

Land Bank Criteria Framework

Land Bank Criteria Framework for ISB

The Land Bank is a strategic database mainly designed for anchor investors by providing comprehensive, standardized, and actionable information on prospective lands that Industrial Services Bureau monitored and inspected. This framework outlines the key criteria used to evaluate and present land parcels to facilitate investment, planning, and industrial development.

Basic Land Information

- Land ID / Code

Description- Unique identifier for tracking each land for using data base. This gives the unique slot for each land for searching and processing

Example -LB-ISB-2025-001= Heraliyawala Land

- Location Details

Description: This provides which province of the country which district, which DS Division which GN division with coordinates with google map link

Example Recent Kotavehera visit one land we can categorize in this way

District-Kurunegala

DS Division –Kotavehera

GN division-Mahamithawa

Google map link-<https://maps.app.goo.gl/cfwmewCQFaGhnbnn8>

- Total Area

- Description: In hectares or acres

- Example –Kotavehera land in mahamithawa is 6 Acres

- Ownership Status

Description: Government , Private , Mixed , Lease

Example –This Clarifies acquisition process for lands for use

- Land Title & Tenure

Description: This explains Title deed, lease term, encumbrances with land lease terms and other requirements in legal background

Example -Legal transparency on deed usage eg.4% of value in land for 30 years rent

- • Current Land Use

Description: Explain current situation of land use in Industrial / Agricultural / Vacant / Mixed

- Example This Supports suitability analysis for prospective industries

Infrastructure & Accessibility

- • Road Access

Description: Distance to main roads / highways

Example <5 km to National Highway

- • Electricity Supply

Description: Capacity, proximity to substation

Example -33 kV line nearby

- • Water Supply

Description: Source, reliability

Example Borewell, municipal line

- • Sewerage & Waste Disposal

- Description: Availability, type

- Example -Connected / on-site

- • Telecommunication & Internet

Description: Connectivity level

Example Fiber-optic available

- • Proximity to Ports, Airports, Rail

- Description: Time/distance metrics

- Example 30 km to nearest port

Prospective Zoning, Industrial park Environment & Compliance

- • Zoning Classification
 - Description: Industrial / Commercial / Mixed
 - Example Based on master plan
- • Environmental Sensitivity
 - Description: Proximity to protected areas, forest reserves flood zones, etc.
 - Example- Within safe limits
- • Topography & Soil
 - Description: Type, slope, bearing capacity
 - Example Flat terrain, sandy loam
- • Land Contamination
 - Description: Any known pollution issues
 - Example -None / remedial action needed
- • Permitting Requirements
 - Description: Needed clearances
 - Example / Notes: Environmental, building, etc.

Investment & Economic Data

- • Land Cost / Lease Rate
 - Description: Price per hectare or sq.m.
 - Example RsX per ha
- • Tax Incentives / Subsidies
 - Description: Applicable industrial policies
 - Example: Tax refunds, rebates, SVAT
- • Nearby Industries / Clusters
 - Description: Type and scale

- Example: Automotive cluster nearby, Agriculture farm
- • Labor Availability
 - Description: Skills, cost, education level
 - Example / Notes: Abundant semi-skilled labor
- • Local Market & Supply Chain Access
 - Description: Key raw materials and markets
 - Example: Within 50 km radius
- • Government Support Mechanisms
 - Description: Industrial bureau facilitation, one-stop clearance
 - Example: Yes

Digital & Strategic Features

- • GIS Mapping Integration
 - Description: Visual interface to explore land parcels
 - Example / Notes: Interactive maps
- • Filter/Search Tools
 - Description: By size, location, zoning, cost
 - Example / Notes: Multi-criteria filtering
- • Feasibility Reports
 - Description: Downloadable summaries
 - Example / Notes: Auto-generated PDFs
- • Investment Readiness Score
 - Description: Weighted index combining all criteria
 - Example / Notes: e.g., 85/100
- • Inquiry / Application Portal
 - Description: Investors can express interest online

- Example / Notes: Linked to ISB
- • Regular Updates
- Description: Land status, availability, policy updates
- Example / Notes: Automated alerts