



**Ministry of Ports, Shipping and Aviation
Democratic Socialist Republic of Sri Lanka**

Calling for Expression of Interest



**Establishment of Flying Training Institute at Batticaloa
Airport, Sri Lanka**

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Establishment of Flight Training Institute at the Batticaloa Airport Sri Lanka

1. Introduction

Batticaloa airport which is situated in the Eastern region of Sri Lanka was re-commissioned for civil operations in March 2018. Along with the recommencement of the operation, the Civil Aviation Authority of Sri Lanka (CAASL) was vested with the ownership of the Batticaloa airport land in terms of an order made by the Minister of Transport and Civil Aviation under Section 9 of the Civil Aviation Authority Act No,34 of 2002, which is published in the Government Gazette (Extraordinary) No. 1973/78 dated 01st July 2016.

Batticaloa airport has a total extent of land of 145.1978 Hectare, of which 5 Hectares was considered to be leased for the establishment of a Flying Training Institute

The airport which commenced civil operations in March 2018, has a 1368m x30m runway which is suitable for the operation of Code 3C aircraft. Due to the very low level of aircraft movements, the airport is ideal for the establishment of a Flying Training Institute, as the trainees would have unhampered use of the runway and airspace to conduct the training.

Therefore, the Civil Aviation Authority of Sri Lanka intends leasing of the land for an interested aviation company for the establishment of a Flying Training Institute at Batticaloa airport, having followed the terms and conditions of the Cabinet approval අමුණ/22/0883/505/009 of 16th July 2022, Observations of the Minister of Finance, Economic Stabilization and National Policy dated 01st July 2022 and National Procurement Guidelines.

2. Background to the proposal for establishing a Flying Training Institute at Batticaloa Airport

The Batticaloa airport has the basic infrastructure required for aircraft operations including a runway of the dimensions 1368mx30m, which is suitable to operate aircraft of Code 3C. Air Traffic Control Service is provided by the licensed and rated ATCs of Airport and Aviation Sri Lanka Ltd. (AASL) at the Batticaloa airport. Category V Fire and Rescue Services are maintained at the airport, along with the provision of necessary aviation security.

Predominant mild wind and dry weather conditions exist at Batticaloa which is conducive for flight training. Also, the presence of domestic airports such as Ampara, Trincomalee, Sigiriya Anuradhapura, and Minneriya in close proximity, would help trainees to fly cross-country flights as well as for trainees to gain experience in operating in various other airports.

The absence of heavy traffic at Batticaloa Airport provides the trainees the opportunity for unhampered training, this is further amplified by having unrestricted airspace as no restricted or prohibited airspaces exist in the vicinity.

A suitable land of 5 Ha was demarcated for the establishment of the Flying Training Institute considering the development of the airport's infrastructure, for which a survey plan was obtained. All infrastructure required for the establishment and operations of the Flying Training Institute should be within the boundaries of the land that will be allocated to the selected party.

Please refer to Annexure 1 for the survey plan

3. Objectives of providing the Batticaloa airport land for establishing a Flying Training Institute

The CAASL by leasing of the land to an appropriate organization for establishing a Flying Training Institute expects to achieve the following objectives.

- 3.1. Development of the aviation sector and employment opportunities for personnel related to the aviation field.
- 3.2. Development of opportunities to the Eastern region through the investment including direct and indirect employment opportunities
- 3.3. Access to state-of-the-art training facilities for local and foreign students.
- 3.4. Possible Foreign Direct Investment.
- 3.5. Revenue generation to CAASL through the leasing of underutilized land.
- 3.6. Revenue generation to AASL through navigational and other related fees.

4. Scope of the Flying Training Institute

The interested parties proposing to establish a Flying Training Institute at Batticaloa Airport shall submit the EOI including but not limited to the following factors;

- 4.1. Scope of the training activities including the areas of training to be carried out by the institution.
- 4.2. Proof of licenses and approvals required for conducting flying training or proposal for obtaining relevant licenses/ approvals as per CAASL-IS 67 for the conduct of aviation-related training, and CAASL-IS 13, IS 145, and IS-M for the operation of Aircraft.
- 4.3. Profile of the organization submitting the EOI.
- 4.4. Proposal for obtaining the expertise and resource personnel for the conducting of training activities of the flight institution along with the past experience of the institute and/or key personnel
- 4.5. Proposal to develop the infrastructure as required and commensurate to the activities proposed by the Flight Training Institute, including the perimeter security of the Institute. The infrastructure

development shall be in accordance with the CAASL Implementing Standards IS30, and the security as per the National Aviation Security Program and the Airport Security Program.

4.6. Funding source and financial statements of the institution

5. Pre-visit for observation of the land

Interested parties may contact the following officers to organize the pre-visit to the land if required prior to submission of the EOI.

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6. Evaluation Criteria

EOI will be evaluated on the following criteria

- Minimum of 5 years' experience in the aviation industry
- Working Capital declared
- Preliminary Design of the infrastructure and equipment
- Company profile with details of the key personnel
- Business Registration

7. Duration

The construction of the Flying Training Institute should be completed and operations of the flying training Institute should commence within 2 years of signing the lease agreement. The lease period is 30 yrs.

8. Lease Payment

The minimum lease value shall as be determined by the Government Valuer as the baseline and a 03% increase every 3 years for the annual rental. The selection will consider the highest annual lease payment offered.

A one-time premium amounting to, six (06) times the value of the annual lease value offered, shall be paid to CAASL by the selected party at the time of signing the agreement.

9. Leasing Agreement

The leasing agreement will be signed between CAASL and the successful bidder. The leasing agreement shall include the following;

- Land extent
- Lease period of thirty years
- Payment method together with the increased percentages.
- Terms and conditions of Default payments.
- General conditions
- Special Conditions for the agreement for the use and operation of the Flying Training Institute

