

AIRAVATHA (PVT) LTD

(All under one roof)



Mr. Aanantharajah Viththyabathy

Founder Director

Mr. Aanantharajah Viththyabathy is a Founder Director of Airavatha Pvt Ltd, bringing over a decade of experience in commercial management, civil construction, and real estate development. He leads the company's Construction and Real Estate Division, overseeing the successful execution of projects from inception to completion.

With extensive expertise in tender estimation, project planning, contract administration, and construction management, Mr. Viththyabathy has successfully delivered a diverse portfolio of residential, commercial, and infrastructure projects. His hands-on leadership style ensures that every project is executed with a strong focus on quality, cost efficiency, timely delivery, and client satisfaction.

He is responsible for the overall management of construction operations, including strategic planning, resource optimization, team coordination, and project delivery. By ensuring that the right expertise and resources are allocated to each project, he consistently achieves operational excellence while maintaining the highest standards of safety, quality, and professionalism.

His dedication to excellence and commitment to building long-term client relationships have played a pivotal role in establishing Airavatha Pvt Ltd as a trusted and reliable partner in the construction and real estate industry.



Mrs. Ravisuthaa Viththyabathy

Founder Director

Mrs. Ravisuthaa Viththyabathy is a Founder Director of Airavatha Pvt Ltd with over 10 years of professional experience in commercial management, quantity surveying, and construction consultancy across both local and international markets.

She began her career in Sri Lanka as a Consultant Quantity Surveyor, providing commercial consultancy services for overseas projects. She later expanded her international expertise in Singapore, contributing to several prestigious infrastructure developments, including projects for Changi Airport, PowerGas SP, and the Land Transport Authority (LTA) Singapore.

Mrs. Ravisuthaa holds a Master's degree in Commercial Management from Heriot-Watt University and currently perusing MRICS. She currently leads the company's Commercial and Consultancy Division, overseeing commercial management, quantity surveying, contract administration, cost consultancy, and advisory services. Her strategic leadership ensures the delivery of value-driven solutions while maintaining the highest standards of professionalism and client service.

Her vision is to position Airavatha Pvt Ltd as a leading construction consultancy, expanding its professional services beyond Sri Lanka and establishing a strong presence in international markets.

History

Airavatha Pvt Ltd traces its origins to **Airavatha Construction**, which was established in 2017 as a construction and cost consultancy firm. From the outset, the company specialized in the construction of private residences and commercial buildings while providing professional services in project management, commercial management, cost estimation, valuation, and independent third-party cost consultancy. These core services enabled the company to successfully support projects ranging from small-scale developments to large-scale civil construction works.

As the company continued to grow, it expanded its expertise to include design consultancy through a team of experienced architects and registered structural engineers. With its growing portfolio and expanding range of services, the business was incorporated as **Airavatha Pvt Ltd**, bringing together Construction, Commercial Management, Design Consultancy, and Real Estate Services under one integrated organization.

Today, Airavatha Pvt Ltd is a multidisciplinary construction and consultancy company, undertaking medium to large-scale residential, commercial, and mixed-use developments, including apartment projects. In addition to serving as a main contractor, the company provides comprehensive commercial management and consultancy services for both local and international projects. Through its integrated approach, technical expertise, and commitment to quality, Airavatha Pvt Ltd delivers innovative, cost-effective, and sustainable solutions that consistently exceed client expectations.

Our Objective

Our objective is to deliver exceptional value by maximizing our clients' investment in both time and cost. We are committed to providing innovative, cost-effective, and high-quality solutions through professional expertise, transparent communication, and efficient project management. By understanding our clients' goals and maintaining rigorous planning and execution standards, we ensure that every project is completed to the highest level of quality, on time, and within budget.

Our Vision

To be a trusted and leading construction, commercial management, and real estate solutions provider, recognized for delivering innovative, sustainable, and high-quality services that consistently exceed our clients' expectations.

CONSTRUCTION

Pre-Contract Services

Project Appraisal and Feasibility Assessment

Investment and Cost Return Advisory for Clients and Investors

Cost Planning and Budget Development

Budgetary Cost Estimation

Detailed Cost Estimates

Procurement Strategy

Tender Documentation Preparation

Tender Evaluation and Submission

Value Engineering

Contract Advice and Procurement Support

Post-Contract Services

Project Management

Construction Management

Quality Assurance (QA) & Quality Control (QC)

Cost Monitoring and Cost Management

Risk Identification and Risk Management

Contract Administration

Subcontractor and Supplier Management

Progress Monitoring and Reporting

Claims and Dispute Management

Variation Assessment and Administration

Payment Certification

Final Account Preparation and Settlement

Project Close-Out and Handover



Construction Projects

1. Multiple 2 to 5-storey residential buildings for private clients across Sri Lanka.
2. Commercial Building Project for Commercial Bank, Trincomalee, Sri Lanka.
3. Maya Beach Hotel, Trincomalee, Sri Lanka.
4. Container House Development for a private client, Harbour Road, Trincomalee, Sri Lanka.
5. Boat Jetty Project at Trincomalee, Sri Lanka.

Quantity Surveying & Commercial Consultancy Projects

1. 10-Storey Residential Apartment Development, Dehiwala, Sri Lanka.
2. 5-Storey Residential Apartment Development, Trincomalee, Sri Lanka.
3. MEA Underground Parking Project, Rafic Hariri International Airport, Beirut, Lebanon.

CONSULTANCY

Quantity Surveying

Material Take-Offs and Preparation of Material Schedules

Bills of Quantities (BOQ) Preparation

Cost Planning and Budget Preparation

Cost Estimation and Cost Advice

Tender Documentation and Procurement Support

Tender Evaluation and Contract Recommendations

Pre-Contract Commercial Services

Contract Administration

Interim Valuations and Payment Certification

Variation Evaluation and Cost Control

Real Estate Consultancy

Property Sales and Marketing

Residential Property Development Consultancy

Land Acquisition and Disposal Advisory

Property Investment Advisory

Property Valuation

Feasibility Studies and Development Appraisals

Property Portfolio Management

Joint Venture Development Consultancy

Property Market Research and Analysis

Leasing and Rental Advisory

Real Estate Project Management

Development Cost Planning and Budgeting

Airavatha Pvt Ltd

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Your Vision is our Mission!