

Bryan Da Silva

Architects & Interior Design Consultants

FORM 1

(See Rule 5 (1) (a) (ii))

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of On-going Project and for withdrawal of money from Designated Account)

Dated: April 21, 2020.

To,

The Director

Ms. Vision Dempo Hospitality (P) Ltd,

Panaji, Goa 403001.

Subject : Certificate of Percentage of Completion of Construction Work of Residential Building "Vision Bela Vista" situated on Plot bearing Survey No.55/3&4 demarcated by its boundaries (latitude and longitude of the end points) to the North 15.3659, to the South 15.476277, to the East 73.4733, to the West 73.911057 of Marna Siolim Village Panchayat, Bardez Taluka, North Goa District, Pin - 403517, admeasuring 2600 Sq. M., being developed by M/s. Vision Dempo Hospitality Pvt. Ltd.

I, **Bryan Da Silva**, have undertaken assignment as Architect certifying of Construction Work of the Residential Building " Vision Bela Vista" situated on Plot bearing Survey No. 55/3&4 demarcated by its boundaries (latitude and longitude of the end points) to the North 15.3659, to the South 15.476277, to the East 73.4733, to the West 73.911057 of Marna Siolim Village Panchayat, Bardez Taluka, North Goa District, Pin - 403517, admeasuring 2600 Sq. M., being developed by M/s. Vision Dempo Hospitality Pvt. Ltd.

1. Following technical professionals are appointed by the Promoter :-

- | | |
|----------------------------|----------------------------|
| (I) Shri Bryan Da Silva | : as Architect |
| (II) Shri Krishna Sahakari | : as Structural Consultant |
| (iii) Shri Rajesh Gawas | : as Site Supervisor |

Casa Tropicana, Jetty Road, Dona Paula, Goa. Tel: (0832) 2453203

Mob: 7888039483/ 9422063961 / 7888047339

Email: ciarch_goa@yahoo.com



1/6

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Based on Site Inspection, with respect to each of the Building of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for the building of the Real Estate Project is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

Table A

Sr. No.	Tasks / Activities		Percentage of Work Done
1	-	Excavation	NIL
2	Two	Number of Basement(s) and Plinth	NIL
3	Nil	Number of Podiums	NIL
4	Nil	Stilt Floor	NIL
5	Four	Number of Slabs of Super Structure	NIL
6	-	Internal walls	NIL
	-	Internal Plaster	NIL
	-	Floorings within Flat/ Premises	NIL
7	-	Sanitary Fittings within the Flat / Premises	NIL
	-	Electrical Fittings within the Flat / Premises	NIL
8	-	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	NIL
9	-	The external plumbing and external plaster,	NIL
	-	Elevation, completion of terraces with waterproofing of the Building / Wing,	NIL

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Sr. No.	Tasks / Activities	Percentage of Work Done
10	- Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing,	NIL
	- Compound Wall and all other requirements as may be required to Obtain Occupation /Completion Certificate	

TABLE-B

Internal & External Development Works in Respect of the entire Registered Phase

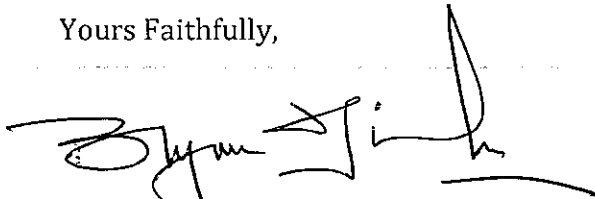
Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	% of Work Done	Details
1	Internal Roads & Footpaths	YES	NIL	
2	Water Supply	YES	NIL	
3	Sewerage (chamber, lines, Septic Tank, STP)	YES	NIL	
4	Storm Water Drains	YES	NIL	
5	Landscaping & Tree Planting	YES	NIL	
6	Street Lighting	YES	NIL	
7	Community Buildings	NO	NA	
8	Treatment and disposal of sewage and sullage water	NO	NA	
9	Solid Waste management & Disposal	NO	NA	

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Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	% of Work Done	Details
10	Water conservation, Rain water harvesting	NO	NA	
11	Energy management	NO	NA	
12	Fire protection and fire safety requirements	NO	NA	
13	Electrical meter room, sub-station, receiving station	NO	NA	
14	Others (Option to Add more)	NO	NA	

Yours Faithfully,



Bryan Da Silva
Architect.

License No. :

CA/94/17039
AR/0011/2013

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QUESTIONNAIRE

PART - A

1	a. Full Name of the Owner : Ms. Vision Dempo Hospitality & Estates (P) Ltd b. Address : C/o. Mr. Bryan Da Silva Near Govt. High School, Jetty Road, Dona Paula, Goa 043004.			
2	Details of Property : Chalta No. : P.T. Sheet No : Survey No. : 55/ 3&4 Plot No. : Ward/ Vaddo : - Town/ Village : Marna, Siolim Taluka : Bardez District : North			
3	a. Has the property been sub-divided : No b. If yes, details of sub-division :			
4	Total Area of property : 2600.00	SQM		
5	Zone as per ODP/ZP/RP : S3 (Settlement)			
6	Intended use of the property : Residential			
7	a. Is the zone indicated at (5) above a result of subsequent change of Zone : No b. Details of approvals and enclose certified copy of approval :			
8	a. Is the property accessible : Yes b. Width of access : 25.00 c. Area of road widening : 98.00	Mts	SQM	
9	a. Is the property in the vicinity (within 100 Mts) of the Cemetery/ Crematorium : No b. If yes, distance in meters :		Mts	
10	a. Is the property in the vicinity (within 100 Mts) of the National Highway/ State Bye-Pass : No b. If yes, distance in meters :		Mts	
11	a. Is the property in the vicinity (within 50 Mts) of the Railway Line : No b. If yes, distance in meters :		Mts	
12	a. Is the property in the vicinity (within 1000 Mts) of the High Tide Line of the sea : No b. If yes, distance in meters :		Mts	
13	a. Is the property in the vicinity (within 100 Mts) of the River Bank : No b. If yes, distance in meters :		Mts	

14	a.	Is there any underground, over ground, overhead telephone/ electricity line affecting or crossing the plot/ property or within 15 Mts. Distance of the plot/ property	:	No		
	b.	Vertical clearance between the highest point of the building and electrical line	:	N.A	Mts	
	c.	Horizontal clearance between the proposed building and existing electric and/or any other lines	:	N.A	Mts	
	d.	Is the plan indicating such line with details enclosed	:			
15	a.	Whether any extra F.A.R is claimed on the basis of road widening/ proposed road	:	YES		
	b.	Area under road widening	:	98.00	SQM	
	c.	Whether such road widening area or area under proposed road has been gifted to the local body	:	N.A		
	d.	Whether relevant documents have been submitted	:	N.A		

QUESTIONNAIRE

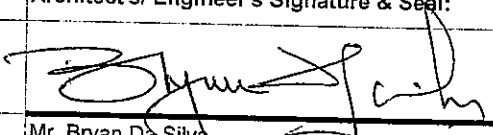
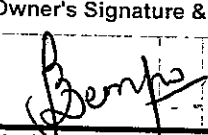
PART - B

PLOT AREA:			
1	Area of the Plot	=	2600.00 SQM
2	Deduction for		
a	Area within Road Widening	=	98.00 SQM
b	Area for any other use	=	0.00 SQM
c	Total Deduction	=	98.00 SQM
3	Net Effective Area (1 - 2c)	=	2502.00 SQM
4	Existing Coverage		
a	Covered area occupied by the existing building	=	0.00 SQM
b	Plot coverage of the existing building	=	0.00 %
c	Plot coverage of existing building to be demolished	=	0.00 SQM
d	Plot coverage of existing building to be demolished	=	0.00 %
e	Total existing coverage	=	0.00 SQM
5a	Proposed Coverage		
a	Covered area of the proposed building	=	719.12 SQM
b	Plot coverage of the proposed building	=	28.74 %
6	a Total Coverage (4e + 5a)	=	719.12 SQM
b	Total Coverage of plot	=	28.74 %
	Floor Area:		
7	Balcony area and covered area over footways		
a	Lower Stilt Area	=	113.66 SQM
c	Stilt Floor	=	487.66 SQM
d	Upper Ground Floor	=	209.37 SQM
e	First Floor	=	203.92 SQM
c	Second Floor	=	199.45 SQM
d	Third Floor	=	SQM
e	Fourth Floor	=	SQM
f	Fifth Floor	=	SQM
g	Sixth Floor	=	SQM
h	Seventh Floor	=	SQM
i	Others	=	SQM
j	Total Area	=	1214.06 SQM

8	Balcony area and covered area over footways for FAR purpose			
a	Lower Stilt Area	=		SQM
c	Stilt Floor	=		SQM
d	Upper Ground Floor	=		SQM
e	First Floor	=		SQM
c	Second Floor	=		SQM
d	Third Floor	=		SQM
e	Fourth Floor	=		SQM
f	Fifth Floor	=		SQM
g	Sixth Floor	=		SQM
h	Seventh Floor	=		SQM
i	Others	=		SQM
j	Total Area	=	0.00	SQM
g	Addition of set-back area and/ or proposed road for FAR purpose	=	0.00	SQM
10	Addition of garage area for FAR purpose	=	0.00	SQM
11	Floor Area consumed :			
a	Lower Stilt Area	=	0.00	SQM
c	Stilt Floor	=	157.76	SQM
d	Upper Ground Floor	=	498.72	SQM
e	First Floor	=	505.49	SQM
c	Second Floor	=	420.10	SQM
d	Third Floor	=	0.00	SQM
e	Fourth Floor	=	0.00	SQM
f	Fifth Floor	=	0.00	SQM
g	Sixth Floor	=		SQM
h	Seventh Floor	=		SQM
i	Others	=		SQM
j	Total Floor Area on all Floors	=	1582.07	SQM
12	Existing Floor Area to be maintained	=		SQM
13	Total FAR Consumed (8j + 9 + 10 + 11j)	=	1582.07	SQM
14	FAR Permissible	=	1560.00	SQM
15	FAR Consumed	=	58.77 %	
16	Mezzanine Area	=	0.00	SQM
17	Loft Area	=	0.00	SQM
18	Basement Area	=	0.00	SQM
19	Garage Area	=	0.00	SQM
20	Stilt Area	=	0.00	SQM

Set- Backs:			
22	Front set-back from centre line of the road	=	3.36 RMT
23	Side set-back		
	a LHS	=	4.37 RMT
	b RHS	=	4.42 RMT
	c Rear	=	4.64 RMT
24	Distance between two or more building within the same plot, if any	=	16.11 Mts.
25	Height of the Plinth	=	0.30 Mts.
	Height of the Building	=	9.00 Mts.
26	Use to which the building is to be put floor-wise		
	a Lower Stilt Area	=	Parking & Services
	c Stilt Floor	=	Residential & Parking
	d Upper Ground Floor	=	Residential
	e First Floor	=	Residential
	c Second Floor	=	Residential
	d Third Floor	=	
	e Fourth Floor	=	
	f Fifth Floor	=	
	g Sixth Floor	=	
	h Seventh Floor	=	
	i Others	=	
27	Plot owned by with reference to the ownership certificate of land	=	Ms. Vision Dempo Hospitality & Estates (P) Ltd
28	Refrence number and date of approval of sub-division of land, if plot plot in question is a part of sub-division	=	N.A
30	Any other information	=	

We hereby declare that the information furnished above is correct to the best of our knowledge

Architect's/ Engineer's Signature & Seal:	Owner's Signature & Seal:
	
Mr. Bryan Da Silva Near Govt High School, Jetty Road, Dona Paula, Goa	Ms. Vision Dempo Hospitality & Estates (P) Ltd C/o. Mr. Bryan Da Silva Near Govt. High School, Jetty Road, Dona Paula, Goa 043004.
ARCHITECT, INTERIOR DESIGNER & PROJECT CONSULTANT DONA - PAULA, GOA.	
Date :	Date:

QUESTIONNAIRE

PART - C

Sub-Division of Land

1	Area of Plot								
2	Deductions:								
a	Area reserved for road widening								
b	Area reserved for other purpose or un-developable								
c	Total area under deduction								
3	Effective area of the Plot (1 - 2c)								
4	Open area required to be provided								
5	Open space provided								
a	Part - A								
b	Part - B								

21 Details of Areas and Use, Floorwise:

Code	Floor Reference	Use	Floor Area	Area free from FAR			Net Floor Area	FAR
				Blac/St	Stairs	Parking		
21	a	Lower Stilt Area : Parking	0.00 SQM	0.00	22.68	90.98	113.66 SQM	1582.07
	b	Stilt Floor : Residential/ Parking	157.76 SQM	23.50	68.28	395.88	645.42 SQM	
	c	Upper Ground Floor : Residential	498.72 SQM	127.47	81.90		708.09 SQM	
	d	First Floor : Residential	505.49 SQM	127.47	76.45		709.41 SQM	
	e	Second Floor : Residential	420.10 SQM	126.71	72.74		619.55 SQM	
	f	Third Floor :						
	g	Fourth Floor :						
	h	Fifth Floor :						
	i	Sixth Floor :						
	j	Seventh Floor :						
	k	Eight Floor :						
	l	Others : Club House	SQM					
TOTAL AREA			1582.07 SQM	405.15	322.05	486.86	2796.1 SQM.	

Bryant
 Vision Dempsey Hospitality & Estate (P) Ltd
 OWNER

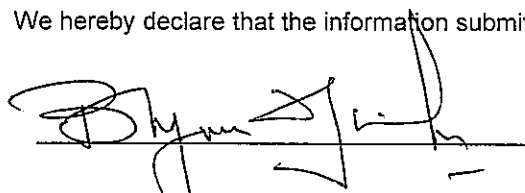
Bryant
 Mr. Bryant Da Silva
 ARCHITECT

RYAN D'SILVA & ARCH. MDS 6 06
 ARCHITECT, INTERIOR DESIGNER &
 PROJECT CONSULTANT
 DONA - PAULA, GOA.

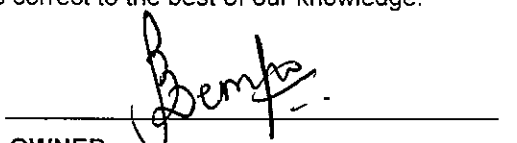
QUESTIONNAIRE

I.	a.	Area of the Plot	2600.00	Sq. Mts.
		Area under deduction	98.00	Sq. Mts.
		Net Area of the Plot	2502.00	Sq. Mts.
	b.	COVERAGE:		
		Area occupied by the proposed building	719.12	Sq. Mts.
		Area occupied by additions to the building/ Existing Building	0.00	Sq. Mts.
		Total plot coverage	719.12	Sq. Mts.
		Total plot coverage	28.74	%
	c.	F.A.R		
		Total floor area - Proposed F.A.R.	1582.07	Sq.Mts.
		- Existing F.A.R.	0.00	Sq.Mts.
		- Total F.A.R. utilised	1582.07	Sq.Mts.
		- F.A.R. permissible	1560.00	Sq.Mts.
		Floor area ratio - F.A.R.(Utilised)	58.77	%
	d.	Lenght of compound wall	<u>264.42</u>	Rm. Mts.
II	a.	i) Front set-back	3.36	Mts.
		ii) Side set-back : a) R.H.S.	4.42	Mts.
		b) L.H.S.	4.37	Mts.
		iii) Rear set-back	4.64	Mts.
	b.	Height of the building/compound wall	<u>9.00</u>	Mts.
	c.	Height of the plinth	0.30	Mts.
	d.	Distance between buildings in the same plot	16.11	Mts.
	e.	Distance between:		
		i) National Highway (From the centre of the road)	0.00	Mts.
		ii) PWD/Municipal Road	25.00	Mts.
		iii) Panchayat/Private Road	0.00	Mts.
III		Use of the proposed building floorwise:		
	a.	Ground Floor		Parking & Services
	b.	Other Floors		Residential
IV		Plot owned by:		Ms. Vision Dempo Hospitality & Estates (P) Ltd

We hereby declare that the information submitted above is correct to the best of our knowledge.



 Bryan Da Silva



 OWNER:
 Ms. Vision Dempo Hospitality & Estates (P) L

Architects, Interior Designers & Project Consultants.

Dona Paula, GOA.

Phone: 0832- 2453812.

DATE:

SEAL:

BRYAN DA SILVA B. ARCH, M.B.E.S.M.
**ARCHITECT, INTERIOR DESIGNER &
 PROJECT CONSULTANT**
DONA - PAULA, GOA.