasons are not submitted to me in writing within 06 weeks of herein *Gazette* publication to the effect that this land must not be given on lease, the land shall be leased out as requested.

K. L. P. SUBHASHINI,  
Assistant Land Commissioner  
For Land Commissioner General.

At the Land Commissioner General's Department,  
No. 1200/6, Land Secretariat,  
"Mihikatha Medura",  
Rajamalwatta Road, Battaramulla.  
31st October, 2022.

11-357

*Ref. No. of Land Commissioner General: 4/10/55313.*  
*Ref. No. of Provincial Land Commissioner : PLC/06/GAM/  
DIVU/09.*

#### NOTIFICATION UNDER STATE LAND REGULATION No. 21(2)

IT is hereby notified that Kotadeniyawa Multipurpose Cooperative Society Ltd. had requested a state land allotment in extent of 14.5 Perches depicted as Lot No. 171 in Block No. 8 in C. M. 510011 and situated in the Village of Ullalapola in No. 49, E/Ullalapola Grama Niladhari Division which belongs to Divulapitiya Divisional Secretary's Division in the district of Gampaha on lease for the purposes of the Society.

02. The boundaries of the land requested are given below.-.

*On the North by* : Lot No. 8:1 and 172;  
*On the East by* : Lot No. 172;  
*On the South by* : Lot No. 172;  
*On the West by* : Lot No. 8:21 and 8:1;

03. The requested land can be granted lease for the necessary purpose. Therefore, the Government has intended to lease out the land subject to other Government approved conditions and the following conditions:

(a) *Terms of the lease* : Thirty (30) Years (from 21.09.2020 onwards)

(b) *Annual amount of the lease*. - 2% of the undeveloped value of the land in the year 2020 as per the valuation of the Chief valuer;

(c) The lessees must not use the said land for any purpose what so ever other than the purposes of the Society;

(d) Existing/ constructed buildings must be maintained in a proper state of repair;

(e) If the lessee fails to substantiate the purpose for which the land was obtained within the specified period of time, steps will be taken to cancel the agreement of lease;

(f) No permission will be granted for any subleasing or assigning until expiry of 05 years from the date 21.09.2020;

(g) Payment of the lease rental must be regularly made and if defaulted in payment, the agreement will *ipso facto* lapse.

If acceptable reasons are not submitted to me in writing within 06 weeks of herein *Gazette* publication to the effect that this land must not be given on lease, the land shall be leased out as requested.

N. M. T. JANIKA,  
Assistant Land Commissioner  
For Land Commissioner General.

At the Land Commissioner General's Department,  
No. 1200/6, Land Secretariat,  
"Mihikatha Medura",  
Rajamalwatta Road, Battaramulla.  
10th November, 2022.

11-358

*Ref. No. of Land Commissioner General: 4/10/60743.*  
*Ref. No. of Provincial Land Commissioner : PLC/06/GAM/  
DIVU/08.*

#### NOTIFICATION UNDER STATE LAND REGULATION No. 21(2)

IT is hereby notified that National Water Supply and Drainage Board has requested a state land in extent of 0.032 ha. depicted

as Lot No. 1.54 in the C.P. 510004 and situated in the Village of Government Farm - Walpita of No. 79, Walpita Grama Niladhari Division which belongs to Divulapitiya Divisional Secretary's Division in the District of Gampaha on lease for Commercial purpose.

02. The boundaries of the land requested are given below.-.

*On the North by* : Lot No. 1:55;

*On the East by* : Lot No. 1:55;

*On the South by* : Lot No. 1:55;

*On the West by* : Lot No. 1:55;

03. The requested land can be granted lease for the necessary purpose. Therefore, the Government has intended to lease out the land subject to other Government approved conditions and the following conditions:

(a) *Terms of the lease* : Thirty (30) Years (from 03.06.2020 onwards)

*Annual amount of the lease.* - In the instances where the valuation of land in the year of 2020 is less than Five Million Rupees (Rs. 5,000,000), 2% of the market value of the land in the said year, as per the valuation of the Chief Valuer. In the instances where the valuation of land in the year 2020 is more than Five Million Rupees (Rs. 5,000,000), 4% of the market value of the land in the said year, as per the valuation of the Chief valuer. This amount of the lease must be revised in every five years and the revision shall be added a 20% of the amount that just preceded.

*Premium* : Not levied.

(b) The lessees must, within a period of one (01) year from the date of Commencement of the lease, develop the said land to the satisfaction of the Divisional Secretary;

(c) The lessees must not use the said land for any purpose what so ever other than a Commercial purpose;

(d) This lease shall also be subject to other special conditions imposed by the Divisional Secretary and other institutes;

(e) Existing buildings must be maintained in a proper state of repair;

(f) If the lessee fails to substantiate the purpose for which the land was obtained within the specified period of time, steps will be taken to cancel the agreement of lease;

(g) No permission will be granted for any subleasing or assigning until expiry of 05 years from the date of 03.06.2020;

(h) Payment of the lease rental must be regularly made and if defaulted in payment, the agreement will *ipso facto* lapse.

If acceptable reasons are not submitted to me in writing within 06 weeks of herein *Gazette* publication to the effect that this land must not be given on lease, the land shall be leased out as requested.

N. M. T. JANIKA,  
Assistant Land Commissioner  
For Land Commissioner General.

At the Land Commissioner General's Department,  
No. 1200/6, Land Secretariat,  
"Mihikatha Medura",  
Rajamalwatta Road, Battaramulla.  
10th November, 2022.

11-359

*Ref. No. of Land Commissioner General:* 4/10/70522.  
*Ref. No. of Provincial Land Commissioner :* EP/28/LB/L-10/  
LS/TRI/T&G/230.

#### NOTIFICATION UNDER STATE LAND REGULATION No. 21(2)

IT is hereby notified that for Agrolee Private Limited has requested on lease a state land allotment in extent of 30 Acre depicted in the tracing of 395/2021 and situated in the Village of Wilgama of 243 E Wilgama Grama Niladhari Division which belongs to Town and Gravets Divisional Secretary's Division in the District of Trincomalee on lease for Commercial purpose.

02. The boundaries of the land requested are given below.-.

*On the North by* : State Land;

*On the East by* : Road (RDA);

*On the South by* : Road (RDA) and State Land;

*On the West by* : State Land;

The requested land can be granted lease for the necessary purpose. Therefore, the Government has intended to

lease out the land subject to other Government approved conditions and the following conditions:

land must not be given on lease, the land shall be leased out as requested.

- (a) *Terms of the lease* : Thirty Years (30) (from 05.10.2022 onwards)

*Annual amount of the lease.* - In the instances where the valuation of land in the year of 2022 is less than Five Million Rupees (Rs. 5,000,000), 2% of the market value of the land in the said year, as per the valuation of the Chief Valuer. In the instances where the valuation of land in the effective year of lease is more than Five Million Rupees (Rs. 5,000,000), 4% of the market value of the land in the said year, as per the valuation of the Chief valuer. This amount of the lease must be revised in every five years and the revision shall be added a 20% of the amount that just preceded.

*Premium* : Not levied.

- (b) The lessees must, within a period of one (01) year from the date of Commencement of the lease, develop the said land to the satisfaction of the Provincial Land Commissioner/Assistant Land Commissioner/Divisional Secretary;
- (c) The lessees must not use the said land for any purpose what so ever other than for Commercial purpose;
- (d) This lease shall also be subject to other special conditions imposed by the Provincial Land Commissioner/Assistant Land Commissioner/Divisional Secretary and other institutes;
- (e) If the lessee fails to substantiate the purpose for which the land was obtained within the specified period of time, steps will be taken to cancel the agreement of lease;
- (f) No permission will be granted, until expiry of minimum 05 years from 05.10.2022 for any sub leasing;
- (g) Payment of the lease rental must be regularly made and if defaulted in payment, the agreement will *ipso facto* lapse.

If acceptable reasons are not submitted to me in writing within 06 weeks of herein *Gazette* publication to the effect that this

K. L. P. SUBHASHINI,  
Assistant Land Commissioner  
For Land Commissioner General.

At the Land Commissioner General's Department,  
No. 1200/6, Land Secretariat,  
"Mihikatha Medura",  
Rajamalwatta Road, Battaramulla.  
31st October, 2022.

11-360

**EXCLUSION OF LIEN OF LAND PLOTS  
IN GRAMA NILADHARI DIVISIONS  
OF WEERAWILA NEW TOWN  
SADHDHATHISSAPURA NEW TOWN AND  
JAYAGAMA**

IT has been noticed that action has been taken to hand 25 plots of land residential which are surveyed and contain an extent of 40 perches each situated in Grama Niladhari Divisions of Weerawila New town Sadhdhathissapura new town in Lunugamwehara Divisional Secretariat Division and 50 plots of land for Industrial (Commercial) and 05 plots of shop land (Commercial land) which is surveyed and containing extend of 5 purchases in Jayagama Grama Niladhari Division on exclusion of lien to residents in the Southern Province through tender under the state land ordinance.

All the details in this connection and document for the tender could be obtained at the office of the Inter-Provincial Land Commissioner Deberawewa, and application for tender will be issued from **18.11.2022 to 09.12.2022** at the office of the Inter- Provincial Land Commissioner Debaruwa. The tender will be closed at **10.00 a.m on 09.12.2022** and will be open on the same day at **11.00 a.m.** at the office of the Inter-Provincial Land Commissioner Debarawewa.

Land Commissioner General.

Land Commissioner General's Department,  
16th of November, 2022.

**Exclusion of Lien of Land plots in Grama Niladhari  
Divisions of Weerawila New town, Sadhdhathissapura  
new town and Jayagama**

By the Inter provincial Land Commissioner, Debarawewa  
(hear after referred as the Inter provincial land Commissioner,

Debaruwa and the title includes any officer duly authorized by the land Commissioner General for the purpose of this tender) It has been noticed that action has been taken to hand 25 plots of land residential which are surveyed and contain an extent of 40 perches each situated in Grama Niladhari Divisions of Weerawila New town, Sadhdhathissapura new town in Lunugamwehera Divisional Secretariat Division and 50 plots of land for Industrial (Commercial) and 05 plots of shop land (Commercial land) which is surveyed and containing extend of 5 purchases in Jayagama Grama Niladhari Division on exclusion of lien to residents in the Southern Province through tender under the state land ordinance. The relevant tender applications can be obtained from the Inter Provincial Land Commissioner's office on weekdays between 8.30 a.m to 4.00 p.m by paying an amount of Rs.1,000.00 for residential land applications and Rs. 3,000.00 for Commercial land applications Duly completed tender application forms should be forwarded by registered post to addressing "Land Commissioner, Inter Provincial Land Commissioner's office, Debarawewa" or in the tender box kept inside the office. the duly completed application form and the documents should be submitted with sealed envelope and it should be written in the top of left hand corner of envelope as 'residential' for residential land purpose and as 'commercial' for commercial land purpose. The period of receiving of tender will commence on **2022.11.18** and it will be end on **2022.12.09 at 10.00 a.m.** The tender applications received after the prescribed time will not be considered **Tenders will be opened on 2022.12.09 at 11.00 a.m** at the Inter Provincial Land Commissioner' office, Debarawewa.

## 01. Conditions of Tender

- 1.1. Applicants have paid a non- refundable deposit of Rs.5,000.00 for commercial purpose and Rs.3,000.00 for residential purpose to the land Commissioner of Debarawewa and submitted the original copy of the receipt with the application.
- 1.2. Only permanent residents of the Southern Province can apply for these lands.
- 1.3. The Starting bid is triple in the annual rent determined by the land valuation.
- 1.4. The Land Commissioner General is satisfied with the genuineness of bidders and his ability to comply with the conditions of the lease. If he did not satisfy, the land Commissioner General has the power to reject those requests and proceed with the tender.
- 1.5. Every applicant may come and appear at the opening of tenders at the above –mentioned time and mentioned place. If she/he is unable to attend she /

he may send a representative with a duly- authorized letter. the representative shall submit the formal letter of authorization to be inspected before tender opening.

- 1.6. Every selected bidder shall pay the amount determined in the tender and the tax for the first year to the inter- provincial land commissioner and obtain a receipt immediately after his bid is accepted. If a selected person fails to do so within three working days the land Commissioner General has the power to cancel his /her selection and confiscate any amount paid by him/her.
- 1.7. Consideration will be given to the next number of applicants from those who have submitted tenders for that land in order of precedence instead of such a canceled tender. Further such considerations shall be given only to the bidders who have submitted the second bid according to the order of the priority.
- 1.8. The suitable tenderer will be selected in case of where there is more than one bidder who has submitted the same bid during the selection of the tenderer the suitable tenderer shall be selected by drawing ballots.

## 02. General Conditions

Each transaction includes the following terms and conditions with other conditions.

- 2.1. Term refers to a fixed (30) year period.
- 2.2 The lessee shall pay all the fees and expenses of the building and the building thereon which are to be paid by this construction.
- 2.3. The Lessee shall start the development work within one year period for residential land and within 3 years period for commercial purposes from the commencement of the lease and captivate the inter-provincial land Commissioner, Debarawewa according to the plan approved by related institutions of local government.
- 2.4. The lessee shall not make any additions or improvement or alterations to any of the buildings on the land without the prior written consent of the Land Commissioner General.



- 2.5. The lessee shall not do any transfer of title belongs him, sub - letting, leasing, mortgage or granting as well injustice disposal or other any business without the prior written consent of the Land Commissioner General. Any exclusion made without such consent shall be null and void.
- 2.6. The lessee shall keep all the buildings on the land in good conditions to satisfy the inter Provincial Land Commissioner - Debarawewa.
- 2.7. The lessee shall construct and maintain an adequate fence or well around the land to the satisfaction of the inter provincial Land Commissioner - Debarawewa.
- 2.8. They are eligible to get a long term lease and the possession of land after being selected by the tender and action will be taken under the Section 106 of the Land Development Ordinance in the event of any violation of tender conditions or failure to pay taxes during the period until the long term lease is issued,
- 2.9. If the lease agreement is canceled due to desecration of the term of lease agreement, the lessee is not entitled to any compensation from the Government for any building constructed on the land or for any other reason.
- 2.10. When one or more of above conditions are violated, the Land Commissioner General has the power to cancel a land disposed of by tender after conducting a formal investigation, and in case of such cancelation, the clear enjoyment of the relevant land by the tenderer shall be transferred to any person or an officer authorized by the Land Commissioner General.

### 03. Conditions for Residential land

- 3.1. Residential land is limited only to one plot per family unit. If a plot of land has been requested illegally, the tender application will be cancelled. The annual rent for each plot of land is 4% of the undeveloped value of the land assessed by the valuation department in respect of the plot of land.
- 3.2. The lessee must pay the annual rent to the Debarawewa Inter Provincial Land Commissioner in the prescribed manner. A penalty of 10% will be charged with such rental amount from the lessee who does not pay the tax on due date.
- 3.3. The lessee shall use the residential land only for residential purposes and shall not use it for any other illegal purpose. Further, the land should not be used for any other purpose unless prior approval is obtained from the Land Commissioner General. The land will be taken back to the government, if it is confirmed that it has been used for an illegal purpose.

### 04. Conditions for Commercial land

- 4.1. The annual ground rent for each block of Commercial land is 2% of the market value of the land assessed by the valuation department in respect of the block of land. This tax is revised every five years, and it is calculated by adding 20% to the annual tax charger at the end of the pervious 05 years. The lessee shall pay the annual rent to the Interprovincial Land Commissioner of Debarawewa in the prescribed manner. A penalty of 10% will be charge along with the tax amount from the lessee who does not pay the tax on the due date.

Land Commissioner General.

14th November, 2022,  
Land Commissioner General's Department.

**Schedule - I**  
**(Residential Land of Weerawila New Town Grama Niladhari Division)**

<i>No.</i>	<i>Survey Plan</i>	<i>Lot. No.</i>	<i>Extent (Hec.)</i>	<i>Minimum bid (Rs)</i>	<i>Premium (Rs)</i>
1	C.M 830008	797	0.103	75,720	25,240
2	C.M 830008	222	0.1	73,560	24,520
3	C.M 830008	220	0.103	75,720	25,240
4	C.M 830008	219	0.104	76,440	25,480
5	C.M 830008	218	0.102	75,000	25,000
6	C.M 830008	248	0.109	80,160	26,720
7	C.M 830008	246	0.109	80,160	26,720
8	C.M 830008	262	0.106	77,880	25,960
9	C.M 830008	261	0.104	76,440	25,480
10	C.M 830008	285	0.108	79,440	26,480
11	C.M 830008	259	0.107	78,600	26,200
12	C.M 830008	202	0.106	77,880	25,960
13	C.M 830008	203	0.106	77,880	25,960
14	C.M 830008	213	0.106	75,720	25,240
15	C.M 830008	206	0.109	80,160	26,720
16	C.M 830008	214	0.104	76,440	25,480
17	C.M 830008	336	0.099	72,840	24,280
18	C.M 830008	379	0.099	72,840	24,280
19	C.M 830008	390	0.099	72,840	24,280
20	C.M 830008	397	0.13	75,720	25,240
21	C.M 830008	623	0.098	72,000	24,000
22	C.M 830008	638	0.104	76,440	25,480
23	C.M 830008	59	0.096	84,240	28,080
24	C.M 830008	64	0.106	93,000	31,000
25	C.M 830008	66	0.107	93,840	31,280

**Schedule - II**  
**(Industrial Land of Weerawila New Town Grama Niladhari Division)**

<i>No.</i>	<i>Survey Plan</i>	<i>Lot. No.</i>	<i>Extent (Hec.)</i>	<i>Minimum bid (Rs)</i>	<i>Premium (Rs)</i>
1	C.M 830008	231	0.113	82,800	27,600
2	C.M 830008	232	0.108	79,440	26,480
3	C.M 830008	234	0.108	79,440	26,480
4	C.M 830008	235	0.112	82,320	27,440
5	C.M 830008	236	0.11	80,880	26,960
6	C.M 830008	237	0.113	83,040	27,680
7	C.M 830008	238	0.113	83,040	27,680

<i>No.</i>	<i>Survey Plan</i>	<i>Lot. No.</i>	<i>Extent (Hec.)</i>	<i>Minimum bid (Rs)</i>	<i>Premium (Rs)</i>
8	C.M 830008	269	0.113	83,040	27,680
9	C.M 830008	271	0.111	81,600	27,200
10	C.M 830008	273	0.11	80,880	26,960
11	C.M 830008	274	0.111	81,600	27,200
12	C.M 830008	275	0.108	79,440	26,480
13	C.M 830008	276	0.108	79,440	26,480
14	C.M 830008	277	0.11	80,880	26,960
15	C.M 830008	278	0.11	80,880	26,960
16	C.M 830008	279	0.108	79,440	26,480
17	C.M 830008	302	0.108	79,440	26,480
18	C.M 830008	303	0.109	80,160	26,720
19	C.M 830008	304	0.109	80,160	26,720
20	C.M 830008	305	0.109	80,160	26,720
21	C.M 830008	306	0.103	75,720	25,240
22	C.M 830008	307	0.106	77,880	25,960
23	C.M 830008	308	0.107	78,720	26,240
24	C.M 830008	356	0.103	75,720	25,240
25	C.M 830008	357	0.101	74,280	24,760
26	C.M 830008	267	0.109	80,160	26,720
27	C.M 830008	358	0.103	75,720	25,240
28	C.M 830008	359	0.101	74,280	24,760
29	C.M 830008	360	0.104	76,440	25,480
30	C.M 830008	361	0.1	73,560	24,520
31	C.M 830008	362	0.101	74,280	24,760
32	C.M 830008	363	0.099	72,840	24,280

**Schedule - III**  
**(Industrial Land of Saddatissapura New Town Grama Niladhari Division)**

<i>No.</i>	<i>Survey Plan</i>	<i>Lot. No.</i>	<i>Extent (Hec.)</i>	<i>Minimum bid (Rs)</i>	<i>Premium (Rs)</i>
1	F.V.P 02	5733	0.101	26,340	4,390
2	F.V.P 02	5734	0.101	26,340	4,390
3	F.V.P 02	5737	0.1	26,100	4,350
4	F.V.P 02	5738	0.1	26,100	4,350
5	F.V.P 02	5739	0.101	28,740	4,790
6	F.V.P 02	5740	0.101	28,740	4,790
7	F.V.P 02	5741	0.101	26,340	4,390
8	F.V.P 02	5744	0.102	29,040	4,840
9	F.V.P 02	5747	0.101	29,040	4,840

<i>No.</i>	<i>Survey Plan</i>	<i>Lot. No.</i>	<i>Extent (Hec.)</i>	<i>Minimum bid (Rs)</i>	<i>Premium (Rs)</i>
10	F.V.P 02	5742	0.102	28,740	4,790
11	F.V.P 02	5722	0.101	31,140	5,190
12	F.V.P 02	5723	0.101	31,140	5,190
13	F.V.P 02	5724	0.101	31,140	5,190
14	F.V.P 02	5726	0.101	31,140	5,190
15	F.V.P 02	5728	0.101	31,140	5,190
16	F.V.P 02	5729	0.101	28,740	4,790
17	F.V.P 02	5730	0.101	26,340	4,390
18	F.V.P 02	5732	0.101	28,740	4,790

**Schedule - IV**  
**(Shop Lands of Jayagama Grama Niladhari Division)**

<i>No.</i>	<i>Survey Plan</i>	<i>Lot. No.</i>	<i>Extent (Hec.)</i>	<i>Minimum bid (Rs)</i>	<i>Premium (Rs)</i>
1	F.V.P 02	6176	5.1376	15,360	2,560
2	F.V.P 02	6175	5.1376	15,360	2,560
3	F.V.P 02	6174	5.1376	15,360	2,560
4	F.V.P 02	6173	5.1376	15,360	2,560
5	F.V.P 02	6172	5.1376	15,360	2,560