

SCHEDULE OF RATES - 2026

SECOND HALF

**BUILDING, IRRIGATION, ROAD WORKS
AND
MATERIAL TESTING
NORTHERN PROVINCE**

**Office of the Deputy Chief Secretary
Engineering Services
Northern Province
Jaffna**

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GENERAL DATA
DEPARTMENT OF BUILDINGS,
IRRIGATION AND ROAD DEVELOPMENT

4 GENERAL DATA

4.1. OVERHEAD AND PROFIT FACTOR FOR WORKS

- Overhead and Profit (OH & P) factor is not included in the rates given in the schedule.
- Overhead and Profit factor shall be added to the rates given in this guideline by the entities that intent to use this guideline.
- Profit factor shall generally be 10% and the Over Head shall be in accordance with the recommendation of CIDA given by the Chairman CIDA's letter dated 03.10.2018.
- Provincial Departments shall adopt the Overhead & Profit in the following manner.

Profit	10 %
General Overhead	6 %
General Overhead & Profit	16%

- The site overhead shall be included in the Preliminaries as per the recommendation of CIDA given by the Chairman CIDA's letter dated 03.10.2018.
- For the CBO contracts, VAT shall be added for cement and reinforcement with the material cost given in the schedule before the addition of 10% of profit.
- If the departments are responsible for supervision of work, taking measurement and bill preparation for CBO contracts, the 6% General Overhead shall be reduced.
- Cost for loading, unloading, material wastage and transport is included in the rates.
- For Irrigation & Agriculture roads such as earthen, gravel & concrete, ISR shall be used. For other type of Irrigation & Agriculture Road, HSR shall be used.
- Round the final abstract rate (with Overhead and Profit) to zero decimal.
- The basic rates do not include any sea transport expenses required to transport the material to islands, in such case price fixed for sea transport by the District Price Fixing Committee of Jaffna District shall be taken to account.
- Rates include all taxes other than VAT. VAT to be paid separately.

4.2. REINFORCEMENT: WEIGHTS, SPECIFIED SPACING'S AND UNIT WEIGHTS

Weights of metric (millimeter) bars in kilograms per square meter

Size (mm)	Weight per m (kg)	Length per M.Ton (m)	Spacing of Bars in Millimeters									
			75	100	125	150	175	200	225	250	275	300
6	0.222	4505	2.96	2.220	1.776	1.480	1.269	1.11	0.987	0.888	0.807	0.74
8	0.395	2532	5.267	3.950	3.16	2.633	2.257	1.975	1.756	1.58	1.436	1.317
10	0.616	1623	8.213	6.160	4.928	4.107	3.52	3.08	2.738	2.464	2.24	2.053
12	0.888	1126	11.84	8.880	7.104	5.920	5.074	4.44	3.947	3.552	3.229	2.96
16	1.579	633	21.05	15.790	12.630	10.530	9.023	7.895	7.018	6.316	5.742	5.263
20	2.466	406	32.88	24.660	19.730	16.440	14.09	12.33	10.96	9.864	8.967	8.22
25	3.854	259	51.39	38.540	30.830	25.690	22.02	19.27	17.13	15.42	14.01	12.85
32	6.313	158		63.130	50.500	42.090	36.07	31.57	28.06	25.25	22.96	21.04
40	9.864	101			78.910	65.760	56.37	49.32	43.84	39.46	35.87	32.88

Basic weight = 0.00785 kg/mm² per meter

Weight per meter = 0.006165 Θ^2 kg

Weight per mm² at spacing s (mm) = 6.165 Θ^2 /skg

Θ = diameter of bar in millimeters

4.3. BASIC LABOUR RATES ADOPTED

Category	Unit	Basic Rate (Rs)				
		Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Skilled Grade I	Day (8hrs)	4,000.00	3,800.00	4,000.00	4,000.00	4,000.00
Skilled Grade II	Day (8hrs)	3,600.00	3,400.00	3,700.00	3,700.00	3,700.00
Semi-Skilled	Day (8hrs)	3,300.00	2,900.00	3,400.00	3,400.00	3,400.00
Unskilled	Day (8hrs)	3,100.00	2,800.00	3,200.00	3,200.00	3,200.00

**2ND HALF RATES FOR
BUILDINGS WORKS**

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5. RATES FOR BUILDINGS WORKS

5.1. GENERAL SPECIFICATION FOR BUILDINGS WORKS

- Specification for Building Works – Volume I – CIDA Publication No SCA/4/1-Revised edition – July 2004
- Specification for Building Works – Volume II – Sanitary installations - CIDA Publication No SCA/4/1-Revised edition – October 2001
- Specification for Water supply, sewerage & Storm water drainage works - CIDA Publication No SCA/3/2-Revised edition – April 2002
- Specification for Electrical & Mechanical Works associated with building & Civil Engineering - CIDA Publication No SCA/8 -Revised edition – August 2000

SPECIFICATION AND PRICING PREAMBLES

EXCAVATION AND EARTH WORK

Rates shall include for,

- a) Back filling, consolidating and disposal of surplus excavated materials as specified and as directed.
- b) All works under this section are measured net. (Working space not allowed)
- c) Keeping trenches free from water and in a clean and dry condition. (Excavation and construction period)
- d) For excavation beyond the depth of 5'-0" an additional unskilled labourer should be **added for every additional depth of 5'-0"**.
- e) Unless otherwise specified in the dewatering for excavation at construction period are measured separately.

CONCRETE WORKS

Assumptions:

- a) Mixing concrete using a concrete mixer 14/10 cuft capacity and manual loading are the basis on which the norms are worked
- b) A gang of one skilled and six unskilled labourers produce 3.00 cubes of concrete per day using a 14/10 cuft capacity concrete mixer. This is as per accepted practice.
- c) The production of concrete is at the mixer site, transporting mixed concrete and placing same in position is paid for separately.
- d) In concrete placing of concrete in column, beams and floors slabs on the ground floor the labour component allowed is for the placing of concrete between the ground floor and the top of the 1st floor slab which area is called the ground floor area similarly the area between the top of the 1st floor slab and the top of the 2nd floor slab is called the 1st floor area etc.
- e) Sand Bulking Factor - 1.15
- f) Metal Void Ratio - 1.20
- g) Water available at site.
- h) If water is not available allowance must be made for transport of water.
- i) River Sand & Granite metal to be used for all concrete works.
- j) For laying 2" thick concrete at depths more than 5'-0", **add 1/6 day unskilled labourer** for each additional 5'-0"
- k) For laying 3" thick concrete at depths more than 5'-0", **add 1/4 day unskilled labourer** for each additional 5'-0"

Rates shall include for,

- a) All concrete shall be made dense with a vibrator, rate shall include for plant mixing, handling, hoisting, depositing, compacting, curing & making good after removal of form work.
- b) Unless otherwise specified in the respective items, all formwork and reinforcement are measured separately.
- c) R/F in position with tools of cover block in same mix.
- d) All costs in connection with the construction of "kickers"
- e) Approved Construction joints to be applied for concrete temporary stop ends as directed.
- f) Cement & steel should be S.L.S. certified. (Cement SLS 107, 1247, Steel SLS 375)
- g) The quality of the concrete should confirm to the relevant B.S, S.L.S and CIDA specification for building works.

FORMWORK, REINFORCEMENT & OTHER WORKS

Rates shall include for,

- a) All necessary boarding, supports, erecting, framing, cutting, angles, striking, removal cleaning, wetting etc.
- b) Unless otherwise specified in the respective items, all formwork and reinforcement are measured separately.
- c) Form work has been measured in the net contact surface measurement between concrete & form work.
- d) Plywood shuttering to produce to have fair face concrete finish. Mould oil should be applied to form work surface before using.(steel shuttering for columns included).
- e) Reinforcement shall conform to including binding wire, cutting bending, assembling, supplying fixing position, stools, spacer bar and fabricating steel according to British standard practice and as shown in structural drawing. All steel to be tor steel manufactured by SLS certified manufactures.
- f) Reinforcement as per B.S 4499 or 4461 having minimum characteristic strength of 500N/mm² for high yield steel and 250 N/mm² for mild steel.).

BRICK WORK

Rates shall include for,

Plumbing, angles, straight cutting, forming rebates, reveals and raking out joints for plastering.

PAVIOR

Rate shall include for,

- a) Wall Tiles should be manufactured by Lanka Wall Tile /Rocel ceramic / approved equivalent
- b) All floor tiles shall be Homogenous vitreous porcelain of industrial grade (heavy duty) Floor tile manufactured by Rocell or approved equivalent.
- c) Tile Mortar: Swisstek or equivalent

ROOF WORKS

Rate shall include for,

- a. Hoisting & fixing complete with nails, screws clips etc.
- b. All straight & square cutting & waste
- c. Two coats of wood preservative to roof & flat asbestos ceiling timber frame work
- d. All cutting notching, drilling, sinking trimming, framing, jointing splayed in position complete with all nails spiked screws & priming to joints & ends
- e. No application of any description shall be made on any timber is approved by the Eng.

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CARPENTER & JOINER

Rate shall include for,

- a) All cutting, notching, drilling, sinking, trimming, framing, jointing, splayed edges & the like including fixing in position complete with all nails, spikes, joints and ends.
- b) No application of any description shall be made on any timber unless and until the timber is approved by the Engineer.
- c) All door frames shall be fixed with spur stones at the foot
- d) Hold fast 4Nos for each frame
- e) All doors & windows frames shall be fixed to block works with MS hold fast as directed.
- f) All doors & windows fittings to be approved before fixing.

ALUMINIUM WORKS

- a) Contractor should submit detailed shop drawings and fabricated samples of typical units of each type illustrating all construction details for prior approval of the Engineer.
- b) Frames shall be fixed to the structural openings with appropriate fixing plugs and anchor bolts.
- c) Interface between door / window frames and structural openings shall be properly caulked and sealed with flexible silicon sealant of a colour to be approved by the Engineer
- d) Corners and joints of frames and sashes shall be miter cut and staked with clears and mechanically crimped. Where staked joints are not possible. Frames/sashes shall be miter cut or square cut as required & assembled with stainless screws into appropriate cleats & integral screw grooves within the extrusion. All shall be sealed with approved joint sealer to prevent leakages. Drainage points shall be provided as required.
- e) All openable sashes shall be provided with minimum two layers of Neoprene / EDPM weather stripping / Gaskets to form a continuous drought proof seal between sashes and frames.
- f) Windows shall be provided with heavy duty stainless steel (304) friction hinges, and die - cast powder coated aluminium fasteners.
- g) All doors / windows shall have stainless steel hinges & screws, locks shall be "Alpha" locks / approved quality.

ELECTRICAL INSTALLATION

- a) Recommended makes of Electrical Accessories,
- b) MCCB – Schneider, ABB, Terasaki, Siemens, Orange(sigma) or equivalent
- c) MCB'S and RCCB's – Schneider, Siemens, Crabtree, Eaton, Hager, Orange (sigma), Moeller, Legrand, F & G (Austria) or equivalent.
- d) Cable – ACL, Kelani, Sierra or equivalent.
- e) Ceiling Fan – KDK, National – Japanese origins or equivalent.
- f) Exhaust Fan – KDK, National – Japanese origins or equivalent.
- g) Switch and Socket Outlet – Tenby, Clipsal, MK, PDL, Kevilton, Orange or equivalent
- h) Fluorescent Lamp – The choke, Starter and Capacitor should be of good quality. British, French, Australia, German or equivalent and the tube should be preferably Thorn, Osram, National or equivalent. The fluorescent fittings should be fabricated. In gauge not smaller than 24 SWG Zinc coated metal, finished with power coating (white in colour).
- i) Distribution Board – Shall be in surface mount metal enclosure fabricated with zinc coated sheet metal of gauge not less than 1.8mm total enclosed, hinged door with protective cover plate for terminals, finished with powder coating of approved colour and components as specified in the BOQ.
- j) Energy Saving Bulbs – 4 Star rated
- k) LED Lamps – Bright, Green, Kevilton or equivalent

5.2. GENERAL DATA TO BE USED FOR CALCULATIONS OF QUANTITIES**(a) Multiplication factors for calculation of painting areas of doors and windows**

Description	Multiplication factor
Fully glazed doors / windows / fanlights	1.25
Glazed and paneled doors / windows / fanlights	1.50
Fully paneled doors / windows / fanlights	2.25
Ledge, braced and battened doors / windows / fanlights	2.25
Wooden louvered frames	3.00
Expanded metal or weld mesh with fillets or beadings only	0.75
Expanded metal or weld mesh with frame	1.00
Collapsible gate (open type)	1.50
Collapsible gate (closed type)	2.25
Corrugated asbestos or G.I sheets	1.25

(b) Rate adjustment for upper floors in the building

The rates given in this schedule are applicable only for ground work. Therefore, rates for upper floors can be calculated by using following multiplication factors and the rates given in this schedule.

Description	First floor	Second floor	Third floor
Concrete work	3%	5%	7%
Form work	3%	5%	7%
Reinforcement	2.5%	5%	7.5%
Brick work	5%	7%	10%
Calicut tile roof	3%	6%	9%
Asbestos roof	3%	5%	7%
Zink Aluminum roof	3%	5%	7%
Roof plumbing	3%	5%	7%
Ceiling	3%	5%	7%
Plastering	5%	10%	15%
Wall tiling	2%	4%	6%
Floor tiling	2%	4%	6%
Painting	3%	6%	9%

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SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
	DEMOLISHER		-				
Dem - 001	Brick work in cement, demolished brick stacked and debris cleared.	M ³	2,300.00	2,078.00	2,375.00	2,375.00	2,375.00
Dem - 002	Brick work in lime, demolished brick - do- do	M ³	1,725.00	1,558.00	1,781.00	1,781.00	1,781.00
Dem - 003	Cadjan roofing or walling dismantled, timber stacked and debris cleared.	M ²	66.00	61.00	68.00	68.00	68.00
Dem - 004	Ceiling, existing, removed materials stacked and debris cleared.	M ²	208.00	191.00	214.00	214.00	214.00
Dem - 005	150 mm thick Cement concrete floor demolished, and debris cleared away.	M ²	1,502.00	1,356.00	1,550.00	1,550.00	1,550.00
Dem - 006	100 mm thick Cement concrete floor, reinforced, demolished in suspended floors, reinforcement removed and debris cleared.	M ²	2,169.00	1,959.00	2,239.00	2,239.00	2,239.00
Dem - 007	Corrugated sheets, Iron, Asbestos / Aluminium alloy, removed from roof or walls and stacked. [single storey]	M ²	244.00	226.00	249.00	249.00	249.00
Dem - 008	Door or window, size up to 40 S.ft removed from existing walls and stacked per door or window.	No	3,100.00	2,800.00	3,200.00	3,200.00	3,200.00
Dem - 009	Door or window, size over 40 S.ft removed from existing walls and stacked per door or window.	No	4,650.00	4,200.00	4,800.00	4,800.00	4,800.00
Dem - 010	Door or window, sash only up to 40 S.ft removed from existing walls and stacked.	No	419.00	388.00	431.00	431.00	431.00
Dem - 011	Door or window, sash only over 40 S.ft removed from existing walls and stacked.	No	628.00	581.00	647.00	647.00	647.00
Dem - 012	Down pipes, 4" to 6" dia. G.I old or decayed, removed from existing building and stacked.	Lm	106.00	96.00	109.00	109.00	109.00

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SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Dem - 013	Drains demolished and debris cleared.	Lm	264.00	239.00	273.00	273.00	273.00
Dem - 014	Fence uprooted, Barbed wire rolled up and all materials stacked (length of fencing to measured).	Lm	483.00	436.00	498.00	498.00	498.00
Dem - 015	75 mm thick floors brick paved, demolished and debris cleared away.	M ²	188.00	170.00	194.00	194.00	194.00
Dem - 016	Gate sash removed and stacked after demolishing cement concrete blocks or removing posts and separating pintles (demolishing brick work where necessary paid for separately).	No	3,100.00	2,800.00	3,200.00	3,200.00	3,200.00
Dem - 017	Glass panes in doors and windows and fanlight removed and stacked.	M ²	1,211.00	1,143.00	1,244.00	1,244.00	1,244.00
Dem - 018	Gutter, eaves, removed and stacked from roof of single storeyed building and stacked.	Lm	67.00	60.00	69.00	69.00	69.00
Dem - 019	Gutter, eaves, removed from roofs of 2 storeyed building and stacked.	Lm	100.00	90.00	103.00	103.00	103.00
Dem - 020	Partitions removed and stacked at site, including making good to walls and floors.	M ²	1,102.00	1,015.00	1,135.00	1,135.00	1,135.00
Dem - 021	Lime plastering chipped and debris cleared from site.	M ²	125.00	113.00	129.00	129.00	129.00
Dem - 022	Rendering cement, chipped from brick walls / floors and debris cleared away from site.	M ²	375.00	339.00	388.00	388.00	388.00
Dem - 023	Rendering cement, chipped from cement concrete walls / floors and debris cleared away from site.	M ²	563.00	509.00	581.00	581.00	581.00
Dem - 024	Roof, removing tiles with timber frame work, stacking serviceable material and cleaning debris in single storied building.	M ²	452.00	413.00	466.00	466.00	466.00

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SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Dem - 025	Roof, removing tiles with timber frame work, stacking serviceable material and cleaning debris in 2 storied building.	M ²	627.00	571.00	647.00	647.00	647.00
Dem - 026	Rubble masonry in cement, demolished, rubble stacked and debris cleared away from site.	M ³	3,594.00	3,246.00	3,710.00	3,710.00	3,710.00
Dem - 027	Tiles, glazed demolished and debris cleared away from site.	M ²	667.00	603.00	689.00	689.00	689.00
Dem - 028	Tiles calicut or half round, removed from roof of single storeyed buildings and stacked at site.	M ²	167.00	151.00	172.00	172.00	172.00
Dem - 029	Tiles calicut or half round, removed from roof of 2 storeyed buildings and stacked at site.	M ²	263.00	237.00	271.00	271.00	271.00
Dem - 030	Waterproof Treatment of hot bitumen taken off from flat roof and debris cleared away.	M ²	667.00	603.00	689.00	689.00	689.00
Dem - 031	Ceiling Asbestos with timber frame work removing and stacking serviceable materials single storeyed building including debris cleared away from site.	M ²	757.00	701.00	780.00	780.00	780.00
Dem - 032	Ceiling Asbestos with timber frame work removing and stacking serviceable materials 2 storeyed building including debris cleared away from site.	M ²	932.00	859.00	961.00	961.00	961.00
Dem - 033	Valance / Barge board removed, materials stacked and debris cleared away in single storeyed building.	Lm	67.00	60.00	69.00	69.00	69.00
Dem - 034	Valance / Barge board removed, materials stacked and debris cleared away in 2 storeyed building.	Lm	100.00	90.00	103.00	103.00	103.00

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SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Dem - 035	Cement plastering soffit chipped, and debris cleared away from site.	M ²	493.00	445.00	509.00	509.00	509.00
Dem - 036	Wash Basin / sink / urinal with fittings fittings removed and walls made good.	No	3,530.00	3,280.00	3,593.00	3,593.00	3,593.00
Dem - 037	Closet pedestal type disconnecting and plugging sewer connection and making good all affected walls and floors.	No	3,975.00	3,725.00	4,025.00	4,025.00	4,025.00
Dem - 038	Closet pedestal type disconnecting and plugging sewer connection.	No	1,775.00	1,650.00	1,800.00	1,800.00	1,800.00
	EXCAVATOR						
Exc - 001	Removing top soil to a depth not exceeding 6" & depositing as directed within site.	M ²	334.00	301.00	344.00	344.00	344.00
Exc - 002	Excavation over site to reduce level in any material except rock requiring blasting including depositing and leveling as directed up to a distance not exceeding 10 m.	M ³	1,780.00	1,608.00	1,837.00	1,837.00	1,837.00
Exc - 003	Excavation in trenches for walls/column pits, in soft/loose soil from 0 to 5ft deep, part return fill in and ram, and disposing surplus excavated material to a distance not exceeding 10 m. (Earth work support to be paid separately where necessary).	M ³	1,095.00	989.00	1,131.00	1,131.00	1,131.00
Exc - 004	Excavation in trenches for walls/column pits in ordinary soil from 0 to 5ft deep, part return fill in and ram, and disposing surplus excavated	M ³	2,465.00	2,226.00	2,544.00	2,544.00	2,544.00

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SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
	material to a distance not exceeding 10 m.						
Exc - 005	Excavation in trenches for walls/column pits in hard/dense soil from 0 to 5ft deep, part return fill in and ram, and disposing surplus excavated material to a distance not exceeding 10 m.	M ³	3,834.00	3,463.00	3,958.00	3,958.00	3,958.00
Exc - 006	Excavation in trenches for walls/column pits in mud/wet soil from 0 to 5ft deep, part return fill in and ram, and disposing surplus excavated material to a distance not exceeding 10 m.	M ³	2,739.00	2,474.00	2,827.00	2,827.00	2,827.00
Exc - 007	Excavation in trenches for walls/column pits, in soft disintegrated rock (not requiring blasting) up to a depth of 5ft and disposing surplus excavated material to a distance not exceeding 10 m.	M ³	3,286.00	2,968.00	3,392.00	3,392.00	3,392.00
Exc - 008	Benching rock in foundation in 3"-6" steps. (Blasting prohibited)	M ²	8,931.00	8,366.00	9,186.00	9,186.00	9,186.00
Exc - 009	Soft rock excavation	M ³	4,452.00	3,993.00	4,594.00	4,594.00	4,594.00
Exc - 010	Hard rock excavation	M ³	6,714.00	6,007.00	6,926.00	6,926.00	6,926.00
Exc - 011	Anti-termite treatment on excavated foundation and compacted soil under floors with Bifenthrin chemical mix (Biflex Manufacturer) or equivalent as per manufactures specification.	M ²	592.00	550.00	550.00	600.00	610.00
Exc - 012	Backfilling & compacting pits and trenches with selected earth available at site.	M ³	1,095.00	989.00	1,131.00	1,131.00	1,131.00

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SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Exc - 013	Backfilling & compacting pits and trenches with gravel	M ³	7,191.00	4,850.00	4,585.00	4,991.00	3,772.00
Exc - 014	Backfilling & compacting pits and trenches with granite dust	M ³	8,004.00	6,272.00	6,210.00	6,007.00	4,585.00
Exc - 015	Backfilling & compacting pits and trenches with lime dust	M ³	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Exc - 016	Backfilling & compacting pits and trenches with red earth	M ³	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Exc - 017	Backfilling & compacting pits and trenches with river sand	M ³	16,131.00	8,304.00	10,741.00	8,852.00	10,883.00
	Filling under floors						
Exc - 018	Filling under floors including leveling watering and compacting in 6" layers with available and selected earth at site.	M ³	2,191.00	1,979.00	2,261.00	2,261.00	2,261.00
Exc - 019	Filling under floors including leveling watering and compacting in 6" layers with gravel	M ³	8,286.00	5,839.00	5,716.00	6,122.00	4,903.00
Exc - 020	Filling under floors including leveling watering and compacting in 6" layers with granite dust	M ³	9,099.00	7,261.00	7,341.00	7,138.00	5,716.00
Exc - 021	Filling under floors including leveling watering and compacting in 6" layers with lime dust	M ³	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Exc - 022	Filling under floors including leveling watering and compacting in 6" layers with red earth	M ³	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Exc - 023	Filling under floors including leveling watering and compacting in 6" layers with river sand.	M ³	17,226.00	9,293.00	11,872.00	9,982.00	12,014.00
Exc - 024	External earth filling around the building with Approved Earth	M ³	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Exc - 025	External earth filling around the building with filling granite dust.	M ³	6,602.00	5,135.00	5,029.00	4,853.00	3,616.00

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SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Exc - 026	External earth filling around the building with filling lime dust	M ³	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Exc - 027	External earth filling around the building with filling red earth	M ³	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Exc - 028	Cutting turf sods loading to hand carts and transporting up to 30yards laying and watering for 30 days (Royalty for turf, pegging and transport beyond 30yards paid separately.)	M ²	1,547.00	1,402.00	1,595.00	1,595.00	1,595.00
	Earthwork support						
Exc - 029	Earthwork support (open planking) in trenches up to a depth of 5ft 0" . Consider trench of length of 15'- 0" , width 3'- 0"and 5'- 0" depth open planking to both faces. [total area - 2/(15'x 5')=150 sqft.]	M ²	1,578.00	1,499.00	1,606.00	1,606.00	1,606.00
Exc - 030	Earthwork support (close planking) in trenches up to 5ft 0" depth. Consider trench of length of 15'-0" , width 3'- 0"and 5'- 0" depth planking to both faces. [total area - 2/(15'x 5')=150 sqft.]	M ²	2,266.00	2,165.00	2,302.00	2,302.00	2,302.00
Exc - 031	Earthwork support (Close planking) in deep excavation in trenches up to 15'- 0" depth. Consider trench length of 15ft 0" width 5'- 6" at top and 3'- 6" at bottom. [area supported 2/(15'x 15')= 450 sqft]	M ²	2,538.00	2,423.00	2,579.00	2,579.00	2,579.00
	CONCRETE WORK						
	Mixing Only						
Con - 001	Cement concrete 1 : 3 : 6 (1") hand mixing, up to one cube. (Shuttering paid for separately)	M ³	32,895.00	26,980.00	28,982.00	27,708.00	27,814.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Con - 002	Cement concrete 1 : 3 : 6 (1") using mixer mix. (fuel and operator charges for machine is included)	M ³	26,190.00	21,564.00	22,615.00	21,525.00	21,649.00
Con - 003	Cement concrete 1 : 3 : 6 (1½") using mixer mix. (fuel and operator charges for machine is included)	M ³	26,027.00	21,402.00	22,290.00	21,363.00	21,486.00
Con - 004	Cement concrete 1 : 2½ : 5 (1") using mixer mix. (fuel and operator charges for machine is included)	M ³	27,621.00	22,550.00	23,748.00	22,550.00	22,815.00
Con - 005	Cement concrete 1 : 2 : 4 (¾") hand mixing.	M ³	36,949.00	30,412.00	32,494.00	31,331.00	31,331.00
Con - 006	Cement concrete 1 : 2 : 4 (¾") using mixer mix. (fuel and operator charges for machine is included)	M ³	29,437.00	24,751.00	25,757.00	24,886.00	24,836.00
Con - 007	Cement concrete 1 : 1½ : 3 (¾") using mixer mix. (fuel and operator charges for machine is included)	M ³	31,433.00	27,380.00	28,247.00	27,518.00	27,391.00
Con - 008	Cement concrete 1 : 1 : 2 (¾") using mixer mix. (fuel and operator charges for machine is included)	M ³	38,444.00	34,034.00	34,891.00	34,105.00	33,865.00
	Mixing and Placing						
Con - 009	2" thick cement concrete 1: 3: 6 (1") screed in foundation at depths not exceeding 5'-0"	M ²	1,545.00	1,291.00	1,370.00	1,315.00	1,321.00
Con - 010	2" thick cement concrete 1: 3: 6 (1½") screed in foundation at depths not exceeding 5'-0"	M ²	1,537.00	1,283.00	1,354.00	1,307.00	1,313.00
Con - 011	3" thick cement concrete 1: 3: 6 (1") screed in foundation at depths not exceeding 5'-0"	M ²	2,293.00	1,914.00	2,030.00	1,947.00	1,957.00
Con - 012	3" thick cement concrete 1: 3: 6 (1½") screed in foundation at depths not exceeding 5'-0"	M ²	2,281.00	1,902.00	2,006.00	1,935.00	1,944.00
Con - 013	3" thick cement concrete in floor 1 : 2½ : 5 (1")	M ²	2,402.00	1,989.00	2,117.00	2,025.00	2,046.00
Con - 014	3" thick cement concrete in floor 1 : 2 : 4 (¾")	M ²	2,541.00	2,157.00	2,270.00	2,203.00	2,200.00
Con - 015	3" thick cement concrete in floor 1 : 1½ : 3 (¾")	M ²	2,693.00	2,357.00	2,459.00	2,404.00	2,394.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Con - 016	6" thick cement concrete screed in foundation, Mass concrete 1: 3: 6 (1½") at depths not exceeding 5'-0"	M ³	31,027.00	26,066.00	27,414.00	26,487.00	26,610.00
Con - 017	1:2:4 (¾") Reinforced cement concrete for footing, plinth beam and etc.	M ³	37,729.00	32,137.00	33,902.00	33,031.00	32,981.00
Con - 018	1 : 1½ : 3 (¾") Reinforced cement concrete for footing, plinth beam and etc.	M ³	39,726.00	34,766.00	36,392.00	35,663.00	35,536.00
Con - 019	Cement concrete 1:2:4 (¾") in 4½"x 6" column in ground floor	M ³	42,947.00	36,861.00	39,240.00	38,369.00	38,346.00
Con - 020	Cement concrete 1 : 1½ : 3 (¾") in 4½"x 6" column in ground floor	M ³	44,943.00	39,490.00	41,731.00	41,002.00	40,900.00
Con - 021	Cement concrete 1:2:4 (¾") in 6"x 6" column in ground floor	M ³	42,757.00	36,671.00	39,051.00	38,180.00	38,150.00
Con - 022	Cement concrete 1 : 1½ : 3 (¾") in 6"x 6" column in ground floor	M ³	44,754.00	39,300.00	41,541.00	40,812.00	40,705.00
Con - 023	Cement concrete 1:2:4 (¾") in 9"x 9" column in ground floor	M ³	42,518.00	36,432.00	38,811.00	37,940.00	37,906.00
Con - 024	Cement concrete 1 : 1½ : 3 (¾") in 9"x 9" column in ground floor	M ³	44,514.00	39,061.00	41,302.00	40,573.00	40,460.00
Con - 025	Cement concrete 1:2:4 (¾") in 12"x 12" column in ground floor	M ³	41,192.00	35,246.00	37,488.00	36,617.00	36,577.00
Con - 026	Cement concrete 1 : 1½ : 3 (¾") in 12"x 12" column in ground floor	M ³	43,189.00	37,875.00	39,979.00	39,250.00	39,131.00
Con - 027	Cement concrete 1:2:4 (¾") in 13½" x 13½" column in ground floor	M ³	40,966.00	35,045.00	37,263.00	36,392.00	36,352.00
Con - 028	Cement concrete 1 : 1½ : 3 (¾") in 13½" x 13½" column in ground floor	M ³	42,962.00	37,674.00	39,753.00	39,024.00	38,907.00
Con - 029	Cement concrete 1: 2: 4 (¾") in 6" x 6" beam up to first floor.	M ³	45,356.00	39,034.00	41,728.00	40,857.00	40,813.00
Con - 030	Cement concrete 1 : 1½ : 3 (¾") in 6" x 6" beam up to first floor.	M ³	47,352.00	41,663.00	44,218.00	43,489.00	43,368.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Con - 031	Cement concrete 1: 2: 4 ($\frac{3}{4}$ ") in 9" x 6" beam up to first floor.	M ³	45,191.00	38,869.00	41,563.00	40,692.00	40,648.00
Con - 032	Cement concrete 1 : 1½ : 3 ($\frac{3}{4}$ ") in 9" x 6" beam up to first floor.	M ³	47,187.00	41,498.00	44,053.00	43,324.00	43,203.00
Con - 033	Cement concrete 1: 2: 4 ($\frac{3}{4}$ ") in 9" x 9" beam up to first floor.	M ³	45,062.00	38,741.00	41,434.00	40,563.00	40,528.00
Con - 034	Cement concrete 1 : 1½ : 3 ($\frac{3}{4}$ ") in 9" x 9" beam up to first floor.	M ³	47,058.00	41,370.00	43,925.00	43,196.00	43,083.00
Con - 035	Cement concrete 1 : 2 : 4 ($\frac{3}{4}$ ") in 5" thick floor slab in first floor.	M ³	37,671.00	32,008.00	33,861.00	32,990.00	32,947.00
Con - 036	Cement concrete 1 : 1½ : 3 ($\frac{3}{4}$ ") in 5" thick floor slab in first floor.	M ³	39,667.00	34,637.00	36,352.00	35,623.00	35,502.00
Con - 037	Cement concrete 1 : 2 : 4 ($\frac{3}{4}$ ") in 6" thick floor slab in first floor.	M ³	37,666.00	32,003.00	33,857.00	32,986.00	32,942.00
Con - 038	Cement concrete 1 : 1½ : 3 ($\frac{3}{4}$ ") in 6" thick floor slab in first floor.	M ³	39,663.00	34,632.00	36,347.00	35,618.00	35,497.00
Con - 039	Cement concrete 1 : 2 : 4 ($\frac{3}{4}$ ") in 4½"x 6" continuous lintel in ground floor.	M ³	44,941.00	38,620.00	41,313.00	40,442.00	40,419.00
Con - 040	Cement concrete 1 : 1½ : 3 ($\frac{3}{4}$ ") in 4½"x 6" continuous lintel in ground floor.	M ³	46,938.00	41,249.00	43,804.00	43,075.00	42,973.00
Con - 041	Cement concrete 1 : 2 : 4 ($\frac{3}{4}$ ") in 9"x 9" continuous lintel in ground floor.	M ³	44,897.00	38,576.00	41,269.00	40,398.00	40,363.00
Con - 042	Cement concrete 1 : 1½ : 3 ($\frac{3}{4}$ ") in 9"x 9" continuous lintel in ground floor.	M ³	46,894.00	41,205.00	43,760.00	43,031.00	42,918.00
Con - 043	Cement concrete 1 : 2 : 4 ($\frac{3}{4}$ ") in 9"x 12" continuous lintel in ground floor.	M ³	44,892.00	38,571.00	41,264.00	40,393.00	40,357.00
Con - 044	Cement concrete 1 : 1½ : 3 ($\frac{3}{4}$ ") in 9"x 12" continuous lintel in ground floor.	M ³	46,889.00	41,200.00	43,755.00	43,026.00	42,912.00
Con - 045	Cement concrete 1 : 2 : 4 ($\frac{3}{4}$ ") in 12"x 15" continuous lintel in ground floor.	M ³	44,877.00	38,556.00	41,250.00	40,379.00	40,339.00
Con - 046	Cement concrete 1 : 1½ : 3 ($\frac{3}{4}$ ") in 12"x 15" continuous lintel in ground floor.	M ³	46,874.00	41,185.00	43,740.00	43,011.00	42,894.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Con - 047	Casting 12"x12", 2" thick cement concrete 1:2:4(3/4") cover slab.	No	327.00	307.00	318.00	314.00	320.00
	FORM WORK						
Con - 048	Sawn timber formwork to 9"x 9" cement concrete column in ground floor	M ²	4,487.00	4,263.00	4,576.00	4,576.00	4,576.00
Con - 049	Sawn timber formwork for concrete beam in ground floor	M ²	5,933.00	5,591.00	6,059.00	6,059.00	6,059.00
Con - 050	Sawn timber formwork for under side of first floor slab.	M ²	3,250.00	3,113.00	3,300.00	3,300.00	3,300.00
Con - 051	Sawn timber formwork for column footings, wall and plinth beam etc.	M ²	719.00	702.00	725.00	725.00	725.00
Con - 052	Formwork for lintels.	M ²	1,038.00	999.00	1,053.00	1,053.00	1,053.00
Con - 053	Shuttering for columns up to 4' 00" height, including transporting, erecting and dismantling, using prefabricated steel shutter halves and necessary fixing arrangements. The surface shall be clean and smooth. The rate shall inclusive of all probs and cleaning moulds.	M ²	1,289.00	1,223.00	1,310.00	1,310.00	1,310.00
	REINFORCEMENT						
Con - 054	Tor steel reinforcement to lintels, slab, beam and column etc bent to shape laid in position & tied with GI wire as directed.	Kg	424.00	414.00	426.00	426.00	426.00
Con - 055	Mild steel reinforcement to lintels, slab, beam and column etc bent to shape laid in position & tied with GI wire as directed.	Kg	424.00	414.00	426.00	426.00	426.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
	Ready mixed cement concrete						
Con - 056	Supplying and laying ready mixed cement concrete Grade 20 [Target mean strength 30N/mm ²]. Up to 30m ³	M ³	37,013.00	40,933.00	43,043.00	45,710.00	33,243.00
Con - 057	Supplying and laying ready mixed cement concrete Grade 25 [Target mean strength 35N/mm ²]. Up to 30m ³	M ³	38,313.00	43,433.00	45,543.00	46,310.00	33,693.00
Con - 058	Additional concrete pumping truck charges - Above 30.00 M ³	M ³	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
	MASONRY WORK						
Mas - 001	Random rubble masonry in cement mortar 1:5 in foundation	M ³	27,774.00	23,233.00	24,186.00	23,693.00	22,845.00
Mas - 002	Random rubble masonry in cement mortar 1:5 in superstructure	M ³	29,505.00	24,823.00	25,970.00	25,477.00	24,629.00
Mas - 003	Cement concrete block in 1:4:5 (¾") masonry in 1:5 cement and sand.	M ³	47,997.00	39,517.00	43,180.00	41,723.00	42,165.00
	150mm Block	M ²	7,200.00	5,928.00	6,477.00	6,258.00	6,325.00
	125mm Block	M ²	6,000.00	4,940.00	5,398.00	5,215.00	5,271.00
	100mm Block	M ²	4,800.00	3,952.00	4,318.00	4,172.00	4,217.00
Mas - 004	Cement sand block in 1:6 mix in masonry in 1:5 cement and sand.	M ³	35,730.00	27,899.00	31,440.00	29,797.00	31,564.00
	150mm Block	M ²	5,360.00	4,185.00	4,716.00	4,470.00	4,735.00
	125mm Block	M ²	4,466.00	3,487.00	3,930.00	3,725.00	3,946.00
	100mm Block	M ²	3,573.00	2,790.00	3,144.00	2,980.00	3,156.00
	Hollow Block Masonry						
Mas - 005	8" thick Hollow block masonry in cement and sand mortar 1:5 with cavities unfilled.	M ²	4,613.00	4,251.00	4,570.00	4,920.00	4,445.00
Mas - 006	4" thick Hollow block masonry in cement and sand mortar 1:5 with cavities unfilled.	M ²	3,806.00	3,406.00	3,795.00	4,034.00	3,543.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Mas - 007	Curb in cement concrete 1:2:4 ($\frac{3}{4}$ ") 9" heigh and 3" thick, cement rendered $\frac{1}{2}$ " thick including excavation and backfilling	lm	2,864.00	2,613.00	2,861.00	2,845.00	2,844.00
Mas - 008	Padstones, cement, concrete 1:2:4 ($\frac{3}{4}$ ") precast or in situ. 1'-6" x 0'-9" x 0'-6" . (450mmx225mmx150mm) (Casting and placing only, transport paid seperately)	No	1,427.00	1,243.00	1,331.00	1,303.00	1,302.00
Mas - 009	Slabs over drain, cement concrete 3" 'thick, 1:2:4 ($\frac{3}{4}$ ") reinforced with expanded metal and $\frac{1}{2}$ " cement rendered 1:2 (R/F paid for seperately).	M ²	5,535.00	4,809.00	5,162.00	5,047.00	5,069.00
Mas - 010	Spur Stones, cement concrete 1:2:4 ($\frac{3}{4}$ ") for door posts supplied and fixed.	Stone	179.00	165.00	183.00	182.00	182.00
	Drains and Ramps						
	Note: all drains and ramps shall be constructed with lean concrete base and with proper masonry works. if necessary, reinforcement shall be used. in pricing the items, lean concrete, masonry works and reinforcement shall be measured and paid separately unless they are included in description.						
Mas - 011	Drains semi circular in cement concrete 1 : 2½ : 5 (1") 9" wide and 9" average depth, 3" thick sides and base, inclusive of $\frac{1}{2}$ " cement rendering 1:3 with necessary expansion, joints and excavation, but without ramp.	Lm	4,462.00	3,851.00	4,226.00	4,139.00	4,175.00
Mas - 012	Drains semicircular in cement concrete 1: 2½: 5 (1") 9" wide and 9" average depth, 3" thick sides and base, inclusive of $\frac{1}{2}$ " cement rendering 1:3 and 750 mm wide ramp in 1: 2½: 5 (1"), 3" thick with necessary expansion joints and excavation and back filling.	Lm	7,359.00	6,297.00	6,874.00	6,698.00	6,770.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Mas - 013	Drains semi circular in cement concrete 1 : 2 : 4 ($\frac{3}{4}$ ") 9" wide and 9" average depth, 3" thick sides and base, inclusive of $\frac{1}{2}$ " cement rendering 1:3 with necessary expansion, joints and excavation, but without ramp.	Lm	4,525.00	3,953.00	4,317.00	4,239.00	4,266.00
Mas - 014	Drains semicircular in cement concrete 1 : 2 : 4 ($\frac{3}{4}$ ") 9" wide and 9" average depth, 3" thick sides and base, inclusive of $\frac{1}{2}$ " cement rendering 1:3 and 750 mm wide ramp in 1 : 2 : 4 ($\frac{3}{4}$ "), 3"thick with necessary expansion joints and excavation .	Lm	7,528.00	6,526.00	7,082.00	6,934.00	6,979.00
Mas - 015	Ramp in cement concrete 1: 2½: 5 (1"), 3" thick, inclusive of $\frac{1}{2}$ " cement rendering 1:3 with necessary expansion, joints and excavation, [750 mm wide ramp].	M ²	2,779.00	2,329.00	2,503.00	2,411.00	2,432.00
Mas - 016	Ramp in cement concrete 1: 2: 4 ($\frac{3}{4}$ "), 3" thick, inclusive of $\frac{1}{2}$ " cement rendering 1:3 with necessary expansion, joints and excavation, [750 mm wide ramp]. Rate include for 3"thick 18" height side wall with cement concrete 1: 2: 4 ($\frac{3}{4}$ ")	M ²	4,555.00	3,889.00	4,128.00	4,019.00	4,016.00
Mas - 017	Spreading with 25mm granite metal ramp including excavation, 75mm thick base concrete in 1:3:6(25mm), 3"thick curb wall concrete in 1:2:4(20mm) with 10mm dia tor steel at 300mm centers in vertical , horizontally 225mm spacing with 6mm dia mild steel, necessary formwork, earth filling depth not exceeding 350mm, rendering, etc.	M ²	8,937.00	7,338.00	7,897.00	7,567.00	7,748.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
	BRICK WORK						
Bri - 001	Brick work in cement and sand 1:5 in foundation up to DPC	M ³	30,799.00	24,413.00	29,996.00	29,618.00	29,000.00
Bri - 002	Brick work in cement and sand 1:8 in foundation up to DPC	M ³	30,451.00	23,198.00	28,929.00	28,313.00	27,951.00
Bri - 003	Brick work in cement and sand 1:5 in 4 ½" thick wall in ground floor	M ²	3,750.00	2,975.00	3,644.00	3,594.00	3,529.00
Bri - 004	Brick work in cement and sand 1:5 in 9" thick wall in ground floor	M ²	7,172.00	5,655.00	6,949.00	6,849.00	6,722.00
Bri - 005	Brick work in cement and sand 1:5 in 13 ½" thick super structure in ground floor	M ²	10,839.00	8,542.00	10,505.00	10,355.00	10,158.00
Bri - 006	Brick work in cement and sand 1:5 in 9" thick super structure in ground floor	M ²	7,128.00	5,412.00	6,754.00	6,604.00	6,526.00
Bri - 007	Brick work (wire cut) in cement and sand 1:5 in 4 ½" thick wall in ground floor	M ²	5,706.00	5,150.00	5,333.00	5,885.00	5,040.00
Bri - 008	9" thick Brick work (wire cut) in cement and sand 1:5	M ²	10,873.00	9,765.00	10,108.00	11,159.00	9,545.00
Bri - 009	Brick work (wire cut) in cement and sand 1:5 in 13 ½" thick in ground floor	M ²	16,886.00	15,137.00	15,678.00	17,282.00	14,812.00
Bri - 010	3" thick brick paved floor in lime mortar 2:5 in ground floor	M ²	3,565.00	2,931.00	3,447.00	3,464.00	3,519.00
Bri - 011	Steps 1'- 1 1/2"x 0'- 6" in brick in cement and sand 1:5 with ½" thick cement and sand 1:2 rendering including necessary excavation.	Lm	3,239.00	2,531.00	3,053.00	2,977.00	2,980.00
Bri - 012	Brick drains in cement and sand 1:5, 9" wide and 6"-9" average depth including cement rendering ½" thick 1:2 to exposed faces with 1' - 6" ramp necessary excavation.	Lm	5,287.00	4,403.00	5,150.00	5,074.00	5,064.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Bri - 013	Brick drains in cement and sand 1:5, 9" wide and 6"-9" average depth including cement rendering ½" thick 1:2 to exposed faces without ramp including necessary excavation.	Lm	4,500.00	3,774.00	4,399.00	4,338.00	4,331.00
Bri - 014	Expansion joints in brick floors, filling with bitumen and sand.	Lm	146.00	135.00	150.00	150.00	150.00
	PAVING WORK						
Pav - 001	Expansion joints in concrete floors filling with bitumen and sand (to full depth of concrete and rendering).	Lm	319.00	291.00	322.00	320.00	322.00
	Floor tile						
Pav - 002	200mm x 200mm size, Non-skid floor tiles bedded in ½" cement mortar 1:2 and pointed with tile grout to match the tiles. (Prime cost of 200mm x 200mm floor tile [Lanka tile or equivalent] N/A /=)	M²	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Pav - 003	200mm x 200mm size, Non-skid floor tiles on existing bedding and pointed with tile grout to match the tiles. (Prime cost of 200mm x 200mm floor tile [Lanka tile or equivalent] N/A /=)	M²	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Pav - 004	300mm x 300mm size, Non-skid floor tiles bedded in ½" cement mortar 1:2 and pointed with tile grout to match the tiles.(Prime cost of 300mm x 300mm floor tile [Lanka tile or equivalent] N/A/=)	M²	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Pav - 005	300mm x 300mm size, Non-skid floor tiles on existing bedding and pointed with tile grout to match the tiles.(Prime cost of 300mm x 300mm floor tile [Lanka tile or equivalent] N/A /=)	M²	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Pav - 006	400mm x 400mm size, Non-skid floor tiles bedded in ½" cement mortar 1:2 and pointed with tile grout to match the tiles.(Prime cost of 400mm x 400mm floor tile [Lanka tile or equivalent] N/A /=)	M ²	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Pav - 007	400mm x 400mm size, Non-skid floor tiles on exsisting bedding and pointed with tile grout to match the tiles.(Prime cost of 400mm x 400mm floor tile [Lanka tile or equivalent] N/A /=)	M ²	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Pav - 008	600mm x 600mm size, Non-skid floor tiles bedded in ½" cement mortar 1:2 and pointed with tile grout to match the tiles. (Prime cost of 600mm x 600mm floor tile [Lanka tile or equivalent] not less than 1,038.00 /= Excluding vat)	M ²	6,363.00	6,091.00	6,347.00	6,322.00	6,349.00
Pav - 009	600mm x 600mm size, Non-skid floor tiles on exsisting bedding and pointed with tile grout to match the tiles. (Prime cost of 600mm x 600mm floor tile [Lanka tile or equivalent] not less than 1,038.00 = Excluding vat)	M ²	4,920.00	4,820.00	4,949.00	4,949.00	4,949.00
Pav - 010	300mm x 600mm size, Homogenous porcelain Matt floor tile bedded in ½" cement mortar 1:2 and pointed with tile grout to match the tiles.(Prime cost of Floor tile [Rocell or equivalent] 800.00/=)	M ²	7,951.00	7,679.00	7,935.00	7,910.00	7,937.00
Pav - 011	300mm x 600mm size, Homogenous porcelain Matt floor tile on exsisting bedding and pointed with tile grout to match the tiles.(Prime cost of Floor tile [Rocell or equivalent] 800.00 /=)	M ²	6,508.00	6,408.00	6,537.00	6,537.00	6,537.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Pav - 012	300mm x 600mm size, Homogenous porcelain Matt floor tile bedded in ½" cement mortar 1:2 and pointed with tile grout to match the tiles.(Prime cost of Floor tile [Rocell or equivalent] 1,000.00 /=)	M ²	9,081.00	8,809.00	9,066.00	9,041.00	9,067.00
Pav - 013	300mm x 600mm size, Homogenous porcelain Matt floor tile on exsisting bedding and pointed with tile grout to match the tiles.(Prime cost of Floor tile [Rocell or equivalent] 1,000.00 /=)	M ²	7,638.00	7,538.00	7,667.00	7,667.00	7,667.00
Pav - 014	300mm x 600mm size, Homogenous porcelain semi gloss floor tile bedded in ½" cement mortar 1:2 and pointed with tile grout to match the tiles.(Prime cost of Floor tile [Rocell or equivalent] N/A /=)	M ²	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Pav - 015	300mm x 600mm size, Homogenous porcelain semi gloss floor tile on exsisting bedding and pointed with tile grout to match the tiles.(Prime cost of Floor tile [Rocell or equivalent] N/A/=)	M ²	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Pav - 016	400mm x 400mm size, Homogenous porcelain Matt floor tile bedded in ½" cement mortar 1:2 and pointed with tile grout to match the tiles.(Prime cost of Floor tile [Rocell or equivalent] N/A/=)	M ²	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Pav - 017	400mm x 400mm size, Homogenous porcelain Matt floor tile on exsisting bedding and pointed with tile grout to match the tiles.(Prime cost of Floor tile [Rocell or equivalent] N/A/=)	M ²	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Pav - 018	300mm x 300mm size, Homogenous porcelain Semi gloss floor tile bedded in ½" cement mortar 1:2 and pointed with tile grout to match the tiles.(Prime cost of Floor tile [Rocell or equivalent] N/A /=)	M ²	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Pav - 019	300mm x 300mm size, Homogenous porcelain Semi gloss floor tile on existing bedding and pointed with tile grout to match the tiles.(Prime cost of Floor tile [Rocell or equivalent] N/A/=)	M ²	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Pav - 020	300mm x 300mm size, Homogenous porcelain Semi gloss floor tile bedded in ½" cement mortar 1:2 and pointed with tile grout to match the tiles.(Prime cost of Floor tile [Rocell or equivalent] N/A/=)	M ²	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Pav - 021	300mm x 300mm size, Homogenous porcelain Semi gloss floor tile on existing bedding and pointed with tile grout to match the tiles.(Prime cost of Floor tile [Rocell or equivalent] N/A /=)	M ²	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Pav - 022	400mm x 400mm size, Homogenous porcelain Semi gloss floor tile bedded in ½" cement mortar 1:2 and pointed with tile grout to match the tiles.(Prime cost of Floor tile [Rocell or equivalent] N/A /=)	M ²	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Pav - 023	400mm x 400mm size, Homogenous porcelain Semi gloss floor tile on existing bedding and pointed with tile grout to match the tiles.(Prime cost of Floor tile [Rocell or equivalent] N/A/=)	M ²	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Pav - 024	600mm x 1200mm size, Homogenous porcelain polished floor tile bedded in ½" cement mortar 1:2 and pointed with tile grout to match the tiles.(Prime cost of Floor tile [Rocell or equivalent] 5,100.00 /=)	M ²	10,923.00	10,651.00	10,908.00	10,883.00	10,910.00
Pav - 025	600mm x 1200mm size, Homogenous porcelain polished floor tile on existing bedding and pointed with tile grout to match the tiles.(Prime cost of Floor tile [Rocell or equivalent] 5,100.00/=)	M ²	9,480.00	9,381.00	9,510.00	9,510.00	9,510.00
Pav - 026	600mm x 600mm size, Homogenous porcelain Polished floor tile bedded in ½" cement mortar 1:2 and pointed with tile grout to match the tiles.(Prime cost of Floor tile [Rocell or equivalent] not less than 2,938.98 /= Excluding vat)	M ²	11,734.00	9,996.00	8,359.00	10,171.00	10,511.00
Pav - 027	600mm x 600mm size, Homogenous porcelain Polished floor tile on existing bedding and pointed with tile grout to match the tiles.(Prime cost of Floor tile [Rocell or equivalent] not less than 2,938.98 /= Excluding vat)	M ²	10,291.00	8,725.00	6,961.00	8,798.00	9,111.00
Pav - 028	600mm x 600mm size, Homogenous porcelain Semi gloss floor tile bedded in ½" cement mortar 1:2 and pointed with tile grout to match the tiles.(Prime cost of Floor tile [Rocell or equivalent] not less than 1,380.00/= Excluding vat)	M ²	7,329.00	7,199.00	9,066.00	7,345.00	8,121.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Pav - 029	600mm x 600mm size, Homogenous porcelain Semi gloss floor tile on exsisting bedding and pointed with tile grout to match the tiles.(Prime cost of Floor tile [Rocell or equivalent] not less than 1,380.00 /= Excluding vat)	M ²	5,886.00	5,928.00	7,667.00	5,972.00	6,721.00
Pav - 030	600mm x 600mm size, Homogenous porcelain Matt finish floor tile bedded in ½" cement mortar 1:2 and pointed with tile grout to match the tiles.(Prime cost of Floor tile [Rocell or equivalent] not less than 2,076.27 /= Excluding vat)	M ²	9,296.00	7,707.00	8,501.00	10,171.00	8,319.00
Pav - 031	600mm x 600mm size, Homogenous porcelain Matt finish floor tile on exsisting bedding and pointed with tile grout to match the tiles.(Prime cost of Floor tile [Rocell or equivalent] not less than 2,076.27 /= Excluding vat)	M ²	7,853.00	6,436.00	7,102.00	8,798.00	6,919.00
	Tile skirting						
Pav - 032	100mm hight tiles skirting to walls including 1:3 cement sand bed and tile mortar grout.(Prime cost of 600mm x 600mm floor tile [Lanka tile or equivalent] not less than 1,038.00/= Excluding vat)	Lm	415.00	410.00	416.00	416.00	416.00
Pav - 033	100mm hight tiles skirting to walls including 1:3 cement sand bed and tile mortar grout.(Prime cost of 600mm x 600mm Polished Floor tile [Rocell or equivalent] not less than 2,938.98 /= Excluding vat)	Lm	986.00	825.00	630.00	825.00	858.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Pav - 034	100mm hight tiles skirting to walls including 1:3 cement sand bed and tile mortar grout.(Prime cost of 600mm x 600mm semi gloss Floor tile [Rocell or equivalent] not less than 1,380.00 /= Excluding vat)	Lm	518.00	528.00	705.00	525.00	605.00
Pav - 035	100mm hight tiles skirting to walls including 1:3 cement sand bed and tile mortar grout.(Prime cost of 600mm x 600mm Matt finish Floor tile [Rocell or equivalent] not less than 2,076.27/= Excluding vat)	Lm	727.00	582.00	645.00	825.00	626.00
	Wall tile						
Pav - 036	300mm x 600mm size, Glazed tile fixed to walls including bedding in 1/2" thick cement mortor 1:2 and raking and pointed with tile grout to match the tiles. (Prime cost of 300mm x 600mm wall tile [Lanka tile or equivalent] not less than 508.00/= Excluding vat)	M ²	5,982.00	5,710.00	5,966.00	5,941.00	5,968.00
Pav - 037	300mm x 600mm size, Glazed tile fixed to walls on exsisting rendered wall and raking and pointed with tile grout to match the tiles. (Prime cost of 300mm x 600mm wall tile [Lanka tile or equivalent] not less than 508.00/= Excluding vat)	M ²	4,538.00	4,439.00	4,568.00	4,568.00	4,568.00
Pav - 038	300mm x 450mm Glazed tile fixed to walls including bedding in 1/2" thick cement mortor 1:2 and raking and pointed with tile grout to match the tiles. (Prime cost of 300mm x 450mm Ceramic wall tile [Rocell or equivalent] N/A /=)	M ²	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Pav - 039	300mm x 450mm Glazed tile fixed to exsisting rendered walls raking and pointed with tile grout to match the tiles. (Prime cost of 300mm x 450mm Ceramic wall tile [Rocell or equivalent] N/A/=)	M ²	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Pav - 040	300mm x 600mm Glazed tile fixed to walls including bedding in 1/2" thick cement mortor 1:2 and raking and pointed with tile grout to match the tiles. (Prime cost of 300mm x 600mm Ceramic wall tile [Rocell or equivalent] not less than 740.00 /= Excluding vat)	M ²	7,293.00	7,021.00	7,277.00	7,252.00	7,279.00
Pav - 041	300mm x 600mm Glazed tile fixed to exsisting rendered walls and raking and pointed with tile grout to match the tiles. (Prime cost of 300mm x 600mm Ceramic wall tile [Rocell or equivalent] not less than 740.00 /= Excluding vat)	M ²	5,850.00	5,750.00	5,879.00	5,879.00	5,879.00
	ROOF WORK						
Roo -001	Roof with calicut pattern tiles laid on kempas timber frame work for hip roof in single storey building consisting of wall plate, beam, ridge plate, rafters, reepers etc. Rate to include calicut pattern ridge tile laid on bedded, cement and sand 1:5 and pointed with cement and sand 1:3 coloured to match the colour of tiles. (Prime cost of clay tile 106.00 /=)	M ²	8,930.00	8,738.00	9,003.00	8,994.00	8,877.00
Roo -002	Gable end roof on ...do... ...do... ..do...	M ²	7,800.00	7,631.00	7,882.00	7,878.00	7,756.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Roo-003	Hip Roof covering with calicut pattern clay tiles in single storey building on existing timber frame work. (Prime cost of clay tile not less than 106.00 /=)	M ²	2,294.00	2,186.00	2,335.00	2,325.00	2,209.00
Roo-004	Gable end roof on ...do... ...do... ..do...	M ²	2,129.00	2,042.00	2,180.00	2,176.00	2,053.00
Roo-005	Roof with corrugated asbestos sheet fixed on kempas / special upper class timber frame work in single storeyed building	M ²	6,051.00	5,920.00	5,780.00	5,769.00	5,863.00
Roo-006	Roof with corrugated asbestos sheet (Timber frame work and ridge covering measured separately)	M ²	2,540.00	2,458.00	2,250.00	2,240.00	2,334.00
Roo-007	Asbestos close fittings ridging fixed complete with roofing screws or bolts (Hook)	Lm	1,450.00	1,414.00	1,477.00	1,408.00	1,486.00
Roo-008	Ridging covering with calicut pattern ridge tiles bedded in cement lime mortar 1:1:4.	Lm	1,372.00	1,234.00	1,312.00	1,294.00	1,344.00
Roo-009	Tiles, Calicut pattern, flat supplied and laid up to 5 tiles in single storeyed buildings. (Prime cost of clay tile not less than 106.00 /=)	No	171.00	162.00	177.00	177.00	167.00
Roo-010	Tiles, Calicut pattern, flat supplied and laid (above 5 and up to 25 tiles) in single storeyed buildings. (Prime cost of clay tile not less than 106.00 /=)	No	132.00	127.00	137.00	137.00	127.00
Roo-011	Tiles, Calicut pattern flat supplied and laid in any building. (Prime cost of clay tile not less than 106.00 /=)	M ²	1,593.00	1,550.00	1,652.00	1,652.00	1,518.00
Roo-012	Tiles, Calicut pattern flat supplied and laid in any building. (Tiles available at site)	M ²	167.00	151.00	172.00	172.00	172.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Roo-013	Shifting and re - laying calicut tiles	M ²	334.00	301.00	344.00	344.00	344.00
Roo-014	¾ "x 9" high valance board in class I fixed with brass screws to ends of rafters.	Lm	1,366.00	1,319.00	1,374.00	1,386.00	1,386.00
Roo-015	24 BWG (1.2mm) galvanised iron sheet valley gutter 3'-0" girth over all once bent with end laps not less than 9" width including ¾" tongued and grooved planks in spl upper class laid to slope and profile on timber (with wood preservative) members.	Lm	9,053.00	8,804.00	9,095.00	9,091.00	9,108.00
Roo-016	22 BWG (1.2mm) galvanised iron sheet valley gutter 3'-0" girth over all once bent with end laps not less than 9" width including ¾" tongued and grooved planks in spl upper class laid to slope and profile on timber (with wood preservative) members.	Lm	9,371.00	9,242.00	9,533.00	9,409.00	9,327.00
Roo-017	24 BWG (1.2mm) galvanised iron flashing 1' - 6" girth overall 3 times bent with end laps not less than 6" lead soldered turned and tucked up to not less than 6" into chase cut in wall and pointed in cement mortor 1:2 lower end dressed over roof covering not less than 1'-0" wide.	Lm	2,218.00	2,122.00	2,208.00	2,198.00	2,209.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Roo-018	Supplying laying sandwich panel roofing GLAMT G5 A40, 0.47 - 0.35/0.32mm thick Zn-Al sheet, PU - 50mm panel density 40kg/m ³ with necessary fittings self-tapping fasteners etc. On galvanized iron 'C' channel purlin as per manufacturer's specification. Purlin measured separately.(Prime cost of 50mm thickness sandwich panels roof sheet with transport [Top sheet 0.47mm thick & bottom sheet 0.35mm thick] 1,096.00 /= per Sqft Excluding vat)	M ²	12,792.00	12,721.00	12,829.00	12,754.00	12,754.00
Roo-019	Zinc aluminium Coated Profiled Steel Sheets shall be roll -formed from high tensile steel sheets to AS1397 - G 550 - AZ150 or other approved international standards, Minimum yield stress 550 Mpa and coating mass 150 g/m ² . The sheeting shall have a baked paint coating of Epoxy primer/ polyester paint of Epoxy primer / PVF2 paint on the top surface and Epoxy primer/ polyester paint at the back surface. Base steel section shall be not less than 0.42 mm thick and total coated thickness not less than 0.47 mm. Type of profile selected shall be suitable for the internal and end support spacing and conform to the manufacturer's printed literature. Approved colour laid on existing frame work and fixed with self-tapping fasteners etc. (Prime cost of 0.47mm Thickness Zinc Aluminium alloy coated trimclad roof sheet 263.00 /= per Sqft Excluding vat)	M ²	3,793.00	3,769.00	3,818.00	3,818.00	3,814.00

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Roo-020	Zinc aluminium Coated Profiled Steel Sheets shall be roll -formed from high tensile steel sheets to AS1397 - G 550 - AZ200 or other approved international standards, Minimum yield stress 550 Mpa and coating mass 200 g/m ² . The sheeting shall have a baked paint coating of Epoxy primer/ polyester paint of Epoxy primer / PVF2 paint on the top surface and Epoxy primer/ polyester paint at the back surface. Base steel section shall be not less than 0.42 mm thick and total coated thickness not less than 0.47 mm. Type of profile selected shall be suitable for the internal and end support spacing and conform to the manufacturer's printed literature. Approved colour laid on existing frame work and fixed with self-tapping fasteners (NO 12-14 x 55 HGS (class 4)) etc. (Prime cost of 0.47mm Thickness Zinc Aluminium alloy coated trimclad roof sheet 314.00 / = per Sqft Excluding vat)	M ²	4,722.00	4,681.00	4,730.00	4,730.00	4,730.00
Roo-021	Supplying & laying 0.47mm thick coloured Zn-Al high tensile ridging with 150g/m ² coating mass fixed with self tapping fasteners etc.	M ²	2,406.00	2,401.00	2,434.00	2,434.00	2,429.00
Roo-022	Supplying & laying 0.47mm thick coloured Zn-Al high tensile ridging with 200g/m ² coating mass fixed with self tapping fasteners etc.	M ²	3,132.00	3,109.00	3,142.00	3,142.00	3,142.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Roo-023	Supplying & fixing 0.47mm thickness, 150g/m ² coating mass Zn-Al gutter with 470 mm girth on valance board with external brackets.	M ²	3,644.00	3,612.00	3,651.00	3,682.00	3,682.00
Roo-024	Supplying & fixing 0.47mm thickness, 200g/m ² coating mass Zn-Al gutter with 470 mm girth on valance board with external brackets.	M ²	3,649.00	3,616.00	3,656.00	3,687.00	3,687.00
Roo-025	Supplying & fixing 100 x 100mm square 0.47mm thickness, 150g/m ² coating mass Zn-Al down pipe with necessary fittings.	M ²	2,874.00	2,842.00	2,869.00	2,881.00	2,881.00
Roo-026	Supplying & fixing 100 x 100mm square 0.47mm thickness, 200g/m ² coating mass Zn-Al down pipe with necessary fittings.	M ²	2,874.00	2,842.00	2,869.00	2,881.00	2,881.00
Roo-027	Supplying & laying 8mm thick heat installation with 75 x 75mm weld mesh (gauge 18) under amino (Zn/Al) sheet roofing.	M ²	1,305.00	1,263.00	1,313.00	1,313.00	1,313.00
Roo-028	Supplying & laying 5mm thick heat installation with 75 x 75mm weld mesh (gauge 18) under amino (Zn/Al) sheet roofing.	M ²	1,210.00	1,168.00	1,218.00	1,218.00	1,218.00
Roo-029	Supplying & laying 3mm thick heat installation with 75 x 75mm weld mesh (gauge 18) under amino (Zn/Al) sheet roofing.	M ²	1,034.00	993.00	1,043.00	1,043.00	1,043.00
	CARPENTRY AND JOINERY WORK						

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Car - 001	Horizontal ceiling lining using 4'- 0"x 4'- 0" flat asbestos cement sheets fixed to timber framework with 2 coats of colourless wood preservative including 1 1/2"x 1/2" beading and 2"x2"cover mouldings on timber frame work. Comprising of 4" x 2" 1200 mm centers joists and 2" x 2" bearers 600 mm centers in kempas timber/special upper class timber.	M ²	6,442.00	6,311.00	6,484.00	6,309.00	6,519.00
Car - 002	Horizontal ceiling lining using 4'- 0"x 4'- 0" flat asbestos free sheets fixed to timber framework with 2 coats of colourless wood preservative including 1 1/2"x1/2"beading and 2"x2"cover mouldings on timber frame work. Comprising of 4" x 2" 1200 mm centers joists and 2" x 2" bearers 600 mm centers in kempas timber/special upper class timber.	M ²	6,465.00	6,346.00	6,507.00	6,274.00	6,577.00
Car - 003	Horizontal ceiling lining using 4'- 0"x 4'- 0" flat asbestos free sheets fixed to timber framework with 2 coats of colourless wood preservative including aluminium beading 1" wide both ways with rubber fillets to aluminium beading on timber frame work. comprising of 4"x 2" joists 1200mm centers, 2" x 2" bearers 600mm centers and 2"x1" spacer bearers not exceeding 600mm centres to from 600 x 600mm paneling in kempas timber/ special upper class timber.	M ²	7,584.00	7,150.00	7,192.00	7,360.00	7,731.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Car - 004	Supplying and Installing asbestos free fibre cement suspended ceiling system. The frame members for suspended ceiling are in a standard kit(approved type). Main runners (38mm) are fixed at 1220 centers, securely suspended using 4mm dia adjustable GI hanging rod with spring clips to the structural soffit or roof structure, using an appropriate suspension at 1220mm centres, cross tees (27mm) of 1220mm length to be fixed between the main runners at 610mm centers and another cross tees (27mm) fixed at mid span between 610mm to form a grid structure of 610mm x 610mm in size. Wall angles (24mm) are fixed at wall edges.	M ²	3,561.00	3,404.00	3,582.00	3,475.00	3,570.00
Car - 005	Ceiling asbestos, flat in eaves fixed with clout headed nails to 2"x 2" & 2"x 1" bearers & spacers not exceeding 2'-0" centres both ways in kempas timber/ special upper class timber including 1 1/2"x1/2"beading and 2"x2" cover moulding on timber frame work. Rate to include 2 coats of wood preservative to timbers.	M ²	6,036.00	5,923.00	6,096.00	5,923.00	6,133.00
Car - 006	Ceiling asbestos, flat in eaves fixed with clout headed nails to 2"x 2" & 2"x 1" bearers & spacers not exceeding 2'-0" centres both ways in kempas timber / special upper class timber including aluminium beading 1" wide with rubber fillets to aluminium beading. Rate to include 2 coats of wood preservative to timbers.	M ²	6,927.00	6,462.00	6,473.00	6,747.00	7,087.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Car - 007	Cove mouldings Class I timber 2 "x 2" fixed with brass screws & plugs new or renewed.	Lm	698.00	769.00	771.00	593.00	773.00
Car - 008	Ceiling, upper side cleaned and debris cleared away.	M ²	83.00	75.00	86.00	86.00	86.00
Car - 009	Timber in special upper class fixed or renewed in roof beam and post.	M ³	307,597.00	302,827.00	309,717.00	309,717.00	309,717.00
Car - 010	Reapers 2"x 1" in Spl upper class timber supplied & fixed new / renewed with iron nails, up to 100 L.ft (shifting of tiles paid for separately).	Lm	345.00	341.00	347.00	347.00	347.00
Car - 011	Reapers 2"x 1" in Spl upper class timber supplied & fixed new / renewed with iron nails, over 100 L.ft (shifting of tiles paid for separately).	Lm	331.00	328.00	332.00	332.00	332.00
Car - 012	Door single hung with frame having 1 1/8" to 1 1/4" thick glazed / panelled sash 3 3/4"x 2 3/4" timber frame in Special upper class timber. Complete with heavy quality brass fittings. [Lock paid separately]	M ²	29,980.00	29,026.00	30,013.00	30,538.00	30,410.00
Car - 013	Door double hung with frame having 1 1/8" to 1 1/4" thick glazed / panelled sash 3 3/4"x 2 3/4" timber frame in Special upper class timber. Complete with heavy quality brass fittings. [Lock paid separately]	M ²	29,718.00	28,781.00	29,718.00	30,286.00	30,125.00
Car - 014	Plywood door single hung with frame having 1 1/4" thick sash 3 3/4"x 2 3/4" timber frame in Special upper class timber. Complete with heavy quality brass fittings. [Lock paid separately]	M ²	17,458.00	17,171.00	17,509.00	17,703.00	17,575.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Car - 015	Supplying and fixing Seal core wood composite door with frame fixed with fittings and necessary locking arrangements.	M ²	16,901.00	16,684.00	16,988.00	16,988.00	16,988.00
Car - 016	Door / window ledged braced and battened single hung with frame having ¾" to 7/8" thick tongued and grooved planks in Special upper class timber and 3 ¾"x 2 ¾" timber frame in Special upper class timber. Complete with heavy quality brass fittings. [Lock paid separately]	M ²	30,104.00	29,217.00	30,156.00	30,527.00	30,348.00
Car - 017	Window glazed 1¼" thick openable sashes with 3 ¾"x 2 ¾" timber frame and mullions in Special upper class timber. Complete with heavy quality brass fittings.	M ²	30,635.00	29,617.00	30,736.00	31,167.00	31,009.00
Car - 018	1/8" glass panes exceeding 1'- 00" but not exceeding 4 square feet cut and fixed with timber beadings to doors and windows.	M ²	6,265.00	6,073.00	6,384.00	6,384.00	6,384.00
Car - 019	Door or window, removing easing and re-fixing.	Sash	1,256.00	1,163.00	1,294.00	1,294.00	1,294.00
Car - 020	Door or window, easing only.	Sash	450.00	425.00	463.00	463.00	463.00
Car - 021	Door or window frames renewed in short lengths with special upper class timber.	M ³	486,254.00	475,212.00	491,776.00	491,776.00	491,776.00
Car - 022	Door or window sashes available fixed in position (fittings paid separately)	Sash	2,513.00	2,325.00	2,588.00	2,588.00	2,588.00
Car - 023	Door sashes swing, removed and re-fixed in new position.	Sash	1,675.00	1,550.00	1,725.00	1,725.00	1,725.00
Car - 024	Door frame 4"x 3" in special upper class timber supplied and fixed in position.	M ²	13,713.00	13,341.00	13,862.00	13,862.00	13,849.00

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Car - 025	Supplying and Installing asbestos free mineral fibre (15mm thick) suspended ceiling system. The frame members for suspended ceiling are in a standard kit(approved type). Main runners (38mm) are fixed at 1220 centers, securely suspended using 4mm dia adjustable GI hanging rod with spring clips to the structural soffit or roof structure, using an appropriate suspension at 1220mm centres, cross tees (27mm) of 1220mm length to be fixed between the main runners at 610mm centers and another cross tees (27mm) fixed at mid span between 610mm to form a grid structure of 610mm x 610mm in size. Wall angles (24mm) are fixed at wall edges.	M ²	5,906.00	5,792.00	5,949.00	5,928.00	5,958.00
	BRASS FOUNDER						
Bra - 001	Bolts barrel, brass, polished, 4" heavy quality supplied and fixed with brass screws.	No	1,025.00	994.00	1,037.00	1,037.00	937.00
Bra - 002	Bolts barrel, brass, polished, 6" heavy quality supplied and fixed with brass screws.	No	1,125.00	1,094.00	1,137.00	1,137.00	1,037.00
Bra - 003	Skelton bolt, brass, polished, 12" heavy quality supplied and fixed with brass screws.	No	2,789.00	2,758.00	2,801.00	2,801.00	2,801.00
Bra - 004	Casement fastener brass with mortice plate, polished heavy quality supplied and fixed with brass screws.	No	886.00	845.00	903.00	903.00	953.00
Bra - 005	Casement stays, polished 10" heavy quality supplied and fixed.	No	897.00	756.00	809.00	809.00	809.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Bra - 006	Fanlight catches brass heavy quality with brass screws fixed complete.	No	1,436.00	1,395.00	1,453.00	1,228.00	1,203.00
Bra - 007	Hinges brass 4" x 3" heavy quality supplied & fixed with brass screws complete.	No	1,478.00	1,437.00	1,487.00	1,565.00	1,395.00
Bra - 008	Hinges center pivot (consisting of 2 pieces) brass polished heavy quality supplied and fixed with brass screws complete.	Set	1,136.00	1,105.00	1,144.00	1,149.00	1,149.00
Bra - 009	Draw Rings, brass 1 ¾" to 1½" supplied and fixed to doors & windows with brass screws.	No	289.00	313.00	308.00	328.00	338.00
Bra - 010	Rim lock with chromium plated handle. (Prime cost of Rim lock with screws & handle not less than 5,000.00 /= Per No)	No	6,675.00	6,550.00	6,725.00	6,725.00	6,725.00
Bra - 011	Mortice lock [Single lever] with handle. (Prime cost of Mortice lock with screws & handle not less than 2,000.00 /= Per No)	No	5,350.00	5,100.00	5,450.00	5,450.00	5,450.00
Bra - 012	Mortise lock [Single lever] with handle. (Prime cost of Mortice lock with screws & handle not less than 5,500.00 /= Per No)	No	8,850.00	8,600.00	8,950.00	8,950.00	8,950.00
	METAL WORK						
Met - 001	Supplying and fixing 100mm x 50mm x (12-20)mm size, 2mm thick G.I "C" purlin fixed to wall at not exceeding 900mm centres and joints should be bolted with 2 Nos 12mm dia bolts and nuts other side welding with cleats minimum length 450mm	0.000	2,105.00	2,098.00	2,108.00	2,109.00	2,110.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Met - 002	Supplying and fixing 100mm x 50mm x (12-20)mm size, 2mm thick G.I Zinc Coated and Chromate Passivated "C" purlin fixed to wall at not exceeding 900mm centers and joints should be bolted with 2 Nos 12mm dia bolts and nuts other side welding with cleats minimum length 450mm	0.000	2,105.00	2,098.00	2,108.00	2,109.00	2,110.00
Met - 003	Supplying and fixing 150mm x 65mm x (14-20)mm size, 2mm thick G.I "C" purlin fixed to wall at not exceeding 900mm centres and joints should be bolted with 2 Nos 12mm dia bolts and nuts other side welding with cleats minimum length 450mm	0.000	2,859.00	2,852.00	2,861.00	2,863.00	2,864.00
Met - 004	Supplying and fixing 150mm x 65mm x (14-20)mm size, 2mm thick G.I Zinc Coated and Chromate Passivated "C" purlin fixed to wall at not exceeding 900mm centres and joints should be bolted with 2 Nos 12mm dia bolts and nuts other side welding with cleats minimum length 450mm	0.000	2,859.00	2,852.00	2,861.00	2,863.00	2,864.00
Met - 005	Supplying and fixing 50mm x 50mm x 6mm thick Angle iron purlin fixed to wall with necessary steel anchoring and concrete at not exceeding 900mm centres and joints should be bolted with 2 Nos 12mm dia bolts and nuts other side welding with cleats minimum length 225mm in next reduced angle iron including two coats of Anticorrosive paint and 2 coats of enamel paint as directed.	Lm	1,611.00	1,589.00	1,614.00	1,616.00	1,616.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Met - 006	Supplying and fixing 63mm x 63mm x 6mm thick Angle iron purlin fixed to wall with necessary steel anchoring and concrete at not exceeding 900mm centers and joints should be bolted with 2 Nos 12mm dia bolts and nuts other side welding with cleats minimum length 225mm in next reduced angle iron including two coats of Anticorrosive paint and 2 coats of enamel paint. directed.	Lm	2,053.00	2,028.00	2,056.00	2,058.00	2,058.00
Met - 007	End Truss - 2/50mm x 50mm x 6mm including 1:2:4(20mm) concreting 2 Nos 12mm dia steel rod 225mm long welded to end truss with 2 coats of anticorrosive paint and 2 coats of enamel paint.	Lm	4,230.00	4,138.00	4,244.00	4,248.00	4,249.00
Met - 008	End Truss - 2/63mm x 63mm x 6mm including 1:2:4(20mm) concreting 2 Nos 12mm dia steel rod 225mm long welded to end truss with 2 coats of anticorrosive paint and 2 coats of enamel paint.	Lm	4,932.00	4,840.00	4,946.00	4,950.00	4,951.00
Met - 009	25mm x 6mm, Flat iron 1' - 0" long weld to end purlin as bracket to fix valance board with two coats of anticorrosive paint and 2 coats of enamel paint and bolt & nut.	No	159.00	155.00	159.00	159.00	159.00
Met - 010	50mm x 6mm, Flat iron 1' - 0" long weld to end purlin as bracket to fix valance board with two coats of anticorrosive paint and 2 coats of enamel paint and bolt & nut.	No	266.00	262.00	266.00	266.00	260.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Met - 011	M.S Bar 5/8" dia (16mm) supplied & fixed in window frame at 4" crs. & Painted with 1 coat red lead & 2 coats of enamel paint.	Lm	693.00	676.00	698.00	698.00	698.00
Met - 012	Iron grill supplied & fixed to safety of window with 16mm x 5.5mm flat iron & 12mm x 5.5mm flat iron uprights welded at 75mm c/c & horizontally welded at 150mm c/c. Rates including for 2 coats coat of anticorrosive paint & 2 coats of enamel paint.	M ²	10,354.00	10,164.00	10,554.00	10,410.00	10,186.00
Met - 013	B.R.C Weldmesh gauge 10, fixed to existing frames with staples (fillets and beading paid for separately).	M ²	2,326.00	2,340.00	2,421.00	2,421.00	2,498.00
Met - 014	B.R.C Weldmesh gauge 10 supplied & fixed to window frames with 2"x ½" Spl upper class timber beading & painting weldmesh with 1coat Red Lead & 2 coats anticorrosive paint, & beading with primer, undercoat & 2 coats oil paint to approved tint, Rate to include for making openings for bolts, casement stays etc.	M ²	7,777.00	7,648.00	7,826.00	7,906.00	7,984.00
Met - 015	B.R.C ½" x ½" Chicken mesh supplied & fixed to window frames with 2"x ½" Spl upper class timber beading & painting weldmesh with 1coat Red Lead & 2 coats anticorrosive paint, & beading with primer, undercoat & 2 coats oil paint to approved tint, Rate to include for making openings for bolts, casement stays etc.	M ²	7,839.00	7,609.00	7,826.00	7,906.00	7,919.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Met - 016	Mild steel roof truss 9.00m span centre to centre for Zn-Al roof and eaves extended both side upto 1050mm, Consisting of 2Nos. 63mmx63mmx6mm thick angles as top and bottom chords, 2Nos. 50mmx50mmx6mm thick angles as struts, 1No. 50mmx50mmx6mm thick angles as ties, 10mm thick gusset plates, base plates & sole plates, mild steel rag bolt, cleats not less than the size of purlin etc. & all details as per the drawing. Rate include for fabricating and application of two coats of and anticorrosive paint and two coats of enamel paint as directed (matt finish), transporting, hoisting, fixing in position.	No	204,158.00	204,392.00	208,924.00	208,946.00	211,094.00
Met - 017	Mild steel roof truss 7.50m span centre to centre for Zn-Al sheet and eaves extended both side upto 1050mm, Consisting of 2Nos. 50mmx50mmx6mm thick angles as top and bottom chords, 1No. 50mmx50mmx6mm thick angles as struts & ties, 10mm thick gusset plates, base plates & sole plates, mild steel rag bolt, cleats not less than the size of purlin etc. & all details as per the drawing. Rate include for fabricating and application of two coats of and anticorrosive paint and two coats of enamel paint as directed (matt finish), transporting, hoisting, fixing in position.	No	125,594.00	126,096.00	129,273.00	129,276.00	130,956.00

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Met - 018	Mild steel roof truss 7.50m span centre to centre for calicut tile roof, Consisting of 2Nos. 50mmx50mmx6mm thick angles as top and bottom chords, 1No. 50mmx50mmx6mm thick angles as struts & ties, 10mm thick gusset plates, base plates & sole plates, mild steel rag bolt, cleats not less than the size of purlin etc. & all details as per the drawing. Rate include for fabricating and application of two coats of anticorrosive paint and two coats of enamel paint as directed (matt finish), transporting, hoisting, fixing in position.	No	125,262.00	125,763.00	128,940.00	128,943.00	130,623.00
Met - 019	Supplying & fixing safety grill for existing window open area with 1/31mm x 31mm x 5.5mm angle iron frame work for horizontal & vertical & 2/31mm x 31mm x 5.5mm double angle iron uprights welded at 900mm c/c & internally 6mm dia. MS rod diagonally shape welded at 75mm c/c. Rates including for single coat of anticorrosive paint & 2 coats of enamel paint. All complete as per detail drawing.	M ²	22,276.00	20,259.00	22,477.00	22,510.00	22,506.00
	PLASTERER						
Pla - 001	¾" thick DPC in cement sand 1:2 finished with 2 coats hot tar.	M ²	2,360.00	2,027.00	2,242.00	2,187.00	2,247.00
Pla - 002	5/8" thick plastering to wall in lime and sand 2:5 including floating with lime putty.	M ²	1,966.00	1,744.00	1,895.00	1,937.00	2,053.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Pla - 003	5/8" thick plastering to wall in cement and sand 1:3 including cement floating.	M ²	1,436.00	1,244.00	1,377.00	1,347.00	1,379.00
Pla - 004	3/8" thick plastering to soffit of slab in cement and sand 1:3 including floating with lime putty.	M ²	2,292.00	2,055.00	2,274.00	2,259.00	2,295.00
Pla - 005	3/8" thick plastering to soffit of slab in cement and sand 1:3.	M ²	2,206.00	1,969.00	2,188.00	2,163.00	2,190.00
Pla - 006	3/8" thick plastering to side and soffit of beams in cement and sand 1:3 including floating with lime putty.	M ²	1,932.00	1,722.00	1,903.00	1,887.00	1,924.00
Pla - 007	3/8" thick plastering to side and soffit of beams in cement and sand 1:3.	M ²	1,846.00	1,636.00	1,817.00	1,792.00	1,819.00
Pla - 008	5/8" thick plastering to wall in lime, cement and sand 1:1:5 finished semi rough with wooden float.	M ²	1,482.00	1,277.00	1,406.00	1,395.00	1,456.00
Pla - 009	5/8" thick plastering to wall in lime, cement and sand 1:1:5 finished smooth with lime putty floating.	M ²	1,871.00	1,647.00	1,803.00	1,804.00	1,877.00
Pla - 010	5/8" thick plastering to wall in cement and sand 1:4 finished smooth.	M ²	1,291.00	1,104.00	1,229.00	1,199.00	1,231.00
Pla - 011	5/8" thick plastering to wall in cement and sand 1:3 to internal and external wall.	M ²	1,358.00	1,171.00	1,296.00	1,266.00	1,299.00
Pla - 012	½" thick rendering in cement and sand 1:3 finished smooth.	M ²	1,403.00	1,222.00	1,361.00	1,335.00	1,362.00
Pla - 013	½" thick rendering in cement and sand 1:2 in floors finished smooth.	M ²	1,527.00	1,346.00	1,484.00	1,459.00	1,486.00
Pla - 014	½" thick rendering in cement and sand 1:2 in coloured cement floors finished smooth.	M ²	1,742.00	1,562.00	1,700.00	1,675.00	1,702.00
Pla - 015	¾" thick rendering in cement and sand 1:3 in floors finished smooth.	M ²	1,929.00	1,666.00	1,851.00	1,811.00	1,854.00
Pla - 016	¾" thick rendering in cement and sand 1:2 in floors finished smooth.	M ²	2,034.00	1,770.00	1,956.00	1,916.00	1,959.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Pla - 017	¾" thick rendering in cement and sand 1:2 in coloured cement floors finished smooth.	M ²	2,249.00	1,986.00	2,172.00	2,132.00	2,175.00
Pla - 018	½" x 6" skirting in cement & sand 1:3 projected or flush to walls finished with colour floating including forming groove.	Lm	894.00	820.00	903.00	899.00	904.00
Pla - 019	½" x 4" skirting in cement & sand 1:3 projected or flush to walls finished with colour floating including forming groove.	Lm	513.00	472.00	517.00	514.00	517.00
Pla - 020	½" x 4" skirting in cement & sand 1:3 projected or flush to walls finished with floating including forming groove.	Lm	491.00	450.00	495.00	492.00	495.00
Pla - 021	Plaster bands laid over tiles 4" to 6" wide on roof in cement, sand and lime mortar 1:1:4.	Lm	462.00	406.00	450.00	447.00	461.00
Pla - 022	Reveal plastering wide in 1:3, 5/8" thick not exceeding 6" wide.	Lm	358.00	319.00	353.00	348.00	353.00
Pla - 023	Cover moulding 2 ½" x 2 ½" in cement mortar 1:2 built in existing wall.	Lm	656.00	596.00	659.00	655.00	660.00
Pla - 024	¾" thick rendering in cement and sand 1:2 with pudlo cement.	M ²	2,025.00	1,782.00	1,955.00	1,919.00	1,958.00
	WATER PROOFING						
Wat - 001	Supplying and laying 1000 gauge polythene on compacted earth area.	M ²	158.00	155.00	168.00	168.00	170.00
Wat - 002	Supplying and applying 2 coats of Mapelastic High Flex water proofing system strictly according to manufacturer's specifications. Reinforced all vertical / horizontal intersections with Glasscoat 60 in a strip 200mm wide, cure the application for 2day and check for water tightness. Rate including cement and sand rendering / plastering 1:3 in two times for brick/ cement sand block wall.	M ²	5,273.00	4,859.00	5,199.00	5,149.00	5,203.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Wat - 003	Prepare the concrete surface and applying 2 coats of Mapelastac High Flex water proofing membrane according to the manufacturers' specifications. Reinforced all vertical / horizontal intersections with Glascoat 60 in a strip 200 mm wide , cure the application for 2 days and check for water tightness. Rate to include for 12 mm thick cement sand rendering 1:2 for toilet floor and sunshade.	M ²	4,467.00	4,220.00	4,444.00	4,419.00	4,446.00
	PAINTER AND DECORATOR						
Pai - 001	Prepare and apply of preservative (oil type) to structural timber including touching up cut ends etc. after fixing.	M ²	767.00	735.00	773.00	773.00	772.00
Pai - 002	Prepare surface of steel truss and apply two coats of anticorrosive primer.	M ²	1,645.00	1,589.00	1,683.00	1,684.00	1,682.00
Pai - 003	Apply one coat of anticorrosive primer and two coats of enamel paint on already shop primed and erected steel roof truss.	M ²	2,012.00	1,933.00	2,030.00	2,027.00	2,029.00
Pai - 004	Prepare and apply two coats of primer and finishing coat of enamel paint to mild steel [Angle / flat] gate.	M ²	1,938.00	1,902.00	1,985.00	1,983.00	1,983.00
Pai - 005	Painting steel on new work with 2 coats of anticorrosive paint.	M ²	633.00	607.00	631.00	633.00	630.00
Pai - 006	Painting steel work, 1 coat, with anticorrosive paint including removing scarce and wire brushing. (Old work)	M ²	434.00	419.00	432.00	434.00	431.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Pai - 007	Painting new timber work with 2 coats of wood preservative .	M ²	447.00	435.00	445.00	447.00	444.00
Pai - 008	Preparing and painting wood work with primer and 2 coats of enamel paint.	M ²	1,373.00	1,324.00	1,389.00	1,387.00	1,377.00
Pai - 009	Painting new wood work with approved wood primer 1 coat.	M ²	437.00	422.00	436.00	437.00	435.00
Pai - 010	Painting, enamel paint including washing cleaning & smoothing down with sandpaper, 1 coat. (Old work)	M ²	460.00	446.00	459.00	460.00	459.00
Pai - 011	Painting, enamel paint including washing cleaning & smoothing down with sandpaper, 2 coats. (Old work)	M ²	861.00	836.00	860.00	861.00	860.00
Pai - 012	White or colour washing two coats of in single storeyed buildings, including patching and preparing surface.	M ²	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Pai - 013	Painting walls with internal primer to internal walls.	M ²	210.00	203.00	213.00	211.00	209.00
Pai - 014	Painting walls with external primer to external walls.	M ²	228.00	221.00	231.00	229.00	227.00
Pai - 015	Prepare and apply one coat of internal primer and two coats of emulsion paint to walls.	M ²	835.00	808.00	848.00	844.00	834.00
Pai - 016	Prepare and apply one coat of internal primer and two coats of emulsion paint to soffit of slab.	M ²	937.00	905.00	940.00	937.00	936.00
Pai - 017	Painting walls with emulsion paint, 2coats including preparing surface of old work.	M ²	565.00	549.00	568.00	565.00	564.00
Pai - 018	Painting walls with emulsion paint, 1coat including preparing surface of old work.	M ²	299.00	291.00	302.00	299.00	298.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Pai - 019	Prepare and apply one coat of external primer and two coats of whether shield emulsion paint to external walls.	M ²	950.00	926.00	963.00	959.00	949.00
Pai - 020	Painting walls with weather shield emulsion paint, 2coats including preparing surface of old work.	M ²	716.00	700.00	719.00	716.00	715.00
Pai - 021	Painting walls with weather shield emulsion paint, 1coat including preparing surface of old work.	M ²	380.00	372.00	382.00	380.00	379.00
Pai - 022	Cement washing to walls of single storeyed buildings 2coats	M ²	169.00	158.00	171.00	171.00	171.00
Pai - 023	Varnishing 2 coats with copal varnish after sand papering .	M ²	806.00	782.00	815.00	814.00	809.00
Pai - 024	Preparing and applying floor polish.	M ²	449.00	437.00	449.00	449.00	449.00
Pai - 025	Painting, epoxy floor paint including washing cleaning & smoothing down 1 coat.	M ²	494.00	485.00	497.00	496.00	492.00
Pai - 026	Painting, epoxy floor paint including washing cleaning & smoothing down 2 coats.	M ²	966.00	945.00	970.00	969.00	964.00
Pai - 027	Ceiling painting, 2 coats of emulsion painting for ceiling.	M ²	790.00	754.00	800.00	799.00	797.00
Pai - 028	Ceiling painting, 1 coat of emulsion painting for ceiling.	M ²	437.00	418.00	443.00	443.00	441.00
Pai - 029	Prepare and apply 2 coats of skim putty for internal walls including finished smooth as directed.	M ²	536.00	509.00	552.00	550.00	541.00
Pai - 030	Applying with internal wall putty to internal walls.	M ²	369.00	361.00	372.00	369.00	379.00
Pai - 031	Applying with external wall putty to external walls.	M ²	593.00	585.00	596.00	593.00	592.00
Pai - 032	Prepare and apply 2 coats of exterior sealer as directed.	M ²	474.00	448.00	491.00	488.00	480.00
Pai - 033	Prepare and apply one coat of internal wall Putty and two coats of emulsion paint to walls.	M ²	913.00	886.00	926.00	922.00	923.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Pai - 034	Prepare and apply one coat of internal wall putty and two coats of emulsion paint to soffit of slab.	M ²	1,015.00	983.00	1,018.00	1,015.00	1,025.00
Pai - 035	Prepare and apply one coat of external wall putty and two coats of whether shield emulsion paint to external walls.	M ²	1,395.00	1,371.00	1,409.00	1,404.00	1,394.00
Pai - 036	Supply and applying multiple coat (minimum 03) painting system to interior surfaces/ walls with suitable prime coat, mid coat and top coat as per manufacturer specification and minimum 05 years warrenty from manufacturer	M ²	1,248.00	1,205.00	1,262.00	1,257.00	1,258.00
Pai - 037	Supply and applying multiple coat (minimum 05) painting system to exterior surfaces/ walls with suitable prime coat, mid coat and top coat as per manufacturer specification and minimum 05 years warrenty from manufacturer	M ²	1,794.00	1,751.00	1,807.00	1,802.00	1,793.00
	PLUMBING AND DRAINAGE WORK						
Plu - 001	Wash Basin with pedestal 575mm x 450mm size, chromium plated pillar tap, waste plug and angle valve supplied & fixed complete.(Prime cost not less than for Wash basin with pedestal 21,566.00 /= & Chromium plated pillar tap 6,500.00 /= Excluding vat)	No	35,627.00	35,127.00	35,752.00	35,752.00	35,752.00

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Plu - 002	Wash Basin with pedestal 575mm x 450mm size, chromium plated pillar tap, waste plug and angle valve supplied & fixed complete.(Prime cost not less than for Wash basin with pedestal 21,652.00 /= & Chromium plated pillar tap 2" 6,500.00 /= Excluding vat)	No	35,715.00	35,215.00	35,840.00	35,840.00	35,840.00
Plu - 003	Closet, pedestal approved type with low level glazed, earthenware flushing cistern, flush pipe, double plastic seat cover, ½" stopcock, trap etc. Supplied & fixed complete. (Prime cost not less than for Low level closet, tank & seat cover 40,871.00 /= Excluding vat)	No	50,637.00	50,260.00	50,833.00	50,782.00	50,833.00
Plu - 004	Closet, pedestal approved type with low level glazed, earthenware flushing cistern, flush pipe, double plastic seat cover, ½" stopcock, trap etc. Supplied & fixed complete. (Prime cost not less than for Low level closet, tank & seat cover 48,697.00 /= Excluding vat)	No	58,620.00	58,243.00	58,816.00	58,765.00	58,816.00
Plu - 005	Sink, glazed, earthenware 24"x 15"x 7" supplied approved quality and fixed with waste plug complete. (Prime cost not less than for ceramic lab sink with waste plug and chain 30,435.00 /= Excluding vat)	No	34,594.00	34,344.00	34,644.00	34,644.00	34,644.00
Plu - 006	Closet squatting type, large with trap supplied & fixed. (Prime cost not less than for Squatting pan [large] with foot rest & trap 9,217.00 /= Excluding vat)	No	17,428.00	16,928.00	17,528.00	17,528.00	17,528.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Plu - 007	Vitreous bidet suite fixed complete to working order. (Prime cost of Bidet not less than 19,478.00 /= Excluding vat)	No	26,968.00	26,468.00	27,068.00	27,068.00	27,068.00
Plu - 008	1 No. Bowl type Urinal with flush valve & bottle trap complete to working orders. (Prime cost not less than for Urinal bowls 34,522.00 /= Flush valve 10,870.00 /= Excluding vat)	No	55,123.00	54,576.00	55,228.00	55,248.00	55,248.00
Plu - 009	Bowl type urinal with trap. (Prime cost of Urinal bowl not less than 34,522.00 /= Excluding vat)	No	36,790.00	36,727.00	36,802.00	36,802.00	36,798.00
Plu - 010	Supplied and fixed Ceramic urinal separator (Prime cost of urinal separator not less than 25,400.00 /= per No Excluding vat)	No	26,498.00	26,440.00	26,480.00	26,510.00	26,510.00
Plu - 011	Supplied and fixed single board stainless steel kitchen sink with chromium plated swan neck tap and bottle trap. (Prime cost not less than for Stainless steel kitchen sink 6,000.00 /= & Chromium plated swan neck tap 6,750.00 /= Excluding vat)	No	17,750.00	17,500.00	17,800.00	17,800.00	17,830.00
Plu - 012	Flushing cistern, low level, plastic supplied and fixed complete.	No	6,610.00	6,360.00	6,660.00	6,660.00	6,660.00
Plu - 013	Flushing cistern, high level, plastic supplied and fixed complete.	No	8,140.00	7,890.00	8,190.00	8,190.00	8,190.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Plu - 014	Supplying and fixing Disable person toilet fittings imported. All complete as directed. (Prime cost not less than for Disable person closet, cistern & seat cover 195,000.00/=, wash basin 95,000.00 / =, Elbow action basin tap 16,500.00/=, ½"dia Bidet shower 1,300.00 / =, Stainless steel powder coated grab rail 25,500.00 / =, Stainless steel powder coated "L" shape rail 25,500.00 / =, Stainless steel powder coated straight rail 8,750.00 / =, paper holder 7,585.00 / = & 1¼" dia Waste 850.00 / = Excluding vat)	No	403,944.00	402,893.00	404,144.00	404,144.00	404,023.00
Plu - 015	Mirror, bathroom type, supplied & fixed to wall with rawl plugs. (Prime cost of Mirror with fittings - Flat model not less than 4,000.00 / = Excluding vat)	No	4,330.00	4,318.00	4,330.00	4,330.00	4,330.00
Plu - 016	Towel rail 600mm long ¾" dia chromium plated. (Prime cost of 600mm Long Chromium plated towel rail not less than 11,914.00 / = Excluding vat)	No	12,652.00	12,627.00	12,652.00	12,652.00	12,652.00
Plu - 017	Soap tray, plastic, supplied & fixed to wall with rawl plugs.	No	755.00	730.00	755.00	755.00	755.00
Plu - 018	Tooth brush holder, chromium plated supplied & fixed to wall with rawl plugs.	No	6,212.00	6,187.00	6,212.00	6,212.00	6,212.00
Plu - 019	Supply and fixing 3" size adjustable Shower rose, chromium plated (Prime cost of Chromium plated jet shower rose not less than 3,200.00 / = Excluding vat)	No	3,486.00	2,756.00	2,265.00	3,795.00	3,489.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Plu - 020	Supply and fixing 8" square head adjustable rain shower, chromium plated (Prime cost of Chromium plated rain shower not less than 11,740.00/= Excluding vat)	No	12,197.00	12,181.00	12,200.00	12,200.00	12,200.00
Plu - 021	Supplied and fixed plastic Bidet Shower. (Prime cost of plastic bidet shower not less than 1,200.00/= Excluding vat)	No	1,446.00	1,430.00	1,449.00	1,449.00	1,449.00
Plu - 022	Brass Bib Tap ½" [English] Pegler	No	1,979.00	1,907.00	1,932.00	1,932.00	1,912.00
Plu - 023	Brass Bib Tap ¾" [English] Pegler	No	2,795.00	2,825.00	2,799.00	2,850.00	2,377.00
Plu - 024	Chromium plated [plumber] tap ¾" supplied & fixed. (Prime cost of ¾" dia Chromium plated bib tap not less than 4,421.00 / = Excluding vat)	No	4,805.00	4,784.00	4,809.00	4,809.00	4,809.00
Plu - 025	Plastic tap ¾" supplied & fixed.	No	1,571.00	1,397.00	1,422.00	2,034.00	1,626.00
Plu - 026	Ball Cocks, plastic ½" supplied & fixed.	No	1,003.00	971.00	1,009.00	1,009.00	1,009.00
Plu - 027	Ball Cocks, plastic ¾" supplied & fixed.	No	1,209.00	1,178.00	1,215.00	1,215.00	1,215.00
Plu - 028	Ball Cocks, plastic 1" supplied & fixed.	No	1,339.00	1,308.00	1,346.00	1,346.00	1,346.00
Plu - 029	Ball Cocks, plastic 1 ¼" supplied & fixed.	No	1,896.00	1,498.00	1,433.00	1,637.00	1,841.00
Plu - 030	Ball Cocks, plastic 1 ½" supplied & fixed.	No	2,229.00	1,983.00	1,817.00	2,378.00	2,276.00
Plu - 031	Ball Cocks, plastic 2" supplied & fixed.	No	3,300.00	2,871.00	2,500.00	2,959.00	3,061.00
Plu - 032	Brass Gate Valve 1 ¼" supplied and fixed [English type]. (Prime cost of 1¼"dia Brass gate valve not less than 7,000.00/= Excluding vat)	No	8,015.00	7,976.00	8,023.00	8,023.00	8,023.00
Plu - 033	Brass Gate Valve 2" supplied and fixed [English type]. (Prime cost of 2" dia Brass gate valve not less than 16,000.00/= Excluding vat)	No	17,446.00	17,407.00	17,454.00	17,454.00	17,454.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Plu - 034	Pipes pvc ½" dia. supplied & fixed.(20mm dia) Type PNT14	Lm	210.00	206.00	211.00	211.00	211.00
Plu - 035	Pipes pvc ¾" dia. supplied & fixed. (25mm dia) Type PNT11	Lm	387.00	383.00	388.00	388.00	388.00
Plu - 036	Pipes pvc 1" dia. supplied & fixed. (32mm dia) Type PNT11	Lm	535.00	529.00	536.00	536.00	536.00
Plu - 037	Pipes pvc 1¼" dia. supplied & fixed Type PNT11 with excavation & back filling. [40mm]	Lm	1,042.00	1,011.00	1,051.00	1,051.00	1,051.00
Plu - 038	Pipes pvc 1¼" dia. supplied & fixed PNT9 with excavation & back filling. [40mm]	Lm	911.00	880.00	920.00	920.00	920.00
Plu - 039	Pipes pvc 1¼" dia. supplied & fixed Type PNT11 without excavation. [40mm]	Lm	813.00	805.00	815.00	815.00	815.00
Plu - 040	Pipes pvc 1¼" dia. supplied & fixed Type PNT9 without excavation. [40mm]	Lm	682.00	674.00	684.00	684.00	684.00
Plu - 041	Pipes pvc 1½" dia. supplied & fixed Type PNT11 with excavation & back filling. [50mm]	Lm	1,434.00	1,404.00	1,443.00	1,443.00	1,443.00
Plu - 042	Pipes pvc 1½" dia. supplied & fixed Type PNT9 with excavation & back filling. [50mm]	Lm	1,236.00	1,205.00	1,245.00	1,245.00	1,245.00
Plu - 043	Pipes pvc 1½" dia. supplied & fixed Type PNT11 without excavation. [50mm]	Lm	1,206.00	1,197.00	1,207.00	1,207.00	1,207.00
Plu - 044	Pipes pvc 1½" dia. supplied & fixed Type PNT9 without excavation. [50mm]	Lm	1,007.00	999.00	1,009.00	1,009.00	1,009.00
Plu - 045	Pipes pvc 2" dia. supplied & fixed Type PNT11 with excavation & back filling. [63mm]	Lm	2,084.00	2,051.00	2,093.00	2,093.00	2,093.00
Plu - 046	Pipes pvc 2" dia. supplied & fixed Type PNT9 with excavation & back filling. [63mm]	Lm	1,750.00	1,718.00	1,760.00	1,760.00	1,760.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Plu - 047	Pipes pvc 2" dia. supplied & fixed Type PNT11 without excavation. [63mm]	Lm	1,855.00	1,845.00	1,857.00	1,857.00	1,857.00
Plu - 048	Pipes pvc 2" dia. supplied & fixed Type PNT9 without excavation. [63mm]	Lm	1,522.00	1,511.00	1,524.00	1,524.00	1,524.00
Plu - 049	Supply and fix approved manufactures fibre glass PE+or equivalent 500 liter water tank approved type by Engineer [Triple layer]. (Prime cost of 500 lit water tank not less than 6,900.00 /= Excluding vat)	No	8,770.00	8,632.00	8,807.00	8,807.00	8,807.00
Plu - 050	Supply and fix approved manufactures fibre glass PE+ or equivalent 1000 liter water tank approved type by Engineer (Triple layer). (Prime cost of 1000 lit water tank not less than 15,000.00 /= Excluding vat)	No	17,113.00	16,975.00	17,150.00	17,150.00	17,150.00
Plu - 051	Supply and fix approved manufactures fibre glass PE+ or equivalent 2000 liter water tank approved type by Engineer (Triple layer). (Prime cost of 2000 lit water tank not less than 31,000.00 /= Excluding vat)	No	33,593.00	33,455.00	33,630.00	33,630.00	33,630.00
Plu - 052	Supply and fix approved manufactures fibre glass PE+or equivalent 500 liter water tank approved type by Engineer [Double layer]. (Prime cost of 550 lit water tank not less than 7,740.00 /= Excluding vat)	No	9,635.00	9,497.00	9,672.00	9,672.00	9,672.00
Plu - 053	Supply and fix approved manufactures fibre glass PE+ or equivalent 1000 liter water tank approved type by Engineer (Double layer). (Prime cost of 1000 lit water tank not less than 17,800.00 /= Excluding vat)	No	19,997.00	19,859.00	20,034.00	20,034.00	20,034.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Plu - 054	Supply and fix approved manufactures fibre glass PE+ or equivalent 2000 liter water tank approved type by Engineer (Double layer). (Prime cost of 2000 lit water tank not less than 37,290.00 /= Excluding vat)	No	40,071.00	39,934.00	40,109.00	40,109.00	40,109.00
Plu - 055	Eaves gutters 4" square type pvc fixed with aluminium brackets.	Lm	1,475.00	1,441.00	1,469.00	1,392.00	1,414.00
Plu - 056	Down pipe 3½" (88mm) Pvc fixed with wooden plugs to wall etc.	Lm	1,192.00	1,153.00	1,248.00	1,184.00	1,201.00
Plu - 057	Drains, pvc type PNT7 4" laid on cement concrete 6" thick up to 2'-0" depth of invert including excavation & cement concrete hunching (1:3:6 - 1" metal).	Lm	4,837.00	4,385.00	4,621.00	4,544.00	4,552.00
Plu - 058	Drains, pvc type PNT9 4" supplied and fixed	Lm	2,116.00	2,108.00	2,118.00	2,118.00	2,118.00
Plu - 059	Drains, pvc type PNT7 4" supplied and fixed	Lm	1,769.00	1,761.00	1,770.00	1,770.00	1,770.00
Plu - 060	Gulley pvc 6" supplied & fixed including gulley box.	No	5,609.00	4,938.00	5,203.00	5,093.00	5,088.00
Plu - 061	Wire Dome 2" Supplied & fixed	No	275.00	269.00	275.00	275.00	275.00
Plu - 062	Manhole 2' x 2' & up to 2'-0" deep, 5" thick block in cement sand 1:3 walls & cement rendered ½" (1:2) with 6" cement conc.foundation 1:3:6 (1" metal) including forming channels but without cover.	No	27,890.00	23,473.00	25,864.00	25,105.00	25,527.00
Plu - 063	Manhole 3'- 6" x 2'- 3" & 2'-0" to 4'-00" deep, 5" thick block in cement sand 1:3 walls & cement rendered ½" (1:2) with 6" cement conc.foundation 1:3:6 (1" metal) including forming channels but without cover.	No	47,888.00	40,094.00	44,177.00	42,818.00	43,561.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Plu - 064	Manhole cover reinforced concrete 3" thick 2'- 00"x 2'- 00" approx. supplied & fixed reinforced with 1/4" dia M.S. rods at 3" centres both ways.	M ²	9,126.00	8,406.00	8,960.00	8,870.00	8,870.00
Plu - 065	Chamber 9" x 9" & up to 9" deep, 3" thick 1:3:6 (1") cement conc walls & cement rendered ½" (1:2) with 3" cement conc. foundation in 1:3:6 (1") with cover.	No	6,511.00	5,523.00	5,958.00	5,764.00	5,789.00
Plu - 066	Chamber 1'- 00" x 1'- 00" & up to 1'- 00" deep, 3" thick 1:3:6 (1") cement conc walls & cement rendered ½" (1:2) with 3" cement conc. foundation in 1:3:6 (1") with cover.	No	7,125.00	5,814.00	6,373.00	6,113.00	6,138.00
Plu - 067	Angle valve, chromium plated ½" supplied & fixed.	No	2,788.00	2,756.00	2,794.00	2,794.00	2,794.00
	ELECTRICAL INSTALLATION						
Ele - 001	MCCB 40 Amp 4 pole, with metal enclosure with bus bar and 1 row breaker space, etc. (Prime cost of MCCB 40 Amp 4 pole [Orange or equivalent] 18,800.00 /=)	No	58,005.00	57,505.00	56,200.00	56,200.00	58,105.00
Ele - 002	MCCB 60 Amp 4 pole, with metal enclosure with bus bar and 1 row breaker space, etc. (Prime cost of MCCB 60 Amp 4 pole [Orange or equivalent] 18,800.00 /=).	No	58,005.00	57,505.00	56,200.00	56,200.00	58,105.00
Ele - 003	Earth electrode copper rod, 14mm dia, 1500mm long with clip (Prime cost of Earth copper rod 14mm dia, 1500mm long with clip [Kevilton or equivalent] 1,800.00 /=)	No	4,463.00	4,275.00	4,500.00	4,500.00	4,500.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Ele - 004	Exhaust fan (8 inch) with 13A Socket outlet [Akko or equivalent, Wall mounted type ventilating fan with mini 1-year warranty 5,500.00 /=)	No	19,660.00	19,460.00	19,685.00	19,648.00	19,610.00
Ele - 005	13 Amp switched socket outlet with Neon indicator with 2.5mm ² wire, 2.5mm ² earth wire, sunk box, screws, conduit etc. (Prime cost of 13 Amp plug with switch [Orange, kevilton, ACL or equivalent] 690.00/=)	No	12,398.00	12,210.00	12,435.00	12,435.00	12,435.00
Ele - 006	Wall mounted fan (16 inch)with 13 Amp Socket outlet (Bajaj, Usha, Standard or equivalent, Prime cost of 11,300.00/=)	No	24,673.00	24,535.00	24,685.00	24,648.00	24,610.00
Ele - 007	Light point with 1.0mm ² wiring, flexible wire, round plug, ceiling rose, switch, sunk box, holder, conduit, screws, clips, pins, etc.	No	4,440.00	4,315.00	4,465.00	4,465.00	4,465.00
Ele - 008	20W LED lamp or angle battern lamp with 1.0mm ² wiring, flexible wire, round plug, ceiling rose, switch, sunk box, holder, 23 W energy saver bulb with one year warranty, conduit, screws, clips, pins, etc.(Prime cost of 20 W LED lamp or angle battern lamp [Orange, Akkostar, Philips or equivalent] 1,150.00 /=)	No	6,478.00	6,290.00	6,515.00	6,515.00	6,515.00
Ele - 009	Water tight lamp set with 12 W LED 1.0mm ² wiring, flexible wire, switch, sunk box, energy saver bulb with one year warranty, shade conduit, screws, clips, pins, etc. (Prime cost of Water tight lamp with 12 W LED with shade [Orange or equivalent] 2,850.00 /=)	No	7,658.00	7,470.00	7,695.00	7,695.00	7,695.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Ele - 010	1200 x 600mm size, reflector model 2 x 36 W fluorescent lamp with 1.0mm2 wiring, flexible wire, switch, sunk box, holder, conduit, screws, clips, pins, etc. (Prime cost of 1200mm x 600mm Size, reflector model 2 x 36W fluorescent lamp [Orange, Kevilton or equivalent] .00 /=-)	No	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Ele - 011	600 x 600mm size, reflector model 3 x 18w fluorescent lamp with 1.0mm2 wiring, flexible wire, switch, sunk box, conduit, screws, clips, pins, etc. (Prime cost of 600mm x 600mm Size, reflector model 3 x 18W fluorescent lamp [DLS, Yamadha or equivalent].00/=)	No	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Ele - 012	1200mm LED 20W tubelight set with 1.0mm2 wiring, flexible wire, round plug, ceiling rose, switch, sunk box, holder, adapter. conduit, screws, clips, pins, etc. (Prime cost of 1200 mm LED 20W tubelight [Green, Philips or equivalent]1,500.00/=)	No	6,828.00	6,640.00	6,865.00	6,865.00	6,865.00
Ele - 013	600mm LED tubelight set with 1.0mm2 wiring, flexible wire, round plug, ceiling rose, switch, sunk box, holder, adapter. conduit, screws, clips, pins, etc. (Prime cost of 600 mm Long LED tubelight [Green, Philips or equivalent] 1,100.00/=)	No	6,428.00	6,240.00	6,465.00	6,465.00	6,465.00
Ele - 014	Hood lamp set with 12W LED lamp 1.0mm2 wiring, switch, sunk box, conduit, screws, clips, pins, etc. (Prime cost of Hood lamp set with 12W LED lamp [Switch shall be Orange, ACL or equivalent] N/A /=-)	No	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Ele - 015	Wall bracket with 12W LED lamp set with 1.0mm ² wiring, switch, sunk box, conduit, screws, clips, pins, etc. (Prime cost of Wall bracket with 12W LED lamp [Orange, Bright or equivalent] 3,000.00/=)	No	7,703.00	7,515.00	7,740.00	7,740.00	7,740.00
Ele - 016	Ceiling fan (KDK, N56 RG Modal) 1400mm sweep, 225 CMM air delivery, 5 speed regulator with 1.0mm ² wiring, 2.5mm ² earth wire, flexible wire, round plug, switch, sunk box, fan hook, conduit, screws, clips, pins, etc. (Prime cost of Ceiling fan [KDK, N56 RG Model or equivalent] 20,000.00 / =)	No	28,560.00	28,310.00	28,610.00	28,610.00	28,610.00
Ele - 017	Ceiling fan (Bajaj, Havells Crew) 1400mm sweep, 225 CMM air delivery, 5 speed regulator with 1.0mm ² wiring, 2.5mm ² earth wire, flexible wire, round plug, switch, sunk box, fan hook, conduit, screws, clips, pins, etc.(Prime cost of Ceiling fan [Bajaj, Havells Crew or equivalent] 12,750.00 / =)	No	21,310.00	21,060.00	21,360.00	21,360.00	21,360.00
Ele - 018	LED light point 1mm ² wire, sunk box, switch, conduit, etc.	No	3,805.00	3,680.00	3,830.00	3,830.00	3,830.00
Ele - 019	12W LED Panel light fitting with 1mm ² wiring, sunk box, switch conduit etc. (Prime cost of 12W LED bulb [Orange, Green, Philips or equivalent] 1,450.00 / =)	No	6,143.00	5,955.00	6,180.00	6,180.00	6,180.00
Ele - 020	18W LED Panel light fitting with 1mm ² wiring, sunk box, switch conduit etc. (Prime cost of 18W LED bulb [Orange, Green, Philips or equivalent] 1,950.00 / =)	No	6,643.00	6,455.00	6,680.00	6,680.00	6,680.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Ele - 021	24W LED Panel light fitting with 1mm2 wiring, sunk box, switch conduit etc. (Prime cost of 24W LED bulb [Orange, Green, Philips or equivalent] 2,300.00 /=)	No	6,993.00	6,805.00	7,030.00	7,030.00	7,030.00
Ele - 022	Calling bell with 1.0mm2 wiring, round plug, bell bush, sunk box, conduit, screws, clips, pins, etc. (Prime cost of Calling bell [Polychrome or equivalent] 1,200.00 /=)	No	6,553.00	6,365.00	6,590.00	6,590.00	6,590.00
Ele - 023	Single phase Distribution board 10 Way ABC box with conduit, 6 Amp or 10 Amp or 16 Amp or 20 Amp necessary circuit breakers, 40Amp isolated main switch & 40Amp trip switch with indicator bulb etc. (Prime cost of ABC Box 10 way circuit breakers, main switch & trip switch [Polychrome or equivalent], [Breakers - Orange (Sigma) or equivalent] 1,250.00 /=)	No	18,305.00	17,930.00	18,380.00	18,380.00	18,380.00
Ele - 024	Single phase Distribution board 12 Way ABC Box with conduit, 6 Amp or 10 Amp or 16 Amp or 20 Amp necessary circuit breakers, 40Amp isolated main switch & 40Amp trip switch with indicator bulb etc. (Prime cost of ABC Box 12 Way circuit breakers, main switch & trip switch [Polychrome or equivalent], [Breakers - Orange (Sigma) or equivalent] 1,450.00 /=)	No	19,985.00	19,610.00	20,060.00	20,060.00	20,060.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Ele - 025	Single phase Distribution board 16 Way ABC Box with conduit, 6 Amp or 10 Amp or 16 Amp or 20 Amp necessary circuit breakers, 40Amp isolated main switch & 40Amp trip switch with indicator bulb etc. (Prime cost of ABC Box 16 Way circuit breakers, main switch & trip switch [Polychrome or equivalent], [Breakers - Orange (Sigma) or equivalent]) 1,700.00 /=-)	No	22,955.00	22,580.00	23,030.00	23,030.00	23,030.00
Ele - 026	RCCB single phase 40 amp, 2P screws etc. (Prime cost of RCCB single phase - 40 amp [Orange, Schnieder or equivalent] 5,650.00 /=-)	No	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Ele - 027	40 Amp isolator main single phase. (Prime cost of Isolator - 40 amp [Orange, Schnieder or equivalent] 1,860.00/=-)	No	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Ele - 028	Service bracket 1500mm long, 50x50x6mm angle iron bend to shape fix to wall or timber with bolt & nut, conduit, making holes, painting, etc.	No	7,355.00	7,105.00	7,405.00	7,405.00	7,405.00
Ele - 029	Supplying and installing 6.0mm ² twin wire with conduit etc. (Sierra, Kelani, ACL or equivalent)	Lm	1,290.00	1,282.00	1,292.00	1,292.00	1,292.00
Ele - 030	Telephone socket outlet with two pair wire, muly connector, sunk box, screws, conduit etc. (Prime cost of Telephone socket outlet [Kryton, 3M or equivalent] 1,120.00 /=-)	No	6,105.00	5,980.00	6,130.00	6,130.00	6,130.00
Ele - 031	TV socket outlet with TV antena wire, muly connector, sunk box, screws, conduit etc. (Prime cost of TV socket outlet [Kryton, 3M or equivalent] 980.00 /=-)	No	5,965.00	5,840.00	5,990.00	5,990.00	5,990.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Ele - 032	Supplying and installing 6.0mm ² earth wire with conduit etc. (Sierra, Kelani, ACL or equivalent)	Lm	527.00	518.00	528.00	528.00	528.00
Ele - 033	Supplying and installing 10.0mm ² (Cu/PVC/PVC) unarmoured 4 core wire with conduit etc. (Sierra, Kelani, ACL or equivalent)	Lm	4,803.00	4,786.00	4,806.00	4,806.00	4,806.00
Ele - 034	Supplying and installing 16.0mm ² (Cu/ PVC/ PVC) 4 core unarmoured wire with conduit etc. (Sierra, Kelani, ACL or equivalent)	Lm	7,066.00	7,049.00	7,069.00	7,069.00	7,069.00
Ele - 035	Supplying and installing 10.0mm ² earth wire with conduit etc. (Sierra, Kelani, ACL or equivalent)	Lm	814.00	805.00	815.00	815.00	815.00
Ele - 036	Supplying and installing 16.0mm ² earth wire with conduit etc. (Sierra, Kelani, ACL or equivalent)	Lm	1,208.00	1,199.00	1,209.00	1,209.00	1,209.00
Ele - 037	Supplying and installing 10.0mm ² (Cu/PVC/PVC) 4 core unarmoured cable and 10.0mm ² earth wire. (Sierra, Kelani, ACL or equivalent)	Lm	5,613.00	5,588.00	5,618.00	5,618.00	5,618.00
Ele - 038	Supplying and installing 16.0mm ² (Cu/PVC/PVC) 4 core unarmoured cable and 16.0mm ² earth wire. (Sierra, Kelani, ACL or equivalent)	Lm	8,270.00	8,245.00	8,275.00	8,275.00	8,275.00
Ele - 039	25mm ² (CU /XLPE /SWA / PVC) 4 core armoured cable laying with necessary accessories and materials to working order. (Sierra, Kelani, ACL or equivalent)	Lm	13,389.00	12,514.00	12,885.00	12,696.00	12,905.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Ele - 040	35mm2 (CU /XLPE /SWA / PVC) 4 core armoured cable laying with necessary accessories and materials to working order. (Sierra, Kelani, ACL or equivalent)	Lm	16,759.00	15,884.00	16,255.00	16,066.00	16,274.00
Ele - 041	Supplying and fixing Electric pump with motor single phase 1.5 Hp with starter, on cement concrete bed 2'- 00"x 1'- 6"x 0"- 6" in 1:2:4 (20mm) mix with 4 Nos 3/8"x 6" rag bolt and nuts,rendered cement mortar 1:2 including foot valve, starter switch. All completed to working order with necessary connecting accessories. (Prime cost of Centrifugal electric Water pump 1.5 Hp [Jinesena] 111,000.00 /=, Starter [Schnieder, Orange or equivalent] 10,200.00 /=)	No	132,500.00	131,900.00	132,600.00	132,600.00	132,600.00
Ele - 042	Supplying and fixing Electric pump with motor single phase 1.0 Hp with starter, on cement concrete bed 2'- 00"x 1'- 6"x 0"- 6" in 1:2:4 (20mm) mix with 4 Nos 3/8"x 6" rag bolt and nuts,rendered cement mortar 1:2 including foot valve, starter switch. All completed to working order with necessary connecting accessories. (Prime cost of Centrifugal electric Water pump 1.0 Hp [Solex 55,000.00 /= Excluding vat], Starter [Schnieder, Orange or equivalent] 10,200.00 /=)	No	76,500.00	75,900.00	76,600.00	76,600.00	76,600.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Ele - 043	Supplying and fixing Electric pump with motor single phase 1.0 Hp with starter, on cement concrete bed 2'- 00"x 1'- 6"x 0"- 6" in 1:2:4 (20mm) mix with 4 Nos 3/8"x 6" rag bolt and nuts, rendered cement mortar 1:2 including foot valve, starter switch. All completed to working order with necessary connecting accessories. (Prime cost of Centrifugal Electric Water pump 1.0 Hp [Singer 37,700.00 /= Excluding vat], Starter [Schnieder, Orange or equivalent] 10,200.00 /=)	No	59,200.00	58,600.00	59,300.00	59,300.00	59,300.00
Ele - 044	Ceiling fan (Havells CREW Modal) 1400mm sweep, 225 CMM air delivery, 5 speed regulator with 1.0mm ² wiring, flexible wire, round plug, switch, sunk box, fan hook, conduit, screws, clips, pins, etc. (Prime cost of Ceiling fan [Havells CREW model] 11,700.00 /=)	No	20,260.00	19,485.00	19,785.00	19,785.00	19,785.00
Ele - 045	MCCB 40 Amp 4 pole, with metal enclosure , with bus bar & 1 row of breaker space. (Prime cost of MCCB 40 Amp 4 pole [Schneider or equivalent] 37,460.00 /=)	No	76,665.00	76,165.00	74,860.00	74,860.00	76,765.00
Ele - 046	MCCB 60 Amp 4 pole, with metal enclosure , with bus bar & 1 row of breaker space. (Prime cost of MCCB 60 Amp 4 pole [Schneider or equivalent] 37,460.00 /=).	No	76,665.00	76,165.00	74,860.00	74,860.00	76,765.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Ele - 047	Single phase Distribution board 10 Way ABC box with conduit, 6 Amp or 10 Amp or 16 Amp or 20 Amp necessary circuit breakers, 40Amp isolated main switch & 40Amp trip switch with indicator bulb etc. [Schneider or equivalent]	No	29,605.00	29,230.00	29,680.00	29,680.00	29,680.00
Ele - 048	Single phase Distribution board 12 Way ABC Box with conduit, 6 Amp or 10 Amp or 16 Amp or 20 Amp necessary circuit breakers, 40Amp isolated main switch & 40Amp trip switch with indicator bulb etc. [Schneider or equivalent]	No	32,285.00	31,910.00	32,360.00	32,360.00	32,360.00
Ele - 049	Single phase Distribution board 16 Way ABC Box with conduit, 6 Amp or 10 Amp or 16 Amp or 20 Amp necessary circuit breakers, 40Amp isolated main switch & 40Amp trip switch with indicator bulb etc. [Schneider or equivalent]	No	37,255.00	36,880.00	37,330.00	37,330.00	37,330.00
Ele - 050	RCCB single phase 40 amp, 2P screws etc. (Prime cost of RCCB single phase - 40 amp [Schnieder or equivalent] 11,460.00 / =)	No	13,965.00	13,840.00	13,990.00	13,990.00	13,990.00
	MISCELLANEOUS						
Mis - 001	Fence barbed wire pvc coated (12 gauge), 4 points, 3" apart, supplied and fixed in existing concrete posts with G.I staples.	Lm	84.00	79.00	84.00	84.00	84.00
Mis - 002	Fence barbed wire GI, 14 gauge, 4 points, 3" apart, supplied and fixed in existing concrete posts with G.I staples.	Lm	77.00	73.00	78.00	78.00	78.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Mis - 003	Intermediate fence posts , cement conc 1 : 1½ : 3 (¾") reinforced with 4 Nos. 8 mm dia Tor steel wound round with No 14 BWG wire to form a strriup at 175 mm C-C, 2100 mm high square section 100" to 150" fixed complete as per project No S1362, sheet No 01/04.	Post	7,964.00	7,445.00	7,958.00	7,926.00	7,922.00
Mis - 004	Intermediate fence post, cement conc 1 : 1½ : 3 (¾") reinforced with 4 Nos. 10 mm dia. Tor Steel with 5.5 mm dia strriups at 200 C-C, 2400 mm high square section 100 mm to 150mm fixed complete as per project No S1362, sheet No 03/04.	Post	11,084.00	10,202.00	10,808.00	10,709.00	10,701.00
Mis - 005	End post 2325 mm high, with 2 Nos struts for Type barbed wire fence fixed complete in cement concrete as per project No S1362, sheet No 02/04.	Post	41,963.00	37,685.00	39,801.00	39,168.00	39,149.00
Mis - 006	End post 2400 mm high, with 2 Nos struts for Type barbed wire fence fixed complete in cement concrete as per project No S1362, sheet No 04/04.	Post	44,983.00	41,742.00	44,033.00	43,680.00	43,652.00
Mis - 007	String Bolts 1/2" dia made and fixed 18" long (Approx).	No	2,016.00	1,884.00	2,034.00	2,034.00	2,029.00

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Mis - 008	Fence barbed wire pvc coated, 7 strands 12 B.W.G with 4 points at 75 mm centres & R.C.C posts 1 : 1½ : 3 (¾") metal reinforced with 4 Nos. 8 mm dia Tor Steel with 14 B.W.G stirrups at 175 mm C-C. post to be fixed at 8'-0" C-C. including excavation, cement conc foundation 1:3:6 (1") metal to corner posts & struts & string bolts,all as per type plan S1362, Sheet No 1/4 & 2/4 struts to be reinforced with 4Nos. 10mm Tor seel & corner posts with 4 Nos. 12 mm Tor steel. Rate to include for additional post and struts for more than 100'-0" and 2 coats of white washing to all concrete post.	Lm	5,674.00	5,259.00	5,617.00	5,583.00	5,580.00
Mis - 009	Fence barbed wire GI, 7 strands 12 B.W.G with 4 points at 75 mm centres & R.C.C posts 1: 1½: 3 (¾") metal reinforced with 4 Nos. 8 mm dia, with 14 B.W.G stirrups at 175 mm C-C. Post to be fixed at 8'-0" C-C. Including excavation, cement conc foundation 1:3:6 (1") metal to corner posts & struts & string bolts,all as per type plan S1362, Sheet No 1/4 & 2/4 struts to be reinforced with 4Nos. 10mm Tor seel & corner posts with 4 Nos. 12 mm Tor Steel. Rate to include for additional post and struts for more than 100'-0" and 2 coats of white washing to all concrete post.	Lm	5,628.00	5,214.00	5,571.00	5,537.00	5,534.00

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Mis - 010	Fence barbed wire pvc coated, 10 strands 12 B.W.G with 4 points at 75 mm centres & R.C.C posts 1 : 1½ : 3 (¾") metal reinforced with 4 Nos. 10 mm tor steel with 5.5 mm stirrups at 200 mm C-C. post to be fixed at 8'- 0" C-C. including excavation, cement concrete foundation 1:3:6 (1") metal to intermediate posts, corner posts & struts & string bolts,all as per type plan S1362, Sheet No 3/4 & 4/4 struts to be reinforced with 4Nos. 10mm Tor seel & corner posts with 4 Nos. 12 mm tor steel. Rate to include for additional post and struts for more than 100'- 0" and 2 coats of white washing to all concrete post.	Lm	7,170.00	6,640.00	7,046.00	6,995.00	6,990.00
Mis - 011	Fence barbed wire GI, 7 strands 14 B.W.G with 4 points at 75 mm centres & R.C.C posts 1 : 1½ : 3 (¾") metal reinforced with 4 Nos. 10 mm tor steel with 5.5 mm stirrups at 200 mm C-C. post to be fixed at 8'- 0" C-C. including excavation, cement conc foundation 1:3:6 (1") metal to intermediate posts, corner posts & struts & string bolts,all as per type plan S1362, Sheet No 3/4 & 4/4 struts to be reinforced with 4Nos. 10mm Tor seel & corner posts with 4 Nos. 12 mm tor steel. Rate to include for additional post and struts for more than 100'- 0" and 2 coats of white washing to all concrete post.	Lm	6,986.00	6,456.00	6,862.00	6,811.00	6,806.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
	ALUMINIUM WORK						
Alu - 001	Supplying & fixing 100 mm Door 1.6mm thick single sash Aluminium door (Aluminium composite panel & glazed) consisting 5mm thick glass panes, 4 mm thick aluminium composite panel, door lock, stainless steel hinges, one pair stainless steel handle, 1No door closer, rubber, wool felt, screws, riverts & any other necessary fittings. All complete as per detail drawing. [Door closer paid separately]	m ²	37,328.00	37,328.00	37,328.00	37,328.00	37,328.00
Alu - 002	Supplying & fixing 100 mm Door 1.6mm thick double sash Aluminium door (Aluminium composite panel & glazed) consisting 5mm thick glass panes, 4 mm thick aluminium composite panel, door lock, stainless steel hinges, two pair stainless steel handle, 2No Door closer, rubber, wool felt, screws, riverts & any other necessary fittings. All complete as per detail drawing. [Door closer paid separately]	m ²	35,787.00	35,787.00	35,787.00	35,787.00	35,787.00
Alu - 003	Supplying & fixing 70 mm, 1.5mm thick Aluminium glazed casement window consisting 5mm thick glass panes, casement lock, stainless steel bar hinges, rubber, screws, riverts & any other necessary fittings. All complete as per detail drawing.	m ²	38,280.00	38,280.00	38,280.00	38,280.00	38,280.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Alu - 004	Supplying & fixing 70 mm, 1.3mm thick Aluminium glazed sliding window consisting 5mm thick glass panes, sliding lock, roller, rubber, screws, riverts & any other necessary fittings. All complete as per detail drawing.	m ²	21,939.00	21,939.00	21,939.00	21,939.00	21,939.00
Alu - 005	Supplying & fixing 80 mm, 1.5mm thick Aluminium glazed sliding window consisting 5mm thick glass panes, sliding lock, roller, rubber, screws, riverts & any other necessary fittings. All complete as per detail drawing.	m ²	32,963.00	32,963.00	32,963.00	32,963.00	32,963.00
Alu - 006	Supplying & fixing 70 mm, 1.2mm thick Aluminium glazed fanlight consisting 5mm thick glass panes, lock, rubber, screws, riverts & any other necessary fittings. All complete as per detail drawing.	m ²	39,866.00	39,866.00	39,866.00	39,866.00	39,866.00
Alu - 007	Supplying & fixing 70 mm, 1.2mm thick Aluminium louver pannel fanlight. All complete as per detail drawing.	m ²	58,540.00	58,540.00	58,540.00	58,540.00	58,540.00
Alu - 008	Supplying & fixing hydrolic door closer. [VVP or equivalent]	No	5,447.00	5,422.00	5,447.00	5,447.00	5,447.00
Alu - 009	Supplying & affix sand blast sticker as per instructions. [Shall be measured to the area of glass]	m ²	699.00	687.00	701.00	701.00	701.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Alu - 010	Supplying & fixing 100mm partition 2.0mm thick Aluminium partition (Aluminium composite panel & glazed) consisting 5mm thick glass panes, 4 mm thick aluminium composite panel, gasget, rubber, self trapping screws, pop riverts, wall plugs, silicons & any other necessary fittings. All complete as per detail drawing. (Aluminium consist is 3'-4" of total height remain glass).	m ²	27,647.00	27,647.00	27,647.00	27,647.00	27,647.00
Alu - 011	Supplying & fixing 100mm partition 2.0mm thick Aluminium partition (Top & bottom Aluminium composite panel & middle glazed) consisting 5mm thick glass panes, 4 mm thick aluminium composite panel, gasget, rubber, self trapping screws, pop riverts, wall plugs, silicons & any other necessary fittings. All complete as per detail drawing. (Aluminium consist is 3'-4" of total height remain glass, full height)	m ²	28,720.00	28,720.00	28,720.00	28,720.00	28,720.00
Alu - 012	Supplying & fixing 100mm partition 2.0mm thick Aluminium partition (ply wood pannel & glazed) consisting 5mm thick glass panes, 3 mm thick ply wood panel, gasget, rubber, self trapping screws, pop riverts, wall plugs, silicons & any other necessary fittings and application of one coat of wood primer & 2 coats of enamel paint. All complete as per detail drawing. (Aluminium consist is 3'-4" of total height remain glass)	m ²	24,617.00	24,592.00	24,625.00	24,625.00	24,620.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Alu - 013	Supplying & fixing 100mm shop front partition 2.0mm thick Aluminium shop front partion (Top & bootom ply wood pannel & middle glazed) consisting 5mm thick glass panes, 3 mm thick ply wood panel, gasget, rubber, self traping screws, pop riverts, wall plugs, silicons & any other necessary fittings and application of one coat of wood primer & 2 coats of enamel paint. All complete as per detail drawing. (Aluminium consist is 3'-4" of total height remain glass, full height)	m ²	26,344.00	26,311.00	26,354.00	26,353.00	26,347.00
Alu - 014	Supplying & fixing 76 mm partition 1.2mm thick Aluminium partition (Aluminium composite panel & glazed) consisting 5mm thick glass panes, 4 mm thick aluminium composite panel, gasget, rubber, self traping screws, pop riverts, wall plugs, silicons & any other necessary fittings. All complete as per detail drawing. (Aluminium consist is 3'-4" of total height remain glass)	m ²	12,895.00	12,895.00	12,895.00	12,895.00	12,895.00
Alu - 015	Supplying & fixing 76 mm partition 1.2mm thick Aluminium partition (Top & bottom Aluminium composite panel & middle glazed) consisting 5mm thick glass panes, 4 mm thick aluminium composite panel, gasget, rubber, self traping screws, pop riverts, wall plugs, silicons & any other necessary fittings. All complete as per detail drawing. (Aluminium consist is 3'-4" of total height remain glass, full height)	m ²	13,516.00	13,516.00	13,516.00	13,516.00	13,516.00

Buildings Works Rate 2026

SCHEDULE OF RATES- 2026 AUGUST							
Item Code	Description	Unit	Basic Rate				
			Jaffna	Kilinochchi	Mullaitivu	Mannar	Vavuniya
Alu - 016	Supplying & fixing 76 mm partition 1.2mm thick Aluminium partition (ply wood pannel & glazed) consisting 5mm thick glass panes, 3 mm thick ply wood panel, gasget, rubber, self traping screws, pop riverts, wall plugs, silicons & any other necessary fittings and application of one coat of wood primer & 2 coats of enamel paint. All complete as per detail drawing. (Aluminium consist is 3'-4" of total height remain glass)	m ²	13,844.00	13,819.00	13,852.00	13,851.00	13,846.00
Alu - 017	Supplying & fixing 76 mm partition 1.2 mm thick Aluminium partition (Top & bootom ply wood pannel & middle glazed) consisting 5mm thick glass panes, 3 mm thick ply wood panel, gasget, rubber, self traping screws, pop riverts, wall plugs, silicons & any other necessary fittings and application of one coat of wood primer & 2 coats of enamel paint. All complete as per detail drawing. (Aluminium consist is 3'-4" of total height remain glass, full height)	m ²	26,344.00	26,311.00	26,354.00	26,353.00	26,347.00